



**Parks and Recreation Advisory Board
Meeting Minutes - FINAL
November 9, 2017**

Members Present: Mina Liebert, Carol Beckman, Hank Scarangella, Daniel Bowman, David Siegel, Ron Ilgen, Michael Phan

Members Absent: Gary Feffer, Jason Rupinski

Alternates Present:

Alternates Absent: Brooks Williams

Staff Present: Karen Palus, Britt Haley, Kurt Schroeder, Kim King, Christi Mehew

Called to Order: Board Chair Mina Liebert brought the meeting to order at 7:31 a.m.

Announcements/Citizen Discussion

Citizens did not comment at this time.

Board Chair Mina Liebert asked board members to please speak up when making comments so the recorder can pick up statements and help assist Christi Mehew, Administrative Technician when completing the minutes.

Approval of Minutes – October 12, 2017

Christi Mehew stated that corrections have been made to the minutes and a revised copy has been posted on the City's website at the Parks and Recreation Advisory Board page.

Motion: A motion to approve the October 12, 2017 minutes.

1st – Ron Ilgen, 2nd – Hank Scarangella, Approved, Unanimous

Ceremonial Items (10:00 a.m. time certain)

TOPS 20th Anniversary – Staff (Presented by Karen Palus, Parks, Recreation and Cultural Services Director)

- Karen Palus presented the following individuals awards for their contribution to the Trails Open Space and Parks Program: Mayor Suthers, Kurt Schroeder, Kim King, Chris Lieber, Terry Putman, Sarah Bryarly (not present), Jackie Hilaire, Wynetta Massey, Krithika Prashant, Jen Schreuder, Aimee Cox, Kellie Billingsley, Tiffany Henry, Mark Shea, Jamie Fabos, Marc Smith, Nicole Spindler and Park staff.
- Mayor Suthers thanked the Parks and Recreation Advisory Board for their work and dedication.

Edmondson Foundation (Presented by Jody Derington, Park Operations Administrator)
Jody Derington presented a picture/plaque to Susie Ramsey and Heather Carroll from the Joseph Henry Edmondson Foundation – Outward Bound 2017 Program for their outstanding work and dedication.

Action Items

Indigo Ranch Park Master Plan (Presented by Britt Haley, Design and Development Manager, Connie Perry, Landscape Architect and Chris Lieber, NES)

[Link to PowerPoint presentation](#)

The PowerPoint presentation included: Indigo Ranch neighborhood park vicinity map; Indigo Ranch at Stetson Ridge Filing No.16 Development Plan; park proposed amenities map; the Parks at Indigo Ranch and acreage distribution; Indigo Ranch at Stetson Ridge playground distribution map; and the Indigo Ranch Neighborhood Park Plan map.

Classic Homes, through its contractor NES, requested that the Board review and approve its neighborhood park master plan for Indigo Ranch at Stetson Ridge Filing No. 16 Final Plat. The review and consideration of the park master plan is a companion action to land-use review items for Indigo Ranch at Stetson Ridge Filing No.16 including a Final Plat and Zoning Change. These land use review items are currently under consideration by the City's Land Use Review Division. The final plat proposes 48 single-family lots and a 2.365 acre neighborhood park on a 12.488 site. The site is located southeast of Issaquah Drive and Sonesta Drive and is the final parcel of property available for residential development in the Stetson Hills master plan.

The City's Parkland Dedication Ordinance (PLDO) requires dedication of a 5 acre park site or fees in lieu of the land dedication. Due to the small size of the site the developer is only able to dedicate 2.365 acres of land for the park. The developer proposes to expend at least the value associated with the remaining balance of 2.7 acres in design, construction and park improvements such as a loop trail, a bike rack, benches, picnic tables and a shade structure to meet the balance of its parkland dedication requirement. Additionally, the developer proposes that this neighborhood park would be operated and maintained by the Stetson Ridge Metropolitan District #1. This proposal dedicates 2.365 acres for the park and commits the developer to design, construct, and provide for the long term maintenance of the park.

Chris Lieber, NES, stated the area consists of a number of pocket parks with playgrounds and basketball courts around a multi-use green space. The plan is to construct a walking loop along with interpretive signs around the multi-use and native area. Additional amenities include park benches, picnic tables and a picnic shelter.

Board member Carol Beckman inquired about the type of turf to be installed on the field and the location of the storm water area. Chris Lieber stated the field will be a natural seeded turf field. The native area is the lowest corner and will catch the storm water. The pond will not

have standing water as it is meant to capture the water from rain storms and release the water within twenty four hours. They will not be encouraging access into the pond but the concrete walkway will circle the pond area and be ADA accessible. The construction of the park will be paid by Classic Homes and the management and operations will be the district's responsibility.

Board member Carol Beckman asked about the developer's credit for the project and how calculations were determined. Britt Haley stated that the PLDO requirement is based on residential density and for this project should be 5 acres; however, 5 acres was not available. 2.3 acres were offered in land dedication and the remaining 2.7 acres of fees were calculated in lieu and will go into the construction of the park. The developers propose to have the special district operate and maintain the park in the future. The future operations and maintenance component is not a part of the PLDO calculation; however, the Parks department supports the idea of the district operating and maintaining the park as well as being able to construct the park now. The calculations were made by taking the value of the 2.7 acres and comparing it to what the fees would be and then determining a number which will go into construction. Chris Lieber stated an acre of park land is valued at \$76,000 dollars and approximately \$1500 per residential unit. In addition to the PLDO value, the targeted budget for developing this project is \$300,000 to \$350,000.

Board member Michael Phan inquired if residents have provided input regarding the amenities they are interested in having at the park and what is the community engagement process. Chris Lieber stated at the previous month's presentation a playground and recreation center was discussed. The challenge regarding the recreation center was if the special district could maintain this facility. The process consists of holding meetings with the neighborhood and the proposed developer. Ideas are gathered and information is discussed and posted on the City's website. Post card announcements are sent to the neighborhood with future meeting dates as well as the next steps with the Planning Commission.

Board member Daniel Bowan would like to see the citizen feedback on the project and asked why the Parks Department doesn't go forward with the developer paying the PLDO fee and not dedicating land. Chris Lieber replied that if the fee was simply paid there wouldn't be amenities at this location and the neighborhood expressed a desire to have them provided. Britt Haley stated that if fees were received the department does not have the resources to maintain and operate the area with Park staff and the park would have to be constructed in the future when money becomes available. Residents will receive the benefit now if the park is constructed by the developer. The special district approach is a tool that has allowed the department to move forward with the construction of parks.

Board member Daniel Bowan asked about the storm water location and if it met standards. Chris Lieber stated it fits the needs of both the park and the original school park site and showed the area on the map.

Board member Daniel Bowan shared concern that the five acres was reduced to two acres; however, understands it's a part of the compromise. He also mentioned the project seemed to

be a low cost option project. Chris Lieber responded that they suggested exercise stations around the area as well as playing fields. The neighbors didn't respond to the idea of exercise stations and expressed concerns about parking issues if a field was constructed. This is why they designed more benches and picnic tables.

Board member Ron Ilgen asked if there are any athletic fields in this area. Chris Lieber stated the closest would be Laura Gilpin Park.

Board member Carol Beckman inquired if the original plan of a school and park was not going to be a part of the special district to be maintained. Chris Lieber stated it would have been a City park and the City would have been responsible for the construction and maintenance. The special district was designed to maintain the pocket parks in addition to some common and landscaping areas.

Board member Michael Phan asked if the trail amount for this project is consistent with other communities. Britt Haley replied that it is on par with legal requirements and city code; however, the city code is currently being updated.

Susan Davies, Trails and Open Space Coalition Executive Director, spoke in favor of the project and mentioned the backlog of parks that remain on the list to be built. Many developers in communities build parks and this is a great direction. NES listened to the neighborhood's needs and responded.

Julie Moore, resident of the Indigo Ranch community, stated this project will be a great addition to the community and liked that it was ADA compliant.

Motion: Move to approve the proposed Neighborhood Park Plan.

1st – Carol Beckman, 2nd – David Siegel, Approved, Unanimous

School Yard Initiative – Will Rogers Elementary (Presented by Tilah Larson, Senior Grant Analyst)

[Link to PowerPoint presentation](#)

The PowerPoint presentation included: Great Outdoors Colorado (GOCO); the grant application; schools seeking sponsorship; and pictures.

The Parks, Recreation and Cultural Services Department proposed to sponsor a Great Outdoors Colorado (GOCO) School Yard Initiative grant application. The \$110,000 grant application will assist with supporting the construction of unstructured play and outdoor learning facilities for youth. An Intergovernmental Agreement will define the roles and the responsibilities of the City and primary partners.

The City has agreed to sponsor the partner school, Will Rogers Elementary, as GOCO requires that a qualified government agency submit the application, and receive and disburse funds for this planning grant. City funds are neither needed nor requested as part of this sponsorship application.

The grant application request is \$110,000 from GOCO and the required matching dollars will be raised by Will Rogers Elementary school.

Board member Hank Scarangella stated that it seemed odd that a school district is not a sufficiently established government entity to apply for the grant on their own. Tilah Larson stated it is based on how GOCO was chartered and that applications can only be received from entities that receive Conservation Trust Fund (CTF) money. The initiative started with GOCO as they saw the need for environmental education in schools. They asked if the Parks Department would sponsor an organization.

Board member Ron Ilgen inquired why this school was not prepared last month. Tilah stated that they have a new principal who started this Fall. The school was ready to apply under the previous principal; however, the new principal needed time to really consider the program with the application submittal in January.

Michael Phan inquired if the funds go through the City or school. Tilah replied that this is a reimbursement grant. The City receives payment from GOCO and then the money is sent to the school.

Board member Carol Beckman asked if GOCO sends one check for the entire payment or is it monthly payments. Tilah Larson stated that it's up to the administrator; however, generally reimbursement happens at one time at the end of the project.

Board Chair Mina Liebert asked if there is any oversight the Parks Department has over these projects in partnership with the district. Tilah Larson responded that oversight is minimal; however, they usually share plans and ask for feedback.

Motion: Move to support the City's sponsorship of a School Yard Initiative Grant application to Great Outdoors Colorado on behalf of Will Rogers Elementary School.

1st – Carol Beckman, 2nd – Michael Phan, Approved, Unanimous

Presentations

The Farm – Land Use Master Plan Amendment, Filing No.5 (Presented by Connie Perry, Landscape Architect)

[Link to PowerPoint presentation](#)

The PowerPoint presentation included: an overview; site aerial showing existing vegetation and land forms to be preserved; approved Farm Master Plan (2014); proposed Master Plan

Amendment (2017); park credits; park amenities and trails map; park credit exhibit; park credits – 2017 coordinated park credit calculation; and summary.

The project will update park installations and locations. The Black Squirrel Trail will be aligned and be a Tier 2 regional trail. The park acreage provided will fulfill and exceed the City park credit requirement and the individual park designs will be submitted for review starting in 2018.

Garden of the Gods Restroom Project (Presented by David Deitemeyer, Park Planner)

[Link to PowerPoint presentation](#)

The PowerPoint presentation included: project team; 1994 master plan; Garden of the Gods Park; current restroom facilities; project goals; community engagement plan; preliminary site development plan input; concept plan review/feedback; final design and site plan; project locations – overview map; north main parking lot; Scotsman picnic area; alternative A central garden – parking Lot 4; alternative B central garden – parking lot 7; parking lot 10 south garden; public comment to date; draft concept plan; next steps; project information website; and thank you.

Rustic Hills Drainage Improvement at Rock Island Trail (Presented by David Deitemeyer, Park Planner, and John Adair, Stormwater Construction Manager)

[Link to PowerPoint presentation](#)

The PowerPoint presentation included: background information; project goals; existing conditions; conceptual plan; examples of proposed facilities; TOPS policy; project timeline; and questions.

This is a TABOR funded project that is located in the area of Murray and Powers Boulevards and was acquired with TOPS funds. The goals are to provide neighborhood trail access; correct encroachments on the property; improve drainage; water quality and retention and channel and slope stabilization.

America the Beautiful Park Water Resource Facilities (Presented by David Deitemeyer, Park Planner and Adam Copper, Civil Engineer)

[Link to PowerPoint presentation](#)

The PowerPoint presentation included: park location; background information; existing conditions; proposed improvements; and questions.

The project consists of proposed improvements to the pond and the surrounding area at America the Beautiful Park. The goal is to reconfigure the pond and outlet, raise the trail through the pond and provide water quality, maintain aesthetics and enhance the park.

Staff Reports

Regional Parks, Trails and Open Space Update (Presented by Scott Abbott, Regional Trails, Parks and Open Space Supervisor)

[Link to PowerPoint presentation](#)

The PowerPoint presentation included: major projects 2017 – TOPS properties, Palmer Park, Garden of the Gods; North Cheyenne Canon, Pikes Peak Greenway, Rampart Park, Natural Resource Management and mapping, urban trails, Red Rock Canyon, Ute Valley and University Park; volunteering 2016 partnership with Rocky Mountain Field Institute (RMFI), Garden of the Gods – RMFI; noxious weed management; trends – commercial and large group uses; eBikes; and thank you.

Budget Update (Presented by Karen Palus, Parks, Recreation and Cultural Services Director) Not presented during the meeting.

The Parks and Recreation Advisory Board took a break at 12:15p.m. to attend the Legacy Loop Grand Opening and reconvened at 1:27 p.m.

Manitou Incline (Presented by Britt Haley, Design and Development Manager, and Steve Bodette, Capital Project Coordinator)

[Link to PowerPoint presentation](#)

The PowerPoint presentation included: Manitou Incline Phase 3 Construction.

The project consists of repairing the upper third of the Manitou Incline which is the last phase to be completed.

- Timberline Landscaping was the contractor on previous phases and is the contractor for phase 3 which helps as they are familiar with the work challenges.
- The contract is approximately \$2,000,000 and funding is coming from a disaster recovery Community Development Block Grant.
- Security has been a challenge with primarily trying to keep people off the trails.
- The project is 90% complete and this Tuesday will be the last day for helicopter deliveries.
- They are currently running on schedule with an anticipated opening on Friday, December 1st.
- A video was shown of the project.

Board Business

Mina Liebert stated Ron Ilgen will step down from being the liaison to the Public Art Commission and David Siegel will now be the official representative. LART had a quick meeting

last month and there were some modifications made to the LART proposals by City Council. They grouped bigger organizations that need funding into one category which included the Colorado Springs Chamber of Commerce Economic Development Corporation, COPPeR (Cultural Office of the Pikes Peak Region) and Sports Corp. These organizations will receive a lump sum to distribute amongst their programs. She attended the first TOPS Working Committee meeting as an open space liaison last week. The John Venezia Community Park opening of the tennis and pickleball courts was great and Cathy Post received the Spirit of the Springs award from Mayor John Suthers.

Carol Beckman stated the second meeting for the North Cheyenne Canon Master Plan was held and approximately one hundred people attended. There were several tables with interest groups represented. The Garden of the Gods Restroom first public meeting went smoothly. The Garden of the Gods Transportation Study is also moving along well. The consultant thought the average visitor stay time was two hours; however, it is actually two and a half hours. They are now planning 600 parking spaces versus 400 spaces. Two properties were presented at the TOPS Working Committee meeting last week.

[Link to handouts distributed during meeting](#)

Adjournment

Motion: Move to adjourn at 2:10 p.m.

1st – Carol Beckman, 2nd – Ron Ilgen, Approved, Unanimous