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Parks and Recreation Advisory Board Agenda

VIRTUAL MEETING ~ Call Allison Little – 970-254-3861 for details

January 7, 2021
12:00 PM

Call to Order

Approval of Minutes

Approve Minutes December 15 Special Meeting

Regular Agenda Topics

Lowell Village Open Space Dedication

Supervisor Presentation - Joe Brown - Horticulture, Irrigation, and Turf

For the Good of the Community

Future Agenda Topics

Adjournment

Next Meeting Date

February 4, 2021

Parks and Recreation Advisory Board Minutes
Special Meeting – December 15, 2020

Meeting Location:	Virtual – Via Go To Meeting
Roll Call	
Board Members Present:	William Findlay Marc Litzen Phil Pe'a Gary Schroen Austin Solko Nancy Strippel (arrived after minute approval) Lisa Whalen Byron Wiehe
Board Members Absent:	Beau Flores
City Staff Present:	Ken Sherbenou, Director of Parks and Recreation Allison Little, Administrative Specialist

Meeting called to order by William Findlay at 12:02 p.m.

Approve Minutes from the November 5, and December 3, 2020 Parks and Recreation Advisory Board Meetings.
Lisa Whalen made a motion to approve the minutes from the November 5 and December 3 meetings. The motion was seconded by Gary Schroen and carried unanimously.

Motion by the Parks and Recreation Advisory Board: Yes 6 No 0

Stadium Renovation: Letter of Support
Ken Sherbenou advised the board that City Council approved the refinance of the Certificate of Participation (COP) to extend the term to 2044. This will generate savings on the interest and that coupled with increased payments from the City and Colorado Mesa will help create the funding for the project. Renovations included in the Stadium master plan include improved entry and flow for the complex, and addition of IT and electrical improvements. Suplizio improvements include adding chair backed seating behind home plate and down the third base line as well as drainage repairs and outfield replacement. First phase improvements to Stocker include moving the entrance to Stocker Stadium further south so the entry flow is increased and no longer restricted to the sidewalk on 12th Street. Board members asked about long-term contracts in place at the Stadium. JUCO has extended their contract until 2044 and discussions are happening with the Grand Junction Rockies who are planning and preparing for a 2021 season. Gary Schroen made a motion that the Parks and Recreation Advisory Board craft a letter supporting future grant applications to fund the Stadium Master Pan projects. The motion was seconded by Austin Solko and carried unanimously.

Motion by the Parks and Recreation Advisory Board: Yes 7 No 0

PROS Master Plan Consideration

Ken Sherbenou talked with the board about the PROS Master Plan. This plan is separate from the Stadium Master plan and also includes the execution of a feasibility study for the amenity that was indicated as the biggest gap in the Parks and Recreation system. Though included as a part of the master plan process, the actual study is a separate document. The final plan appears before council on January 6, 2021 for adoption. Austin Solko made a motion that the Parks and Recreation Advisory Board recommend the adoption of the Parks, Recreation, and Open Space Master Plan. The motion was seconded by Lisa Whalen and carried unanimously.

Motion by the Parks and Recreation Advisory Board: Yes 7 No 0

Blue Heron Boat Ramp: Letter or Support

Ken Sherbenou advised the board that the Blue Heron Boat Ramp experienced lots of use over the summer and exposed some severe capacity issues. The current location and grade of the ramp makes it difficult to both put in and take out. The proposed renovation would relocate the ramp up more stream to a more accessible location. The plan also proposes bank stabilization, creation of a pedestrian ramp for putting in (and taking out) tubes and kayaks. Staff is hoping to partially fund the project with a GOCO grant. Lisa Whalen made a motion that the Parks and Recreation Advisory Board author a letter of supporting grant applications for funding of the Blue Heron Boat Ramp project. The motion was seconded by Austin Solko and carried unanimously.

Motion by the Parks and Recreation Advisory Board: Yes 7 No 0

Feasibility Study Update

Councilor Pe'a shared with the board that a community center was identified as the number one need and City Council looked at a draft of the feasibility study in a Council Workshop. Funding is a major concern for the Council. Ken Sherbenou shared with the board that the floor plan drives the project cost and once the amenities are narrowed down construction and operation costs as well as potential revenue will be able to be estimated. Currently staff are exploring non sales tax options for funding. The Board reviewed two potential floor plans, one includes a sheet of ice and once includes more gymnasium space, but no ice. Board members inquired about placing a community center in Lincoln Park versus at Matchett and about building new ice versus purchasing the existing Glacier Ice Arena which is for sale. Lincoln Park came back strongly in the Master Plan survey due to its central location and saves much of the infrastructure costs which would be required to build at Matchett Park. The existing ice arena has been evaluated and the equipment is outdated and the location is not as central as Lincoln Park. Board members indicated they were aware of a non-profit group who was fundraising to be able to take over the operation of the ice arena and the Board indicated a strong desire to not undermine non-profit operation of Glacier Ice Arena. Gary Schroen made a motion that the Parks and Recreation Advisory Board support building of a community center with amenities to be determined, including the possibility of ice; funded with a marijuana/vaping ballot initiative. The motion was seconded by Marc Litzen and carried unanimously.

Motion by the Parks and Recreation Advisory Board: Yes 7 No 0

Single Track Trails Naming
Ken Sherbenou shared with the Board a map of newly created single track trails adjacent to the existing Riverfront Trail. Board members indicated a desire to have Parks and Recreation staff and the public be involved in the naming of the new trails. Proposed names could be circulated via email and social media for a vote.

For the Good of the Community

Item 6: Future Agenda Topics

Item 7: Adjourn
The meeting adjourned by acclamation at 1:26 p.m.

The next regularly scheduled meeting will be January 7, 2021

Respectfully Submitted,

Allison Little
Administrative Specialist

LOWELL VILLAGE TOWNHOMES PROJECT / OPEN SPACE SUMMARY

REGeneration LLC is in the process of developing the easterly vacant portion of the block on the southeast corner of 7th Street and Grand Avenue. The project is being developed in two phases: Phase 1 consisted of the first four units that have been constructed on the northwest corner of White Avenue and 8th Street. Phase 2 will consist of the remaining area of the block with the exception of the former R-5 School site on the western side of the block with a total of 32 more residential units.

Section 21.06.020 (a) of the Zoning and Development Code states:

(a) ***Open Space Dedication.***

> *(1) The owner of any residential development of 10 or more lots or dwelling units shall dedicate 10 percent of the gross acreage of the property or the equivalent of 10 percent of the value of the property. The decision as to whether to accept money or land as required by this section shall be made by the Director.*

In this case, the project will ultimately consist of 36 dwelling units, thus is subject to the requirement for Open Space Dedication or the fee in lieu. As early as staff comments regarding the PreApplication submittal for the project dated April 13, 2017 the developer was informed that the City would likely accept money in lieu of land. This was confirmed in comments dated March 8, 2018 on the Preliminary Plan for the project that the decision had been made by the Director that money would be accepted in lieu of land dedication for the project. This same information has been consistently relayed to the developer numerous times since then.

The Code further states:

> *(2) For any residential development required to provide open space, the owner shall hire an MAI appraiser to appraise the property. For purposes of this requirement, the property shall be considered the total acreage notwithstanding the fact that the owner may develop or propose to develop the property in filings or phases.*
>
> *(3) The appraiser's report shall be submitted to the City for purposes of determining fair market value and otherwise determining compliance with this section.*

Consequently, with the final applications for both Phase 1 and Phase 2, the developer submitted MAI appraisals accordingly. Both have been reviewed and determined to be in compliance with the Code. The Open Space Fee was paid by the developer for the four lots created in Phase 1 of the project.

The developer is now requesting that the City consider acceptance of areas within Phase 2 of the project in lieu of payment of the Open Space Fee.

The following subsection of Section 21.06.020 (a) of the Zoning and Development Code qualifies the type of open space and/or recreational area that may be acceptable to meet the required land dedication:

> *(8) Private open space and/or recreational area in any development, or outdoor living area required in a multifamily development, shall not be a substitute for the required land dedication.*

Further, the Definitions contained within the Zoning and Development Code state:

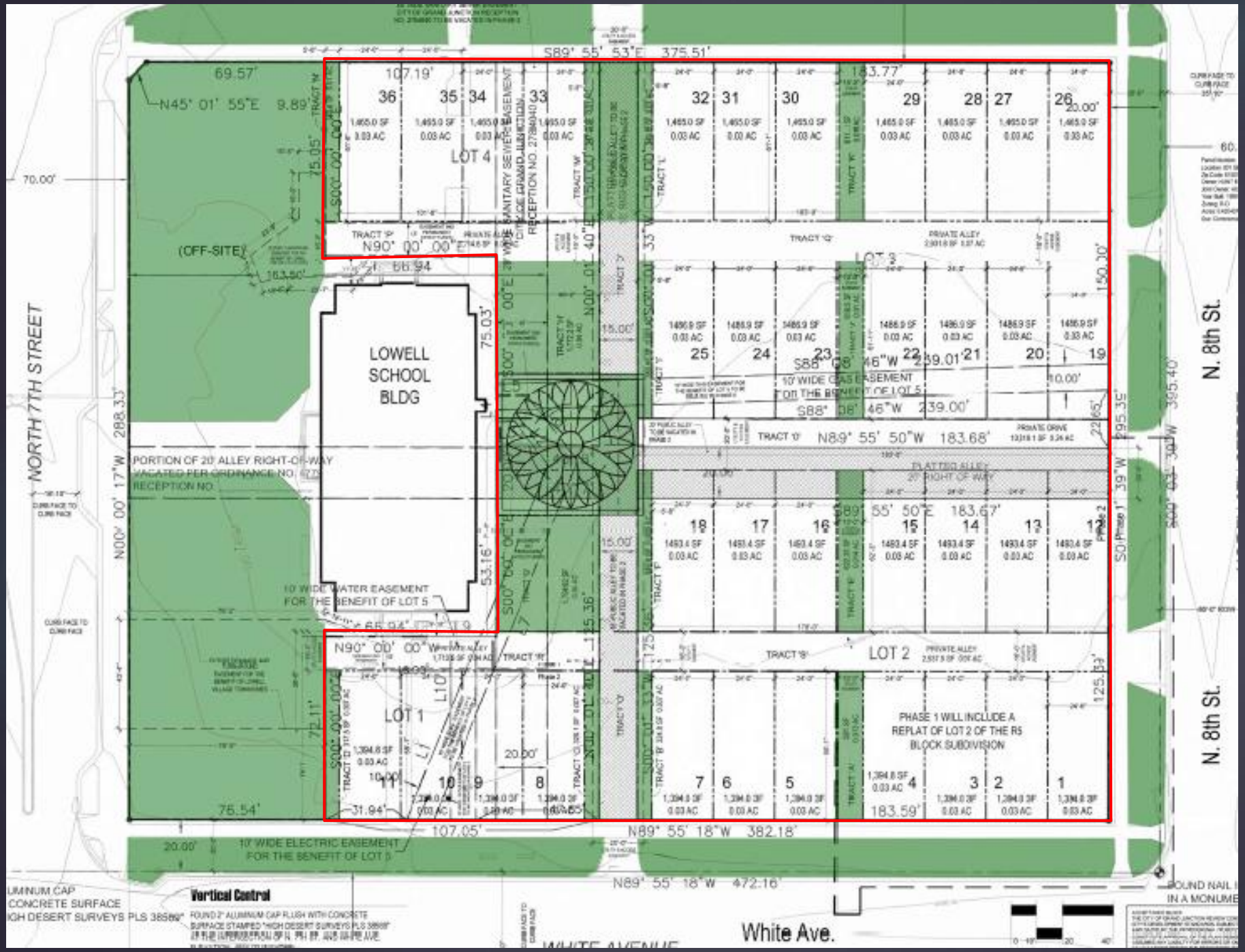
> *Open space means any property or portion without any structure or impervious surface and not designated and used for a specific purpose.*

Of the areas remaining on the site within Phase 2 of the development, staff has identified the areas shown on the attached drawing as meeting this definition – not designated and used for a specific purpose. These areas are scattered throughout the Phase 2 site and total approximately 3,588.6 square feet. Other areas shown by the applicant do not meet this definition since they are either off-site on property not owned by the applicant, are within the existing City street right-of-way or are designated for other purposes such as for fire access and turnaround or utility easements.

Further, open space within a development that is owned in common by a homeowners' association or in this case a Metropolitan District, as defined by the Code should be designed and intended for the common use or enjoyment of the residents or occupants of the development. The design of the spaces (as shown on the attached map) appear to function more as small pathways or leftover spaces between buildings or are extra width needed along Groves Lane for the purpose of fire access and do not appear to be consistent with the intent of the code. Perhaps most importantly, as in (8) above, these spaces are private open space that cannot substitute for the required land dedication.

The purpose of this discussion with the Parks and Recreation Advisory Board is to further inform the Director's decision to accept money or the land dedication for this particular development.

- Total 36 units
- Phase 1 – 4 units completed
- Phase 2 appx. 1.7 acres or 74,052 square feet
- Appraised Value of Phase 2 - $700,000

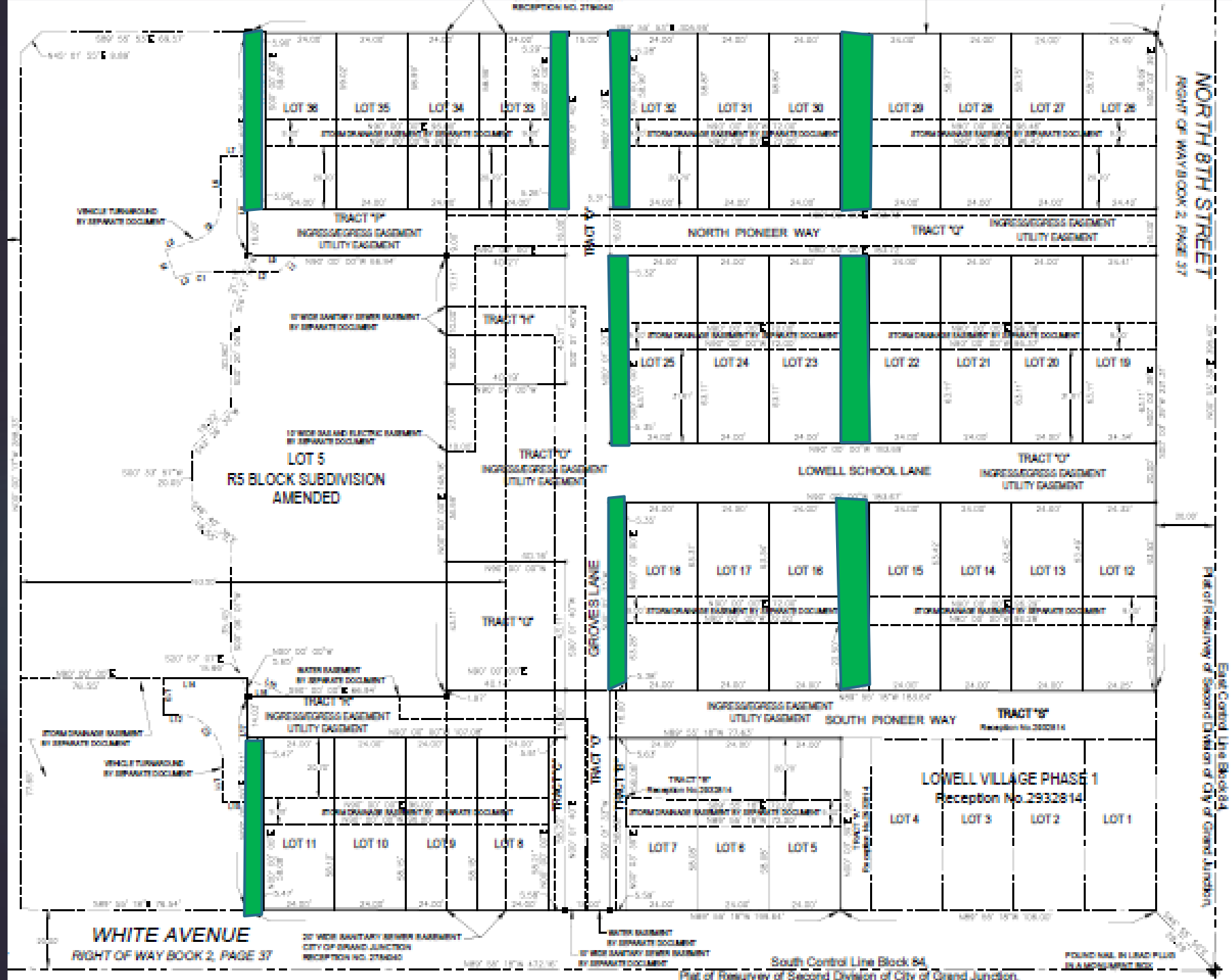


Developer's Proposal

Includes Front Lawn of R-5 School – Not Owned by Developer

Includes park strips between sidewalk and curbs on Grand and White Avenue and North 8th Street – Already within City public right-of-way

Includes areas encumbered for other use including fire access, fire turnaround and utility easements

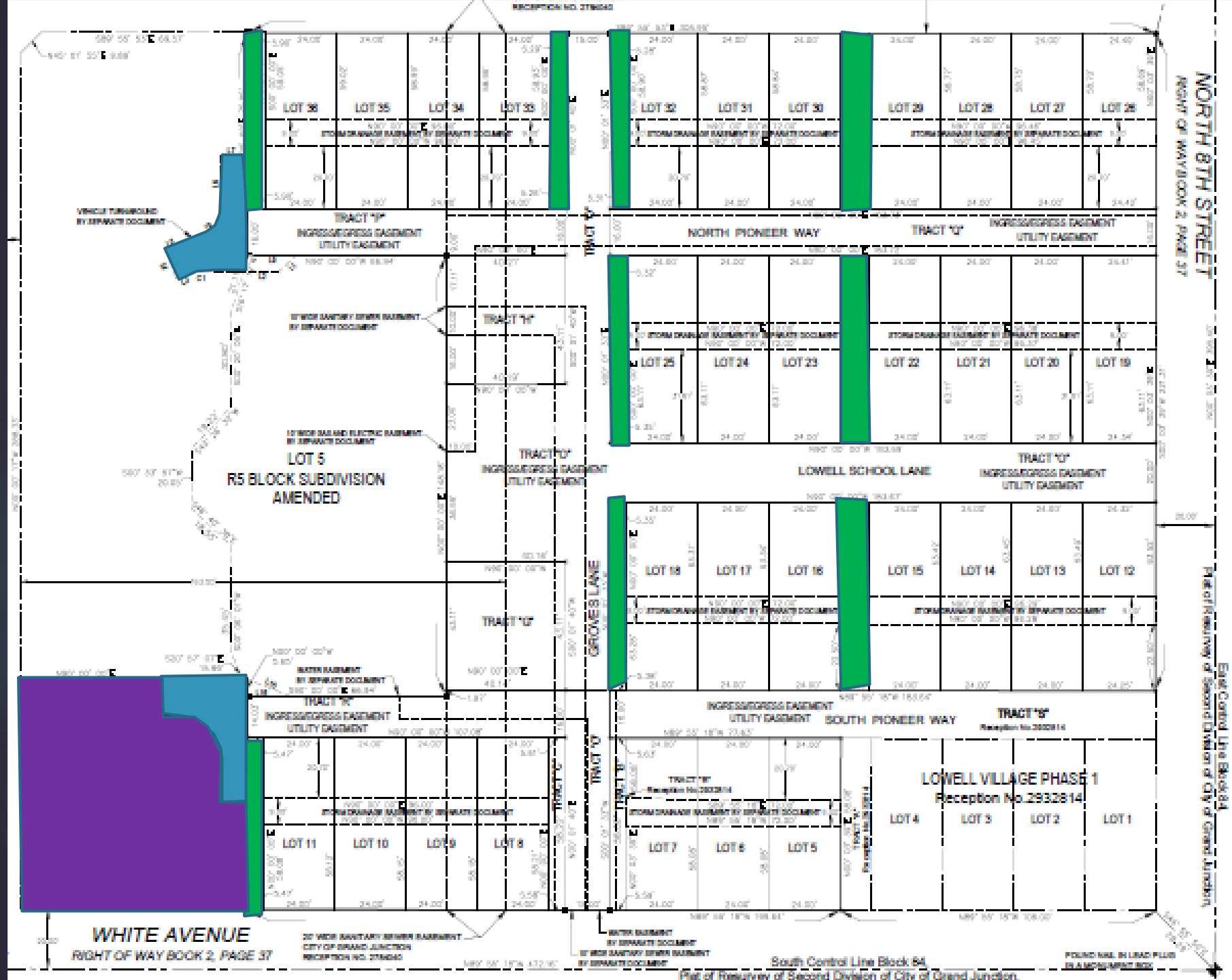


Actual Green Areas

Tract D – 319.6 sf
Tract E – 634 sf
Tract F – 349.9
Tract I – 341.8 sf
Tract J – 631 sf
Tract K – 588 sf
Tract L – 312.2 sf
Tract M – 312.2 sf
Tract N – 348.1 sf

TOTAL – 3,837 sf

Private open spaces that cannot be substituted for required land dedication.



Actual Green Areas

Tract D – 317.5 sf
Tract E – 622.3 sf
Tract F – 349.9
Tract I – 350.6 sf
Tract J – 619.5 sf
Tract K – 611.1 sf
Tract L – 349.8 sf
Tract M – 347.2 sf
Tract N – 340.6 sf

TOTAL – 3,908 sf