



PARKS AND RECREATION ADVISORY COMMITTEE

Minutes
July 24, 2013

Meeting Summary

Staff presented new business items for the Committee to review an update on the Palisade Park development, a potential art walk in Broomfield County Commons Park, and other recreation-related matters.

Roll Call

The regular meeting of the Parks and Recreation Advisory Committee (PRAC) was called to order by Chair Dick Miller at 6 p.m. on Wednesday, July 24, 2013, in the Aspen Conference Room at the Paul Derda Recreation Center (PDRC).

Present: Doug Errett, Dick Miller, April Muir, Larry Crawford, Mike Moroze, Judy Shuster

Absent: Dave Peterson

Others in Attendance: Gary Sherrel, Mary Ann Burns, and Carol Romero - Public Art Committee
Anna Bertanzetti, Senior Planner, Broomfield Planning Division
Nancy Harrold, Director of Recreation Services
Martha Derda, Alternate ex Officio
Ellen Cancino, Recording Secretary

Agenda Minutes

RESIDENTS' COMMENTS

None

UPDATE ON PALISADE PARK/WELDFORD DANCE HALL-BARN

Anna Bertanzetti, Broomfield Planning Division, attended to provide an update on negotiations with the developer of Palisade Park, located in northern Broomfield. The Weldford Dance Hall/Barn, which was once a speakeasy, is located on the site. When zoning was originally approved, the owner agreed to restore the barn and keep the barn on the property. The developer/applicant is now requesting an amendment to the Planned Unit Development Plan. See Attachment 1 for further details.

Per the amendment, the parcel of land would still be owned by the Palisade Park Metropolitan District. The estimated cost to restore the building is \$318,000. Only the outside would be restored; the building would be unusable.

PRAC toured the Palisade Park area in June 2011, and the barn's future was discussed at PRAC's November 28, 2012 meeting. The minutes of that meeting reflected "PRAC members are, at this point, generally opposed to a barn restoration and recommend razing the structure rather than tying up development dollars in a restoration effort." Larry said that he has concerns about teens and vagrants entering and vandalizing the structure. There is also concern that with Broomfield not having control of the building, the owners could decide to move or sell it. Dick reiterated that he sees it as a safety concern.

PRAC's primary other concern was the lack of parkland in the immediate vicinity. There is multi-family housing being developed very nearby with no park space set aside. The site of the barn could be used as parkland.

In summary, although the barn is a unique feature, PRAC is not in favor of the developer's proposal as shown in Attachment 1, feeling it is important to obtain usable parkland.

Also on the east side of this site, there is a stormwater detention area. Developers have proposed a parcourse, or a collection of outdoor fitness equipment. The equipment would either be arranged in a group or over a 1/2-mile span. PRAC was open to either option.

While Nancy feels that this amenity is unique and would fit very well somewhere in Broomfield, she is not certain that this is the right site for it. She noted that there is no parking available, and the area is barely visible from outside the immediate neighborhood. Discussions will continue.

VISION OF PUBLIC ART WALK IN COUNTY COMMONS PARK

Members of the Public Art Committee (PAC) met previously with Nancy regarding the placement of an art walk or cultural garden in County Commons Park. They visited the park together. PAC wanted to know what areas would be strictly "off limits."

Gary felt that the art placement would offer the casual park user an opportunity to view art. Nancy felt there are several spots in County Commons that could accommodate the art. Mary Ann noted that as a selection process is implemented, PAC would like one or more PRAC representatives to participate to assist in developing a theme.

Larry suggested placing the art to the north end, near the temporary dog park. Nancy cautioned putting it in an area that has not been finalized as it may require moving later.

Mike said he would attend the PAC meeting in August.

Nancy noted that the large bird sculpture, "Global Supremacy" previously at the 1stBank Center will be placed permanently in Quail Creek Park.

APPROVAL OF MINUTES

A motion by Judy to approve the minutes of the May 23, 2013 regular meeting passed unanimously.

NEW BUSINESS

Competitive youth baseball requests. Broomfield Baseball League (BBL) has asked Broomfield to reserve the BIP complex and the Community Park fields (and cancel all conflicting events) during their scheduled tournaments. All of these fields are heavily used for Broomfield programs and BBL's request has been denied. They are not satisfied with Broomfield's response; discussion continues.

Thunder Baseball League has complained that they are not getting the opportunity to reserve fields on prime dates due to BBL historically reserving the dates. Nancy asked PRAC if they were comfortable with staff continuing to reserve tournament dates for BBL that they have held for many years. PRAC supported that practice.

Radio-controlled aircraft. A resident had requested that Broomfield allow flying radio-controlled aircraft in a park or open space. Nancy met with the resident to get further information and researched the topic. There is currently an ordinance against flying the aircraft "except at locations specifically designated by the director of parks and recreation."

Gary Schnoor of Parks Maintenance and Kristan Pritz of Open Space and Trails met with Nancy and toured the Hoopes property at 144th and Lowell Boulevard. This could be a suitable site and a low-cost site preparation could be done, possibly as a Boy Scout project. Discussions continue regarding the size requirements and what is needed for the site.

STAFF REPORTS

Update on Original Broomfield park redevelopment plan request. Nancy had received a request from a resident to develop a park on property near 120th and Allison Street on land currently owned by RTD. She presented the matter to PRAC at its May 23 meeting to be considered for recommendation to City Council. Broomfield would first need to purchase the land. A park at that site would serve First Filing residents.

Dick had expressed concern that residents may have difficulty getting from First Filing to the parcel. The Committee generally agreed to delay discussion until information is provided regarding future road alignments.

As an update, Nancy reported that there is a full redevelopment plan for Broomfield's First Filing and therefore, this may not be the correct time to consider a park. PRAC felt that the discussion should be postponed until a later time.

Recreation fee report. Staff attempted to increase fees for programs, admittance, and facility rentals last year but the process was not completed. There has been no increase in fees for the PDRC since it opened, and no increases for the Broomfield Community Center in as many years.

Staff has been comparing fees of other public facilities as well as private. Including capital improvements and asset replacement costs in cost recovery calculations is being evaluated.

Mike asked if special consideration should be allowed for veterans, seniors, or other hardships. He also pointed out that keeping access to the recreational facilities supports the "Healthy Broomfield" effort.

There is an August 20 City Council Study Session planned to discuss the proposed fee changes.

OLD BUSINESS

None

PROJECTS

McKay Lake concept plans - update from City Council Study Session on July 16. Mike attended the City Council Study Session discussion of the McKay Lake area. Kristan Pritz from Open Space reviewed the current status of the project. \$1.38 million is available for Phase 1 of the development and staff is considering what would be the best use for those funds.

Martha encouraged PRAC to maintain its position on the inclusion of recreational features in the project.

A joint meeting with OSTAC is scheduled for September 18. Mike suggested that PRAC meet prior to that time to determine its direction. A meeting was set for September 11.

COMMITTEE COMMENTS

None

NEXT REGULAR MEETING: DATE/AGENDA ITEMS

Date. PRAC will hold a regular meeting on Wednesday, September 11, at 6 p.m. A joint meeting with the Open Space and Trails Advisory Committee (OSTAC) will be held on Wednesday, September 18, at the George Di Ciero City and County Building.

Agenda items for the next regular meeting.

- Preparation for McKay Lake discussion with OSTAC

ADJOURNMENT

There being no further business to come before the Committee, the meeting was adjourned at 8:20 p.m.

Approved by PRAC _____.

Weldford Dance Hall at Palisade Park

HISTORY

The Weldford Barn was built in the early 1900s as a dance hall. The first floor of the barn includes stalls and is generally open. A stairwell leads to the second floor with the hat check, ticket window, dance floor and band area.

When zoning was originally approved, the owner agreed to restore the barn and keep the barn on the property. The applicant is requesting an amendment to the Planned Unit Development Plan.

PROPOSAL

The applicant's request for the barn:

- The barn would remain on a 0.75 acre parcel that would remain owned and maintained by the Palisade Park Metropolitan District.
- The 0.75 acre parcel would include the barn, landscaping, sidewalks, and a playground for the 5-12 year age range.
- A public access easement would be granted over the parcel to ensure the park remains usable for the public.
- The owner would spend a minimum of \$318,424 for barn restoration including:
 - Structural repairs
 - Environmental cleanup
 - Shake shingle roofing
 - Exterior siding repairs
 - Window and door replacement
 - Lighting
 - Painting
 - Landscape and irrigation
 - Interpretive signage
 - Playground equipment
 - Site furnishings (benches, trash receptacles)
- The improvements to the barn would be considered 7.31 acres of public land dedication.
- 50% credit would be granted for the land (total of 0.38 acres)

Privately owned park (public easement) on 0.75 Acres with playground, barn, and landscaping would be work 7.69 acres of public land dedication credit.

DISCUSSION ITEMS

1. Is the Weldford Dance Hall a structure that should be saved?
2. Should the cost of restoring the historic structure be granted public land dedication credit?
3. If restored and granted credit for PLD for the restoration costs, should the barn remain privately owned or should it be dedicated to Broomfield?
4. Credit for Playground Property:
 - a. Should credit be granted for an easement over the privately owned playground if the playground costs are included in the barn restoration?
 - b. Should credit be granted for an easement over the privately owned playground if the playground cost is NOT included in the cost of barn restoration?