

Minutes of the Parks & Trails Commission  
City of Cherry Hills Village, Colorado  
April 10, 2008  
at the Village Center

Commission members in attendance: Theresa Gilpatrick, Jane Soderberg, Phyllis Hayutin, Harriet LaMair. City staff members present: Ryan Berninzoni, Interim Parks & Trails Administrator, Jay Goldie, Director of Public Works, and Pamela Broyles, Administrative Clerk.

**Call to Order**

Ms. Theresa Gilpatrick called the meeting to order at 6:07 p.m.

Ms. Ann Gallagher arrived at 6:40 p.m.

**Approval of March 13, 2008 Minutes**

Ms. Phyllis Hayutin moved to approve the March 13, 2008 minutes. Ms. Jane Soderberg seconded the motion and it passed unanimously.

**Audience Participation**

Jeff Kraus  
3995 E. Mansfield Avenue  
Cherry Hills Village, CO 80113

Mr. Kraus expressed concern that the PTR Commission is reconsidering putting a pedestrian and horse trail on Mansfield Avenue with a bridge crossing over Cherry Creek. He reported that neighbors wrote a letter in January explaining why the improvements would disrupt their quiet neighborhood. He reminded the commission that the location is currently a dirt road and there are already two crossings to Cherry Creek allowing plenty of access.

Ms. Gilpatrick reported that the PTR Commission heard from concerned neighbors in the fall requesting a trail to keep school children off of Mansfield Avenue for their safety. The proposed trail is between Colorado and Dahlia with no interest in disturbing the west side of Colorado Boulevard. Ms. Gilpatrick stressed that the ideas presented are under consideration at this point and nothing is definite or final. She thanked Mr. Kraus for attending and said the commission is mindful of his concerns.

Philip Garvin  
3800 E Mansfield  
Cherry Hills Village, CO 80113

Mr. Garvin stated that since the commission is not considering adding a trail along Mansfield Avenue he has nothing further to report. He asked the commission to inform neighbors if their decision changes.

Councilmember LaMair asked Mr. Garvin if pedestrians who currently cross through his neighborhood are bothersome. Mr. Garvin stated, "No," but he does not want to see the City of Cherry Hills Village spend money on a trail in the area that would encourage more traffic.

Debbie Welles  
4950 Sanford Circle West  
Cherry Hills Village, CO 80113

Ms. Welles thanked commission members for coming to the Planning and Zoning Commission meeting. She stressed that the PTR Commission's participation is important bringing a wealth of information. She encouraged members to keep attending the meetings and to follow the master plan document through to its completion.

Ms. Welles reported that she grew up running and walking on the Highline Canal. She has noticed that the road is wider with increased erosion, and the Highline Canal has changed shape. She spoke with long time resident Ms. Cat Anderson, and asked if she has observed any of these changes. Ms. Anderson believes maintenance on the road has caused some of the changes.

Ms. Welles expressed concern that when the grass is cut low along the Highline Canal, people will walk in the grass to prevent their shoes from getting muddy. The short grass also causes weed species to grow. She would like to see the grass kept tall along the edge to form a barrier.

Ms. Welles reported that tree roots and shrubs along the corners of the Highline Canal hold the soil and help prevent erosion. She would like the City to consider the importance of this when removing trees and shrubs.

Ms. Welles would like to see the Highline Canal mentioned in the master plan as a treasure that needs to be managed differently. She suggested getting recommendations from the consultant hired by Gould Evans to word this section of the master plan as he is very knowledgeable in this area.

Ms. Gilpatrick introduced guest speaker Mr. Randy Oakes.

Randy Oakes  
5050 South Franklin  
Cherry Hills Village, CO 80113

Mr. Oakes reported that he is here as a spokesman for additional sports fields in the City of Cherry Hills Village. He would like to get more information on how sports fields are being proposed in the master plan. There are two fields located in the City and he would like to see more soccer fields, football fields, and baseball diamonds. He would like to propose a new field at John Meade Park made of artificial turf for low maintenance.

Ms. Gilpatrick reported that the PTR Commission worked on a paper for the master plan that outlines their position on open space, parks, trails and recreation. The paper can be found online on the City's website. The paper addresses the idea of how involved the committee wants to get on sports facilities.

Ms. Soderberg reported that plans for John Meade Park are on hold until the status of the Village Center has been determined.

Councilmember LaMair reported that there has not been a huge public demand for sports fields. The committee suggested collaborating with Kent Denver and St. Mary's Academy in the paper they submitted for the master plan.

Mr. Oakes responded that he has tried to get soccer space for several years at Kent Denver and St. Mary's Academy and this is not an option.

Ms. Hayutin reported that it is very disruptive for residents who live in a home near this type of park with all the parents, kids, coaches and traffic noise. She does not know of any neighborhood that would want to have a sports field when there are other places they could use. She is also concerned with the cost of upkeep.

Mr. Oakes asked what the best approach is to bring interested parties together.

Ms. Gilpatrick reported that the commission needs to hear from those that are interested.

Councilmember LaMair reported that there is a good chance a full survey will be mailed to all residents before the completion of the master plan. She suggested that Mr. Oakes remind residents that care about this issue to complete the survey.

**Mr. Jim Muhm Trail Report**

Mr. Jim Muhm  
4951 South Holly Street  
Cherry Hills Village, CO 80113

Mr. Muhm reported that in the short time Mr. Berninzoni has been the Interim Parks & Trails Administrator, fences and projects that have gone unrepaired for more than one year have been completed. Mr. Muhm requested that these comments be documented in the minutes.

Ms. Gilpatrick added that it has been a pleasure to work with Mr. Berninzoni who is very energizing and she appreciates all he brings to the PTR Commission.

**Subcommittee Discussions****Parks, Trails and Recreation Enhancement Mansfield feasibility studies**

Ryan Berninzoni reported that the PTR Committee recently looked into the possibility of a trail along Mansfield Avenue. A survey found that there is anywhere from 12-30 feet of right-of-way on the north side of Mansfield Avenue. The survey shows numerous areas of private improvement including; fences, trees and landscaping that are in the right of way.

Ms. Hayutin asked if there are restrictions on the width of the road.

Mr. Goldie responded that 9-12 feet is standard.

Ms. Soderberg asked if there is a portion of the road that could be used for the trail to prevent disturbing the landscaping.

Ms. Gilpatrick reported that neighbors along Mansfield Avenue are concerned about traffic calming and slow down. If it is financially feasible to add a trail it could help with the traffic calming issues.

Mr. Goldie reported that the project is feasible. The question is how the committee wants to proceed.

Councilmember LaMair suggested placing cement curbs along Mansfield Avenue to designate a path and reduce the width of the street.

Mr. Goldie gave committee members several options for the trail including; the same construction they did on Dahlia Street for traffic calming to provide a more natural trail, lay pavement on top of the asphalt instead of blocks to make it look nicer, place a curb and gutter in the middle and leave the asphalt behind it as the trail, or remove the asphalt and place dirt for a more natural looking trail.

Ms. Hayutin suggested choosing an option that would make it safer for the school children.

Ms. Soderberg stated that several kids ride their bikes to school and it would be more practical to have pavement.

Councilmember LaMair reported she would like to hear from PTR Committee member Heidi Schmidt Hammell on whether the paved trail would be a deterrent to horses in the neighborhood. Choosing a dirt trail may not be valuable since the horses can already travel through the neighborhood on dirt trails.

Ms. Gilpatrick asked the Public Works Department to prioritize some options based on what is feasible from a structural standpoint.

Councilmember LaMair suggested waiting until the committee members have the options and cost estimates of the project before approaching neighbors on Mansfield Avenue.

Mr. Goldie suggested when approaching neighbors, provide them with the options that are available to prevent some of the issues that happened on the Dahlia Street project.

Mr. Berninzoni reported that he will provide options at the June 2008 meeting.

Ms. Soderberg stressed that staying away from the grass and landscaping would be ideal for the community.

#### Goff Trail Discussion

Ms. Gilpatrick suggested that someone from the Parks and Trails Commission should approach Mr. Goff regarding an easement connecting the Leede Trail to Humboldt Street. For an unknown reason Mr. Goff withdrew his original offer and the committee is hoping Mr. Goff will entertain the idea of opening the easement.

Ms. Hayutin asked Mr. Muhm if he would be willing to speak with Mr. Goff.

Mr. Muhm reported that he does not feel he is the appropriate person to approach Mr. Goff.

Councilmember LaMair suggested that the trail could be named the "Goff Trail."

Ms. Gilpatrick suggested the "Goff Leede Trail" to recognize both parties that provided an easement.

Mr. Goldie reported that the trail and fence have already been installed by Mr. Goff.

Ms. Gilpatrick and Ms. Gallagher will approach Mr. Goff to discuss the easement.

#### Long Term Budgeting and System Planning

There was nothing to report on this subject.

#### Conservation Easement Subcommittee

There was nothing to report on this subject

#### Recreation and Events Subcommittee

Ms. Gilpatrick thanked City staff members Mr. Berninzoni and Ms. Broyles for their assistance on the movie night and race event. A marketing campaign has been started and vendors have been contacted.

Ms. Soderberg reported that the committee chose a Disney family movie called "The Goonies" for the outdoor movie night.

Mr. Berninzoni reported that race is being marked by David Femmer. The course should be set in a few weeks.

#### New Business

Ms. Gilpatrick discussed the possibility of omitting Sections 5b "Long Term Budgeting and System Planning," and 5c "Conservation Easement Subcommittee" from future agendas. She would like to propose adding a trails committee that would lay the foundation to approach and pursue parties on future opportunities such as trail easements. She would also like to propose adding a communications and public relations subcommittee.

Ms. Hayutin recommended that committee members who would serve on the subcommittees should know the legal boundaries of what they can say, and how to approach people on these issues.

Ms. Gilpatrick asked committee members to think about the proposed changes, but no action is needed at this time. The subject can be reviewed at the next meeting.

### **Reports**

#### Annex tree planting

Mr. Berninzoni reported that stakes have been placed in the park where trees will be planted. The feedback from neighbors has been positive, but he is waiting for a response from a neighbor on the east side of Annex Park before proceeding. They are hoping to plant two trees by next month.

Councilmember LaMair asked how the City determines where to plant trees with the annual monies they receive. She recommended that someone from the PTR Committee could identify areas for tree planting and report their findings to City staff. She has been approached by residents on the subject and would like to see more community input.

Ms. Hayutin asked about the trees that were going to be planted on Quincy Avenue for tree calming.

Mr. Goldie reported that the City still has the plans, but because of the utilities on Quincy Avenue it is not possible to plant trees at this time.

Ms. Hayutin reported to committee members that she would like to serve on the tree planting committee.

#### Update on Woodie Hollow Shelter

Mr. Berninzoni provided committee members with a large poster demonstrating potential shelters that are available.

Mr. Goldie reported that the City would like to narrow the choices on the type of building materials and shapes the committee is interested in before proceeding with cost estimates.

Ms. Gilpatrick reported that the concept was to create a simple quiet structure with low maintenance, but to stay with natural materials.

Committee members reviewed the different options and favored the octagon roof with a stamped concrete pad. They would like the structure to be open and raised off the ground.

#### Maintenance Log Update

Councilmember LaMair reported a sign on the left when entering Kent Denver High School that needs to be repaired.

#### Review of the proposed Parks, Trail and Open Space portion of the City's master plan

Ms. Soderberg reported that she rewrote the white paper with the same verbiage, but in a different form to present at the Planning and Zoning Commission meeting. The reaction at the meeting was mixed, but positive. Planning and Zoning Committee members are supportive of the PTR Commission and open space. Planning and Zoning committee members will review the revised white paper and discuss the paper in more detail at the next Planning and Zoning Commission meeting.

Councilmember LaMair reported that the white paper was given to the consultant and the information was then filtered back to the Planning and Zoning Commission. She stated the master plan is a large task that they do not want to rush so there is still opportunity to modify the document.

Ms. Soderberg reported that the Land Use Development section of the master plan should compliment the goals of the PTR Commission for open space.

Councilmember LaMair reported that the more we build out lots in the City the more we are reducing the open space. It is the purpose of this committee to try to preserve the openness in the community and the protection has to do with the size of homes being built. She suggested the community could allow larger homes in certain neighborhoods while having stricter limitations in certain areas.

Councilmember LaMair believes the language in the master plan needs to be strong for both the survey that will be sent out and for City Council to take action.

Ms. Hayutin asked for an update on the plans for John Meade Park.

Councilmember LaMair reported that once the master plan is complete, City Council will start working on the City Center. I

Ms. Gilpatrick reported that the St. Clair property is for sale. The property description states it can be divided into two large lots. She asked if it would be appropriate to call the agent at this time to discuss interest in a portion of the land on the north end for natural open space or trail easement.

Mr. Goldie responded that it would be appropriate to approach the agent as a citizen, but not as a member of the PTR Commission. Mr. Goldie will check with the City Attorney on any legal issues.

Councilmember LaMair asked the PTR Commission to make a recommendation to City Council to purchase a portion of the St. Clair property.

**Adjournment**

The meeting adjourned at 7:35 p.m.

  
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Theresa Gilpatrick  
Committee Chair

  
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Ryan Berninzoni  
Interim PTR Administrator

  
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Pamela Broyles  
Administrative Clerk