

Minutes of the Parks, Trails & Recreation Commission  
City of Cherry Hills Village, Colorado  
Thursday, November 14, 2013  
at the Village Center

Commission members in attendance: Bill Lucas, Jeff Ferrell, Karen Barsch, Robert Eber, Mike Gallagher, Joshua DiCarlo, Councilor Katy Brown. Employees present: Ryan Berninzoni, Parks, Trails and Recreation Administrator, Matt Krebsbach, Parks Crew Chief, Pamela Broyles, Administrative Assistant.

Absent: Colleen Dougherty

**CALL TO ORDER**

Chairman Bill Lucas called the meeting to order at 6:35 p.m.

**APPROVAL OF THE OCTOBER 10, 2013 MINUTES**

Mr. Robert Eber moved to approve the October 10, 2013 minutes as presented. Ms. Karen Barsch seconded the motion and it passed unanimously.

**AUDIENCE PARTICIPATION**

There was no audience participation.

**GEORGE W. CALKINS TRUST SUBDIVISION – ROB ZUCCARO**

Mr. Rob Zuccaro, Director of Community Development, presented the Calkins Trust subdivision plat proposal.

The initial application was submitted in 2010. The subdivision application is a three step process:

1. Sketch Plat Review

The sketch plat review was completed in January 2011. The Parks, Trails and Recreation Commission (PTRC) reviewed the sketch plat on January 13, 2011. The purpose of the sketch plat is an informal review of the proposal to provide the developer with preliminary comments before moving forward with a formal application. The PTRC reviewed a preliminary proposal that included the lot layout and open space dedication. The developer incorporated the comments and prepared a more formal application, which is the preliminary plat.

2. Preliminary Plat Review

The preliminary plat review is a more formal review step where the PTRC will review the application and make a recommendation to City Council. The Planning and Zoning Commission (P&Z) will hold a public hearing with public notice, review the subdivision plat and make a recommendation to City Council. City Council can approve, add conditions or deny the preliminary plat.

3. Final Plat

Final documentation is formalized into a subdivision improvement agreement and is only reviewed by the P&Z Commission and City Council at public meetings. There is no public hearing. The final plat needs to concur with the preliminary plat so there should not be any significant changes. The City Code reflects that the final plat needs to correspond with the preliminary plat.

Mr. Zuccaro described the property as 17.9 acres south of Quincy and east of Dahlia. The property is zoned R1, which requires a 2.5 acre minimum lot size. A seven lot subdivision is being proposed based on the minimum lot size. City staff is requesting a recommendation from the PTRC, based on their role with the City, on the following areas.

1. Land Dedication requirements
2. Conformance with the Master Plan
3. Conformance with the Blue Ribbon Panel Report

Mr. Zuccaro explained that under the subdivision ordinance, when someone is subdividing property they are required to make a land dedication of 7.5% of the land being subdivided, or cash in lieu of the land, or a combination of both. There is also an additional development fee of \$5,500 per lot. Per the code, the land dedication development fee must be used for open space, parks and trails or community recreational cultural and educational specific amenities and facilities. The primary purpose for the City has been for open space, parks and trails.

#### Master Plan Conformance

PTRC's recommendation should include whether the land dedication requirement meets the goals and strategies of the master plan.

#### Blue Ribbon Panel Report

The Blue Ribbon Panel report is an advisory document to be used as a guide for the City. This property is listed as one of the few vacant properties along Quincy Avenue with a view that is desired to be preserved for the public.

Mr. Zuccaro reviewed the preliminary plat where the Developer is proposing to dedicate the entire 7.5% of the land dedication as an easement to the City. The dedication includes a trail connection from the Quincy Avenue Trail to the southern half of the subdivision then going west towards Dahlia. They are proposing two pocket parks connecting to the trail. The City would be fully responsible for the maintenance and development of the easement. The applicant is proposing no build areas for a clear view when entering and exiting the site and a public view corridor from the trail and pocket park. The building setbacks are more restrictive than the zoning requirements and they have restricted the building envelopes more than the minimum zoning restrictions. They are proposing fencing restrictions in specific areas to open rail fencing up to a maximum 6 feet in height with no solid fencing in these areas. There will be landscape restrictions representing the different elevations to preserve view corridors. Mr. Zuccaro reviewed the building height restrictions, setback restrictions and bulk plane restrictions. There are no restrictions other than zoning.

Mr. Zuccaro clarified that there have been no public hearings at this point. There are two public hearing requirements for a subdivision review process that will take place at the preliminary plat stage, but those hearings are before the P&Z Commission and City Council per the subdivision ordinance.

The PTRC is being asked to review the proposal and make a recommendation to City Council based on the land dedication. The PTRC can also ask for a continuance.

Ms. Barsch asked for clarification on the six foot fence along Quincy Avenue and whether there could potentially be a six foot wall.

Mr. Zuccaro explained that there are setback and landscape restrictions in the current code for any wall over 4 feet in height. A solid wall along Quincy Avenue can be six feet tall, but there are setback requirements and landscape requirements such as buffering or

bump outs in the wall. There are no height restrictions for landscaping on either side of the wall. The view corridor along Quincy Avenue would be moved to the south corridor near the pocket park. The proposal preserves view corridors through the internal portion of the property, but not necessarily the external portion.

Mr. Zuccaro addressed the current home that is owned by a private party and is currently located on the property. The home is non-conforming with the 2.5 acre restriction because it is grandfathered in. The owner can maintain the current house, but cannot expand it.

Mr. Ferrell pointed out that there was a presentation given to the PTRC on this subdivision a few years ago and the Commission was active with the property owners regarding the land dedication. The current proposal is the second proposal made to the Commission with a new layout.

The Commission asked if consideration was given to move the view corridor to Quincy Avenue.

Mr. Keith Neale with Koelbel and Company pointed out that the self-imposed restrictions on the property go above and beyond the code requirements. The goal is to produce an excellent project in the Community that people will like, but there are competing interests with the Master Plan, Blue Ribbon Panel and the view corridors. He stated that privacy and security are issues for people building a new home and there has to be an appropriate balance. They designed what they believe is a compromise to allow public access through the property with view corridors while still maintaining the integrity of the Community. The self-imposed restrictions are designed to meet the goals of the Blue Ribbon Panel and to protect the views. The solid fencing along Quincy Avenue will require a specific look and feel, but it is necessary due to heavy traffic.

Mr. Neale reported that they went through an extensive outreach in 2010 and 2011 with the neighbors and the main concern was to protect property values and privacy.

The Commission questioned the benefit to adding an open area near the Arapahoe Tennis Courts that offers no view.

Mr. Neale responded that the tennis court is used by the public and the open area is on the corridor to the Highline Canal.

Ms. Barsch stated that the public clearly lost by obstructing the view along Quincy Avenue. She stated that the walkers, runners and bikers along the Quincy Avenue Trail are never going to come down the proposed path and asked if there was any consideration given to opening up Quincy Avenue to protect the view.

Mr. Neale responded that there will be potential walls along Quincy Avenue, but new homeowners are not required to put a wall as there are a series of design options. They also pushed the houses back along Quincy Avenue.

Mr. Lucas asked if they considered looping the trail through the homes in trade for the space in the pocket park.

Mr. Neale responded that they came to the conclusion that a trail going through the homes is too intrusive for this plan. They felt that the best compromise was to provide self-imposed restrictions on the plat as well as protect the integrity of the building sites themselves.

Mr. Lucas shared that in his opinion the preferred view corridor is of Mt. Evans and not Pikes Peak. He believes that when you create a wall next to a trail it creates an unfriendly and non-pedestrian type environment. He would like to view some renderings on what the wall would look like to someone coming down the trail. The City prides itself on maintaining an open rural experience.

Ms. Barsch shared that Holly is a good example of how the views were preserved so you can see the entire vista without six foot fences and walls. The PTRC's position is to protect open scenic vistas per the Master Plan and Blue Ribbon Panel and the proposed plan has no public value in the southwest portion.

Mr. DiCarlo agreed that there is no value in the southwest corner of the land dedication and suggested an internal pocket park near the northeast corner to preserve some of the views. He questioned whether cash in lieu would be a better option for this section if there is no public value.

Mr. Gallagher shared his concern with adding more walls in the Village. He referred to the property as a jewel where everyone enjoys the view and putting a six foot wall adjacent to Quincy Avenue with no height restrictions on trees would create a huge barrier.

Mr. Eber shared that the proposed plan translates to a limited west view where there is currently a panoramic view. He suggested compressing everything to the south so it would create a wider corridor along Quincy Avenue. The current proposal has a great interior corridor view, but with a combination of fences and no height limitations on vegetation it offers no view for the other Cherry Hills Village residents.

Mr. Neale stated that walls are what buyers want and there has to be a balance to protect the rights of the property owner to develop his property.

Mr. Lucas suggested that the Commission needs more time to study the proposal. He suggested that it would also be helpful if the property owner would incorporate some of the discussed thoughts and ideas.

Mr. Calkins, grandson of the homeowner, addressed the Commission and stated that his grandfather wants this project to be tasteful and first class. He stated that he realizes the importance of the views along Quincy Avenue. From the Calkins family perspective they want to work with the Community.

The Commission agreed to meet onsite to walk the property and come to a mutual understanding. The Commission will make a recommended motion at the January 2014 PTRC meeting.

#### **MASTER PLAN DISCUSSION AND FINAL VOTE**

Mr. Lucas asked for any comments or changes to the proposed master plan revisions.

Mr. Ferrell suggested that the master plan section on John Meade Park be reduced to a simpler phrase.

MR. JEFF FERRELL MOVED TO REPLACE THE SECTION IN THE MASTER PLAN UNDER JOHN MEADE PARK, NUMBER'S 4 AND 5, TO READ "CREATE THE ALAN HUTTO MEMORIAL COMMONS AND CONSTRUCT A GRASSY OPEN AREA AMPHITHEATRE WITH A STAGING AREA PER THE AGREEMENT." MR. BILL LUCAS SECONDED THE MOTION AND IT PASSED UNANIMOUSLY.

**SUBCOMMITTEE DISCUSSIONS****a. Summary Sheet****Trail Enhancement Update**

Mr. Ferrell, Mr. Gallagher and Mr. DiCarlo will meet in the near future to reform the Trail Enhancement Committee.

Mr. Lucas asked for clarification on the piece of property off of Colorado Boulevard near Covington.

Mr. Ferrell reported that there is a small piece of ground that the City owns in this area and the homeowner expressed an interest in the past to purchase this piece from the City. The property provides no access or trail connection and is of no use to the City.

**Special Events Update**

The 2013 Holiday Tree Lighting event is scheduled for Friday, December 13<sup>th</sup>. The Special Events Committee met to discuss plans for future car shows.

**Communications/Crier Article**

There was nothing to report on this subject.

**General Updates**

There was nothing to report on this subject.

**b. Parks, Trails and Recreation Enhancement****Discussion on Park Improvements at Dahlia Hollow Park**

Mr. Berninzoni presented an example of the synthetic rock material that would be used for the climbing rocks. He reviewed the timeline and gave a brief history of the events that occurred in the past.

After several discussions the PTRC determined Dahlia Hollow Park was the best fit for the proposed park improvements. The Commission spent a lot of time addressing resident's concerns and agreed on the natural looking climbing rocks. Staff will proceed with the application process if the Commission decides to move forward. A public hearing will also be required.

Ms. Barsch suggested adding stepping tree stumps that lead to the climbing rocks so children and families know it is a playground.

MS. KAREN BARSCH MOVED TO PROCEED WITH AN APPLICATION FOR A PUBLIC HEARING TO INSTALL THE TWO CLIMBING ROCKS THAT THE COMMISSION AGREED UPON LAST YEAR ON THE SOUTHERN END OF DAHLIA HOLLOW PARK WITH THE ADDITION OF STEPPING TREE STUMPS WITH A PUBLIC HEARING TO BE HELD IN FEBRUARY 2014. MR. JOSHUA DICARLO SECONDED THE MOTION AND THE MOTION PASSED UNANIMOUSLY.

**QUINCY FARM VISIONING COMMITTEE (QFVC) UPDATE**

Ms. Barsch reported that the Quincy Farm Visioning Committee met with experts in the field on potential funding, grants and partnerships.

**PTRC REPORT TO CITY COUNCIL – CHAIR BILL LUCAS**

There was nothing to report on this subject.

**REPORTS**a. Parks Division Maintenance Log

Mr. Berninzoni reported that staff has completed the new Highline Canal irrigation system. New trees will be planted in the spring.

b. City Council Report

Councilor Katy Brown updated the Commission on the Public Works Facility Review community meeting held at St. Mary's Academy. Norris Design will expand their search for offsite locations.

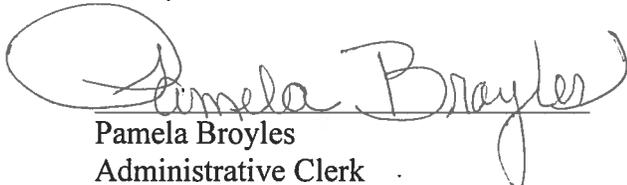
**ADJOURNMENT**

There being no further business the meeting was adjourned at 9:10 p.m.

The next scheduled PTRC meeting is January 9, 2014.

  
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Bill Lucas  
Committee Chair

  
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Ryan Berninzoni  
Parks, Trails and Recreation Administrator

  
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Pamela Broyles  
Administrative Clerk