

Minutes of the Parks, Trails & Recreation Commission
City of Cherry Hills Village, Colorado
Thursday, January 9, 2014
at the Village Center

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

Absent: Colleen Dougherty, Mike Gallagher, Councilor Katy Brown

CALL TO ORDER

Chairman Bill Lucas called the meeting to order at 6:34 p.m.

APPROVAL OF THE NOVEMBER 14, 2013 MINUTES

Ms. Karen Barsch moved to approve the November 14, 2013 minutes as amended. Mr. Jeff Ferrell 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, reviewed the Calkins Trust subdivision application process. Several members of the PTRC attended a site visit on January 2, 2014 to walk the property and discuss what is being proposed. The PTRC has the opportunity to make a recommendation to City Council on the 7.5% land dedication requirement for this subdivision. The Calkins property is just south of Quincy Avenue and east of Dahlia Street. The dedication can be in the form of a land dedication, cash in lieu or a combination of both. In addition there is a \$5,500 dedication requirement for each lot. The Calkins subdivision is proposing seven lots.

The subdivision layout was reviewed including the seven lots and a private road that bisects the subdivision. Mr. Zuccaro reviewed the trail easement that the applicant is currently proposing along with two pocket parks. The proposed land equals 7.5% of the subdivision and this is how the property owner is proposing to meet the 7.5% land dedication requirement. The width of the trail easement on the west side of the private road is 25 feet and the pocket park on the private road is 70 feet. The trail easement along the south is 20 feet. The application includes landscape restrictions within the subdivision to preserve views for future residents and the public. Mr. Zuccaro reviewed the proposed elevation levels and the concern that the current elevation will block the view from the pocket park. Staff proposed that the applicant move the pocket park to the north to better utilize the view corridor. Mr. Zuccaro concluded that the applicant is looking for a recommendation from the Parks Commission so they can move forward with the Planning and Zoning public hearing next month.

Mr. Keith Neale with Koelbel and Company thanked the Commission for meeting onsite. Mr. Neale reported that they believe the trail system and pocket park that protects significant views meets the intent of the City's Master Plan and is a nice addition to Cherry Hills Village. Mr. Neale reported that the Commission's concerns on Quincy Avenue have been addressed by developing a fencing system to protect views while still providing homeowners a sense of security and privacy. He reported that the fencing is necessary because of the traffic noise along Quincy Avenue.

Mr. Voegle, land planner for the Calkins subdivision, reported that based on community outreach and input from adjacent neighbors and the PTRC they have made adjustments to their plan over the past three years. Mr. Voegle reviewed the proposed changes they have made since the January 2, 2014 onsite meeting. These changes include adjusting the landscaping requirements and moving the pocket park to the north. They focused on the view corridor from the Quincy Avenue Trail looking to the west and identified an additional view corridor that restricts vegetation to a maximum height of 16 feet to protect views to the west. They are also proposing a combination of open fence, solid fence and masonry walls.

Mr. DiCarlo questioned whether the potential buyers of these lots would focus more on privacy or sound with regards to the proposed walls along Quincy Avenue.

Mr. Voegle responded that the first priority would be sound with security being a close second.

Mr. DiCarlo suggested installing berms versus fencing and walls to help with noise protection along Quincy Avenue. He is concerned that the current proposal looks busy and a berm might be aesthetically more appealing.

Mr. Voegle responded that they did consider berms and determined that walls would be more aesthetically pleasing and will defer the noise better. The current proposal includes just over 50% of solid walls along Quincy Avenue.

The Commission discussed additional options to further protect the view corridor along Quincy Avenue and voted on the following four proposed options:

1. Restrict vegetation along Quincy Avenue to six feet.

Bill Lucas	aye
Jeff Ferrell	aye
Karen Barsch	aye
Robert Eber	aye
Joshua DiCarlo	aye

2. Move the pocket park along the private road to no less than 20 feet to the north to enhance the view corridor.

Bill Lucas	aye
Jeff Ferrell	aye
Karen Barsch	aye
Robert Eber	aye
Joshua DiCarlo	aye

3. Swap out the southwest corner triangle section with additional easement space on the northeast corner of the property to maintain the view corridor.

Bill Lucas	aye
Jeff Ferrell	aye
Karen Barsch	aye
Robert Eber	aye
Joshua DiCarlo	aye

4. Carry on the split rail fencing along the inside of the property to the exterior of the property along Quincy Avenue.

Bill Lucas	aye
Jeff Ferrell	nay
Karen Barsch	aye
Robert Eber	aye
Joshua DiCarlo	aye

Mr. Lucas moved to approve the application, but only subject to four conditions to restrict vegetation to six feet along Quincy Avenue, move the pocket park to the north no less than 20 feet, swap out an equivalent area of the triangle piece on the southwest corner of the property to the northeast and to keep the exterior fencing consistent with interior fencing consisting of split rail fence. Ms. Karen Barsch seconded the motion.

Mr. Eber expressed concern that the current proposal provides a great corridor for the seven homeowners, but does not meet the mission of the PTRC to protect the Master Plan and the residents of the Village who travel along Quincy Avenue.

Mr. Ferrell reported that the Calkins family has been very responsive to the Commission's requests and the City's plans including the Master Plan and the Blue Ribbon Panel. He believes the Commission has done its job in representing the Community and he thanked the applicant for their cooperation throughout the process.

Bill Lucas	aye
Jeff Ferrell	aye
Karen Barsch	aye
Robert Eber	nay
Joshua DiCarlo	aye

The motion passed with four ayes and one nay.

SUBCOMMITTEE DISCUSSIONS

a. Summary Sheet

Trail Enhancement Update

Mr. Ferrell reported that the Trail Enhancement Subcommittee consisting of Mike Gallagher, Joshua DiCarlo and himself recently met and walked a number of trails in the Village. Mr. Ferrell referred to a trail off of Pond Road and Holly Street as one of the City's trails where a significant amount of building activity has occurred along the trail. The subcommittee would like to add a bollard at the trailhead off of Holly Street and Pond Road to identify the trail.

Pond Road, west of Holly Street, is subject to a 15 foot bridle easement that dates back to the Final Plat of the Charlou Subdivision. At the western end, Pond Road connects with Trail #4452, heading west. At the western end of #4452, the trail runs into Tenaya Lane. At that point there is a spur, #5145, which is maintained by Parks and Recreation staff, although it dead ends at the thick undergrowth and tall cottonwoods along the High Line Canal. This easement also was set during the area subdivision. It was noted that this area is very close to the Dahlia Street Bridge. The subcommittee proposed that the Commission should evaluate the utility of #5145. Commissioners that were not familiar with the area agreed to visit the site, with a discussion to be held at a later date.

Special Events Update

There was nothing to report on this subject.

Communications/Crier Article

Mr. Eber will write the next Crier Article.

General Updates

There was nothing to report on this subject.

b. Parks, Trails and Recreation EnhancementReport on Dahlia Hollow Park Improvement

The public hearing for Dahlia Hollow Park improvements is scheduled for February 13, 2014. Letters will be mailed to surrounding neighbors prior to the meeting.

QUINCY FARM VISIONING COMMITTEE (QFVC) UPDATE

The Quincy Farm Visioning Committee is working on a report that will be presented to the PTRC in March before being presented to City Council.

PTRC REPORT TO CITY COUNCIL – CHAIR BILL LUCAS

Mr. Lucas reported that several PTRC members attended the recent City Council meeting to discuss open space in the Village. The Commission discussed budget and finance options for acquiring open space. Mr. Berninzoni will arrange for Karen Proctor, Finance Director, to address the PTRC and explain potential funding options.

REPORTS**a. Parks Division Maintenance Log**

There was nothing to report on this subject.

b. City Council Report

There was nothing to report on this subject.

NEW BUSINESS

Mr. Lucas reported that Mr. Berninzoni is applying for a planning grant for John Meade Park through Arapahoe County Open Space and he encouraged Commission members to write letters of support.

ADJOURNMENT

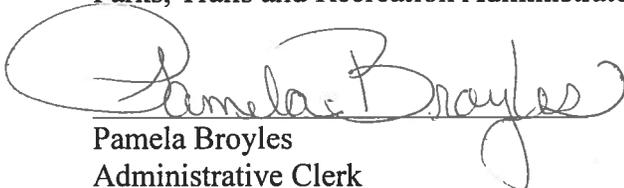
There being no further business the meeting was adjourned at 9:37 p.m.
The next scheduled PTRC meeting is February 13, 2014.



Bill Lucas
Committee Chair



Ryan Berninzoni
Parks, Trails and Recreation Administrator



Pamela Broyles
Administrative Clerk