

Subject: Capital Improvement Program Citizen Advisory Committee Meeting

Date: March 4, 2015

Call to Order (6 p.m.)

A regular meeting of the CIP CAC was called to order by committee co-chair Delilah Collins.

Present – Committee members Sandy Carruthers, DeLilah Collins, Joby Rittenhouse, Jonathan Popiel, Colleen Becker; Commerce City staff: Courtney Smith, Carolyn Keith, Maria D'Andrea, Scott Hergenrader, Angela Shelbourn, Jimmy Luthye

Co-chairs Report

1. *CIP quarterly council update*

- a. Council was grateful that the committee has given time in service to the city.
- b. Based on the discussion from previous meetings, the CIP CAC agendas are more reflective of input vs. information needs. Want to meet committee and council expectations, so feedback is important.

No questions about what happened at the meeting.

Input: 2K Projects

1. Program Director Scott Hergenrader presented about the new recreation center
 - a. Initial feasibility study indicated the site around Second Creek area was appropriate for combined recreation center/community park.
 - b. In mid-2014, the City began an environmental assessment of floodplain location so infrastructure planning could begin.
 - c. Additional complexities following the environmental assessment included:
 - i. Wetlands were higher quality than previously anticipated.
 - ii. Previously proposed channel improvement didn't follow desired historic flow pattern.
 - iii. The City found a bald eagle's nest that wasn't on the state's list and had the potential for mating birds.
 - d. Brought this information to council in late 2014. Reconfirmed expectation to keep recreation center on the property. Staff is moving forward with federal approval process.
 - e. In January, the City received an unsolicited proposal for Parcel O, adjacent to the site. The developer apparently wants to build more homes but needs more cash flow. City Council approved an option letter, which allowed the City to complete investigative work on the site. As part of this investigation, they are also identifying other possible parcels.
 - f. It's not yet a done deal, though staff is still moving forward on the federal approval processes at Second Creek.

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- g. Questions/comments from committee:*
- i. Committee member Becker: Will the rec center disturb the eagle habitat? Will they be forced to go somewhere else?*
 - 1. Program Director Hergenrader: The City would not want to interfere with nesting season. This would be called a "take of the nest."*
 - ii. Committee member Popiel: Is the nest on the rec center side?*
 - 1. Program Director Hergenrader: It is on the eastern side of the area and would impact only a small area.*
 - iii. Committee member Rittenhouse: Referring to the proposed channel improvement slide – is it more on the eastern side or is it toward the center?*
 - 1. Program Director Hergenrader: Our understanding is that the natural, historic flow would follow the contour of the blue line in the proposed channel improvement side.*
 - iv. Committee member Popiel: Have you decided how the rec center will be built (i.e. design-build, CM/GC, etc.?)*
 - 1. Program Director Hergenrader: We haven't decided yet – a facility specialist will undoubtedly build the facility itself. It will likely be a series of contractors but we aren't sure of the procurement method as of yet.*
 - v. Committee member Carruthers: Initial reaction is that it will all be very challenging and won't be in line with the initial vision – our promise for five projects, five years, one penny may face serious budget, quality and timeline slippage issues.*
 - 1. Program Director Hergenrader: The initial constraints were not completely explored. For instance, the wetlands were not originally understood correctly as they were measured during a drought year. Channel restoration issues are relatively new, as is the bald eagle issue. We still expect to build the project on-time and within budget. Some of these changes may even mean more budget flexibility than originally anticipated.*
 - vi. Committee member Popiel: How do the changes and the smaller site create more budget?*
 - 1. Program Director Hergenrader: We aren't sure about budget impacts as of now. There may be some flexibility because of environmental considerations we will no longer have to make because of the smaller area.*
 - vii. Committee member Carruthers: With budget impacts, we really need to know if there will be overages and are there contingencies for these circumstances?*
 - 1. Program Director Hergenrader: We will examine this further. We have some opportunities to save money in some areas and will be able to mitigate or offset other budget hikes. If there are overages, we do have contingencies*

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- within the 2K program. Even if there are issues, the overall budget will allow for that.*
- viii. *Committee member Carruthers: I thought the rec center and community park were going to be in the same area.*
- 1. Program Director Hergenrader: The park was never going to be in that area. We have determined potential park sites and we have three. We still have the opportunity to determine whether the site goes where it was originally planned, or if it goes in a potential parcel. Either way, there will be a great opportunity to build a great park for the community.*
- ix. *Committee member Carruthers: Concerned about acreage, if it's limited to a smaller area, what impacts will there be to the quality of the park.*
- 1. Public Works Director D'Andrea: When we came up with conceptual designs, we allowed for areas for future expansion. For instance, there is a possibility for an increased pool area.*
- x. *Committee member Becker: The intersection at 112th and Potomac – will all of that be paved and improved?*
- 1. Public Works Director D'Andrea: There are two elements in this case – the rec center itself, as well as improvements to access and the roadway leading up to it. 112th will be paved from Chambers to Highway 2. We need to bring water, sewer and electrical utilities up that area, and it will all be paved and improved related infrastructure.*
- xi. *Committee co-chair Collins: Is there any chance that this site will be unusable for the rec center?*
- 1. Program Director Hergenrader: There is always a chance for unforeseen issues. For now, there is nothing that tells us that this area will be unusable. There are challenges but otherwise it should be standard construction with ample room to build the rec center.*
- xii. *Committee member Carruthers: Will this change mean any impacts on timeline and how will this impact changes to the existing rec center?*
- 1. Program Director Hergenrader: Once we know about the opportunity for the other parcel, we will know more and be able to answer these questions more clearly. As of now, we feel we can deliver these projects in five years. There are building options.*
- xiii. *Committee member Carruthers: There are desires and interest in getting these projects done on time and within budget. People have expectations and we need to maintain transparency and accountability once we have specifics. And we want those specifics as soon as possible.*

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1. *Program Director Hergenrader: We will be accountable and transparent. You can expect that from us.*
2. Public Works Director Maria D'Andrea presented on plans to widen Tower Road
 - a. The design team has researched landscaping and lighting options that will be most effective, within budget, as well as sustainable.
 - b. The City wants to blur the lines between Denver and Commerce City – want to work with Denver to have four lanes all the way through. There will be two northbound lanes, two southbound lanes, bike lanes and a sidewalk separated by a tree lawn in the median.
 - c. Through negotiations, we have identified a need for additional sanitary sewer and other items and we have received budget for that. It will be placed beneath the roadway lengths. This allows for developers to not create retention ponds for the storm water runoff. By using a detention pond, it can go into a pipe system and use smaller ponds, and water can be used more reasonably.
 - d. *Questions/comments from the committee:*
 - i. *Committee member Popiel: What about the ramp?*
 1. *Public Works Director D'Andrea: We've had movement – come to an agreement on maintenance cost to move non-airport traffic onto that on-ramp. Council is interested in doing that. It will hopefully go to council.*
 - ii. *Committee co-chair Collins: Are there any issues with FAA funds?*
 1. *Public Works Director D'Andrea: This agreement should clear those issues. The amount is around \$20,000. We'd still be on the hook for annual maintenance and then concrete replacement costs. Because this is a short-term agreement, the likelihood of having to pay into that is very small.*
 - iii. *Committee co-chair Collins: It's probably better to get into that now as opposed to when the big Pena project begins.*
 1. *Public Works Director D'Andrea: Yes. The agreement is written for them to come to a decision within five years.*
 - iv. *Committee member Popiel: Is there really a sidewalk that goes all the way down to Pena Boulevard?*
 1. *Public Works Director D'Andrea: Yes, it's one of the key things that will go into place. 104th Avenue has robust landscaping. We didn't want to do too much – some pockets will have nice landscaping, then there would be areas with nothing. And instead of spray irrigation, we'll use irrigation from the ground, which is like a mesh and will use less water.*
 - e. With the lighting, we'll use LED lighting instead of traditional because they save energy, burn brighter and fade out instead of cutting out. Xcel doesn't offer LED lights so we would have to own them ourselves. We are looking into costs – LED lighting is about 10 times less. Therefore,

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- we're going with LED lights. They are whiter, much more directed and will meet all lighting standards.
- f. Tonight, we want to talk about the light poles. We can keep the poles the same but not the same bucket light. -- **Reviewed different light options at this time --**
 - g. Since we'll own them, we'll be able to put up banners. Xcel doesn't allow this. We could do something to add color and dimension to the project.
 - h. *Committee input on proposed aesthetics and lighting:*
 - i. *Everyone supported the new look. Curiosity about the color of the poles. They can be any color.*
 - ii. *Committee co-chair Collins: Is it absolutely necessary to have trees? There is an issue with visibility and trees impeding sight distance. Trees can create a visual barrier, especially at night. Trees are OK but maybe we should look at shorter vegetation instead.*
 - 1. *Public Works Director D'Andrea: We appreciate that feedback.*
 - iii. *Committee member Rittenhouse: Is there any possibility for poles to line that sidewalk as well?*
 - 1. *Public Works Director D'Andrea: We'll look at options to how the sidewalk can be lit.*
 - iv. *Committee member Rittenhouse: What about lights in the sidewalk itself?*
 - 1. *Public Works Director D'Andrea: They're expensive and difficult to maintain and not necessary for a straight shot sidewalk like this. The cost outweighs the benefit. Lights will be placed where they won't need to move when the future third lane is in place.*
 - v. *Everyone was in agreement that LED was the way to go.*
 - i. *Committee input on draft video storyboard, as presented by Communications Coordinator Angela Shelbourn.*
 - i. *Due to the commuter nature of this project, we have decided to create a short informational video that can be posted on the website, social media, Channel 8, etc., to gain a larger audience than a public meeting. Please note that we have just provided the script and a videographer will create the images.*
 - 1. ***There were no questions or comments from the group.***
3. Communications Coordinator Shelbourn presented on the upcoming parks: Villages at Buffalo Run East and Turnberry.
- a. Public design meeting for each park will be held in April (Turnberry April 8 and VBRE April 9, 6 p.m.).
 - b. Strategy is to give the public quality choices that are both within budget and site-appropriate. The public meetings will consist of a presentation on the site, standard features, optional

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- features and themes. Attendees will receive ballots at the meeting. Ballots will also be at the recreation center, civic center and online.
- c. Votes will be tallied and the project team will use this as a guiding voice for final design.
 - d. Upon final design completion, there will be a widespread outreach plan via press release, the website, social media and displays at the neighborhood outreach events, the rec center, civic center, King Soopers on 104th, etc. This grassroots approach yields more positive involvement from the community than the limited turnout of a typical public meeting. It's also more cost-effective and less labor-intensive.
 - e. *Staff needs input from CIP CAC on the following questions:*
 - i. *Are the sample ballot questions clear and easy to understand?*
 1. *No feedback about questions being difficult to understand.*
 - ii. *What additional methods could increase community engagement?*
 1. *Committee member Becker: For Turnberry, is it possible to include a flat fourteener? It's a program more than an element. It's a program that started a number of years ago – you walk the distance to have climbed a fourteener.*
 - a. *Communications Coordinator Shelbourn: More about signage than anything. It was a part of LiveWell Colorado. Mileage markers will be the key for that.*
 2. *Committee co-chair Collins: Seconded a desire for the "flat fourteener" program.*
 3. *Committee member Carruthers: Public input is vital. It's challenging but it can result in significant improvements. It happened with outdoor pool and Fronterra and there is no reason it shouldn't work well here.*
 4. *Committee co-chair Collins: Can we provide a one-pager for kids to take home to parents?*
 - a. *Communications Coordinator Shelbourn: Fact sheet will provide all of that.*
 5. *Committee member Becker (question asked following meeting): The parking around Turnberry Elementary where the park borders is always a nightmare for parking. Last summer my husband mowed a pathway across the park so that people could park on the street and cross the park without impediment. This use this path has received has been incredible. Anyway we could incorporate this element (or one similar) into the plans? I foresee the grass in that area getting trampled anyhow because of the precedent we have set.*
 - a. *Park and Recreation Staff Traci Ferguson (answered following meeting): The Turnberry layout we are moving forward with has a path through the middle of the park. It was designed to*

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accommodate the existing social trail on the site. We will not have a conceptual rendering available until the April 8 public design meeting, but the design of the park will take that path into consideration.

Input: CIP Projects

1. Public Works Director D'Andrea presented on Highway 2.
 - a. Highway 2 designers have created the proposed cross sections based on the unique structure of this corridor. This style of cross section is becoming more widespread as bicyclists, pedestrians and motorists utilize the same road.
 - b. Want to provide bike lanes in addition to multi-use path users. On Highway 2 – proposing a “cycle track” with bikers going each direction – this way there will be even more of a buffer between from traffic. Each bike lane would be 6 feet wide. It's a great opportunity for views over by the refuge and may tie into public art.
 - c. *Input on proposed cross sections:*
 - d. *Committee member Popiel: It's not showing any shoulders. What if there's an accident?*
 - i. *Public Works Director D'Andrea: There would be pull-off areas, but yes if there was an accident in Derby, there would not be enough shoulder for emergencies. Looking to also re-stripe Magnolia to not have to bring cyclists all the way to 72nd because we'll be doing a separate striping project on 72nd.*
 - e. *Committee member Becker: Question at 104th and Potomac intersection – what were the results of the recent traffic analysis?*
 - i. *Public Works Director D'Andrea: The hope is to have a turn signal up by August. There were a number of accidents that prompted this decision.*

Informational: Program and Project Updates, as presented by CIP staff member Courtney Smith

- i. *Open for questions on budget and the executive summary report:*
 - a. *Committee member Carruthers: Couldn't make the tour on the 20th of Feb. Questions have come up about the spray pool and wading pool? And does budget include crosswalks at 60th and Monaco?*
 - i. *Yes that will still be there. We'll continue to enhance it.*
 - ii. *The crosswalks will not come out of the pool budget. A different budget.*
 - b. *Committee member Carruthers: Does it account for secure cycle parking?*
 - i. *There will be bike racks for cycle parking.*
 - c. *Committee member Carruthers: I'd like to see another table that shows projected timeline for all 2K projects. Not sure if it goes in the executive summary.*
 - i. *Will be included in the quarterly updates.*
- ii. *Parks and Recreation Director Carolyn Keith presented about the outdoor pool*

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- a. *Committee member Becker: Excited following the tour. Going to be more like a water park rather than a community pool. It's a better layout and a lot bigger than I expected.*
- b. *Everyone liked it.*
- c. *Colored blocks will be an interactive water feature in the kiddie pool.*
- d. *Domino will be at the end of the island on the lazy river, closest to the water slides.*
- e. *Dice and pieces will be on the island portion of the lazy river. The pieces are spray features.*
- iii. *Budget update will be available at the next CIP CAC meeting*
 - a. *Committee member Popiel: Is there a solid completion date as of yet?*
 - i. *Parks and Recreation Director Keith: It is on-schedule – the problem is that March with the potential for snow, there are still some unknowns. On-target for June, but the exact date isn't known as of yet.*

Public Comments and Questions, as presented by Co-chair Collins

- a. No public present

Next Steps and Calendar (DeLilah Collins) (7:25-7:30 p.m.)

- i. Next steps for the committee – Next meeting is May 6, followed by July 1, Sept. 2, Nov. 4
- ii. City council meeting on May 4
- iii. *Committee member Rittenhouse: Second creek – given the extent of the wetlands – does that open the door to examine any other areas for funding?*
 - a. *Parks and Recreation Director Keith: It's possible, but we're already going to be seeking any grants we can.*
- iv. *Committee member Carruthers: I learned recently that there is a matching component – can you explain that?*
 - a. *Parks and Recreation Director Keith: 2K is our match. We've always had that to bring to the table.*
- v. *Committee member Carruthers: Have we already submitted a grant for the potential parcel purchase?*
 - a. *Parks and Recreation Director Keith: Yes – it's hard for them to approve since we don't know for sure if we need it, but it's possible.*

Co-chair Collins adjourned the meeting with a reminder about the website – www.c3gov.com/QCL