



PARKS & RECREATION ADVISORY BOARD

Public Hearing on The Aurora One Neighborhood Park Master Plan

Wednesday, November 2, 2022 – 5:00 p.m.

WebEx Meeting

MINUTES

PARKS & RECREATION BOARD MEMBERS PRESENT: Sydney Futrell, Chair, Angela Zbikowski, Vice-Chair; Rick Eriksen, Marty Tessmer, Bryan Taylor, Bobbie McClure, Robert Armstrong, Mike Ely

MEMBERS ABSENT: Andre Hickman

OTHERS PRESENT: Joe Sack, Manager of Recreation Services; Brooke Bell, Director of Parks, Recreation and Open Space; Nicole Ankeney, Manager of Parks Planning, Design and Construction; Curt Bish, Parks Planning Supervisor; Geoffrey Babbitt, Developer, GB Capital LLC; Julie Gamec, Consultant, THK Associates; Suzie Jaquith, Administrative Supervisor

OTHERS ABSENT: None

I. CALL TO ORDER: By Parks & Recreation Board Chair Futrell at 5:05 p.m.

II. INTRODUCTIONS: None

III. ADOPTION OF AGENDA: The Agenda for the November 2, 2022 meeting was approved after a motion was made by Member Eriksen and seconded by Member Tessmer.

IV. ADOPTION OF PARKS & RECREATION ADVISORY BOARD MINUTES –
The August 3, 2022 meeting Minutes were approved after a motion was made by Member McClure and seconded by Member Ely.

V. PUBLIC HEARING: The Aurora One Neighborhood Park Master Plan

- A. Curt Bish, Planning Supervisor, Parks Planning, Design & Construction, provided a slideshow presentation which included public process, site history, features and site plan.
- The location of the Aurora One development straddles Stephen D. Hogan Parkway, between Picadilly Road, E-470, 6th Avenue, city-owned open space as well as privately owned land.
 - The developer of the community plans to construct an 8.5-acre neighborhood park which will be dedicated to the city for ownership and maintenance.
 - Before construction of the park can begin, a master plan which establishes the conceptual layout of proposed recreation use and facilities must first be approved. The approval process includes: Engage with citizens within the service area to gather public input; provide notification of upcoming meeting to City Council; Develop the master plan; Present master plan to the Parks & Recreation Advisory Board for a public hearing and for board approval.
 - Flyers were distributed to registered neighborhood groups and residents within a 2-mile radius of the site. Recipients received a draft park plan and were

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invited to take an online survey. The purpose of the survey was to gather information regarding park user preference.

- Results of the public survey:
 - A total of 35 potential park users responded to the survey.
 - Respondents expressed support/need for a new park and recreation facilities closer to home.
 - No objections were raised regarding the proposed park development program.
 - An unprogrammed area in the southern half of the park elicited feedback regarding preferences for facilities to be provided either initially or in a future phase of park development.
 - An open-ended question gave an opportunity for residents to offer comments and suggestions.
 - Feedback from the survey included ideas on how to use the unprogrammed area included providing additional shade (structures, sails, etc.), a full inclusive playground, a small dog park, outdoor exercise equipment, and pickleball courts (with lighting).
- The draft master plan was updated in response to public input received to include:
 - The pickleball courts were shifted to the southern half of the park.
 - Lighting was added to courts.
 - A small shade structure was also added near the courts.
 - Proposed outdoor exercise/fitness stations were added to the space where the courts had previously been.
 - Shade elements are explicitly annotated in response to callouts for the playgrounds.
- A map of the park was shared with the board. A drainage corridor will divide the park into two sections. The northern half of the park will contain most of the active recreation facilities including a multi-purpose play field, picnic shelter, groupings of exercise/fitness stations, separate playgrounds for preschool ages 2 to 5 year old, and school ages 5 to 12 year old, vault toilets and security lighting located in proximity to the playgrounds. The southern half of the park will contain a lighted pickleball court, a small shade shelter program space. The unprogrammed portion of the park will allow for potential expansion for park use opportunities, based on future needs. Site furnishings such as park benches, bike racks, trash receptables, and pet waste pickup stations will be provided throughout the entire park.
- Staff recommendations are the draft park master plan complies with the PROS approval criteria and recommends board approval of the plan. Should the board approve the plan, staff will continue to work with the developer and will review and approve civil construction drawings which will carry out the spirit and intent of the plan.
- Question to the board is: Does the board wish to approve the Aurora One Neighborhood Park Master Plan?



B. Feedback and Questions from the Board

- Member Eriksen asked if there will be public access to the park. Curt Bish, Parks Planning Supervisor, responded, yes, on the northern boundary of the park, there is a proposed two-lane collector, local street which will provide street parking. To the east of park, another future two-lane collector, local street is planned. Both streets will inter-connect to the rest of the street network in the Aurora One Neighborhood and beyond. Future trail connections are also planned from the residential southside of the park and the commercial west side of the park. A concrete trail running along the drainage corridor that connects to the larger regional trail network beyond the Aurora One Neighborhood is also planned.
- Member Eriksen asked how many homes will the park service. Geoff Babbitt, Developer, responded the current planned development will include a mixture of housing. A 350-unit apartment complex on the south side of park; approximately 225 townhomes and duplexes on the north side of the park; and roughly 200 single-story townhomes and duplexes are also planned south of Stephen D. Hogan Parkway. Staff followed up stating, given the location of the park and the nature of development that currently exists, it is anticipated the park will serve many more residents than just those residing in the Aurora One Neighborhood.
- Member Mike Ely asked for staff to clarify the different sections on the Aurora One Community map. Nicole Ankeney, Manager of Parks, Planning, Design and Construction, explained the sections of the map signify residential areas, commercial areas, mixed use business and open space. Member Ely expressed concerns about traffic impacts due the high-density neighborhood planned as well as no retail in the area. He commented Aurora needs to do more to incentivize residential development to include commercial use.
- Member McClure asked, if the city decides to update the park after taking ownership, what is the process. Curt Bish, Planning Supervisor responded, updates or modifications to parks can be made by the PROS Department at the department level. For any proposed major renovations to a park, a formal approval process is needed with input from the public, and other stakeholders, the Parks & Recreation Board and city council.
- Member McClure asked how funding for parks is divided equitably throughout the city. Curt Bish responded the PROS Department works to ensure expenditure of funds are done fair and equitable throughout the city. The PROS department is currently involved in a city-wide master planning effort which addresses equity. Results from the master planning project will help staff develop an equity tool to be used as a guide in decision making.



- Member McClure asked what is the funding source for parks. Brooke Bell, Director of PROS, responded funding comes from several places: Conservation Trust Fund which is funded by Colorado Lottery proceeds; Adams and Arapahoe Counties which is funded through sales tax; developer fees funded through the parks development fund; and lastly grants. Curt Bish followed up stating the cost of construction of a developer constructed park is covered entirely by the developer.
- Member McClure requested Forestry Division staff present on park tree management at a future board meeting.
- Member McClure asked how it is decided which park equipment gets replaced and the method of how vendors are chosen. Brooke Bell, Director of PROS, responded these questions can be answered at future meetings.
- Member Ely asked what the name of the street is directly adjacent to the park on the north side. Nicole Ankeney, Manager of Parks, Planning, Design and Construction, responded it is a new road with no name assigned yet. The road will feed off the Steven D. Hogan Parkway on the west side of the park and connect on the east side of the park to a future road called Crossroads Boulevard.
- Member Eriken asked what areas of the park will be irrigated. Curt Bish responded the preparation of the construction drawings for the park will outline the irrigated areas versus native grass areas. Generally, the larger multipurpose play area in the northeast corner of some spaces around the main activity areas will be irrigated. The goal will be to keep most of the park native for water conservation purposes.
- Member McClure asked what size category does the park fall into. Curt Bish responded it is considered a standard size neighborhood park.
- Member Tessmer asked what do “shade elements” mean. Curt Bish responded shade elements are poles or posts extended over a large space with fabric sails extending between them to provide shade or it could include specially designed play equipment that integrates with a canopy.
- Member Tessmer asked if the trees planted will be young trees. Curt Bish responded, yes, young trees have more success with long term viability. Member Tessmer is concerned about the lack of shade in the park. He suggested more shaded structures such as pavilions scattered throughout the park. Curt Bish responded shade will be considered during the construction drawing phase.
- Member Tessmer expressed concerns of not having a dog park in the proposed park plan. Curt Bish responded the need for dog parks city-wide are currently being assessed through the city-wide master planning project. The preference is to defer the decision to include a dog park until later when there is information to make an informed decision. Member Tessmer commented the addition of a dog park and more shade structures should be included.



- C. Announcement of the Opening of the Public Hearing – Chairperson Futrell announced the opening of the public hearing.
- D. Public Invited to be Heard
- Ms. Rader asked where the survey response comments originated from. Curt Bish responded from the public who would be served by the park and were sent flyers to participate in the survey. Ms. Rader remarked she resides in the Thunderbird Estates which she stated is heavily impacted by development in the area. Ms. Rader is concerned where the water will come from to irrigate the park. She is hoping the city takes into consideration water conservation efforts. Ms. Rader is also concerned about traffic impacts and on-street parking. Ms. Rader opposes the plan to construct a park.
- E. Follow-up Questions from the Board
- Chairperson Futrell asked how staff decides if a major renovation or upgrade is needed in the park system. Brooke Bell, Director of PROS responded, decisions are made yearly and the 5-year capital plan is updated, based on the knowledge at the time and the availability of funds.
 - Member Eriksen commented there will be more tax revenue created by people moving to Aurora and believes it will far exceed what is needed to maintain this small park. He remarked, the park is not going to be developed for another year, at which point the tax base will increase.
 - Member Eriksen commented the city of Aurora has grown tremendously to the east and would like to see plans pertaining to future development also include protecting people who own property in that area.
 - Member Armstrong asked what the distance is from the proposed pickleball court to residential areas. Julie Gamac, Consultant, THK Associates, responded she will send information to staff.
- F. Announce the Close of the Public Hearing – Chairperson Futrell announced the closing of the public hearing.
- G. Board Motion and Vote on Aurora One Neighborhood Park Master Plan
- Chairperson Futrell requested a motion be made by board members to vote on the approval of the Aurora One Neighborhood Park Master Plan. Member Armstrong made first motion to approve and Member Eriksen seconded the motion. The motion was voted on by all board members and was approved by a margin of 7-1.

VI. PROS UPDATES – Brooke Bell, Director of Parks, Recreation and Open Space Department

- A. Freedom Memorial Update
- Curt Bish, Planning Supervisor, reported the Colorado Freedom Memorial Foundation has engaged the services of a consultant to refine the design to

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prepare more detailed plans. Once the plans have been revised it will move forward in the review and approval process.

B. PRAB Term Limits

- Joe Sack, Manager of Recreation, reported board terms have gotten out of alignment over the last couple of years and the City Clerk's Office has made a request to re-align terms to create more evenly staggered term ending dates within the different city boards and commissions. This will allow for better continuity. In order to accomplish this, staff recommends shortening Angela Zbikowski's position, who has resigned, to 2025. Also, extending Andre Hickman's position to 2024. This will create 3 terms expiring in 2023, 3 terms expiring in 2024 and 3 terms expiring in 2025. The board was in consensus of the proposed re-alignment.

C. PRAB 2023 Meeting Calendar Locations

- Joe Sack, Manager of Recreation, opened a discussion on plans for board meetings in 2023. Starting in 2023, the city municipal building will have conference rooms available for boards and commissions to meet. Recreation Centers will also have available meeting rooms. A consensus of all board members would be required to start meeting in person. A survey will be sent to board members and the anonymous responses will be shared with the board. Joe Sack and Chairperson Futrell are recommending meeting virtually up until the April meeting. Discussion to finalize a 2023 meeting plan would be an agenda item for the February meeting. The second recommendation is to hold the December 7, 2022 meeting and to cancel the January 4, 2023. The board was in consensus of both recommendations. Member McClure asked for consideration to move in-person meetings to later in the evenings to allow members transportation time from place of work, to meetings. Chairperson Futrell responded it will be added as an agenda item for the February meeting.

D. PROS Updates

- Brooke Bell, Director of PROS, announced Doug McNeil, Manager of Golf, is retiring at the end of the year after 25 years of service. Brooke is proud of what Doug has accomplished over the years by delivering a wonderful product for the citizens of Aurora and he will be missed.

VII. BOARD MEMBERS REMARKS

- Member Ely remarked he visited Hoffman park and thought it was nicely used and the construction crews deserve kudos for their work.
- Member McClure asked if benches will be installed at the shelter near the playground at Hoffman park. Joe Sack will follow up with staff.
- Member McClure asked if weed control is done in the native areas at Hoffman park. Brooke Bell responded it takes approximately 3 years to establish native grasses and during that time, weeds need to be controlled by hand. Eventually the native grass will fill in and minimize weeds.

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- Member McClure requested more information about a grant to develop an outdoor park at Morrison Nature Center be given at the next meeting. Brooke responded, yes that can be done.
- Member Armstrong asked if signage can be placed at Grandview Dog park alerting when water is on and off at the water fountain. Joe Sack will follow up with staff.

VIII. FUTURE MEETINGS

- A. December 7, 2022 - WebEx
- B. January 4, 2023 - CANCELLED

IX. ADJOURNMENT – Member Tessmer made a motion to adjourn and Member Eriksen seconded. The motion passed at 6:42 p.m.

Sydney Futrell
Sydney Futrell (Jan 4, 2023 14:30 MST)

Sydney Futrell, Chair;
Parks & Recreation Board

Suzie Jaquith

Suzie Jaquith, Administrative Supervisor

ADOPTED Jan 4, 2023

PRAB November 2 2022 (1)

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Final Audit Report

2023-01-04

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