

Parks and Recreation Advisory Board Minutes

Regular Meeting – February 25, 2021

Meeting Location: Virtual – Via Go To Meeting

Roll Call

Board Members Present: William Findlay
Marc Litzen
Gary Schroen
Austin Solko
Nancy Strippel
Lisa Whalen

Board Members Absent: Beau Flores
Phil Pe'a
Byron Wiehe

Guests Present: Ted Ciavonne, Ciavonne, Roberts & Associates, Inc.
Don Gravette, La Plata Communities, Inc.
Cody Humphrey, La Plata Communities, Inc.
Doug Quimby, La Plata Communities, Inc.
Jane Quimby, La Plata Communities, Inc.
Mike Ruebenson, La Plata Communities, Inc.

City Staff Present: Ken Sherbenou, Director of Parks and Recreation
Kirsten Ashbeck, Principal Planner, Community Development
Allison Little, Administrative Specialist

Meeting called to order by William Findlay at 12:02 p.m.

Redlands 360

Dr. Bill Findlay invited the Developers of the Redlands 360 project to share with the Board about the project. Cody Humphrey talked with the Board about the area and the proposed development. The property is 624 acres and plans to include between 1300 and 1850 residential dwelling units. There is also about 5.5 acres set aside for commercial development. The developers have created design drivers to guide their decision making as they proceed throughout the project process. Drivers include promoting pedestrian-oriented atmosphere, creating connectivity throughout the community, celebrating vistas, landforms (“Four Brothers”) and preservation of the existing social trail network, promoting outdoor activity through amenities, provide housing product that are varied in styles and price point, and providing community landscaping that is xeric/water-conserving in nature.

The Developer is thinking about this project in terms of four elements; the land, the modern (or recent) history, the views, and the amenities. The location of the Four Brothers and other land elements have naturally created four quadrants which lend themselves to neighborhoods and significant area for parks and open space. The recent history has included a lot of social usage and stewardship of the area. There are many social trails and interesting artistic elements that the developers would hope to preserve. The property has great views of the Colorado National Monument, the Grand Mesa, the Bookcliffs and the Uncompahgre Plateau. The 360 degree nature of these viewsheds are important to preserve in the

design process. Finally, the landscape offers opportunities for unique amenities such as an incline, multi-use trail systems, areas for more passive recreation and other outdoor recreation.

The developer plans to dedicate around 198 acres of parks and open space to the City which would be maintained by a Metro District created within the development. There would be other private parks and facilities that would be maintained by neighborhood HOA groups. The Metro District would be allowed to charge a minimal fee for using areas they maintain. The Developer would like to consider using the amount that would normally be charged in Development Fees to fund the development of the public parks and open spaces. Ken Sherbenou reminded the Board that the Development Fees are not only used for parks, but also to address impacts on transportation and other City services as well. Board members commented on the need for more public spaces in this area of town and their appreciation for a development willing to include those amenities in their plan. Chairman Findlay will collect specific feedback from Board members via email.

Adjourn

The meeting adjourned by acclamation at 1:25 p.m.

The next regularly scheduled meeting will be March 4, 2021.

Respectfully Submitted,

Allison Little
Administrative Specialist