

STUDY SESSION NOTES

CITY OF WHEAT RIDGE, COLORADO

City Council Chambers 7500 W. 29th Avenue

October 16, 2017

Mayor Joyce Jay called the Study Session to order at 6:32p.m.

Council members present: Monica Duran, Zachary Urban, George Pond, Kristi Davis, Tim Fitzgerald, Larry Mathews

Absent: Genevieve Wooden (excused); Janeece Hoppe (excused)

Also present: City Clerk, Janelle Shaver; City Manager, Patrick Goff; Administrative Services Director, Heather Geyer; Parks and Recreation Director, Joyce Manwaring; Community Development Director, Kenneth Johnstone; guests and interested citizens

CITIZEN COMMENT ON AGENDA ITEMS

Dick Orcutt (WR) spoke in favor of keeping the baseball field at Anderson Park. He has coached college baseball for 32 years and was an assistant coach at WRHS in the 1990's. He believes taking the park and destroying the baseball site may be a mistake later on. He reminded Council this park was purchased when Hank Stites was mayor specifically for the purpose of being a baseball park. It is suitable for 14 year olds up to adults. It is a beautiful setting and doesn't interfere with other activities in the park. If cost for maintenance is an issue, there are organizations like the USAAA baseball that would buy and maintain the field. He doesn't know if that information was ever brought out. He noted that this past weekend there were high school teams from across the nation that competed at WRHS and Anderson Park, showcased by college coaches and some professional scouts. He doesn't think lights are mandatory, but he noted it is one of the few lighted parks in the area and they are getting more scarce. He realizes the time is close, but he hopes that more information could be included. There are many folks who would like to keep the baseball field, and he's not sure the research and study that was paid for with tax dollars covered that part of it. He would like to be advised of anything that can be done in the future to carry this further.

Guy Namiach (WR), a Parks Commission member, said they saved the big bang for Anderson Park. They spent the last 4½ months doing community meetings – including three full blown community meetings, personalized invitations, and the key park users. They brought in the community and asked them what they wanted for various amenities and uses. They came back with different drawings and even created a special oversight committee to honor the voters for their support of the 2E initiative.

- 1.** Staff Report(s) (See added new Agenda Item 5)

2. Anderson Park Preferred Concept Plan – Joyce Manwaring

Joyce Manwaring reported that in March 2017 a contract was awarded to Barker Rinker Seacat and MIG for a concept plan and design based on public input. She said diligence was given to amenities; there were focus groups, an open house, a pop-up event, and a community meeting last week. The handouts include input from the community meeting and a letter she received at the community meeting about the lack of a baseball field. She noted the presentation would include location and design of amenities/buildings and costs. She is looking for direction from Council. The Preferred Design is scheduled for Council's approval by resolution next Monday, followed by contracts, bidding and the construction process.

Ms. Manwaring introduced **Paul Kuhn** and **Samantha Suter** from MIG and **Craig Bouck** from Barker Rinker Seacat, noting Craig was the lead architect for the Recreation Center.

Paul Kuhn explained MIG is a firm of landscape architects and park planners, while Barker, Rinker, Seacat did the design work for the Anderson Building and bathhouse.

Public Outreach Process ~ Samantha Suter

- Four focus groups were organized by interest (June 7-8); public open house June 8
 - 1) Building, pool and park users
 - 2) Residents, local business owners and other stakeholders
 - 3) Special event organizers
 - 4) Park staff
- A Master Plan Advisory Group comprised of city staff and citizens reviewed plans twice during the design process.
- A pop-up community workshop was held at the Concerts in the Park on August 2.
- A final community workshop was held last week. Summary of comments provided.
- The past month or two emails were received from the bike advocacy group.
- Public outreach by City staff included the City website, Facebook, posters at the Rec Center and Anderson Bldg, and an email sent to the Parks distribution list (approx. 4,500 contacts)
- She highlighted some specific input from the focus groups regarding design options.
- The Open House had parks stations, building stations and comment sheets. Concepts were shown and feedback was taken on preferences for park elements. She went through several of the preferred elements and considerations.
- The pop-up workshop at the Hot tomatoes concert had two locations – at the concert site and at the Anderson Bldg. There were stations for the Anderson Bldg, park concepts, park amenities, general comments.
 - Three park designs were provided. Choice 1 received 11 votes, Choice 2 received 6 votes; Choice 3 had 3 votes.
 - More folks preferred keeping the performance stage where it is.
 - People provided ideas for amenities if money was available.
 - Reinforced concern for the issues of bathrooms, circulation, making what we have functional, and safety.

Preferred Concept Plan ~ Paul Kuhn

- The Preferred Concept Plan was guided by bond promises and public outreach.
 - There was a collaborative design process with staff and digital design charrettes.
 - Critical infrastructure was addressed (water line, parking) along with maintenance, operational capabilities, and floodplain considerations.
 - He went through a park map highlighting existing, improved, and new features.
- Anderson/Admin. Building Enhancements include refurbished/reconfigured parking, improved parking access, bus parking, Anderson Bldg drop-off and entry plaza
- Multi-Use Field: Natural grass; “table top” design
- Performance stage/group picnic concept is a dual use stage/shelter, raised 2’ to 3’, with lawn seating and shade trees
- Cost estimates include all demo and removal, site prep, parking lot upgrades, constructing the new pavilion, added sidewalks and trails, building the new multi-use field, upgrade of infrastructure, targeted upgrades for landscaping and amenities, contingencies, fees and permits, design fees, and soft costs.
- Current cost estimates total \$2.33M.
- Bid alternates (if funds are available) include
 - Expanded play area and 24 x 24 picnic shelter (\$204K)
 - 8” sidewalk at south parking lot and east of audience viewing area (\$47K)
 - 24 x 24 picnic shelter at southwest corner of multi-use field (\$68K)

Anderson Building Renovation ~ Craig Bouck

The design goal was to modernize and optimize use of three areas – the pool/bathhouse, the Anderson Building, and the link between the two.

- Bones of the building are useable. Mechanicals need no attention.
- *Locker rooms*: gut them and remodel; reorganize existing space to increase capacity; replace guard area with cabana restrooms; addition of small space on the west side for the guard room
- *Link*: use for reception desk; provide some air conditioning from the fitness room
- *Anderson Building*: fitness room to remain with some upgrades; remove two restrooms and replace with one; create lobby space; old admin area (right of new lobby) to be a multipurpose room; upgrade of gym to include new roof, removal of sky lights, windows added to high side of gym for natural light; new floor
- Exterior of Anderson Bldg.: Replace metal siding with new, brighter siding to make all three buildings look like one; install a garage door on east side of gym be festival friendly;
- New lighting throughout the facility. New paint, roofs and signage all around
- Provide shade and seating near the entrance.
- New guard room to be concrete block, painted red to match the Anderson gym; architectural features on pool side wall to resemble a barn

Costs: Mr. Bouck explained how costs were estimated as major or minor renovations, with inflation factored in and the inclusion of hard and soft costs and contingencies.

Present estimate for design and build is \$3,068,320.

- Top priorities are the bathhouse, the link, gym improvements, new lighting and exterior improvements.
- If costs exceed projections, elements would be removed in the following order:
 - 1) No gym windows, 2) Leave bathrooms as is, 3) Not remodel fitness room, 4)

Not do gym lobby, and 5) Not remodel admin/multi-purpose room. These could all be added later.

- If bidding is favorable, we could 1) remodel the outdoor entrance plaza, 2) add outdoor screening to exterior walls of bathhouse, and 3) extend pool fencing to create exterior storage for pool equipment.
- He explained the timeline related to pool opening and the Carnation Festival.
- Start construction September 1, 2018.
- Complete Anderson Building May 1, 2019.
- Complete Anderson Park July 1, 2019.

Council questions

Councilmember Davis appreciates that lots of good outreach was done, but noted it was geared to specific users. Was there outreach or special invitation to the users of the baseball field? ~ She wants our parks to have diversity -- not all look the same.

- Ms. Manwaring said the June outreach was to various types of park users; president of WR area boys baseball attended, but they don't use the field. Current users are the 3rd Level HS baseball (when needed) and the senior men's league who rent and use it March through fall, mostly at night. We reached out to them but they aren't invested in our community; it's a metro-wide league. There is another men's league that would like to use the field, but there isn't time for both leagues.
- All soccer, baseball and softball fields are used to capacity; there is always demand for more fields.
- We always want to meet everyone's needs. This plan is based on input received from residents that attended the focus groups, open house and pop-up event. On park diversity she noted the difficulty of getting people to attend; the concert was a good place to capture what people want. 14 people attended the last community meeting. Great play areas always attract families. WR Cyclery has approached twice for a bike park - which is a future opportunity. Soccer has high participation rate. No, we don't want all parks to look alike, but we want to provide what the public asks for. Our large picnic shelters are rented almost every day from spring into the fall.

Councilmember Urban asked if the consultant was ever asked to offer the public an option that included keeping the baseball field.

- No. Ms. Manwaring noted the ballot wording didn't include removing the baseball field, but all the educational information for the 2E bond issue included removing the baseball field. She added there are area neighbors that complain about the lights.
- Concerning using part of the baseball field for all purpose, Ms. Manwaring advised the area is large enough, but baseball requires a permanent fence. That is kept locked.

Councilmember Urban said his concern is that this appears to be one of the only adult baseball fields in the area, there is significant draw from the regional area – making it an attractor for the economy. He would like to keep the baseball field in the preferred plan.

- Ms. Manwaring noted replacing the lights is \$300K and was unsure of the tradeoff.

Councilmember Mathews asked about the discrepancy between high preference for the bike skills feature, but it's not included.

- Ms. Suter explained the high preference was early in the process, but it was removed from the design options due to cost. It remains a future opportunity.

He asked about the level of use of the fitness room.

- Ms. Manwaring reported it receives high use for programs and classes.

He asked if reference to the flood plain uses the new flood plain map.

- Ms. Manwaring noted the new maps have not been adopted by the City, but it's not a real concern as no major amenities in the park are impacted by the flood plain.

Councilmember Fitzgerald asked if Arvada (Apex) has a men's baseball field and how many softball and soccer fields we will have.

- Ms. Manwaring listed the fields she could remember off the top of her head. She didn't know where the nearest men's baseball field is.

Councilmember Duran asked if the baseball field could be used for anything else.

- Ms. Manwaring replied no, it's a single use field – except for fireworks.

Councilmember Duran had questions about the bike skill facility.

- Mr. Kuhn identified a potential site for it and explained it is mountain bike oriented. There are many cost variables; dirt with jumps ranges from \$30-50K, while a raised facility could be \$75-100K.

Councilmember Duran asked about the public concerns concerning restrooms.

- Ms. Manwaring said that isn't being addressed due to cost. The existing restroom is centrally located and there is a restroom at the Anderson Building.

Councilmember Pond thanked the Parks Commission and the people who participated. Regarding the baseball field, he can't justify so much space devoted to a single use. He could accept a softball field. He's not dead set against letting baseball people enter the discussion, but he doesn't think it's fair to make those who participated come back again to restate their viewpoint.

Further discussion followed.

Councilmember Pond's request for consensus to move forward with the Preferred Plan as presented failed 1-5.

The inclusion of a softball field received 2 votes.

Councilmember Urban asked for consensus to have an alternative design option brought forward that included a regulation baseball field within the park – with an opportunity for future lighting.

Discussion followed.

- Mr. Goff cautioned that considering an alternative design option would change the schedule.
- Ms. Manwaring said the existing lights cannot stay, but it could be a future opportunity
- Councilmember Fitzgerald noted several features he really likes about the design, but is concerned that baseball is being eliminated from the City and there are no other adult baseball fields around here. A member of the audience reported the nearest public adult baseball field is Long Lake Ranch on the way to Boulder.
- Ms. Manwaring received confirmation that no further public input was necessary.

- Paul Kuhn said there is flexibility in the schedule. Detailed cost implications of keeping the baseball field would not be available for Monday night, but would only take a few weeks to a month. He also noted the baseball people who provided input expressed the need for lights and an outfield fence.

There was discussion about the need for lights.

Councilmember Urban's consensus for an alternative design to include a regulation baseball field with an opportunity for future lighting passed 5-1.

Councilmember Davis asked if Council would take further public comment from people who didn't know to sign in.

Rolly Sorrentino (WR), fourth generation in Wheat Ridge, referenced the letter he submitted. He's upset with the process as it appears it was a foregone conclusion that the baseball field would be eliminated. He told Council this property was originally purchased for baseball fields well over 50 years ago; originally there were three fields, now only one – that has been used by several leagues, which he named. He reported being told by the Wheat Ridge Baseball Association, who would like to use the field, that it isn't available. He understands the field is used almost every night in the summer, and the fact that the adult leagues pay to use the field should offset the cost of lights. ~ He is a retired engineer who has built several baseball fields; he offered his services for preservation of the only lighted baseball field in the City. ~ He appreciates the process that happened, but he does know baseball people who didn't know anything about this.

Steve Zinanti (WR), a native of Wheat Ridge, told how he played baseball at Anderson Park. Now he enjoys watching baseball there with his son and grandchildren. He is surprised that a park with so many uses is going to leave baseball out. He would enjoy continuing to spend a summer evening watching baseball there.

3. Construction Hours – Ken Johnstone

In October 2015 City Council adopted an ordinance limiting construction activity generally from 7:00 a.m. to 7:00 p.m. on private property. Prior to that, construction activity was only subject to the noise and public nuisance ordinances. Construction activity in public rights-of-way has long been prohibited from 7:00 p.m. to 7:00 a.m. and on weekends and holidays, with an allowance for the Public Works Director to grant written exceptions. For some major right-of-way construction projects, it has been more convenient to the traveling public if the work can be completed outside of these established hours.

Mr. Johnstone shared some recent considerations.

- The Ashland Reservoir project required continuous pours (concrete), but that was able to occur because of the attending Special Use Permit.
- A large commercial building is planned on the west side of town that will require a continuous flow of concrete trucks. The applicant has requested being able to operate during some off hours.

Issue Would Council entertain the possibility of a process whereby contractors, for just cause, could apply to the Community Development Director for limited exceptions for relief or partial relief from those hours – to be balanced with the need for maintenance of neighborhood peace and quiet? (Wording was provided to Council in the packet.)

Council questions and comments followed.

- Councilmember Mathews shared from his construction background that this is a very real issue. He explained the potential need for exceptions for fuel trucks and other construction activities that need to happen after hours. He also pointed out that as highways clog up, excavation projects requiring truck export or import are difficult during times of high traffic and need to take place at night. Mr. Johnstone said that would be included in Section B.
- Councilmember Urban inquired about the discrepancy between waivers for emergencies and the need to apply for waivers 14 days in advance. Mr. Johnstone explained how there are provisions for both.
- Councilmember Davis asked about public notification if it is near homes. Mr. Johnstone said that isn't proposed, since building permits are handled administratively and no public notice is required. He stated the proposed wording intends for the Community Development Director to balance potential impacts and consider adding conditions in the waiver to mitigate any impacts.
- There was discussion about notifying neighbors. Mr. Johnstone indicated that a revocation process would be included in the wording.

There was unanimous consent to proceed with the ordinance and agreement to add language about notification to neighbors.

4. Sign Code Update – Zack Wallace Mendez, City Planner II

Mr. Johnstone explained the need for amendments to our sign code based on the Supreme Court's *Reed v. Gilbert* decision in 2015. The practical effect of *Reed v. Gilbert* is that regulations on sign must be content neutral. It also seemed practical at this time to do some modernization of our sign code, which hasn't been updated for many years.

Zack Wallace Mendez went through some basic changes based on *Reed v. Gilbert*.

- All content-based sign categories and language were removed. To fill the void the new content-neutral category of "yard sign" was created.
- The presentation of sign standards [in the Code] was changed from a table format to a text format – which is more user-friendly. The sign standards such as height, size, setback, etc. are not changed.
- Some categories were reclassified for clarification.

- The development standards weren't changed -- just the names.
- Projecting signs -- often confused with wall signs, have been reclassified as blade signs -- which is a more common term in the industry.
- Informational signs have been reclassified as directional signs.

A variety of sign types were presented and discussed one at a time.

Temporary signs – Staff suggests limiting to one sign per business, and one type of sign (advertising the same thing) per business per property at one time.

Questions and considerable discussion followed.

- The definition of “temporary” remains the same.
- This applies to commercial signs; residential guidelines could have different.
- Signs should not be located in public rights-of-way.
- Suggested that maintenance be required so signs don't get shabby looking
- Staff will look further at this policy related to City property.
- The intent is for one sign per property (if a chain has more than one store).
- Suggested to have an exception for navigation signs for open houses, etc. Mr. Johnstone explained that is difficult because it involves content.

Councilmember Duran asked for consensus to proceed with proposed changes and include maintenance. The vote was 3-3; the mayor broke the tie in favor of moving forward with the proposed changes.

Sign spinners These can be permitted, or not, and can be regulated as to time, place, and manner. Mr. Dahl advised that since *Reed v Gilbert* many cities have just classified these as “signs carried by persons”; permitted them in commercial districts (place); and required they are not to interfere with safe movement of traffic and people (manner).

- Mr. Johnstone noted they could be prohibited in public ROW.
- Who gets the ticket, the sign spinner or the sign owner?
- This would include old-fashioned sandwich board signs.

Councilmember Duran's consensus to prohibit signs carried by persons failed.

Councilmember Duran received consensus to allow signs carried by person with the restrictions that they be carried in a manner that 1) does not interfere with the safe movement of pedestrians or vehicles and 2) is not in public ROW.

Electronic Message Centers (EMCs) Recommendations are:

- Reduce time for changing copy messages from no less than every 15 seconds, to no less than every 8 seconds.
- Add language that establishes requirements and measurement techniques.
- Requires purchase of illuminance meter for code enforcement (maybe \$200-500)
- Use brightness standards Council is comfortable with.

- Residential areas included., but no restrictions for time.
- Amortization of existing signs could be implemented.
- Davis consensus to use staff recommendations, including a brightness standard and 2-year amortization (on brightness) for existing signs.

3D signs

Staff proposes to limit 3-D signs to free standing and blade signs. For size, the allowance would be 1.75 times the 2D allowance as measured in cubic feet. Ex: If a 2D sign can be 100 sq ft, the 3D sign could be 175 cubic feet. Regarding flat signs with shapes: Staff is still working on how do decide when a 2D sign becomes a 3D sign. A thickness of one foot may be the limit of 2D. There were no objections from Council.

Off-premise signs

Proposed: The owner of the sign and owner of the (parcel) must be the same person. Councilmember Pond received consensus to support the proposal.

Business District Signage

Recommend: Determine what a qualified business district is.

Classify business district signs as “public” and allow them in the right-of way.

Develop standards for size, color, and location.

Wayfinding signs to the districts to be produced by the City at some cost to the districts.

Details to be presented later.

Yard signs (formerly classified as political, realtor, community event signs, etc.)

Staff recommends allowing one “yard” signs (small) per yard, except allowing three signs between Oct. 1 to Nov. 30; signs to be no larger than 4 sq ft.

Following discussion Councilmember Davis received consensus to put no limit on the number of yard signs in residential property.

Freestanding Signs

All new signs can be monument signs and free-standing signs up to 15 ft high.

In MUN zones all new signs must be monument signs.

Big new developments will have master sign plans.

Billboards (highway oriented signs) can be 50 ft tall and are not in this category.

Consensus to require monument signs for new development or total redevelopment.

On the questions of requiring that brand new signs for old businesses must be monument signs the vote was 3-3, and the mayor voted no.

Non-conforming signs may be too tall, too close to ROW, too big, pole mounted where monument is required. It was agreed if a business is making significant investment in signage, they should come into compliance.

Changeable copy signs (EMC,LED) There is increased interest from the business community for these LED signs. They are currently prohibited in MU-N zones (most of 38th Ave) and MU-C TOD zone (area near the rail station). This is to encourage pedestrian oriented signage, even though the current development pattern is more vehicular in nature.

Councilmember Mathews asked for consensus to do away with the prohibition of changeable copy signs in those areas. The vote was 3-3, and the mayor voted no.

Staff will incorporate the agreed-upon changes and send it to the Planning Commission.

5. Body worn Cameras - Chief Brennan

Mr. Goff advised the City has received a grant for body worn cameras. There is a deadline for acceptance; tonight's information is about the long term cost commitment.

Chief Brennan continued with explanation.

In 2015 Council chose to delay implementation of a body worn camera program due to financial and personnel costs, and policy issues. A 2016 grant application was denied but feedback was provided by the DOJ for future grants. In 2017 WRPD reached out to the Sheriff's Department and the cities of Arvada, Lakewood and Golden. Golden was the only agency interested. On September 30 we received notice that the collaborative grant to WRPD and Golden PD was awarded.

- The grant includes \$172,500 for cameras and equipment for both cities.
- The Wheat Ridge share will be \$105,000 (for 70 cameras at \$1,500 each) --which includes cameras, docking stations, storage, and licensing for two years.
- The city will be responsible for other indirect costs including a new records management position, a workstation and computer equipment. Equipment will be purchased with existing department funds.
- We will also need to pay for training as the grant requires two persons (each) from WR and Golden go back to Washington DC for specific grant training.
- After 2 years the City would assume all costs for the program.
- Figures were provided to illustrate a 5-year plan for costs to the city. In 2018 the cost to the City would be \$69,836; in 2022 the cost to the City would be \$101,020
- A variety of policies will also need to be developed.

Mr. Goff advised the grant has to be accepted in the next 2 weeks, and that this is not included in the 2018 budget.

Following a few minor questions from Council there was consensus to accept the grant.

6. Elected Officials Report(s)

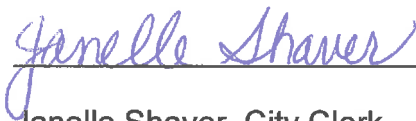
Monica Duran announced that by citizen request she and Mr. Mathews will be having a meeting this Saturday, October 21 from 9:00 – 11:00 at the Seniors Resource Center, 3227 Chase Street. Citizens have requested a meeting to discuss bulk plane and have their questions answered in preparation for the November 20th study session. All are invited.

Tim Fitzgerald reminded everyone that tomorrow night at 7pm at 14350 W 32nd Avenue in Golden (across the street from the golf course), there will be a school board candidate forum. All five candidates will be there. Everyone is welcome.

ADJOURNMENT

The Study Session adjourned at 10:30 pm.

APPROVED BY CITY COUNCIL ON November 27, 2017



Janelle Shaver, City Clerk



Mayor Pro Tem