

TOWN OF BRECKENRIDGE  
*OPEN SPACE ADVISORY COMMISSION*  
Monday, February 9, 2009  
BRECKENRIDGE COUNCIL CHAMBERS  
150 Ski Hill Road

5:30 Call to Order, Roll Call

5:35 Discussion/approval of Minutes – January 12, 2009

5:40 Discussion/approval of Agenda

5:45 Public Comment (Non-Agenda Items)

5:50 Staff Summary

- Nature/Nordic Center
- Wellington Oro Mine Water Treatment Plant Informational Sign

6:15 Open Space and Trails

- Snowflake Trail
- COSA Conference
- French Gulch Trail
- BOSAC Retreat

8:00 Commissioner Issues

8:15 Adjourn

For further information, please contact the Open Space and Trails Program at 547.3110 (Heide) or 547.3155 (Scott).

---

**Memorandum**

To: Breckenridge Open Space Advisory Commission  
From: Heide Andersen, Open Space and Trails Planner III  
Mark Truckey, Asst. Director of Community Development  
Scott Reid, Open Space and Trails Planner II  
Re: February 9, 2009 meeting

---

**Staff Summary****Nature/Nordic Center**

The Town Council reviewed a PowerPoint presentation by open space staff and Suzanne Allen-Guerra's staff last Tuesday, January 27<sup>th</sup>. The minutes from this discussion are included as a part of the packet for BOSAC review. The Allen-Guerra office will be compiling all of the information from this phase of the project into a package for Town staff to have on file.

**Wellington Oro Informational Sign**

Town staff has been working with the BHA and Summit County to design an informational sign at the Wellington-Oro Water Treatment Plant to educate visitors and residents about the historical mine and the reason for the water treatment facility now in its place.

**Open Space and Trails****Snowflake Trail**

The Saddlewood Homeowners Association (by the Snowflake Trail) has requested that BOSAC review a proposal to improve the grade of the top of the ski descent (below the C chair traverse) so that homeowners and guests can more easily ski back to the various residences along Snowflake Trail.

Attached is a preliminary report from a structural engineer that outlines a potential bridge as a course of action to address this issue. A few photos of the site are also included. The president of the Saddlewood Homeowners Association will be available at the 2/9 BOSAC meeting to present a more detailed proposal.

Staff met onsite with homeowner representatives to evaluate the proposal and recommended that the trail remain unimproved in its current state due to high project costs and potential wetland impacts. However, the applicant has requested an audience with BOSAC to discuss the proposal.

Staff requests that BOSAC review the attached proposal and photos, listen to the proposal of the Saddlewood Homeowners Association president, and offer suggestions for potential next steps regarding this issue.

### **COSA Conference**

The Colorado Open Space Alliance will be holding their 10<sup>th</sup> anniversary conference in Breckenridge this year at Beaver Run from September 21<sup>st</sup> through September 23<sup>rd</sup>. Staff encourages BOSAC members to participate in the conference sessions and potentially help lead field trips (which will include mountain bike rides, road bike rides, hikes, and windshield tours to discuss relevant topics). There are funds available for continuing education for BOSAC members that could be utilized to offset any costs incurred.

### **French Gulch Trail**

At previous meetings, BOSAC requested staff construct a new, parallel crusher fine trail between French Gulch Road and the Wellington Neighborhood in summer 2009. Staff reviewed the proposed alignment with Town Public Works staff to determine cost saving approaches and long term maintenance issues. Based on that meeting, staff now returns to BOSAC with a potential revision to the trail construction plan.

Staff recommends that the portion of the proposed trail between the junction of French Gulch Road/Wellington Road and Midnight Sun be paved to accommodate year round use and plowing, and the portion from Wellington Road up to Union Mill remain a crusher fine surface with no winter maintenance, due to snowstacking challenges. Paving the first section of the proposed trail would allow year round use and would address the primary concern of pedestrians utilizing French Gulch Road, at least until they enter the heart of the Wellington Neighborhood. The paved portion could also better serve a bus stop pull out, which may be moved out to French Gulch Road.

Staff requests BOSAC discuss this proposed change of trail surfacing in preparation for trail construction in summer 2009.

### **BOSAC Retreat Discussion**

The BOSAC retreat will occur on Thursday, 2/12 in the afternoon and early evening. BOSAC will meet at 2:00 pm at the Gold Run Nordic Center and ski a short loop. At 3:00 pm, BOSAC will reconvene at the Gold Run Nordic Center clubhouse to discuss the retreat agenda topics. At 5:30 a social hour, catered by Gilchrist, is scheduled. The draft retreat agenda is provided in the packet. Please come to the BOSAC meeting prepared to finalize the retreat agenda.

***Roll Call***

Matt Stais called the January 12, 2009 BOSAC meeting to order at 5:40 p.m. Other BOSAC members present included Jeff Cospolich, Monique Merrill, David Rossi, Ellen Hollinshead, Dennis Kuhn and Scott Yule. Staff members present were Heide Andersen, Scott Reid, Mark Truckey, Tony Overlock, Scott Cline, and Peter Grosshuesch. Brian Lorch and Katherine King from Summit County were also present, as was Art Girten from OSAC. Turk Montepare and Tim Casey were also present.

***Approval of Minutes***

The minutes were approved as presented.

***Approval of Agenda***

An executive session was added to the agenda.

***Public Comments***

There were no public comments.

**Staff Summary**

There were no comments or questions.

**Open Space and Trails**

**VERP Presentation**

Dr. Peter Newman from Colorado State University and Dr. Christy Carello presented the results from the 2008 Cucumber VERP study.

BOSAC agreed to continue a VERP monitoring component in Cucumber Gulch Preserve annually to evaluate the effects of recreational use from the new residential buildings in the area. BOSAC identified the need for an educational message to reach the surrounding residents and visitors.

**Nature/Nordic Presentation**

Suzanne Allen-Guerra and Stacy Lindholm from Allen-Guerra Design-Build, Inc. presented on the latest programming and design efforts for the Cucumber Gulch Nature/Nordic Center. Costs/budgeting of project has been the biggest issue. 4600 square feet is the current estimate for a structure size to meet the programming needs. \$2 million total is the current cost estimate (\$1 million from CIP and \$1 million from BOSAC has been tentatively budgeted in 2010 and 2011). However, the costs are hard to pin down with no agreed upon programming. The plan is intended to have a flexible design that allows for adding space as needed. The parking lot size is proposed to be reduced, although probably not to the extent that was shown in the site plans presented (approximately 90 spaces currently; approximately 30 shown in diagram).

Mr. Tim Casey: The character of the site is very important to us. The partnership is interested in donating the front acreage as long as the design and layout meet our needs.

We don't want commercial vehicles in view and we want to see the habitat preserved. A sustainable showpiece for the community is needed. The Town should make a deal with Breckenridge Lands for the parcel adjacent to the driveway (Parcel A). The vesting clock (for Cucumber Creek Estates) has approximately eight years left on it. The 2010 and 2011 timeframe suits us for now. The community still has a long way to go on this project.

Scott Cline: I have taken over the outdoor education programming that used to be the Nature Series. We could certainly use the some more space and the programs will continue. This would not be the primary area for Nature Series programming. The impacts of these programs (less than 12 people) would be minimal. I would prefer to use the building rather than the Preserve for the programs. We need classroom space for teaching elements.

BOSAC requested that Suzanne and Stacey attach some budget figures to this plan so that Council has a better sense of costs. BOSAC agreed with the general size range (for Council consideration) of between 3600 and 4600 square feet in size, excluding the heavy equipment storage space for groomers. Programming questions still remain. The interpretive component is important to the building but the degree of use and visitor attraction needs to be more clearly defined.

Ms. Hollinshead: We need to be cautious of attracting too many people. Keep it small or locate it elsewhere. My concern is health of Cucumber Gulch in the summer. This will be the starting point for every Nature Series program.

Mr. Casey: I would argue that a strong interpretive element would help reduce impacts from recreation. This is an opportunity to preserve and protect this area through education. Buildings should be utilized more than 5-6 months per year. From a community perspective, the interpretive element is important.

Ms. Merrill: We need a new Nordic Center, but let's keep it simple.

Ms. Carello: We need to help educate people in both winter and summer. It would be a travesty to not have an interpretive element with this building.

Mr. Stais: What is the vision of the nature center? We need to define those terms. A sentinel and stewardship role is an important part of this building. The bare minimum would be replacing the Nordic Center, then maybe we let the building evolve and expand as needed over time.

Mr. Kuhn: Perhaps we could put some more educational signs at the portals in the interim.

Mr. Rossi: I would like to have a clear discussion with BOSAC about programming before bringing this issue back to Council. Council seeks BOSAC's feedback. Stewardship messages are important, but it is a matter of degree or amount.

Ms. Merrill: We should start with a small building and retain an interpretive element.

Mr. Cospolich: The building needs to go in. We should be wary of the expanded size of the Nordic Center- is this necessary? Interpretation onsite is important.

Ms. Hollinshead: I agree with Mr. Cospolich. A community room will be used in the summer. I am more comfortable with the way Scott and Christy have described the limited use in the Preserve. But I am still concerned about use in the Gulch. This is an efficient use of space, though.

Mr. Yule: This is the right spot. I agree with Tim Casey. The proposed size (3600-4600 sq ft) of the building is adequate. We need a heavy emphasis on education- why the Gulch is important.

Mr. Kuhn: I like the idea of static interpretation at the portals. I like the flexible classroom space.

Mr. Rossi: An early education component at the portals would be a good test. Low cost and low impact is important to this Council. A phased approach is good. Interpretation is important, but bringing people to the Gulch scares me. I need to understand why the Nordic element has grown. Reusing the existing building here or elsewhere would be advisable from a green building perspective. The costs will dictate what the building is. Parking is also an issue. Should we really reduce the parking to a third of the existing parking area?

Mr. Stais: This is a good start. The paramount concern needs to be protection of the resource. The new building should not dictate more use or a violation of the existing rules in the Preserve. I agree with the parking concerns. The service element must be looked at in the future.

### **Executive Session**

Mr. Yule made a motion at 8:30 p.m. to enter into Executive Session to discuss property acquisitions. Mr. Rossi seconded the motion. Ms. Merrill motioned to come out of Executive Session. Mr. Rossi seconded the motion. The session ended at 9:15 p.m.

### **2009 Workplan**

Mr. Reid provided an overview of the 2009 workplan.

BOSAC approved the 2009 workplan with minor modifications.

### **BOSAC Retreat Discussion**

Ms. Andersen provided an overview of the proposed BOSAC retreat on 2/12.

BOSAC approved a draft agenda for the retreat.

**Commissioner Issues**

There were no commissioner issues.

***Next Meeting***

The next BOSAC meeting is scheduled for 5:30 pm on February 9, 2009 in the Town Hall Auditorium.

Ms. Hollinshead motioned to adjourn the meeting and Mr. Yule seconded. The meeting was adjourned at 9:54 p.m.

Cucumber Gulch Nature/Nordic Center Discussion Minutes  
Breckenridge Town Council Meeting  
February 27, 2009

A powerpoint presentation was given by Heide Andersen and Stacy Lindholm and Suzanne Allen Guerra of Allen-Guerra Design Build to outline the issues related to the proposed nature/nordic center. The powerpoint went over the following items:

1. History of the project, with references to the need for providing such a facility from approved Town Council documents,
2. Parameters of the project,
3. Previous work that has been done by others (CDLT, Matt Stais Architects) related to programming,
4. The offer for pro bono work by John Niemi of AZCO LLC and Suzanne Allen-Guerra,
5. the composition of the stakeholders group that met recently over the course of about nine months,
6. Existing programs,
7. Requested programs,
8. Final (proposed) program,
9. Construction costs,
10. Precedents,
11. BOSAC recommendations,
12. Site plan, and
13. Design ideas.

Mayor Warner: ACES is very similar programmatically, with their 4000 sq.ft. scale. I appreciate the degree to which the building has been scaled back. There will definitely be a need for a transit component.

Councilman Rossi: I understand that when Cucumber Creek Estates is built that even more kilometers will be lost from the Breck Nordic Center. Some site plans put before BOSAC showed different levels of parking – from 30 to 150 spots. One of BOSAC's concerns was that the nordic square footage was up 30% from the existing buildings.

Suzanne Allen-Guerra: We applied commonly used numbers to add appropriate space for ADA, circulation, bathrooms, and mechanical. The rest of the space didn't increase too much from what the existing nordic center has. The size has even been reduced since when BOSAC saw the programming.

Councilman Rossi: The overriding opinion from BOSAC was to protect the resource and for this structure to serve as some form of portal. The VERP study showed that the greatest pressure was from the people staying nearby. The study also showed that nature component was low as the reason for visiting. Is this the right place for environmental programming and storage? I appreciate that the costs have been cut back. I am worried



about how big this could get and don't want to draw people up there. I am still nervous about it. I think that there is the potential need to close off the whole area.

Councilman Joyce: When the building programming was reduced, was all of the space considered to be shared between the two uses?

Stacy: It would be co-habited year-round, with flexible ways to use or close space.

Councilman Joyce: I like the site plan. I like the idea of coming in the other way. I like the idea of utilizing this as a portal and then using the existing building for materials to make a shed. I would like to know how we are going to be supporting this building? We may have to condense it for other reasons, such as maintenance costs and a need to have revenues to support it. I appreciate the desire to be green with this building – it needs to be as tight as possible.

Councilman Mamula: I agree with Dave and Peter. I am concerned more with the business side of things. What is the future of nordic here? \$2 million is a TON of money to go into someone else's building. Everyone did a good job of dealing with the parameters. I am just concerned about the future of the area. We need to understand our obligations to Tim Casey and our obligation to protect the Gulch. Without the nordic component, maybe we could just have two smaller buildings someday?

Councilman Bergeron: Thanks for all the effort that has been put into this. It was a different economic reality in 2003. How about having kiosks at the choke points? Using chicanes? There are hardly any 12 kilometer nordic centers out there. I think that we should keep the building to the size that it is now. Could we just use a temporary building when it needs to be replaced? The Town is hemorrhaging money into Gold Run. How many nature series visits were there. I worry about the need.

Councilman Millisor: I think the larger question is whether or not the nordic center is viable long-term? Do we really have a need for two nordic centers? We already support Gold Run at the tune of \$150,000 a year. I do agree with BOSAC that we need to protect the Gulch and there needs to be some sort of educational piece. I'm not sure I envision a 4000 sq. ft. building though. I need to be convinced that there is long-term viability for the nordic center there.

Councilwoman McAtamney: Good job condensing the needs. I agree with BOSAC. We need something in the community related to environmental education, but why near our most sensitive resource? I like the green and scaleability ideas that have been applied here.

Mayor Warner: I agree that we need to understand what the Gulch requires. I want the Breckenridge Nordic Center to stay and Gold Run does better every year. We need to educate the public about what a special place the Gulch is. The three portals will end up being Peak 7, the nordic center, and Shock Hill. ACES serves 30,000 kids a year. They are not all going through that reserve, some are in classrooms, etc. They have developed

a K-4 science curriculum related to their reserve and its ecology. We haven't yet even scratched the surface of what this could be. It represents the opportunity to create an environmentally sound experience. We need a bigger discussion about bringing this amount of money.

Councilwoman McAtamney: The environmental education component is important, but maybe not at this location?

Councilman Rossi: Lots of our valley is accessible. We have lots of other places that we can encourage people to go.

Mr. Gagen: This has provided a good framework and a good foundation. We now need a discussion of what we want to be doing up there.

Suzanne: I think that Council should take the time to think this through and avoid the mistakes of other Town projects recently.

# ROEHRS ENGINEERING, INC.

1665 Cambridge Boulevard  
Columbus, OH 43212-1927  
614-488-5108

## **Snowflake Trail Wetland Crossing – Preliminary Concept**

For the Saddle Wood Home Owners Association

September 11, 2008

Bill Fondern, John Ed Miller, George Raumer, and Tom Waymire met with Walt Roehrs on August 29, 2008 at the proposed site where Snowflake Trail crosses a wetland area just below Breckenridge’s “C” Lift on Peak 9 of the ski resort. Fondern, Miller, Raumer, and Waymire were representing the Saddle Wood Home Owners Association (HOA). They related that the grade of the trail which makes a severe dip at the wetlands makes traversing the Snowflake Trail difficult. This Preliminary Concept to relieve this difficulty was developed by Roehrs’ based on initial observations, photographs, one tape measurement of the wetland width and a subsequent follow-up visit.

It appears that raising the grade through the wetland area would greatly improve the ski ability of the trail. This could be accomplished with a boardwalk/bridge type structure over the wetlands proper with flanking approach embankments. Very preliminary cost estimates to construct such a facility are:

Boardwalk/Bridge Structure (8,000 sf @ \$75)	=	\$60,000
Embankment (800 cy @ \$10)	=	8,000
Field Survey and Design Engineering	=	<u>9,000</u>
Total	=	\$77,000
Say, Range from \$60,000 to \$90,000		

An issue to be dealt with early in considering the proposed facility is the material and source of the embankment. Perhaps the Town of Breckenridge may allow the use of wood chips to build the approach embankments to the structure. Also, with modification of Chair Lift “C” the Vail Corp. may need a place to dispose of suitable fill material that could be used for the embankments.

Steps that appear necessary include:

- Review this concept with the Town of Breckenridge, the Vail Ski Corp., and the US Army Corps of Engineers. (Seeking preliminary approval)
- Delineate the wetland area and make a field survey of the site.
- Design the facility, with reviews by the various institutional stakeholders. (Town of Breckenridge, US Army Corps of Engineers, Vail Ski Corp., etc.)
- Secure financing, take bids, and construct the facility.

**SNOWFLAKE TRAIL PHOTOS**  
**2/9/09 BOSAC meeting**



TOWN OF BRECKENRIDGE  
*OPEN SPACE ADVISORY COMMISSION*  
Thursday, February 12, 2009  
Gold Run Nordic Center

2:00 Meet at Gold Run Nordic Center- start Nordic skiing

3:30 Return to Nordic Center

3:35 Discuss Big Picture Topics

Trails and Open Space for Locals and 'Visitor' Benefits  
"Regionally Significant Mountain Bike and Nordic Destination"  
Decision-making Efficiency  
BOSAC Involvement in Daily Operations  
BOSAC Structure and Role of Council Liaison

5:30 Conclude discussion, enjoy libations

7:00 Conclude

For further information, please contact the Open Space and Trails Program at 547.3110 (Heide) or 547.3155 (Scott).