

### ***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 the Town moving ahead with construction 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.

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Matt Stais, Chair