

HUNTINGTON - CALEY

Master Plan



Signatures

Adopted by the Greenwood Village City Council on

May 5, 2014

Date

Ron Rakowsky

Mayor
Ron Rakowsky

Susan M. Phillips



City Clerk ~~and Recorder~~
Susan Phillips

Acknowledgments

The Huntington-Caley Master Plan is the result of a collaborative effort between Greenwood Village Staff, City Council members, the Parks, Trails, and Recreation Commission, the consultant team, and Village residents. The individuals listed below contributed substantially by sharing their time, skills, knowledge, and thoughtful participation. In addition, numerous Village residents shared their knowledge and offered constructive comments during public meetings.

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Purpose and Goals of the Plan

The purpose of the Huntington-Caley Master Plan (Master Plan) is to develop a vision for the future use of the Huntington-Caley property that is generally located at the corner of Yosemite Street and Caley Avenue. This vision will guide the design development and implementation of all future improvements to the site. It will also define the uses, character, and general purpose of the site.

Specific goals of this plan include:

- Provide an important connection to the Village Center by determining the best route for a paved, multi-use trail from Tommy Davis Park to the I-25 overpass located at the RTD Arapahoe Station Transit Center at the corner of Yosemite Street and Caley Avenue;
- To determine a location for the proposed pedestrian underpass of Caley Avenue.
- To develop a vision for the project site (Caley Pond, undeveloped parcels, Huntington Park) based on the outcome of an extensive public process.



The Project Site

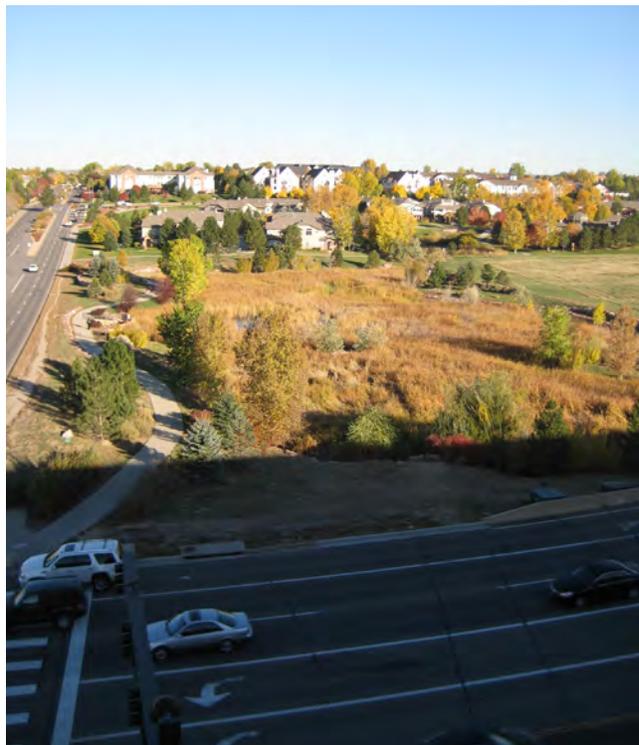
The project site includes 5 parcels owned by the Village that together make up the 15-acre Huntington-Caley project site. These properties include:

Caley Pond

This parcel was acquired by the Village in 2003 for the purpose of constructing a regional detention and water quality facility. The parcel is approximately 3.98 acres and is zoned M-C - Mixed Commercial, but will be rezoned O – Open Space.

Caley Pond is a regional storm water quality and detention pond located immediately south of Caley Avenue and east of Yosemite Street. The storm water facility encompasses a majority of the parcel.

This parcel also includes a paved trail that runs east-west along the south side of Caley Avenue.



Caley Pond (looking east)

Undeveloped Parcels

These parcels are located east of Yosemite Street, north of Caley Avenue, and south of Fair Avenue, totaling approximately 8.6 acres.

They were formerly owned by the Metro Church of God and Onslager, a private landowner. The properties were acquired by the Village in the late 1990s and were rezoned to O - Open Space in 2001.

The parcels are currently vacant, though in the past they included a church building that has since been removed. Prior to being acquired by the Village, the parcels were planned for further development. One parcel is graded as a flat building pad for a gas station that was never realized.

Huntington Park

Huntington Park is approximately 2.6 acres in size and was originally dedicated as part of the Maplewood Oakes Subdivision in 1992. Huntington Park is a linear parcel located between Tommy Davis Park and Fair Avenue and is zoned O- Open Space.

Goldsmith Gulch runs through Huntington Park from south to north. A soft surface trail provides pedestrian access between Tommy Davis Park and Fair Avenue. The park is primarily natural area and includes riparian vegetation along Goldsmith Gulch and upland areas.

Importance of the Project

Regional Trail Network

Currently the project site exists at a nexus of a regional trail network that is incomplete. This project brings the opportunity to complete the network and provide residents, commuters, and other trail users with a travel route from Denver to Arapahoe Road in Greenwood Village. The Goldsmith Gulch Trail also ties into the Cherry Creek and South Platte Regional Trail systems.

Transit Oriented Development (TOD)

The Huntington-Caley project site is located at the convergence of established residential neighborhoods and transit oriented developments, both existing and planned. These TODs are designed around the Regional Transportation District (RTD) Arapahoe Station Transit Center (I-25 and Yosemite).

At this Transit Center, people can access the RTD Light Rail, a Park-n-Ride, and a pedestrian bridge that provides direct access to the Village Center which is home to retail shops, office buildings, entertainment, and higher education.



Undeveloped parcels (looking southwest)



Huntington Park (looking south)



Access to I-25 pedestrian overpass

Undeveloped Adjacent Land

Immediately west of the project site is a vacant parcel of land owned by Koelbel and Company. Currently, this property is zoned M-C-mixed commercial, which allows potential office, retail, lodging and/or entertainment uses. This means that the Huntington-Caley project site is in a unique position to either embrace the planned development by Koelbel or provide a buffer between the proposed and existing developments.

Recreation and/or Open Space Potential

Portions of this project site are some of the few remaining undeveloped parcels of land found in Greenwood Village. The premium that places on this land is unrivaled. The Village is committed to developing this parcel in a way that is responsive to the surrounding neighborhoods and developments. Equally important in this project is determining what the public would like to see for this land.

In conclusion, this is a very important project for the residents who currently live adjacent to the land, future residents who may live adjacent to the land, and for Greenwood Village as a whole. Huntington-Caley has the potential to support the nearby TOD, provide an appropriate threshold between several different types of existing and proposed developments, and create a unique space fitting for the City of Greenwood Village.

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THE PLANNING PROCESS



The Planning Process

The Master Plan was developed through a collaborative process that included input and direction from Greenwood Village staff; residents; The Parks, Trails, and Recreation Commission; and City Council. Key parts of the planning process included:

Kick-off Meeting (January 2013)

At this meeting, we discussed the goals for the project as a whole and discussed staff's understanding of the project and the history of the site. We discussed the TIP funding for the underpass of Caley Avenue (see Caley Underpass Feasibility Study discussion below) and discussed a general schedule for the project.

Site Inventory and Analysis: Opportunities and Constraints Plan, Trail Circulation Inventory Plan, Natural Resources Technical Memorandum (Winter/Spring 2013)

As part of the investigation of the project site, the design team developed the plans and reports listed above. These items were used to develop an understanding of the site and surrounding areas and to guide the decision making during the Master Plan.

Public Meeting #1 (May 2013)

The project's first public meeting was held at City Hall. The purpose of the meeting was to inform the public about the project and to obtain input regarding the vision for the park and what amenities were desired by residents. Village staff and the consultant team presented a history of the project site, and presented the Opportunities and Constraints Plan and the Trail Circulation Inventory.

After a discussion of the goals for the meeting, the attendees broke into smaller groups to discuss their desires for the park's future. In general, the small groups shared a vision for the site as an open space park.

After articulating a desired vision for the park, residents were asked to vote on types of park uses they would like to see on this site. They were presented with boards that showed a full spectrum of park uses. Attendees heavily favored passive uses over active uses and were interested in the inclusion of a significant natural area on the site.

Caley Avenue Underpass Feasibility Study (Summer 2013)

In an effort to develop the safest possible trail connection to the I-25 overpass, the Village wanted to explore the opportunity to develop an underpass from the Huntington-Caley project site to facilitate access to the Transit Center. The Village considered



Board from Public Meeting #1



Public Meeting #1

whether to explore the feasibility of an underpass of either Yosemite Street or Caley Avenue. Ultimately, an underpass at Caley Avenue was deemed more appropriate because the City owns the property on both sides of Caley Avenue, whereas they do not own the property west of Yosemite Street.

The City was awarded a Transportation Improvement Program (TIP) grant from the Denver Regional Council of Governments (DRCOG) to use for planning, designing, and constructing the underpass and regional trail connections from Tommy Davis Park to the RTD Transit Center.

The design team conducted a study to determine the feasibility of developing a pedestrian underpass of Caley Avenue. Multiple potential locations were reviewed for the underpass both east and west of the existing drainage box culvert.

As part of the study, approximate locations of critical utilities including storm sewer and sanitary sewer were determined. While it is known that other utilities would be impacted by an underpass, they are more easily relocated because they are not gravity dependent utilities.

Conceptual grading plans were prepared for the various underpass locations to review trail grades and drainage issues, and study impacts to the Caley Pond. Finally, alternatives for the trail connections that were made possible with the different underpass locations were explored.

Ultimately, the only location that was found to be feasible was near the east edge of the park property. All other locations were found to have critical conflicts with utilities or drainage issues. The Village elected to include this underpass location and the associated trail connections in each of the park alternatives that were developed (see Concept Alternative Development discussion following).

Concept Alternative Development (Summer 2013)
Based on the input received at the first public meeting, the design team developed 5 conceptual alternatives for the project site. The alternatives explored different opportunities for site design and various recreational opportunities. Every park use that received any votes at the first public meeting was represented on at least one of the concepts.

The concept alternatives are discussed in more detail on pages 13 through 23.

Public Meeting #2 (August 2013)
The second public meeting was held at City Hall. At this meeting, Village staff and the design team reviewed the results from the first public meeting and reviewed the project progress to date. The 5 concept alternatives were presented to the attendees. After the initial presentation, attendees broke into smaller groups and reviewed each of the concepts in detail, giving comments about each concept.

Parks, Trails, and Recreation (PTR) Commission Study Session (September 2013)
Village Staff and the design team presented the work that had been completed to date to the PTR Commission. The presentation included a summary of the research and the public process. In particular the discussion focused on the 5 concepts that were presented at public meeting #2, and the summary of the comments received at that meeting. The PTR Commission generally agreed with the public comment, and directed staff and the design team to



Future underpass location. (Image taken from undeveloped parcels looking south.)



Underpass location on Master Plan



Public Meeting #2

proceed with developing Concept B with the following modifications:

- Add berms along roadways
- Add boardwalk to Caley Pond
- Refine the design around Caley Pond – leave existing landscaping where possible
- Explore sculpted berms
- Consider public art
- Consider phasing
- Remove shelters from the Huntington Park area because it is too close to people's yards
- Consider a Greenwood Village Entry Feature at Caley Avenue and Yosemite Street.

The design team developed a Preliminary Master Plan based on these recommendations.

PTR Meeting (November 2013)

Village staff and the design team presented the Preliminary Master Plan to the PTR Commission. The discussion focused on the updated portions of the plan. Estimated construction costs and potential phasing strategies were also discussed. At the conclusion of the meeting the PTR Commission voted unanimously to support the plan.

City Council Study Session (December 2013)

Village staff and the design team presented the Preliminary Master Plan to City Council. The discussion included a review of the public process, a discussion of the estimated construction costs, and a detailed review of each of the elements included on the plan. There was some discussion regarding various elements of the plan.

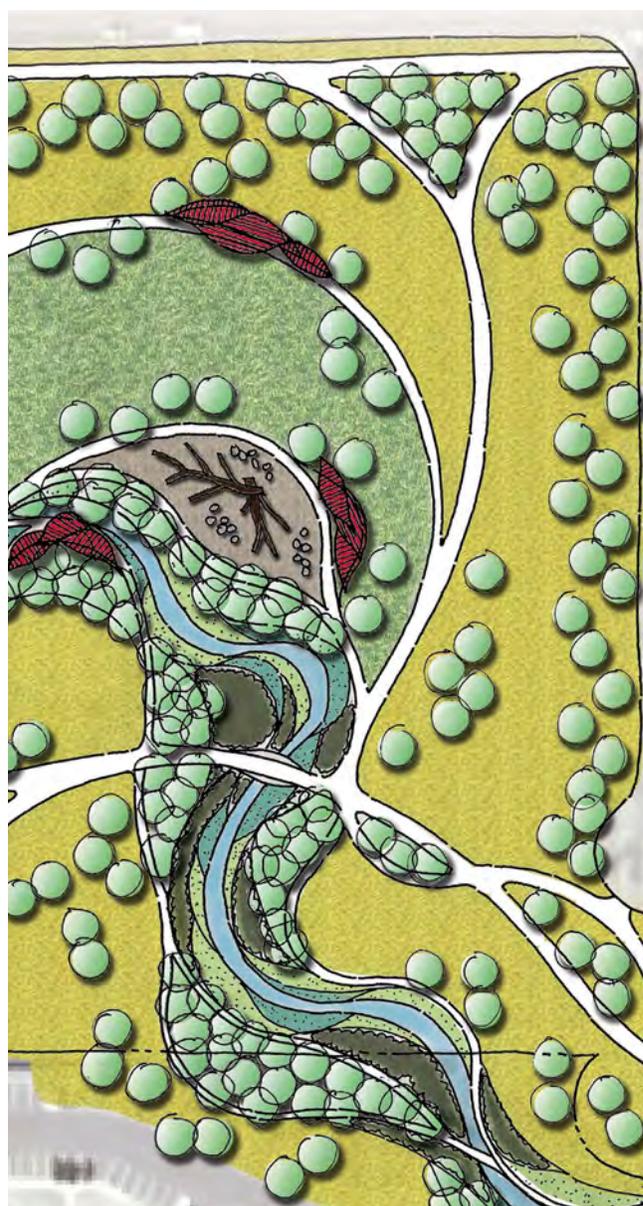
In particular, there was interest from some council members to add parking spaces along Fair Avenue. While it was understood that this was not supported by most of the residents who attended the public meetings, some council members wanted to make an effort to make the park more accessible for all residents of Greenwood Village, not just the residents who live near the site. There was debate regarding this issue among council members. At the conclusion of the meeting, council expressed support for the plan and asked that staff explore options for parking.

PTR Study Session (April 2014)

Village staff led a discussion of various alternatives for parking within the park. During the discussion, several alternatives were generated. The commission asked staff to develop several parking alternatives and present them at the next PTR Commission meeting.



Public Meeting #2



Portion of Concept B Plan

PTR Meeting (April 2014)

Village staff presented 5 alternatives to provide parking for the park. After discussion, the PTR Commission supported an alternative that included a parking lot with an entrance off of Caley Avenue and recommended that the plan be taken to City Council for approval.

SITE INVENTORY AND ANALYSIS



Site Inventory and Analysis

A critical part of developing a site master plan is building a base of knowledge about the project site. Multiple efforts were undertaken to review and analyze the project site.

Natural Resources Technical Memorandum

ERO Resources Corp. (ERO) visited the project site in April 2013 to review the natural resources. ERO developed a Natural Resources Technical Memorandum based on their observations of the project site. The full memorandum is included in the Supplemental Project Information of this report. In general, the memorandum found that there are no significant natural resource issues that would preclude the project site, or portions of the project site, from development as either a park or open space.

The project site is generally dominated by upland areas that include disturbed grassland species. There are existing wetlands that should be preserved if possible. Any disturbance to wetlands will require authorization under section 404 of the Clean Water Act. There may be opportunities to enhance wetlands and riparian habitat as well.

There is a low-density prairie dog colony on the project site. However, ERO found that the site does not offer suitable long-term habitat for a thriving colony. In addition, ERO found that the project site does not include any habitat that is suitable for any of the federally threatened or endangered species that could be potentially affected by projects in Arapahoe County.

Site Opportunities and Constraints

Architerra staff visited the project site on several occasions in April and May of 2013. Based on observations from those visits, an Opportunities and Constraints Plan (included in this section) was prepared for the project site. Items that we documented included:

Surrounding uses

The project site is bounded on the west by Yosemite Street, with the vacant parcel (owned by Koelbel and Company) and the RTD Arapahoe station immediately west of Yosemite Street from the site. To the south is another vacant parcel that is planned for development as multi-family residential. An existing multi-family residential community (the Enclave) is located east of the project site outside of the Village's boundaries. North of the project site are single family residential neighborhoods. Huntington Park is bordered by



Southwest corner of project site with RTD parking garage in background



Huntington Park



Tommy Davis Park (looking north)



Residential neighborhood north of the project site

single family residential lots on the east and west, and connects to Tommy Davis Park on the north end.

Viewsheds

There are no significant viewsheds out of the project site. There are significant views across the entire project site from Yosemite Street, Caley Avenue, and Fair Avenue.

Slopes

The project site generally slopes from the outer edges of the site toward Goldsmith Gulch. Slopes are fairly gentle; however, there are some steep slopes surrounding the graded building pad located at the northeast corner of Yosemite Street and Caley Avenue.

Goldsmith Gulch

Goldsmith Gulch flows through the project generally from south to north. The gulch enters Caley Pond from the east. Caley Pond is largely dominated by cattails with some standing water. The gulch exits Caley Pond toward the north and continues under Caley Avenue through a box culvert. The channel follows a linear alignment through the site, taking a nearly 90 degree bend. The channel's alignment is the result of past development on the site.

Goldsmith Gulch leaves the vacant project parcels on the east and flows through the Enclave for a short distance before entering Huntington Park. The gulch has a more natural alignment through Huntington Park. The alignment then continues north through Tommy Davis Park in a concrete channel.

Floodplain

The 100 year floodplain is contained within the project site and generally follows the alignment of Goldsmith Gulch. The width of the floodplain varies, but is mostly over 100' wide.

Vegetation

The project site is dominated by upland disturbed grass species. There is wetland and riparian vegetation along the entire length of Goldsmith Gulch and throughout the Caley Pond. There are some areas with mature trees and upland shrubs on the site, primarily in Huntington Park, and on the steep slopes surrounding the graded building pad.



Goldsmith Gulch in the undeveloped parcels.

NOTED SPECIFIC OPPORTUNITIES AND CONSTRAINTS:

Opportunities

- The high point of the site is located near the intersection of Yosemite Street and Caley Avenue.
- Much of the site is dominated by gently sloping, disturbed upland area.
- There is an opportunity to improve the disturbed, channelized portions of Goldsmith Gulch.
- There is an opportunity to develop connectivity between three parks that are adjacent to one another.

Constraints

- The capacity of the Caley Pond must be maintained.
- The capacity of the 100 year floodplain must be maintained.
- There is private property on the east side of the Caley Pond that will be a future driveway access to the development south of the pond.
- The emergency access at the east end of Fair Avenue must be maintained.
- The City owned park properties do not abut one another at the east end of Fair Avenue. The property on the east side of the cul-de-sac is owned by the residential complex east of the site. This property includes a short reach of Goldsmith Gulch that is not owned by the Village.

Trail Circulation Inventory

The design team also developed a Trail Circulation Inventory Plan (included in this section) in order to understand the existing bicycle and pedestrian circulation system surrounding the site, and to identify any needs that could be addressed through this Master Plan. The following items were included in the inventory:

Trails (8' Wide Minimum)

Hard Surface Trails

The Goldsmith Gulch Trail - This north/south trail follows Goldsmith Gulch from Cherry Creek in Denver upstream into Greenwood Village. The trail enters Tommy Davis Park under the Orchard Road underpass. The trail continues to the south end of Tommy Davis Park. There is no trail between Fair Avenue and Caley Avenue. The trail then continues south from Caley Avenue, connecting to the trail that parallels Boston Street. The trail provides important connections to the Denver Tech Center, Cherry Creek Trail, and Downtown Denver to the north and to Arapahoe Road to the south.

Dayton Street Trail – This trail parallels Dayton Street in a north/south direction. The trail is 8' wide north of Orchard Road. This trail provides important connections to Cherry Creek State Park, Village Greens Park, and the Cherry Creek Trail.

Orchard Road Trail – This trail parallels Orchard Road in an east/west direction. The trail intersects both the Goldsmith Gulch Trail and the Dayton Street Trail. This trail provides a connection towards the west to Westlands Park and towards the east to Silo Park.

Other trails – There are segments of 8' wide paved trails around the project site along Yosemite Street, Caley Avenue, and Boston Street.

Soft Surface Trails

There is a soft surface trail through Huntington Park that connects between Tommy Davis Park and Fair Avenue.

Major Sidewalks

These are paved connections that provide important connections for pedestrians, but are too narrow for bicycle traffic. Some of the important sidewalks near the project site include sidewalks along Dayton Street, Yosemite Street, Boston Street, Fair Avenue, Willow Drive, and Caley Avenue.



North side of sidewalk along Caley Avenue (looking west)



Gentle slopes and upland vegetation across project site (looking northwest)



Concrete trail and social trail north of Caley Pond (looking west)

Social Trails

There are three significant social trails located on the project site.

One is located along the east side of the undeveloped parcels indicating people are connecting between the soft surface trail in Huntington Park and the paved Goldsmith Gulch Trail on the south side of Caley Avenue.

Another is located on the west side of the Caley Pond indicating significant traffic connecting between the intersection of Yosemite Street and Caley Avenue and the cul-de-sac of Yosemite Street south of the site.

The third runs parallel to Caley Avenue the length of the Caley Pond site. This suggests that people are choosing to walk immediately adjacent to the road rather than take the slightly more curvilinear concrete trail that is detached from Caley Avenue.

Each of these social trails represents the path of least resistance for users around the Huntington-Caley project sites.

Other items

The inventory also identified the location of important pedestrian bridges, underpasses, and at-grade street crossings. Of particular importance for this Master Plan are the existing signalized pedestrian crossings at the corner of Yosemite Street and Caley Avenue, and the pedestrian bridge overpass of I-25 located at the Arapahoe Station Transit Center.

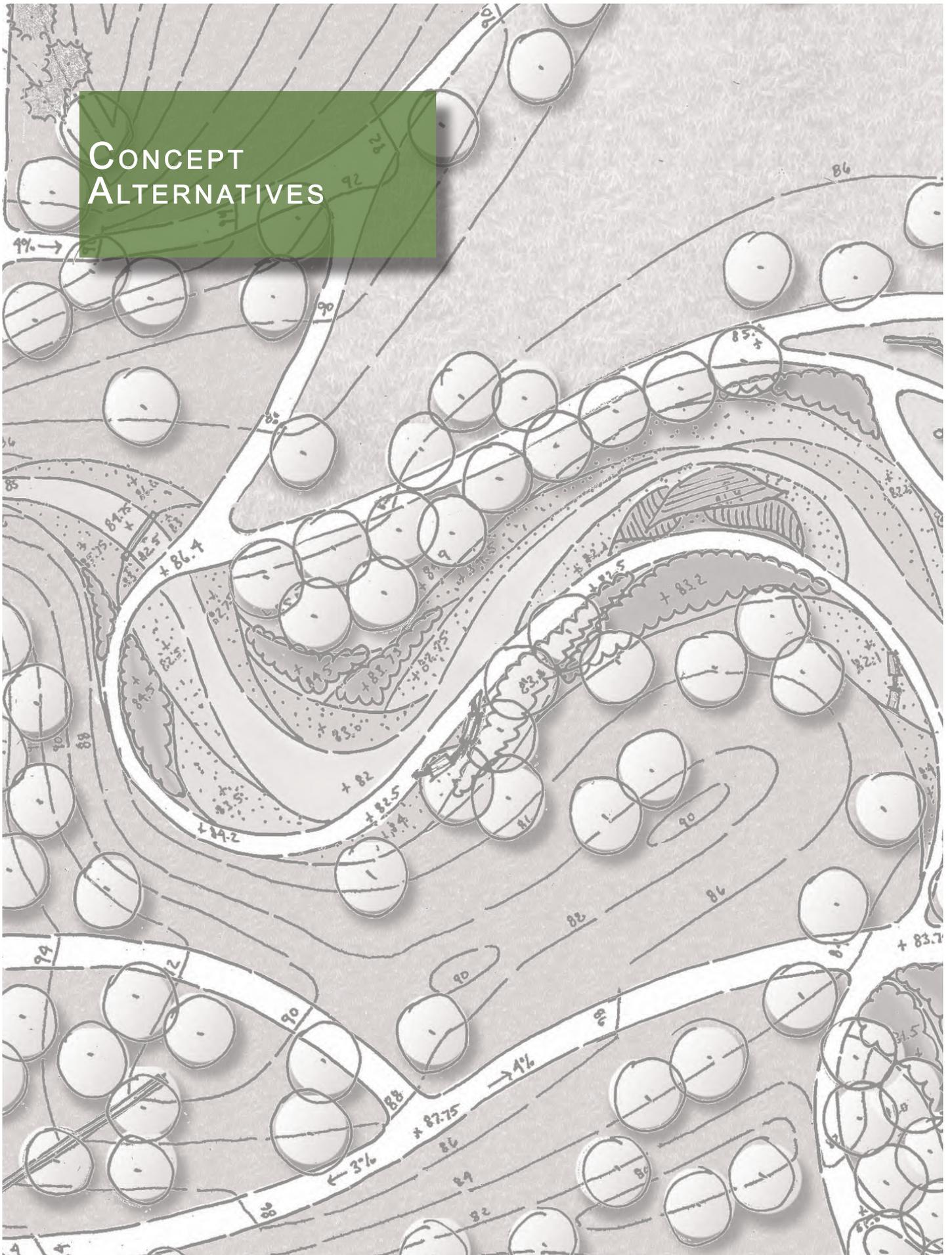


Social trail south of Huntington Park across undeveloped parcels (looking south)



Social trail west of Caley Avenue (looking south)

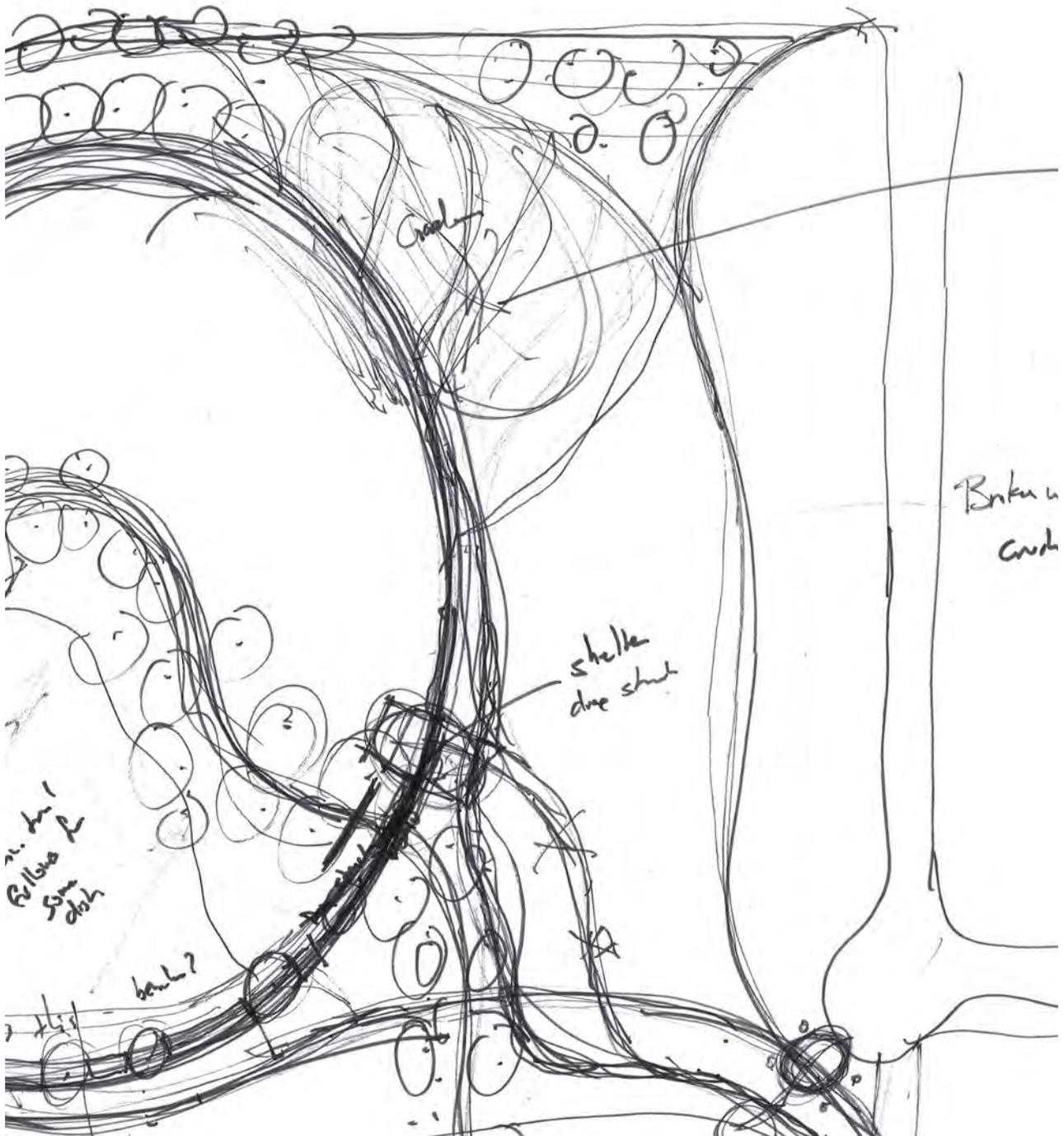
CONCEPT ALTERNATIVES



Concept Alternatives

The concept plans on the following pages were developed based on the input received at the first public meeting held on May 29, 2013, and other input that the Village received through phone calls and emails. This input shaped the general character of the concept plans, and determined the park uses that are included in these plans.

All specific park elements that were requested by the public are included in at least one of the concept plans. The plans explore different ways of organizing the park uses and different ways to treat aspects of the park design. As previously stated, all of the concepts include an extension of the Goldsmith Gulch Trail and a new trail underpass at Caley Avenue.

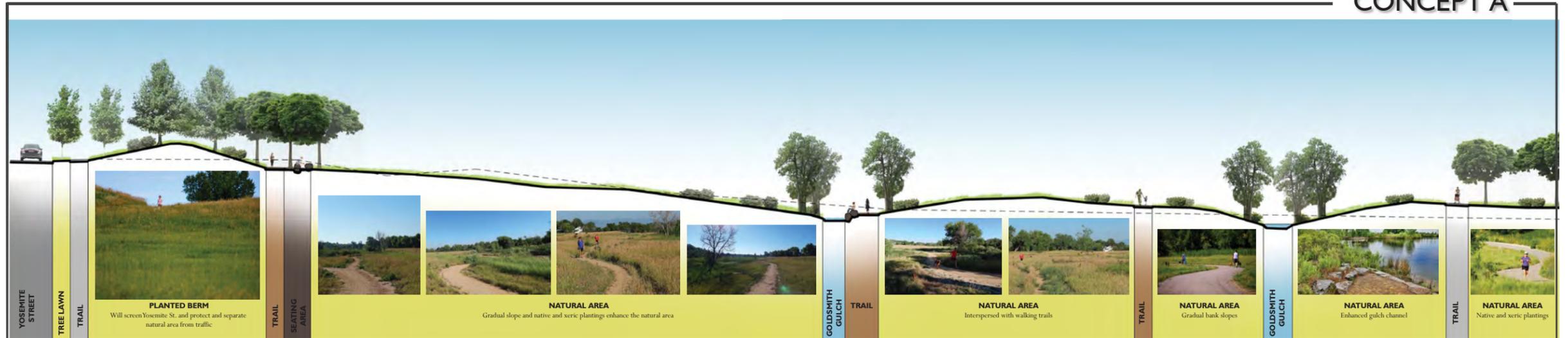


Concept A

Concept A envisions the site as primarily a natural area. Goldsmith Gulch would be realigned and restored, and the upland natural areas would be restored with native and dryland vegetation. Recreational amenities include multi-use trails, secondary loop trails, and informal seating areas. Yosemite Street is screened from the main portion of the park site with planted berms.

This concept does not include an entrance to the park at the corner of Caley Avenue and Yosemite Street. Huntington Park is largely unchanged in this concept, with the exception of trail modifications. Caley Pond modifications would include a new loop trail with seating areas and wetland access with stepping stones.

CONCEPT A



ADDITIONAL PARK FEATURES

Gulch Restoration



Seating at Goldsmith Gulch



Soft surface trails



PLAN HIGHLIGHTS

- Topography and slopes**
 - Gentle and gradual slopes throughout
 - Planted berms at Yosemite, Caley, and Fair for screening
- Access**
 - No direct access into park from Yosemite/Caley intersection
 - Perimeter access from Caley underpass and Yosemite/Fair intersection to Huntington Park
- Trails**
 - Loop trails with small informal seating areas
- Entry Treatment**
 - No treatment along roads signifying park or city entry
- Cul-de-sac**
 - Remains in current configuration
- Huntington Park**
 - Paved trail with parallel soft surface trail
- Caley Pond**
 - Loop trail
- Private Property**
 - No change of gulch alignment
- Park Elements**
 - Restored and realigned Goldsmith Gulch
 - Re-vegetated natural areas

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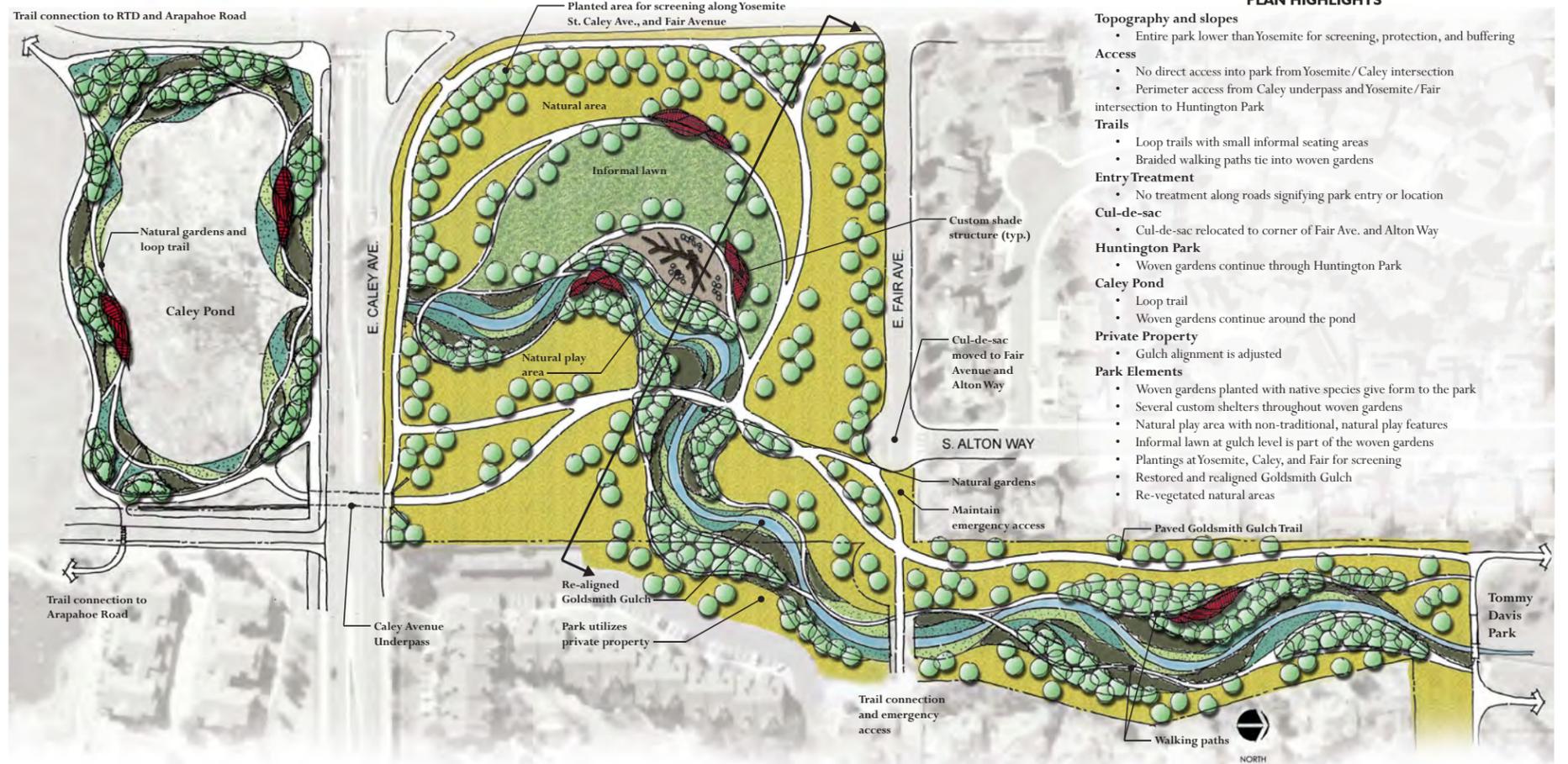
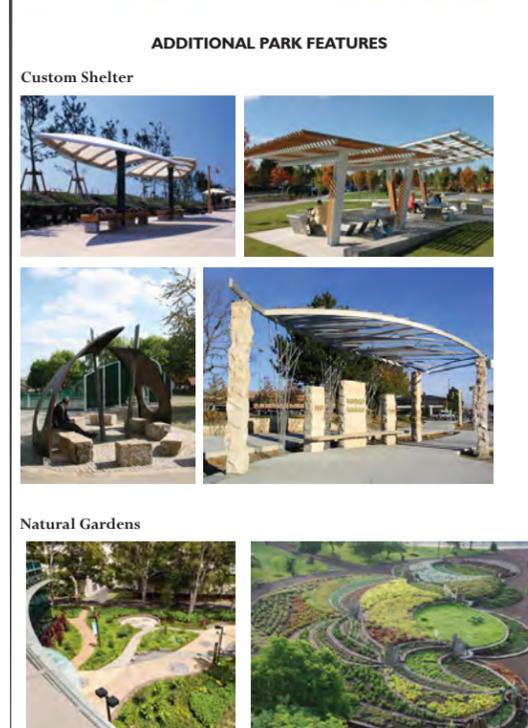
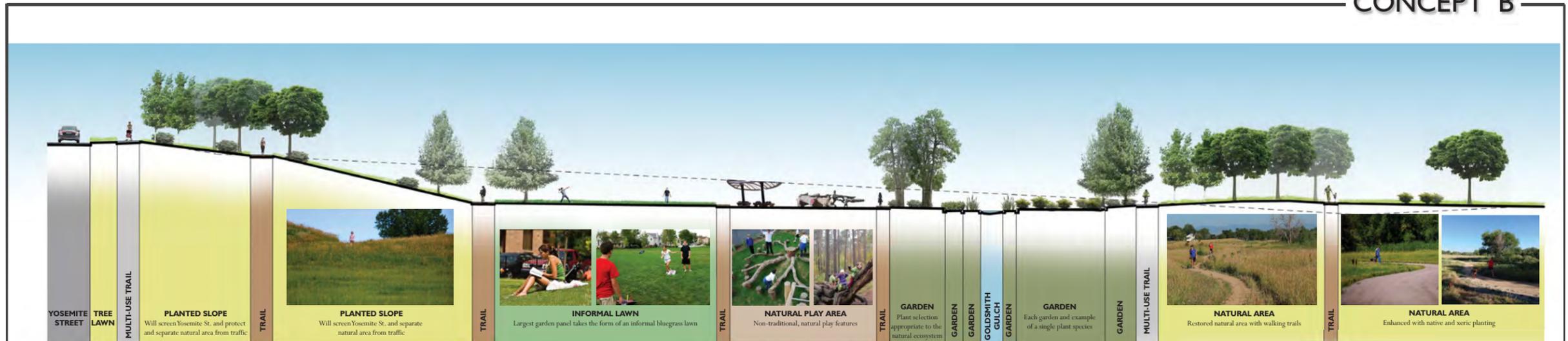


Concept B

Concept B utilizes braided natural gardens along Goldsmith Gulch to give form to the park. The form of the gardens is inspired by the natural patterns found along waterways. The gardens would be planted with species that are commonly found along local waterways (wetland grasses, willow shrubs, cottonwood trees, and other riparian species). The gardens extend south from Tommy Davis Park and surround the Caley Pond. Recreational amenities include multi-use trails, loop trails, an informal bluegrass lawn, a natural play area, and custom shade structures. Restored natural area surrounds the park uses.

This concept does not include an entrance to the park at the corner of Caley Avenue and Yosemite St. The cul-de-sac on Fair Avenue is relocated to the intersection of Fair Avenue and Alton Way. This concept utilizes the private property south of the existing Fair Avenue cul-de-sac as park land. Both Huntington Park and the Caley Pond are modified to include the braided gardens, trails, and seating areas.

CONCEPT B



- PLAN HIGHLIGHTS**
- Topography and slopes**
 - Entire park lower than Yosemite for screening, protection, and buffering
 - Access**
 - No direct access into park from Yosemite/Caley intersection
 - Perimeter access from Caley underpass and Yosemite/Fair intersection to Huntington Park
 - Trails**
 - Loop trails with small informal seating areas
 - Braided walking paths tie into woven gardens
 - Entry Treatment**
 - No treatment along roads signifying park entry or location
 - Cul-de-sac**
 - Cul-de-sac relocated to corner of Fair Ave. and Alton Way
 - Huntington Park**
 - Woven gardens continue through Huntington Park
 - Caley Pond**
 - Loop trail
 - Woven gardens continue around the pond
 - Private Property**
 - Gulch alignment is adjusted
 - Park Elements**
 - Woven gardens planted with native species give form to the park
 - Several custom shelters throughout woven gardens
 - Natural play area with non-traditional, natural play features
 - Informal lawn at gulch level is part of the woven gardens
 - Plantings at Yosemite, Caley, and Fair for screening
 - Restored and realigned Goldsmith Gulch
 - Re-vegetated natural areas

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Concept C

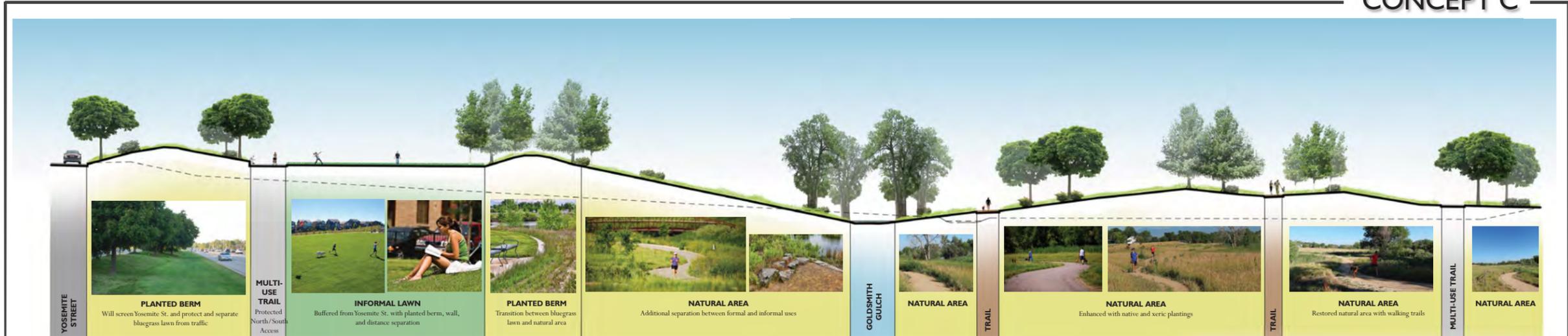
Concept C includes a mix of developed park and natural area. The developed park area is located on the west side of the park along Yosemite Street, with the natural area on the east side of the park. There is no direct pedestrian connection between the two areas of the park, creating a defined separation between the uses.

The developed area of the park includes an entry to the park and to Greenwood Village at the corner of Caley Avenue and Yosemite Street. There is also an informal lawn that is separated from the streets with planters and berms. Gathering spaces such as seat walls and custom shelters are shown in this portion of the park as well.

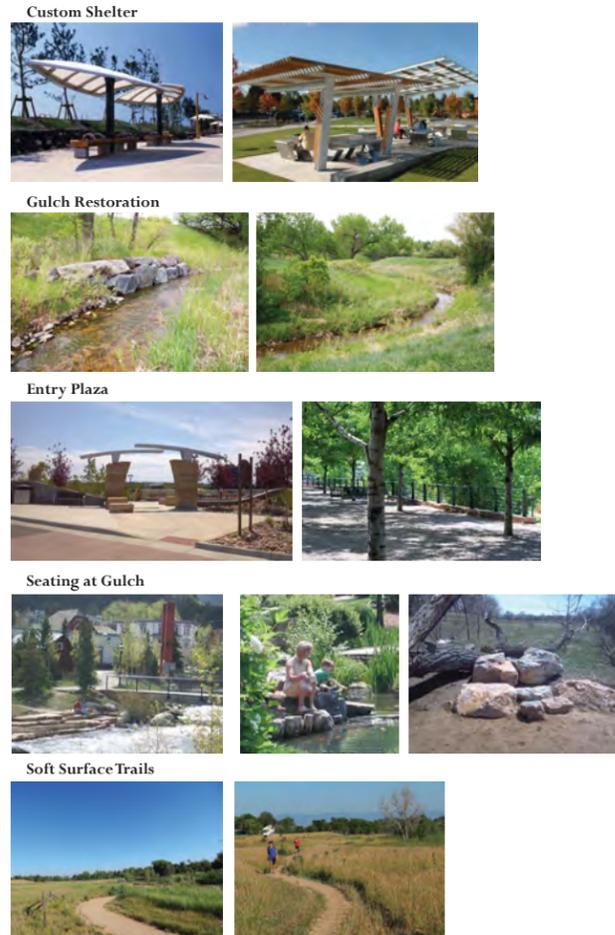
The eastern portion of the site is primarily a restored natural area. Goldsmith Gulch would be re-aligned and restored, and the upland natural areas would be restored with native and dryland vegetation. Recreational amenities include multi-use trails, secondary loop trails, and informal seating areas.

This concept includes relocating the cul-de-sac on Fair Avenue to the intersection of Fair Avenue and Alton Way. Goldsmith Gulch is re-aligned on the private property south of the existing Fair Avenue cul-de-sac, although no recreational amenities are included on that site. Both Huntington Park and the Caley Pond remain largely unmodified with the exception of trail revisions.

CONCEPT C



ADDITIONAL PARK FEATURES



- #### PLAN HIGHLIGHTS
- Topography and slopes**
 - "Park" setting with informal lawns and seating areas at street level
 - Natural area sits at gulch level
 - Large slope separates the park setting from the natural area
 - Access**
 - No direct trail connection between park setting and natural area
 - Entry to natural area is limited to access from Huntington Park and Fair Ave. (primarily for neighborhood use)
 - Perimeter access from Caley underpass and Yosemite/Fair intersection to Huntington Park
 - Trails**
 - Loop trails with small informal seating areas in natural area
 - Entry Treatment**
 - Formal entry to park and Greenwood Village at Yosemite/ Caley intersection, may include entry signage and/or monuments
 - Cul-de-sac**
 - Cul-de-sac relocated to corner of Fair Ave. and Alton Way
 - Huntington Park**
 - Paved trail with parallel soft surface trail
 - Caley Pond**
 - Loop trail at Caley Pond
 - Private Property**
 - Gulch alignment is adjusted
 - Park Elements**
 - Gathering area in park setting contains that use in the appropriate setting
 - Custom shade structure provided in gathering area
 - Seat wall and planters provide barrier between informal lawn and roadway
 - Restored and realigned Goldsmith Gulch
 - Re-vegetated natural areas

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Concept D

Concept D features an entry plaza at the intersection of Caley Avenue and Yosemite St. that serves as an entry to both the park and Greenwood Village. A curvilinear set of seating steps overlooks the park. Recreational amenities include an informal lawn, formal gardens, custom shelters, artistic sculpted land forms, multi-use trails. Goldsmith Gulch would be re-aligned and restored, and the upland natural areas on the east and north ends of the park would be restored with native and dryland vegetation.

This concept includes relocating the cul-de-sac on Fair Avenue to the intersection of Fair Avenue and Alton Way. Both Huntington Park and the Caley Pond remain largely unmodified with the exception of trail revisions.

CONCEPT D



ADDITIONAL PARK FEATURES

Custom Shelter



Boardwalk



Entry Plaza



Sculpted Land Form



HUNTINGTON CALEY

Master Plan



PLAN HIGHLIGHTS

Topography and slopes

- Informal lawn is set at gulch level and is buffered from the street

Access

- Access provided to Yosemite/Caley intersection, Yosemite/Fair intersection, and Caley underpass from Huntington Park

Trails

- Loop trails with large, formal seating area

Entry Treatment

- Formal entry to park and Greenwood Village at Yosemite/Caley intersection, may include entry signage and/or monuments

Cul-de-sac

- Cul-de-sac relocated to corner of Fair Ave. and Alton Way

Huntington Park

- Paved trail with parallel soft surface trail
- Wetland boardwalk

Caley Pond

- Loop trail

Private Property

- No change of gulch alignment

Park Elements

- Park overlook/gathering area at the park entry at Yosemite/Caley
- Terraced seating steps enclose the informal lawn, providing a buffer and grade separation from the roadway
- Gardens on north side of informal lawn may provide more formal plant selection than in the natural areas while still being native/xeric
- Sculpted land form in natural area gives artistic form without formal use
- Custom shade structures are provided at the overlook and large seating area along the gulch
- Plantings at Yosemite, Caley, and Fair for screening
- Restored and realigned Goldsmith Gulch
- Re-vegetated natural areas



Concept E

Concept E includes a fenced dog off-leash park that is approximately two acres in size. Amenities associated with the dog off-leash park include a parking area for 12 to 20 cars, a restroom facility, and a traditional park shelter. The rest of the site is primarily natural area. Goldsmith Gulch would be realigned and restored, and the upland natural areas would be restored with native and dryland vegetation. Recreational amenities include multi-use trails, a loop trail around the dog off-leash park, and a park shelter.

This concept includes entry signage to Greenwood Village at the corner of Caley Avenue and Yosemite Street. The cul-de-sac on Fair Avenue is replaced with the parking lot entry. Huntington Park is largely unchanged with the exception of trail modifications. Caley Pond modifications include the loop trail and a wetland boardwalk.



ADDITIONAL PARK FEATURES

Wetland Boardwalk



Gulch Restoration



Restroom



Shelter



PLAN HIGHLIGHTS

Topography and slopes

- Planted berms at Yosemite, Caley, and Fair for screening
- Low berms throughout site provide visual interest along trails and in dog off-leash park

Access

- Access provided to Yosemite/Caley intersection, Yosemite/Fair intersection, and Caley underpass from Huntington Park

Trails

- Loop trail and trail connections through park

Entry Treatment

- Formal entry to park and Greenwood Village at Yosemite/Caley intersection, may include entry signage and/or monuments

Cul-de-sac

- Parking lot replaces the need for a cul-de-sac

Huntington Park

- Paved trail

Caley Pond

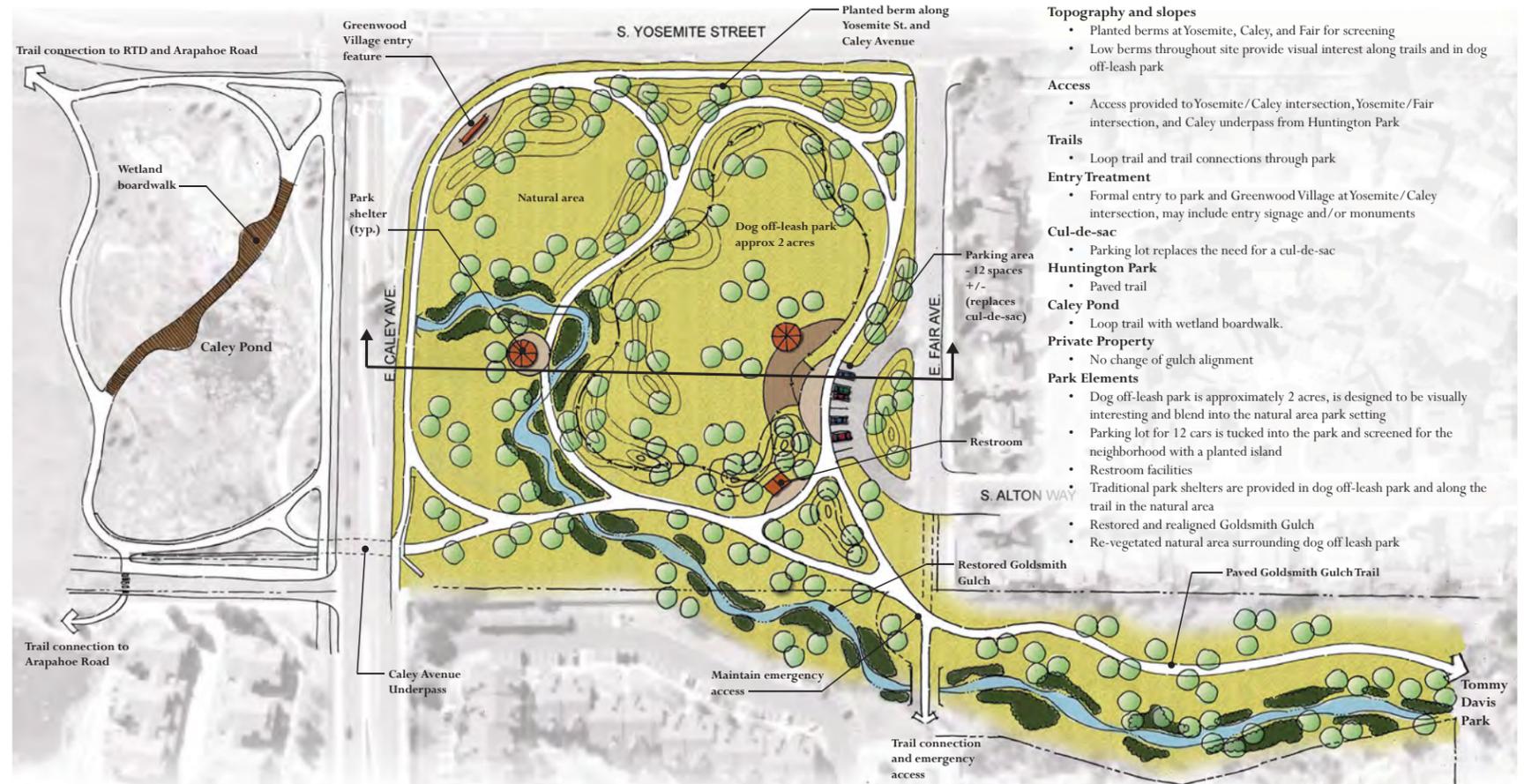
- Loop trail with wetland boardwalk.

Private Property

- No change of gulch alignment

Park Elements

- Dog off-leash park is approximately 2 acres, is designed to be visually interesting and blend into the natural area park setting
- Parking lot for 12 cars is tucked into the park and screened for the neighborhood with a planted island
- Restroom facilities
- Traditional park shelters are provided in dog off-leash park and along the trail in the natural area
- Restored and realigned Goldsmith Gulch
- Re-vegetated natural area surrounding dog off-leash park



HUNTINGTON CALEY

Master Plan



S. YOSEMITE STREET

E. CALEY AVE.

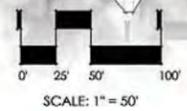
E. FAIR AVE.

S. ALTON WAY



HUNTINGTON CALEY

Master Plan



SCALE: 1" = 50'



The Master Plan

Greenwood Village identified several goals for the Huntington-Caley Master Plan.

First, this project must provide a connection to the Village Center with a paved multi-use trail. Second, the plan must include a location for a Caley Avenue underpass. These two goals go hand in hand since the trail to the Village Center must use the Caley Avenue underpass to achieve that connection.

The final goal is that the plan must be heavily rooted in an interactive and intensive public process. This was a very important goal because the Village approached this project with no pre-conceived ideas about what should be on this site. It was critical to use the public meetings as an appropriate forum for residents to voice their needs and desires for the future of this site.

Through the public process, the residents articulated a vision for the site to become a passive open space park, with most of the park providing restored natural area. Their desire was for the site to be primarily a neighborhood park rather than a destination park that would draw people from all parts of Greenwood Village and beyond.

The Master Plan achieves this vision for the park, meets the trail connectivity goals for the project, and takes into account the site's opportunities and constraints. The Master Plan also promotes a sustainable approach to development by embracing a natural, dryland aesthetic for the majority of the park. With this approach, the plan embraces the opportunity to both provide new recreational opportunities and improve the ecological function and diversity of the site and the Goldsmith Gulch channel.

The Form

The Master Plan is inspired by the braided forms found along natural streams. The braided form is composed using natural gardens along both sides of Goldsmith Gulch. These gardens weave throughout Huntington-Caley to create a singular design element in the park. This approach embraces Goldsmith Gulch and makes it the driving design element of the park.

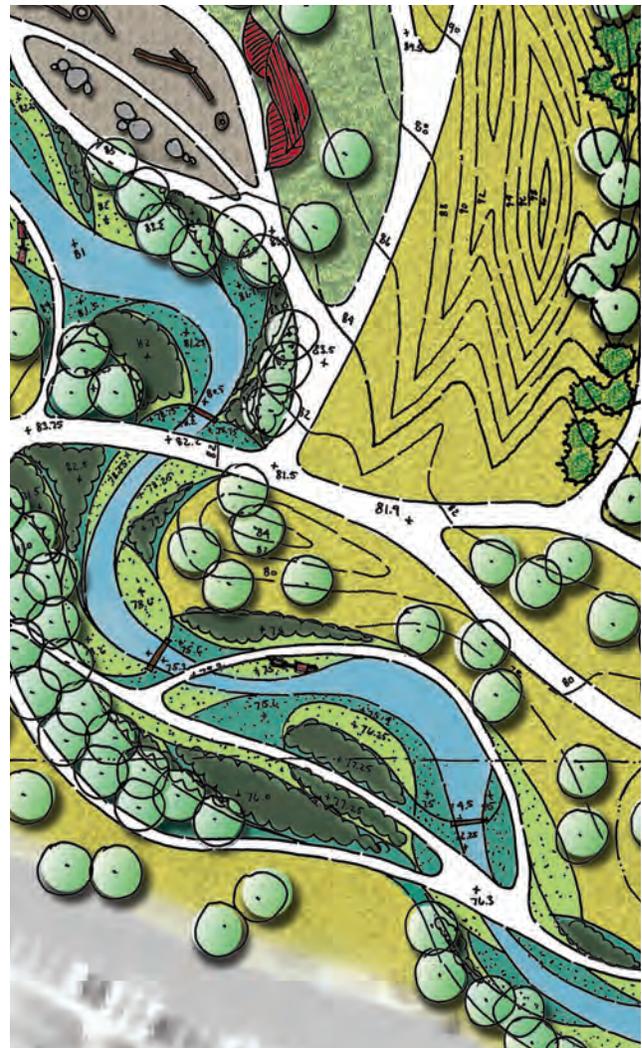
The form of the park takes advantage of the general "bowl" shape of the site. The main recreational uses are located along Goldsmith Gulch which is substantially lower than the surrounding streets. This separation creates a passive and relaxed atmosphere for the main activity areas in the park.

Park Elements

Goldsmith Gulch Trail Extension/Caley Avenue Undercrossing

The Master Plan includes an extension of the Goldsmith Gulch Trail as it leaves the south end of Tommy Davis Park. The trail travels south through Huntington Park, along the east side of the vacant parcels to a proposed pedestrian undercrossing at Caley Avenue.

On the south side of Caley Avenue, a trail intersection gives users several options for direction of travel. They have the opportunity to continue to Arapahoe Road via the existing trail through the Bridgewater Apartments complex and along Boston Street. They may also travel west to the Arapahoe Station Transit Center and the I-25 overpass via a new trail around the south side of Caley Pond and a connection to Yosemite Street. Finally, they may use the switch back in the trail and travel back to the north to access the sidewalk along Caley Avenue.



Braided gardens surrounding Goldsmith Gulch

Detached sidewalk trail connections are shown on both sides of Caley Avenue, and on the east side of Yosemite Street. These sidewalks provide access to Fair Avenue, Caley Avenue, Yosemite Street, and the corner of Caley Avenue and Yosemite Street. While the detached sidewalks shown in the vacant parcels are new, the sidewalk along the south side of Caley Avenue will accommodate the users who created the existing social trail along that route.

These trails should all be at least 10' wide and paved with concrete because they provide important bicycle and pedestrian connections and they are parts of the Goldsmith Gulch Regional Trail. Pavement allows the trails to be maintained year round, which includes snow removal. This will ensure safe travel for all trail users.

A new multi-family development is proposed for the open land immediately adjacent to the south end of the Caley Pond property. The driveway for this development ties into Caley Avenue to the east of the proposed underpass location. The final design of the undercrossing will have to accommodate the driveway.

During the Caley Avenue Undercrossing Feasibility Study, we determined that there is an opportunity to create a safer trail connection for pedestrians and bicyclists without greatly impacting the vehicular traffic on that driveway. We recommend that the Village explore ways to adjust the property boundary lines with the new multi-family development.

Currently, the property owned by Greenwood Village for the use of a trail is east of the property owned by the developer for the use of a driveway. Building a trail on that property would mean that a trail user might have to cross the vehicular driveway twice in order to get to where they need to go. If the driveway were constructed east of the trail, that means that only users traveling east into the Bridgewater Apartment complex would have to cross the vehicular driveway one time.

Moving the driveway slightly to the east is likely not going to have any repercussions for the developer or future vehicular traffic. However, finding a way to work with the developer to essentially “swap” properties in this area would make a safer trail experience and greatly reduce the opportunities for a vehicular/pedestrian incident.

Parking

The master plan includes a modest parking area located just north of Caley Avenue. Parking has been a major topic of discussion since the first public meeting for the Huntington-Caley Master Plan.

The residents who attended the public meetings were strongly opposed to including parking in the master plan. Their concerns were two-fold. They wanted the park to be a neighborhood park rather than a destination park and were concerned that including a parking area may lead to the park becoming a destination. They also had several concerns about parking located on or near Fair Avenue including loitering, noise, and aesthetics that would impact the nearby homes.



Parking Area

Some members of City Council were concerned about building a park of this size without providing adequate means for any Greenwood Village residents to enjoy the park. After discussion amongst City Council and the PTR Commission, the design team was asked to review opportunities to include parking in the master plan.

The parking area in the master plan is on the immediately north of Caley Avenue on the east edge of the site. The lot can accommodate 12 cars and includes a drop-off area. The location will require retaining walls on both sides of the parking lot to accommodate existing and proposed grades. The wall on the west side of the parking lot will be an extension of the wing wall for the pedestrian undercrossing. A shorter wall (2'-3' tall) will be required on the east side of the parking lot.

This location for the parking lot offers several benefits. The site is convenient to the park, but the location does not detract from the park design because the parking is somewhat separated from the main use areas in the park by Goldsmith Gulch and the Goldsmith Gulch Trail. The parking lot provides excellent access to the Goldsmith Gulch Trail, which will allow the parking lot to be used for Huntington-Caley Park, or as a trailhead for the Goldsmith Gulch Trail.

The location also addresses some of the resident's concerns regarding public parking along Fair Avenue. In fact, a parking lot at this location discourages on-street parking and additional traffic along Fair Avenue.

Additionally, there is currently a left turn lane on east-bound Caley Avenue that is unused at the location of the proposed driveway for the parking lot. This turn lane allows for the parking lot to be accessed by vehicles traveling in either direction on Caley Avenue.

Relocated Fair Avenue Cul-de-sac

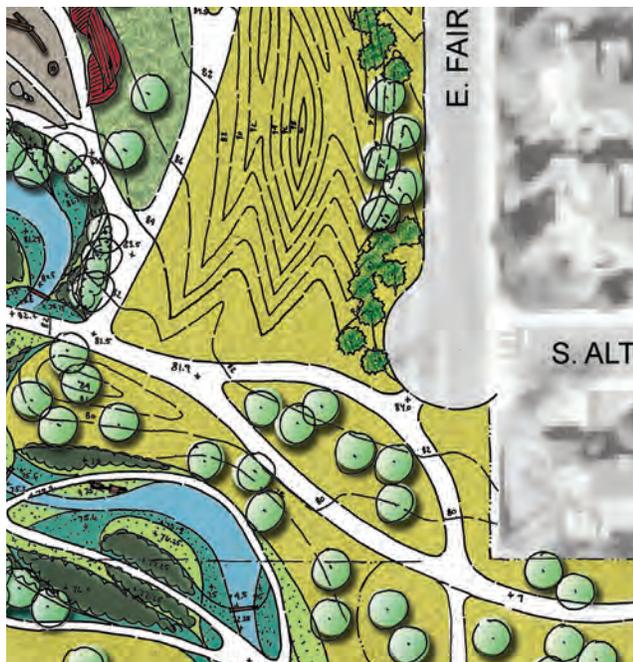
The Master Plan includes relocating the cul-de-sac of Fair Avenue to the intersection of Fair Avenue and Alton Way. This allows for continuous park space from Huntington Park to the vacant parcels. It prevents the necessity of having the regional trail cross a road. And it also eliminates an unnecessary paved surface and replaces it with park space.

Emergency access will still be maintained from the relocated cul-de-sac east to the Enclave development with grass pavers or other acceptable means.

Goldsmith Gulch/Braided Gardens

Goldsmith Gulch is realigned and restored through the entire reach of the project site. The alignment takes on a natural and curvilinear form. This will require further development and coordination with the Urban Drainage and Flood Control District (UDFCD) and the United States Army Corps of Engineers. UDFCD has identified this reach of Goldsmith Gulch for improvements that include drop structures and restoration.

The drop structures should be designed as an integral part of the channel improvements. We suggest that the structures be strategically placed so that they are



Relocated cul-de-sac on Fair Avenue



Fair Avenue cul-de-sac



Rendering of riparian gardens along Goldsmith Gulch

near areas where park users are close to the water. Drop structures provide interest, a pleasant sound, and can become artistic when incorporated into their surroundings.

The concept for the channel is to develop an architectural treatment for the gulch that is inspired by the natural ecology of the channel. Along both sides of the gulch are monoculture gardens of natural riparian plants. The gardens are inspired by the braided form of natural waterways.

Much like the natural distribution of plants along the channel, higher water use plants would be concentrated closer to the channel. Gardens located adjacent to the channel would include wetland grasses, forbs, and other herbaceous species. As the gardens progressively move farther from the channel, they would become gardens of riparian plants such as willow shrubs, mountain mahogany, wild plum, cottonwood trees, and grasses. The gardens will also step up in elevation away from the channel.

In order to emphasize the curvilinear forms, the edge of the channel and the edges of the garden beds should be hard surfaced. These could be constructed of stone, concrete, or some other material. One opportunity is to use a concrete edging similar to that used for the recently reconstructed Tommy Davis Park pond. This would bring a uniformity of materials from the Caley Pond through Tommy Davis Park.

The Tommy Davis Park Master Plan (TDPMP) calls for a redesign of Goldsmith Gulch. When this effort is undertaken, the designer may consider bringing the braided channel concept into Tommy Davis Park. This design is consistent with the TDPMP recommendations for the channel and could be expressed slightly differently. Instead of wetland gardens and hard surfaced garden separators, paths and channel access points could be incorporated in the braided form. This may allow for a natural form of Goldsmith Gulch within the formal Tommy Davis Park setting.

Secondary Trails

In addition to the Goldsmith Gulch Trail and connections, there are numerous secondary trails in the Master Plan that create multiple loops and provide opportunities for walking, seating, enjoying various parts of the park.

Paths along both side of Goldsmith Gulch weave between the braided gardens. In addition, paths surround the informal lawn and Caley Pond. These secondary paths are not intended to be multi-use paths like the Goldsmith Gulch Trail but will serve only walkers and runners. Therefore, the paths can be narrower than the regional trail, around 5' wide. They could be either soft or hard surface paths. In some areas, particularly among the gardens, it may be best to use a hard surface as this will reduce maintenance in areas that will be subject to frequent inundation from flooding.

Informal Lawn

The lawn provides an opportunity for informal play and recreation. Rather than a programmed athletic field, this lawn area is intended for uses such as tossing a Frisbee or ball, flying a kite, sunbathing, reading, or similar passive uses. The lawn is located along Goldsmith Gulch and is surrounded by restored natural area.

Natural Play Area

The park includes a play area located along Goldsmith Gulch. To integrate with the natural character of the site and to offer a diversity of play experience in the Village, the proposed play area incorporates nature play opportunities. Rather than traditional post and deck play structures with swings and slides this play environment will include natural elements like logs, stumps, boulders, and sand. The location along Goldsmith Gulch lends itself to a riparian design theme. Trees and other plantings could be integrated with play area to provide shade, interest, and learning opportunities.



Example of a natural playground

Shade Structures

Shade structures are shown at several locations within the park. The intent is to provide custom designed structures as opposed to prefabricated shelters. The design of the structures and materials used to construct them should be in the same character as the rest of the park design. These should be small shade structures rather than large rentable park shelters.



Example of shade structure

Sculpted Berms

The berms along the west and north sides of the informal lawn are designed with artistically sculpted landforms. These landforms add a unique, artful element to the park and will provide visual interest. The landform will include several undulating ridgelines that parallel the edge of the informal lawn. The vertical form of the sculpted berms mimics the horizontal form of the braided channel and gardens.

These sculpted berms are a unique element that will make Huntington-Caley truly different from the other parks within Greenwood Village. The artistic nature of the berms will create interesting shadow patterns and snow melt patterns that add another layer of interest to the park.

In order to accentuate the form of the berms, only a low growing dryland grass species such as blue gramma should be planted. The low growing grasses will eliminate the need for the berms to be mowed on a regular basis. It is anticipated that the berms will have varying slopes, but may be as steep as 2:1 in places. The berms should be void of any trees or shrubs, other than the landscape screening mentioned above.



Example of sculpted berms

As with the other natural areas, it would be ideal for these berms to have irrigation for establishment. This is particularly important on the sculpted berms because it will be important to achieve establishment of the grasses as soon as possible due to the steep slopes of the berms.

Natural Area Restoration

The upland areas surrounding Goldsmith Gulch and the main park activity areas will be restored upland vegetation. This includes dryland grasses and natural groupings of upland trees and shrubs. If budget allows, it would be desirable to provide irrigation to these areas to help get the vegetation established. This will lead to a healthier, better looking natural area and quicker establishment than would be possible without irrigation.

Landscape Screening

Trees and shrubs are concentrated around the perimeter of the site, particularly along Caley Avenue, Yosemite Street, and Fair Avenue. The intent is to screen the park from these roads to offer a protected, comfortable feeling in the interior of the park.

Artwork

The Master Plan does not identify a specific location for artwork, but the future installation of public artwork was considered in the development of the Master Plan. Caley Pond, the sculpted berms, the Greenwood Village entry feature, and the restored natural areas

are all suitable locations for the addition of public artwork.

Caley Pond Improvements/Boardwalk

Several improvements are planned for Caley Pond. The shape of the pond will have to be modified to maintain the current capacity in the pond, because fill within the 100 year floodplain that is expected to be required as part of the construction of the Caley Avenue underpass.

A loop trail around the Caley Pond offers opportunities for seating and strolling. This path could be hard or soft surface. In addition, a proposed boardwalk across the pond offers a unique opportunity to be immersed the wetland habitat. The boardwalk includes a seating area and shelter located near the center of the wetland.

Additional landscaping would be added around the Caley Pond to visually unify this area with the rest of the park. However, care should be taken to preserve the existing mature landscape wherever possible.

Greenwood Village Entrance

An entry feature is shown at the corner of Caley Avenue and Yosemite Street. This feature should celebrate the entrance to Greenwood Village, not to the park itself. This feature could include signage, monumentation, landscaping, artwork, water features, flagpoles, or other entry elements. The entry feature should be primarily screened from the park by the sculpted berms.



Rendering of Caley Pond boardwalk

Property Acquisition

The Master Plan shows the braided gardens and loop trails extending along the entire reach of Goldsmith Gulch through the project site. This includes a small portion of Goldsmith Gulch that is on private property. The area immediately east of the current Fair Avenue cul-de-sac is on property owned by the Enclave Condominiums.

In order to develop the Master Plan, the Village will have to acquire the rights to develop that property with an easement, by purchase of the property, or by some other agreement. Complicating the issue is that the property is outside Greenwood Village city limits.

It would be beneficial to the Enclave Condominiums to grant an easement or sell the property to the Village for several reasons. The area is entirely within the Goldsmith Gulch floodplain and is therefore undevelopable. The Village would likely assume maintenance of the area in such an agreement. This would reduce maintenance costs for the Enclave. Finally, Enclave residents will greatly benefit from the Huntington-Caley project as a whole.

Acquiring this property would allow the Master Plan to be fully realized. The braided channel and gardens would be continuous from Caley Pond to Tommy Davis Park. The park would avoid a “pinch point” in the corner that is adjacent to Fair Avenue.

Implementation

The Master Plan could be implemented in multiple phases as funding becomes available. While a phasing strategy is included as part of the cost estimate, the plan could be phased in other ways if necessary to accommodate available funding.

ESTIMATED COSTS FOR CONSTRUCTION AND MAINTENANCE



Construction Cost Estimate

A preliminary estimate of probable construction costs was prepared as part of the master planning effort. The estimate is based on the Master Plan drawing, assumptions about potential construction materials, and experience with similar projects. The estimate is based on “2014 dollars”. Inflation should be included in budget planning for implementation in later years. The detailed preliminary estimate of probable construction costs is included in the Supplemental Project Information.

The estimate is broken into phases based primarily on the various geographic areas of the project site. The pedestrian underpass is identified as a separate phase because funding is already in place for that work through a Federal TIP grant. In summary, the estimated construction costs for the various phases are:

Pedestrian Underpass	\$1,920,000
Huntington-Caley Vacant Properties	\$2,665,000
Huntington Park	\$762,000
Caley Pond	\$500,500
Total Estimated Construction Cost	\$5,847,500

Optional Cost to Irrigate Dryland Seed for Establishment \$310,000

Maintenance Cost Estimate

The exact maintenance costs have not yet been determined. Greenwood Village has determined the cost for maintaining the existing developed parks throughout the Village to be on average \$12,650/acre/year. For open space parks that require much less attention, maintenance costs are \$2,900/acre/year. Developed parks typically include manicured turf athletic fields. In contrast, the open space parks typically include native grasses, some irrigation, and minimal mowing.

The amenities proposed for Huntington-Caley vary in terms of the maintenance required. The informal lawn, play area, and trails will require a higher level of maintenance. However, the majority of the park will be a restored natural area that will require less maintenance. The following estimates for the increase in maintenance costs include water for irrigation.

Vacant Parcel Park Development	\$67,000
Huntington Park Improvements	\$16,000
Caley Pond Improvements	\$11,000
Total Estimate Maintenance Costs Annually	\$94,000



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Huntington-Caley Park
City of Greenwood Village
Preliminary Estimate of Probable Construction Costs
 November 5, 2013

ITEM	UNIT	QTY	UNIT COST	TOTAL COST
Phase 1 - Pedestrian Underpass				
Cost estimate for underpass from TIP grant application	LS	1	\$1,920,592.10	\$1,920,592.10
Total Phase 1				\$1,920,592.10
Phase 2 - Huntington-Caley Vacant Properties				
Mobilization	LS	1	\$86,500.00	\$86,500.00
Construction surveying	LS	1	\$10,000.00	\$10,000.00
Traffic control	LS	1	\$4,000.00	\$4,000.00
Site preparation and demolition	LS	1	\$15,000.00	\$15,000.00
Earthwork	LS	1	\$280,000.00	\$280,000.00
Top soil (for sod area)	CY	850	\$50.00	\$42,500.00
Water control and dewatering	LS	1	\$37,500.00	\$37,500.00
Sediment and erosion control	LS	1	\$12,500.00	\$12,500.00
Riprap (channel bottom)	CY	970	\$95.00	\$92,150.00
Asphalt pavement	TON	220	\$90.00	\$19,800.00
Turf pavers (maintenance/emergency access)	SF	1,000	\$8.00	\$8,000.00
Drainage/water quality structures	LS	1	\$10,000.00	\$10,000.00
Soil preparation	SF	193,000	\$0.15	\$28,950.00
Erosion control fabric	SF	70,000	\$0.30	\$21,000.00
Sod	SF	46,500	\$0.50	\$23,250.00
Dryland seed and mulch	SF	113,000	\$0.07	\$7,910.00
Blue Gramma seed (sculpted berms and tree lawn)	SF	152,500	\$0.07	\$10,675.00
Wetland plantings	LS	1	\$50,000.00	\$50,000.00
Shrubs	LS	1	\$37,500.00	\$37,500.00
Shade trees	EA	175	\$500.00	\$87,500.00
Evergreen trees	EA	55	\$400.00	\$22,000.00
Irrigation system (spray for sod, drip for trees and shrubs only)	LS	1	\$100,000.00	\$100,000.00
Trail signage	LS	1	\$750.00	\$750.00
Site furnishings	LS	1	\$15,000.00	\$15,000.00
Entry monuments	LS	1	\$4,750.00	\$4,750.00
Greenwood Village entry feature (at Caley and Yosemite)	LS	1	\$45,000.00	\$45,000.00
Natural play equipment (boulders, logs, stumps, etc)	LS	1	\$75,000.00	\$75,000.00
Sand	CY	10	\$50.00	\$500.00
Engineered wood fiber surfacing	CY	175	\$60.00	\$10,500.00
Box culvert trail crossing (assumes 4)	CY	68	\$700.00	\$47,600.00
Concrete drop structure (assumes 3)	CY	16	\$700.00	\$11,200.00
Concrete channel edge (2' below grade) (color and formliner)	LF	2,100	\$63.50	\$133,350.00
Concrete garden edger (1.5' below grade) (color and formliner)	LF	1,000	\$59.00	\$59,000.00
Concrete edger (colored)	LF	2,000	\$15.00	\$30,000.00
Curb and gutter	LF	275	\$25.00	\$6,875.00
Concrete thickened edge (play area)	LF	500	\$20.00	\$10,000.00
Concrete pavement	SF	44,400	\$4.25	\$188,700.00
Concrete rumble strip	SF	1,110	\$7.50	\$8,325.00
Playground access ramps	EA	2	\$1,500.00	\$3,000.00
Curb ramps	EA	1	\$2,500.00	\$2,500.00
Custom shelters	EA	3	\$45,000.00	\$135,000.00
Railing	LF	60	\$185.00	\$11,100.00
Subtotal Phase 2 - Huntington-Caley Vacant Properties				\$1,804,885.00
Contingency (12.5%)				\$225,610.63
Design (15%)				\$270,732.75
Total Phase 2 - Huntington Caley Vacant Properties				\$2,301,228.38

Huntington Park				
Mobilization	LS	1	\$28,500.00	\$28,500.00
Construction surveying	LS	1	\$6,000.00	\$6,000.00
Traffic control	LS	1	\$1,500.00	\$1,500.00
Site preparation and demolition	LS	1	\$10,000.00	\$10,000.00
Earthwork	LS	1	\$15,000.00	\$15,000.00
Water control and dewatering	LS	1	\$25,000.00	\$25,000.00
Sediment and erosion control	LS	1	\$7,500.00	\$7,500.00
Riprap (channel bottom)	CY	705	\$95.00	\$66,975.00
Drainage/water quality structures	LS	1	\$2,500.00	\$2,500.00
Soil preparation	SF	62,000	\$0.15	\$9,300.00
Dryland seed and mulch	SF	62,000	\$0.07	\$4,340.00
Wetland plantings	LS	1	\$35,000.00	\$35,000.00
Shrubs	LS	1	\$20,000.00	\$20,000.00
Shade trees	EA	100	\$500.00	\$50,000.00
Irrigation system (drip irrigation for trees and shrubs only)	LS	1	\$26,500.00	\$26,500.00
Trail signage	LS	1	\$500.00	\$500.00
Site furnishings	LS	1	\$5,000.00	\$5,000.00
Entry monuments	LS	1	\$3,000.00	\$3,000.00
Box culvert trail crossing (assumes 1)	CY	17	\$700.00	\$11,900.00
Concrete drop structure (assumes 3)	CY	16	\$700.00	\$11,200.00
Concrete channel edge (2' below grade) (color and formliner)	LF	1,850	\$63.50	\$117,475.00
Concrete garden edger (1.5' below grade) (color and formliner)	LF	800	\$59.00	\$47,200.00
Concrete edger (colored)	LF	1,500	\$15.00	\$22,500.00
Concrete pavement	SF	16,400	\$4.25	\$69,700.00
Concrete rumble strip	SF	140	\$7.50	\$1,050.00
Subtotal Phase 3 - Huntington Park				\$597,640.00
Contingency (12.5%)				\$74,705.00
Design (15%)				\$89,646.00
Total Phase 3 - Huntington Park				\$761,991.00

Caley Pond				
Mobilization	LS	1	\$20,000.00	\$20,000.00
Construction surveying	LS	1	\$1,500.00	\$1,500.00
Traffic control	LS	1	\$2,500.00	\$2,500.00
Site preparation and demolition	LS	1	\$5,000.00	\$5,000.00
Earthwork	LS	1	\$5,000.00	\$5,000.00
Water control and dewatering	LS	1	\$2,500.00	\$2,500.00
Sediment and erosion control	LS	1	\$5,000.00	\$5,000.00
Crusher fines trail	SF	7,050	\$2.00	\$14,100.00
Drainage/water quality structures	LS	1	\$2,500.00	\$2,500.00
Soil preparation	SF	30,000	\$0.15	\$4,500.00
Dryland seed and mulch	SF	30,000	\$0.07	\$2,100.00
Shrubs	LS	1	\$7,500.00	\$7,500.00
Shade trees	EA	15	\$500.00	\$7,500.00
Irrigation system modification	LS	1	\$29,500.00	\$29,500.00
Site furnishings	LS	1	\$7,500.00	\$7,500.00
Trail signage	LS	1	\$750.00	\$750.00
Entry monuments	LS	1	\$4,750.00	\$4,750.00
Concrete pavement	SF	7,500	\$4.25	\$31,875.00
Custom shelters	EA	1	\$45,000.00	\$45,000.00
Wetland boardwalk	LF	430	\$450.00	\$193,500.00
Subtotal Phase 4 - Caley Pond				\$392,575.00
Contingency (12.5%)				\$49,071.88
Design (15%)				\$58,886.25
Total Phase 4 - Caley Pond				\$500,533.13

TOTAL PROJECT COST (Phase 1-4) **\$5,484,344.60**

Alternate for Spray Irrigation for Seed Establishment **\$310,000.00**

Assumptions

- Does not include property acquisition costs for property east of Huntington-Caley
- Does not include box culvert along driveway into development south of Caley Pond.
- Does not include improvements in Tommy Davis Park

Additional Underpass quantities from estimate (based on master plan)				
Increase in concrete trail unit cost	SF	19,230	\$2.50	\$48,075.00
Additional Railing	LF	720	\$185.00	\$133,200.00
Additional grouted boulder walls	LF	285	\$100.00	\$28,500.00
Additional retaining walls	CY	35	\$600.00	\$21,000.00
Additional wall texturing	SFF	3100	\$7.00	\$21,700.00
Additional rumble strip	CY	25	\$550.00	\$13,750.00
Total Phase 1 - Pedestrian Underpass				\$266,225.00



Huntington Caley Master Plan Public Meeting #1 Summary

May 29, 2013

Purpose of the meeting

After introductions by the City, we explained that the purpose of the meeting was to: 1) inform the public about the project, 2) answer any questions about the project, 3) receive the public's input about the vision for the Huntington Caley property, and 4) receive the public's input about potential park uses to be included in the park.

Where we are in the process

We explained that we are at the very beginning of the planning process for the Huntington Caley site. We have prepared a natural resource assessment, reviewed the project site and surrounding area, and prepared a site opportunities and constraints plan.

History of the project site

We provided a background of each of the parcels that make up the project site. This included the size of each parcel and a review of the City's acquisition of each of the properties.

Trail Circulation Inventory

We reviewed the bicycle and pedestrian circulation system in the general vicinity of the project area. These included major regional trails (Goldsmith Gulch Trail, Dayton Street Trail, and Orchard Road Trail), major sidewalks (along Yosemite St., Willow Dr., Fair Ave., Caley Ave., and Dayton St.), and trails within the project site (soft surface trail in Huntington Park and social trails between Fair and Caley).

We discussed that one of the primary goals for this project is to provide a connection for the Goldsmith Gulch Trail to the overpass of I-25 located at the RTD light rail station/park and ride. This will provide an important connection for the neighborhood to the Village Center. There is funding in place for a new pedestrian/bicycle underpass of Caley with construction planned for 2014. The exact location of the underpass has not yet been determined.

Site Inventory/Opportunities and Constraints

Our natural resource assessment of the site did not note anything of significant ecological importance on the site. There is nothing pristine or important that would preclude development of the site as a public park or open space. There is a small prairie dog colony on the site, however there is not suitable habitat to sustain the colony long term.

We reviewed the natural features on the site that we have identified and included on our site inventory plan. This included a review of surrounding land uses, road noise, views into and out of the site, the general land form, wetlands, Goldsmith Gulch, the 100 year flood plain, and upland vegetation.

We reviewed the opportunities and constraints that were identified as part of our review of the site. These included:

Opportunities

- Paved connection to site from corner of Caley and Yosemite
- The highest point on the site is located at the corner of Caley and Yosemite
- Most of the site is gently sloping and the entire site has been disturbed
- Goldsmith Gulch has been channelized and disturbed
- There is an opportunity to provide connectivity along the corridor between several parks (Caley Pond, Huntington Caley, Huntington Acres, Tommy Davis Park, and Silo Park)

Constraints

- We must maintain the capacity of the Caley Pond (regional detention and stormwater quality facility)
- There is private property on the east side of the Caley Pond that may limit some potential underpass locations or trail connections
- We must maintain the capacity of the 100 year floodplain
- We must maintain the emergency access that extends south from the Fair Ave. cul-de-sac
- The City owned park property does not abut at Fair Ave.

Small Group Discussion

The attendees broke into four small groups of 6 to 8 people to discuss the vision for the park and elements that they wanted to see in the park. The discussion included a review of the differences between neighborhood parks, destination parks, and open space/natural area parks, as well as the differences between active and passive park uses. After the small group discussions, each group reported back to the whole group.

Vision

Each group had a similar discussion about the vision for the park. The following items were discussed:

- Each group envisioned the project site as an open space park.
- The groups heavily favored passive uses over active park uses.
- In general, there is strong interest in developing the site, or a portion of the site, as a natural area/open space.
- Most attendees favored uses that would not require a parking lot or attract users that do not live nearby the site.
- Most attendees would like to see the prairie dogs removed from the site. No one voiced an interest in retaining the prairie dog colony on the site.

Uses

The design team had boards showing potential park uses that could be included on the site. Attendees were given the opportunity to add uses that they would like to have considered that were not included on the boards. The attendees voted for items that they would like to have in the park. Each group was given two “community votes”, and each individual was given three “individual votes”. Each individual could vote for three separate items that they would like to see in the park, or use all votes on one use that they strongly favor. Each group had discussions to decide as a group how to use the community votes. Community votes carry more weight than individual votes. The following is a summary of the votes:

Park/Open Space Amenity	Yellow Group		Red Group		Blue Group		Green Group		Total	
	Individual Votes	Group Votes								
Traditional Playground	-	-	-	-	-	-	-	-	-	-
Adventure Playground	-	-	-	-	-	-	-	-	-	-
Natural Playground	1	-	1	-	-	-	-	-	2	-
Trails	5	-	8	-	2	-	4	-	19	-
Natural Area	8	1	15	1	7	1	6	1	36	4
Gathering Space	-	-	-	-	-	-	-	-	-	-
Skatepark	-	-	-	-	-	-	-	-	-	-
Seating Areas	-	-	4	-	-	-	-	-	4	-
Ballfields	-	-	-	-	-	-	-	-	-	-
Amphitheater	-	-	-	-	-	-	-	-	-	-
Shelter	-	-	-	-	-	-	-	-	-	-
Garden	3	1	5	1	4	1	1	-	13	3
Informal Lawn	1	-	2	-	2	-	-	-	5	-
Restroom	-	-	-	-	-	-	-	-	-	-
Public Art	-	-	1	-	1	-	-	-	2	-
Parking Lot	-	-	-	-	-	-	-	-	-	-
Sport Court	-	-	-	-	-	-	-	-	-	-
Dog Park	-	-	-	-	2	-	-	-	2	-
User Added Ideas										
Do Nothing	-	-	-	-	-	-	-	-	-	-
Carson Park	-	-	-	-	-	-	1	-	1	-
Natural/xeriscape	-	-	-	-	-	-	3	-	3	-

Some of the comments from the group discussion summary include:

Yellow Group

- Caley Pond should stay as is - protect wetlands
- Would like to see xeriscaping
- Would like to see soft surface trails
- The site should have a more finished look (improved natural area)
- Noise abatement along surrounding roads
- Boulder seating and benches
- Interactive public art
- Would like to see the site as a natural area

Red Group

- The site should be a natural neighborhood park
- The design could include gardens

- Trees/contours/berms could be used for noise abatement for the surrounding roads
- The site could include wetlands
- A water feature could be built along the creek that is respectful of the wetlands

Blue Group

- The group desired a natural, passive park
- Envision mostly cleaning up the site and making it nicer
- The park should be a buffer from the denser development of the Village Center across Yosemite
- The park shouldn't be a destination park due to traffic from future development
- Some function, but not a destination
- Some discussion of an off-leash dog park; but the group's consensus was concern about potential traffic that type of use would generate
- Less traffic the better
- No parking
- As little development as necessary; trails ok
- The site should include gardens
- An informal lawn could be included
- Tommy Davis and Silo Park already have play equipment
- Would like to see unobtrusive trails
- The site should have a bucolic feel
- Provide noise abatement from the surrounding streets
- Trail amenities to accommodate walking; possibly looking at both paved and crusher fine trails or a combination
- Concern with ped/bike conflict on trails

Green Group

- The site should be primarily a natural area
- The site should include passive uses
- People who use the park should walk to the park
- The site should include a loop trail made of crushed gravel
- The distance of the trail could be marked
- Move the prairie dogs
- Bird habitat could be preserved
- There could be a loop trail in the Caley Pond Area
- Would like the site to function similar to Marjorie Perry Nature Preserve
- It should be a place that people go for respite

Trails

Each group discussed trails as part of the visioning discussion. Each group understood that a primary goal for the project is to provide a connection for the Goldsmith Gulch Trail to the I-25 overpass at the RTD light rail station/park and ride.

Because this will be an important regional trail connection, the Village would prefer that this trail be a paved, hard surface trail similar to the trails in Tommy Davis Park and downstream. Paved trails allow for year round use with plowing, allow for easier maintenance, and allow for more types of users (walkers, bikers, rollerbladers, etc).

We heard various opinions about how any new trails should be constructed. Some people were very supportive of a hard surface paved trail between Tommy Davis Park and the I-25 overpass. Many people supported a main trail connection that was paved, and soft surface loop trails within the site. Others did not support any hard surface trails and would prefer to see only soft surface trail connections. Some others questioned the need for a trail connection at all.

Conclusion

At the conclusion of the project, the public was thanked for their input. The next steps in the process will be to develop alternative concept plans using the input from this meeting and other input that the City receives. Those concepts will be presented for discussion at the next public meeting.

Additional Input

The City received several emails prior to the meeting with input from residents. Those comments included:

I am a resident of Huntington Acres and will be unable to attend tonight's meeting regarding the Huntington-Caley open space master plan, but wanted to make sure that you are considering an off-leash area for dogs as a possible use of this space. This location would be excellent for such a use as there are no off-leash areas nearby and I know many, many residents of Greenwood Village who would enjoy such a space.

Thank you for your consideration.

Kind regards,

Melissa Menter

I can't make the public meeting. However, I have some suggestions:

Extend the walking trail from Tommy Davis Park as far south as you can including a crosswalk with a blinking yellow and red light for crossing. It would be nice to go underground Caley, but probably not cost effective. If not, crosswalks at corners will suffice. The important issue is to make on unified walking trail as far south as possible. This will encourage people to walk to Arapahoe road.

Extend and integrate the walking trail to the west into the light rail / park and ride area. Increase the lighting for night time use (it is a scary walk) Connect the neighbors with the mass transit!

Increase the lighting along the entire route to encourage usage at night. Again connect the neighborhood with mass transit and concerts at Fiddlers Green and the west side of the I25 commercial area.

Integrate the back of Arapahoe Co. property small road 100 ft long (east end of east Fair) (the Huntington Park back entrance- only use as a fire access gate) into the planning. Spruce it up a bit.

Add another Silo Park Barn type Structure picnic area in the middle of the open space.

Commission some artwork and create some meditation areas.

Make a portion of the part a fenced dog run. Right now many people include the non residents of GV are using Tommy Davis park as an off leash dog park- we don't want that.

Add signage at corner of Caley Yosemite indicating you are entering GV.

Thanks for listening

Stephen Ash

I am unable to attend the meeting this evening, but I do have a suggestion for the space. Greenwood Village does not have an off leash dog park and I think that corner location would be a perfect spot. It would not impact any homes directly and there could be space for parking.

I live in the Beacon Hill subdivision and use Tommy Davis Park daily. There was some talk about a year back about having something similar in that park. I personally think that would be a mistake...limited parking, proximity to homes, current use patterns and lack of fencing.

I think that the Caley-Yosemite corner would be a great location for a dog park.

Sincerely,
Jennifer Galloway



Huntington Caley Master Plan Public Meeting #2 Summary

August 21, 2013

Introduction and Process

After introductions, Eric explained the process that the project will go through after this meeting. This will include a presentation to the Parks, Trails, and Recreation Commission (PTR) that will include a summary of the process to date, an overview of the 5 concepts that will be presented today along with the public comments that we receive. PTR will provide a recommendation on how to proceed. Then the plans, public comment, and PTR recommendation will be presented to City Council. Ultimately, City Council will provide direction on how to proceed towards a single master plan.

Purpose of This Meeting

We explained that we had developed 5 alternative concept plans based on the input that we received at the last meeting and other input that the Village received. The goal for the meeting today is to present the concepts to the public, and to obtain feedback on the various plans. We will not "vote" for a favorite plan, rather we want to obtain general comments, both positive and negative, about various aspects of the plans.

Review of Previous Public Meeting and Other Input

We provided a summary of the previous public meeting. In that meeting we provided an overview of the project, discussed the history of the project site, reviewed natural resource issues on the site, reviewed the site opportunities and constraints, reviewed the trail circulation system surrounding the project site, and discussed important trail connections that are some of the specific goals for the project.

At the first meeting we broke into small groups to develop a vision for the park and to discuss and vote for what recreation elements would be included in the park. We reviewed the general consensus of the group at the last meeting regarding a vision (strong desire for passive use, neighborhood park, natural area) and the results of the voting for park elements.

We also reviewed other input that the Village has received through emails and phone calls. In total, the Village received 7 correspondences outside of the public meeting. All 7 specifically requested a dog off-leash park at this site. Other comments included requests for trail connections to Arapahoe Road and the RTD Park and Ride, lighted trails, park shelters, artwork, and signage at the Corner of Caley Ave, and Yosemite St. that indicates that you are entering Greenwood Village.

Underpass Feasibility Study

Since the last meeting, we have completed a feasibility study for a pedestrian underpass on Caley Ave. We determined that there is only one location where a pedestrian underpass is feasible – the far east side of the park site. Other locations along Caley Ave. had various constraints and conflicts including underground utilities, drainage, and elevations. Since there is a location that is feasible, the Village decided that all 5 concepts would show the same underpass as it provides the safest crossing for trail users. All of the concepts also show a trail connection to street level to provide access to existing trails and to the corner of Caley Ave. and Yosemite St.

Presentation of 5 Concepts

We presented the 5 concepts that have been developed for the park to the entire group. We explained that these concepts are based on the feedback that we received at the first public meeting, and the other input that the Village received. This input shaped the general character of the concept plans, and determined the park uses that are included in these plans. All specific park elements that were requested by the public are included in at least one of the concept plans. The various plans explore different ways of organizing the park uses and different ways to treat various aspects of the park design.

Concept A

Concept A envisions the site as primarily a natural area. Goldsmith Gulch would be re-aligned and restored, and the upland natural areas would be restored with native and dryland vegetation. Recreation amenities include an extension of the Goldsmith Gulch Trail (with a new Caley Ave. trail underpass), secondary loop trails, and informal seating areas. Yosemite Street is screened from the main portion of the park site with planted berms.

This concept does not include an entrance to the park at the corner of Caley Ave. and Yosemite St. Huntington Park is largely unchanged in this concept, with the exception of trail modifications. Caley Pond modifications would include a new loop trail with seating areas and wetland access with stepping stones.

Concept B

Concept B utilizes braided natural gardens along Goldsmith Gulch to give form to the park. The form of the gardens is inspired by the natural patterns found along waterways. The gardens would be planted with species that are commonly found along local waterways (wetland grasses, willow shrubs, cottonwood trees, and other riparian species). The gardens extend south from Tommy Davis Park and surround the Caley Pond. Recreation amenities include an extension of the Goldsmith Gulch Trail (with a new Caley Ave. trail underpass), loop trails, an informal bluegrass lawn area, a natural play area, and custom shade structures. Restored natural area surrounds the park uses.

This concept does not include an entrance to the park at the corner of Caley Ave. and Yosemite St. The cul-de-sac on Fair Ave. is relocated to the intersection of Fair Ave. and Alton Way. This concept utilizes the private property south of the existing Fair Ave. cul-de-sac as park land. Both Huntington Park and the Caley Pond are modified to include the braided gardens, trails, and seating areas.

Concept C

Concept C includes a mix of developed park and natural area. The more developed park area is located on the west side of the park along Yosemite St., with the more natural area on the east side of the park. There is no direct pedestrian connection between the two areas of the park, creating more separation between the uses.

The more developed area of the park includes an entry to the park and to Greenwood Village at the corner of Caley Ave. and Yosemite St. There is also an informal lawn that is separated from the streets with planters and berms. Gathering spaces such as seat walls and custom shelters are included in this portion of the park as well.

The eastern portion of the site is primarily a restored natural area. Goldsmith Gulch would be re-aligned and restored, and the upland natural areas would be restored with native and dryland vegetation. Recreation amenities include an extension of the Goldsmith Gulch Trail (with a new Caley Ave. trail underpass), secondary loop trails, and informal seating areas.

This concept includes relocating the cul-de-sac on Fair Ave. to the intersection of Fair Ave. and Alton Way. Goldsmith Gulch is re-aligned on the private property south of the existing Fair Ave. cul-de-sac, although no recreation amenities are included on that site. Both Huntington Park and the Caley Pond remain largely unmodified with the exception of trail revisions.

Concept D

Concept D features an entry plaza at the intersection of Caley Ave. and Yosemite St. that serves as an entry to both the park and Greenwood Village. A curvilinear set of seating steps overlooks the park. Recreational amenities include an informal lawn, formal gardens, custom shelters, artistic sculpted land forms, and an extension of the Goldsmith Gulch Trail (with a new Caley Ave. trail underpass). Goldsmith Gulch would be re-aligned and restored, and the upland natural areas on the east and north ends of the park would be restored with native and dryland vegetation.

This concept includes relocating the cul-de-sac on Fair Ave. to the intersection of Fair Ave. and Alton Way. Both Huntington Park and the Caley Pond remain largely unmodified with the exception of trail revisions.

Concept E

Concept E includes a fenced dog off-leash park that is approximately two acres in size. Amenities associated with the dog off-leash park include a parking area for 12 to 20 cars, a restroom facility, and a traditional park shelter. The rest of the site is primarily natural area. Goldsmith Gulch would be re-aligned and restored, and the upland natural areas would be restored with native and dryland vegetation. Recreation amenities include an extension of the Goldsmith Gulch Trail (with a new Caley Ave. trail underpass), a loop trail around the dog off-leash park, and a park shelter.

This concept includes entry signage to Greenwood Village at the corner of Caley Ave. and Yosemite St. The cul-de-sac on Fair Ave. is replaced with the parking lot entry. Huntington Park is largely unchanged with the exception of trail modifications. Caley Pond modifications include the loop trail and a wetland boardwalk.

Small Group Discussion

The attendees broke into three small groups of 6 to 8 people to review each plan in detail and to provide comments on each plan. Following is a list of comments that were received on each plan:

Concept A Comments

Positives

- Everyone liked the berm on Yosemite.
- Some asked for even more trees on top of the berm-as large as possible.
- Many asked for even more trees to buffer the neighborhoods.
- Many liked the natural setting because it's less maintenance, lower cost to construct and maintain and it the most passive use of the park (invites fewer people outside the neighborhood to use the park).
- Many like the natural seating-but make sure some are ergonomic for elderly.
- Many liked the loop trails through the park-they'd prefer if the trails weren't concrete.
- Many liked the stones to experience Caley Pond-a couple people mentioned that the boardwalk would be even better.
- All were glad there were no bathrooms.
- Most said they'd like there to be an entrance to GV at the corner of Yosemite and Caley but liked that the park was not advertised at that corner.
- 2 people were in favor of leaving the cul-de-sac in its current location to provide some parking.

Negatives

- Most would like a better connection to Huntington Park.
- Most people would prefer to move the cul-de-sac to Alton.

Suggestions/General Comments

- Many asked for one or two shade structures.

Concept B Comments

Positives

- Most liked the informal lawn because it made it feel more like a park. A couple of resident felt that it would be important to have that use should the multi-family housing that is proposed in the area come to fruition.
- Everyone liked the separation of the park space from Yosemite and Fair (both spatially and topographically)
- Most liked the idea of the park concept being carried through Huntington Park, Huntington Caley, and Caley Ponds.
- Most liked or were indifferent to the natural play area.
- Most liked the idea of a shelter that was small and simple in design (no large, rentable shelters)
- Many residents expressed approval of the wetland, woven garden idea/concept.

- Many residents expressed this as their favorite concept provided that berms are added along Yosemite and Fair.
- Most residents were in favor of relocating the cul-de-sac because they felt it made more sense and appreciated that it allowed for continuous park space.
- Several residents were in favor of attempting to acquire the private property to the east to increase the park space.

Negatives

- One resident felt that moving the cul-de-sac to Fair and Alton would eliminate “parking spaces” between the existing cul-de-sac and Alton. Her rationale was that then people would park in her neighborhood to access the park. The “parking spaces” are not striped, signed, or marked in anyway. There is simply enough room for cars to park and so they do in that area. When asked if she would like us to provide a very small parking lot to accommodate a few cars her response was an emphatic “no”.
- 2-3 residents did not like the informal lawn as they felt it represented “too much development” of the park site.
- 2-3 residents did not like having any paved trails throughout Huntington Park, or the Huntington Caley site.
- 3 residents whose homes back to Huntington Park were against the idea of two trails through there.

Suggestions/General Comments

- Add the berms from concept A along Yosemite and continue those along Fair. Make sure they are heavily planted.
- Please maintain or increase the spatial separation between the homes on the west side of Huntington Park and the trail through there. Please also make sure that the existing vegetation in that area is preserved as much as possible.
- Consider an edge treatment along Fair that buffers the park site from the neighborhood and that delineates the site as a park. Currently, there is a problem with people dumping leaves and trash along Fair.
- Please do not propose any lighting in this park.
- Consider rock and boulder seating that is easier for the elderly to sit upon as well rise from.

Concept C Comments

Positive

- Everyone liked the berm on Yosemite but would also like to see one added to the north side along Fair Ave.
- Many liked the loop trails through the park-they’d prefer if the trails weren’t concrete
- Most thought one or two small shade structures would be okay.

Negative

- Most would prefer that there wasn’t an entry at the corner of Yosemite and Caley (largely because it makes the park more inviting).
- This concept showed no improvements to Caley Pond except the trails and several mentioned that they would like to see additional improvements as shown on other concepts.

- Most were okay with the concept of an outward facing upper informal grass and lower inward facing native area, however it wasn't their preference. They thought that if people wanted blue grass they could go down to Tommy Davis. When it was suggested that this might meet some of the outdoor needs of the potential new high density residents here so that they won't need to utilize the existing parks, most attendees said this wasn't important to them.

Suggestions/General Comments

- Many asked for even more trees to buffer the neighborhoods both along Fair as well as along the west side of Huntington Park
- Several mentioned again that the channel along Huntington Park needed to be improved.
- Since all but 1 group visited Concept B before mine (Concept C), many mentioned that they liked Concept B better.

Concept D Comments

Positives

- Liked the split trail in Huntington Park (one more for walkers and the other for bike/commuters)
- Liked heavy landscaping along the major streets to buffer noise – including a mix of coniferous and deciduous trees and dense shrubs
- Most groups liked moving the cul-de-sac
- Like the shelter, so long as it isn't like the one in Silo Park
- There was interest in the sculptured landform as an interesting concept, but maybe it was too big as designed in the plans

Negatives

- General comment heard frequently was there was too much going on
- Concern with the “amphitheater” design; too formal
- There were a few people that mentioned they did not want the corner of Yosemite and Caley to be a focal point
- Heard a number of time this was the least favorite option
- Concern that the design looks more like a destination park
- Heard comments that preferred more natural concepts

Suggestions/General Comments

- Someone expressed concern with transients
- Suggested the paved trail being closer to the stream and farther from the homes
- One group mentioned they would like to not see parking on Fair; but realized that this could push parking into the neighborhood
- One suggestion of pull-in spots on Fair
- Suggestion to add berming to separate trail from houses if possible, especially on the vacant parcel

- Councilmember Todd expressed some concern with Concept C. She mentioned that she thought the grassy play area was too close to Yosemite. She was concerned about a ball or Frisbee being thrown into the street.

Concept E Comments

Positives

- Most residents were in favor of having shelters with solid roofs. Almost all said that they would prefer custom shelters to traditional park shelters.
- Several people were strongly in favor of a wetland boardwalk in Caley Pond.
- Several people like or are indifferent to the idea of Greenwood Village signage at the corner of Caley and Yosemite. They would prefer that the park itself not be advertised at that corner.
- Most residents like the idea of the paved trail through Huntington Park. There was some indifference or differing opinions about a separate soft surface trail. 1 resident thought the soft surface trail should be directly adjacent to the paved trail. Others like the idea of separate trails. Other thought 1 paved trail was sufficient.
- Several people were in favor of the Caley Ave. underpass.

Negatives

- It was almost unanimous that attendees were opposed to a dog off-leash park on that site. 1 resident was in favor of the dog-off leash park, but changed her mind when told that parking would likely be a requirement.
- Many concerns were expressed regarding the dog off-leash park including: noise, appearance, increased traffic, the need for a parking lot, and smell.
- It was unanimous that attendees did not think a restroom was necessary or appropriate in this park, regardless of what elements were included in the final plan. Several said they would prefer to see the restroom in Tommy Davis Park if one was required.
- It was almost unanimous that people were opposed to a parking lot as part of the project.
- 2-3 residents did not think that this plan provided a “family friendly” park.
- Several residents said that they did not like this concept at all.
- 2-3 residents were concerned that providing shelters would lead to use of the park by homeless people.
- 2-3 residents thought that shelters were unnecessary. They would prefer to see informal seating like boulders.

Suggestions/General Comments

- Add more trees to berms along streets.
- Several residents would prefer to utilize the private property south of the cul-de-sac on Fair Ave.
- 1 resident thought it may be a good idea to provide a small parking lot in lieu of the cul-de-sac even without the dog off-leash park – possibly for around 6 cars.
- Most residents were strongly in favor of moving the cul-de-sac (but no parking lot). A couple of people mentioned concerns about illegal dumping and other illegal activities in the existing cul-de-sac, and thought moving it would help resolve that issue.

- 2-3 residents were in favor of keeping the cul-de-sac where it is because moving the cul-de-sac would eliminate the 2 to 3 informal parking spaces along the side of Fair Ave. east of Alton Way.
- 2-3 residents thought that Greenwood Village entry signage would be a waste of money as many people would not see it.
- Several people said that they preferred the plans where the Caley Pond is included as an integral part of the park design.
- 1 resident said not to create an enticing entry to the park or trail from the end of Fair Ave. In general, people seem concerned about attracting users who do not live nearby.
- 2-3 residents said they would prefer to see all soft surface trails – no trails paved with concrete. They prefer the look and character of soft surface trails.
- 2-3 residents voiced concerns about inviting use in the Caley Pond area. They are concerned about increased graffiti or other vandalism.
- 2-3 residents asked that the trail through Huntington Park be moved farther away from the fence on the west side of the park. They would like to see more landscape buffer between the trail and the fence.
- Several people liked the idea of “cleaning up” Huntington Park – but they wanted to leave the mature trees and shrubs.
- While still strongly opposed to the dog off-leash park, several people thought it may be more tolerable if the parking lot were located along Caley, and the dog off-leash park were moved to the south side of the site near Caley Ave.
- 1 resident said that we need to really consider pedestrian safety for people crossing Yosemite, as in the future there will be much more pedestrian traffic there.

Conclusion

At the conclusion of the meeting, a synopsis of the comments for each plan was presented. We reviewed the process from this point forward, and the attendees were thanked for their input.



May 2, 2013

To: Mark Taylor – The Architerra Group
From: Jenelle Kreutzer and Bill Mangle – ERO Resources Corporation
Re: Huntington-Caley Corridor Master Plan – Natural Resources Technical Memorandum

The Architerra Group retained ERO Resources Corporation (ERO) to prepare a natural resources technical memorandum for the Huntington-Caley parcels located near East Caley Avenue and South Yosemite Street in Arapahoe County, Colorado. On April 4, 2013, Jenelle Kreutzer, an ecologist with ERO, visited the planning area to review natural resources (2013 site visit). During the 2013 site visit, activities included a review of potential wetlands, identification of potential federally threatened and endangered species habitat, and identification of other natural resources that might affect management and development of the planning area. This technical memorandum provides a brief summary of existing site conditions and resources, as well as current regulatory requirements related to those resources.

Summary of Resource Issues and Opportunities

- **Upland vegetation –**
 - General condition: Most of the upland (nonwetland) areas are dominated by disturbed grassland species. None of the upland areas are in a pristine condition that would preclude the development of park, trail, or open space facilities.
 - Shrub/tree cover: The existing patches of rabbitbrush and adjacent wetland shrubs and riparian trees along the bermed edges of Parcel D provide some structural habitat and aesthetic diversity, and can be preserved as a buffer between future land uses.
 - Enhancement opportunities: Future development of the planning area as an open space park provides an opportunity to enhance upland areas with additional native grassland species.
- **Wetlands –** Planned developments should avoid or minimize permanent impacts on wetlands. Any work within the jurisdictional wetlands associated with the ponds and West Branch Goldsmith Gulch (gulch) in the planning area will require a Clean Water Act (CWA) Section 404 permit. Opportunities may exist to enhance wetland and riparian habitat in the planning area, particularly along the gulch in Parcels B and D.

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- **Prairie dog colony** – Most of Parcel C is dominated by a low-density prairie dog colony. While the planning area does not provide suitable long-term habitat for a thriving colony, any plans to manage or remove the colony must be in accordance with the City of Greenwood Village's (City) Prairie Dog Management Plan.
- **Migratory bird habitat** – Trees and shrubs in the planning area provide potential habitat for migratory birds. Removal of vegetation should occur between September and February (i.e., outside of the breeding season) to comply with the Migratory Bird Treaty Act (MBTA).
- **Social trails and connectivity** – Two prominent social trails are found in the planning area. One is located along the eastern boundary of Parcels B and D, and the second is located along the western boundary of Parcel E. Both of these trails indicate a desire for trail connectivity between designated trails, parks, sidewalks, and nearby neighborhoods. A short social trail connection exists between Parcel B and the adjacent apartment complex to the east.

Project Location

The planning area is in Section 22, Township 5 South, Range 67 West of the 6th Principal Meridian in Arapahoe County, Colorado. The UTM coordinates of the approximate center of the planning area are 509933mE, 4383683mN, Zone 13. The latitude/longitude of the planning area is 39.602826°N/104.884296°W. The elevation of the planning area is about 5,700 feet above sea level.

Site Description

The planning area consists of five parcels (A through E) located east of the future Village Center development and the Regional Transportation District Arapahoe Light Rail Station at South Yosemite Street and East Caley Avenue (Figure 1). The west branch of Goldsmith Gulch (gulch) generally flows south to north through the planning area. Parcel A is located to the north of East Fair Avenue within a narrow wetland riparian corridor between two residential subdivisions (Photo 1). Parcels B, C, and D consist of a continuous piece of undeveloped land bordered by East Fair Avenue to the north, an apartment complex to the east, East Caley Avenue to the south, and South Yosemite Street to the west (Photos 3, 4, and 5). Active and abandoned prairie dog burrows are present in Parcel C (Figure 1; Photo 5).

A crusher fines pedestrian trail parallels the western side of the gulch within Parcel A (Photo 2). A social trail runs from north to south along the eastern border of Parcels B and D. An informal wooden bridge has been placed across the gulch at the social trail crossing, which also coincides with the boundary between Parcels B and D. Parcel E is to the south of East Caley Avenue and consists entirely of a stormwater detention facility known as Caley pond (Photo 6). Concrete pedestrian trails occur along the northern and eastern borders of Parcel E and informal social trails were observed around the western and southern portions of Caley pond.

Vegetation Communities

Vegetation in the planning area is a combination of manicured uplands, disturbed grasslands, and cattail (*Typha* spp.) and sandbar willow (*Salix exigua*)-dominated wetlands along the gulch and within Caley pond.

Parcel A. The upland areas within Parcel A are mowed regularly during the growing season and are dominated by nonnative grass species such as smooth brome (*Bromopsis inermis*), Kentucky bluegrass (*Poa pratensis*), and fescue species (*Festuca* spp.). Plains cottonwood (*Populus deltoides* subsp. *monilifera*), peachleaf willow (*Salix amygdaloides*), a few Russian olive (*Elaeagnus angustifolia*), and Siberian elm (*Ulmus pumila*) trees occur along the gulch, and ornamental trees and shrubs also are present along the crusher fines trail within Parcel A.

Parcels B, C, and D. Crested wheatgrass (*Agropyron cristatum*), smooth brome, blue grama (*Bouteloua gracilis*), and burningbush (*Bassia sieversiana*) are dominant species in the disturbed grasslands within Parcels B, C, and D. Sparse vegetation cover is present within Parcel C because of overgrazing from a prairie dog colony. A grove of Siberian elm trees with a dense understory of rabbitbrush (*Chrysothamnus* spp.) shrubs cover the slopes of the bermed areas along Parcel D. The gulch and its associated wetlands bisect the middle portion of Parcel D. At the northern boundary between Parcels B and D, the gulch turns to the east and flows within a 3- to 5-foot-wide channel. A combination of cattail and sandbar willow-dominated wetlands occur along the gulch in Parcel D.

Parcel E. Caley pond in Parcel C primarily consists of cattail-dominated wetlands with pockets of open water. Other species observed in the wetlands include softstem bulrush (*Schoenoplectus tabernaemontani*), peachleaf willow, and common teasel (*Dipsacus fullonum*). The limited upland areas are dominated by ornamental trees and manicured grass species.

Wetlands and Other Waters of the U.S.

The U.S. Army Corps of Engineers' (Corps) Regulatory Program administers and enforces Section 404 of the CWA. Under Section 404, a Corps permit is required for the discharge of dredged or fill material into waters of the U.S., including adjacent wetlands. During the 2013 site visit, ERO assessed the planning area for potential waters of the U.S., including abutting and adjacent wetlands.

During the 2013 site visit, ERO determined that the gulch and Caley pond within the planning area are potential waters of the U.S. based on the presence of a defined streambed and streambank or presence of areas that meet the Corps' criteria for wetlands. The gulch is shown on the U.S. Geological Survey Highlands Ranch topographic quadrangle as an intermittent stream that flows to the mainstem of Goldsmith Gulch a little more than ½ mile north of the planning area. Goldsmith Gulch connects to Cherry Creek, which has a surface connection to the South Platte River. The Corps has previously determined that Cherry Creek and the South Platte River are jurisdictional waters of the U.S.

Wetland vegetation consisting of cattails and sandbar willows occur along most of the gulch and throughout Caley pond. If any work is planned within Caley pond, the

gulch, or the adjacent wetlands, a CWA Section 404 permit would be required from the Corps. If no work is planned within these areas, no further action is necessary.

Threatened and Endangered Species

ERO assessed the planning area for suitable habitat for federally listed threatened and endangered species protected under the Endangered Species Act (ESA) of 1973, as amended (16 U.S.C. 1531 et seq.). The planning area does not fall within U.S. Fish and Wildlife Service (Service) habitat or survey guidelines for the majority of the species listed by the Service as potentially occurring in Arapahoe County (Table 1).

Table 1. Federally threatened and endangered species potentially found in Arapahoe County or potentially affected by projects in Arapahoe County.

Common Name	Scientific Name	Status*	Habitat	Suitable Habitat Present
Mammals				
Preble's meadow jumping mouse	<i>Zapus hudsonius preblei</i>	T	Shrub riparian/wet meadows	Potential
Birds				
Interior least tern**	<i>Sterna antillarum athalassos</i>	E	Sandy/pebble beaches on lakes, reservoirs, and rivers	No habitat and no depletions
Mexican spotted owl	<i>Strix occidentalis</i>	T	Closed canopy forests in steep canyons	No
Piping plover**	<i>Charadrius melodus</i>	T	Sandy lakeshore beaches and river sandbars	No habitat and no depletions
Whooping crane**	<i>Grus americana</i>	E	Mudflats around reservoirs and in agricultural areas	No habitat and no depletions
Fish				
Pallid sturgeon**	<i>Scaphirhynchus albus</i>	E	Large, turbid, free-flowing rivers with a strong current and gravel or sandy substrate	No habitat and no depletions
Plants				
Ute ladies'-tresses orchid	<i>Spiranthes diluvialis</i>	T	Moist to wet alluvial meadows, floodplains of perennial streams, and around springs and lakes below 6,500 feet in elevation	No
Western prairie fringed orchid**	<i>Platanthera praeclara</i>	T	Moist to wet prairies and meadows	No habitat and no depletions

*T = Federally Threatened Species, E = Federally Endangered Species.

**Water depletions in the South Platte River may affect the species and/or critical habitat in downstream reaches in other counties or states.

Source: Service 2013.

No habitat for Mexican spotted owl exists within the planning area. The interior least tern, piping plover, whooping crane, pallid sturgeon, and western prairie fringed orchid are species that are affected by continued or ongoing water depletions to the Platte River system. Based on ERO's knowledge of the potential facility development

plans, activities within the planning area would not result in depletions to the South Platte River and, therefore, these activities would have no effect on these species.

Suitable habitat for Preble's meadow jumping mouse (Preble's) and Ute ladies'-tresses orchid (ULTO) is not present in the planning area. The planning area is within an area designated by the Service as the Preble's Denver metro block clearance zone. Because the planning area is in Arapahoe County and because a perennial tributary to the South Platte River does not occur in the planning area, the site does not fall within the Service's guidelines for ULTO surveys.

Other Species of Concern

Prairie Dogs – The black-tailed prairie dog is a Colorado Species of Special Concern (Colorado Parks and Wildlife (CPW) 2011). Black-tailed prairie dogs are important components of the short and mesic grasslands systems. Threats to this species include habitat loss and degradation, habitat fragmentation, disease (sylvatic plague), and lethal control activities. Typically, areas occupied by prairie dogs have greater cover and abundance of perennial grasses and annual forbs compared to nonoccupied sites (Whicker and Detling 1988; Witmer et al. 2002).

Black-tailed prairie dogs are commonly considered a "keystone" species because their activities (burrowing and intense grazing) provide food and shelter for many other grassland species, and have a large effect on community structure and ecosystem function (Power et al. 1996). Prairie dogs can contribute to overall landscape heterogeneity, affect nutrient cycling, and provide nest sites and shelter for wildlife (Whicker and Detling 1988). Species such as black-footed ferret, burrowing owl, prairie rattlesnake, and mountain plover are closely linked to prairie dog burrow systems for food and/or cover. Prairie dogs also provide an important prey resource for numerous predators including American badger, coyote, red fox, bald eagle, golden eagle, ferruginous hawk, and other raptors. Prairie dogs also can denude the surface by clipping aboveground vegetation and contributing to exposed bare ground by digging up roots (Kuford 1958; Smith 1967).

A low-density black-tailed prairie dog colony occurs in the western portion of Parcel C (Figure 1). Currently, no federal restrictions are placed on the overall management or control of black-tailed prairie dogs; however, the City manages prairie dogs within city limits in accordance with the *City of Greenwood Village Parks and Open Space Black-tailed Prairie Dog Management Plan* (ERO 2006).

Because of the surrounding development, the planning area may not provide long-term suitable habitat for prairie dogs, and removal of the colony may be necessary to achieve management objectives for the site. If prairie dog removal is necessary for the proposed project, two options typically exist: relocation and extermination. Relocation of prairie dogs is governed by criteria established by CPW and Colorado State Legislature. The legislature has determined that prairie dogs can only be relocated to sites within the same county in which they occur unless permission is given by the county commissioners of the receiving county. Due to the urban nature of the City and habitat constraints, the opportunities to move prairie dogs within the City are limited.

Private companies can be hired to relocate prairie dogs, although relocation sites are difficult to secure. If extermination of prairie dogs is the only option, several independent companies provide treatments for prairie dog control.

If prairie dog removal becomes necessary, CPW recommends removing them in a humane manner or exterminating them before any earthwork or construction takes place. Prior to any work that would disturb a colony between March 15 and October 31, colonies should be surveyed for burrowing owls.

Western Burrowing Owls – The western burrowing owl (burrowing owl) is a small migrant owl listed by the State of Colorado as a threatened species and is federally protected under the MBTA. The black-tailed prairie dog burrows in the planning area are potential habitat for burrowing owls. Active nesting and fledging in Colorado has been recorded and may be expected from late March through early August (CDOW 2008). Inadvertent killing of burrowing owls during their active period (generally March through October) could occur during prairie dog poisoning, construction, or earth-moving projects. Burrowing owls could be impacted by a project if work occurs within the CPW-recommended 150-foot buffer of active nest burrows. A burrowing owl survey should be conducted if prairie dog removal or earth-disturbing activities are initiated during the burrowing owl active season (March 15 through October 31). If owls are present in the planning area, activities should be restricted until the owls have left the site, which can be determined through monitoring.

Migratory Birds – Migratory birds, as well as their eggs and nests, are protected under the MBTA. Under the MBTA, the Service may issue nest depredation permits, which allow a permittee to remove an active nest. The Service, however, issues few permits and only under specific circumstances, usually related to human health and safety. Obtaining a nest depredation permit is unlikely and involves a process that takes from four to eight weeks. In addition, CPW has recommended buffers for nesting raptors, depending on the species (generally $\frac{1}{3}$ or $\frac{1}{4}$ mile) (CDOW 2008).

The best way to comply with the MBTA is to remove vegetation outside of the active breeding season. The typical breeding season in Colorado is March to mid-August for most raptors and April to mid-August for most songbirds. Public awareness of the MBTA has grown in recent years, and most MBTA enforcement actions are the result of a concerned member of the community reporting noncompliance.

During the 2013 site visit, ERO observed a potential black-billed magpie (*Pica pica*) nest in a tree in the southern portion of Parcel A. Although no other nests were observed, the large trees and sandbar willows along the gulch and the Siberian elms trees near the western boundary of the planning area also are potential habitat for migratory birds. If an active nest is found, any work that would destroy nests could not be conducted until the birds have abandoned the nests. Removal of vegetation should occur between September and February (i.e., outside of the breeding season). Removal of nests may occur during the nonbreeding season to preclude future nesting and avoid violations of the MBTA. No permit or approval is necessary for removing nests during the nonbreeding season; however, nests must be destroyed and may not be collected under MBTA regulations. If the construction schedule does not allow vegetation removal outside of the breeding season, a nest survey should be conducted

prior to vegetation removal to determine if any active nests are present in the planning area so they can be avoided.

Other Wildlife

As with any human development, wildlife species sensitive to human disturbance are likely to decline in abundance or abandon the area, while other wildlife species adapted to development are likely to increase in abundance. Species likely to decline would include some raptors and possibly coyotes. Species likely to increase would include red fox, raccoon, and great horned owl. Overall, surrounding and continuing development contributes to a decline in the number and diversity of wildlife species nearby and to a change in species composition to favor species that adapt better to human disturbance.

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Attachments



PHOTO LOG
HUNTINGTON-CALEY CORRIDOR MASTER PLAN
APRIL 4, 2013



Photo 1 - View to the southeast of cattail-dominated wetland within Parcel A.



Photo 2 - View to the north of crusher fines trail within Parcel A.

PHOTO LOG
HUNTINGTON-CALEY CORRIDOR MASTER PLAN
APRIL 4, 2013

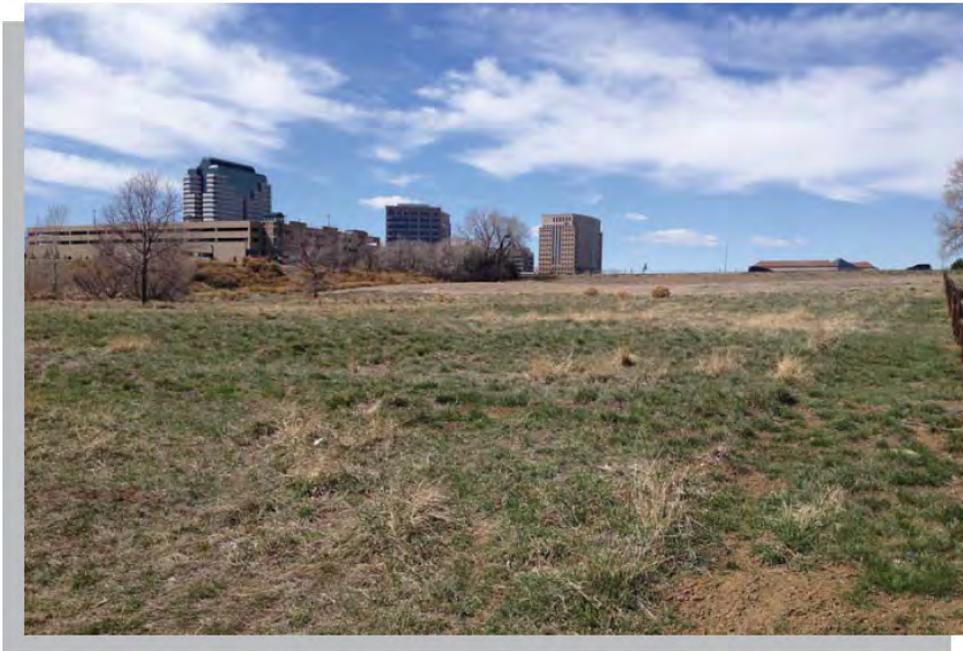


Photo 3 - Overview of disturbed grasslands within Parcel B. View is to the west.



Photo 4 - Overview of disturbed grasslands and wetlands along the west branch of Goldsmith Gulch within Parcel D. View is the northwest.

PHOTO LOG
HUNTINGTON-CALEY CORRIDOR MASTER PLAN
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Photo 5 - Overview of disturbed grasslands and active prairie dog colony within Parcel C. View is to the southeast.



Photo 6 - View to the southeast of cattail-dominated wetlands within Caley pond.