

Larry Ochs Sports Complex

City Council Work Session

January 23, 2017



Parks, Recreation and Cultural Services Staff:

- Karen Palus – Director, Parks, Recreation and Cultural Services
- Sarah Bryarly – Interim Manager, Parks Design and Development
- Kim King – Manager, Recreation Services
- Kurt Schroeder – Manager, Operations and Design
- Hank Scarangella – Parks Board Representative
- Mina Liebert – Parks Board Representative
- Meggan Herrington – City Planning
- Kathleen Krager – Traffic Engineering
- Bob Cope – Business Climate Specialist, Economic Vitality
- Krithika Prashant – Public Communications

Scott Hall Field of Dreams Foundation:

- Craig Ochs – Scott Hall Field of Dreams Foundation
- Andy Stauffer – Scott Hall Field of Dreams Foundation
- Amy Umiamaka – HB&A Architects
- John Olson – Altitude Land Consultants
- Michael Rocha & Dave Lethbridge – SM Rocha, LLC
- Michael Anderson – Summit Economics

Need for Fields

- Through 2014 Master Plan Process, citizens indicated our community is deficient on sports fields
- Closure of 4-Diamonds at UCCS
- Closure of Academy Little League Fields



- Community Meetings
 - November 12th, 2015:
 - Presentation of Information about the Property
 - Small Group Work: Identifying Issues and Defining Success
 - January 20th, 2016:
 - Presentation of Draft Plans
 - Small Group Work: Respond to Draft Plan

Process Put on Hold to Explore Alternatives

- November 17, 2016
 - What has happened over the last several months
 - Public Comments

Formation of the Scott Hall Field of Dreams Foundation



- The **vision** of the Scott Hall Field of Dreams Foundation is to develop the Larry Ochs Sports Complex as the premier youth sports complex in Southern Colorado, operating as a non-profit, self-sustaining, volunteer organization embraced and supported by the community
- Our **goal** is to accomplish this through a cooperative effort of private and public resources, design, develop, construct, and maintain a sports complex on Colorado Springs' North side that specifically serves the youth sports segments, while also serving the broader community through traditional park facilities and amenities.

Scott Hall Field of Dreams Board of Directors



- Craig Ochs, Executive Director
- Larry Hall, Board Chairman
- Audrey Hall, Board Member
- Jeff Hall, Board Member & Director/EVP
- Andy Stauffer, Board Member & Director of Design and Construction
- Tom Hurford, Board Member
- Boyd Williams, Board Member
- Lt. Gen. Mike Gould, Board Member
- Greg Stadjuhar, Board Member
- Steve Smith, Board Member

Program Details



- 8 Diamonds / Multi Purpose Outfields
- 3 Multi-Purpose Fields
- 3 Concession Stand/Restroom Buildings
- Average of 60 Parking Spaces per field
- Passive Recreation Area
- Central Gathering Area (Warm-up, Picnics, Smaller Soccer Games)

Operation Plan



- Operating entity will be a third party organization who will oversee the day to day operations of the park. They will be a contractor to the City of Colorado Springs
 - The operating entity will need to establish a sustainable operation model prior to construction commencing.
- Elements the operating manager will oversee:
 - Use of the fields: practices vs tournaments
 - Security during events
 - Hours of operations
 - Maintenance
 - On-Site Presence
 - Marketing of Facility

Current Vision



Scott Hall
Field of Dreams at Larry Ochs Park

Pine Creek HS

**What we heard from the
previous community
meetings.**



Early Cans Sports Complex Master Plan

January 20, 2016 Community Workshop

Verbatim Individual Responses



Please list the element / features that you individually like best and would like considered in the final master plan. Please list the elements / features that you individually would like to see changed.

- 1) shielded lights 2) No alcohol at concessions. The location is totally is totally wrong, find a way to get this at Colorado Crossing.
- 1) That this site was called “Briargate Community Park” on city documents and suddenly it’s now a “world class sports complex”. That the city does not have a business plan, viable or otherwise to run the facility, yet they are moving forward with building it. Why would you build something you have no idea if it’s a feasible concept with a solid business plan first? 2) Move it outside of a residential neighborhood. This does not belong at this location. Nothing should move forward without a business plan.
- 1) The features I personally like is the roundabout, number of fields and parking. 2) The roundabout direction, number of bathrooms, complaints from close neighborhood.
- 1) I like the roundabout on version 3, common area/practice location, offshoot parking near soccer fields.
- 1) None! Need to find another area for sports complex and just make it a park. 2) Make it a practice complex only.
- 1) None - because I DO NOT like the one entrance in and out of neighborhood. 2) Another location entirely!!
- 1) Version 1 would help alleviate car damage due to foul balls. 2) Soccer fields farther from homes – whistles are going to increase your complaints!
- 1) #3 is the best. Might want to add playgrounds for non-participating youth. 2) Need 2nd access road.
- 1) The design can be worked. The lighting can be worked and resolved. 2) Ingress and egress is unacceptable. 1 way in 1 way out. The design doesn’t matter, the access and parking is top priority!
- 2) Need new access road. Traffic (3K cars per day) is unacceptable.

Previous Public Comments



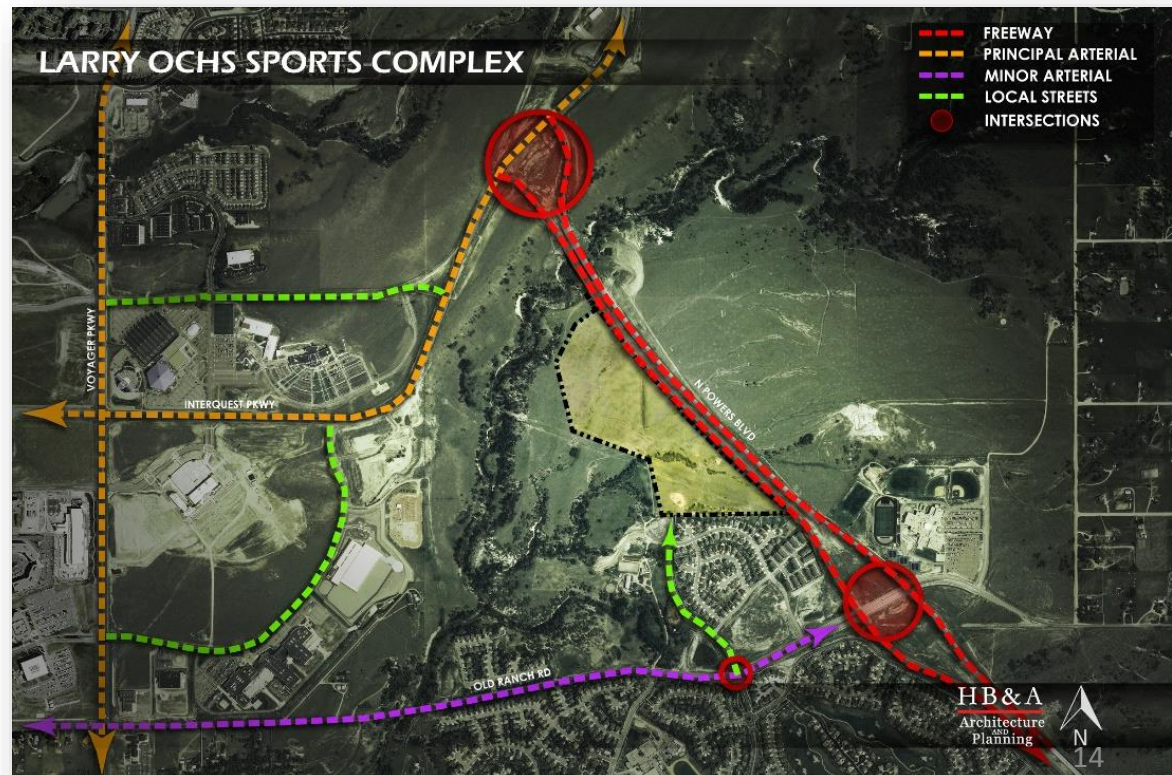
- 1) #3 2) Keep the fields as far away from the neighborhood as possible. Traffic by far #1 issue. **One access is insane!**
- 1) Version 3
- 1) Don't care. None are good unless the traffic is addressed. 2) **Make access from Interquest.**
- 1) Version 3 2) Fix traffic issues.
- 1) **The neighborhood should be cautious about changing the plan – it could be an apartment complex with thousands of units.**
- 1) More landscape, move trees, walking paths – archery areas. 2) Access and egress have not been addressed
- 1) Version 3 is preferred.
- 1) I will have chaos in my backyard and frontyard living on Rhinestone! I will work to close an entrance on Rhinestone to stop traffic. You don't care about homeowner values or quality of life! 2) This meeting was a waste of time. **The homeowners concerns were just bulldozed over. Another place needs to have this complex that has more than one entrance for the complex.** This is a bomb that will blowup. And where is the money – “no we can't talk about that”. This is a dream based on no money or realistic plans.

Response to Issues Raised

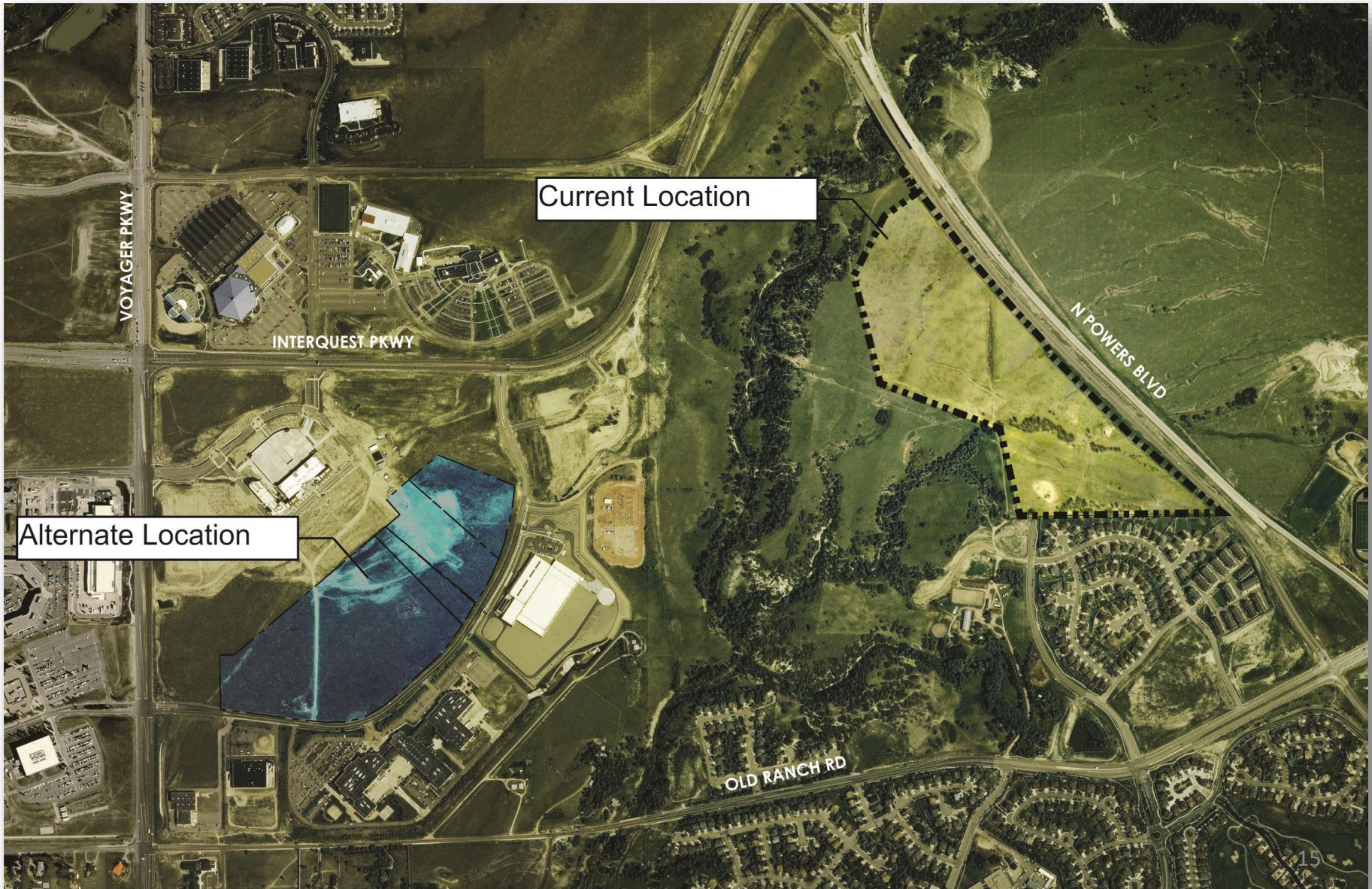


Options Explored

- Access off Powers Boulevard
- Bridge across Powers Boulevard
- Bridge (vehicular and pedestrian) across Kettle Creek
- Alternative site location



Aerial Map with both site locations



Site Comparison

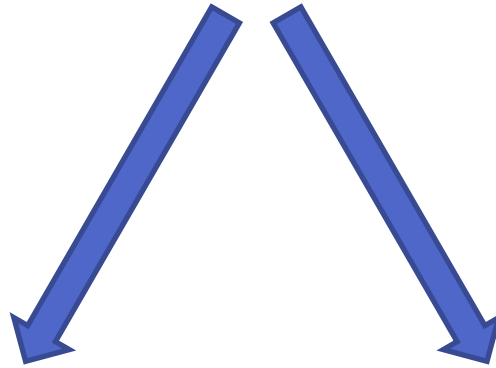


Sports Complex Relocation Process



- Presentation to the Parks and Recreation Advisory Board for recommendation to City Council
- Presentation to City Council for formal consideration

Two Potential Outcomes:



The Larry Ochs Sports Complex remains in CURRENT location.

The Larry Ochs Sports Complex is relocated to ALTERNATIVE location.

If the Larry Ochs Sports Complex Remains at Current Location:

Process for Current Location:

- Community Meetings will continue to master plan existing sports complex
- Presentation to the Parks and Recreation Advisory Board for formal consideration



Public Process

If the Larry Ochs Sports Complex Relocates to Alternative Location:

Process for Alternative Location:



Public Process

- Parks Department will submit to the Planning Department a Rezone Application
- Community Meeting to be held
- Presentation to Parks and Recreation Advisory Board for a rezone of the alternate location, information only
- Presentation to Planning Commission for recommendation of approval to City Council
- Presentation to City Council for formal consideration
- Community Meetings to discuss the vision for the sports complex; restart the planning process with multiple community meetings

If the Larry Ochs Sports Complex Relocates to Alternative Location:



Public Process

Larry Ochs Sports Complex Master Plan Process:

- Community Meetings to develop the sports complex Master Plan
- Presentation to the Parks and Recreation Advisory Board for approval

If the Larry Ochs Sports Complex Relocates to Alternative Location:



Public Process

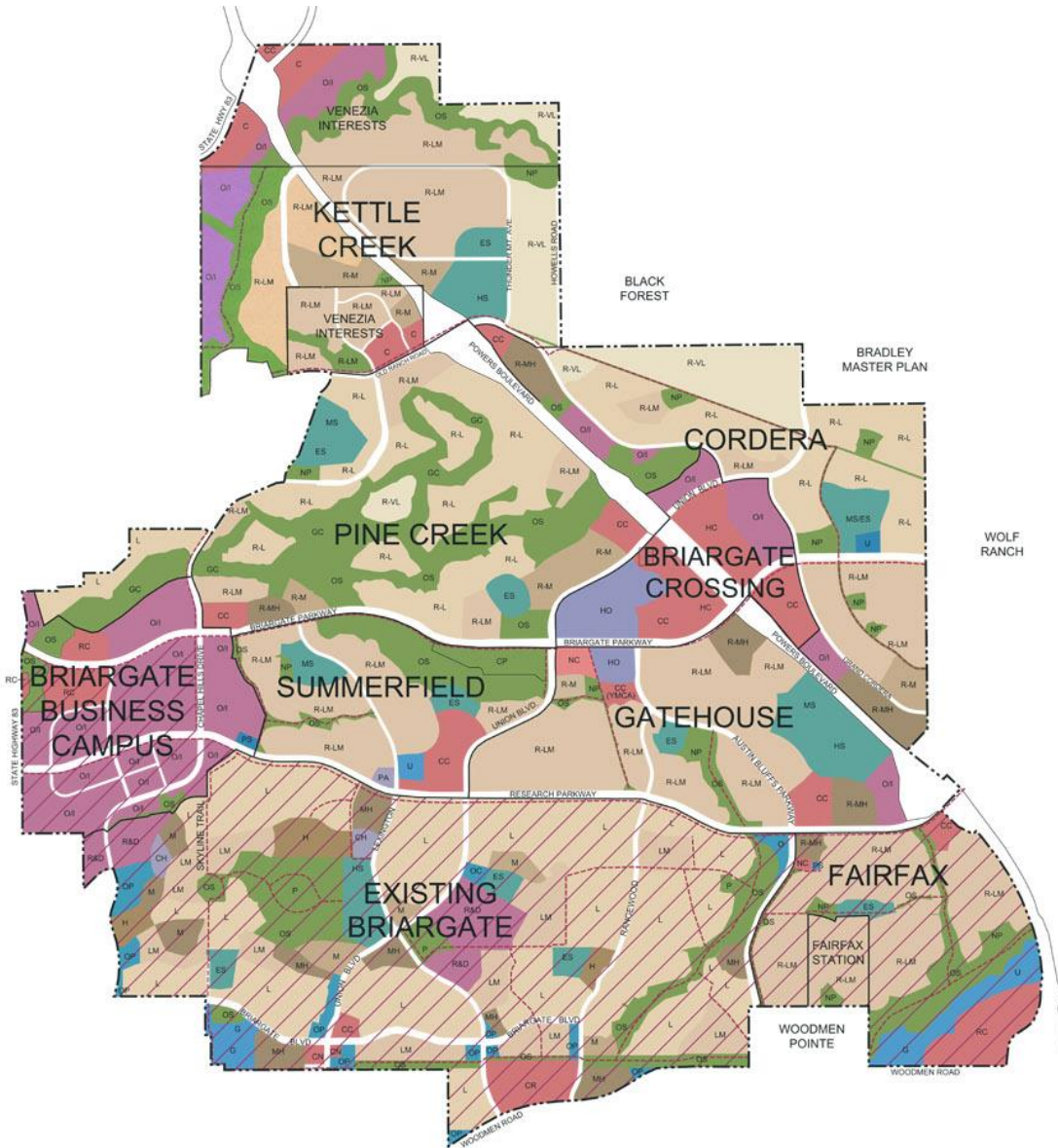
Planning Process for Existing Sports Complex Site:

- Community Meetings to discuss the potential development
- Presentation to Parks and Recreation Advisory Board, information only
- Presentation to Planning Commission for recommendation of approval to City Council
- Presentation to City Council for approval

Planning Process



2003 Briargate Master Plan



Briargate MASTER PLAN

LEGEND

LAND USE	ACREAGE
RESIDENTIAL VERY LOW (R-VL, 0-1.99 DU/gross acre)	220 AC.
RESIDENTIAL LOW (R-L, 2-3.49 DU/gross acre)	1543 AC.
RESIDENTIAL LOW-MEDIUM (R-LM, 3.5-7.99 DU/gross acre)	1521 AC.
RESIDENTIAL MEDIUM (R-M, 8-11.99 DU/gross acre)	164 AC.
RESIDENTIAL MEDIUM-HIGH (R-MH, 12-24.99 DU/gross acre)	253 AC.
COMMERCIAL (NC, CC, RC, HC)	425 AC.
OFFICE (O)	64 AC.
OFFICE-INDUSTRIAL/RESEARCH & DEVELOPMENT (OI)	573 AC.
GOVERNMENT / UTILITIES (G, U, PS)	93 AC.
PUBLIC / INSTITUTIONAL (PA-PUBLIC ASSEMBLY, HO-HOSPITAL)	98 AC.
SCHOOL (HS, MS, ES)	333 AC.
RIGHT OF WAY	657 AC.
OPEN SPACE (OS) / PARK (NP, CP) / GOLF COURSE (GC) SPORTS COMPLEX (SC)	1204 AC.
VENEZIA INTEREST	442 AC.
IMPLEMENTED MASTER PLAN AREA	
TRAILS	
7590 AC. TOTAL	

APPROVED: MAY 24, 2004



LA PLATA INVESTMENTS, LLC

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Colorado Springs, CO 80920
main (719) 260-7477
fax (719) 260-7088

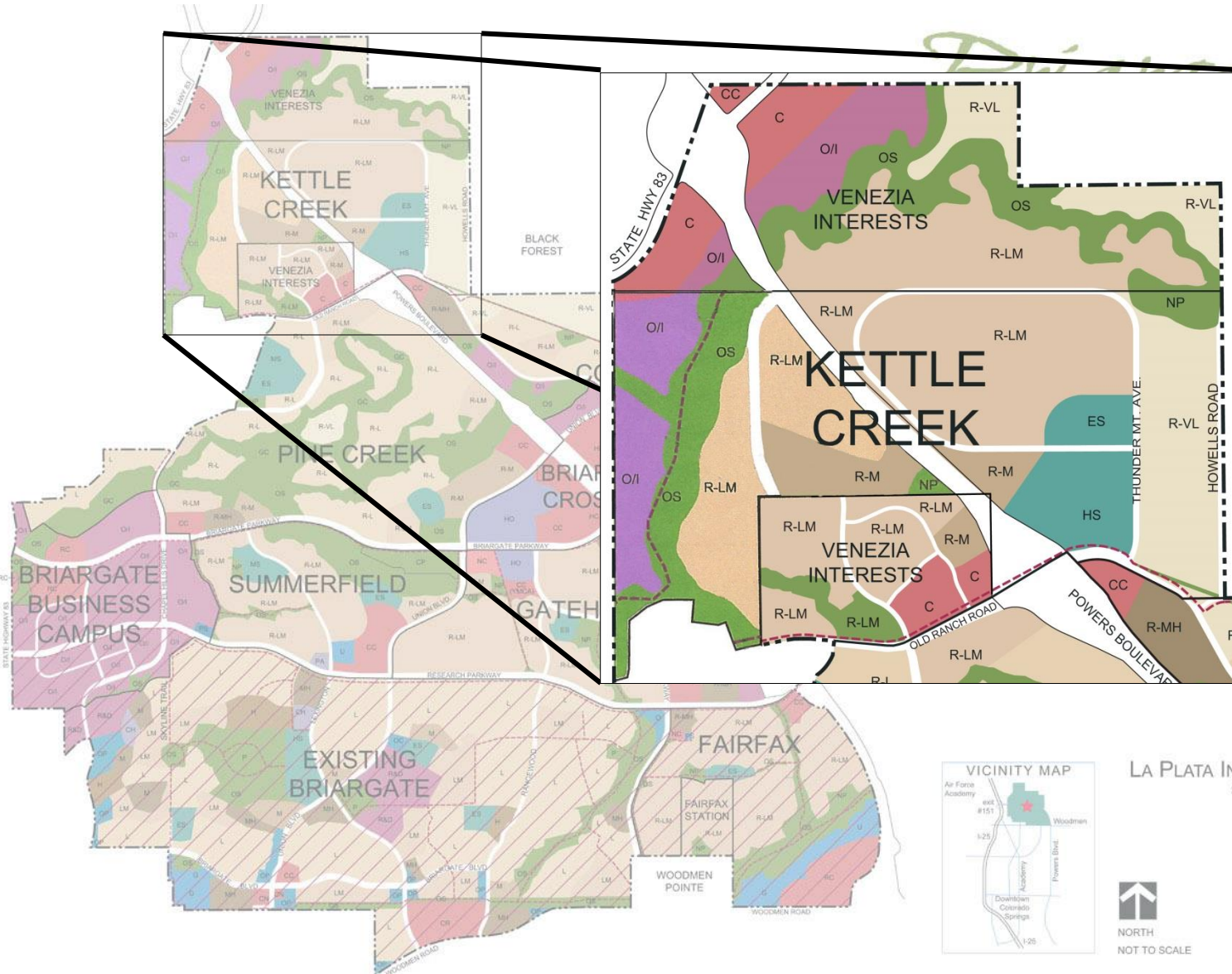
www.briargate.com
www.pinecreek.com



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DHM DESIGN
Denver | Est. 1975 | Carlsbad
1390 Lawrence St., Suite 100
Denver, CO 80204
303.892.5566

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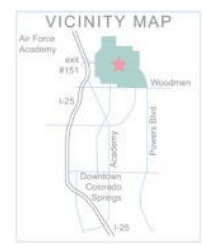
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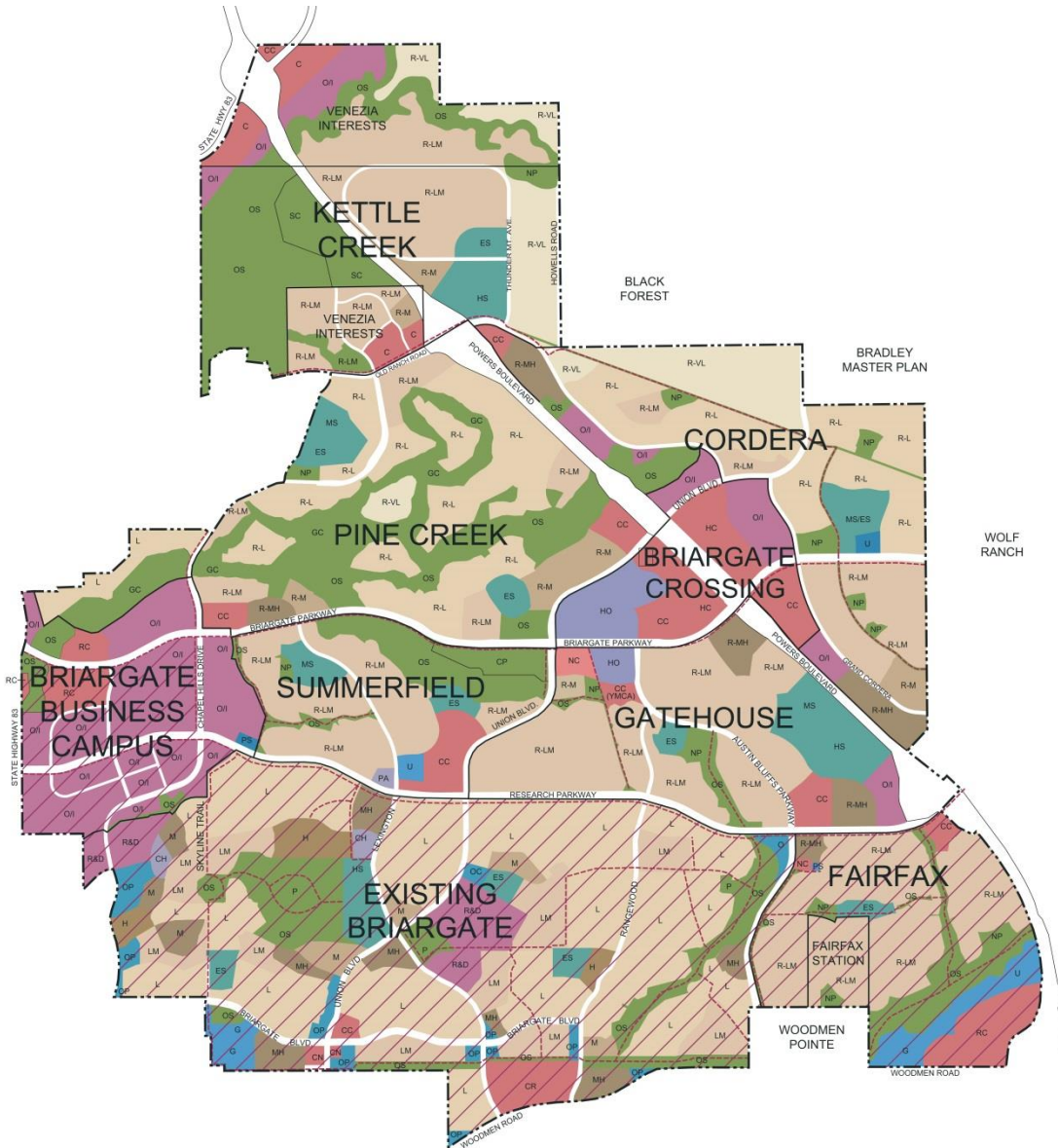
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2004 Briargate Master Plan



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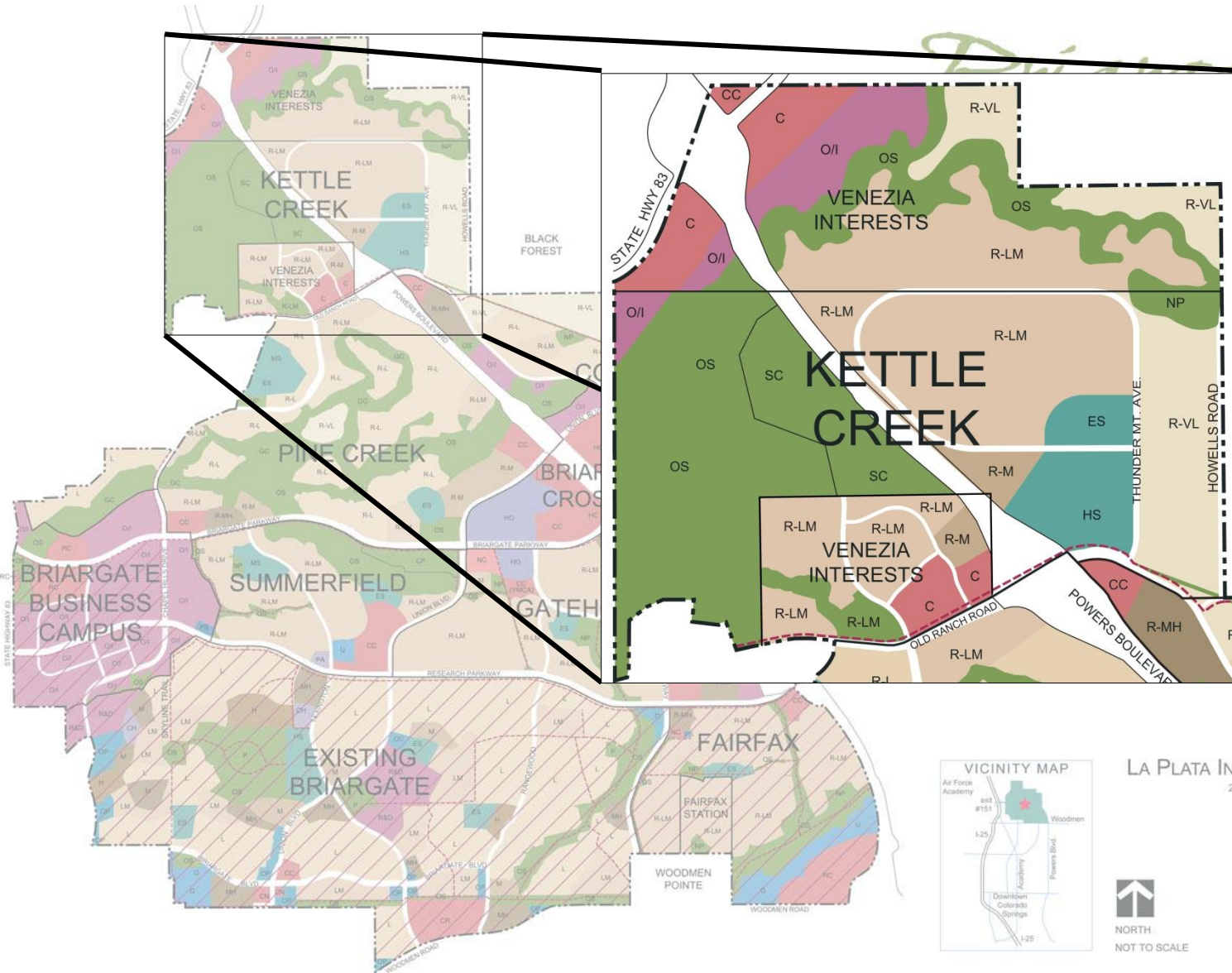
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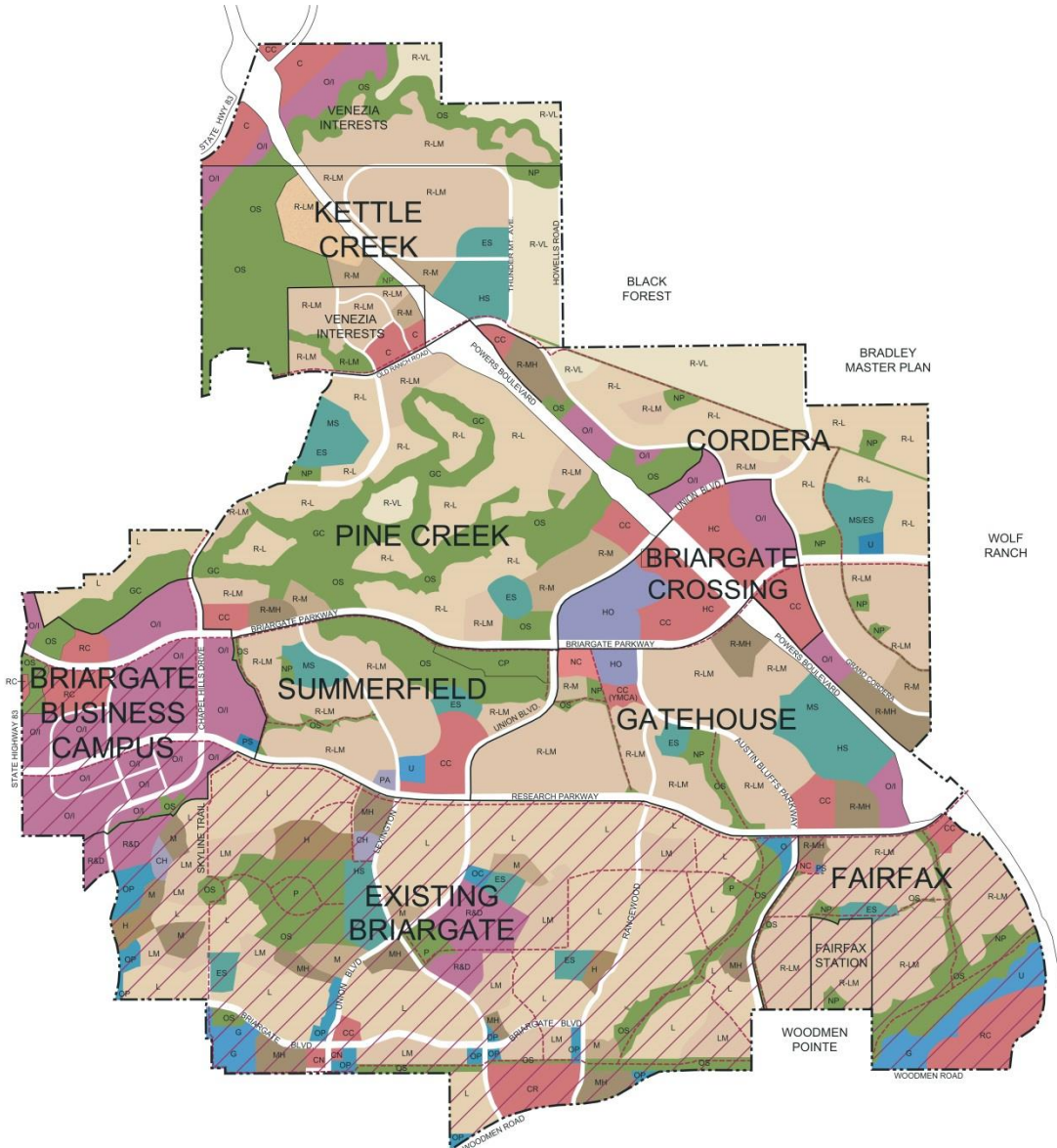
Recommended 2016 Briargate Master Plan



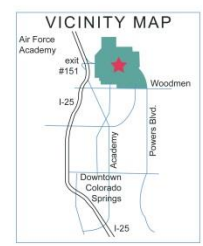
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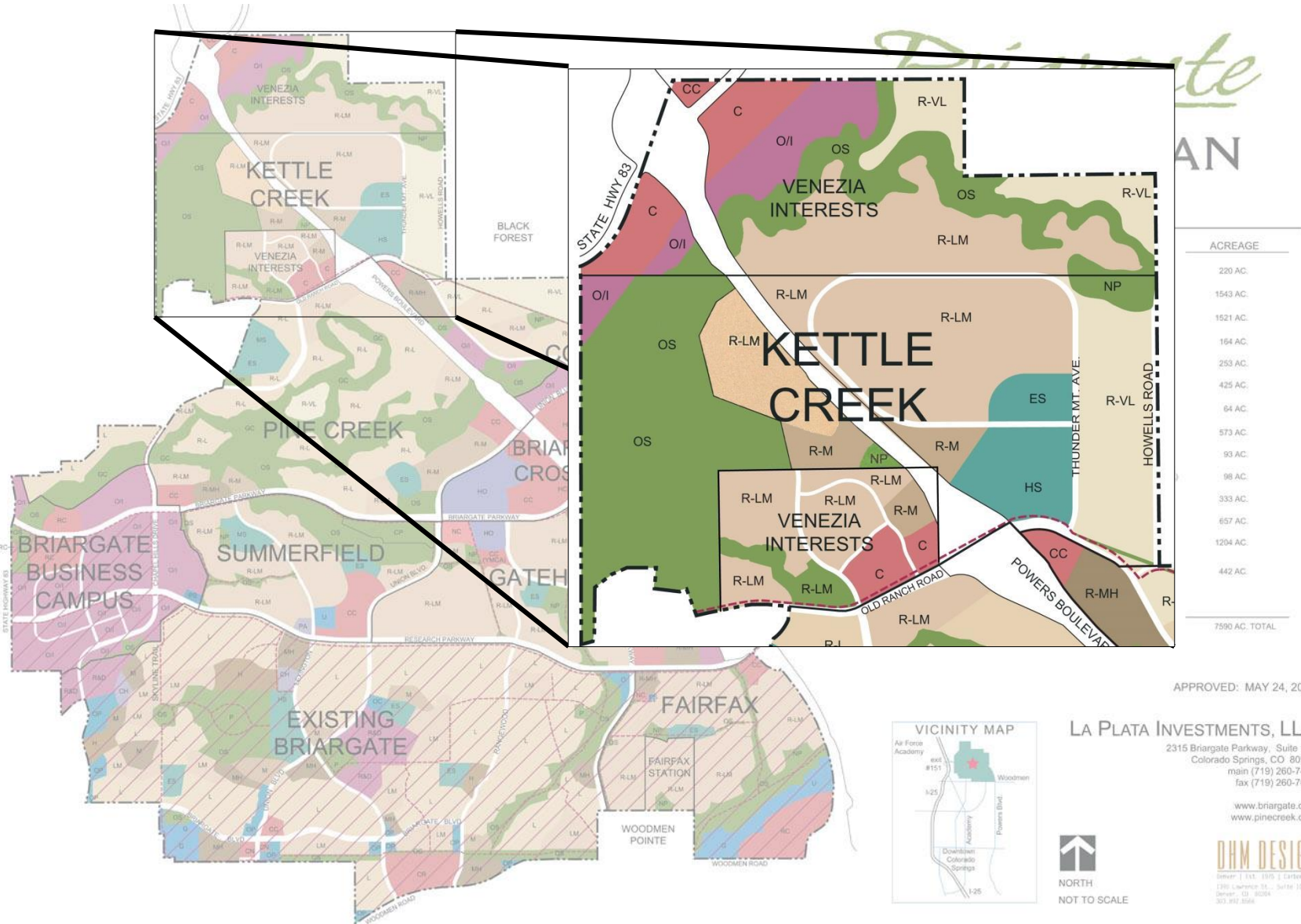


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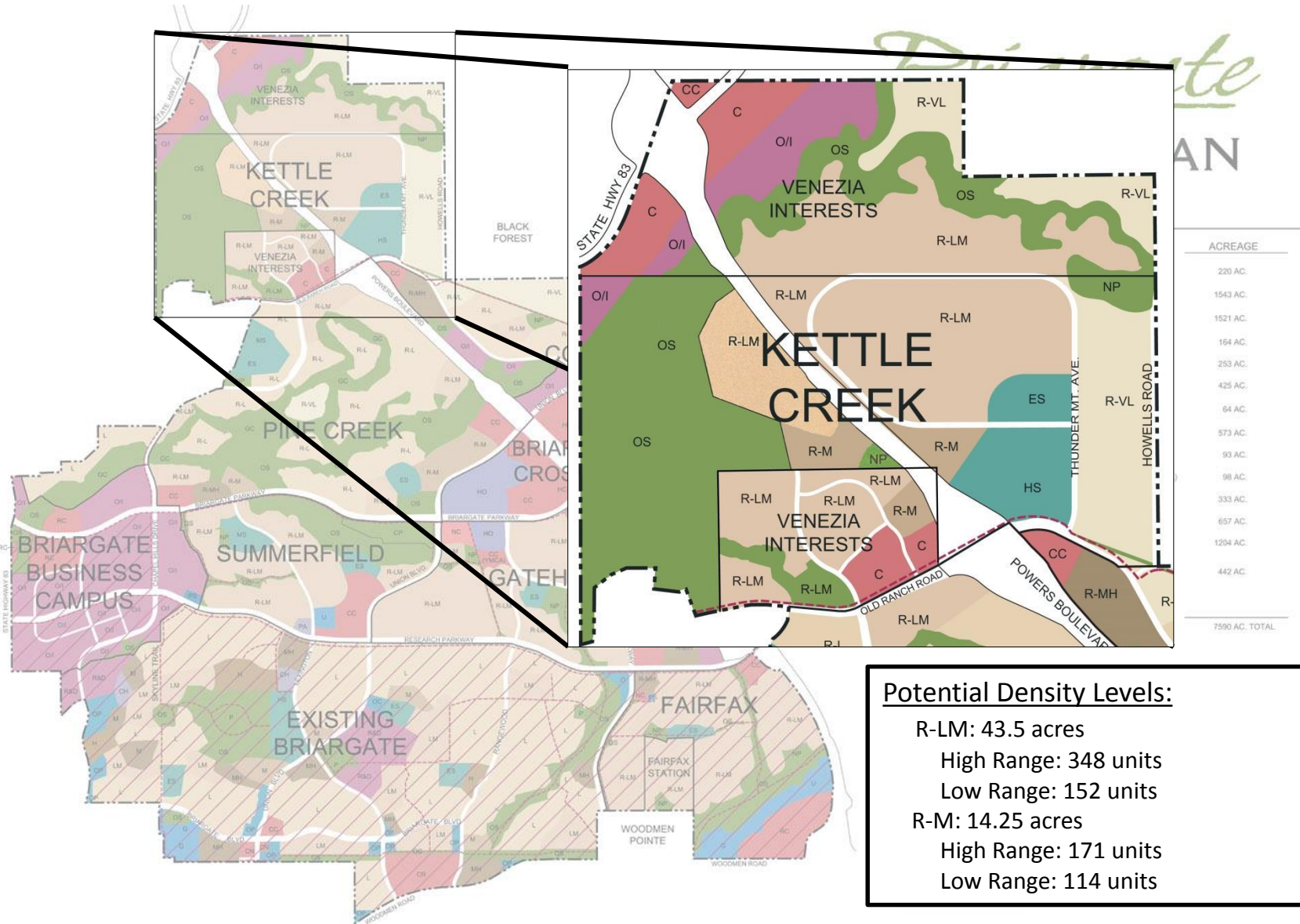
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Recommended 2016 Briargate Master Plan



Potential Density Levels:

- R-LM: 43.5 acres
 - High Range: 348 units
 - Low Range: 152 units
- R-M: 14.25 acres
 - High Range: 171 units
 - Low Range: 114 units

The Planning Process for Future Residential Use:



Public Process

Steps in the Planning Process for the Current Larry Ochs Sports Complex:

- Major Master Plan Amendment Application
- Rezone Application
- Concept Plan Application

Future Steps:

- Development Plan Application
- Plat Plan

Terms of the Relocation:



Public Process

What the City will provide:

- 57.82 acres of land at the existing Larry Ochs Sports Complex Site
 - 46.18 is developable land
 - 11.64 is encumbered with Utility Easements and Preble's Meadow Jumping Mouse, therefore undevelopable
- Will contribute up to \$60,000 for costs associated with the rezoning
 - i.e. Traffic Studies, Drainage Studies, etc.
 - Will be a supplemental appropriation from the PDLO funds

What Interquest Westside LLC will provide:

- 36 acres of land at the existing Colorado Crossing Property
 - Additional land will be dedicated through the PLDO process
- Will continue to work with the Scott Hall Foundation to purchase additional acreage

Wrap Up / Next Steps:



- Meeting with Parks and Recreation Advisory Board: January 12th, 2017: Recommendation to City Council
- Informal City Council: January 23rd, 2017
- Formal City Council: February 14th, 2017
- Information available on website:
 - <https://coloradosprings.gov/larryochs>