

# 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 12<sup>th</sup>, 2015:
    - Presentation of Information about the Property
    - Small Group Work: Identifying Issues and Defining Success
  - January 20<sup>th</sup>, 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 2<sup>nd</sup> 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.

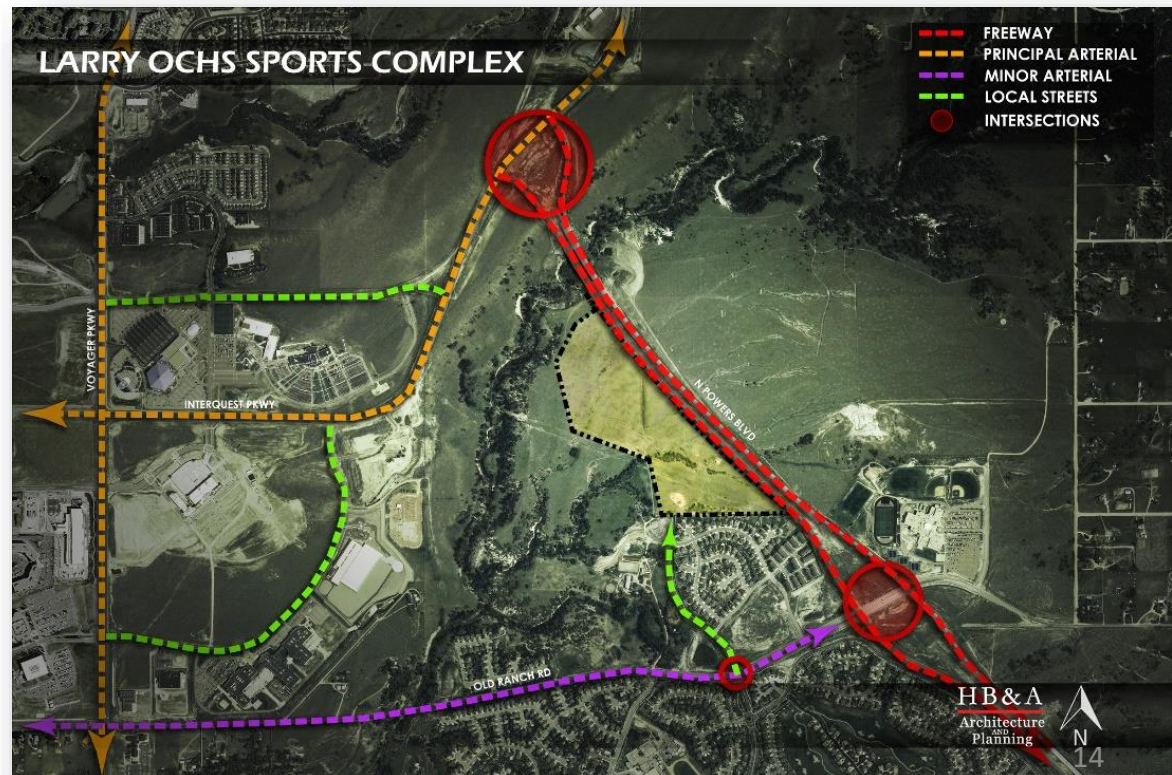
# Response to Issues Raised





# 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



Current Location

Alternate Location



# Site Comparison



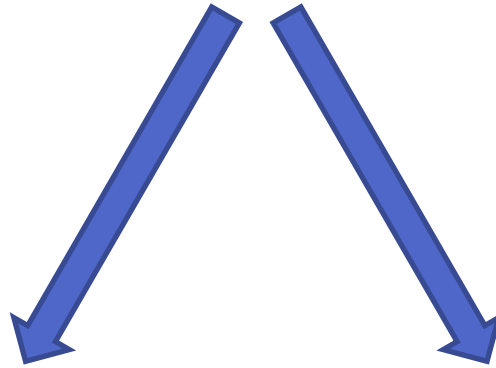


# Sports Complex Relocation Process



- 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:

- 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



Public Process

## If the Larry Ochs Sports Complex Relocates to Alternative Location:

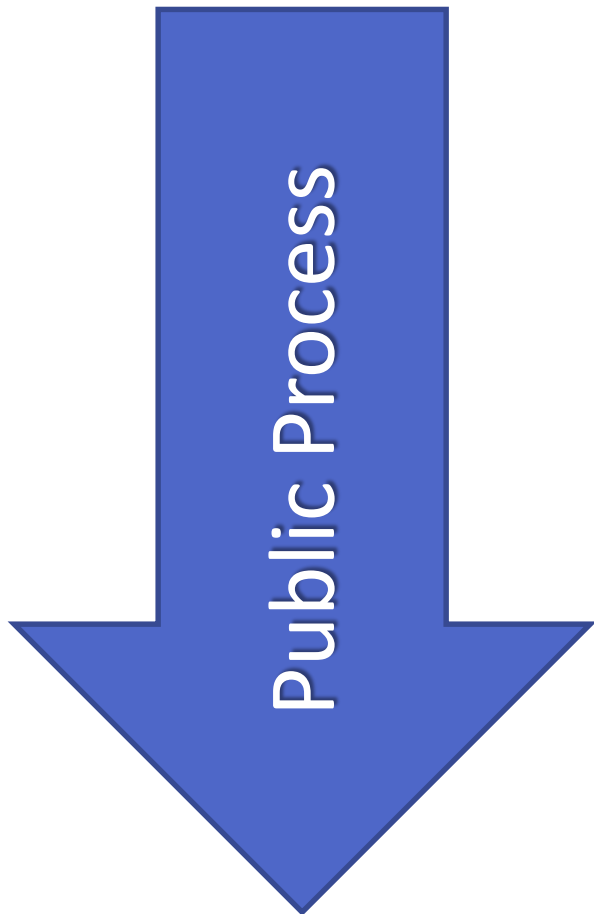
### Larry Ochs Sports Complex Master Plan Process:

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



Public Process

## If the Larry Ochs Sports Complex Relocates to Alternative Location:



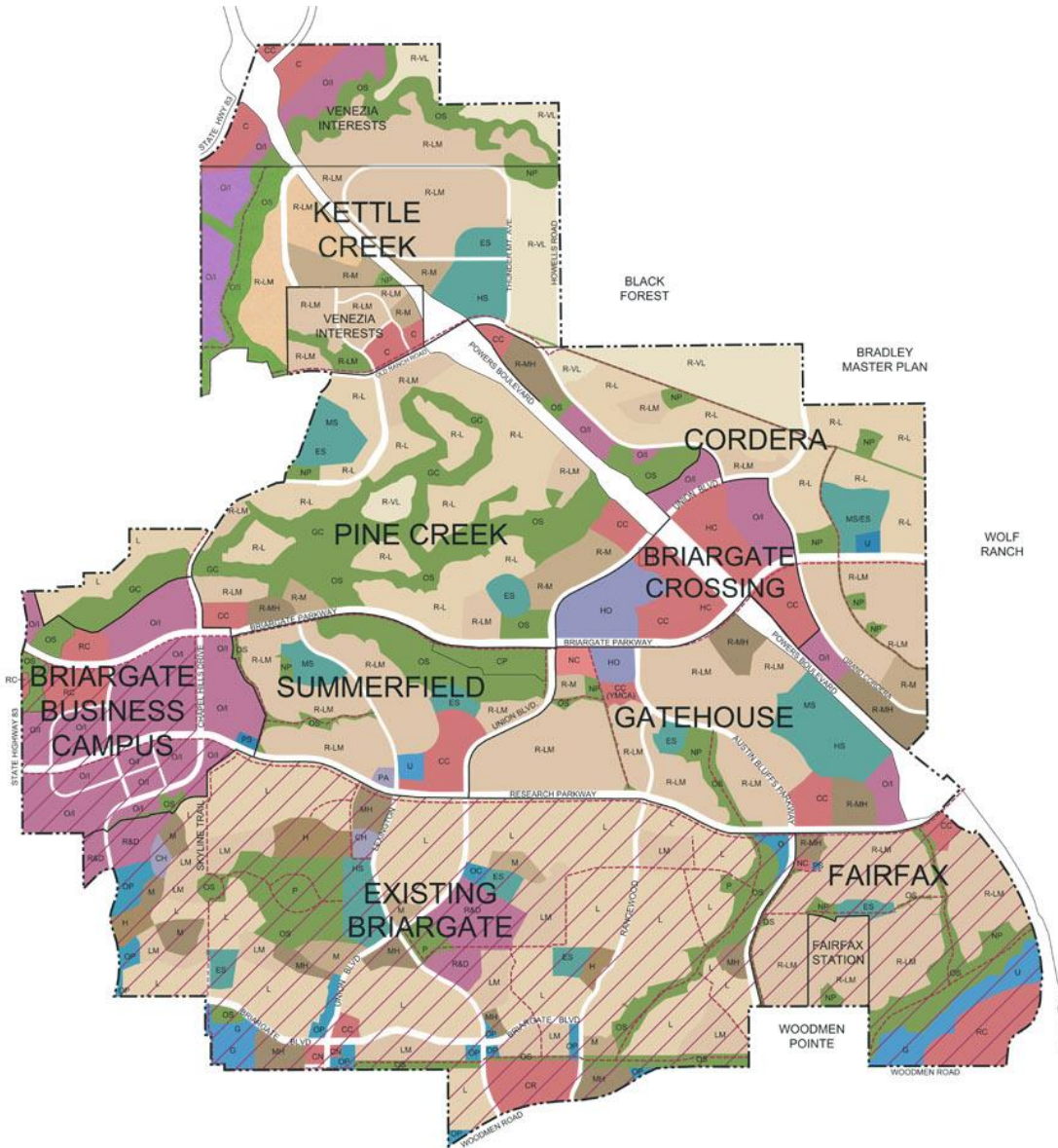
### Planning Process for Existing Sports Complex Site:

- 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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NORTH  
NOT TO SCALE

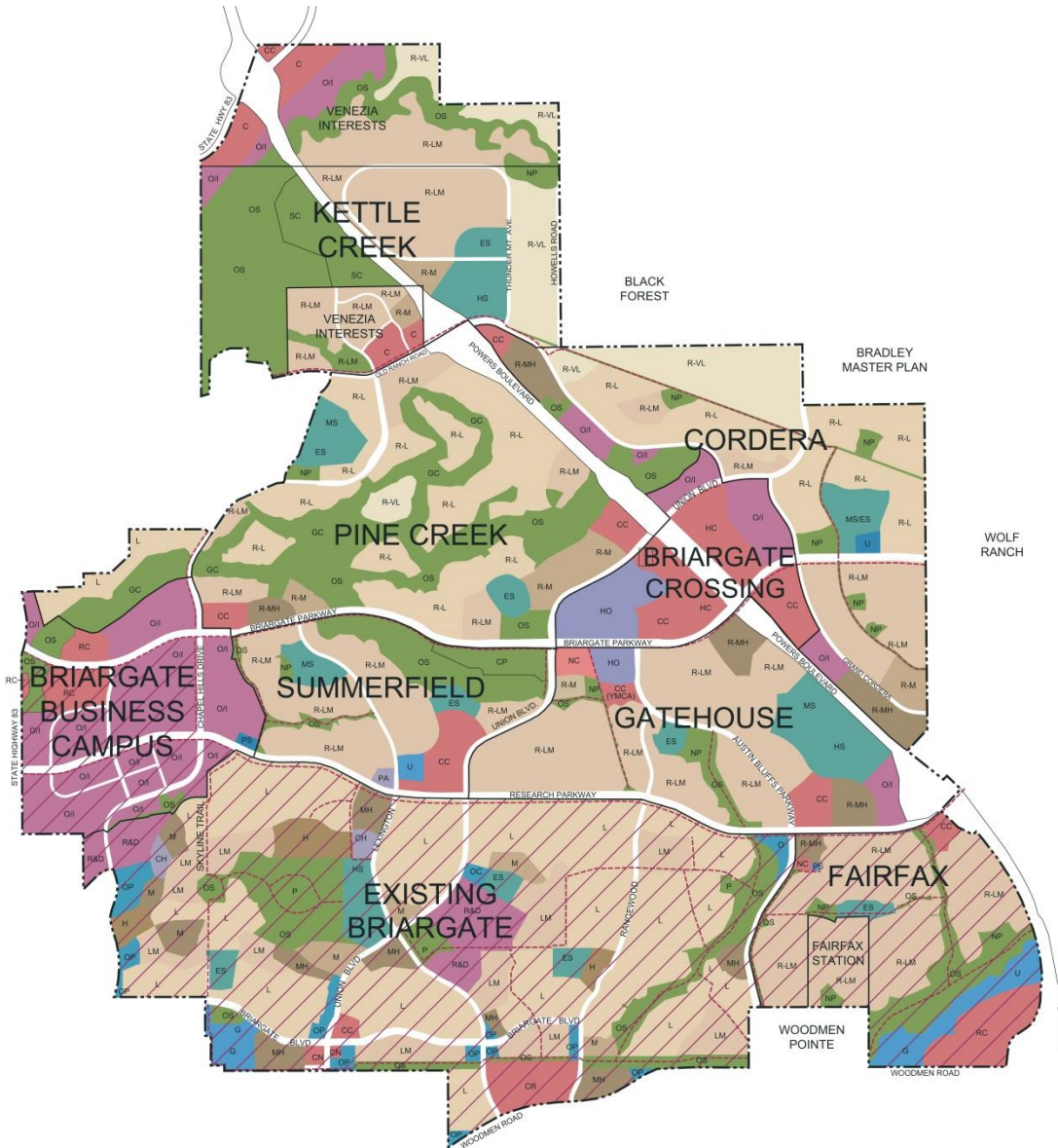
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# 2004 Briargate Master Plan



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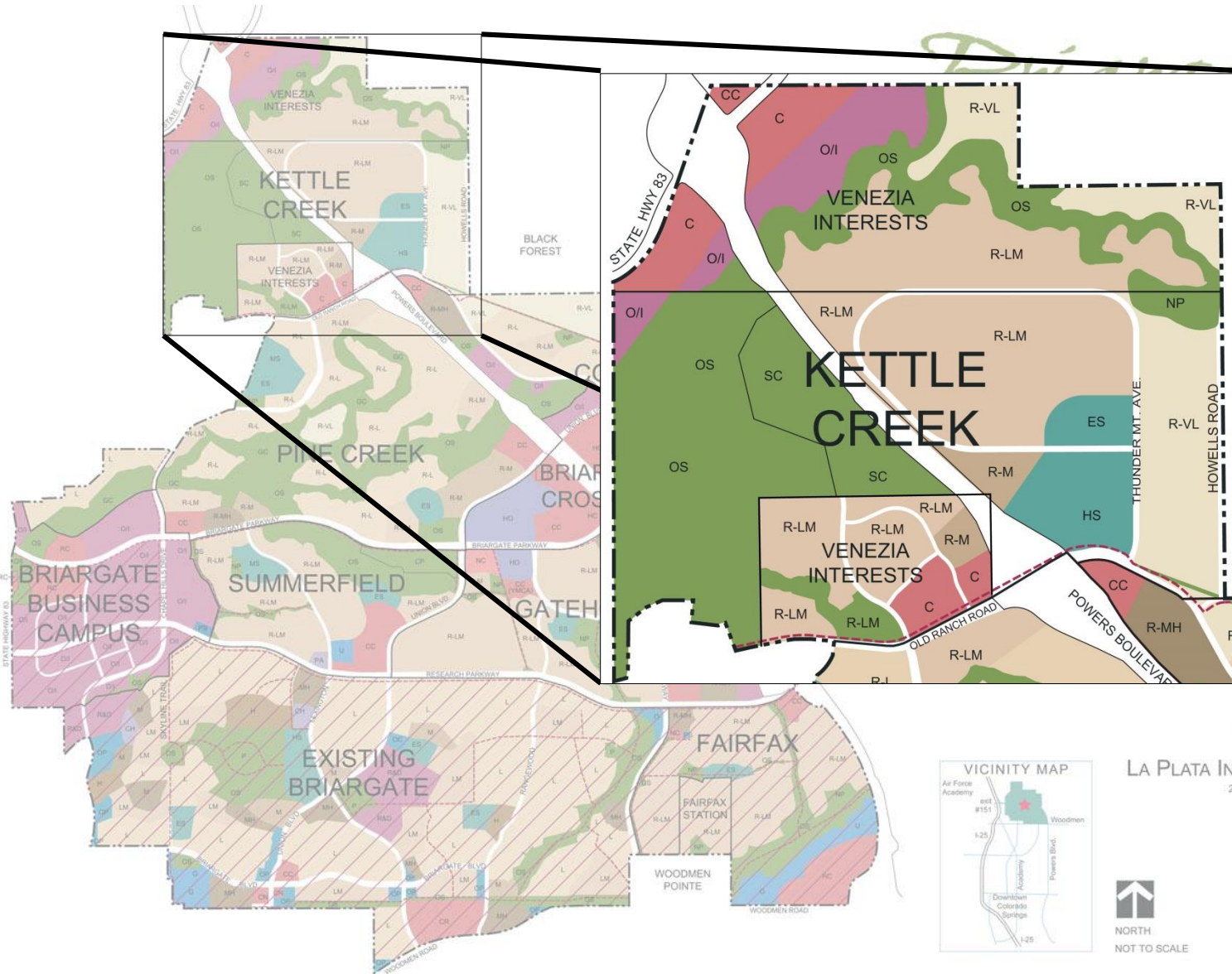
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# 2004 Briargate Master Plan



*Briargate*  
PLAN

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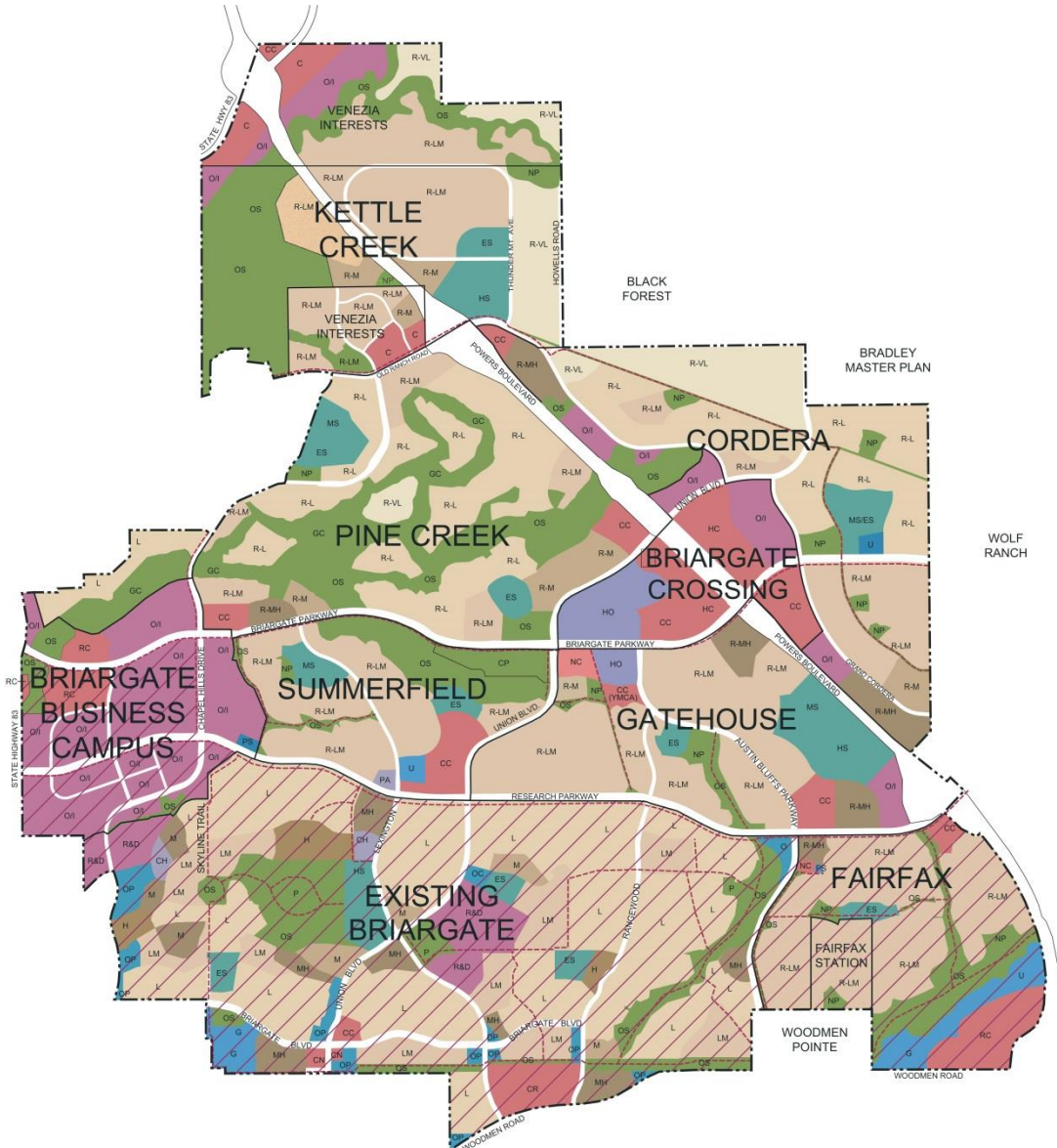
# Recommended 2016 Briargate Master Plan



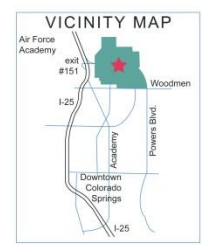
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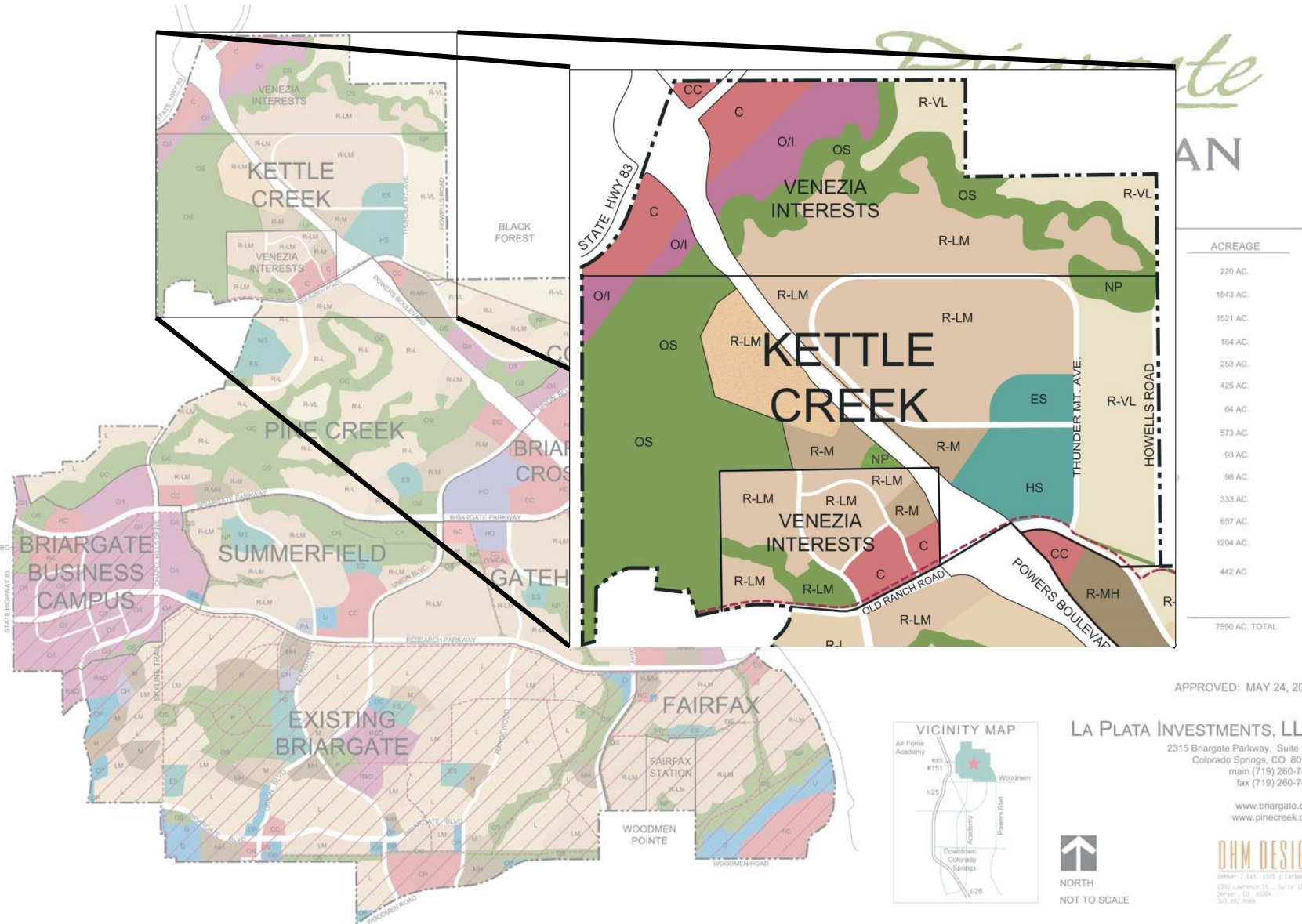
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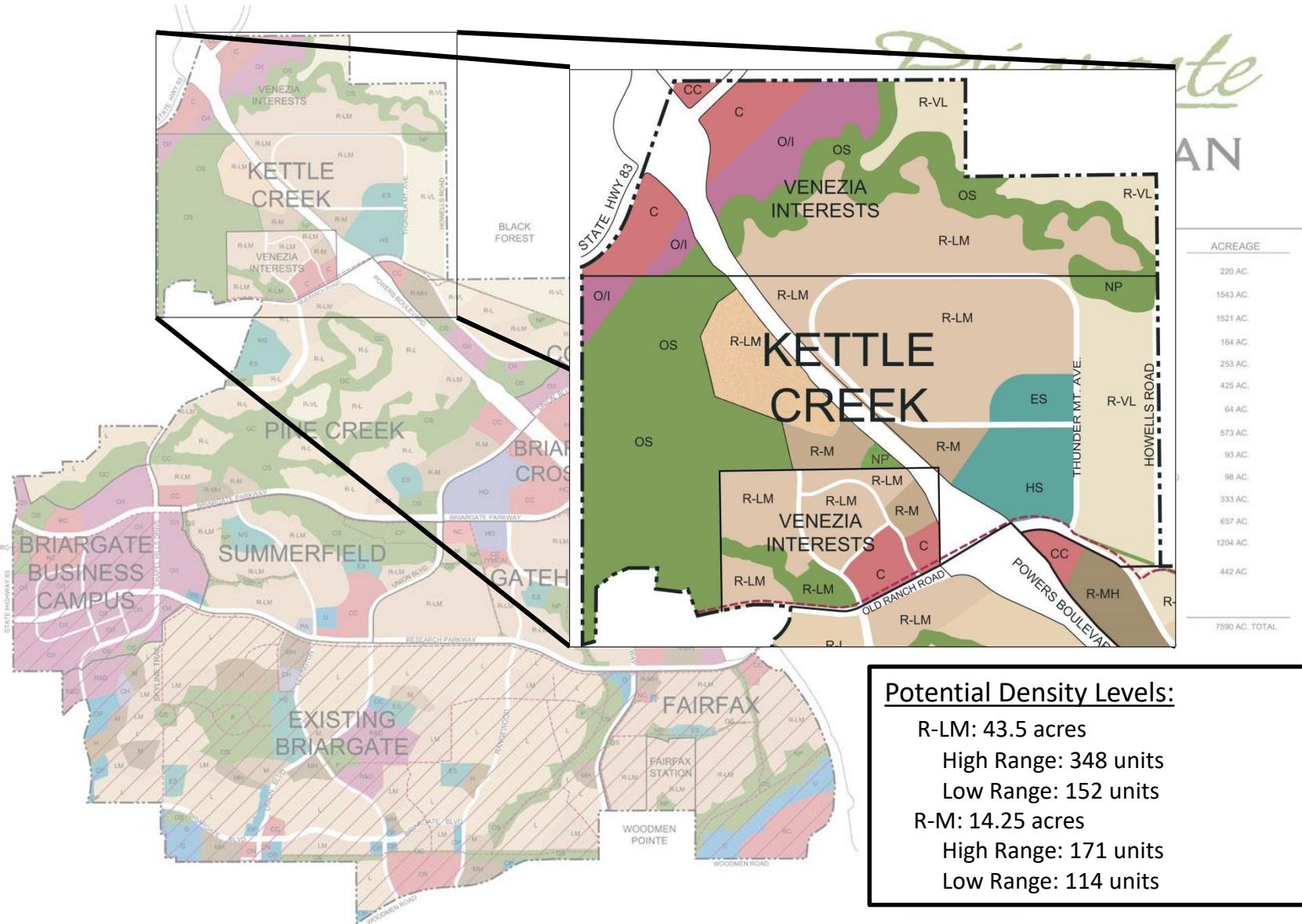
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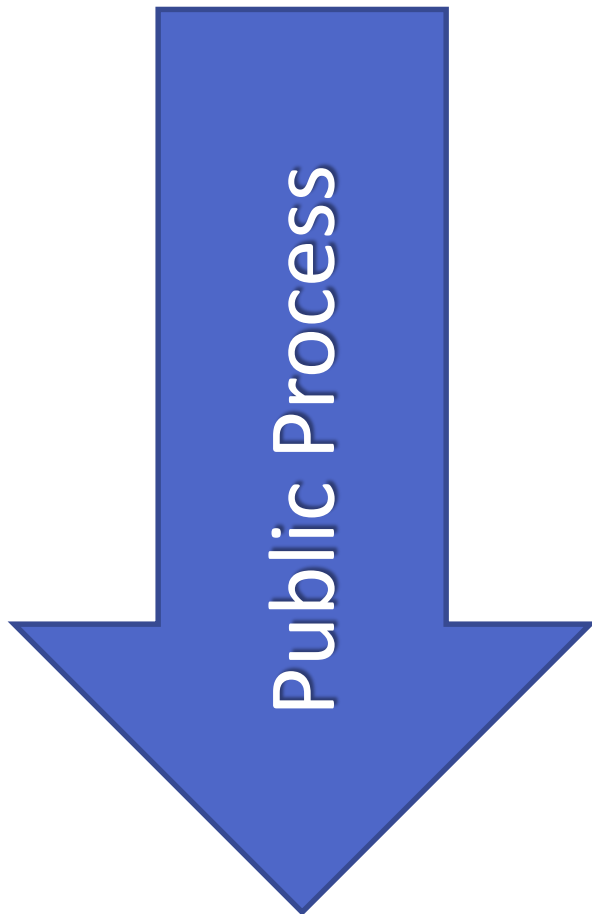
# Recommended 2016 Briargate Master Plan



**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:



### 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 12<sup>th</sup>, 2017: Recommendation to City Council
- Informal City Council: January 23<sup>rd</sup>, 2017
- Formal City Council: February 14<sup>th</sup>, 2017
- Information available on website:
  - <https://coloradosprings.gov/larryochs>