

APPROVED
Parks and Recreation Advisory Board Minutes
July 10, 2007

Chair Wager called the meeting to order at 5:00 pm in the Parks and Recreation Community Room in Mayors' Riverfront Park.

Roll Call:

Members Present: Lance Ferraro, Gary Wager, Michael Dombos, Gina Antoniotti, and Zachary Greening

Members Absent: Brian Fricke and Griffin Williams

City Commission Liaison: Barbara Miller

Friends of Recreation Liaison: David Carrigan

Staff Present: Frances Jewell and Pat Vinge

Introduction of Guests: Frank Wolfe and Chris Bartley, Friends of Woods Lake; Ken Horton, Milwood Neighborhood Association; Greg Dobson, American Village Builders (AVB); and Denise Siegel, Recreation Manager

Changes to the Agenda: Event Recommendation addition (Northside Ministerial Alliance)

Special Presentations:

Public Hearing on Incorporating the Fairmount Dog Park, LaCrone, and Woods Lake Parks Master Plans into the 2003 Parks and Recreation Master Plan

Frances Jewell, Parks and Recreation Managing Director, shared that citizen groups had been working with City staff to create master plans for Fairmount, LaCrone, and Woods Lake Beach Parks, with numerous public meetings held throughout the process. This public hearing is required by the state in order to begin the process of incorporating these plans into the 2003-2008 5-Year Parks and Recreation Master Plan. A Public Notice of this hearing was published in the Kalamazoo Gazette on July 1, 2007, announced at the July 2, 2007 City Commission, and sent out to neighborhood associations and the media. When the City Commission accepts these master plans for incorporation into the Parks and Recreation Master Plan, the City will then be eligible to apply for state and federal grant funds for these parks. It was asked who would be responsible for the ongoing maintenance at the Fairmount Dog Park. Frances responded that MRC Industries will be partnering with the City and will hire their consumers to provide the daily maintenance and supervision required. The City will provide all of the normal park maintenance. Costs for the additional maintenance that will be provided by MRC is being built into the fund raising for the park. PRAB unanimously passed the following recommendation: ***PRAB recommends that the master plans for Fairmount, LaCrone, and Woods Lake Beach Parks be incorporated into the 5-Year Parks and Recreation Master Plan.***

Parks and Recreation staff presentation to provide PRAB with a better understanding of what Parks and Recreation staff do in the community.

Denise Siegel, Recreation Manager, gave an overview of the Parks and Recreation youth programs, the Street Academy, and the Summer Youth Employment Program.

Approval of Minutes: *The June 5, 2007 minutes were unanimously approved.*

Old Business:

Board Applications was tabled until August.

New Business:

Knollwood Park Storm Water Project

Frances gave a brief summary of the Knollwood Park storm water proposal which City staff have been discussing for several months with the developer, American Village Builders (AVB Construction). Staff and the developer are pleased with the proposal which will provide an environmentally sound solution to storm water runoff in the Knollwood Park area and allow increased development of the Knollwood Apartments. One third of the storm water runoff in the area is generated by the apartment complex and two thirds from City streets.

Greg Dobson of AVB Construction was at the PRAB meeting to present information on the project and to answer questions. Mr. Dobson stated that this proposal will allow an increase in the City's tax base from new apartment construction at Knollwood Apartments (owned by Gem Capitol Realty/Chicago) and will create an aesthetically pleasing and environmentally solid solution to storm water runoff. Currently storm water in the approximately 40-50 acres north of Knollwood Apartments runs off into the City's storm water system in the Knollwood area, ultimately reaching Arcadia Creek. The City has been cited in the past by the DEQ for exceeding the maximum daily load allowed into Arcadia Creek as well as creating a potential problem for Amtrak when the water level approaches the railway tracks south of the Park.

The proposed plan will create 3 cells or ponds/mini-wetlands on the southeast side of Knollwood Park which will allow for a slow regulated release of storm water to the low land to the west of the ponds and in essence the storm water will be pre-treated by the wetland environment before it enters Arcadia Creek.

Mr. Dobson stated that when new construction occurs, the DEQ requires that the developer comply with current storm water requirements which are more stringent than what Knollwood Apartments currently meets. In order to add the 68 apartments which the developer plans to add to the Knollwood Complex, more space is needed to meet runoff requirements than what is available on the privately owned property.

The developer has offered to pay the City \$50,000 for use of the Knollwood Park land. The City would still own the land, but the developer would build the wetlands that would process the storm water and be responsible for maintaining the wetlands cells. There will be minimal impact on trees and green space. Additionally, AVB is excited that they will be using pervious pavement in a large stone area (23,000 square feet) of the south parcel of the apartment complex which will allow storm water to be discharged through the surface into the ground water. This is an expensive material and will be the first of its type in Kalamazoo.

Mr. Dobson emphasized the win-win aspect of the proposal: it would address the City's storm water issues, compensate Parks and Recreation for the land used, and allow the developer to add value to the current complex. Frances confirmed that the \$50,000 would be held by the City for park improvement.

PRAB unanimously passed the following recommendation: ***PRAB recommends the approval of the preliminary plan for Knollwood Apartments to build a pre-treatment water wetland system on Knollwood Park property with the developer paying the City \$50,000 to be dedicated to Knollwood Park improvements.***

Recommendations

The Board unanimously recommended that the City Manager approve the following events:

- Concert, Basketball Tournament & Picnic Activities, Mt. Zion Baptist Church, LaCrone Park, August 18, 2007 noon-9:30 pm (event 3:00-9:00 pm)
- Northside Ministerial Alliance, "Counting to One Rally," Bronson Park, Saturday, August 4, 2007, 9:00 am - 9:00 pm; LaCrone Park, Saturday, August 4, 2007, 9:00 am - 9:00 pm; Martin Luther King, Jr. Park, Saturday, August 4, 2007, 9:00 am - 9:00 pm

Comments:

Citizens – Non Agenda Items: None

Commission Liaison Comments: None

Friends of Recreation Liaison: David Carrigan reminded the group that the Friends Golf Outing is Friday, July 20.

Parks and Recreation Director – Monthly Report

Frances said the Friends of Recreation promotional event at the Kings game on June 30 was successful.

Staff Comments: None

Board Member Comments: It was stated that Drake Ponds Apartments has a dog park. It was noted by Michael Dombos that although the Knollwood Park/Apartments proposal is providing positive environmental and economic gains for the City, that the developers are also adding 68 units to the complex. He emphasized that it is important not to lose sight of the need to balance the number of people in any given location with the impact this may have on the environment.

Adjournment: The meeting was adjourned at 6:30 pm.

Respectfully submitted,
Pat Vinge, Recording Secretary