



City of Glenwood Springs and Roaring Fork School District's Proposed Land Exchange for 6F Designation in Glenwood Springs, Colorado

Vogelaar Park will be getting a new look!

As part of the renovation of Glenwood Springs Elementary and the continuing efforts to institute changes proposed in the Confluence Plan, Vogelaar Park will be reconfigured. Additional park land will be added to the west and south of the current park. A portion of the area where the baseball diamond currently is located will be utilized primarily for housing with the possibility of a limited amount of commercial/retail space. These changes are being proposed to further the goals of the confluence plan, adopted in its current form by the City of Glenwood Springs (City) in September 2017.

In the 1950's the Roaring Fork School District RE-1 (RFSD) acquired what is now Vogelaar Park, which is approximately 4.7 acres in size. In 1980, the District improved the park utilizing Federal funds from the Land and Water Conservation Fund (LWCF) in addition to Colorado state grant money. The use of these funds resulted in this parcel of land being protected for public outdoor recreation under Section 6(f)(3) of the LWCF Act (NPS 2014), or "6(f)" for short (See Figure 1 and 2). The land in Vogelaar Park, or an equivalently valued property providing the opportunity for recreational activities, must be maintained as a park in perpetuity to serve the people of Glenwood Springs.

The City of Glenwood Springs is geographically constrained with few areas to create new neighborhoods or increase the number of housing units within city limits. A land exchange between the City and the District facilitated the renovation and reconfiguration of Glenwood Springs Elementary School, will maintain and improve the recreational opportunities at Vogelaar Park, and will utilize a portion of the centrally located property for housing development.

Who is Leading this Effort for a Land Exchange?

RFSD and the City are jointly working toward re-designating existing property boundaries, including a current 6(f) designation at 1015 and 915 School St in the heart of Glenwood Springs. Figures 1, 2, and 3 attached show the progression re-designating the current property boundaries. Figure 1 depicts the original site with original property boundaries and 6(f) designation, with the new proposed 6(f) designation overlaid for reference. Figure 2 shows the new site plan in conjunction with the original and existing property boundaries and information, while Figure 3 shows the final proposed site plan, boundaries, and 6(f) designation for comparison.

Why is a Land Exchange Needed?

In May 2016, the City and RFSD entered into an Intergovernmental Agreement whereby the City assumes ownership of approximately half of the Vogelaar Park parcel, located between the school and the proposed Eighth Street extension, for possible future housing development. The school district, in turn, assumes ownership of the former city shop property and recycling center, both located just south of the GSES campus along School Street. RFSD retained the western portion of Vogelaar Park and proposes to develop regulation team-sports facilities there including three youth soccer fields and other outdoor recreational areas for public usage (See Figure 3). The 6(f) parcel needs to be converted in order to meet the intent of the intergovernmental agreement.

How does a Land Exchange Happen?

In order to convert an existing 6(f) parcel to a new location, the RFSD and City have been working with the National Park Service to gather the required information. The conversion process itself revolves around locating a parcel of



land that is suitable to be designated as 6(f). The requirements for this newly identified parcel are 1) it must not be currently used as recreational space, 2) the value of the conversion property must, at minimum, be equal to the original 6(f) property value, and 3) a survey of cultural, archaeological, or environmental resources must be completed to determine if previously unknown resources of historic value are present or will be disturbed.

Finally, the process requires public notification and comment—we hope to hear from the Glenwood Springs community regarding this proposed conversion.

What are some of the Benefits of the New 6(f) Designation?

The RFSD and City have worked together with input from the communities as part of the confluence planning process and GSES redevelopment process to develop what they believe to be a superior option for recreational space to be re-designated as protected 6(f) land for community use. First, the original 6(f) boundary was jointly used by the District for bus drop off during the school year, impacting its full-time recreational use. With the new site design and proposed boundary, this will no longer be the case as bus traffic will have its own separate area, and the 6(f) area will be free and clear for 100% recreational use by the entire community. Additionally, a new RFTA trail connection will be constructed to marry up to the new 6(f) property boundary, making it more accessible than the existing 6(f) parcel for trail users. Finally, there will be three (3) new youth soccer fields, grassy and shady play areas, new playground equipment, hardcourt and basketball amenities, and new parking for community use (See Figure 3).

Where will the New 6(f) Designation Be?

The new 6(f) designation will be along the Western edge of the RFSD revised property boundary, between its newly constructed Elementary School facility and the Roaring Fork Transportation Authority Trail (See Figure 3).

Where will the Baseball Fields Go?

The City's recreation department has confirmed that soccer fields are in higher demand than baseball fields, and that a significant shortage of youth soccer fields currently exists. RFSD has also determined that soccer fields are more appropriate for physical education programming that occurs during the school day. Though the baseball field would be leaving, there are youth baseball facilities located at Sopris Elementary and the newly constructed Riverview School that are available for use.

When will this Happen?

The RFSD and City have been working together on this conversion over the past two (2) years. The reconfigured 6(f) park land will be open and available for community use by summer 2018.

Where Can I go to get Additional Information?

The Environmental Assessment required for this 6(f) conversion can be found on the CoGS Webpage at <http://www.cogs.us/DocumentCenter/View/3025> and/or the RFSD Webpage at <http://www.rfsd.k12.co.us>. Hard copies of the documents can also be found at the **Roaring Fork School District Office, at 1405 Grand Avenue, Glenwood Springs, CO 81601 and at the City of Glenwood Springs Engineering Offices on the second floor at 101 West 8th Street**. If you have questions or comments you would like to offer toward this process, please direct them to ea@rfschools.com or leave comments in person at the City to the attention of Terri Partch, City Engineer, or at the RFSD office to the attention of Shannon Pelland, Asst. Superintendent. This process will be open for public comment from October 19, 2017 through November 19, 2017.



- Replacement Parcel
- Conversion Parcel

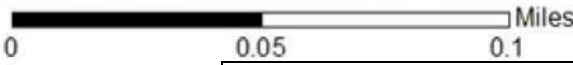
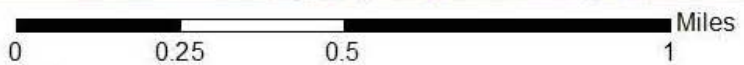
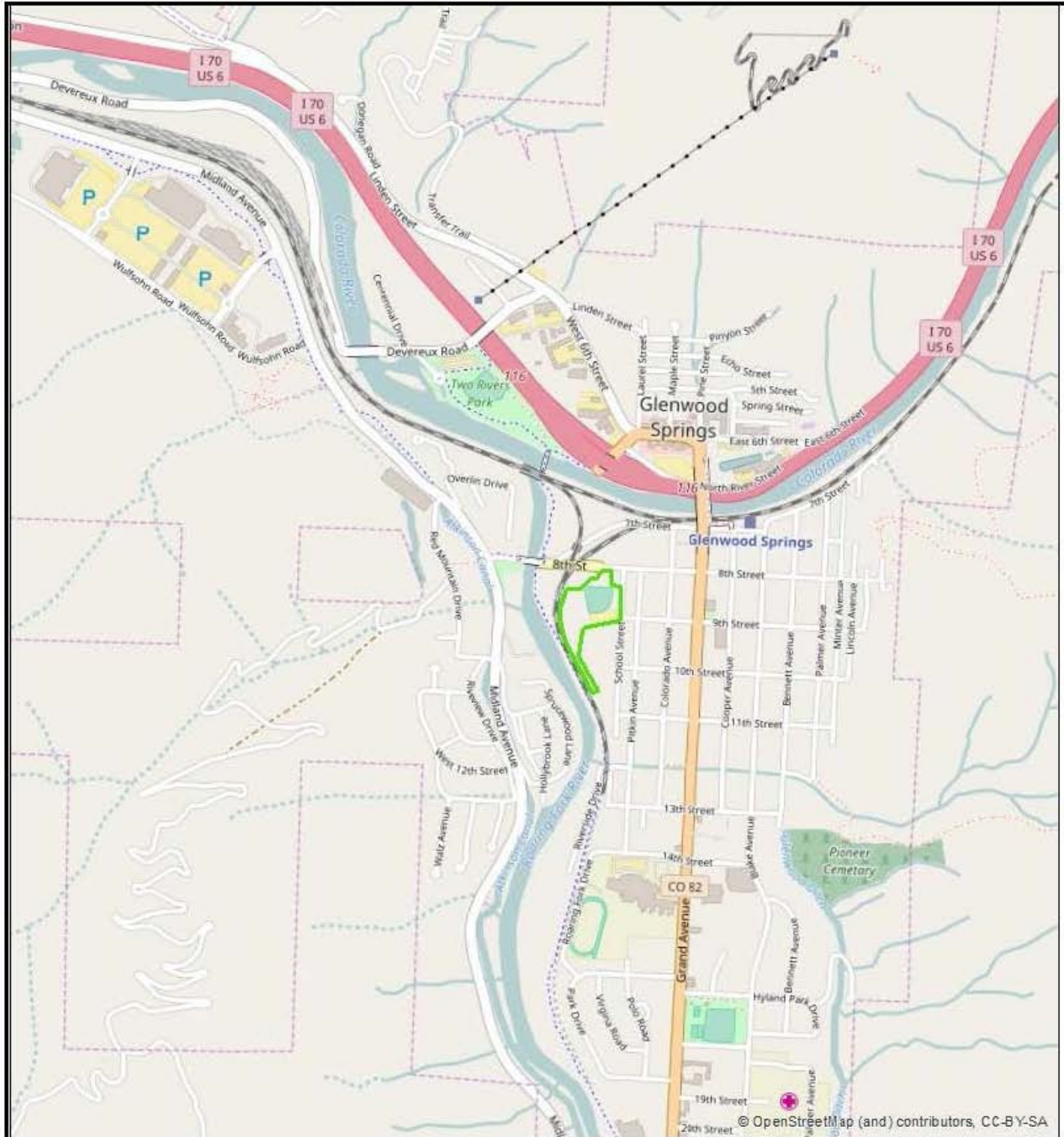


Figure 1. Proposed Conversion & Replacement Parcels
 Vogelaar Park 6(f)(3) Proposed Conversion
 Glenwood Springs, CO
 August 11, 2017
 NAD 1983
 Basemap: ESRI Aerial imagery




 Proposed Conversion Area



Figure 2. Proposed Conversion & Replacement Parcels
 Vogelaar Park 6(f)(3) Proposed Conversion
 Glenwood Springs, CO
 August 9, 2017
 NAD 1983
 Basemap: ESRI Aerial imagery



Map not to scale, for information purposes only



Figure 3. Revised Property Boundaries, 6F Designation, and Proposed Park Improvements. Adapted from Roaring Fork School Imagery