



Casey Jones Park Master Plan

## ***District Board of Directors Master Plan Study Session***

***Meeting Date: Tuesday, October 19, 2021***

### ***Participating:***

*Elizabeth Park and Recreation District Board of Directors:* Dondi Connelley, JC Cook, Kelly Moffatt, Kurt Prinslow, Doug Severinsen.

*EPRD Director:* Mike Barney

*Master Plan Design Team:* Paul Kuhn (MIG); Zach Biesek (BRS); Rick Rome (IMEG); Jamie Prashaw (GH2 Architects).

### **Introductions (MIG)**

- Introductions and overview of presentation by the Design Team.
- Mike noted that will be a public meeting on November 1<sup>st</sup> for the PUD application to the County.

### **Illustrative Master Plan Review / Park Pedestrian Walkway Trail Plan (MIG)**

MIG presented images showing the in-progress Illustrative Master Plan.

- The graphic shows the full scope of the proposed Master Plan improvements.
- It illustrates that evergreen trees will be preserved in majority of the park even at full development.
  - The Final Master Plan report will also include an aerial perspective of the full park site.
- Both the Illustrative Master Plan and Park Pedestrian Walkway Trail Plan show the proposed trail system.
  - Goal to connect existing and proposed uses within the park and to create a looped system.
  - An east / west connection to Evans Park is shown north of the Field House and Ballfield. Best location for park site connectivity.
  - Several connections to the CR 17 and Hwy 86 intersection and existing Hwy 86 asphalt path are provided.

### **Park and Recreation Facilities (MIG)**

- **New 200' Ballfield** to include:
  - Synthetic turf infield, warning track, and outfield.
  - Fully fenced with dugouts, backstop, and scoreboard.
  - Concrete pad for bleachers.
  - Porta-john shelter.

- 50-space gravel parking lot.
- Estimated cost: \$1.0 to 1.2 million. Synthetic turf typically ranges from \$7 to \$11 / SF. The current estimate includes a conservative \$10 / SF cost.
- **Board:** Question from Board regarding the need for synthetic vs natural turf. Staff responded that it allowed year-round use without downtime due to weather.
  - Also, a comment regarding a local synthetic turf facility with a very hard surface. Want to avoid that type of turf.
- **Event Shelter:**
  - At the south end of the Prairie Lawn, east of, and with good connectivity to the Casey Jones Pavilion.
  - Mound to south screens Hwy 86 which will reduce road noise.
  - North orientation for afternoon / evening performances.
  - 30' x 60' (1,800 SF). Opportunity to enhance/define park character through the architectural character for shelter.
  - Estimated cost +/- \$600,000.
  - No Board comments.
- **Off-Leash Dog Park:**
  - 1.6 Acre area defined by round wood post / rails with horse mesh fencing, two ranch-style maintenance gates, with access via a double-gate vestibule.
  - Would need to include a water source (yard hydrant).
  - Basic amenities: benches / picnic tables.
  - Estimated cost +/- \$90,000.
  - **Board:** Question on parking. Mike noted parking was close by along the north side of the existing ballfields with a short trail connection.
- **Overflow Parking:**
  - Approximately 750 spaces in three central Overflow Parking areas.
  - During major events, the 50 parking spaces at Baseball and the 90 to 115 spaces at the Field House could also be used for parking if the amenity is not in use or being used for the event.
  - Minimal capital cost to demark parking bays.
  - **Board:** The Board requested that the Design Team provide diagrams showing how the overflow parking could be laid out in the available grass areas.
- **Maintenance Yard:**
  - 0.5 Acre fenced storage yard for park maintenance equipment / materials.
  - Potential for additional storage under the Rodeo Grandstands which could be enclosed.
  - Estimated cost +/- \$120,000 for a fully fenced Maintenance Yard with a road base surface
  - No Board comments.

### **Campground Expansion (MIG/IMEG)**

- MIG/IMEG presented the current Campground Expansion concept (essentially the 30% design with updates).

- Staff has been working with local contractors to identify a streamlined approach for bidding and construction.
  - IMEG / MIG will supplement 30% drawings only where needed to minimize design fees.
- Design/Bid/Build still an option -- but likely higher costs.
- Current estimate is approximately \$650,000. Mike noted that actual cost should be lower using local contractors and with the availability of getting some materials at a reduced cost. (e.g., road base from the County.)
- PUD Application from the County required for construction. Staff has started PUD process.
- **Board:**
  - Would like to move the trail head parking away from the campground access loop roads. Would prefer trail uses not use the campground roads to access trails.
  - Will need parking for campground guests.
  - Make sites “pull-through” pad sites where possible. Where pull-through is not possible, angle the pad site to simplify backing up with a large trailer.
    - IMEG said 4 -5 sites currently have a pull-through access.
  - Board asked to still plan pad sites with afternoon shade where possible.

### **Utilities (IMEG)**

IMEG presented concepts for extending utility services from the Town to serve the major new facilities and private utilities for smaller amenities that could use the on-site well(s) and leach fields.

- IMEG recommended using an IGA in lieu of annexation and serving park uses via the private utility system where possible. Annexation often means surrendering water rights to the Town in exchange for a commitment for service. IGA could define utility system ownership, easements, and maintenance responsibilities.
- **Board:**
  - Question regarding municipal services not being shown for the Rodeo and Equestrian facilities?
    - IMEG needed detailed fixture counts and demand estimates to begin design. Now have that information and can look at extending utilities and start discussions with the Town.
  - Direction from the Board to not provide municipal services to the HEC. That should be able to be served with the well and leach fields if developed.
  - The Board also requested more information on storm drainage and water quality for new parking lots.

### **Rodeo and Equestrian Facilities / Grandstands**

GH2 presented the updated plans for the Rodeo Arena, Equestrian Support Facilities, and grandstands.

- Highlighted the new size and alignment for the Rodeo Arena and Warm-Up Arena (both larger with correct slopes and footing). Central connecting alley between arenas.
  - Both may be used for high school events.
  - Both are now regulation size for a standard straight barrel pattern.
- Updated/reorganized Back Pens and Rough Stock Back Pens (Designed to match current rodeo manufacturer, Priefert).

- Uses such as 20-stall barn, emergency services, portable stage, and sports medicine accommodated.
- Raised announcer's booth to maximum size allowed by code, flanked by screens.
- Larger grandstands with most seats on west side so fewer spectators looking into the afternoon sun (and potential for roofs). Question from the Board on why grandstands were not the same size was addressed by this response.
  - VIP seating and lounge.
  - Seating starts at Arena ground level.
  - Restrooms, concessions, and flex space below grandstands. Flex space can include offices, maintenance, etc.
    - **Board:** With concessions facing the existing ballfield, should the Snack Shack be eliminated or repurposed? The Board felt demolition made sense.
    - BRS noted that restrooms won't accommodate the full number of Stampede users and porta-johns will be needed to supplement.
- **Board:**
  - Asked if it was possible to raise grandstands so that first rows of seating can easily see over the arena rail. GH2: Change to arena-level seating was made in response to previous comments, will return to original raised design.
  - Can the east Grandstand move north so it's centered on the Arena? GH2 will study.

### Recreation Center / Field House

BRS provided an update on the Recreation Center and Field House.

- BRS started presentation with:
  - The *Design Threads* that set the design vernacular for the architecture (Bucolic, Inclusive, Hometown Heart, Calm)
  - And, precedent images showing color, texture, transparency, indoor/outdoor, etc.
- Recreation Center and Field House:
  - Current program, allocation of spaces, budget, and floor plans were shown and an overview of how each building was organized provided.
  - The first draft of the building elevations and 3D models were presented with materials, colors, and building massing highlighted.
  - There was extended dialog with the Board on how bleacher seating would be accommodated in the gym (fixed, collapsible bleachers mounted to the north wall or small, more flexible tip-and-roll aluminum bleachers).
    - BRS offered to study the two options and get back to the Board with a pro/con evaluation. Staff will need to provide anticipated seating requirements.
- **Board:**
  - Requested that gym storage be increased with easy access to gym.
    - BRS would make Room 28 larger or add doors to Room 15.
  - Kurt asked if the additional detailing / changes in massing and materials were possible to make the west elevation more interesting.
    - Also requested that a rendering of the building be developed to how it would look when viewed from the intersection of CR-17 and Hwy 86.

### **Opinion of Cost / Next Steps**

- MIG and IMEG presented an overview of the Opinion of Cost (OoC)
  - The OoC provides budget summaries for each major facility with breakdowns on construction cost, contingencies, soft costs, and an escalator allowance for phased construction.
    - All estimates assume that each improvement is built by contractors. Improvements built by District staff or stakeholders/volunteers will be much lower cost.
    - Each facility summary table was generated using more detailed cost breakdowns for the elements that make up the building / amenity.
  - BSR solicited input from Front Range GCs for the Recreation Center and Field House.
  - GH2 costs were based on recent projects and input from equestrian facility estimators.
  - Site costs are based on 2021 and 2020 bids and unit costs from contractors and suppliers.
  - The overall Project Summary in the report is the first pass at a Master plan estimate for the complete park site.
  - The OoC will be updated with subsequent Master Plan updates.
- Next Steps
  - The *Draft Master Plan* document to be presented at the November Board meeting
  - The *Final Master Plan* presented at the December meeting and, if appropriate, adopted by the Board.