

## Pump Track

Situated around the fenced in dog park is the pump track. Providing a new type of biking excursion both locally and regionally, this feature gives reason for users to attend the park. With varying difficulties throughout the ramped and mounded dirt track this space aims to accommodate all skill levels. Being essentially a set of varying berms, the location allows for minimization of sound from both the pump track itself and the neighboring fenced in Dog Park.

The pump track covers roughly 18,000 square feet with an average width of 50'. The pump track is envisioned as a non-motorized course with a designated entrance point.

## Fitness Stations

Ten different fitness stations are placed along the ½ mile circulation path. Exercise stations aim to strengthen and increase flexibility. Fitness stations can be handicap accessible, low impact, and accommodate any user and their fitness level.

## Seasonal Activities

In order to strive to create a community park that is seasonal there are many opportunities to modify and use certain aspects of the park in a winter capacity. The view berm and surrounding berms can be increased in height and offer opportunities for sledding. These areas can mimic the surrounding hills on the west side of the site and can have designed landings for sledding hills. In the event of heavy snowfall, the perimeter path can be used as a cross country skiing loop.



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SECTION A



SECTION B



SECTION C



SECTION D

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View A: Neighborhood Buffer/ Baseball Field



**View B: Creek Walk**



View C: Central Walk

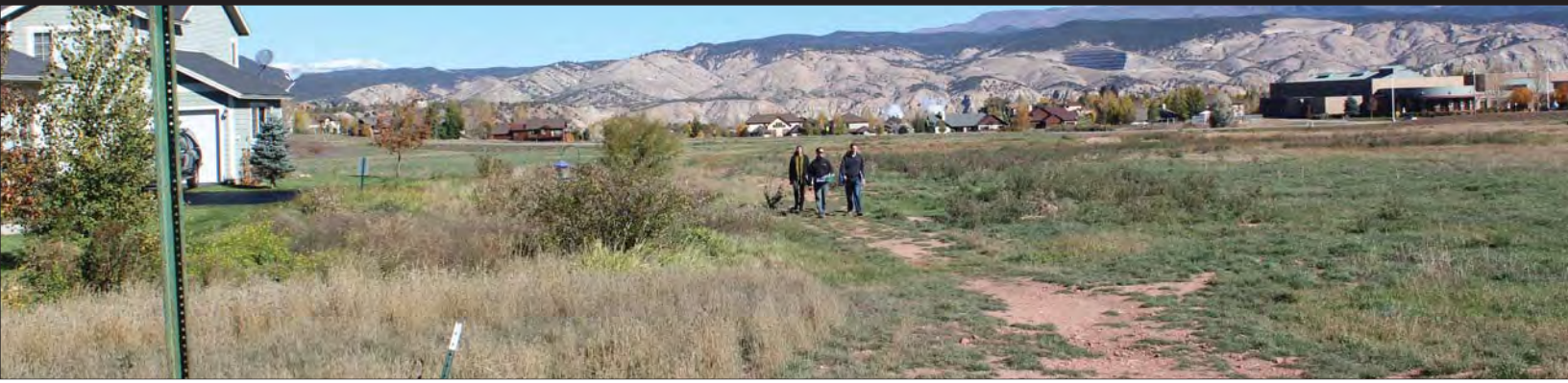


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Cost Estimate

Funding Opportunities

Resources Sited



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The following cost estimates are based upon preliminary conceptual design and planning and should be used for information only for purposes of determining an order of magnitude. The estimates were completed without actual engineering and are subject to change. The estimates should be refined as more detailed design stages provide accurate quantities. The data used to compile the estimates is derived from industry standard sources such as 2015 RS Means data sets. Prices are subject to change with time and other industry related factors.

**The following items are included in the cost opinions:**

Site Preparation: Mobilization, clean-up and grubbing, basic grading.

Paving: Parking lots, concrete sidewalks, concrete plazas

Planting/Ground Cover: sod, trees, flower beds, crusher fine paths

Park Structures: Pavilion event center (separate estimate), Pavilion pergola, picnic shelters, shade structures.

Park Amenities: Lawn games, bike racks, trash & recycle cans, benches.

Miscellaneous Items: Survey, Architecture/Engineering Fees, Construction Management, Contractor Overhead and Profit, and 20% Contingency for unknown items.

**The following items are excluded from the cost opinions:**

Utilities: Connections to town and other services, transformer installation, or vault boring.

Miscellaneous: Unforeseen site conditions.

## IK Bar Ranch Master Plan Cost Estimate

SITE PREPERATION	QTY	UNIT	UNIT COST	ITEM TOTAL	REMARKS
Mobilization	1.00	LS	\$ 25,000.00	\$ 25,000.00	
Diverted water channel	15775.00	SF	\$ 0.75	\$ 11,831.25	
Site clean and grub	534267.00	SF	\$ -	\$ -	site already clean & ready
Creek access earthwork	6500.00	SF	\$ 5.00	\$ 32,500.00	
Berm earthwork	21250.00	SF	\$ 4.00	\$ 85,000.00	
<b>Subtotal</b>				<b>\$ 154,331.25</b>	
PAVING	QTY	UNIT	UNIT COST	ITEM TOTAL	REMARKS
Circulation path - concrete connection to neighborhood	19200.00	SF	\$ 4.00	\$ 76,800.00	standard concrete
Circulation path - exterior crusher fines	11765.00	SF	\$ 2.00	\$ 23,530.00	8' WIDE x 4" depth
Concrete Ramp at Play Pits	2.00	EA	\$ 1,500.00	\$ 3,000.00	
Pavilion and central cooridor concrete paving	28450.00	SF	\$ 14.00	\$ 398,300.00	integral colored
Paving around pickleball courts	6280.00	SF	\$ 4.00	\$ 25,120.00	standard concrete
Parking lot, drop off, and driveways asphalt	32500.00	SF	\$ 5.00	\$ 162,500.00	includes striping
Waterway area plaza	1500.00	SF	\$ 20.00	\$ 30,000.00	pavers
Pickleball Court(s) paving and striping	4.00	EA	\$ 18,000.00	\$ 72,000.00	per individual court
Conc. picnic table pads	6.00	EA	\$ 200.00	\$ 1,200.00	4" thick, regular
Conc. Bench pads	20.00	EA	\$ 55.00	\$ 1,100.00	4" thick, regular
<b>Subtotal</b>				<b>\$ 793,550.00</b>	
PLANTING & GROUND COVER	QTY	UNIT	UNIT COST	ITEM TOTAL	REMARKS
Irrigated Sod	200000.00	SF	\$ 4.00	\$ 800,000.00	irrigation included
Tree Plantings 1 - 1.5 caliper	130.00	EA	\$ 200.00	\$ 26,000.00	majority of trees
Tree Plantings 2 - 2.5 caliper	20.00	EA	\$ 400.00	\$ 8,000.00	select tree locations
Riparian plantings	12000.00	SF	\$ 1.50	\$ 18,000.00	for seeding
Flowerbed plantings	1300.00	SF	\$ 3.00	\$ 3,900.00	perennials and annuals
Kids Play surface (12" EWF Delivered/instaled)	3500.00	SF	\$ 2.70	\$ 9,450.00	
Creek access beach sand	5000.00	SF	\$ 1.50	\$ 7,500.00	
Crusher fine/sand dogpark area	8500.00	SF	\$ 1.80	\$ 15,300.00	
<b>Subtotal</b>				<b>\$ 888,150.00</b>	
PARK STRUCTURES	QTY	UNIT	UNIT COST	ITEM TOTAL	REMARKS
Pergola - Pavillion	3700.00	SF	\$ 75.00	\$ 277,500.00	
Central Area Shade Structure (large centralized)	1000.00	SF	\$ 75.00	\$ 75,000.00	
Entry signage	2.00	EA	\$ 5,000.00	\$ 10,000.00	signage and gate
Dog Park Fence	350.00	LF	\$ 15.00	\$ 5,250.00	split cedar and wire
Community Pavilion Event Center (see separate sheet)	1.00	EA	x	x	see separate cost est.
Restroom	1.00	EA	\$ 18,000.00	\$ 18,000.00	2 stall structure
Playground structure	1.00	EA	\$ 35,000.00	\$ 35,000.00	
Picnic shelters	2.00	EA	\$ 9,000.00	\$ 18,000.00	
Raised planters	8.00	EA	\$ 2,000.00	\$ 16,000.00	
Outdoor fitness stations	10.00	EA	\$ 600.00	\$ 6,000.00	
Boardwalk bridge	150.00	LF	\$ 250.00	\$ 37,500.00	pre-engineered
<b>Subtotal</b>				<b>\$ 498,250.00</b>	
PARK AMENITIES	QTY	UNIT	UNIT COST	ITEM TOTAL	REMARKS
Pump-track	1.00	LS	\$ 20,000.00	\$ 20,000.00	
Grills	4.00	EA	\$ 300.00	\$ 1,200.00	optional, near picnic areas
Central cooridor water feature	3.00	EA	\$ 2,000.00	\$ 6,000.00	Fountains
Bocce ball courts	4.00	EA	\$ 1,000.00	\$ 4,000.00	13'x91'
Horeshoe court	4.00	EA	\$ 400.00	\$ 1,600.00	6'x48' posts and backstop
Picnic tables	24.00	EA	\$ 400.00	\$ 9,600.00	8-foot
Trash & recycle cans	20.00	EA	\$ 300.00	\$ 6,000.00	
Stone seating slabs (near creek)	19.00	EA	\$ 500.00	\$ 9,500.00	
Baseball Field	1.00	EA	\$ 175,000.00	\$ 175,000.00	Field, fencing, dugouts
Benches	34.00	EA	\$ 600.00	\$ 20,400.00	6 and 8-foot
<b>Subtotal</b>				<b>\$ 253,300.00</b>	
<b>Subtotal (total design, 13 acres)</b>				<b>\$ 2,587,581.25</b>	Cost / SF: 4.84
Survey (2%)				\$ 51,751.63	
Architectural / Engineering Fees (10%)				\$ 258,758.13	
Construction Management (10%)				\$ 258,758.13	
Contractor Overhead & Profit (10%)				\$ 258,758.13	
Contingency (20%)				\$ 517,516.25	
<b>Park Concept Total</b>				<b>\$ 3,933,123.50</b>	



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# COST ESTIMATE

## IK Bar Ranch - Community Pavilion Event Center

### Building Area

New Building (Gross) **5,000 sf**

### Assessment of Construction Cost

		Low Range		High Range	
<b>A. Building Cost</b>					
<i>(All costs of construction within 5 ft of building)</i>					
	Impacted Square Footage	SF Cost		SF Cost	
New Building:	<b>5,000</b>	@ \$ <b>150</b>	= \$ 750,000	\$ <b>190</b>	= \$ 950,000
	<b>LINE A:</b>	Total Cost	= \$ 750,000		= \$ 950,000
<b>B. Fixed Equipment</b>					
<i>(Lockers, fixed seating, casework, etc.)</i>					
		10% of Line A	\$ 75,000	10% of Line A	\$ 95,000
<b>C. Site Development</b> (incl. in site master plan)					
<i>(All site work outside 5 ft of building)</i>					
		0% of Line A	\$ -	0% of Line A	\$ -
<b>D. Estimated Total Construction Cost:</b>		<b>(A + B + C)</b>	<b>\$ 825,000</b>	<b>(A + B + C)</b>	<b>\$ 1,045,000</b>
<b>Soft Costs and Contingencies</b>					
<i>Costs to consider:</i>					
<b>E. Site Acquisition / Demolition</b>					
		TBD	\$ -	TBD	\$ -
<b>F. Moveable Equipment</b>					
<i>(Generally items not built in place)</i>					
		15% of Line A	\$ 112,500	15% of Line A	\$ 142,500
<b>G. Professional Fees</b>					
		10% of Line D	\$ 82,500	10% of Line A	\$ 104,500
<b>H. Contingencies</b>					
		10% of Line D	\$ 82,500	10% of Line A	\$ 104,500
<b>J. Administrative Costs</b>					
		2% of Line A	\$ 16,500	2% of Line A	\$ 20,900
<b>Subtotal of Soft Costs:</b>		<b>(E thru J)</b>	<b>\$ 294,000</b>	<b>(E thru J)</b>	<b>\$ 372,400</b>
<b>K. Total Budget Suggested</b>		<b>(D + E thru J)</b>	<b>\$ 1,119,000</b>	<b>(D + E thru J)</b>	<b>\$ 1,417,400</b>
Total Budget Cost per Square Foot			\$223.80	\$283.48	

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## National Grant Opportunities:

Land and Water Conservation Fund  
<http://www.nps.gov/ncrc/programs/lwcf/index.htm>

This grant provide up to 50 percent reimbursement for outdoor recreation projects. Federal money is administered by the state in cooperation with the National Park Service.

Home Depot Building Healthy Communities Grant Program:  
<http://corporate.homedepot.com/wps/portal/Grants>

Home Depot Grants support community development and improvement projects.

Aetna Foundation Targets Obesity:  
[http://www.aetna.com/foundation/grants\\_reg/index.html](http://www.aetna.com/foundation/grants_reg/index.html)

Aetna Foundation is providing grants to fight Obesity and fund the education of communities through health literacy programs.

Hilton Hotel's Contribution Request Application:  
[http://hiltonworldwide1.hilton.com/en\\_US/ww/fob/landing/App\\_Proc/index.do](http://hiltonworldwide1.hilton.com/en_US/ww/fob/landing/App_Proc/index.do)

Hilton Charitable giving has a focus on youth programs and k-12 education.

L.L. Bean Conservation and Recreation Grants  
[http://www.llbean.com/customerService/aboutLLBean/charitable\\_giving.html?nav=ln](http://www.llbean.com/customerService/aboutLLBean/charitable_giving.html?nav=ln)

Based on L.L.Bean's heritage and ongoing commitment to ensuring quality outdoor experiences for our customers, we've chosen conservation and outdoor recreation as the primary focus of our corporate charitable giving program. We look to local, state, regional and national organizations to help our customers enjoy the outdoors in a responsible manner.

General Mills Youth Nutrition and Fitness Grants  
<http://www.generalmills.com/corporate/commitment/champions.aspx>

The General Mills Foundation, in partnership with the American Dietetic Association Foundation and the President's Council on Physical Fitness, developed the Champions for Healthy Kids grant program in 2002. Each year since inception, the General Mills Foundation awards 50 grants of \$10,000 each to community-based groups that develop creative ways to help youth adopt a balanced diet and physically active lifestyle.

National Funding Sources for Nature Programming:  
 Youth Garden Grants  
<http://grants.kidsgardening.org/2015-youth-garden-grant-0>

National Gardening Association awards Youth Garden Grants to schools and community organizations with child-centered garden programs.

The Melinda Gray Ardia Environmental Foundation  
<http://www.mgaef.org/grants.html>

The mission of the Melinda Gray Ardia Environmental Foundation is to support educators in developing environmental curricula that integrate field activities and classroom teaching and that incorporate basic ecological principles and problem solving.

Richard C. Bartlett Environmental Education Awards  
<http://www.neefusa.org/bartlettaward.htm>

The Richard C. Bartlett Environmental Education Award is awarded annually to an outstanding educator who has successfully integrated environmental education into his or her daily education programs. The award is given to an educator who can serve as an inspiration and model for others. A \$5,000 cash award is provided for the recipient to continue their work in environmental education.

## Other:

Play + Park Structures  
<http://playandpark.com/funding/grant-opportunities/>

Great Outdoors Colorado  
<http://www.goco.org>

American Academy of Dermatology  
 Shade Structure Grant Program

The American Academy of Dermatology's Shade Structure Grant Program awards grants to public schools and non-profit organizations for installing permanent shade structures for outdoor locations that are not protected from the sun, such as playgrounds. Each grant is valued at up to \$8,000, which includes the structure and installation.

People for Bikes (BMX funding)  
<http://www.peopleforbikes.org/pages/grant-guidelines>

USABMX  
<http://www.usabmx.com/site/sections/167>



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# FUNDING OPPORTUNITIES

Community Tree Planting Grants

<http://actrees.org/what-we-do/grants-and-awards/planting-trees/>

Global ReLeaf Grant Application

<http://www.americanforests.org/our-programs/global-releaf-projects/global-releaf-grant-application/>

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## Town of Gypsum

<http://www.townofgypsum.com>  
Parks and Recreation department

## City Data – Gypsum CO

<http://www.city-data.com/city/Gypsum-Colorado.html#b>

## Gypsum, CO Climate Data

<https://weatherspark.com/averages/30153/Eagle-Colorado-United-States>

<http://www.usclimatedata.com/climate/eagle/colorado/united-states/usco0116>

## Fit-Trail

<http://www.fittrail.com/10station.html>

## Planning Documents

Town of Gypsum 2008 Community Survey  
Town of Gypsum Three mile Annexation Plan 2012  
Town of Gypsum Eagle River Area Plan  
Gypsum Foundation Plan  
Lot 3A Exemption Plat Draft  
Master Plan Maps, Town of Gypsum Land Use Guide  
Town of Gypsum, Colorado Zoning Map  
Eagle County Parking Requirements  
Small Community Park and Recreation Planning Standards



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Inventory Maps

Park Proximity Maps

Appendix A

Appendix B

Appendix C

Appendix D

Appendix E

Appendix A.1

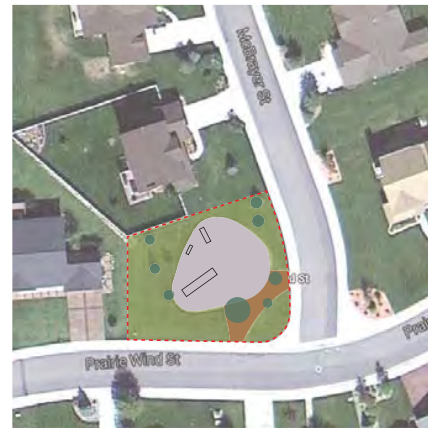
Appendix B.2

Appendix Final



**CHATFIELD CORNERS I POCKET**  
150 AUTUMN GLEN STREET

- Acreage:** .26 acres  
**Circulation Path:** Yes  
**Building(s):** No  
**Parking:**  
 • On Street: No  
 • Off Street: Yes  
**Open Space:** Minimal  
**Sports Field:**  
 • Soccer/Football: No  
 • Baseball: No  
 • Softball: No  
**Ball Court:**  
 • Tennis: No  
 • Basketball: No  
 • Tetherball: No  
 • 4-square: No  
 • Other: N/A  
**Playground:** Yes  
**Picnic Tables:** No  
**Amphitheater:** No  
**Shooting Range:** No  
**Skate Park:** No  
**Fishing:** No  
**Restrooms:** No  
**Shelters:** No



**CHATFIELD CORNERS II PARK**  
100 PRAIRIE WIND STREET

- Acreage:** .19 acres  
**Circulation Path:** No  
**Building(s):** No  
**Parking:**  
 • On Street: No  
 • Off Street: Yes  
**Open Space:** Minimal  
**Sports Field:**  
 • Soccer/Football: No  
 • Baseball: No  
 • Softball: No  
**Ball Court:**  
 • Tennis: No  
 • Basketball: No  
 • Tetherball: No  
 • 4-square: No  
 • Other: N/A  
**Playground:** Yes  
**Picnic Tables:** No  
**Amphitheater:** No  
**Shooting Range:** No  
**Skate Park:** No  
**Fishing:** No  
**Restrooms:** No  
**Shelters:** No



**EAGLE RIVER ESTATES PARK**  
437 PORPHYRY RD

- Acreage:** 1.5 acres  
**Circulation Path:** No  
**Building(s):** Yes  
**Parking:**  
 • On Street: No  
 • Off Street: Yes  
**Open Space:** Yes  
**Sports Field:**  
 • Soccer/Football: No  
 • Baseball: No  
 • Softball: No  
**Ball Court:**  
 • Tennis: No  
 • Basketball: Yes  
 • Tetherball: No  
 • 4-square: No  
 • Other: N/A  
**Playground:** Yes  
**Picnic Tables:** No  
**Amphitheater:** No  
**Shooting Range:** No  
**Skate Park:** No  
**Fishing:** No  
**Restrooms:** Yes  
**Shelters:** No



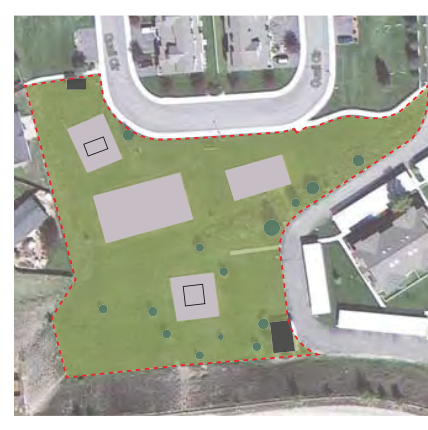
**GYPSUM ESTATES**  
832 1/2 GREENWAY

- Acreage:** 1.6 acres  
**Circulation Path:** No  
**Building(s):** Yes  
**Parking:**  
 • On Street: Yes  
 • Off Street: Yes  
**Open Space:** Yes  
**Sports Field:**  
 • Soccer/Football: No  
 • Baseball: No  
 • Softball: No  
**Ball Court:**  
 • Tennis: No  
 • Basketball: Yes  
 • Tetherball: No  
 • 4-square: No  
 • Other: Volleyball  
**Playground:** Yes  
**Picnic Tables:** No  
**Amphitheater:** No  
**Shooting Range:** No  
**Skate Park:** No  
**Fishing:** No  
**Restrooms:** Yes  
**Shelters:** No



**ESTES LANE PARK**  
200 ESTES LANE

- Acreage:** .4 acres  
**Circulation Path:** No  
**Building(s):** No  
**Parking:**  
 • On Street: No  
 • Off Street: Yes  
**Open Space:** Yes  
**Sports Field:**  
 • Soccer/Football: No  
 • Baseball: No  
 • Softball: No  
**Ball Court:**  
 • Tennis: No  
 • Basketball: No  
 • Tetherball: No  
 • 4-square: No  
 • Other: N/A  
**Playground:** Yes  
**Picnic Tables:** No  
**Amphitheater:** No  
**Shooting Range:** No  
**Skate Park:** No  
**Fishing:** No  
**Restrooms:** No  
**Shelters:** No



**QUAIL RUN/ MTN. GLEN**  
105 1/2 QUAIL CIRCLE

- Acreage:** 2.7 acres  
**Circulation Path:** No  
**Building(s):** No  
**Parking:**  
 • On Street: No  
 • Off Street: Yes  
**Open Space:** Yes  
**Sports Field:**  
 • Soccer/Football: Yes  
 • Baseball: Yes  
 • Softball: No  
**Ball Court:**  
 • Tennis: No  
 • Basketball: No  
 • Tetherball: No  
 • 4-square: No  
 • Other: N/A  
**Playground:** Yes  
**Picnic Tables:** No  
**Amphitheater:** No  
**Shooting Range:** No  
**Skate Park:** No  
**Fishing:** No  
**Restrooms:** Yes  
**Shelters:** No



**MCHATTEN CREEK PARK**  
167 Spring Buck Road

- Acreage:** 1.5 acres  
**Circulation Path:** No  
**Building(s):** Yes  
**Parking:**  
 • On Street: No  
 • Off Street: Yes  
**Open Space:** Yes  
**Sports Field:**  
 • Soccer/Football: No  
 • Baseball: No  
 • Softball: No  
**Ball Court:**  
 • Tennis: No  
 • Basketball: Yes  
 • Tetherball: No  
 • 4-square: No  
 • Other: N/A  
**Playground:** Yes  
**Picnic Tables:** No  
**Amphitheater:** No  
**Shooting Range:** No  
**Skate Park:** No  
**Fishing:** No  
**Restrooms:** Yes  
**Shelters:** No



**SECOND STREET PARK**  
606 SECOND STREET

- Acreage:** 4.1 acres  
**Circulation Path:** No  
**Building(s):** Yes  
**Parking:**  
 • On Street: Yes  
 • Off Street: Yes  
**Open Space:** Yes  
**Sports Field:**  
 • Soccer/Football: No  
 • Baseball: Yes  
 • Softball: No  
**Ball Court:**  
 • Tennis: No  
 • Basketball: Yes  
 • Tetherball: No  
 • 4-square: No  
 • Other: Volleyball, Horseshoe, Iceskating (winter)  
**Playground:** Yes  
**Picnic Tables:** No  
**Amphitheater:** No  
**Shooting Range:** No  
**Skate Park:** Yes  
**Fishing:** No  
**Restrooms:** Yes  
**Shelters:** No



**YORKVIEW PARK**  
945 Yorkview

- Acreage:** .19  
**Circulation Path:** No  
**Building(s):** No  
**Parking:**  
 • On Street: Yes  
 • Off Street: ?  
**Open Space:** Yes  
**Sports Field:**  
 • Soccer/football: No  
 • Baseball: No  
 • Softball: No  
**Ball Court:**  
 • Tennis: No  
 • Basketball: No  
 • Tetherball: No  
 • 4-square: No  
 • Other: ?  
**Playground:** Yes  
**Picnic Tables:** Yes  
**Amphitheater:** No  
**Shooting Range:** No  
**Skate Park:** No  
**Fishing:** No  
**Restrooms:** ?  
**Shelters:** Yes



**BUCKHORN SPORTS COMPLEX**  
283 Navajo & 300 Powderhorn Drive

- Acreage:** 7.83  
**Circulation Path:** Yes  
**Building(s):** ?  
**Parking:**  
 • On Street: Yes  
 • Off Street: Yes  
**Open Space:** Yes  
**Sports Field:**  
 • Soccer/football: Yes  
 • Baseball: No  
 • Softball: No  
**Ball Court:**  
 • Tennis: No  
 • Basketball: Yes  
 • Tetherball: No  
 • 4-square: No  
 • Other: ?  
**Playground:** Yes  
**Picnic Tables:** ?  
**Amphitheater:** No  
**Shooting Range:** No  
**Skate Park:** No  
**Fishing:** No  
**Restrooms:** ?  
**Shelters:** ?



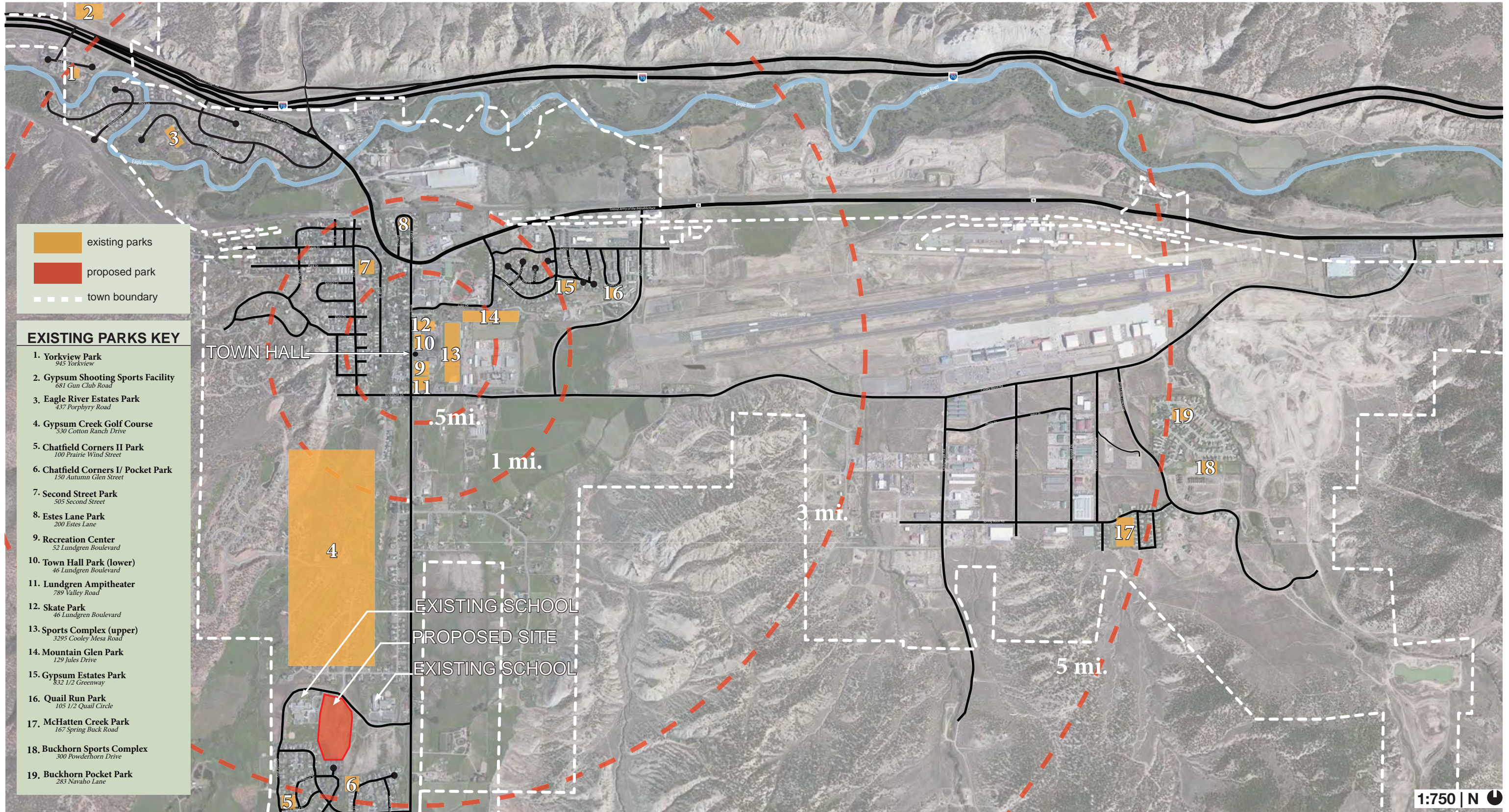
**SHOOTING COMPLEX**  
681 Gun Club Road

- Acreage:** 21.35  
**Circulation Path:** No  
**Building(s):** Yes  
**Parking:**  
 • On Street: No  
 • Off Street: Yes  
**Open Space:** No  
**Sports Field:**  
 • Soccer/football: No  
 • Baseball: No  
 • Softball: No  
**Ball Court:**  
 • Tennis: No  
 • Basketball: No  
 • Tetherball: No  
 • 4-square: No  
 • Other: ?  
**Playground:** No  
**Picnic Tables:** ?  
**Amphitheater:** No  
**Shooting Range:** Yes  
**Skate Park:** No  
**Fishing:** No  
**Restrooms:** Yes  
**Shelters:** No ?



**LUNDGREN PARKS**

- Acreage:** 23.47  
**Circulation Path:** Yes  
**Building(s):** Yes  
**Parking:**  
 • On Street: ?  
 • Off Street: Yes  
**Open Space:** Yes  
**Sports Field:**  
 • Soccer/football: Yes  
 • Baseball: Yes  
 • Softball: ?  
**Ball Court:**  
 • Tennis: No  
 • Basketball: No  
 • Tetherball: No  
 • 4-square: No  
 • Other: ?  
**Playground:** Yes  
**Picnic Tables:** ?  
**Amphitheater:** Yes  
**Shooting Range:** No  
**Skate Park:** Yes  
**Fishing:** No  
**Restrooms:** Yes  
**Shelters:** ?









APPENDIX C - SEASONS

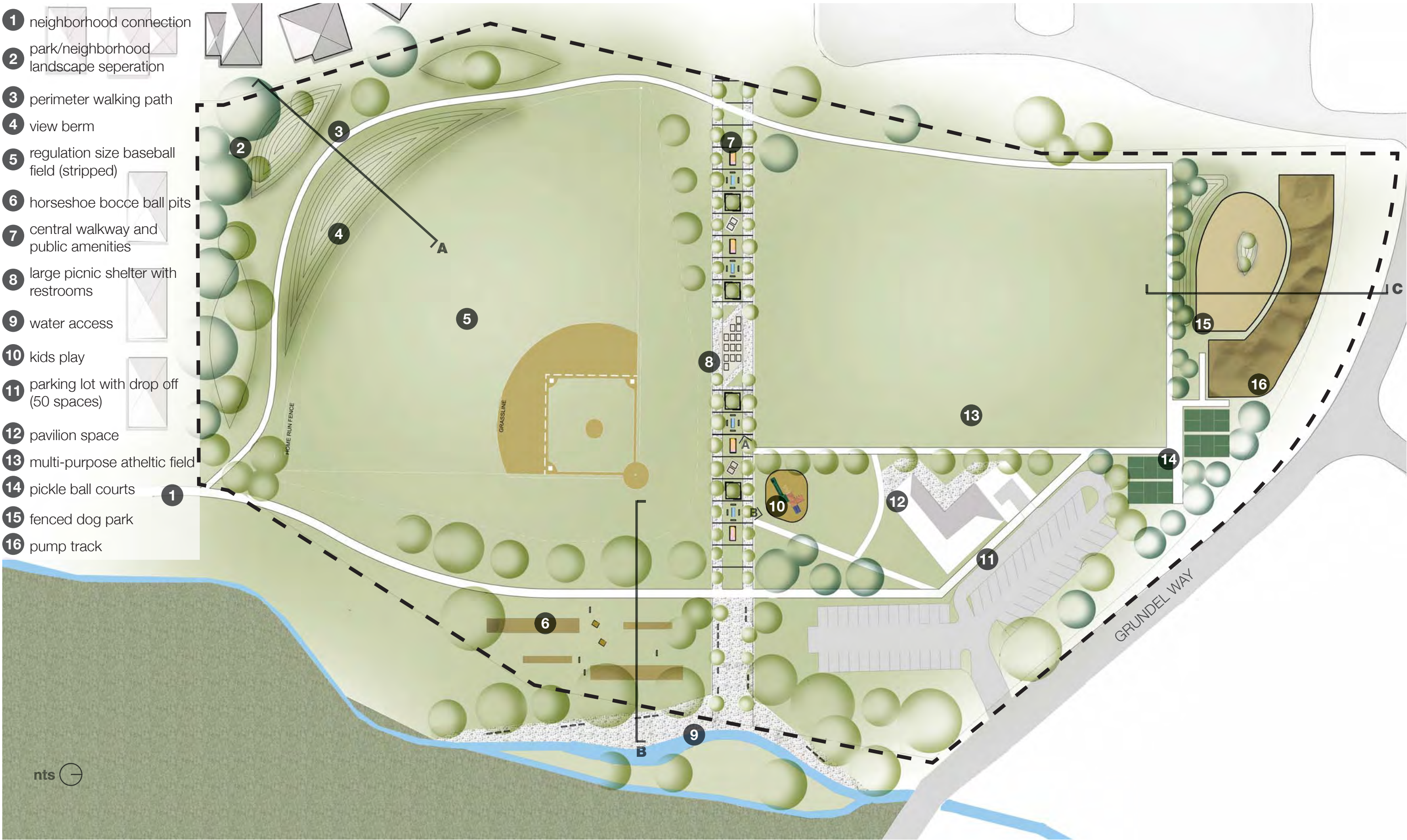




APPENDIX E - WATERPLAY + OVERLOOK



- 1 neighborhood connection
- 2 park/neighborhood landscape seperation
- 3 perimeter walking path
- 4 view berm
- 5 regulation size baseball field (stripped)
- 6 horseshoe bocce ball pits
- 7 central walkway and public amenities
- 8 large picnic shelter with restrooms
- 9 water access
- 10 kids play
- 11 parking lot with drop off (50 spaces)
- 12 pavilion space
- 13 multi-purpose athletic field
- 14 pickle ball courts
- 15 fenced dog park
- 16 pump track



# APPENDIX B.1 - PASSIVE PARK DESIGN





- 1 neighborhood connection
- 2 park/neighborhood landscape separation
- 3 perimeter walking path
- 4 small lawn space
- 5 ornamental/perennial planting
- 6 picnic spaces
- 7 developed water access
- 8 kids play
- 9 large lawn
- 10 school access
- 11 pavilion/pergola space
- 12 parking lot with drop off (50 spaces)
- 13 fenced dog park
- 14 pump track

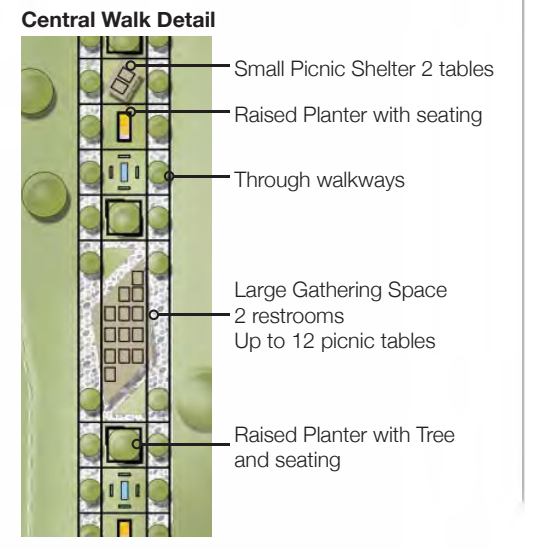
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GRUNDEL WAY



- 1 neighborhood connection
- 2 park/neighborhood landscape separation
- 3 perimeter walking path
- 4 view berm
- 5 regulation size baseball field (stripped)
- 6 bocce ball pits
- 7 school connection
- 8 central walkway and public amenities
- 9 large picnic shelter with restrooms
- 10 kids play
- 11 water access
- 12 connection to adjacent property
- 13 multi-purpose athletic field
- 14 pavilion space
- 15 parking lot with drop off (75 spaces)
- 16 horseshoe pits
- 17 pickle ball courts
- 18 fenced dog park
- 19 pump track
- 20 fitness stations (10)

-  picnic tables
-  benches
-  stepping stones





Colorado Center  
for Community Development

COLLEGE OF ARCHITECTURE AND PLANNING  
UNIVERSITY OF COLORADO **DENVER**

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