

CHAPTER 4 MASTER PLAN RECOMMENDATIONS

Once the findings were recorded and organized, the next step was taking the results and reviewing with the Parks & Recreation Director and Board to gain additional perspective and confirm priorities. During this process the Board proposed that the mission of Parks & Recreation be updated to focus on both health and variety. It was agreed that all future facilities, programs and events will be evaluated based on the idea of *balance*, and that 4 components should be considered: body, mind, heart, and spirit.



With this additional goal of balance the planning team moved forward with the intent of providing for the active and passive recreation needs of all Edgewater citizens.

The planners created three initial plans: Citizens Park Concept Plan, Walker-Branch Park Concept Plan, and Edgewater Walking Loop Plan. The three plans address many of the spatial needs identified by the public and

recommendations from the Director and Board, and these plans were presented to the public at the second open house. Initially the team agreed that few changes were necessary at Memorial Park given its size, and no new concept was presented at the second open house. As design progressed, however, new ideas came to fruition and a Memorial Park Concept Plan was also created. The four preliminary Concept Plans are shown in Appendix A.

All Concept Plans were later finalized to reflect more accurate layouts for the Master Plan. Sport and activity priorities were also addressed in proposed program modifications. These are summarized as follows.

PARKS & FACILITIES

Citizens Park

Citizens Park is a favorite in Edgewater, primarily due to its flexibility and the many events and programs held here. Generally speaking, Citizens functions well and is well-liked. Several recommendations are proposed, but the park will see no major changes. Some upgrades are needed for improved park functioning, such as improved circulation and ADA access and parking; others are needed to address maintenance concerns such as standing water, improved irrigation, and improvements to the restroom building. A summary of recommendations follows, and the final plan is shown in Exhibit 4-1 at 1:60 scale.

The softball field remains unchanged, and turf space is maintained for open play and temporary multi-use fields. The playground is proposed to be replaced over time and include equipment suitable for younger children (age 2-5) since other play structures exist for older kids at the adjacent Edgewater Elementary.

Four of the twelve horseshoe pits are proposed to be downgraded to allow amateur play: concrete borders and steel rims removed and sand replace clay to provide for softer landings and fewer broken horseshoes. Since these 4 pits are separated from the other 8 this makes for a clear separation. At least 24 new community garden plots will be added nearby to the currently unused southwest corner of the park; there is remaining space to later expand the garden if needed.

Four individual picnic tables on concrete pads will be added around the park, two of which will be wheelchair accessible. These tables will not be covered, but will be protected by existing and proposed shade trees. Ten parking spaces are also proposed to be added on the south side of the park off W. 22nd Avenue. Since this end of the street has no outlet and limited use, parking directly off the street was deemed acceptable. A simple outdoor classroom is suggested for the unused area on the park's west side adjacent to the school. Additional trees are also proposed in certain areas of Citizens to provide more shade, character, and screening where needed.

Some restroom building upgrades have already been planned and budgeted, but improved access is also recommended. Door locks are available that can be programmed to lock and unlock at certain times of the

day. Additionally a new porta-john enclosure is suggested west of the softball field. This will provide quick access for players and spectators, and will allow Parks & Recreation to remove the overused porta-johns from their seasonal location on W. 24th Avenue.

Other items are recommended for enhanced safety and use of the park, including new crosswalks leading to the park, existing site furnishing replacement, information kiosks with city maps, and recycle/trash compactors. Improved signage is also proposed for all the parks to improve park visibility and promote shared character throughout the city.

The plan for Citizens Park provides a number of new use/activity opportunities, while maintaining overall flexibility for events and programs.

'Before and After' photos and illustrations are provided in Exhibits 4-2, 4-3, and 4-4.



CITIZENS PARK



Exhibit 4-2
Sports Field and Picnic Tables at Citizens Park



Exhibit 4-3
Parking and Signage at Citizens Park



Exhibit 4-4
Community Garden at Citizens Park

Walker-Branch Park

Walker-Branch has terrific potential as an active City park. The facility is not highly used currently but with the right enhancements, additions and programming this park could become a staple for Edgewater residents. Generally it has good access and maintenance, but both can be improved. Recommendations for Walker-Branch are more significant and intended to increase awareness and positive use of the park. A summary of recommendations follows, and the final plan is shown in Exhibit 4-5 at 1:120 scale.

Note: The below recommendations are preliminary and solely based on Edgewater citizen comments. Walker-Branch Park is shared between the cities of Edgewater and Lakewood, and additional master planning with Lakewood will be necessary to ensure all future needs are met. This Master Plan and the 1993 Master Plan for Walker-Branch Park (co-sponsored by Cities of Edgewater & Lakewood), will need to be updated with final recommendations in 2011.

A fenced dog park will provide a destination on the north (Edgewater) end of Walker-Branch. The dog park is located between an existing parking lot and the Sloan's Lake drainage channel and trail. Earthwork is required to relocate existing detention areas and provide a more consistent grade within the dog park. Two secure entries and a pea gravel surface are proposed for the fenced-in area. The picnic shelter will remain, and a new porta-john enclosure will be added as well as a combination water fountain for people and dogs. A new half court for basketball is included nearby, and access to the south part of Walker-Branch is also provided.

Pedestrian access to the park is greatly improved on the north end with two pedestrian bridges over the Sloan's Lake drainage channel. These will allow northern access off Gray and Fenton Streets, which is currently not possible without walking through the drainageway. The bridge spans and designs will need to be coordinated with the Urban Drainage and Flood Control District. Additionally, a number of new trees are proposed along the ditch and the east side of the park. These new trees will ultimately provide shade, occasional screening, and a more inviting character to Walker-Branch.

Four individual picnic tables and pads are added to the park on the north and east sides, again providing a use that does not currently exist for adjacent neighbors. The four existing picnic shelters (3 small and 1 large) are in good shape but their picnic tables and surrounding landscaping require eventual replacement.

Other landscape beds are overgrown and hinder views into the park; these need to be overhauled west of the large pavilion and to the south between the parking lot and N. Harlan Street. Police would also like better views into the park – especially along the east side and center, which are not visible from the street. Two possibilities are provided for potential police access: one is a new access drive from the east off Fenton, and the other is a widened sidewalk running east-west through the center of the park. Both options would be properly signed as “police/emergency only”, and both would have remote-control retractable bollards to restrict other vehicular access.



- NEW MONUMENT SIGN
- NEW PICNIC TABLE
- NEW HALF COURT
- W. 18TH AVENUE
- NEW SECONDARY SIGN
- NEW COMBO WATER FOUNTAIN
- NEW PORT-A-JOHN ENCLOSURE
- UPGRADE PAVILION
- UPGRADE PAVILION & LANDSCAPING
- REDESIGNED PLAYGROUND FOR NATURAL PLAY
- W. 17TH AVENUE
- EXISTING PORT-A-JOHN ENCLOSURE
- NEW SECONDARY SIGN
- UPDATE LANDSCAPING
- EXPAND TRASH DUMPSTER ENCLOSURE
- POTENTIAL FUTURE PARKING EXPANSION
- NEW/EXPANDED PLAYGROUND FOR AGE 5-12
- UPGRADE PAVILION, LANDSCAPING & WATER FOUNTAIN
- NEW SAFETY FENCE @ STREETS
- UPGRADE PLAY EQUIPMENT FOR TODDLERS
- NEW MONUMENT SIGN

LENGTHEN AND WIDEN EXISTING DRAINAGE / DETENTION AREA

PROPOSED PEDESTRIAN BRIDGES

100'x200' OPEN FIELD

CONVERT TO FULL BASKETBALL COURT

100'x200' OPEN FIELD

NEW CROSSWALKS (TYPICAL)

EXISTING PORT-A-JOHN ENCLOSURE

POTENTIAL FUTURE PARKING EXPANSION



SCALE: 1"=120'-0"



WALKER - BRANCH PARK

The skatepark remains, and the existing half basketball courts will be restriped to provide one full court. The softball field will be improved with new equipment, fencing and bleachers. Turf space throughout most of the park is maintained for open play and temporary multi-use fields. The western volleyball court will relocate to the east side, and rubber play surface is proposed for both to allow wheelchair access.

The three playgrounds get a range of updates. The mid-park playground will take on a larger, modified form and provide natural play equipment such as boulders, fallen trees, and a dry creek bed. The southern two playgrounds will each focus on age-appropriate play: ages 2-5 and 5-12. Of these two the northern area will be expanded to include larger and/or more play equipment. A low metal fence is proposed for the south and west sides of the playground group to provide safety and keep kids away from the nearby streets.

Three primary monument signs are proposed at key street locations, and three secondary directional signs are proposed near each parking lot. Each parking lot has adjacent space to expand if needed in the future, especially the southern two lots. The trash dumpster enclosure will also need to be expanded to accommodate increased use.

Again, other items are recommended for the park include new crosswalks leading to the park, dog waste stations, existing site furnishing replacement, information kiosks with city maps, and recycle/trash compactors.

Significant enhancements to Walker-Branch, along with programming, will bring more

people who use and take pride in the park. The intent is that safety will improve with increased, regular use, and other transient users should be less inclined to frequent the park.

‘Before and After’ photos and illustrations are provided in Exhibits 4-6, 4-7, and 4-8.



Exhibit 4-6
Natural Playground at Walker-Branch Park



Exhibit 4-7
Dog Park at Walker-Branch Park



Exhibit 4-8
Pedestrian Bridge and Picnic Tables at Walker-Branch

Memorial Park

Memorial Park is primarily used for small concerts and gatherings. Given its size the park functions well, but other uses are limited due to the park's small area. The park also holds a prime location on Edgewater's well-known thoroughfare, W. 25th Avenue, and is near a number of restaurants, shops and other destinations. For these reasons this master plan proposes a potential park expansion to make Memorial Park more of a draw and flexible space for the citizens of Edgewater.

If the City could potentially purchase the two adjacent properties to the south and expand the park, Memorial Park would triple in size and still maintain its current character as a quaint space. Property purchase at fair-market value will be the critical first step before any changes to the park can be made.

The proposed design maintains the park's existing passive recreation elements, such as the memorial rose garden, benches and individual picnic tables, and also creates more space for active play, group picnicking, and general flexibility. The current amenities that would change are: opening up the gazebo to the south and widening its stairway, removing the landscaping south of the gazebo and along the south property line to open up views, and relocating the south fence to the new south property line. The proposed plan for Memorial Park is shown in Figure 4-9 at 1:20 scale.

One new key amenity is a pop-jet fountain plaza in the center of the park. The fountain plaza is located to be visible from the adjacent streets, and far enough from trees so shade is not a concern when the fountain

is in use. It will attract kids of all ages, and can serve as both a peaceful centerpiece enjoyable to watch and an interactive play feature. The plaza is intended to subtly drain so that when the fountain is turned off the plaza can also be used for public events. By opening up the gazebo and providing an adaptable central space, concerts and events will have wider opportunities.

A group picnic shelter is another key amenity proposed for the southern part of the park. The structure is octagonal to match the character of the existing gazebo, and 4 picnic tables are included beneath at grade for universal access. The shelter could be rented out for parties and special events.

A porta-john enclosure is proposed for the east side of the park near the alley. This could be used not only by park users, but also visitors walking and shopping W. 25th Avenue. Additional new park elements providing passive recreation include benches and an individual wheelchair-accessible picnic table, internal sidewalks, and landscape beds. New ornamental and shade trees are also proposed around the perimeter to maintain character and provide light screening.

In addition to a new monument sign at the park's northwest corner, other proposed items include new crosswalks leading to the park, dog waste stations, existing site furnishing replacement, information kiosk with city map, and recycle/trash compactor.

The memorial rose garden was originally managed and maintained by Parks & Recreation, and the Edgewater Historical Commission tracked the roses and associated plaques with memorial

information. Volunteers from the Historical Commission would be beneficial in assisting Parks again with facilitation of the memorial aspects of the rose garden.

Major improvements to Memorial Park will allow for additional events and activities to take place, naturally draw people, and increase storefront visibility along the W. 25th Avenue business corridor.

Note: If only the immediately adjacent property can be obtained, the Memorial Park master plan will need to be reevaluated.

'Before and After' photos and illustrations are provided in Exhibits 4-10 and 4-11.



MEMORIAL PARK





Exhibit 4-10
Signage and Fountain Plaza at Memorial Park



Exhibit 4-11
Expanded Memorial Park with Picnic Shelter

Orum House & Community Garden

Both the Orum House and adjacent Community Garden function well at this point in time. The property is managed and maintained by Parks & Recreation, which could use more volunteers for the Edgewater Historical Commission to help operate the museum during its open hours.

New user-friendly interpretive signs are recommended for both the Orum House & Community Garden. An interpretive sign along the Depew Street sidewalk would help passers-by learn of the home's history, as well as its hours/season for viewing. Another interpretive sign in the garden would provide knowledge about the workings of the community garden, and how to become involved.

City Walking Loops

Effective walking loops solely within parks were a challenge since existing parks have limited space, so planners proposed a series of adjoining walking loops that connect the parks, various neighborhoods, high-density areas, and schools within Edgewater. The intent is for all citizens and demographics within the community to have a safe, common pathway to walk or run and meet their neighbors. The loop plan is shown in Figure 4-12 at 1:800 scale; all distances shown and listed below are approximate.

The 'East City Loop' ties all three existing parks (Citizens, Walker-Branch & Memorial), Edgewater Elementary School, and the W. 25th Avenue district together in a 2.4-mile loop. The East Loop follows Sheridan Boulevard for one block to provide a safe

access point from W. 25th to Sloan's Lake across Sheridan. Additionally, this loop joins other public and private facilities that could relate recreationally such as the existing Recreation Room and Public Library, 'The Village' play and dine facility, and the Heritage Center & Garden.

The 'West City Loop' is a 1.9-mile loop focusing on the west and north sides of the city connecting Lumberg Elementary School, Jefferson High School and the Terra Village apartment community. The West Loop shares a portion of the East Loop along N. Harlan Street, so these could be combined for a total 3.7-mile loop.

The 'History Loop' is a short 0.9-mile loop that falls mostly within the East Loop, and joins the City building, Citizens Park, Edgewater Elementary, Orum House, Memorial Park, the W. 25th district, and an access point from W. 25th to Sloan's Lake across Sheridan. This path is intended more for Edgewater citizens, students and visitors interested in a shorter, informational walk with occasional signage and ongoing scenery.

Each loop follows existing sidewalks in either street rights-of-way or parks, and kiosks with loop maps and community bulletin boards are planned along the loop in each park. Trail direction and distance from a central starting point, such as Memorial Park, will be identified on the sidewalks and/or with simple sign markers. Some basic site furnishings are to be provided periodically along the loops, including benches, trash cans, and dog waste stations.

Some safety precautions will need to be addressed for eventual build-out. Some

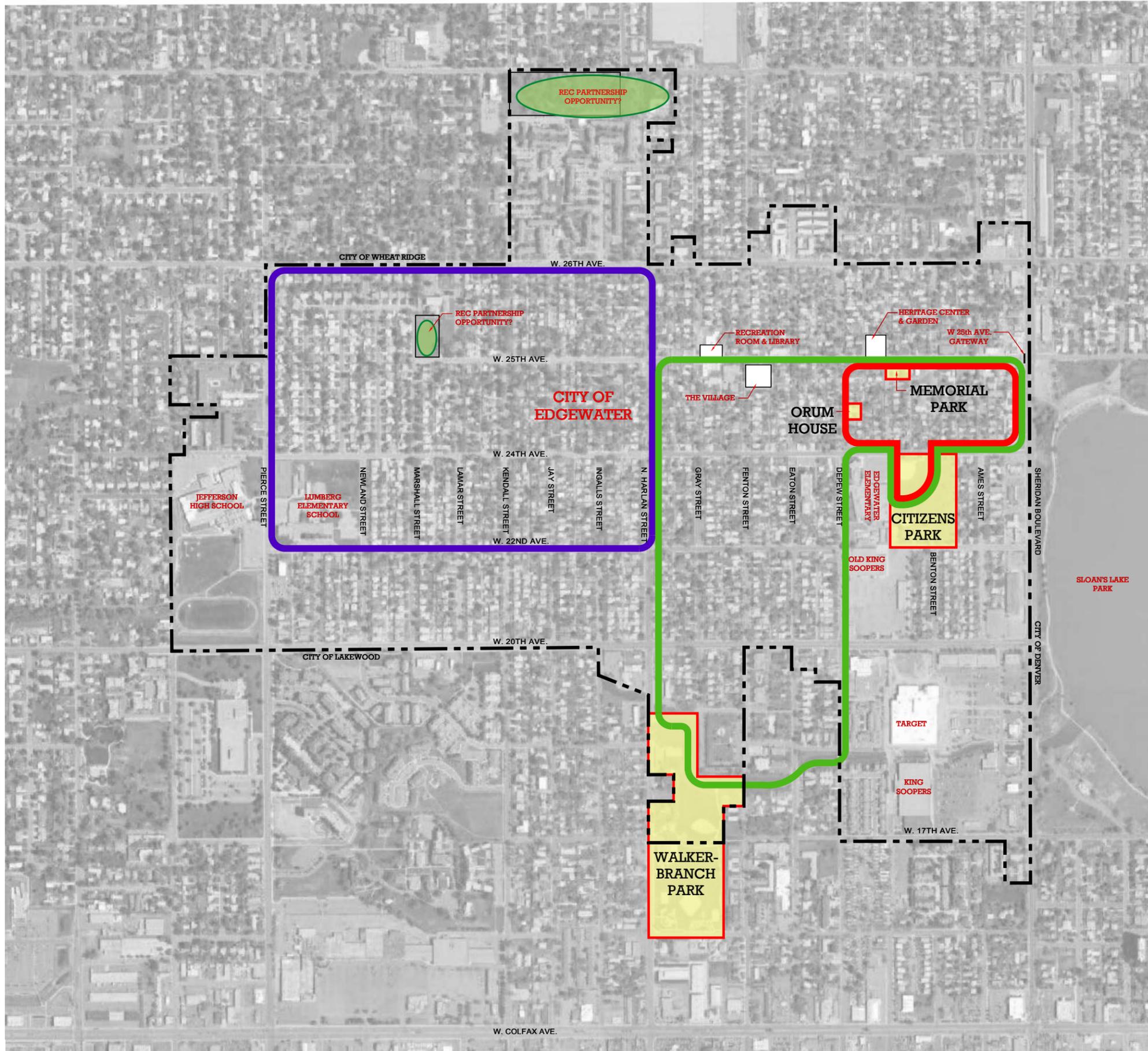
areas of sidewalk should be repaired, and some areas of sidewalk should be widened to achieve a minimum 5-foot width. Crosswalks are to be added at each street crossing, and curb ramps will be updated or added to allow for universal access.

The first phase of the City Walking Loops project will involve coordination with home and business owners whose property intersects with one of the proposed loops. During the same time the City will work to find partners and sponsors for segments of the loops.

Note: All park and facility designs are master-plan level only. As health, safety and welfare of the public are of utmost importance, additional surveying, engineering, design and construction documentation are necessary steps prior to any implementation of these plans. Please refer to the following chapter regarding Master Plan Implementation.



WALKING LOOP PLAN



LEGEND

- CITY LIMITS FOR THE CITY OF EDGEWATER
- WEST CITY LOOP = 1.9 MILES *
- EAST CITY LOOP = 2.4 MILES *
- VISITOR/HISTORY LOOP = 0.9 MILES
- * TOTAL CITY LOOP WITHOUT N. HARLAN STREET = 3.7 MILES
- PARKS AND OPEN SPACE



RECREATION PROGRAMS

Many of the 2010 recreation programs have been successful, especially Edgewater's youth programs. These current programs are planned for reevaluation every year by the Parks and Recreation Department and Advisory Board, since programs will evolve from year to year based on success, needs and cost. New recreation programs can take up to 5 years to be fully successful, and yearly assessment will help keep all programs effective.

Program assessment will encompass cost of program, registration popularity, available facilities and program evaluation cards from participants. Parks & Recreation aims to collect at least 25% of all participants' evaluations on every program. As each program's final meeting begins, evaluation cards should be handed out to the participants or parents of the participants. These evaluations should then be collected and added to a program report following the conclusion of the program. Program reports will be used each year to evaluate the programs for potential improvement or elimination.

In the recent User Needs Survey, two-thirds of the respondents (66%) indicated they either strongly or somewhat agree that they would be willing to pay user fees to participate in City sponsored recreational activities and programs. Because cost of programs can be a barrier, Parks & Recreation has created a cost recovery program, as set in the 2010 Fee Structure and Guidelines (included in Appendix B). All programs will be placed in a Service grouping and aims to recoup the set percentage of operating cost. The four

groupings follow with amounts intended for recovery:

- Community Benefited Service (0% - 10%)
- Community/Individual Benefited Service (50% - 75%)
- Individual/Community Benefited Service (75% - 100%)
- Individual Benefited Service (100%+)

Potential new programs will be considered for implementation next year. This plan recommends evaluating existing and new program offerings to accommodate all four aspects of the wheel of balance: body, mind, heart and spirit.

The following programs have been suggested for consideration by the Parks and Recreation Department, Advisory Board, and public input gathered in the open houses, and begin to achieve better overall balance for the community:

- Arts & Crafts (all ages)
- Youth Cooking
- Gardening Classes
- Farmers Market
- Youth Educational Classes (bilingual)
- Volleyball (all ages)
- Tennis (all ages)
- Youth Soccer – fall season
- Swimming Pool Access (transportation)
- Adult Fitness (programs expanded)
- Senior Programs & Events

Public recreation needs will continue to be assessed regularly as part of the Master Plan reevaluation and yearly program appraisal. Parks & Recreation is committed to adapting to meet a variety of program needs over time for all of the Edgewater community.

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CHAPTER 5

MASTER PLAN

IMPLEMENTATION

The next step is determining the steps necessary to achieve the Master Plan recommendations. This chapter provides information on implementation, costs, phasing, and potential resources for funding.

MASTER PLAN IMPLEMENTATION

This Master Plan document includes individual master plans for four parks and facilities described in the previous chapter: Citizens Park, Walker-Branch Park, Memorial Park, and the City Walking Loops. Estimates of probable construction costs were developed during the Feasibility Study phase for each park and facility.

The Director and Board members then assisted the planners in assessing costs and needs to establish priorities, which were broken down into three general phases as guidelines for implementation:

- **Phase One** items are to occur within the next two years
- **Phase Two** items are to occur in the short term of 3-10 years
- **Phase Three** items are to occur in the long term of 10-20 years

Three-tiered phasing is intended to address immediate needs, such as maintenance and safety concerns, as well as flexibility for longer-term needs. For example Phase Two, depending on funding and sub-priorities,

could be built out as one smaller project per year or one large project overlapping years 9-10.

The estimates of probable cost are broken down in two ways: by park and by phase. Costs listed by individual park/facility are provided in Exhibit 5-1 at the end of this chapter. Costs listed by phase (combining all facilities) are provided in Appendix A.

Edgewater Parks and Recreation and its Advisory Board will need to plan ahead for various projects identified in this master plan. Priorities, budgets and funding will need to be addressed regularly, and approvals by City Council will be needed well in advance of work to be done.

Although current priorities for phasing have been identified within this document, it is understood that preferences and needs can change somewhat over time. While the Parks and Recreation Master Plan should serve as a guiding document for the next 15-20 years, it should be reevaluated on a regular basis – every 3 years if possible – and all programs and facilities should be reevaluated every year if possible. The Master Plan reevaluation, in order to ensure effectiveness, might include 3 parts: community survey, public open house, and Parks Department and Board review with final recommendations. Such regular reviews and updates will make certain that the Master Plan and its priorities remain current and viable to the community for its full lifespan.

As mentioned in Chapter 4, all park and facility designs included within are master-plan level only; the associated cost estimates for these parks are approximate, for planning purposes only, and cannot

anticipate cost changes due to inflation, material availability, etc. As health, safety and welfare of the public take first priority, additional surveying, engineering, design, construction documentation, and costing are necessary steps prior to any implementation of these plans. Time necessary for this additional design and pricing work should be included the schedule ranges described above.

Furthermore, since Walker-Branch Park is shared between the cities of Edgewater and Lakewood, additional master planning with Lakewood will be necessary to ensure all future needs are met. This Master Plan and the 1993 Master Plan Report for Walker-Branch Park (co-sponsored by Cities of Edgewater & Lakewood) will need to be updated with final recommendations prior to any construction in the park.



Birthday party at Walker-Branch

POTENTIAL FUNDING RESOURCES

Parks & Recreation generally operates from four main sources of funding and revenue: Jefferson County Open Space, the Conservation Trust Fund, recreation program fees, and the City's General Fund;

the majority of funding comes from outside sources. In 2009 for example, JeffCo Open Space provided \$142,000 (or 82.5%) of the department's budget of approximately \$172,000; the General Fund contributed approximately \$29,700, or 17%. Since there is no established budget or City fund allocated for future Parks & Recreation capital projects, additional funding will be necessary over the next 15-20 years to see this Master Plan through to fruition.

Parks and recreation are important to Edgewater's citizens. In the User Needs Survey participants were asked how high a priority the development of additional parks and recreation facilities and programs should be when compared to other issues facing the City of Edgewater. The majority of respondents (69%) felt that parks and recreation have a medium to high priority. When asked how they would prefer to pay for the City's parks and recreation facilities and programs, respondents' top preference (39%) was an increase in user fees. 21% of respondents preferred increased allotment of City funds, but increases in sales, property or other taxes were less likely to be preferred; 12% preferred none of the proposed fees, taxes or allocation of funds.

Clearly, funding the Master Plan could be an ongoing challenge for the City, but numerous options are available – several of which are described as follows.

A. Public Funds and Grants

1. The Jefferson County Open Space Joint Venture (JV) Program also provides funding from grants and its sales tax allocation, and cities such as Edgewater benefit annually based on the quantity of motor vehicle

registrations in the City. Some of this funding must be used for parks maintenance, and other funds are available for new capital improvement projects.

2. Great Outdoors Colorado (GOCO) uses its portion of Colorado Lottery dollars for a variety of grant types used for recreation projects and facilities that help improve communities and preserve outdoor heritage. Although this money is allocated by grant and is not a consistent funding source, GOCO is a terrific resource and distributed over \$76 million around Colorado in fiscal year 2010.
3. Colorado's Community Development Block Grant (CDBG) program provides HUD funding "intended to benefit low-to-moderate income persons through community development efforts". One-third of CDBG dollars is available for public facilities projects. Because of Edgewater's demographics, the City could potentially qualify for this grant program to assist with a variety of park/facility projects.
4. Other grants are available that could be suitable funding specifically for the City Walking Loops projects. Potential funding sources should be researched, and could be tied to transportation, pedestrian safety, or recreational trails.

B. Fees, Donations & Taxes

1. Event Fees: In exchange for hosting an event on its property, Edgewater charges user fees to the event organizer(s). As the City's parks and facilities are improved, more public events and festivals will be possible. Event fees could increase income in the future in two ways: adjusted/increased event fees, and new fees from additional events. New events could help cover the capital expenditures needed for park improvements and event spaces.
2. Park Facility Development Fees: Although Edgewater is land-locked and future growth is somewhat limited, new development and redevelopment projects do occur. The City could consider developer-provided fees that help cover park and facility impacts brought by the development. Residential development fees are common, and can range from \$1,500 and up per unit. Commercial development fees could also be considered, although these are much less common.
3. Private Donations and Sponsorships: Potential funding support could come from contributions by individuals or businesses in the local community. Sponsorships are an important source of funding for all types of recreation projects, big or small. The City should identify key park/facility elements that could receive donations or funding, which could potentially include public art, bench, pavilion, ball field, or an entire park for example.

4. Tax Options: Although general tax increases would likely not be preferred, the City of Edgewater might consider a sales tax allocation to park and recreation projects in support of the department's community-building efforts. A fractional sales tax increase throughout Edgewater could be of benefit. People who visit the Edgewater businesses along W. 25th Avenue and Sheridan Boulevard pay sales tax; also, people who attend City events pay sales tax. Adding an additional increment to the existing sales tax could make sense as a funding tool for Parks & Recreation, since parks and facilities contribute to bringing people and business to Edgewater through a growing lineup of events and festivals.

Another possibility is for Edgewater to create a Special Improvement District (SID) for a particular park or facility project. For example an SID along a few eastern blocks of W. 25th Avenue could benefit the expansion of Memorial Park, a walking loop, or even the urban design and maintenance along the street. A physical boundary would need to be defined and a tax levy assessed for each SID. The SID would need to include a sunset clause that eliminates the levy once the project is fully implemented.

Edgewater Parks Master Plan

ESTIMATE OF PROBABLE CONSTRUCTION COSTS - per Park/Facility

Item #	Item/Material	Quantity	Unit	Unit Cost	Item Cost	Comment
CITIZENS PARK						
Phase One						
C.1.1	Restroom: Add timer-controlled door locks	2	ea	\$ 1,000.00	\$2,000	example: Trilogy T2 DL2800 keyless lock
C.1.2	Horseshoe Pits	-	-	-	-	see existing photo
	Demo concrete borders, replace with sod	4	ea	\$ 250.00	\$1,000	
	Replace steel frame with wood	4	ea	\$ 200.00	\$800	
	Replace clay with sand	4	ea	\$ 150.00	\$600	
	SUBTOTAL Phase One				\$4,400	
Phase Two						
C.2.1	New monument signs	3	ea	\$ 7,500.00	\$22,500	steel. See photo example
C.2.2	Portajohn enclosure (match W-B)	1	ea	\$ 30,000.00	\$30,000	steel 8'x8'x8' + gable roof. See photo to match existing
	Conc pad	144	sf	\$ 5.00	\$720	
C.2.3	Trees (part one)	-	-	-	-	9 total
	2" deciduous shade trees	9	ea	\$ 250.00	\$2,250	
C.2.4	Picnic Pads - ADA	-	-	-	-	
	Concrete pad	2	ea	\$ 500.00	\$1,000	10'x10', 4" slab
	HC Accessible Picnic Table	2	ea	\$ 2,500.00	\$5,000	match above (longer top)
	Trash Cans	2	ea	\$ 1,000.00	\$2,000	32 gal, match tables
C.2.5	Playground Updates	-	-	-	-	
	Demo existing equipment, surface	1	ls	\$ 3,000.00	\$3,000	see existing photo
	Install new structure for toddlers	1	ls	\$ 33,500.00	\$33,500	Playworld Systems: Explorers#238-0625 & 238-1055
	Poured in place rubber play surface	1,100	sf	\$ 14.00	\$15,400	
	Fibar play surface	1,100	sf	\$ 3.00	\$3,300	
C.2.6	Community Garden	-	-	-	-	
	Extend water line, add hose bibs	180	lf	\$ 10.00	\$1,800	extend from bathroom
	Wood borders for 10x10 plots	760	lf	\$ 3.00	\$2,280	boxes of screwed 2x6 raw pine
	Plots half filled with soil	23	cy	\$ 25.00	\$575	other half supplied by user
C.2.7	Parking spaces (10) off 22nd Ave.	-	-	-	-	
	Demo existing landscape	2,500	sf	\$ 2.00	\$5,000	
	Demo curb/gutter	100	lf	\$ 5.00	\$500	
	New Asphalt + grading	1,800	sf	\$ 3.50	\$6,300	
	New curb/gutter	130	lf	\$ 15.00	\$1,950	
	Concrete walk	945	sf	\$ 3.00	\$2,835	
C.2.8	Painted Crosswalks (2)/intersection	3	ea	\$ 1,500.00	\$4,500	30' long
	Ped Xing signs	6	ea	\$ 200.00	\$1,200	
C.2.9	Replace old benches with new (part one)	6	ea	\$ 2,200.00	\$13,200	New mid-grade (old = 3 types)
C.2.10	Replace old trash cans with new (part one)	10	ea	\$ 1,200.00	\$12,000	New mid-grade (old = 3 types)
C.2.11	Replace old picnic tables at backstop with new	2	ea	\$ 2,000.00	\$4,000	6' long, center pedestal, vinyl coated metal
C.2.12	Information kiosk w/bulletin board	2	ea	\$ 2,000.00	\$4,000	60"x36" 2 door [Displaysforsale # lscbbh234]
C.2.13	Add recycle/trash solar compactor	1	ea	\$ 5,000.00	\$5,000	
	SUBTOTAL Phase Two				\$183,810	
Phase Three						
C.3.1	Trees (part two)	-	-	-	-	28 total
	2" deciduous shade trees	11	ea	\$ 250.00	\$2,750	
	1.5" ornamental trees	9	ea	\$ 225.00	\$2,025	
	6' & 8' (50/50%) evergreen trees	8	ea	\$ 350.00	\$2,800	
C.3.2	Outdoor classroom	1	ls	\$ 8,000.00	\$8,000	8 concrete benches
C.3.3	Picnic Pads - Standard	-	-	-	-	
	Concrete pad	2	ea	\$ 500.00	\$1,000	10'x10', 4" slab
	Picnic Table	2	ea	\$ 2,000.00	\$4,000	6' long, center pedestal, vinyl coated metal
	Trash Cans	2	ea	\$ 1,000.00	\$2,000	32 gal, match tables
C.3.4	Lighting	-	-	-	-	
	Add 20' pole lights + footings/electrical	12	ea	\$ 7,500.00	\$90,000	Lithonia ALX1-7000L-SR5-MVolt, 20' pole
C.3.5	Replace old benches with new (part two)	6	ea	\$ 2,200.00	\$13,200	New mid-grade (old = 3 types)
C.3.6	Replace old trash cans with new (part two)	9	ea	\$ 1,200.00	\$10,800	New mid-grade (old = 3 types)
	SUBTOTAL Phase Three				\$136,575	
CITIZENS PARK TOTAL					\$324,785	
WALKER-BRANCH PARK						
* PREREQUISITE 1: COORDINATE MASTER PLAN WITH LAKEWOOD						
Phase One						
W.1.1	Trees (part 1)	-	-	-	-	35 total
	2" deciduous shade trees	24	ea	\$ 250.00	\$6,000	
	1.5" ornamental trees	8	ea	\$ 225.00	\$1,800	
	6' & 8' (50/50%) evergreen trees	3	ea	\$ 350.00	\$1,050	
W.1.2	Repair or replace drinking fountain	1	ea	\$ 1,000.00	\$1,000	see photo
	SUBTOTAL Phase One				\$9,850	

Figure 5-1
Estimate of Probable Costs (Page 1)

Phase Two						
W.2.1	New Signs	-	-	-	-	-
	Primary monument signs (eg Denver parks)	3	ea	\$ 7,500.00	\$22,500	steel. See photo example
	Secondary parking signs	3	ea	\$ 3,000.00	\$9,000	half-size of primary
W.2.2	Portajohn enclosure	-	-	-	-	steel 8'x8'x8' + gable roof. See photo to match existing
	New steel enclosure	1	ea	\$ 30,000.00	\$30,000	match existing
	Conc pad	144	sf	\$ 5.00	\$720	
W.2.3	Trees (part 2)	-	-	-	-	34 total
	2" deciduous shade trees	23		\$ 250.00	\$5,750	
	1.5" ornamental trees	8		\$ 225.00	\$1,800	
	6' & 8' (50/50%) evergreen trees	3		\$ 350.00	\$1,050	
W.2.4	Dog Park	-	-	-	-	
	Demo inline hockey rink	1	ls	\$ 10,000.00	\$10,000	60'x120' pad + perimeter chainlink fence, see photo
	Demo existing drainage improvements	1	ls	\$ 7,000.00	\$7,000	RE. CIVIL
	Earthwork (grading)	4,500	cy	\$ 6.00	\$27,000	RE. CIVIL
	New storm structure, pipe, pan & riprap	1	ls	\$ 11,800.00	\$11,800	RE. CIVIL
	Fix sod & irrigation	32,000	sf	\$ 0.75	\$24,000	
	Pea gravel surface, 4" depth	391	cy	\$ 30.00	\$11,730	
	4' fence w/secure entry enclosure	900	lf	\$ 25.00	\$22,500	vinyl-coated chainlink
	2x6 wood border along base of fence	900	lf	\$ 2.50	\$2,250	
	Extend sidewalks, both ends of dog park	1,440	sf	\$ 3.00	\$4,320	6' wide
W.2.5	Drinking fountain (person + dog levels)	1	ea	\$ 4,000.00	\$4,000	
	extend water line from street	100	lf	\$ 10.00	\$1,000	or connect to irrigation?
W.2.6	Half-court basketball court	1	ls	\$ 12,000.00	\$12,000	50'x50' pad, striping, goal w/net
	4' chain link fence, street side	60	lf	\$ 25.00	\$1,500	vinyl-coated chainlink
W.2.7	Pedestrian bridges	-	-	-	-	
	Bridge A	1	ea	\$ 50,000.00	\$50,000	50'x8' Steel frame w/wood prefab bridge
	Abutments	2	ea	\$ 8,000.00	\$16,000	
	Conc. Sidewalk extensions	280	sf	\$ 5.00	\$1,400	
	Bridge B	1	ea	\$ 65,000.00	\$65,000	60'x8' Steel frame w/wood prefab bridge
	Abutments	2	ea	\$ 10,000.00	\$20,000	
	Conc. Sidewalk extensions	120	sf	\$ 5.00	\$600	
W.2.8	Demo/replace planting bed at parking - W side	1,400	sf	\$ 4.50	\$6,300	
W.2.9	Demo existing trash enclosure	1	ls	\$ 1,000.00	\$1,000	see photo
	Rebuild trash enclosure	400	ff	\$ 10.00	\$4,000	for 2 trash, 1 recycle dumpsters
	Add recycle/trash solar compactor	1	ea	\$ 5,000.00	\$5,000	
W.2.10	Painted Crosswalks (individual)	5	ea	\$ 750.00	\$3,750	30' long
	Ped Xing signs	8	ea	\$ 200.00	\$1,600	
W.2.11	Dog waste stations	4	ea	\$ 380.00	\$1,520	
W.2.12	Add new trash cans	5	ea	\$ 1,000.00	\$5,000	mid-grade
W.2.13	Information kiosk w/bulletin board	3	ea	\$ 2,000.00	\$6,000	60"x36" 2 door [Displaysforsale # Isccbh234]
SUBTOTAL Phase Two					\$397,090	
Phase Three						
W.3.1	Trees (part 3)	-	-	-	-	32 total
	2" deciduous shade trees	23		\$ 250.00	\$5,750	
	1.5" ornamental trees	7		\$ 225.00	\$1,575	
	6' & 8' (50/50%) evergreen trees	2		\$ 350.00	\$700	
W.3.2	Picnic Pads	-	-	-	-	
	Concrete pad	4	ea	\$ 500.00	\$2,000	10'x10', 4" slab
	Picnic Table	2	ea	\$ 2,000.00	\$4,000	6' long, center pedestal, vinyl coated metal
	HC Accessible Picnic Table	2	ea	\$ 2,500.00	\$5,000	match above (longer top)
	Trash Cans	2	ea	\$ 1,000.00	\$2,000	32 gal, match tables
W.3.3	Smaller pavilion upgrades	-	-	-	-	see existing photo
	Replace old picnic table tops with new	6	ea	\$ 2,000.00	\$12,000	(mid-grade)
	Demo & replace planting beds	1,200	sf	\$ 4.50	\$5,400	incl. shrubs, perennials, cedar mulch, backfill
	Fix/upgrade irrigation as needed	1,200	sf	\$ 2.00	\$2,400	50/50 drip/spray heads
W.3.4	Police/Emergency Access	-	-	-	-	[only one option will be constructed]
	Option 1 - east driveway w/police parking	-	-	-	-	asphalt + conc c/g
	Asphalt paving	1,800	sf	\$ 2.50	\$4,500	
	Curb & gutter	380	lf	\$ 15.00	\$5,700	
	Add remote-control retractable bollards	1	ea	\$ 4,000.00	\$4,000	
	Add "police only" sign	1	ea	\$ 200.00	\$200	
	Purchase easement/land*	n/a	n/a	-	-	review land ownership
	Option 2 - Enhance center walk/drive	-	-	-	-	
	Demo existing sidewalk	4,400	sf	\$ 1.25	\$5,500	assume 4" conc.
	Replace w/9' wide conc drive	4,950	sf	\$ 4.50	\$22,275	6" reinforced conc
	Add remote-control retractable bollards	2	ea	\$ 4,000.00	\$8,000	1 ea. End
	Add "police only" sign	2	ea	\$ 200.00	\$400	
	Fix sod & irrigation	1,650	sf	\$ 1.50	\$2,475	(due to construction)
W.3.5	Larger Pavilion upgrades (paint, minor fixes)	-	-	-	-	see existing photo
	Replace old picnic table tops with new	5	ea	\$ 2,000.00	\$10,000	(mid-grade)
	Demo & replace garden west/south sides	2,400	sf	\$ 4.50	\$10,800	incl. shrubs, perennials, cedar mulch, backfill
	Fix/upgrade irrigation as needed	2,400	sf	\$ 3.00	\$7,200	50/50 drip/spray heads
W.3.6	North Playground (mid-park)	-	-	-	-	
	Demo existing equipment, surface	1	ls	\$ 2,500.00	\$2,500	see photo
	Demo concrete border	160	lf	\$ 5.00	\$800	
	Rebuild concrete border	280	lf	\$ 15.00	\$4,200	
	Add sidewalk	240	sf	\$ 3.50	\$840	
	Install new "natural" play amenities	1	ls	\$ 4,000.00	\$4,000	allowance
	FIBAR mulch play surface w/drainage	3,830	sf	\$ 3.00	\$11,490	
	Fix sod & irrigation	420	sf	\$ 1.50	\$630	

Figure 5-1
Estimate of Probable Costs (Page 2)

W.3.7	Basketball court	-	-	-	-	existing 60'x120'
	Skim coat existing court	7,200	sf	\$ 1.00	\$7,200	
	Restripe court lines	1	ls	\$ 1,000.00	\$1,000	
	Add nets	2	ea	\$ 50.00	\$100	
	Add benches	4	ea	\$ 2,000.00	\$8,000	
W.3.8	Expand W parking lot	-	-	-	-	
	Demo curb & gutter	180	lf	\$ 5.00	\$900	
	Demo asphalt	2,000	sf	\$ 1.00	\$2,000	
	New curb & gutter	300	lf	\$ 15.00	\$4,500	
	Grade & new asphalt	5,600	sf	\$ 2.50	\$14,000	
	Fix sod & irrigation	450	sf	\$ 1.50	\$675	
W.3.9	Expand S parking lot	-	-	-	-	
	Demo curb & gutter	180	lf	\$ 5.00	\$900	
	Demo asphalt	2,000	sf	\$ 1.00	\$2,000	
	New curb & gutter	300	lf	\$ 15.00	\$4,500	
	Grade & new asphalt	5,600	sf	\$ 2.50	\$14,000	
	Fix sod & irrigation	450	sf	\$ 1.50	\$675	
W.3.10	Upgrade ball field	-	-	-	-	
	Redo infield dirt	12,000	sf	\$ 0.25	\$3,000	
	Relocate bleachers from hockey rink	2	ea	\$ 500.00	\$1,000	
	Add dugouts w/bench	2	ea	\$ 1,500.00	\$3,000	vinyl-coated chain link
	Add baseline fences - both sides	240	lf	\$ 30.00	\$7,200	5' high vinyl-coated chain link
	Add removable outfield fence	400	lf	\$ 25.00	\$10,000	4' high, see photo
	Demo existing backstop fence	1	ls	\$ 2,500.00	\$2,500	see photo
	Expand backstop fence	1	ls	\$ 5,000.00	\$5,000	16' high vinyl-coated chain link
W.3.11	Demo Horseshoe Pits & add sod/irrig.	1	ls	\$ 1,500.00	\$1,500	see photo
W.3.12	Volleyball Courts	-	-	-	-	
	Demo west court	1	ls	\$ 1,500.00	\$1,500	
	Build new 50'x80' court on east side	1	ls	\$ 10,000.00	\$10,000	incl. concrete curb, sand, drainage
	Replace sand w/ rubber play surface	8,000	sf	\$ 14.00	\$112,000	both courts, for ADA
	Fix sod & irrigation	4,500	sf	\$ 1.50	\$6,750	
W.3.13	South Playground Group	-	-	-	-	
	Demo existing play structure, surface @ N play	1	ls	\$ 3,000.00	\$3,000	see photo
	Demo existing play structure, surface @ S play	1	ls	\$ 4,000.00	\$4,000	see photo
	Demo concrete border @ N play	160	lf	\$ 5.00	\$800	
	New concrete border @ N play	250	lf	\$ 15.00	\$3,750	
	Fix sod & irrigation	375	sf	\$ 1.50	\$563	
	Install new structure for age 5-12 @ N play	1	ls	\$ 44,000.00	\$44,000	Playworld Systems: Challengers#350-1011 & Adventure#PE-1005
	Install new structure for toddlers @ S play	1	ls	\$ 33,500.00	\$33,500	Playworld Systems: Explorers#238-0625 & 238-1055
	Poured in place rubber play surface, both areas	6,300	sf	\$ 14.00	\$88,200	
	Fibar play surface, both areas	6,300	sf	\$ 14.00	\$88,200	
	Add 42" high fence w/2 gates, W & S sides	340	lf	\$ 40.00	\$13,600	steel 1" picket fence w/top rail
W.3.14	Lighting	-	-	-	-	
	Demo existing fixtures	27	ea	\$ 300.00	\$8,100	
	Add 20' pole lights	27	ea	\$ 4,000.00	\$108,000	Lithonia ALX1-7000L-SR5-MVlt, 20' pole
W.3.15	Replace old benches with new	2	ea	\$ 2,200.00	\$4,400	mid-grade w/center arm
W.3.16	Add new benches	8	ea	\$ 2,000.00	\$16,000	mid-grade w/center arm
W.3.17	Replace old trash cans with new	9	ea	\$ 1,200.00	\$10,800	mid-grade
W.3.18	Emergency phone towers	2	ea	\$ 4,000.00	\$8,000	TalkAPhone #ETP-MT/R
SUBTOTAL Phase Three					\$805,148	
WALKER-BRANCH PARK TOTAL					\$1,212,088	
<i>*Not included: adjacent property purchase</i>						
MEMORIAL PARK						
* PREREQUISITE 1: PURCHASE ADJACENT PROPERTY						
Phase One						
M.1.1	Dog waste stations	1	ea	\$ 380.00	\$380	dispenser, bag, post, inground mount
SUBTOTAL Phase One					\$380	
Phase Two						
M.2.1	New monument sign	3	ea	\$ 7,500.00	\$22,500	steel. See photo example
M.2.2	Information kiosk w/bulletin board	1	ea	\$ 2,000.00	\$2,000	60"x36" 2 door [Displaysforsale # Isccbh234]
SUBTOTAL Phase Two					\$24,500	
Phase Three						
M.3.1	Portajohn enclosure (match W-B)	1	ea	\$ 30,000.00	\$30,000	steel 8'x8'x8' + gable roof. See photo to match existing
	Conc pad	208	sf	\$ 5.00	\$1,040	
M.3.2	Trees	-	-	-	-	9 total
	2" deciduous shade trees	5	ea	\$ 250.00	\$1,250	
	1.5" ornamental trees	2	ea	\$ 225.00	\$450	
	8' evergreen trees	2	ea	\$ 350.00	\$700	
M.3.3	New benches	2	ea	\$ 2,000.00	\$4,000	mid-grade
M.3.4	Picnic Pad.	-	-	-	-	
	Concrete pad	1	ea	\$ 500.00	\$500	10'x10', 4" slab
	HC Accessible Picnic Table	1	ea	\$ 2,500.00	\$2,500	center pedestal, 8' table
	Trash Cans	2	ea	\$ 1,000.00	\$2,000	32 gal, match tables

Figure 5-1
Estimate of Probable Costs (Page 3)

M.3.5	Existing Gazebo Upgrades	-	-	-	-	see photo
	Open up 2 sides (16' lf) & add stairs	1	ls	\$ 4,000.00	\$4,000	(minor structural mods)
	Paint whole gazebo	1	ls	\$ 2,000.00	\$2,000	
	Demo plants & bed south side	72	sf	\$ 3.00	\$216	
M.3.6	Add Electric & Sound hookups	1	ls	\$ 3,000.00	\$3,000	
M.3.7	Pop-Jet Fountain/Plaza	-	-	-	-	
	Concrete pad	804	sf	\$ 12.00	\$9,648	4" reinf slab, decorative conc.
	Fountain system	1	ls	\$ 60,000.00	\$60,000	incl. drainage to sanitary, mechanical (pump, jets, filters, vaults), electrical, lighting
M.3.8	Picnic Pavilion, w/lighting	1	ea	\$ 46,500.00	\$46,500	Polygon OTC 32' w/cupola, powdercoat struct&roof
	Concrete pad	864	sf	\$ 3.00	\$2,592	4" reinf slab
	Picnic Tables	4	ea	\$ 2,000.00	\$8,000	6' long w/legs (movable), vinyl coated metal
	Trash Cans	2	ea	\$ 1,000.00	\$2,000	32 gal, match tables
M.3.9	New Sidewalks (internal)	430	sf	\$ 3.00	\$1,290	
M.3.10	Sod	9,400	sf	\$ 0.50	\$4,700	
M.3.11	Planting bed	250	sf	\$ 4.00	\$1,000	
M.3.12	Irrigation	9,650	sf	\$ 0.50	\$4,825	
M.3.13	Painted Crosswalks (Individual)	4	ea	\$ 750.00	\$3,000	30' long
	Ped Xing signs	4	ea	\$ 200.00	\$800	
M.3.14	Demo/replace damaged sidewalk on W. 25th Ave	312	sf	\$ 3.50	\$1,092	
M.3.15	Repair/rebuild art installation in paving	1	ls	\$ 3,000.00	\$3,000	allowance
M.3.16	Lighting	-	-	-	-	
	Add 20' pole lights + footings/electrical	3	ea	\$ 7,500.00	\$22,500	Lithonia ALX1-7000L-SR5-MVOLT, 20' pole
M.3.17	Replace old picnic tables with new (mid-grade)	2	ea	\$ 2,000.00	\$4,000	see photo
	Add 8'x8' conc pads	2	ea	\$ 450.00	\$900	
M.3.18	Replace old benches with new	2	ea	\$ 2,200.00	\$4,400	mid-grade
M.3.19	Replace old trash cans with new	2	ea	\$ 1,200.00	\$2,400	mid-grade
M.3.20	Add trash enclosure	320	ff	\$ 10.00	\$3,200	decorative CMU
	Add recycle/trash solar compactor	1	ea	\$ 5,000.00	\$5,000	
M.3.21	Demo fence, south side	120	lf	\$ 8.00	\$960	
	Demo plants & bed south side	480	sf	\$ 3.00	\$1,440	
	New fence @ new S boundary	120	lf	\$ 25.00	\$3,000	6' privacy, see existing photo
SUBTOTAL Phase Three					\$247,903	
MEMORIAL PARK TOTAL					\$272,783	
<i>Not included: adjacent property purchase and demolition</i>						
CITY WALKING LOOPS						
Phase One - None						
Phase Two						
L.2.1	Demo/replace damaged sidewalks along route	3,000	sf	\$ 3.50	\$10,500	
L.2.2	Add corner curb ramps along route	18	ea	\$ 1,000.00	\$18,000	
L.2.3	4-sided distance/direction markers, ea. turn	17	ea	\$ 250.00	\$4,250	48" trail posts, outdoordesignstudio.com
L.2.4	Dog waste stations	8	ea	\$ 380.00	\$3,040	dispenser, bag, post, inground mount
L.2.5	Paint stencil (arrow & logo)	17	ea	\$ 50.00	\$850	at every turn
SUBTOTAL Phase Two					\$36,640	
Phase Three						
L.3.1	Widen narrow sidewalks (24")	23,000	sf	\$ 3.50	\$80,500	primarily at Harlan, 22nd, Pierce, 26th
L.3.2	Add bench on conc pad	8	ea	\$ 2,250.00	\$18,000	mid-grade
L.3.3	Add trash cans	8	ea	\$ 1,000.00	\$8,000	mid-grade
L.3.4	Painted Crosswalks (individual)	30	ea	\$ 750.00	\$22,500	30' long
	Ped Xing signs	40	ea	\$ 200.00	\$8,000	
SUBTOTAL Phase Three					\$137,000	
CITY WALKING LOOPS TOTAL					\$173,640	
<i>Not included: new or repaired streetlights</i>						
All Item Total					\$1,983,296	
Estimating Contingency (15%)					\$297,494	
Contractor General Conditions (10%)					\$198,330	mobilizations, bonds, insurance, fees, etc.
Estimated Design Fee (8%)					\$158,664	includes engineering, surveying, design, etc.
GRAND TOTAL					\$2,637,783	

Notes/Assumptions:

1. The estimate of probable construction cost described below is based on preliminary conceptual plans
2. Cost estimate does not include land purchase, demolition on that land, or easement purchase or agreements.
3. All prices reflect Fall 2010 cost estimations. These estimates cannot accommodate future product cost changes; therefore this estimate should be re-assessed on a regular basis with the master plan. A contingency has been provided to help account for potential future changes and corrections.

Figure 5-1
Estimate of Probable Costs (Page 4)

CHAPTER 6 OPPORTUNITIES

A variety of recreation-related opportunities exist for the City of Edgewater – the execution of this Master Plan is an important one, but other possibilities can benefit the community in additional ways. This chapter describes potential partnerships and potential future projects that could further advance Edgewater’s Parks and Recreation Department role in building community.

POTENTIAL PARTNERSHIPS

Partnerships can provide a multitude of opportunities, especially in smaller communities such as Edgewater. Mutually beneficial partnerships could be possible between the City and local developers, businesses, and various other groups to help make recreation facilities and programs more efficient and effective. Several potential partnership types are described below.

Ice Ranch

Ice Ranch is a strong recreational opportunity for the City of Edgewater, its property, and its citizens. This potential development is still in the early planning stages for the former King Soopers grocery store building located at W. 20th Avenue and Depew Street, which is currently owned by the City. A private developer is interested in replacing the existing building with a new

structure that would include two indoor ice rinks and additional accessory uses.

Ice Ranch would benefit Edgewater citizens by providing over 2,800 square feet for two spaces: a fitness center (1,915 sq. ft.) and exercise/meeting room (924 sq. ft.). Both these uses were highly preferred in the user survey and open houses. The costs to operate such facilities has deterred the City from moving forward with them in the past, but the Ice Ranch would provide these needs and also operate them as part of their facility.

In conjunction with facility opportunities, the City of Edgewater would also gain some access to the Ice Ranch facility for programming or events. The current development agreement (not fully executed at this time) calls for the City to purchase ice time to either use for programs or sell back to the Ice Ranch. Use of this facility could bring a number of different recreational opportunities to the City of Edgewater.

Operationally, the developer will provide and oversee the entire facility and front desk staff, and the City will provide the land and finish the fitness and meeting room space with equipment.

Finally, it is of note that the Ice Ranch is located on the proposed route for the East City Loop, and could be another destination for walkers and runners.

JeffCo Public Schools

Edgewater is unique in that it has three public schools within its roughly one-square mile city limit. These Jefferson County Public

Schools are Edgewater Elementary, Lumberg Elementary, and Jefferson High School. Although this requires some additional costs for the City of Edgewater (in the form of supporting kids from other cities), it also creates a number of great opportunities to share resources. Each of the three schools has public facilities that can be used by the City of Edgewater with a “Facility Usage Agreement” – currently in place for about 30 years. The use of facilities is especially important to offer programs and events to the community.

All recreation-related facilities owned by JeffCo Public Schools located in Edgewater are also easily accessible from one of the proposed Walking Loops. These facilities include:

- Softball Field
- Baseball Field
- Soccer/Football Field
- Gymnasiums (3) – 2 carpeted courts & 1 wood-floored gym
- Cafeterias (3)
- Theatre Hall
- Playgrounds (2)
- Tennis Courts (4)

Another benefit of a strong working partnership is access to the students for marketing the City’s programs and events. By submitting approved bilingual fliers to the schools with copies for all students, Edgewater is able to distribute program and event materials to a large percentage of this and surrounding communities.

Future projects also are a benefit of continual partnership with the School District. One example is a potential future Teen Center. Responses in the User Needs Assessment indicated that a Teen Center is

perceived to be at least a moderate community need by a large proportion (48%) of respondents, and a Teen Center ranked 6th out of 45 choices for potential uses/activities at the first master plan Open House. Since many teens are already at Jefferson High for classes during the school year, and other facility space is limited in Edgewater, it is appropriate that a potential Teen Center could be located at the high school. As part of the partnership between the City and JeffCo Public Schools, the City could potentially provide funding if the school could provide the space.

Adjacent Cities

All of the cities surrounding Edgewater are larger municipalities and have one or more recreation centers available to their citizens. Denver, Lakewood, and Wheat Ridge have nearby rec centers with pools and other facilities where different fees are charged based on whether or not the user has residency within that city. Since Edgewater residents are also Jefferson County residents along with Lakewood and Wheat Ridge, they are allowed the less-expensive resident rates. Edgewater Parks and Recreation could consider negotiating resident rates also with the Denver Parks and Recreation to achieve similar reduced rates for its facilities.

Private Facilities

As Edgewater is land-locked and primarily built out, there is little to no space for the City to efficiently develop new space for parks and facilities. However, two privately-owned properties have been identified

during master planning that could be suitable for recreation partnerships.

The first is a large grassy lot at the northeast corner of W. 25th Avenue and Marshall Street that is currently owned by the adjacent Vietnamese Central Baptist Church. The existing vacant lot, estimated at roughly 1.3 acres, could provide a suitable location for a gymnasium building that could potentially be funded and operated on a shared basis. Another recreational option for the lot might be a renovation of the historic “Rose Acres” gardens and ponds that occupied this and surrounding properties during the first half of the 20th century.



Former Rose Acres site and home

The second potential shared facility is the large open space area located on W. 29th Avenue, at the north end of Terra Village property. The gently sloped site, estimated at roughly 6.3 acres, contains natural, mature trees and vegetation throughout, as well as open fields, kid-made dirt bike paths, and potential views toward the mountains. Edgewater could partner with Terra Village for any number of potential uses such as a soccer/football field, better-developed bike trails, and/or Frisbee golf course.

It is noteworthy that both these properties should be easily accessed by users of the West City Loop. Discussions are needed with property owners to determine if potential partnerships are possible before agreements and planning can begin.



Wooded area between Terra Village & W. 29th



Undeveloped cleared area north of Terra Village

Denver Urban Gardens

Denver Urban Gardens (DUG) offers a variety of resources and some funding to neighborhoods in and around Denver for the building of community gardens. In recent years DUG has worked with Edgewater to design and help fund the Community Garden at Orum House. Continued cooperation

could be needed from DUG to construct the new community garden at Citizens Park.

Program Partnerships

Several recreation programs currently run by Edgewater Parks and Recreation could be shared and/or managed by other private facilities or operators.

Private sports groups offer specific program types that could provide mutually beneficial opportunities with Edgewater. One example is Sports Monster, who runs adult sports programs in the area and has already talked with the City about partnering.

Similarly, fitness groups, such as yoga and karate classes, are currently held in the Recreation Room and run by paid instructors. A private yoga studio also exists across the street from the Library, and could be subsidized by the City to offer discounted prices for resident classes. A local group also utilizes the Recreation Room to teach youth karate classes; this is not an official Edgewater program but does provide benefit to its citizens.

Senior Connections is a group started by Jewish Family Services (JFS) to provide programming and health services to the elderly population of Edgewater. The program started at the Edgewater Plaza but has expanded to include the entire City due to grant funding. Growing partnerships with JFS can be a benefit to everyone involved.

Furthermore, all of the above examples are conveniently located on or adjacent to the proposed route for the East City Loop.

POTENTIAL FUTURE PROJECTS

A number of potential City-related projects arose from this master planning process, and key projects are described below. It is recommended that all future projects use the wheel of balance as a guide.



Pedestrian Crossing Improvements at Sheridan

The User Needs Assessment documented that Sloan's Lake Park is the most used park by Edgewater residents; 69% of respondents used Sloan's Lake in the past year. Of those that visited Sloan's Lake 47% of respondents either walk or ride bicycles. Safety when crossing Sheridan Boulevard on foot or bike has been raised as a real concern and high priority among users. Only three signalized intersections occur between W. 17th and W. 25th Avenues, and it appears that most pedestrians do not re-route to cross at those signals.

A feasibility study is recommended for Edgewater to work with Denver, CDOT, RTD, and traffic engineers to develop a better system for crossing Sheridan. Future planned crossings should not only take into account vehicular traffic flow, but also

pedestrian traffic between Sloan's Lake and Edgewater's parks and proposed Walking Loops. Future crossings should also consider planted medians and/or potential pedestrian bridges to cross Sheridan Boulevard.

Heritage Center

As mentioned previously, City staff is working to plan next steps for the Heritage Center and its future use. The Heritage Center building could provide an opportunity for recreation facilities if the Ice Ranch project is not developed. If Ice Ranch is developed as planned and fitness facilities are provided, there may be an opportunity for the City to sell the Heritage Center as office, gallery, or other commercial space.

Identity Renewal

Both the City of Edgewater and the Parks and Recreation Department would benefit from an identity revitalization project. An updated identity will help to establish consistent character and cohesiveness in everything related to City business from signage to letterhead.

During the master planning process Parks & Recreation and the Advisory Board suggested that better park identification is needed. This process could occur in two parts: (1) logo creation, and (2) signage hierarchy program, identifying a series of signs including identity, directional, and interpretive. A variety of new signs and markers are proposed for all parks and walking loops, and interpretive signs are also proposed for the Orum House & Community

Garden. All signs should tie into a larger standardized signage system for the City.



Citizens Park existing entry identity

Streetscape Improvements

During the master planning process streetscapes came up as a potential future issue. Concerns about safety, consistency, and aesthetics arose regarding the various streetscape components of primary streets and corridors within Edgewater. Elements such as sidewalks, materials, site furnishings, trees and landscaping, lighting, accessibility, parking, signage, and decorative qualities should be considered. Two key examples include W. 25th Avenue, which already has some streetscape enhancements, and Sheridan Boulevard, which needs major improvements and might occur in cooperation with the pedestrian crossing improvements project.

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