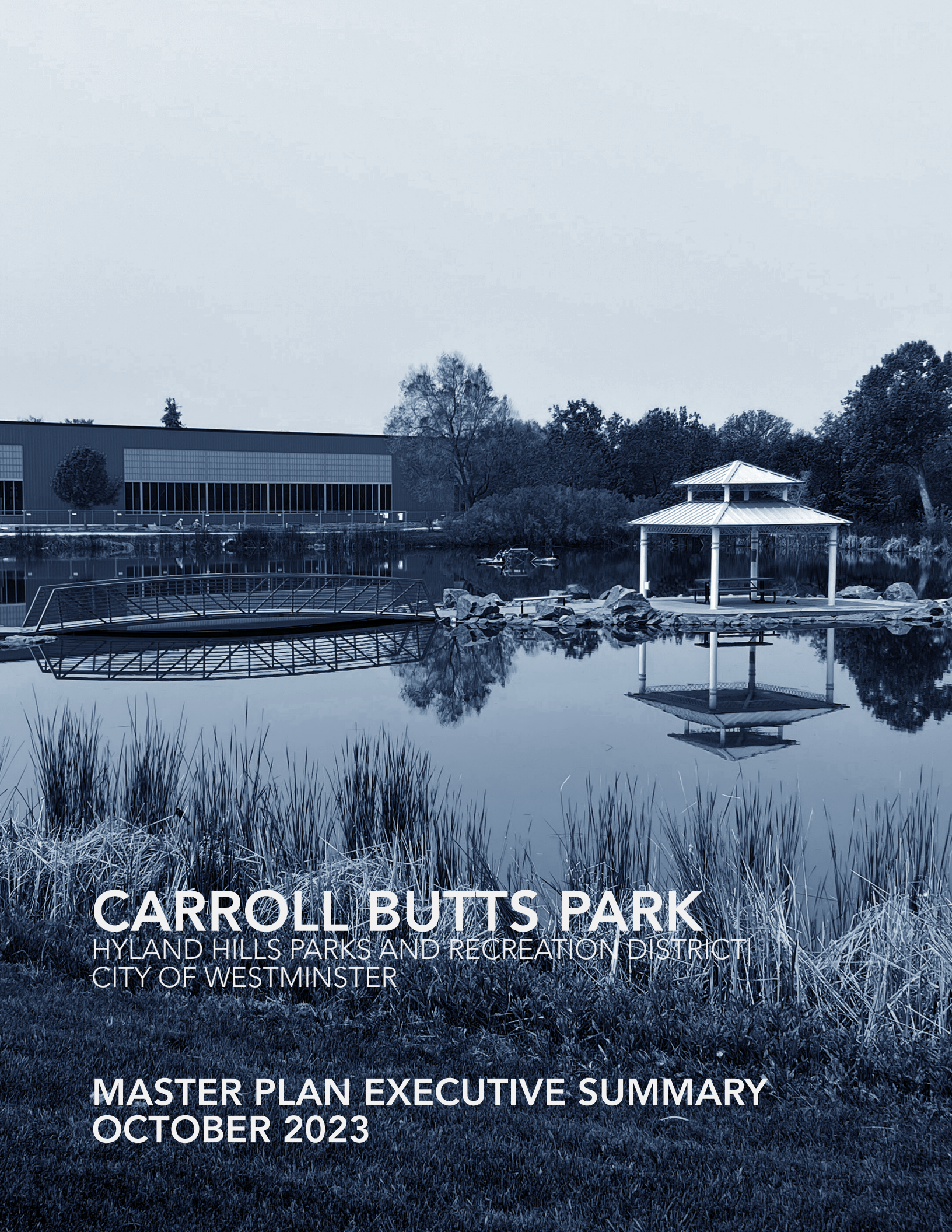




CARROLL BUTTS PARK

HYLAND HILLS PARKS AND RECREATION DISTRICT
CITY OF WESTMINSTER

MASTER PLAN EXECUTIVE SUMMARY
OCTOBER 2023

1. EXECUTIVE SUMMARY

CARROLL BUTTS PARK HISTORY AND MISSION

The Carroll Butts Park ("Park") is jointly owned by the Hyland Hills Parks and Recreation District ("District") and the City of Westminster ("City"). The Park is the District's first large park and first opened in the 1960s. It was named after one of the first individuals who served on the District Board of Directors, Carroll Butts. The Park has evolved over the decades including several playground installations and as many as five ballfields before the current four-plex was built.

Throughout its life, the Park has served as a neighborhood park for its nearby residents while its ballfield four-plex, natural turf multi-use fields, and sports center have been a regional destination for organized sports for the entire District.

MASTER PLAN GOALS

The District and City initiated the Carroll Butts Master Plan in March 2023. The goal for the master plan process is to identify the best plan for improving the park. The final plan will create a roadmap for improving the park now and in the future.

District / City joint planning efforts prior to kicking-off the master plan resulted in a list of possible enhancements (the preliminary program):

- Renovate ballfields (a need identified during the 2020 District Master Plan by focus group participants);
- Improve drainage in park, especially at ballfields;
- Plant shade trees throughout park and near ballfields;

- Study adding new court facilities (basketball, pickleball, volleyball, or fitness court);
- Expand the park's walking trails;
- Reduce irrigation water usage and convert unused bluegrass turf to water-wise landscapes;
- Add more seating along paths; and
- Renovate the playgrounds as they reach the end of their lifecycle (+/- 15 years)

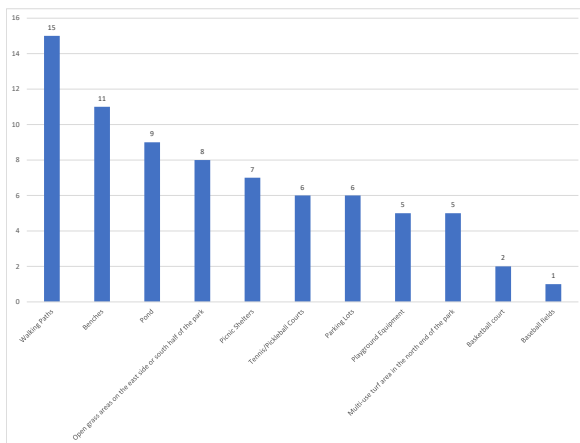
COMMUNITY ENGAGEMENT SUMMARY

The public outreach process included two open house events at the park -- June 8th and August 2nd, 2023. The materials that were presented at the Open Houses were also posted on the District's website following each meeting to allow those who could not attend to provide input. A brief online survey was also posted following the June 8th Open House. The following is a brief overview of the community engagement process.

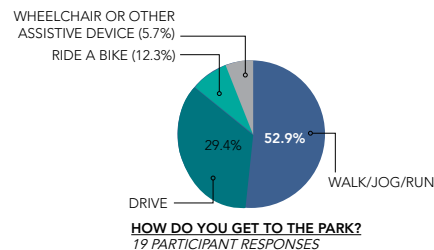
- Many stakeholders expressed desire for more shading and seating opportunities throughout the park.
- Most meeting participants walk/jog/run to the park, suggesting the park also serves as a neighborhood park, serving those who live close to the park.
- When neighbors visit the park, they are drawn to the passive recreation opportunities including the walking trails, benches, and open grassy areas.
- Although some neighbors are opposed, pickleball was one of the most popular new activities that stakeholders requested.



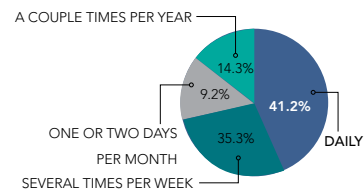
OPEN HOUSE #2 (Photo Courtesy of Hyland Hills)



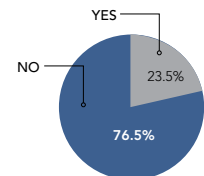
WHEN YOU VISIT THE PARK, WHAT FACILITIES DO YOU USE?
19 PARTICIPANT RESPONSES



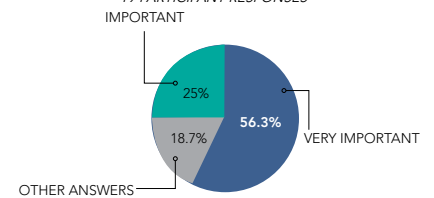
HOW DO YOU GET TO THE PARK?
19 PARTICIPANT RESPONSES



HOW OFTEN DO YOU VISIT THE PARK?
19 PARTICIPANT RESPONSES



DO YOU USE THE AQUATIC CENTER?
19 PARTICIPANT RESPONSES



HOW IMPORTANT IS WATER CONSERVATION IN THE DESIGN?
19 PARTICIPANT RESPONSES

FIGURE 1. PARK USAGE RESULTS FROM ONLINE SURVEY AFTER NEIGHBORHOOD MEETING #1

TABLE 1. PARK AMENITY PREFERENCES	
Top Choices (Ranked Based on Total Selections)	Top Choices (Ranked Based on #1 Selections)
#1 Exercise Stations Total Selections: 37	#1 Sand Volleyball Courts Total Selections: 23
#2 Sand Volleyball Courts Total Selections: 32	#2 Exercise Stations Total Selections: 22
#3 More Seating and Shade Total Selections: 27	#3 Pickleball Courts Total Selections: 16
#4 Pickleball Courts Total Selections: 23	#4 Additional walking paths Total Selections: 10
#5 Additional walking paths Total Selections: 22	#5 More Seating and Shade Total Selections: 9
#6 Fitness Courts Total Selections: 21	#6 Fitness Courts Total Selections: 8

TABLE 1. PARK AMENITY SELECTIONS AT OPEN HOUSE #1

TABLE 2. PLAYGROUND EQUIPMENT PREFERENCES	
Top Choices (Ranked Based on Total Selections)	Top Choices (Ranked Based on #1 Selections)
#1 Accessible Play Example Total Selections: 43	#1 Accessible Play Example Total Selections: 20
#2 Accessible Play Example Total Selections: 38	#2 Accessible Play Example Total Selections: 17
#3 Webbing Total Selections: 23	#3 Webbing Total Selections: 16
#4 Vertical Climbing Structure Total Selections: 22	#4 Vertical Climbing Structure Total Selections: 8
#5 Shotcrete Boulders/Climbing Total Selections: 22	#5 Shotcrete Boulders/Climbing Total Selections: 8
#6 Wood Climbing Structures Total Selections: 16	#6 Wood Climbing Structures Total Selections: 6

TABLE 2. PLAYGROUND EQUIPMENT SELECTIONS AT OPEN HOUSE #1

COMMUNITY ENGAGEMENT FACILITY PREFERENCES

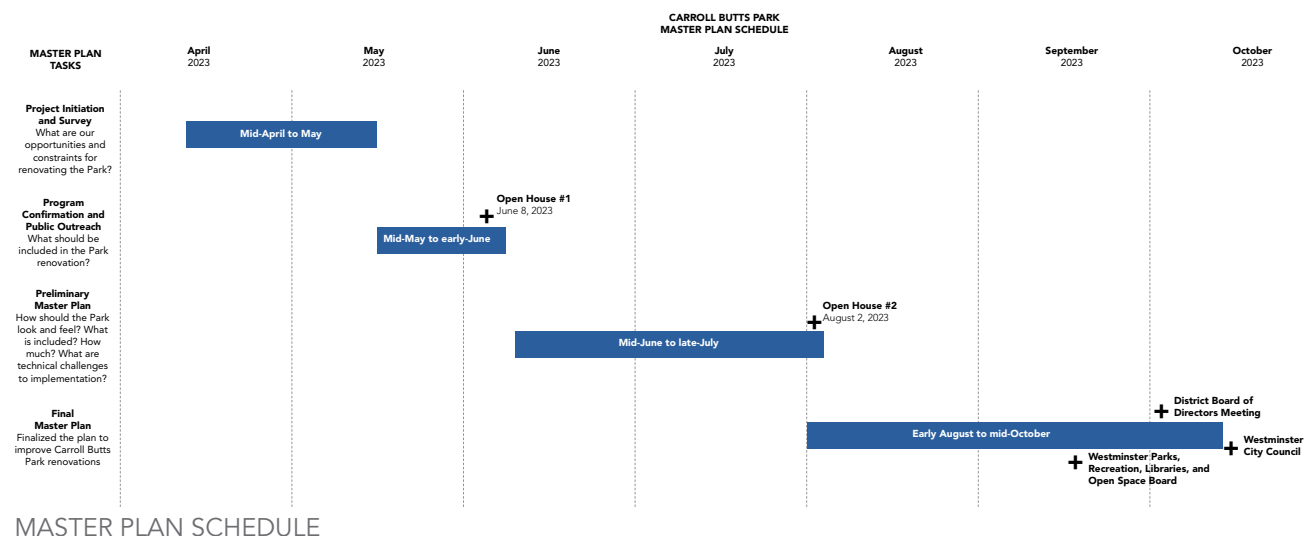
- An accessible play structure / play equipment was strongly supported by meeting participants.
- Vertical climbing structures and webbed structures were the play examples that most resonated with stakeholders both from a style standpoint and for new play opportunities not currently represented in the Park.
- When asked about new park amenities they'd like to see, exercise stations, sand volleyball, and pickleball ranked the highest.
- Many stakeholders expressed a desire to implement traffic calming measures on the roads south and east of the park.
- A splash pad may be an opportunity for a future project if the outdoor pool eventually needs to be replaced.
- Stakeholders generally supported the Preferred Concept Plan presented at Open House #2 and did not have significant objections to the programming types or sizes shown.
- Lighting and park safety was a consistent theme throughout the open house engagements.

PRELIMINARY DESIGN

Over the first few months of 2023 the District and City park planning and design staffs met several times to discuss ideas for improving the park. This resulted in a preliminary list of facilities (the program) that would be studied during the master plan process. In May of 2023, the Design Team met with the District to confirm program options for the park at a Program Confirmation meeting. Existing conditions, preliminary program, and opportunities and constraints were also discussed at this meeting.

The District highlighted several needs, opportunities, and reactions to the Design Team's initial analysis of the existing conditions. A brief summary of their feedback follows:

- The park master plan should be cognizant of adding new uses adjacent to existing homes fronting on the park and should be located to minimize impacts on the Park's neighbors. Landscape buffering should be used where needed;
- The multi-use fields in the north area of the park should be sized appropriately to accommodate flag football (youth and adult), youth soccer, lacrosse, and rugby and the field surface renovated;



- If supported by the District's residents, one to two, 4-court pickleball batteries should be added. The courts should be setback from neighborhood homes a minimum of 300';
- Sand volleyball and shelters should be sited near one another;
- Off-street parking should be expanded,
- Address a lack of shade in ballfield complex; and
- More trees should be planted within the park, as required by the approved Official Development Plan (ODP) for the Hyland Hills Sports Center project with the goal to add more shade.

Site Access, Traffic, and Parking

- Study the possibility of expanding the central parking area to the south; and
- Study the possibility of expanding the northeast parking lot that is south of the tennis court.

Park Amenities, Walkways, and Landscape Enhancements

- Retain existing trees where possible;
- Consider adding a basketball court(s) near the existing court;
- Study adding pickleball courts near existing tennis court or in an alternate location in the park (e.g., at the abandoned in-line hockey rink);
- Add more picnic and shade shelters throughout the park;
- Identify opportunities to convert turfgrass in areas not used for active recreation to low-

water use dryland grasses and other xeric plantings;

- Find ways to buffer homes on the north from the multi-use field areas;
- Identify opportunities to buffer homes east of the tennis court and open turf area from new park improvements while maintaining existing Front Range mountain views;
- Take advantage of opportunities to extend path systems around Carroll Butts Park, particularly in the northern half of the park;
- Study converting ballfields to synthetic turf including synthetic turf infields and warning tracks;
- Renovate play/picnic complex west of the existing Aquatic Center; and
- Adjust multi-use fields for a north/south orientation rather than east/west orientation. Optimize field dimensions for sports such as soccer, lacrosse, flag football, rugby, and/or ultimate frisbee.

Site Utility, Grading, and Drainage

- Address drainage problems in the northeast ballfield;
- Improve grading and drainage adjacent northeast ballfield and eliminate retaining walls if possible;
- Sloping hillside east of the existing tennis courts is a constraint for additional courts/fields;
- Potential constraints to adding sport courts near existing tennis courts due to existing underground utilities while;

- There are no known utility conflicts at the in-line hockey rink area; and
- Study drainage and grading improvements related to new amenities, walkways, and landscape enhancements.

THE MASTER PLAN

The Carroll Butts Park Master Plan is a culmination of significant public input as well as advisory input and leadership from District and City staff. The plan is a forward-looking vision for the Park including new programming, improvements, renovations to existing features, and addressing long-term infrastructure including site grading and utilities.

The master plan also addresses the technical engineering and design enhancements that will be needed to support new recreation facilities.

Site Parking and Access, Water Conservation, and Irrigation System Upgrades

The northeast parking area will be expanded to the east to provide an additional 41 parking spaces, for a new total of 139 spaces (including accessible spaces). The central parking area will be expanded to the south to provide an additional 15 parking spaces, for a new total of 109 spaces.

There are currently no known or anticipated revisions required to buried utilities. There will be additional buried electric lines required to service new lighting for the parking area expansions and proposed park amenities.

The proposed grading for the site has been designed to use 4:1 maximum slopes for grass areas that will need to be mowed on a regular basis (except in small localized areas where the slope may go up to 3.5:1). The grading design for the Park will also work to minimize the use of retaining walls.

A Master Plan-level drainage study is included in the final Master Plan report. This study provides recommendations for addressing any stormwater or water quality facilities that may be needed to account for the proposed impervious park amenities included in the final site plan.

The District has made a commitment to enhance water conservation throughout its park system. There are several water-saving landscape design practices that can be implemented in Carroll Butts Park. One of the most effective is reducing the amount of high-water use bluegrass in areas that do not see heavy foot traffic or intense park use such as field sports. Toward that end, the Master Plan shows converting irrigated bluegrass margins in the Park from turf grasses that require water every three days to dryland grass seed mixes that include grass varieties native to Colorado and typically only require water during a two-to-three-year establishment period. Converting the multi-use fields to synthetic turf will also result in additional water savings. The ultimate goal is to reduce irrigation water consumption in Carroll Butts Park by +/- 30%.

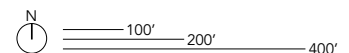
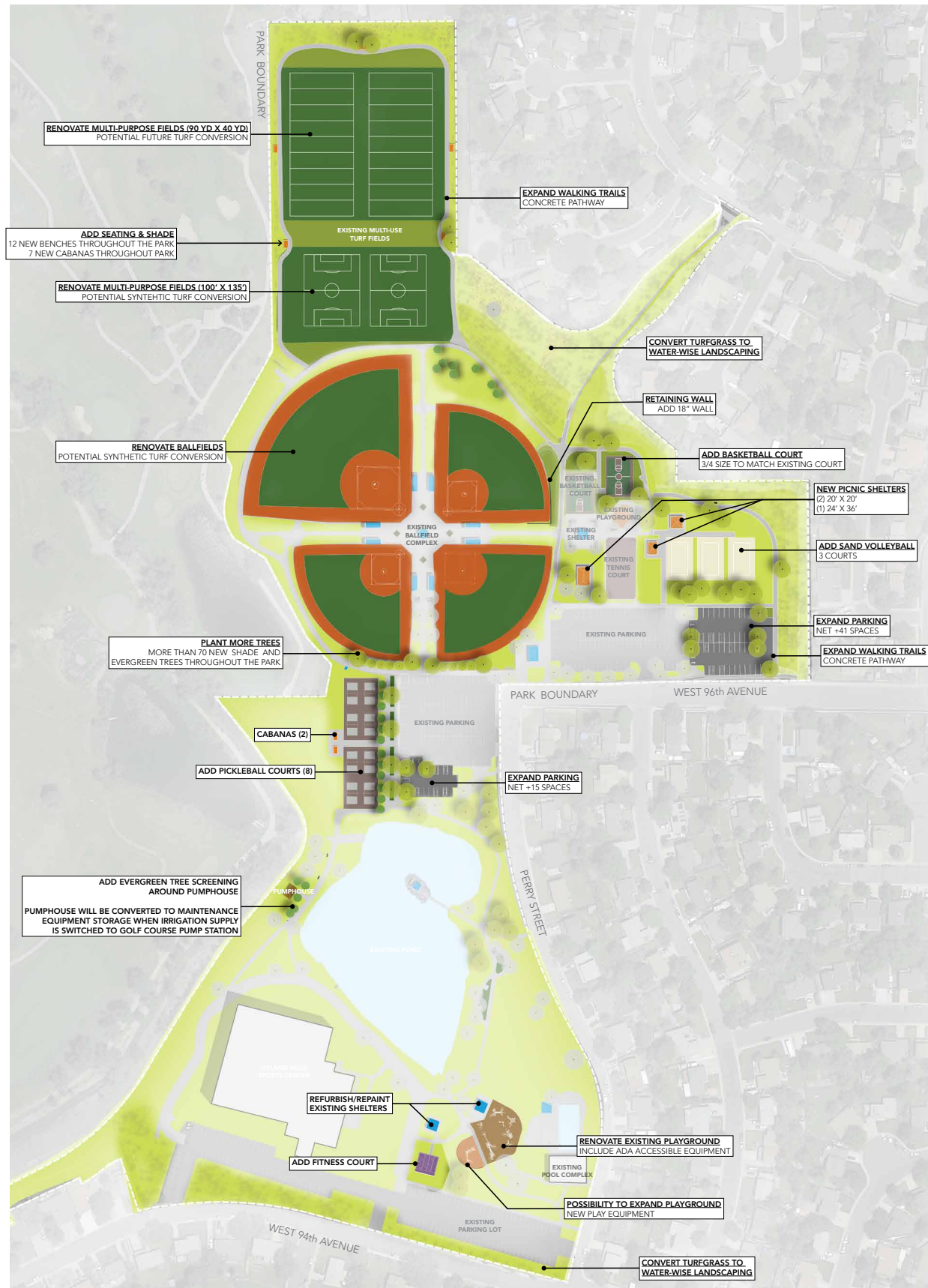
One of the major upgrades proposed is changing the irrigation water source from the central pond to an existing pond and pump system on the Greg Mastriona Golf Course at Hyland Hills. This will create a centralized control system for both the park and golf course and improve the quality of the water being used for irrigation in the Park.

Park Amenities, Walkways, and Landscape Enhancements

A summary of new park amenities and landscape enhancements is below:

- Conversion of multi-purpose fields and ballfields to synthetic turf;
- Expand walking trails around multi-use trails and area east of the ballfields;

ILLUSTRATIVE MASTER PLAN



- Two 20' x 20' shelters; one additional 24' x 36' shelter; Two 16' x 8' cabanas at pickleball; another five 16' x 8' cabanas will be located along the new north loop concrete path;
- Two four-court pickleball batteries (a total of 8 courts);
- One basketball court east of the existing court;
- Three sand volleyball courts;
- A Fitness Court®. A Fitness Court is designed to provide a full body workout in only seven minutes and allows users to rotate through seven zones for a circuit training routine;
- Add seating including 12 new benches under cabanas and shade trees;
- Plant around 70 new deciduous and evergreen trees throughout;
- Renovate playground equipment at existing playground near Aquatic Center and repaint the existing picnic shelters;
- Electrical and lighting modifications in the park will include new LED area pole top fixtures and poles at the expanded parking lots;
- Addition of a security light and a general convenience GFCI receptacle with lockable while-in-use cover at each of the new picnic structures; and
- A security light at the new shade cabanas

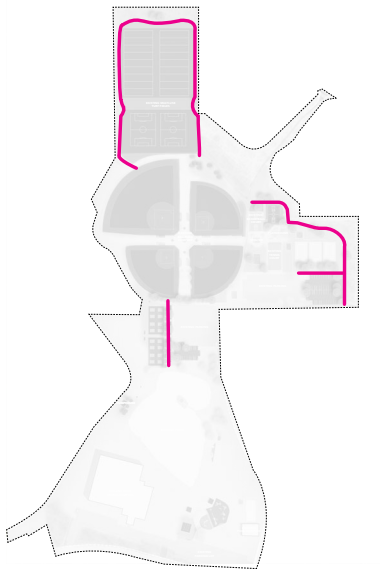
The Illustrative Master Plan on the previous page and perspective sketches that follow illustrate the Master Plan recommendations. The plan is a product of the concept plans that were presented to the public and District staff, a summary of the comments and suggestions received during the planning process, and seeks to combine as much of the feedback from the District's residents as possible into a consensus plan.



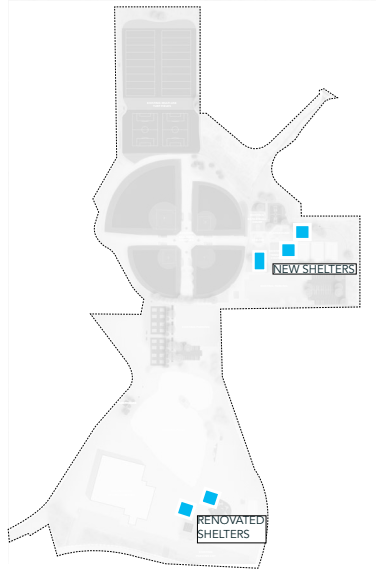


A VISION FOR CARROLL BUTTS PARK TOMORROW - LOOKING NORTH

SITE DIAGRAMS



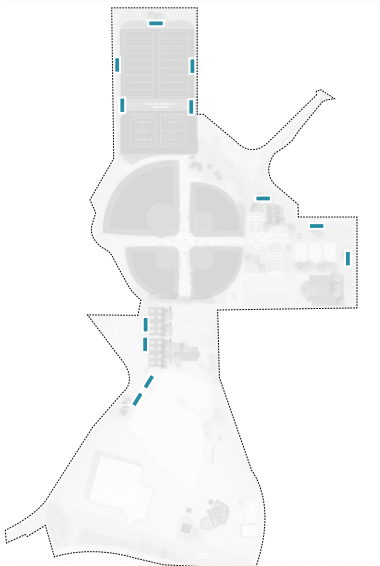
NEW WALKING PATHS



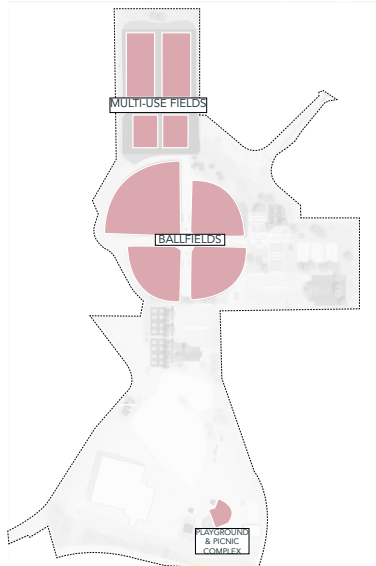
NEW AND RENOVATED PICNIC SHELTERS



NEW COURT/FACILITIES



NEW BENCHES WITH SHADE TREES OR CABANA



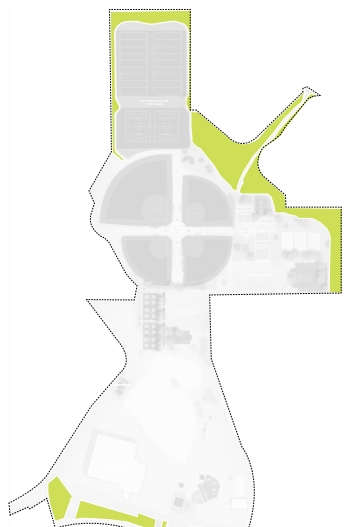
RENOVATED FIELD AND PLAY AMENITIES



NEW TREES



EXPANDED PARKING



WATER-WISE LANDSCAPES

EXAMPLE IMAGES NORTH



CABANAS WITH BENCHES (5)



CONCRETE WALKING TRAILS



KEY PLAN



WATER-WISE LANDSCAPING



POTENTIAL SYNTHETIC TURF MULTI-USE FIELDS



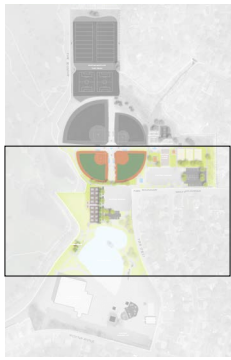
POTENTIAL SYNTHETIC TURF BALLFIELDS



BASKETBALL COURT

PRECEDENT IMAGES - NORTH SIDE OF THE PARK

EXAMPLE IMAGES CENTRAL



KEY PLAN



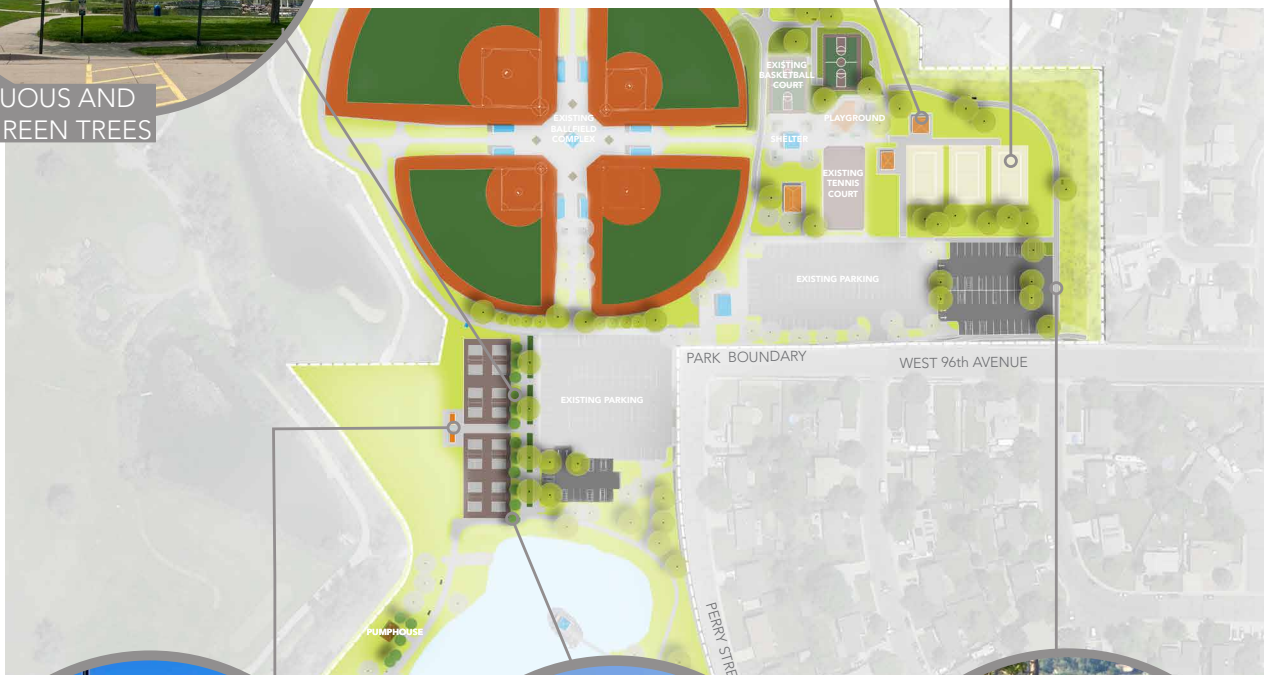
DECIDUOUS AND
EVERGREEN TREES



PICNIC SHELTERS



SAND VOLLEYBALL COURTS



CABANAS (2)



PICKLEBALL COURTS



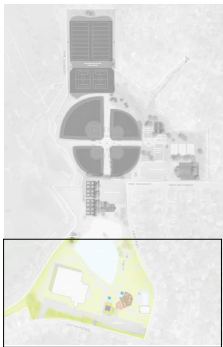
CONCRETE WALKING TRAILS

PRECEDENT IMAGES - CENTRAL AREA OF THE PARK

EXAMPLE IMAGES SOUTH



EVERGREEN SCREENING



KEY PLAN



WATER-WISE LANDSCAPING



FITNESS COURT



ACCESSIBLE PLAY EQUIPMENT

PRECEDENT IMAGES - SOUTH SIDE OF THE PARK



A VISION FOR CARROLL BUTTS PARK TOMORROW - LOOKING NORTH



RENOVATED BALLFIELD COMPLEX AND CENTRAL CORE LOOKING EAST



PICKLEBALL COURTS AND NEW BOULEVARD LOOKING NORTH



CENTRAL AREA OF THE PARK LOOKING AT NEW PARK AMENITIES