



HYLAND HILLS PARK & RECREATION DISTRICT

Park and Recreation Master Plan

March 2020



TABLE OF CONTENTS

- Plan Contents – Page 3
- Introduction – Page 11
- Park and Recreation System Snapshot – Page 16
- What We Heard from the Community – Page 24
- Community Goals and Policies – Page 31
- Park and Facility Key Recommendations – Page 37
- Implementation and Next Steps – Page 54

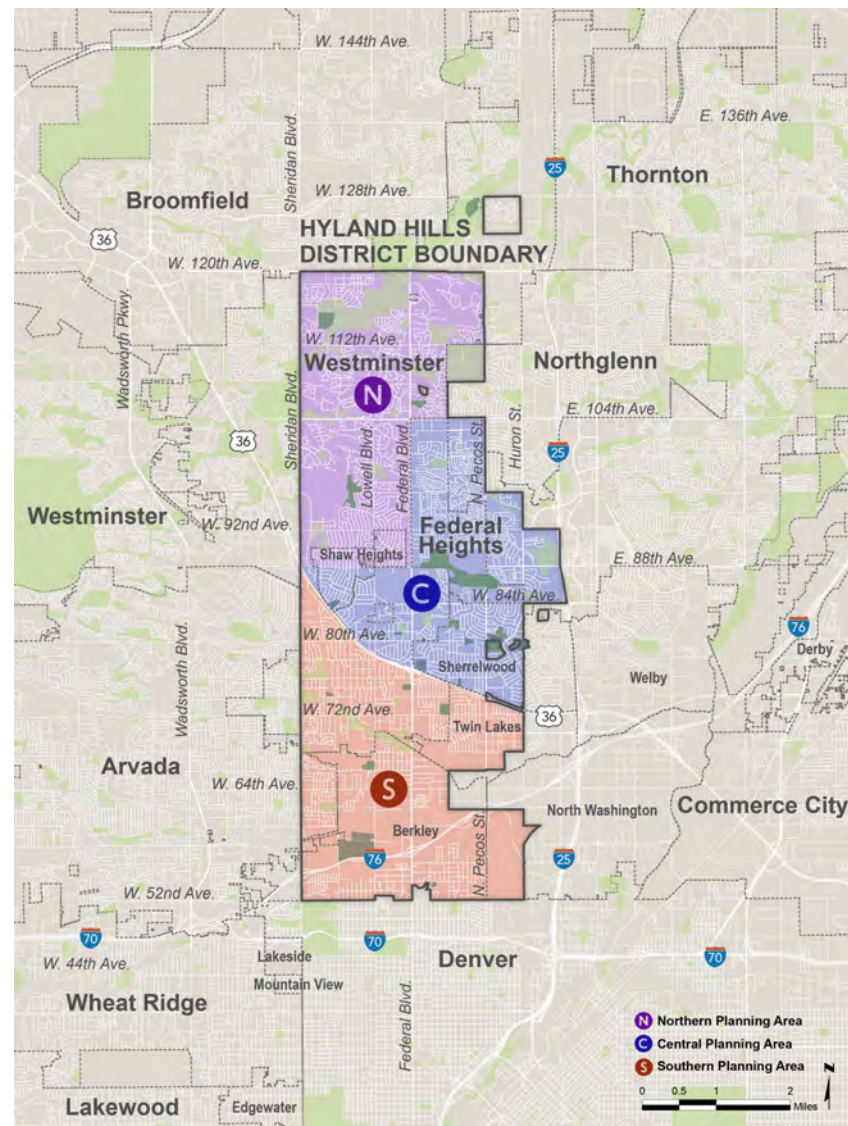
Plan Contents



PLAN CONTENTS

Chapter 1: Introduction

- Defines the Master Plan's purpose
- Explains the planning and community engagement process
- Identifies the planning area
- Describes the Plan's organization

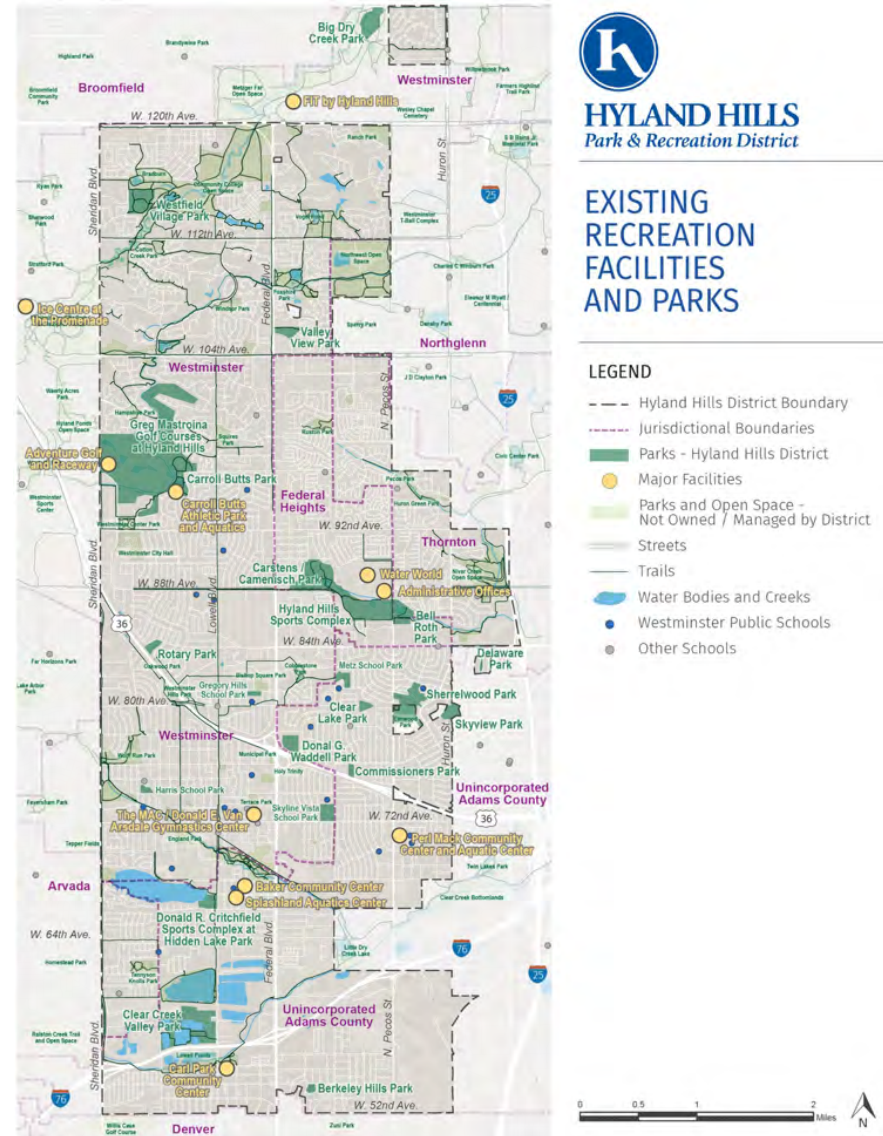




PLAN CONTENTS

Chapter 2: Park and Recreation System

- Provides an overview of:
 1. District parks
 2. Park land classification
 3. Park and recreation services





PLAN CONTENTS

Chapter 3: Community Goals and Policies

- Assesses community outreach
- Defines goals and policies informed by the community

GOAL 01

Enhance Community Health and Wellness

- 1.A - Encourage district-wide connectivity
- 1.B - Provide a variety of parks, recreation and programs
- 1.C - Provide and preserve naturalized open space
- 1.D - Provide access within parks



GOAL 02

Steward and Leverage Park and Recreation Resources

- 2.A - Maintain existing parks and facilities
- 2.B - Improve park and facility safety
- 2.C - Manage park assets
- 2.D - Protect natural resources
- 2.E - Promote sustainable practices



GOAL 03

Contribute to Economic Growth and Success

- 3.A - Provide world class entertainment
- 3.B - Expand partnerships and complement neighboring jurisdictions
- 3.C - Establish a cohesive brand
- 3.D - Evaluate park and recreation trends
- 3.E - create a system of signs to direct users to parks and trails



GOAL 04

Enable Social Cohesion and Community Building

- 4.A - Provide activities and programs to underserved groups
- 4.B - Provide play opportunities for all ages and abilities
- 4.C - Support inclusivity and equity
- 4.D - Grow programs and program attendance





PLAN CONTENTS

Chapter 4: Park and Recreation Needs

- Summarizes needs and opportunities for:

1. Park categories
2. Park sites
3. Major facilities

PARK TYPE	Current LOS Standards (acres/1,000 residents)	Existing Park Acres	Existing Level of Service (acres/1,000 residents)	Proposed Guidelines (acres/1,000 residents)	Current Need (in acres) 2019	Future Need (in acres) 2040
District-Owned Parkland					118,000	164,700
NRPA						
NEIGHBORHOOD AND MINI PARKS	n/a	92.5	0.8	1.0	25.5	72.2
COMMUNITY PARKS	n/a	152.2	1.3	1.0	(34.2)	12.5
REGIONAL PARKS	n/a	228.4	1.9	2.5	66.6	183.4
OPEN SPACE AND TRAILS	n/a	0.0	-	-	-	-
District-Owned Sites Subtotal	0.0	473.1	4.0	4.5	57.9	268.1
Other Parkland in the District					Park Type Avg	
SCHOOL PARKS	n/a	160.0	1.4	1.5	17.0	87.1
NORTHGLEN PARKS AND OPEN SPACE	-	160.9	1.4	1.5	16.1	86.2
THORNTON PARKS AND OPEN SPACE	-	131.9	1.1	1.5	45.1	115.2
WESTMINSTER PARKS AND OPEN SPACE	-	1,297.7	11.0	1.5	(1,120.7)	(1,050.7)
FEDERAL HEIGHTS PARKS	-	13.8	0.1	1.5	163.2	233.3
ARVADA PARKS AND OPEN SPACE	-	18.6	0.2	1.5	158.4	228.5
ADAMS COUNTY PARKS AND OPEN SPACE	-	199.1	1.7	1.5	(22.1)	48.0
Other Sites Subtotal	0.0	1,750.5	14.8	10.5	-743.0	-252.7
Totals for All Parkland	0.0	2,223.6	18.8	15.0	-685.1	15.4



PLAN CONTENTS

Chapter 5: Recommendations

- Identifies site opportunities for parks and facilities
- Describes District-wide enhancements
- Presents new facilities
- Highlights transformative projects





PLAN CONTENTS

Chapter 6: Implementation

- Summarizes capital costs
- Outlines a prioritization approach
- Proposes funding strategies

Table 6.1: District Projected Capital Costs

Park or Facility Type	Project Examples	Estimated Capital Costs
District-Wide	• Convert park margins to native, dryland grasses • ADA improvements • Reduce water consumption	\$8,900,000
Regional Parks	• Niver Creek rehabilitation • Universal play and recreation area • Formalization of disk golf course	\$6,200,000
Community Parks	• Replace aging play structures with new playground equipment • Incorporating wayfinding signage near park entries • Improve parks' storm drainage	\$3,400,000
Neighborhood Park	• Add new shade structures • Renovate the existing irrigation system • Add lighting and incorporate benches around the loop trail	\$2,300,000
Major Facilities	• Upgrade Pools • Relocate Gymnastics Center • Improve ADA access for the building's interior and exterior	\$7,300,000
New Facilities	• New Recreation/Fitness Center • Ranger Station and Event Site • New Fieldhouse	\$5,400,000



PLAN CONTENTS

- **Appendix A. Park Inventory** — Summarizes and classifies existing park data.
- **Appendix B. Public Outreach Summary** — Describes the public outreach approach and summarizes key results.
- **Appendix C. Projected Costs** — Provides projected capital costs for park and facility projects over the next 20 years.



Introduction



PURPOSE OF THE PLAN

The Hyland Hills Park and Recreation District updated its Parks and Recreation Master Plan to identify ways to **improve, enhance and invest in parks, recreation facilities, programs and events** over the next twenty years. Guided by community priorities, this updated Master Plan replaces the 2002 plan and helps prioritize future investments in new park facilities, renovated parks and major facilities, revamped recreation programs, and ongoing park maintenance and stewardship.





PLANNING PROCESS





OUTREACH AND ENGAGEMENT

Outreach Activities

- Online Survey / Questionnaire: 165 participants
- Focus Groups: 30 participants
- Golf Tournament Intercept Event: 58 participants
- Gymnastics Intercept Event: 53 participants
- ParkFest Intercept Event: 27 participants
- High School Intercept Event: 29 participants
- Westminster Parent Council Hispanic Outreach: 12 members

Advisory Groups

- Project Leadership Team (PLT): 6 leaders
- Project Advisory Committee (PAC): 10 members
- Hyland Hills District Board of Directors: 5 members
- Hyland Hills District Department Heads: 10 leaders



PLANNING AREA

The Hyland Hills District is a unique community that is growing and changing. The District serves approximately 126,000 residents in a 24 square mile area located in Southwest Adams County. For this planning effort, the District was evaluated using three distinct planning areas:

N - Northern Planning Area:

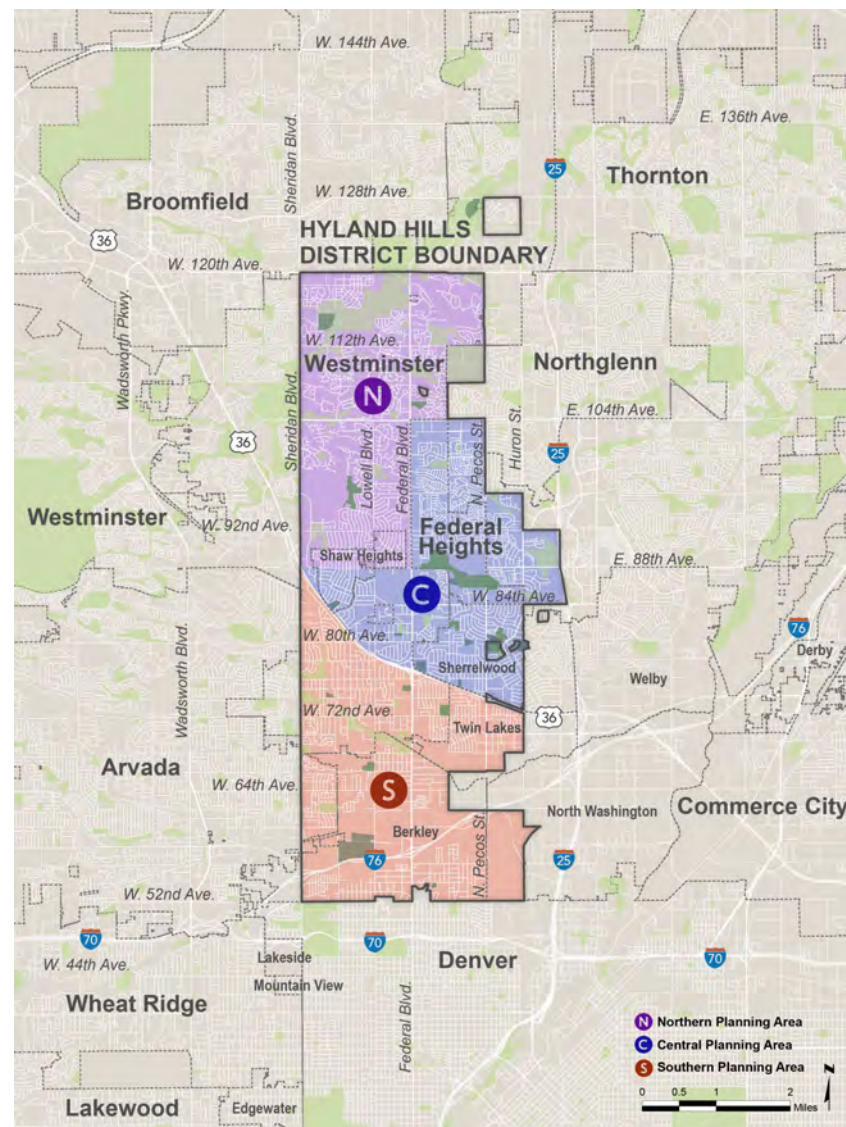
Approx. 37,000 residents

C – Central Planning Area:

Approx. 48,000 residents

S – Southern Planning Area:

Approx. 33,000 residents



Park and Recreation System Snapshot



DISTRICT-WIDE OBSERVATIONS

Strengths and challenges of the Hyland Hills Park and Recreation system are classified by the following topics:

- The district offers unique and diverse parks and facilities
- There is the need for new/improved park amenities
- Playground equipment upgrades are needed at certain parks
- There is the need for better access to and within parks
- Parks are well maintained and have a high level of stewardship
- Certain recreation facilities are at capacity
- Development adjacent to parks provide new opportunities
- Joint-use and partnership opportunities will continue to help the community thrive



PARK CLASSIFICATION SYSTEM

Neighborhood Park/Mini-Park

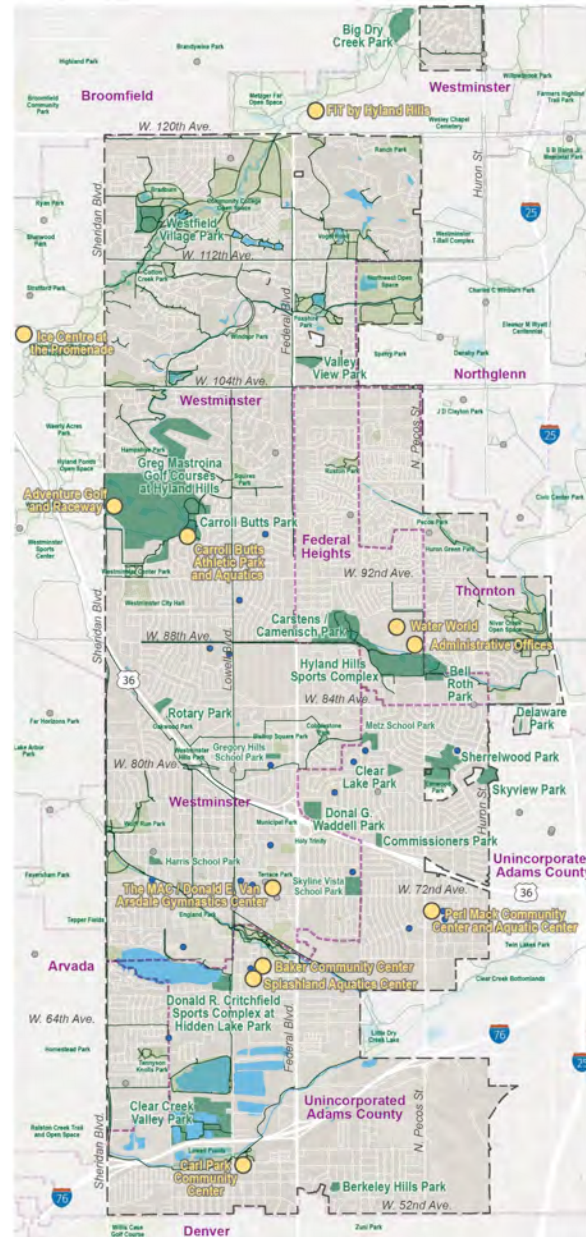
Parks that serve District residents within an immediate area of home - less than a half-mile

Community Park

Parks that provide facilities for organized sports and are generally within one to two-miles of most District residents.

Regional Parks

Large parks that have a specific function (such as an event space or a major attraction) or preserve natural resources.



EXISTING RECREATION FACILITIES AND PARKS

- LEGEND**
- Hyland Hills District Boundary
 - Jurisdictional Boundaries
 - Parks - Hyland Hills District
 - Major Facilities
 - Parks and Open Space - Not Owned / Managed by District
 - Streets
 - Trails
 - Water Bodies and Creeks
 - Westminster Public Schools
 - Other Schools





EXISTING INVENTORY

Classification	# of Sites	Total Acreage	Examples
Neighborhood Parks / Mini-Park	15	92.5	Bell Roth Park, Clear Lake Park, Delaware Park, Metz Park, Rotary Park, Carl Park, etc.
Community Parks*	7	152.2	Carroll Butts, Waddell, Hyland Hills Sports Complex, Sherrelwood Park, etc.
Regional Parks	2	228.4	Carstens/Camenisch Parks, Clear Creek Valley Park
TOTALS	24	473.1	

- Approximately 473 acres of park land*
- Does not include parks in the District not maintained by Hyland Hills

**Includes three joint use parks*



FACILITIES IN PARKS

The most common elements:

- Baseball/Softball Field (28)
- Playgrounds (26)
- Shade Shelter (25)
- Multi-Purpose Sports Fields (14)
- Trails (14)
- Basketball Court (5)



The least common elements:

- Fitness Center (1)
- Community Garden (1)
- Skate Park (1)
- Amphitheater (2)*
- Dog Park (1)

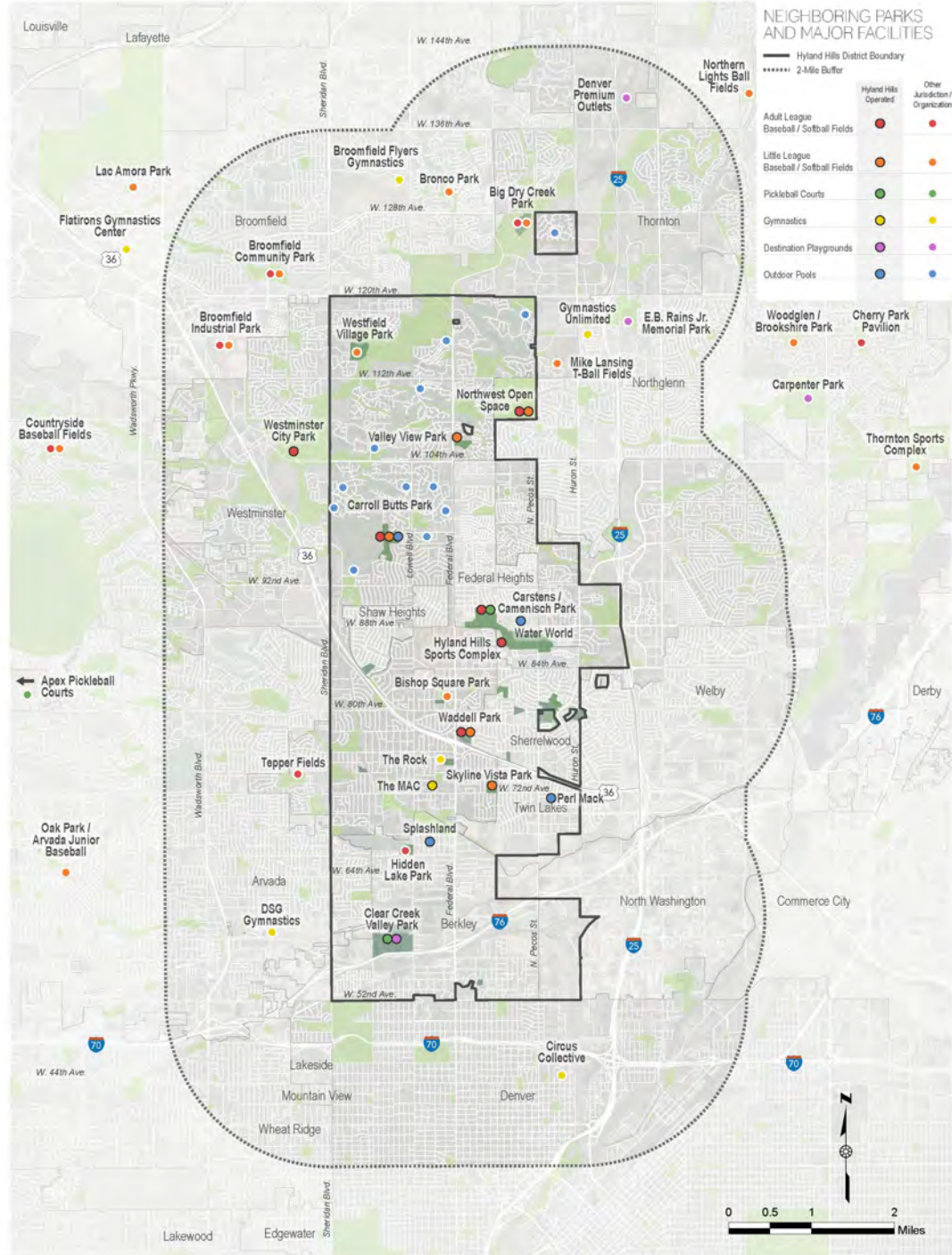


*Under Construction



Neighboring Recreation Destinations

- Adult Baseball/Softball Fields
- Little League Baseball/Softball Fields
- Pickleball Courts
- Gymnastics
- Destination Playgrounds
- Outdoor Pools





MAJOR FACILITIES

	Recreation Facilities							Programs / Rentals				Amenities				
	Playground	Indoor Sports Field	Swimming	Fitness Center	Weight Room	Ice Skating Rink	Gymnastics	Scheduled Recreation Programs	Indoor Facility Rental	Special Events	Field / Court Rental	Shade Shelter	Bathrooms	Kitchen	Multi-Purpose Room	Parking Lot
Administrative Offices																✓
Adventure Golf and Raceway										✓						✓
Baker Community Center	1							✓					✓			✓
Carl Park Community Center	1							✓	✓				✓	✓	✓	✓
Carroll Butts Aquatic Center			✓					✓				2	✓	✓		✓
Carroll Butts Athletic Park Indoor Sports Arena		1						✓			✓					✓
The MAC/Donald E. VanArsdale Gymnastics Center							1	✓								✓
FIT by Hyland Hills				1				✓								✓
Greg Mastriona Golf Courses at Hyland Hills								✓								✓
Ice Centre at the Promenade					1	1		✓								✓
Perl Mack Aquatics Center			✓					✓								✓
Perl Mack Community Center	1				1			✓	✓			1	✓	✓	✓	✓
Splashland Aquatics Center			✓					✓								✓
Water World			✓													✓
Total	3	1	4	1	2	1	1	11	2	1	1	3	4	2	2	14



PROGRAMS & EVENTS

- **Seventeen** District parks and facilities offer sports, recreation and community programs.
- The District offers three major events at:
 - Clear Creek Valley Park (ParkFest)
 - Adventure Golf & Raceway (Halloween Spooktacular)
 - Carroll Butts Park (Easter Egg Hunt)



What We Heard from the Community



ADVISORY GROUPS

- Project Advisory Committee (PAC)
- A Project Leadership Team (PLT)
- Hyland Hills District Board of Directors
- District Department Heads

Key Takeaway:

- The need for the District to make a concerted effort to conserve resources
 1. Reduce water consumption (water recovery)
 2. Conversion of developed park area to native vegetation



FOCUS GROUPS

- July 2019
- Southern, central and northern planning area residents, youth sports, disc golf, and gymnastics

Key Takeaway:

- All focus groups discussed the need to address existing facilities
 1. Maintain those that are in good condition
 2. Update those that need improvements (Carroll Butts fields, the disc golf courses and playgrounds)



INTERCEPT EVENTS

- July through October 2019
 - Golf Tournament at Hyland Hills: 58 participants
 - Donald E. VanArsdale Gymnastics Center: 53 participants
 - ParkFest at Clear Creek Valley Park: 27 participants
 - Westminster High School: 29 participants

Key Takeaway

- Expand the District's parks, facilities and programs
 1. Improve gymnastics facilities
 2. Need for more indoor recreation space
 3. Water activities and nature play elements



ONLINE SURVEY/QUESTIONNAIRE

- From mid-November to early December 2019
- Completed by 166 participants

Key Takeaway

- Identified strong support to continue the mill levy to update existing parks and facilities:
 1. Improving/sustaining aging recreation facilities
 2. Providing more/improved support amenities (restrooms, shade, benches, etc.)
 3. Replacing/improving the pools



- November 2019
- 12 members were in attendance

Hispanic Outreach

- Westminster Forward planning process joint-meeting
- Introduced the District to the group
- Answered questions about facilities and programs



OUTREACH THEMES

- Park and Facility Maintenance
- Park Safety
- Naturalized Open Space
- Trail Connectivity
- Facilities and Programs
- Underserved Groups
- Branding
- Partnerships
- Major Revenue Centers
- Sustainable Practices

Community Goals and Policies



COMMUNITY GOALS AND POLICIES

GOAL 01

Steward and Leverage Park and Recreation Resources

- 1.A - Maintain existing parks and facilities
- 1.B - Improve park and facility safety
- 1.C - Manage park assets
- 1.D - Protect natural resources
- 1.E - Promote sustainable practices



GOAL 02

Enhance Community Health and Wellness

- 2.A - Promote access to parks and recreation
- 2.B - Encourage district and regional connectivity
- 2.C - Provide a variety of parks, recreation and programs
- 2.D - Provide and preserve naturalized open space and trails
- 2.E - Provide access within parks



GOAL 03

Contribute to Economic Growth and Success

- 3.A - Provide world class entertainment
- 3.B - Expand partnerships and complement neighboring jurisdictions
- 3.C - Establish a cohesive brand
- 3.D - Evaluate park and recreation trends and demographic changes
- 3.E - Create a system of signs and gateways to direct users to parks and facilities



GOAL 04

Enable Social Cohesion and Community Building

- 4.A - Provide activities and programs to the community
- 4.B - Provide play opportunities for all ages and abilities
- 4.C - Support inclusivity and equity
- 4.D - Grow programs and program attendance





GOAL 1



Steward and Leverage Park and Recreation Resources

- 1.A** - Maintain existing parks and facilities
- 1.B** - Improve park and facility safety
- 1.C** - Manage park assets
- 1.D** - Protect natural resources
- 1.E** - Promote sustainable practices



GOAL 2



Enhance Community Health and Wellness

2.A - Promote access to parks and recreation

2.B - Encourage District and regional connectivity

2.B - Provide a variety of parks, recreation and programs

2.C - Provide and preserve naturalized open space and trails

2.D - Provide access within parks



GOAL 3



Contribute to Economic Growth and Success

3.A - Provide world class entertainment

3.B - Expand partnerships and complement neighboring jurisdictions

3.C - Establish a cohesive brand

3.D - Evaluate park and recreation trends

3.E - Create a system of signs to direct users to parks and trails



GOAL 4



Enable Social Cohesion and Community Building

4.A - Provide activities and programs to underserved groups

4.B - Provide play opportunities for all ages and abilities

4.C - Support inclusivity and equity

4.D - Grow programs and program attendance

Park and Facility Key Recommendations

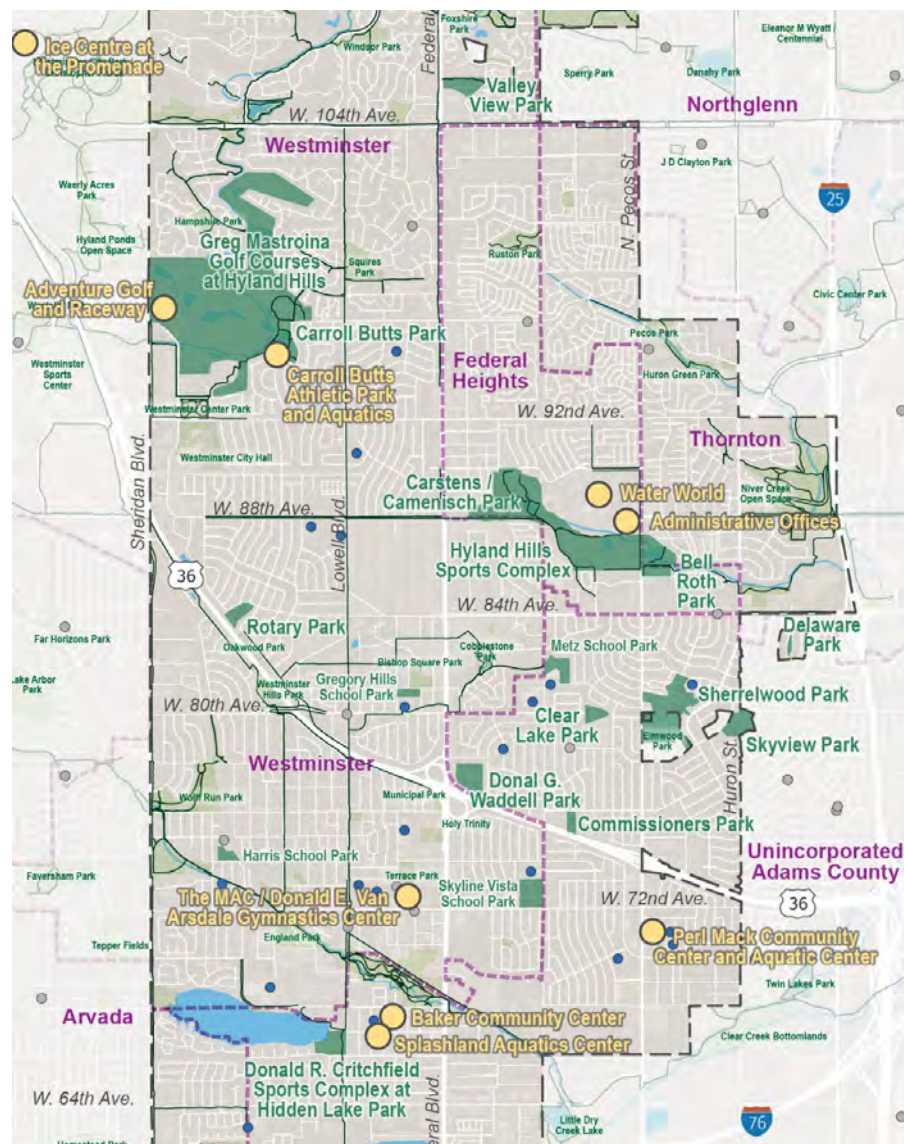


PLAN RECOMMENDATIONS

Key projects are organized by park and major facility category:

- District-wide
- Regional Parks
- Community Parks
- Neighborhood Parks
- Major Facilities
- New Facilities

*If prompted, we are prepared to discuss specific recommendations for each site.





Plan Recommendations **DISTRICT-WIDE**

District-wide projects include planning and improvements that will affect most or all park sites

Transformative Projects:

- **Four-Plex Ballfield Construction/Conversion** - support local and regional tournaments and provide practice space for programmed and unprogrammed use





Transformative Projects (cont.):

- **Supporting Systems** - established to support site recommendations and facility opportunities:
 - Maintenance and Asset Management
 - Identity and Wayfinding
 - Park Activation and Programs
 - Natural Plantings and Water Conservation





Plan Recommendations **REGIONAL PARKS**

Enhancements focus on major park facility improvements and natural area or open space preservation/conversion

- Clear Creek Valley Park
 - Complete the Clear Creek Valley Master Plan
- Carstens/Camenisch Park
 - Develop a park master plan





Plan Recommendations **REGIONAL PARKS**

Transformative Project - Camenisch / Niver Creek Restoration





Plan Recommendations **REGIONAL PARKS**

Transformative Project – Carstens Universal Play and Recreation Area



Current Park Configuration



Plan Recommendations **REGIONAL PARKS**

Transformative Project – **Carstens Universal Play and Recreation Area**





Plan Recommendations **COMMUNITY PARKS**

Enhancements focus on addressing aging and worn park facilities while relying on partnerships to determine the community recreation improvements

- Determine locations and convert the margins of parks to open space
- Convert the in-line hockey rinks
- Remove and replace the aging play structures with new playground equipment





Plan Recommendations **COMMUNITY PARKS**

- Improve the park storm drainage
- Improve infield mix/edges, outfield turf and fencing
- Renovate the irrigation systems
- Add swinging benches along walking paths
- Improve visibility of some park entries





Enhancements focus on addressing aging and worn park facilities while adding new park facilities that meet community needs

- Add small shade structures to accommodate group gatherings for neighbors
- Complete loop trails/sidewalks encompassing parks
- Enhance the appearance and quality of some ponds to enable water-based activities
- Integrate swinging benches along loop trails





Plan Recommendations

NEIGHBORHOOD PARKS

- Determine locations and convert the margins of parks to open space
- Remove and replace the aging play structures with new playground equipment
- Incorporate nature play elements at some parks
- Construct a small off-leash dog park





Plan Recommendations **MAJOR FACILITIES**

Major indoor and outdoor facilities in the District were assessed to determine needed enhancements

Transformative Projects:

- **Relocate Gymnastics Center** - relocate the gymnastics programming and corresponding activities into a larger facility
 - Carroll Butts Athletic Park Indoor Sports Arena (CBAP) is the leading candidate





Transformative Projects (cont.):

- **Upgrade Pools** - revamp and re-imagine each District aquatic center
 - Carroll Butts Aquatic Center - construct an interactive water play feature w/ art and a shade structure
 - Perl Mack and Splashland Pools - further evaluation to determine specific recommendations





Plan Recommendations **NEW FACILITIES**

Recommended to provide the community with additional or improved recreation and program needs

- Recreation/Fitness Center
 - Evaluate the development of a new recreation/fitness center in the southern portion of the District to better serve the community
- Ranger Station and Event Site
 - Repurpose a residential building in Clear Creek Valley Park to accommodate formal activities, events and security





Plan Recommendations **NEW FACILITIES**

Transformative Project – Construct a New Fieldhouse





SITES FOR FUTURE EVALUATION

District sites without specific recommendations that still require some level of enhancement

- Big Dry Creek Park - joint-use facility not maintained by the District
- Westfield Village Park - joint-use facility not maintained by the District
- Delaware Park
- Gregory Hills School Park
- Harris School Park
- Metz School Park
- Sherrelwood School Park
- Adventure Golf and Raceway
- Greg Mastriona Golf Courses at Hyland Hills
- Ice Centre at the Promenade
- Perl Mack Community Center
- Splashland Aquatics Center
- FIT by Hyland Hills
- Water World

Implementation and Next Steps



PRIORITIZATION CRITERIA



Reinvest: Does the project: improve existing assets? Reduce future asset management investment?



Promote: Does the project: build awareness of the Hyland Hills District? Create a unique identity?



Generate: Does the project: create additional resources for building or maintaining the system? Bolster major revenue streams? Reduce maintenance costs?



Celebrate: Does the project: celebrate Hyland Hills' unique story? Bring people together?



PRIORITIZATION CRITERIA



Preserve: Does the project: preserve and protect natural and cultural resources?



Activate: Does the project: increase the use of District parks and facilities? Introduce new activities or programs?



Connect: Does the project: link neighbors to parks and recreation facilities? Increase access or provide wayfinding?



Partner: Does this project: reinforce existing partnerships? Create new partnerships?



CAPTIAL COSTS

Park or Facility Type	Project Examples	Estimated Capital Costs
District-Wide	• Convert park margins to native, dryland grasses • ADA improvements • Reduce water consumption	\$8,900,000
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Major Facilities	• Upgrade Pools • Relocate Gymnastics Center • Improve ADA access for the building's interior and exterior	\$7,300,000
New Facilities	• New Recreation/Fitness Center • Ranger Station and Event Site • New Fieldhouse	\$5,400,000



FUNDING STRATEGIES

- Grants, Endowments and Donations
- Partnership and Sponsorship Funding
- Voter-Approved Funding Mechanisms
- Increased Use and Program Fees
- Facility Business Plans



HYLAND HILLS PARK & RECREATION DISTRICT

Park and Recreation Master Plan

March 2020