

PROSPECT PARK – SITE IMPROVEMENTS

MASTER PLAN DESIGN NARRATIVE

March 29, 2016

The Prospect Park Redevelopment Master Plan will greatly enhance user experience at Prospect Park. A variety of improvements will serve to make existing activity areas more usable, and create new recreation opportunities throughout the park. In addition to a new football field, several passive recreation opportunities will be available such as new picnic shelters, pickleball courts, a fishing boardwalk, and a pedestrian bridge for access to park amenities west of the lake.

Vehicle and Pedestrian Circulation:

Vehicular and pedestrian circulation will be improved to enhance parking and walkability. New signage will be added throughout the park. Some extents of asphalt paving will be reduced to reduce underutilized paved areas while maintaining the overall parking count. Asphalt in parking and drive lanes will be repaired or replaced as needed. Several social paths will be formalized, including new pedestrian paths accessed from 44th Avenue which continue down to the parking lot and trail systems. The maintenance access to the new football field on the former Lovejoy Property, at the termination of 43rd Avenue, will be improved. A new footpath from N. Pierson Street will be added and a section of the existing asphalt trail north of Clear Creek will be realigned to allow for grading. The new trail surface will be concrete. The potential for user conflict along the Wheat Ridge Greenbelt Trail will be minimized by the addition of a pedestrian path and bridge from the south parking area to the playground and open turf to the west.

Park Entrance and North Parking Lot Area:

The existing entry drive into the park will properly aligned and paved with new asphalt with added curb and gutter. Asphalt thicknesses will be provided by the geotechnical engineer. Curb cuts and turning radii at 44th will be designed per current City design standards. ADA ramps will be added to provide proper access at the main entrance of the park. The existing parking lots will be re-stripped for better efficiency and traffic flow. The improved parking areas will also provide better safety for park users with additional sidewalks for pedestrian travel. The total number of parking spaces will not be reduced. Poor quality asphalt will be repaired and crack sealed.

The entry at 44th will be improved with enhanced landscaping, providing a more inviting park entrance. The existing park sign will also be modified to help enhance the entry experience. Improved park entry signage is also included. The existing tennis court and fencing will be removed. Six pickleball courts with 10' height chain link fencing will be added in the area of the existing wood chip pile. Lighting will be included at the new courts along with a small shade shelter and seating.



The area at the Berbert house will be improved to incorporate a new picnic area. This area will include a covered seating area with expanded concrete paving for grills. Large existing trees in this area will be protected, and new trees may be planted.

Existing Berbert Garage:

In the master plan graphic and cost estimate the garage is assumed to be demolished. The cost estimate includes an alternate for refurbishing the garage and reducing the new restroom square footage. The existing masonry garage is in good condition. The intent is for the garage to provide storage for park maintenance and additional programming space for City staff and user groups. If the structure is to be reused, programming should be completed to determine the appropriate use of the structure. The building will require some minor upgrades to the structural and electrical systems. A modest mechanical system could be provided to temper the existing structure if year-round use is desired. If a mechanical system is added to the structure, the existing roof structure will require insulation.

New Restroom and Storage Structure:

The new facility will be a one-story, masonry structure that will replace the existing restroom building. Existing domestic water and sanitary services will be relocated. The new structure will provide restroom facilities and storage for park and athletics use. The new building will be orientated north south with primary access facing the public parking. Man-doors and roll up doors will provide access to the storage areas. The west side of the building will have a jog in the floor plan. A simple roof structure will cover this jog in the floor plan and provide weather protection. The floor plan has two storage areas. The larger storage bay (850sf) replaces the garage storage and vehicular bay storage if the existing garage is removed.

Electrical:

Modifying the electrical service to re-feed the existing garage includes a new 100A 3-phase panel, new feeder from the new restroom building to the garage, boring, and re-feeding/re-circuiting the existing devices in the garage. If the garage were to be demolished, the electrical costs associated with the new storage area would be part of the new restroom building electrical costs. The devices located in the restroom storage area would be fed from the new building panel (assuming a new panel will be installed in the new building).

Softball Fields:

New chain link fencing and metal roofs will be provided at all four dugout locations. The new dugouts will meet ADA guidelines. Concrete flatwork will be provided around the dugouts and bleachers improve walkability and accessibility. Both ball fields will include 6' ht. chain link fencing around the outfields and along the baselines where it does not currently exist. The fencing along the outfield will include safety caps. Sidewalks connecting the fields to each other are included to enhance circulation. A perforated underdrain system under both ballfields will connect to a large diameter storm pipe to be buried in the existing ditch that runs north to south beyond the outfields. These underdrain systems will require several storm inlets, cleanouts, and manholes. Riprap will be added at the flared outlet of the large diameter pipe to



dissipate the energy from the runoff and minimize erosion as the system discharges into Clear Creek.

New Football Field – Lovejoy Property:

A new full-size football field will be added on the Lovejoy property. The entire property area will be covered in bluegrass sod and irrigated. Bleachers and a small shade shelter will be included for players and spectators. Pedestrian connections from 43rd Street, the existing creek path, and the existing parking areas will be among the improvements as new concrete sidewalks. The existing trail along Clear Creek will be replaced to improve the surfacing and to allow for grading. A 6' height chain link fence will be provided from the existing privacy fencing at the southeast corner of Lovejoy, along the south edge of the football field. The new football field will also include an underdrain system to ensure proper drainage, and will connect to the same large diameter pipe that drains the ballfields.

South Picnic Area:

The existing picnic shelter will be demolished and replaced with a new pavilion structure of similar capacity. All site furnishings in this area will be securely mounted, per Engineering review and comments for location in a floodplain/floodway. A new access road to the parking lot will be provided which will eliminate the division of pedestrian and vehicular spaces in this area. The new access drive will provide a unified park space for this portion of the park. The existing playground will be relocated and situated with a new playground shelter and small plaza. The basketball court will be replaced with a new half court orientated to reduce conflicts with trail users and vehicular traffic. The horseshoe pits will also be replaced and located centrally to the new playground plaza. The new large group shelter will be located adjacent to the amenities of this area to offer a shared use space for users of the basketball court, playground, and horseshoes. The parking area will be restriped for improved safety and efficiency of traffic flow. A new pedestrian bridge will span the lake outlet to provide safe access for park users to amenities on the west side of the lake. Additionally, the jog in the Greenbelt Trail will be realigned for better bicycle circulation and pedestrian safety. The trailhead experience will also be enhanced by the newly aligned trails. The existing restroom will be retained.

Landscape Elements:

New trees and landscape elements will be added throughout the park, particularly in the south picnic area and west of the new football field. The new picnic area along 44th Avenue will also be softened with an enhanced landscape. Plant material will be appropriate for each area and will minimize maintenance needs. Boulders will be placed for seating and landscape aesthetic. Any damaged turf will be replaced with new sod. Peripheral areas will be seeded with native grasses.

Irrigation System

New irrigation will be provided at all new and heavily impacted areas. Areas that are being reconfigured will be restored to original condition. Irrigation will be head-to-head coverage for all turfgrass, and approximately 70% coverage at areas of native seed to help with



establishment. New irrigation components will include: Rain Bird 2” scrubber valves, Hunter I-40 rotors, Rain Bird quick couplers, and Hunter controllers with remote control options (all existing controllers will be replaced). The existing irrigation pump system will be utilized for new irrigation.