BOARD OF DIRECTORS PRESENTATION
DRAFT MASTER PLAN

Clement Park Master Plan
**Clement Park Master Plan**

**JUN**
- kick off meeting
- issue identification w/staff

**JULY**
- begin web outreach
- Red, White + You Outreach
- Public Meeting #1

**AUG**
- Public Meeting #2
- generate alternatives

**SEP**
- continued outreach
- preferred plan

**OCT**
- Public Meeting #3

**NOV**
- Cost/Financial Analysis

**DEC**
- Board Meeting
- approvals

**SCHEDULE + PROCESS**

**Site Analysis**

**Alternatives**

**Draft Plan**

**Final Plan**
OUTREACH RECOMMENDATIONS

- Balance maintenance, renovations and new construction
- Focus new construction where it will best impact users
- Some facilities can be better accommodated in other sites - don’t overprogram
- Expand parking where least impactful to existing facilities
• Further establish Clement Park as a premier destination in the Denver metro area.
• Provide a high quality and safe environment.
• Balance active use areas with lake, trails and open space.
• Preserve and enhance important features of the existing park.
• Create additional opportunities for revenue generation, sponsorships and self-sustaining features.
• Provide recreation and leisure opportunities for both adjacent and district-wide users.
Objectives:
• Update infrastructure to support long term recreation, economic and maintenance viability
• Upgrade facilities to accommodate existing and future demands, and to meet current safety and design standards.

Implementation Strategy:
• Prioritize recommended improvements based on need, construction cost, funding potential and revenue generation opportunities.
INFRASTRUCTURE IMPROVEMENTS

- Irrigation System - replace pumping, delivery, equipment
- Electrical - upgrade/repair system to meet user needs
- Wayfinding - replace and add signage
- Park Office/Maintenance Shop - install washpad, replace fuel tank, ADA access
- Relocate slash pile

MAINTENANCE + UPKEEP

- Remove and replace unhealthy trees
- Replace site furnishings
- Replace light fixtures, add new in key areas
- Re-pave parking areas
- Replace damaged concrete trails and paving
Clement Park Master Plan

DRAFT MASTER PLAN

- Reservoir Zone
- West Zone
- South Zone
- Johnson Reservoir
- Library
- Skate Park
- Turf Fields
- Picnic Lawn
- Forecourt
- Park Office
- Columbine Memorial
- Synthetic Field
- High School Athletic Fields
- Columbine High School
- JFK Athletic Fields
- County Park
- Closed Park

Legend:
- Major Roads
- Vicinity
- Map
- Foothills Boundary
- John's Reservoir
- Colorado High School
- Columbine Memorial
- Columbine High School
- Athletic Fields
- Park Office
- Forecourt
- Picnic Lawn
- Park Office
- Closed Park
- Major Roads
- Vicinity
- Map
- Foothills Boundary
- Reservoir

Notes:
- Vicinity
- Map
- Foothills Boundary
- Reservoir

Date: 2011-06-16
Drawn by: sek
Scale: as shown
File: Clement Park

CLEMENT PARK
7306 W. Bowles, Littleton, CO 80123
Clement Park Master Plan

*Note: All items shown are new or re-constructed unless noted.
GENERAL RECOMMENDATIONS
- bank stabilization and clean-up
- reservoir aeration/chemical treatment system
- “do not feed waterfowl”/educational signage
- perimeter trees

LAKE PERIMETER TRAIL
- replace damaged trail
- widen trail to 10’ min., add soft-surface shoulder
- trail courtesy signage
- distance markers and benches
- additional trail safety lighting

LAKEFRONT AMENITY
- lakefront boardwalk deck
- small concession/restroom
- small on-water use area for paddleboat rentals, etc.
- benches seating and gathering zone
- enhanced lighting

FISHING PIERS
- replace shade features and decking

RETAIL BOARDWALK ZONE
- add trees/screening at retail parking area
- minimize landscape maintenance needs
- widen trail and create a lake “boardwalk feel”
- renovate/clean-up rip rap areas

TRANSITIONAL BOARDWALK ZONE
- repair/replace strand fencing

OUTFALL ZONE
- bank stabilization, and clean-up

TRAIL ENTRIES
- trail, informational and park signage

*NOTE: ALL ITEMS SHOWN ARE NEW OR RE-CONSTRUCTED UNLESS NOTED.*
Clement Park Master Plan

GENERAL RECOMMENDATIONS
- assess current Prairie Dog management policies
- revegetation and irrigation
- noxious weed control
- tree plantings
- nesting boxes

TRAILS
- replace worn concrete widen trails to 10’ min.
- add soft surface shoulders
- add soft surface paths
- trail courtesy signage
- distance markers and benches
- interpretive signage
- add emergency call boxes
- add trail safety lighting

NEW/RELOCATED CONCRETE TRAIL
SOFT SURFACE SHOULDER

*NOTE: ALL ITEMS SHOWN ARE NEW OR RE-CONSTRUCTED UNLESS NOTED.
Clement Park Master Plan

**GENERAL RECOMMENDATIONS**
- expand parking capacity
- widen trails and sidewalks
- add pedestrian connection to Library
- remove play area between skate and ballfields
- expand amphitheater play to destination size and quality
- create non-reservable family picnic lawn

**AMPHITHEATER**
- expand back-of-house flexibility
- add separate truck access
- concrete plaza and seating in front
- upgrade power/electrical
- exterior loop as promenade/festival space

**SKATE PARK**
- remove existing shelter
- add lights and security cameras
- repair damaged concrete and metal work

**PICNIC AREAS**
- replace shelters
- replace paving
- upgrade electrical system
- upgrade site amenities - BBQ pits, grills, etc.

**COLUMBINE MEMORIAL ENTRY**
- provide clearly delineated pedestrian/vehicle entry

*Note: all items shown are new or re-constructed unless noted.*
Clement Park Master Plan

Concept Plan - East Zone

General Recommendations
- expand parking capacity
- replace damaged trails/walks

Ballfields
- replace infield mix
- re-grade/re-seed problem areas
- replace ballfield lighting
- replace core area paving
- remove trees/add shade canopies

Multi-use Fields
- re-stripe to add fields
- re-grade/re-seed problem areas

Tennis
- repair two damaged courts
- install lighting control system

Fountain/Splash Pad
- replace mechanical system
- rebuild/expand surface features

Batting Cages
- replace netting

*Note: All items shown are new or re-constructed unless noted.

10 Dec 2013

Foothills Park & Recreation District
Stanley Consultants Inc.
• Improve function + aesthetics
• Visually impact users
• Fiscally responsible and responsive plan
• Maintenance focus from repair to care
## Clement Park Master Plan

### Cost Estimate - SUMMARY

**Prepared By:** Stanley Consultants  
**Prepared For:** FHPRD  
**November 18, 2013**

<table>
<thead>
<tr>
<th>Area</th>
<th>Estimated Construction Cost</th>
<th>Estimated Design Fees</th>
<th>Total Cost</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Phase One</td>
<td>$9,118,095</td>
<td>$911,809.50</td>
<td>$10,029,904.50</td>
<td></td>
</tr>
<tr>
<td>Future Phases</td>
<td>$12,954,123</td>
<td>$1,295,412.30</td>
<td>$14,249,535.30</td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$22,072,218</strong></td>
<td><strong>$2,207,221.80</strong></td>
<td><strong>$24,279,440</strong> Grand Total</td>
<td></td>
</tr>
<tr>
<td>Item</td>
<td>Unit</td>
<td>Cost</td>
<td>Subtotal</td>
<td></td>
</tr>
<tr>
<td>-----------------------</td>
<td>------</td>
<td>------</td>
<td>----------</td>
<td></td>
</tr>
<tr>
<td>Stockpile</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Roadways and Parking</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Irrigation</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Specialty</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total General Renovations - PHASE ONE</strong></td>
<td></td>
<td></td>
<td>$969,325.00</td>
<td></td>
</tr>
<tr>
<td>Misc Site Work</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site Architecture</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Irrigation</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Specialty</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total Johnson Reservoir - PHASE ONE</strong></td>
<td></td>
<td></td>
<td>$450,100.00</td>
<td></td>
</tr>
<tr>
<td>Demolition</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Earthwork</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Erosion Control</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Utilities</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Roadways and Parking</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site Paving</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Play Areas</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site Architecture</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Landscape</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Irrigation</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Signage</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site Lighting and Electrical</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total Amphitheater - PHASE ONE</strong></td>
<td></td>
<td></td>
<td>$4,037,320.00</td>
<td></td>
</tr>
</tbody>
</table>
### BALLFIELDS - PHASE ONE

<table>
<thead>
<tr>
<th>Item</th>
<th>Unit</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Demolition</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Earthwork</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site Paving</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site Architecture</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total Ballfields - PHASE ONE</strong></td>
<td></td>
<td><strong>$921,200.00</strong></td>
</tr>
</tbody>
</table>

### WATER FEATURE - PHASE ONE

<table>
<thead>
<tr>
<th>Item</th>
<th>Unit</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Demolition</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Water Feature</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Roadways and Parking</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site Paving</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site Architecture</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Landscape</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Irrigation</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site Lighting and Electrical</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Subtotal Water Feature - PHASE ONE</strong></td>
<td></td>
<td><strong>$1,234,590.00</strong></td>
</tr>
</tbody>
</table>
## Cost Estimate - Phase One

### Multi-Use Fields - Phase One

<table>
<thead>
<tr>
<th>Item</th>
<th>Unit Cost</th>
<th>Subtotal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Demolition</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Earthwork</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site Paving</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Landscape</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site Lighting and Electrical</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total Multi-Use Fields - Phase ONE</strong></td>
<td><strong>$1,302,560.00</strong></td>
<td></td>
</tr>
</tbody>
</table>

### Southeast Restroom - Phase One

<table>
<thead>
<tr>
<th>Item</th>
<th>Unit Cost</th>
<th>Subtotal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Demolition</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site Architecture</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site Lighting and Electrical</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total Southeast Restroom - Phase ONE</strong></td>
<td><strong>$203,000.00</strong></td>
<td></td>
</tr>
</tbody>
</table>

### Grand Total - Phase One

<table>
<thead>
<tr>
<th>Item</th>
<th>Unit Cost</th>
<th>Subtotal</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Grand Total - Phase One</strong></td>
<td><strong>$9,118,095.00</strong></td>
<td></td>
</tr>
</tbody>
</table>
# Clement Park Master Plan

<table>
<thead>
<tr>
<th>Master Plan DRAFT Cost Estimate - GENERAL RENOVATIONS (FUTURE)</th>
<th>Grand Total: $1,687,280.00</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Master Plan DRAFT Cost Estimate - JOHNSTON RESERVOIR (FUTURE)</th>
<th>Grand Total: $1,601,740.00</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Master Plan DRAFT Cost Estimate - SOUTH OPEN SPACE (FUTURE)</th>
<th>Grand Total: $1,124,725.00</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Master Plan - DRAFT Cost Estimate - WEST SIDE (FUTURE)</th>
<th>Grand Total: $2,348,150.00</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Master Plan DRAFT Cost Estimate - EAST SIDE (FUTURE)</th>
<th>Grand Total: $6,192,228.00</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th></th>
<th>Grand Total Future Phases: $12,954,123.00</th>
</tr>
</thead>
</table>
- General estimates only, based on Phase One concept drawings
- Additional analysis - if major changes proposed in future master plan/updates
- More detailed analysis can be performed as phasing is implemented
- Park will continue to be managed/operated by FHPRE.
- Any retail or concession operations will be contracted.
- Most recreation programming will be provided by Recreation Program Division.
- Expenses and revenues have not been broken out by any specific division.
- Expenses and revenues are in addition to any existing for current park facility.
- Expenditure estimates include a moderate range of staffing/potential costs.
- A conservative estimate of potential revenues has been developed.
The following chart summarizes the anticipated new expenses and revenues associated with each of the proposed zones of the park.

<table>
<thead>
<tr>
<th>Park Amenities</th>
<th>Expenses</th>
<th>Revenues</th>
<th>Difference</th>
</tr>
</thead>
<tbody>
<tr>
<td>Johnston Reservoir</td>
<td>$3,700</td>
<td>$3,500</td>
<td>($200)</td>
</tr>
<tr>
<td>Amphitheater</td>
<td>$42,000</td>
<td>$14,500</td>
<td>($27,500)</td>
</tr>
<tr>
<td>Ballfields</td>
<td>$4,000</td>
<td>$6,000</td>
<td>$2,000</td>
</tr>
<tr>
<td>Water Feature</td>
<td>$85,000</td>
<td>$59,000</td>
<td>($26,000)</td>
</tr>
<tr>
<td>Multi-Use Fields</td>
<td>$94,000</td>
<td>$59,000</td>
<td>($35,000)</td>
</tr>
<tr>
<td>Southeast Restroom</td>
<td>($5,200)</td>
<td>$0</td>
<td>$5,200</td>
</tr>
<tr>
<td>General Renovations</td>
<td>$28,000</td>
<td>$0</td>
<td>($28,000)</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>$251,500</td>
<td>$142,000</td>
<td>($109,500)</td>
</tr>
</tbody>
</table>

**Future Phases:**

The following is a very general estimate of the possible operational impact of the proposed future phases to the Clement Park improvements.

- **Johnston Reservoir**
  - Expenses: $40,000
  - Revenues: $60,000
  - Difference: $20,000

- **South Open Space**
  - Expenses: $30,000
  - Revenues: $50,000
  - Difference: $-20,000

- **West Side**
  - Expenses: $50,000
  - Revenues: $75,000
  - Difference: $25,000

- **East Side**
  - Expenses: $40,000
  - Revenues: $60,000
  - Difference: $20,000

- Generally no dramatic increase in revenue or expenses.
WEST ZONE VIGNETTES

Clement Park Master Plan
Clement Park Master Plan

West Zone Vignettes
Clement Park Master Plan

West Zone Vignettes
Clement Park Master Plan

WEST ZONE VIGNETTES
WEST ZONE VIGNETTES

Clement Park Master Plan

Clement Park Master Plan
• Build on existing park’s framework and success
• Establish a vision that guides park improvements for the next 25 years
• Positively impact user experiences in all areas of the park
• Streamline future maintenance and operations of the park
• Offer comparable experiences to other newer or renovated metro parks
• Provide a framework of improvements that will be financially supported by FHP RD residents
• Establish features in the master plan that can be successfully supported through grant and funding opportunities