

**CITY OF BOULDER
PARKS AND RECREATION ADVISORY BOARD AGENDA ITEM**

MEETING DATE: February 23, 2015

AGENDA TITLE: Public Hearing and Consideration of a Motion to Approve the 2015 Final Concept Plan for Valmont City Park as an Update to the 2008 Concept Plan.

PRESENTERS:

Jeff Dillon, Director; Parks and Recreation
Yvette Bowden, Deputy Director; Parks and Recreation
Jeff Haley, Planning Manager; Parks and Recreation
Doug Godfrey, Parks Planner; Parks and Recreation

EXECUTIVE SUMMARY:

The purpose of this item is for the Parks and Recreation Advisory Board (PRAB) to conduct a public hearing and to consider a motion to approve updates to the 2008 concept plan for the undeveloped portion of Valmont City Park (VCP).

The plan for VCP focuses on community spaces and facilities. It balances the desire of the community to take advantage of one of the City's last opportunities to develop meaningful active recreation spaces with the need and desire to provide spaces that are more passive in nature. While this is a City Park, the plan respects that this park will also serve as a park for adjacent neighborhoods, as well as, the larger Boulder Community.

The proposed final concept plan incorporates feedback which directed the selection of program elements, their proportions and their siting. This extensive community feedback, accumulated over nearly one year, was received from discussions with surrounding neighborhoods, stakeholders, sports user groups, the PRAB, and others. Funding strategies for park development including opportunities for partnerships, grants, bonds, etc. need to be identified before progressing further into more detailed design. The development of an updated concept plan for VCP is the first step in this process.

STAFF RECOMMENDATION:

Suggested Motion Language:

Staff requests PRAB's consideration of this matter and action in the form of the following motion:

Motion to approve the 2015 final concept plan for Valmont City Park as an update to the 2008 concept plan.

CITY COUNCIL, BOARD AND COMMISSION FEEDBACK:

- City Council received an update on the VCP planning process in June 2014 as a Council Information Packet (IP). No feedback on the IP was received from Council.
- Regular updates were provided to the PRAB from February 2014 through January 2015.
- Discussions on the VCP planning process were held with the PRAB during the May 2014, August 2014, and October 2014 meetings.

COUNCIL FILTER IMPACTS

Economic: The development of VCP will allow for a diverse range of active and passive recreation opportunities. While the updated plan for the park will, first and foremost, address the park and recreation needs of the Boulder community, the park amenities could also provide venues for local and regional athletic events and other activities that would contribute to the local economy.

Environmental: The development of VCP will utilize a wide variety of design principles, technologies, and construction practices to ensure that the community's environmental and sustainability goals are met. [**Attachment A: Brendle Group VCP Sustainability Analysis**] This includes, but is not limited to; incorporating the principles of the Sustainable Sites Initiative™ and Leadership in Energy and Environmental Design (LEED™), two leading models that can be used to plan, design, and construct spaces and places in an environmentally responsible fashion.

Some of the design principles, technologies, and construction practices that can be integrated in the VCP development include the renovation and reuse of existing structures, creating the park as a 'zero waste' destination, incorporating renewable energy sources, encouraging the use of alternate modes of transportation, providing easy and safe access to multi-use trails and public transportation options, incorporating on-site covered and secured bicycle parking for park users and employees, car charging stations, smart irrigation practices, and on-site water treatment. The development also respects and integrates as many of the site's natural features as possible including the Goose Creek and Wonderland Creek trails and the existing wildlife corridor.

Social: Parks provide public spaces that are foundational in building community. Within parks, community members can engage with one another in recreation activities, common hobbies, special events, or simple gatherings. The development of the bike park, dog park and temporary disc golf course at VCP have proven to be focal points in our community. The updated concept plan for VCP builds upon and improves the successes that have already been realized after the completion of the first phase of the park. Programmatic elements of the new plan balance a wide range of both passive and active recreational activities for community members of all ages and abilities.

OTHER IMPACTS:

Fiscal: Based on current program elements, the anticipated development costs of VCP are estimated to be approximately \$48.9 million including design and construction costs. Development costs for the aquatics facility and associated improvements are estimated to total \$39.7 million. Development costs for the Valmont Pavilion enhancements are estimated to total \$7.9 million. At this point, no figures for total cost of facility operation have been determined. These costs will, however, be a significant consideration in determining the fiscal impacts of when and how to phase and move forward with the project.

Staff time: The development of the updated concept plan for VCP was part of the department's 2014 and 2015 work plan. Beyond the completion of the concept plan update process, in 2015 staff time may also be needed to continue to research grants, public-private partnership opportunities, and other funding strategies. Additional staff time may also be required to prepare and solicit proposals from consultants if and when it is determined that the project will move into detailed design and construction phases.

PUBLIC FEEDBACK:

The updated concept plan for VCP is the result of a public process [**Attachment B: Public Process and Outreach Diagram**]that began in the first quarter of 2014. Over the course of the past year the department has sought a wide range of community input. Outreach efforts included:

- The administration of a stastically valid survey to the Boulder community,
- Three public meetings;
- Two round-table discussion sessions;
- Youth engagement;
- Outreach to sports field user groups;
- Targeted neighborhood outreach;
- Recreation center and library information gathering;
- Meetings with Parks and Recreation staff and other City departments;
- Sessions with the PRAB; and
- Frequent updates to the VCP website.

BACKGROUND

The 2008 Concept Plan for VCP provided the framework for moving forward with the construction of Valmont Bike Park (VBP) and the Valmont Dog Park (VDP). The 2008 concept plan also provided a vision for how the roughly 90 undeveloped acres on the south side of Valmont Road should be developed. In 2013 it was determined that the 2008 plan was in need of an update. Over the past year staff has conducted a rigorous and comprehensive outreach process in an effort to determine the parts of the 2008 plan that are still relevant and in the community's best interests and to identify other community priorities for the site.

To help in the VCP planning effort, the department engaged the services of MIG, a Boulder-based design firm. In turn, MIG hired sub-consultants including Fox, Tuttle

Hernandez (transportation planning), The Brendle Group (sustainability analysis), and Drexel Barrell and Co.(civil engineering and infrastructure design).

ANALYSIS

The planning process for the VCP concept plan update has included four specific steps:

1. Data gathering and analysis
This phase of the project included an in-depth review of existing site data and opportunities and constraints. The information was gathered from existing data, the administration of a statistically valid survey, and through a series of round-table discussions and meetings with specific sports user groups. The key findings and trends [**Attachment C: Preliminary Key Findings**] that were derived from each of these outreach efforts were communicated at the first public meeting May of 2014.
2. Analysis of program elements and development of conceptual diagrams
This phase of work included further analyzing data and incorporating feedback from the first public meeting and developing a matrix [**Attachment D: Matrix of Program Elements**] that showed levels of support for potential park program elements.

Information was garnered from the phases of the planning process was used to develop a series of conceptual diagrams [**Attachment E: Public Meeting 2 Use Diagrams**] that looked at different space allocation scenarios for specific site uses or program elements. The conceptual diagrams also identified trade-offs that would need to occur for each of the different development scenarios. During a second public meeting in October 2014, the community was asked to ‘vote’ on which scenario best fit their idea of what program elements should be included at VCP and how much space should be allocated for each of these different uses. [**Attachment F: Public Meeting 2 Keypad Polling Results**]

Through the course of comprehensive outreach efforts, clear themes emerged from the community:

- VCP should be a park where there are many active recreation opportunities;
- Opportunities for disc golf, running, and athletic field activities continue to receive high levels of support;
- Park amenities and facilities should first and foremost address the needs of the Boulder community;
- There should be a focus on youth activities;
- A balanced approach should be taken when considering all of the possible program elements for VCP, however, it is also important to take a holistic, system-wide view to see if elements that cannot be located at VCP can be accommodated elsewhere;
- There is still a desire for more ‘traditional’ park amenities opportunities for passive recreation such as walking paths and open turf areas;

- There should be an emphasis on non-dedicated, multi-use recreation facilities that are open to the public, but that can also be reserved;
- Access to and through the park are important; and
- Partnerships between the City, Boulder Valley School District (BVSD), University of Colorado (CU), and private businesses should be encouraged.

3. Draft Concept Plan Development

A draft concept plan [**Attachment G: Public Meeting 3 Draft Concept Plan**] for VCP was displayed at a third public meeting [December 2014] attended by approximately 80 people. Attendees expressed satisfaction with the direction of the plan and identified a few refinements that need to be reviewed prior to acceptance of the final plan. These include the layout of the ball fields and the disc golf area.

4. Final Concept Plan Development

The final concept plan for VCP addresses feedback from the public, as well as information that was received during a second round table discussion in addition to extended outreach efforts to neighborhoods adjacent to VCP. Further, the final concept plan responds to public comments that were received while a draft of the concept plan was on a week-long display at each of the three recreation centers and the main Public Library. [**Attachment H: Draft Concept Plan_Recreation and Library Pop-Ups**]

PROPOSED VCP CONCEPT PLAN

The final concept plan [**Attachment I: Final Concept Plan**] consists of the following areas:

Unprogrammed Passive Parkland: Areas that are dedicated to non-programmed activities that are more passive in nature, including open turf areas, multi-use trails and paths, areas and facilities for picnicking

Reserved Acres: Areas of the park that are dedicated to providing transitions between some uses and adjacent park properties, such as buffers and other setbacks, road system

Programmed Athletic Fields: Fields that accommodate a variety of programmed diamond and rectangular field activities. Primarily practice fields. Fields would be programmed to also allow for unscheduled, open use and would consist of one natural turf rectangular field, three natural turf diamond fields, and synthetic turf field sized to accommodate two rectangular fields with an overlay for one diamond field for high school baseball and other activities.

Disc Golf Area: A professionally designed 20.75 acre course including mounds, trees, and other ‘hazards’ for an enhanced playing experience. The 20.75 acre area would be primarily for disc golf use. However, it includes approximately 2 acres of ‘flexible’ area

that can accommodate opportunities for nordic skiing and cross country running at specified times.

Unprogrammed Active Recreation: Areas of the park that facilitate a variety of active recreation opportunities that are unprogrammed and unscheduled. They accommodate opportunities for nature play, traditional playgrounds and universally accessible playgrounds, and opportunities for a running track, skate park, emerging sports, and court sports.

Community Facilities and Parking: These areas provide a wide variety of community related facilities such as, an aquatics facility with outdoor water play, community buildings, restrooms, concessions and other food services, a nature education center, and neighborhood commercial.

AREAS OF SIGNIFICANT FEEDBACK

Through the course of the extensive outreach process a number of proposed programmatic elements received focused attention and interest from a broad segment of the community. Below is a brief description of these elements and how they were accommodated in the plan.

Community Facilities: The final concept plan for VCP locates a number of facilities, including an aquatics building, to support community and park uses. Specific uses for these buildings have not been identified. Development and programming of these facilities will be contingent on future funding opportunities, public-private partnerships, and future studies/business plans.

Preliminary information that has been gathered from the current Aquatics Feasibility Study (AFS) suggests that there is a need for an additional aquatics facility in Boulder. An aquatics facility at VCP has consistently received favorable feedback from the community. Further information from the AFS and future business studies will need to be compiled to address this interest.

Disc Golf: The final concept plan deliberately ensures that the area and design of the disc golf course is one that will allow for an exceptional and challenging playing experience while balancing the need to accommodate other park uses.

The final concept plan for the Valmont Disc Golf Course (VDGC) calls for 20.75 acres primarily for disc golf use. Built into these 20.75 acres is 2.0 acres of ‘flexible’ open turf space. These two acres will allow for ‘spill-over’ space for larger events such as movie nights, concerts in the park, or other similar events that may require more space than adjacent turf area.

The VDGC will also be designed and programmed to support other activities such as Nordic skiing, cross country running events, etc.

Programmed Athletic Fields: Concurrent with the development of the VCP final concept plan was the development of a system-wide Athletic Field Report (AFR). The AFR looks at the available inventory of athletic fields throughout the Parks and Recreation system and identifies opportunities to increase the supply and availability of fields in the system. The AFR indicates that there is a community need for available field hours for diamond and rectangular sports to accommodate current demand. It further illustrates that this need will only increase as the population of Boulder grows over the next 15 years.

To help address this deficiency, one of the recommendations in the AFR is to incorporate groupings of fields that allow for multiple uses at VCP. The grouping of athletic fields at VCP have been planned to accommodate a wide variety of playing opportunities with a focus on youth activities. These include:

Rectangular Fields:

- One grass field and two turf fields sized 225'x360' that can accommodate
 - A variety of soccer configurations;
 - Ultimate frisbee; and
 - Lacrosse.

There is also the potential for an additional rectangular turf field in the infield of the proposed track facility.

Diamond Fields:

- Three grass diamond fields that can accommodate baselines adjustable to 90', adjustable pitching distances, and 265' to 300' foul lines with every field having one 300' foul line. This will serve a wide variety of diamond activities
[Attachment J: Ball Field Design Standards and Recommendations
including:
 - Youth and young adult baseball
 - Softball
 - Kickball
- One turf diamond field (overlaid on turf rectangular field) with adjustable baselines and pitching distances, 330' foul lines, and 385' pocket that can primarily accommodate
 - Youth and young adult baseball
 - Softball
 - Kickball

To the greatest extent possible, fields at Valmont City Park should be synthetic turf and lighted to provide greater opportunity for extending playing times. The potential use of lighting is something that will need to be thoughtfully considered and coordinated through extensive community outreach.

Phasing Strategies

VCP will be developed in a phased approach. The phasing strategy is conceptual at this point, but is based on the consideration of budget and funding opportunities, total cost of facility operations, on-going maintenance, staffing, site constraints, the relocation of the Park Operations building and associated facilities, and other design considerations. A potential strategy for phasing development is as follows:

Phase I: Community and Neighborhood Amenities and Infrastructure

- Adventure and nature themed playgrounds;
- Open turf and walkways and perimeter path around disc golf; and
- Internal roads and parking.

Estimated Phase I Development Costs: **\$6,169,443**

Phase II: Active Recreation Areas and Infrastructure

- Disc golf and flexible turf area;
- Diamond fields and rectangular fields (grass and turf);
- Court facilities
- Internal roads and parking;
- Valmont Road improvements; and
- Re-organization of forestry and Park Operations area.

Estimated Phase II Development Costs: **\$24,918,698**

Phase III: Community Facilities Including Aquatics Building

- Community facilities including aquatics building;
- Running track;
- Roney farmhouse renovation;
- Parking.

Estimated Phase III Development Costs: **\$10,087,009**

Phase IV: Future Phases:

- Community facility paired with the aquatics building; and
- Recreation amenity (court sports, skate park, natural turf, or other) in center of running track.

Estimated Phase IV Development Costs: **\$7,680,027**

Estimated Total VCP Development Costs Phases I through IV: \$48,855,177

Aquatics Facility and Outdoor Splash Play

- Aquatics Building, splash play, and associated improvements

Estimated Pavilion Enhancement Costs: **\$39,740,107**

Valmont Pavilion

- Pavilion enhancements

Estimated Pavilion Enhancement Costs: **\$7,874,760**

Cost Estimates

A preliminary cost estimate [**Attachment L: Phased Cost Estimate**] has been developed as part of the concept plan update. The total cost for construction is currently estimated at \$48.9 million. Additional development costs for the aquatics facility and Valmont Pavilion enhancements are estimated at \$39.7 million and \$7.9 million respectively. The development of VCP must be a phased approach and take advantage of multiple funding opportunities. A detailed breakdown of costs by phase is being developed and will be presented at the February 23 PRAB meeting. The cost estimate is generally broken down into hard costs and soft costs. Hard costs are the costs for labor material, equipment, and services, the contractor's overhead and profit, and other direct costs associated with the complete costs to develop the proposed improvements. Soft costs reflect the expenses of items that are not considered direct construction costs. Soft costs include consultant services such as architectural, engineering, and permitting fees. Soft costs also include contingencies that are allowances for items that may not, or cannot, be anticipated at the time the concept plan was developed. The contingencies associated with the project will decrease as more specific information is know and more detailed cost estimates are prepared.

Funding Strategies

Phase One of development of VCP (VBP, VDP) was funded primarily though the Capital Improvement Program (CIP), as well as grants, partnerships, and others. The total cost for the development of the undeveloped south side of VCP is estimated at \$88.3 million (\$96.4 including enhancements at the Valmont Pavilion) and will require the same, if not more of a creative strategy in exploring and identifying funding opportunities.

Potential Grant Opportunities

- Boulder Convention and Visitor's Bureau – as identified in the Huddle Up Group (HUG) Sports Tourism and Venue Evaluation Executive Summary dated September 21, 2014;
- Great Outdoors Colorado;
- Colorado Parks and Wildlife;
- Art Place America;
- Gates Family Foundation;
- Kresge Foundation;
- The Community Foundation; and
- Others, T.B.D.

Potential Partnership Opportunities

- Boulder Valley School District (BVSD);
- University of Colorado (CU);
- Local sports user groups;
- Boulder Convention and Visitors Bureau; and
- Local businesses.

Potential Public Funding Source Opportunities

- CIP; and
- Bonding.

NEXT STEPS

The consultant and Staff will work to incorporate any specific comments from the public into the final concept plan including the identification of funding and phasing strategies.

ATTACHMENTS:

- Attachment A: Brendle Group VCP Sustainability Analysis
- Attachment B: Public Process and Outreach Diagram
- Attachment C: Preliminary Key Findings
- Attachment D: Matrix of Program Elements
- Attachment E: Public Meeting 2 Use Diagrams
- Attachment F: Public Meeting 2 Keypad Polling Results
- Attachment G: Public Meeting 3 Draft Concept Plan
- Attachment H: Draft Concept Plan_Recreation and Library Pop-Ups
- Attachment I: Final Concept Plan
- Attachment J: Ball Field Design Standards and Recommendations
- Attachment K: Not Used
- Attachment L: Phased Cost Estimate



Memorandum

February 6, 2015

From: Conor Merrigan, Dave Wortman, Brendle Group

To: MIG Team

Re: Valmont Park Preferred Concept Plan Sustainability Analysis

As a park that will serve the region and as a City Park in the City of Boulder's official park hierarchy, Valmont City Park will be a place for the community to gather and participate in a vast array of activities. As the Park is planned and designed, there is an opportunity to integrate various principles of sustainability, which the City has expressed as important considerations for the community. Specifically, this memorandum evaluates the preferred Concept Plan using the 7 aspects of Boulder's Sustainability Framework.

This review of the preferred Concept Plan also applies best practices in sustainable design to provide feedback on to what extent the Plan integrates sustainability principles. Using the U.S. Green Building Council's Leadership in Energy and Environmental Design for Neighborhood Development (LEED ND) rating system and the Sustainable Sites Initiative (SITES) rating system (www.sustainablesites.org) in addition to the City's Sustainability Framework provides a series of cross-checks to help integrate a broad spectrum of sustainability best practices into the Concept Plan as well as point out remaining opportunities.

The following discussion provides a brief, high-level evaluation of the preferred Concept Plan using the 7 aspects of the Sustainability Framework, followed by a review using criteria from SITES and LEED ND.

[City of Boulder Sustainability Framework Review](#)

Framework Strategy Area 1. Safe Community

- Safety is generally well integrated into the Plan, with active uses dispersed along edges, access considerations provided for emergencies, and open viewsheds of the majority of the interior of the Park.
- The more naturalized disc golf area to the southeast may benefit from some edge lighting, though keeping the interior dark will help achieve other goals such as habitat preservation. In addition, any interior lights or isolated fixtures could be good candidates for stand-alone solar lights.

Framework Strategy Area 2. Healthy and Socially Thriving Community

- The Concept Plan offers an exceptional diversity of uses and community functionality, making it a good setting for social interaction that is only heightened by the exterior parking requiring more walking interaction on community paths.

Framework Strategy Area 3. Livable Community

- The Concept Plan activates the edges with community serving facilities, while the pedestrian and bicycle-scaled paths invite local community members in addition to regional users.
- The attention to detail and design on the parking in particular ensures a more connected and urban feel while still providing the capacity necessary to support regional uses.

Framework Strategy Area 4. Accessible and Connected Community

- The decision to route the major through road in accordance with the existing roadway and along the inner edges of the park while maintaining and enhancing multi-modal connections throughout provides a means for all types of modes to access and enjoy the park.
- The pedestrian crossing and bus stop improvements allow for users to access the park using a variety of connections.

Framework Strategy Area 5. Environmentally Sustainable Community

- Preserving natural functionality and utilizing natural environmental attributes of the site will support the uses on site in an environmentally sustainable way. Prioritizing Xeriscaped areas and native and low water species where possible will take advantage of the soil quality, create micro-ecosystems, and help reduce landscape water demands.
- The disc golf area provides an opportunity to locate native species that can accommodate being disturbed by users in a more natural setting that can also accommodate wildlife movement and habitat.
- The relatively high intensity uses envisioned for the park could be softened with such strategies such as permeable surfaces in parking lots, continued focus on a natural theme for the play areas, and providing appropriate buffers for riparian zones.
- The bridge under Valmont Road along the Goose Creek Path could serve as the nexus for a wildlife corridor; though it may also be appropriate to consider a means for wildlife to cross Valmont Road to reach the northern more naturalized portion of the Park.

Framework Strategy Area 6. Economically Vital Community

- The Concept Plan includes a number of use types that will attract visitors to the region. As the community buildings programming is thought out, those that would support neighborhood services as well as regional services could help to drive increased economic vitality in the area.

Framework Strategy Area Number 7. Good Governance

- As a strategic development to accommodate regional and local users with a high intensity recreation park, this park demonstrates a thoughtful life-cycle approach to land use and governance.
- The interactions between departments and legal entities to establish joint use activities such the non-potable irrigation agreements, the use and treatment of existing facilities, and future management agreements can all provide areas for the City to demonstrate effective collaboration and governance.

Rating System Review

To supplement the City's framework, both the SITES rating system and the LEED ND rating system were identified as being appropriate. SITES is a landscape development and management-focused rating system that typically focuses on a built project from the building skins outward. It was developed by a diverse group of stakeholders including the American Society of Landscape Architects, the Lady Bird Johnson Wildflower Center, the U.S. Botanic Garden, the U.S. Green Building Council and others. LEED for Neighborhood Development (LEED ND) was developed by the Congress for the New Urbanism, the U.S. Green Building Council, and the National Resource Defense Council to focus on sustainability at the neighborhood scale. The LEED ND rating system acknowledges the importance of buildings within a site, but is largely intended to help provide metrics that quantify a site and the design of the public realm as sustainable.

The following table provides a systematic review of the relevant credits of each rating system and identifies any area of overlap with a priority on the SITES system. While many of the credits are not applicable at the Concept Plan stage of design, they are included for reference for future phases and annotated appropriately.

SITES credits	LEED ND credits	Valmont City Park Concept Plan
SITE CONTEXT	SMART LOCATION AND LINKAGE	These sections evaluate site selection.
<i>Limit development on farmland</i>	<i>Agricultural Land Conservation</i>	Entire site classified as prime farmland by the federal Natural Resources Conservation Service (NRCS) if irrigated; while highest and best use appears to be a regional park, preserving farmland on site or off in the area may be considered.
<i>Protect floodplain functions</i>	<i>Floodplain Avoidance</i>	Floodplain surrounds the two creek beds through the site; maintaining adequate flood storage capacity should be considered and the floodplains not built up with any permanent structures. Current design indicates primarily low-intensity structures, which should be built to withstand flooding.
<i>Conserve aquatic ecosystems</i>		Wonderland and Goose Creeks have minimal water for aquatic habits through Valmont City Park; any aquatic ecosystems would be located within the irrigation pond to the North, which could managed especially with the planned pumping activities.
<i>Conserve habitats for threatened and endangered species</i>	<i>Imperiled Species and Ecological Communities</i>	A habitat analysis was performed in 2001 that identified potential habitat and included recommendations for future planning efforts.
<i>Redevelop degraded sites</i>	<i>Brownfield Redevelopment</i>	The site is not impaired per definitions.

SITES credits	LEED ND credits	Valmont City Park Concept Plan
<i>Locate projects within existing developed areas</i>	<i>Preferred Locations</i>	The site would qualify as an infill site; but not previously developed.
<i>Connect to multi-modal transit networks</i>	<i>Locations with Reduced Automobile Dependence</i>	The current and planned multi-modal connections are a highlight of the design in keeping with the design guidelines. By including RTD and a commitment to future stops when conditions warrant, the plan takes a discrete step towards implementation.
PRE-DESIGN ASSESSMENT AND PLANNING		This section has been largely addressed through the planning process; additional details from the rating systems could be included as the project moves forward.
<i>Use an integrative design process</i>		By incorporating the input of various disciplines, the design process is demonstrating integrated design.
<i>Conduct a pre-design site assessment</i>		The design guidelines represent some assessment work that has been conducted; additional work has likely been completed. As the design progresses, this section could be used to check off the elements that may yet need inclusion.
<i>Designate and communicate Vegetation and Soil Protection Zones</i>		Vegetation and Soil Protection Zones are not designated in the Concept Plan; it may be useful to do so if there are areas within the park that are to be left more naturalized such as the disc golf park.
<i>Engage Users and Stakeholders</i>	<i>Community Outreach and Involvement</i>	The 25 public meetings referenced in the design guidelines demonstrate an inclusive process.
SITE DESIGN- WATER		Water is a significant existing feature and part of the design; maintaining water quality and reducing consumptive use respects the heritage of landscape water.
<i>Manage precipitation on site</i>	<i>Stormwater Management</i>	The only areas of concern are the increased impervious surfaces from buildings and parking surfaces. These areas could be treated with pervious surfaces, proximate infiltration/drainage features, and/or other rainwater focused design.

SITES credits	LEED ND credits	Valmont City Park Concept Plan
<i>Reduce water for landscape irrigation</i>	<i>Water-Efficient Landscaping</i>	Using the irrigation pond to the North will reduce potable water use and provide the bulk or entirety of the water for turf and other vegetation. Following the design guidelines and looking for not only native and appropriate species generally, but also for low water/high abuse varieties of turf grass would help reduce water demand.
<i>Reduce outdoor water use</i>		Any additional water features that require potable water such as the aquatic facilities and splash park can utilize controls, technology, and scheduling to reduce water consumption. Also, for any water leaving such uses, maintenance and treatment options could ensure that the levels of chemicals present do not pose additional risk for the surrounding ecosystem.
<i>Design functional stormwater features as amenities</i>		In addition to the irrigation lake serving as natural habitat and a passive recreation area, the opportunity for dispersed water features around the impervious surfaces may present additional opportunities to create models of swales and infiltration areas that can also double as active or passive recreation. The example of the occasionally flowing Wonderland Creek may be a precedent.
SITE DESIGN- SOILS + VEGETATION		With quality soils and existing native vegetation, care could be taken to preserve where possible.
<i>Create and communicate a soil management plan</i>		The prime soils underlying the park are capable of providing a healthy environment for a variety of plant growth. Further identification of soil types could aid in reducing fertilizer use, developing appropriate irrigation plans, and contributing to the health of the overall ecosystem. Furthermore, the topsoil that is disturbed during the construction process can be relocated and any areas where compaction can be avoided could be appropriately protected.
<i>Control and manage invasive plants</i>		Invasive plant removal is an important part of habitat restoration efforts in the riparian areas and anywhere else such habitat is desired. Developing a formal plan in line with State, City and County guidelines to include not only list A weeds but any that may outcompete re-introduced natives could give native species a better chance to establish.

SITES credits	LEED ND credits	Valmont City Park Concept Plan
<i>Use appropriate plants</i>	<i>Site Design for Habitat or Wetlands and Water Body Conservation</i>	Choosing drought-tolerant and native species is mentioned in the design guidelines; maintaining appropriate selection by watering zone will also help ensure that the water is calibrated and not providing too much water.
<i>Conserve healthy soils and appropriate vegetation</i>		Addressed above; included for reference.
<i>Conserve special status vegetation</i>		Addressed above; included for reference.
<i>Conserve and use native plants</i>		Addressed above; included for reference.
<i>Conserve and restore native plant communities</i>	<i>Restoration of Habitat or Wetlands and Water Bodies, Long-Term Conservation Management of Habitat or Wetlands and Water Bodies</i>	Creating dedicated management plans for plants and habitat where appropriate can foster thriving communities of diverse species. Focusing on the natural areas such as the disc golf area, the riparian corridors, and the area to the north around the irrigation pond could enable ongoing habitat function.
<i>Optimize biomass</i>		This credit involves looking at the appropriate Biomass Density Index for the ecoregion in which the site is located (Western short grasslands) and then looking at existing biomass on the site compared to the planned biomass. The Concept Plan shows an increase in trees as well as more intensive plantings.
<i>Reduce urban heat island effects</i>	<i>Heat Island Reduction</i>	The heat island effect of the Concept plan is somewhat minimized by having less built square footage than originally planned, but the amount of surface parking and roof space still provide potential for increasing the local ambient temperature. Using light colored roofs and paving materials would help offset this effect.
<i>Use vegetation to minimize building energy use</i>	<i>Solar Orientation</i>	As site design proceeds, opportunities to use vegetation to maximize solar orientation of the buildings for passive heating and cooling could be prioritized to cut energy use.
<i>Reduce the risk of catastrophic wildfire</i>		Not directly applicable; included for reference.

SITES credits	LEED ND credits	Valmont City Park Concept Plan
MATERIALS SELECTION		The plan respects the existing roadways and existing materials in general. Trying to maintain those elements is recommended along with using materials that are local, recycled to the extent possible, designed for disassembly, and support comprehensive product sustainability.
<i>Eliminate the use of wood from threatened tree species</i>		Addressed in summary above; included for reference.
<i>Maintain on-site structures and paving</i>		Addressed in summary above; included for reference.
<i>Design for adaptability and disassembly</i>		Addressed in summary above; included for reference.
<i>Reuse salvaged materials and plants</i>		Addressed in summary above; included for reference.
<i>Use recycled content materials</i>	<i>Recycled Content for Infrastructure</i>	Addressed in summary above; included for reference.
<i>Use regional materials</i>		Addressed in summary above; included for reference.
<i>Support responsible extraction of raw materials</i>		Addressed in summary above; included for reference.
<i>Support transparency and safer chemistry</i>		Addressed in summary above; included for reference.
<i>Support sustainability in materials manufacturing</i>		Addressed in summary above; included for reference.
<i>Support sustainability in plant production</i>		Addressed in summary above; included for reference.
HUMAN HEALTH+ WELL-BEING		A focus on relationships and activity should make this area one to highlight with a focus on details.
<i>Protect and maintain cultural and historic places</i>	<i>Existing Building Reuse; Historic Resource Preservation and Adaptive Use</i>	Both the Roney House and Platt Farm will be used and their legacy preserved.
<i>Provide optimum site accessibility, safety and wayfinding</i>	<i>Visitability and Universal Design</i>	The wide multi-modal paths in the design and the lighting and signage guidelines in the design guidelines will help ensure a variety of users can utilize and navigate through the park.

SITES credits	LEED ND credits	Valmont City Park Concept Plan
<i>Promote equitable site use</i>		The diversity of uses and lack of any fee structure for the majority of park facilities place use of the park within reach for a variety of user types. Continuing a program of providing fair and equitable access to the various outdoor facilities will maintain the common appeal of the park.
<i>Support mental restoration</i>		While the focus is on active recreation, there are a number of passive recreation opportunities as well including some of borders between active zones, the hill features, and the portion of the park to the north with the irrigation pond and trail network.
<i>Support physical activity</i>	<i>Access to Recreation Facilities</i>	This project's focus on active recreation supports the city's goals for activity.
<i>Support social connection</i>	<i>Access to Civic and Public Spaces</i>	The size and scale of the park will provide a variety of opportunities for interaction; the flexible community facility will only enhance that.
<i>Provide on-site food production</i>		The educational garden by the Roney house site will produce a quantity of food beneath the thresholds required for both rating systems, but will still serve a community function. Additional ideas to explore for food production that could be appropriate at this park include installation of fruit trees and other edible landscape elements.
<i>Reduce light pollution</i>		The City of Boulder light pollution reduction ordinance could be reviewed to ensure that the recommended fixtures are aligned with the most recent ordinances, especially in regard to being full-cutoff fixtures.
<i>Encourage fuel-efficient and multi-modal transportation</i>		Providing preferred parking for carpools may be somewhat redundant with a regional park given that many visits will occur that way naturally, but designating particular spots for high efficiency vehicles, clarifying the bicycle parking locations and amounts, and including shared usage spaces will help support this goal and others. There is an opportunity for installing electric vehicle charging station as well, at least Level 2 to support a healthy charge over the course of a visit. Additional plans already included are enhancing the bus stops and the bicycle parking being included in building footprints.
<i>Minimize exposure to environmental tobacco smoke</i>		Not directly applicable; included for reference

SITES credits	LEED ND credits	Valmont City Park Concept Plan
<i>Support local economy</i>	<i>Mixed-use Neighborhood Centers</i>	The community facilities can be designed flexibly so they can accommodate some of the uses for the local economy as well as the regional economy.
CONSTRUCTION	GREEN INFRASTRUCTURE AND BUILDINGS	While the scope of this review is on design, all of the practices below can be quantified and measured to help ensure a sustainable construction process.
<i>Communicate and verify sustainable construction practices</i>		Not directly applicable; included for reference.
<i>Control and retain construction pollutants</i>	<i>Construction Activity Pollution Prevention</i>	Not directly applicable; included for reference.
<i>Restore soils disturbed during construction</i>	<i>Minimize Site Disturbance in Construction</i>	Not directly applicable; included for reference.
<i>Restore soils disturbed by previous development</i>		Not directly applicable; included for reference.
<i>Divert construction and demolition materials</i>	<i>Solid Waste Management Infrastructure</i>	Not directly applicable; included for reference.
<i>Divert reusable vegetation, rocks, and soil from disposal</i>		Not directly applicable; included for reference.
<i>Protect air quality during construction</i>		Not directly applicable; included for reference.
OPERATIONS AND MAINTENANCE		Specific credits are addressed with planning implications, but generally included for reference.
<i>Plan for sustainable site maintenance</i>		Not directly applicable; included for reference.
<i>Provide for storage and collection of recyclables</i>	<i>Solid Waste Management Infrastructure</i>	Placement of recycling facilities has not been called out at this stage of design; with so much of the park away from roads, some thought could be given to how recyclables and organics could be transported to appropriate pick up locations.

SITES credits	LEED ND credits	Valmont City Park Concept Plan
<i>Recycle organic matter</i>		Composting, especially at the picnic sites could help reduce waste.
<i>Minimize pesticide and fertilizer use</i>		Attention to ecosystem health is a key component of Integrated Pest Management.
<i>Reduce outdoor energy consumption</i>	<i>Infrastructure Energy Efficiency</i>	Looking at lights, pumps and other energy intensive uses and finding the most efficient alternative would help meet this goal.
<i>Use renewable sources for landscape electricity needs</i>	<i>On-Site Renewable Energy Sources</i>	Especially for some of the more remote lighting applications, solar integration can save enough in the cost of running wire and conduit to pay for the extra cost of a small battery and solar panel. Thinking more broadly about on-site renewables, whether on roofs or elsewhere, could offset significant amount of power. In particular a large solar thermal system could help with pool heating needs.
<i>Protect air quality during landscape maintenance</i>		Not directly applicable; included for reference.
EDUCATION + PERFORMANCE MONITORING		Finding the balance of information to share publically and what to track internally will enable the park to educate users and serve as an example.
<i>Promote sustainability awareness and education</i>		Signage and educational opportunities can be integrated with the plan's focus on natural play and features.
<i>Develop and communicate a case study</i>		Highlighting particular aspects of the plan could help to form a case study; the multi-modal connections, opportunities for a low water use landscape, and irrigation and stormwater functionalities could all serve as starting points along with functionality and solid planning elements.
<i>Plan to monitor and report site performance</i>		Sub-metering water use and energy use, as well as monitoring ecosystem health indicators such as wildlife movement and plant health could help track site performance.

SITES credits	LEED ND credits	Valmont City Park Concept Plan
	NEIGHBORHOOD PATTERN AND DESIGN	The design characteristics included in this section emphasize an urban form with the buildings framing the public realm, but there are notable elements in the Concept Plan that are reflected well.
	<i>Walkable Streets</i>	Bringing the buildings close to the major streets, providing a slow-speed street with on-street parking through the project, and providing wide enough sidewalks for multiple modes and users all support a more vibrant sense of place and would earn credits.
	<i>Reduced Parking Footprint</i>	The design makes effort to place parking to the sides and rear of the buildings, and to screen the parking lots from the streets where they cannot be relocated. LEED ND penalizes large surface lots (over 2 acres) regardless of location.
	<i>Connected and Open Community</i>	LEED ND supports connections through the site at specified distances along the perimeter where possible. The Concept Plan demonstrates connectivity where possible. The multi-modal connections and adherence to the existing street network meet the intent of the credit.
	<i>Tree-Lined and Shaded Streets</i>	LEED ND requires an average of a minimum of 40 foot spacing between street trees. The lack of trees currently shown along the eastern portion of the park could be an area to add trees if they can be supported; the shade they would provide would help reduce ambient temperatures and uptake additional carbon.



Valmont City Park - Outreach and Community Engagement Timeline



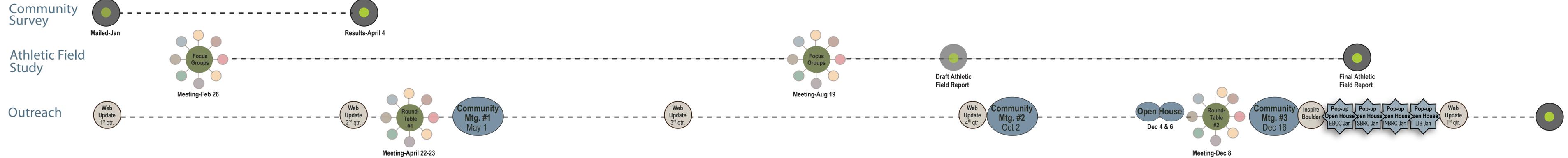
DATA GATHERING

OPPORTUNITIES AND CONSTRAINTS ANALYSIS

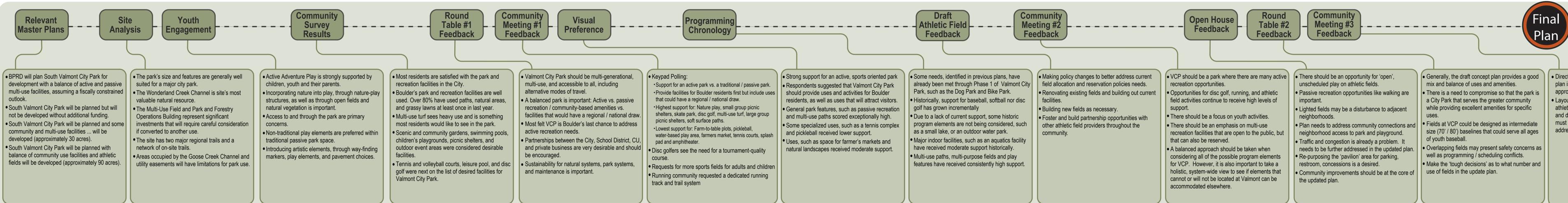
CONCEPT ALTERNATIVES

PREFERRED CONCEPT PLAN

COMMUNITY ENGAGEMENT



KEY FINDINGS



PRAB & COUNCIL



COMMUNITY SURVEY RESULTS

2014 VALMONT CITY PARK CONCEPT PLAN UPDATE

SURVEY SAMPLES

KEY FINDINGS

General Summary:

Boulder residents frequently use and are satisfied with Boulder Parks and Recreation facilities and amenities, especially those related to outdoor uses.

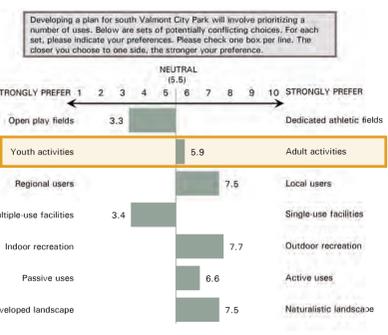
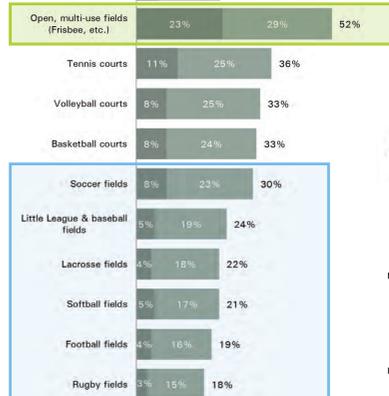
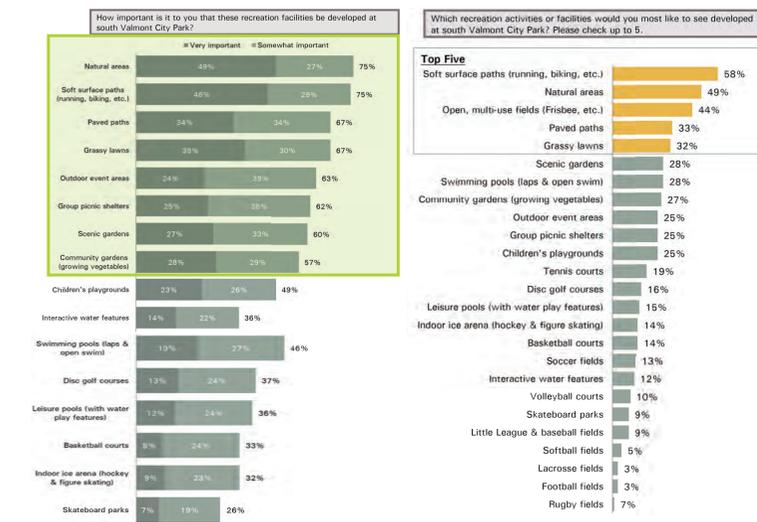
Open, multi-use fields were the most frequently used facility for Boulder Residents, with **tennis courts, basketball courts, soccer fields, and volleyball** rounding out the **top five**.

Baseball / softball and **dedicated fields for football, lacrosse, and rugby** were also in the **top ten**. Residents said the city needs more general park facilities such as **soft surface and paved paths, community gardens / scenic gardens, and grassy lawns**. Other facilities mentioned include **outdoor event areas, group picnic shelters, interactive water play, and children's playgrounds**.

When asked how important it was for a facility to be developed at Valmont City Park, residents said **natural areas, soft surface and paved paths, grassy lawns, and outdoor event areas were most important**. **Group picnic shelters, scenic gardens / community gardens, multi-use turf, and children's playgrounds** were also important.

The "Take-away":

- Most residents are satisfied with the park and recreation facilities in the City.
- Boulder's park and recreation facilities are well used. Over 80% have used paths, natural areas, and grassy lawns at least once in last year.
- Multi-use turf sees heavy use and is something most residents would like to see in the park.
- Scenic and community gardens, swimming pools, children's playgrounds, picnic shelters, and outdoor event areas were considered desirable facilities.
- Tennis and volleyball courts, leisure pool, and disc golf were next on the list of desired facilities for Valmont City Park.



ROUND TABLE SUMMARIES

2014 VALMONT CITY PARK CONCEPT PLAN UPDATE

IMAGES FROM THE MEETING

KEY FINDINGS

General Summary:

Conducted Tuesday, April 22 and Wednesday April 23, 2014

General Topics Discussed:

- Recreation Facilities
- Economic Stability
- Conservation and the Environment
- Access, Trails, Connections, and Parking
- Place-making and the Public Realm

Common / Prominent Themes:

- Balance among: recreation use and natural areas – active versus passive areas versus natural areas, community needs and regional draws
- Importance of partnerships .
- Importance of sustainability from a maintenance perspective
- Uses should be multi-use and multi-generational.
- Connectivity to all modes of transportation to limit parking needs and automobile use to site.
- Build on existing system – avoid unnecessary duplication of amenities.
- Brand the park and build off of bike park's success.
- Incorporate art, history, education.
- Create a unique sense of space that enhances existing neighborhoods in the area.

The "Take-away":

- Valmont City Park should be multi-generational, multi-use, and accessible to all, including alternative modes of travel.
- A balanced park is important: Active vs. passive recreation / community-based amenities vs. facilities that would have a regional / national draw.
- Most felt VCP is Boulder's last chance to address active recreation needs.
- Partnerships between the City, School District, CU, and private business are very desirable and should be encouraged.
- Sustainability for natural systems, park systems, and maintenance is important.



COMMUNITY MEETING no. 1 SUMMARY

2014 VALMONT CITY PARK CONCEPT PLAN UPDATE

IMAGES FROM THE MEETING

KEY FINDINGS

General Summary:

Conducted Thursday, May 1, 2014

Keypad Polling Results

Overall Park Use

The majority of participants (65%) wanted to see Valmont City Park developed as an **active, sports oriented park** versus a traditional city park, natural / passive recreation area, or an equal balance or natural / passive recreation area and active recreation area.

When asked who is Valmont City Park for, Participants favored (58%) **providing uses and activities for Boulder residents but also include facilities that have regional and national draw in order to benefit the local economy** versus 42% of participants that preferred that the park be focused on uses and activities that are primarily for the residents of Boulder.

High Support

- Small-Scale Nature Play Area (**81%**)
- Small Group Picnic Shelter (**81%**)
- Skate Park (**75%**)
- Disc Golf (**78%**)
- Multi-Use Grass Turf (**74%**)
- Large Group Picnic Shelters (**72%**)
- Expanded Crusher Fine Path System (**71%**)
- Educational Signage (**64%**)

Low Support

- Farm-to-Table Plots (**89%**)
- Pickle Ball (**72%**)
- Water-Based Play Area (**71%**)
- Farmers Market (**70%**)
- Tennis Courts (**69%**)
- Splash Pad (**63%**)
- Amphitheater (**62%**)
- Community Gardens (**61%**)
- Standard Post and Deck Play Structure (**60%**)

The "Take-away":

Disc golf users would like a tournament-level course with various amenities. Many noted City Council approval of a course earlier this year.

- Many attendees requested more sports fields and/or sports field complex (soccer, lacrosse, ballfields) of tournament quality to meet the needs of organized leagues for both adults and children. Currently, facilities are too few, or owned by schools with limited access.
- Many attendees requested a dedicated track or connective trail system for running/walking and training, as many school tracks are unavailable for public use, and Boulder's running population is large.
- Other amenities included more pedestrian/biking connections, archery range, picnic/social gathering areas, pavilion, facilities for year-round sports (cross-country skiing), good directional signage, large aquatics facility, tennis courts, and a children's environment"



STATION BOARD SAMPLES



VISUAL PREFERENCE WEB SURVEY

2014 VALMONT CITY PARK CONCEPT PLAN UPDATE

SAMPLE SURVEY QUESTIONS

KEY FINDINGS

General Summary:

Conducted Wednesday, May 7, 2014 through Monday, June 9, 2014

Total Number of Respondents: 436

Keypad Polling Results

Overall Park Use

The majority of participants (54%) wanted to see Valmont City Park developed as an **active, sports oriented park** versus a traditional city park, natural / passive recreation area, or an equal balance or natural / passive recreation area and active recreation area.

When asked who is Valmont City Park for, Participants favored (53%) **providing uses and activities for Boulder residents but also include facilities that have regional and national draw in order to benefit the local economy** versus 40% of participants that preferred that the park be focused on uses and activities that are primarily for the residents of Boulder, while some neglected to comment..

High Support

- Climbing Wall or Boulder Cluster (**83%**)
- Small Group Picnic Shelter (**81%**)
- Large-Scale Nature Play (**72%**)
- Expanded Crusher Fine Path System (**75%**)
- Shade for Play (**75%**)
- Physically Challenging Play Structure (**73%**)
- Water-Based Play Feature (**65%**)
- Educational Signage (**65%**)

Low Support

- Pickleball (**71%**)
- Tennis Courts (**60%**)
- Multi-Use Synthetic Turf (**59%**)
- Baseball/Softball Fields (**58%**)
- Farm-to-Table Plots (**58%**)
- Standard Post and Deck Play Structure (**53%**)
- Amphitheater (**50%**)

The "Take-away":

- There is, in general, a consistent level of high support for program elements or facilities that focus on children's play.
- Despite previously having received low support at the first community meeting, play that incorporates water of some sort received notable higher support.
- There's a marked decrease in the focus of Valmont City Park as an active/sports oriented park and a general trend noting the promotion of both more natural and traditional park activities.
- The major elements, generally portrayed in a positive light, discussed in the comment section were: Water-Based Play Features, a Disc Golf Course, either a Skate or Bike Park (Expansion), Youth Baseball/Softball, and Open Multi-Use Fields.

multiuse turf grass turf field

Do you think a multiuse turf grass field would be a good addition to Valmont City Park?

A. I really like it
B. I'd consider it
C. Nice but not in VCP
D. I don't think so
E. I'm not sure
F. No answer

www.boulderparks-rec.org

natural landscapes

Do you think large portions of Valmont City Park should be preserved for natural landscapes?

A. I really like it
B. I'd consider it
C. Nice but not in VCP
D. I don't think so
E. I'm not sure
F. No answer

www.boulderparks-rec.org

skate park

Do you think a skate park would be a good addition to Valmont City Park?

A. I really like it
B. I'd consider it
C. Nice but not in VCP
D. I don't think so
E. I'm not sure
F. No answer

www.boulderparks-rec.org

water-based play feature

Do you think a water-based play feature would be a good addition to Valmont City Park?

A. I really like it
B. I'd consider it
C. Nice but not in VCP
D. I don't think so
E. I'm not sure
F. No answer

www.boulderparks-rec.org

(PRELIMINARY FINDINGS) ATHLETIC FIELD STUDY

2014 VALMONT CITY PARK CONCEPT PLAN UPDATE

PRELIMINARY FINDINGS – SEASONS OF PLAY

Organized sports teams are playing year round.

Baseball and football leagues tend to play one season during traditional time-frames.

Other leagues reported year-round activity.

Peak Demand Periods:

- Multi-Use Fields: Spring and Fall
- Ball Fields: Spring (though some leagues play multiple seasons)

There is a 'lull' in the summer for all leagues.

Some BVSD and CU fields are available when there are no classes.

Unmet demand during winter months.

PROJECTION OF FUTURE ATHLETIC FIELD NEEDS

At a minimum Boulder should maintain the current field supply

Based on field demand and current trends, the Department should consider increasing multi-use field Levels of Service to 1 field in 4,100, similar to diamond fields

By 2030, an additional 4 multi-use fields will be needed to meet projected population increases.

By 2030, an additional 5 diamond fields will be needed to meet projected population increases.

Percentages of Youth and Adult Demand in Weekly Field Hours for Diamond Field Sports

- 280 hrs. demand per week by youth leagues: 65%
- 150 hrs. demand per week by adult leagues: 35%

Percentages of Youth and Adult Demand in Weekly Field Hours for Rectangular Field Sports

- 203 hrs. demand per week by youth leagues: 77%
- 62 hrs. demand per week by adult leagues: 23%

GENERAL APPROACHES TO ADDRESSING FIELD DEFICITS

- Making policy changes to better address current field allocation and reservation policies needs.
- Renovating existing fields and building out current facilities.
- Building new fields as necessary.
- Foster and build partnership opportunities with other athletic field providers throughout the community.



NATURAL SITE FEATURES

EXISTING CONDITIONS



LEGEND

- 100 YEAR FLOODPLAIN
- PRAIRIE DOG COLONY BOUNDARY (INCLUDING PARKS, CITY, AND PRIVATE COLONIES)
- TOPOGRAPHY (1' CONTOURS)
- DECIDUOUS TREES (CLUSTERED; UNSPECIFIED)
- EVERGREEN TREES (CLUSTERED; UNSPECIFIED)
- INDIVIDUAL DECIDUOUS TREE
- INDIVIDUAL EVERGREEN TREE
- MAJOR TREES
- RIPARIAN VEGETATION
- DRAINAGEWAYS / DITCHES
- CREEKS

MAN-MADE FEATURES

- OFF-SITE BUILDINGS
- ON-SITE BUILDINGS
- PARKING AND ROADS
- - - PARK BOUNDARY

MAN-MADE SITE FEATURES

EXISTING CONDITIONS



LEGEND

- PUBLIC WORKS MATERIALS STORAGE AND TRANSFER
- MULCH STORAGE YARD
- SOIL STOCK PILE
- PARKING AND ROADS
- MULTI-USE TURF FIELD
- PEDESTRIAN POINTS OF ENTRY (GATE)
- VEHICULAR POINTS OF ENTRY (GATE)
- DISC GOLF
- - - WALKING PATHS (INCLUDING CONCRETE, CRUSHER FINES AND DIRT SOCIAL PATHS)
- UTILITIES (ALL)
- EASEMENTS (BOTH SURFACE AND UTILITIES EASEMENTS)
- - - FENCE
- PEDESTRIAN UNDERPASS
- PEDESTRIAN BRIDGE
- OFF-SITE BUILDINGS
- ON-SITE BUILDINGS
- UTILITY POLE
- - - PARK BOUNDARY
- RTD BUS STOP

PROGRAMMING CHRONOLOGY MATRIX

2014 VALMONT CITY PARK CONCEPT PLAN UPDATE

INTRODUCTION

The **Programming Chronology Matrix** summarizes the relative range of support for the park facilities and amenities (program elements) considered for Valmont City Park between 2001 and 2014.

The **goal is to identify programming trends**, not complete a scientific analysis.

Source of information: **public opinion surveys, assessment studies, and master plans.**

The **list of program elements considered varied** with each study, plan, or opinion survey.

- Not all of the program elements were considered in all of the surveys, plans and studies.
- If the program element was not considered in a specific survey, plan or study, the associated box on the matrix is shown in gray.

The **community's level of support** for each program element is presented in the matrix with the intersection of the program element row with the survey / plan / study column.

- The program elements with the **highest levels of support** according to the associated survey, plan, and study are shown in **green**.
- The program elements with the **lowest levels of support** according to the associated survey, plan, and study are shown in **yellow**.
- The program elements considered in the associated survey, plan, and study but did not receive either highest or lowest levels of support are left white.
- For example:

Multi-purpose fields and multi-use paths received high levels of support consistently over the years.

Tennis complex received relatively lower levels of support.

Youth baseball / softball received lower levels of support in the early 2000s but higher levels of support recently.

Community gardens received higher levels of support in the early 2000s but lower levels of support recently.

		A	B	C	D	E
Potential Program Elements		2008 Valmont City Park Concept Plan Update Program Elements	2014 NRC Community Survey Results	2014 Concept Plan Update: Round-Table Discussion Assessment	2014 Concept Plan Update: Community Meeting Results	2014 Concept Plan Update: Web-Based Visual Preference Survey Results
General Park Features (with High Support)						
A	Multi-Use Paths				1	
B	Multi-Purpose Fields (including Outdoor Soccer Fields)					2
C	Small Lake					
D	Passive Recreation (including Picnic Areas/Structures)					
E	Adventure Play (including Nature Play, and Nature/Adventure Play Features)		3		4	5
F	Shaded Play					
G	Natural Landscapes					
Specialized Outdoor Recreation Amenities						
H	Dedicated Field Sports (Includes: Lacrosse, Football, Rugby)					
I	Lighted Artificial Turf Field (including Lighted Outdoor Fields/Courts)					
J	Outdoor Performance Area (including Amphitheater)					
K	Single Track Mountain Bike Trail, Cyclocross Course, or Cycling Terrain Park					
L	Bike Racing Facilities (including Paved Cycling Loop)					
M	Youth Baseball/Softball					
N	18 Hole Disc Golf Course					
O	Skate Park					
P	Outdoor Basketball Courts					
Q	Outdoor Sand Volleyball Courts					
Major Indoor/Outdoor Facilities						
R	Indoor Ice Area (including Covered Outdoor Ice Rink)					
S	Indoor Performing Arts Center					
T	Aquatic Facility (Indoor and/or Outdoor: including Swimming Complex, Lap Swimming, Water Exercise, etc.)		6			
U	Outdoor Water Park					
V	Recreation Center (including Indoor Basketball/Volleyball and/or 'Field House')			7		
W	Tennis Complex (including Indoor and/or Outdoor, and Pickleball)					
Other Park Uses (with Varying Support)						
X	Cross Country Ski Trails					
Y	Fenced Dog Park					
Z	Community Gardens (including Farm-to-Table plots, Scenic Gardens)					
AA	Farmer's Market Space					
BB	Prairie Dog Preservation					
CC	Water-Based Play					
DD	Education Signage					
EE	Standard Play Equipment					

KEY/LEGEND

- Program Element Considered
- Program Element **Not** Considered
- Highest Support
- Lowest Support

2008 PLAN SUMMARY & DIAGRAM



LEGEND

- multi-use path network
- multi-modal trail connections
- nordic trail
- easy/moderate bike trail (cyclocross race course) ~2 miles
- moderate/difficult bike trail (singletrack with features) ~6 miles
- existing vegetation
- proposed vegetation
- building envelopes (uses to be determined)
- existing structures
- picnic/shade structures

2008 MASTER PLAN CONCEPT

2008 Master Plan Vision:

"Valmont City Park will provide **world class recreation facilities** that will become a vital part of Boulder and its surrounding communities. The design of the final master plan was **inspired by the site's agrarian past**. Forms that take shape on the ground plane mimic lines made by irrigation circles in agricultural landscapes and shape site features including parking lots roads, building envelopes, and pedestrian circulation. In addition to providing numerous recreation amenities to the City Boulder, each feature of Valmont City Park will **showcase design innovation and environmental sensitivity.**"

Proposed Facilities

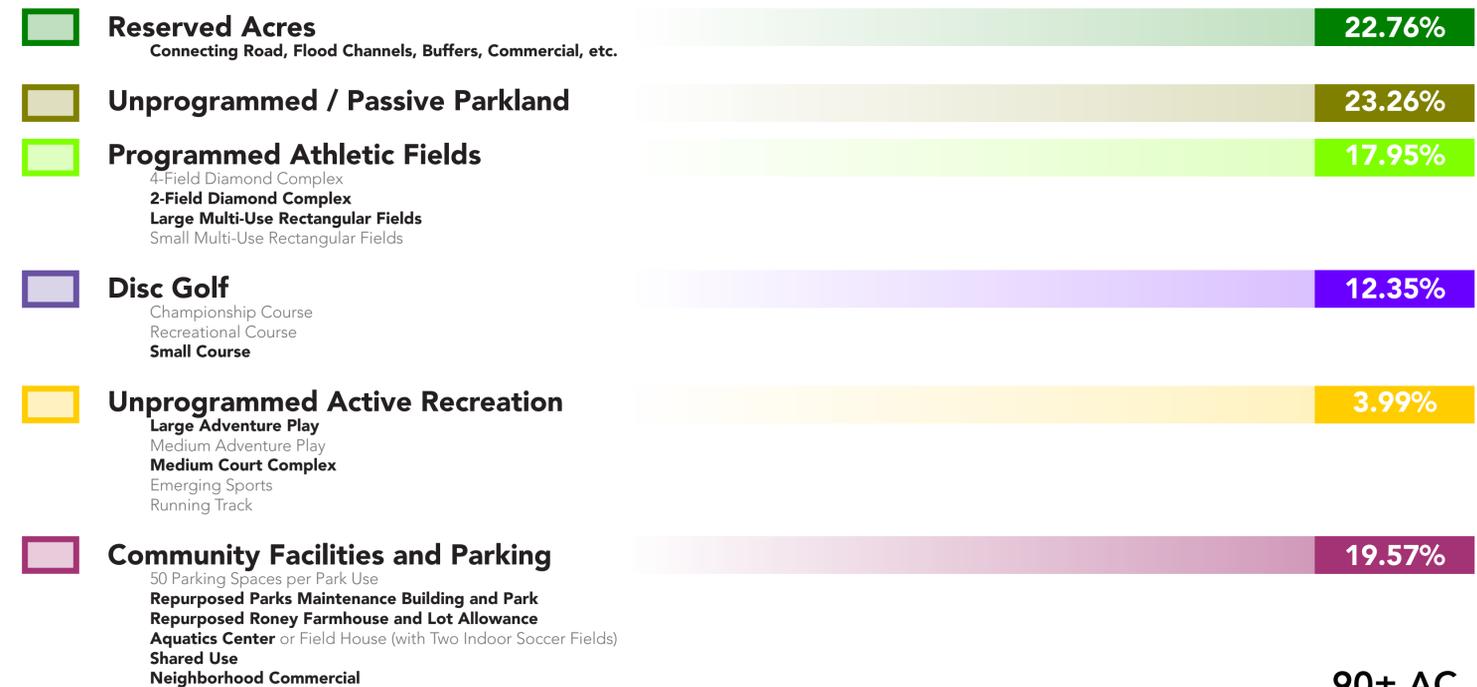
- **Lighted artificial turf multi-purpose fields:**
 - Four championship soccer fields
 - Five ultimate Frisbee fields
 - Two regulation high school baseball fields
- **18-hole disc golf course**
- **Areas for several large indoor recreation facilities such as:**
 - Gymnasium
 - Indoor aquatic facility
 - 50 meter pool
 - Ice arena
 - Tennis court complex
 - Final building configurations / programming to be determined
- **Parks and Forestry Operations building re-purposed as a classroom / meeting space (if Parks Operations are relocated).**
- **In the south edge along Goose Creek:**
 - Linear adventure playground
 - Picnic facilities
 - Passive recreation
 - 300 seat outdoor amphitheater

Three Phases of Development Planned



ACREAGE ALLOCATIONS

2008



TRADE OFFS

- **Additional Ball Fields** are needed elsewhere
- Existing **Parks Maintenance** will need to be relocated / repurposed

SCENARIO [A]

MAJOR DISC GOLF AND BALL FIELD PARK



SCENARIO [B]

ACTIVE RECREATION PARK



These scenarios are not concept plans. The goal is to gain an understanding of the community's vision for how best to allocate resources in the park.

These scenarios are not concept plans. The goal is to gain an understanding of the community's vision for how best to allocate resources in the park.

ACREAGE ALLOCATIONS

[A] 2008

Reserved Acres Connecting Road, Flood Channels, Buffers, Commercial, etc.	22.19%	22.76%
Unprogrammed / Passive Parkland	17.17%	23.26%
Programmed Athletic Fields 4-Field Diamond Complex 2-Field Diamond Complex Large Multi-Use Rectangular Fields Small Multi-Use Rectangular Fields	17.95%	17.95%
Disc Golf Championship Course Recreational Course Small Course	27.69%	12.35%
Unprogrammed Active Recreation Large Adventure Play Medium Adventure Play Medium Court Complex Emerging Sports Running Track	1.77%	3.99%
Community Facilities and Parking 50 Parking Spaces per Park Use Repurposed Parks Maintenance Building and Park Repurposed Roney Farmhouse and Lot Allowance Aquatics Center or Field House (with Two Indoor Soccer Fields) Shared Use	13.23%	19.57%

90± AC

TRADE OFFS

- Field House located at another site
- Additional Ball Fields needed elsewhere
- Existing Parks Maintenance will need to be relocated / repurposed
- Multi-Use Fields will be needed elsewhere
- No court facilities in this scenario

ACREAGE ALLOCATIONS

[B] 2008

Reserved Acres Connecting Road, Flood Channels, Buffers, Commercial, etc.	22.19%	22.76%
Unprogrammed / Passive Parkland	8.86%	23.26%
Programmed Athletic Fields 4-Field Diamond Complex 2-Field Diamond Complex Large Multi-Use Rectangular Fields Small Multi-Use Rectangular Fields	25.26%	17.95%
Disc Golf Championship Course Recreational Course Small Course	22.16%	12.35%
Unprogrammed Active Recreation Large Adventure Play Medium Adventure Play Medium Court Complex Emerging Sports Running Track	2.22%	3.99%
Community Facilities and Parking 50 Parking Spaces per Park Use Repurposed Parks Maintenance Building and Park Repurposed Roney Farmhouse and Lot Allowance Aquatics Center or Field House (with Two Indoor Soccer Fields) Shared Use	19.29%	19.57%

90± AC

TRADE OFFS

- Additional Ball Fields needed elsewhere
- Existing Parks Maintenance will need to be relocated / repurposed
- Small area of unprogrammed parkland
- No court facilities in this scenario

SCENARIO [C] MAXIMIZED GENERAL PARK AND OPEN SPACE



These scenarios are not concept plans. The goal is to gain an understanding of the community's vision for how best to allocate resources in the park.

ACREAGE ALLOCATIONS

	[C]	2008
Reserved Acres Connecting Road, Flood Channels, Buffers, Commercial, etc.	22.19%	22.76%
Unprogrammed / Passive Parkland	28.25%	23.26%
Programmed Athletic Fields 4-Field Diamond Complex 2-Field Diamond Complex Large Multi-Use Rectangular Fields Small Multi-Use Rectangular Fields	12.85%	17.95%
Disc Golf Championship Course Recreational Course Small Course	22.16%	12.35%
Unprogrammed Active Recreation Large Adventure Play Medium Adventure Play Medium Court Complex Emerging Sports Running Track	4.43%	3.99%
Community Facilities and Parking 50 Parking Spaces per Park Use Repurposed Parks Maintenance Building and Park Repurposed Roney Farmhouse and Lot Allowance Aquatics Center or Field House (with Two Indoor Soccer Fields) Shared Use	10.00%	19.57%
90± AC		

TRADE OFFS

- Additional Ball Fields needed elsewhere
- Existing Parks Maintenance will need to be relocated / repurposed
- Aquatics Facility will be located elsewhere
- Multi-Use Fields will be needed elsewhere

SCENARIO [D] "SOMETHING FOR EVERYONE"



These scenarios are not concept plans. The goal is to gain an understanding of the community's vision for how best to allocate resources in the park.

ACREAGE ALLOCATIONS

	[D]	2008
Reserved Acres Connecting Road, Flood Channels, Buffers, Commercial, etc.	22.19%	22.76%
Unprogrammed / Passive Parkland	13.85%	23.26%
Programmed Athletic Fields 4-Field Diamond Complex 2-Field Diamond Complex Large Multi-Use Rectangular Fields Small Multi-Use Rectangular Fields	17.94%	17.95%
Disc Golf Championship Course Recreational Course Small Course	22.16%	12.35%
Unprogrammed Active Recreation Large Adventure Play Medium Adventure Play Medium Court Complex Emerging Sports Running Track	4.43%	3.99%
Community Facilities and Parking 50 Parking Spaces per Park Use Repurposed Parks Maintenance Building and Park Repurposed Roney Farmhouse and Lot Allowance Aquatics Center or Field House (with Two Indoor Soccer Fields) Shared Use	19.44%	19.57%
90± AC		

TRADE OFFS

- Additional Ball Fields needed elsewhere
- Existing Parks Maintenance will need to be relocated / repurposed



Community Meeting #2 Keypad Polling Responses

by percentage

How well does the allocation of park and recreation resources in ____ match your vision for Valmont City Park?

	Very close I'd only make minor changes	Pretty close I would change one or two facilities / amenities	It's ok I would have to make a number of changes	Not close at all I would start over	No opinion -	No response -
1. The 2008 Plan?	4%	32%	40%	14%	2%	9%
2. Scenario A?	23%	9%	19%	37%	4%	9%
3. Scenario B?	14%	25%	28%	25%	4%	5%
4. Scenario C?	16%	18%	19%	40%	2%	5%
5. Scenario D?	18%	26%	33%	14%	2%	7%

Which plan or scenario most closely matches your vision for the right level of emphasis for:

	2008 Plan	Scenario A	Scenario B	Scenario C	Scenario D	No opinion	No response
6. Unprogrammed / passive parkland (open turf areas, trails, natural areas, picnic facilities)?	4%	28%	25%	16%	21%	2%	5%
7. Programmed / active sports fields (ball fields / diamonds and multi-use rectangular fields for soccer, lacrosse, ultimate Frisbee, etc.) *	5%	23%	26%	14%	25%	2%	5%
8. Disc golf?	14%	30%	14%	5%	18%	7%	12%
9. Unprogrammed active recreation amenities (large group picnic shelters, adventure play, running track/trails, basketball, volleyball, tennis, emerging sports, etc.)?	2%	21%	11%	21%	33%	0%	12%
10. Community facilities and parking (aquatics center, field house, community meeting rooms, parking for park uses)?	0%	23%	9%	21%	21%	2%	25%
11. Overall, which plan or scenario do you think represents the best balance for addressing Boulder's community recreation needs?	0%	23%	7%	12%	35%	0%	23%

	Unprogrammed / passive parkland	Programmed active sports fields	Disc golf	Unprogrammed active recreation amenities	Community facilities	None of the above / no opinion	No response
12. Overall, what is your primary interest for the Valmont City Park?	5%	32%	12%	26%	2%	2%	21%

* In the live presentation, the slide show results showed 20% for each of the first 3 choices, 60% for choice E (Scenario D) and 0% for the remaining choices. Turning Point's poll collection reporting software, however, showed 44 responses (distributed similarly to responses to other questions). Owing to the interplay of Turning Point and PowerPoint, we assume the PowerPoint graph reflects 10 responses Turning Point did not record (making the total responses 54). This is the only question where the reporting software did not match the live presentation.

Total Possible Responders: 57

2014 DRAFT CONCEPT PLAN



NOT TO SCALE

Valmont City Park

2015 CONCEPT PLAN UPDATE

VALMONT CITY PARK CONCEPT PLAN

Create an "awesome" facility, a model park that:

- Balances regional/national pull with city-specific demand
- Has a high level of design, concept, and finish
- Is truly multi-generational, for all community users
- Becomes a success story
- Meets unmet community recreation needs
- Secures funding and public/private partnerships
- Engages user groups and community partners for implementation and operations
- Creates multi-use destination where uses can co-exist and avoid multi-use conflicts
- Allows for flexibility of future uses/changing community desires
- Creates inclusive community gathering places for large and small community events
- Addresses environmental issues (prairie dogs, wildlife, wetlands, floodplain, etc.)
- Considers connections/access



NOTES

- Although the final plan depicts several community facilities, specific uses for these buildings have not been identified at this time. Development of these facilities will be contingent on future funding opportunities and public / private partnerships.
- Building footprints will contain a square footage allocation reserved for covered bicycle parking as well as employee bicycle storage. The final form and location will be developed prior to final acceptance of the concept plan.



Valmont City Park

2015 FINAL CONCEPT PLAN

VALMONT CITY PARK CONCEPT PLAN

The Final Concept Plan for Valmont City Park:

- Incorporates extensive feedback received from discussions with the public, surrounding neighborhoods, stakeholders, sports user groups, the Parks and Recreation Advisory Board (PRAB), and others;
- Focuses on the needs of the Boulder community while still providing opportunities and venues for local, regional, and possibly state events;
- Balances the need for many different types of active recreation opportunities with an understanding that some needs must be filled in other areas of the Parks and Recreation System of facilities;
- Focuses on youth opportunities and activities, but remains a multi-generational facility;
- Emphasizes the development of facilities that will support a wide range of activities and uses;
- Provides opportunities for more 'traditional' park amenities such as walking paths, open turf spaces, areas for picnicking, etc.;
- Secures funding and public/private partnerships
- Allows for flexibility of future uses/changing community desires
- Provides a logical circulation system through the park, as well as meaningful connections to surrounding neighborhoods, existing multi-use paths, and public transportation nodes;
- Addresses environmental issues (prairie dogs, wildlife, floodplain, etc.)

NOTES

- Although the final plan depicts several community facilities, specific uses for these buildings have not been identified at this time. Development of these facilities will be contingent on future funding opportunities and public / private partnerships.
- Building footprints will contain a square footage allocation reserved for covered bicycle parking as well as employee bicycle storage. The final form and location will be developed prior to final acceptance of the concept plan.



Ability to Accommodate Standard Field Dimensions for Various Sanctioning Bodies at Valmont City Park

Black Text: Can Be Accommodated at VCP

Blue Text: Can Be Accommodated at VCP Except Where Circled

02/13/15

Brown Text: Cannot Be Accommodated for Competitive Play at VCP (Due to outfield fence distances and preference for turf infield)

	Pro, College, and High School	Babe Ruth	CoL / Little League Junior, Senior, and Big League	Pony (13 - 14)	Brontco (11-12)	Little League Major and under (9 - 10)	Mustang	Pinto	55' Softball (Youth 10 and under)	60' Softball (Fast and Slow Pitch / Modified) *	65' Softball (Slow Pitch) **
home plate to pitching mound	60'6"	60'6"	60'6"	54'	48'	46'	44'	38'	38'	40'	50'
home plate to first (or third) base	90'	90'	90'	80'	70'	60'	60'	50'	55'	60'	65'
home plate to second base	127'3"	127'3"	127'3"	113'2"	99'	84'10"	85'10"	70'8"	77'9"	84'10"	91'11"
pitching mound to edge of infield (radius)	95'	95'	95'	80'	65'	50'	50'	50'	55'	60'	65'
pitching mound (diameter)	18'	18'	18'	15'	12'	10'	9'	9'	8' (stripe)	8' (stripe)	8' (stripe)
home plate area (diameter)	26'	26'	26'	24'	22'	18'	20'	20'	NA	NA	NA
base area (radius)	13'	13'	13'	12'	11'	9'	10'	9'	NA	NA	NA
running lane length	45'	45'	45'	40'	35'	30'	30'	25'	NA	NA	NA
width of coach's box	20'	20'	20'	12'	12'	8'	8'	8'	15'	15'	15'
depth of coach's box	10'	10'	10'	6'	6'	4'	4'	4'	3'	3'	3'
distance between coach's box and first (or third) base	15'	15'	15'	12'	9'	6'	6'	6'	8'	8'	8'
home plate to backstop (recommended radius)	60'	60'	60'	40'	30'	25'	20'	20'	25'	25'	25'
home plate to left field home run fence (recommended)	320' -350'	300'	300'	250' (275')	200' (225')	200'	175'	150'	200' to 250'	250' to 315'	250' to 315'
home plate to center field home run fence (recommended)	400'+	335'	350'	300' (315')	250' (275')	200' (225')	225'	200'	200' to 250'	250' to 315'	250' to 315'
pitching mound height	10"	10"	10"	8"	6"	6"	4"	4"	0	0	0
batter's box width	4'	4'	4'	4'	4'	3'	4'	4'	3'	3'	3'
batter's box depth	6'	6'	6'	6'	6'	6'	6'	6'	7'	7'	7'

Distances to home plate are from back apex.

Distances to pitching mound from front center of pitching rubber.

Distances to first or third base from outside back corner.

Distances from second base from center of base.

Baseball leagues with pitching mounds would need portable pitching mounds sized to accommodate the specific age group.

* 60' Softball is used by: Men's and women's fast pitch, men's slow pitch, girls and boys fast pitch (10 - 18), girls and boys slow pitch (10 - 12), and Little League Softball (Majors). Pitching Distance for Little League Softball Junior, Senior and Big League is 43'

** 65' Softball is used by: Men's, women's, and co-ed slow pitch as well as girls and boys slow pitch (14 - 18)

Compiled from a variety of sources including: *The Field Guide: Layout and Dimensions of Sports Fields* (Michael J. Walker); Tomark Sports Website: *Baseball Measurements*; HK Sports Fields: *Field Dimensions*; Little League Baseball Website: *Field Specifications*.

OPINION OF COST and PHASING									
Valmont City Park									
City of Boulder									
Parks and Recreation Department									
February 18, 2013									
MIG, Inc, Drexel, Barrell & Co., Fox Tuttle Hernandez, The Brendle Group									
	QUANTITY	UNIT	COST PER UNIT	COST PER ITEM	TOTAL COSTS	PHASE 1 COST	PHASE 2 COST	PHASE 3 COST	PHASE 4 COST
1	CONSTRUCTION STAKING ALLOWANCE								
	1	LUMP SUM	\$125,000.00	\$125,000	\$125,000	\$13,750	\$90,000	\$18,750	\$2,500
2	TRAFFIC CONTROL ALLOWANCE								
	1	LUMP SUM	\$50,000.00	\$50,000	\$50,000	\$5,500	\$36,000	\$7,500	\$1,000
3	DEMOLITION / CLEARING & GRUBBING (SEE NOTES)								
					\$715,116				
	84.97	ACRE	\$1,000.00	\$84,966		\$9,346	\$61,175	\$12,745	\$1,699
	8,000	CU	\$15.00	\$120,000			\$120,000		
	1	LS	\$40,000.00	\$40,000				\$40,000	
	32,500	SF	\$1.50	\$48,750			\$48,750		
	92,100	SF	\$1.50	\$138,150			\$138,150		
	74,500	SF	\$1.50	\$111,750				\$111,750	
	600	LF	\$2.50	\$1,500		\$1,500			
	1	LUMP SUM	\$5,000.00	\$5,000			\$5,000		
	1	LUMP SUM	\$65,000.00	\$65,000		\$7,150	\$46,800	\$9,750	\$1,300
	1	LUMP SUM	\$100,000.00	\$100,000		\$11,000	\$72,000	\$15,000	\$2,000
4	PRAIRIE DOG RELOCATION								
	1	LUMP SUM	\$525,000.00	\$525,000	\$525,000	\$57,750	\$378,000	\$78,750	\$10,500
5	EROSION AND STORM WATER CONTROL								
	84.97	ACRE	\$1,200.00	\$101,959	\$101,959	\$11,215	\$73,410	\$15,294	\$2,039
6	STRIP TOPSOIL, STOCKPILE & PLACE (6" DEPTH AVG.)								
	68,539	CY	\$6.00	\$411,235	\$411,235	\$45,236	\$296,089	\$61,685	\$8,225
7	GRADING/EARTHWORK								
					\$1,797,022				
	20,833	CY	\$4.00	\$83,333					
	137,078	CY	\$6.00	\$822,469					
	137,078	CY	\$6.00	\$822,469					
	27,500	CY	\$2.50	\$68,750					
8	STORM DRAINAGE								
					\$767,000				
	1	LUMP SUM	\$52,000.00	\$52,000		\$52,000			
	1	LUMP SUM	\$45,000.00	\$45,000			\$45,000		
	1	LUMP SUM	\$90,500.00	\$90,500		\$90,500			
	1	LUMP SUM	\$98,000.00	\$98,000			\$98,000		
	1	LUMP SUM	\$66,000.00	\$66,000		\$66,000			
	1	LUMP SUM	\$49,000.00	\$49,000			\$49,000		
	1	LUMP SUM	\$178,500.00	\$178,500		\$58,905	\$119,595		
	1	LUMP SUM	\$113,000.00	\$113,000			\$56,500	\$56,500	
	1	LUMP SUM	\$20,000.00	\$20,000		\$2,200	\$14,400	\$3,000	\$400
	1	LUMP SUM	\$40,000.00	\$40,000		\$4,400	\$28,800	\$6,000	\$800
	1	LUMP SUM	\$15,000.00	\$15,000		\$15,000			
9	DOMESTIC WATER SERVICE								
					\$360,000				
	1	LUMP SUM	\$66,500.00	\$66,500				\$66,500	
	1	LUMP SUM	\$23,000.00	\$23,000		\$23,000			
	1	LUMP SUM	\$26,000.00	\$26,000			\$26,000		
	1	LUMP SUM	\$32,500.00	\$32,500			\$16,250	\$16,250	
	1	LUMP SUM	\$187,000.00	\$187,000				\$187,000	
	1	LUMP SUM	\$25,000.00	\$25,000		\$2,750	\$18,000	\$3,750	\$500
10	SANITARY SEWER (DREXEL)								
					\$52,500				
	1	LUMP SUM	\$10,000.00	\$10,000				\$10,000	
	1	LUMP SUM	\$32,500.00	\$32,500			\$32,500		
	1	LUMP SUM	\$10,000.00	\$10,000		\$1,100	\$7,200	\$1,500	\$200
11	VALMONT ROAD IMPROVEMENTS - WEST HALF								
					\$401,400		\$401,400		
	1,150	LF	\$236.00	\$271,400					
	2,600	LF	\$25.00	\$65,000					
	10,000	SF	\$6.50	\$65,000					
12	VALMONT ROAD IMPROVEMENTS - EAST HALF								
					\$428,750		\$428,750		
	1	LUMP SUM	\$30,000.00	\$30,000					
	1,250	LF	\$25.00	\$31,250					
	1,050	LF	\$200.00	\$210,000					
	1,250	LF	\$89.60	\$112,000					
	3,250	SF	\$14.00	\$45,500					

		QUANTITY	UNIT	COST PER UNIT	COST PER ITEM	TOTAL COSTS	PHASE 1 COST	PHASE 2 COST	PHASE 3 COST	PHASE 4 COST			
13	NORTH / SOUTH THROUGH PARK ROAD					\$551,400							
	25' WIDE (11' TRAVEL LANES W/ CURB & GUTTER)	1,400	LF	\$120.00	\$168,000		\$47,040	\$120,960					
	32' WIDE (11' TRAVEL LANES W/ 8' PARALLEL PARKING ON ONE SIDE)	1,350	LF	\$145.00	\$195,750		\$58,725	\$137,025					
	40' WIDE (11' TRAVEL LANES W/ 8' PARALLEL PARKING ON BOTH SIDES)	450	LF	\$175.00	\$78,750		\$78,750						
	THROUGH ROAD ROUNDABOUTS	3	EACH	\$36,300.00	\$108,900		\$108,900						
14	PARKING LOTS (SEE NOTES)					\$1,068,000							
	WEST DISC GOLF AND ADVENTURE PLAY LOT (46 SPACES)	46	SPACE	\$2,000.00	\$92,000		\$92,000						
	NORTH CENTRAL RECTANGULAR FIELD LOT (100 SPACES)	100	SPACE	\$2,000.00	\$200,000			\$200,000					
	NORTH COMMUNITY FACILITY / EDUCATION GARDENS (16 SPACES)	16	SPACE	\$2,000.00	\$32,000				\$32,000				
	NORTHEAST PARKING LOT -- WEST HALF (120 SPACES)	46	SPACE	\$2,000.00	\$92,000		\$92,000						
	NORTHEAST PARKING LOT -- EAST HALF (120 SPACES)	46	SPACE	\$2,000.00	\$92,000		\$92,000						
	SOUTH PARKING LOT -- NORTH HALF (212 SPACES)	250	SPACE	\$2,000.00	\$500,000			\$500,000					
	ELECTRICAL VEHICLE CHARGING STATIONS (2 VEHICLES / STATION)	6	EACH	\$10,000.00	\$60,000		\$19,800	\$20,400	\$19,800				
15	PATHS AND AREAS OF SPECIAL PAVING					\$948,000							
	6' CRUSHER FINE PATH THROUGH DISC GOLF	3,800	LF	\$12.00	\$45,600		\$45,600						
	8' CONCRETE PATH (6" DEPTH)	11,600	LF	\$40.00	\$464,000		\$51,040	\$334,080	\$69,600	\$9,280			
	10' TINTED CONC. PATH -- THROUGH ROAD TO VALMONT (6" DEPTH)	250	LF	\$80.00	\$20,000		\$20,000						
	10' TINTED CONCRETE PATH BETWEEN DIAMONDS (6" DEPTH)	650	LF	\$80.00	\$52,000			\$52,000					
	10' TINTED SOUTH PARKING LOT PEDESTRIAN WALKWAY (6" DEPTH)	400	LF	\$80.00	\$32,000				\$32,000				
	EAST / WEST BOULEVARD PATH SOUTH OF FIELDS (6" DEPTH)	1,200	LF	\$72.00	\$86,400			\$86,400					
	PLAZAS / DECORATIVE CONCRETE	23,500	SF	\$8.00	\$188,000		\$20,680	\$135,360	\$28,200	\$3,760			
	CONC. CURB RAMP ALLOWANCE	50	EACH	\$1,200.00	\$60,000		\$6,600	\$43,200	\$9,000	\$1,200			
16	DISC GOLF (FINE GRADING, SEED, EQUIP, PAVING, IRRIG, LANDSCAPE)	1	LUMP SUM	\$550,000.00	\$550,000	\$550,000		\$550,000					
17	BASEBALL FIELD +/- 300' (NORTHEAST FIELD)	1	LUMP SUM	\$395,000.00	\$395,000	\$395,000		\$395,000					
18	BASEBALL FIELD +/- 300' (SOUTHEAST FIELD)	1	LUMP SUM	\$395,000.00	\$395,000	\$395,000		\$395,000					
19	BASEBALL FIELD +/- 300' (SOUTHWEST FIELD)	1	LUMP SUM	\$395,000.00	\$395,000	\$395,000		\$395,000					
20	DIAMOND PINWHEEL CORE AREA ALLOWANCE	1	LUMP SUM	\$50,000.00	\$30,000	\$50,000		\$50,000					
21	RECTANGULAR FIELDS					\$3,832,975		\$3,832,975					
	SYNTHETIC TURF AREA (TWO RECTANGULAR FIELDS)	230,000	SF	\$15.00	\$3,450,000								
	DIAMOND BACKSTOP, DUGOUTS, BLEACHERS, & BASE LINE FENCING	1	LUMP SUM	\$118,600.00	\$118,600								
	ONE RECT. NATURAL TURF FIELD (SEED W/ CUSTOM SOIL PREP & IRRIG.)	117,500	SF	\$2.25	\$264,375								
22	RUNNING TRACK AND RECREATION AMENITY					\$800,000							
	MED DUTY POLY URETHANE RUNNING TRACK (ASPHALT/DRAINS/CURB)	1	LUMP SUM	\$400,000.00	\$400,000				\$400,000				
	RECREATION AMENITY IN CENTER OF TRACK AREA (ALLOWANCE)	1	LUMP SUM	\$400,000.00	\$400,000					\$400,000			
23	FLEX & DEDICATED OPEN TURF AREA (NATURAL TURF w/ IRRIG.)					\$308,000							
	DEDICATED OPEN TURF AREA	65,000	SF	\$2.00	\$130,000		\$130,000						
	FLEX TURF AREA (SHARED WITH DISC GOLF)	89,000	SF	\$2.00	\$178,000			\$178,000					
24	COURT SPORTS ALLOWANCE (4 COURTS PLUS LANDSCAPE)	1	LUMP SUM	\$440,000.00	\$440,000	\$440,000		\$440,000					
25	PLAY AREAS / COMMUNITY GATHERING SPACES (SEE NOTES)					\$2,050,000							
	THE "KNOLL" ADVENTURE PLAY ALLOWANCE	1	LUMP SUM	\$900,000.00	\$900,000		\$900,000						
	SOUTH CENTRAL PLAY AREA ALLOWANCE	1	LUMP SUM	\$750,000.00	\$750,000		\$750,000						
	RECTANGULAR FIELD COMMUNITY GATHERING SPACE ALLOWANCE	1	LUMP SUM	\$200,000.00	\$200,000			\$200,000					
	WONDERLAND CREEK COMMUNITY GATHERING SPACE ALLOWANCE	1	LUMP SUM	\$200,000.00	\$200,000			\$200,000					
26	SITE FURNITURE ALLOWANCE					\$328,600							
	BENCHES	75	EACH	\$1,200.00	\$90,000								
	TRASH RECEPTACLES	50	EACH	\$1,000.00	\$50,000								
	FLAG POLES	3	EACH	\$4,500.00	\$13,500								
	DRINKING FOUNTAIN WITH GRAVEL SUMP	5	EACH	\$5,000.00	\$25,000								
	PICNIC TABLES	55	EACH	\$1,800.00	\$99,000								
	GRILLS	10	EACH	\$800.00	\$8,000								
	INFORMATION KIOSK	5	EACH	\$2,500.00	\$12,500								
	EMERGENCY ACCESS BOLLARDS OR GATES	6	EACH	\$600.00	\$3,600								
	BIKE RACK CLUSTER WITH CONCRETE PAD	10	EACH	\$2,700.00	\$27,000								
27	PRESENTATION / EDUCATION GARDENS	1	LUMP SUM	\$200,000.00	\$200,000	\$200,000			\$200,000				
28	PARK SHELTERS (w/ CONCRETE PADS) AND STRUCTURES					\$559,920							
	THE "KNOLL" ADVENTURE PLAY LARGE PICNIC SHELTER (40' X 40')	1	EACH	\$96,000.00	\$96,000		\$96,000						
	THE "KNOLL" ADVENTURE PLAY SMALL PICNIC SHELTERS (24' X 24')	2	EACH	\$40,320.00	\$80,640		\$80,640						
	SOUTH CENTRAL ADVENTURE PLAY LARGE PICNIC SHELTER (40' X 40')	1	EACH	\$96,000.00	\$96,000		\$96,000						
	SOUTH CENTRAL ADVENTURE PLAY SMALL PICNIC SHELTERS (24' X 24')	2	EACH	\$40,320.00	\$80,640		\$80,640						
	DISC GOLF SHELTER (24' X 24')	1	EACH	\$40,320.00	\$40,320			\$40,320					
	DIAMOND & RECTANGULAR FIELD COMMUNITY SHELTER (24' X 24')	1	EACH	\$40,320.00	\$40,320			\$40,320					
	DIAMOND & RECTANGULAR FIELD COMMUNITY SHELTER (40' X 40')	1	EACH	\$96,000.00	\$96,000			\$96,000					
	DUMPSTER ENCLOSURES	2	EACH	\$15,000.00	\$30,000			\$15,000	\$15,000				

				COST PER UNIT	COST PER ITEM	TOTAL COSTS	PHASE 1 COST	PHASE 2 COST	PHASE 3 COST	PHASE 4 COST
29	REPURPOSED RONEY FARM HOUSE	1,330	SF	\$150.00	\$199,500	\$199,500			\$199,500	
30	NEW COMMUNITY FAC. WING (AT REPURPOSED PARKS OPS BLDG)	3,650	SF	\$350.00	\$1,277,500	\$1,277,500			\$1,277,500	
31	REPURPOSED PARKS OPS BLDG	7,890	SF	\$200.00	\$1,578,000	\$1,578,000			\$1,578,000	
32	VALMONT ROAD COMMUNITY FACILITY	3,800	SF	\$350.00	\$1,330,000	\$1,330,000			\$1,330,000	
33	AQUATICS FACILITY COMMUNITY FACILITY WING	14,240	SF	\$350.00	\$4,984,000	\$4,984,000				\$4,984,000
34	LANDSCAPE ALLOWANCE					\$831,000	\$91,410	\$598,320	\$124,650	\$16,620
	LOW WATER-USE TURF AREAS (FINE GRADE / SOIL PREP / SEEDING)	425,000	SF	\$0.18	\$76,500					
	NATIVE GRASS AREAS (FINE GRADE & SEEDING)	400,000	SF	\$0.18	\$72,000					
	VALMONT ROAD TREES (SHADE, ORNAMENTAL & EVERGREEN)	200	EACH	\$300.00	\$60,000					
	THROUGH ROAD TREES (SHADE, ORNAMENTAL & EVERGREEN)	200	EACH	\$300.00	\$60,000					
	MISCELLANEOUS PARK TREES (SHADE, ORNAMENTAL & EVERGREEN)	500	EACH	\$300.00	\$150,000					
	GOOSE CREEK CHANNEL TREES (SHADE, ORNAMENTAL & EVERGREEN)	125	EACH	\$300.00	\$37,500					
	MISCELLANEOUS SHRUB BED ALLOWANCE	75,000	SF	\$5.00	\$375,000					
35	IRRIGATION ALLOWANCE (NORTH POND IRRIGATION SOURCE)					\$906,250	\$99,688	\$652,500	\$135,938	\$18,125
	LOW WATER-USE TURF AREAS	425,000	SF	\$0.50	\$212,500					
	NATIVE GRASS AREAS	400,000	SF	\$1.00	\$400,000					
	SHRUB AREAS	75,000	SF	\$1.25	\$93,750					
	IRRIGATION CONTROLLER AND COMMUNICATIONS	1	LUMP SUM	\$50,000.00	\$50,000					
	ENHANCE NORTH POND PUMP STATION	1	LUMP SUM	\$150,000.00	\$150,000					
36	SIGNAGE ALLOWANCE					\$57,500	\$6,325	\$41,400	\$8,625	\$1,150
	PARK MONUMENT SIGNS	2	EA	\$10,000.00	\$20,000					
	RULES AND REGULATION / WAY-FINDING / INTERPRETIVE	25	EA	\$1,500.00	\$37,500					
37	ELECTRICAL SYSTEM AND SITE LIGHTING ALLOWANCE					\$480,000	\$52,800	\$345,600	\$72,000	\$9,600
	PRIMARY SERVICE AND TRANSFORMERS	1	LUMP SUM	\$200,000.00	\$200,000					
	ELECTRICAL CONTROLS AND PANELBOARDS	1	LUMP SUM	\$30,000.00	\$30,000					
	SECONDARY DISTRIBUTION SYSTEM AND CONVENIENCE POWER	1	LUMP SUM	\$60,000.00	\$60,000					
	ROADWAY LIGHTING	20	EACH	\$4,500.00	\$90,000					
	PATH LIGHTING ALLOWANCE	1	LUMP SUM	\$50,000.00	\$50,000					
	GAS, TELEPHONE, AND COMMUNICATIONS	1	LUMP SUM	\$50,000.00	\$50,000					
38	SITE SUSTAINABILITY ALLOWANCE (EXCLDS. MAJOR BLDG./SOFT COSTS)	1	LUMPS SUM	\$1,946,651.11	\$1,946,651	\$1,946,651	\$214,132	\$1,401,589	\$291,998	\$38,933
39	CONSTRUCTION SUBTOTAL					\$32,197,278	\$4,042,890	\$15,733,667	\$6,864,377	\$5,556,344
40	GENERAL CONDITIONS & MOBILIZATION (5%)					\$1,609,864	\$202,145	\$786,683	\$343,219	\$277,817
41	CONSTRUCTION COST GRAND TOTAL					\$33,807,142	\$4,245,035	\$16,520,350	\$7,207,596	\$5,834,161
42	DESIGN CONTINGENCY: 20%					\$6,761,428	\$849,007	\$3,304,070	\$1,441,519	\$1,166,832
43	CONSTRUCTION CONTINGENCY: 10%					\$3,380,714	\$424,503	\$1,652,035	\$720,760	\$583,416
44	DESIGN FEES									
	Master Plan					\$125,000	\$125,000			
	Constr. DWGs, Bidding, and Constr. Admin. (12% of Constr. Cost)					\$4,056,857	\$446,254	\$2,920,937	\$608,529	\$81,137
45	PLANNING AND DEVELOPMENT FEES / PERMITS	1	LS	\$500,000.00	\$500,000	\$500,000	\$55,000	\$360,000	\$75,000	\$10,000
46	MATERIALS TESTING DURING CONSTRUCTION (SITE WORK - SEE NOTES)	1	LS	\$50,000.00	\$50,000	\$50,000	\$5,500	\$36,000	\$7,500	\$1,000
47	MISC. BIDDING COSTS	1	LS	\$5,000.00	\$5,000	\$5,000	\$550	\$3,600	\$750	\$100
48	ART (1/2% OF TOTAL CONSTRUCTION COSTS)	1	LS	\$169,035.71	\$169,036	\$169,036	\$18,594	\$121,706	\$25,355	\$3,381
49	VALMONT CITY PARK GRAND TOTAL					\$48,855,177	\$6,169,443	\$24,918,698	\$10,087,009	\$7,680,027
NOTES:										
1	Demolition costs assume no hazardous materials will be encountered during site clearing or demolition of structures.									
2	Demolition costs DO NOT include relocation of Public Work's Materials and Storage Transfer Yard, Parks and Forestry Operation's storage yard and structures, and mulch storage area. It is assumed that these facilities will be relocated when a new yards facilities are constructed for each department .									
3	Parking lots are priced as a per-space system, which includes allowances for 6" full depth asphalt for access drives, drive aisles, and parking bays; signage and pavement marking; curb and gutter; landscaping and irrigation; and lighting									
4	Square foot costs for major buildings include a sustainability allowance; landscaping, plazas, sidewalks in the immediate area of the building; soft costs; and materials testing during construction.									
5	Clearing and grubbing includes all areas except the Wonderland Creek Channel and "The Knoll".									
6	Individual site and recreation facility costs typically include irrigation.									
7	Play area costs include equipment, PIP soft surfacing, internal circulation, areas of special paving, and internal landscape / irrigation									

