



# KEN CARYL RANCH COMMUNITY PARK

MASTER PLAN  
COMMUNITY MEETING #3

# NEXT STEPS

## MEETING #1 NEEDS AND OPPORTUNITIES

DEC. | KICK OFF

- Gain feedback and ideas from community members

## MEETING #2 CONCEPTUAL DEVELOPMENT

JAN. | CONCEPT

- Compile all community feedback and ideas
- Create conceptual design options to explore the opportunities for the park masterplan

## COMMUNITY MEETING #3 PARK MASTERPLAN

WE ARE HERE!

MAY | FINAL MASTERPLAN

## NEXT STEPS

- Presentation to the Community Planning Committee, May 22.
- Presentation to the Metropolitan District Board, May 23
- District Board determines next steps, which could include:
  - Approval of Plan
  - Consideration of phasing in 10 year capital plan
  - Consideration of phasing in contemplation of possible mill levy election
  - Approval to engage in future design processes

## WHAT CAN YOU DO TO STAY INVOLVED?

- Reach out to District Manager, Traci Wieland, at [traciw@kcranch.org](mailto:traciw@kcranch.org) with any questions, ideas, concerns, etc.
- Engage in the upcoming meetings
- Follow any updates via the following mediums
  - Website ([ken-carylcranch.org](http://ken-carylcranch.org))
  - Facebook
  - Weekly E-news
  - Newspaper

## TODAY'S MEETING AGENDA

- Webinar Format
- Project Overview
- Masterplan Presentation
- Q&A Session

# ISSUES AND CONSIDERATIONS

## Safety

- Existing activities and program organization have potential to cause safety concerns for park users.
- Sports play adjacent to other park users.
- Proximity to vehicular traffic and parking.

## Facilities

- Existing facilities require improvements.
- Uneven ground creates accessibility issues.
- Natural conditions create an unusable playing surface.
- Inadequate storage for user groups.
- Overall accessibility.

## Non-Negotiables

- Veterans Monument will not be moving or changing
- Prairie meadows will not become active play
- A dog park will not be discussed as an option.



# GOALS AND OBJECTIVES

## Improve Safety

- Organize program and activities to ensure safety throughout the park.
- Provide universal access throughout the park.
- Space sports activities safely in relation to park users.

## Update Facilities

- Upgrade existing facilities to meet the needs of the community and additional events.
  - Address uneven field conditions.
  - Update irrigation system.
  - Provide new sport field facilities.
  - Provide additional quality of life facilities (Restrooms)
  - Include storage facilities for sports groups.

## Increase Activity

- Provide new opportunities that will support the current and future community for the next 30 years.
  - Social and event opportunities
  - Formal and natural play spaces
  - Educational and natural experiences
  - Increased seating and gathering spaces.



# PROJECT PURPOSE

## Project Focus

- To envision the next 30 years of Community Park
- How will your children and grandchildren use the park for the next 30 years
- Address safety, irrigation inefficiencies, and community survey results.

## Purpose of today's meeting

- To present the final masterplan derived from community feedback, ideas, and previous concepts.
- Near 300 respondents from the first survey, including teachers, parents, neighbors, community members and user groups.
- Near 120 respondents from the second survey



## Other Reminders

- Community Park is a publicly funded park; access cannot be restricted.
- Construction doesn't start tomorrow! Board considerations and decisions will determine next steps.
- Additional design processes are necessary.

# COMMUNITY FEEDBACK



## Survey results and comments:

- Desire for field improvements
- Focus on safety and facilities
- "I love that the community park has been a utilized hub for baseball, soccer, flag football, picnics, and much more. I love passing by it any day of the week and seeing it full of activity. Keep making it great!"
- "It's the heart of the community on weekends."

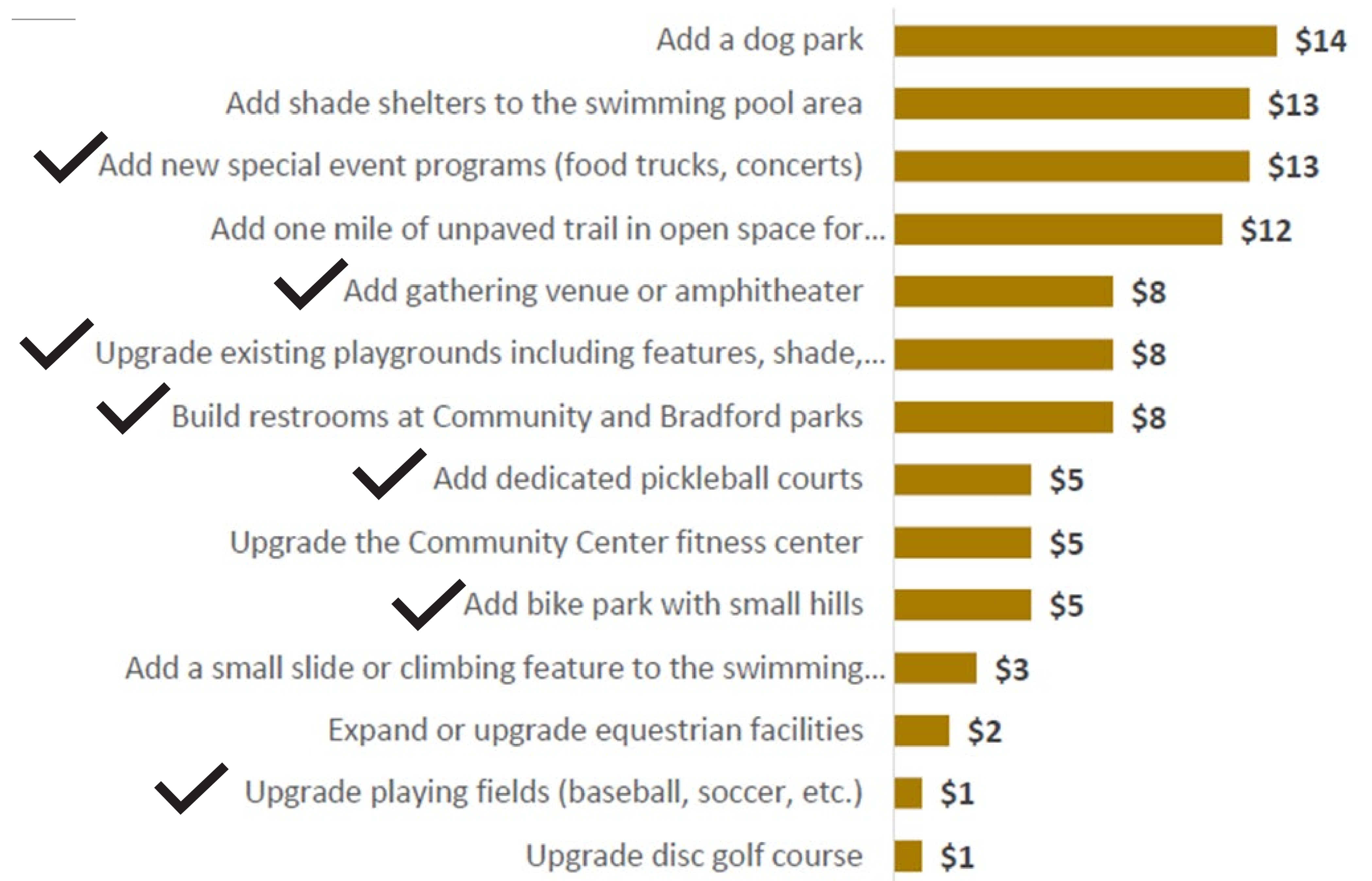
## What we heard from you:

- Walkability and access important
- Design should be sensitive to water use and maintenance
- Consider safety and orientation for baseball fields
- Pickleball should be located away from homes
- Several smaller shelters are better than two large
- North Parking would minimize parking along the street and increase safe access
- The community could benefit from new play opportunities including a youth bike course and expanded playground features.
- Community gathering spaces are desired.

# 2021 COMMUNITY SURVEY RESULTS

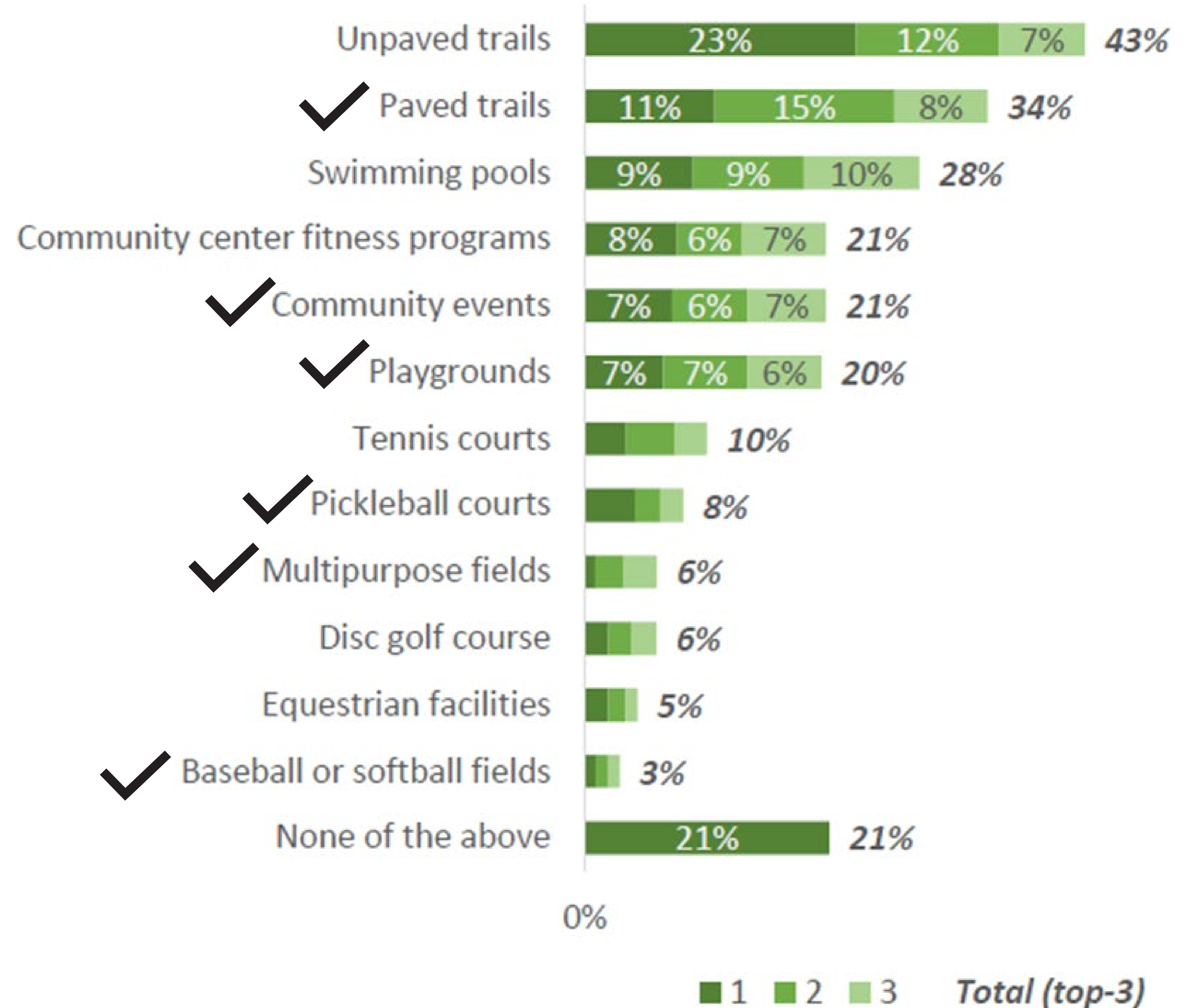
## TOP INVESTMENT SUGGESTIONS

Cumulative Investment (out of \$100)



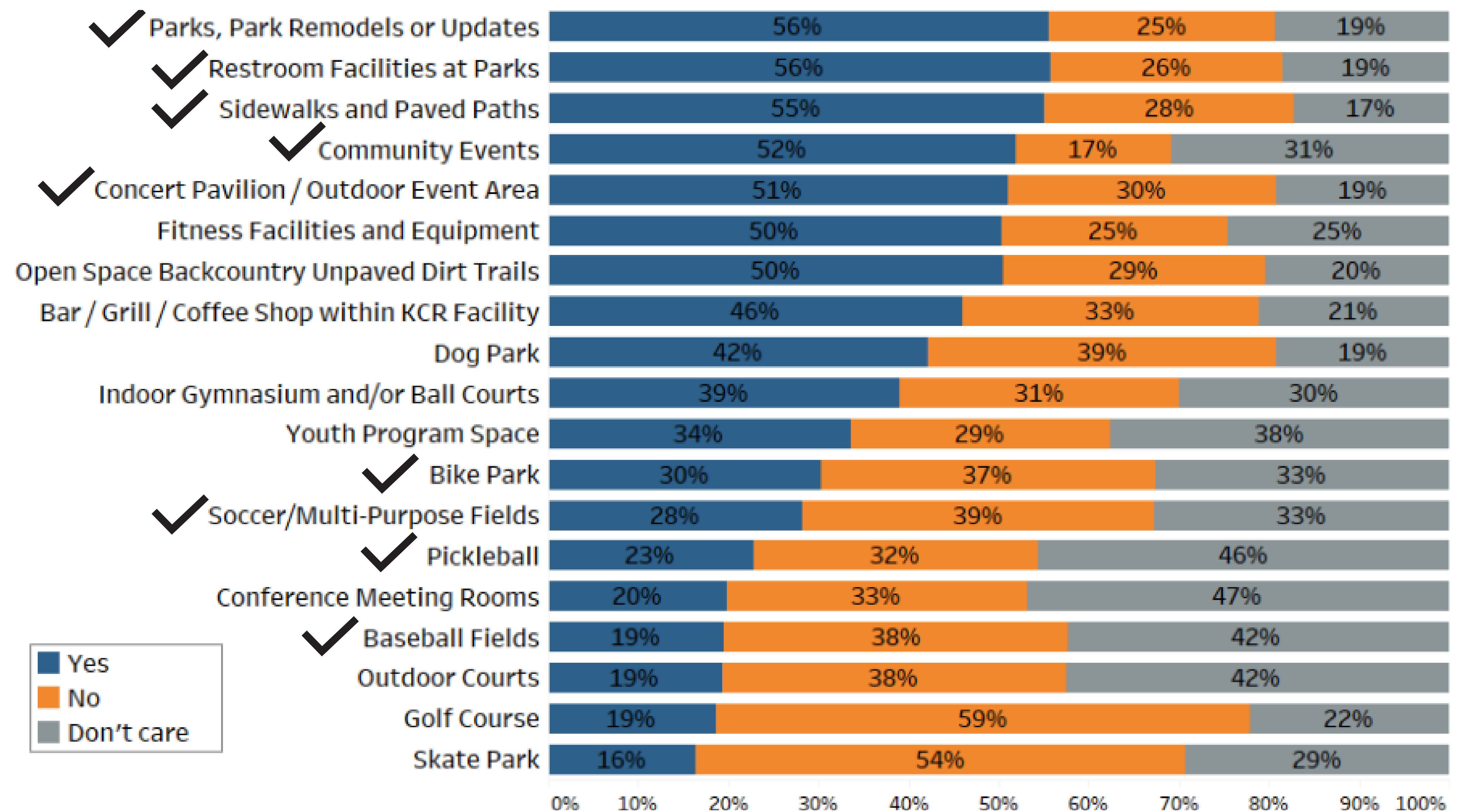
# 2021 COMMUNITY SURVEY RESULTS RELATED TO COMMUNITY PARK

- What are the top three amenities that you would like to see improved or expanded?



# 2017 COMMUNITY SURVEY RESULTS RELATED TO COMMUNITY PARK

- Should Ken Caryl Ranch expand or make available the following?





# COMMUNITY PARK CAMPUS

## Seating

- 8 Benches
- 7 Picnic Tables including 5 at Playground

## Program

- Native Walk and Garden in Prairie Meadows
- 1.1 miles of native trails and walks
- Large Turf Space (Multi-Purpose Fields)
  - 3 Large Fields
  - 6 Small Fields
- 2 Baseball Fields
- Picnic Shelter
- Playground
- Portable Restrooms
- 2 Parking Lots
- Memorials (Benches and Veterans Monument)

## What we heard you like:

- Trails
- Walkability
- Open Fields
- Native Landscape

## What we heard you would like to see:

- Field Improvements
- Safety lighting
- Additional seating
- Additional shade
- Additional structures



# MASTER PLAN

- ① Promenade & Restroom
- ② Baseball Fields
- ③ Multi-Purpose Fields
- ④ Playground
- ⑤ Prairie Meadows
- ⑥ Youth Bike Park




Scale 1:100 0' 100' 200'

# MASTER PLAN - PRAIRIE MEADOWS PARK



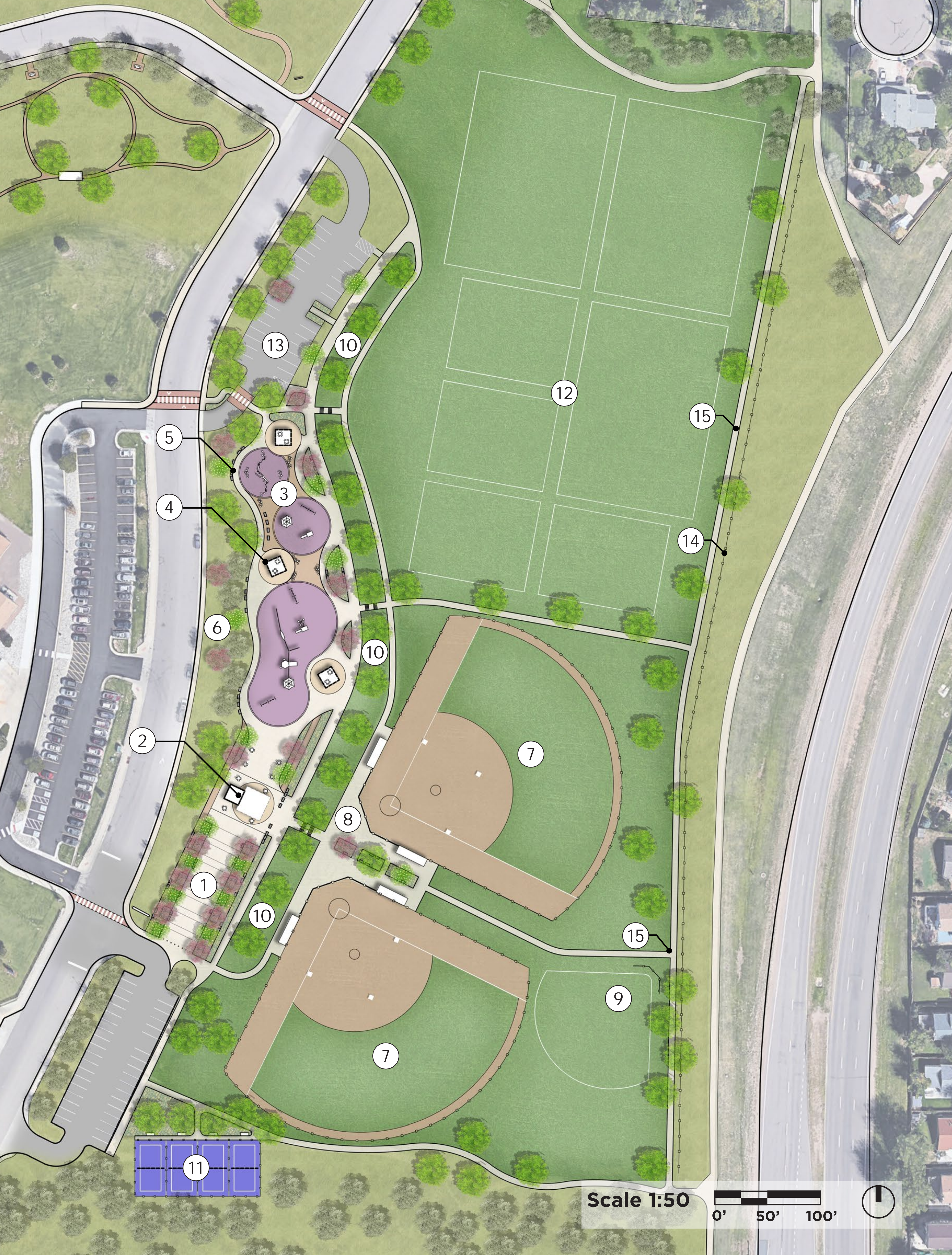
- ① New Trail
  - 3' wide decomposed granite path for access from southern intersection
- ② Demonstration Garden
  - Colorado Native Plants w/ labels and signage for educational purposes
- ③ Stump Seats
  - Movable wood stumps for flexible seating arrangements
- ④ Stone Benches
  - Large sandstone boulder slabs for benches
- ⑤ Seating & Learning Pod
  - Circular form for school lessons, gathering, reflection, etc.
- ⑥ Native Seed
  - Existing native seed - overseeded for regrowth

Scale 1:50 0' 50' 100' 

# MASTER PLAN - YOUTH BIKE PARK

- ① Youth Bike Park
  - Conversion of the underutilized, unpaved parking lot on the west side of Sangre de Cristo Drive to a youth bike park.
  - 3' wide native dirt track
- ② Wood Bridges
  - 4' wide elevated wood bridges along bike track
- ③ Swing Seating
  - Large swinging benches w/ shade trees
- ④ Stone Benches
  - Large sandstone boulder slabs for benches
- ⑤ Bike Pump & Tool Station
  - Permanent tool and manual bike pump station for adjustments.





# MASTER PLAN - COMMUNITY PARK

- ① Promenade
  - Ornamental Trees lining the Promenade
  - Open Promenade for food trucks and other events
  - Picnic tables and stone bench seating
  - Removable bollards for food truck entry
- ② Restroom Building and Picnic Pavilion
  - Picnic tables
- ③ Expanded Playground
  - Additional Play pods w/ new equipment
  - Nature play log hop
  - Existing Play equipment
- ④ Shade Pavilions
  - Picnic Tables
- ⑤ Stone Bench Seating
  - Sandstone slab benches line the play and plaza spaces
- ⑥ Native Buffer from street
  - Native plantings and a mix of shade, ornamental, and existing trees
- ⑦ Baseball Fields
  - 2 Regulation Fields w/ dugouts and perimeter chain link fencing
- ⑧ Concrete Plaza
  - Space for seating, pop up tents, gathering
- ⑨ Tee Ball Field
  - Turf Field area with backstop
- ⑩ Sloped Lawn
  - Sloped lawn along length of park for seating
  - Shade trees
- ⑪ Pickleball
  - 4 pickleball courts
  - Benches outside each court
- ⑫ Multi-Purpose Fields
  - New sod for field area
  - Striping - Allows for multiple field configurations
- ⑬ Parking Lot
  - New parking lot
  - New raised crosswalks
- ⑭ Split Rail Fence
- ⑮ Walkways

Scale 1:50  
 0' 50' 100'

# COMMUNITY PARK MASTER PLAN



Preserving as much field as possible, most updates are focused on the west, along the existing playground, using a prominent walkway to connect pavilion, multi-purpose fields, play and a new northern parking lot.



# PROMENADE AND SPORTS FIELDS

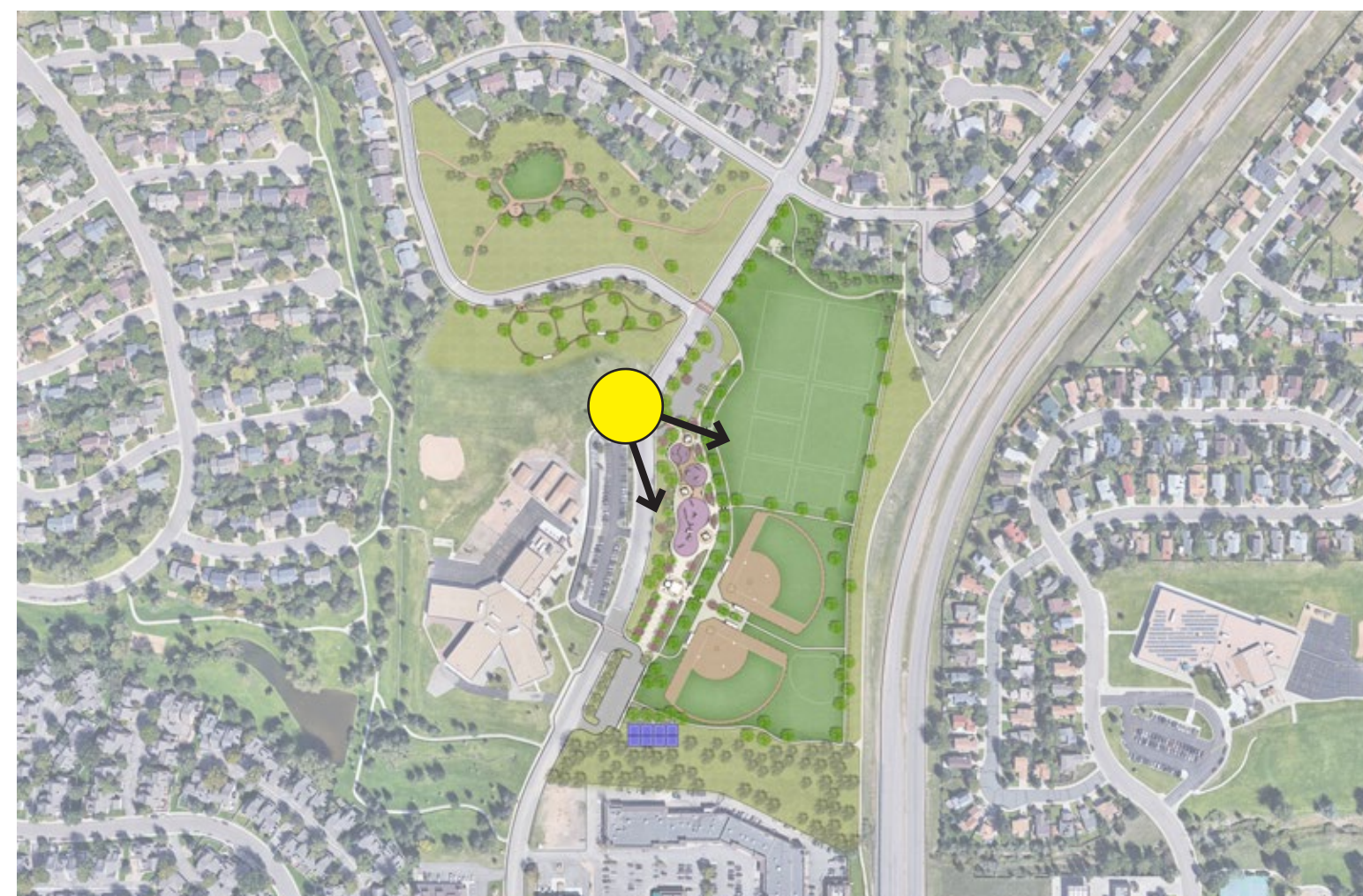


The Promenade is the main gateway into the Community Park's other activities. The open plaza space provides flexible space for many uses for the community throughout the year.





The new north parking lot steps down into the expanded playground. Kids can now meander through a series of play spaces, shade structures and native planting.





# CONCEPT IMAGERY



POLLINATOR WALK



FOOD TRUCK PLAZA



BIKE COURSE



SLOPED LAWN AT FIELDS



STUMP SEATING



STUMP HOP / SEATING



NATIVE GARDEN WALK



PICNIC PAVILION



NATURE PLAY



PICKLE BALL



MULTI-PURPOSE FIELDS



PRAIRIE MEADOWS



PARK SEATING



BALL FIELDS



CLIMBER PLAY



EDUCATIONAL



SLOPED LAWN



COMMUNITY GATHERING



PARK SEATING



PRAIRIE MEADOWS SEATING



NATURE PLAY



PLAYGROUND



PLAY SURFACE



PROMENADE

# WATER-USE PLAN COMPARISON



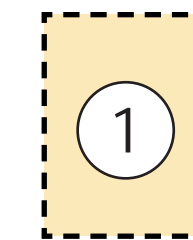
## Development Changes

- Irrigated Bluegrass Turf**
  - 41% reduction of turf
  - (-) 6.3 Acres
  - (-) 355,345
- Irrigated Planting**
  - 100% addition of planting
  - (+) 0.2 Acres
  - (+) 3,550 sq.ft.
- Native Seed**
  - 54% addition of native
  - (+) 3.9 Acres
  - (+) 199,400 sq.ft.
- Hardscape**
  - 100% addition of Hardscape
  - (+) 2.2 Acres

Scale 1:100

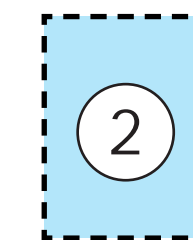


# GEO TECHNICAL RECOMMENDATION



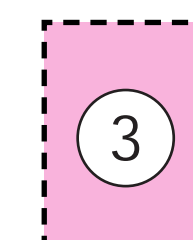
## Sub-Grade Prep:

"Approximate limit of 5 feet of over excavation/controlled fill beneath new pavements, sidewalks and buried utilities."



## Site Grading:

"Site grading to accommodate adequate separation of the proposed improvements from the underlying expansive bedrock does not appear to be requirement for the north multi-purpose fields, the west structures activities/amenities area, and the north field."



## Sub-Grade Prep:

"Standard construction practices of sub-grade preparation and over-excavation for structures"



Geologic Conditions: The site geology was studied, in part, by a review of the existing literature and maps including; Alpha Minerals, Inc. (Bedrock Geologic Hazard, Southeast Jefferson County", September 1989); Hart (Potentially Swelling Soil and Rock in the Front Range Urban Corridor, Colorado, C.G.S., 1974); Scott (Geologic Map of the Littleton Quadrangle, Jefferson, Douglas, and Arapahoe Counties, Colorado, U.S.G.S, 1957); Widmann, Kirkham, Rogers (Preliminary Quaternary Fault and Fold Map and Database of Colorado). Information from these resources was augmented with the results of field observation and exploration, laboratory testing, and our experience in the area.

"Preliminary Geotechnical Engineering and Geologic Hazards Study, Ken Caryl Community Park Masterplan"

# PHASING PLAN



**Phase 1**

**Restroom and Baseball Fields**

- Restroom & Picnic Pavilion
- Sloped Lawn & Walkways
- Baseball Infields, Backstops, Dugouts
- Concrete Plaza

**Phase 2**

**Completion of Baseball Fields**

- Baseball Outfields & Fencing
- Tee Ball Field & Backstop
- New Walkways

**Phase 3**

**Multi-Purpose Fields**

- New Sod for Fields
- Sloped Lawn & Walkways
- Split Rail Fence

**Phase 4**

**North Parking Lot**

- New Parking Lot
- Raised Crosswalks
- Landscape Buffer & Shade Trees
- Connecting Walkways

**Phase 5**

**Playground**

- New Shade Pavilions & Tables
- New Play Pods
- Landscape Buffer & Shade Trees
- Walkways & Stone Benches

**Phase 6**

**Festival Plaza**

- Hardscape & DG Paths
- Planting areas & Trees
- Stone Benches
- Entry & Bollards

**Phase 7**

**Pickleball Courts**

- Walkways
- Bench Seating
- Shade Trees

**Phase 8**

**Youth Bike Park**

- 3' Dirt Bike Track
- Shade Trees
- Boulder and Swing Seating

**Phase 9**

**Prairie Meadows**

- Additional Shade Trees
- Demonstration Garden
- Seating & Learning Pod
- Native Seed - Overseeding

Scale 1:100 0' 100' 200'

# MASTER PLAN - PHASE 1

- ① Restroom Building and Picnic Pavilion
  - Picnic tables
- ② Baseball Fields
  - 2 Regulation Fields w/ dugouts and backstops
- ③ Concrete Plaza
  - Space for seating, pop up tents, gathering
- ④ Sloped Lawn
  - Sloped lawn along length of park for seating
  - Shade trees



Scale 1:50 0' 50' 100'

# BUDGET OVERVIEW



- Development costs are approximately \$5 million; work to do with regard to soil mitigation, final design work, and contingency costs for total cost.
- Approximately \$3 million earmarked in the District's Capital Fund over the course of several years; approximately one-third is earmarked for irrigation.
- Balance of Plains Metropolitan District settlement fund in 2026 will be approximately \$1.1 million
- Boards have previously supported ballfield improvements at Community Park.
- Researching Grant Opportunities
- Phasing Opportunities

- Please “raise your hand” if you would like to speak.
- Please limit your question to three minutes
- Submit your Q&A question, and we will address as time allows.

