



PROSPECT
RECREATION
& PARK DISTRICT

PROSPECT ARENA MASTER PLAN

MARCH 2019



ACKNOWLEDGEMENTS

This document was commissioned by the Prospect Recreation & Park District, and was completed between October 2018 and March 2019. The recommendations contained in this report are the result of a collaborative engagement including District Staff, District Board Members, public meeting participants, District residents and a consultant planning team led by GreenPlay LLC and Design Concepts CLA, Inc. The individuals listed below contributed substantially by sharing their time, skills, knowledge, and thoughtful participation.

Prospect Recreation & Park District Equestrian Facilities.

The District currently maintains three equestrian facilities. All three are in the northern part of the district and are generally within about a six-minute drive of each other according to Google maps. The other two arenas are located at Fairmount Park, off Quaker Street and 54th Avenue, and Crestview Park, on Juniper Court. These equestrian facilities are generally open to the public, but fees may be associated with larger group use. The northern part of the district, known as Fairmount, has a long historical association with equestrians. This association includes larger properties with the ability to have horses onsite, horse boarding facilities, and a high level of interest in equestrian activities on the part of the local community.

District Board Members

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Jim Kullhem, Vice Chairman
Bill Farrell, Treasurer
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Parks and Recreation Staff

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Consultant Team

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Cover Photo:
Existing Equestrian Arena

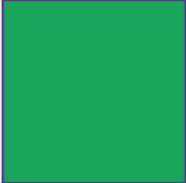


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BACKGROUND AND CONTEXT

Prospect Recreation and Parks District Equestrian Facilities

The District currently maintains three equestrian facilities. All three are in the northern part of the district and are generally within about a six-minute drive of each other according to Google maps. The other two arenas are located at Fairmount Park, off Quaker Street and 54th Avenue, and Crestview Park, on Juniper Court. These equestrian facilities are generally open to the public, but fees may be associated with larger group use. The northern part of the district, known as Fairmount, has a long historical association with equestrians. This association includes larger properties with the ability to have horses onsite, horse boarding facilities, and a high level of interest in equestrian activities on the part of the local community.

A Trip Through the Park Today

Prospect Arena currently could be considered an equestrian facility with additional minimal neighborhood park amenities. Park access is generally from an entry drive off of 52nd Avenue. Limited access is available to pedestrians and equestrians from the north off of a cul-de-sac at DeFrame Street at 54th Avenue. Approximately the north 1/5 of the site is developed with a small playground, picnic shelter and open turf area. A temporary restroom is located near this entrance. On the south 1/5 of the parcel there is a small farm implement display just inside the entry. A crude picnic area is to the east of the entry drive. The entry drive proceeds north to about 2/5 on of the lot and creates a small loop with a turn radius that accommodates most trailers. Parking is not designated but signage indicates a preference to park on the west side of the loop. The entry drive is currently loose gravel or crushed rock combination. A small, rudimentary equestrian practice area sits between the drive loop and the main arena. The fenced, main equestrian arena is spans most of the width of the parcel. Minimal egress is available to the west, while a path wide enough for maintenance vehicles runs the length of the east side of the arena. The two equestrian areas currently occupy the middle 2/5 of the site.

While the park is currently functional many of the amenities do not hold up the District park standards and need upgraded. In addition, the District has committed to addressing the open irrigation ditch that crosses the property just south of the existing playground.



Summary

Prospect Arena was addressed as a site-specific master plan within the overall system wide master plan update for the district. A review of the historic nature of the arena and how it specifically came to this property was researched as part of the background information. The District also has a history of providing equestrian facilities and currently maintains equestrian arenas/facilities at Fairmount Park, Crestview Park and Prospect Arena. These three locations are within about six-minutes' drive-time of each other.

Based on site assessment conducted as part of the overall master plan update and additional site visits to this location for the purposes of the site master plan, this site is determined to provide limited recreation opportunities to the neighborhood but can increase its service value if the district finds that is appropriate. The park has many opportunities and constraints that need to be considered moving forward.

The planning process for this site-specific master plan included an initial public meeting in November 2018. Approximately 42 people participated in this workshop that included 6 groups. Each table or group was asked to come up with specific amenities and locations for those amenities within the given park boundaries.

A second public workshop was held in February 2019. During this meeting the results of the November meeting were shared. Approximately 25 participants participated in 5 group tables that were asked to review and comment on three conceptual plans. These conceptual plans were developed by the consultant team based on the input received during the November workshop.

The equestrian users in the neighborhood are extremely engaged in the future of this property while other park users currently appear to have more limited concerns or immediate needs based on the public process and engagement specific to this planning process. Based on the level of service analysis and identified gap in service additional public input and solicitation of feedback for all park users should be gathered. In the end, the District will need to finalize any plans to acquire the adjacent Dike property before finalizing final plans for this Prospect Arena. Short terms improvements to the irrigation ditch, possible drainage issues and general site improvements at the existing arena and playground are warranted as ongoing maintenance of the site.

There remains true conflict with supporters and users of the site. A strong contingent wants the property to maintain its historic and current equestrian dominated use. Other residents see the need to provide some, if not more, neighborhood park type components at this location. The level of service analysis that was done as part of the overall parks and

recreation master plan update identifies a gap in neighborhood park type amenities in this area of the district. Throughout the public process, a single refrain was heard loud and clear: keep the equestrian arena! The proposed plans, while pulling back on graphic representation of specific areas and amenities takes this to heart. The final concepts concentrate on maintaining as much separation as possible between the equestrian and more traditional neighborhood park uses. The final three concepts still allow for the different scenarios of existing site only, phased development of existing site plus the Dike property and combined approach of the existing property and Dike property.

A great deal of work remains to be done prior to moving forward with any of the concepts and the timeline appears to be indefinite. This master planning process, did however, reveal and provide many important aspects and valuable feedback that need to be considered as the District goes forward in any upgrades of redevelopment at this site. The plans presented here are intended to convey the general layout of features and activities proposed for the park. It is based on available data and conceived at a conceptual level. Detailed land surveys, soils reports, and other studies will be required before final plans are drawn. The exact locations, shapes, sizes, and orientations of features may be modified to protect existing trees, vegetation, landforms and other features. The final park property including or excluding the Dike property will undoubtedly impact this plan. Thus, while the plan lays out a vision for the park's future, it is a roadmap for getting there rather than a blueprint for building it. Many decisions remain to be made before it is completed, and the residents of Prospect Recreation & Park District will be called upon to participate in its ultimate realization.



Prospect Arena existing playground and picnic shelter

The History of Prospect Arena Site

History and Historical Use:

PROSPECT HORSE ARENA, West 52nd Avenue & DeFrame, in the Fairmount Neighborhood. The parcel is approximately five acres as currently developed.

Originally, the Prospect Arena was located on the south side of West 44th Avenue & Fig Street. This land was needed by the plans for the Highway, so the County sold it, ordered the arena vacated. In July 1971 the County allocated \$4,500 for removal and replacement of arena. Several horsemen's groups volunteered to do the manual labor of moving posts and fencing to a new location.

On May 6, 1974 the County closed on the 5 acres at W. 52nd and DeFrame for a purchase price of \$33,000. Moneys used were funds from the sale of the Fig Street land - \$52,600 plus funds allocated for replacement - \$4,500. The difference available for construction was \$24,000.

Resurfacing of the arena in later years was accomplished with the use of the Ferguson Homes (development to the east of arena) escrow fund for trees to screen the arena; however, the neighbors to the east insisted that they did not want the arena screened from their view. The First Annual Darrell Skelton Memorial Benefit Show also raised some funds for the arena resurfacing.



PROSPECT ARENA MASTER PLAN



Scenes from within Prospect Arena today





There are no use restrictions in the Commissioner’s Deed to the District, or in the Felix Lebedzinski and Lena Lebedzinski Warranty Deed to Jefferson County, dated May 6, 1974 and recorded June 3, 1974 at Reception No. 643855, Book 2629, Page 672 (the County’s predecessor in interest to the entire Prospect Arena parcel).

Other Matters: Following the District’s removal and replacement of the lower culvert on the Alford-Selman Lateral Ditch (from which point the only downstream owner of ditch rights is Anthony Klug), the District entered into an agreement with Mr. Klug providing that he may not request any future improvements in the ditch from the District. This Agreement is dated April 7, 2009, and was recorded on April 10, 2009 at Reception No. 2009031510.



Site Analysis – Opportunities and Constraints

Prospect Arena lies between 54th Avenue and 52nd Avenue in the northern portion of the Prospect Recreation & Park District. The Jefferson County Open Space Van Bibber Open Park is just to the north of the property, but a direct connection is not currently available. The property currently is assumed to draw most of its users from the adjacent neighborhood although adequate horse trailer parking allows for other users to access and use the arena from a greater distance. Motor vehicle conflict and lack of sidewalks or trails limits pedestrian and equestrian access from the adjacent neighborhood. Primary views are to the west and the northern half of the property has some views to the south.

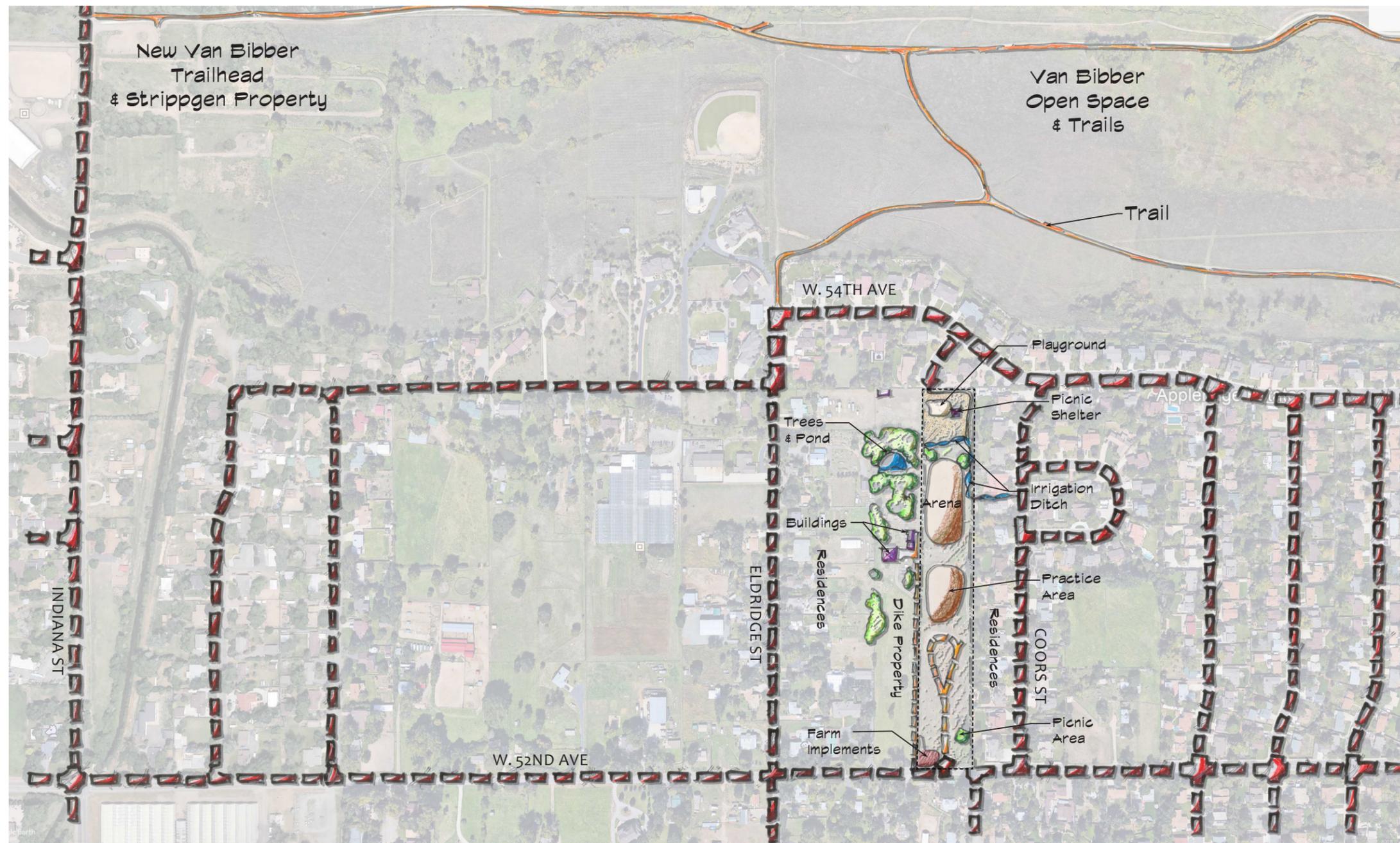
Opportunities

- The local equestrian community strongly supports this property remaining as a primarily equestrian facility in lines with its historic use.
- The property can fulfil park and recreation opportunities for the residents in the immediate area. There is an identified gap in park provision in this area even with the current park.
- As an existing equestrian facility and park, people are familiar with it and accustomed to using it. Also, the basic park framework is in place.
- The five-acre, Dike Property, to the west is a possible acquisition and addition to the existing park. This would double the size of the existing property. The District currently has first right of refusal on this property, but the availability and timing of any purchase is indefinite.
- The expansion of the park with the Dike property acreage offers opportunities to address the recreational needs of an evolving community, while increasing the amount of open space available within an established segment of the district.
- Utilities such as water and sewer are currently limited. The district does have water rights on the existing irrigation ditch. The Dike property would also bring additional water rights.

Constraints

- The combination of equestrian and human use on a narrow site can create several points of conflict.
- The existing irrigation ditch and transfer of water downstream to another use must currently be maintained.
- Equestrian and pedestrian access from the nearby neighborhood is limited.
- 52nd Avenue provides adequate motor vehicle access however the speed and traffic at this entry can be unsafe at times.
- Users driving to the park to use the playground must walk past the equestrian facility from the south, or park in the neighborhood to the north and walk into the site.
- The present siting of elements within the park, such as the restroom, playground, and shelter, lacks clear organization and visual connection to the rest of the park.
- Reportedly, the area near the entry drive is subject to flood in major rain and drainage events.

Site Analysis Map



PROSPECT ARENA - SITE ANALYSIS MAP

NOVEMBER 2018



PROCESS



Master Planning Process

The master plan for Prospect Arena was prepared in conjunction with the 2018/2019 update of District's parks and recreation plan. This allowed the plan for the park to be informed by and in turn inform the district wide master plan. Coordinating this site-specific plan with the district wide plan allowed for it to address not only issues at the park, but also position the park within the context of the district wide park system and the needs of all district residents.

The planning process was designed to engage residents through hands-on participation and interaction with their neighbors and fellow residents. Residents were notified and invited to participate through a variety of avenues, including a postcard mailing, posting on the district website, and emails to e-notify subscribers.

Key steps in the planning process included:

1. Kickoff meeting with Parks and Recreation staff to review project goals and process.
2. First community workshop to generate ideas, identify priorities and preferences, and establish general goals (November 8, 2018).
3. Second public workshop to evaluate three alternative concept plans for likes, dislikes, and preferences, and refine ideas for park character (January 27, 2019).
4. Additional public input was available through direct email with the District and consultants. Online posting of concept plans for further public review and comment (February, 2019).
5. Preparation of final document (February – March, 2019).
6. Draft Plan Presentation to Staff and Board (April 2019).
7. Final report submitted (May, 2019).

**HELP ENVISION
PROSPECT ARENA!**

Public Workshop

#1

NOVEMBER 8, 2018



Workshop #1

The first workshop was conducted at Kendrick Cottage at Crestview Park. This indoor space is approximately one mile from the Prospect Arena site. Tables and display easels were set up inside cottage. Approximately 42 residents attended the first meeting and provided input. Following a brief orientation on the project background and the site, participants were broken into working groups and each group was given materials with which to develop their own plan for the park. Groups were instructed that they could add or delete anything they wanted in the park, but their final plan was to represent the wishes of that group. After working for some time, the groups presented their plans to the larger audience. There were six groups of approximately 6-7 persons each, and one individual who prepared a plan by herself.



Workshop Group Presentation



Group Design Summary



Prospect Arena Site Master Plan



PROSPECT RECREATION & PARK DISTRICT

• Additional comments

Horse owners were strongly represented tonight, but a lot of us in the immediate, walkable neighborhood don't have horses but have children. To us, and to the young families that continue to move to this area, a playground is very important, and expanding that ~~to~~ to include other play areas is important to us. While we don't oppose the arena and expanding the related infrastructure, we want this area to accommodate all families.

Workshop Individual Comment Card

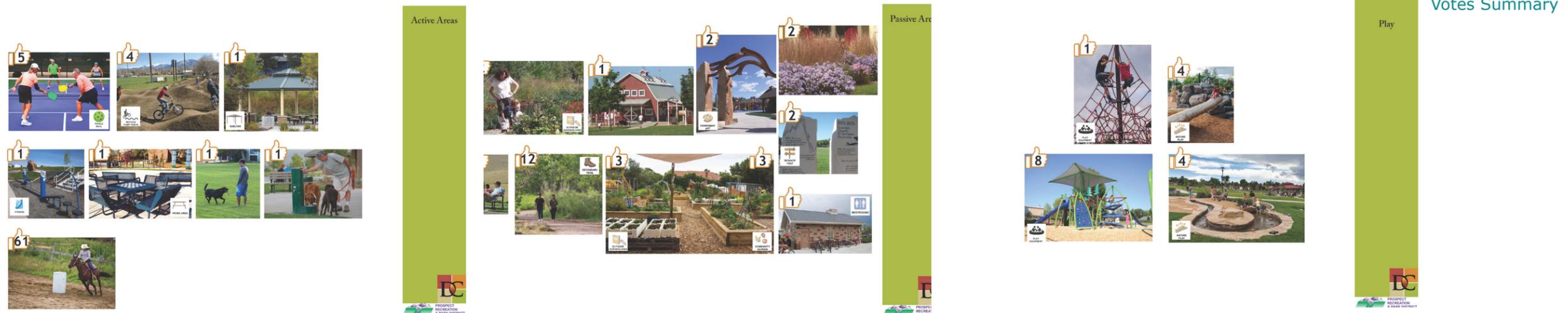
Workshop #1

Prospect RPD Master Plan Workshop Features Analysis

Table 1

	Group Plan Number						
	1	2	3	4	5	6	7
Features on all Group Plans							
Horse Arena							
Car Parking							
Play Equipment							
Features on 6 of 7 Group Plans							
Trailer Parking							
Restrooms							
Features on 5 of 7 Group Plans							
Picnic Areas							
Features on 4 of 7 Group Plans							
Stadium Seating for Arena							
New Fencing for Horses							
Drinkin Water/Potable							
Water for Horses							
Secondary Trail							
Features on 3 of 7 Group Plans							
Hitching Posts							
60 Ft Round Horse Pen							
Picnic Shelters							
Community Garden							
Arboretum/Shade Trees							
New Sidewalks							
Features on 2 of 7 Group Plans							
Foot Bridge							
Nature Play							
Bicycle Pump Track							
Butterfly/Bee Habitat							
Fitness Course							
Ag/Heritage Signs							
Water Play							
Farmers Market							
Features that appear a single time							
Horse Jumps							
Dog Park							
Bocce Ball							
Permanent Art							
Improved Entry Signs							
Pickle Ball							
Fish Pond							
Outdoor Learning Center							
Total features shown:	20	9	5	15	21	16	10

Following the workshop, the plans were analyzed by the consulting team to determine what features were included and where those were located within the site, to look for emergent patterns and preferences for what each part of the site should be like. Table A shows the frequency of occurrence for all identified features on all the plans. Three items appeared on all seven plans: Equestrian Arena, Play equipment and car parking. Trailer parking and restroom occurred on 6 of the 7 plans.



A dot-voting exercise was also conducted at the workshop to allow participants to vote for images that suggest things they would like to see at Prospect. The top vote-getters were Equestrian Arena, soft surface trails, traditional playground equipment and pickleball.

Concept Plan #1 - Redevelopment of Existing Lot

Prospect Recreation and Parks District
Prospect Arena: *Concept 1*
Redevelopment of Existing Lot



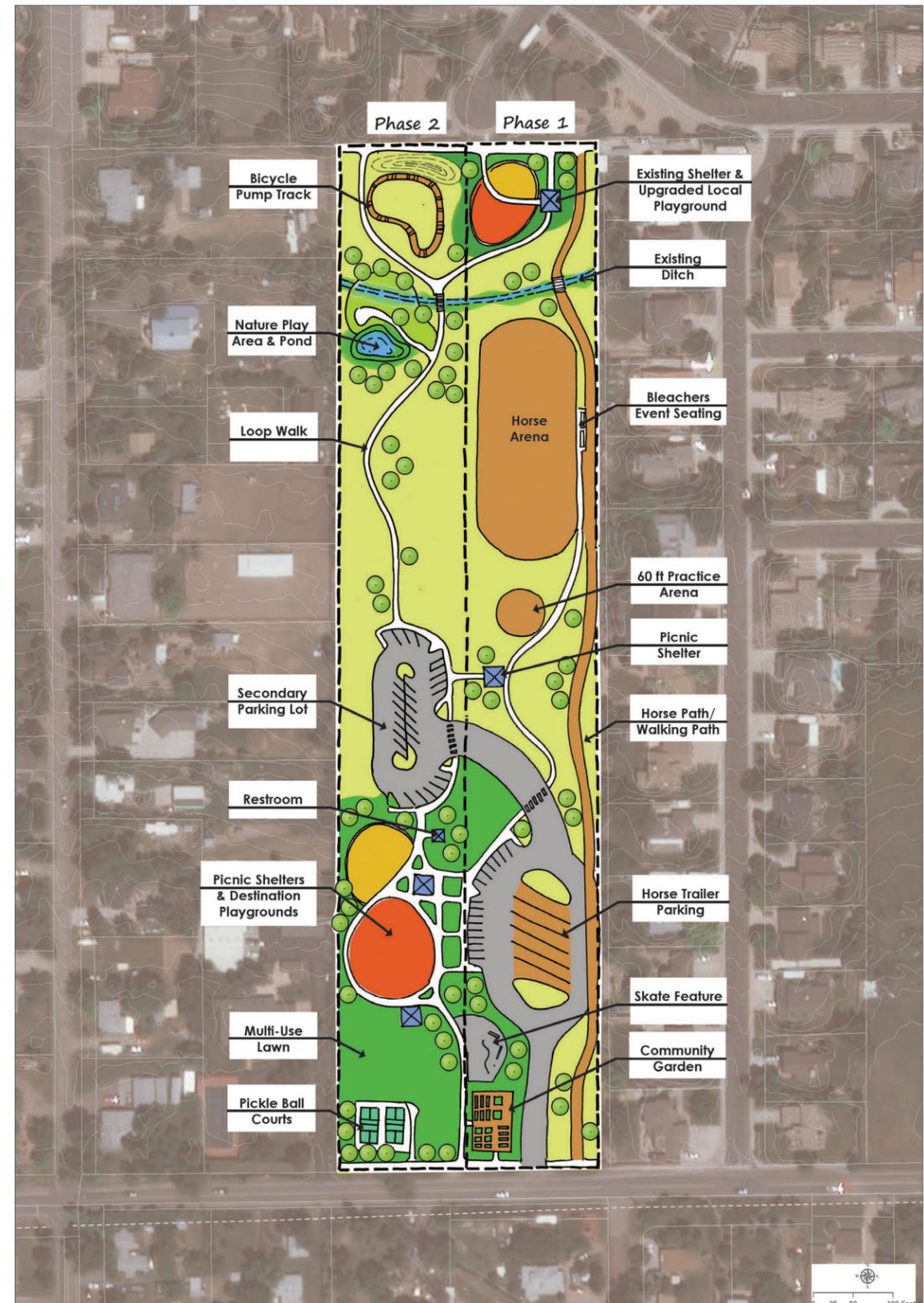
Concept Plan #2 - Full Redevelopment of Both Lots

Prospect Recreation and Parks District
Prospect Arena: Concept 2
 Full Redevelopment of Both Lots



Concept Plan #3 - Phased Expansion of Existing Park

Prospect Recreation and Parks District
Prospect Arena: Concept 3
 Phased Expansion of Existing Park



Concept 1 had the following response:

The only item on all five plans that was indicated as "liked" was trailer parking. Four groups agreed and three additional items that included: the existing arena to remain, a new 60' round practice arena, and a new picnic shelter (mid park).

Workshop 2 - Synthesis

Active Support
Neutral or No comment provided
Does Not Support

**Concept 1
Program Elements from Plan**

Suggested Program Elements*	Group 1	Group 2	Group 3	Group 4	Group 5	Additional Comments(1)	Additional Comments(2)
Horse Trailer Parking							
Existing Arena to Remain							
New 60' Practice Arena							
Shelter (mid park)							
Bleacher Seating (west side of arena)							
New Shelters (south side)							
Upgraded Existing Playground							
New Restroom (mid park)							
New Trees							
Dust Control*							
Combined Horse Path/Walking Path							
New Shelter for Arena*							
Parking for Playground*							
Horse Path - not shared*							
Walking Path - not shared*							
Current Practice Area to remain*							
Hitching Posts							
Fencing for Horse Area*							
Wider entrance at 52nd*							
No lighting for Park*							
New Bathroom for Playground*							
Restrict Access to Ditch by children*							
Add Tennis Court*							
More Irrigated Lawn*							
Vault Toilet*							
Community Garden							
Pickle Ball							

Groups 1-5 Pros
Upgraded Playground, Equestrian Focus, New 60' Practice Arena, Trailer Parking, Restrooms, Shelters, Designated/Separate Paths for horses and people, Community Garden, Arena Bleachers on West Side, New Trees, Hitching Posts, Enlarged entrance at 52nd, Fencing for Arena.

Groups 1-5 Cons
Upgraded Playground, Combined Horse/Walking Path, Traditional Restrooms, Pickle Ball, Community Garden, New Shelters



Concept 2 had the following response:

This was the least approved of the three concepts. No item was approved by more than three of the groups. That was a new 60' practice arena. Two groups approved of the following: Combined horse path/walking path, main arena to remain in place, add bicycle pump track, horse trailer parking, and restrooms. Most of the disagreement appears to be in placement of items more than in the inclusions of certain elements.

**Concept 2
Program Elements from Plan**

Suggested Program Elements*	Group 1	Group 2	Group 3	Group 4	Group 5	Additional Comments(1)	Additional Comments(2)
Combined Horse Path/Walking Path							
Pedestrian Sidewalk							
New Arena - SE Corner							
New 60' Practice Arena							
Main Arena to remain - no relocation*							
Pump Track							
Community Gathering Area							
Horse Trailer Parking							
Nature Play Area & Pond							
Multi-Use Lawn							
Fenced Grassy Area for Horses							
Loop Walk							
Bleachers for Horse Arena (west side)							
Shelters for Horse Arena*							
Hitching Posts*							
Dust Fence*							
Add Second Trailer Parking Lot*							
Re-located car parking for playground*							
Smaller Arena to Remain*							
Prefer Parking to be on West side							
Flip Arena & Trailer Parking locations							
Add Restroom to Community Area							
Add Additional Horse Trailer Parking							
Add Tennis Courts*							
Restrict Access to Ditch by children*							
Move skate feature closer to 52nd							
More Irrigated Lawn*							
Destination Playground							
Additional Trees*							
Restrooms							
Community Garden							
Skate Feature							
Large Berm near proposed Playground							
Pickle Ball Courts							
Berm - NW corner							
Picnic Shelters							

Groups 1-5 Pros
Equestrian Focus, New 60' Practice Arena, Keep Secondary Practice Arena in addition to Main Arena, Bleacher Seating West Side, Pump Track, Destination Playground, Skate Feature, Multi-Use Lawn, Horse Trailer Parking, Restrooms, Community Garden, Walking Paths for people and horses, Hitching Posts, Extra Parking.

Groups 1-5 Cons
Pump Track, Large Berm near Playground, Skate Feature, Pickle Ball, Traditional Restrooms, Community Garden, Added Trees, Shelter is too far from Playground, Playground too close to Parking, too much Parking/Paving, Open Ditch, Attracting too many people to park with Destination Playground



Concept 3 had the following response:

This was more favorable of the two, two parcel concepts but again, no item was approved by more than three of the groups. That was a new 60' practice arena. Two groups approved of the following: upgrade to existing playground, add a loop walk, equestrian arena to remain, a wider park entrance, upgrade playground to destination playground, provide bleacher seating on the west side of arena, relocate trailer and car parking, and provide restrooms. Again, most of the disagreement appears to be in placement of items more than in the inclusions of certain elements.

Additional Comments:

The three concept plans and the evaluation form were also sent to two residents upon request to allow for additional input from residents. These were compiled and are also shown in Appendix with the other results.

Concept 3

Program Elements from Plan

Suggested Program Elements*	Group 1	Group 2	Group 3	Group 4	Group 5	Additional Comments(1)	Additional Comments(2)
Upgrade Existing Local Playground							
Nature Play Area & Pond							
Loop Walk							
Horse Arena - to remain							
New 60' Practice Arena							
Secondary Parking Lot/Car Parking							
Wider entrance at 52nd*							
Destination Playground							
Move Bleacher seating to west side							
Multi-Use Lawn							
Flip Trailer Parking/Car Parking locations*							
Restrooms							
Picnic Shelters							
Horse Trailer Parking							
Fencing around Horse Arena*							
Add Shelters near Horse Arena*							
Add More Trailer Parking*							
Add Hitching Posts*							
Separate Walking/Riding Paths							
Prefer Vault Restroom*							
Smaller Arena to Remain*							
All Parking on West Side/Activity on East*							
Add more trails for Nature Area*							
Add Tennis Courts*							
Restrict Access to Ditch by children*							
More Irrigated Lawn*							
Community Garden							
Skate Feature							
Pump Track							
Pickle Ball Courts							
Berm - NW corner							
Horse Path/Walking Path							

Groups 1-5 Pros

Equestrian Focus, New 60' Practice Arena, Keep Secondary Practice Arena in addition to Main Arena, Bleacher Seating on West side, Fencing for Arena, Destination Playground, Multi-Use Lawn, Shelters, Horse Trailer Parking, Restrooms, Community Garden, Walking Paths for people and horses, Hitching Posts, Extra Parking, Enlarged Entrance at 52nd, More Nature Trails.

Groups 1-5 Cons

Pump Track, Traditional Restrooms, Multi-Use Lawn, Pickle Ball, Skate Feature, Community Garden, Open Ditch, Attracting too many people to park with Destination Playground



FINAL CONCEPTS

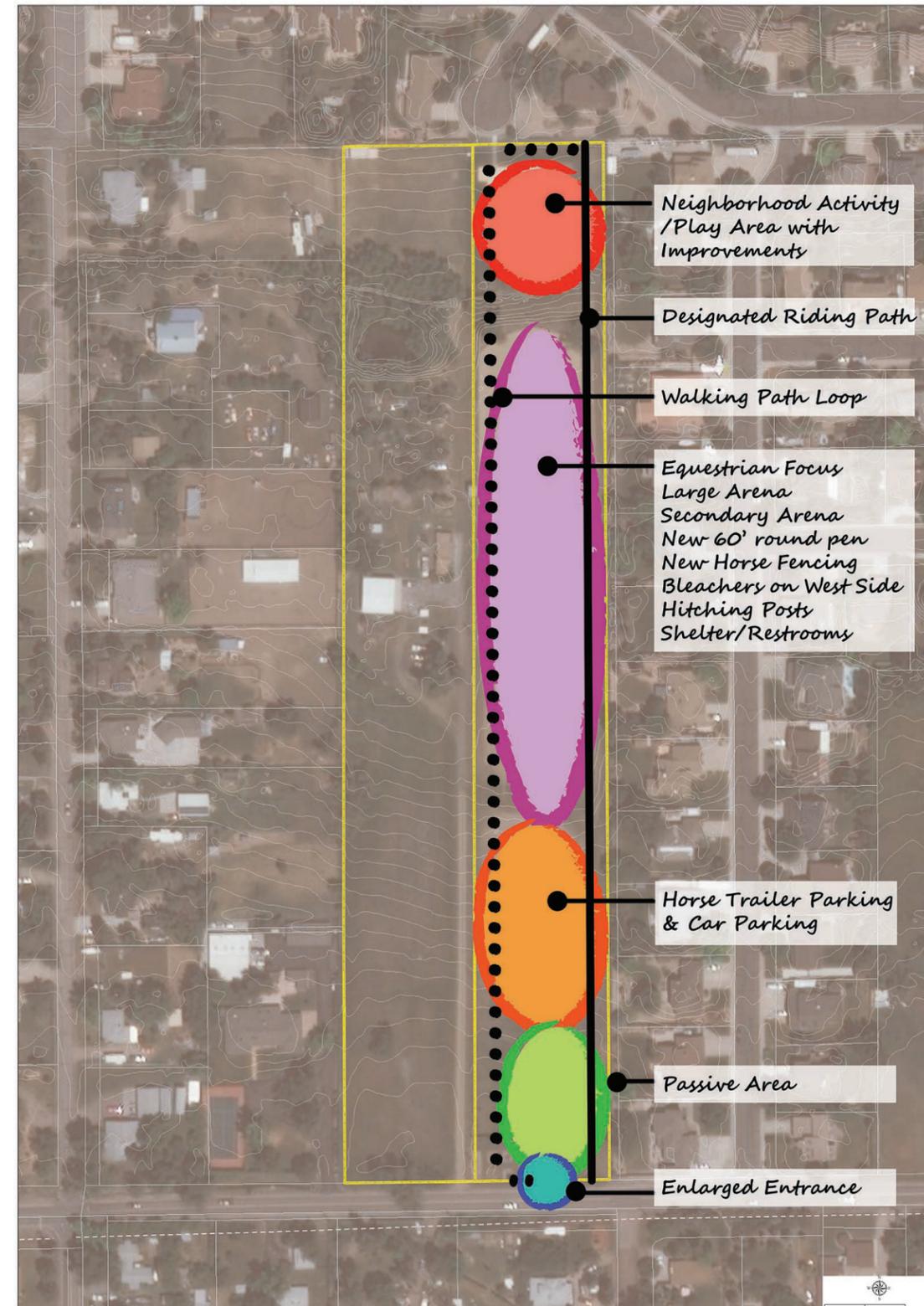


PROPOSED PLANS

There remains true conflict with supporters and users of the site. A strong contingent wants the property to maintain its historic and current equestrian dominated use. Other residents see the need to provide some, if not more, neighborhood park type components at this location. The level of service analysis that was done as part of the overall parks and recreation master plan update identifies a gap in neighborhood park type amenities in this area of the district. Throughout the public process, a single refrain was heard loud and clear: keep the equestrian arena! The proposed plans, while pulling back on graphic representation of specific areas and amenities takes this to heart. The final concepts concentrate on maintaining as much separation as possible between the equestrian and more traditional neighborhood park uses. The final three concepts still allow for the different scenarios of existing site only, phased development of existing site plus the Dike property and combined approach of the existing property and Dike property.

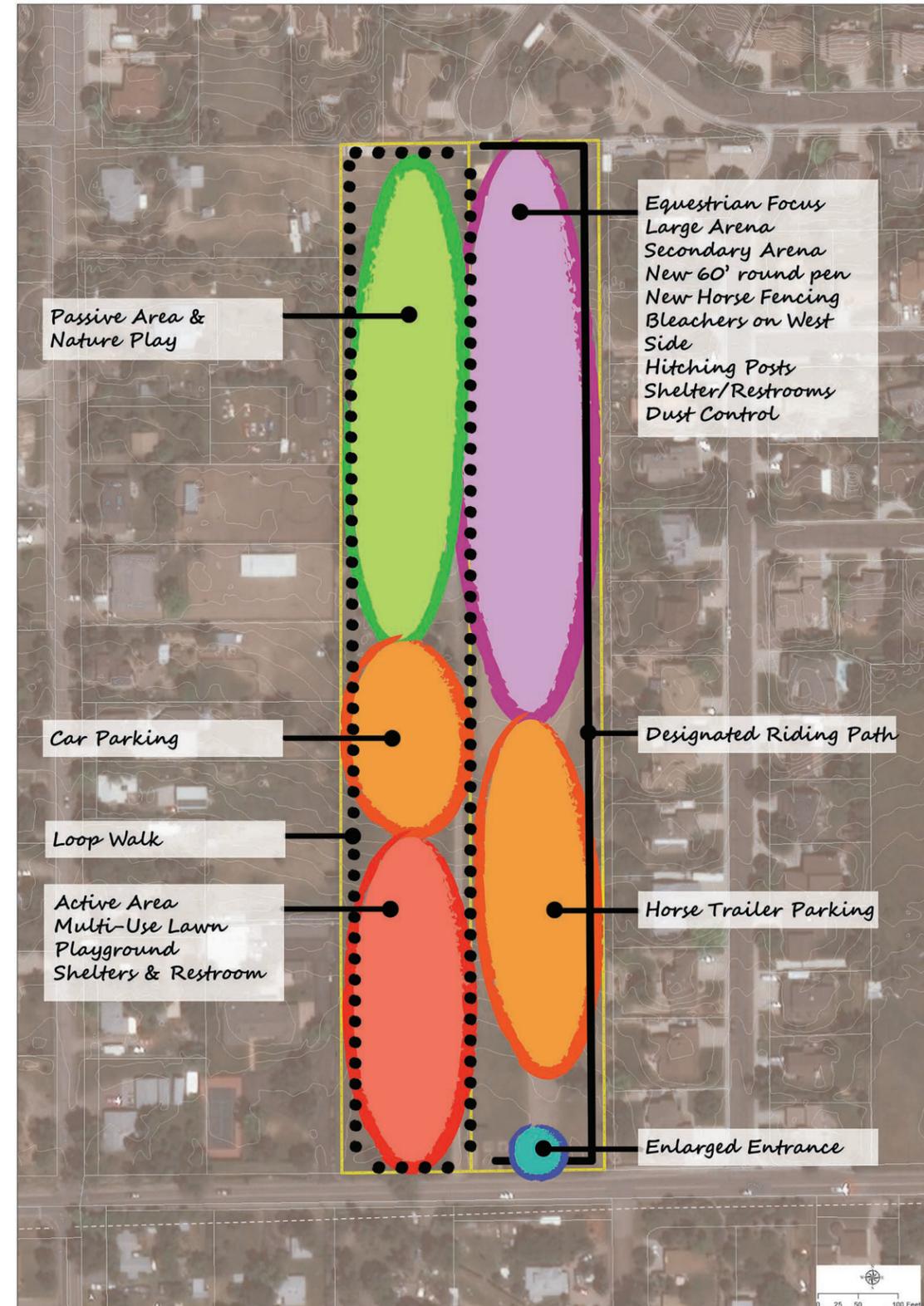
Final Concept #1 - Redevelopment of Existing Lot

Prospect Recreation and Parks District
Prospect Arena: *Concept 1*

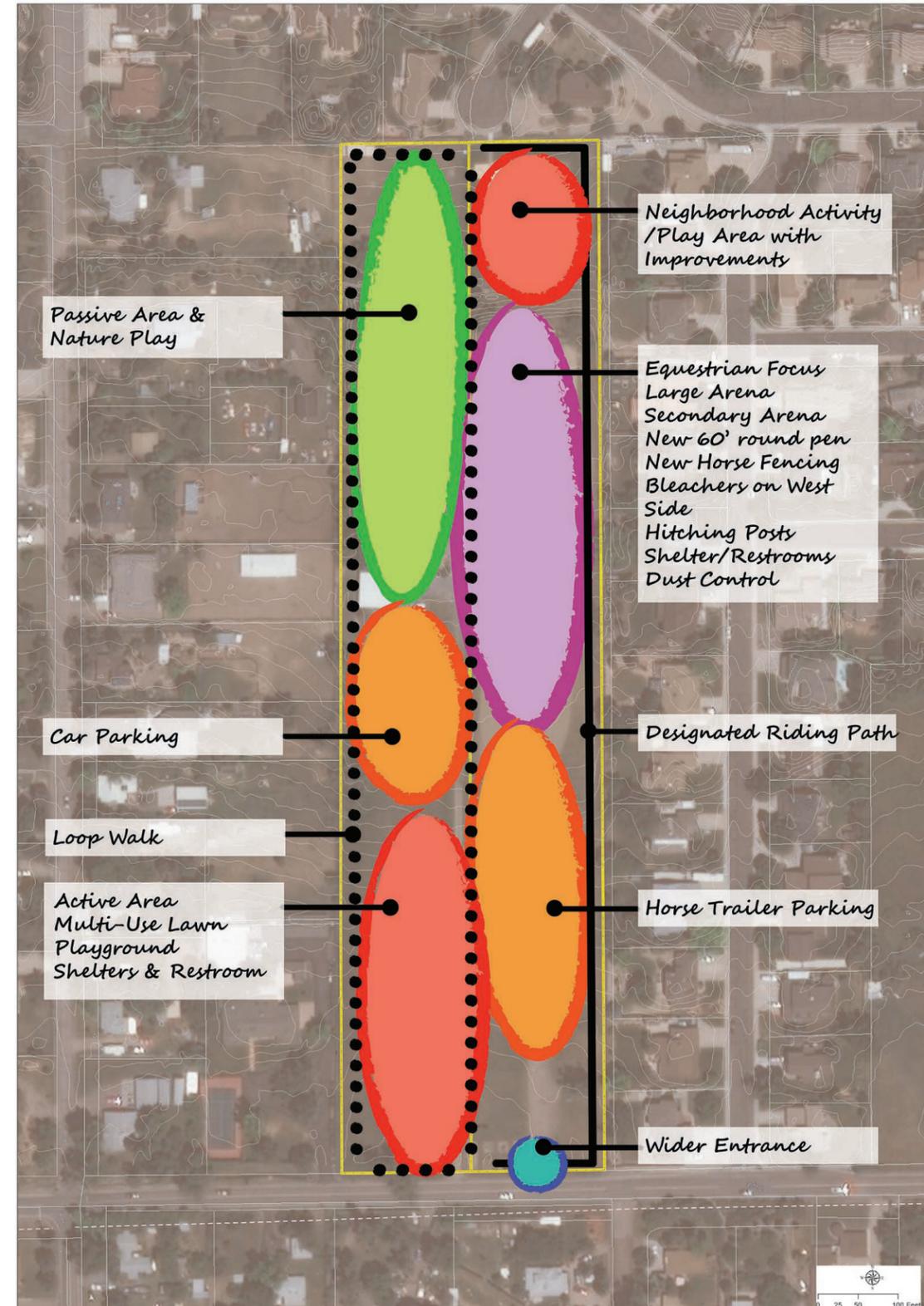


**Final Concept #2 -
Full Redevelopment
of Both Lots**

Prospect Recreation and Parks District
Prospect Arena: *Concept 2*



**Final Concept #3 -
Phased Expansion
of Existing Park**

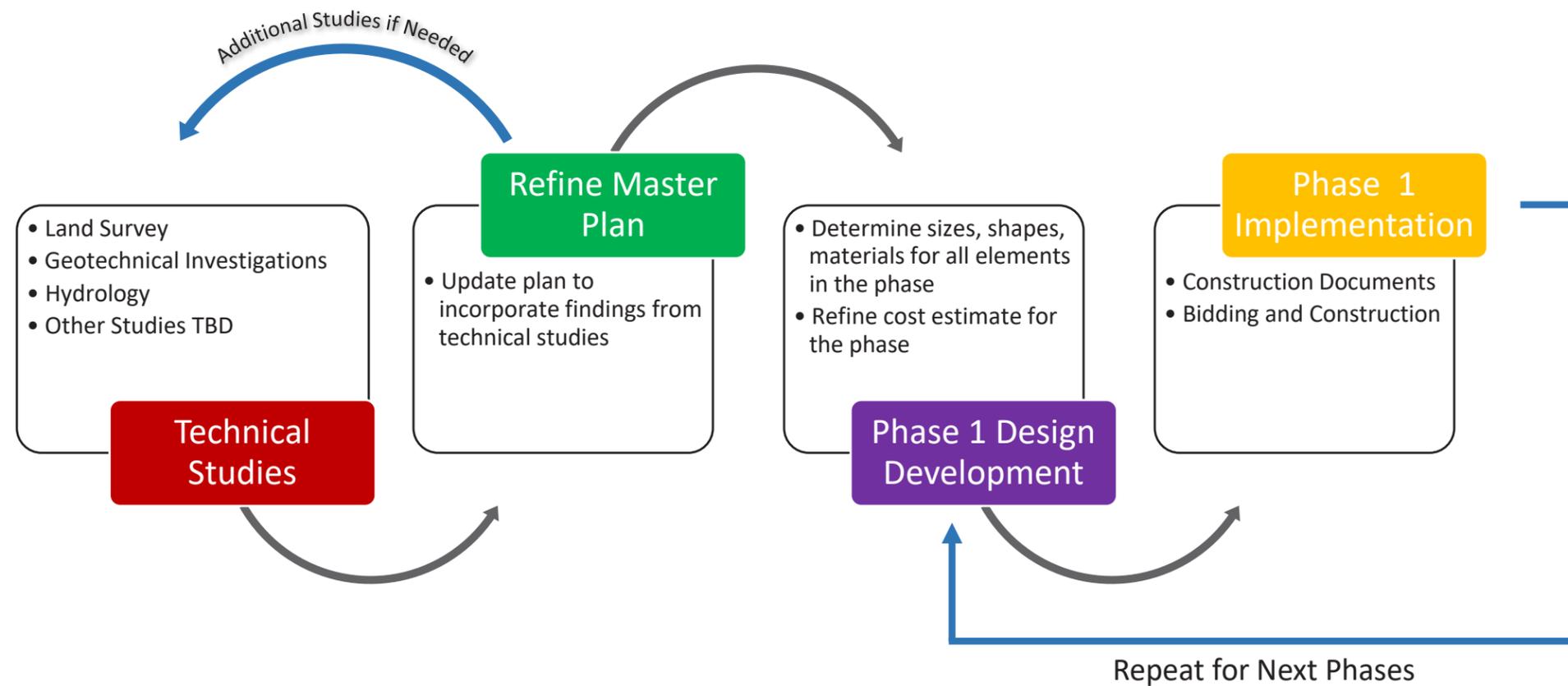




Next steps

Making it Happen

A great deal of work remains to be done prior to moving forward with any of the concepts and the timeline appears to be indefinite. This master planning process, did however, reveal and provide many important aspects and valuable feedback that need to be considered as the District goes forward in any upgrades of redevelopment at this site. The plans presented here are intended to convey the general layout of features and activities proposed for the park. It is based on available data and conceived at a conceptual level. Detailed land surveys, soils reports, and other studies will be required before final plans are drawn. The exact locations, shapes, sizes, and orientations of features may be modified to protect existing trees, vegetation, landforms and other features. The final park property including or excluding the Dike property will undoubtedly impact this plan. Thus, while the plan lays out a vision for the park's future, it is a roadmap for getting there rather than a blueprint for building it. Many decisions remain to be made before it is completed, and the residents of Prospect Recreation & Park District will be called upon to participate in its ultimate realization



Appendix - Complete public comments

APPENDIX - WORKSHOP 1 PHOTO VOTES

Passive Areas

- OUTDOOR LEARNING AREA
- COMMUNITY GARDEN
- PERMANENT ART
- RESTROOMS
- SHED
- STORAGE POST
- TRAIL
- TRAIL GATEWAY

Active Areas

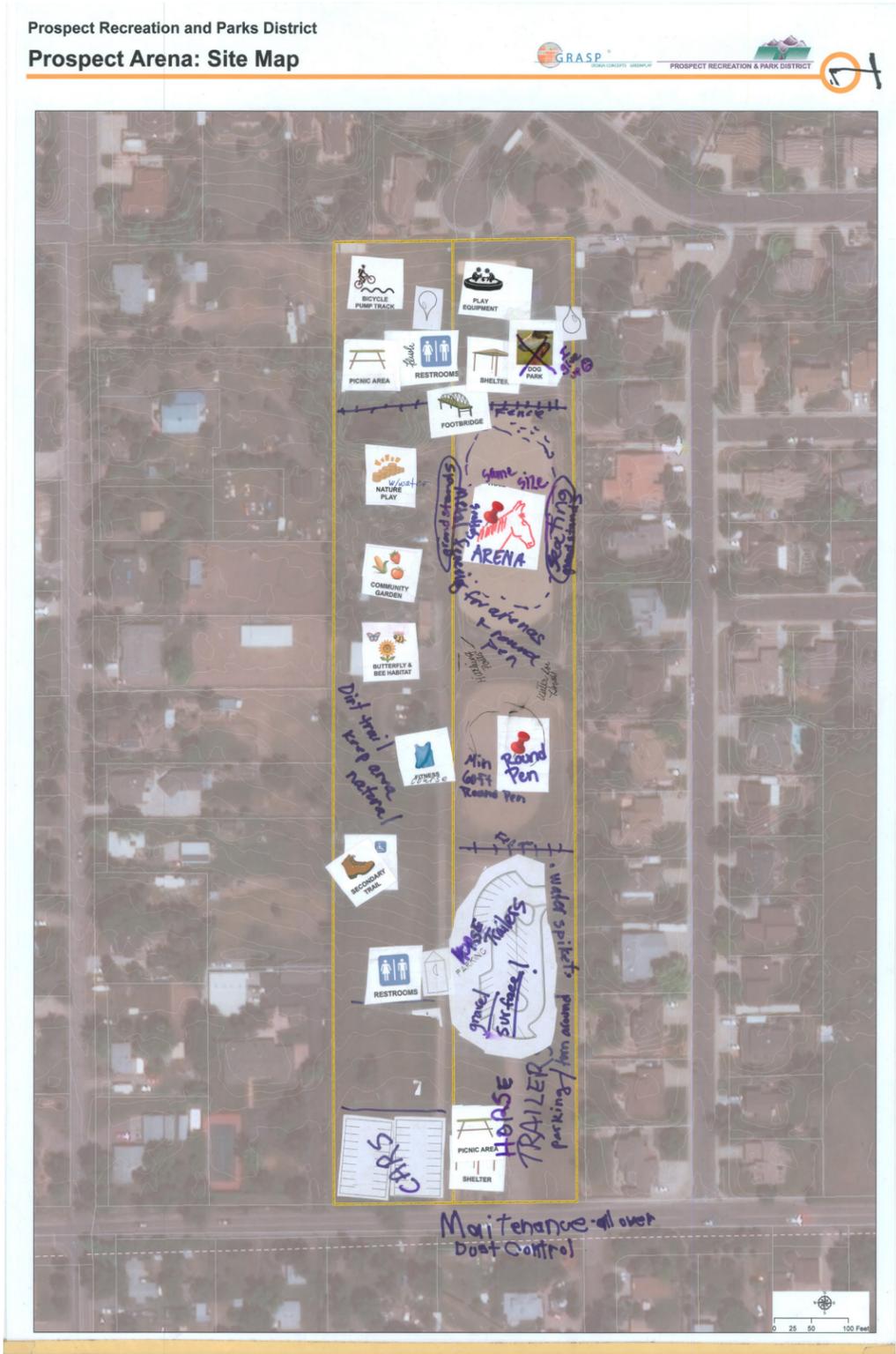
- BIKE
- BIKE PUMP TRACK
- BASKETBALL
- SOCCER
- SKATE PARK
- TENNIS COURTS
- SHUTTER
- SOFTBALL
- AMPHITHEATRE
- PICNIC AREA

Play

- PLAY EQUIPMENT
- NATURE PLAY
- WATER PLAY

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APPENDIX - WORKSHOP 1 GROUP DESIGNS





APPENDIX - WORKSHOP 1 COMMENT CARDS

DESIGN CONCEPTS Prospect Arena Site Master Plan November 8, 2018 PROSPECT RECREATION & PARK DISTRICT

Additional comments
 This is a small jewel - make it better by educational signage that enhances the attention to the farming heritage and highlights the horsey possibilities that still are a live!!

DESIGN CONCEPTS Prospect Arena Site Master Plan November 8, 2018 PROSPECT RECREATION & PARK DISTRICT

Additional comments
 Please do not put noisy items in our back yards. Please be considerate of neighbors with lighting & noise issues. We want to enjoy our yards.

DESIGN CONCEPTS Prospect Arena Site Master Plan November 8, 2018 PROSPECT RECREATION & PARK DISTRICT

Additional comments
 if play equipment added - western/horse/farm theme would be cute

DESIGN CONCEPTS Prospect Arena Site Master Plan November 8, 2018 PROSPECT RECREATION & PARK DISTRICT

Additional comments
KEEP HORSE ARENA
IMPROVE FENCING + ADD WATER
IMPROVE PARKING, BUT LEAVE UNPAVED - HORSES DON'T GET TRACTION ON PAVEMENT
MAINTAIN LAND BETTER THAN HAS BEEN DONE

DESIGN CONCEPTS Prospect Arena Site Master Plan November 8, 2018 PROSPECT RECREATION & PARK DISTRICT

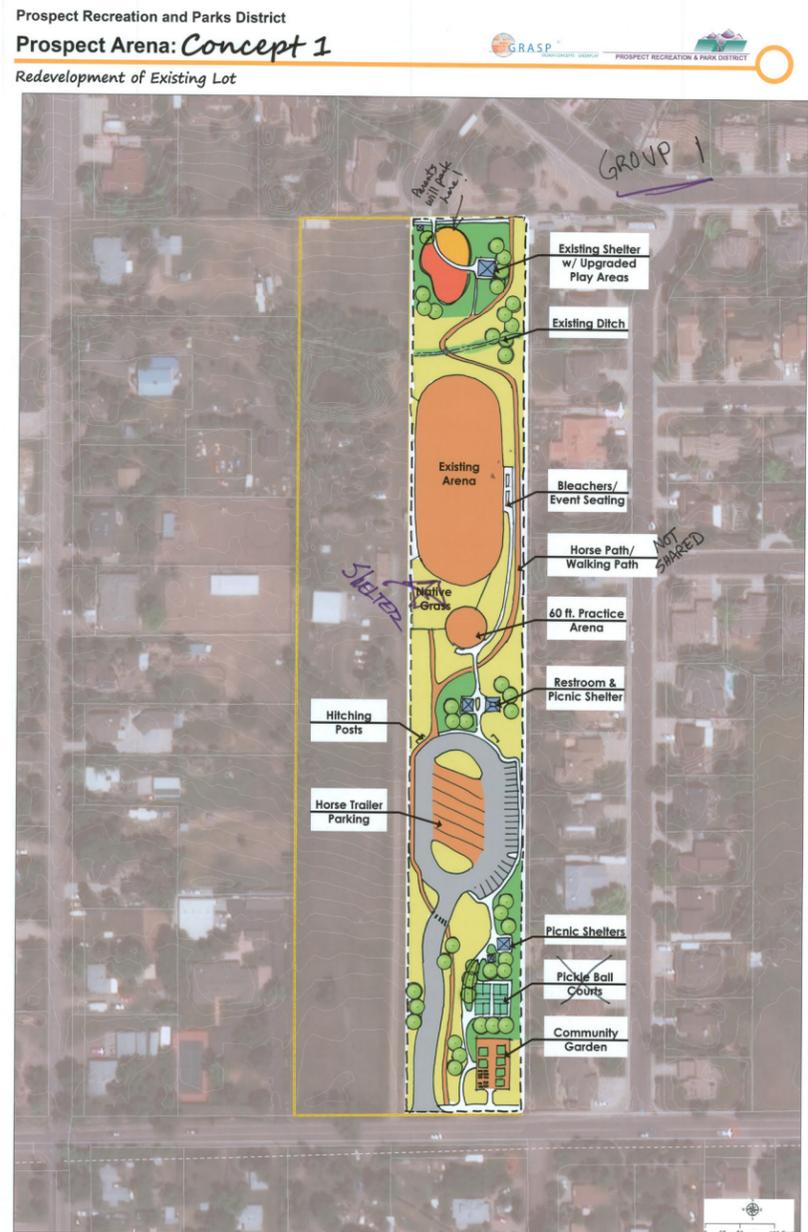
Additional comments
 Horse owners were strongly represented tonight but a lot of us in the immediate, walkable neighborhood don't have horses but have children. To us, and to the young families that continue to move to this area, a playground is very important, and expanding that ~~to~~ to include other play areas is important to us. While we don't oppose the arena and expanding the related infrastructure, we want this area to accommodate all families.

DESIGN CONCEPTS Prospect Arena Site Master Plan November 8, 2018 PROSPECT RECREATION & PARK DISTRICT

Additional comments
 If this property were only slightly improved by providing water for horses, it could be rented out and provide some income for the district.

APPENDIX - WORKSHOP 2

GROUP 1 FEEDBACK ON CONCEPTS



Group 1

Concept 1 likes:

- Trailer parking
- Restrooms
- Shelter
- Practice arena
- Paths x2
- Community garden
- Bleachers

Concept 1 dislikes:

- Pickle ball
- Parking for playground – too far for kids; what about handicapped children?
- Shared path
- Additional parking by playground

Concept 2 likes:

- Separated paths + separated areas (kids/horses)
- Fence around arena
- Bicycle park
- Community garden
- Restroom

Concept 2 dislikes:

- Need more equestrian parking (horse trailers)
- Berm
- Need hitching posts
- Need picnic tables & shelter for spectators watching horses
- More trees
- Fence on east side (new arena = new dust for neighbors)
- Pickle ball

Concept 3 likes:

- Loop walk

Concept 3 dislikes:

- Need more horse trailer parking & signs for designated areas
- Flip parking areas
- Pickle ball
- Hitching posts

From everything you saw on any of the three plans, what should definitely be on the final plan?

- Arena
- Restrooms
- Community garden
- Separate paths
- One arena – no need for two arenas



Concept 1: Redevelopment of Existing Lot

- Update and refresh existing park components
 - Upgraded playground
 - Update existing arena and add 60' round practice arena
- Formalize paths and trails
- Add Shelter and Restroom
- Improved parking
- Add Pickle Ball
- Add Community Garden
- Adjust Park Entry

Group #1

What do you like about Concept 1?

TRAILER PARKING
RESTROOMS
SHelter
PRACTICE ARENA
PATHS x 2
COMMUNITY GARDEN
BLEACHERS

What do you not like about Concept 1?

PICKLE BALL
PARKING FOR PLAYGROUND - TOO FAR FOR KIDS - WHAT ABOUT HANDICAPPED CHILDREN?
SHARED PATH
ADDITIONAL PARKING BY PLAYGROUND



Concept 3: Phased Expansion of Existing Park

- Allows for update of existing park and added features when the Dike property is obtained
- Keeps smaller playground north and adds larger playground in Phase 2
- With 2 phases, this offers a variety of recreation opportunities that can be implemented over time
- Keeps existing entry
- Maintains and enhances the natural area around the existing pond
- Offers community gather area and loop walk (high priorities from survey)
- New amenities are concentrated towards south and east

What do you like about Concept 3?

SAME AS OTHERS
LOOP WALK

What do you not like about Concept 3?

NEED MORE HORSE TRAILER PARKING & SIGNS FOR DESIGNATED AREAS
FLIP PARKING AREAS -
PICKLE BALL
HITCHING POSTS



Concept 2: Full Development of Both Lots

- Assumes acquisition of the Dike property for full park development
 - Emphasizes separating equestrian from other park features
- Highlighted by expanded play areas that also includes nature play elements
- Provides community gathering areas that were important in the recent survey
- Provides multiple recreation opportunities for a variety of ages
- Strategic open lawn for multi-propose activities but still limiting irrigated areas
- Separates parking areas
- Arena seating faces east in this option

What do you like about Concept 2?

SEPARATED PATHS + SEPARATED AREAS (KIDS/HORSES)
FENCE AROUND ARENA
BICYCLE PARK
COMMUNITY GARDEN
RESTROOM

What do you not like about Concept 2?

NEED MORE EQUESTRIAN PARKING (HORSE TRAILERS)
BERM
NEED HITCHING POSTS
NEED PICNIC TABLES + SHELTER FOR SPECTATORS WATCHING HORSES
MORE TREES
FENCE ON EAST SIDE (NEW ARENA = NEW DUST FOR NEIGHBORS)
PICKLE BALL



From everything you saw on any of the three plans, what should definitely be on the final plan?

ARENA
RESTROOMS
COMMUNITY GARDEN
SEPARATE PATHS
ONE ARENA - NO NEED FOR TWO ARENAS



Group 2

Concept 1 comments:

- Move parking spaces to opposite side directly west
- Move all restroom and picnic shelter to the west side
- No pickle ball courts!
- Any new trees to be planted on the west side
- No community garden
- No restrooms

Concept 2 comments:

- No restrooms
- No pickle ball!
- Move parking to west side of property
- Don't move horse arena
- No new trees!
- No bicycle pump track
- No farmer's market
- We don't like this concept
- No community garden

Concept 3 comments:

- No pump track
- No community garden
- No pickle ball
- No skate feature
- No restrooms

From everything you saw on any of the three plans, what should definitely be on the final plan?

- Horse arena



Concept 1: Redevelopment of Existing Lot

- Update and refresh existing park components
 - Upgraded playground
 - Update existing arena and add 60' round practice arena
- Formalize paths and trails
- Add Shelter and Restroom
- Improved parking
- Add Pickle Ball
- Add Community Garden
- Adjust Park Entry

What do you like about Concept 1?

MOVE PARKING SPACES TO OPPOSITE SIDE DIRECTLY WEST.
 MOVE ALL RESTROOM + PICNIC SHELTER TO THE WESTSIDE.
 NO PICKLE BALL COURTS!
 ANY NEW TREES TO BE PLANTED ON THE WEST SIDE.
 NO COMMUNITY GARDEN
 NO RESTROOMS

What do you not like about Concept 1?



Concept 3: Phased Expansion of Existing Park

- Allows for update of existing park and added features when the Dike property is obtained
- Keeps smaller playground north and adds larger playground in Phase 2
- With 2 phases, this offers a variety of recreation opportunities that can be implemented over time
- Keeps existing entry
- Maintains and enhances the natural area around the existing pond
- Offers community gather area and loop walk (high priorities from survey)
- New amenities are concentrated towards south and east

What do you like about Concept 3?

NO PUMP TRACK
 NO COMMUNITY GARDEN
 NO PICKLE BALL
 NO SKATE FEATURE
 NO RESTROOMS

What do you not like about Concept 3?



Concept 2: Full Development of Both Lots

- Assumes acquisition of the Dike property for full park development
 - Emphasizes separating equestrian from other park features
- Highlighted by expanded play areas that also includes nature play elements.
- Provides community gathering areas that were important in the recent survey
- Provides multiple recreation opportunities for a variety of ages
- Strategic open lawn for multi-propose activities but still limiting irrigated areas
- Separates parking areas
- Arena seating faces east in this option

What do you like about Concept 2?

NO RESTROOMS
 NO PICKLE BALL!
 MOVE PARKING TO WEST SIDE OF PROPERTY
 DON'T MOVE HORSE ARENA NO NEW TREES!
 NO BICYCLE PUMP TRACK
 NO FARMER'S MARKET
 WE DON'T LIKE THIS CONCEPT
 NO COMMUNITY GARDEN

What do you not like about Concept 2?



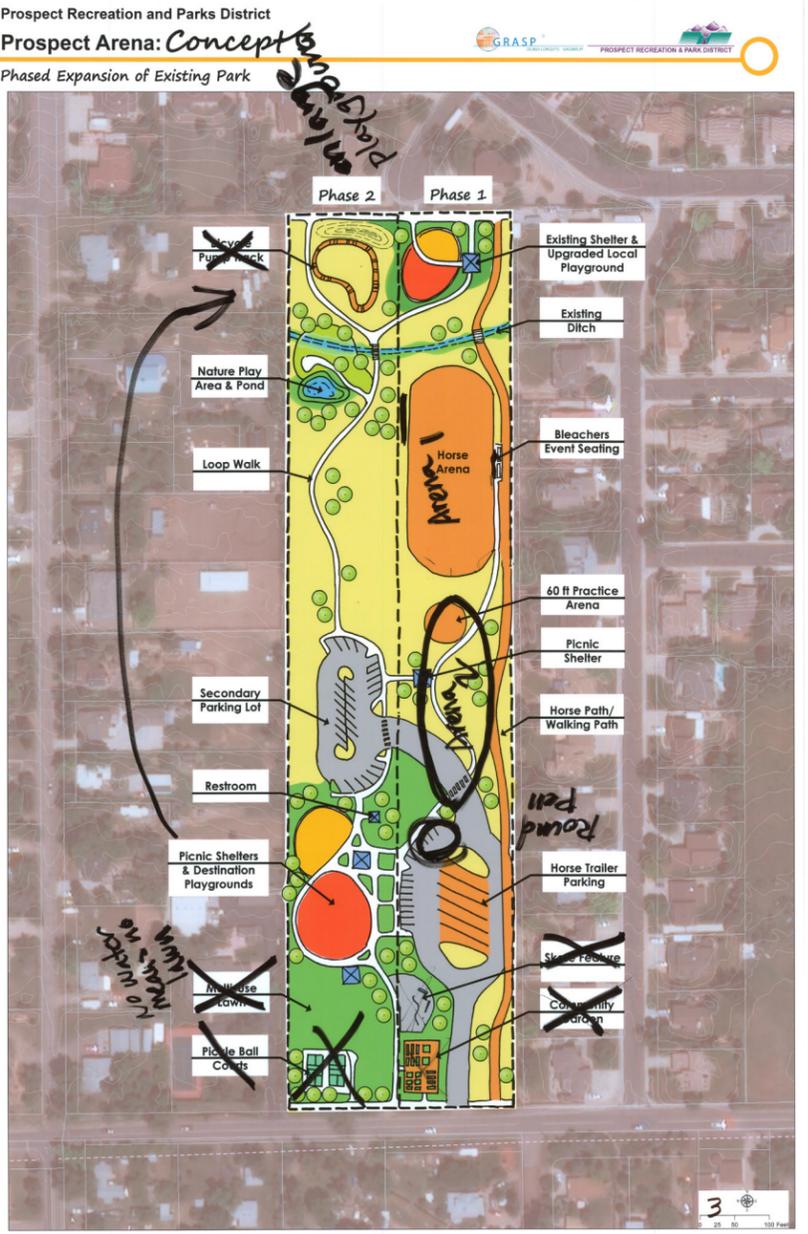
From everything you saw on any of the three plans, what should definitely be on the final plan?

HORSE ARENA



APPENDIX - WORKSHOP 2

GROUP 3 FEEDBACK ON CONCEPTS



Group 3

Concept 1 comments:

- All plans reduce/diminish the horse arena – eliminating 1 practice area
- Dust control please
- Horse area appears reduced – the practice arena has been eliminated. All 7 concept plans improved & enlarged horse arenas – this plan does not address the concept plans
- This is not friendly toward horses – lack of fencing
- The playgrounds sandwich the horse arena – this is very bad to have kids on bikes riding past horses
- Community garden is dependent on weather & probably less usage than horses
- Need wider entrance to park off 52nd
- Keep two arenas and round pen

Concept 2 comments:

- Dust control please
- A full practice arena has been eliminated
- Horse arena is in a wet ground
- Need two arenas and a round pen
- Need entrance and ground to walk horses into property to allow people to ride horses over to the park by going on 52nd Avenue
- Do not like – playground is past irrigation ditch. Children play in ditch and then it does not go to farm or past park.

Concept 3 likes:

- Two phases are great so that 1) the current park area can be upgraded (better horse facilities, improved drainage along 52nd) and then 2) the [bike?] property can be developed/upgraded on a different time table
- Keep current playground at north end of park with its picnic structure to be financially smart
- Concept 3 dislikes:
- A full practice arena has been eliminated
- Need wider entrance for horse rider
- Need two arenas and round pen

From everything you saw on any of the three plans, what should definitely be on the final plan?

- We need input from people who know horses and are aware of the regional needs or horse riders
- Improved drainage/broader entrance from 52nd into the parking lot for trailers
- Horse arenas need to be somewhat separated from high activity/kid areas. Can't have bikes zipping right next to horses spooking.
- Only one playground is sufficient



Concept 1: Redevelopment of Existing Lot

- Update and refresh existing park components
 - Upgraded playground
 - Update existing arena and add 60' round practice arena
- Formalize paths and trails
- Add Shelter and Restroom
- Improved parking
- Add Pickle Ball
- Add Community Garden
- Adjust Park Entry

What do you like about Concept 1?

All plans reduce/diminish the horse arena – eliminating 1 practice arena

DUST CONTROL PLS - ALL CONCEPTS

What do you not like about Concept 1?

Horse Area appears reduced – the practice arena has been eliminated. All 7 concept plans improved & enlarged horse arenas – this plan does not address the concept plans.

- This is not friendly towards horses – lack of fencing

- the playgrounds sandwich the horse arena – this is very bad to have kids on bikes riding past horses.

- Community garden is dependent upon weather & probably less usage than horses.

Need wider entrance to park off 52nd

Keep two arenas & round pen



Concept 3: Phased Expansion of Existing Park

- Allows for update of existing park and added features when the Dike property is obtained
- Keeps smaller playground north and adds larger playground in Phase 2
- With 2 phases, this offers a variety of recreation opportunities that can be implemented over time
- Keeps existing entry
- Maintains and enhances the natural area around the existing pond
- Offers community gather area and loop walk (high priorities from survey)
- New amenities are concentrated towards south and east

What do you like about Concept 3?

Two phases are great so that #1 the current park area can be upgraded (better horse facilities, improved drainage along 52nd) and then the Dike property can be developed/upgraded on a different time table

Keep current playground at north end of park with its picnic structure to be financially smart

What do you not like about Concept 3?

A full practice arena has been eliminated.

Need wider entrance for horse riders.

Need 2 arenas & round pen



Concept 2: Full Development of Both Lots

- Assumes acquisition of the Dike property for full park development
- Emphasizes separating equestrian from other park features
- Highlighted by expanded play areas that also includes nature play elements.
- Provides community gathering areas that were important in the recent survey
- Provides multiple recreation opportunities for a variety of ages
- Strategic open lawn for multi-propose activities but still limiting irrigated areas
- Separates parking areas
- Arena seating faces east in this option

What do you like about Concept 2?

What do you not like about Concept 2?

- A full practice arena has been eliminated.

Horse Arena is in a wet ground. Need 2 arenas & round pen

Need entrance and ground to walk horses into property to allow people to ride horses over to the park by going on 52nd Ave.

Do Not like - Play ground is past irrigation ditch - Children playing ditch and then it does not go to farm or past park.



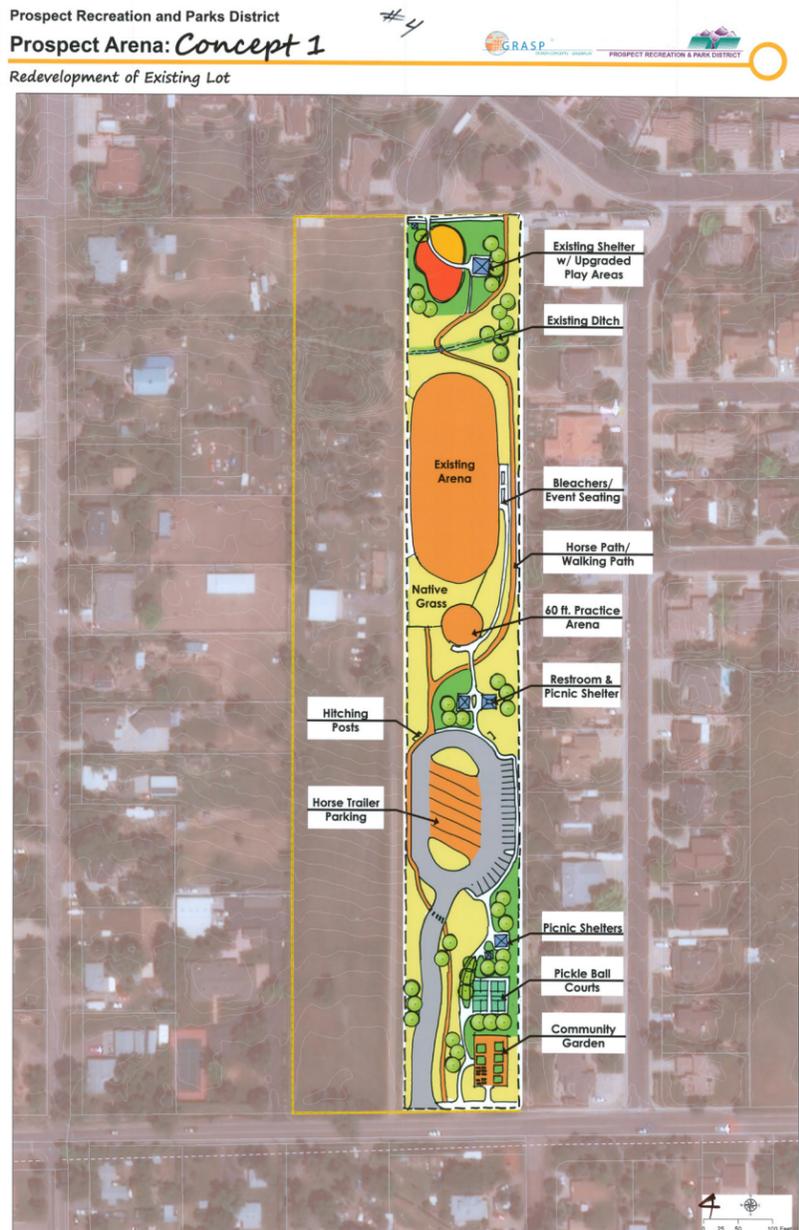
From everything you saw on any of the three plans, what should definitely be on the final plan?

- We need input from people who know horses and are aware of the regional needs of horse riders
- Improved drainage/broader entrance from 52nd into the parking lot for trailers
- Horse arenas need to be somewhat separated from high activity/kid areas. Can't have bikes zipping right next to horses spooking
- Only one playground is sufficient.



APPENDIX - WORKSHOP 2

GROUP 4 FEEDBACK ON CONCEPTS



Group 4

Concept 1 likes:

- Unanimous (6 people) – keep equestrian focus (includes 2 residents backing to it)
- All existing okay except permanent restrooms
- No lighting is important
- Concept 1 dislikes:
- Prefer porta potties
- Move parking and SE activity area to expanded
- Too much "activity area" for this single site
- No pickle ball, gardens
- Move trailer parking more to east
- Move cars more to west
- Put bleachers on the west

Concept 2 likes:

- Brings trail to east side
- Horse arena BUT not so far south
- Concept 2 dislikes:
- Much – improved on concept 3

Concept 3 likes:

- Sensitivity to residents
- Good equestrian area (but move large arena to the west – more middle of whole parcel)
- Pond / nature area – expand with trails and signage
- Concept 3 dislikes:
- Put parking areas on west (flip)
- Other parks could have high energy: pickle ball (maybe keep)
- Get rid of bike pump track
- Get rid of skate park
- Idea: flip bottom halves – all parking on west to put trailer parking on west and activity area on east

From everything you saw on any of the three plans, what should definitely be on the final plan?

- Porta potties plus water pump outside (hand washing, etc.)
- Keep large horse arena & 60' round pen
- Density activity, i.e., parking, bleachers, bathrooms, should all be west side designed. This protection of Coors Street privacy is/should be a major concern
- No lighting – dawn to dusk park



Concept 1: Redevelopment of Existing Lot

- Update and refresh existing park components
 - Upgraded playground
 - Update existing arena and add 60' round practice arena
- Formalize paths and trails
- Add Shelter and Restroom
- Improved parking
- Add Pickle Ball
- Add Community Garden
- Adjust Park Entry

What do you like about Concept 1?

~~Unanimous~~ - 6 People
Keep Equestrian Focus
includes 2 Residents Backing to it

All Existing OK except Permanent Restrooms

★ No Lighting is important

What do you not like about Concept 1?

Prefer Porta Potties
Move Parking and SE Activity Area to Expanded
Too much "Activity Area" for this single site
No pickle ball, gardens

Move trailer parking more to E
" Cars more to W

Put Bleachers on the West



Concept 3: Phased Expansion of Existing Park

- Allows for update of existing park and added features when the Dike property is obtained
- Keeps smaller playground north and adds larger playground in Phase 2
- With 2 phases, this offers a variety of recreation opportunities that can be implemented over time
- Keeps existing entry
- Maintains and enhances the natural area around the existing pond
- Offers community gather area and loop walk (high priorities from survey)
- New amenities are concentrated towards south and east

What do you like about Concept 3?

Sensitivity to Residents
Good Equestrian Area (But move large arena to the west – more middle of whole parcel)

Pond / Nature Area - Expand w/ Trails Signage

What do you not like about Concept 3?

Put Parking Areas on West (Flip)
Other Parks could have Hi Energy:
Pickle Ball - maybe keep

Get Rid of Bike Pump Track
Get Rid of Skate Park

Idea: Flip bottom halves - All parking on West
to put Trailer Parking on West and activity area on East



Concept 2: Full Development of Both Lots

- Assumes acquisition of the Dike property for full park development
 - Emphasizes separating equestrian from other park features
 - Highlighted by expanded play areas that also includes nature play elements.
 - Provides community gathering areas that were important in the recent survey
 - Provides multiple recreation opportunities for a variety of ages
 - Strategic open lawn for multi-propose activities but still limiting irrigated areas
 - Separates parking areas
 - Arena seating faces east in this option

What do you like about Concept 2?

Brings Trail to East Side
Horse Arena BUT not so far south

What do you not like about Concept 2?

Much
— Improved on Concept 3



From everything you saw on any of the three plans, what should definitely be on the final plan?

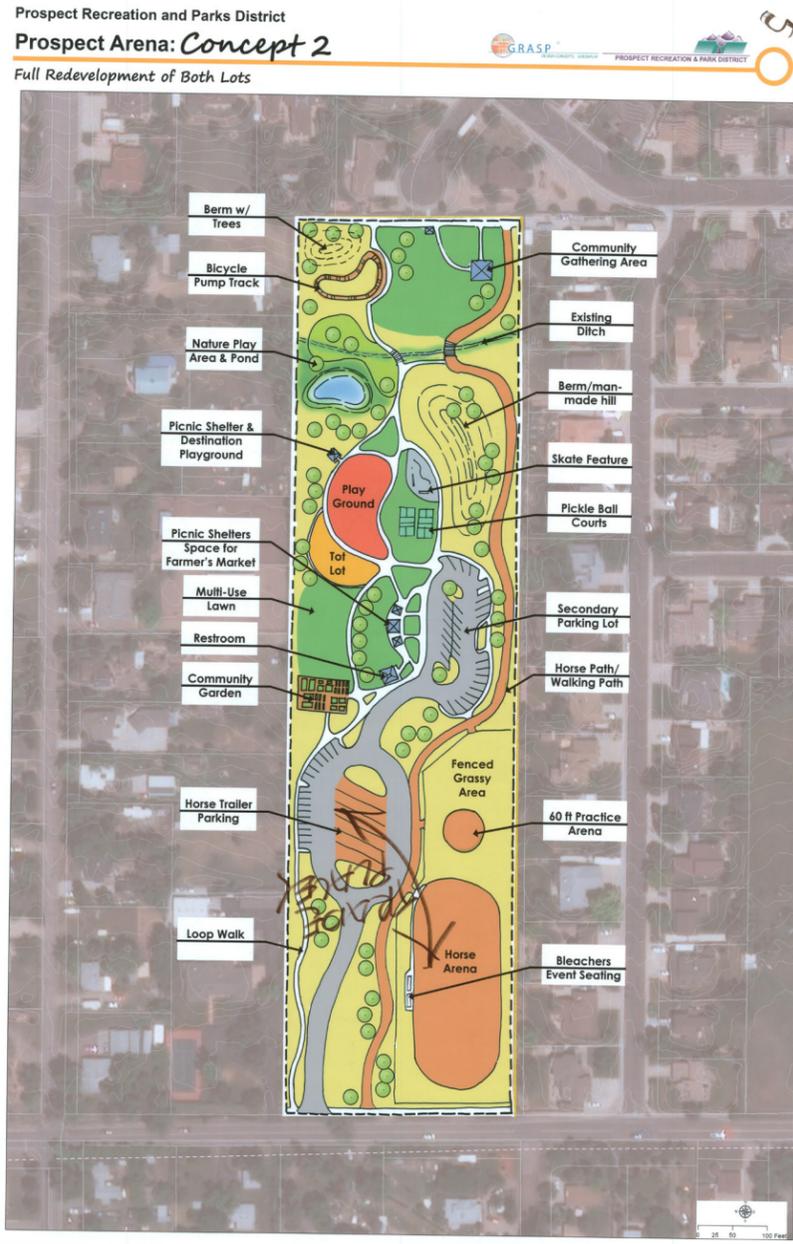
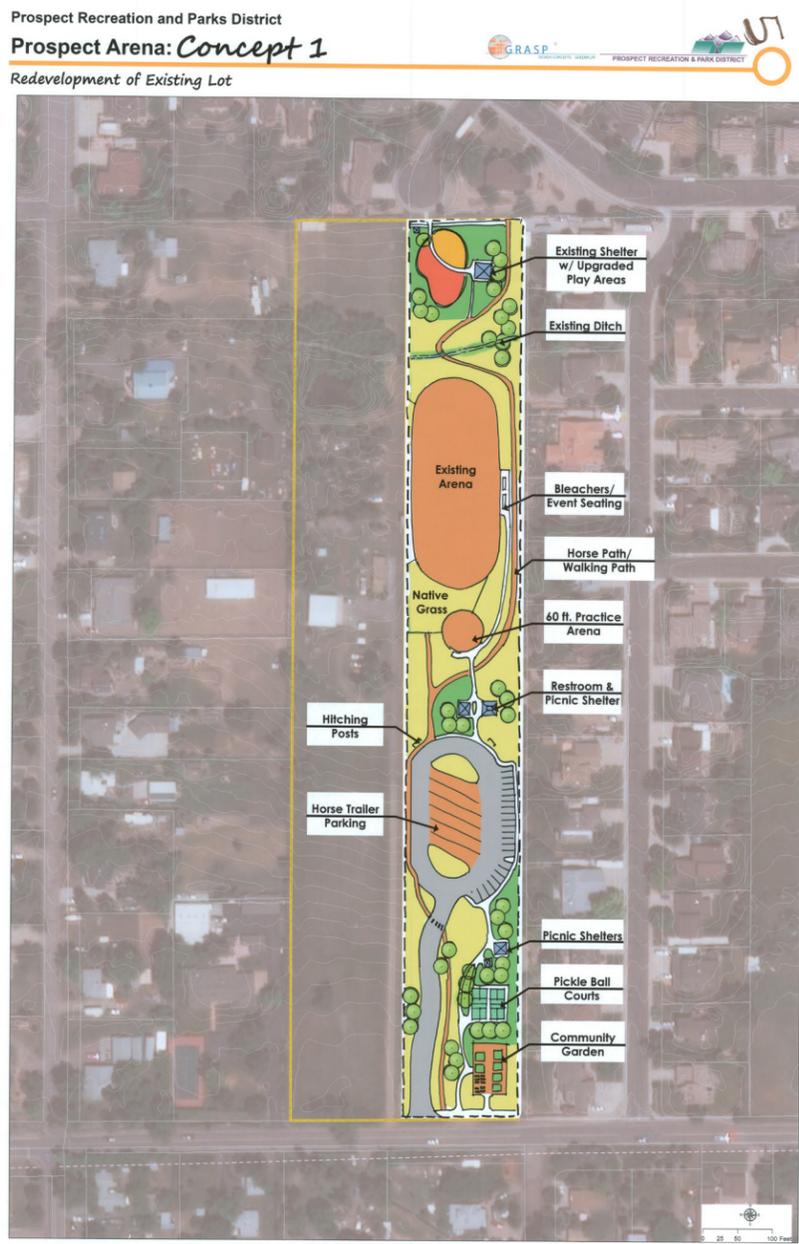
- Porta Potties plus Water Pump Outside (hand washing etc)
- Keep large horse arena & 60' round pen

* DENSITY ACTIVITY, I.E. PARKING, BLEACHERS, BATHROOMS, SHOULD ALL BE WEST SIDE DESIGNED. THIS ~~REASON~~ PROTECTION OF COORS STREET PRIVACY IS / SHOULD BE A MAJOR CONCERN.

No Lighting Dawn to Dusk Park

APPENDIX - WORKSHOP 2

GROUP 5 FEEDBACK ON CONCEPTS



Group 5

Concept 1 likes:

- Like buffer for trailer parking & arena
- Concept 1 dislikes:
- Bathroom too far away from playground
- Parking too far away from playground
- Concerned with no loop trail to bring more usage
- Concerned park won't bring multi-use

Concept 2 likes:

- Playground nice
- Like horse division from rest
- Like multi-use concept
- Like this best but need to flip arena and parking for dust issues
- Like skate feature, bicycle track
- Concept 2 dislikes:
- Concerned about horse arena too close to development – dust
- Flip arena and parking for horses
- May need to add another bathroom by community gathering

Concept 3 likes:

- Like multi-use concept
- Like loop walk
- Like playground
- Most like this best
- Concept 3 dislikes:
- Concern about location of horse parking – flip/swap with regular parking
- Widen entrance for horse trailers
- Parking for horses – end parts may cause an issue to move trailers
- Community garden should connect with 4-H or a non-profit
- May need additional restroom by existing playground

Other Comments:

- Other comments:
- #3 – entrance big enough
- #2 – horse trailer too close to homes; concern how close arena is to houses – dust
- Concern that they make sure enough space for trailer movement
- Maybe too much other things than the horses
- Not sure we need pickle ball, community garden, etc.



Concept 1: Redevelopment of Existing Lot

- Update and refresh existing park components
 - Upgraded playground
 - Update existing arena and add 60' round practice arena
- Formalize paths and trails
- Add Shelter and Restroom
- Improved parking
- Add Pickle Ball
- Add Community Garden
- Adjust Park Entry

What do you like about Concept 1?

like buffer for trailer parking & arena

What do you not like about Concept 1?

Bathroom too far away from playground
parking too far
concerned with no loop trail to bring more usage
concerned park won't bring multi-use



Concept 3: Phased Expansion of Existing Park

- Allows for update of existing park and added features when the Dike property is obtained
- Keeps smaller playground north and adds larger playground in Phase 2
- With 2 phases, this offers a variety of recreation opportunities that can be implemented over time
- Keeps existing entry
- Maintains and enhances the natural area around the existing pond
- Offers community gather area and loop walk (high priorities from survey)
- New amenities are concentrated towards south and east

What do you like about Concept 3?

like multi-use concept
like loop walk
like playground
most like this Best

What do you not like about Concept 3?

concern about location of horse parking -> Flip swap w/ regular parking
widen entrance for horse trailers
parking for horses - end parts may cause an issue to move trailers -
community garden should connect w/ 4-H or a non-profit
may need additional restroom by existing playground



Concept 2: Full Development of Both Lots

- Assumes acquisition of the Dike property for full park development
- Emphasizes separating equestrian from other park features
- Highlighted by expanded play areas that also includes nature play elements.
- Provides community gathering areas that were important in the recent survey
- Provides multiple recreation opportunities for a variety of ages
- Strategic open lawn for multi-propose activities but still limiting irrigated areas
- Separates parking areas
- Arena seating faces east in this option

What do you like about Concept 2?

playground nice
like horse division from rest
like multi-use concept
like this Best But need to flip arena & parking for dust issues -
like skate feature - bicycle track -

What do you not like about Concept 2?

concerned about horse arena too close to development - dust
flip arena & parking for horses
may need rest room closer
may need to add another bathroom by community gathering



From everything you saw on any of the three plans, what should definitely be on the final plan?

APPENDIX - WORKSHOP 2

ADDITIONAL PUBLIC FEEDBACK ON CONCEPTS

What do you like about Concept 1?

- I like that there is a playground (and am glad it's not a "destination" playground)
- I like the walking paths.
- I like that there is a bathroom--but wish it was closer to the playground since the horse arena is used much less frequently.
- Just about everything. But mostly the community garden, the fact that it's keeping the arena in the existing location, and having more developed landscaping and better established parking for all types of visitors. This is a nice upgrade to the current park.

What do you not like about Concept 1?

- I do not like the pickle ball courts--wish this was a tennis court instead. Arvada has numerous pickleball court options and very few tennis courts. More people will play tennis than pickleball because it's better exercise.
- I do not like that the majority of this Concept is for horse-use only. Very few options for people who don't have horses.
- I do not like that the ditch is still open--this is dangerous for children.
- I do not like the community garden--It's not needed because people in this neighborhood have huge yards that are available for private gardens.
- Would like to see more irrigated lawn (less native grass) to help keep dust down and provide more useful relaxing/recreational areas.
- Concerned about the location of the bleachers blocking the views for some of the neighbors behind it that like to watch the horses currently.

What do you like about Concept 2?

- I like the nature play area and pond
- I like the larger playground--but do not want a "destination" playground. I like that our park is quiet and used by people in this neighborhood, which is best and safest for the kids. Attracting people who don't live near here is not ideal.
- I like the walking paths.
- I like that the equestrian areas are separated from play areas--safer for children and horses
- More space and things to do! Lots of walking trails/open-space.
- Love the pump track (great feature for ALL ages).
- Any chance we can use that pond to play ice hockey on the coldest days of winter?

What do you not like about Concept 2?

- I do NOT like the skate park at all--this attracts poorly behaved people. (Look at Discovery Park on Kipling.)

- I do not like that this has a "destination" playground. Our park is quiet and used by people in this neighborhood, which is best and safest for the kids. Attracting people who don't live near here is not ideal.
- I do not like the pickleball courts--wish this was a tennis court instead. Arvada has numerous pickleball court options and very few tennis courts. More people will play tennis than pickleball because it's better exercise.
- I do not like that the shelter is so far away from the playground.
- I do not like that the playground is so close to the parking lot--dangerous for kids and horses alike.
- I do not like the community garden--It's not needed because people in this neighborhood have huge yards that are available for private gardens.
- I do not like that the ditch is still open--this is dangerous for children.
- I do not like how much will be paved for parking.
- Concerned with skate feature turning into a late night hang out spot being hidden in the middle of the park. Perhaps moving that closer to 52nd would be a good compromise.
- Would like to see more irrigated lawn to help keep dust down and provide more useful relaxing/recreational areas.
- Would love to keep the arena where it exists currently. Selfishly, we love watching the horses from our house (at 5359 Coors) and we wouldn't be able to see them if it's moved closer to 52nd. Also, not that I ride, but placing the horses closer to traffic might be a problem for some of the training/practicing that happens in that arena. Traffic has gotten much busier on 52nd just over the last 3 years I've been here and it's only going to keep getting busier.

What do you like about Concept 3?

- I like that the playground is updated but do not like the "destination" nature of it.
- I like the nature play area and pond
- more simple/peaceful north half with walking paths and nature areas
- love the arena being in the existing location
- moving the skate feature closer to 52nd is a smart move.

What do you not like about Concept 3?

- I do NOT like the skate park at all--this attracts poorly behaved people. (Look at Discovery Park on Kipling.)
- I do not like the "destination" playground. Our park is quiet and used by people in this neighborhood, which is best and safest for the kids. Attracting people who don't live near here is not ideal.

- I do not like the community garden--It's not needed because people in this neighborhood have huge yards that are available for private gardens.
- I do not like the pickleball courts--wish this was a tennis court instead. Arvada has numerous pickleball court options and very few tennis courts. More people will play tennis than pickleball because it's better exercise.
- I do not like that the ditch is still open--this is dangerous for children.
- I do not like how much will be paved for parking.
- would like more irrigated lawn open-space for dust and recreational purposes (save the native grass for van bibber)

From everything you saw on any of the three plans, what should definitely be on the final plan?

- Playground (not a "destination" playground, just a nice one)
- Tennis court
- Pond and nature play areas
- Walking paths
- Bathrooms near the playground
- Concept 3 would be our first choice. Concept 1 would be our second choice.

