City and County of Denver Department of Parks and Recreation

BERKELEY PARK
Master Plan

DAVIS PARTNERSHIP LANDSCAPE ARCHITECTS
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# Table of Contents

**Chapter 1: Executive Summary**  
Overview  
Next Steps  
Park Introduction  

**Chapter 2: Objective**  
Design Team  

**Chapter 3: Process**  

**Chapter 4: Master Plan Evolution**  
Inventory and Analysis  
Conceptual Master Plan Alternatives  
Preliminary Diagrams  
Preliminary Master Plan  
Final Master Plan  

**Chapter 5: Implementation Strategy**  

**Chapter 6: Meeting Summaries**  

**Chapter 7: Appendix**  
A. Public Meeting Slide Shows  
B. Environmental Study  
C. Implementation Cost Estimate  
D. Press Coverage
Overview
Next Steps
Park Introduction
Executive Summary

Vision Statement

Berkeley Park’s proud heritage, passive and active recreational opportunities, natural features, and unobstructed views to the Rocky Mountains give it distinction among Denver’s parks. Our vision of the Berkeley Park Master Plan is to enhance the quality of life for park users of all ages and abilities by providing a park that serves the recreational, social, environmental, and historical needs and interests of the community. The Master Plan will be created to meet both current demands and anticipated long-term needs, and should result in a place that fosters a sense of community and serves as an integral part of the neighborhood.

Overview

In April of 2004 an extensive public participation planning process was initiated by Denver Department of Parks and Recreation (DDPR) and District 1 City Councilman, Rick Garcia, resulting in the Berkeley Park Master Plan. The goal of this document is to provide a comprehensive framework for future land use and park development. This document, like most master plans, consists of three primary components:

1. Program: The master plan program is a list of proposed land uses, park amenities, recommendations, and guidelines for the long-term development of the park. The program was developed through a thorough process of research, information gathering and community coordination.

2. Plan: The Final Park Master Plan is a physical drawing that shows the locations, configurations and interrelationships of the different program elements. The final plan was an evolution that began with conceptual alternatives that were developed and refined through the course of the master planning process.

3. Implementation Strategy: The implementation strategy is for use by DDPR for prioritizing and acquiring funding to improve the park as defined in the master plan. It contains phasing recommendations and rough order of magnitude construction costs. (Implementation Strategy, Chapter 5)

Councilman Garcia formed a committee of residents living near Berkeley Park to represent the opinions of the neighborhood, and to ensure that the community voice was heard throughout the master planning process. The group was titled the Citizen Advisory Committee (CAC) and was diverse in age, race, gender, educational background, and employment. This group of Northwest Denver residents faithfully met once a month for 9 months to contribute to the development of the final master plan.

In addition to monthly meetings with the CAC, the design team presented the Master Plan to the public on two occasions at advertised open meetings. The first occurred in August 2004, in which the public had the opportunity to comment on two Conceptual Master Plan Concept drawings. Two months later, after refinements to the program and the plan, the community approved the Preliminary Master Plan. The last revisions approved by the community are represented in the Final Master Plan.

The Final Master Plan addresses the following five goals which were identified by the Design Team and the CAC:

- Mitigate negative impacts of I-70 on the park while retaining views to the Mountains and Willis Case Golf Course
- Provide appropriate balance of land uses with passive and active recreational opportunities for all ages throughout the park
- Respect the historical heritage of the park
- Provide environmentally and functionally sustainable design solutions
• Minimize pedestrian and vehicular conflicts

Other major elements in the Master Plan include:
• Improvement of the park’s identity
• Proposed new 45,000 square foot recreation center.
• Re-configuration of parking lots and removal of interior park roads to minimize pedestrian/vehicular conflicts.
• Relocation of the dog park to the south west corner along Sheridan Blvd. and west 46th Ave. to create identity for the park.
• Provide more opportunities for picnicking, add park shelters.
• Incorporate trail system that address the needs of a diversity of park users, including walkers, joggers, bikers and in-line skaters.
• Complete renovation of Historic Bath House
• Other park and community amenities, including informal amphitheater, formal gardens, playgrounds, educational and informational kiosks, and more.

In order for this master plan to be complete and to provide a realistic and appropriate vision for the future, a thorough process including input from governmental agencies and the community was essential. Other critical ingredients to a complete master plan include detailed inventory and analysis of the existing conditions and sound planning recommendations. The following chapters define the process that was undertaken meeting by meeting and the findings of the master plan study. Through the collaboration of Davis Partnership Architects and Denver Parks, input from the Berkeley Park CAC, detailed study of the park and well-founded planning recommendations, this master plan provides a vision for the future of Berkeley Park.

**Next Steps**
Upon the completion of the Master Plan, currently available funding will be applied to park improvements as identified in the implementation strategy. Construction phases with the highest priority will be built first using available funding. After the initial phase, the master plan will then be used as a tool to acquire funding for future improvements. Please refer to the Implementation Strategy section in Chapter 5.
Park Introduction

With hundreds of mature trees and countless relics linking the park to its past, Berkeley Park is a living accolade to the Denver Parks Department and the Northwest Denver Community. Its diversity of landscapes provides recreation and refuge for people and wildlife alike.

The park has undergone major transformations from its birth in 1906, including the acquisition of land in 1910, and through the construction of I-70 in the late 1960’s, which bisected the park and deeply changed its character. A comprehensive master plan has not been completed for the park since 1913.

At 83 total acres, Berkeley Park boasts a diversity of passive and active uses. The list of amenities is long, and is highlighted by Berkeley Lake, expanses of passive open space, marvelous views to the Rockies, a recreation center, outdoor pool, lighted tennis courts, historic restroom structures, off-leash Dog Park, and Smiley Public Library.
CHAPTER 2
Objective

Design Team
Objective
The objective of the Master Plan for Berkeley Park was to create a comprehensive framework for the park’s long-term programming, use, and development, with input from the community and professionally directed by the Design Team. Reaching a plan through consensus that meets the needs of both the community and the parks department was one of the key indicators of success.

Design Team
In April of 2004, DDPR retained Davis Partnership Architects, one of Denver’s two on-call landscape architecture firms, to serve as consultant on the Berkeley Park Master Plan. The project lead was Keith French, Landscape Architect Supervisor with DDPR. Landscape Architects from Davis include Lynn Moore, Blake Belanger and Robb Berg. Andy Cole with ERO Resources provided environmental consulting regarding the health of the lake, shoreline vegetation, and wildlife habitat.
Process

The master plan process was an evolution of many steps, including information gathering, program development, inventory/analysis, conceptual master planning, preliminary master planning, and completion of the final master plan. Information gathering began with research and review of data provided by Denver Parks and included an inventory/analysis phase. The initial program was based upon needs identified by Denver Parks, wish lists collected in CAC meetings, a park user survey, and professional recommendations by Davis Partnership. The Design Team facilitated a prioritization exercise conducted by the CAC at a regular monthly meeting, which ranked the program items based upon their importance to the CAC. The Design Team used the prioritized program as a guide for the development of two conceptual master plan alternatives. During the first community meeting, the design team presented the two conceptual plans to the community. After receiving community feedback, the team developed a preliminary master plan using components from both alternatives and comments from the public and the CAC. The Design Team further refined the Preliminary Master Plan and presented it to the public at the second and final community meeting in November 2004. Final comments were collected from the public during this meeting and have been included in the Final Master Plan. See Chapter 6 for summaries of the monthly CAC meetings and the two community meetings.
CHAPTER 4
Master Plan Evolution

Inventory and Analysis
Conceptual Master Plan Alternatives
Preliminary Diagrams
Preliminary Master Plan
Final Master Plan
Site Inventory and Analysis

Like all master plan processes one of the initial steps is to conduct a thorough inventory and analysis of the existing infrastructure and conditions of the park. During the inventory process the design team made numerous trips to the park to gather data on circulation patterns, park use, and physical information. The park was observed on different days of the week, different times of the day, and during different seasons to get an understanding of how the park functions and how the quantity of users affects the park. The product of this process was a drawing that inventoried the pedestrian circulation, vehicular circulation, views and visibility, and inventoried the condition of the existing infrastructure. The Design Team studied this data and produced a Site Analysis drawing, which was used to help guide design decisions.
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Conceptual Master Plan Alternatives

In order to begin the design process and to facilitate discussion, the design team produced two conceptual master plan alternatives. The intent was to develop two distinctively different plans with varying degrees of impact on the park to create contrasting alternatives. Both plans maintain the locations of existing trees, and many of the existing vehicular circulation patterns. The concepts each met the program in varying degrees, and presented different approaches to meet master plan goals.

**Concept A**

Concept A embraces a relatively unobtrusive approach at mending some existing problems in the park and adding features that would contribute to a passive park setting. Some of the major elements include a renovated recreation center, improved parking and vehicular circulation, addition of a sound wall to mitigate traffic noise impacts of I-70, a minor renovation to the historic bath house building, and the reintroduction of an athletic field where the dog park currently exists. The off-leash dog park was omitted from this concept to illustrate an alternative use for that area of the site if the Dog Park Pilot program opts for its removal.

**Concept B**

Concept B includes more dramatic changes to the park. It includes more modifications to park layout and programming than Concept A, including a new recreation center with associated parking lot, a major shoreline addition to mitigate the impacts of I-70 on the park, and diagonal identity features located at the southern corners of the park.
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Preliminary Diagrams

Preliminary diagrams were developed following the first public meeting to incorporate the community’s comments and further the design. This phase took a more radical approach to the reorganization of the park, by essentially “wiping the slate clean” and attempting to organize and arrange the program elements for optimal functionality.

There are number of aspects of this plan that the CAC objected to, primarily the massing of hard parking and building elements, which formed a barrier between the neighborhood and the lake. However, this approach opened up the doors, so to speak, and unleashed the creative energies of the CAC. During an enthusiastic discussion, the group formulated ideas that were incorporated into the Preliminary Master Plan, beginning on page 19.
Preliminary Master Plan

The preliminary master plan represents yet another level of refinement. The recreation center was relocated adjacent to Sheridan Blvd. to create a buffer and provide identity for the park. The dog park was then relocated to the corner of West 46th St. and Sheridan Blvd. for greater visibility and identity. A large parking lot was located between the new rec-center and the dog park. This parking lot configuration allows users to park adjacent to particular uses without having to cross traffic. With the recreation center and the dog park along Sheridan Blvd, the interior of the park opened up to allow for an improved visual connection between neighborhood and lake as well as a larger expanse of passive space.

As in the preliminary direction, this plan eliminates the northeast parking lot and interior road system and provides a new east parking that accommodates 50 cars. The smaller lot allows the for even more passive park area and additional pedestrian pathways. A children’s garden and playground have been added to the formal garden area in the northeast corner to provide a diversity of uses and necessary identity for this portion of the park. The plan also shows a second 36-car parking lot to serve the Bath House, amphitheater, and court sports.

To better study the impact of adding shoreline property along I-70, multiple section cuts were drawn to show the character of these spaces and the benefits of creating a berm to buffer the park from the interstate. (See Site Sections under Final Master Plan).
Goals
The Design Team and the CAC identified five goals that the master plan must accomplish in order to be successful. These goals are both specific and broad in nature, and are accomplished through the master plan design and the program elements.

- Mitigate negative impacts of I-70 on the park while retaining the views to the mountains and Willis Case Golf Course
- Provide appropriate balance of passive and active recreational opportunities for all ages throughout the park
- Respect the historical heritage of the park
- Provide environmentally and functionally sustainable design solutions
- Minimize vehicular and pedestrian conflicts within and adjacent to the park

Focus Topics
The Design Team and the CAC identified four “Focus Topics” that the CAC members wanted to be explored more in-depth. The Design Team prepared and presented information regarding these topics at the monthly meetings to aid in decision making regarding park planning issues. The four “Focus Topics” are:

- Land Use
- Park Cultural - Historic Issues
- Sustainability
- I-70 Impacts

Mitigate the impacts of I-70
The highest priority program item identified by the CAC and the community was the mitigation of the negative impacts that I-70 has on the park. When the highway was constructed in the 1960’s, it reshaped the north edge of the lake, severely impacting the shoreline condition. The once healthy lake edge was lost, replaced with a steeply sloped shoreline of rip-rap (engineers’ term for jagged rock), deeply compromising plant and animal habitat and park users’ opportunities to interact with such habitat. In addition, the highway itself became very intrusive to the park. There are currently 98,000 vehicle trips per day on I-70 along this stretch, generating noise and visual distraction in every corner of the park. The highway is especially intrusive to people using the trail on the north side of the lake. There is currently no sound or visual separation between the path and the highway, and the experience of walking this corridor is unnerving at best.

The solution for mitigating this conflict was threefold: provide visual and noise separation between the north pathway and the highway; minimize noise impacts and eliminate the visual distraction the highway creates to the entire park, and provide a healthy lake edge where it was compromised by the highway construction. To achieve this, the master plan proposes the creation of a buffer utilizing earth berming and native plant material to mitigate the noise and views of the highway.

The new land area is proposed to be planted with drought tolerant native plantings, and consists of a constructed shoreline capable of sustaining a broad diversity of wetland plants and animals, an island inaccessible to people that provides a protected wildlife refuge, and a trail that forms part of a loop around the lake. The new land area will provide areas for people to access the lake edge and engage the water and habitat areas. The findings of Focus Topic D: I-70 Impacts (Meeting 6) and conversations with Colorado
Department of Transportation personnel support these design decisions. Cross-sections of the shoreline expansion illustrate the necessary measures to mitigate the effects of the super-elevated highway, (cross-sections, following page 26), along Berkeley Park.

**Fenced Off-Leash Dog Park**

Along with the displacement of the maintenance facility, the new recreation center displaces the very popular off-leash dog park. The dog park was identified as a highly used amenity (unscientific user survey, page 37), which is evident almost all day long, every day of the week. By relocating the off-leash dog park to the southwest corner of the park, it provides an active and inviting image for Berkeley Park. The primary concern raised by the community about the dog park is that the grass within the park tends to wear very quickly and often becomes bare in spots, or in some cases all together. The Design Team recommends implementing turf management practices that will preserve the grass as much as possible. One technique is to divide the park into two areas, and alternate use of the areas on a weekly or semiweekly basis. This practice should be implemented at the opening of the dog park to prevent excessive wear at the onset.

**Recreation Center**

With clear direction from the public, the CAC, and Denver Parks, the design team proceeded to refine the preliminary master plan. The plan began by determining the best location for the new 45,000 square foot recreation center. A great deal of thought was put into how its location would affect and influence adjacent uses. The location was chosen along Sheridan Boulevard for multiple reasons. Here it would provide the park the identity it lacked, while also providing a buffer for the park along this high traffic four lane roadway. This area currently is an undesirable portion of the park for outdoor uses because of the noise and views of the adjacent traffic from I-70 and Sheridan Boulevard. This location also allows for construction of the new recreation center while the existing center is in operation, for a seamless transition with no down time for the users.

**Park Identity**

One of Berkeley Park’s existing shortcomings is its lack of identity. The goal of this program item is to design modifications that begin to give the park an identity, a sense of place, and make it memorable for people. The Design Team identified two memorable characteristics of the park that should be preserved through the master plan: views to the mountains and the lake itself. The Design Team also studied specific areas that are especially well-suited to place-making: the four corners of the park, the historic roundabout at Wolff Street, and proposed north shoreline. At the intersection of W 46th Ave and Sheridan Boulevard, the southwest corner has the best view-shed aside from the I-70 edge. The master plan takes advantage of the activated characteristics of a dog park to create an inviting and inhabited atmosphere at this location. The rec center, located just north of the dog park creates a strong statement along Sheridan Boulevard and announces the northwest corner of the park. The master plan includes a historically inspired sculpture along the north shoreline, creating identity both within the park and to drivers on the highway. The northeast corner has a garden and a gathering circle that create sense of place. The final park identity feature is a diagonal promenade, located at the corner of West 46th Avenue and Tennyson Street, inspired by the 1913 Olmstead Brothers’ plan. This tree-lined pedestrian walkway begins at the intersection, continues through the eastern portion of the park, terminates at a new fishing pier/overlook in Berkeley Lake and orients people directly to views of the Rocky Mountains. Amenities that would block views to the mountains were located around the perimeter of the park, and open space was preserved wherever
possible. The interactive nature of the north shoreline provides memorable opportunities to interact with the water. By preserving the existing memorable qualities of the park and thoughtfully siting and planning the new rec center, dog park, north shoreline, and Tennyson Promenade, Berkeley park becomes a place with memorable moments and an individual identity.

**Sustainability**

All new design and construction in the park should follow the ideals identified for sustainable construction.

- **Increase Water Efficiency**
  - Install xeric plant material
  - Replace existing sod areas with native prairie grasses in some areas
  - Utilize highly efficient irrigation technology
  - Use lake water for irrigation

- **Utilize Renewable Energy**
  - Select Green Power option from utility company
  - Utilize on-site solar panels and/or photo voltaic (PV) panels
  - Investigate potential for wind, geothermal and other non-polluting and renewable energy sources

- **Improve Stormwater Management**
  - Install bioswales and forebays to cleanse stormwater runoff
  - Provide native vegetated buffer swath adjacent to lake
  - Use pervious paving in newly paved areas

- **Reduce Heat Islands**
  - Provide more shade and green space in parking lots
  - Use light colored paving or open grid paving
  - Use green roofs or non-heat-absorptive roofing materials
  - Regularly plant new generations of trees

- **Minimize Light Pollution (while maintaining safe lighting levels)**
  - Use full cutoff luminaries
  - Low reflectance surfaces
  - Low-angle spotlights

- **Embrace Sustainable Construction Practices**
  - Seek LEED certification for new and renovated buildings
  - Use recycled construction materials, such as recycled plastic decking and recycled asphalt and concrete
  - Reuse and recycle on-site materials
  - Implement highest standard for erosion and sediment control
  - Select most environmentally appropriate building site within the park
  - Minimize site disturbance

- **Promote Environmentally Sound Options to Park Users**
  - Encourage Alternative Transportation by providing additional and conveniently located bike parking and by promoting bus usage
  - Provide conveniently located recycling receptacles
  - Provide interactive and educational opportunities

**New Generation of Trees**

One of the greatest assets that Berkeley Park has is its number and diversity of mature shade trees. The majority of these trees were planted in the early 1900’s when the park was established, and are now approaching the end of their life. It is crucial to the vitality of the park environment that a new generation of trees be planted to assure that the park maintains a canopy into the future.
Vehicular Circulation

The introduction of new buildings and uses in the park necessitated a complete overhaul of the vehicular circulation patterns. The parking lot adjacent to the proposed recreation center serves multiple uses, including the rec center itself, the dog park, the multi-use sports field, the playground, and trails leading to every other park amenity, all without requiring a pedestrian to cross a primary vehicular route. The entry drive is aligned with Zenobia Street in order to minimize vehicular movements on West 46th Ave. The plan also provides additional parking adjacent to the bath house to meet the parking needs of that building as well as adjacent passive and active uses. This lot utilizes the existing historic entry off of West 46th Avenue. One of the most dramatic departures from the existing vehicular patterns is the elimination of the eastern roadways and parking areas that currently interrupt the continuity of the park. A new parking lot will accommodate the parking demands of the amenities on the eastern side of the park. On-street parking along W. 46th Ave will facilitate the needs of Smiley Public Library. The vehicular circulation has been carefully designed to meet the goal of minimizing pedestrian and vehicular conflicts.

Pedestrian Walkways

The most heavily used amenity in the park according to the park user survey (page 37), is the pedestrian walk system. The revised trail network is designed to improve pedestrian movement through the park, provide connections to all of the park’s amenities, and give people multiple options for movement circuits and loop lengths. The network is composed of a three-tiered hierarchy in which the primary walks are the widest and consist of 4’ wide crusher fines jogging path and an 8’ wide paved trail for walkers and bikers. These walks parallel the perimeter surface streets and loop around the lake. The secondary walks, which include the Tennyson Promenade and the walk around the Gathering Circle, are 8’ width concrete paving. The third-tier walks are 6’ or 8’ wide concrete, forming connections between pedestrian crosswalks and primary walks, as well as between amenities. Restroom portable toilets are placed at convenient frequencies along the pedestrian trails.

Bath House Renovation

A complete renovation of the historic Bath House could provide Berkeley Park with an opportunity to program this historical building for many different functions. Currently the Bath House serves as the headquarters and storage facility for Denver Aquatics. As mentioned on the following page, part of the newly renovated building could accommodate the satellite maintenance facility. The design team feels that, due to its significance as a historic structure, the Bath House is better suited as a community or senior center.

Public Gardens

Public gardens provide an opportunity to introduce a diversity of plant material while promoting community involvement in the parks. Historically Berkeley Park had two locations for formal gardens within the park and this precedence aided in locating the gardens. The design provides for a formal garden at the northwestern corner of the park along Tennyson Street. This will provide identity for this corner of the park. The second garden space is at the historic entry off of West 46th Ave. This has been the location for formal plantings for many years and the design team feels that it is important to keep this thread from the past which has withstood many renovations throughout the park’s history and continues to provide the necessary identity for the park.
Multi-Use Youth Sports Field

The arrangement of the recreation center, dog park, entry drive, and parking lot provides an excellent location for a youth multi-use sports field. This area has an ideal slope for sports fields, as identified in the slope analysis (Page 39). In addition, it is adjacent to the eastern portion of the new parking lot, providing safe pedestrian access from both the new recreation center and the parking lot without having to cross the entry drive.

Court Recreation

The program includes improving the active recreation within the park in terms of court sports. The existing tennis courts are among the best of the city’s parks, and will remain in their current location, although in the future they will be reconstructed on a post-tensioned concrete slab to prevent cracking. The basketball court is replaced with two new higher quality courts. The courts will be constructed on a post-tensioned concrete slab, sized to also accommodate in-line skating. This simple approach gives the court flexibility to work for either activity, as well as other sports trends as they evolve. Two competition grade sand volleyball courts and relocated bocce ball courts have also been included in the master plan.

Northwest Park District Satellite Maintenance Facility

The new recreation center location eliminates the existing maintenance facility. Three approaches have been considered regarding the maintenance facility. One approach would be to include a garage entrance at the southwest corner of the new recreation center and devote a portion of the new building to housing the maintenance function. A portion of the parking lot would most likely need to be fenced off for the associated maintenance vehicles. This area could potentially be screened from the rest of the park and Sheridan Boulevard. Another approach is to incorporate the facility within the renovated Bath House. One negative aspect of this location is that the facility would be located in the center of the park with little opportunity for screening. The final option considered, which was favored by the CAC and public, is to find an off-site location to house the maintenance facility. Even if maintenance moves off-site, a portion of the equipment specific to Berkeley Park would need to be stored on-site.
Implementation Strategy

With help from Denver Parks, the Design team assembled the projects into two separate categories: Bond projects and Capital Improvement Projects (C.I.P). Major projects, such as the new recreation center or the I-70 shoreline addition, would be funded by bonds authorized by a vote of the citizens (Zones 1-3). Smaller, more manageable projects could be budgeted for and covered under annual capital improvement budgets (Zones A-E). Listed below is the estimated projected cost (in 2004 dollars) for the individual phases. A more detailed break down of costs for each zone can be found in Appendix C.
Zone 1  ($2,893,150)
- I-70 Shoreline Addition
- Native Plantings
- Pedestrian Pathways
- Addition of Picnic Shelter/Tables
- Outdoor Lighting
- Storm Drainage Improvements

Zone 2  ($14,181,895)
- New Recreation Center
- Parking Lot for Rec-Center and Dog Park
- Relocation of Dog Park
- Demolition of Existing Rec-Center
- Multi-use Youth Sports Field
- Addition of Picnic Shelter/Tables
- Outdoor Lighting
- Landscape Improvements
- Storm Drainage Improvements

Zone 3  ($1,508,000)
- Complete Bath House Renovation

Zone A  ($363,610)
- New Irrigation Mainlines and Valves

Zone B  ($487,370)
- Removal of Existing Parking Lot/Park Roads
- New Parking Lot along Tennyson Street
- Outdoor Lighting
- Landscape Improvements
- Pedestrian Pathways

Zone C  ($378,066)
- Removal of Existing Parking Lot/Park Roads
- Landscape Improvements
- Addition of Picnic Shelter/Tables

Zone D  ($363,480)
- Pedestrian Pathways
- Outdoor Lighting

Zone E  ($580,320)
- Bath House Parking Lot
- Basketball Courts
- Sand Volleyball Courts
- Bocce Ball Courts
- Bandstand
- Addition of Picnic Shelter/Tables
- Pedestrian Pathways
- Outdoor Lighting
- Landscape Improvements

Zone F  ($586,300)
- Removal of Existing Tennis Courts
- New Tennis Courts

Zone G  ($182,000)
- Stone Restroom Renovation

Zone H  ($309,140)
- Tennyson Promenade
- Lake Boardwalk
- Outdoor Lighting
- Landscape Improvements

Chapter 5: Implementation Strategy
Meeting 1

April 20, 2004

CAC Meeting 1 Agenda

Introductions
Define Master Plan process and schedule
Identify roles and responsibilities of CAC
Establish master plan goals and begin vision statement
Identify focus topics
Begin programming (wish list) discussion
CAC homework: develop program individually

Meeting Summary:
The first of what would be nine CAC meetings was held at the Schietler Recreation Center at Berkeley Park April 20th at 6:00 p.m. and was well attended. This meeting was the kick off of the master planning process with this small group of community members.

Much of the framework for the entire process was established at this meeting. The group developed the master plan goals and began work on the vision statement for the master plan. The design team facilitated the CAC’s selection of the focus topics that would be covered at future meetings to help make educated planning decisions.

At the conclusion of the meeting the design team assigned homework for the May meeting. The CAC was asked to develop a program for the park based on recommendations from their immediate neighbors. This would be presented at the May CAC meeting.

Master Plan Definition

A comprehensive framework for future park land use and development

Three primary components of a Master Plan:

1. Program: The master plan program is a list consisting of proposed land uses, park amenities, recommendations, and guidelines for the long-term development of the park. The program is developed through a thorough process of research, information gathering and community input.

2. Plan: The Final Park Master Plan is a physical drawing that shows the locations, configurations and interrelationships of the program elements. The final plan begins with conceptual alternatives that are refined through the course of the master planning process.

3. Implementation Strategy: The implementation strategy is used by Denver Parks for acquiring funding to improve the park as defined in the master plan. It contains program priorities and rough order of magnitude construction costs.

Roles and Responsibilities

- Generate Ideas
- Information gathering
- Funding
- Design is culturally responsible
- Communication with neighbors
- Park meets the needs of the users
- Decision making
- Participation
- Recommendations to the City
- Present at public meetings
- Watchdogs for the master plan implementation
- Know the history
- Come with an open mind
- Create a positive first impression with the park
- Stay focused
- Potentially establish norms

GOALS

- Cultural
- Recreation – indoor/outdoor (all ages)
- Activate the lake
- Noise reduction
• Safety concerns
• Public gatherings
• Maximize pedestrian access to park and facilities
• Separate vehicular from pedestrian
• Environmental improvements
• Social programming
• Make the park environmentally conscious
• Utilize library programming
• Expedite implementation
• Conserve open un-programmed space
• Inventory of existing infrastructure
• Improve health of the lake
• Park shelters – picnic tables
• Accessible restrooms
• Local architecture influences
• Neighborhood pedestrian connection
• Establish specific sports fields
• Share the history of the park
• Meditation/specific garden

FOCUS TOPIC
• Sustainability
• Land Use
• I-70 Impacts
• Cultural - Historical
Meeting 2

May 18, 2004

CAC Meeting 2 Agenda

Review
• Schedule
• Process
• Focus topics
• Goals

Vision Statement
• Define
• Discuss draft

Focus topic A: Land Use Program
• Review program from last meeting
• New program items

Prioritization
• Exercise
• Discussion

Meeting Summary:
The May CAC meeting included continuing discussion of items covered in the initial CAC meeting. The group spent more time refining the vision statement in order to obtain consensus.

The first of four focus topics was presented by the design team. Land use, as it pertains to park planning, was described as a very important “layer” that will guide the layout of individual park elements. The presentation defined both passive and active recreation, giving examples of each, and defined the Park’s current land use. The design team also showed Berkeley Park in the context of other parks in terms of their current land usage.

The design team then put the CAC members through a prioritization exercise. Each member was given 25 “Berkeley Bucks” to spend on the program items identified by the members from their homework and through the design teams recommendations.

Master Planning Goals:

General
• Expedite implementation
• Provide general inventory of existing infrastructure

Social/Cultural
• Increase cultural programming
• Respect local architectural influences
• Address safety concerns
• Increase social programming
• Share the history of the park
• Provide public gathering opportunities
• Utilize library programming

Active Recreation
• Continue to provide indoor/outdoor recreation for all ages
• Activate the lake
• Provide programmed sports fields/courts

Passive Recreation
• Conserve open un-programmed space
• Maximize pedestrian access to park facilities
• Provide additional picnic opportunities
• Address park accessibility
• Improve neighborhood pedestrian/bike connection
• Provide a diversity of spaces

Sustainability/Environmental
• Improve health of the lake
• Reduce highway noise
• Identify sustainable design opportunities
• Reduce irrigation demand
Vision Statement Definition:
The master plan's vision is a powerful tool for change. The vision statement describes a future state of the park in vivid, compelling terms that inspire all involved to achieve it. The master plan's vision is a snapshot of the future.

A vision statement should be realistic and credible, well articulated and easily understood, appropriate, ambitious, and responsive to change. It should orient the committee's energies and serve as a guide to action. In short, a vision should challenge and inspire the group to achieve its mission.

Characteristics of a vision statement

- Broad
- Brief
- States goals in general terms
- Provides focus throughout Master Planning process

(Draft) Vision Statement:
The vision of the Berkeley Park Master Plan is to enhance the quality of life for park users of all ages and abilities by providing a park that serves the recreational, social, environmental, and historical needs and interests of the community. The Master Plan should be created to meet both current demands and anticipated long-term needs, and should result in a place that fosters a sense of community and serves as the heart of the neighborhood.
Definition of Passive Recreation:
Non-organized and non-specific activities, including but not limited to, walking, bike riding, picnicking, hiking, etc. Generally, passive recreation has very diverse user groups and primarily consists of unscheduled activities.

Pros:
- Flexibility
- Allows for all ages and abilities
- Generally low environmental impacts
- Generally lower maintenance

Cons:
- May not address community needs
- Does not provide organized sports fields

Examples of Passive Recreation/Amenities:
- Walking/running/jogging/biking trails
- Picnic areas
- Open lawn areas
- Native meadows
- Kite flying
- Playing catch
- Frisbee
- Dog walking
- Fishing
- Boating

Definition of Active Recreation:
Organized or specific activities, including but not limited to; soccer, baseball, tennis, basketball, etc. Generally speaking, active recreation requires a permanent facility with fixed amenities, and serves more specific user groups. Active recreation is often scheduled.

Pros:
- Provides programmed activities
- Provides potential income source
- Provides social/cultural opportunities

Cons:
- Lacks flexibility
- Limits the hours of use to scheduled activities
- May require heavy irrigation
- Generally requires more maintenance

Examples of Active Recreation/Amenities:
- Amphitheater/band shell
- Baseball/Softball
- Soccer
- Tennis
- Basketball
- Roller Hockey
- Swimming Pool
- Dog park
- Skate park
- Playground
**Current Park Uses**

- Tennis courts
- Basketball courts
- Smile library
- Picnic shelter
- Bath house
- Playground
- Recreation center
- Swimming pool
- Small Baseball/Softball field
- Dog park
- Historical Pump house

- Maintenance yard
- Historical bathrooms (non-functioning)
- Bathrooms
- Roads
- Parking
- Paved loop walking path
Program Prioritization:

The Berkeley Bucks priority exercise was designed to allow committee members the opportunity to prioritize program items. Each member was given 25 Berkeley Bucks to spend how they wish on any of the program items developed by the committee.

Priority/Program Item

41 Visual separation between I-70 and the park
27 Keep the dog park
20 Improve indoor pool/rec-center
17 Remove dog park
14 Conserve open space
12 Create identity for the park
12 Improve lake edge and water quality
11 New generation of trees
9 Boardwalk across lake
8 Outdoor amphitheater
8 Restore historical fishing pier
8 Improve playground
7 Reduce pedestrian/vehicular conflict
6 Interpretive/environmental/historical stations
6 Additional pathways
6 Off-street parking for families
6 Pedestrian connections
6 Increase quantity of park shelters
5 Introduce native plantings
5 Additional picnic opportunities
5 Pedestrian scale lighting (safety)
3 Renovate bocce court
3 Create specific gardens
3 Accessible restrooms
2 Social and cultural programming
2 Multi-use field
2 Emergency phones
2 Reduce pedestrian/bike conflict
2 Additional indoor/outdoor recreation

2 Trash enclosures
1 Improve boat ramp
1 Provide shade at the dog park
1 Soccer fields
1 Accessible activities
1 Additional parking in west lot
0 Frisbee golf
0 Baseball fields
0 Basketball courts
0 Barrier between playground and lake
Meeting 3

June 22, 2004

CAC Meeting 3 Agenda

Review
- Schedule
- Process
- Vision Statement
- Focus Topic A: Land Use
- Programming Priority Exercise
- Homework

Site Inventory & Analysis
Focus topic B: Park Culture and History

Wrap-up

Meeting Summary:

In June the design team presented the information that was gathered throughout the extensive inventory and analysis phase.

The design team presented the results of the unscientific park user survey and more discussion occurred to refine the prioritized park program based on how the park was currently being used and on the analysis of the existing infrastructure.

This month’s Focus Topic was on History and Park Culture. The design team researched Berkeley Park’s history using a variety of resources, including the Denver Department of Parks and Recreation collection found in the Western History section of the Denver Public Library, and the Park Inventory Collection at the Colorado History Museum. The presentation included many historical photographs, plans, and a time-line of Berkeley Park’s evolution.

Vision Statement:

Berkeley Park’s proud heritage, passive and active recreational opportunities, natural features, and unobstructed views to the Rocky Mountains give it distinction among Denver’s parks. Our vision of the Berkeley Park Master Plan is to enhance the quality of life for park users of all ages and abilities by providing a park that serves the recreational, social, environmental, and historical needs and interests of the community. The Master Plan will be created to meet both current demands and anticipated long-term needs, and should result in a place that fosters a sense of community and serves as an integral part of the neighborhood.

Berkeley Park User Survey

In addition to the inventory, an unscientific user survey was conducted by the design team to later help guide programming decisions. This survey comprised a series of five questions which were asked of the park users.
What is your age?

- 18 and Under: 1%
- 19-30 years old: 19%
- 31-45 years old: 38%
- 46-65 years old: 28%
- Over 65 years old: 14%

How far do you travel to get to the park?

- 0-1 miles: 33% drove; 2% did not drive
- 1-3 miles: 39% drove; 4% did not drive
- Over 3 miles: 22% drove

How frequently do you visit the park?

- Everyday: 29%
- Multiple times/Wk: 51%
- Once/Wk: 10%
- Once/Month: 6%

What amenities do you use?

- Walking Paths: 25%
- Rec Center: 22%
- Dog Park: 15%
- Library: 9%
- Open Space: 8%
- Tennis: 7%
- Playground: 5%
- Basketball: 3%
- Picnic Shelter: 3%
- Fishing: 2%
- Bocce Court: 1%
- Boat Ramp: 0%
If there were one improvement you could make to Berkeley Park what would it be?

**Requested park improvements**
- Recreation Center
- New/Bigger rec-center
- Better equipment in weight room
- More variety of classes
- Expand summer hours
- Better seating around outdoor pool
- Better locker rooms
- Free donuts in the morning

**Dog Park (Pro)**
- Small dog area
- Shade structure
- Water stations
- More parking
- More dog bag dispensers
- Monitor at dog park.

**Dog Park (Against)**
- Get rid of off-leash dog park
- Move the dog park to East side
- Don’t let dog park users use rec center parking lot
- Dog park users should park on the street

**Safety/Security**
- Repave/widen path around lake
- Lighting along paths – security
- Better lighting at playground
- Lighting along I-70
- Separate path for runners

**Misc.**
- Put a sidewalk or walking path at the edge of the park along 46th
- Have open volleyball in the summer
- Bring back soccer field for soccer players
- Update playground equipment
- Fishing pier
- Boat ramp for kayaks
- More picnic shelters
- Outdoor concerts
- Stands for parents at baseball field
- Boat ramp for fishing
- More trees
Berkeley Park Slope Analysis

The design team conducted a slope analysis to determine suitable locations for particular program items. Three zones were identified: Slopes from 0-2.5%, 2.5-5%, and those areas with slopes over 5%. Areas in green (0-2.5% slope) are suitable for an athletic field. Areas in yellow (2.5-5% slope) are too steep for athletic fields but still accessible per the requirements of the Americans with Disabilities Act (ADA). Areas in red (over 5%) are inaccessible areas which would need improvements for access by all individuals, but would be appropriate for other program items, such as a community amphitheater.
Site Inventory/Analysis

Like all master plan processes, one of the initial steps is to conduct a thorough inventory and analysis of the existing infrastructure and conditions of the park. During the inventory process the design team made numerous trips to the park to gather data on circulation patterns, park use, and physical information. The park was observed on different days of the week, different times of the day, and during different seasons to get an understanding of how the park functions and how the number of users affects the park. (See Chapter 2 for more information)
Berkeley Park Recreation Center Study

One of the highest priority program items is an improved or replaced recreation center. The CAC was leaning towards replacing the existing recreation center with a new one, and members of the Design Team and the CAC used the existing Wheat Ridge Rec Center as an example on numerous occasions. The design team illustrated how a 69,000 square foot recreation center, and its associated parking, would impact the master plan. This plan was used to illustrate relative areas of building footprint and parking, not as a master plan layout.
History

Extensive research was done throughout the inventory phase to collect as much historical information available on the development of Berkeley Park. Photos, maps and articles were assembled from the Denver Parks collection at the Denver Public Library-Western History Section. Below is a compiled time-line of particular events recorded for Berkeley Park. In addition, in Appendix D there is a copy of the last comprehensive development plan completed in 1913 by the Olmsted Brothers. The historical plans have guided final design decisions concerning walk alignment, park identity, and overall park experience.

We found a variety of documents including photographs and park plans, which provided us with the information to assemble a historical biography of the park that is suitable for master planning. The design team believes that additional research could be conducted in the context of a more formal historical study.
Berkeley Park Historical Time-line:

1879: John Walker buys lake and grounds to build up resort, clubhouse, and artificial lake addition. Calls the property “Berkeley Farm”

1906: Piecemeal acquisition of Berkeley Park begins after Town of Berkeley is annexed to Denver. This is the birth of Denver’s Berkeley Park

March, 1906: Fish are stocked for the first time in the lake

1907: Boat dock, pavilion built ($380), moved bandstand from City Park to Berkeley Park

April 17, 1909: Roads built north of lake to connect with parking leading to “overlook” point

February 5, 1910: System of roads completed. Willis Case Golf Course is the City’s first golf course in a public park

February 18, 1910: Official park size at 151.21 acres, 2/3 improved, work continuing

1911: Men's and women's restrooms built at Berkeley Park

1912: Two tennis courts built

1913: Bathhouse & shelter built ($7500)

1917: Diving platform installed, concessions given to Wilbur J. & Flora A. Emery for $1000

1918: William H. Smiley Library is built

1919: Berkeley Park and Rocky Mountain Parks under same management, Bathhouse addition

1920: Lake dredged, earth placed on swampy east end, landscape the area north of lake & up hill

1923: Pump house built

1932: Willis Case Golf Course becomes part of park

(1950): Bathhouse dancing terrace under construction

November 29, 1963: Right of way revised to allow for state highway construction

January 17, 1966: State highway location chosen through Berkeley Park

1967: Playground rehabilitation

1973: Tennis court expansion

1974: Recreation center construction

1981: Recreation center additions

1988: Playground rehabilitation
FISHING PIER /DIVING TOWER - 1930

SWIMMING BEACH - 1918

BATH HOUSE - 1918

BATH HOUSE - 1918

BATH HOUSE - 1918

BATH HOUSE - 1918
SMILEY LIBRARY - 1918
VIEW LOOKING SOUTHEAST - 1920
VIEW LOOKING NORTHWEST - 1930

STONE RESTROOM

chapter 6: meeting summaries
chapter 6: meeting summaries
Meeting 4

July 20, 2004

CAC Meeting 4 Agenda

Review
- Schedule
- Process
- Site inventory/analysis

Public meeting agenda
- Establish representative for the CAC to speak at the meeting

Presentation from Britta Herwig (Dog park program)

Focus topic C: Sustainability
- DPA
- ERO Resources

Present conceptual master plan options

Assign homework
- Review concept options and come with comments to the September meeting

Meeting Summary:
The fourth CAC meeting was a very full meeting with a presentation from Britta Herwig from the Denver Off-Leash Dog Park Pilot Program, Andy Cole with ERO Resources, and the design team with the two conceptual park alternatives.

Ms. Herwig began with an overview of the pilot program and discussed how the CAC could recommend either removing the dog park or keeping it but that the final decision would be made by the pilot program committee after a series of public meetings.

June’s focus topic dealt with Sustainability. The design team presented seven strategies for sustainability. Mr. Cole from ERO discussed the health of Berkeley Lake and the margin of lake vegetation surrounding the lake.

The design team presented the two conceptual master plan alternatives. The two alternatives varied in their level of impact on the park and balance of passive and active park use.

The CAC was assigned with the homework task of presenting the two conceptual alternatives to their neighbors to elicit feedback. They were also asked to attend and promote the first public meeting in August.

Focus Topic C: Sustainability

Increase Water Efficiency
Install xeric plant material
Replace existing sod areas with native prairie grasses
Utilize highly efficient irrigation technology
Use lake water for irrigation

Utilize Renewable Energy
Select Green Power option from utility company
Utilize on-site solar panels and/or photo voltaic (PV) panels
Investigate potential for wind, geothermal and other non-polluting and renewable energy sources

Improve Stormwater Management
Install bioswales and forebays to cleanse stormwater runoff
Provide native vegetated buffer swath adjacent to lake
Use pervious paving in newly paved areas

Reduce Heat Islands
Provide more shade and green space in parking lots
Use light colored paving or open grid paving
Use green roofs or non-heat-absorptive roofing materials
Regularly plant new generations of trees

Minimize Light Pollution (while maintaining safe lighting levels)
Use full cutoff luminaries
Low reflectance surfaces
Low-angle spotlights
Embrace Sustainable Construction Practices
Seek LEED certification for new and renovated buildings
Use recycled construction materials, such as recycled plastic decking and recycled asphalt and concrete
Reuse and recycle on-site materials
Implement highest standard for erosion and sediment control
Select most environmentally appropriate building site within the park
Minimize site disturbance

Promote Environmentally Sound Options to Park Users
Encourage alternative transportation by providing additional and conveniently located bike parking and by promoting bus usage
Provide conveniently located recycling receptacles
Provide interactive and educational opportunities

ERO Resources: Lake Health
As part of the infrastructure inventory Denver Parks requested that Berkeley Lake and the immediate lake vegetation be studied in detail. A summary of the findings is included in its entirety in Appendix B

Areas of Environmental Study
Cattail and cattail-rush dominated wetlands
Large trees
Disturbed uplands
Open water

Water Quality
High arsenic levels
High nutrient levels
Elevated concentrations of metals

Recommendations
Construct pre-treatment basins at the storm water outfalls
Minimize or eliminate the application of fertilizers
Consider altering lake chemistry to reduce arsenic concentrations
#7 LOOKING N
Meeting 5
August 26, 2004

Public Meeting #1 Agenda:

Introduction
  • Keith French, DDPR
  • Blake Belanger/Robb Berg, Davis Partnership
Progress report from the CAC representative
Process
Brief History
Site Inventory/ Analysis
Conceptual master plan options
Questions

Meeting Summary:

The first of two public meetings was well attended. It was held at Aruppe Jesuit High School August 26th at 6:30 p.m. Flyers were distributed along with the posting of three large format posters throughout Berkeley Park. This meeting was called to present the work completed to date by the design team and the CAC group.

The objective of this meeting was to inform the public of the work completed to date, educate them on the Master Plan process, park history, and site conditions, and finally to get feedback to help direct the master planning effort.

The highest priority agenda item for the majority of the meeting attendees was the off-leash dog park. Most of the people in the audience were strongly supportive of the dog park and requested that it remain in the Master Plan document. Attendees were informed that the final fate of the Berkeley Park dog park could not be determined at this meeting, but that it was rather a decision for the Manager of Parks and Recreation.

The presentation to the public is included in Appendix A.

What is a Master Plan?
A master plan creates a comprehensive framework for the park’s long-term programming, use, and development.

Vision Statement:
Berkeley Park’s proud heritage, passive and active recreational opportunities, natural features, and unobstructed views to the Rocky Mountains give it distinction among Denver’s parks. Our vision of the Berkeley Park Master Plan is to enhance the quality of life for park users of all ages and abilities by providing a park that serves the recreational, social, environmental, and historical needs and interests of the community. The Master Plan will be created to meet both current demands and anticipated long-term needs, and should result in a place that fosters a sense of community and serves as an integral part of the neighborhood.

Goals:
• Mitigate negative impacts of I-70 on the park while retaining the views to the mountains and Willis Case golf course
  • Provide appropriate balance of land uses with passive and active recreational opportunities for all ages throughout the park
    • Respect the historical heritage of the park
    • Provide environmentally and functionally sustainable design solutions
    • Minimize vehicular and pedestrian conflicts

The following is a summary of the comments and questions generated by the public at this meeting:

Comments from Public Meeting #1:
• Meeting attendees were strongly in favor of the Dog Park and adding amenities to it.
  • How is Denver Parks going to be able to keep up with the new amenities presented?
  • Keep amenities low to maintain views into the park from 46th and residences.
  • Not in favor of a recreation center the size of Wheat Ridge, but agree we need to bulldoze the current center
and re-build. A new recreation center in this neighborhood would be a major draw for prospective families looking to move here.

- We should look at a more modest-sized recreation center. Look at putting the recreation center on a new site to help phase out the old center.
- Get rid of the parking lots on the east side of the park.
- Look at refurbishing the Bath House as part of a new recreation center.
- Move maintenance off-site. Or relocate within the park to reduce vehicular/pedestrian conflicts.
- Would like to see more options (variable length loops) for walking in the park
- The community liked the following about Plan A: eliminating the interior roadway to Library, improving the lake edge.
- The community liked the following about Plan B: new recreation center, diagonal pedestrian walkways from the corners, I-70 treatment, wildlife island, major historic renovation of Bath House, overlook, removing the service area, addition of more picnic shelters.
- The community liked the following general ideas from the plans: inclusion of more picnic shelters and walking paths, addition of a new generation of trees.
Denver Parks and Recreation is currently developing a master plan for Berkeley Park. As a park user or member of the community, you are invited to attend a public meeting to learn about the master planning process, proposed changes to the park, and provide input. No parking will be provided on-site, so please use available on-street parking. For questions or additional information please contact Keith French, Department of Parks and Recreation Project Manager, at (720) 913-0627. Rick Garcia, Councilman District 1
Meeting 6
September 21, 2004

CAC Meeting 5 Agenda:

Review
  • Process
  • Schedule

Focus topic D: I-70 Impacts
Discuss Comments from Public Meeting #1
Discuss Preliminary Master Plan Direction

Meeting Summary:

CAC Meeting 5 was the sixth overall meeting for the Berkeley Park Master Planning process. This meeting was the first step in the development of the Preliminary Master Plan. It also included a discussion of I-70 impacts - the final, and most anticipated, focus topic by the CAC.

Because the interstate has affected the lake and park so substantially and continues to affect park users daily, it was important for the design team to present as much available information as possible for mitigation of highway noise and visual impact so the members would be able to determine the best course of action to deal with this issue.

Comments from the previous month’s public meeting and from the CAC neighbors regarding the conceptual master plan alternatives were discussed. The design team also presented a concept that combined the alternatives with a new “clean slate” approach in the Preliminary Direction Plan (see plan opposite page 18). There was productive discussion about recreation center layout, parking placement, walk layout, and many other elements. All comments were documented and helped to further guide the direction of the plan.

Average Daily Trips:

![Map of average daily trips](image)

CDOT Sound Wall Criteria:

- CDOT considers installation of noise barriers only when a major improvement project is scheduled such as widening or re-alignment.
  - Noise created by the highway must exceed 66 decibels (dBA) to be considered for noise mitigation in residential areas.
  - Parks do not have the same criteria as residential property. There is no established decibel limit for highways adjacent to parks.
  - Very small probability of CDOT ever funding a sound wall along park property.

Sound Wall Design:

- Goal is to break the line of sight: when you can’t see the tops of cars or trucks it is a 5 dBA reduction.
  - For every additional meter you increase in wall height you reduce the noise by 1.5 dBA. Over 5 meters sound mitigation becomes negligible.
  - The effectiveness of the sound wall is diminished the further you move away from the wall. Beyond 200’ the wall ceases to provide sound mitigation.
  - An earthen berm of the same height as a concrete
Decibel Comparison:

<table>
<thead>
<tr>
<th>Source</th>
<th>Sound Level (dBA)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Threshold of Hearing</td>
<td>0</td>
</tr>
<tr>
<td>Normal Breathing</td>
<td>10</td>
</tr>
<tr>
<td>Broadcast Studio</td>
<td>20</td>
</tr>
<tr>
<td>Library</td>
<td>30</td>
</tr>
<tr>
<td>Refrigerator</td>
<td>40</td>
</tr>
<tr>
<td>Clothes Dryer</td>
<td>50</td>
</tr>
<tr>
<td>Air-Conditioning Unit</td>
<td>60</td>
</tr>
<tr>
<td>Pickup Truck</td>
<td>70</td>
</tr>
<tr>
<td>Medium Truck</td>
<td>80</td>
</tr>
<tr>
<td>Modified Motorcycle</td>
<td>90</td>
</tr>
</tbody>
</table>

How Speed Affects Traffic Noise:

\[ \text{Sound Level of Traffic at 65 mph} = 2 \times \text{Sound Level of Traffic at 30 mph} \]

How Traffic Volume Affects Noise:

\[ \text{Sound Level of 2,000 Vehicles Per Hour} = 2 \times \text{Sound Level of 200 Vehicles Per Hour} \]

How Trucks Affect Traffic Noise:

\[ \text{Sound Level of 1 Truck at 55 mph} = \text{Sound Level of 28 Cars at 55 mph} \]
Existing View Looking NE

Same View with 11’ Sound Wall
Existing View Looking NE Across the Lake

Same View with 11’ Sound Wall
Goals:

• Mitigate negative impacts of I-70 on the park while retaining the views to the mountains and Willis Case Golf Course.
• Provide appropriate balance of land uses with passive and active recreational opportunities for all ages throughout the park.
• Respect the historical heritage of the park.
• Provide environmentally and functionally sustainable design solutions.
• Minimize vehicular and pedestrian conflicts.

Comments from Public Meeting #1:

• Meeting attendees were strongly in favor of the Dog Park and adding amenities to it.
  • How is Denver Parks going to be able to keep up with the new amenities presented?
  • Keep amenities low to maintain views into the park from 46th and residences.
  • Not in favor of a recreation center the size of Wheat Ridge, but agree we need to bulldoze the current center and re-build. A new recreation center in this neighborhood would be a major draw for prospective families looking to move here.
  • We should look at a more modest-sized recreation center. Look at putting the recreation center on a new site to help phase out the old center.
  • Get rid of the parking lots on the east side of the park.
  • Look at refurbishing the Bath House as part of a new recreation center.
  • Move maintenance off-site. Or relocate within the park to reduce vehicular/pedestrian conflicts.
  • Would like to see more options (variable length loops) for walking in the park.
  • The community liked the following about Plan A: eliminating the interior roadway to Library, improving the lake edge.
  • The community liked the following about Plan B: new recreation center, diagonal pedestrian walkways from the corners, I-70 treatment, wildlife island, major historic renovation of Bath House, overlook, removing the service area, addition of more picnic shelters.
  • The community liked the following general ideas from the plans: inclusion of more picnic shelters and walking paths, addition of a new generation of trees.

Goals:

• Mitigate negative impacts of I-70 on the park while retaining the views to the mountains and Willis Case Golf Course.
  • Widen the land area between the lake and interstate, adding dense vegetation, include bio-swale to mitigate interstate run-off, sound wall, and native plantings.

• Provide appropriate balance of land uses with passive and active recreational opportunities for all ages throughout the park.
  • Grouping active and passive uses together allows for a more cohesive and efficient use of land. 32% active – 68% passive, excluding the lake.

• Respect the historical heritage of the park.
  • Introduce pedestrian garden entries at the southeast/southwest corners. Utilize the formal turnaround as a drop-off for the new recreation center, and renovated Bath House. Establish a wildlife island and formal garden as shown on historic master plan. Preserve fishing pier.
• **Provide environmentally and functionally sustainable design solutions**
  
  - Introduce prairie grasslands throughout the north edge of the park. Plant a new generation of trees. Include bio-swale along interstate. Establish healthy lake edge.

• **Minimize vehicular and pedestrian conflicts**
  
  - Eliminate interior parking lots and roads while maintaining reasonably short walking distances to a diversity of park uses. Separate pedestrian routes and park maintenance vehicles. Improve pedestrian connections from outside of the park. Improve pedestrian pathway system within the park.

**Surface Area Comparison:**

Existing Schietler Recreation Center - 23,000 Square Feet
Washington Park Recreation Center - 24,372 Square Feet
Wheat Ridge Recreation Center - 69,180 Square Feet
Proposed Recreation Center - 44,000 Square Feet

Existing Area of Parking Lot Surface
  - 3.68 ac.
  - 330 Parking Spaces

Proposed Area of Parking Lot Surface
  - 3.22 ac.
  - 465 Parking Spaces (80 future expansion)
Meeting 7
October 19th, 2004

CAC Meeting 6 Agenda:

Review
  • Process
  • Schedule
  • Focus topic D: I-70 Impacts
Discuss Comments from Public Meeting #1
Discuss Preliminary Master Plan Direction
Discuss upcoming Public Meeting #2

Meeting Summary:

The October CAC meeting was the final chance for the members to make revisions to the Preliminary Master Plan.

The design team reviewed Focus topic D: I-70 Impacts and the previously discussed Preliminary Direction Plan presented at the September meeting.

The design team then built the Preliminary Plan step by step to reinforce the planning techniques covered in the previous 5 meetings. This was important to show relationships and how placement of certain park elements affect the placement and function of others.

Comments were documented on the plan and would be incorporated prior to next month’s public meeting. The CAC supported the Preliminary Master Plan as presented (see plan following page 20) with only minor refinements.
Meeting 8

November 16, 2004

Public Meeting #2 Agenda:

Introduction
- Keith French, DDPR
- Blake Belanger, Davis Partnership Architects

Define master plan

Process

Progress report from the CAC representatives
- Vision Statement
- Review priorities and program
- Review goals

Review Concepts A & B
- Review comments from Public Meeting 1

Presentation of Preliminary Master Plan

Funding priorities
- Keith French

Where we go next

Questions

Closing comments
- Rick Garcia, Councilman District 1

Meeting Summary:

On November 16th the second and final public meeting was held to present the Preliminary Master Plan. The meeting began with a brief review of the first public meeting in August, and an explanation of where this meeting fit into the overall master planning process. Two members of the CAC gave a progress report, reviewing the process and presenting the master planning vision statement, the program, how it was prioritized, and the goals against which our final plan will be tested.

The design team briefly reviewed the conceptual master plan alternatives that the public had seen in August, and the comments which the two plans generated from that meeting.

The Preliminary Master Plan was then presented by progressively building the plan element by element, showing how decisions were made throughout the planning process.

Keith French of Denver Parks discussed how funding for parks was appropriated and some possible scenarios for the grouping of projects for funding and construction phasing.

The design team informed the public of the next steps in the master planning process and opened the discussion up for questions from the public.

The slide show presentation to the public is included in Appendix A.
Meeting 9

January 18, 2004

CAC Meeting 7 Agenda:
Review Public Meeting #2
  • Comments
  • Changes to the Plan
Presentation of the Final Master Plan
Open discussion of the effectiveness of the process
Questionnaire
Thank You

Meeting Summary:
The final CAC meeting was a chance to bring closure to this ten month long process. It was the final chance for the members to suggest revisions to the Final Master Plan.

The design team asked for comments from the members on their perceptions of the effectiveness of the process and what changes could be made.
A. Public Meeting Slide Shows
B. Environmental Study
C. Implementation Cost Estimate
D. Press Coverage
Appendix A

Public Meeting Slide Shows
Appendix B

Environmental Study
Appendix C

Implementation Cost Estimate
Appendix D

Press Coverage
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