

# DAILEY PARK MASTER PLAN



## PROJECT SUMMARY AUGUST 2009

CITY AND COUNTY OF DENVER  
PARKS AND RECREATION



# Table of Contents

Acknowledgements.....	3
Executive Summary.....	4
Project Overview.....	5
Historical Overview.....	5
Plan Development Process.....	5-8
Site Overview.....	9
Site Assessment and Recommendations.....	10-14
<i>Site Access</i> .....	10
<i>Sidewalks</i> .....	11
<i>Walking Paths</i> .....	11
<i>Trees and Shrub Beds</i> .....	11
<i>Open Lawn and Turf Areas</i> .....	12
<i>Historic Restroom Buildings</i> .....	12
<i>Basketball Court</i> .....	12
<i>Playground</i> .....	12-13
<i>Signage</i> .....	13
<i>Site Furnishings</i> .....	14
<i>Irrigation</i> .....	14
<i>Lighting</i> .....	14
Concept Plan Alternatives and Summaries.....	15-17
<i>Concept One</i> .....	15-16
<i>Concept Two</i> .....	16
<i>Concept Three</i> .....	17
Final Master Plan.....	18-19
<i>Master Plan</i> .....	19
Phasing Plan and Estimate of Probable Costs.....	20-22
<i>Phasing Plan</i> .....	20
<i>Estimate of Probable Costs</i> .....	21-22

*Appendix*

# Acknowledgements

## **Denver Parks and Recreation**

Gordon Robertson - Director of Parks Planning  
Pam Schooley - Senior Landscape Architect  
Jennifer Kovarik - Associate Parks Landscape Planner, Project Manager  
James Kellner - Southeast District Parks Superintendent

## **Norris Design**

John Overstreet - Principal In Charge  
Jon Seier - Principal Landscape Architect  
Ellen Pickels - Associate Landscape Architect, Project Manager

## Executive Summary

Dailey Park, a 2.66 acre park located in the Baker Neighborhood of Denver, has a rich history as a gathering place for nearby residents and a recreation resource for the community. Designed by famed landscape architect Saco DeBoer in 1920's, the Park has gone through various changes over the years and, most recently, has been in need of becoming the destination park for this transitioning neighborhood.

Denver Parks and Recreation retained the services of Norris Design to provide a master plan for Dailey Park. Beginning in April of 2009, Norris Design worked closely with Denver Parks and Recreation staff, the Dailey Park Advisory Group, and neighborhood residents to create a preferred master plan that addresses the needs and demands of the Baker neighborhood. Denver Parks and Recreation facilitated the advisory group meetings during the initial information gathering phase which included participation from neighborhood residents, park staff, La Familia Recreation Center staff, City Council District 9 officials, and other City agencies (Public Works, Community Planning and Development). The meetings focused on information gathering and presenting the master plan concept.

Denver Parks and Recreation and Norris Design had two neighborhood meetings during this project. The first meeting was held to present three concept plans and to get information from the community regarding what residents prefer in the park. The final meeting with the neighborhood focused on the Preferred Concept Master Plan (see page 19). Residents of the Dailey Park area provided comment and feedback on this park design as well as their ideas for potential phasing.

Norris Design and Denver Parks and Recreation staff created a master plan summary which included documentation of the planning process, history of the park, summaries of design concepts, and cost estimate with phasing strategy to put the plan into

action. Strategies to implement the new park design will include Denver Park and Recreation staff working with the City Council District 9 office, the City Budget office, and Mayor's office to prioritize future capital dollars towards developing Dailey Park. Denver Park and Recreation staff should also work to leverage existing capital funds and seek grants to further enhance the amenities at the park.

## Project Overview

Dailey Park is located in the historic Baker Neighborhood of Denver. The park is bounded by Ellsworth Avenue and Denver Housing Authority's Hirschfeld Towers to the north, Archer Street to the south, Elati Street to the west, Cherokee Street to the east, and La Familia Recreation Center to the southwest.

The Dailey Park Master Plan has been developed with input from the Baker Neighborhood residents and stakeholders. The Master Plan will help to tailor future park improvements to fit the needs of the local residents, guide construction improvements planned for the park, and create a beautiful destination for the neighborhood.

## Historical Overview

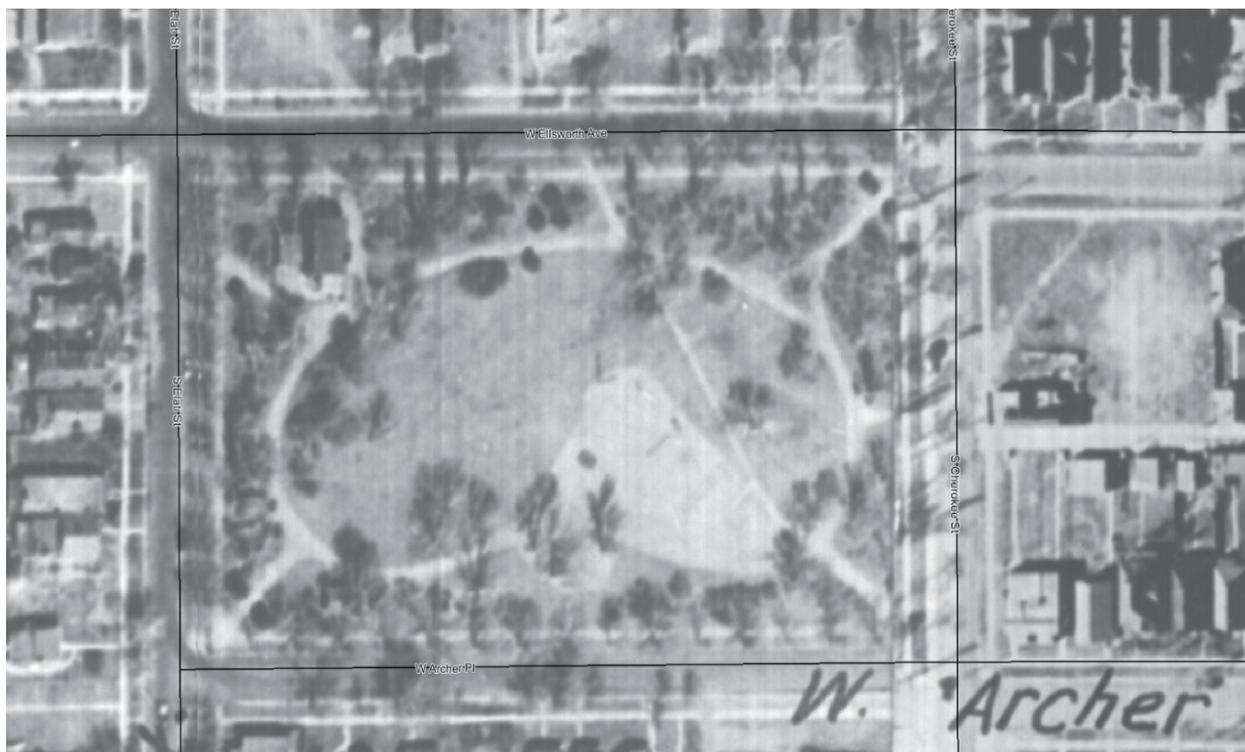
Dailey Park is a 2.66 acre park nestled in the heart of the Baker Neighborhood. The park was originally designed by famed landscape architect Saco DeBoer who was hired by Mayor Robert Speer as part of the City Beautiful Movement to plan a multitude of parks and gardens for Denver in the early 1900s.

The original design included a shelter in the northwest corner, a loop trail with connection points to street intersections, a play area for children, an open lawn area, and a mixture of evergreen trees and canopy trees for shade.

## Plan Development Process

The Master Plan for Dailey Park was created in a collaborative process which included working with neighborhood residents, community stakeholders, and with Denver Parks and Recreation in a series of meetings to create a cohesive plan for the park. Early in the process, an Advisory Group was formed that included one representative from the Baker Neighborhood Association, Council District 9 (Councilwoman Judy Montero and staff), La Familia Recreation Center, Denver Housing Authority's Hirschfeld Towers, and Denver Parks and Recreation staff and director.

Norris Design, the planning consultant, worked with the Advisory Group to compile their thoughts regarding the current conditions of the park, maintenance issues, specific concerns, and opportunities that were to be addressed in the Final Master Plan. General safety was the main concern including the presence of vagrants, graffiti, dogs off leash, and inadequate lighting. Opportunities identified included supporting the desired amenities of the La Familia Recreation Center, a picnic area adjacent to the play area, a baseball/softball field with a permanent backstop, loop walk, open lawn area for passive activities, updated play area, a multi-use court, garden area, and utilizing the restroom buildings for storage. *(For specific*



Above: Aerial photograph taken of Dailey Park in 1933



Above: Project introduction and intent presented to the residents of Hirschfeld Towers



Above: Design charrette with residents at the Baker Neighborhood meeting

documentation of Advisory Group meetings, refer to the meeting minutes in the Appendix.)

The public meetings for the Dailey Park Master Plan were coordinated to occur as the second part of the monthly Baker Neighborhood meetings to assure maximum neighborhood participation. These meetings were advertised in attempt to encourage participation from interested citizens that may not normally attend the neighborhood meetings. The project overview, history, and site analysis were presented by Denver Parks and Recreation. Three park concept plans were presented by Norris Design. Each concept was presented followed by a question and comment session to get thoughts and opinions from residents and stakeholders present at the meeting.

After presenting the concepts, the consensus of the neighborhood residents contrasted with a few of the previous opinions provided by the members of the Advisory Group. First, the Baker residents preferred a flexible use lawn area that could accommodate a practice field for soccer instead of a baseball/softball field. The residents would rather not encourage baseball/softball in the park. Secondly, despite the conclusions found in the 2005 Denver Parks and Recreation Restroom Master Plan, an on-site restroom or access to a restroom at the park was important to the residents. They agreed that either port-o-lets with enclosures or access to restrooms at La Familia Recreation Center would suffice. The residents also agreed that the recreation center would benefit from the basketball court being converted to a multi-use sport court. Other ideas the residents provided were incorporating a water feature, public art, a zen garden, adequate lighting, seat walls, an amphitheater for concerts, bringing the architectural context of the Baker

Neighborhood into the park, incorporating “green” design, and including lots of shrub beds with flowers. Overall, the Baker residents want Dailey Park to be a jewel for neighborhood. Currently, the residents feel that they are under served with parks and open space in their neighborhood. They also expressed their frustration with how the master planning process has gone in the past, with previous intentions not fully and poorly implemented in the early 1990’s. The neighborhood wants to be reassured that this master plan will meet their needs and be implemented.

Following the presentation of the concept designs, a design charrette was also conducted to allow the residents who attended the meeting a chance to incorporate their ideas on to paper. In order to draw their ideas roughly to scale, each group was given an aerial map of the site and a kit of parts which included replicas of park amenities, trace paper, and markers. Approximately ten neighborhood residents participated in the charrette exercise. The residents gathered around one board while Norris Design and Denver Parks and Recreation assisted them with questions. The charrette was helpful in getting specific ideas from the residents that they thought were important to include in the design. (Refer to the Issues and Opportunities Diagram on page 7 for a synthesis of the residents’ ideas. Also refer to the Appendix for a copy of the residents’ charrette board.)

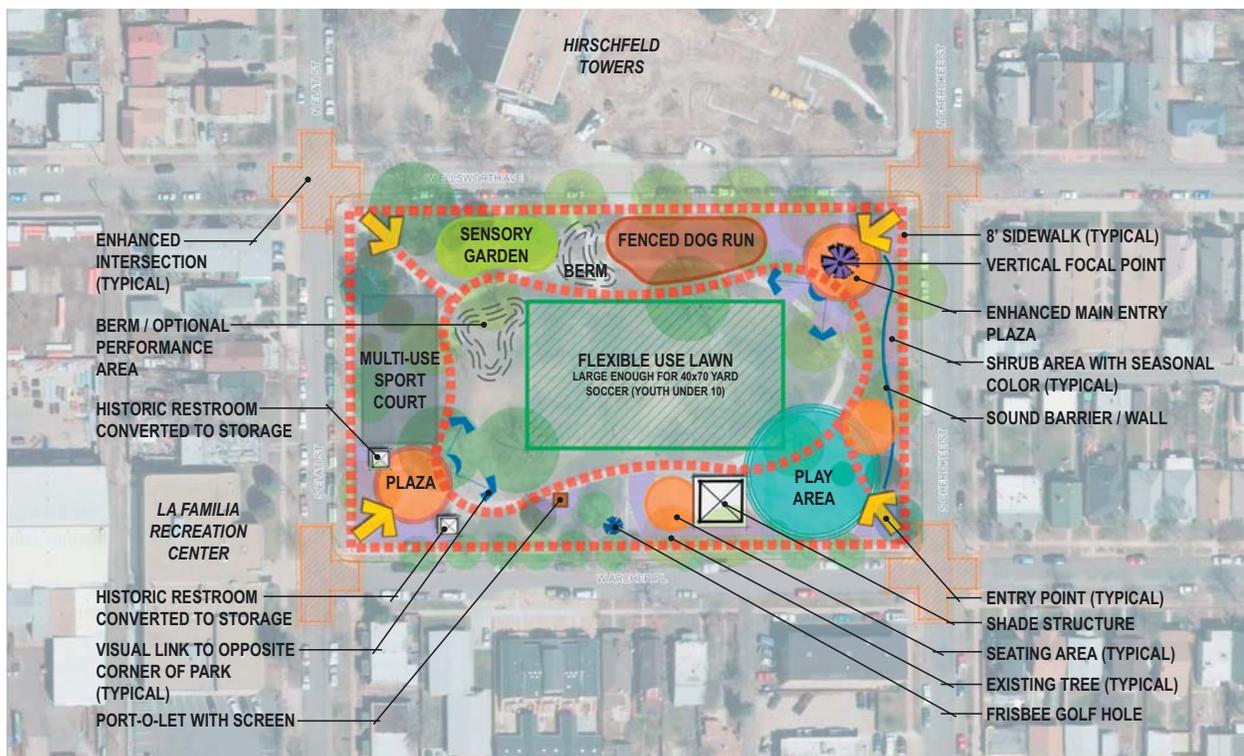
In addition to the neighborhood and Advisory Group meetings, a survey was conducted which asked questions regarding park usage, current park conditions, and what amenities residents of the neighborhood would like to have in the park. A total number of 51 people (26 from Hirschfeld Towers and 25 Baker Neighborhood residents) filled out the survey. The bulk of the respondents were

between the ages of 45-64. Most people live within walking distance to the park and have resided in the neighborhood for less than two years. The majority of the respondents walk to the park by themselves or with a friend and enjoy the park more than once a week on a year round basis. People tend to spend an hour or less at the park with the most popular time at the park being early evening between 4 PM and 7 PM on weekdays and weekends. The prominent uses in the park are leisure walking, relaxation/socialization, enjoying nature, and dog walking. There are common concerns with the park seen throughout the survey responses including vagrants, loitering, lack of adequate lighting, dog waste, dogs off leash, lack of maintenance concerning plants and trees, lack of flowers, the need for more seating and bathrooms, and better disabled access.

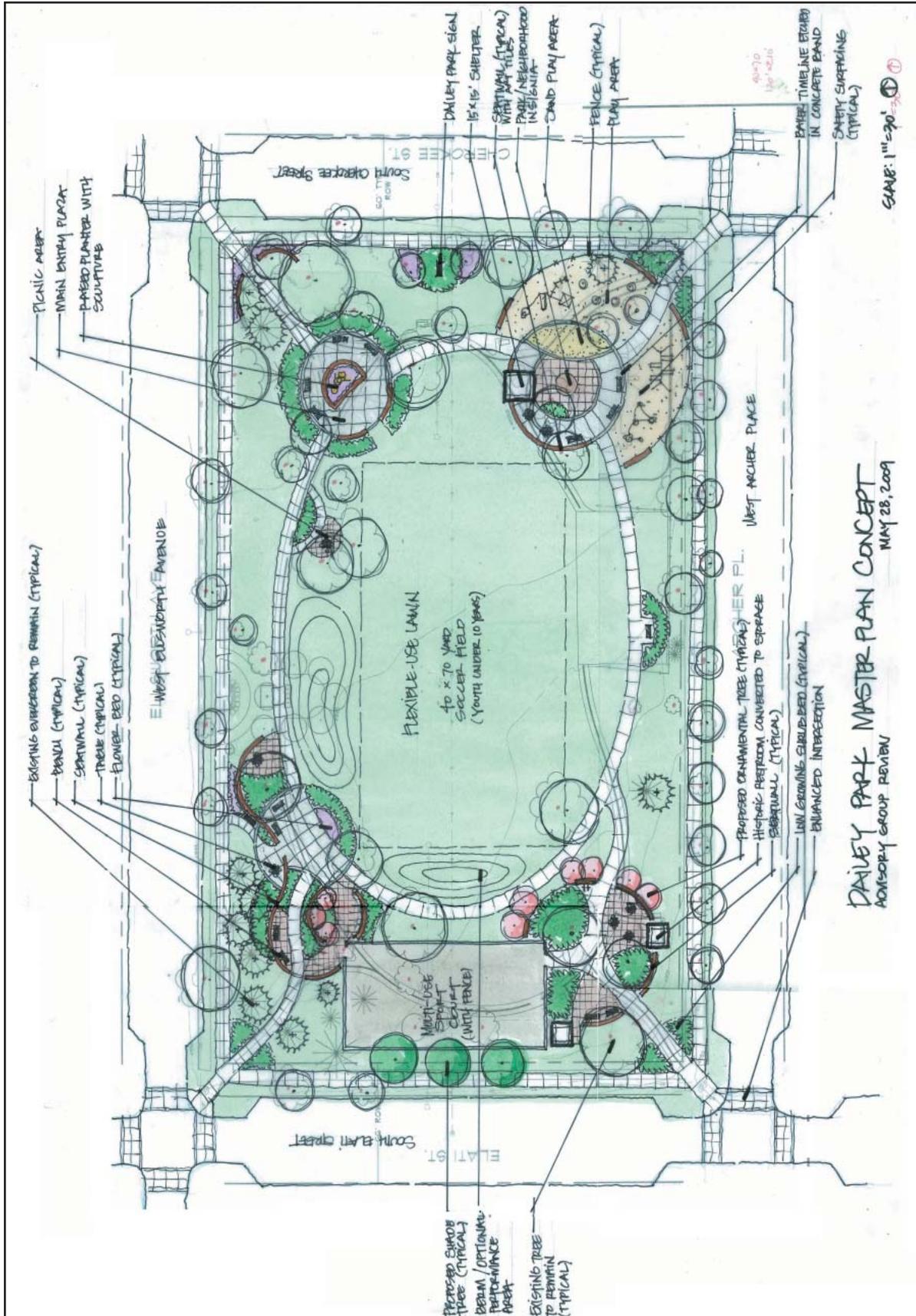
After the first Neighborhood Dailey Park Master Plan Meeting, the Advisory Group reconvened to refine the ideas and concepts that were discussed and to review the draft Final Master Plan. (Refer to the Draft Master Plan on page 8 for a synthesis of the residents' ideas.) The Draft Plan incorporated the feasible ideas heard and generated from the Neighborhood Meeting. In addition to amenities shown on the plan, the consensus of the Advisory Group was to incorporate a permanent backstop in the Final

Plan.

At the second Neighborhood Dailey Park Master Plan Meeting, Denver Parks and Recreation gave a description of the planning process to date and how the process will proceed in the future. Norris Design presented a final master plan that was generated after the second Advisory Group meeting. This plan included feasible elements that would enhance the park, add to the welfare of the community, and be implemented in a realistic phasing manner. Two key themes in the plan allow for the artistic nature of the neighborhood to be a key piece in the upcoming enhancements, as well as the recreational desires of the recreation center to further activate the park and draw more people into using the park amenities. The plan was generally well received by the meeting attendees; although, there was still concern over restroom access, final location of certain amenities, current use of the parking lot at La Familia Recreation Center, and general security issues. (Specific information addressed in the survey, at each Advisory Group Meeting, and at the Neighborhood Meetings can be found in the attached Appendix.)



Above: Issues and Opportunities Diagram resulted from the first Baker Neighborhood meeting



Above: Draft Final Master Plan presented at the second Advisory Group Meeting

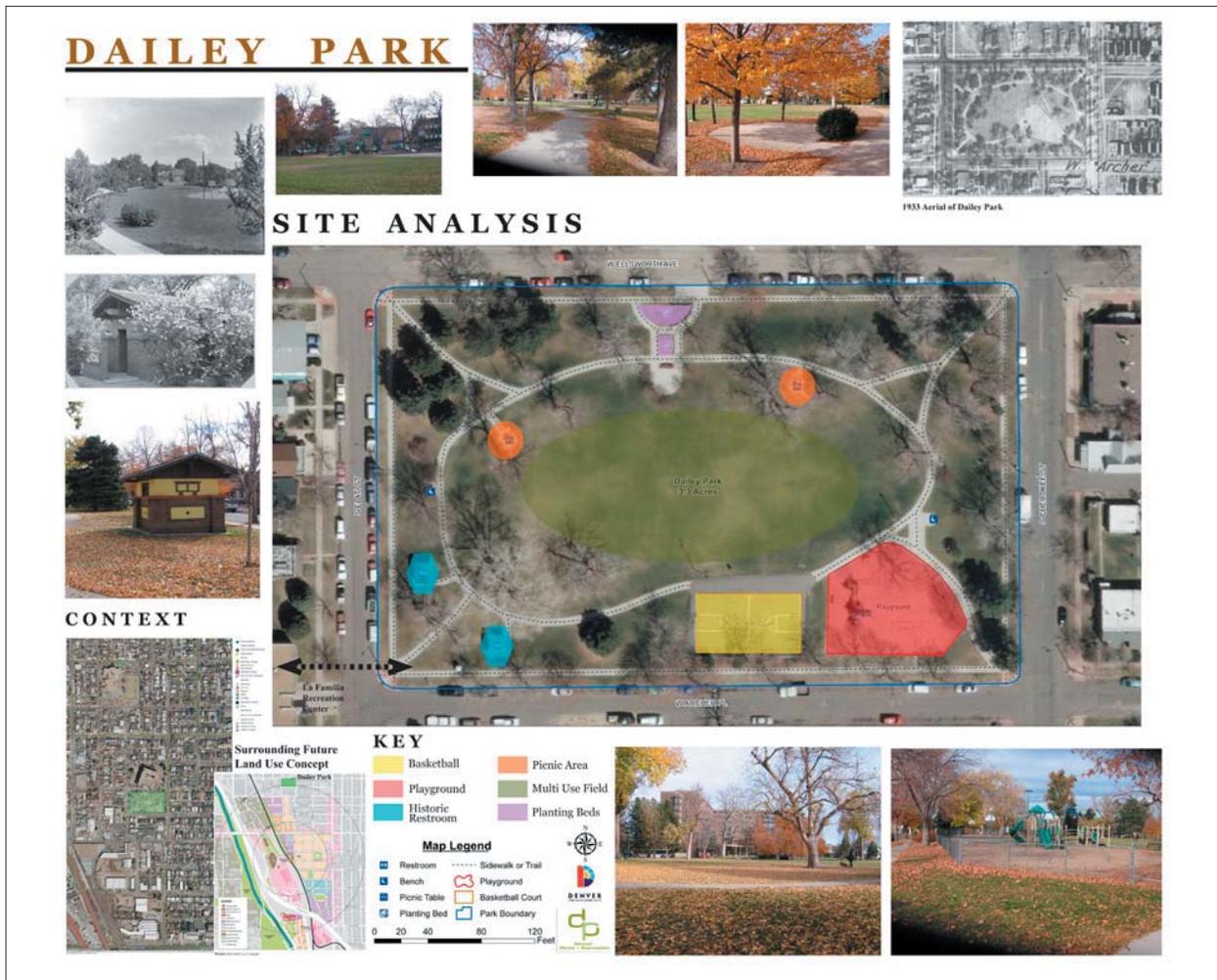
## Site Overview

Dailey Park is a passive neighborhood park that includes a playground, a basketball court, multi-purpose lawn area, and picnic areas with grills. The park also includes two historic restroom buildings which are officially closed and are considered in poor condition as noted in the Restroom Master Plan of 2005 by Denver Parks and Recreation.

Dailey Park is located in a full city block. Residential single family homes are located on the east, west, and part of the south side of the street across from the park. Hirschfeld Towers, a Denver Housing Authority residential tower, is located across the street to the north. Section 8 housing is across the street to the southeast of the park. La Familia Recreation Center is located to the southwest of the park. The closest elementary school is Fairmont

Elementary, and is located four blocks to the north of the park. Both the recreation center and the school use the park to practice field sports and conduct after school programs. Neighborhood residents currently use the park for the playground, loop trail, and picnic areas. Residents also use the park for dog walking and for passive play activities. There are currently a limited number of parks in close proximity to the Baker Neighborhood.

Maintenance and safety issues are the main concerns regarding Dailey Park. Vagrants, graffiti, dog waste, and dogs off leash along with a lack of signage, lighting, and police presence are concerns the neighborhood residents and park maintenance staff share.



Above: Site Analysis board provided by Denver Parks and Recreation

## Site Assessment and Recommendations

During the master planning process, Norris Design in conjunction with Denver Parks and Recreation performed a site analysis and photo inventory of Dailey Park. In addition, Norris Design studied the existing park data provided by Denver Parks and Recreation. The site assessment process also included synthesizing feedback from Denver Parks and Recreation staff and the residents of the Baker Neighborhood during the Advisory Group and public neighborhood meetings.

Overall, Dailey Park is a neighborhood park that has outdated amenities, some safety concerns, and is in need of general updating. New residents are continuously moving in, buying properties, and renovating homes. In addition, a massive “green” renovation was recently conducted on Hirschfeld Towers. This renovation has brought in over 100 residents to the Baker Neighborhood while revitalizing the lot just to the north of the park.

The Site Analysis (shown on page 9) provides an inventory of the park’s amenities, a photo inventory of current conditions, and provides site context information.

Following is a specific summary of the existing park components:

### Site Access

There are four points of entry at each corner of the park. There are also two bus stops, one on Cherokee Street and one directly in front of Hirschfeld Towers on Ellsworth Avenue. In addition, there is a bike lane planned for Cherokee Street in the future. The planned Alameda Light Rail station project is located half a mile to the south of the park with the northern most edge of the planned improvements less than a 1/4 of a mile southwest of the park.

#### Recommendations:

- Create well defined points of entry to the park
- Implement enhanced street intersections with unique paving or marking in the crosswalks
- Increase lighting at the four entrances to the park to address safety concerns and to amplify the presence of the park in the neighborhood
- Add an enhanced main entrance



Above: Southwest entry to park at corner of Elati Street and Archer Place



Above: Southeast entry to park at corner of Cherokee Street and Archer Place



Above: Northwest entry to park at corner of Ellsworth Avenue and Elati Street



Above: Northeast entry to park at corner of Ellsworth Avenue and Cherokee Street

## Sidewalks

Currently, Dailey Park is surrounded by 4' sidewalks and 8' tree lawns. The sidewalks are generally in fair condition, but maintenance equipment and plowing access is difficult according to Denver Parks and Recreation maintenance staff. The tree lawns are generally in fair condition with areas of exposed tree roots and bare patches in the grass.

*Recommendations:*

- At the request of Denver Parks and Recreation maintenance staff, it is recommended that all of the sidewalks surrounding the park perimeter be demolished and replaced with an 8' wide sidewalk for better maintenance access/use*
- Repair the damaged turf and mulch the base of tree trunks to cover the exposed tree roots to eliminate tripping hazard*
- Remove weeds from tree lawn areas*



*Above: Tree lawn at south side of park*

## Walking Paths

There is currently one loop walking path in the interior of the park. The majority of the path is 5' wide and is generally in good condition. Historically, there has always been an interior loop path within Dailey Park.

*Recommendations:*

- Provide interior walking paths that connect park amenities*
- Retain an accessible walking loop*
- Detach path from basketball court paving, these should be two separate uses*

## Trees and Shrub Beds

There are currently a wide variety of trees in the park. They consist of several different species and vary in age. Some of the evergreens are full to the ground which some residents feel is a safety concern. The shrub areas are few in number and are generally limited in variety and in poor condition. Some shrubs are overgrown and pose a safety concern. Other shrub bed areas have weeds and have no mulch to cover roots of trees and shrubs.

*Recommendations:*

- Limb up evergreens to address safety concerns of Baker Neighborhood residents*
- Mulch around tree trunk areas to avoid exposed roots*
- Prune deciduous trees for general tree health*
- Implement low maintenance, xeric plant materials to provide interest, variety, and color*
- Implement low growing shrub bed plant material for safety reasons*
- Eliminate weeds from shrub beds, maintain shrub beds and mulch*



*Above: Shrub bed at north side of park*



*Above: Trees and shrubs at northwest corner of park*

### Open Lawn and Turf Areas

The lawn and turf areas are generally in good condition with a few bare spots around tree trunks and weeds. The multi-use lawn area is in the center of the park and is bordered by the interior loop path. The lawn area is generally flat and is used for informal ball sports, frisbee, picnics, and dog walking. Residents have voiced frustration over dog waste in the lawn area.

Recommendations:

- Re-seed bare turf spots within lawn area and any areas that may be disrupted with construction
- Provide doggie stations with bags and receptacles
- Enforce leash law
- Remove weeds from turf areas

### Historic Restroom Buildings

There are two historic restroom buildings on site that are currently locked and unusable. In the 2005 Restroom Master Plan completed by Denver Parks and Recreation, these restrooms are noted as being in poor condition and there are currently no plans to re-open or renovate these buildings as proper restroom or comfort station facilities.

Recommendations:

- Use the buildings as storage for La Familia Recreation Center or the Baker Neighborhood Association
- Use one of the buildings as a police outpost for the neighborhood
- Add information to park signage which will direct park users to La Familia Recreation Center for access to restrooms



Above: 1 of 2 historic restroom buildings

### Basketball Court

Currently, there is one full size basketball court in Dailey Park. The court is oriented east to west and has a 5' height chainlink fence on three sides. The court surface is asphalt and in fair condition with some cracks that

have weeds growing out from them. The park's loop path merges with the basketball court surfacing on the north side of the court of which that side does not have a fence.

Recommendations:

- At minimum, resurface the existing basketball court
- Resurface the existing basketball court as a multi-use sport court that will provide a variety of uses for the neighborhood residents and members of the recreation center
- Relocate the existing basketball court to construct a multi-use sport court with the preferred north to south orientation
- Separate pathways from the court surface to provide a safe distance between the activity on the court and surrounding uses
- Provide a new fence that surrounds the court on four sides to help ensure the safety of those outside of the court



Above: Basketball court

### Playground

The Baker Neighborhood residents consider the playground at Dailey Park an important amenity and destination point at the park. As the demographics of the Baker Neighborhood change, more and more residents have children that enjoy the playground on a daily basis. La Familia Recreation Center also brings children to the playground periodically. The playground was built in 1995 and is in need of updating. There is one swing set with four swings, two spring riders, one shovel, and one large composite play structure. There is also limited seating adjacent to the play structures as well. A 3' height chainlink fence is located at the southeast corner of the play area.

*Recommendations:*

- *Include a diverse mix of accessible age appropriate play elements to provide for the physical development of a wide range of age groups*
- *Remove the existing sand surface and install new safety surfacing such as Fibar*
- *Provide seating in close proximity to the play area so parents and caregivers have a comfortable place to sit, watch their children, and socialize*
- *Provide access to shade and adequate site furnishings such as benches, trash receptacles, and drinking fountain in close proximity*
- *Include interpretive elements so children can learn while they play*
- *Create opportunities for children to interact with the natural environment*
- *Comply with Denver Parks and Recreation Playground Master Plan*



*Above: Spring riders and shovel with composite play structure behind*



*Above: Swing set with composite play structure behind*

**Signage**

There is currently limited signage in the park. The main Dailey Park sign is located off of Cherokee Street and is in fair condition. The sign is often tagged with graffiti which is a maintenance issue. Concern has also been raised from the Baker Neighborhood residents and Denver Parks and Recreation staff members regarding the current lack of signage in the park that lists standard park rules and regulations.

*Recommendations:*

- *Provide appropriate signage in prominent locations that addresses park rules and regulations.*
- *All signage is to meet Denver Parks and Recreation standard signage guidelines*
- *Surround the main Dailey Park sign with hostile vegetation to create a deterrent for vandals*



*Above: South side of sign with graffiti*



*Above: North side of sign with graffiti remnants*

**Site Furnishings**

The existing site furnishings at Dailey Park include six benches, two picnic tables, two barbecue grills, and three trash receptacles. Many of these site furnishings are outdated or in poor condition. Residents of the Baker Neighborhood have voiced concern over displaced individuals that sometimes use the barbecue grills and picnic tables in the park.

*Recommendations:*

- Provide Denver Parks and Recreation standard benches, picnic tables, and trash receptacles to replace the current site furnishings
- Provide bike racks in addition to current list of site furnishings in anticipation of future bike lane planned for Cherokee Street
- Locate site furnishings in areas of the park that are in close proximity to amenities
- Locate picnic tables in prominent locations to make them more visible to park users
- Remove barbecue grills from the park



*Above: Typical trash receptacle with metal grill and picnic table*



*Above: Wood bench at play area*



*Above: Metal bench along loop path*

**Irrigation**

Currently, the water pressure is adequate and the main line and laterals are in fair condition. Denver Parks and Recreation maintenance recommended that the controller be upgraded. Also, the irrigation heads are

not all the same type. Bond money will be available in 2011 for irrigation upgrades for Dailey Park.

*Recommendations:*

- Redesign of the irrigation system should be done at the same time park improvements are done in order to avoid doing work twice or implementing patchy upgrades
- Change out irrigation heads so they are all made by the same manufacturer and are the same type
- Upgrade controller
- Coordination should occur with the implementation part of the plan to assure efficiency

**Lighting**

There are currently six light fixtures at Dailey Park. The lights are a street type/hockey puck style fixture which are not of pedestrian scale. The placement of the fixtures within the park does not relate to the existing park amenities. In addition, a number of the Baker residents voiced concern over the lack of adequate lighting in the park.

*Recommendations:*

- Provide additional pedestrian scale lighting fixtures that match Denver Park and Recreation’s standard site furnishings
- Place lighting adjacent to park amenities
- Lighting placement shall provide full coverage of the park
- Provide adequate lighting for proposed park features



*Above: Double-head fixture*



*Above: Single-head fixture*

## Concept Plan Alternatives and Summaries

Following are summaries and images of the three concept plans presented at the first Neighborhood Dailey Park Master Plan meeting.

### Concept One

This concept clusters the sport amenities on the west side of the park to provide close proximity to the La Familia Recreation Center which is just across the street to the southwest of the park. Enhanced entry points located at the southwest and northwest corners of the park provide a better connection between the park and the recreation center while also announcing the park to those approaching from the northwest.

After entering the park from the southwest entrance, there are enhanced shrub beds with low-growing, xeric plant material that anchor the historic restroom buildings. The plan proposes that these buildings are converted into an outpost and/or storage facilities for the recreation center. Just beyond the buildings is a promenade space anchored with plazas on the north and south ends. The plaza spaces provide gathering areas for groups planning to use the adjacent multi-use sport court and flexible use lawn for field sport practice. The promenade itself provides picnic tables and benches for people to spectate and be

comfortable under the shade trees. The northeast and southeast corners of the park also serve as entry gateways. Each is enhanced with low-growing, xeric plant materials that will provide interest to each street intersection.

The flexible use lawn area is designed to be completely versatile. The size of the lawn area has been planned to accommodate a softball size field. This will provide La Familia Recreation Center and the residents of the Baker Neighborhood a place to play a variety of field sports without being confined to a permanently skinned ball field. A permanent backstop and foul ball fence is included to help address safety concerns. When the lawn is not being used for field sports, it will be a great place for activities such as frisbee, picnicking, dog walking, or just relaxing.

At the northeast corner of the park, the children's play area and shade shelter have been integrated with a proposed Baker Neighborhood Partnership Garden. This community garden is envisioned to be a partnership between the residents of Hirschfeld Towers, the members of La Familia Recreation Center, and the residents of the Baker Neighborhood. The garden is to be implemented and maintained by volunteers from the Baker Neighborhood. Adjacent to the Partnership Garden is the children's play



Above: Dailey Park Concept One Plan

area and shade shelter. In order to accommodate the number of new families moving to the Baker Neighborhood, the play area consists of a variety of age specific play features with safety surfacing which will help to provide the community with play options for children of all ages. Directly adjacent to the play area and Baker Neighborhood Partnership Garden is a shade shelter. The shelter could be used for a multitude of activities such as birthday parties, parents using it for picnics while watching their children, or just enjoying the shade after tending to the garden.

have been converted to storage and/or outpost. The small plaza at the northeast corner of the park provides a seating area and also enhances the connection between Hirschfeld Towers and the park. Each plaza is surrounded by low-growing, xeric plant material that enhances the seating areas and helps to create small outdoor rooms.

The southeast corner of the park clusters the multi-use sport court and play area. In this concept, the multi-use sport court shifts slightly to the east and is surrounded by a fence to ensure safety for those using the areas adjacent to the court.

Adjacent to the sport court is the play area which is partially surrounded by a low seat wall to help define the space. There are a variety of age specific play features with appropriate safety surfacing. In the center of the play area is a shade shelter with picnic tables underneath. Directly adjacent to the shade shelter is a small plaza with additional seating.

In the center of the park lies the flexible-use lawn area surrounded by a loop path which is true to the historic design of the park. Within the loop path, the lawn area includes a removable backstop and has been designed to accommodate a variety of uses as noted in the Concept One summary.

## Concept Two

Concept Two clusters the multi-use sport court and play area together while incorporating a inner loop path around the flexible-use lawn area. In this concept, each corner of the park has an entry plaza. The northwest corner of the park provides a plaza space that can serve as a seating area or gathering area. The plaza at the southwest corner of the park helps to reinforce the connection between the La Familia Recreation Center and the park. This plaza also provides bench seating and access to each of the two historic restroom buildings that



Above: Dailey Park Concept Two Plan

### Concept Three

Concept Three separates each of the proposed amenities in order to create distinct amenity zones in the park linked by a pathway. In this concept, the play area is located in the northeast corner of the park, the Baker Neighborhood Partnership Garden on the north side, the multi-use sport court at the southeast corner, and the flexible use lawn in the center of the park.

At the northeast corner of the park, an enhanced pathway leads the way from the street intersection to the shade shelter and patio area providing a connection from Hirschfeld Towers to the park. The shade shelter and patio provide a shaded seating area and a place for parents to watch their children on the adjacent play features. The play area includes a mix of age appropriate play features in order to provide a variety of play experience for children of different age groups.

On the north edge of the park is the proposed Baker Neighborhood Partnership Garden. The garden area would include small pathways to meander in the garden and benches to sit and view the beautiful plants.

In this concept, the multi-use sport court is in close proximity to its original location, only it has been rotated to the to the preferred orientation. The court will be

enclosed by a fence to prevent balls from rolling into the street and to protect people that may be in adjacent areas. Next to the sport court is a small seating area for spectators with picnic tables.

There are two park entrances at the west side of the park as well. The southwest entry to the park reinforces the connection between the park and La Familia Recreation Center with the use of specialty paving and enhanced plantings. The path from the intersection leads to a plaza area with bench seating. This plaza provides a place for people to gather in addition to providing access to the two historic restroom buildings that will be converted to storage.

The lawn area can be used for a variety of leisure activities such as throwing a frisbee, tossing a football, dog walking, or even a picnic under the shade trees.

To summarize, each concept plan includes similar amenities based on the current use patterns of Dailey Park and feedback Norris Design received at the first Advisory Group meeting. *(Please see the appendix for a copy of the meeting notes.)* In addition, each park concept considered preserving as many of the existing trees as possible. Finally, all of the proposed shrub beds are intended to be low-growing, xeric plant material in order to address safety concerns while also conserving water.



Above: Dailey Park Concept Three Plan

## **Preferred Master Plan**

The Final Master Plan was determined by incorporating comments and feedback received from the Advisory Group and Baker Neighborhood residents throughout the planning process. The final plan incorporates a central flexible use space, surrounded by a walking path with four nodes of activity near each of the park entrances. This design disperses activity throughout the park while linking the amenities with clearly defined circulation paths. Spreading activity throughout the park, making amenities clearly visible, and providing well defined circulation paths is important in addressing safety concerns.

### **Lawn Area and Art Walk**

The park is centered on the Flexible Use Lawn Area. This lawn area is designed to accommodate a 40x70 yard youth soccer field, a youth baseball field with 165' foul lines, and a passive lawn area. A decorative seatwall integrated with a Greenscreen trellis acts both as a permanent backstop and a decorative architectural feature on the south edge of the lawn. There are two berms within the lawn area to help buffer the lawn area from the multi-use sport court and Reading Garden. The entire lawn area is encompassed with a loop path which provides a walking loop within the park. The loop path is enhanced with an Art Walk feature which may include sculpture or art features incorporated into the paving.

### **Reading Garden**

The northwest corner of the park includes a Reading Garden. With the existing evergreen trees as its backdrop, this area of the park is envisioned to be a quiet and reflective place. The Reading Garden will also include benches, chess tables, and flowering trees and shrubs.

### **Sport Court and Plaza**

A multi-use sport court and adjacent plaza area are located at the western edge and southwest corner of the park. These amenities have been located here in order to provide close proximity for the users of La Familia Recreation Center. The sport court can accommodate a variety of activities including basketball and tennis. The plaza space provides an area for people to gather and will include a variety of seating options. The historic restroom buildings in this area will be converted to storage for either the recreation center and/or the neighborhood.

### **Main Entrance**

The northeast corner of the park is considered the main entry to the park by many of its users. This area has been enhanced with a public art piece encircled by a plaza space along with a variety of shrubs and areas of seasonal color.

### **Children's Play Area**

The southeast corner of the park is the children's play area. This area of the park includes a plaza area with a shade shelter, picnic tables, and bench seating. Also included in this area of the park are a variety of age appropriate play elements bordered with a seatwall and fence combination.

### **Park Perimeter**

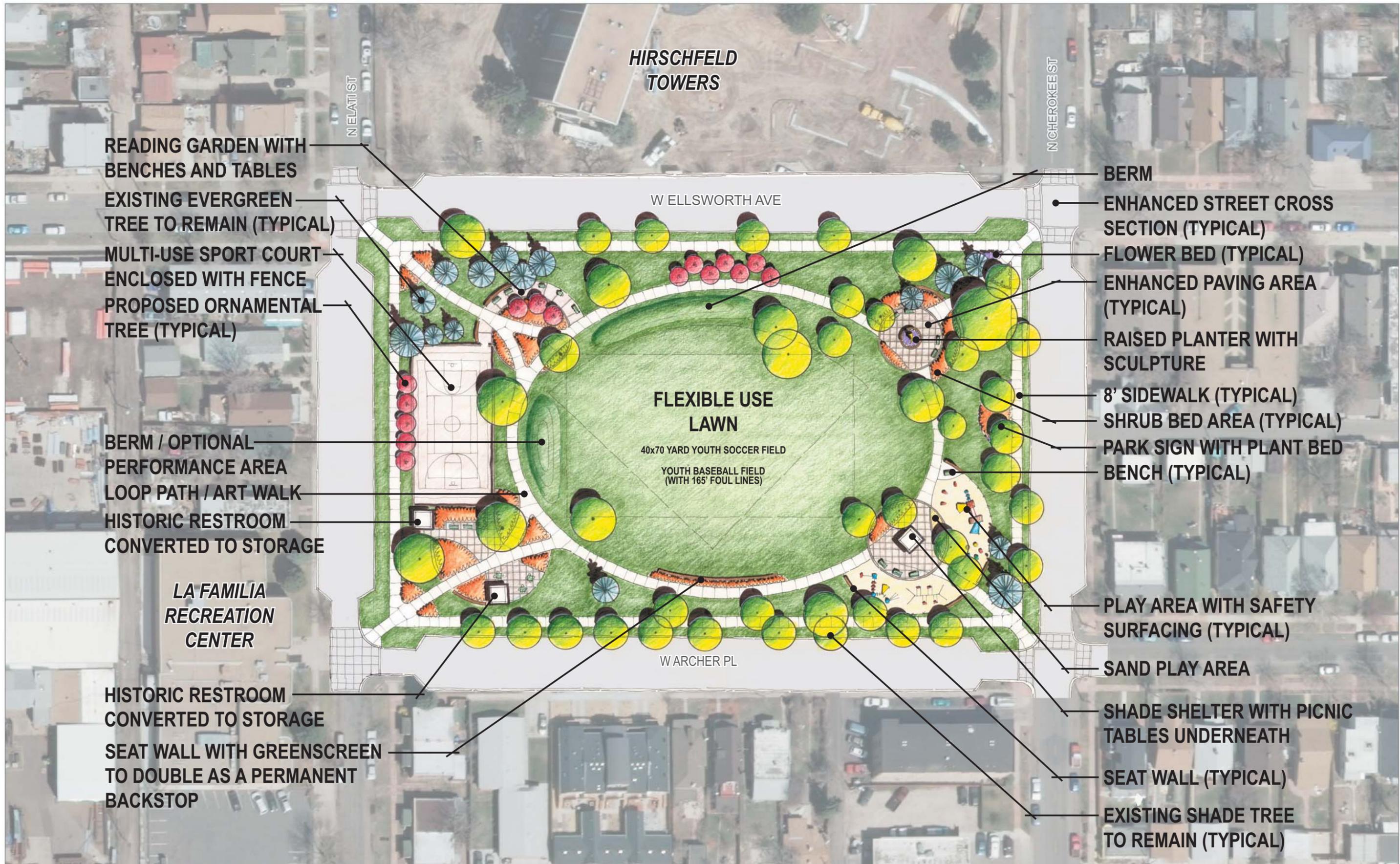
The perimeter of the park includes an 8' wide sidewalk, rehabilitated tree lawns, and traffic calming intersection bump-outs with enhanced crosswalks.

### **General Site Features**

New pedestrian scale lighting will be implemented into the park to address nighttime safety concerns. All proposed site furnishings will comply with Denver Park and Recreation standards.

Careful planning has also been done to preserve as many of the existing trees as possible in the park. In addition, all shrub bed areas are to include low-growing, xeric plant material for safety reasons and in effort to conserve water.

*Refer to page 19 (foldout) for the Final Master Plan, page 20 for the Phasing Plan, and to pages 21-22 for the Cost Estimate and Phasing Plan Summary.*



READING GARDEN WITH BENCHES AND TABLES  
 EXISTING EVERGREEN TREE TO REMAIN (TYPICAL)  
 MULTI-USE SPORT COURT ENCLOSED WITH FENCE  
 PROPOSED ORNAMENTAL TREE (TYPICAL)

BERM / OPTIONAL PERFORMANCE AREA  
 LOOP PATH / ART WALK  
 HISTORIC RESTROOM CONVERTED TO STORAGE

*LA FAMILIA RECREATION CENTER*

HISTORIC RESTROOM CONVERTED TO STORAGE  
 SEAT WALL WITH GREENSCREEN TO DOUBLE AS A PERMANENT BACKSTOP

**HIRSCHFELD TOWERS**

W ELLSWORTH AVE

**FLEXIBLE USE LAWN**

40x70 YARD YOUTH SOCCER FIELD

YOUTH BASEBALL FIELD (WITH 165' FOUL LINES)

W ARCHER PL

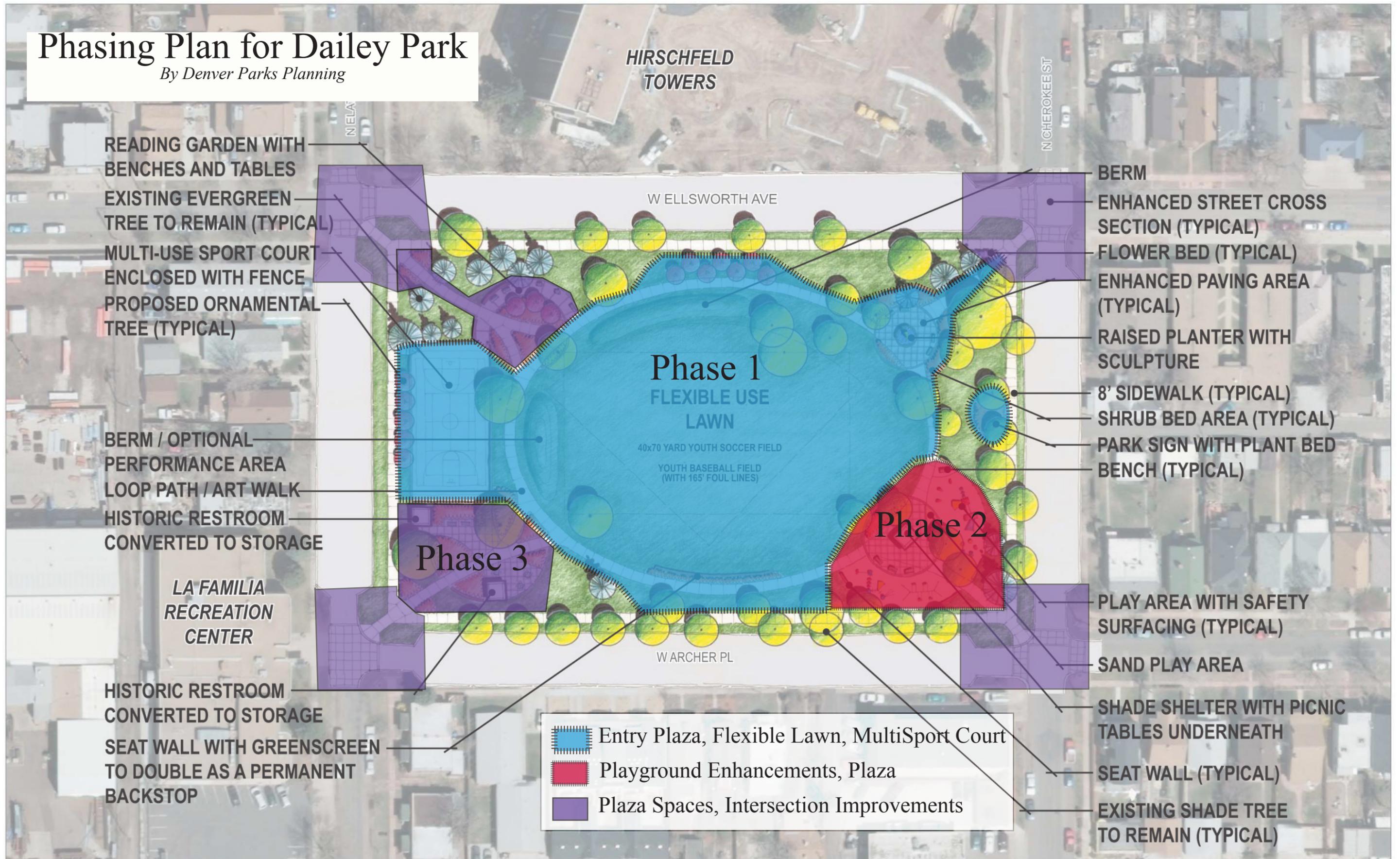
N CHEROKEE ST

N ELATI ST

BERM  
 ENHANCED STREET CROSS SECTION (TYPICAL)  
 FLOWER BED (TYPICAL)  
 ENHANCED PAVING AREA (TYPICAL)  
 RAISED PLANTER WITH SCULPTURE  
 8' SIDEWALK (TYPICAL)  
 SHRUB BED AREA (TYPICAL)  
 PARK SIGN WITH PLANT BED BENCH (TYPICAL)  
 PLAY AREA WITH SAFETY SURFACING (TYPICAL)  
 SAND PLAY AREA  
 SHADE SHELTER WITH PICNIC TABLES UNDERNEATH  
 SEAT WALL (TYPICAL)  
 EXISTING SHADE TREE TO REMAIN (TYPICAL)

# Phasing Plan for Dailey Park

By Denver Parks Planning



READING GARDEN WITH BENCHES AND TABLES  
 EXISTING EVERGREEN TREE TO REMAIN (TYPICAL)  
 MULTI-USE SPORT COURT ENCLOSED WITH FENCE  
 PROPOSED ORNAMENTAL TREE (TYPICAL)

BERM / OPTIONAL PERFORMANCE AREA  
 LOOP PATH / ART WALK  
 HISTORIC RESTROOM CONVERTED TO STORAGE

LA FAMILIA RECREATION CENTER

HISTORIC RESTROOM CONVERTED TO STORAGE  
 SEAT WALL WITH GREENSCREEN TO DOUBLE AS A PERMANENT BACKSTOP

HIRSCHFELD TOWERS

N CHEROKEE ST

W ELLSWORTH AVE

W ARCHER PL

Phase 1  
 FLEXIBLE USE LAWN

40x70 YARD YOUTH SOCCER FIELD  
 YOUTH BASEBALL FIELD (WITH 165' FOUL LINES)

Phase 2

Phase 3

BERM  
 ENHANCED STREET CROSS SECTION (TYPICAL)  
 FLOWER BED (TYPICAL)  
 ENHANCED PAVING AREA (TYPICAL)  
 RAISED PLANTER WITH SCULPTURE  
 8' SIDEWALK (TYPICAL)  
 SHRUB BED AREA (TYPICAL)  
 PARK SIGN WITH PLANT BED  
 BENCH (TYPICAL)

PLAY AREA WITH SAFETY SURFACING (TYPICAL)  
 SAND PLAY AREA  
 SHADE SHELTER WITH PICNIC TABLES UNDERNEATH  
 SEAT WALL (TYPICAL)  
 EXISTING SHADE TREE TO REMAIN (TYPICAL)

- Entry Plaza, Flexible Lawn, MultiSport Court
- Playground Enhancements, Plaza
- Plaza Spaces, Intersection Improvements

## Cost Estimate and Phasing Plan

The proposed phasing plan can be found on the previous page. This plan strategically breaks the future construction into three phases. Phases will be implemented when funding is available, starting with Phase One and finishing with Phase Three. It is important to note that additional neighborhood meetings will be held prior to any new construction in the park and the phases will be more

refined and defined prior to any construction.

Below is an estimate of probable construction costs for Dailey Park. The intent of this plan is to serve as a guide for Denver Parks and Recreation showing estimated construction costs along with suggested stages of construction.

1101 Bannock Street  
Denver, Colorado 80204  
P.303.892.1166 F.303.892.1186



## DAILEY PARK

143,748 SF

### Preliminary Budget Estimate and Phasing Plan

#### PHASE 1 - ENTRY PLAZA, FLEXIBLE USE LAWN, MULTI-SPORT COURT

Item	Quantity	Unit	Cost	Total
Main Entry Plaza (walls, hardscape, and planter)	1	ls	\$26,100.00	\$26,100.00
Main Entry Plaza public art piece	1	ls	\$10,000.00	\$10,000.00
Demolition (removal of existing loop path)	8,100	sf	\$0.50	\$4,050.00
Grading (includes importing dirt for berms)	1	ls	\$5,000.00	\$5,000.00
Irrigation Rehabilitation (entire park)	100,000	sf	\$0.25	\$25,000.00
Sod (includes patch repairs to areas disturbed by construction)	26,000	sf	\$0.55	\$14,300.00
Tree pruning (entire park)	1	ls	\$8,000.00	\$8,000.00
Loop path / interior walks (6" thick concrete)	12,500	sf	\$4.00	\$50,000.00
Loop path optional art feature	1	ls	\$20,000.00	\$20,000.00
Permanent Backstop / Greenscreen Feature (wall, posts, Greenscreen panels)	1	ls	\$10,000.00	\$10,000.00
1 Multi-use sport court (fencing, surfacing, associated sport equipment)	1	ls	\$100,000.00	\$100,000.00
Related landscape improvements	1,900	sf	\$2.00	\$3,800.00
Lighting	5	ea	\$4,000.00	\$20,000.00
Benches	4	ea	\$1,200.00	\$4,800.00
Trash receptacles	1	ea	\$1,000.00	\$1,000.00
Drinking fountain	1	ea	\$1,500.00	\$1,500.00
			Subtotal	\$303,550.00
			15% Contingency & Mobilization	\$45,532.50
			Phase 1 Total	\$349,082.50
			Cost per square foot	\$2.43

#### PHASE 2 - PLAYGROUND ENHANCEMENTS AND PLAZA

Item	Quantity	Unit	Cost	Total
Demolition (removal of existing play area and equipment, removal of basketball court, removal of area walks)	17,800	sf	\$1.00	\$17,800.00
Plaza	2,290	sf	\$11.00	\$25,190.00
Shelter	1	ea	\$25,000.00	\$25,000.00
Play area structures, surfacing, sand play area	1	ls	\$225,000.00	\$225,000.00
Seat walls and fencing	1	ls	\$35,000.00	\$35,000.00
Related landscape improvements	1	ls	\$2,500.00	\$2,500.00
Lighting	5	ea	\$4,000.00	\$20,000.00
Benches	4	ea	\$1,200.00	\$4,800.00
Trash receptacles	1	ea	\$1,000.00	\$1,000.00
Picnic tables	3	ea	\$2,500.00	\$7,500.00
Drinking fountain	1	ea	\$1,500.00	\$1,500.00
			Subtotal	\$365,290.00
			15% Contingency & Mobilization	\$54,793.50
			Phase 2 Total	\$420,083.50
			Cost per square foot	\$2.92

1101 Bannock Street  
 Denver, Colorado 80204  
 P 303.892.1166 F 303.892.1186



**DAILEY PARK**

143,748 SF

**Preliminary Budget Estimate and Phasing Plan**

<b>PHASE 3 - WEST SIDE PLAZA SPACES AND INTERSECTION IMPROVEMENTS</b>				
<i>Item</i>	<i>Quantity</i>	<i>Unit</i>	<i>Cost</i>	<i>Total</i>
Reading Garden (walls and hardscape)	1	ls	\$17,000.00	\$17,000.00
Recreation Center Plaza (walls and hardscape)	1	ls	\$28,000.00	\$28,000.00
Historic Restrooms converted to storage	1	ls	\$5,000.00	\$5,000.00
Related landscape improvements	4,830	sf	\$2.00	\$9,660.00
Bulb outs (intersection curb and gutter, crosswalks, ramps, and landscape)	1	ls	\$62,000.00	\$62,000.00
Tree Lawn rehabilitation (between existing back of curb and proposed edge of perimeter walk)	23,410	sf	\$1.20	\$28,092.00
Demolition of existing walks	6,000	sf	\$1.00	\$6,000.00
External walks (6" thick concrete)	12,000	sf	\$4.00	\$48,000.00
Lighting	5	ea	\$4,000.00	\$20,000.00
Benches	5	ea	\$1,200.00	\$6,000.00
Trash receptacles	2	ea	\$1,000.00	\$2,000.00
Picnic tables	2	ea	\$2,500.00	\$5,000.00
Signage	1	ls	\$1,000.00	\$1,000.00
Main Signage landscape improvements	1,100	sf	\$2.00	\$2,200.00
Additional park trees	15	ea	\$350.00	\$5,250.00
			Subtotal	\$245,202.00
			15% Contingency & Mobilization	\$36,780.30
			Phase 3 Total	\$281,982.30
			Cost per square foot	\$1.96
			Overall Subtotal	\$914,042.00
			15% Contingency & Mobilization	\$137,106.30
			<b>Base Elements Total</b>	<b>\$1,051,148.30</b>
			Cost per square foot	\$7.31
<b>DESIGN FEES (Estimated at 8%)</b>				<b>\$84,091.86</b>

Note: Estimate is based on a conceptual plan and is subject to change