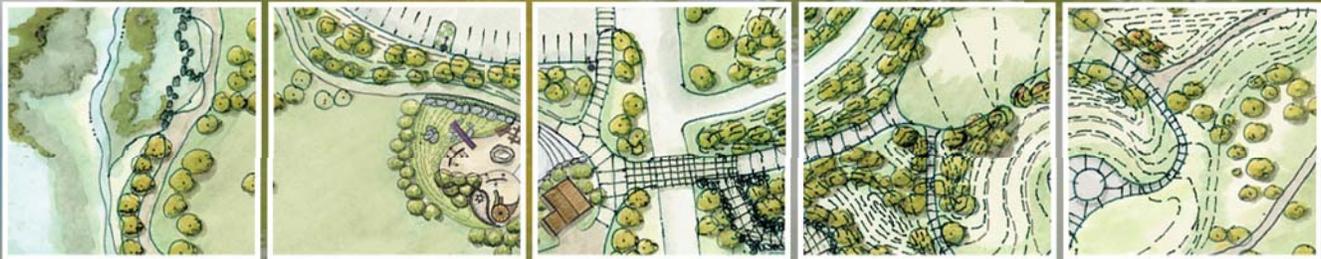


John Meade Park
and
Alan Hutto Memorial Commons
Master Plan



July 30, 2015



Acknowledgements:

This project commenced in December of 2014 and the Master Plan was completed in August of 2015. Below is a list of those who contributed to the Master Planning Process. The City of Cherry Hills would like to thank the many citizens of Cherry Hills who attended the multiple public workshops, completed the community survey, and also provided valuable input to the Master Planning Process.

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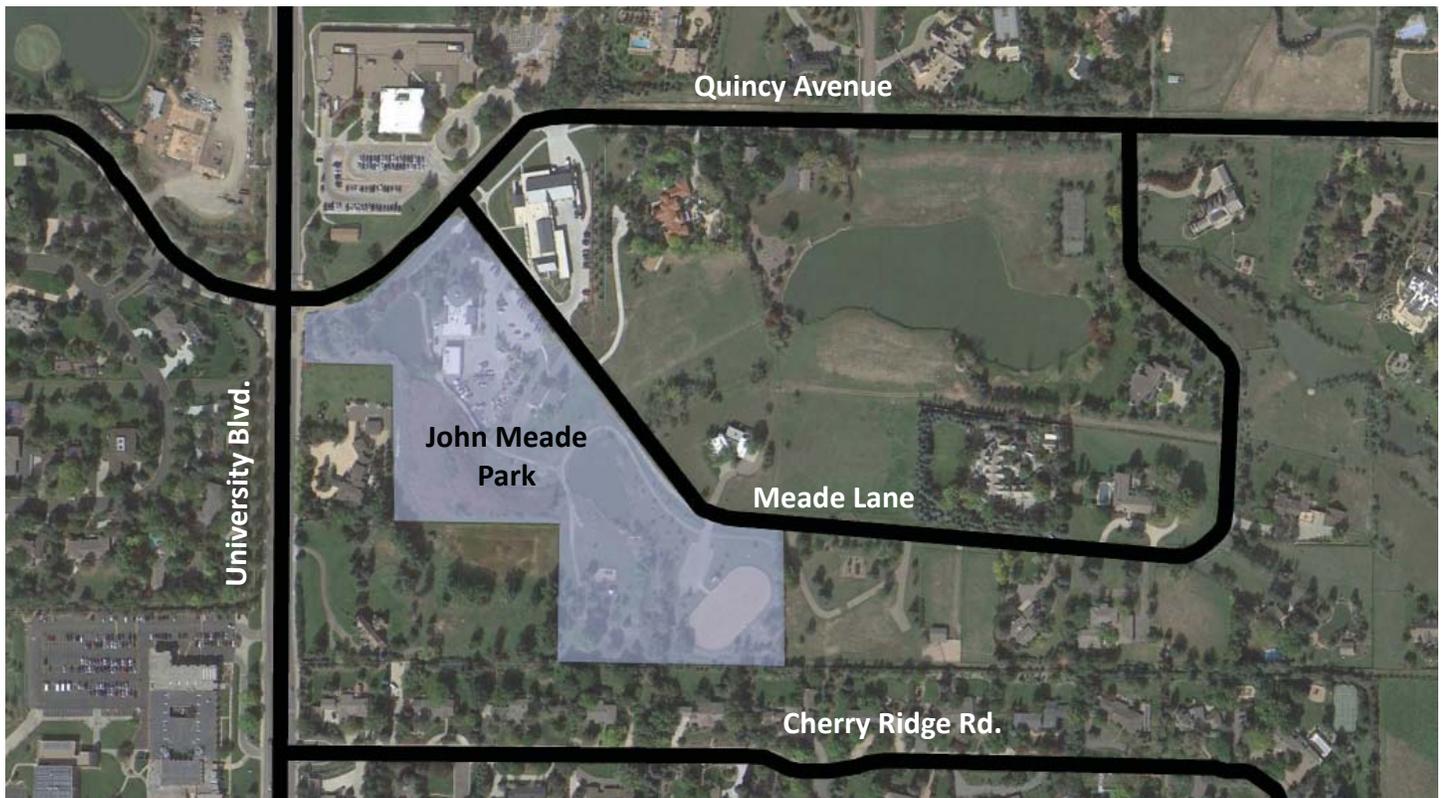
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Chapter I: Project Introduction

Introduction

The John Meade Park and Alan Hutto Memorial Commons Master Plan is intended to guide the design and development of the City of Cherry Hills Village largest and most central park, while incorporating an adjacent parcel of land that was donated to the City to memorialize Alan Hutto. The master plan is designed to meet the goals established through an extensive community outreach process, Arapahoe County Open Space grant requirements and floodplain development regulations.

Located 10 miles south of the City of Denver, the City of Cherry Hills Village is a rural oasis, boasting a population of just over 6,300 residents. John Meade Park is located at 2450 E Quincy Avenue, next to the Cherry Hills Village Center and the Joint Public Safety Building. The Alan Hutto Memorial Commons is also located in this area just to the north of the park.



Goals and Strategies

The redevelopment of John Meade Park and the addition of Alan Hutto Memorial Commons were led by goals and objectives that were developed with input from the Parks, Trails and Recreation Commission, City staff and the community.

GOAL 1: CREATE A COMMUNITY GATHERING PLACE

- **Design Strategy 1:** Provide a Performance Area or similar place for special event
- **Design Strategy 2:** Incorporate park friendly facilities and amenities such as restrooms, picnic shelters, etc.
- **Design Strategy 3:** Reflect the history and culture of Cherry Hills Village in a unique way
- **Design Strategy 4:** Provide year around recreation
- **Design Strategy 5:** Meet ADA requirements where possible



GOAL 2: CREATE A CONNECTION BETWEEN PARK USERS AND THE NATURAL ENVIRONMENT

- **Design Strategy 1:** Protect/increase environmental habitat areas
- **Design Strategy 2:** Develop outdoor education areas
- **Design Strategy 3:** Create park areas that incorporate environmental play
- **Design Strategy 4:** Enhance opportunities for pond recreation



GOAL 3: CREATE A COMMUNITY APPROPRIATE PERFORMANCE AREA WITHIN THE JOHN MEADE PARK AND ALAN HUTTO MEMORIAL COMMONS

- **Design Strategy 1:** Utilize City and community input to identify ideal location
- **Design Strategy 2:** Identify appropriate Performance Area uses based on City and community input
- **Design Strategy 3:** Provide appropriate amenities to support the Performance Area's design and functions

GOAL 4: MAINTAIN/INCREASE CURRENT FLOODPLAIN CAPACITIES



- **Design Strategy 1:** Utilize areas outside of the 100-year floodplain for purposes that are not suitable within the floodplain
- **Design Strategy 2:** Incorporate or relocate the public works building off-site
- **Design Strategy 3:** Relocate Maintenance and Service buildings off-site

GOAL 5: INCREASE PARK USAGE AND ACCESSIBILITY

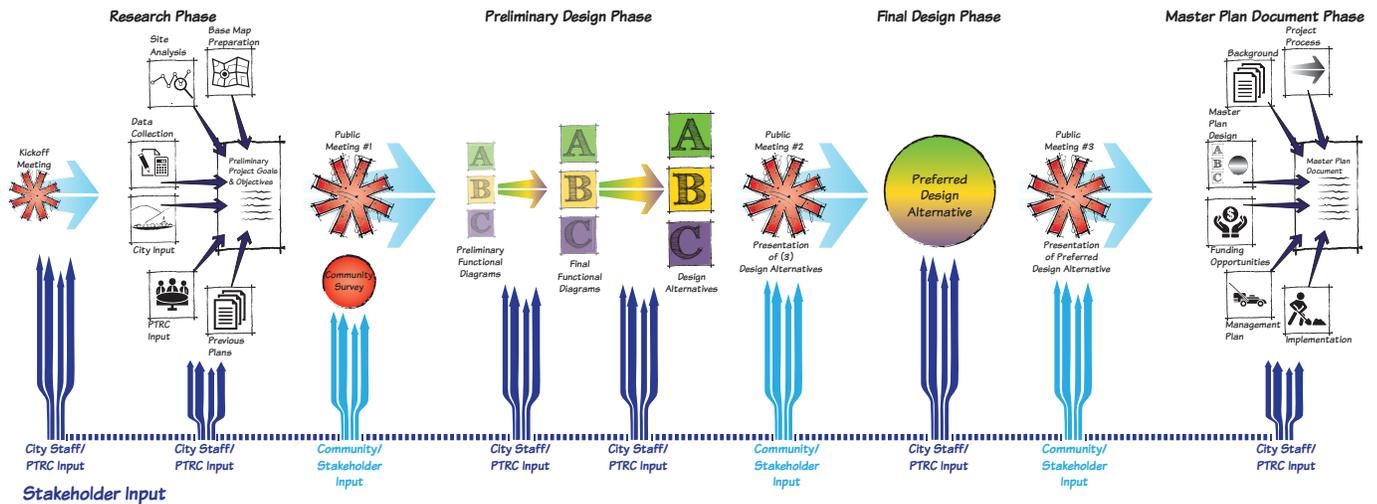


- **Design Strategy 1:** Provide easier access and egress for pedestrians and vehicles
- **Design Strategy 2:** Provide multi-use trail connections through the Park and to the Highline Canal
- **Design Strategy 3:** Minimize unnecessary parking
- **Design Strategy 4:** Incorporate playground(s) in appropriate locations and for appropriate age groups
- **Design Strategy 5:** Retain existing equestrian facilities

GOAL 6: CREATE A PARK THAT IS MAINTENANCE FRIENDLY

- **Design Strategy 1:** Utilize native plants and grasses where possible
- **Design Strategy 2:** Locate park facilities and amenities in areas that create less maintenance issues
- **Design Strategy 3:** Utilize existing park infrastructure such as irrigation, electric lines, etc.

Chapter II: Planning Process



The Master Planning process used a multi-step approach to research background information, gather existing conditions data, identify stakeholders and meet with the community. The process allowed for the community to be actively involved and informed for the duration of the project.

Previous Plans

As a part of the planning process, several previous plans were reviewed to make sure that the new vision for John Meade Park was consistent with other City goals.

CHERRY HILLS VILLAGE MASTER PLAN

The Cherry Hills Village Master Plan is the guiding document for the City of Cherry Hills Village. It outlines the vision for the entire City and maps the City's future design and development strategies, including Parks and Open Space.

One of the goals listed in the Master Plan is to "Improve John Meade Park to become an active community recreational park and meeting place that offers different kinds of recreational activities and can host outdoor organized events."

THE VISION FOR PARKS, TRAILS, RECREATION, HISTORIC PRESERVATION AND OPEN SPACE, 2005-2020 (BLUE RIBBON REPORT)

The Blue Ribbon Report is similar to the Cherry Hills Village Master Plan. It is a guiding document that establishes recommendations for the future development of the parks, trails and recreational amenities throughout the City.

VILLAGE CENTER CONCEPTUAL MASTER PLAN, DECEMBER 2009

The Village Center Master Plan was developed before the new Joint Public Safety Building was developed. Similar to this Master Planning effort, the Village Center Master Plan looked at several different options to redevelop the Village Center area including John Meade Park. While much of that planning effort has changed with the development of the Joint Public Safety Building and the addition of Alan Hutto Memorial Commons, some of the past design efforts were reviewed and incorporated into this Master Plan.

ALAN HUTTO MEMORIAL COMMONS AGREEMENT

The Alan Hutto Memorial Commons Agreement is a document that gifted a parcel of land to the City of Cherry Hills with an agreement that the City would build a public performing arts space to be used by the City, community and local schools. The location for the Commons did not have to be specifically located on the donated land parcel, but had to be incorporated into the Village Center.

The agreement was signed in July 2013 and gave the City 24 months to construct an “open-air sloped grassy area suitable for seating” with a “hard-surfaced pad approximately thirty feet (32’) by fifteen feet (16’).” The agreement has since been amended to allow for the City to build a temporary performance area by October 2015. (See Appendix B)

Existing Site Conditions

Many areas of the site were reviewed to determine their condition and uses. This site analysis included:

- Donated land parcel (Alan Hutto Memorial Commons)
- Trails
- Wildlife
- Playground
- Parking
- Wetlands
- Ponds
- Equestrian Areas
- Drainage
- Traffic Patterns

Community Online Survey

The online survey served three purposes:

- Maximize the entire community's ability to share concerns and ideas
- Measure the success of the community outreach effort
- Provide quantifiable data for grant applications

The survey was organized into 4 sections:

- Demographics
- General Parks and recreation
- John Meade Park and Alan Hulto Memorial Commons
- Contact Information

The survey was posted for 1 month and gathered over 150 responses. (See Appendix A)

Some of the key responses were:

DEMOGRAPHICS

- 95% of respondents are 31+ years
- Fairly even amount of responses from all corners of the community
- 61% of respondents have lived in Cherry Hills for 10+ years

PARKS AND RECREATION

- Greenways/Trails (77%), Open Space (72%) and Play Spaces (48%) are the 3 "Most Needed" Activities in Cherry Hills
- Sculpture Garden (60%), Outdoor Classroom/Education (44%), Community Garden (43%), Performing Arts Spaces (41%) are Most "Not Needed Activities" in Cherry Hills
- 50% of respondents believe that the majority of their outdoor recreation is done within Cherry Hills
- John Meade and Three Pond are the 2 most utilized park spaces
- 43% believe additional play spaces are not necessary
- No consensus for which age groups playground areas should be designed
- 52% prefer a combination of environmental and pre-fabricated Play Equipment

JOHN MEADE PARK

- Trails, Community Events and Nature Areas were the top uses for John Meade
- Most people access the park on foot or non-motorized vehicles
- Even split on whether John Meade should become more of a community activity center
- 47% prefer the design of the park to favor natural elements
- 67% believe any amphitheater constructed should be in the donated land parcel
- 50% are against enlarging the ponds
- 55% do not want to see expanded parking

Public Meetings

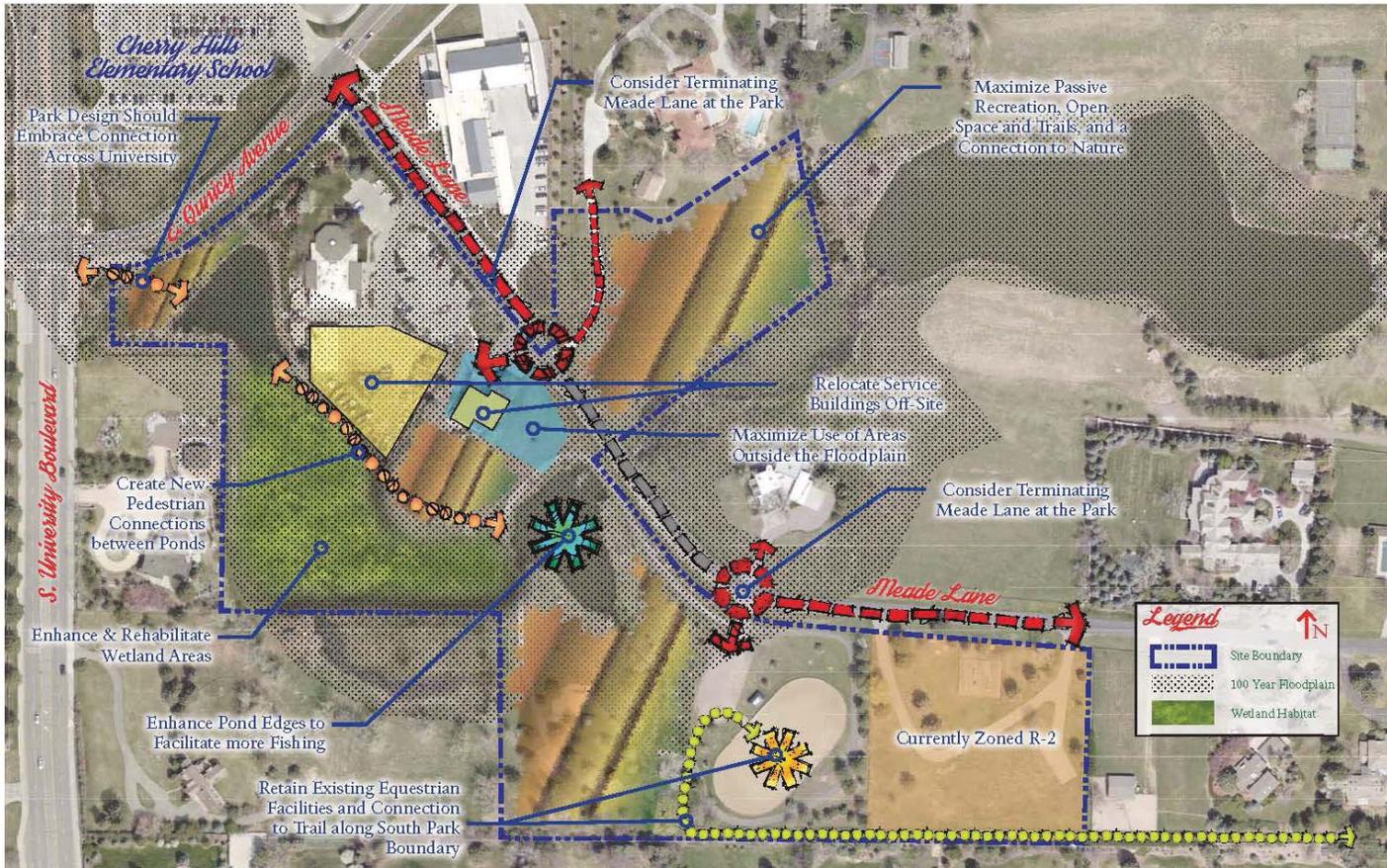
There were a total of three public meetings held during the planning process.

PUBLIC MEETING #1

The first public meeting was held very early in the planning process. The goals of the first public meeting were:

- Introduce the project team
- Develop a vision /goals to guide the design development
- Identify key individuals and stakeholders
- Understand opportunities and constraints in and around the park

Utilizing full-sized maps, participants were broken into small groups and asked to write comments and ideas directly on the maps. These maps were then compiled into one base map that displayed all participants input.



John Meade Park and Alan Hutto Memorial Commons

Public Meeting #2

Public Meeting #1 Summary Plan

April 9, 2015

PUBLIC MEETING #2

The second public meeting presented the community with three different design options. The designs were based upon input from the first public meeting, the online survey and the projects team's data gathering.

The three concepts each incorporated unique features that were presented in a manner to draw constructive criticism and/or praise from the community. While each of the options were laid out in a realistic format, participants were not asked to choose between the three options but rather to choose individual features they liked from each option to later be organized into a final preferred design alternative.

CONCEPT A



Concept A utilized the donated land parcel for the performance area and incorporated a hard surface area across Meade Lane and into the north part of John Meade Park. The idea was to create a park pavilion area that was capable of hosting several different types of events.

Concept A did not move the Village Center building, but did reconfigure the parking area to increase parking for park users. There was also additional parking integrated along the south edge of Meade Lane and an expanded equestrian arena parking lot.

This concept was the only one to show 2 separate play areas, both meant for different age groups. It was also the only concept to show a new stand-alone restroom facility.

CONCEPT B



Concept B utilized some of the ideas from the Village Center Conceptual Master Plan. It located the performance area in between the donated land parcel and John Meade Park, closing off Meade Lane. This centralized location unified the park and allowed for safer connectivity for park users. The performance area in this concept integrated “stepped” style seating with concrete banks.

The other significant change shown in Concept B was the relocation of the Village Center building closer to the performance area and centrally located in the park. A similar park pavilion area that was shown in Concept A was incorporated into Concept B.

Throughout the park, but concentrated on the donated land parcel were outdoor education centers that would allow for interactive classroom environments. This concept was also the only one to include sculpture art distributed at key locations throughout the park.



CONCEPT C



Concept C integrated the performance area with the Village Center building, which was also relocated to the furthest northerly point in the Village Center. The performance area was designed to have both soft and hard surface materials, but no grass.

A smaller park pavilion area was established with a large covered shelter. The donated land parcel contained several different types of community gardens, including both floral and vegetable gardens.

A renovated and expanded fitness course was also incorporated along the trails throughout the park.



PUBLIC MEETING #3

The third and final public meeting was held to present the final design concept to the public. Many of the questions and concerns that were raised at this final meeting were directed more toward final design details such as lighting and sound restrictions as well as recommended programming.



Chapter III: Master Plan

Master Plan Summary

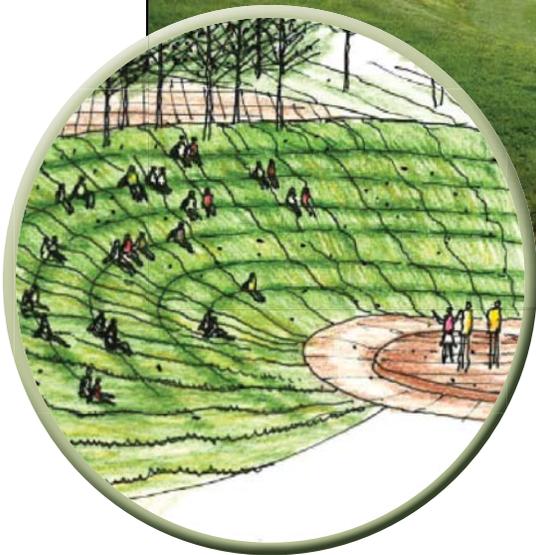
The Master Plan for John Meade Park and Alan Hutto Memorial aims to follow the goals that were established early on in the planning process. With an overwhelming amount of residents wishing to preserve the Park's natural feel, most of the design focuses around connecting the community to the natural environment.



Performance Area

As previously mentioned, the performance area was a contractual obligation for the development of the Alan Hutto Memorial Commons. The design of the performance area in the master plan not only meets the requirements set forth in the City's agreement, but also provides ADA accessibility.

The performance area will have a semi-circle bowl that encompasses the performance pad and seating. The performance pad can use several different materials depending upon final design, including crusher fines, pavers or a single concrete pad. The grass slope seating area will have a tapered slope to allow for chairs and other flat surface items such as coolers to sit evenly on the ground while also creating a very subtle stadium-style seating effect. The picture below is a performance area at the University of Virginia that portrays a tapered slope.



At the top of the seating area will be a manicured open grass area. This area can serve several different functions such as temporary concessions for community events as well as hosting the City's annual farmer's market.

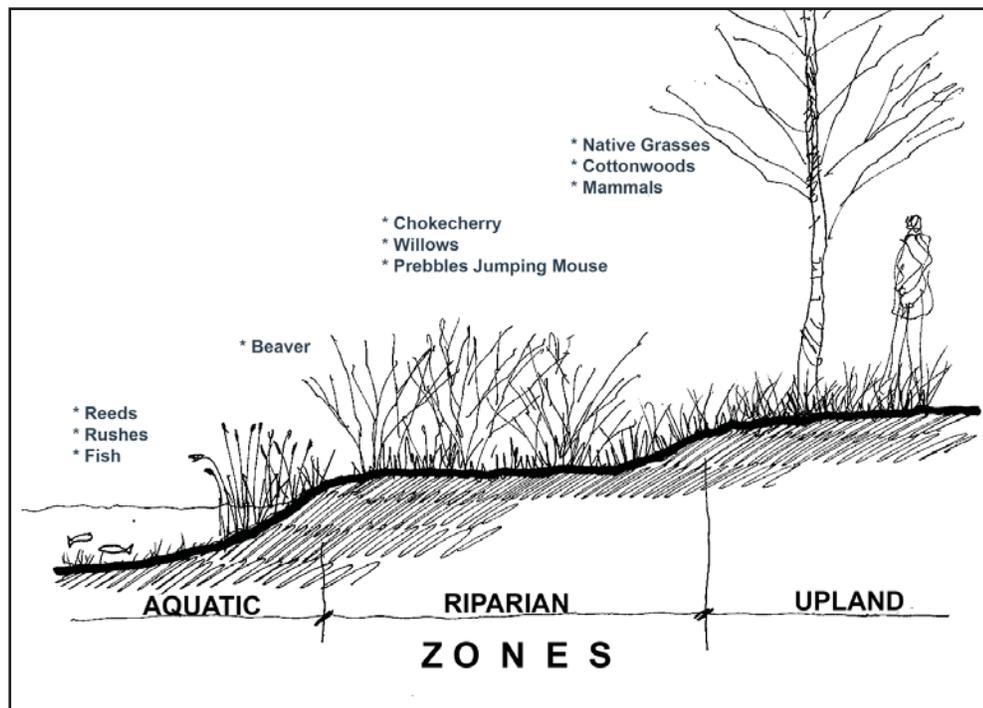
Bordering this grass area will be an earthen berm. This berm will create a border around the Alan Hutto Memorial Commons to help encapsulate the Commons and make it more identifiable.

The design of the performance area will comfortably seat 130 individuals, but could seat more depending upon the event.

Wetland Areas & Trails

The wetland areas on the west side of John Meade Park will be completely regraded and restored to allow for increased access to Greenwood Gulch. Some of the features that will be incorporated will be:

- An environmental play area near the water that will allow children to interact with the natural environment
- A perimeter soft-surface with boardwalk crossings on both the north and south ends
- A riparian habitat terracing model that will create a more diverse riparian habitat and increase wildlife diversity



Circulation, Access, and Connections

During the planning process, there was concern about traffic patterns in and around the park, particularly in the early morning hours and early afternoon hours when parents were dropping off/picking up their children from Cherry Hills Village Elementary School. While the master plan for John Meade Park was not tasked with addressing this issue, it was an important consideration.

In order to better connect John Meade Park and Alan Hutto Memorial Commons across Meade Lane, the master plan has created a roundabout at the southern entrance to the Joint Public Safety Building. The roundabout also connects to the proposed new parking design for the Village Center Building. This design has two advantages:



The first advantage is to slow traffic down and create a better circulation for traffic through the park, particularly during the time when Cherry Hills Elementary School is adjourning. The roundabout and adjoining parking lot will allow parents more temporary parking and a more circular path to drive through the park. It should also be noted that Meade Lane will continue to allow for parking as well.

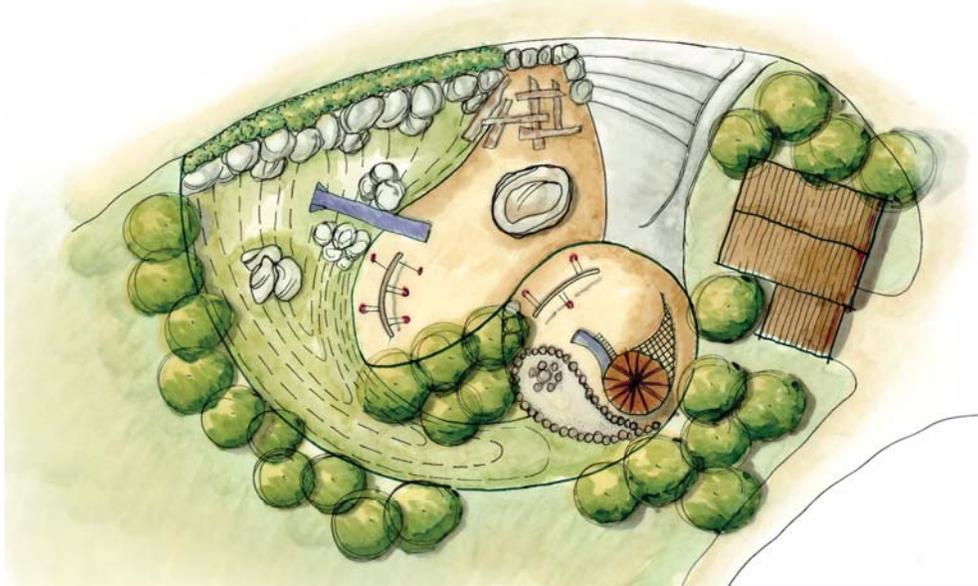
The second advantage is to create a gateway to John Meade Park and Alan Hutto Memorial Commons. The roundabout has many opportunities to display the character of the community and can be a place for a large public art piece or used as a more natural area.

Lastly, as a safety consideration when connecting John Meade Park and Alan Hutto Memorial Commons across Meade Lane, the Master Plan proposes creating a crosswalk that utilizes pavers or some other material to fit the character of the park while slowing motorists through the Park.

Playground

The current playground at John Meade Park is located in a secluded area far from any current parking. This lack of accessibility has led to the park not being used by many parents or children. The Master Plan concept moves the playground up closer to Meade Lane, the new Village Center parking lot and the newly constructed restroom facilities.

Additionally, to help create a more natural theme and connect children to the outdoors, the Master Plan proposes building an environmental playground. The playground is intended to be ADA accessible and provide play areas for multiple age groups.



Village Center and Parking

The Master Plan shows the Village Center building moving to the furthest northerly point of the park. The building is set back fifty feet (50') from Quincy Avenue per the City's municipal code.

The footprint of the building shown on the plan is approximately 8500 ft² to meet the requirements of the Village Center Final Program Verification document. The adjacent parking lot is also designed to meet the minimum requirement for parking for a 2-story, 8500 ft² building. There are also additional parking spots included to account for special events and park usage. The overall carbon footprint of this design should not expand much beyond the current location of parking areas, meaning that very little encroachment on the park itself is required.

The parking area must have street lights to comply with City safety regulations, but all lighting will meet lighting standards that are in accordance with the Dark Sky Association.

In addition to the new parking area, the Master Plan shows additional programmed street parking along the south side of Meade Lane. This parking area is intended to replace the current side street parking that has created areas of dead grass and erosion along Meade Lane.



Floodplain Implications and Permitting

Since the majority of John Meade Park and Alan Hutto Memorial Commons resides in the 100-year floodplain, the regrading of the park will have to meet 404 permitting requirements.

Section 404 of the Clean Water Act (CWA) establishes a program to regulate the discharge of dredged or fill material into waters of the United States, including wetlands. Activities in waters of the United States regulated under this program include fill for development, water resource projects (such as dams and levees), infrastructure development (such as highways and airports) and mining projects. Section 404 requires a permit before dredged or fill material may be discharged into waters of the United States, unless the activity is exempt from Section 404 regulation (e.g. certain farming and forestry activities).

The basic premise of the program is that no discharge of dredged or fill material may be permitted if: (1) a practicable alternative exists that is less damaging to the aquatic environment or (2) the nation's waters would be significantly degraded. In other words, when you apply for a permit, you must first show that steps have been taken to avoid impacts to wetlands, streams and other aquatic resources; that potential impacts have been minimized; and that compensation will be provided for all remaining unavoidable impacts.

Proposed activities are regulated through a permit review process. An individual permit is required for potentially significant impacts. Individual permits are reviewed by the U.S. Army Corps of Engineers, which evaluates applications under a public interest review, as well as the environmental criteria set forth in the CWA Section 404(b)(1) Guidelines, regulations promulgated by EPA. However, for most discharges that will have only minimal adverse effects, a general permit may be suitable. General permits are issued on a nationwide, regional, or State basis for particular categories of activities. The general permit process eliminates individual review and allows certain activities to proceed with little or no delay, provided that the general or specific conditions for the general permit are met. For example, minor road activities, utility line backfill, and bedding are activities that can be considered for a general permit.

It is anticipated that the design of John Meade Park and Alan Hutto Memorial Commons will fall under a general permit.

Park Definitions

John Meade Park has always been intended to be the City of Cherry Hills Village's most active park. This is primarily because of its location near the Village Center and Cherry Hills Village Elementary, as well as the equestrian arena located on the southern edge of the park. With the addition of Alan Hutto Memorial Commons, John Meade Park will continue to be a park that is meant for active uses.

In 2007, the PTRC published a Master Plan Positions Statement that defined Active and Passive Recreation Parks and Open Space. Given the unique nature of the Alan Hutto Memorial Commons, a revised set of definitions has been provided as an update to the 2007 Master Plan Positions Statement, solely with regards to areas covered within this Master Plan.

PASSIVE RECREATION PARKS

Passive Recreation Parks provide outdoor activities that create opportunities for a degree of interaction with the natural environment and which require no organization, rules of play, facilities or the installation of equipment other than those which may be necessary to protect the natural environment including solely trail based equestrian and pedestrian activities such as hiking, horseback riding as well as wildlife viewing and nature study.

ACTIVE RECREATION PARKS

Active Recreation Parks provide the community a place for organized play and/or programmed activities. These parks typically contain elements that require maintenance such as parking areas, restrooms, athletic fields, irrigation, etc. Active Recreation Parks are also areas that host community events and gatherings, and thus may have a neighborhood impact.

While these parks may incorporate some passive uses such as trails and natural environment interaction, they may also have active use elements such as:

- Playgrounds/environmental play areas
- Formal and informal recreational practice fields and courts (Soccer, Baseball, Basketball, Tennis, etc.)
- Outdoor skating rinks (Ice and Inline)
- Outdoor performance area
- Park specific parking areas
- Equestrian arenas
- Community pavilion areas
- Outdoor waterplay/splash pads
- Restrooms
- Concessions
- Lighting and electrical

Chapter IV: Implementation

Projected Phasing

In order to give the Parks, Recreation, and Trails Commission as well as the City of Cherry Hills a better understanding of the cost of the proposed Master Plan design, THK Associates has prepared the following projected cost estimates.

Implementation of the park construction has been broken into four phases. Phasing allows the park to remain in working order during the process of construction while also dividing the overall cost of implementation into smaller sums. This approach allows the city to apply for funding based on which area of the park is chartered for construction as well as what types of improvements are taking place in that area.

The four phases into which the park construction has been broken into are as follows:

**1. DONATED PARCEL /
PERFORMANCE AREA**

**2. WETLAND
IMPROVEMENTS**

**3. PLAYGROUND / PICNIC
SHELTER / LAWN**

**4. ADMINISTRATION /
PARKING**



Master Plan concept phasing

PHASE 1 - DONATED PARCEL / PERFORMANCE AREA

The initial phase of construction is slated to begin on the 2.5 acre donated parcel which lies on the east side of Meade Lane and the existing John Meade Park. This area is to be designated as the Alan Hutto Memorial Commons. The Master Plan design proposes a terraced grass amphitheater be constructed around a small platform, in following with the agreement made for the donated parcel to construct a performance area to be used for community gatherings. Additionally, this area would include a soft-surface perimeter walking trail and a path down to the expanded water's edge.

The pond area would include an aerating water feature, bench seating, and a boulder edge seat wall for users to utilize as an intimate space or for nature observation.



PHASE 2 - WETLAND IMPROVEMENTS

The second phase focuses on the western-most portion of the park. This phase is intended to provide users access to the wetlands with implementation of walking trails and boardwalks crossing two sections of the wetlands. The majority of this phase will involve removal of the existing cattail population that is currently heavily established in the wetlands, as well as dredging of the wetland area in order to increase the floodplain and encourage greater plant and wildlife diversity. Once construction is completed, users will be able to access and cross the wetlands utilizing two boardwalks that will span the natural area. Additionally,

users will have the opportunity to interact with wetland species in the interactive play area along the eastern bank, and a full perimeter trail will provide users a scenic concourse for walking, horseback riding, or biking.



PHASE 3 - PLAYGROUND / PICNIC SHELTER / LAWN

Phase 3 of John Meade Park includes development of the playground area, picnic shelter and restrooms, and a half-acre open lawn. If funding is available, Phase 3 could potentially be constructed concurrently with Phase 2 of park development. The cost estimate takes into account that there are existing structures and play equipment within this phase that would need to be extracted, followed by soil amending and reseeding or sodding in order to blend in with the surrounding landscape.



The plan calls for ample introduction of deciduous trees to provide shade among the walking trails and playground/picnic area to maximize the comfort of users. The playground should be themed for environmental play, utilizing natural materials such as logs, boulders and rope courses among swings, slides, and a treehouse play structure. Elements such as log tunnels, steep hillsides and a log scramble encourage children to use their imagination to develop games and initiate play with other children. Costs associated with the play equipment could vary depending on the source and availability of elements such as boulders and logs as well as the provider of structured playground equipment.

The picnic shelter has been located within close proximity to the play area in order to provide convenience to users in the event of a gathering. Having the picnic shelter and restroom facilities adjacent to the playground not only creates a central gathering place within the park, but also makes use of existing utilities in order to reduce costs.

PHASE 4 – ADMINISTRATION / PARKING

The final phase of park development will include the removal of the existing administration building, parking area, and maintenance yard. The Administration building would be relocated outside of the existing floodplain (although floodplain delineation may change due to dredging of the wetlands). Design of the new Administration building is to be determined during future design iterations.



A new parking lot will be developed in order to expand existing parking to address concerns from residents that the park’s vehicular circulation currently experiences congestion during peak times of use. Implementation of the entrance roundabout and continuous parking lot layout will help control the flow of traffic to prevent future vehicular circulation issues as while also creating safe pedestrian routes.

ADDITIONAL COSTS

The cost estimate includes a 30% contingency which should be viewed as a current high-end estimate. The 30% contingency takes into consideration possible inflation of construction costs, unforeseen costs, and items that have not been accounted for at the Master Planning level. Ideally, as the plan is refined through preliminary and final design, opportunities to reduce costs through design solutions will be brought forward. The overall cost estimate has been populated as an all-inclusive list of items proposed through the public process and input of stakeholders. At its master planned level, it is likely that items will be added or removed as the design is refined. Portions of the final implementation costs are not accounted for because they extend beyond of the realm of the Master Plan scope. These costs include:

- Demolition of the existing administration building
- Construction of new administration building

Project Cost Estimates

John Meade Park and Alan Hutto Memorial Commons

Opinion of Probable Landscape Construction Costs

Phase I - Donated Parcel / Performance Area					
Description	Unit	Size / Notes	Qty.	Cost Ea.	Total Cost
Site					
Clear and Grub	SF		105,025	\$1.50	\$157,537.50
Topsoil removal / stockpile	CY		1,160	\$7.00	\$8,120.00
Grading - Clean Material on Site	CY	Avg. 5' Cut/Fill	19,450	\$10.00	\$194,500.00
Compost / Soil Amendment	CY	3 CY / 1,000 SF	315	\$60.00	\$18,900.00
Surfacing					
Irrigation	SF		93,785	\$1.50	\$140,677.50
Seed	SF		56,258	\$0.15	\$8,438.70
Sod	SF		17,160	\$2.50	\$42,900.00
5' Wide Crusher Fines Trail	TON	4" Deep	70	\$60.00	\$4,200.00
Concrete Walk	SF	4" Deep	1,200	\$6.00	\$7,200.00
Paver Walk on sand	SF		2,009	\$8.00	\$16,072.00
Paver Walk @ Crossing on raised concrete base	SF		430	\$15.00	\$6,450.00
Asphalt	SF	4" deep	2,465	\$5.00	\$12,325.00
Site Improvements					
Trees - Deciduous/Evergreen	Ea.	2" Cal. / 6' Ht.	100	\$650.00	\$65,000.00
Trees - Ornamental	Ea.	1.5" Cal	30	\$600.00	\$18,000.00
Shrubs	Ea.	4' OC	150	\$60.00	\$9,000.00
Steel Edger	LF		1,200	\$1.50	\$1,800.00
Boulder Edge Detail / Seat Wall	LF	2'x2' -- 3'x3', Avg.	252	\$200.00	\$50,400.00
Walkway landscape lighting	Ea.	Low lumen, ground level	20	\$500.00	\$10,000.00
Water feature fountain	LS		1	\$10,000.00	\$10,000.00
Site Furniture					
Benches	Ea.	6' long w/ arms	5	\$1,400.00	\$7,000.00
Trash Receptacles	Ea.	32 gal	2	\$1,000.00	\$2,000.00
Subtotal					\$790,520.70
30% Contingency					\$237,156.21
Estimated Total					\$1,027,676.91

Phase II - Wetlands					
Description	Unit	Size	Qty.	Cost Ea.	Total Cost
Site					
Clear and Grub	SF		19,960	\$1.50	\$29,940.00
Grading - dredging/mucking wetland	CY	Avg 4' Cut	8,435	\$40.00	\$337,400.00
Topsoil removal/stockpile	CY		2,000	\$7.00	\$14,000.00
Compost / Soil Amendment	SF	3CY/1000SF	48	\$60.00	\$2,880.00
Surfacing					
Seed	SF		32,960	\$0.15	\$4,944.00
5' Wide Crusher Fines Trail	TON	4" Deep	112	\$60.00	\$6,720.00
Steel Edger	LF		2,860	\$1.50	\$4,290.00
5' Wide Crusher Fines Trail Resurfacing	TON	2" Deep	133	\$60.00	\$7,980.00
Site Improvements					
Irrigation	SF		38,000	\$1.50	\$57,000.00
Trees	Ea.	2" Cal. / 6' Ht.	54	\$650.00	\$35,100.00
Riparian plugs	Ea.		800	\$3.50	\$2,800.00
Riparian Seed Mix	SF		50,000	\$0.25	\$12,500.00
Wetland Boulders	Ea.	2'x2' -- 3'x3', Avg.	30	\$500.00	\$15,000.00
Boardwalks	LF	5' wide w/ railing	165	\$35.00	\$5,775.00
Site Furniture					
Benches	Ea.	6' long w/ arms	5	\$1,400.00	\$7,000.00
Trash Receptacles	Ea.	32 gal	3	\$1,000.00	\$3,000.00
Subtotal					\$546,329.00
30% Contingency					\$163,898.70
Estimated Total					\$710,227.70

Phase III - Playground / Shelter / Lawn					
<i>Description</i>	<i>Unit</i>	<i>Size</i>	<i>Qty.</i>	<i>Cost Ea.</i>	<i>Total Cost</i>
Demo					
Asphalt to be removed	SF		9,702	\$5.00	\$48,510.00
Structure to be removed	EA	Shade structure	1	\$5,000.00	\$5,000.00
Structure to be removed	EA	Maintenance bldg	1	\$20,000.00	\$20,000.00
Concrete to be removed	SF		436	\$5.00	\$2,180.00
Curb to be removed	LF		73	\$3.00	\$219.00
Crusher Fines Trail to be removed	SF	462 LF	2,541	\$3.00	\$7,623.00
Play areas to be removed	EA		2	\$4,000.00	\$8,000.00
Site					
Clear and Grub	SF		52,400	\$1.50	\$78,600.00
Topsoil removal/stockpile	SF		1,780	\$7.00	\$12,460.00
Grading	CY	Avg 1' cut/fill	1,148	\$45.00	\$51,660.00
Compost / Soil Amendment	CY	3 CY/1,000SF	131	\$60.00	\$7,860.00
Surfacing					
Seed	SF		13,200	\$0.15	\$1,980.00
Sod	SF		31,000	\$2.50	\$77,500.00
Steel Edger	LF		3,210	\$1.50	\$4,815.00
5' Wide Crusher Fines Trail	TON	4" Deep	100	\$60.00	\$6,000.00
5' Wide Crusher Fines Trail Resurfacing	TON	2" Deep	27	\$60.00	\$1,620.00
Crusher Fines Parking Area	TON	6" Deep	100	\$60.00	\$6,000.00
Concrete Walk	CY	4" Deep	10	\$3.00	\$30.00
Paver Walk in sand	SF		405	\$12.00	\$4,860.00
Site Improvements					
Irrigation	SF		47,980	\$1.50	\$71,970.00
Trees -Deciduous/Evergreen	Ea.	2" Cal. / 6' Ht.	70	\$650.00	\$45,500.00
Trees - Ornamental	EA	1.5"	25	\$600.00	\$15,000.00
Riparian Seed Mix	SF		5,915	\$0.25	\$1,478.75
Boardwalks	LF	5' wide w/ railing	48	\$35.00	\$1,680.00
Picnic Shelter	LS	20' x 25'	1	\$25,000.00	\$25,000.00
Hitching Posts (Soft surface parking area)	LF	Posts/10' single rail	185	\$25.00	\$4,625.00
Restroom facility	LS		1	\$50,000.00	\$50,000.00
Walkway landscape lighting	Ea.	Low lumen, ground level	20	\$500.00	\$10,000.00
Site Furniture					
Benches	Ea.	6' long w/ arms	2	\$1,400.00	\$2,800.00
Trash Receptacles	Ea.	32 gal	2	\$1,000.00	\$2,000.00
Picnic Tables	EA	8' long	3	\$1,000.00	\$3,000.00
Bicycle Racks	EA	Style TBD	2	\$700.00	\$1,400.00
Playground					
<i>Surfacing</i>					
Grading	LS	Avg. 4' Cut/ Fill	930	\$5.00	\$4,650.00
Concrete Stairs	LS	6" rise, 10' run	1	\$10,000.00	\$10,000.00
Concrete Ramp w/ Railing	LS	24" rise, 40' run	1	\$5,240.00	\$5,240.00
Playground Mulch - Engineered	SF	6" deep	1350	\$1.50	\$2,025.00
Playground Concrete Curb Edger	LF		250	\$8.00	\$2,000.00
Sod	SF		2600	\$2.50	\$6,500.00
Planting area	LS	~30 shrubs w/ mulch & edger	1		\$2,500.00
<i>Structures</i>					
Boulder seating wall	LF	3x3-4x4	34	\$200.00	\$6,800.00
Treehouse Play structure	EA		1	\$50,000.00	\$50,000.00
<i>Play Equipment</i>					
Slide	EA		1	\$500.00	\$500.00
Tunnel Logs	EA		2	\$850.00	\$1,700.00
Climbing Boulders	EA	3x3-4x4	25	\$500.00	\$12,500.00
Cre8 Play Climbing Boulder	EA		1	\$4,000.00	\$4,000.00
Rope climber	EA		1	\$1,500.00	\$1,500.00
Log Stumps	EA	Sand-Box edging	40	\$100.00	\$4,000.00
Sand	CY		30	\$10.00	\$300.00
Columbia Cascade Log Scramble	LS	8-10 logs	1	\$2,000.00	\$2,000.00
Subtotal					\$695,585.75
30% Contingency					\$208,675.73
Sub-Total					\$904,261.48

Potential Funding Opportunities

Although it is anticipated that the City of Cherry Hills Village will have to provide a significant amount of funding for the final design and construction of John Meade Park and Alan Hutto Memorial Commons, there are opportunities from additional funding sources.

GREAT OUTDOORS COLORADO (GOCO)

GOCO received almost \$60 million dollars from lottery proceeds in 2013. Together with the Colorado Division of Parks and Wildlife (CPW), GOCO grants fund several different project types with varying levels of funding awarded by contract.

GOCO applications are available on August 3rd and are due on November 5th. Their grants include money for:

- *Planning*
- *Open Space Acquisition*
- *Local Government Parks and Recreation Construction*
- *Trails Construction*
- *Riparian Restoration*

Specific to John Meade Park, a GOCO grant application could be used to fund the construction of environmental play areas, additional trails, wetland and riparian habitat re-vegetation and open space acquisition.

COLORADO WATER CONSERVATION BOARD (CWCB)

CWCB established a Healthy Rivers Fund Grant Program that helps support local watershed organizations in efforts to provide clean water, protect habitat, and improve recreation and accessibility.

Grant application periods are offered once a year and due by April 30. Similar to GOCO, grants are offered for both planning and construction projects.

Project grants cannot exceed \$50,000 but can be used for:

- *Riparian restoration and re-vegetation*
- *Sedimentation Mitigation*
- *Creek Stabilization*
- *Community Outreach and Education*
- *Park Enhancements that Provide River Access*

ARAPAHOE COUNTY OPEN SPACE GRANT

The Arapahoe County Open Space works to preserve natural and heritage areas, enhance neighborhood and regional parks and build and maintain trails. Since 2003, Arapahoe County's Open Space program has conserved more than 31,000 acres of open space, built more than 51 miles of new trails and created and enhanced 157 neighborhood and regional parks. Much of this work is done in partnership with local communities in Arapahoe County.

Twelve percent of annual Open Space tax revenues are set aside for merit-based, competitive grants, which are used to fund local projects throughout the County such as:

- Open space acquisitions
- Trail connections
- Park development
- Natural resources education
- Planning projects

More than \$24 million in grant funds have been awarded since 2005 for 152 projects throughout Arapahoe County.

THE LAND AND WATER CONSERVATION FUND (LWCF)

The LWCF Program provides matching grants to States and local governments for the acquisition and development of public outdoor recreation areas and facilities (as well as funding for shared federal land acquisition and conservation strategies). The program is intended to create and maintain a nationwide legacy of high quality recreation areas and facilities and to stimulate non-federal investments in the protection and maintenance of recreation resources across the United States.

THE COLORADO HEALTH FOUNDATION

This program is a General Operation Grant and Project Grant for programs which support healthy living in Colorado and exercise to decrease obesity. The grant supports safe options of physical activities and after school programming. Eligible parties include nonprofit and public organizations with measurable outcomes such as increasing the number of children and adults who engage in moderate or vigorous physical activity, and state and local governments.

TREE COALITION GRANTS

This program is a maintenance/management, media, and tree planting grant that supports projects involving trees that preserve, renew or enhance community forests. Projects must include an education component and should be on public, community lands. Must apply within 30 days from project and provide expense documentation. Organizations and communities serving over 10,000 will receive extra points. Funding must be for tree related projects.

COLORADO PARKS AND WILDLIFE (CPW)

CPW has two programs that could provide funding for John Meade Park.

The first program is the Colorado State Trails Grant Program. This program allows municipalities, counties, and special districts eligibility to access Land and Water Conservation Funds. This process is consistent with statewide surveys that continue to rank community and regional trail systems among Colorado's' highest priority outdoors needs.

The second program involves the purchase of permanent conservation easements for habitat protection and/or wildlife-related recreational access. Projects that separately convey to CPW restricted or year-around public access for wildlife-related recreation, in addition to placing a conservation easement on the project property, will be eligible to receive compensation for public access in addition to compensation for a conservation easement.

Programming and Construction Recommendations

The following is a list of recommendations that should be considered as a final design for the park progresses and to meet contractual obligations for the Alan Hutto Memorial Commons.

Recommendation #1:

Install a temporary performance pad to be completed by October 2015 (See Chapter V). The performance pad should utilize materials that can be reused as final design and construction of the park is completed.

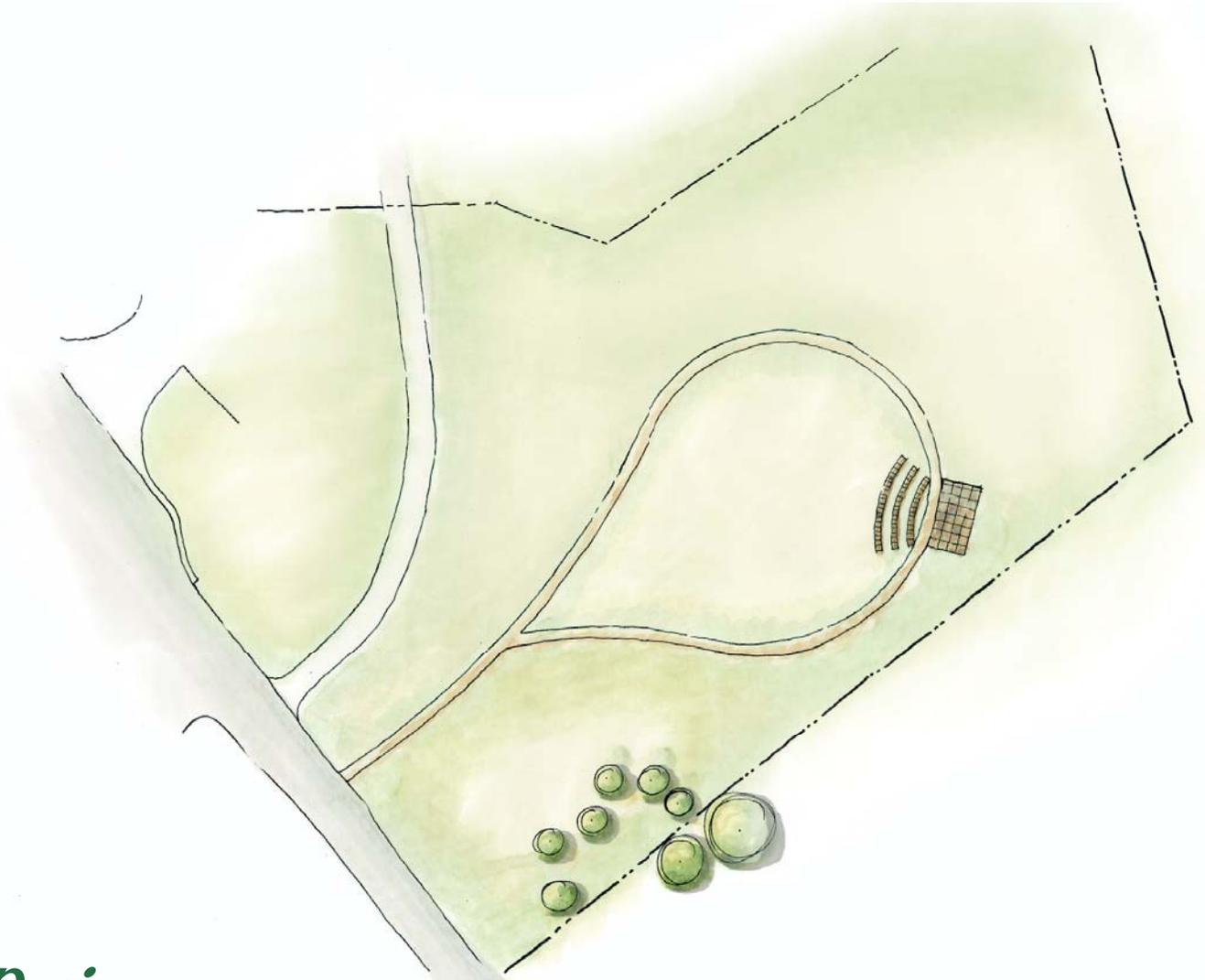
Recommendation #2:

Review City of Cherry Hills municipal codes as they pertain specifically to the Alan Hutto Memorial Commons.

Recommendation #3:

If possible, combine park construction phases when possible to eliminate redundant bidding and construction processes.

Chapter V: Temporary Performance Area



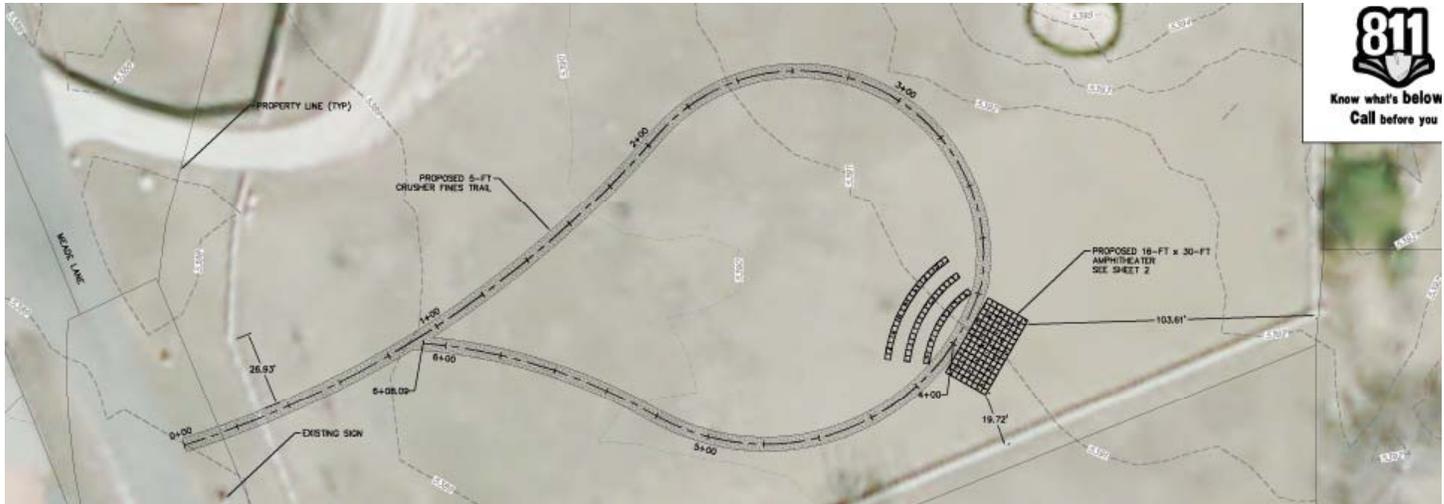
Design

To meet the requirements set forth for the Hulto Commons, a temporary performance area must be built by October 3, 2015. In an effort to efficiently maximize City funds and resources, the temporary performance area will conform to requirements set forth in the Hulto agreement, and will also use materials that can be repurposed when a permanent structure is built.

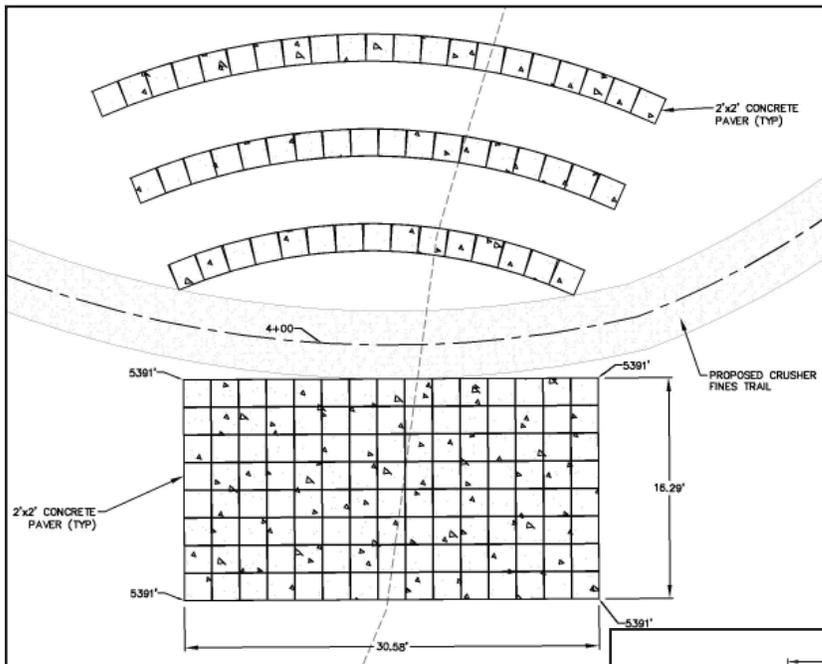
The temporary performance area was designed by the City of Cherry Hills Village and ICON Engineers. It will be located in the same general area that the permanent performance area will be located according to the Master Plan. It will measure sixteen feet (16') by thirty feet (30') and will utilize 2'x2' concrete pavers for its surface.

Similar pavers will be utilized to create sloped area seating with 3 tiers that will provide an outline for the semi-circle shape for the performance area.

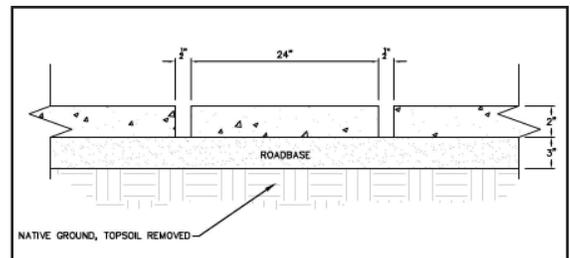
A soft-surface crusher fine trail will create a loop through the Alan Hutto Memorial Commons, crossing between the performance area and the sloped seating area.



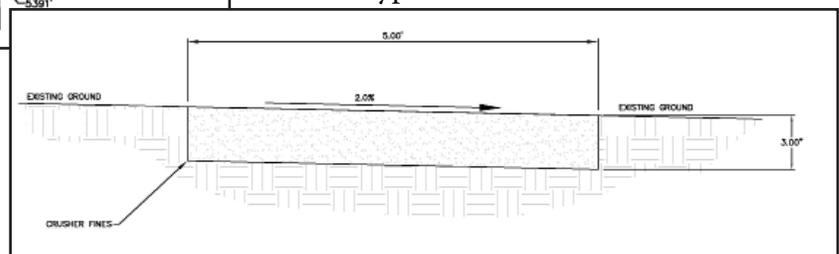
Performance Area Detail



Concrete Paver Detail



Typical Trail Cross-Section



Cost

With assistance of City of Cherry Hills Village parks staff providing the labor, the estimated cost of building the temporary performance area and trail is as follows:

ITEM NO.	DESCRIPTION	QUANTITY	PAY UNIT	UNIT PRICE	TOTAL COST BID ITEM
1	Earthwork, Excavation and Haul Off-Site	40	CY	\$25	\$1,000
2	Crusher Fines (3-in)	3,041	SF	\$2.80	\$8,515
3	Aggregate Base Course (Class 6)	5	CY	\$65	\$299
4	Concrete Pavers	78	SY	\$50	\$3,900

TOTAL CONSTRUCTION COST \$13,713.80

Floodplain Implications

The temporary performance area and associated trail will only require removal of topsoil that will be replaced with either concrete pavers or crusher fine filler, maintaining the existing grade within the Alan Hutto Memorial Commons. It also will not increase impervious area over 5000 ft², maintaining current stormwater detention levels.

Appendix

Document Reference

The following documents provided background information and guidance throughout the Master plan process. Copies of the document can be requested through the City of Cherry Hills Village.

1. Alan Hutto Memorial Commons Land Purchase Agreement
2. Alan Hutto Memorial Commons Land Purchase Agreement Amendment
3. City of Cherry Hills Village Master Plan
4. The Vision for Parks, Trails, Recreation, Historic Preservation and Open Space 2005-2020 (Blue Ribbon Report)
5. Village Center Conceptual Master Plan
6. John Meade Park Master Plan Community Survey
7. ICON Engineering Temporary Performance Area Design Drawings and Letter of Floodplain Impact
8. Village Center Final Program Verification
9. 2007 Parks, Trails and Recreation Commission Master Plan Position Statements (White Paper)
10. Land and Water Conservation Agreement
11. Arapahoe County Open Space Grant