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<td>Plan Contents</td>
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<td>Introduction</td>
<td>11</td>
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<tr>
<td>Park and Recreation System Snapshot</td>
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<td>What We Heard from the Community</td>
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<td>Community Goals and Policies</td>
<td>31</td>
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<tr>
<td>Park and Facility Key Recommendations</td>
<td>37</td>
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<tr>
<td>Implementation and Next Steps</td>
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</table>
Chapter 1: Introduction

- Defines the Master Plan’s purpose
- Explains the planning and community engagement process
- Identifies the planning area
- Describes the Plan’s organization
Chapter 2: Park and Recreation System

- Provides an overview of:
  1. District parks
  2. Park land classification
  3. Park and recreation services
Chapter 3: Community Goals and Policies

- Assesses community outreach
- Defines goals and policies informed by the community

**Enhance Community Health and Wellness**

1. A - Encourage district-wide connectivity
1. B - Provide a variety of parks, recreation and programs
1. C - Provide and preserve naturalized open space
1. D - Provide access within parks

**Steward and Leverage Park and Recreation Resources**

2. A - Maintain existing parks and facilities
2. B - Improve park and facility safety
2. C - Manage park assets
2. D - Protect natural resources
2. E - Promote sustainable practices

**Contribute to Economic Growth and Success**

3. A - Provide world class entertainment
3. B - Expand partnerships and complement neighboring jurisdictions
3. C - Establish a cohesive brand
3. D - Evaluate park and recreation trends
3. E - Create a system of signs to direct users to parks and trails

**Enable Social Cohesion and Community Building**

4. A - Provide activities and programs to underserved groups
4. B - Provide play opportunities for all ages and abilities
4. C - Support inclusivity and equity
4. D - Grow programs and program attendance
Chapter 4: Park and Recreation Needs

- Summarizes needs and opportunities for:
  1. Park categories
  2. Park sites
  3. Major facilities
Chapter 5: Recommendations

- Identifies site opportunities for parks and facilities
- Describes District-wide enhancements
- Presents new facilities
- Highlights transformative projects
Chapter 6: Implementation

- Summarizes capital costs
- Outlines a prioritization approach
- Proposes funding strategies

Table 6.1: District Projected Capital Costs

<table>
<thead>
<tr>
<th>Park or Facility Type</th>
<th>Project Examples</th>
<th>Estimated Capital Costs</th>
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<tr>
<td>District-Wide</td>
<td>- Convert park margins to native, dryland grasses</td>
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<td>- ADA improvements</td>
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<td>- Reduce water consumption</td>
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<td>- Universal play and recreation area</td>
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<td>- Formalization of disk golf course</td>
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<td>Community Parks</td>
<td>- Replace aging play structures with new playground</td>
<td>$3,400,000</td>
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<td>equipment</td>
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<td>- Incorporating wayfinding signage near park entries</td>
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<td>- Improve parks’ storm drainage</td>
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<td>Neighborhood Park</td>
<td>- Add new shade structures</td>
<td>$2,300,000</td>
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<td>- Renovate the existing irrigation system</td>
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<td>- Add lighting and incorporate benches around the loop</td>
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<td>trail</td>
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<td>Major Facilities</td>
<td>- Upgrade Pools</td>
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<td>- Relocate Gymnastics Center</td>
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<td>- Improve ADA access for the building’s interior and</td>
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<td>New Facilities</td>
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<td>- Ranger Station and Event Site</td>
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<td>- New Fieldhouse</td>
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</table>
**Appendix A. Park Inventory** — Summarizes and classifies existing park data.

**Appendix B. Public Outreach Summary** — Describes the public outreach approach and summarizes key results.

**Appendix C. Projected Costs** — Provides projected capital costs for park and facility projects over the next 20 years.
Introduction
The Hyland Hills Park and Recreation District updated its Parks and Recreation Master Plan to identify ways to improve, enhance and invest in parks, recreation facilities, programs and events over the next twenty years. Guided by community priorities, this updated Master Plan replaces the 2002 plan and helps prioritize future investments in new park facilities, renovated parks and major facilities, revamped recreation programs, and ongoing park maintenance and stewardship.
PLANNING PROCESS

1. Discover
   May - June 2019
   Establish a plan foundation focused on the District’s Unique Character (inventory of existing assets, opportunity sites and mapping; data review; bonding capacity; brainstorming and tour)

2. Imagine
   July - Sept
   Involve residents, visitors and employees to re-imagining its parks, recreation facilities, and public space in fresh, new innovative ways (engaging intercept activities; evaluate and identify opportunities; establish vision; position for sustainable investment)

3. Re-create
   Sept - Nov
   Identify the big and little moves that will reinvent and define Hyland Hills’ park and recreation system of the future (interactive plan development; recommendations; preliminary capital and operations costs; transformative projects)

4. Activate
   Nov - Feb 2020
   Prioritize implementation strategies to enhance the park, recreation and trails offerings throughout the District (partnership and phasing options; attractive, colorful and graphic-rich plan)
OUTREACH AND ENGAGEMENT

Outreach Activities

- Online Survey / Questionnaire: 165 participants
- Focus Groups: 30 participants
- Golf Tournament Intercept Event: 58 participants
- Gymnastics Intercept Event: 53 participants
- ParkFest Intercept Event: 27 participants
- High School Intercept Event: 29 participants
- Westminster Parent Council Hispanic Outreach: 12 members

Advisory Groups

- Project Leadership Team (PLT): 6 leaders
- Project Advisory Committee (PAC): 10 members
- Hyland Hills District Board of Directors: 5 members
- Hyland Hills District Department Heads: 10 leaders
The Hyland Hills District is a unique community that is growing and changing. The District serves approximately 126,000 residents in a 24 square mile area located in Southwest Adams County. For this planning effort, the District was evaluated using three distinct planning areas:

- **Northern Planning Area**: Approx. 37,000 residents
- **Central Planning Area**: Approx. 48,000 residents
- **Southern Planning Area**: Approx. 33,000 residents
Park and Recreation System Snapshot
Strengths and challenges of the Hyland Hills Park and Recreation system are classified by the following topics:

- The district offers unique and diverse parks and facilities
- There is the need for new/improved park amenities
- Playground equipment upgrades are needed at certain parks
- There is the need for better access to and within parks
- Parks are well maintained and have a high level of stewardship
- Certain recreation facilities are at capacity
- Development adjacent to parks provide new opportunities
- Joint-use and partnership opportunities will continue to help the community thrive
PARK CLASSIFICATION SYSTEM

Neighborhood Park/Mini-Park
Parks that serve District residents within an immediate area of home - less than a half-mile

Community Park
Parks that provide facilities for organized sports and are generally within one to two-miles of most District residents.

Regional Parks
Large parks that have a specific function (such as an event space or a major attraction) or preserve natural resources.
### Existing Inventory

#### Classification

<table>
<thead>
<tr>
<th>Classification</th>
<th># of Sites</th>
<th>Total Acreage</th>
<th>Examples</th>
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<td>92.5</td>
<td>Bell Roth Park, Clear Lake Park, Delaware Park, Metz Park, Rotary Park, Carl Park, etc.</td>
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<tr>
<td>Community Parks*</td>
<td>7</td>
<td>152.2</td>
<td>Carroll Butts, Waddell, Hyland Hills Sports Complex, Sherrelwood Park, etc.</td>
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<tr>
<td>Regional Parks</td>
<td>2</td>
<td>228.4</td>
<td>Carstens/Camenisch Parks, Clear Creek Valley Park</td>
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<td><strong>TOTALS</strong></td>
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- Approximately 473 acres of park land*
- Does not include parks in the District not maintained by Hyland Hills

*Includes three joint use parks
The **most common elements:**
- Baseball/Softball Field (28)
- Playgrounds (26)
- Shade Shelter (25)
- Multi-Purpose Sports Fields (14)
- Trails (14)
- Basketball Court (5)

The **least common elements:**
- Fitness Center (1)
- Community Garden (1)
- Skate Park (1)
- Amphitheater (2)*
- Dog Park (1)

*Under Construction*
Neighboring Recreation Destinations

- Adult Baseball/Softball Fields
- Little League Baseball/Softball Fields
- Pickleball Courts
- Gymnastics
- Destination Playgrounds
- Outdoor Pools
# MAJOR FACILITIES

## PARKS AND RECREATION MASTER PLAN

### Recreation Facilities

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<th>Playground</th>
<th>Indoor Sports Field</th>
<th>Swimming</th>
<th>Fitness Center</th>
<th>Weight Room</th>
<th>Ice Skating Rink</th>
<th>Gymnastics</th>
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<th>Perl Mack Aquatics Center</th>
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## Programs / Rentals

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<th>Special Events</th>
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## Amenities

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Seventeen District parks and facilities offer sports, recreation and community programs.

The District offers three major events at:

- Clear Creek Valley Park (ParkFest)
- Adventure Golf & Raceway (Halloween Spooktacular)
- Carroll Butts Park (Easter Egg Hunt)
What We Heard from the Community
ADVISORY GROUPS

- Project Advisory Committee (PAC)
- A Project Leadership Team (PLT)
- Hyland Hills District Board of Directors
- District Department Heads

Key Takeaway:

The need for the District to make a concerted effort to conserve resources
1. Reduce water consumption (water recovery)
2. Conversion of developed park area to native vegetation
July 2019

Southern, central and northern planning area residents, youth sports, disc golf, and gymnastics

Key Takeaway:

All focus groups discussed the need to address existing facilities
1. Maintain those that are in good condition
2. Update those that need improvements (Carroll Butts fields, the disc golf courses and playgrounds)
July through October 2019
- Golf Tournament at Hyland Hills: 58 participants
- Donald E. VanArsdale Gymnastics Center: 53 participants
- ParkFest at Clear Creek Valley Park: 27 participants
- Westminster High School: 29 participants

**Key Takeaway**
- Expand the District’s parks, facilities and programs
  1. Improve gymnastics facilities
  2. Need for more indoor recreation space
  3. Water activities and nature play elements
From mid-November to early December 2019
Completed by 166 participants

**Key Takeaway**
- Identified strong support to continue the mill levy to update existing parks and facilities:
  1. Improving/sustaining aging recreation facilities
  2. Providing more/improved support amenities (restrooms, shade, benches, etc.)
  3. Replacing/improving the pools
November 2019

12 members were in attendance

Hispanic Outreach

- Westminster Forward planning process joint-meeting
-Introduced the District to the group
-Answered questions about facilities and programs
OUTREACH THEMES

- Park and Facility Maintenance
- Park Safety
- Naturalized Open Space
- Trail Connectivity
- Facilities and Programs
- Underserved Groups
- Branding
- Partnerships
- Major Revenue Centers
- Sustainable Practices
Community Goals and Policies
**COMMUNITY GOALS AND POLICIES**

**GOAL 01**

**Steward and Leverage Park and Recreation Resources**
- 1.A - Maintain existing parks and facilities
- 1.B - Improve park and facility safety
- 1.C - Manage park assets
- 1.D - Protect natural resources
- 1.E - Promote sustainable practices

**GOAL 02**

**Enhance Community Health and Wellness**
- 2.A - Promote access to parks and recreation
- 2.B - Encourage district and regional connectivity
- 2.C - Provide a variety of parks, recreation and programs
- 2.D - Provide and preserve naturalized open space and trails
- 2.E - Provide access within parks

**GOAL 03**

**Contribute to Economic Growth and Success**
- 3.A - Provide world class entertainment
- 3.B - Expand partnerships and complement neighboring jurisdictions
- 3.C - Establish a cohesive brand
- 3.D - Evaluate park and recreation trends and demographic changes
- 3.E - Create a system of signs and gateways to direct users to parks and facilities

**GOAL 04**

**Enable Social Cohesion and Community Building**
- 4.A - Provide activities and programs to the community
- 4.B - Provide play opportunities for all ages and abilities
- 4.C - Support inclusivity and equity
- 4.D - Grow programs and program attendance
GOAL 1

Steward and Leverage Park and Recreation Resources

1.A - Maintain existing parks and facilities
1.B - Improve park and facility safety
1.C - Manage park assets
1.D - Protect natural resources
1.E - Promote sustainable practices
GOAL 2

Enhance Community Health and Wellness

2.A - Promote access to parks and recreation

2.B - Encourage District and regional connectivity

2.B - Provide a variety of parks, recreation and programs

2.C - Provide and preserve naturalized open space and trails

2.D - Provide access within parks
GOAL 3

Contribute to Economic Growth and Success

3.A - Provide world class entertainment
3.B - Expand partnerships and complement neighboring jurisdictions
3.C - Establish a cohesive brand
3.D - Evaluate park and recreation trends
3.E - Create a system of signs to direct users to parks and trails
GOAL 4

Enable Social Cohesion and Community Building

4.A - Provide activities and programs to underserved groups
4.B - Provide play opportunities for all ages and abilities
4.C - Support inclusivity and equity
4.D - Grow programs and program attendance
Park and Facility Key Recommendations
Key projects are organized by park and major facility category:

- District-wide
- Regional Parks
- Community Parks
- Neighborhood Parks
- Major Facilities
- New Facilities

*If prompted, we are prepared to discuss specific recommendations for each site.
District-wide projects include planning and improvements that will affect most or all park sites

**Transformative Projects:**
- **Four-Plex Ballfield Construction/Conversion** - support local and regional tournaments and provide practice space for programmed and unprogrammed use
Transformative Projects (cont.):

- **Supporting Systems** - established to support site recommendations and facility opportunities:
  - Maintenance and Asset Management
  - Identity and Wayfinding
  - Park Activation and Programs
  - Natural Plantings and Water Conservation
Enhancements focus on major park facility improvements and natural area or open space preservation/conversion

- Clear Creek Valley Park
  - Complete the Clear Creek Valley Master Plan
- Carstens/Camenisch Park
  - Develop a park master plan
Plan Recommendations

Regional Parks

Transformative Project - Camenisch / Niver Creek Restoration

- Loop Trail Connection
- Formalized Disc Golf Course
- Creek restoration & Detention Pond
- Potential Location for Fieldhouse
- Underpass to Connect Parks
Plan Recommendations
REGIONAL PARKS

Transformative Project - Carstens Universal Play and Recreation Area

Current Park Configuration
Plan Recommendations
REGIONAL PARKS

Transformative Project - Carstens Universal Play and Recreation Area

- ADA Accessible/Universal Playground
- Challenger Field
- Picnic Shelters
Enhancements focus on addressing aging and worn park facilities while relying on partnerships to determine the community recreation improvements.

- Determine locations and convert the margins of parks to open space.
- Convert the in-line hockey rinks.
- Remove and replace the aging play structures with new playground equipment.
Plan Recommendations
COMMUNITY PARKS

- Improve the park storm drainage
- Improve infield mix/edges, outfield turf and fencing
- Renovate the irrigation systems
- Add swinging benches along walking paths
- Improve visibility of some park entries
Plan Recommendations

NEIGHBORHOOD PARKS

Enhancements focus on addressing aging and worn park facilities while adding new park facilities that meet community needs:

- Add small shade structures to accommodate group gatherings for neighbors
- Complete loop trails/sidewalks encompassing parks
- Enhance the appearance and quality of some ponds to enable water-based activities
- Integrate swinging benches along loop trails
■ Determine locations and convert the margins of parks to open space
■ Remove and replace the aging play structures with new playground equipment
■ Incorporate nature play elements at some parks
■ Construct a small off-leash dog park
Plan Recommendations

MAJOR FACILITIES

Major indoor and outdoor facilities in the District were assessed to determine needed enhancements

Transformative Projects:

■ **Relocate Gymnastics Center** - relocate the gymnastics programming and corresponding activities into a larger facility
  - Carroll Butts Athletic Park Indoor Sports Arena (CBAP) is the leading candidate
Transformative Projects (cont.):

- **Upgrade Pools** - revamp and re-imagine each District aquatic center
  - Carroll Butts Aquatic Center - construct an interactive water play feature w/ art and a shade structure
  - Perl Mack and Splashland Pools - further evaluation to determine specific recommendations
Recommended to provide the community with additional or improved recreation and program needs

- **Recreation/Fitness Center**
  - Evaluate the development of a new recreation/fitness center in the southern portion of the District to better serve the community

- **Ranger Station and Event Site**
  - Repurpose a residential building in Clear Creek Valley Park to accommodate formal activities, events and security
Plan Recommendations

NEW FACILITIES

Transformative Project - Construct a New Fieldhouse

- Social/Flexible Space
- Two Gymnasiums
- Entryway
SITES FOR FUTURE EVALUATION

District sites without specific recommendations that still require some level of enhancement

- Big Dry Creek Park - joint-use facility not maintained by the District
- Westfield Village Park - joint-use facility not maintained by the District
- Delaware Park
- Gregory Hills School Park
- Harris School Park
- Metz School Park
- Sherrelwood School Park
- Adventure Golf and Raceway
- Greg Mastriona Golf Courses at Hyland Hills
- Ice Centre at the Promenade
- Perl Mack Community Center
- Splashland Aquatics Center
- FIT by Hyland Hills
- Water World
Implementation and Next Steps
PRIORITIZATION CRITERIA

Reinvest: Does the project improve existing assets? Reduce future asset management investment?

Promote: Does the project build awareness of the Hyland Hills District? Create a unique identity?

Generate: Does the project create additional resources for building or maintaining the system? Bolster major revenue streams? Reduce maintenance costs?

Celebrate: Does the project celebrate Hyland Hills’ unique story? Bring people together?
**Prioritization Criteria**

**Preserve:** Does the project: preserve and protect natural and cultural resources?

**Activate:** Does the project: increase the use of District parks and facilities? Introduce new activities or programs?

**Connect:** Does the project: link neighbors to parks and recreation facilities? Increase access or provide wayfinding?

**Partner:** Does this project: reinforce existing partnerships? Create new partnerships?
# Capital Costs

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<tr>
<th>Park or Facility Type</th>
<th>Project Examples</th>
<th>Estimated Capital Costs</th>
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| District-Wide             | · Convert park margins to native, dryland grasses  
                           | · ADA improvements  
                           | · Reduce water consumption | $8,900,000 |
| Regional Parks            | · Niver Creek rehabilitation  
                           | · Universal play and recreation area  
                           | · Formalization of disk golf course | $6,200,000 |
| Community Parks           | · Replace aging play structures with new playground equipment  
                           | · Incorporating wayfinding signage near park entries  
                           | · Improve parks’ storm drainage | $3,400,000 |
| Neighborhood Park         | · Add new shade structures  
                           | · Renovate the existing irrigation system  
                           | · Add lighting and incorporate benches around the loop trail | $2,300,000 |
| Major Facilities          | · Upgrade Pools  
                           | · Relocate Gymnastics Center  
                           | · Improve ADA access for the building's interior and exterior | $7,300,000 |
| New Facilities            | · New Recreation/Fitness Center  
                           | · Ranger Station and Event Site  
                           | · New Fieldhouse | $5,400,000 |
Grants, Endowments and Donations
Partnership and Sponsorship Funding
Voter-Approved Funding Mechanisms
Increased Use and Program Fees
Facility Business Plans