



May 30, 2019



SAYRE PARK MASTER PLAN

NEIGHBORHOOD CONTEXT





Sayre Park

7.6 acres



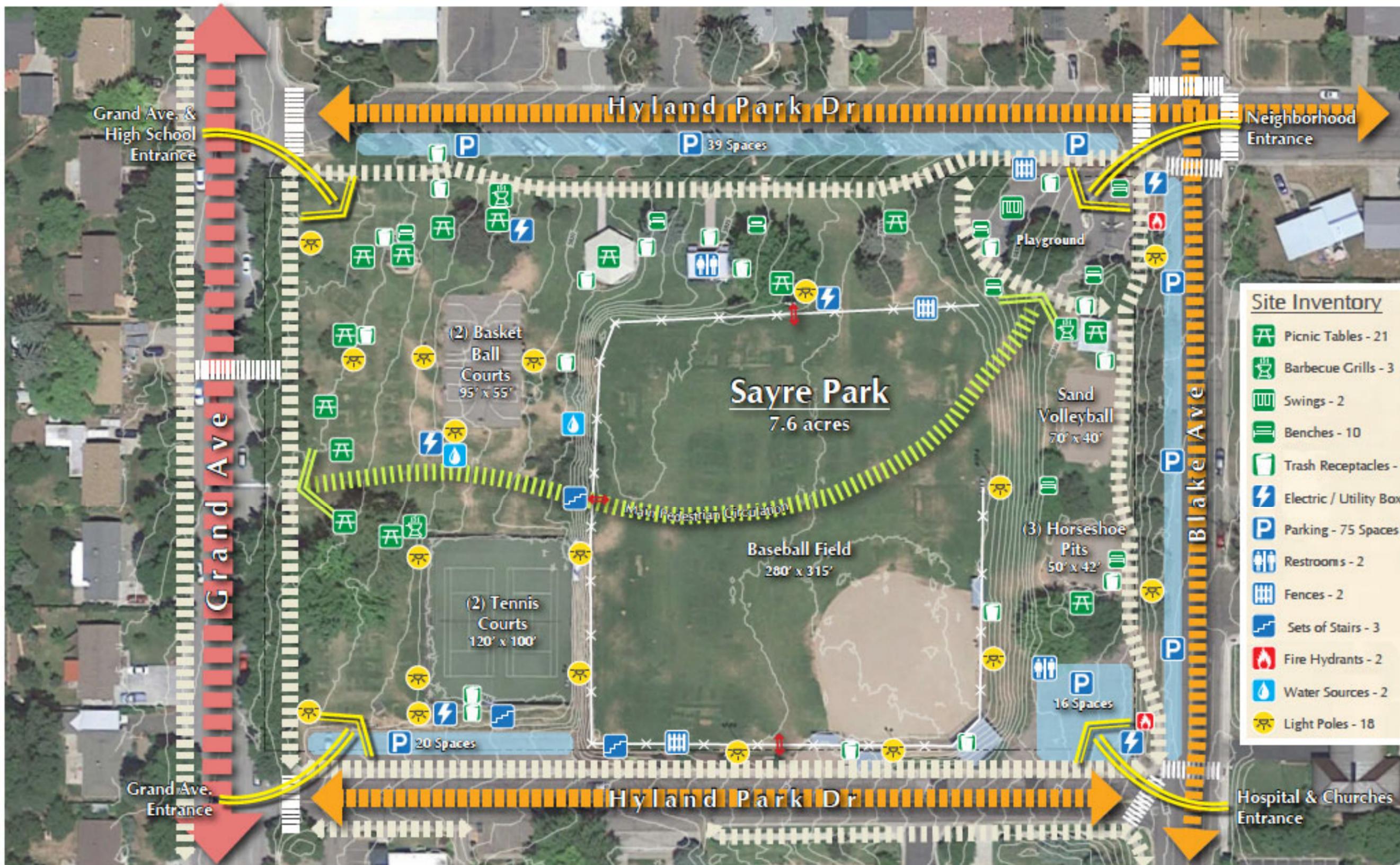
May 30, 2019

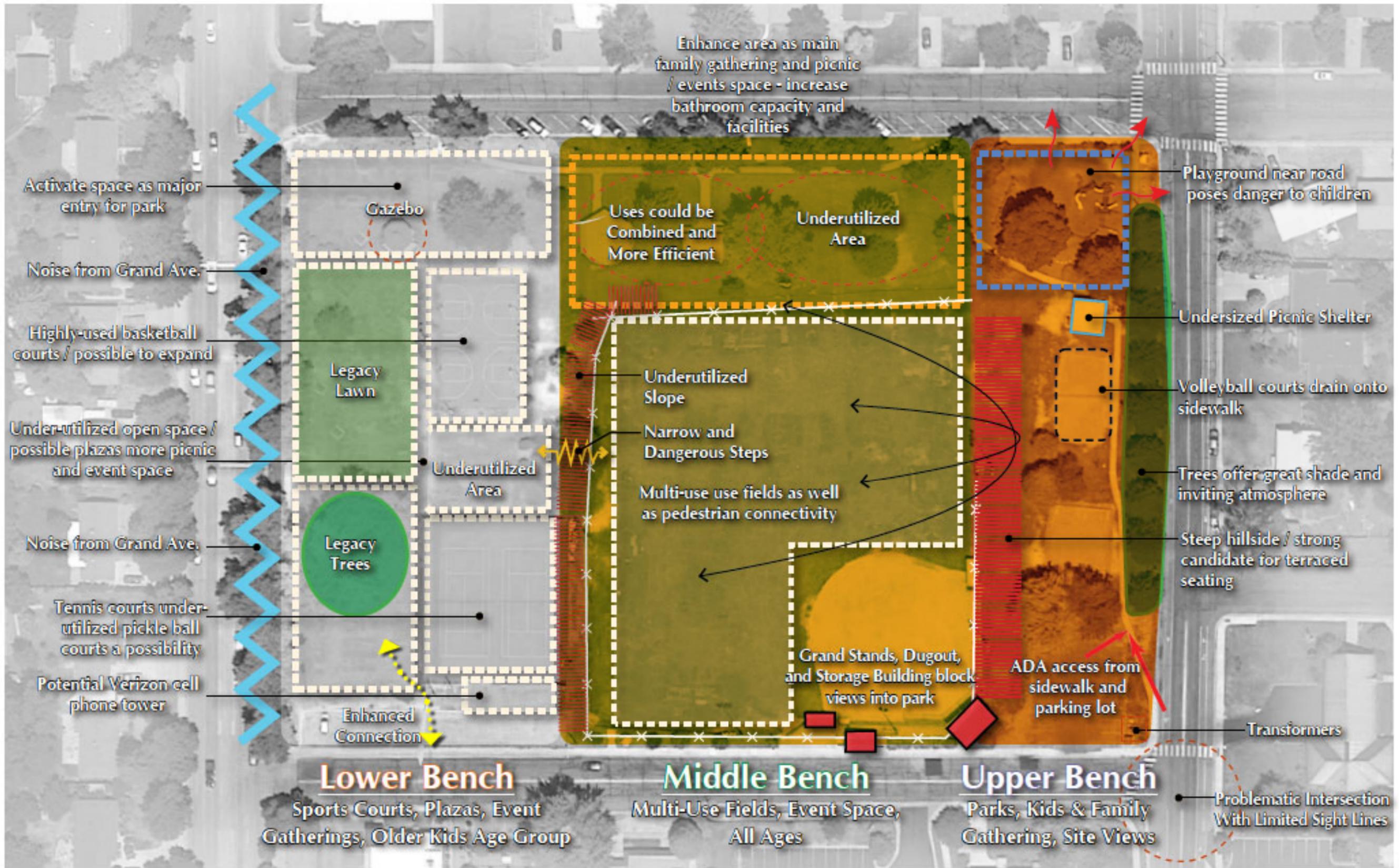


SAYRE PARK MASTER PLAN

SAYRE PARK BASE MAP







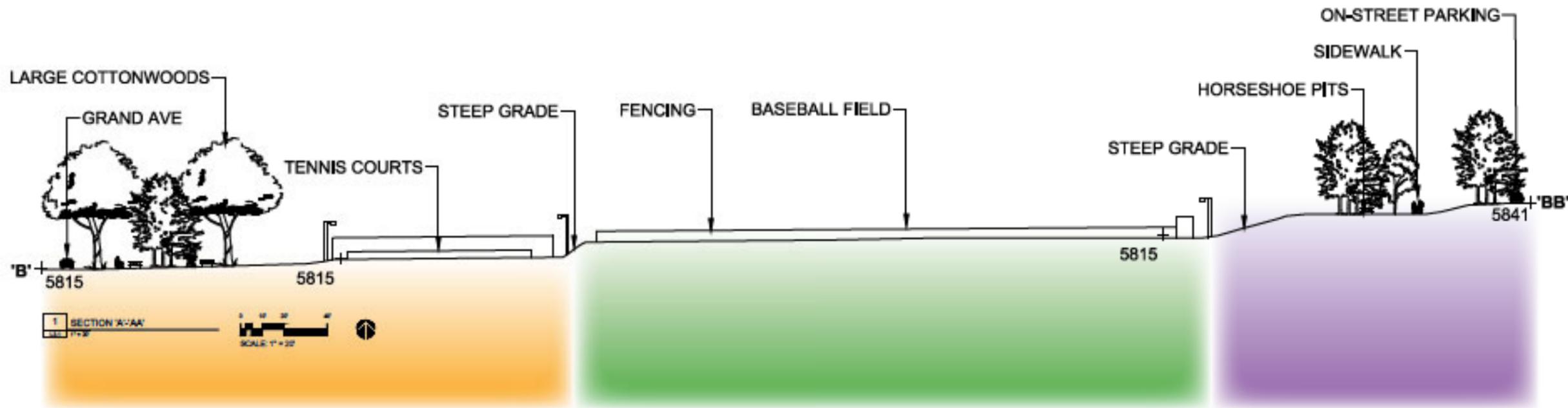
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SAYRE PARK MASTER PLAN

OPPORTUNITIES & CONSTRAINTS

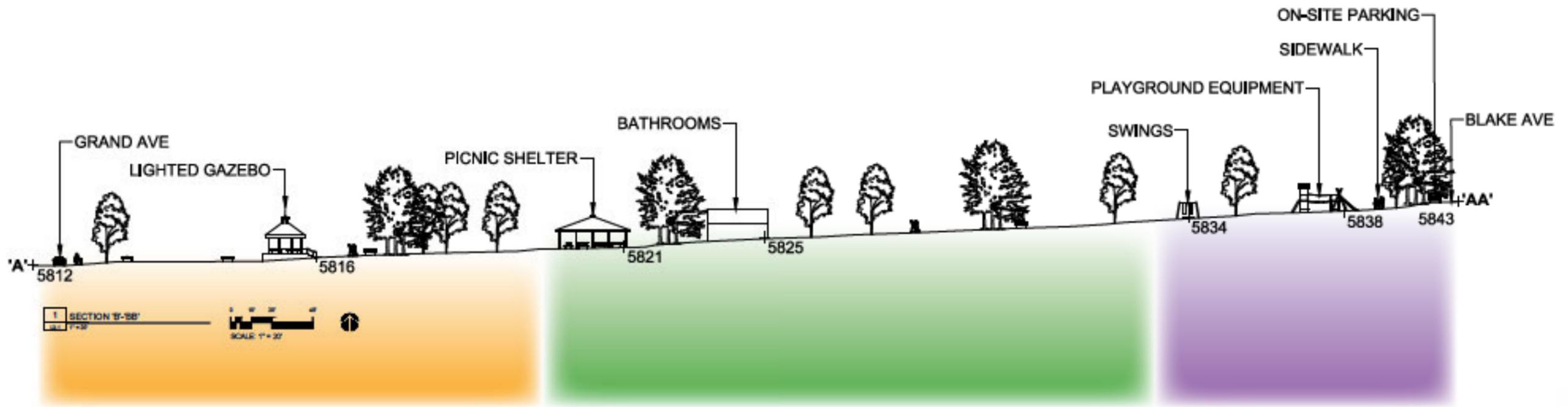




Lower Bench
Sports Courts, Plazas, Event Gatherings, Older Kids Age Group

Middle Bench
Multi-Use Fields, Event Space, All Ages

Upper Bench
Parks, Kids & Family Gathering, Site Views



OPTION #1

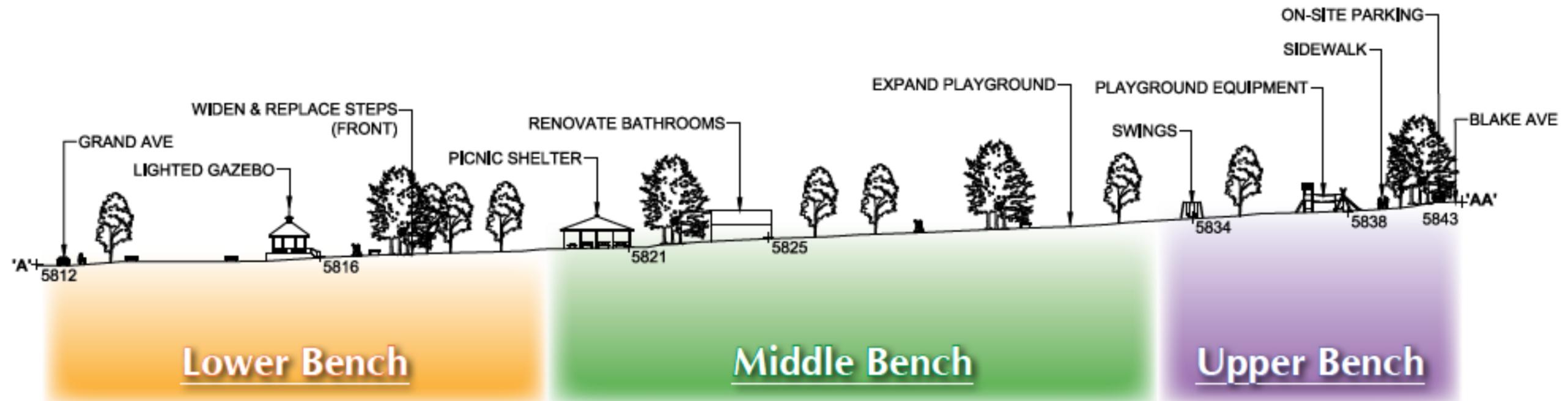


Other Improvements:
 • Replace Irrigation System



OPTION #1

Basic Improvements - Amenity Refresh



- Improve pedestrian pathways
- Resurface & re-stripe existing basketball courts
- Resurface & re-stripe tennis courts
- Improve ADA accessibility
- Create historic plaza
- Widen & replace steps
- Address safety concerns around perimeter of courts

Other Improvements

- Replace Irrigation

- Add handicapped parking spaces and curb ramps to improve ADA accessibility
- Expand and renovate restrooms
- Improve main picnic shelter
- Terraces next to playground
- Utilize outfield area for multi-use sports fields (grass & infield dirt remain in place)
- Replace dugout & grand stands

- Install safety barrier around playground
- Expand & renovate existing playground (new equipment)
- Add handicapped parking space to existing lot
- Sledding hill remains unchanged
- Improve pedestrian safety at intersection

OPTION #2

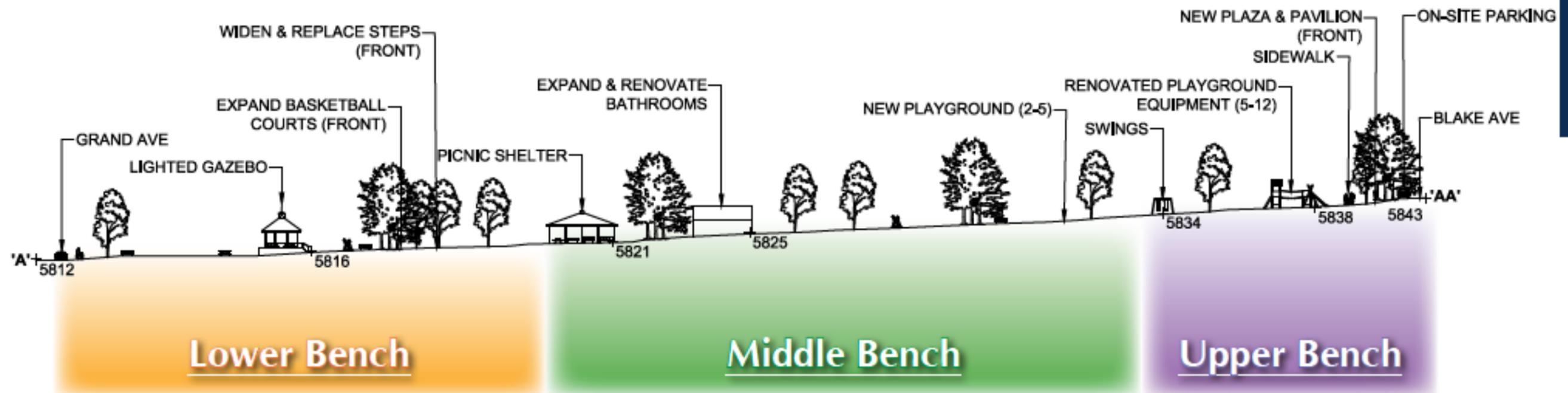


- Other Improvements:**
- Replace Irrigation System
 - Replace Site Furnishings



OPTION #2

Moderate Improvements - Enhance Overall Quality & Features



- Improve pedestrian pathways
- Resurface & re-stripe existing basketball courts
- Add additional basketball court
- Resurface & re-stripe tennis courts
- Create 4 pickle ball courts at tennis courts
- Improve ADA accessibility
- Create historic plaza
- Widen & replace steps

- Add handicapped parking spaces and curb ramps to improve ADA accessibility
- Expand and renovate restrooms
- Utilize outfield area for multi-use sports fields (grass remains in place)
- Install synthetic turf over baseball infield
- New Playground (ages 2-5)
- Replace & relocated dugout (x2)
- Replace & expand grand stands
- Expand & replace dugout & grand stands

- Install safety barrier around playground
- Renovated playground new equipment (ages 5-12)
- New plaza and pavilion
- Sledding hill remains unchanged
- Add handicapped parking space to existing lot
- Improve pedestrian safety at intersection

Other Improvements

- Replace irrigation system
- Replace site furnishings

OPTION #3



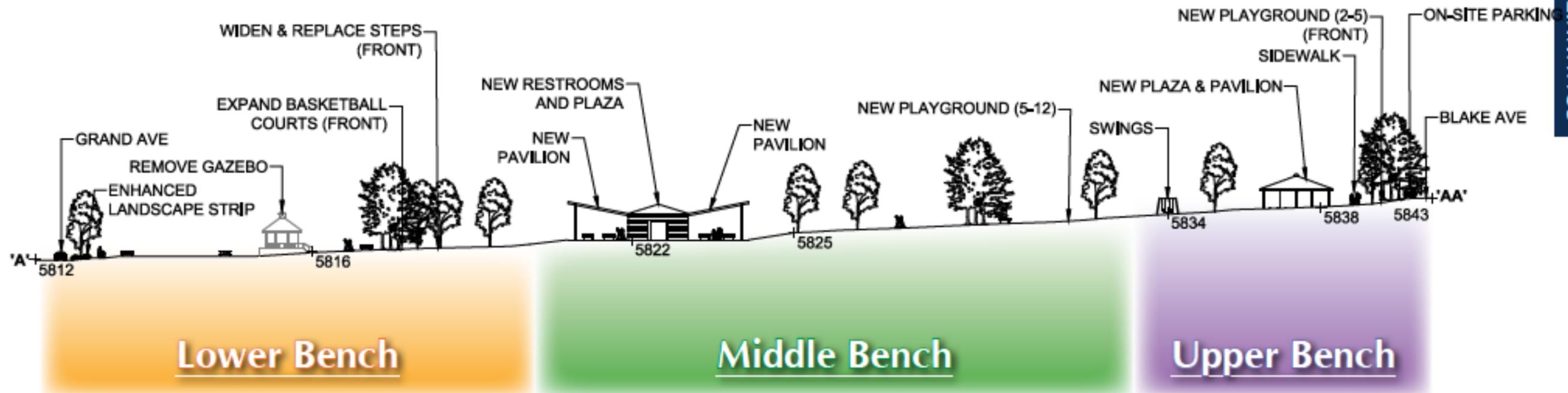
Other Improvements:

- Replace Irrigation System
- Replace Site Furnishings



OPTION #3

Advanced Improvements - Aggressive Changes



- Improve pedestrian pathways
- Enhanced landscape strip along Grand Ave
- Create Historical Recognition Plaza
- New pavilion near Historical Plaza
- Resurface & re-stripe basketball courts
- Add (1) additional basketball court
- Resurface & re-stripe tennis courts
- Add pickle-ball courts in place of one tennis court
- New pedestrian route between baseball field and tennis courts
- Improve ADA accessibility
- Widen & replace steps

Other Improvements

- Replace irrigation system
- Replace site furnishings

- Add handicapped parking spaces and curb ramps to improve ADA accessibility
- Terraced seating and gardens along East and West sides of the baseball field
- Replace entire baseball field with synthetic turf
- Replace existing picnic shelter with two new pavilions and larger restroom building
- Replace & relocate dugouts
- Remove grand stands and storage shed to open up views into park
- New playground (ages 5-12)
- New safety netting along southwest end of baseball field

- Install safety barrier around playground
- New plaza and pavilion
- New playground (ages 2-5) at old volleyball court site
- Relocate volleyball courts to old horseshoe's site
- Terraced seating and gardens at sledding hill
- Add handicapped parking space to existing lot
- Improve pedestrian safety at intersection
- New restrooms located in southeast corner of park

COGS Staff and Community Stakeholder Input

April-May 2019: 31 Responses or Interviews

GLENWOOD SPRINGS STAFF

Terry Wilson	Chief of Police
Gary Tillotson	Fire Chief
Teri Partch	City Engineer
Tanya Allen	Transportation Manager
Brad Zachman	Water-Wastewater Manager
Doug Hazard	Electric Department
Gretchen Ricehill	Assistant Community Development Director
Jennie Koenig	GIS mapping
Yvette Baker	Facility Coordinator
Patrick Miller	Marketing and Event Coordinator
Ben Sarno	Athletic Program Coordinator – Baseball, Softball, Soccer
Al Laurette	Parks Maintenance and Management
Nate Mohrman	
Brian Smith	

ORGANIZED SPORT LEAGUES or CLUBS

Troy Gordon	Thunder Baseball Team
Christine Godfread	Three Rivers Little League
Cassandra Irving	Game-On Sports
Mike Picore	Hoops D'ville Basketball Tournament
Laurie Taylor	Glenwood Springs Soccer Club
Steve Novy	Bike Polo Stomparillaz Tournament
Craig Denney	Glenwood Springs High School Tennis, Soccer, P.E.
Nick Garay	Defiance Rugby
Joe Lang	Roaring Fork Valley Lacrosse

SAYRE PARK SPECIAL EVENT HOSTS AND INSTITUTIONAL NEIGHBORS

Angie Anderson	Glenwood Chamber Resort Association
& Tara Harmon	Saint Stephens Catholic Church
Father Bert Chilson	Saint Stephens Catholic School
Glenda Oliver	Good Shepherd Lutheran Church
Pastor Jeff Carlson	St. Barnabas Episcopal Church
Wendy Huber	Valley View Hospital & Youth Recovery Center
Stacey Gavrell	Valley View Preschool
Stacey Gavrell	Glenwood Rotary Club
Ken Robinson	Glenwood Lions Club
Members meeting	

OTHER AGENCIES:

Rich Burns	GARCO/RFTA Senior Program
Andrew Knapp	Colorado Department of Transportation



Park and Neighbor Visits

Interviews and Observations

39 Park Users Interviewed

- Saturday, April 27, 3:00 – 5:00 p.m. – 17 park users interviewed, appx. 75 people in park
- Friday, May 3, 5:30 – 8:00 p.m., 13 park users interviewed, appx. 50 people in park
- Sunday, May 5, 1:00 – 3:00 p.m., 9 parks users interviewed, appx. 65 people in park
- 3 other non-interview observation visits
- Picnicking, "hanging out" and general play very popular
- Volleyball only organized sport observed, all others pick-up, casual
- Playground, grass and trees, multi-uses, basketball, volleyball court and open fields most popular with those interviewed. Soccer and baseball field supported.
- Ideas for improvements, but current satisfaction level high

12 Residential and Commercial Neighbors Contacted

- Generally, content to be next to park
- Enjoy the view, open space, seeing people enjoy the park, use park to walk, play, take break
- Occasional noise, traffic, trash and visitor impacts

Overview Observations:

- Majority of uses observed occur on eastern 2/3 of park
- Latino community members estimated as 40 to 90% of park use observed, varied by day and time. Spanish-speaking translator assisted at each Interview visit.
- Majority of users interviewed live in Glenwood, +/- 30% interviewed lived within 1 mile.
- Non-residents ranged from Basalt to Rifle, as well as visitors from out of area.
- Majority interviewed were regular park users, 5x to 1x per week, most frequent use in summer.
- Traveled to park by vehicle, bike, skateboard, foot or dropped off.
- Age range: Infant to 80's.

Parks Facilities Rental Information:

- 138 bookings for the three shelters at Sayre in 2018 – gazebo, playground, lower park.
- Shelter booking revenues 2018 = \$8,300.
- Estimated combined shelter use a minimum of 10K persons per year.
- Strawberry Days may equal up to 8K per day (e.g. Strawberry Days).
- Other events include St. Stephen's Festival of Diversity, VV Hospital Rally the Valley, Stomparillaz Bike Polo, Hoops D'Ville basketball tournament.



City of Glenwood Springs Parks and Recreation Master Plan Recap

2006 Parks and Recreation Master Plan statements pertinent to Sayre Park

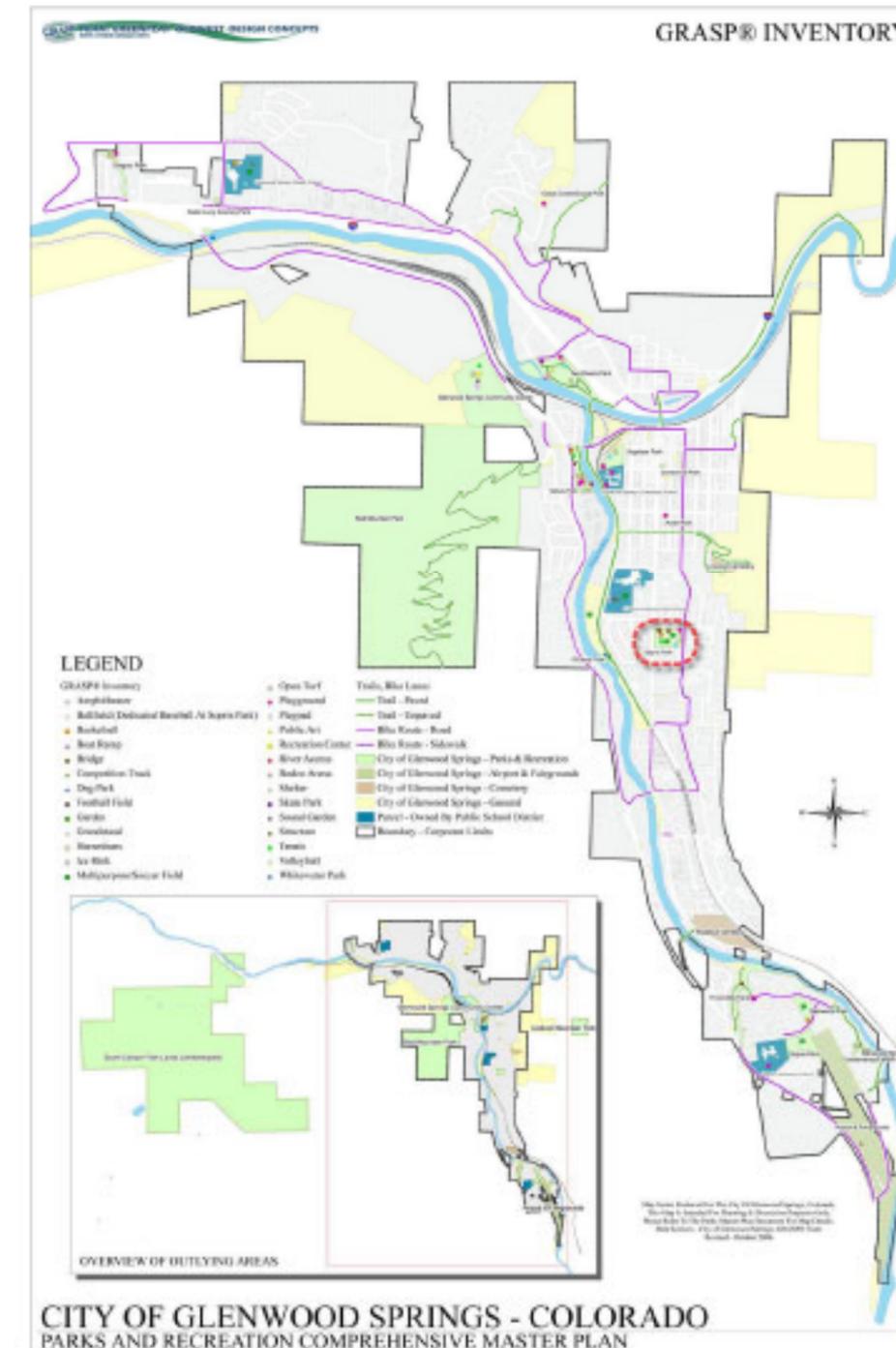
- Maintain and finish what we started
- Increase Level of Service throughout the park system
- Plan for the future
- Conduct a Master Plan/Feasibility study for Sayre Park (relocate the tennis courts, expand ballfield to accommodate 90' baselines and outfield appropriate for pre-high school little league games). Evaluate cost effective new tennis court surfacing – post tension vs. asphalt
- Park and Recreation item close to home (w/10 minutes): 2nd top priority - open grass, 3rd – playgrounds
- National Trends indicate people like multi-purpose parks and facilities

2016 Parks and Recreation Master Plan Update statements pertinent to Sayre Park

- 88% surveyed rate availability of parks very important
- Maintain current facilities and add athletic fields and courts. Repurpose underused spaces
- Highest citizen engagement priorities: soft surface trails, pickleball facility, public river access, additional athletic fields
- Sayre – findings from 2016 site reviews:
 - Evaluate Playground for ADA compliance with appropriate transfer stations and surfacing material
 - Security night lighting for tennis and ballfields periodically not working
 - Need more bike racks and dog stations given location and use
 - General maintenance of paths, striping for lots, and mulch

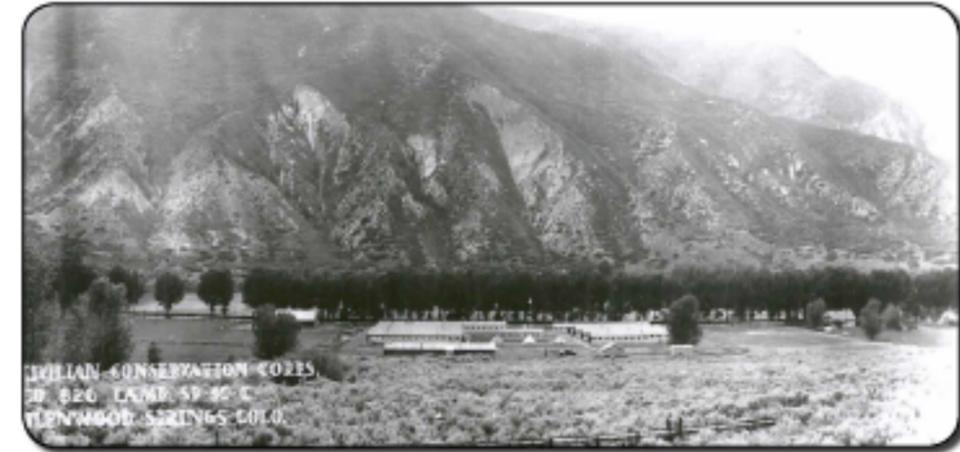


Glenwood Springs, Colorado Parks and Recreation Comprehensive Master Plan



Snapshot: Glenwood Demographics

- **2017 Population:** 9,977
- **2010-2017 avg. growth:** 1.3%
- **2017 Greater Area:** 16,026
- **GWS Households:** Own 66%
Rent 34%
- **New GWS rental units have potential to increase population and renter %**
- **2017 Household Income – \$57,415. \$60,903 for State of CO.**
- **Approximately 30% of 2017 GWS population is of Hispanic origin**
- **64% population under 45**
 - **Median Age: 36**
 - **13% is 0-9 yrs.**
- **GARCO population of 65+ expected to double by 2030 to 13,000.**
- **“need for universal design” for accessibility, sidewalks to accommodate aging population.**



Sources:

GWS P&R Plan 2016-ESRI Business Analyst
Greater Roaring Fork Regional Housing Study, 2019
Colorado State Demographers Office/U.S. Census

Glenwood Parks and Existing Amenities

CENTRAL GLENWOOD



Axtell Park

- Barbeque
- Grill
- Picnic Areas
- Playground
- Restrooms
- Shade trees



Centennial Park

- Benches
- Picnic Areas



Glenwood Community Center and Ice Rink

- Ice Rink
- Aquatics Center
- Fitness Center
- Gymnasium
- Fitness Classrooms
- Meeting Rooms
- Childcare
- Tennis courts
- ADA Accessible
- Restrooms



O'Leary Park

- Pavilion
- Picnic table
- River Trail Access



Sayre Park

- Barbeques
- Baseball/Softball Diamond
- Basketball Court
- Gazebo
- Parking
- Pavilion
- Picnic Areas
- Playground
- Restrooms
- Sand volleyball
- Tennis Court
- Volleyball
- Horseshoes
- Water fountains
- Field Lighting



River Trail Dog Park

- Fenced dog park
- River Trail Access



Veltus Park

- Basketball Court
- Tennis Court
- Bike Trail
- Fishing
- Horseshoes
- Pavilion
- Barbeques
- Picnic Areas
- Playground
- Restrooms
- Volleyball
- Water fountain



Two Rivers Park and Skate Park

- Boat ramp
- Fishing access
- River trail
- Barbeque
- Baseball/Softball Diamond
- Field Lighting
- Benches
- Barbeques
- Horseshoes
- Pavilion
- Picnic Areas
- Playground
- Restrooms
- Water Fountains
- Walking trails
- Outdoor Stage
- Skateboard Park



WEST GLENWOOD



Glenwood Springs Whitewater Activity Area

- Benches
- Picnic Areas
- Water Fountain



Oasis Park

- Picnic Areas
- Playground



Gregory Park

- Barbeque
- Horseshoes
- Pavilion
- Picnic Areas
- Playground
- Mitchell Creek



Sister Lucy Downey Park

- Picnic Areas

SOUTH GLENWOOD



Brush Creek Mountain Park

- Picnic Areas
- Playground



Sopris Park – Sullivan Fields

- Baseball / Softball Diamond
- Restrooms
- Walking Track
- Water Fountain
- Barbeque
- Basketball Court
- Parking
- Picnic Area



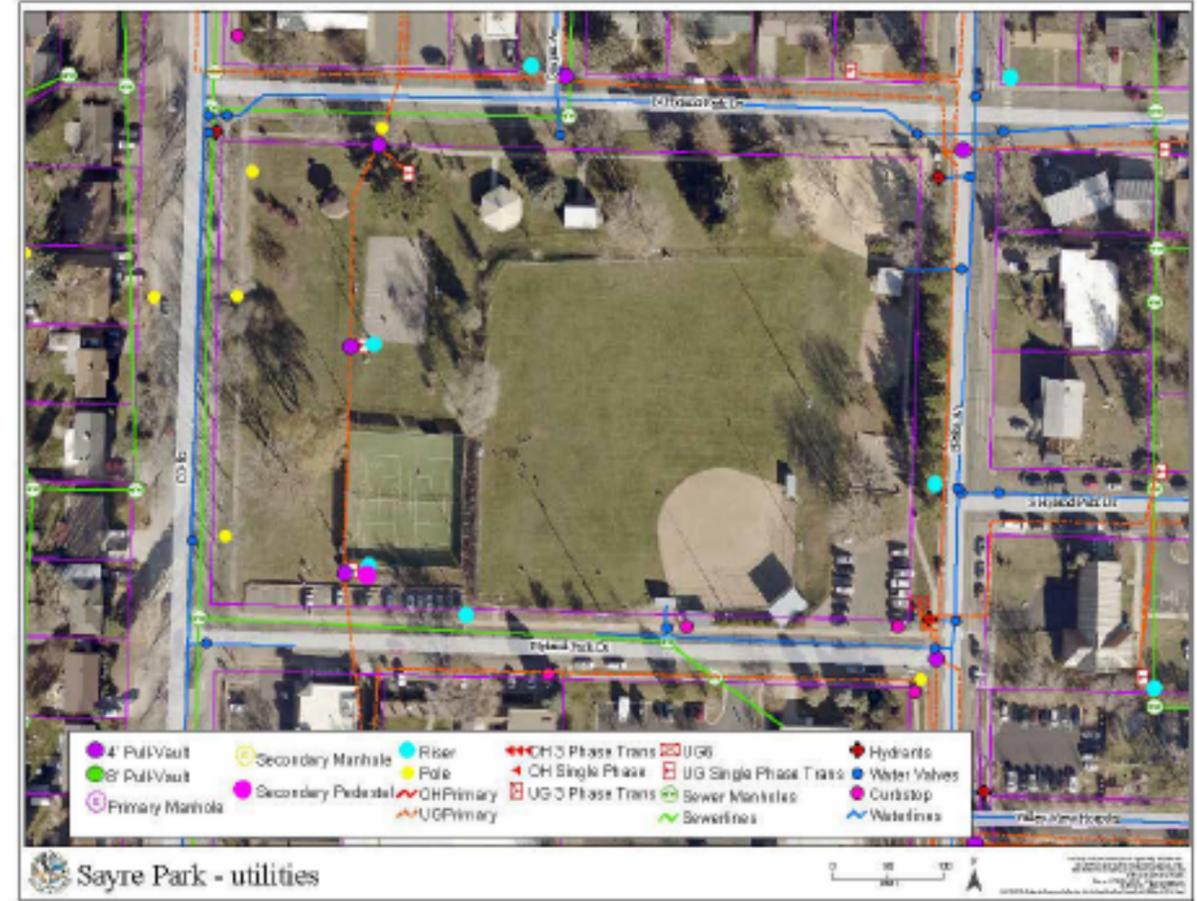
EAST GLENWOOD



Horseshoe Bend

- Picnic Shelter
- River Trail Access
- Access to Colorado
- Not accessible by car

Background Information



Preliminary Findings & Master Plan Focus

BASEBALL / SOFTBALL FIELD:

Preliminary Findings

- Highly valued and cherished
- Used for youth baseball and adult softball
- Allows multi-use for U7 and U8 soccer in outfields
- Stands and dug-outs need up-grade / replacement

Master Plan Focus:

- Preserve and Enhance
- Study greater multi-use / striping configurations
- Possible additional field configurations
- New safety fencing between Middle and Lower benches of the park.



VOLLEYBALL COURTS:

Preliminary Findings

- Appear to receive fair amount of use
- Alternatively users also set up and play on grass
- Drainage issues along sidewalk
- Sand court used by schools for play

Master Plan Focus:

- Preserve use in place, fix and improve
- Preserve use and relocate elsewhere in park.
- North side or Lower Bench? Remain on Upper Bench?
- Consider grass surfacing vs sand?



TENNIS COURTS:

Preliminary Findings

- least used / limited activity
- Used for soccer due to surface / fencing
- No ADA access from parking / isolated

Master Plan Focus:

- Re-purpose for other uses
- (4) Pickle Ball + (1) Multi-Use Court?
- Make accessible



HORSE SHOE PITS

Preliminary Findings

- Receive some, limited use
- Occupy very valuable upper bench space
- Used during events / group gatherings
- Does have ADA access from parking

Master Plan Focus:

- Improve in place
- Reduce size and relocate elsewhere in park
- Consolidate with courts on lower bench
- Relocate to north side of the park
- Coordinate with restroom and shelter location
- Provide ADA access



BASKETBALL COURTS

Preliminary Findings

- Receive a lot of use, one of the top uses
- Lots of safety concerns – surface, edges, obstructions
- Users like location, exposure, visibility
- Lack ADA access and connectivity

Master Plan Focus:

- Preserve use in place, fix and improve
- Expand facility with additional court for younger play
- Provide ADA access
- Coordinate with lower shelter improvements
- Coordinate with improved access to baseball field / middle bench



PLAYGROUND

Preliminary Findings

- Receives a lot of use year-round, walk to destination
- Equipment is obsolete / needs replacement
- Safety concerns with intersection proximity
- Needs play elements to cater to younger ages 3-to-5
- Can become over-crowded / congested
- Limited accessibility

Master Plan Focus:

- Replace and re-create in place, expand to the south and to the west
- Replace in different location within park.
- Include play elements for 3 to 5 and 5 to 12, separated.
- Make more accessible / provide accessible play elements
- Coordinate with location of restrooms and shelter



Preliminary Findings & Master Plan Focus

PARK SHELTERS

Preliminary Findings

- Receive a lot of use year-round, walk to destination
- Lower shelter most used, then playground shelter
- Gazebo shelter also used, but not as popular
- Support special events – churches, hospital, others
- Serve as storm shelters.
- Not accessible from parking

Master Plan Focus:

- Enhance in place – lower shelter
- Replace with new shelter – playground shelter
- Preserve Gazebo shelter or relocate it
- Provide accessible route from parking
- Coordinate with playground and restroom locations



RESTROOMS

Preliminary Findings

- Receive a lot of use, support events and all uses
- Inconvenient location to many uses in park
- Need improvement / enhance appearance
- Not accessible, too far into park

Master Plan Focus:

- Replace with new restrooms
- Add 2nd restroom facility elsewhere in park
- Provide accessible route from parking / other uses
- Locate more centrally to other uses
- Coordinate with playground, field, and shelter locations



PARKING

Preliminary Findings

- Users like dispersed parking around park
- Concern with SE parking lot – hospital parking
- Limited ADA access from parking supply
- Walk to destination, parking seems adequate
- More breaks in park / openings into park
- Limited ADA parking spots

Master Plan Focus:

- Provide ADA access from parking areas
- Monitor / manage parking for park users
- Provide openings and break in parking.
- Provide additional ADA parking spaces



PARK FURNISHINGS

Preliminary Findings

- Dispersed through-out park in shady areas
- Receive a lot of use during events / gatherings
- Follow City standards
- In some areas appear randomly placed

Master Plan Focus:

- New furnishings, phased with improvements
- Cluster in some areas, next to major uses
- Locate tables / benches strategically with shade
- Coordinate with playground, shelter and restroom
- Provide ADA access



LIGHTING

Preliminary Findings

- Ample lighting for Sports Uses
- Tennis, Basketball and Baseball have lighting
- Limited lighting internal to park otherwise
- Limited lighting along Blake Street

Master Plan Focus:

- Maintain existing lighting
- Consider adding lighting for sledding in winter
- Dark skies compliant lighting
- Coordinate new lighting with restrooms and shelters
- Bollard lighting for any new paths / steps



PEDESTRIAN CIRCULATION ROUTES

Preliminary Findings

- Good routes around park but limited ADA accessible routes
- Difficult transition from lower bench to upper bench – funky steps
- Many park elements have no ADA access to them
- Limited designated walking routes within park
- Grand Ave. signal and cross walk used frequently
- Discontinuous walking routes approaching park
- Safety concerns at SE corner near St. Stephens

Master Plan Focus:

- Maintain existing routes, provide ADA curb ramps and routes
- Replace steps between lower bench and middle bench – new steps
- Add routes internal to park
- Coordinate new lighting with restrooms and shelters
- Bollard lighting for any new paths / steps

