



Dillon Town Park

Town Council Meeting Agenda

August 6, 2013

1. Introduction

2. Review Project Schedule & Process

- Site Inventory & Analysis
- Public Forum 1: Visioning
- Community Survey & Results
- Public Forum 2 : Park Concepts & Ranking

3. Final Master Plan Overview

- Preliminary Budget Estimate

4. GOCO Grant

- Timeline & Phasing

5. Questions / Comments

Presented by:



Z E H R E N AND ASSOCIATES, INC.
ARCHITECTURE · PLANNING · INTERIORS · LANDSCAPE ARCHITECTURE
P.O. BOX 1976 Avon, Colorado 81620 (970) 949-0257 FAX (970)949-1080

Dillon Town Park Master Plan Proposal
Dillon, Colorado

REVISED PROJECT SCHEDULE
May 30, 2013

▲ MEETING

Task #	Description	Date	MAY			JUNE				JULY				AUGUST		
			W4 20	W5 27	W1 3	W2 10	W3 17	W4 24	W1 1	W2 8	W3 15	W4 22	W5 29	W1 5	W2 12	W3 19
ONE	PROJECT KICK-OFF, COMMUNITY SURVEY, INVENTORY/ANALYSIS, PUBLIC FORUM 1															
1.1	Award of Project; Dillon Town Council Meeting; Project Kick-Off Meeting with the Town.	Friday 5/31		▲												
1.2	Review All Relevant Planning Documents (2007 Parks & Recreation Master Plan, Town Comprehensive Plan, Economic Sustainability Plan, Town Center Vision & Direction, Town Center Revitalization Strategy, Marine Master Plan & Urban Renewal Plan)															
1.3	Site Inventory (define current park program, list of amenities, conditions/ spatial arrangement; identify any additional information needed)															
1.4	Site Analysis (analyze info gathered, create an opportunities and constraint plan for Public Forum 1)															
1.5	Community Survey & Outreach (developed by Ceres+ Zehren Team with input from PRAC, collecting potential park user feedback)	6/6 - 6/17														
1.6	Public Forum 1 (review info gathered to this point, including goals and objectives, develop programming wishlist for the park)	Thursday 6/6			▲											
1.7	Informal Project Check-In and Review with PRAC	Tuesday 6/10 3-5pm														
TWO	PRELIMINARY MASTER PLANNING, PUBLIC FORUM 2															
2.1	Park Program Development & Research															
2.2	Development of Preliminary Master Plan Alternatives for Discussion in Public Forum 2															
2.3	Review preliminary master plan alternatives with PRAC															
2.4	Public Forum 2 (review of preliminary master plan alternatives & program elements, establish project priorities & programming)	Tuesday 7/9 5-7pm														
2.5	Final analysis of Community Survey & Preferred Program Elements (with formal report)															
2.6	Informal project check-in and review with PRAC	Thursday 7/11 3-5pm														
THREE	FINAL MASTER PLAN CONCEPTS (3), COST ESTIMATING / PHASING, TOWN PRESENTATIONS															
3.1	Final Park Programming (taking into account all of the information gathered to this point)															
3.2	Refinement of Preferred Alternatives into Final Master Plan Concepts with Phased Approaches for Short and Long Term Goals															
3.3	Cost Estimating for Master Plan Alternatives with Phasing Options															
3.4	Informal Project Check-In and Review with PRAC	Tuesday 7/23 3-5pm														
3.5	Finalize All Master Plan Documents (concept drawings, site plans & sections) in AutoCAD Format															
3.6	Presentation to the Parks & Recreation Advisory Committee	Monday 8/5														
3.7	Presentation to the Dillon Town Council	Tuesday 8/6														
3.8	Hand-Off of Final Master Plan Concepts to PRAC	Wednesday 8/7														

NOTE: The proposed project schedule is based on the anticipated timeline presented. The Ceres+ Zehren team is flexible in the proposed scheduling based on unforeseen scheduling conflicts with either the town or firm schedules.

DILLON TOWN PARK

Site Inventory Plan

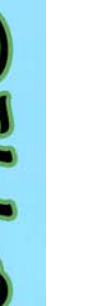
June 6, 2013



- Signage / Identity Opportunities
- Park Access Nodes
- Recycling Structure / Bins



- Parking Areas
- Circulation Paths
- Restroom Facility



NOT TO SCALE

DILLON TOWN PARK

Conceptual Park Ideas

June 6, 2013



Park Concept Ideas

- * Multi-purpose Field
- * Farmers Market
- * Ice Rink
- * Community Gardens
- * Picnic / Grill Areas
- * Events Area
- * Tent Set-Up
- * Small Bandstand
- * Pavilion/Restroom
- * Outdoor Movies
- * Interpretive Trails
- * 5K / 10K Events
- * Music Events
- * Summer Festivals
- * Winter Festivals
- * Art in the Park
- * Playground
- * Enhanced Drainage
- * Obstacle Courses
- * Landscape Buffers

Signage / Identity Opportunities

Park Access Nodes

Parking Areas

Circulation Paths



NOT TO SCALE



Dillon Town Park Master Plan Project

Dot Ranking Exercise - Public Forum 1

June 10, 2013 - PRAC Meeting

Prioritized Park Amenity List	Dot Ranking Priority Numbers (1 Highest Priority, 5 Lowest Priority)					TOTAL DOTS	WEIGHTED SCORE	
	# 1	# 2	# 3	# 4	# 5			
1	Multipurpose Sports Field	9	2	6	2	1	20	76
2	Pavilion / Shade Structures	4	6	1	4	5	20	60
3	Updated Playground Equipment / Areas	4	4	4	1	1	14	51
4	Improved Site Furnishings	0	3	6	6	2	17	44
5	Updated Hard Surface Courts	7	0	1	2	1	11	43
6	Community Programs & Organized Events	0	5	2	2	1	10	31
7	Other	0	2	5	1	3	11	28
8	Updated Playground Surfacing	1	2	3	2	1	9	27
9	Ornamental Landscape Enhancements	2	2	2	0	1	7	25
10	Walking / Jogging Path	2	1	0	3	3	9	23
11	Toddler Specific Playground Equipment	0	3	1	2	2	8	21
12	Improved Lighting	2	0	1	2	2	7	19
13	Dog Park	1	1	2	1	1	6	18
14	General Upgrade "Fix It Up"	3	0	0	1	1	5	18
15	All Ages Fitness Equipment / Course	2	1	1	0	0	4	17
16	Unstructured Playscape with Natural Elements	0	2	1	1	2	6	15
17	Interactive Splash Fountain / Art Play Features	2	0	1	0	1	4	14
18	Ice Skating Area	0	0	1	3	3	7	12
19	Climbing Wall	0	1	1	1	0	3	9
20	Wayfinding Signage / Park Activities Directory Map	1	1	0	0	0	2	9
21	Basketball	0	2	0	0	1	3	9
22	Theme for Town Park	0	1	0	1	0	2	6
23	Volleyball	0	0	1	1	0	2	5
24	Interpretive / Education Elements or Garden	0	1	0	0	0	1	4
25	Community Garden Plots	0	0	0	0	2	2	2
26	Skate Park	0	0	0	0	2	2	2
27	Memorial Space	0	0	0	1	0	1	2
28	Horseshoes	0	0	0	0	1	1	1
TOTAL SUM:		40	40	40	37	37	194	

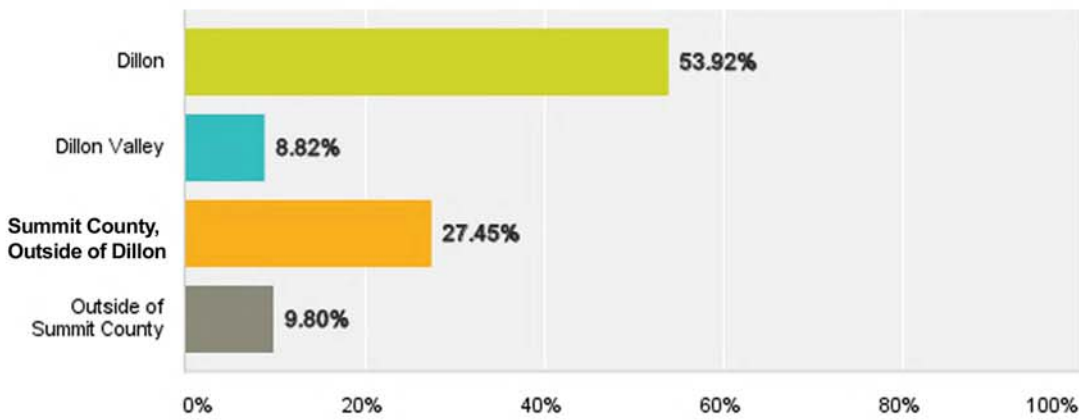
Note: The Weighted Score is based on a ranking system that assigns (5) points to a #1 dot, (4) points to a #2 dot, (3) points to a #3 dot, (2) points to a #4 dot and (1) point to a #5 dot.



Z E H R E N AND ASSOCIATES, INC.
ARCHITECTURE • PLANNING • INTERIORS • LANDSCAPE ARCHITECTURE
PO BOX 1978, SUITE C, CAMDEN, NJ 08105 • (609) 942-7133 FAX (609) 942-3889

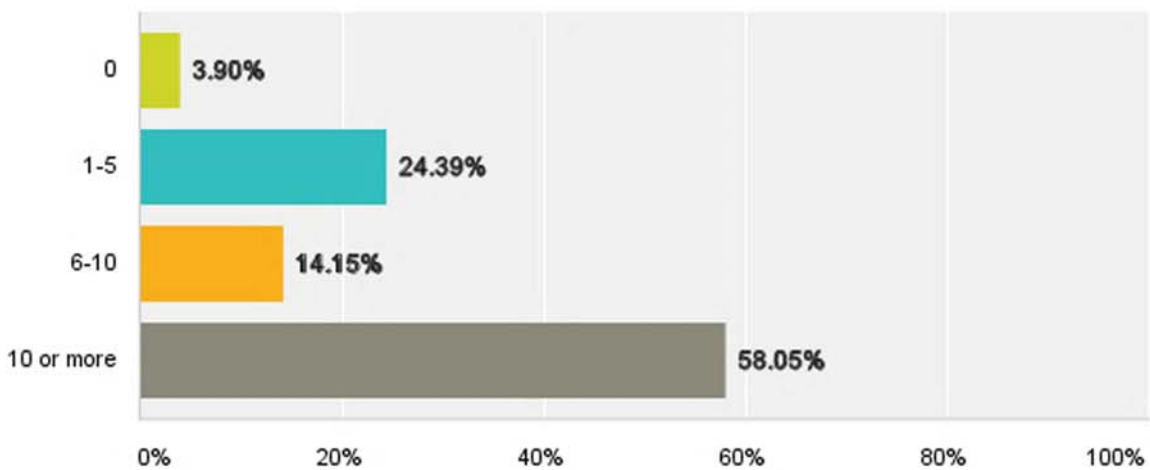
Q2 In which of the following do you reside?

Answered: 204 Skipped: 2



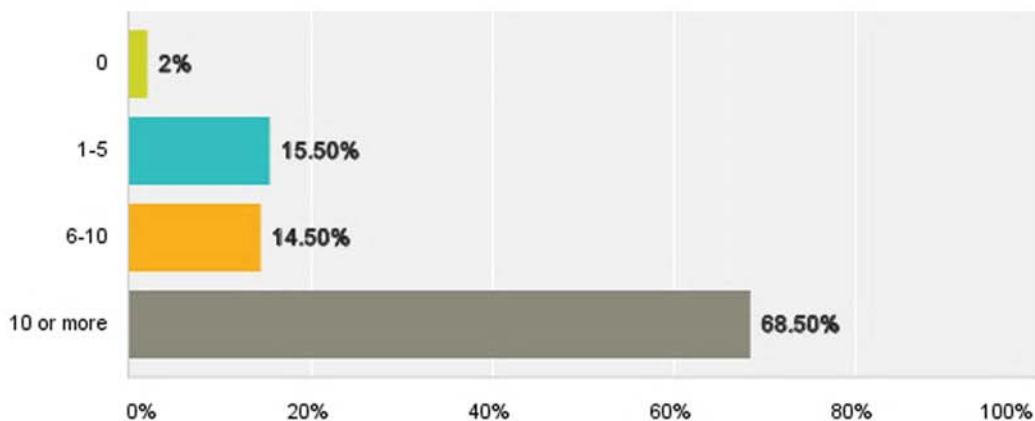
Q3 How many times in the past year have you visited Dillon Town Park?

Answered: 205 Skipped: 1



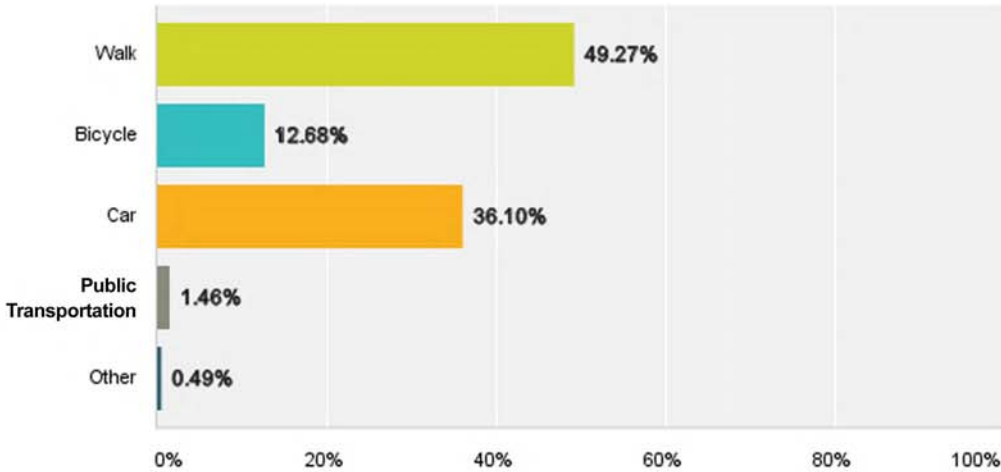
Q4 With Dillon Town Park improvements, how many times a year would you visit the park?

Answered: 200 Skipped: 6



Q5 What mode of transportation do you use, or would you use, when visiting Dillon Town Park?

Answered: 205 Skipped: 1

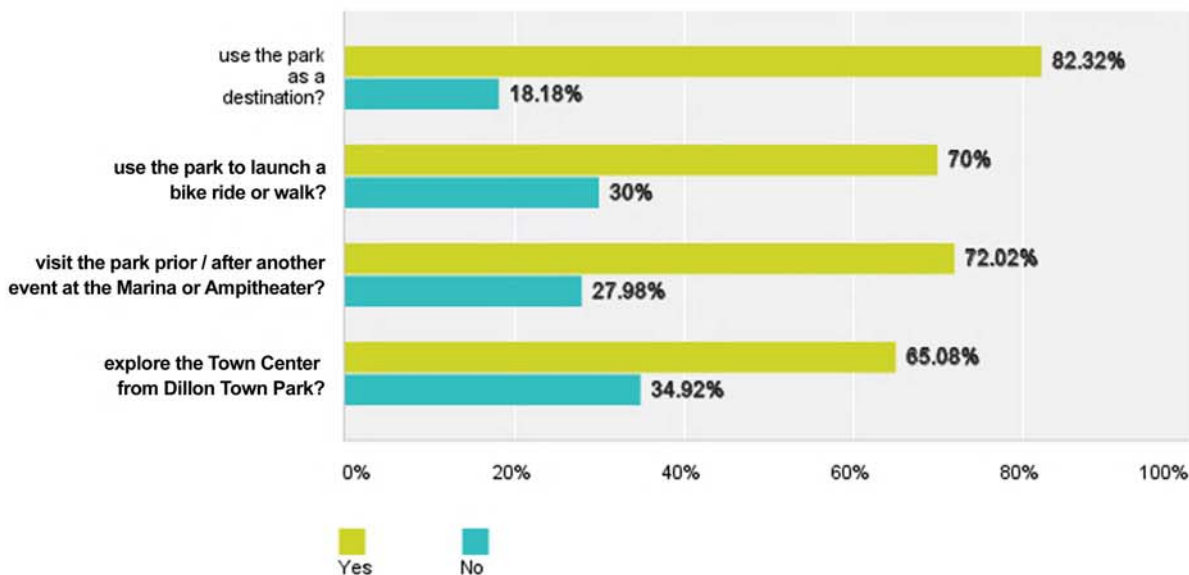


Q6 List the top 3 events you would like to see held at Dillon Town Park. (not in order.)

1. Farmer's Market
2. Art / Cultural / Music Events
3. Sporting Events

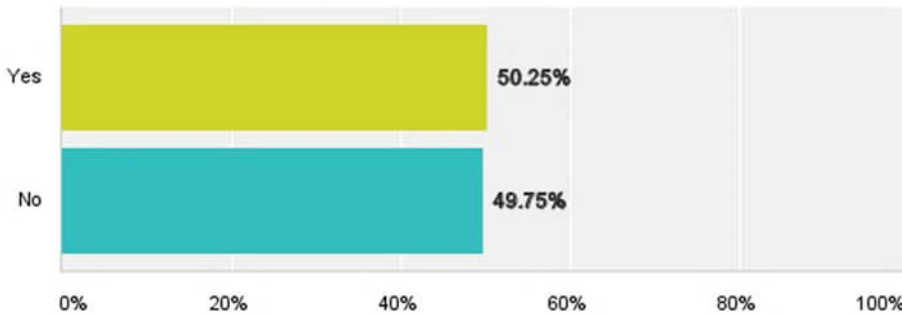
Q7 With the improved Dillon Town Park, would you:

Answered: 199 Skipped: 7



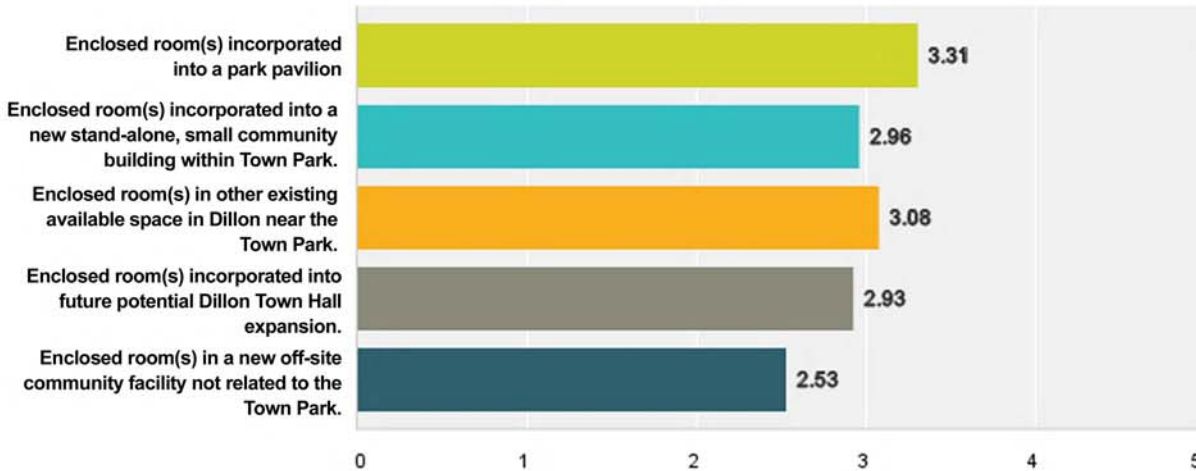
Q8 Would you support an enclosed "Indoor Community Space" (room or rooms) at or adjacent to Dillon Town Park? (Please assume this indoor space would directly support year round park activities.)

Answered: 201 Skipped: 5



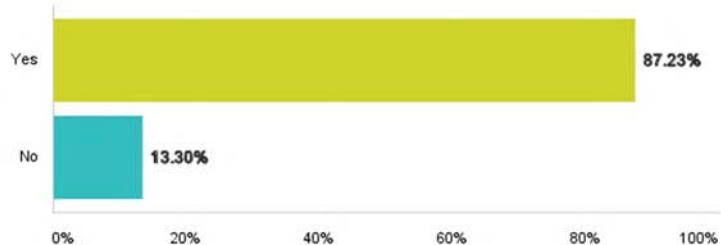
Q9 If YES, please rank the options below in the order of 1 to 5, with 1 being the highest priority and most preferred option and 5 being your lowest and least preferred option.

Answered: 115 Skipped: 91



Q12 Would you support making the existing ball field at Dillon Town Park into a multipurpose field that preserves the green lawn recreation space? (Please assume that the multipurpose field would still meet the needs of the Summit Youth Baseball and Softball Leagues and other events that have taken place at the ball field in the past.)

Answered: 188 Skipped: 18



Q11 Given the following choices, rank the TOP 10 park amenities that you would prefer to be located at Dillon Town Park. 1 being the highest priority, 10 being the lowest priority.

Answered: 190 Skipped: 16

PRIORITIZED PARK AMENITY RANKING BY SURVEY RESULTS

- 1 Multipurpose Sports Field
- 2 Pavilion / Shade Structures
- 3 Improved Site Furnishings
- 4 Updated Playground Equipment / Areas
- 5 Community Programs & Organized Events
- 6 Tennis
- 7 Walking / Jogging Path
- 8 Updated Playground Surfacing
- 9 Improved Lighting
- 10 Updated Hard Surface Courts
- 11 Unstructured Playscape with Natural Elements
- 12 Toddler Specific Playground Equipment
- 13 Ice Skating Area
- 14 Interactive Splash Fountain / Art Play Features
- 15 Ornamental Landscape Enhancements
- 16 All Ages Fitness Equipment / Course
- 17 Dog Park
- 18 Community Garden Plots
- 19 Interpretive / Education Elements or Garden
- 20 Climbing Wall
- 21 Volleyball
- 22 Horseshoes
- 23 Basketball
- 24 Pickleball
- 25 Bocce Ball
- 26 Wayfinding Signage / Park Activities Directory Map
- 27 Skate Park
- 28 Theme for Town Park
- 29 Chess
- 30 Other
- 31 Memorial Space

DILLON TOWN PARK

CONCEPT 1

JULY 9, 2013

SCALE: 1"=40'

GRAPHIC LEGEND



Park Pavilion
- restroom facilities
- destination point
- seating



Shade Structure
- seating
- relative to sports areas



Town Green
- multi-purpose field
- ball field remains
- small concerts
- town events



Gateways
- announce park entry
- town center archways
- way-finding signage



Playground Area
- age-specific play equip.
- destination point



Paths & Trails
- primary, secondary & tertiary hierarchy
- bench seating
- signage
- lighting



Park Plaza
- destination point
- gathering spaces
- relative to pavilion
- fountains, fire pits
- seating areas
- potential art space



Nodes
- trail intersections
- bench seating
- lighting



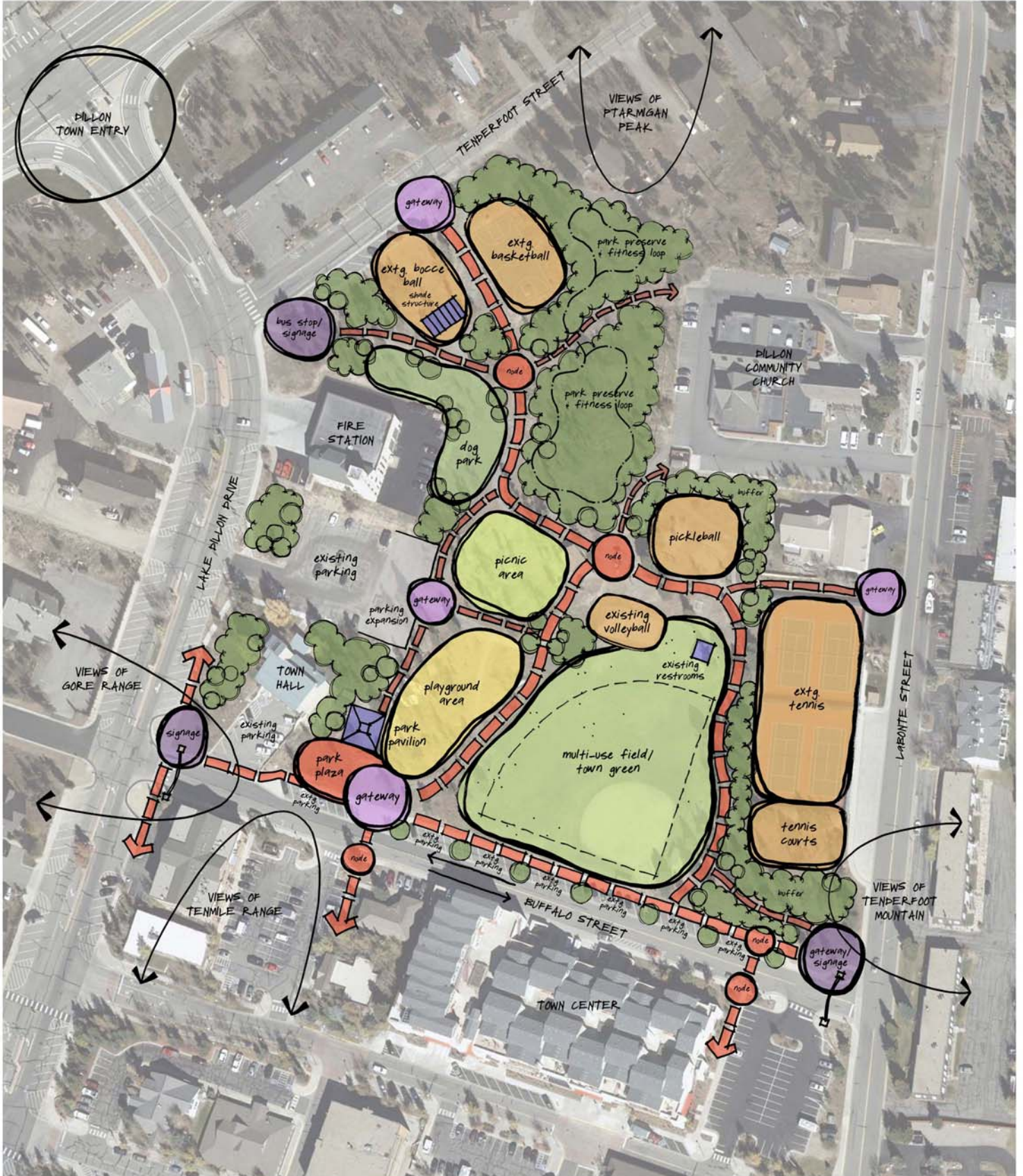
Bus Stop/ Signage
- bus shelter
- park signage
- lighting



Sports Areas
- existing & proposed tennis
- proposed pickle ball
- existing volleyball
- existing basketball
- existing bocce ball



Picnic Area
- small shelters
- picnic tables
- grills



DILLON TOWN PARK

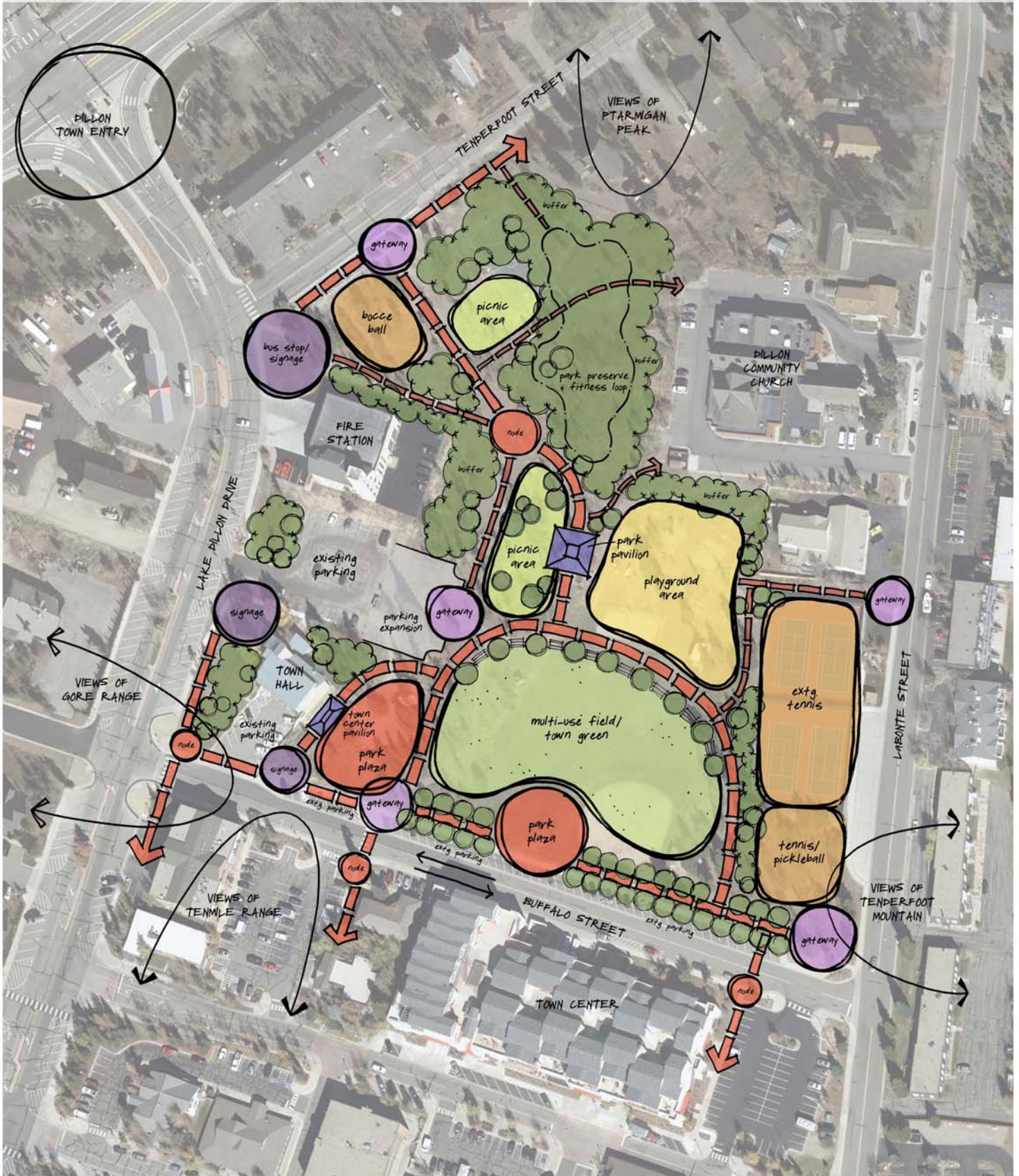
CONCEPT 2

JULY 9, 2013

SCALE: 1"=40'

GRAPHIC LEGEND

- | | | | | | | | |
|---|---|---|---|---|--|---|---|
|  | Park Pavilion
- restroom facilities
- destination point
- seating |  | Gateways
- announce park entry
- way-finding signage |  | Park Plaza
- destination point
- gathering spaces
- relative to pavilion
- fountains, fire pits
- seating areas
- potential art space |  | Bus Stop/ Signage
- bus shelter
- park signage
- lighting |
|  | Town Center Pavilion
- indoor and/or outdoor space
- 4-season use |  | Playground Area
- age-specific play equip.
- destination point |  | Nodes
- trail intersections
- bench seating
- lighting |  | Sports Areas
- existing & proposed tennis
- proposed pickle ball
- relocated bocce ball |
|  | Town Green
- multi-purpose field
- shelter north
- special events |  | Paths & Trails
- primary, secondary & tertiary
- hierarchy
- bench seating
- signage
- lighting | | |  | Picnic Areas
- shade structures
- picnic tables
- benches |



DILLON TOWN PARK

CONCEPT 3

JULY 9, 2013

SCALE: 1"=40'

GRAPHIC LEGEND



Park Pavilion
- restroom facilities
- central destination
- enclosed community rooms
- seating



Shade Structures
- informal meeting places
- seating



Town Green
- multi-purpose field
- shifted north
- volleyball incorporated
- special events



Gateways
- announce park entry
- way-finding signage



Playground Area
- age-specific play equip.
- destination point
- relative to park plaza & pavilion



Paths & Trails
- primary, secondary & tertiary hierarchy
- bench seating
- signage
- lighting



Park Plaza
- destination point
- gathering spaces
- relative to pavilion
- fountains, fire pits
- seating areas
- potential art space
- field overlook



Nodes
- trail intersections
- bench seating
- lighting



Bus Stop/ Signage
- bus shelter
- park signage
- lighting



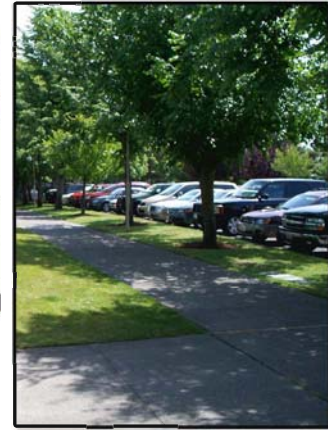
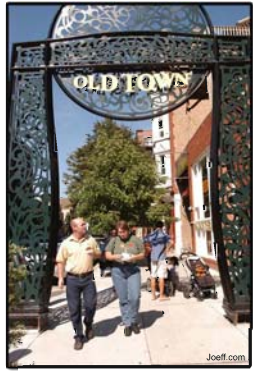
Sports Areas
- existing tennis
- proposed pickle ball
- proposed lawn volleyball
- relocated basketball
- and/or sport court
- existing bocce ball



Picnic Area
- shade structures
- picnic tables
- benches



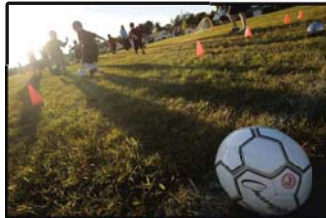
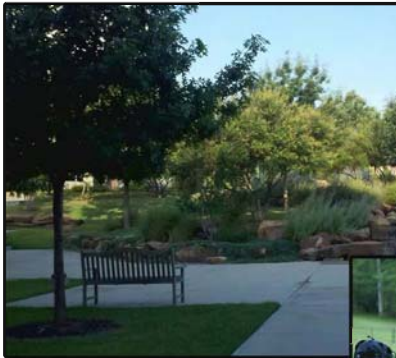
Buffalo Street Concepts



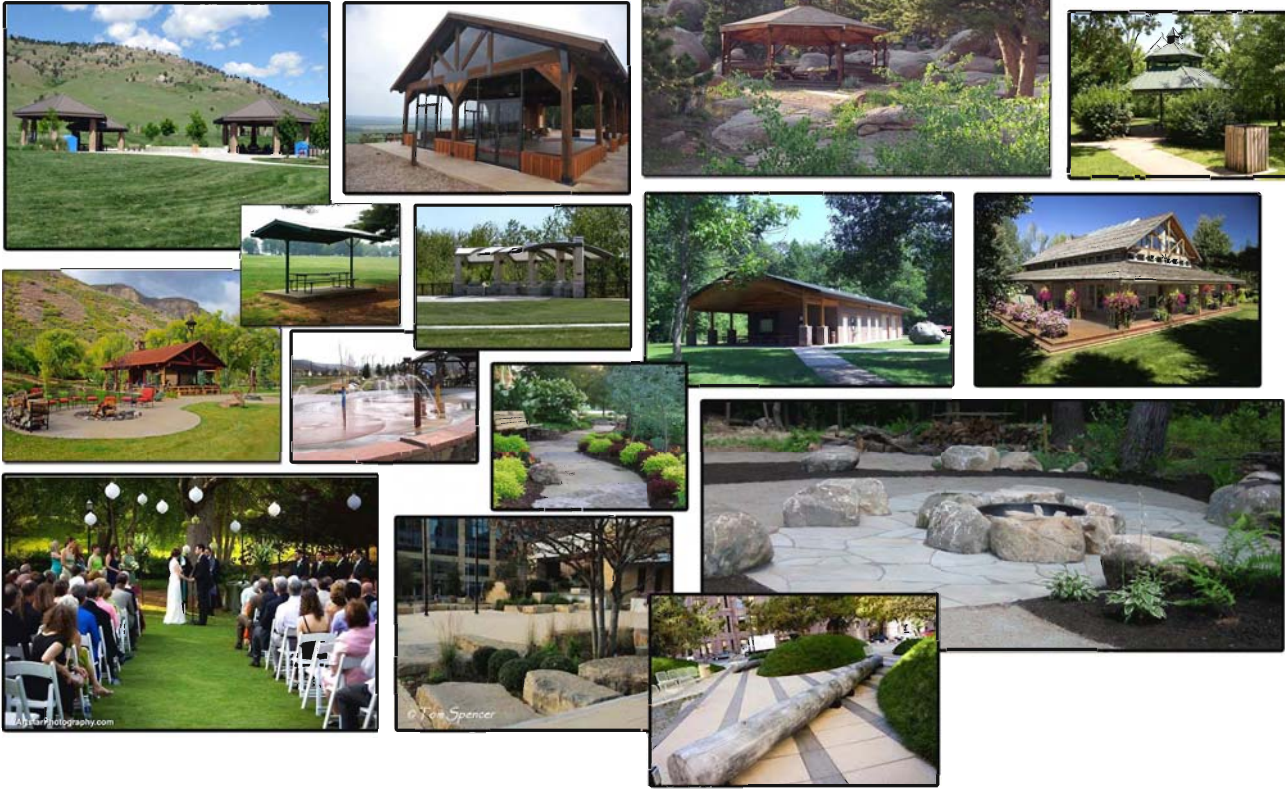
DILLON
TOWN PARK

TOWN PARK IMAGE CONCEPTS - JULY 2013

Town Green / Multipurpose Field Concepts



Pavilion / Plaza Concepts



Playground / Path Concepts














DILLON
TOWN PARK

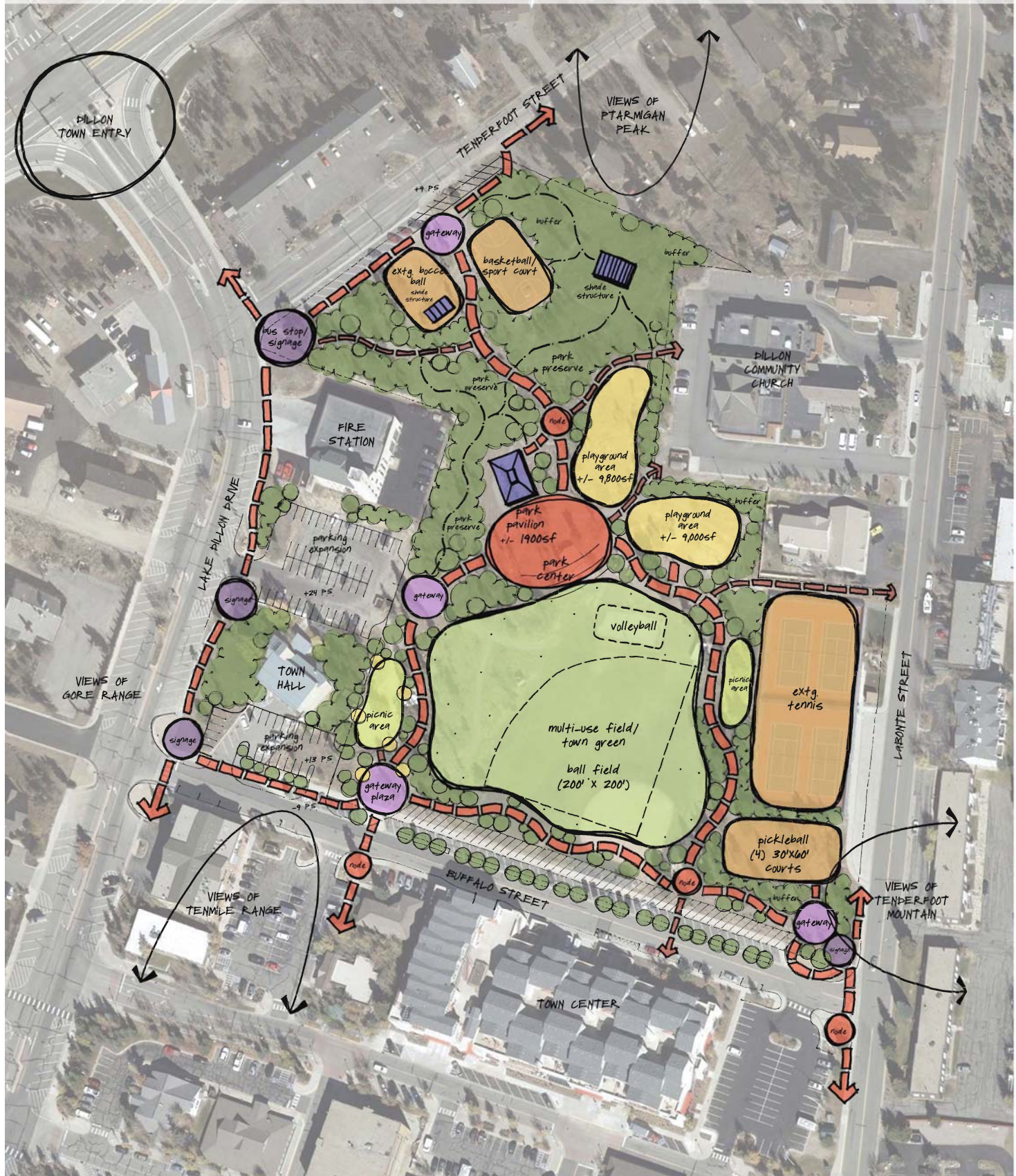
TOWN PARK IMAGE CONCEPTS - JULY 2013

DILLON TOWN PARK

CONCEPT 4 JULY 18, 2013
SCALE: 1"=40'

GRAPHIC LEGEND

- | | | | | | | | |
|---|---|---|--|---|--|---|---|
|  | Park Pavilion
- restroom facilities
- central destination
- enclosed community rooms
- seating |  | Gateways
- announce park entry
- way-finding signage |  | Park Plaza
- destination point
- gathering spaces
- relative to pavilion
- fountains, fire pits
- seating areas
- potential art space
- field overlook |  | Bus Stop/ Signage
- bus shelter
- park signage
- lighting |
|  | Shade Structures
- informal meeting places
- seating |  | Playground Area
- age-specific play equip.
- destination point
- relative to park plaza & pavilion |  | Nodes
- trail intersections
- bench seating
- lighting |  | Sports Areas
- existing tennis
- proposed pickle ball
- proposed lawn volleyball
- relocated basketball
- and/or sport court
- existing bocce ball |
|  | Town Green
- multi-purpose field
- shifted north
- volleyball incorporated
- special events |  | Paths & Trails
- primary, secondary & tertiary hierarchy
- bench seating
- signage
- lighting |  | Picnic Area
- shade structures
- picnic tables
- benches | | |



DILLON TOWN PARK

MASTER PLAN AUGUST 6, 2013

SCALE: 1"=40'



GRAPHIC LEGEND

- | | | | | |
|--|--|---|---|--|
| <p>1 Park Pavilion / Plaza</p> <ul style="list-style-type: none"> - restroom facilities - central destination - enclosed community room possibility - +/- 1,800 SF Pavilion - landscape terracing - potential fire pit/ water feature <p>2 Shade Structures</p> <ul style="list-style-type: none"> - informal meeting places - seating areas <p>3 Town Green</p> <ul style="list-style-type: none"> - multi-purpose field - ball infield artificial turf - special event opportunities - temporary netting - with flagpoles incorporated | <p>4 Gateways</p> <ul style="list-style-type: none"> - park entry points - gateway elements - specialty paving - landscaped areas - wayfinding signage - potential art space/ water feature <p>5 Playground Area</p> <ul style="list-style-type: none"> - age-specific play equip. - shade structures - climbing / natural playscape elements incorporated <p>6 Nodes</p> <ul style="list-style-type: none"> - trail intersections - wayfinding signage - bench seating - lighting | <p>7 Pickleball Courts</p> <ul style="list-style-type: none"> - (4) 30' x 60' courts - ball wall incorporated - vegetative / landscape terracing to separate from existing tennis courts <p>8 Signage</p> <ul style="list-style-type: none"> - signage for Town Park - landscaped areas - lighting <p>9 Bus Stop/ Signage</p> <ul style="list-style-type: none"> - bus shelter - park signage - lighting / benches <p>10 Parking Areas</p> <ul style="list-style-type: none"> - total parking: 187 spaces | <p>11 Buffalo Street Area</p> <ul style="list-style-type: none"> - angled parking - landscaped edge - street median to enhance Buffalo St. edge, create separation from street - shade structure / arbor - gateways incorporated - seating - lighting <p>12 Picnic Area</p> <ul style="list-style-type: none"> - shade structures - picnic tables - benches - natural playscape elements | <p>13 Park Preserve</p> <ul style="list-style-type: none"> - shade structure - trails - benches - landscape areas - interpretive elements - lighting <p>Paths & Trails</p> <ul style="list-style-type: none"> - primary trails & Buffalo St. to be concrete - secondary trails to be asphalt - tertiary trails to be compacted gravel - bench seating - signage - lighting |
|--|--|---|---|--|



DILLON TOWN PARK

FARMER'S MARKET CONCEPTS - AUGUST 2013



RUFALO STREET LAYOUT

(90) VENDOR TENTS SHOWN - 10' x 10'

6-Aug-13

**DILLON TOWN PARK
PRELIMINARY COST ESTIMATE**

1. General Site Rough Grading	\$ 25,000.00
a. Labor and equipment	
b. Trucking	
2. Removal, Demo and Relocation of Existing Elements	\$ 50,000.00
a. Remove and dispose of existing pavilion	
b. Remove and dispose of or relocate existing play equipment	
c. Remove and dispose existing ballfield backstop and fence	
d. Remove/relocate existing restroom	
e. Relocate existing shade structures	
f. Remove and dispose existing tables and benches	
g. Remove and dispose existing asphalt paths	
h. Misc. removal	
3. Utilities	\$ 300,000.00
a. Storm sewer	
b. Water and sewer to restroom	
c. Electric to pavilion, restroom and lighting	
4. Buffalo Street Modifications	\$ 100,000.00
a. Remove and dispose existing asphalt at proposed median and parking	
b. Remove and dispose of existing concrete curb and sidewalk at proposed median and parking.	
c. Grading and prep for new median and parking	
d. New asphalt and striping at parking	
e. New concrete curb at medians and parking edge	
f. Median planting and irrigation	
5. Parking Expansion North of Town Hall Building	\$ 40,000.00
a. Grading, demolition and disposal	
b. New asphalt and striping	
6. Parking Expansion at Police Entry South of Town Hall Building	\$ 35,000.00
a. Grading, demolition and disposal	
b. New asphalt and striping	
7. Paths	\$ 115,000.00
a. Primary concrete paths	
b. Secondary asphalt paths	
c. Lighting	

8. Pavilion	\$ 210,000.00
a. Fine Grading and prep	
b. Pavilion structure and restroom	
c. Concrete paving	
e. Tables	
9. Park Center Plaza	\$ 65,000.00
a. Fine grading and prep	
b. Concrete paving	
c. Boulders	
d. Fire pit	
e. Site furnishings	
f. Lighting	
g. Planting and irrigation	
10. Play Structures	\$ 200,000.00
a. Toddler and youth play structures	
b. Grading and prep	
c. Concrete paving	
d. Site furnishings	
e. Small shade structures	
f. Lighting	
g. Planting and irrigation	
11. Multi-use Field	\$ 100,000.00
a. Finish grading and prep	
b. Sod	
c. Irrigation	
d. Removable backstop	
12. Gateways - (4)	\$ 150,000.00
a. Grading and prep	
b. Concrete paving	
c. Vertical feature elements	
d. Site furnishings	
e. Boulders	
f. Lighting	
g. Planting and irrigation	
13. Buffalo Street Promenade	\$ 125,000.00
a. Grading and prep	
b. Paving in addition to primary path circulation	
c. Small shade structures	
d. Boulders	
e. Site furnishings	
f. Lighting	
g. Planting and irrigation	

14. Signage	\$ 40,000.00
a. Primary at street corners	
b. Secondary at gateways	
c. Wayfinding/internal park	
15. Pickleball Courts	\$ 220,000.00
a. Grading and prep	
b. Court surface and fencing	
c. Shade structure	
d. Planting and irrigation	
16. Park Preserve	\$ 170,000.00
a. Finish grading	
b. Small shelter	
c. Site furnishings	
d. Boulders	
e. Gravel path	
f. Lighting	
g. Planting and irrigation	
17. Landscape Buffers	\$ 95,000.00
a. Finish grading	
b. Planting and irrigation	
18. Miscellaneous Amenities	\$ 35,000.00
a. Site furnishings	
b. Fitness stations	
c. Secondary/organic play elements	
d. Lighting	
GRAND TOTAL	\$ 2,075,000.00