



FIRESTONE CENTRAL PARK MASTER PLAN

TOWN OF FIRESTONE BOARD OF TRUSTEES
WORK SESSION NO. 5

19 May 2021

DESIGNWORKSHOP



AGENDA

1. Schedule / Process
2. What We Heard
3. Master plan Alternatives

ROAD MAP

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT
Phase 1: Analysis										
Task 1. Pre-Design	█	█*								
Task 2. Site Analysis		█	█*							
Task 3. Market Study		█	█	█	█	█				
Phase 2: Design										
Task 4. Programming / Framework			█	█*						
Task 5. Plan Alternatives				█	█*	█	█*			
Task 6. Preferred Plan						█	█*	█	█*	
Phase 3: Wrap Up										
Task 7. Operations and Maintenance						█	█	█		
Task 8. Final Document							█	█*		
Task 9. Adoption								█	█	
Post Contract Marketing for Rec. Center Vote								█	█	█

* Indicates Board of Trustees Worksession

What We Heard



Promenade as organizing element



Carbon Valley Recreation District pool zone



Regionally attractive sports facilities . . .



. . . With destinations for locals



15,000 sf mixed use building



Priority of views



Accommodate tournament parking and circulation



Recreation center targeting 14 acres for future expansion

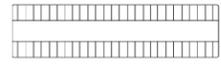


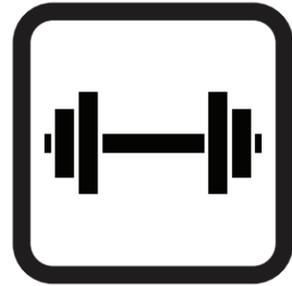
Master Plan Concepts



Parking Precedent Study

Program parking requirements

 = 50 Spaces



Rec-center

Precedent Facility	Facility area	Parking Spaces
Apex Center	128,000 sq. ft	266
Trailwinds Aquatic Center	74,000 sq. ft	266
Trailwinds Rec Center	74,000 sq. ft	400
Carbon Valley Rec Center	47,000 sq. ft	163
Pirates Cove	100,000 sq. ft	266
Aurora Rec Center	49,000 sq. ft	231

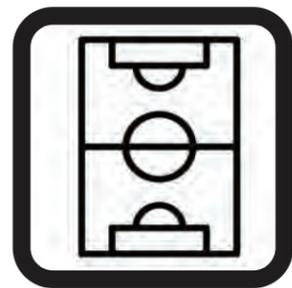
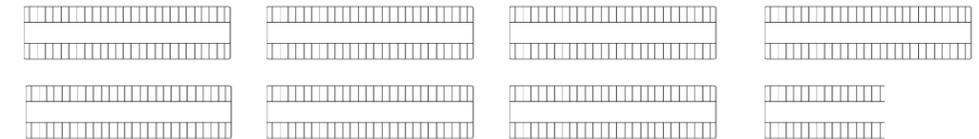
Firestone - 60,000 sq. ft
Requires - 265 Parking Spaces
 1 Parking space/297 sq. ft



Baseball

Facility	no. fields	Parking Spaces
Willow Lane, Boise	6 Fields	247
California Redding Park	5 Fields	344
Louisville Slugger complex	12 Fields	1,432

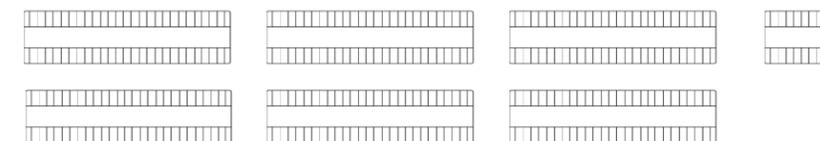
Firestone - 5 Fields
Requires: 76 spaces per field = 375 Spaces
 1 Parking space/963 sq. ft



Multi-use

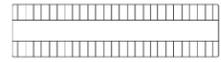
Facility	no. fields	Parking Spaces
Pleasant View Sports	9 Fields	415
Grande Sports World	9 Fields	199
California Reddling Park	4 Fields	224

Firestone - 7 Fields
Requires: 45 spaces per field = 315 Spaces
 1 Parking space/1,689 sq. ft



Parking Precedent Study

Program parking requirements

 = 50 Spaces



Playground

Precedent Facility	Facility area	Parking Spaces
Carpenters Park	19,814 sq. ft	93
Denver Premium outlet	43,960 sq. ft	132

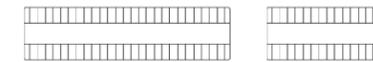
Firestone - 32,000 sq. ft
Requires - 113 Parking Spaces
 1 Parking space/282 sq. ft



Ropes Course

Facility	Facility area	Parking Spaces
Open air adventure park	2,466 sq. ft	19
SOAR adventure tower	9,811 sq. ft	69

Firestone - 10,000 sq. ft
Requires: 71 spaces
 1 Parking space/139 sq. ft



Amphitheater

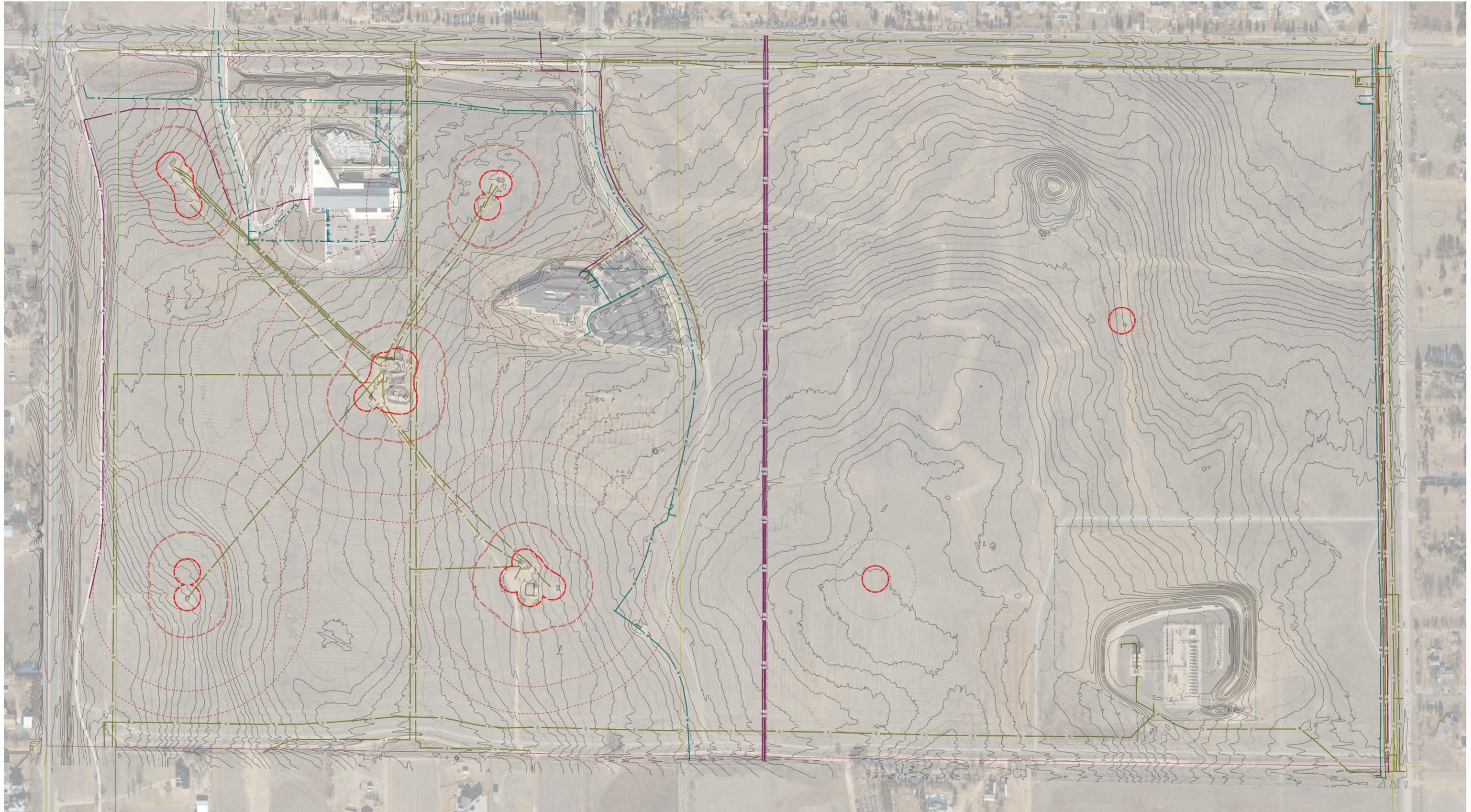
Facility	Facility area	Parking Spaces
Phillip Miller Park	13,378 sq. ft	133
Red Rocks	67,833 sq. ft	685
Warren Community	28,278 sq. ft	54

Firestone - 36,000 sq. ft
Requires: 290 Parking spaces
 1 Parking space/126 sq. ft



Easements

Easements and constraints that are taken into consideration during the design phase.
Oil and gas setbacks include 50', 150', 350' and 500'.



Masterplan Concepts

Three Distinct Options

The following three concepts represent the culmination of the design process to create the most suitable framework for co-locating regional sporting facilities and a community-oriented park.

Option 1



The Promenade

This concept emphasizes the promenade as organizing element. The promenade encompasses tiered plinths that drop 5-7 foot at each plinth transition from east to west. This is intended to maximize long distance views to Longs Peak and the Mummy Range. It also concentrates activities west of the recreation center site.

The mixed-use building is located on the south side of the spine road, anchoring the east end of the promenade and providing concessions to the multi-use fields.

The recreation center is still land-locked, and limited in expansion potential.

The southern multi-use fields line up along an arc, encompassing the park's heart at the recreation center and amphitheater.

The baseball/softball fields are consolidated to the northeast, and are linked back to the recreation center by the dry creek bed weaving through.

Option 2



The Spokes

This concept modifies Option 1 in an effort to reduce the amount of infrastructure required and to consolidate activity centers.

The promenade is in the same location, but the activities are more dense. The promenade encompasses three tiered plinths that drop 5-7 foot at each plinth transition from east to west. This is intended to maximize long distance views to Longs Peak and the Mummy Range. It also concentrates activities west of the recreation center site.

The mixed-use building still anchors the east end of the promenade, but it provides concessions to the pool area rather than the multi-use fields.

The recreation center is still land-locked, and limited in expansion potential.

The southern multi-use fields line up along an arc, but the southern road has been eliminated to reduce infrastructure.

The baseball/softball fields are consolidated to the northeast, and are linked back to the recreation center by the dry creek bed weaving through.

Option 3



The Promenade Extended

This concept seeks to minimize the negative impact of the spine road in connecting the various program opportunities in the park. The promenade is the central organizing element, forming a sort of hub for the entire site. The promenade continues beyond the spine road, linking through the entirety of the park. Recent view studies suggest that this reverse curve of the promenade will open up views to the front range even better than the Concept 1 arc, and will slope toward the west to maximize the long distance views from the mixed-use building/community green.

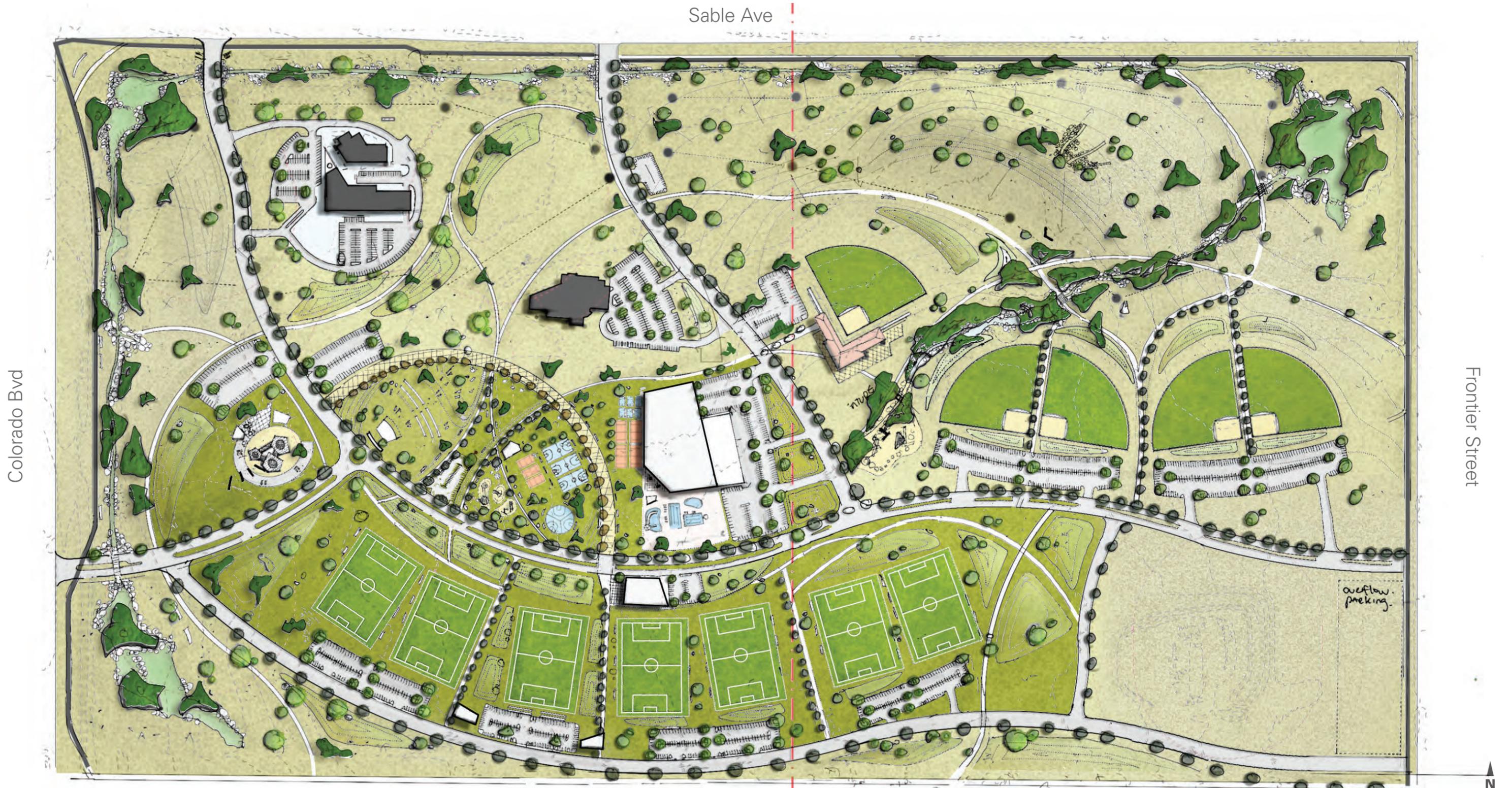
The rec-center is moved to the east of the library, about 750' from Sable, tucked behind varied sized berms. The building will be visible, but intriguing rather than obtrusive. This also allows the most flexibility for future expansion of the recreation center and sport courts.

The mixed-use building anchors the east end of the promenade, as well as the intersection of Park Ave and the spine road. It is a key part of the Firestone Hub zone within the promenade.

The multi-use fields are located on an arc which provides views to all the fields from the promenade. As the lawns and promenade are elevated above the fields, this is a great opportunity to provide food truck and informal plaza space.

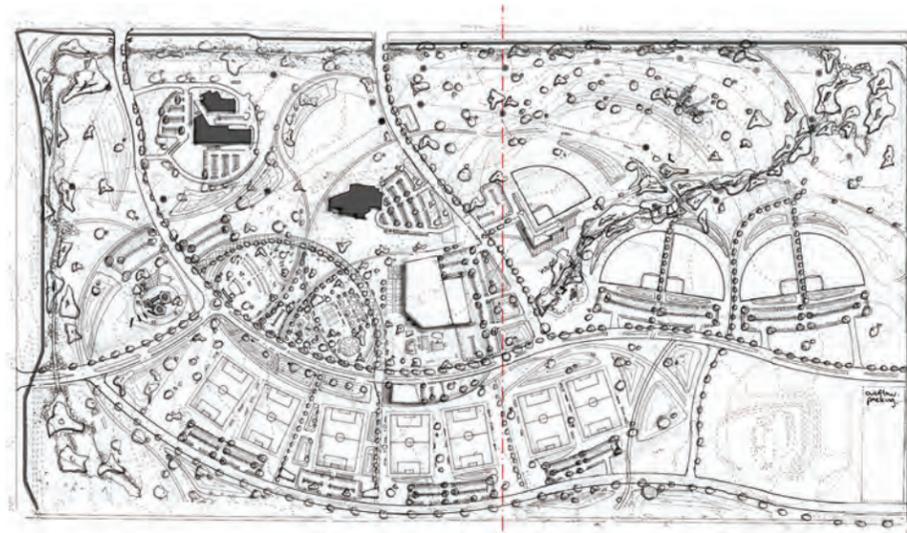
Option 1 - The Promenade

Illustrative Plan



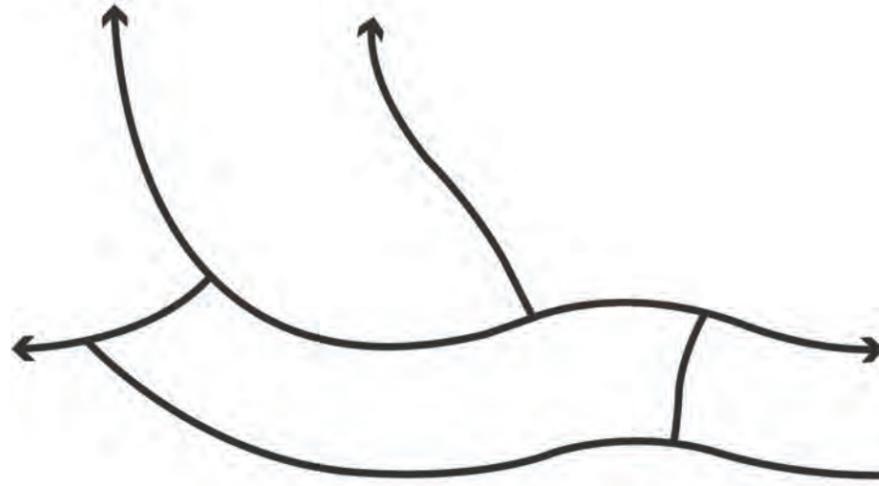
Option 1 - The Promenade

Diagrams



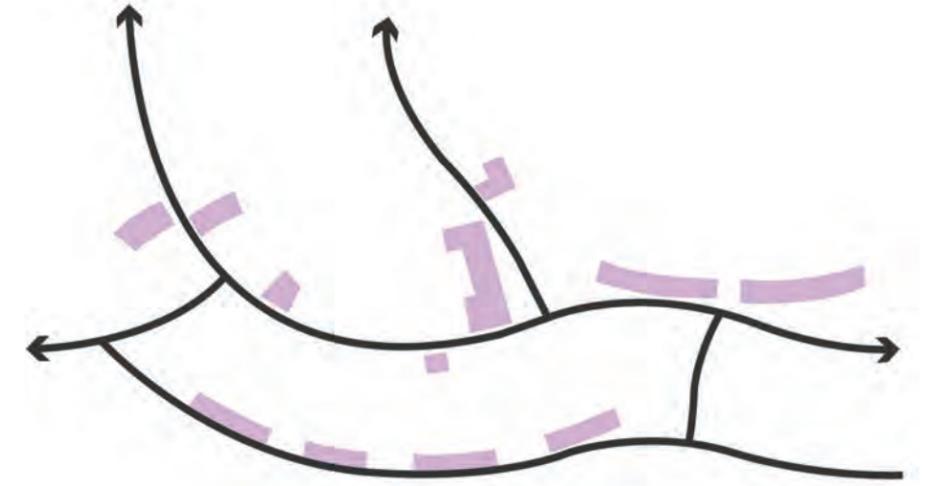
Roads

The access off of Colorado Blvd "T"s in to the primary spine terminating its view on a key community space.



Parking

Parking is located in smaller parcels across the site to reduce walking times and create clusters of activity



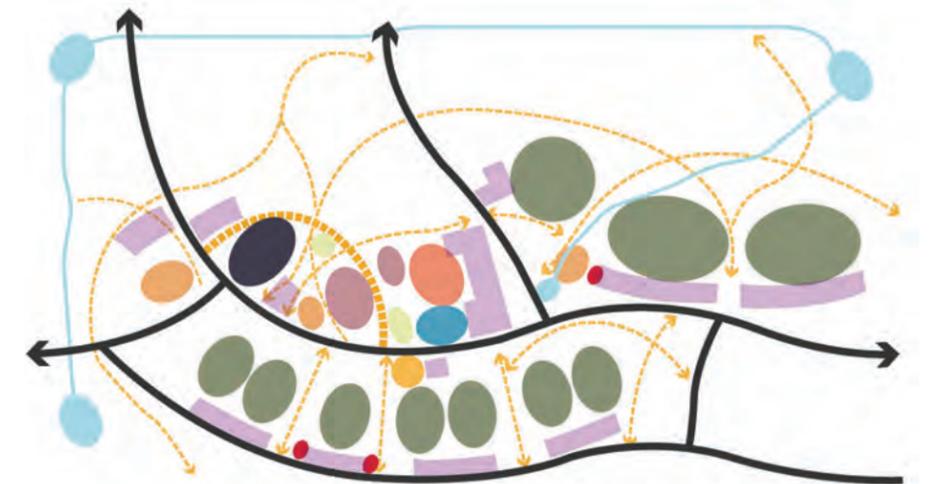
Activities

Program destinations are concentrated along the inside of the promenade in the western half of the park, surrounded by the civic buildings. Sports fields are consolidated to the east and south of the park.



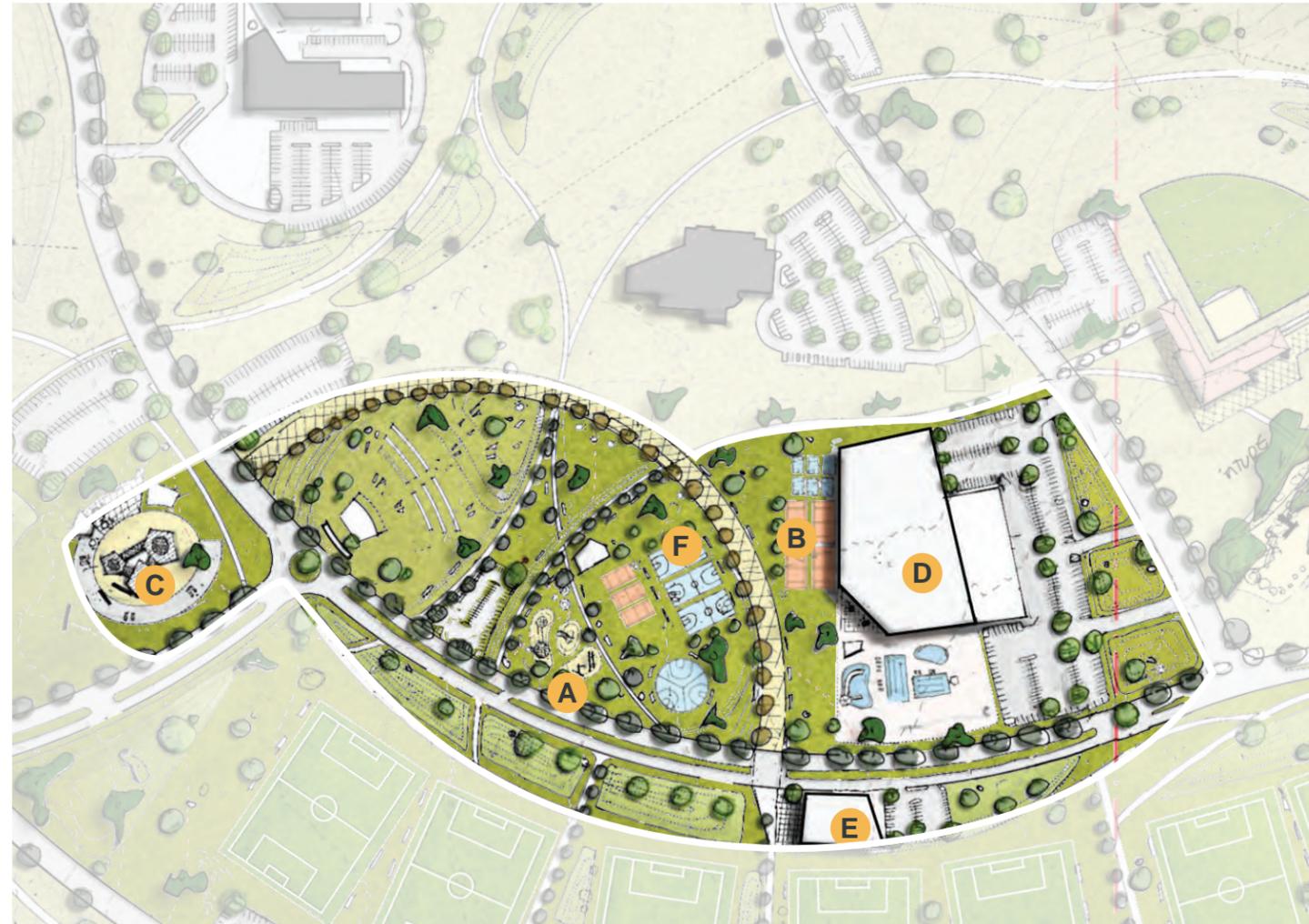
Paths

This concept relies on the fluid nature of the roads, paths and berms to give a smooth relationship between each activity.



Option 1 - The Promenade

Illustrative Enlargement



Play



Court Sports



Court Sports



Ropes Course



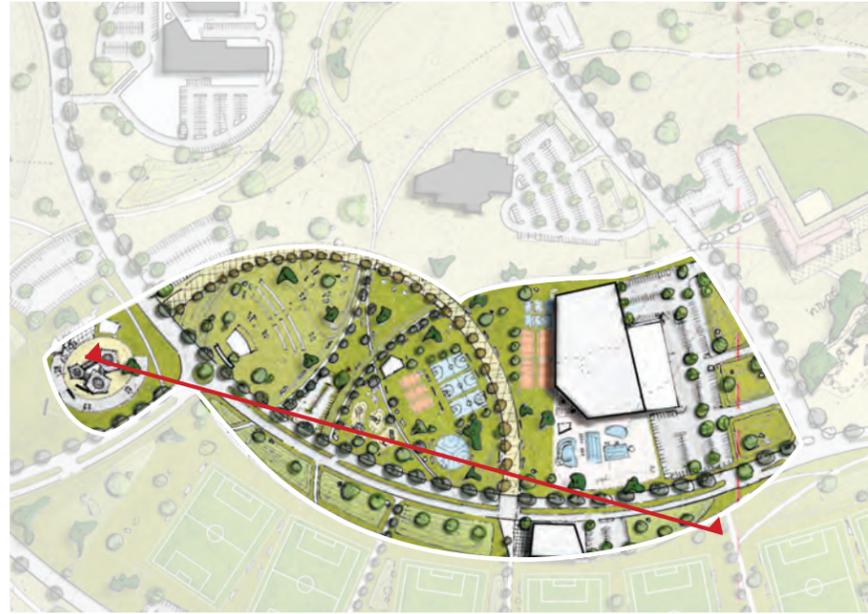
Rec Center



1876

Option 1 - The Promenade

Illustrative Section



Option 1 - The Promenade

Illustrative Enlargement



Natural Berm seating



Sledding hill



Drainage buffer



Pavilions



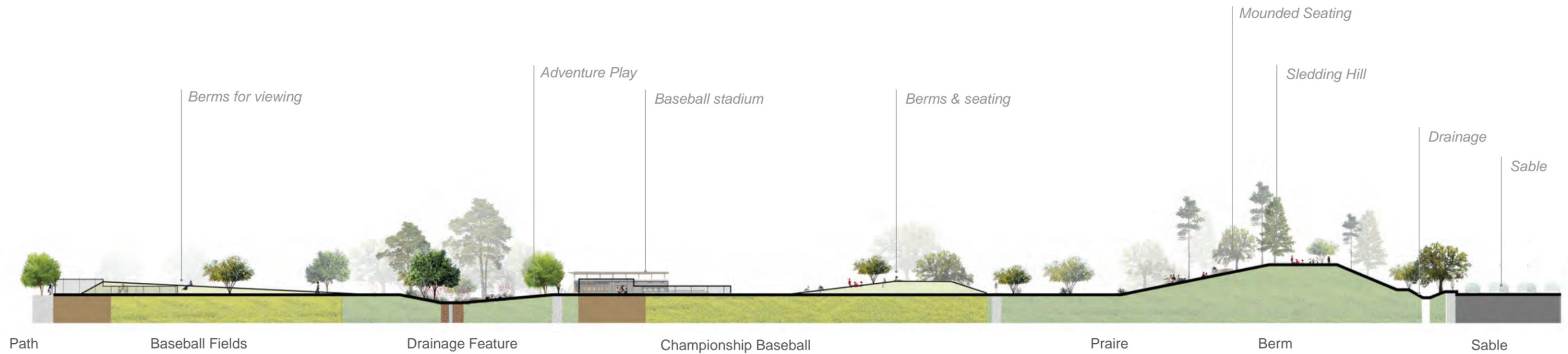
Adventure Play



Parking

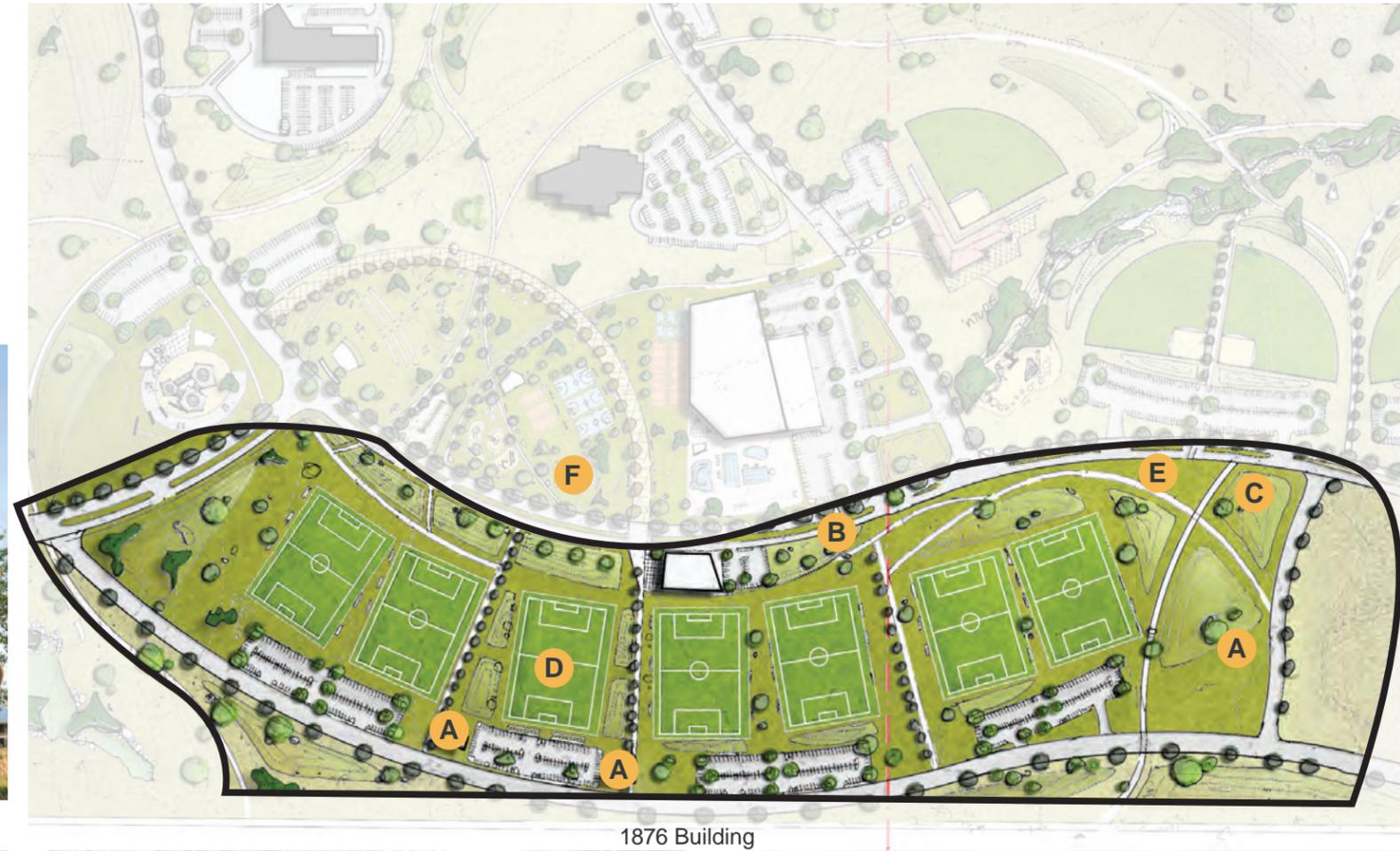
Option 1 - The Promenade

Illustrative Section



Option 1 - The Promenade

Illustrative Enlargement



1876 Building



A

Pavilions



F

Pavilions

Play opportunity



B

Mounding/seating



C

Adventure Play



D

Championship Field



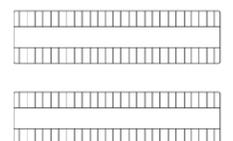
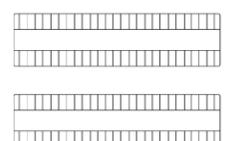
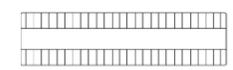
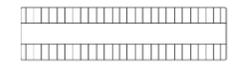
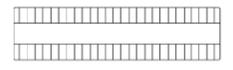
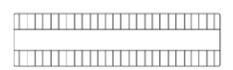
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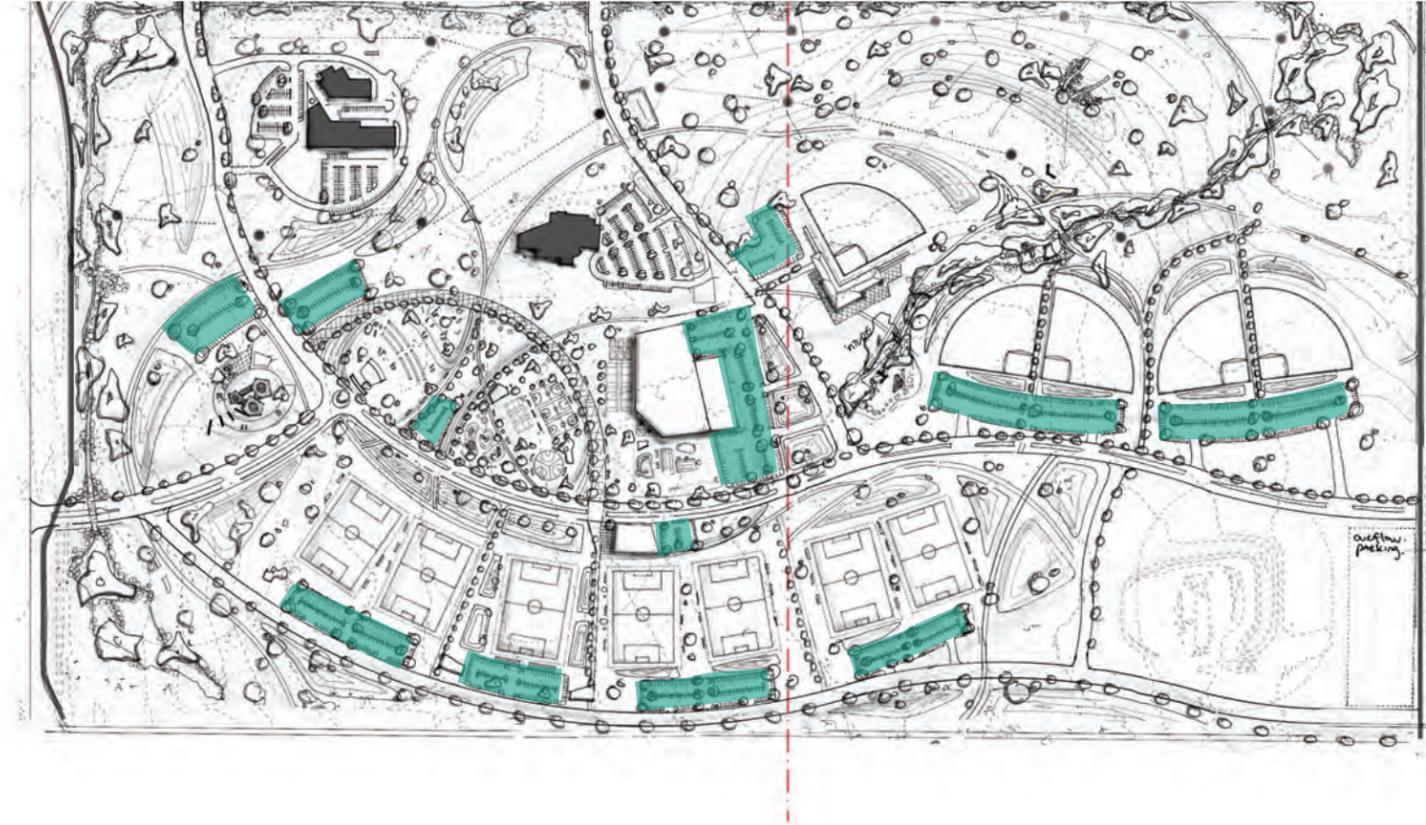
Seating

Option 1 - The Promenade

Parking Provided

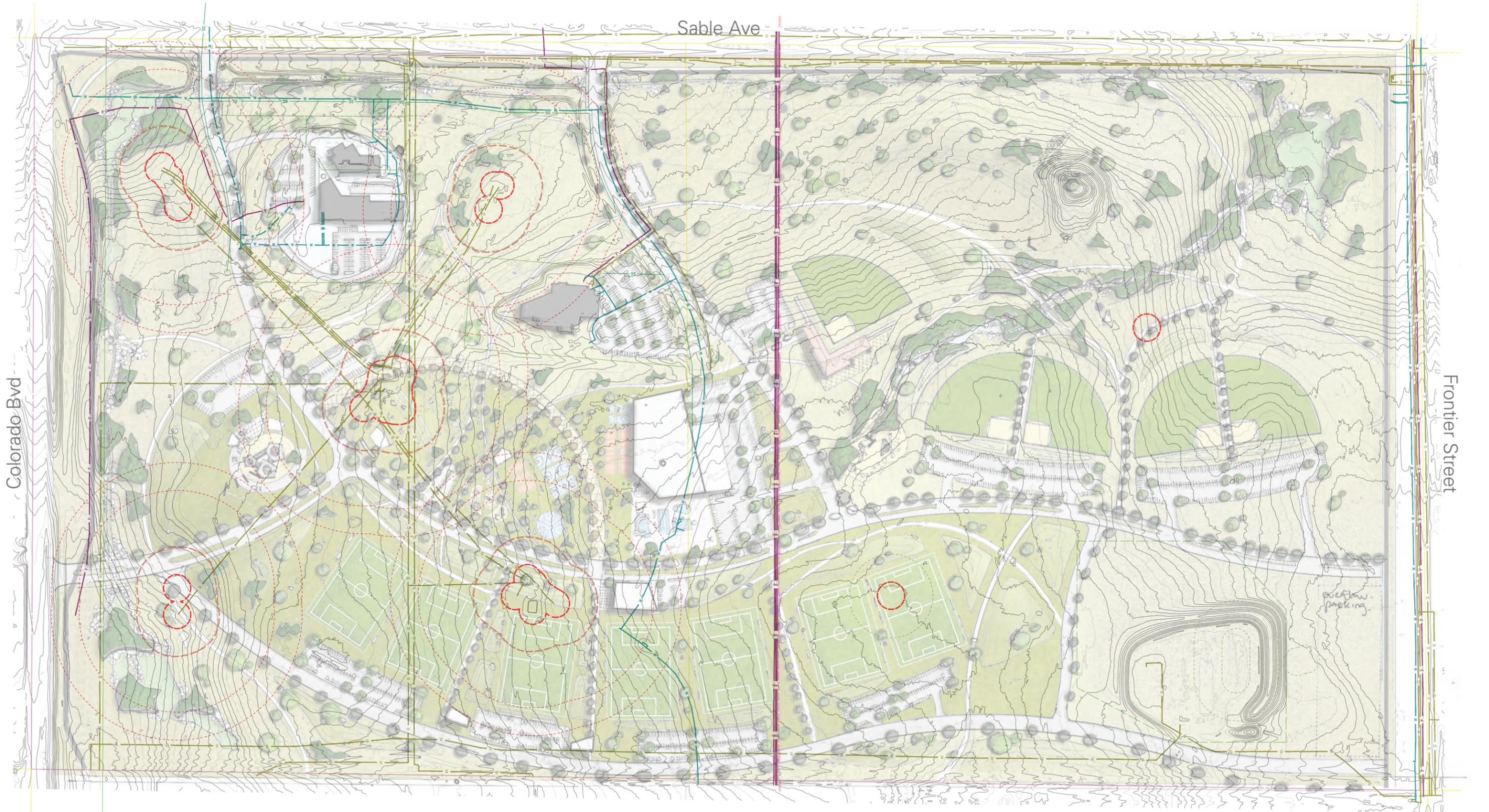
Requirements per use

	<p>265 Spaces 1/297 sq. ft Provided - 350</p>				
<p>Rec-center</p>					
	<p>75 Spaces = 375 1/963 sq. ft Provided - 700</p>				
<p>Baseball</p>					
	<p>40-50 Spaces = 350 1/1,689 sq. ft Provided - 800</p>				
<p>Multi-use</p>					
	<p>50 Spaces 1/139 sq. ft Provided - 100</p>				
<p>Playground</p>					
	<p>113 Spaces 1/282 sq. ft Provided - 125</p>				
<p>Ropes Course</p>					
	<p>133 Spaces 1/275 sq. ft Provided - 150</p>				
<p>Amphitheater</p>					



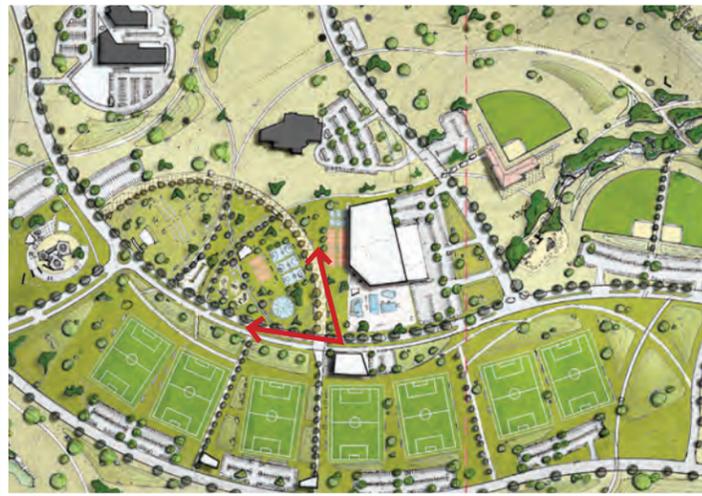
Option 1 - The Promenade

Easement Overlay



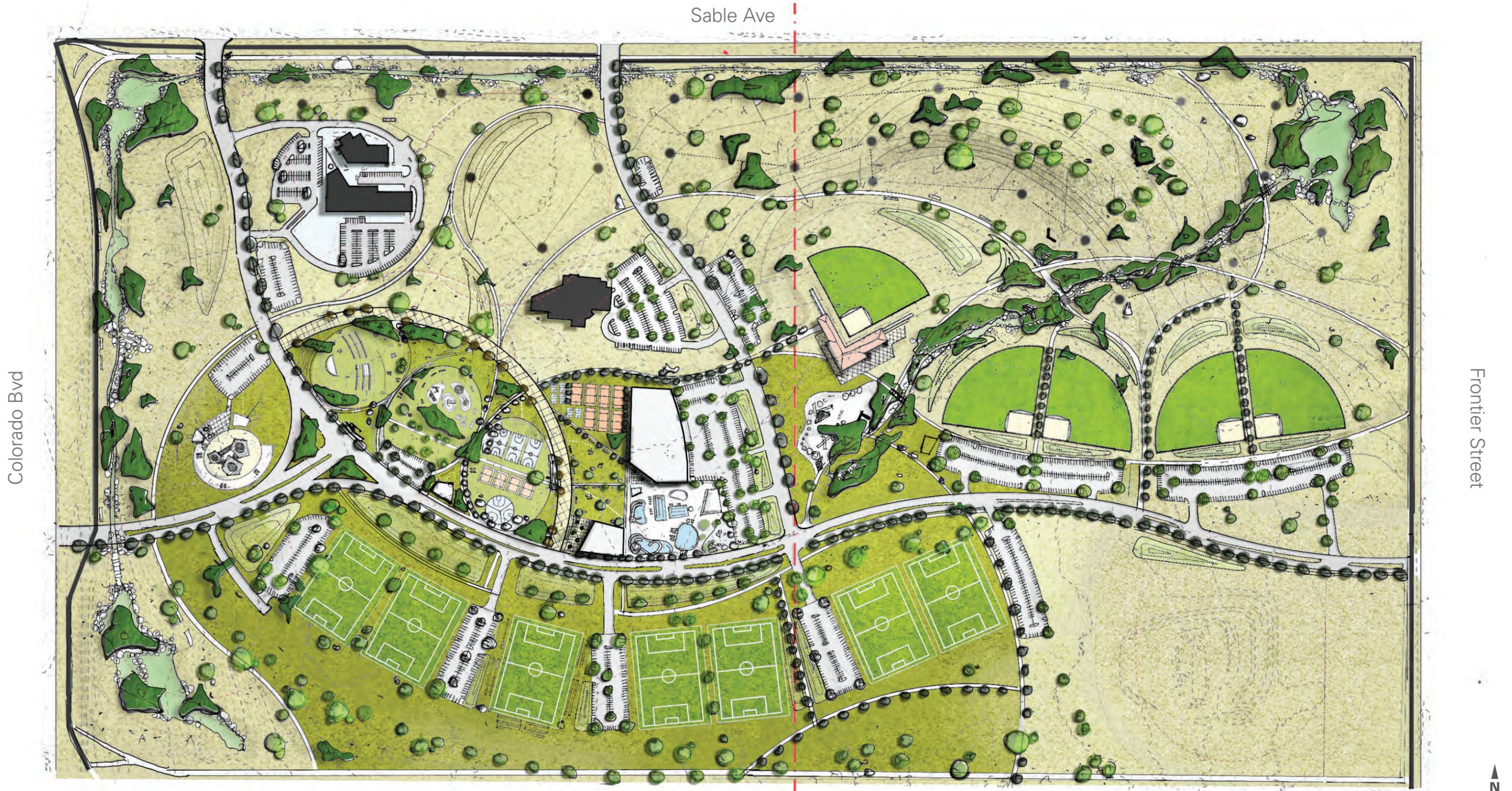
Option 1 - The Promenade

Impressionistic Perspective - Promenade to mountains



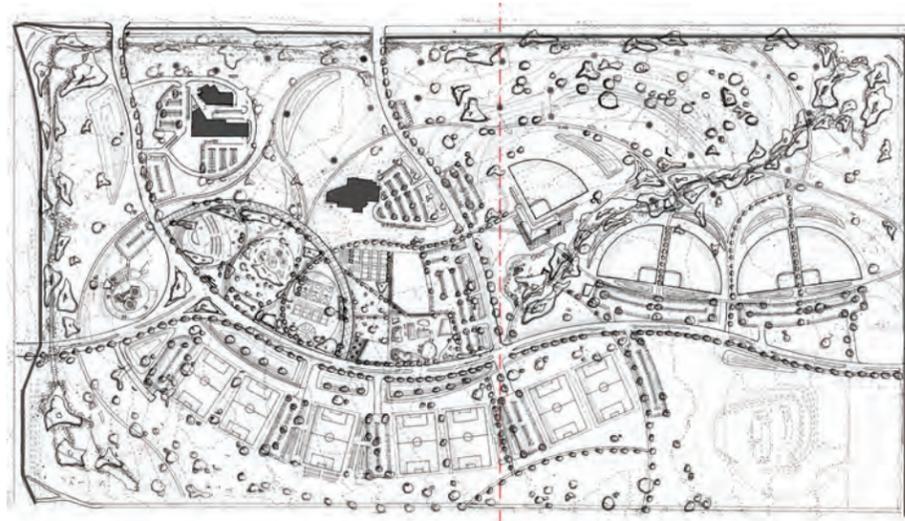
Option 2 - The Spokes

Illustrative Plan



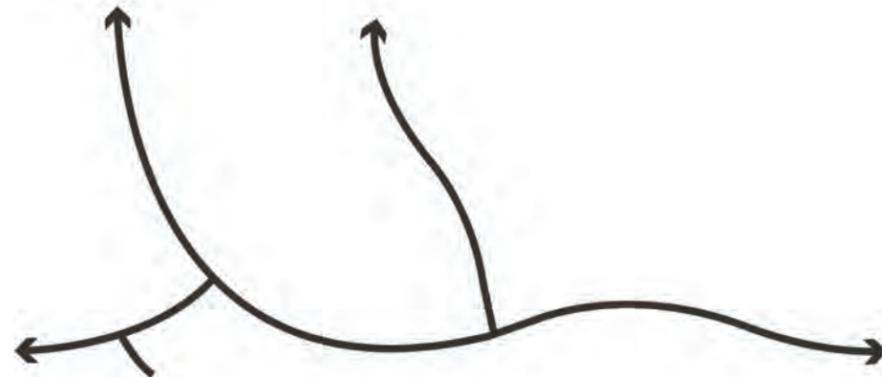
Option 2 - The Spokes

Diagrams



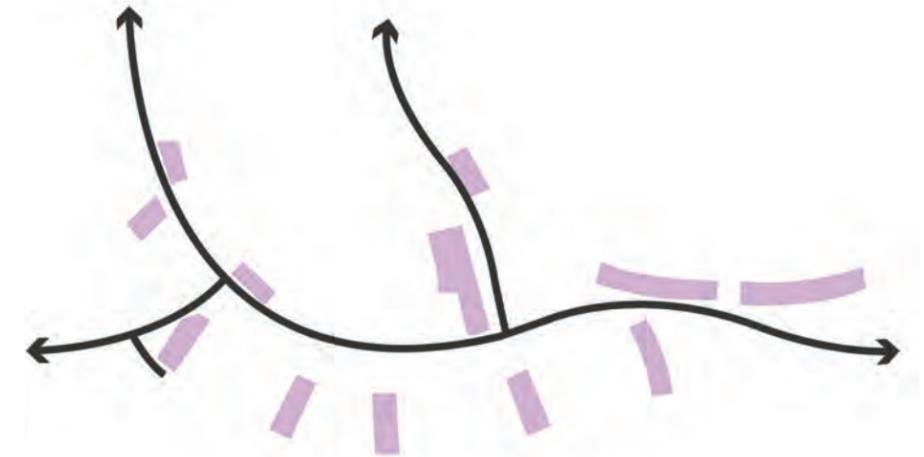
Roads

The access off of Colorado Blvd "T"s in to the primary spine terminating its view on a key community space.



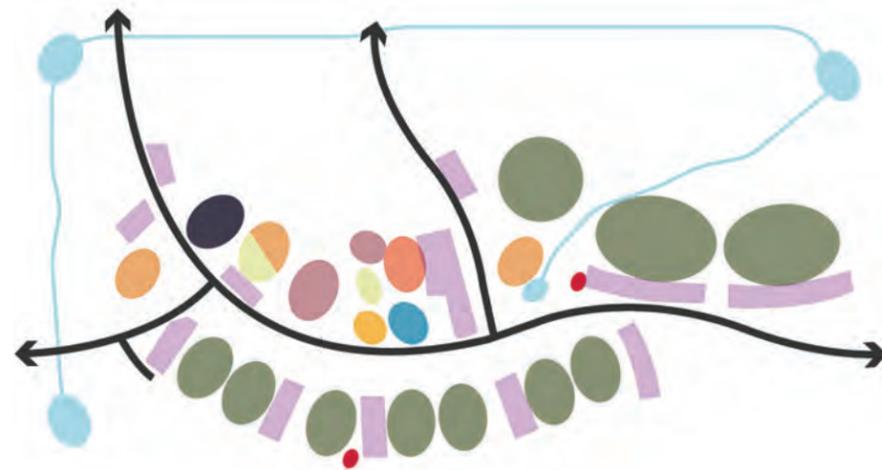
Parking

Parking is located in smaller parcels across the site to reduce walking times and create clusters of activity



Activities

Program destinations are concentrated along the inside of the promenade in the western half of the park, surrounded by the civic buildings. Sports fields are consolidated to the east and south of the park.



Paths

This concept relies on the fluid nature of the roads, paths and berms to give a smooth relationship between each activity.



Option 2 - The Spokes

Illustrative Enlargement



Play



Court Sports



Aquatic



Ropes Course



Rec Center



1876

Option 2 - The Spokes

Illustrative Section



Option 2 - The Spokes

Illustrative Enlargement



Natural Berm seating



Sledding hill



Drainage buffer



Pavilions



Adventure Play



Parking

Option 2 - The Spokes

Illustrative Section



Option 2 - The Spokes

Illustrative Enlargement



Mounding/seating

Championship Field

Play opportunity

Pavilions



Option 2 - The Spokes

Illustrative Enlargement



Pavilions



Mounding/seating



Play opportunity



Play



Championship Field

Option 2 - The Spokes

Parking Provided

Requirements per use



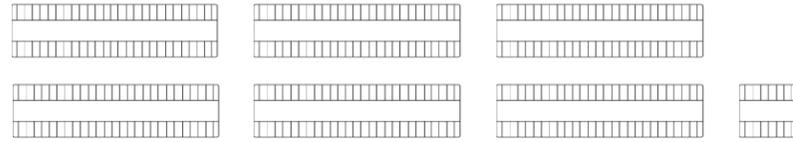
Rec-center

265 Spaces
1/297 sq. ft
Provided - 350



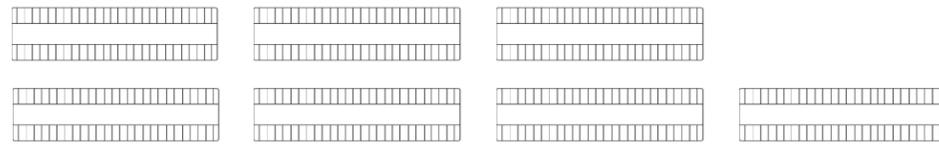
Baseball

75 Spaces = 375
1/963 sq. ft
Provided - 700



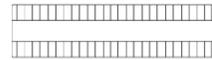
Multi-use

40-50 Spaces = 350
1/1,689 sq. ft
Provided - 800



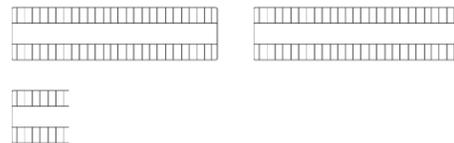
Playground

44 Spaces
1/139 sq. ft
Provided - 100



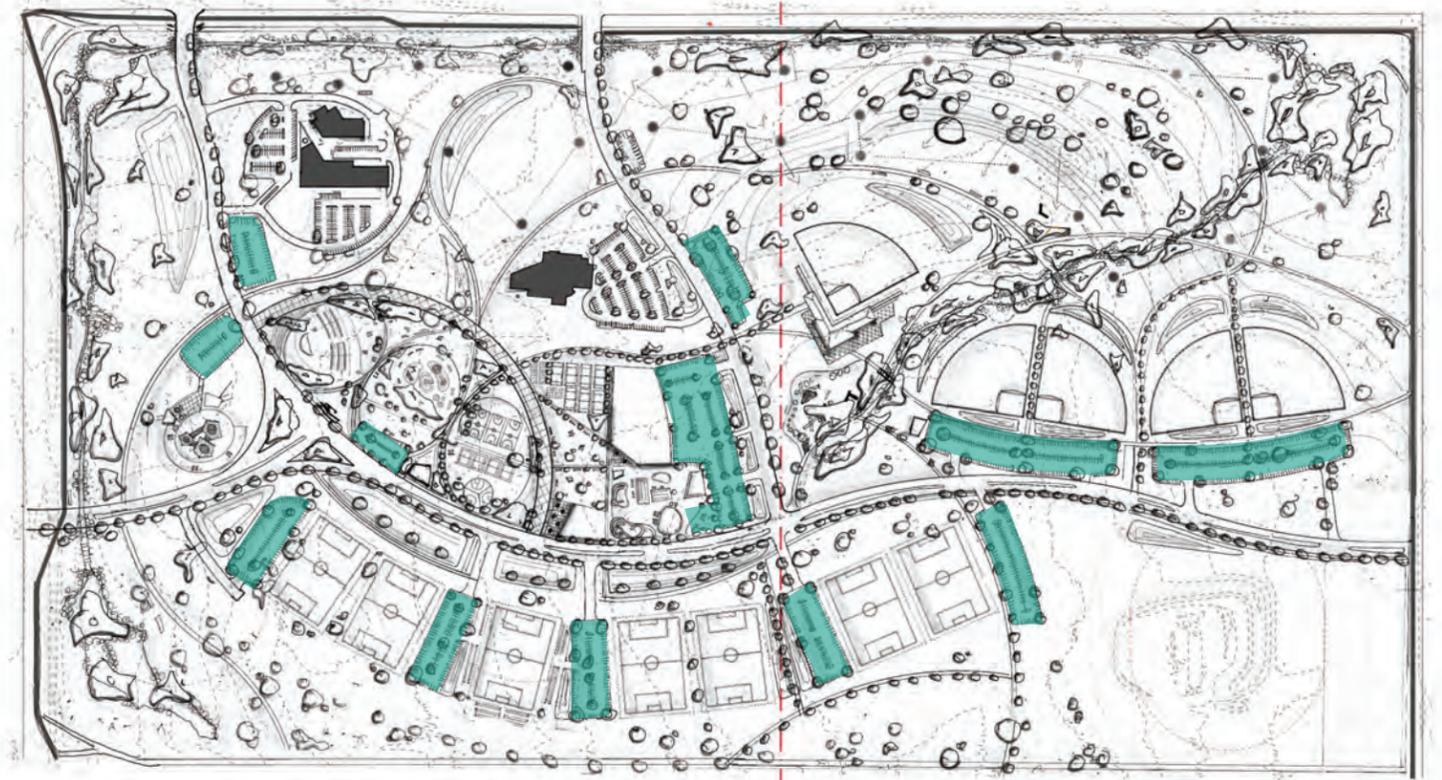
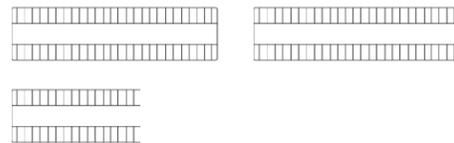
Ropes Course

113 Spaces
1/282 sq. ft
Provided - 150



Amphitheater

133 Spaces
1/275 sq. ft
Provided - 150



Option 2 - The Spokes

Easement Overlay



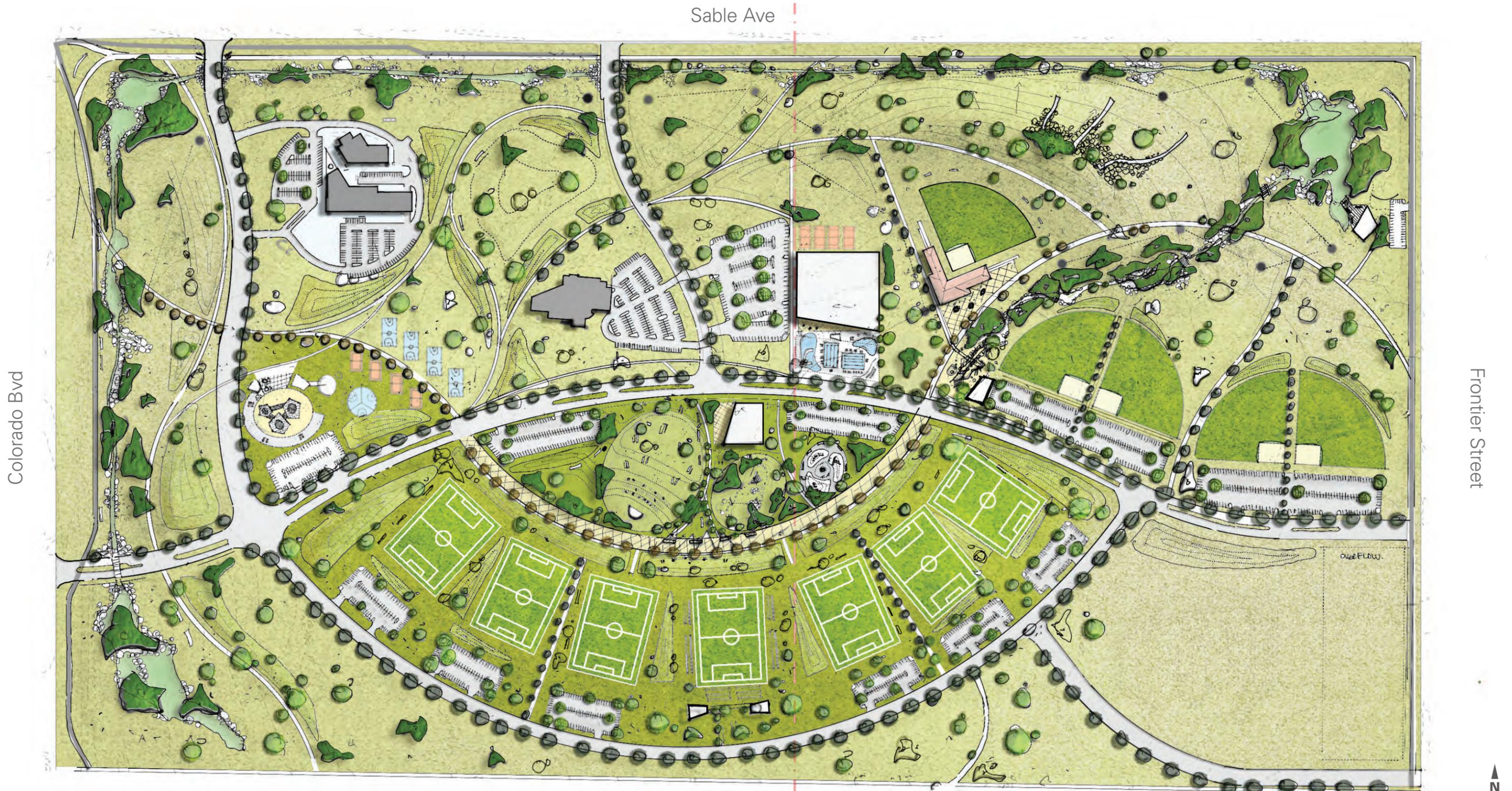
Option 2 - The Spokes

Impressionistic Perspective - Nature play between baseball fields



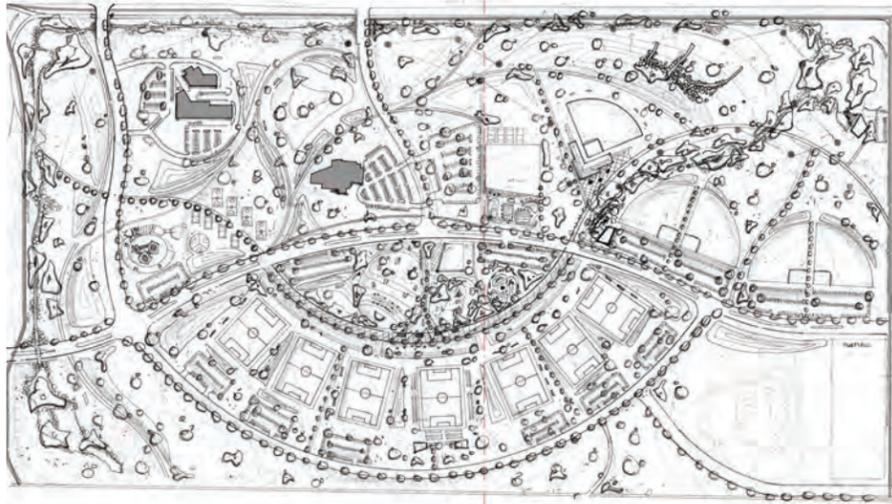
Option 3 - The Promenade Extended

Illustrative Plan



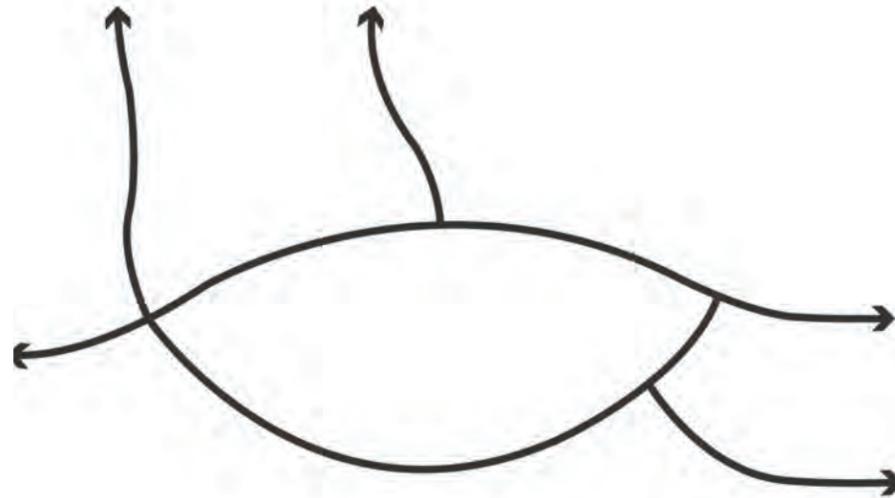
Option 3 - The Promenade Extended

Diagrams



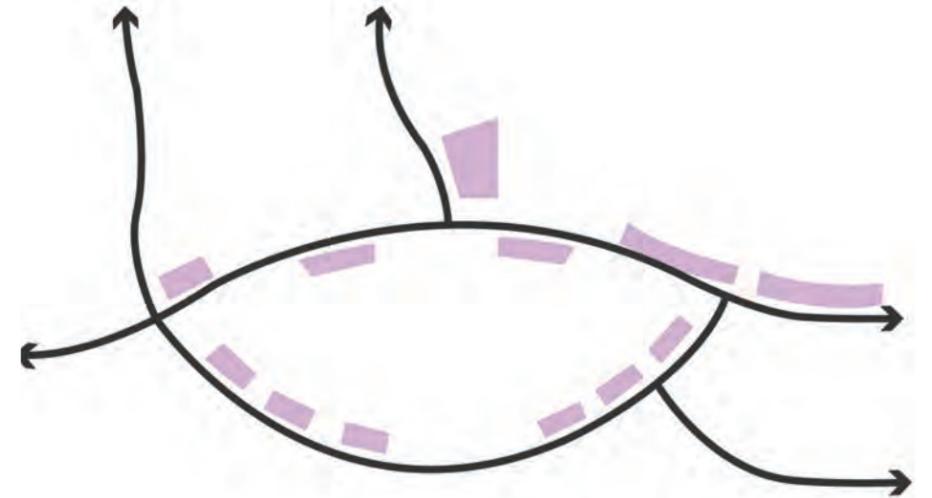
Roads

The primary spine runs east / west, linking Colorado Blvd directly to the interior destinations.



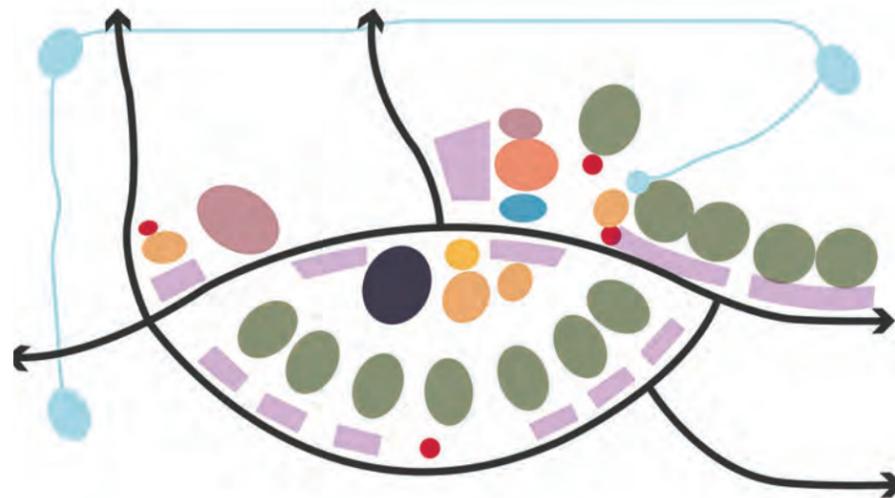
Parking

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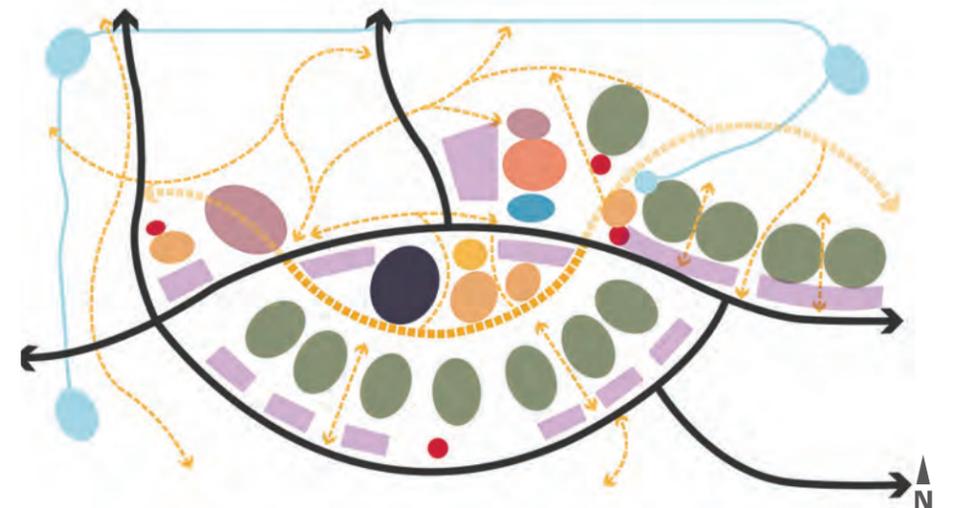
Activities

Program destinations are strung out along the length of the curved promenade, like pearls on a necklace. Local activities are concentrated at the heart of the park, but still easily connected to the edges.



Paths

The Promenade extends beyond the spine road to link program destinations at either end.



Option 3 - The Promenade Extended

Illustrative Enlargement



Sledding Hill



Outdoor Fitness



Drainage



Adventure Play



Rec Center



Baseball Seating

Option 3 - The Promenade Extended

Illustrative Section



Rec Center

Championship field

Sledding hill/mounding

Tickets and Toilets



Aquatic and Rec

Parking

Drainage

Nature Play

Baseball Field

Option 3 - The Promenade Extended

Illustrative Enlargement



Lawn space



Promenade



Court Sports



1876 Building



Ropes Course



Amphitheater

Option 3 - The Promenade Extended

Illustrative Enlargement



Promenade

Championship Field



Seating



Mounding/seating



Play opportunity



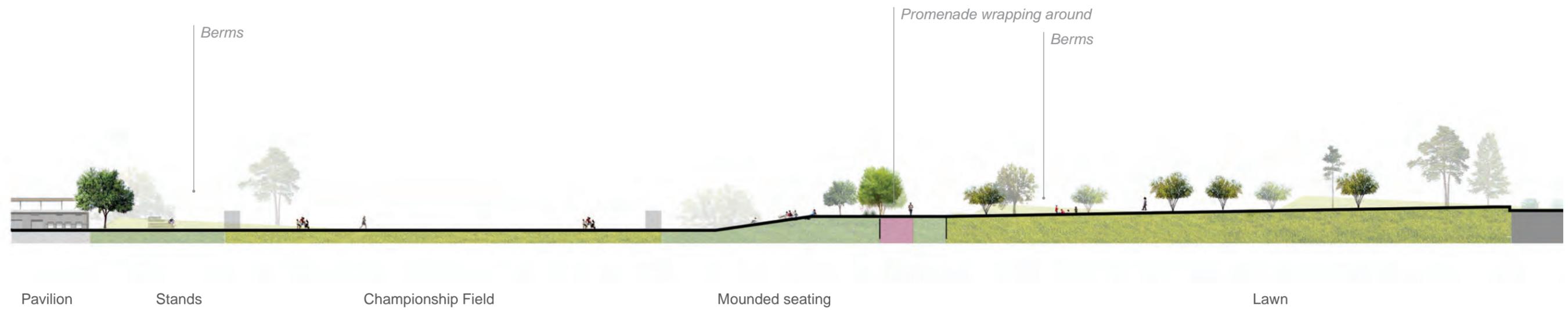
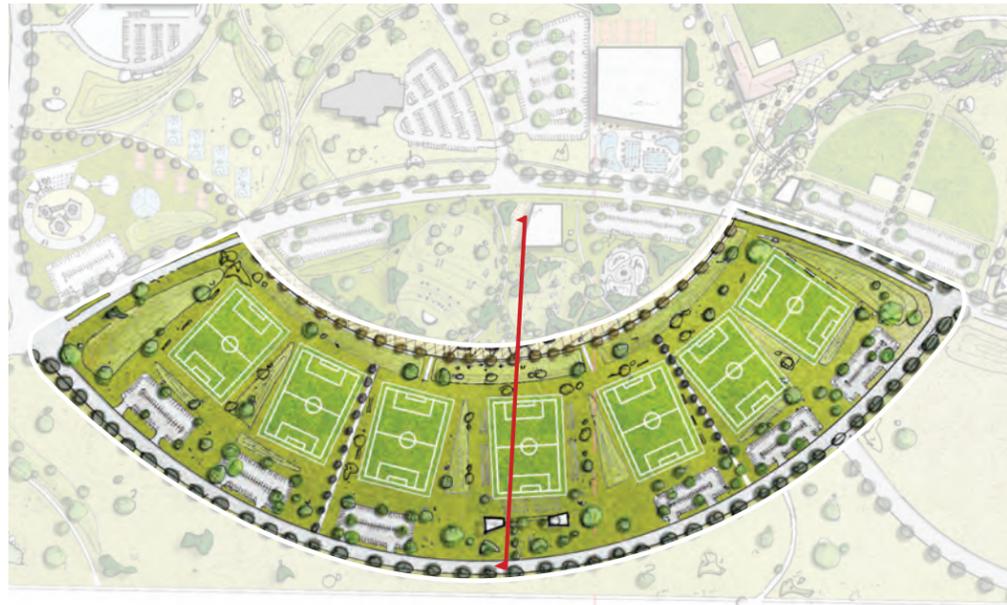
Food Trucks



Mounding/seating

Option 3 - The Promenade Extended

Illustrative Section



Option 3 - The Promenade Extended

Parking Provided

Requirements per use



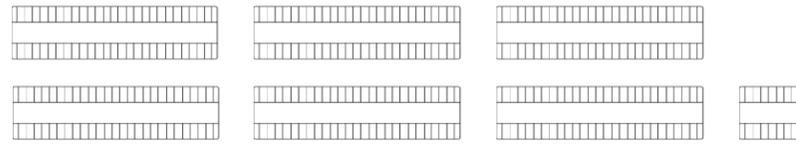
Rec-center

265 Spaces
1/297 sq. ft
Provided - 350



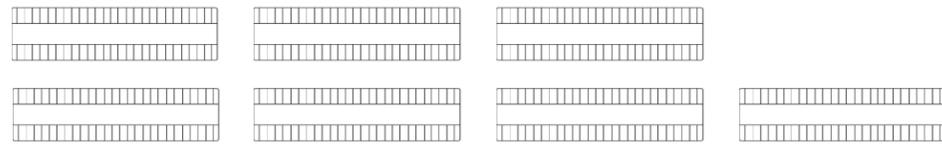
Baseball

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Multi-use

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Provided - 600



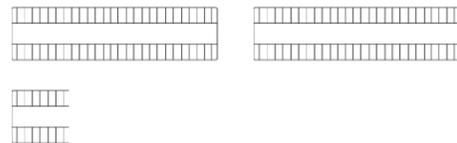
Playground

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1/139 sq. ft
Provided - 100



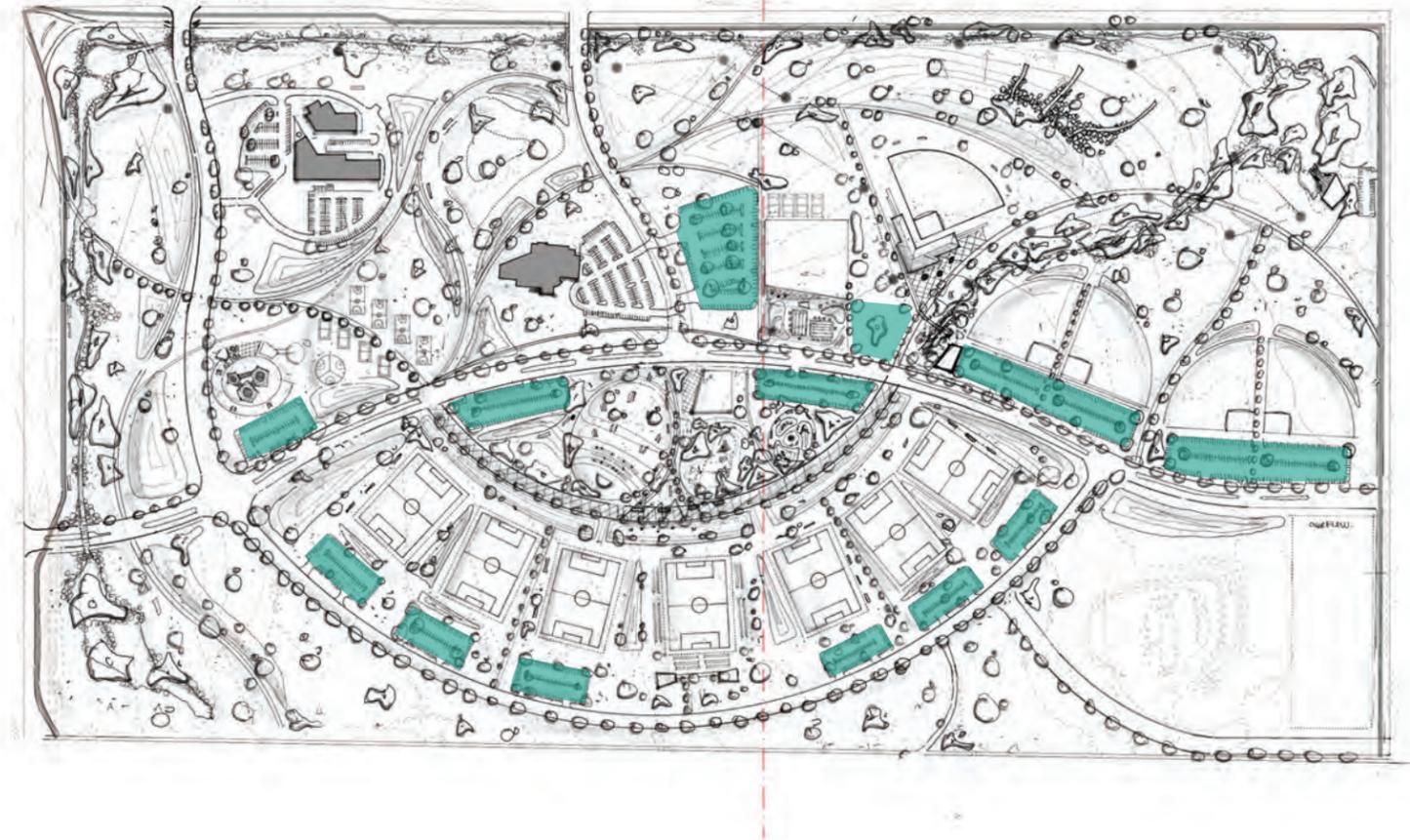
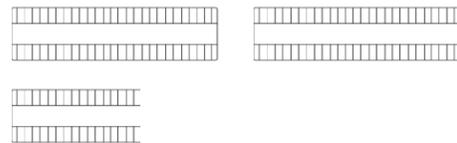
Ropes Course

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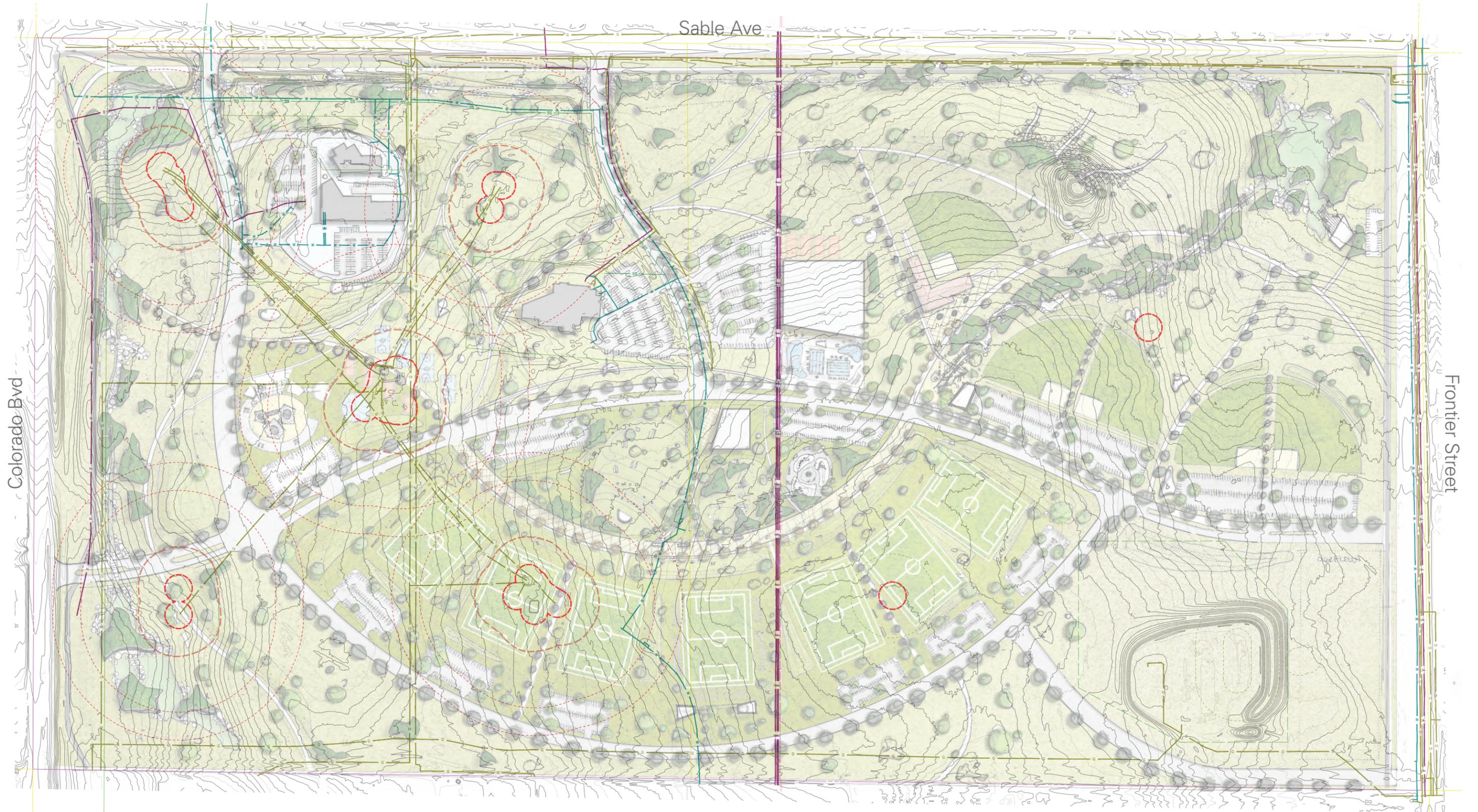
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1/275 sq. ft
Provided - 200



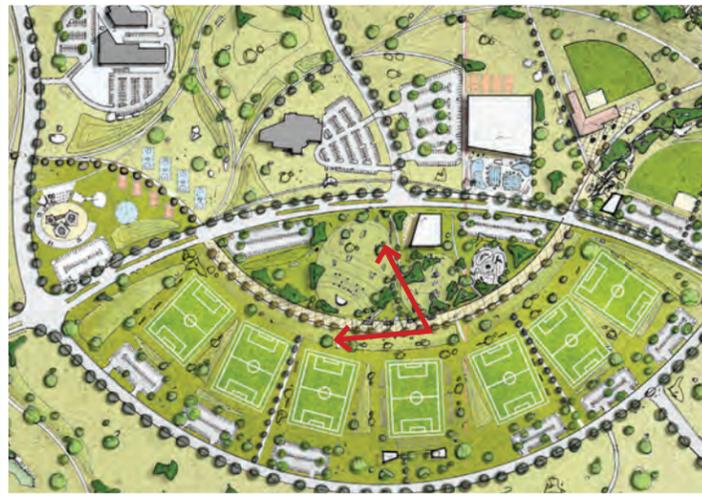
Option 3 - The Promenade Extended

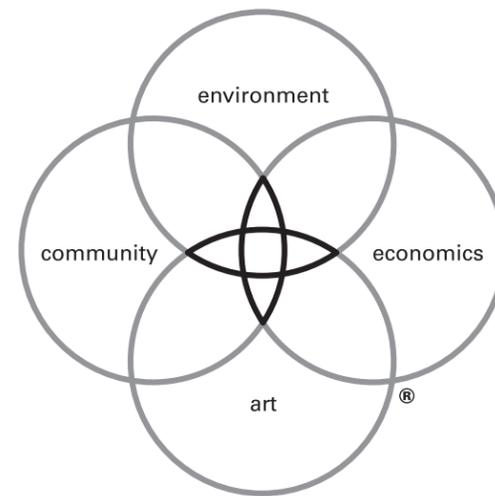
Easement Overlay



Option 3

Impressionistic Perspective - The promenade to amphitheater





DW LEGACY DESIGN®

We believe that when environment, economics, art and community are combined in harmony with the dictates of the land and needs of society, magical places result — sustainable places of timeless beauty, significant value and enduring quality, places that lift the spirit.

Design Workshop is dedicated to creating Legacy projects for our clients, for society and for the well-being of our planet.

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