



Broomfield Open Space, Parks, Recreation and Trails Master Plan Appendix F

Design Standards for Parks

PREPARED FOR:
City and County of Broomfield
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DESIGN STANDARDS FOR CITY/COUNTYWIDE PARKS

City/Countywide parks are the community's signature parks, by virtue of their size, location, unique natural resources or setting, or facilities provided. City/Countywide parks typically provide for active and passive recreation activities. They may include highly used recreational facilities such as programmed athletic sports fields, swimming pools and recreation centers. They may also include areas of undeveloped land with natural vegetation or water features. Most of the park should be visible from adjoining streets.

Service Area: The service area is considered to be the City and County of Broomfield.

Size: Ranging from 80 to 150 acres. In addition to the minimum size standard, a park may be classified as a city/countywide park solely on the amenities and programs offered.

Location: The site's adaptability for recreational development should play a major role in its selection, with an emphasis on sites that are located in close proximity to residents while minimizing impacts on adjacent neighborhoods. If located on the site, natural features such as large trees and drainageways should be preserved to enhance the character of the site. The site should be serviced by arterial and

collector streets and be easily accessible via interconnecting trails.

Typical Facilities: City/countywide parks are typically developed for both active and passive uses. Also accommodated within this type of park are cultural, educational, or interpretive facilities where appropriate and feasible. These types of parks may also offer unique "one of a kind" facilities such as designated nature preserves, a conservatory, a velodrome, horse trails, or an arboretum.

Off street parking should be distributed among one or more parking lots, which may be serviced by internal roads. Lot capacity should reflect anticipated level of use and size of the site. Parks that provide extensive playing fields or specialized facilities like a recreation center would be expected to supply substantially more off street parking. Permanent plumbed restrooms should also be provided commensurate with the size of the park and anticipated level of use.

The site should have positive drainage and provide for on site detention of storm runoff to prevent runoff from flowing into adjacent residential areas.

Lighting for playing fields and tennis courts may be provided if there is sufficient buffer from surrounding residential neighborhoods. The decision to light fields and courts should also consider level of use.

The following is a partial list of facilities that are suitable for city/countywide parks. Core program elements represent minimal facilities that should

be provided unless waived at the discretion of staff. Optional elements may be provided based on need and site capacity.

Active Uses	Passive Uses	Support Facilities
Core Elements		
Medium to large playground	Individual and group picnic areas	Off street parking commensurate with site size and level of use
Regulation softball/baseball field(s), as based on determination of need	Walking trails and loops	Plumbed restrooms
Soccer/football fields, as based on determination of need		Storm detention
Basketball/multi use hard court		Trash receptacles
Open play area		Seating
Multi use pavilion		Lighting
Basketball/multi use hard court		Shade (landscape or structure)
Swimming pool with bathhouse		Horticultural displays and gardens
Recreation center		
Optional Elements Based on Need		
Tennis courts	Performance area	Water features
Special event areas	Festival space	Public art
Ice rink	Golf course	Interpretive signage
		Natural areas/native vegetation

DESIGN STANDARDS FOR COMMUNITY PARKS

Community parks are larger in size and serve a broader purpose than

neighborhood parks. Their focus is on meeting the recreational needs of several neighborhoods or large sections of the community. They allow for group activities and offer other recreational

opportunities not feasible or perhaps desirable at the neighborhood level.

As with neighborhood parks, community parks should be developed for both active and passive recreation activities. They may include highly used recreational facilities such as programmed athletic sports fields, swimming pools and recreation centers. Between 25 and 50 percent should be planned as undeveloped green space for informal play to afford needed visual breaks in the city, particularly when located along major thoroughfares. Most of the park should be visible from adjoining streets.

Service Area: The primary service area is approximately 4–5 square miles, and is intended to serve the needs of multiple neighborhoods as well as some of the athletic facility needs of the entire community. Smaller community parks should be planned for a service radius of 1 to 2 miles.

Size: Ranging from 20 to 80 acres. In addition to the minimum size standard, a park may be classified as a community park solely on the amenities and programs offered. Site size should increase if special facilities, such as swimming pools, recreation centers or ice rinks are added.

Location: The site's adaptability for recreational development should play a major role in its selection, with an emphasis on sites that are located in close proximity to residents while

minimizing impacts on adjacent neighborhoods. If located on the site, natural features such as large trees and drainageways should be preserved to enhance the character of the site. The site should be serviced by arterial and collector streets and be easily accessible via interconnecting trails. Park access via public transit or designated bikeway is also desirable.

While community parks should be strategically sited throughout the community, their locations can be significantly influenced by the availability of other types of parks. Most notable among these are school-parks, natural areas, and regional parks, each of which may provide some of the same recreational opportunities as provided in community parks. The level of service that these other facilities provide could be used, in part, as a justification for or against a community park in a specific area.

Typical Facilities: Community parks are typically developed for both active and passive uses. Also accommodated within this type of park are cultural, educational, or interpretive facilities where appropriate and feasible.

The site should exhibit physical characteristics appropriate for both active and passive recreation use. It should have suitable soils, positive drainage, varying topography and a variety of vegetation.

Off street parking should be provided commensurate with anticipated level of use and size of the site. Portable restrooms should also be provided commensurate with the size of the park and anticipated level of use.

The site should have positive drainage and provide for on site detention of storm runoff to prevent runoff from flowing into adjacent residential areas.

Lighting for playing fields and tennis courts may be provided if there is

sufficient buffer from surrounding residential neighborhoods. The decision to light fields and courts should also consider level of use.

The following is a partial list of facilities that are suitable for community parks. Core program elements represent minimal facilities that should be provided unless waived at the discretion of staff. Optional elements may be provided based on need and site capacity.

Active Uses	Passive Uses	Support Facilities
Core Elements		
Medium to large playground	Individual and group picnic areas	Off street parking commensurate with site size and level of use
Regulation softball/baseball field(s) (note: soccer fields may be substituted based on community need)	Walking trails and loops	Visually screened portable toilets (permanent restroom structures may be provided in larger parks)
Soccer/football fields (note: softball/baseball fields may be substituted based on community need)		Storm detention
Basketball court		Trash receptacles
Open play area		Seating
Tennis courts		Shade (landscape or structure)
Multi use hard court		Natural areas of native landscape
Recreation center		Shelters, gazebos and/or pavilions
Swimming pool with bathhouse		
Optional Elements Based on Need		
Multi use pavilion	Performance area	Water features
Ice rink	Festival space	Public art
Special event areas		Lighting
Skate parks		Interpretive signage
		Horticultural displays

DESIGN STANDARDS FOR NEIGHBORHOOD PARKS

Neighborhood parks are intended to provide for a mix of non-programmed active and passive recreational activities that serve the needs of individual neighborhoods. Neighborhood parks

are expected to be accessible within walking or bicycling distance, and so should provide appropriate bicycle facilities and on or off street multiuse paths to support such access. Limited on or off street parking may be provided as feasible.

Service Area: The service area is considered to be residences within walking distance or a 6 block/half mile radius.

Size: Ranging from 3 to 20 acres, with an optimum size of 10 acres.

Location: Preferably adjacent to an elementary or middle school, or near the center of residential development, with good neighborhood pedestrian and bicycle access and served on one or two sides by local streets. These parks should also be located in close proximity to public transportation. The park should connect with a larger parks/open space and trails system. The parcel should also be regularly shaped to facilitate multiple uses.

Typical Facilities: Neighborhood parks should not have a standard design, but instead should vary in size, topography, and vegetation and should respond to unique site conditions. A mixture of facilities should be provided which are suited to the site and the social/recreation preferences of surrounding residents; where possible, local residents should participate in the planning and have the opportunity to

recommend features or elements which respond to their specific needs.

Neighborhood parks should have adequately sized areas with topography gentle enough to construct open play fields. Irrigated turf should be limited to high use areas such as playgrounds, group use areas and play fields.

Off street parking should be provided commensurate with anticipated level of use and size of the site.

Portable restrooms should also be provided commensurate with the size of the park and anticipated level of use.

The site should have positive drainage and provide for on site detention of storm runoff to prevent runoff from flowing into adjacent residential areas.

The following is a partial list of facilities that are suitable for neighborhood parks. Core program elements represent minimal facilities that should be provided unless waived at the discretion of staff. Optional elements may be provided based on need and site capacity.

Active Uses	Passive Uses	Support Facilities
1 Core Elements		
Multipurpose open play field(s)	Multipurpose gathering area (soft- or hardscape)	Parking (responsive to size and level of use)
Playground	Walking paths and loop	Portable restrooms
		Shade (landscape or structure)
		Native vegetation area
		Picnic shelter
Multipurpose hard court		Storm detention
		Trash receptacles
		Seating
2 Optional Elements Based on Need		
Soccer/football field		Water features
Baseball/softball field		Public art
Street hockey court		Interpretive signage
Horseshoe pits		Formal maintained gardens
Basketball court		Community gardens
Volleyball court		
Fitness course		

DESIGN STANDARDS FOR JOINT SCHOOL-PARK FACILITY

Joint school parks provide primarily for active recreation and play, and are co-located with an elementary, middle, or high school.

Service Area: The service area is considered to be the area served by the associated school.

Size: Appropriate to support required and optional program. Acreage guidelines for each type of campus are as follows:

- Elementary school – 5 to 8 acres
- Middle school – 8 to 12 acres
- High school – 12 to 15 acres

Location: Joint school parks are co-located with elementary, middle, or high

schools and as such should be centrally located to serve adjacent residential neighborhoods. The site should be serviced by arterial and collector streets and be easily accessible via interconnecting trails. Park access via public transit or designated bikeway is also desirable.

Typical Facilities: Typical facilities provided include multiple playing fields, tennis or basketball courts, playgrounds or play equipment, open lawn areas, shade structure/picnic area, and amphitheaters and indoor gymnasiums associated with the school. Depending on size, restrooms are desired. Off street parking is provided and shared with the school.

Core and optional facilities for each type of campus are described below.

Elementary School

Active Uses	Passive Uses	Support Facilities
3 Core Elements		
Baseball/softball field	Multipurpose gathering area (soft- or hardscape)	Parking (responsive to size and level of use)
Multipurpose open play field(s)	Walking paths and loop	Portable restrooms
Playground		Storm detention
Multipurpose hard court		Shelter
		Picnic tables
		Backstops
		Shade (landscape or structure)
4 Optional Elements Based on Need		
Soccer/football field		
Basketball court		

Middle School

Active Uses	Passive Uses	Support Facilities
5 Core Elements		
Multipurpose open play field(s)	Multipurpose gathering area (soft- or hardscape)	Parking (responsive to size and level of use)
Multipurpose hard court	Walking paths and loop	Portable restrooms
Soccer/football field		Shade (landscape or structure)
Baseball/softball field with dugout and backstop		Storm detention
Basketball court		Trash receptacles
6 Optional Elements Based on Need		
Additional soccer fields as needed		
Additional baseball/softball fields as needed		
Regulation running track		
Tennis courts		

High School

Active Uses	Passive Uses	Support Facilities
7 Core Elements		
Multipurpose open play field(s)	Multipurpose gathering area (soft- or hardscape)	Parking (responsive to size and level of use)
Soccer/football field	Walking paths and loop	Portable restrooms
Baseball/softball field with dugout and backstop		Shade (landscape or structure)
Basketball court		Storm detention
Tennis court		Trash receptacles
Volleyball court		Bleachers
Regulation track		
8 Optional Elements Based on Need		
Additional soccer fields as needed		
Additional baseball/softball fields as needed		
Regulation running track		
Tennis courts		

DESIGN STANDARDS FOR POCKET PARKS

Pocket parks are specialized facilities that serve individual neighborhoods. This type of park should be considered as an alternative where providing a typical neighborhood park is impractical or infeasible. The site should be residential in character and afford a quiet setting for park use. Development should have a strong emphasis on passive uses such as picnic areas and informal gathering areas.

Pocket parks are typically maintained by Homeowners' Associations (HOAs). In special circumstances where the park is a resource for a larger service area, the city may elect to maintain the park.

Service Area: The service area is up to a ¼ mile radius and serves a single neighborhood.

Size: Ranging from 1 to 2.5 acres.

Location: Located in more densely populated developed residential areas. The site should be centrally located within the surrounding neighborhood. It is preferred that adjacent residences face the park site to provide a secure environment. Strong pedestrian and bicycle linkages to the neighborhood should be provided.

Typical Facilities: The facility development should reflect the needs of

the surrounding neighborhood. Typical facilities include turf grass areas, picnic tables, benches, and playground apparatus. Support facilities such as bike racks and trash receptacles should also be provided. Optional facilities may include gazebos or similar shade structures; special horticultural plantings or gardens to be maintained by residents; and public art.

Off street parking is not provided.

DESIGN STANDARDS FOR VILLAGE GREENS

These are usually highly developed, smaller sites located within the most urban sections of Broomfield, or in Transit Oriented Development (TOD) areas. Typically, Village Greens have a high level of pedestrian activity. Most feature intensive hardscape, and formal irrigated turf areas. Use is predominantly passive with some sites functioning as venues for special events.

Village greens are maintained by the applicable Homeowners' Association. They are not included in fulfillment of land dedication requirements.

Service Area: The service area is considered to be residences or mixed use districts within walking distance or a 6 block/half mile radius.

Size: Ranging from .25 to 1 acre.

Location: Urban areas, mainly within central Broomfield or TOD areas. Excellent street access should be provided. Where a part of a TOD, strong links to transit should be provided.

Typical Facilities: Typical facilities include focal points (decorative fountains, monuments, public art, banners or flags); special paving; extensive horticultural plantings; and highly decorative site furniture. Optional facilities may include a small stage area for public presentations/performances, and gazebos or similar shade structures. Protection from wind, pleasant sun exposure, views, safety, and relationship to adjacent architecture are important design considerations that should be addressed when planning a Village Green.

DESIGN STANDARDS FOR SPECIALIZED ACTIVE RECREATION FACILITY

The specialized active recreation facility classification is intended to cover areas of heavily programmed athletic activities, ranging from a sports complex with multiple fields, to a single use area like a skateboard park or BMX track.

Sports complexes should be developed to accommodate the specific needs of

user groups and athletic associations based on demands and program offerings. Demographic profiles, age group population forecasts and participation rates should be used to determine the facilities menu for a sports complex. The space requirements should be facility driven to meet projected need. They typically provide fields and courts for softball, soccer, tennis, basketball, or volleyball. These facilities offer economies of scale in construction and maintenance, permit heavier scheduling and improved control over facility use, and are typically sited outside of residential areas, avoiding traffic and noise impacts. They may also provide for a recreation or community center.

Service Area: The service area is considered to be the City and County of Broomfield.

Size: No specific size guidelines are provided. Size shall be commensurate with intended use.

Location: These facilities should be viewed as strategically located community-wide facilities and so should be located within reasonable and equal driving distance from populations served. Sites should be accessible from major thoroughfares. Given that these facilities may also be used for league play and tournaments, access routes from outside the community should also

be considered. Access via public transit or designated bikeway is also desirable.

These types of facilities should be sited adjacent to non-residential land uses where feasible. Buffering with berms or landscape should be provided where facilities are located next to residential areas. Identifying athletic field sites prior to residential development is critical to avoiding long-term conflicts.

The site should exhibit physical characteristics suitable for developing athletic facilities. Topography and soils are the top priority. Although extreme topographical change should be avoided, some elevation change is desired to provide positive drainage and give the site character.

Typical Facilities: Sports complexes are intended for programmed athletic use. A menu of potential facilities includes ballfields, soccer fields, outdoor and

indoor skating rinks, tennis courts, play structures, hard courts and volleyball courts. Internal trails should provide access to all facilities as well as connections to the pathway system. Group picnic areas and shelters should also be considered. Support facilities include multi-purpose buildings, restrooms, spectator seating and pavilions.

Off street parking should be provided commensurate with anticipated level of use and size of the site. Lighting should be provided for safety as well as to illuminate playing areas.

As part of the OSPRT Master Plan, Broomfield's existing open space management and maintenance guidelines were reviewed and strengthened where necessary to enhance the ability of staff to act as good stewards of open space properties.

