



GRASP - CIPP

Geo-Referenced Amenities Standards Program Capital Improvement Project Program

PRG Advisory Committee Meeting
November 17, 2020

History

- Benchmarking
 - Evolving for parks and recreation since 1906
 - 1996 Commerce City Parks and Recreation Master Plan and the 1999 Prairieways Action Plan used the “NRPA Standards” established in 1983 of 6 acres of parks per 1,000 people
 - Over time it became apparent that each community is different and a simple number is not adequate as a standard



GRASP

- Geo-Referenced Amenities Standards Program developed to provide a better way of measuring service provided by parks and recreation systems
- Capacity is only part of the level of service equation; several other factors are taken into consideration



GRASP

- Quality
- Condition
- Location
- Comfort
- Convenience
- Ambience
- Capacity is still a part of the analysis as well



GRASP

- Each park or recreation location, along with on-site components are assigned a GRASP Score (provided in the Inventory Atlas)
- Analysis is then completed to determine how the parks and recreation system is serving the public
- Maps (Perspectives) depict the outcomes of these analyses



GRASP Perspectives

- Initial inventory and analyses completed as a part of the Strategic Plan for Recreation Programs, Services and Facilities in 2007
 - Several perspectives completed including Walkable Access to Indoor & Outdoor Components, Access to Trail Network and Pedestrian Barriers
- Inventory and analyses updated in 2016
 - Updated several perspectives & added perspective for Walkable Access to Ball Fields



2016 GRASP Perspective Results

- Good distribution of parks and outdoor facilities with access to recreation more limited at the edges of the City and in future growth areas
 - Above average LOS per acre served compared to similar cities that have had GRASP analysis
- Walkable access to assets based on population
 - 86% at or above the threshold value; 13% below
 - This takes into account where people live



2016 GRASP Perspective Results

- Community access to indoor recreation
 - With the addition of the new recreation center, there is significant access to indoor recreation to all residents
 - This access may require transportation
- Trailhead analysis
 - 12 trailheads
 - Focus on connecting trailheads and addressing pedestrian barriers increasing connectivity and the number of facilities and components accessible to users



2016 GRASP Capacity Analysis

- Compares the quantity of assets to population
 - Number of each asset needed for projected 2020 population
 - Comparison of like components from the capacity table and the 2016 NRPA Field Report shows that Commerce City is better than the national median ratio of residents per several of the amenities shown:
 - Basketball courts, ball fields, dog parks, playgrounds, multi-purpose fields



GRASP Capacity Analysis

- Commerce City is also in the upper quartile in acres of park land per 1000 residents when compared to other similar sized cities per the 2016 NRPA Field Report.



Key Conclusions

- Proximity and transportation are relevant factors affecting Commerce City's levels of service
- Commerce City and its alternative providers are currently providing well distributed outdoor recreation opportunities and the addition of the new recreation center will ensure excellent access to indoor opportunities as well though they may be transportation dependent.
- Addressing barriers or completing small connecting trail segments may allow for a significantly more connected trail system



GRASP and CIPP

- Strategic Plan for Recreation Programs, Services and Facilities included recommendations to increase levels of service throughout the park system
- Many of these recommendations have already been addressed through the General Park Improvements CIPP account & it continues to be a reference for these types of improvements



GRASP and CIPP

- Examples
 - Security lighting
 - Seating
 - Shade/Shelters
 - Renovation (Fairfax Park, Joe Reilly Park)
 - Restrooms
 - Drinking Fountains



GRASP and CIPP

- GRASP conclusions such as addressing barriers or completing small connecting trail segments to allow for a more connected trail system are taken into consideration for CIPP
- Perspectives are updated periodically and help determine where there may be gaps in levels of service and amenities



Other CIPP Tools

- GRASP is not the only tool staff uses to determine recommended CIPP projects
 - Programmatic Replacements/Maintenance
 - Playgrounds
 - Irrigation Systems
 - Shelters
 - Court Re-surfacing
 - Ballfield Leveling
 - Playground Surfacing Material



Other CIPP Tools

- Staff has list of items with expected life span
- GIS mapping of assets
- Staff inspections occur periodically and lists are adjusted as necessary
- For example, just because the date for replacement has come up does not mean automatic replacement and an unsafe condition may move an item up in importance



CIP Classifications

- **Traditional New Construction**
 - New parks, trails, open space, recreation & golf amenities
- **Operational Capital Projects**
 - Existing parks, trails, open space, recreation & golf amenity enhancements, studies/planning
- **Preservation Capital Projects**
 - Long-term asset maintenance/replacement of parks, trails, open space, recreation & golf assets



CIPP Funding Sources

- Conservation Trust – Lottery
- Adams County Open Space
- Park Impact Fee
- General Fund
- 2K (bonds or fund balance)
- Grants



How May 2K Be Used?

- **Ballot measure 2K was approved November 5, 2013**
 - Authorized issuance of \$166,000,000 in bonds
 - Approved a permanent one point increase in the sales & use tax rate
- **Projects authorized**
 - New recreation center
 - Major improvements to Tower Road
 - New seasonal outdoor pool in southern part of city
 - Three new neighborhood parks
 - Additions to the southern recreation center
- **Authorized ongoing projects and maintenance**
 - Parks, recreation, & roadway improvements
 - Maintenance of facilities built with 2K funding



Identified Projects

<u>Parks & Trails Project Partial Master List</u>			Cost to Develop (incl water taps)	Year of Estimate	<u>City Share</u>
Buckley Crossing Neighborhood Park: Buckley Rd., North of 112th (Buckley Crossing)			\$ 3,593,979	2019	\$ 3,593,979
Box Elder Neighborhood Park: Hayesmont Mile Rd. & 128th Ave.			\$ 3,593,979	2019	\$ 3,593,979
Second Creek Farms Neighborhood Park: Buckley/Tower Road, south of 96th & north of 88th			\$ 3,979,674	2019	\$ 3,979,674
Third Creek Neighborhood Park: Picadilly Road & 104th Ave.			\$ 3,593,979	2019	\$ 3,593,979
Section 14 Neighborhood Park: Picadilly Road & 96th Avenue			\$ 3,593,979	2019	\$ 3,593,979
Reunion Neighborhood Park: Potomac, north of 96th Avenue			\$ 3,593,979	2019	\$ 3,593,979
Foxton Village/Reunion Neighborhood Park: Chambers Road, north of 96th Ave.			\$ 3,593,979	2019	\$ 3,593,979
First Creek Community Park: Havana Street and 104th Ave.			\$ 16,129,950	2019	\$ 16,129,950
Second Creek Community Park: Second Creek, North of 112th to Highway 2			\$ 31,368,263	2019	\$ 31,368,263
Buckley Community Park: Buckley Road and 96th Avenue			\$ 14,915,009	2019	\$ 14,915,009
Box Elder Community Park: Watkins Mile Road & 128th Ave.			\$ 17,952,360	2019	\$ 17,952,360
Fulton Ditch Greenway: Along Fulton Canal from O'Brian Canal to 120th Ave.			\$ 7,123,692	2019	\$ 7,123,692
Barr Lake Loop: Links Third Creek to Barr Lake State Park			\$ 1,402,173	2019	\$ 1,402,173
Greenway Links: Throughout Northern Range			\$ 9,300,848	2019	\$ 9,300,848
First Creek Greenway: Follows First Creek from RMANWR to S. Platte River Floodplain Open Space			\$ 5,142,372	2019	\$ 5,142,372
Second Creek Greenway: Follows Second Creek from the City limits at I-76 in the northwest to the City limits near 81st Ave. in the southeast			\$ 7,405,348	2019	\$ 7,405,348
Third Creek Greenway: Follows Third Creek from the O'Brian Canal to the western boundary of DIA.			\$ 1,092,870	2019	\$ 1,092,870
O'Brian Canal Greenway: Follows the O'Brian Canal from Sand Creek to Barr Lake State Park			\$ 16,303,976	2019	\$ 16,303,976
Burlington Canal Greenway: Follows the Burlington Canal from First Creek Community Park to Second Creek Community Park			\$ 3,460,546	2019	\$ 3,460,546
Prairie Trail Greenway and Prairie Conservation Area: Gun Club Road to Box Elder Creek			\$ 2,639,385	2019	\$ 2,639,385
Box Elder Creek Greenway: 120th Ave. to 136th Ave. following Box Elder Creek			\$ 948,529	2019	\$ 948,529
E-470 Trail: Follows E-470 right-of-way through Commerce City			\$ 8,842,787	2019	\$ 8,842,787
Buckley Parkway : Follows the proposed Buckley Parkway linking 2nd Creek and 3rd Creek Greenways as well as 3 parks.			\$ 2,868,855	2019	\$ 2,868,855
Golf Course conversion from well to tap			?		
Outdoor aquatic facility in north			?		
Expansion of Bison Ridge Recreation Center			?		
<u>Parks & Trails Project Estimate Total</u>		<u>\$ 17,244,051</u>	<u>\$ 172,440,511</u>		<u>\$ 172,440,511</u>



PRG 2021 Funded CIPP

- Preservation - \$495,000
 - Ballfield maintenance & repair
 - Adams Heights playground replacement
 - Pioneer Park skate park repairs
 - Las Valientes playground replacement
 - Monaco playground replacement
 - Site furnishing replacement in parks
 - Tree and plant material replacement
 - Monaco Shelter replacement
 - Concrete flatwork



PRG 2021 Funded CIPP

- Operational
 - Fronterra safety lighting - \$166,000
 - Buffalo Run back 9 fencing - \$71,000
 - Buffalo Run irrigation replacement design - \$140,000
 - Buffalo Run area drainage study - \$175,000 (Public Works project)
- Traditional New Construction (no PRG projects in 2021)



PRG CIPP (2022 – 2025)

- Preservation
- Operational
 - Buffalo Run irrigation replacement - \$3.5 million
- Traditional New Construction



Questions

