

BOARD OF TRUSTEE MEMORANDUM

TO: HONORABLE MAYOR & BOARD MEMBERS
FROM: JANET ALUISE, COMMUNITY DEVELOPMENT DIRECTOR
DATE: OCTOBER 2, 2012
RE: MASTERPLANNING STONEY RIDGE & ROY MOORE ELEMENTARY

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The Board of Trustees agreed by consensus to allow for master planning of Stoney Ridge and the former Roy Moore Elementary. On August 7, 2012, staff presented the Master Plan to the Planning & Zoning Commission. The Commission made no recommendation, but in keeping with the Board's wishes, staff is presenting this Master Plan to the Board tonight. An overall Parks and Recreation Master Plan would assist the Town in many ways: budgeting, maintenance, aesthetic improvements, recreational additions, special events and scheduling labor. A master plan, in general, is a guide describing what the Town and its citizens would like to see in a 15, 20, 25-year outlook. A master plan can be amended as often as the Board deems appropriate, but typically would occur every three (3) to five (5) years. Staff has produced an aerial map with a layer of existing and proposed improvements. Please refer to the attached Master Plan map in the packet, labeled as follows:

- 1) **BMX Track;**
- 2) **Stoney Ridge Ball Field - youth baseball, adult softball;**
- 3) **Roy Moore Elementary (RME) North Ball Field - youth baseball (practice);**
- 4) **RME South Ball Field - youth baseball (practice) and youth softball (practice/games);**
- 5) **U12 Regulation Soccer Field - north/south direction or east/west direction;**
- 6) **Proposed Playground;**
- 7) **Basketball Court;**
- 8) **RME Gymnasium;**
- 9) **Parking Lot (South);**
- 10) **Fruit Tree Grove;**
- 11) **Recreation Sheds and Portable Sanitary Facilities;**
- 12) **Old Town Shop - to be converted/moved/demolished for Concession Stand;**
- 13) **Skate Park;**
- 14) **Parking Lot (North);**
- 15) **Stoney Ridge Pavilion;**
- 16) **Roadway south of Town Shop and Skatepark;**
- 17) **RC Track;**
- 18) **New Town Shop; &**
- 19) **Addition to New Town Shop in lieu of removing Old Town Shop.**

## **History**

In 2005, the Garfield County Re-2 School District built a new elementary school on the corner of 1<sup>st</sup> Street and Grand Avenue. This new elementary school was sorely needed, due to the fact that Roy Moore Elementary School was deemed an unsafe building as a result of structural damage by an underground river flowing beneath the school. Numerous times, the school district tried to shore up the building, but to no avail. Fortunately, the gymnasium (#8) is a solid structure, as it was built on helical piers. Last spring, the School District demolished the old school and left the gymnasium intact. Later in the year, the Town Administrator and the Mayor approached the school district with a request that the district donate the property to the Town. Although not willing to donate the property to the Town at that time, the school district did grant to the Town a five (5) year lease on the property, for \$1 per year. The Town, at the district's discretion, may extend the lease for another five (5) years, or can terminate the lease at any time, with a ninety (90) day notice.

## **Maintenance and Responsibility for RME**

The school district requires that the Town maintain the entire Roy Moore Elementary (RME) parcel, including the ball fields (#3 and #4), soccer field (#5), basketball courts (#7) and parking lot (#9), but excluding the gymnasium (#8). The district will allow no permanent improvements, without expressed written consent, and if allowed, district may require that such improvements be removed at the end of the lease. The Town is responsible for any required maintenance or repairs to the property, and the Town shall perform all work competently, in a workmanlike manner, to district specifications, using all reasonable safety precautions, according to the lease.

## **Current and Proposed Improvements**

### **New Roadway**

8th Street from Orchard Avenue (#16) to the new Town shop is not scheduled for improvement in the very near future, due to budgetary constraints. However, this roadway, as well as the roadway parallel to the Town shop property, are necessary improvements in the future, but each will serve the purpose as unimproved roads until or unless the Town or a recreational district purchases the RME property and the adjacent land is converted to parking lot.

### **Parking Lots**

Currently, the Town utilizes the upper Stoney Ridge (north - #14) parking lot. The spaces are unimproved and un-delineated, and for many special events, the spaces are occupied by performers, staff, sound technicians and handicapped attendees. Recently, the Town installed a tear-dropped shaped planter with landscaping, parking lot light

fixture, irrigation, electricity and temporary pool. The Town hopes to pave the parking lot in the near future, perhaps with donations.

The Town has begun to utilize the RME (south) parking lot (#9), for special events. The spaces are unimproved and un-delineated, and function as the main parking for concert events. A non-profit group in October wishes to utilize the space. The Town would like to design an improved parking lot for this area, complete with landscaping (irrigation), sidewalks and drive surfaces.

### **Old Town Shop - Remove or Renovate**

Staff would like to see the removal/replacement/renovation of the old Town shop (# 12) in the next few years, in order to maximize the recreational potential at Stoney Ridge. If the building is not fully removed, the Town could remove siding from the building, leaving the steel frame, for an outdoor gazebo-type courtyard. The steel beams of the structure would create a barrier to vehicles for safety purposes, and a shade structure could be attached to protect patrons from the sun. A restroom facility could be added to the northeast corner of the building. If need be, this building could be renovated to serve as a “green room” for performers to dress and relax in prior to a concert. The Public Works Department maintains that if the old Town shop is removed, the same square footage should be added to either the existing new Town shop parcel (#18), as depicted in yellow (#19), or elsewhere in Town. The BOT would be the final arbiter of this concept.

### **Remote (Radio) - Controlled Vehicle Track**

Several people have approached the Town with an idea of a remote-controlled (radio-controlled) vehicle track. After tentative discussions, staff has researched the viability of a location (#17) to the northwest of the old Town shop (#12). There is relatively little cost to installing such a track, itself, but the appurtenant facilities are what add to the overall cost (bleachers, parking spaces, landscaping, irrigation, etc.) and create a budgetary consideration. This may be a long-term improvement.

### **Skate Park**

Recently, the Town installed Phase 1 of the Skate Park (#13), including a 140’ x 85’ concrete surface, four ramps, irrigation and perimeter landscaping (turf). This park was installed at a large cost to the Town (approximately \$140,000+, not including Town labor), and the other two (2) phases may take some time to complete. When looking at the map, all those boxed areas in “white” have been completed. Phase II is the purple and Phase III is the orange.

### **Soccer Field**

In 2012, the Town improved the soccer field by changing the orientation of the field (from N/S to E/W) and re-seeding. Thankfully, there is enough room to orient the soccer field in either an east/west direction or a north/south direction, and the Town will alternate the orientation in order to keep the goal areas in good shape.

### **RME Baseball Fields (north and south - #3 and #4)**

Staff hopes to re-vamp the small baseball field (#3 - north) and softball field (#4 - south), prior to the 2013 recreation season. There are dugouts and bleachers for the upper RME field, and while these are permanent facilities, they are not in very good shape. Also, there is a change in elevation from north to south, which makes playing fairly difficult. Although this field is not a good “game” field, it functions as a “practice” field. The south field is typically used as a youth softball field, due to its base lengths. There are no dugouts with this field, and the bleachers are fairly small, so the Town should consider adding/enhancing these features. Additionally, a soccer shed is located in the southeast corner of RME, just outside of the backstop. This shed may be relocated in order to better plan this area. Youth softball teams have used the field in the past both for games and practices.

### **Basketball Court**

Staff is aware that the existing basketball court (#7) is not in good shape. If the Town leases long term or purchases the property, it should consider investing some money in these facilities, by adding a hoop at the southern end, thereby creating a game surface.

### **Proposed Playground**

The Town should consider adding a playground facility (#6) to the west of the soccer field and north of the basketball court. Many families attend the soccer, baseball, and softball games. Younger siblings of the players need a safe place to play while parents are frequenting the games. Since this is such an expensive facility, the Town should only invest money into this idea if it purchases the RME property.

### **Orchard**

An area to the east of the Skate Park and north of the southern parking lot (#10) could function nicely as an orchard, as there is already a pear tree in this general vicinity.

### **Storage Sheds and Portable Toilets**

Currently, there are two (2) sheds (#11) and a portable toilet between the Stoney Ridge Baseball Field and the Skate Park. The sheds function as locked storage space for baseball equipment and football equipment. During special events, more portable toilets are brought into that area. The Town may decide to relocate these sheds to the right field

fence line (outside the field), in order to better plan the area between Stoney Ridge Baseball Field and the Skate Park.

### **Stoney Ridge Ball Field**

Little League, Pee Wee Football and Recreational teams (Coach-Pitch and Baseball) all use the Stoney Ridge Ball Field (#2). The field is also utilized as a special event venue (concerts, pig roast). Since there is such demand for the field, the Town has had to use field reservation methods. Several groups have offered to put more permanent facilities (roof over dugout) within Stoney Ridge Ball Field. Still, the Town is in need of another similarly sized ball field, and the Town should consider other areas of Town, or outside Town to add fields in the future.

### **Stoney Ridge Pavilion**

The Stoney Ridge Pavilion (#15) was built in 2011, and has seen seven (7) concert events, the BMFPD Pig Roast, a graduation event and a homecoming event (Coal Ridge High School). Town staff will bring a complete “plan of action” to the Board of Trustees in February of 2013, outlining all the dates and proposed entertainment for the Board’s consideration. The Pavilion measures 30’ x 40’ and is capable of holding a full sized orchestra/band. The Town hopes to add a green room and perhaps a permanent bathroom in the future.

### **BMX Track**

In 2011, the Town Public Works Department built the BMX track for youth bicycle racers (#1). The Town held four (4) races last year, had six (6) bicycles and helmets donated, and paid out over \$200 in cash and gift certificates. Unfortunately, the earth reclaimed the area and rocks settled to the surface, causing a lot of rutting and uneven surface. In 2013, the Town hopes to bring in fill and smooth out the track, including changing the course so that there are less steep runs.

### **Bocce Court and Horse Shoe Pit**

A Board member has requested that the Town place a bocce ball court and a horse shoe pit within the RME parcel or Stoney Ridge Rec Area. Since bocce ball can be played on any flat grass surface, and does not require an actual layout to be constructed, staff is not supportive of designating a specific area, due to the fact that the Town must be very efficient in its use of areas in general. Staff would also recommend that the horseshoe pit be placed adjacent to the tennis courts on the corner of 5<sup>th</sup> Street and Ballard Avenue (north), due to the fact that there is flat surface and it is a central location as well.