

# Walker Branch Park Master Plan

2022

Prepared by  
Livable Cities Studio



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The image features a solid purple background with a large, semi-transparent circle of a lighter shade of purple centered on it. The text "Project Background" is written in a bold, white, sans-serif font, centered within the lighter circle. The word "Project" is on the top line and "Background" is on the bottom line, with the letters overlapping slightly.

# **Project Background**

# Project Background

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# Park Description

Walker-Branch Park, home to Edgewater Civic Center, is a 13-acre community park jointly owned by Lakewood and Edgewater. Additional property was recently acquired directly south of Edgewater Civic Center, adding to the park's acreage, and is included in this master plan.

Currently, the park includes picnic pavilions, a soccer field, a softball field, 2 sand volleyball courts, 2 half basketball courts, 2 playgrounds, a skate park, and open lawn areas.

The 40 West ArtLine weaves through the park, with a total of 6 art installations throughout the park. Walker-Branch Park also features a self guided tour, "Play in the Park", as part of the 40 West ArtLine.

The park is steep and has been graded into a series of terraces to support various recreational programs and fields. The site is highest at its southern boundary and generally falls northward, terminating at the Sloan's Lake Drainageway along the park's northern boundary. A detention pond captures much of the park's runoff before it is released into the Sloan's Lake Drainageway.



# Park Context

Walker-Branch Park is located between West 16th and West 19th Avenue, and between Harlan and Fenton Street. The park spans between the City of Edgewater to the north and the City of Lakewood to the south. At 13 acres, Walker-Branch Park is the largest of Edgewater’s parks and open space.

The park is surrounded by single family homes, townhomes, and multifamily buildings, with Sloan’s Lake Drainageway running along the northern edge of the park. A trail along the Sloan’s Lake Drainageway offers recreational connections between Walker-Branch Park and Sloan’s Lake.

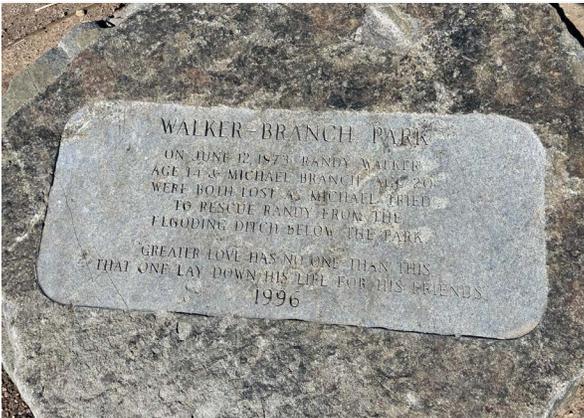
In addition, the 40 West ArtLine weaves through Walker-Branch Park and offers broader links to Lakewood.

- 40WEST ARTLINE
-  PAVILION / PICNIC AREA
-  PLAYGROUND
-  SOFTBALL FIELD
-  BASKETBALL COURT
-  TENNIS COURT
-  FOOTBALL FIELD
-  SKATE PARK
-  SOCCER FIELD
-  COMMUNITY GARDEN
-  SCHOOLS



# Park History

This park land began as part of the Ute, Cheyenne, and Arapahoe tribal nations. In the early 1900s, a tree farm occupied the southern end of the park, while the north end consisted mostly of residential properties and some agricultural plots. The City of Edgewater and the City of Lakewood came together in 1993 to formulate the park's original master plan, and the park was officially opened to the public in 1996. The park is named in memory of Randy Walker and Michael Branch. Their story is told on a memorial plaque within the park and reads, "On June 12, 1973 Randy Walker, age 14, & Michael Branch, age 20, were both lost as Michael tried to rescue Randy from the flooding ditch below the park. Greater love has no one greater than this, that one lay down his life for his friends. 1996" We honor the elders of the past, present and future including the Ute, Cheyenne, and Arapahoe tribal nations. As we work towards a more unified community, may we remember those who lived and worked within right relationship to this very land that we now live and work upon.



# Summary of Relevant Planning Documents

The proposed master plan builds on previous planning efforts including the Edgewater Parks & Recreation Master Plan (2021) and the Walker-Branch Master Plan (2012).

This section summarizes the relevant elements of previous planning documents.

## Edgewater Parks & Recreation Master Plan, 2021

The 2021 Edgewater Parks & Recreation Master Plan provides an important resource for understanding the recent attitudes of the surrounding community on programming gaps within the Edgewater parks system. Key priorities identified through this planning effort related to Walker-Branch Park include:

- » Creating a clear connection between Edgewater Civic Center and Walker-Branch Park to facilitate outdoor fitness classes
- » Consideration of a permanent dog park and a splash pad

## Lakewood’s Community Resources Department Master Plan, 2017

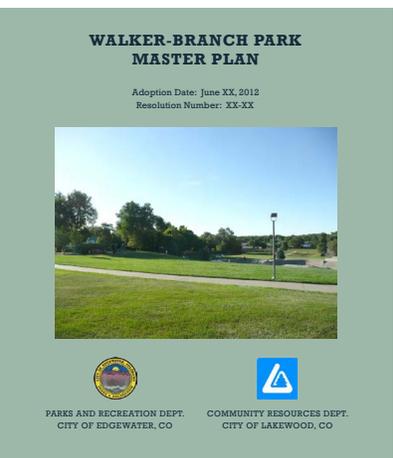
Titled “Imagine Lakewood!”, this plan provides a resource for understanding City of Lakewood’s priorities as a community. The following are action items included in the Imagine Lakewood! Plan:

- » Further enhance arts and culture throughout the community
- » Maximize usage of available programming space
- » Continue to renovate and modernize playgrounds as operational and capital project funding streams allow
- » Expand opportunities for sanctioned off-leash dog experiences
- » Expand the City’s outdoor fitness equipment inventory

## Walker-Branch Master Plan, 2012

The 2012 Walker-Branch Master Plan identified a number of park programming adjustments, as well as the need to improve park access and connectivity. The plan also addresses environmental goals, such as incorporation of native grasses to reduce water usage throughout the park. The following are recommendations included in the 2012 master plan:

- » A fenced dog park at the north end of the park, with two secured entries and pea gravel surfacing
- » Removal of the volleyball courts, as they’re not well used and have maintenance concerns
- » An interpretive xeric garden as a focal point adjacent to central picnic pavilion, including a formal path and educational signage to identify and educate the public about the benefits of xeriscaping
- » A 9-hole disk golf course was highly requested, but will need further analysis to confirm safety and feasibility due to other active uses
- » Two pedestrian bridges over the Sloan’s Lake Drainageway, allowing access from Gray and Fenton Street, and connecting the park and recreational trail to the neighborhoods north of the drainageway
- » A loop system throughout the park
- » Improved police/emergency access near 17th Avenue to increase safety



## Sloan's Lake Major Drainageway Plan, 2018

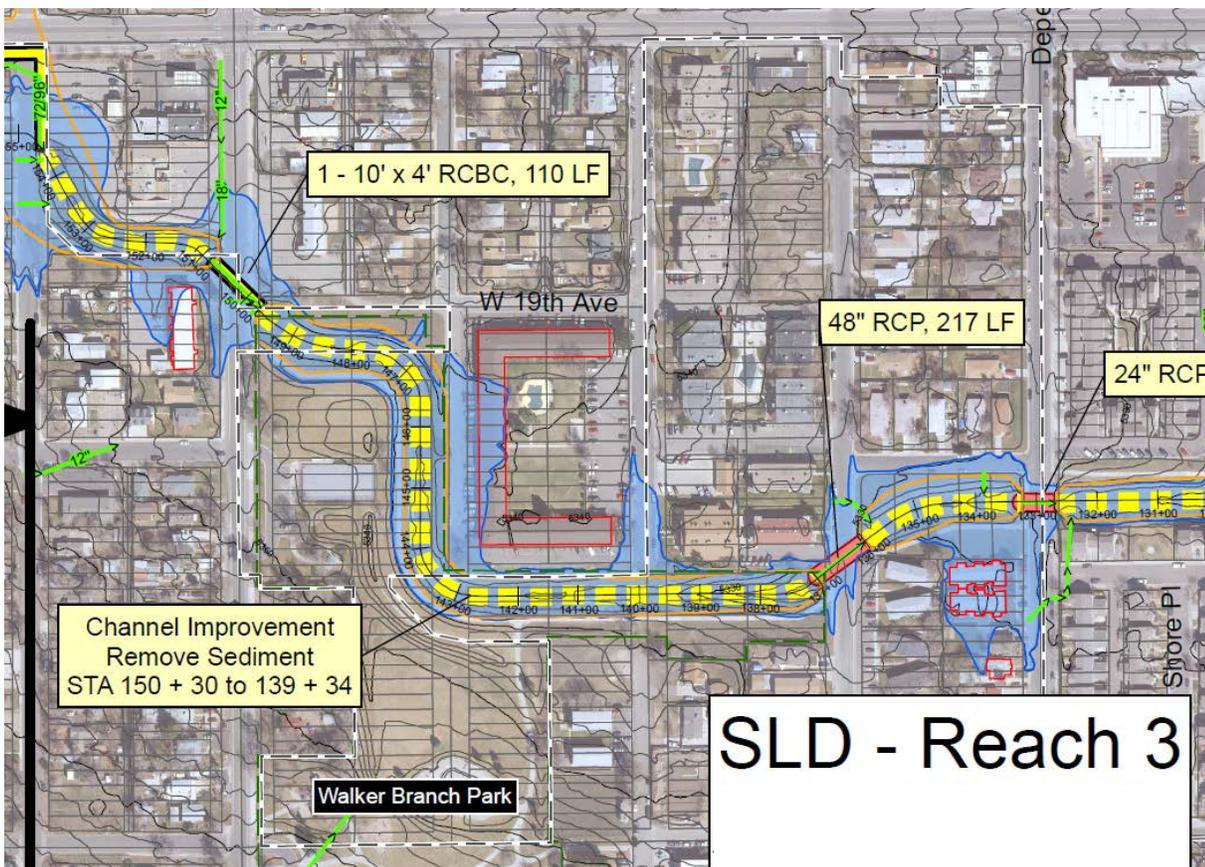
The master plan identified conveyance improvements (i.e. upsized pipes) at both Harlan St and Eaton St. In addition it also identified sediment removal in the channel.

### Challenges

- » The existing floodplain in this reach within Walker-Branch Park is very tight and currently impacts the apartment complex north of the channel
- » An existing sanitary sewer in the corridor could limit re-grading opportunities
- » Limited connectivity across the channel
- » The existing detention pond for the Edgewater Civic Center limits access to the drainageway

### Opportunities

- » Collaborate with Mile High Flood District on maintenance project to add ecological, habitat, and aesthetic value
- » If channel improvements are completed, regrade the channel through this reach with Walker-Branch Park to remove the apartment complex from the floodplain
- » Provide educational opportunity to highlight the importance of flood hazards and how to manage flood risk



# Inventory & Analysis

At the beginning of the master plan process, a thorough inventory and analysis was completed to understand the existing conditions and opportunities for the park. The following pages document the work that was undertaken in the following areas:

- Access & Connectivity
- Programming
- Natural Systems
- Culture & Art

## Access & Connectivity

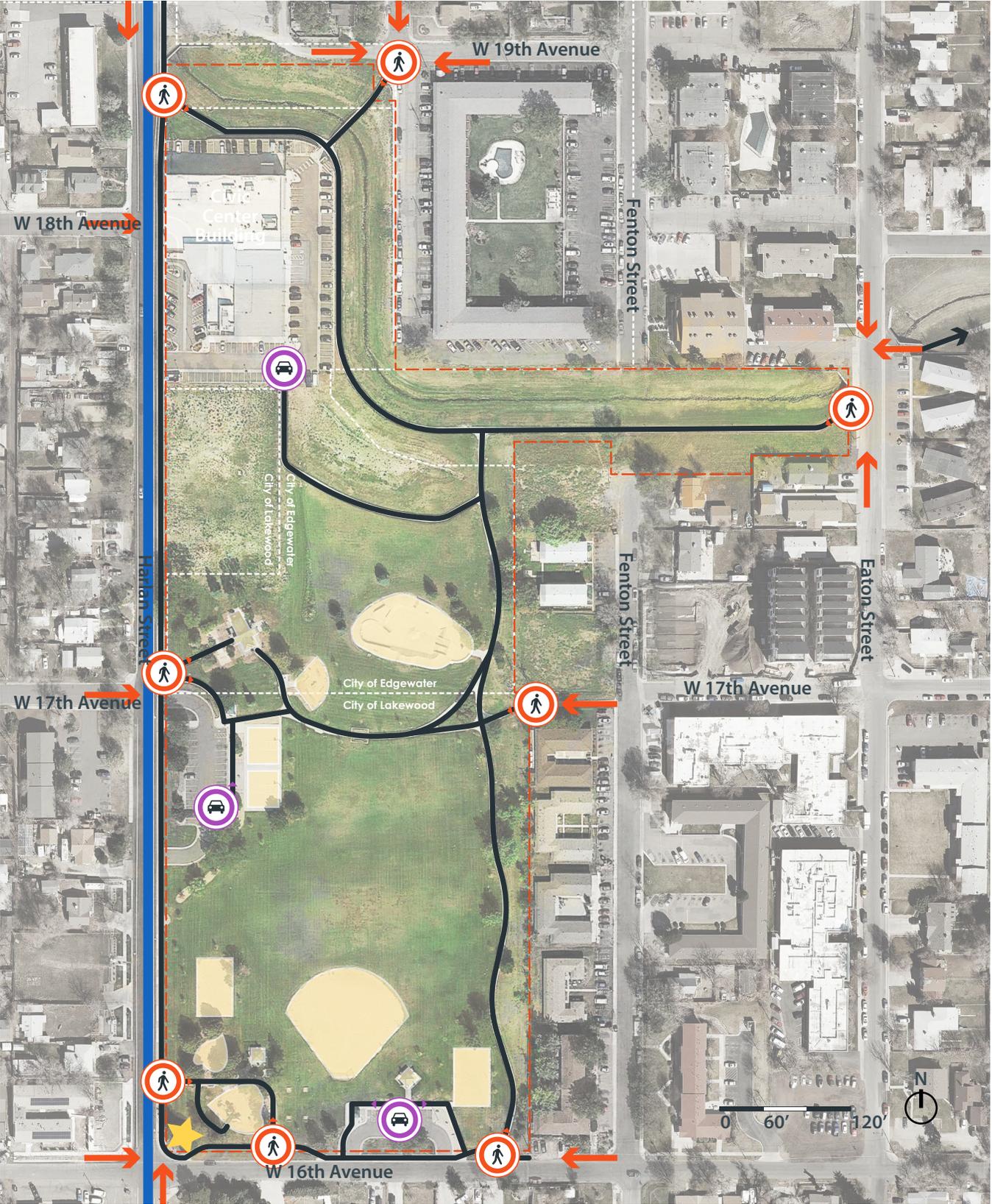
Walker-Branch Park is accessed by two main entries along W 16th Avenue and Harlan Street, each with a parking lot. In addition to these main entries, path access points stem from Fenton Street, the Sloan's Lake Drainageway, and the Edgewater Civic Center parking lot. The park has a number of existing pathways, however connections to certain portions of the park are still lacking. Specific challenges and opportunities related to access and connectivity are summarized below:

### Challenges

- » Internal circulation within the park is fragmented, lacking routes to walk around the park continuously and direct paths to certain amenities
- » The existing path to the park from the Edgewater Civic Center is convoluted, stemming off of the parking lot. The connection does not provide a strong relationship between the Civic Center and the park
- » The lack of pedestrian crossings into the park, particularly across Harlan Street, pose safety concerns and limit connectivity to the surrounding neighborhoods
- » Limited connectivity from neighborhood to the north due to drainage way

### Opportunities

- » Create designated pedestrian crossings across Harlan Street to improve safe access to the park
- » Improve vehicular and pedestrian entrances to create gateways at all entry points
- » Create walking loops internal to the park and clear connections to all park amenities
- » Develop hierarchy of pathways to provide a variety of experiences
- » Create additional bike and pedestrian connection across the drainage way



**EXISTING ACCESS & CONENCTIVITY**

- Park entry for people arriving on foot
- Park entry for people arriving by car
- Park Signage
- Pedestrian & bike path
- On-street bike facility
- Pedestrian arrival

## Project Background

## Programming

The programming at Walker-Branch Park currently includes picnic pavilions, a soccer field, a softball field, 2 sand volleyball courts, 2 half basketball courts, 2 playgrounds, a skate park, and open lawn areas. Some of these programs are highly utilized and very successful, while others see very limited use. Specific challenges and opportunities related to programming are summarized below:

### Challenges

- » The location of the main park pavilion presents visibility and safety concerns
- » The volleyball courts are currently underutilized
- » The softball field is currently underutilized
- » The park pavilions are outdated
- » The park's playground elements are outdated and the play pits present ADA concerns

### Opportunities

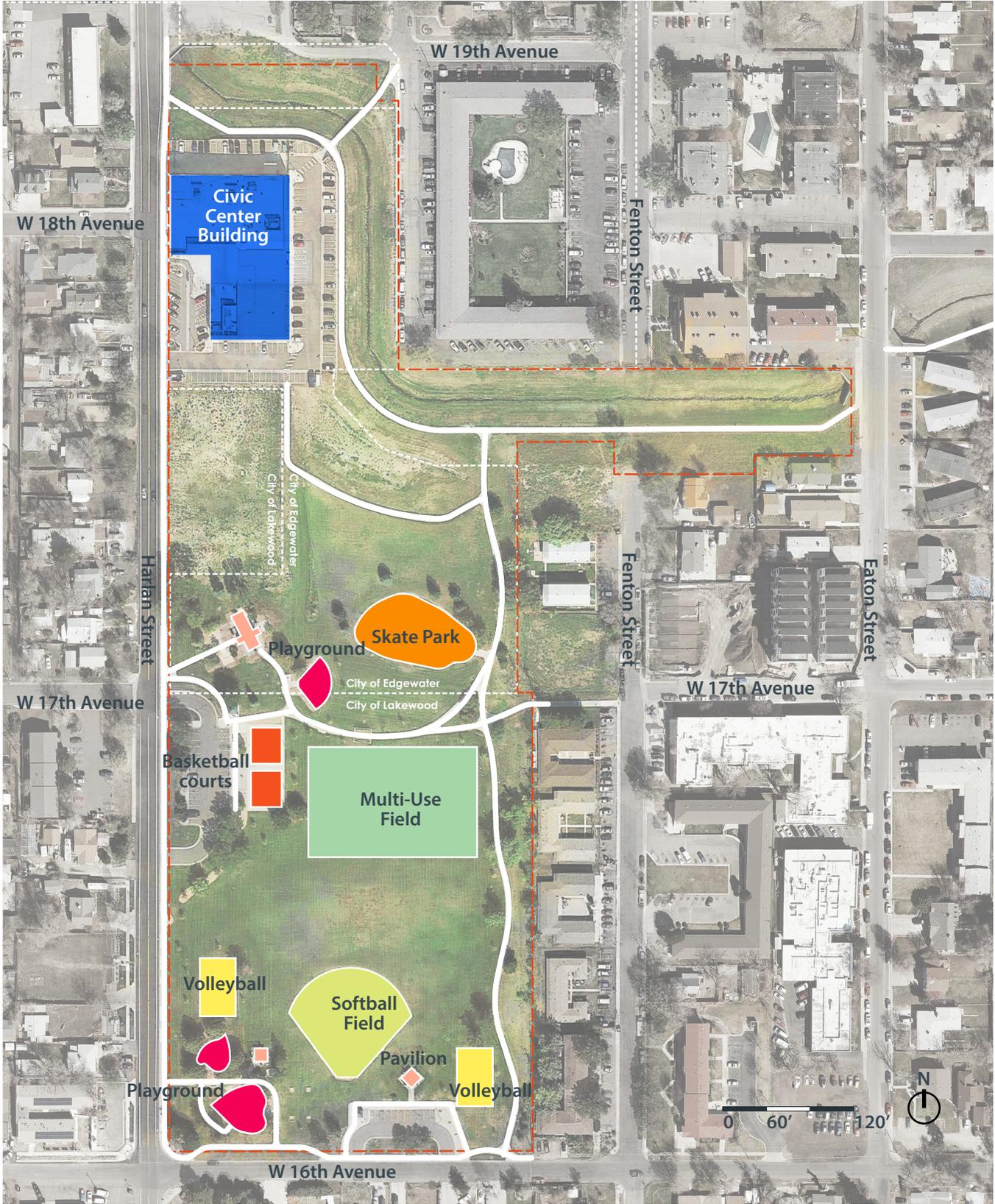
- » Update and relocate picnic pavilions as key gathering spaces with good visibility
- » Consider community gathering space for events and community activities to expand types of programming in the park
- » Build upon success of skate park with more active uses and programming
- » Consider active park uses south of Edgewater Civic Center that complement current uses in Civic Center and enhance the programming of both
- » Update playgrounds and equipment to reflect the desires of the community and improve play opportunities for all abilities



*Existing playground under trees*



*Existing softball field*



EXISTING PROGRAMMING

- Playground
- Pavilion
- Volleyball
- Softball Field
- Multi-Use Field
- Basketball Courts
- Skate Park
- Edgewater Civic Center

## Project Background

# Natural Systems

The natural systems of Walker-Branch Park are heavily influenced by topography and drainage. A large detention area is located at the north end of the park, which drains into the Sloan's Lake Drainageway. The park slopes towards the detention area, with a continuous swale running along the eastern border of the park. A number of mature trees currently exist, but their locations and shade cast do not always benefit the park's amenity areas. Specific challenges and opportunities related to the park's natural systems are summarized below:

## Challenges

- » The detention area acts as a barrier between the main core of the park and the trail that runs along the Sloan's Lake Drainageway
- » The design of the detention area and the Sloan's Lake Drainageway is highly functional from an engineering perspective, but offers very little ecological benefit or enhancement
- » The topography of the site currently limits access routes and circulation
- » The park is currently dominated by turfgrass with a few shrub planting areas, contributing to mowing maintenance and higher water use
- » Large evergreen trees restrict viewsheds and present visibility concerns within the park
- » The park currently utilizes a series of pipes and inlets around the basketball courts and central playground area for drainage purposes



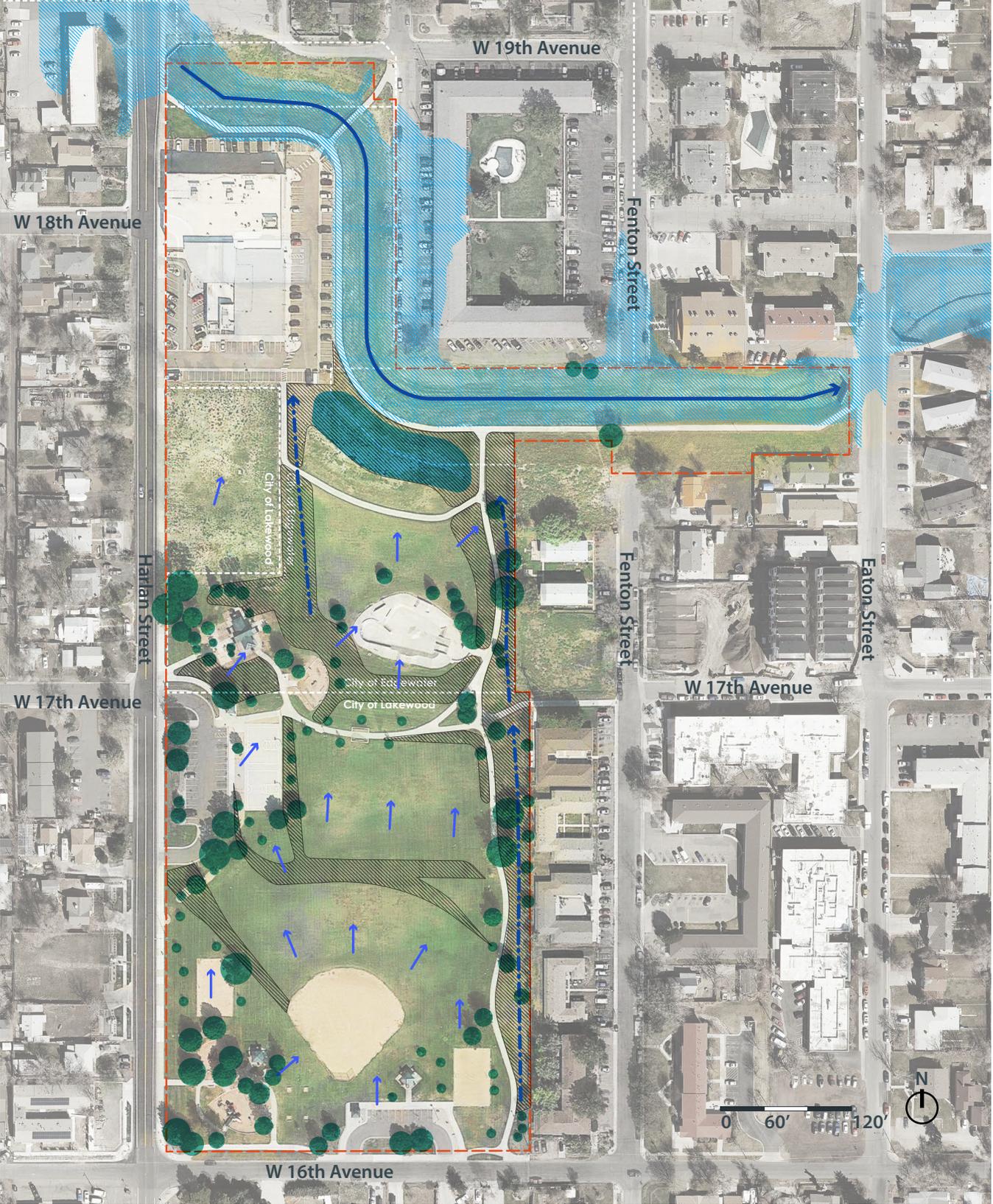
*Detention*

## Opportunities

- » Enhance and diversify tree species while adding additional canopy cover and shade
- » Convert some of the turfgrass areas that are underutilized to native grasses and plantings
- » Incorporate native plantings with ecological and educational benefits
- » Daylight some of the parks drainage through creation of a second swale and integrate into the park as a natural amenity
- » Enhance the existing swale, managing invasive species and modifying planting to incorporate additional native amenity species
- » Enhance the connection to the Sloan's Lake Drainageway through improved pedestrian connections and tree planting



*Sloan's Lake Drainageway*



EXISTING NATURAL SYSTEMS

- Steep grade
- Drainage channel
- Landscape swale
- Detention
- 100YR Floodplain
- Water flow direction

## Project Background

## Culture & Art

Walker-Branch Park incorporates cultural references to the site's historic use as a tree farm, and also features a small memorial telling the story of the park's naming. In addition, art is featured throughout the park. The 40 West ArtLine weaves through the park with a series of art pieces along its route. Specific challenges and opportunities related to culture and art are summarized below:

### Challenges

- » The plant identification markers featured throughout the park are subtle and not well-defined
- » The playground pits shaped in the form of leaves are only recognizable in plan or aerial view, are not identifiable from a park user's perspective, and create geometries that make park maintenance difficult

### Opportunities

- » Integrate more art into the park to build off of the 40 West ArtLine and bring more people to the park
- » Add spaces to support performance art, programming, and events
- » Consider including seasonal lighting and ephemeral art elements
- » Explore extending Edgewater Civic Center's civic and cultural programming into the park to create a stronger connection
- » Continue to integrate additional art and improve the 40 West ArtLine in coordination with the 40 West Arts District



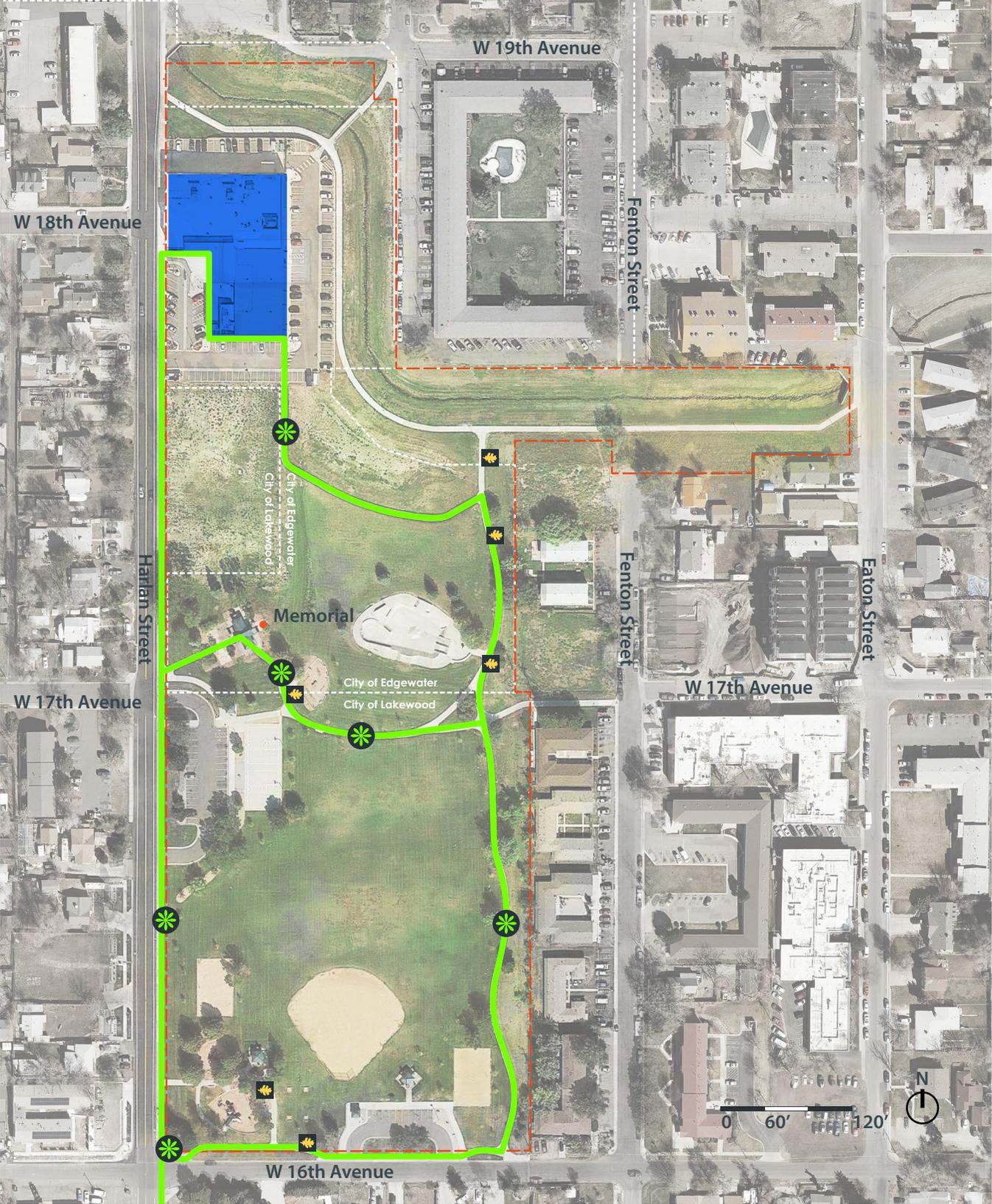
*Art Installation*



*Art Installation*



*Plant ID marker*



EXISTING NATURAL SYSTEMS

- Memorial
- ★ Art installation
- ★ Plant marker

## Project Background

# Public Process & Alternative Evaluation

Public input builds the fundamental framework for the master plan. During the master planning process, public meetings, stakeholder meetings, and online surveys played integral roles in developing alternative concepts and selecting the preferred concept. The public meetings and surveys were promoted through multiple channels to capture a larger audience, such as email notification from Lakewood Together, Facebook, flyers, and yard signs throughout the park.

## Public Meetings

The master plan process hosted a total of two public meetings at key milestones. The first public meeting focused on existing site analysis, opportunities, and challenges. The team presented two concept alternatives and gathered feedback from the community on their likes and concerns for each concept. During the second public meeting, a preferred concept was shared with the community. The preferred concept included most desired elements from each of the two concept alternatives. The public was asked to prioritize the proposed elements to help inform park phasing.

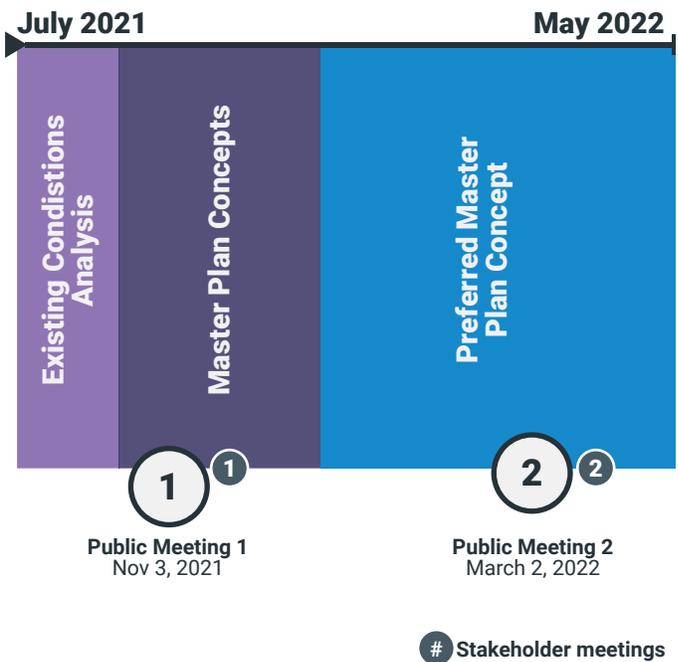
## Stakeholder Meetings

Two stakeholder meetings were held throughout the process to solicit feedback and help guide the park design. Stakeholder members consisted of council members from the City of Edgewater and the City of Lakewood, and members from Edgewater's History, Arts, Recreation and Parks (HARP) Board.

## Online Surveys

Online surveys were implemented in order to reach a broader audience. The first online survey was launched before the first public meeting to gather existing park usage data and community aspirations for the park. The second online survey worked in conjunction with the second public meeting to bolster community feedback on the preferred concept plan. The surveys were highly visual and were bi-lingual.

## Master Plan Process



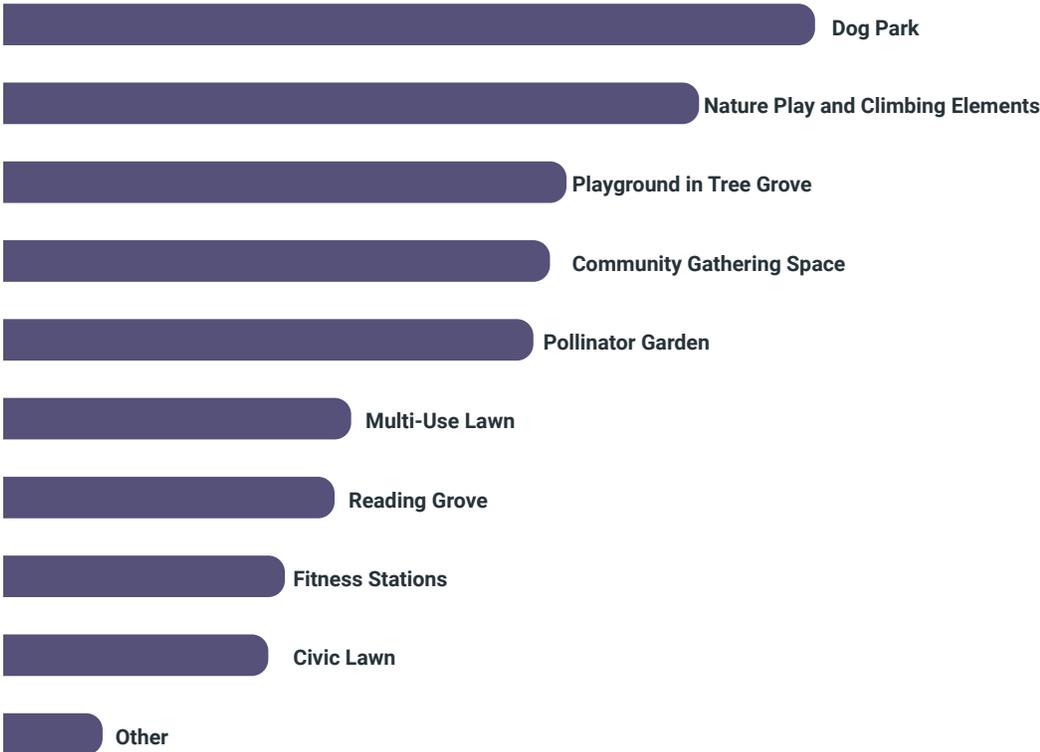
First public meeting

# Community Input Key Takeaways

A number of key takeaways emerged through the process and shaped the master plan design, recommendations, and prioritization.

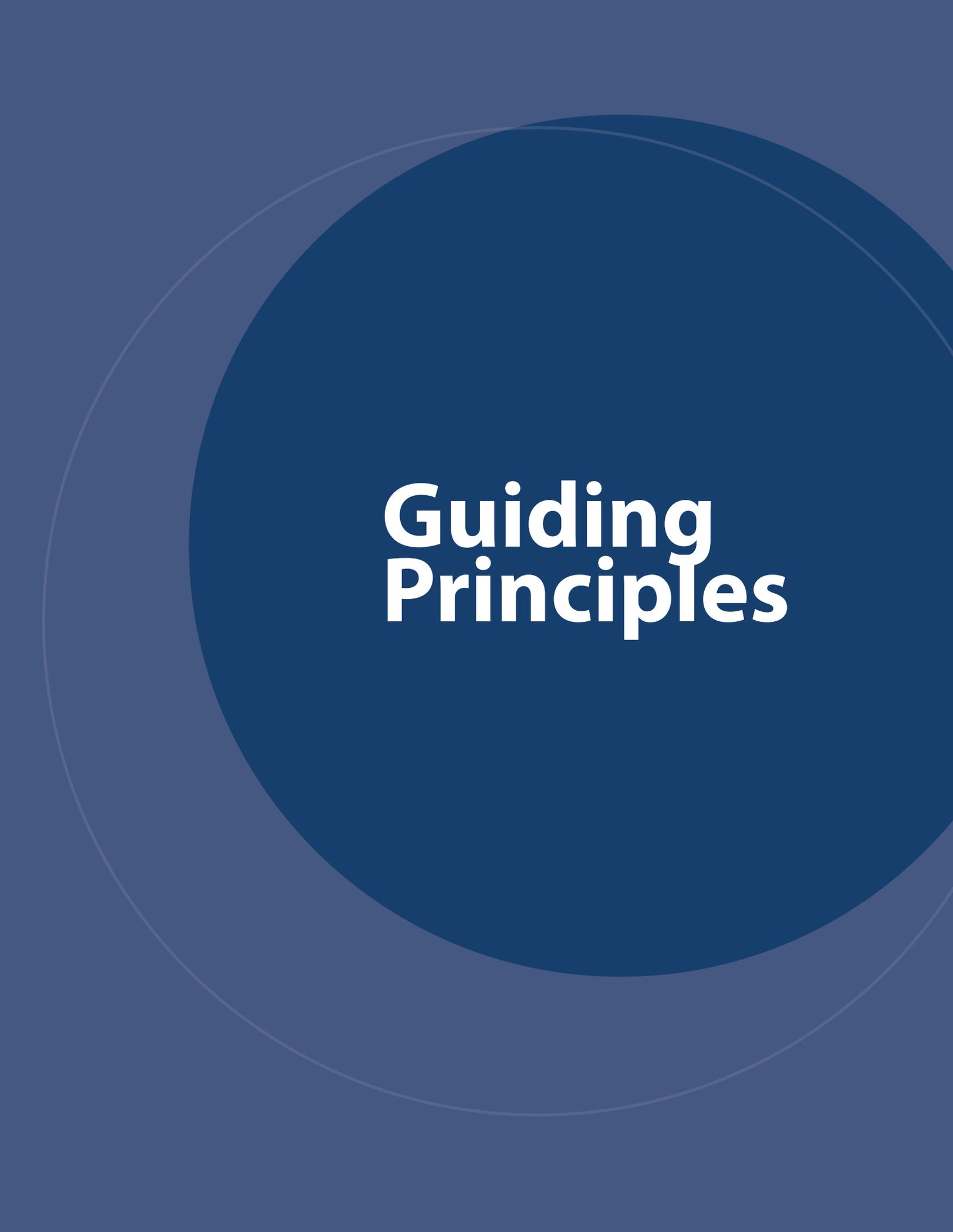
- » **Improve connections** - pedestrian crossing on Harlan and connection on Fenton through Sloan’s Lake Drainageway
- » **Celebrate existing trees** - the community expressed desires to preserve existing trees
- » **Recognize and expand 40 West ArtLine** - build upon the 40 West ArtLine and potentially add more art installations around the park to celebrate art and culture
- » **Dog park** - With Edgewater and eastern Lakewood lacking dog parks, the dog park continued to be a highly requested program in the park
- » **Community space** - provide space for the community to gather for celebrations, community events, and everyday use

## Park Program Prioritization



see appendix





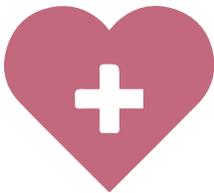
# **Guiding Principles**

# Guiding Principles

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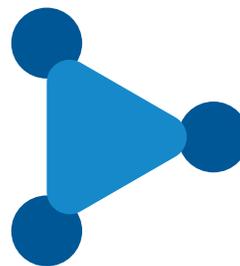
25	Programming
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The following guiding principles were developed in response to community feedback about the future of the park. These principles serve as a foundation to assess opportunities for park improvements.



### Programming

Activate the park with recreation, health, and wellness opportunities.



### Access & Connectivity

Improve connections to the park from nearby neighborhoods and destinations and enhance connectivity within the park for users.



### Natural Systems

Build upon the inherent natural characteristics of the park and improve connections to the drainageway.



### Culture & Art

Celebrate culture and art within the park and as part of the 40 West ArtLine.



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# **Master Plan & Park Systems**

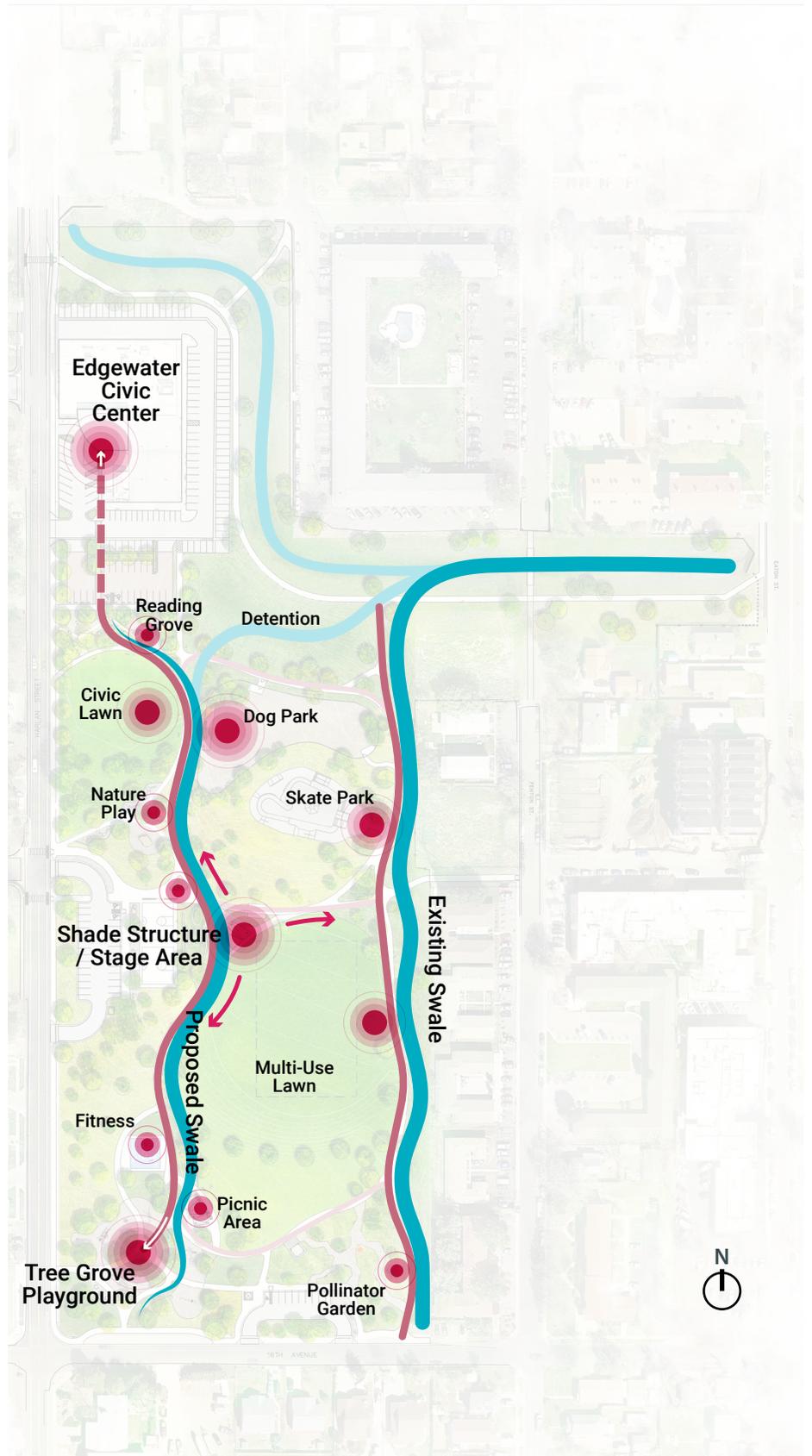
# Master Plan & Park Systems

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# Concept Diagram

Two main swales serve as organizing spines within the park, reinforcing key pathway connections and supporting programmatic elements. The swales serve as primary activation channels, moving people to the amenities of the park.



# Final Master Plan

The preferred concept plan was developed based on feedback from the community including desirable park uses, location of various elements, circulation, access, and overall character.

The southern portion of the park features enhanced entries, one through an inclusive play area and one through an educational pollinator garden. This zone provides active recreational opportunities with a multi-purpose fitness zone. A multi-use lawn anchors the space and creates a large open area to gather.

The northern portion of the park strengthens the connection to the Civic Center through an improved parking area and an inviting reading grove. A fenced dog park, one of the most highly requested programs by the community, sits adjacent to the maintained skatepark. A civic lawn and nature play area provide more opportunities for recreation and gathering.





# Access & Connectivity

The master plan aims to address park access and connectivity through enhanced connections to the park from adjacent neighborhoods, welcoming park entrances, and improved wayfinding and internal circulation. The circulation system builds upon the park's current pathways to provide additional park paths and greater connectivity between amenities. The additional links create a park loop internal to the park to support a safe and coherent circulation experience.

## Key recommendations:

1. Add a pedestrian activated signal and crosswalk at Harlan Street and 17th Avenue, and at the Sloan's Lake Drainageway trail connection north of Edgewater Civic Center.
2. Add a new low flow crossing across the Sloan's Lake Drainageway to provide north-south connection on Fenton Street. Low flow crossing at Fenton Street may impact the floodplain and will need to be coordinated with Mile High Flood District.
3. Improve park entry visibility at major roads and parking lots. Remove evergreen plants at main entrances, such as 16th Avenue and Harlan Street to provide better visibility into the park and create a more welcoming gateway.
4. Establish a new major park entry at the north end of the park, adjacent to Edgewater Civic Center.
5. Add additional parking at the north end of the park to support new park amenities.
6. Create a clear, direct pedestrian route from Edgewater Civic Center to the park.
7. Include park signage at major entrances and parking lots to strengthen park identity and help with wayfinding.
8. Create a walking loop internal to the park.
9. Add new pedestrian lighting along the park paths to improve safety and visibility during night time.





# Programming

Programming adjustments for Walker-Branch Park are rooted in community feedback received during the engagement process. Current park programs were assessed for level of use, as well as desire for retention, upgrade, or removal. The master plan looks to maintain highly utilized and valued programs, while replacing underutilized programs with new recreational opportunities.

## Key recommendations:

1. Implement a new parking lot at the north end of the park to support new park amenities. Design the parking lot to function as a flexible plaza for other community needs with permeable paving and water quality planters. Provide controlled access with bollards for daily uses and events.
2. Improve connection to Edgewater Civic Center with outdoor reading grove and gathering space for picnicking and casual gathering near the Civic Center. Incorporate spaces to be used by Edgewater Library and for other civic needs.
3. Create a flexible lawn space south of Edgewater Civic Center in the newly acquired parkland.
4. Add a fenced dog park with two double-gated entrances into the park to reduce friction amongst dogs. Include adequate shade and consider adding a water station. Provide trash and recycling bins nearby, as well as pet waste stations and signage to encourage park users to keep the dog park clean.
5. Maintain the skatepark. Plant deciduous trees between the skatepark and the dog park to serve as screening and provide shade.
6. Remove the existing central playground and replace it with nature play opportunities and a climbing boulder that activate pathways and offer a variety of play experiences for people of all ages and abilities. The climbing boulder should be an age-inclusive and iconic element.
7. Reshape the large multi-use sports lawn and batter slope to allow for dual use as an amphitheater for community programming. Level field space to accommodate at least one regulation youth soccer field. Maintain batter slope steepness to support winter sledding.
8. Include a dual-facing shade structure near the 17th Avenue and Harlan Street park entrance to serve as a central gathering space and stage area for community gatherings on the open lawn.
9. Provide benches and seating elements along the walking loops and adjacent to the swale for people of all ages and abilities to rest and enjoy the park.
10. Remove the underutilized sand volleyball court and add a fitness pad to support community wellness.
11. Update and improve the south playground area with new equipment within the existing tree grove to create a unique play experience with ample shade. Play areas to feature inclusive play equipment for all ages and abilities.
12. Remove softball field and create an upper hub to the park, including flexible lawn space and a new picnic shelter to support the expanded playground.
13. Maintain 1 porta-potty at the south end of the park, with an updated enclosure. Consider wayfinding and signage to inform park users of the Edgewater Civic Center bathrooms.
14. Remove the existing picnic shelter and the underutilized sand volleyball court to create a pollinator garden in memory of Randy Walker and Michael Branch, for whom the park is named. Provide one new picnic shelter adjacent to the pollinator garden and the upper lawn.



# Natural Systems

The master plan seeks to improve the natural systems of Walker-Branch Park by creating more opportunities for park users to interact with natural features and diverse landscape typologies. Experiential landscapes that tell a story of drainage, native character, and recreational uses are thoughtfully applied to the various spaces of Walker-Branch Park to ensure a balance of high use turfgrass and passive native plantings.

## Key recommendations:

1. Remove noxious species throughout the park and enhance native plantings in the existing swale.
2. Add additional tree canopy to the park to provide shade to amenities and high use areas.
3. Locate the pollinator garden near the south entrance and parking lot to use colors and fragrance as gateway into the park. Locate near the road and parking lot to provide ease of maintenance.
4. Convert bluegrass fields that are not used for active recreation to native species to preserve water irrigation, pesticide usage, and mowing.
5. Create a second park swale with native plants that can withstand occasional water inundation during large storm events. Embed interactive elements such as informal crossings to provide engagement opportunities with the swale.
6. Utilize permeable pavers and rain gardens in the new north parking area to promote environmental best practices.
7. Increase tree canopy within drainageway in coordination with project partners.





# Culture & Art

Culture & Art are a key element to Walker-Branch Park today, and the master plan looks to elevate these components in future park improvements. The previous cultural elements referencing the site's history as a tree farm are to be refocused into a broader theme of environmental stewardship that is more empowering in today's context. In addition, art is to remain an important facet of the park's features and identity.

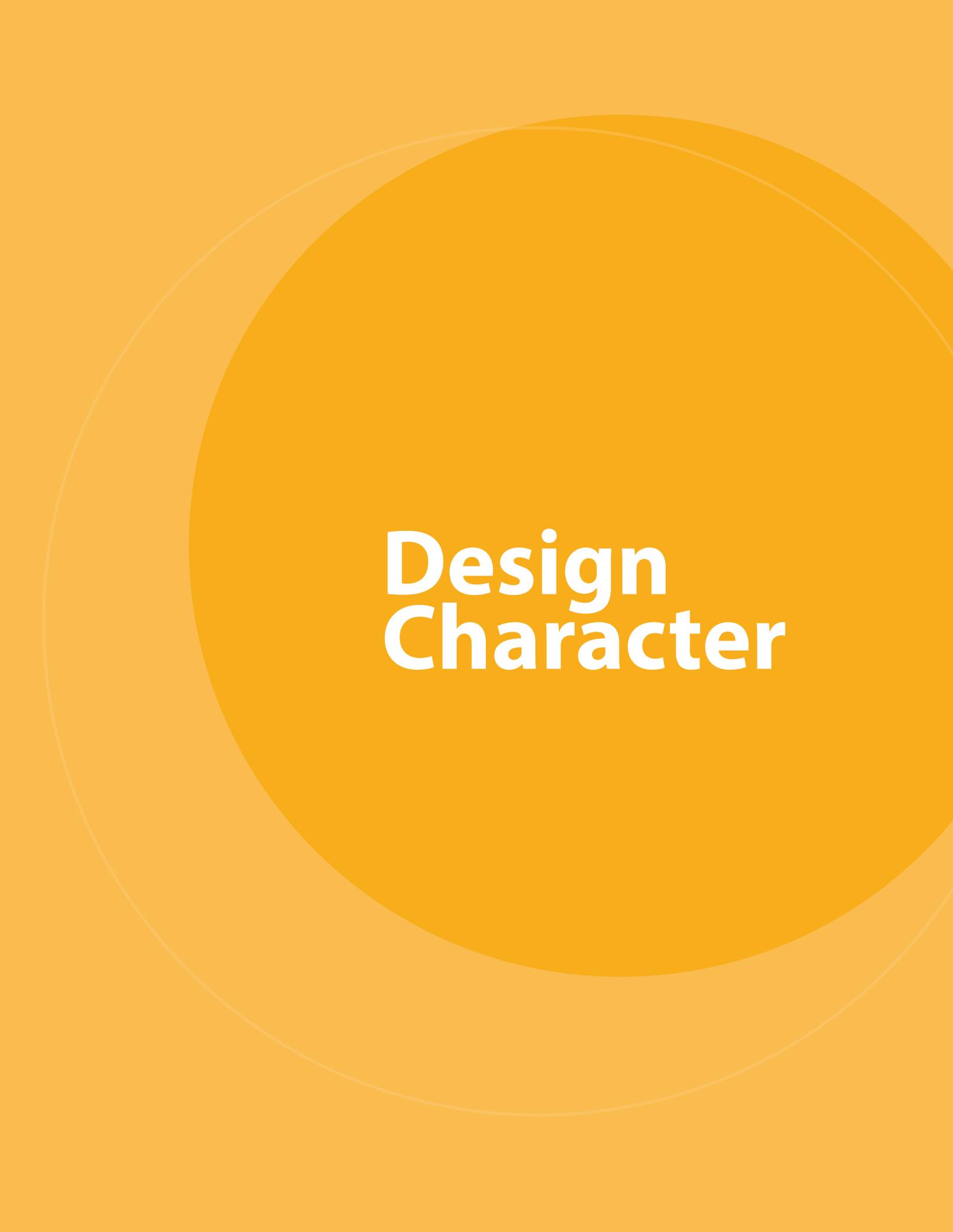
## Key recommendations:

1. Educational signage at the pollinator garden, swale, detention, and drainageway to provide learning opportunities about our ecosystems, waterways, and native plants.
2. Create a more prominent Walker-Branch memorial to recognize the park's namesake and promote safety awareness around drainageways during large storm events.
3. Utilize the flexible parking lot adjacent to Edgewater Civic Center to support cultural activities and events.
4. Collaborate with 40 West ArtLine to integrate more art into the park. Consider including seasonal lighting and ephemeral art elements to activate the park.
5. Add spaces for performance art, programming, and events.









# **Design Character**

# Design Character

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The preferred concept plan was developed based on feedback from the community including desirable park uses, location of various elements, circulation, access, and overall character.

The following pages illustrate the design character for elements within Walker Branch Park that best reflect the desires and feedback from the community.



# Tree Grove Playground

Update and improve the playground area with new equipment within the existing tree grove to create unique play experience and shade opportunities.





**Diverse activities:** include play features such as swings, slides, climbing elements, and spinners. Add inclusive play elements for children of different abilities and age.



**Native plants:** surround the playground with native plants and wildflower fields to provide educational opportunities to park visitors.

# Central Gathering Space

Create a central gathering space with a large shade structure and stage area for community gatherings next to the open lawn. The large multi-use lawn can be used for sports and acts as an amphitheater for community programming and events. Outside of community events and youth soccer programming, the multi-use lawn can also accommodate other informal play.





**Shade structure:** provide a dual-facing shade structure that offers visibility through the park.



**Art Installation:** collaborate with 40 West ArtLine to integrate more art near entry at 17th Avenue and Harlan to act as gateway into the park.



**Swale:** expand and integrate swale into the central gathering space as a natural amenity. Embed interactive elements such as crossing to provide engagement opportunities with the swale.



# Reading Grove

The master plan concept proposes an outdoor reading grove and gathering space for picnicking and casual gathering near Civic Center. This space could be used by the library and for other civic needs. A flexible open lawn area provides space for picnicking and informal gatherings.





**Flexible lawn space:** maintain a flexible open lawn area providing space for picnicking and informal gatherings.



**Lighting:** consider adding string lights in the reading grove area to provide welcoming ambience and to address safety concerns at night.



**Flexible Seating:** provide variety of seating and gathering opportunities beneath the grove.

# Dog Park



**Enclosure:** Provide more than one entry into the dog park if possible. Dog park should be fenced with a fence height of 4' to 6' tall. Include vestibule before entering into the main dog park area.



**Dog Bag Dispenser:** locate dispensers at entrances and throughout the park.



**Seating elements:** provide seating opportunities under shade structure and shade trees.



**Water supply:** locate water supply for people and dogs near entry, outside the dog park.



**Surface:** use dog friendly surfaces such as rounded pea gravel or artificial turf.



**Shade Structure:** add small shade structure to make the park more comfortable. Shade structure should be in the 10'x 10' or 12'x 12' range.

# Nature Play Area



**Timbers & Boulders:** use natural elements such as timbers, logs, and boulders to provide a variety of play opportunities. Encourage activities such as climbing, stepping, jumping, and exploring. Align features along the path to activate the pathways.



**Iconic Climbing Feature:** include climbing element that is age inclusive and has enough height to be visible in the surrounding paths.

# Walker-Branch Pollinator Garden



**Memorial for Walker & Branch:** relocate Walker-Branch Memorial stone to the pollinator garden, while incorporating additional interpretive elements to recognize the park's namesake and promote safety awareness around drainageways during large storm events.



**Educational signage:** provide educational signage for park users to learn more about pollinator gardens.



# Multi-Use Lawn



**Field sports:** design lawn area to accommodate a small soccer field or similar type field to ensure flexibility on how it's being used.



**Amphitheater:** incorporate a sloped lawn area as amphitheater for events.



**Outdoor events:** design the multi-use lawn to host large outdoor community events, such as outdoor movies or concerts. Evaluate the need for power and locations in concept design by use.



# Expanded Parking Lot



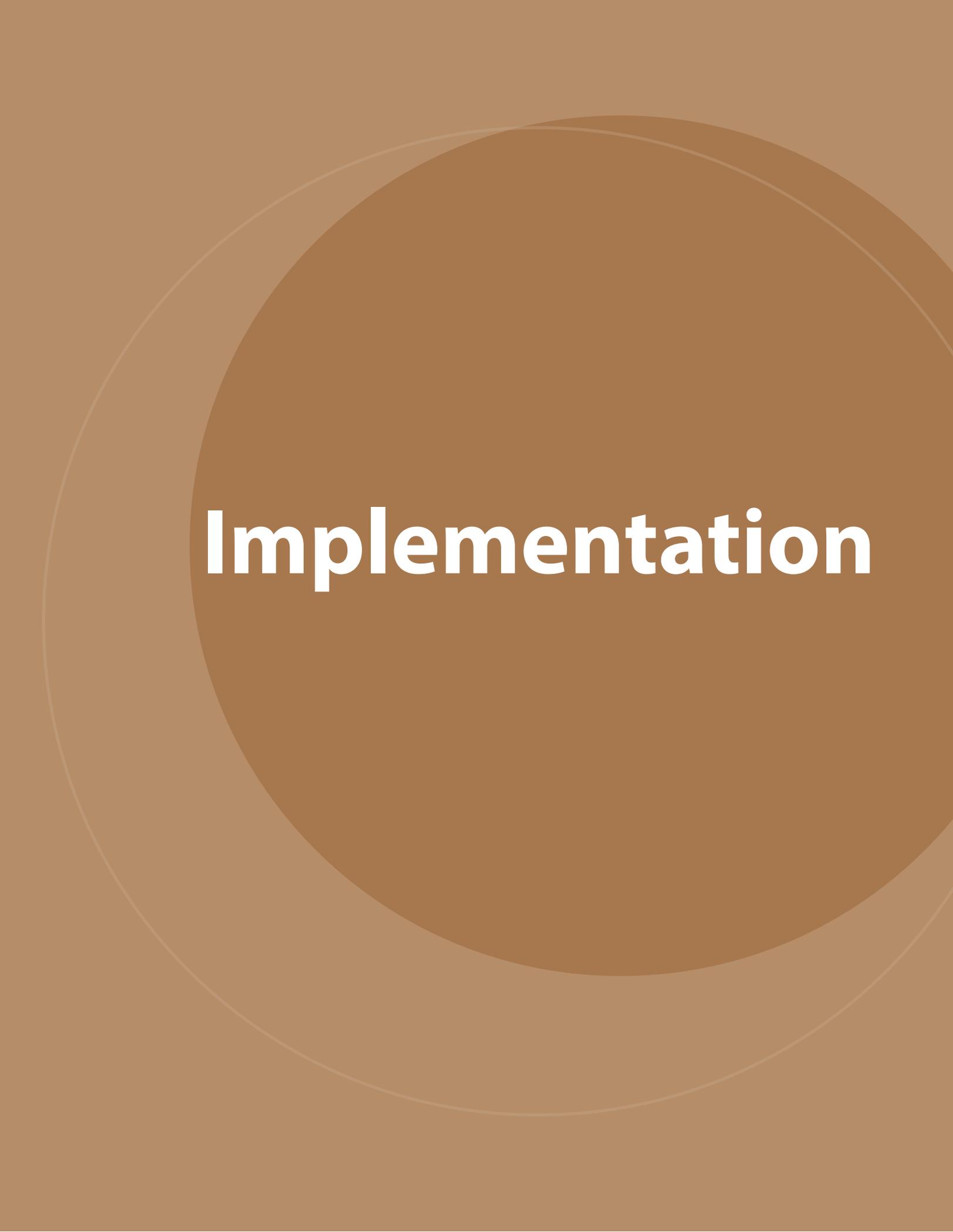
**Stormwater Planters:** include stormwater planters to soften the parking lot character, so it feels more welcoming and pedestrian friendly, and improves stormwater quality before water enters into detention and Sloan's Lake Drainageway.



**Surface material:** use surface materials other than asphalt, such as permeable pavers, to signify the parking lot as a flexible plaza for people to gather and host civic events.



**Controlled Access:** add bollards to control access into the parking lot. Keep parking lot open to City of Edgewater employees during the day to discourage public parking.



# Implementation

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