



SCafNA

SUMMIT COUNTY ATHLETIC FIELDS NEEDS ASSESSMENT

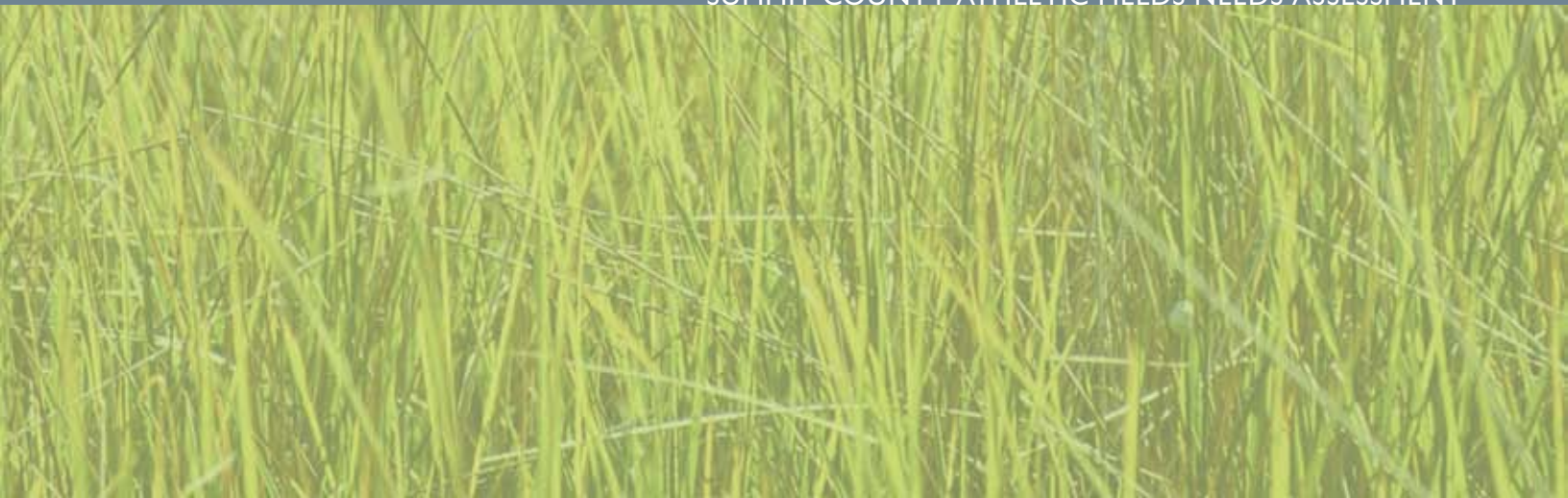


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ACKNOWLEDGEMENTS

Summit County Athletic Fields Needs Assessment (SCafNA)

Participating Agencies

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Town of Breckenridge
Town of Dillon
Town of Frisco
Town of Silverthorne

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HOW TO READ THIS BOOK

This assessment contains an Executive Summary which highlights key findings, recommendations and the basis for those actions that should be considered. While this summary is beneficial to get a synopsis of what the project team analyzed and eventually recommended, one should read the entire report to see what challenges and opportunities the County is currently facing, understand how agency actions act as a whole, how autonomous situations may affect not only one department but all partners, and how important it is for all parties to participate together in the future to provide the system that would benefit Summit County today and in the future.

Executive Summary

The Executive Summary portion of the book covers the major highlights from the overall assessment. This includes some of the key findings in the study and most important recommendations that the SCafNA Team will need to approach as a cohesive group. The executive summary can be read alone but is only a collection of the biggest findings and recommendations. Further information supporting the Executive summary is found throughout the assessment.

Introduction

The Introduction covers the process taken to gather information for the assessment. This includes a general scope that was determined at the beginning of the project and also general county information that was utilized in determining final recommendations.

Athletic Fields Needs Assessment

The assessment portion of the report goes into detail regarding each jurisdiction involved in the assessment and part of the SCafNA Team. This is where the assessment studies each group's inventory of field and management of those fields. Recommendations are made in this section that concerns only that specific jurisdiction and how they can approve their own athletic field program.

Overall County Summary

The Overall County Summary looks at the county as a whole. Although there are six separate jurisdictions that make up the SCafNa Team there are findings and recommendations that were determined to be the responsibility of all jurisdictions and can only move forward with everyone's participation.

Summary of Recommendations

The summary of recommendations reiterates the recommendation provided throughout the assessment. Additional information is given to the larger recommendations so that strategies can be formed to carry out those recommendations.

Appendix

We have provided three different appendixes to assist in the use of the assessment. They include a Maintenance standard specification, National and Colorado athletic use trends report, and an assessment index coordinated with the scope of work. The Maintenance spec should be adopted by each jurisdiction to the best of their ability in order to get fields to the same playing standard. The trends report will assist in determining new uses for fields. It is recommended though that each time a new field is in the planning stages that community and government input determine the correct field for that area. The scope of work reference has been provided to help determine if items from the scope of work were addressed and where.



EXECUTIVE SUMMARY

Summit County Fields



EXECUTIVE SUMMARY

A. Purpose:

Summit County athletic fields Needs Assessment

...is an ongoing process aimed at understanding and improving Summit County athletic fields and programs. The resulting information is used to document, explain, and improve performance.

This assessment is used to:

- **Evaluate your fields and management practices**
- **Plan improvements when necessary, and**
- **In the future, evaluate the effects of the changes.**

This Assessment helps affirm those things in the athletic fields system that are going well. It also helps identify what is not going well, and points to the specific changes that might be needed. An Assessment is not static; rather, it is an ongoing and continuous effort to improve the quality of fields, maintenance, fees and programs and overall effectiveness of the county athletic fields.

The need to serve all residents with athletic fields for common recreational activities is the focus of this assessment.

B. Overview:

Summit County, Summit School District, and the towns of Breckenridge, Dillon, Frisco, and Silverthorne have determined the need to assess the current inventory of the athletic fields in the County. This assessment evaluates the existing locations of the fields, their maintenance, the amount of play scheduled on the fields, and whether the existing composition of the fields is meeting the demands of the users. This report also gives general recommendation as to what types of maintenance and facility improvements could occur to improve play and give broad implementation goals that the agencies may want to have happen.

From the outset, the need to get information from various sources was necessary to create a report that was as accurate as possible. Data gathered included:

- Interviewing Town, County, and School District Staff
- Inspecting and assessing all fields located within the study area
- Hosting a public open house in Frisco to collect data from stakeholders and the general public
- Collecting schedules, usage data, and trends analysis from agency identified leagues located within Summit County

Community input was vital to the success of this assessment. Our method to get public and staff comment consisted of the following elements:

- Stakeholder Meetings
- Community Open House
- Community Comment Cards
- Staff discussions

The project team also utilized standard practicing resources, including the US Census Bureau, Summit County Planning, the State of Colorado for demographic trends, as well as future County trends and planning documents. The project team also referred to the National Recreation and Parks Association of documented guidelines for parks and recreation.

This gave the project team the information necessary to assess the existing inventory of fields.

C. Summit County Athletic Fields Comparison Chart

Jurisdiction	Field Name	Field Type	Field Level	Estimated Hours of Use*	Skinned Infield	Synthetic	Backstop
Breckenridge							
	Kingdom North	Baseball/Softball	A	470-500	X		X
	Kingdom South	Baseball/Softball	A	470-500	X		X
	Kingdom Pitch	Multi-Purpose	A	470-500			
	Carter Field	Multi-Purpose	B	470-500			
Dillon							
	Town Park	Baseball/Softball	B	260-280	X		X
Frisco							
	Peninsula Recreation Area	Baseball/Softball	A	480	X		X
		Multi-Purpose	A	120-150			
Silverthorne							
	Rainbow Park	Multi-Purpose	A	305			
	Trent Park	Baseball/Softball	A	90-100	X		X
Summit County							
	Blue River Complex	4 Baseball/Softball	B	180-200 per field (NW, NE, SW) SE field 240-260 ¹	X		X
Summit School District							
	Summit High School						
	Tiger Stadium	Football/Soccer	A	unknown ²			
		Multi-Purpose	B	unknown ²			
	Summit Middle School						
	Little League	Baseball/Softball	A	new		X	X
	Football Field	Football/Soccer	A	137			
		Multi-Purpose	B	unknown ²			
	Silverthorne Elementary	Multi-Purpose	B	183	X		X
	Summit Education Center	Multi-Purpose	C	223			X
	Summit Cove Elementary	Multi-Purpose	C	223			X
	Dillon Valley Elementary	Multi-Purpose	C	242			X
	Frisco Elementary	Multi-Purpose	C	490-400 (340 hours for Day camps)			X
	Breckenridge Elementary	Multi-Purpose	B	291	X		X
	Upper Blue Elementary	Multi-Purpose	B	210	X		X

* All figures are estimates based upon data provided from agencies and leagues

1 Hours of use on SE field is based upon assumption of HCSA use of this field

2 Tiger Stadium, SHS Multi-Purpose field and SMS Multi-Purpose field use could not be determined based upon data provided

Goals	Outfield Fence	Dugouts	Restroom	Port-a-let	Concession	Scoreboard	Bleachers	ADA Access	Parking
	X	X	X			X	X	X	X
	X	X	X			X	X	X	X
X			X						X
X			X						X
		X	X			X	X	X	X
X	X	X		X		X	X	X	X
X				X					X
X			X				X		X
	X	X	X	X			X	X	X
X	3 Fields			X		X	X		X
X			X		X	X	X	X	X
X									X
	X	X		X		X	X	X	
X				X		X		X	
X					X			X	
X		X						X	X
X				X			X	X	X
X							X	X	X
X				X				X	X
X		X					X		X
X		X		X			X	X	X

D. Field Assessment

The existing conditions of fields vary based upon the types of play and maintenance occurring on a field. School-based facilities have the poorest rated facilities in the County while the towns tend to maintain fields better. This Assessment has allowed us to determine a rating system for the field in the County based upon their condition and ability to host differing types of activities (tournaments, games, practice, casual play, etc.).

Level “A” fields have the best conditions in the County. These fields are:

- Kingdom Sports Complex (North, South, Pitch)
- Rainbow Park
- Trent Park
- High School Stadium
- Summit Middle School Youth Baseball Field
- Peninsula Recreation Area
- Summit Middle School Football Field

Level “B” fields can have league play but the focus of play should be for practice. These facilities include:

- Blue River Complex
- Town Park – Dillon
- Carter Park
- High School Practice Fields
- Summit Middle School Multi-Purpose
- Silverthorne Elementary School
- Upper Blue Elementary School
- Breckenridge Elementary School

Level “C” fields have been recommended to only have general recreation (physical education) classes due to facility conditions. These “School Use” fields are:

- Dillon Valley Elementary School
- Summit Cove Elementary School
- Summit Education Center (SEC)
- Frisco Elementary School

School officials indicate that their mission is to provide these “fields” as play areas for school and general community usage. The School District currently has a staffing ratio of approximately 30:1 (30 acres per person), based upon information gathered from school personnel. School officials indicate that this figure is the “norm” when looking at other school agencies in the state. While this may be the case, sports turf requires a more intense type of maintenance versus common area turf. The District needs to determine whether it fits their business model to permit these play areas for use if they are going to be used as sports fields.

Average maintenance ratios normally approach 20:1 with Best Management Practice (BMP) agencies having 12:1. The District needs to assess whether maintaining these fields with in-house resources will allow for fields to attain a community usage level.

Assessment Highlights

Overall Assessment Finding

The County is currently meeting the field demand at a county-wide level. While this is the case, changes in the system could impact whether this continues. Based upon the usage data, no baseball/softball permitted uses exceed 500 hours annually and multi-purpose does not exceed 400 hours. If a centralized scheduling system is implemented, use can be dispersed to “equalize” hours throughout the system. Most activities are not growing except for steady growth in soccer and other multi-use field sports. Still, with the population projections, it should not impact hours much in the short term. The project team is recommending development of fields in Silverthorne for local use (based on proposed population densities and buildouts) and Frisco should move forward with PRA field development in the future. The shift from BRF to another facility is needed because these “fields”, not necessarily where the fields are located, are needed to meet demand so a similar type facility should be considered in years 2-5.

Based upon an analysis of fields, league use, and local environment impacts use hours are adjusted to the correct range. The only two facilities with apparent over use (Rainbow and Pitch) have an appropriate number of permitted hours but has excess wear (possibly non-permitted use). To rectify this, the plan recommends that these surfaces be changed to extend the season as well as mitigate any signs of turf overuse.

Level A multi-use fields maintained to the standard should sustain the 400 hours of recommended use and 500+ hours if used for baseball/softball. Level B fields, if restricted to league and practice, should sustain the prescribed hours of use. Level C fields, relegated to un-organized community play, should sustain the recommended hours of use.

Summit County currently operates the Blue River Complex at the base of the Dillon Dam. The land is owned by Denver Water (DW) and the County has to lease the facility. Based upon the nature of the operations of the site, and restrictive guidelines regarding improvements, the project team recommends that the County secure a short-term lease, no more than five years, and begin working with partners to replace the fields once the lease sunsets. The project team believes this agreement does not serve the best interest of the County as a whole.

Breckenridge has good facilities that are well-respected in the County. Its fields host many league groups, from youth baseball to adult rugby, and have a good maintenance program. As the Kingdom fields continue to be used, staff will need to monitor usage to determine if non-permitted use is occurring. Further, the Town needs to consider the long-term future of Carter Park as a sports field. Dog use is prevalent and, if permitted league use continues, the Town will need to redevelop the field to ensure a better and level playing surface.

Dillon has one sports field located downtown at Town Park. The current configuration limits play to younger players. The Town’s parks and recreation master plan recommends that Town Park be reprogrammed. This project team concurs with this recommendation and the Town should master plan the park in 2008 and determine whether this field is right for this park or if a field should be developed in another part of Dillon or with assistance from others outside of the town limits.

Frisco has recently developed the County’s first synthetic turf field. This Little League field will allow for a longer playing season. Frisco has recently completed a master plan for the Peninsula Recreation Area (PRA). Recognizing that there are opportunities to do new types of facilities here due to the PRA Master Plan that has been adopted, the Town needs to consider developing another synthetic type field here or replace the existing 300’ field with sports turf.

Silverthorne has been proactive in planning for future growth in the Town and currently provides a good level of service relative to field condition and maintenance. Town officials have plans for fields at two sites, Cottonwood Park and Maryland Creek Ranch Park. The Town should move forward with the development of these fields for Town use and determine what type of field (multi-purpose or baseball/softball) should be developed based upon usage and demand at that time.

The Summit School District is faced with budget challenges that have affected its community level of service. The District does permit use of its campus “play areas” for use as fields. Some of these areas are sub-standard for organized play but do provide a valuable community resource as general play grounds. The District needs to determine the best way to provide for maintenance of its fields; is it internal, through contract with a private provider or by leveraging resources with towns and leagues?

Fields throughout the system are used by many independent sports groups. League data shows that there is an increase in participation in many multi-purpose field sports. Although rugby has had a steady number of participants for some time, soccer and lacrosse continue to grow in participation while baseball and softball leagues have had a slow growth or dramatic decrease in participation, like high school baseball. Frisco recently developed a synthetic surface in an effort to extend the season.

E. Summary of Findings and Recommended Actions

Finding 1:

Finding	Based upon available data, demand is being met Countywide using Level A and B fields. Silverthorne and Breckenridge fields appear to be in higher demand than others.
Recommendation	Upgrade Level C fields throughout the County so use can be dispersed from higher use fields.
Estimated Cost	Varies
Reasoning	Recommendation based upon data provided from agencies, leagues and other stakeholders. Data and field reservation information provided shows that no agency has reached the threshold of overuse. The preferred hours of use (400 hours annually for multi-purpose and 500 hours for baseball/softball) are based upon data from national park and recreation guidelines, and norms for the State of Colorado. These times have been adjusted to a preferred range due to climate, soil conditions and the concentrated season in Summit County.

Finding 2:

Finding	Coordination and conversation needs to continue between all agencies.
Recommendation	Consider continuing the SCafNA team coordination in order to achieve goals of the assessment and provide consistency in the future of Summit County's Athletic Fields
Estimated Cost	No cost; agency time to continue monthly meetings.
Reasoning	Recommendation is provided so that the goals and recommendations of this assessment can be achieved by all agencies involved. The continuation of this group will assist in coordinating the future of Summit County Parks.

Finding 3:

Finding	Maintenance costs vary amongst agencies in the County. School play areas are currently maintained at a level of approximately \$5,000 per acre. As a comparison, Silverthorne is spending nearly \$6,400 per acre on fields; Breckenridge spends over \$6,400 per acre on fields and Frisco maintains its fields at \$6,400 per acre, Summit County maintains BFR at \$5,000 per acre.
Recommendation	While SSD states that it estimates a spending of \$5,000 per acre, record keeping regarding how much is spent should be better tracked in order to determine spending for play areas, common areas and natural areas. Further, the SSD may wish to consider alternative methods of maintaining sports field areas if conditions do not improve with the adoption of attached maintenance standards. In general , maintenance costs should be standard based upon the Level of field. It is suggested that Level A fields be maintained at a level of \$7,000 to \$9,000 per acre, Level B fields should have an approximate cost of \$5,000 to \$6,000 per acre and Level C fields should have a spending of an estimated \$3,000 per acre. Synthetic surface annual costs are estimated at \$5,000 per site but may vary due to weather impacts. All costs should adjust as resource costs escalate over time.
Estimated Cost	Varies

Reasoning	The recommended spending levels are based upon State of Colorado agency spending for sports fields and adjusted for Summit County based upon the shorter season and its affects on operations budgets.
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Finding 4:

Finding	The SSD has indicated that it may close the four fields listed as “School-Use Only” facilities. These play areas contribute to meeting demand throughout the County.
Recommendation Option 1	Agencies should monitor if the SSD decides to close these facilities. If recommended, all agencies should partner through an IGA to fund for outsourced maintenance of these facilities at \$5,000 per acre.
Estimated Cost	Varies based on agency involvement
Recommendation Option 2	If fields are closed, use of the fields should be distributed amongst other agency fields. Since this dispersion would push multi-purpose field use slightly above the optimum use, SSD should suggest synthetic surfaces at Summit High School for community/district use and Rainbow Park and Kingdom Pitch should be considered for change to synthetic turf to allow for greater use.
Estimated Cost	Costs based upon estimates on page 123; size of turf area, and whether infield areas would be synthetic, to be determined by agencies.
Reasoning	The basis for this recommendation is to continue to provide fields for current and short-term demand. Stated differences in the system would cause a shortage of fields. Following these recommendations would allow demand to continue to be met.

Finding 5:

Finding	Agencies charge varying fees for use of sports fields.
Recommendation	All agencies should adopt recommended fee structure found on page 117.
Estimated Cost	No cost; agency time to review and adopt applicable fees
Reasoning	Recommended action would provide consistency throughout the agencies and enhance customer satisfaction amongst users. The fee proposed is based upon the market and could be adjusted based upon the cost recovery philosophies of partner agencies.

Finding 6:

Finding	Varying use policies have caused confusion amongst patrons.
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Recommendation Option 1	All agencies should consider having a centralized program management/scheduling system. For example, Breckenridge uses the Active.com network. This service could provide all agencies and patrons to utilize a centralized registration system, allow towns, the County and SSD to collect fees from users, and have the ability to prioritize usage of fields. Collected fees would then be contributed based upon how many times agency fields were utilized. It would be advantageous to utilize a system that is currently in use. This would save purchasing dollars. Agencies should contribute dollars to upgrade the system to allow for consistent registration and reservations. This investment would allow for a management and scheduling system and provide a payback to those agencies that contribute and participate.
Estimated Cost	Costs vary based upon type of system and whether other agencies would adopt Breckenridge's or Silverthorne's existing system.
Recommendation Option 2	Place an initiative on the November 2008 ballot that would recommend the formation of a recreation district in the County. Who would participate and scope of the district would be determined through discussion among all Towns, the County and SSD.
Estimated Cost	Costs to place initiative on ballot; to be determined.
Reasoning	Recommended action would create a coordinated program that allows for a central body, whether through registration or by authority, will provide for consistency in providing and scheduling fields throughout the County. Users would know of expectations, regardless of who operates/manages the field. This practice would also assist in creating standards that can be used system wide.

Finding 7:

Finding	The sport season in the County is abbreviated due to weather conditions. Local teams have to practice indoors until mid-May and schedule many games on the Front Range because of snow cover and frozen soils.
Recommendation	County agencies need to determine whether it is feasible (cost and benefit wise) to transform certain multi-purpose fields to synthetic surface. This action would lengthen the current abbreviated season. Fields that should be considered for modification include Silverthorne Rainbow Park, Breckenridge Kingdom Pitch and Summit County High School Tiger Stadium. Consideration should be given at the Peninsula Recreation Area as fields are developed or redesigned in the future.
Estimated Cost	Costs based upon estimates on page 123; size of turf area to be determined by agencies.
Reasoning	Recommendation is based upon information from SSD and agencies. Extending the season will provide a benefit to both users and agencies. Seasons may be lengthened and, if synthetic surfaces are developed more, maintenance practices will be minimized.

Finding 8:

Finding	The high school is without a baseball/softball field. Discussions with school officials indicate that the teams must practice indoors and hold many games away from home due to the fields being snow-covered or still frozen.
Recommendation	The SSD should work with the Town of Frisco and determine if it is cost effective to change the surfacing at the existing baseball/softball field at the PRA to synthetic or develop a synthetic turf facility at Summit High School.

Estimated Cost	Costs based upon estimates on page 123; size of turf area, and whether infield areas would be synthetic, to be determined by agencies.
Reasoning	This recommendation is based upon the need to provide a field that can be used during the high school baseball/softball season. Developing a site, whether at the high school or PRA, would provide teams the ability to play games at home versus practicing indoors and traveling to the Front Range for baseball games. Working with the town of Frisco as a partner is an option to differ costs for both entities, and take advantage of the PRA location for both the school and community.

Finding 9:

Finding	Silverthorne’s Cottonwood Park and South Maryland Creek Ranch Park are the next fields to be developed. Current proposed use includes baseball fields and multi-use fields. At the time of this assessment these uses are legitimate uses based on future population growth in the county.
Recommendation	If synthetic fields are developed that could sustain high-school age baseball and a tournament complex is developed, the Town of Silverthorne may wish to revisit the Cottonwood Park and the South Maryland Creek Ranch plans to determine if the proposed uses are still in demand.
Estimated Cost	Varies
Reasoning	Recommended action is based upon possible future changes to Summit County Park system. It is important for the Town of Silverthorne to revisit this assessment and updated information in order to determine the desired uses for these fields at time of development.

Finding 10:

Finding	The lease at Blue River Park causes concerns around making long-term improvements if the fields could revert to Denver Water. The fields are critical to service delivery and it is unfortunate that field conditions are not where they could be due to the need for infrastructure improvements and concession areas.
Recommendation	Work with partners to upgrade existing facilities to nominal playing conditions in the short term (years 1-3). In the immediate future, meet with other agencies to determine if a partnership should manage and operate the facility with financial backing from Summit County, its towns and other agencies/groups. During 2008, work with other agencies and leagues to find a site to develop a new sports field complex. Once located and capital funding is secured, develop this site and end sports field lease with Denver Water at the dam.
Estimated Cost	Initial upgrades are estimated at \$675,000 to \$825,000. Costs to acquire land to replace the facility vary based upon location and size of complex.
Reasoning	Recommended action is based upon the existing Denver Water lease and inability to develop lasting capital improvements at the site and the preference of the County to lessen its involvement in the maintenance and operation of active park sites. Working with partners would afford the County to team to find a new site, whether in unincorporated Summit or in one of the towns, and provide some incentive to be a part of a proposed sports complex.

Finding 11:

Finding	Summit County's location, access and proximity to the Front Range and all of Colorado make the area a popular tourist destination. Summer tourism could be increased and fill available hotel rooms and beds. Agencies have indicated some favor towards developing a regional sports venue for use by local leagues and larger tournaments. Private tournament providers have indicated interest in scheduling large events in the area if a facility is developed.
Recommendation	As the County looks to replace the fields at Blue River, all agencies should consider whether this new facility should be a large tournament type complex. Land needs (+/-80 acres) for a large complex appear to relegate the location to locations of undeveloped Summit County or Peninsula Recreation Area. Please find more information located on page 124.
Estimated Cost	Costs to acquire land vary based upon location. Average development of tournament complex is approximately \$6 million not including land cost. Please see page 124.
Reasoning	Recommendation is based upon the action of moving the Blue River fields and whether County agencies may wish to explore the viability of creating a tournament-type venue in Summit County.

Finding 12:

Finding	Maintenance practices throughout the systems vary. A more coordinated approach to systematic maintenance practices could prevent some fields from deteriorating as rapidly.
Recommendation	Accept maintenance standards in the appendix and adjust numbers and frequencies based upon resources that are at hand. Agencies should explore joint-use of resources and allow for leasing of equipment to those agencies that do not have resources on hand (ex: aerator, large deck mowers, etc.)
Estimated Cost	Costs will vary among agencies based upon how much they currently spend versus the standard.
Reasoning	Recommendation would provide for consistent maintenance of fields in the County, based upon field type (Level).

Finding 13:

Finding	While Towns have developed parks and recreation system master plans and joined forces for this field assessment, there has been no effort to provide a strategic document that addresses all Summit leisure service needs (ex: trails, open space, parks, recreation centers, etc.).
Recommendation	In 2008-2009, there should be funding (whether through a newly created recreation district or jointly funded by agencies) a Countywide parks and recreation strategic master plan. This master planning process should be revisited every five years.
Estimated Cost	Master plans vary in cost, but average around \$80,000 to \$100,000 based upon scope.
Reasoning	Recommendation based on the need to provide an overall system plan for the County and its agencies. Plan would be the overarching guiding document for the future of parks and recreation in Summit County which would include the provision and operation of athletic fields.



F. Summary of Recommended Action

Summit County, its Towns and Summit School District have taken the first step to satisfy the needs and desires of residents by assessing its current field inventory. This report has identified many issues and concerns that we recommend addressing in the short and long-term. The need to collaborate is essential to establish long-term successes that should benefit all of Summit County.

The following recommendations are organized in 1-year, 2-5 year, 5-10 year and 10-20 year actions. Actions that are deemed long-term (beyond 5-10 year window) necessitate further strategic planning due to the possible change in growth patterns, demographic outlook, and other issues that may impact growth and expenditures in Summit County.

Year	Objective	Action	Responsible Parties	Targeted Outcome	Cost
1	Review fees to have consistency through Towns, County and Schools	Review recommended fees between all parties	BR, FR, DI, SL, SSD, SC	Fee Policy that is formally adopted by governing bodies	Internal Agency Time
	Determine what amount a lodging tax would accrue annually	Perform an assessment of room stays in the County (annually) and determine the approximate dollars generated if a 1/2 cent or 1 cent tax was added to room stays	Summit County Tourist Development Council, Lodging Associations	Amount that would indicate the feasibility of using this taxing model for possible capital improvement or operational cost coverage	Internal Agency Time
	Determine if sports fields should be developed in new Breckenridge community along SR9	Breckenridge has proposed development located close to the existing Kingdom Complex and Upper Blue Elementary School. Town and school officials should discuss long-term options that may relate to the development of sports fields in the community.	BR, SSD	Amount that would indicate the feasibility of using this taxing model for possible capital improvement or operational cost coverage	Internal Agency Time
	Secure short-term agreement with Denver Water to allow the Blue River Complex to remain in inventory for the next 3-5 years. County officials need to begin looking at options to develop a new sports complex in the County. This complex would be funded through the County and its partners.	Negotiate a short-term agreement for the County to use Blue River Complex fields. Arrange for a partner to take over maintaining and programming the fields in the short term, preferably Silverthorne. Allow for partners to share in the cost of managing the facility.	SC, DW, SL, BR, DI, SSD, FR	Short term agreement would allow for continued use of this needed complex and allow for officials to look for better long-term opportunities	Costs will vary based upon location of new complex
	Option 1 – allow for all agencies in the County to operate under a single reservation system	The County and its agencies need to determine how to best serve its residents in a consistent fashion. This is Option 1. This option would allow for all field providers in the County to operate under one reservation and fee system. Each of the agencies would contribute to the creation of a system and realize revenue benefits based upon the number of reservations received	BR, FR, DI, SL, SSD, SC	Single reservation system in place to provide for consistency in registration, permitting and paying for fields	Contract costs will vary; revenue collections will vary based upon reserved time

Year	Objective	Action	Responsible Parties	Targeted Outcome	Cost
	Option 2 – put forth a referendum on the November 2008 ballot that would determine whether residents would favor having a recreation district	The County and its agencies need to begin discussions about whether a recreation district would benefit the County as a whole or limit the district in size and scope. If warranted, place on ballot in fall of 2008	BR, FR, DI, SL, SSD, SC	Ballot question that would define the size and scope of a recreation district in the County	Costs to be determined
	Start process to relocate Blue River Sports Complex.	Work with partner agencies and leagues to determine where the complex should relocate and if it should be merged with a possible tournament facility	FR, BR, DI, SL, SSD, SC	Find multiple sites to consider as a sports complex. Work with partners to finalize most optimum site	Costs to be determined
2 – 5	Determine if a tournament complex is feasible	Perform a feasibility study to see if a multi-field/multi-sport complex would be advantageous to the County	BR, FR, DI, SL, SC, SSD	Study that indicates where a facility could locate, the cost of such a facility, what the facility would house, annual operating dollars, and expected revenues	Study costs approximately \$20,000
	Determine staffing levels to adequately maintain facilities	As new facilities come online, develop staffing levels that allow for the adequate maintenance of all sports fields in the County	BR, FR, DI, SL, SSD, SC	Plan that establishes staffing ratios and resources needed to maintain new fields that are developed	Internal Agency Time
	Implement Silverthorne park master plans	Develop fields that have been planned for Silverthorne	SL, SSD	Fields will be developed in accordance with adopted master plans	\$150 K +/- per acre development cost
5 – 10	Determine park and recreation needs in the County	The County should initiate a parks and recreation master planning process for the entire County.	BR, FR, DI, SL, SSD, SC, Tourism Development Council	Create a master plan that assesses existing parks and recreation needs and determine future demand for services county wide	Plan Cost \$125 K
	Determine if more synthetic turf fields should be developed	Based upon recommendations from the master plan and if fields should be developed, determine which ones should be synthetic turf	BR, FR, DI, SL, SSD, SC	Document that details where field(s) should be developed, if they should be synthetic and the overall costs to develop and maintain the field(s)	Internal Agency Time
10 – 20	Implement Master Plan recommendations and update plan in year 15	The master plan should have implementable strategies. Each agency or oversight agency should implement action items.	BR, FR, DI, SL, SSD, SC	Carry out development of new facilities and/or maintenance strategies	Plan Costs to be determined

G. Summary of Jurisdiction Recommendations

Jurisdiction	Action Items
Breckenridge	<ul style="list-style-type: none"> · Consider continuing the SCafNA team coordination in order to achieve goals of the assessment and provide consistency in the future of Summit County's Athletic Fields · Improve infield mix on all baseball/softball fields. · Monitor use of Kingdom Pitch to determine whether un-permitted use occurs. If so, determine enforcement policy that mitigates this type of play. · Possible upgrade to synthetic turf at Kingdom Pitch · Improve conditions at Carter Park (if organized play is to continue) · Adopt fee policy that incorporates assisting local leagues to use fields while allowing the Town to collect needed revenues
Dillon	<ul style="list-style-type: none"> · Consider continuing the SCafNA team coordination in order to achieve goals of the assessment and provide consistency in the future of Summit County's Athletic Fields · Master plan Town Park in 2008. Consider reprogramming the use of the park (as mentioned in the Town's parks and recreation master plan completed in early 2007) · Consider finding additional Town land to plan for future field demand. Types of fields (multi-purpose of baseball/softball) should be evaluated as sports trends may change over time.
Frisco	<ul style="list-style-type: none"> · Consider continuing the SCafNA team coordination in order to achieve goals of the assessment and provide consistency in the future of Summit County's Athletic Fields · Move forward with redesign of PRA; types of fields to be constructed to be determined based upon use and demand. · Continue to maintain sports fields at \$8,000 per acre and adjust the budget as more acres of sports fields are added to the inventory. · Make further improvements to the baseball field to bring it up to high school baseball field standards. Turf infield (scheduled for 2008), restrooms and concessions. · Fees should be adjusted to a consistent level with other agencies based upon the type of field being reserved
Silverthorne	<ul style="list-style-type: none"> · Consider continuing the SCafNA team coordination in order to achieve goals of the assessment and provide consistency in the future of Summit County's Athletic Fields · Develop future fields at parks as defined in master planning documents. Town officials should determine the type of fields based upon use and demand of current facilities. When developed, the Town should maintain the fields internally or establish an IGA with SSD that ensures the fields will be maintained to prescribed standards. · Continue to maintain fields to their current levels. · Replace infield mix with a finer mix at Trent Park if the town would like to improve the texture. · Monitor use of Rainbow Park to ensure that permitted uses are occurring and no large groups are using the facility without a permit or paying applicable fees. · Possible upgrade to synthetic at Rainbow Park · Proceed with development of proposed fields at South Maryland Ranch Creek Park and Cottonwood Park. Types of fields should be determined based upon usage numbers and demand at the time of development · Establish fee policy that allows for Town-sponsored leagues to use certain facilities for free for a prescribed time then charged the fee schedule rate for hours over the allotment · The Town and Summit County should continue discussions regarding the management and operation of the Blue River Fields. Both the town and County should involve other jurisdictions in this discussion to help determine a strategy that will be coordinated with a short-term lease with Denver Water. Costs to manage and operate Blue River Fields should be shared by all jurisdictions involved.

Summit County	<ul style="list-style-type: none"> · Consider continuing the SCafNA team coordination in order to achieve goals of the assessment and provide consistency in the future of Summit County's Athletic Fields · Negotiate short-term lease with Denver Water (+/-3 years) for continued use of Blue River at its current conditions. · Upgrade existing facilities to ensure safe and quality play for local leagues and tournaments if a longer term lease is desired (+5 years) <ul style="list-style-type: none"> o Cost - \$675,000-\$825,000 · Work with partners to identify possible land that could accommodate a large sports complex (6-8 fields) with multiple uses (baseball, softball, soccer, lacrosse, rugby)
Summit School District	<ul style="list-style-type: none"> · Consider continuing the SCafNA team coordination in order to achieve goals of the assessment and provide consistency in the future of Summit County's Athletic Fields · Work to develop a maintenance program that would allow fields to be maintained by other towns in the County or by private contractor · Work with Town of Frisco to change surface of PRA baseball/softball field to a synthetic surface. Monitor if the Blue River fields will relocate in the short term and whether other tournament facilities are planned and constructed · Follow recommended actions to improve conditions at existing fields · Adopt recommended fee schedule · Set up a special revenue account to allow for a fund to be created to provide for play area improvements or capital purchases that are tied to these facilities · Staffing and resource levels need to be improved to a level of \$5,000 per developed acre by 2008-2009. In 2009-2010, levels need to increase to \$6,000 per maintained acre. If SSD determines it is more feasible to outsource maintenance, outside company should maintain to similar levels





INTRODUCTION

INTRODUCTION

Summit County, Colorado is located in the heart of the Rocky Mountains. The attraction of the area goes beyond the scenic views and touches on the great recreational opportunities that are afforded residents and guests. **The need to serve all residents with athletic fields for common recreational activities is the focus of this assessment.** The existing fields have served Summit County well over the years, but the County has seen rapid growth in recent years and anticipates continued growth in the coming years. This assessment is necessary to provide current and future residents with basic athletic field facilities.

Norris Design and American Civil Constructors (ACC) have been contracted by the County, Summit School District (SSD) and the towns of Breckenridge, Dillon, Frisco and Silverthorne to help develop the Summit County Athletic Fields Needs Assessment (SCAFNA). The phases associated with this assessment include:

1. Assessment

- Inventory and analyze the existing designated athletic fields in Summit County. Parts of this assessment include:
 - Developing a rating system to inventory and analyze existing fields
 - Conduct field investigation and inventory of existing athletic fields

2. Planning

- Establish the specific collaborative management of athletic fields in Summit County. This will include:
 - Establish uniform standards for acceptable safe conditions of all athletic fields
 - Identify issues on security and safety of community use athletic fields on school grounds
 - Safe management/operation of athletic fields
 - Process for effective scheduling on all athletic fields
 - Establish standard user fees on all athletic fields
 - Projected growth in Summit County
 - Prioritize the implementation plan
 - Meetings with various groups and stakeholders

3. The Plan

- Create a final document for all agencies to utilize for ongoing use and management of facilities, to include:
 - Existing Assessment Findings
 - Improvement Schedule
 - Maintenance and Operations Schedule
 - Event Scheduling
 - Determine Capital Costs Associated with bringing all athletic fields up to safe playing standards
 - Determine budget for maintenance of Athletic Fields
 - Periodic Update or review of Plan by Summit County
 - Present plan to Project Partners, Stakeholders and interested parties

1. Assessment Background

Understanding existing conditions creates the cornerstone of the assessment. Determining where the County has been, relative to population growth, and how Summit County will look in the future are important to understand whether trends show growth or declining population. Below is a table showing trends since 1990 and forecast growth through 2025.

Year	Population
1990	12,881
2000	23,548
2006 estimate *	25,399
2020 projection	41,300
2025 projection	45,650

**Estimate during time of review*

Source: US Census Bureau, Colorado Department Of Local Affairs Demography Section Summit County Planning Department.

Summit County has experienced tremendous growth since 1990. The population nearly doubled in 16 years (between 1990 and 2006) and is projected to nearly double by 2025. Between 2003 and 2010, Summit County Planning Department projects adding two new permanent residents per day.

Age Distribution

Knowing population trends, in relation to age distribution, are an important indicator that shows if the County is becoming younger or older. Below is a table indicating age trends between 1990 and the 2000 official Census

Age Segment	2000 Percent of Population	1990 Percent of Population
Under 5	5.3	7.4
5 to 14	9.3	10.7
15 to 24	18.4	15.6
25 to 44	44.2	51.6
45 to 59	17	10.2
60 and over	5.7	4.6
Median Age	30.8	30.4

Source: US Census

The table shows that Summit County population is getting older. The largest shift in population shows that the 45 to 59 segment has grown greatly; a 6.8% move from 1990 to 2000 while the 25 to 44 population has decreased 7.4% during the same ten year period. Another key shift is that the population of people less than five years of age dropped over 2%.

2. Project Approach

The Norris Design team will visit all fields included in this assessment, as well as meet with each Town's officials, Summit County, and the School District to get available relevant information to help assess the fields for the entire County. The process for completion of this analysis includes a Field and Facility Conditions Analysis, a Use Evaluation, and Recommendations for Improvement.

A. Field and Facility Conditions Analysis:

The following items were reviewed with each park. The team recorded the amenities provided at each field. Items needing improvement or repair were noted.

- o Turf Conditions
- o Field Conditions
- o Parking
 - Conditions
 - Accessibility
- o Field accessories
 - Backstops
 - Goal posts
 - Base and Mound Conditions
 - Dugouts
- o Restrooms
- o Lighting
- o ADA access
- o Signage
- o Seating/Bleachers
- o Fencing
- o Scoreboard

B. Use Evaluation:

- o Establishing/reinforcing partnerships
- o Determine what should happen in the future related to new or redeveloped fields
- o Fee Structure
- o Scheduling of Fields
- o Management of Fields
- o Field Use – should it be changed, altered
- o Estimate current demand and possible future demand
- o Maintenance Standards

C. Recommendations for Improvement:

We will introduce specific areas for improvement of each field, and the overall county park system.

3. Leagues and Providers

The project team worked with the Towns and other agencies to determine what organized groups use fields in the County. These organized groups were invited to the Open House in Frisco and later were invited to answer a questionnaire and meet with the project team to give their data and opinions specific to their sport league.

1. Summit County Youth Baseball and Softball (SCBS)

The SCBS provides youth baseball and softball for children aged 5 to 14 years. The league utilizes fields at the Peninsula Recreation Area, Kingdom fields, Dillon Park, Trent Park in Silverthorne and all elementary schools.

Based upon SCBS data, current trends indicate that the League has had steady participation; averaging in the neighborhood of 400 participants with 421 registered for this season. Registration fees for participation ranges from \$40 for 5-6 year olds to \$75 for 13-14 year old players. The fees cover charges for charter fees, insurance, uniforms, registration, marketing, port-a-lets (required by Summit County Schools), umpires, and other administrative expenses. There is no indication that the league pays the towns of school system for use of fields.

Trend

- No indication growth or decline in registration

2. Breckenridge Blue Goose Rugby Club (BGRC)

The BGRC was founded in 1974 with the purpose of providing a venue for adult social rugby play during the summer months. They offer a men's open division as well as a masters 45+ division. They are a member of the Eastern Rockies Rugby Football Union. Their home field is the Kingdom Pitch.

Club dues are \$150 per season. Team records indicate that about half the players are from Breckenridge and another 25% from other parts of the County. The remaining number of players are from the Front Range.

The BGRC participates in many tournaments throughout Colorado; including many mountain town events. Further, they host the St.Valentine's Day tournament on the snow at Carter Park.

Club officials indicate that their participation numbers have remained steady for many years and they do not foresee any dramatic increase or decrease in participation.

Trend

- No indication growth or decline in registration

3. Optimist Soccer (OS)

The Optimist Club, "Friend of Youth", provide a no-cost program to assist children in developing soccer skills, sportsmanship and teamwork. The program is all-volunteer and supported by parents, businesses, and friends in the community.

In 2007, no program occurred. Historically, the program has had approximately 350 participants and runs from five to six weeks. Club records indicate that 20 teams participate per season. Age groups represented in the OS is 7 to 11.

The league has utilized school fields in the past. In 2008, the group intends to reactivate the league at the same locations.

Trend

- League did not operate in 2007. League estimates 2006 user base will be retained in 2008

2. Summit Lacrosse (SL)

Summit Lacrosse is a growing organization that offers programs for children from 3rd grade through 8th. Programs are sponsored by the Town of Breckenridge. Girls programs have 32 children involved from grades 5 through 8 and general lacrosse offered 67 children programs.

The league pays to use facilities at Kingdom Pitch. They also use the gymnasium for indoor practices due to snow cover. The league pays approximately \$200 annually to use the facilities. They offer one season that ends in June.

Trend

- League merged older children league to Summit High School. League foresees some continued growth in coming years

3. High Country Soccer Association (HCSA)

High Country Soccer Association offers a variety of leagues from April through October at multiple locations throughout the County. HCSA utilizes the Summit Education Center (SEC), Rainbow Park in Silverthorne, Blue River Park Fields, Peninsula Recreation Area, Copper Mountain, and Breckenridge's Upper Blue and Kingdom Pitch. According to league reports, they pay no fee to utilize fields.

HCSA operates youth and adult leagues and summer camps at various locations and have approximately 960 players. Fees vary based upon type of league. The league charges registration fees for youth leagues (\$50 to \$80) and charges competitive youth and adult groups a per team fee (\$450 to \$600 per team). Camps operated in Silverthorne charge \$50 to \$80 per child.

Trend

- League provided static data for 2007 only and no data for previous years.

4. Summit County Softball (SCS)

SCS utilizes many fields in the County, including the Dillon Dam Fields and Breckenridge Kingdom Fields. The league has various types of events, from single game leagues, doubleheader leagues, and large tournaments such as the Mountain Invitational in June.

SCS has a summer and fall softball season. During the summer season, teams utilize two of the Blue River Fields from 6-8pm (no lights on fields) and Kingdom North and South from 5:45pm through the last scheduled game at 8:45pm. The leagues include Mixed (Men's/Women's) and Men's teams.

The fall season is played exclusively on Breckenridge fields on Wednesday nights from 6pm through approximately 9pm. The league includes mixed teams.

Trend

- League indicated level participation in recent years

5. Summit High School Sports (SHSS)

Summit High School, located between Frisco and Breckenridge, offers many athletic programs for students. Summit High School, located between Frisco and Breckenridge, offers many athletic programs for students. Sports programs that use fields include:

- Baseball
- Softball
- Soccer
- Lacrosse
- Rugby
- Football

SHSS pays no fees for use of high school facilities.

Many high school sports start the season when the fields may be snow-covered or the ground is frozen. During these times, baseball and girl's soccer teams practice indoors or travel to the Front Range for games.

Trend

- Some multi-purpose field sports have indicated growth while some sports, baseball for example, have indicated a dramatic drop in participation

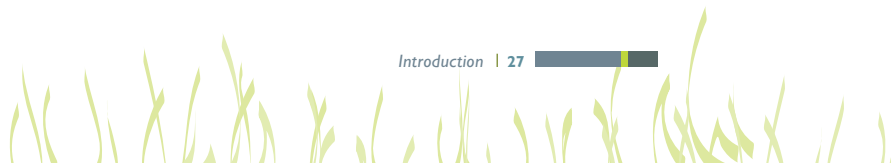
Summary of League Information

Multi-purpose field leagues have sustained or increased its participation in recent years; mirroring some of the most recent findings from the Colorado High School Activities Association (CHSAA). Some sports, like baseball and softball, have kept level participation levels at certain ages but have dropped off dramatically at the high school participant age.

League usage of fields has been managed in a good manner but some coordination of schedules and fees could assist providers and leagues. Fees vary and some providers underwrite all participant fees.

Leagues feel that most jurisdictions accommodate users in a good manner and afford good surfaces and amenities. Some leagues did indicate that conditions at some SSD facilities need improvement.

Leagues demand is currently being met. Further improvement to fields, scheduling and fees will assist in continuing to meet short term demand. Upgrading certain fields to synthetic, while not necessary, will create a longer season for some leagues, and most notably longer seasons for the high school.





ATHLETIC FIELDS NEEDS ASSESSMENT

BRECKENRIDGE

Breckenridge Fields



I. BRECKENRIDGE

A. Field Inventory

The Town of Breckenridge is located in the southernmost part of the study area. In addition to offering many indoor and outdoor sports, including snow skiing, the Town has an ice arena.

The Town offers a variety of fields for public use. The Town fields are maintained by the Public Works Department and scheduled/managed by the Breckenridge Recreation Department.

Summary of Fields Assessed:

1. South Kingdom Park
 - o Baseball/softball field
2. North Kingdom Park
 - o Baseball/softball field
3. Kingdom Pitch
 - o Soccer/lacrosse fields
4. Carter Field
 - o Multi-purpose field

The Kingdom Park complex includes the Town Recreation Center, tennis courts and extensive trail system. Two baseball/softball fields and a multi-purpose field (Kingdom Pitch) are located adjacent to the recreation center. The baseball fields feature a full-service concession stand, ADA accessible bleacher area, restrooms, and sports lighting. The Pitch has a small concession building with restrooms.

Carter Field is in close proximity to Breckenridge Elementary School (which also features a multi-purpose/backstop field, assessed with SCSD fields) and has a small dog park and tennis facility as well.

Breckenridge offers many sports fields, in conjunction with Summit County School District. Below is a table that indicates the field per thousand population ratio.

Fields per Population*	2006 Estimated Population	Fields per Thousand
6	2768	2.2

**Includes two school fields*

The Town benefits by dedicating substantial dollars to maintain its fields. The Town spends approximately \$173,000 annually to maintain fields. This figure will probably decrease due to the sun setting of the IGA with SSD that called for Town crews to maintain Upper Blue Elementary School.

The Department has a cost-recovery level (expenses vs. revenue) of approximately 63%; partly attributed to the high use of the recreation center and permitted field use.

Summary:

- o Fields maintained by Town Public Works. Fields scheduled through Town recreation staff
- o Breckenridge spends approximately \$173,000 annually to maintain sports fields
- o Department has a cost recovery of over 60% annually
- o No written maintenance standards
- o Provides 2.2 sports fields per thousand population

B. Field Analysis

a. Kingdom North Field

Overview:

This field is part of the Town's recreation complex. The complex includes tennis facilities, trails, a multi-generational center and three sports fields. Kingdom North is a 310' baseball/softball field with a skinned infield. A large concession/press box building is central to the Kingdom North/South field complex. Parking is adjacent to the lighted fields and a large seating area is available for patron use.

Covered dugouts are located at the outfield/skinned infield line. The field also features a warning track and a 30' backstop.

Assessment:

Kingdom North	Baseball/Softball Field
Field Conditions	Good, Turf very good, infield rocky
Parking	
Conditions	Good
ADA Accessibility	Average, poor access to bleachers
Field Accessories	
Backstops	
Goal Posts	
Base + Mound conditions	Good
Dugouts	Good, deep on the field
Concessions	Good
Restrooms	Good
Lighting	Good, need alignment
Signage	Good
Seating/Bleachers	Good
Fencing	
Scoreboard	Good, obscured by tree branches
Other Comments	Good drainage except pooling in warning track

The turf is in excellent shape with great slope and drainage. The only drawbacks to the field area are the skinned infield mix that is rocky and the warning track collects water in right field. The bases and pitching area are in good condition. Irrigation appears to be in good shape.

The field lighting appears to be off with some fixtures pointing beyond the outfield fence. An alignment would correct this issue. Site lighting is in good shape as is the scoreboard; although obscured from the third base bleachers due to tree limbs.

Access from the parking lot is good, although if one were disabled, there may be an issue with accessing the bleacher area. The covered dugouts are in great shape, although the location is a bit deep on the field. The backstop and fencing are in excellent condition.

The concession building is in good shape and includes rest room facilities and a water fountain. Informational signage is located throughout the facility and is in good shape.

Soils and Turf:

Turf condition	Good
Soil	Sandy
Irrigation	Good
Fertility	Very Good

Field Rating:

Rating is based on existing field conditions, leagues scheduling and comparison to other fields throughout Summit County. See chart located on page 109 for further explanation.

Level A

Recommendations:

Recommendations are provided to upgrade playing conditions to a standard level throughout Summit County. Recommendations for Level A fields present opportunities for continuous league play and tournament quality fields. Level A and B fields do not require improvements for league play; Level C fields should implement recommendations in order to provide an equal standard level of playing conditions. Level A and B fields can host league play and, even if improvements are recommended, they are not necessary for local league play. Recommended improvements will upgrade conditions that may increase the ability to host more organized play or tournaments. See chart located on page 115 for further explanation.

Recommendations	Cost Estimate
· Remove infield mix level sub · Replace infield mix and laser grade	\$ 45,000.00
· Implement new maintenance standards	

*All fields are assumed to have a more aggressive maintenance program, going forward. All numbers are rounded for budgetary purposes. All quantities are based on the following average field size. Baseball Infield 18,000sf, Baseball outfield 70,000sf, Softball infield 7,000sf, Softball outfield 37,000sf. Recommendations for the fields are based on bringing the playing conditions to a standard level.



b. Kingdom South Field

Overview:

Kingdom South is located at the same complex as Kingdom North. The field is a 352' (center) baseball/softball field with 330' down the lines. The field shares many of the same support facilities as Kingdom North. The field is lighted with a skinned infield.

Assessment:

Kingdom South	Baseball/Softball Field
Field Conditions	Good
Parking	
Conditions	Good
ADA Accessibility	Average
Field Accessories	
Backstops	Good
Goal Posts	N/A
Base + Mound conditions	Good
Dugouts	Good
Concessions	
Restrooms	Good
Lighting	Good
Signage	Good
Seating/Bleachers	Good
Fencing	
Scoreboard	Good, obscured by tree branches
Other Comments	Good slope + drainage

The general conditions are the same as Kingdom North; great turf conditions with excellent slope and drainage. Covered dugouts are in good shape and fencing and the 30' backstop are in good shape as well. The mound, bases and home plate are in good to great shape.

The bleachers are similar to the style at North and in good shape. The field lighting system, while good, is different and older than the fixtures at Kingdom North. The scoreboard is in good condition but visually blocked by trees.

Soils and Turf:

Turf condition	Good
Soil	Sandy
Irrigation	Good
Fertility	Very Good

Field Rating:

Rating is based on existing field conditions, leagues scheduling and comparison to other fields throughout Summit County. See chart located on page 109 for further explanation.

Level A

Recommendations:

Recommendations are provided to upgrade playing conditions to a standard level throughout Summit County. Recommendations for Level A fields present opportunities for continuous league play and tournament quality fields. Level A and B fields do not require improvements for league play; Level C fields should implement recommendations in order to provide an equal standard level of playing conditions. Level A and B fields can host league play and, even if improvements are recommended, they are not necessary for local league play. Recommended improvements will upgrade conditions that may increase the ability to host more organized play or tournaments. See chart located on page 115 for further explanation.

Recommendations	Cost Estimate
· Remove infield mix level sub	\$ 45,000.00
· Replace infield mix and laser grade	
· Implement new maintenance standards.	

*All fields are assumed to have a more aggressive maintenance program, going forward. All numbers are rounded for budgetary purposes. All quantities are based on the following average field size. Baseball Infield 18,000sf, Baseball outfield 70,000sf, Softball infield 7,000sf, Softball outfield 37,000sf. Recommendations for the fields are based on bringing the playing conditions to a standard level.



c. Kingdom Pitch

Overview:

The Pitch is located to the north of the multi-generational center and beside the tennis facility. The fields are designed for soccer or lacrosse play. There is a nearby rest room facility and water fountain. Users can park in the main parking lot. Spectator seating is along a berm that is on the west side of the field.

Assessment:

Kingdom Pitch	Soccer/Lacrosse Fields
Field Conditions	Poor, overused, fair turf
Parking	
Conditions	Good
ADA Accessibility	Fair
Field Accessories	
Backstops	N/A
Goal Posts	Good
Base + Mound conditions	N/A
Dugouts	N/A
Concessions	
Restrooms	Good
Lighting	
Signage	
Seating/Bleachers	Average
Fencing	
Scoreboard	
Other Comments	Berm area west of the field is very steep, good drainage

This field has seen a lot of use and appears to be overused and in need of down time. Turf conditions are fair and slope and drainage were good. Access from the parking lot is good and the rest room facility is in satisfactory shape. Soccer goals at the field are also in good condition.

One area of concern is the berm area to the west of the field. The slope is quite severe and, if conditions become slick, one could fall and injury could occur.

Soils and Turf:

Turf condition	Poor
Soil	Sandy
Irrigation	Good
Fertility	Fair

Field Rating:

Rating is based on existing field conditions, leagues scheduling and comparison to other fields throughout Summit County. See chart located on page 109 for further explanation.

Level A

Recommendations:

Recommendations are provided to upgrade playing conditions to a standard level throughout Summit County. Recommendations for Level A fields present opportunities for continuous league play and tournament quality fields. Level A and B fields do not require improvements for league play; Level C fields should implement recommendations in order to provide an equal standard level of playing conditions. Level A and B fields can host league play and, even if improvements are recommended, they are not necessary for local league play. Recommended improvements will upgrade conditions that may increase the ability to host more organized play or tournaments. See chart located on page 115 for further explanation.

Recommendations	Cost Estimate
<ul style="list-style-type: none"> · Deep tine to relieve compaction · Fill in small worn areas with topdressing and reseed the field 	\$25,000
<ul style="list-style-type: none"> · Possible upgrade to synthetic turf 	\$1 million
<ul style="list-style-type: none"> · Implement new maintenance standards. 	

*All fields are assumed to have a more aggressive maintenance program, going forward. All numbers are rounded for budgetary purposes. All quantities are based on the following average field size. Baseball Infield 18,000sf, Baseball outfield 70,000sf, Softball infield 7,000sf, Softball outfield 37,000sf. Recommendations for the fields are based on bringing the playing conditions to a standard level.



d. Carter Field

Overview:

Carter Field is located in close proximity to Breckenridge Elementary School. The field is a multi-purpose facility with the Carter Park Pavilion/Patio adjacent. Located at the park are also lighted tennis courts and a temporary dog park. A small parking area is located nearby.

Town crews maintain the park and the school field. After 2007, the SSD will maintain the school field due to the IGA expiring.

Assessment:

Carter Field	Multi-purpose field
Field Conditions	Fair
Parking	
Conditions	Good
ADA Accessibility	Poor
Field Accessories	
Backstops	
Goal Posts	
Base + Mound conditions	
Dugouts	
Concessions	
Restrooms	Good
Lighting	
Signage	
Seating/Bleachers	
Fencing	
Scoreboard	
Other Comments	Steep Slope on the field

The field is in fair turf condition. Dogs use the field although the dog park is located alongside the field area. It does appear that pickup soccer games do occur at the site.

There is good irrigation but there is a steep slope to the field. Parking, restrooms, water fountains and storage are in the pavilion/patio building and are in good shape.

Soils and Turf:

Turf condition	Fair
Soil	Native with some sand
Irrigation	Good
Fertility	Good

Field Rating:

Rating is based on existing field conditions, leagues scheduling and comparison to other fields throughout Summit County. See chart located on page 109 for further explanation.

Level B

Recommendations:

Recommendations are provided to upgrade playing conditions to a standard level throughout Summit County. Recommendations for Level A fields present opportunities for continuous league play and tournament quality fields. Level A and B fields do not require improvements for league play; Level C fields should implement recommendations in order to provide an equal standard level of playing conditions. Level A and B fields can host league play and, even if improvements are recommended, they are not necessary for local league play. Recommended improvements will upgrade conditions that may increase the ability to host more organized play or tournaments. See chart located on page 115 for further explanation.

Recommendations	Cost Estimate
· To rebuild will take substantial grading and rebuilding of the field	\$ 250,000
· Leave as passive space	
· Implement new maintenance standards.	

*All fields are assumed to have a more aggressive maintenance program, going forward. All numbers are rounded for budgetary purposes. All quantities are based on the following average field size. Baseball Infield 18,000sf, Baseball outfield 70,000sf, Softball infield 7,000sf, Softball outfield 37,000sf. Recommendations for the fields are based on bringing the playing conditions to a standard level.



C. Program and Fees

Breckenridge has a Town recreation department that handles scheduling and facilitation of sports fields. Many leagues use the fields at Kingdom Park.

Staff allows youth leagues priority use and blocks time for games. No fee is paid by the youth leagues to use the fields. Adult users pay applicable fees for game usage and/or rental. The fees are shown below.

	Carter Park Daily Rate	Kingdom Multi 4 hrs or less	Kingdom Multi 5 hrs or more	Kingdom North/ South Daily Rate	Kingdom North/South Hourly Rate
2007 Rates					
Non-Profit	\$24	\$20	\$105	\$72	\$24
TOB Resident	\$30	\$25	\$120	\$90	\$30
In-County	\$36	\$30	\$135	\$120	\$36
Out-of-County	\$42	\$35	\$150	\$150	\$42

Source: Town of Breckenridge

The fees collected contribute to a favorable cost recovery model in Breckenridge. The Town's cost recovery for providing parks and recreation services is respectable (53.2% in 2006). This figure includes recreation center revenues as well as Public Works allocations towards the maintenance of the fields. Staff estimates cost recovery levels near 65% when Public Works expenses are not factored.

The Town has a pretty liberal policy with regard to permitting fields; especially with youth groups. As stated, youth leagues pay no fees for use of field but permit facilities for entire evenings during the season. This precludes the Town from renting fields and collecting revenues from potential patrons.

D. Recommendations

Breckenridge facilities rank among the highest in quality in Summit County. The Town's ability to program and manage the parks and fields allows for better care of these sport areas. Further, with the ability to have good fields allows the Town to charge a rental premium.

Field to population ratio is among the highest in the County (when factoring school sites in). Currently, permitted uses of Town owned facilities by sports leagues appear to fall in line with use norms. Optimum use for baseball/softball fields is approximately 700 hours annually. Permitted hours fall in the area of 470-400 hours based upon league data and Town numbers. Multi-purpose field use, which is normally a more intense use (soccer, rugby, etc.) has an optimum permitted hour number of approximately 400 hours.

The Town needs to adopt a graduated fee structure that allows a set number of hours free of charge and then allows the leagues to pay the standard rate thereafter. For example, the Town could allow leagues 100 hours of free use then leagues would pay the going rate (\$24 per hour). Using the 470 hours of use, the league would be given a subsidy from the Town of \$2,400 (100 x \$24) annually to use the fields and pay the recreation department needed revenues of over \$8,400 (370 x \$24). It is thought that if this policy is adopted, it would encourage leagues to only schedule dates and hours that are needed and free up hours that could be used by others.

The Kingdom fields are in good condition and only infield mix improvements are recommended. The mix was very rough with larger rocks; which could cause injury. The Pitch, in general, is in good condition but appears to be overused. Staff should monitor the usage for un-permitted play.

The Pitch also has a berm area located to the west of the field. This berm is very steep and some steps to reduce the slope or reduce the height should be considered to mitigate any injuries that may occur if a person decides to climb.

Carter Park use mixes between sports play and dog park. The surface was in fair to good shape but has patches. The main issue with the park is the severe slope that runs from south to north. If the park remains a sports field venue, the Town should re-grade the surface to allow for safe athletic play.

Town officials have indicated that there may be some future recreation opportunities at the old airport site. Coupled with workforce housing, some park areas have been discussed. If sports fields are indicated as a desire by Town residents, recreation staff should determine what types of fields should be proposed based upon demand.

Action Items
Consider continuing the SCafNA team coordination in order to achieve goals of the assessment and provide consistency in the future of Summit County's Athletic Fields.
Improve infield mix on all baseball/softball fields.
Monitor use of Kingdom Pitch to determine whether un-permitted use occurs. If so, determine enforcement policy that mitigates this type of play
Possible upgrade to synthetic turf at Kingdom Pitch
Improve conditions at Carter Park (if organized play is to continue)
Adopt fee policy that incorporates assisting local leagues to use fields while allowing the Town to collect needed revenues



DILLON

Dillon Fields



2. DILLON

A. Field Inventory

The Town of Dillon, located just south of the Interstate 70/US6 interchange and along the Dillon Reservoir, has a single field located in the downtown; adjacent to Town Hall. The Little League/T-ball field is part of a community park complex that includes other ancillary facilities such as a playground, tennis, pavilions and rest room building.

Summary of Fields Assessed:

Town Park

- o Baseball/T-ball field

Town staff indicates that it is budgeting to master plan this park in 2008. This master plan would determine the future location of the existing field.

The Town is the only incorporated community that has a population of less than 1,000 (892). Dillon's field to population per thousand ratio is 1.3.

Fields per Population	2006 Estimated Population	Fields per Thousand
1	892	1.3

Summary:

- o Fields maintained by Town Public Works
- o No field maintenance budget information
- o No written maintenance standards
- o Provides 1.3 fields per thousand population

B. Field Analysis

a. Town Park – David Olbright Memorial Field

Overview:

Town Park is located in the downtown core area, close to Town Hall. The park features a small ball field, playground, and rest room facility. Parking is located along the street and there are bleachers available for patron use.

Assessment:

Town Park	Multi-purpose field
Field Conditions	Good, dry turf, infield rocky
Parking	
Conditions	
ADA Accessibility	Good
Field Accessories	
Backstops	Good
Goal Posts	
Base + Mound conditions	Good
Dugouts	Very good
Concessions	
Restrooms	
Lighting	
Signage	
Seating/Bleachers	Fair-Good
Fencing	
Scoreboard	Very Good
Other Comments	Good slope + drainage

The field is small and is in good condition, but the turf is very dry. Irrigation coverage may need to be tested. Turf drainage and slope appears good.

The dugouts are in excellent shape and the quality and size of bleachers vary from fair to good. The infield was rough with some rocks. The bases and home plate are in good condition.

The 20' backstop is in good shape and parking is accessible. The scoreboard is in excellent shape.

Town staff indicates that the 2008 budget includes monies to master plan the park. The plan would include evaluating whether the existing field is the best use of the space being occupied.

Soils and Turf:

Turf condition	Fair
Soil	N/A
Irrigation	Fair
Fertility	Fair

Field Rating:

Rating is based on existing field conditions, leagues scheduling and comparison to other fields throughout Summit County. See chart located on page 109 for further explanation.

Level B

Recommendations:

Recommendations are provided to upgrade playing conditions to a standard level throughout Summit County. Recommendations for Level A fields present opportunities for continuous league play and tournament quality fields. Level A and B fields do not require improvements for league play; Level C fields should implement recommendations in order to provide an equal standard level of playing conditions. Level A and B fields can host league play and, even if improvements are recommended, they are not necessary for local league play. Recommended improvements will upgrade conditions that may increase the ability to host more organized play or tournaments. See chart located on page 115 for further explanation.

Recommendations	Cost Estimate
· Deep tine and remove and replace infield mix laser grade	\$ 20,000
· Implement new maintenance standards.	

*All fields are assumed to have a more aggressive maintenance program, going forward. All numbers are rounded for budgetary purposes. All quantities are based on the following average field size. Baseball Infield 18,000sf, Baseball outfield 70,000sf, Softball infield 7,000sf, Softball outfield 37,000sf. Recommendations for the fields are based on bringing the playing conditions to a standard level.



C. Program and Fees

Dillon manages one field for public use. As mentioned earlier, the size of the field limits older children and organized adult play.

Unlike other communities and agencies, the Town does not charge a fee for use of the field but there is a charge to reserve the park's pavilion. Reservations are necessary for field use.

Dillon's cost recovery is unlike Breckenridge's figure of over 50%, Dillon's Parks and Recreation Master Plan indicated that the Town recovers between 3-6% of monies spent on park programs. This figure is very low and is not indicative of other Colorado communities (30-60%).

D. Recommendations

The park is a great amenity for the Town but the dimensions of the baseball field limits play to younger players. The park, in general, has space that could be reallocated based upon Town need and desires.

The project team recommends that the Town proceed with master planning Town Park and determining what uses should occur at the park. At present, the team feels that the park is better suited to be a "Town Green" concept that could have casual multi-purpose play. There are some concerns with the park having memorial status and whether the field can be replaced or dimensions changed.

Currently the Town has less than 1,000 residents and organized sport play demand is not apparent at the park. To accommodate future demand, the Town may want to consider finding additional acreage to locate sports fields. As mentioned in the County recommendations piece, there may be the opportunity to relocate the Blue River complex, if a partner is found. Further study as to what types of fields and where this complex would locate is needed before strategic action items are recommended.

Action Items
Consider continuing the SCafNA team coordination in order to achieve goals of the assessment and provide consistency in the future of Summit County's Athletic Fields.
Master plan Town Park in 2008. Consider reprogramming the use of the park (as mentioned in the Town's parks and recreation master plan completed in early 2007).
Consider finding additional Town land to plan for future field demand. Types of fields (multi-purpose of baseball/softball) should be evaluated as sports trends may change over time.

FRISCO

Frisco Fields



3. FRISCO

A. Field Inventory

Frisco, located just west of Silverthorne and Dillon, hosts the Peninsula Recreation Area (PRA). The PRA offers a multitude of year-round recreational opportunities, including Nordic skiing, snowshoeing, a sledding hill, mountain biking and hiking trails, a disc golf course, a skate park, a multipurpose fields and a baseball field. In addition, the Summit Middle School (along School Road and Summit Boulevard) also has several athletic fields available for use.

Summary of Fields Assessed:

Peninsula Recreation Area (PRA)

- o Baseball/softball field
- o Multi-purpose field

The PRA's 300' baseball field has a skinned infield. The 200' x 200' (estimated) multi-purpose field provides a (less than soccer regulations size) play area. Parking is in close proximity to both fields.

Town staff estimates that about \$25,000 is spent to maintain the two fields at the PRA; this does not include recreation staff costs (Frisco offers a summer seasonal recreation program for children). Staff further indicates that an estimated \$5,025 is collected through permitted uses; indicating a cost recovery of 20%.

In the summer of 2007, the Town created a master plan for the recreation area. In addition to enhancing the Nordic facilities, expanding the skate park and enhancing parking and landscaping, the PRA Master Plan includes the addition of a multipurpose field and an additional ballfield.

When and if the need is generated, an additional Little League baseball field site has been identified at the Middle School.

School Facility

Adjacent to Summit Middle School, the Town has constructed a Little League ball field. This new field is the first synthetic field turf in the area so no historical maintenance cost data is available. The little league field and football field are assessed with the Summit School District facilities. The Town is working with SSD to implement an Intergovernmental Agreement (IGA), and determine who should maintain the fields and if any subsidy is needed to manage and maintain these fields. Also outlined in the IGA is a clause that when and if the need is generated, an additional Little League baseball field site has been identified.

Currently the Town provides seven sports fields for use; including four at the Middle School and one at Frisco Elementary School. Based upon 2006 estimated population projections, Frisco provides 2.8 sports fields per thousand residents, when coupled with existing SSD facilities. However the multipurpose field located at the PRA is not considered a regulation sized play area.

Fields per Population*	2006 Estimated Population	Fields per Thousand
7	2498	2.8

* Includes three fields at Middle School assessed with Summit School District Facilities

Summary:

- o Fields maintained by Town Public Works
- o Approximately \$24,000 is spent annually to maintain the two sports fields at the PRA; \$5,025 in revenue collected
- o Town has written maintenance standards
- o Recently completed a master planning process that includes possible development of additional sports fields at PRA
- o Provides 2.8 sports fields per thousand population

B. Field Analysis

a. Peninsula Recreation Area

Overview:

The fields at PRA include the 300' baseball field and a multi-purpose field. This field features a new score board, warning track improvements, bullpen area, covered dugouts and upgraded outfield fence. Paved parking is close by and the area is shared by other summer users (mountain bikers, hikers, disc golf players, etc.). A portable toilet is available for use close to the main field. A batting cage is located east of the 300' field.

Assessment:

Peninsula Recreation Area	Baseball	Multi-Purpose Field
Field Conditions	Good, very good turf, infield hard and needs maintenance	Good
Parking		Good
Conditions	Good	
ADA Accessibility	Good	Good
Field Accessories		
Backstops	Very Good	
Goal Posts		
Base + Mound conditions	Bases Good, Mound: Poor	
Dugouts	Covered, Good	
Concessions		
Restrooms	Port-a-let, Good	Building Adjacent, Good
Lighting	None	
Signage		
Seating/Bleachers	Good	
Fencing	Good	
Scoreboard	Good	
Other Comments	Good slope + drainage, adjacent batting cage	Not assessed

Baseball Field

The field is not lighted and is in good shape; turf conditions are very good with good drainage and slope. During 2007, the Town made several improvements to the baseball field, including the addition of dugouts, bullpens, warning track, a scoreboard and outfield fence improvements. The edge of the infield could be cleaned up a bit. The skinned infield is hard but in good shape. The pitchers mound is in poor shape but the home plate, bases, and pitchers plate are in good condition. Needed field improvements include infield and pitchers mound maintenance, the addition of grass infield to bring it up to baseball field high school standards. Additional field lighting, restrooms and concessions are needed to attract smaller tournaments.

The batting cage is a nice feature and is close by. The field has a substantial warm-up area. Parking is in great shape and ADA access is onsite. Bleachers are in good shape and dugouts and scoreboard are in great shape. The portable toilet is in good shape and has good access. The backstop is in great shape.

Multi-Purpose Field

The field is small (approximately 200' x 200') and in good shape. Drainage appears to be good. It could host youth soccer and other smaller group activities, and is utilized by the town's summer recreational programs.

Soils and Turf:

Turf condition	Good
Soil	Some sand with heavy soils underneath
Irrigation	Good
Fertility	Good

Field Rating:

Rating is based on existing field conditions, leagues scheduling and comparison to other fields throughout Summit County. See chart located on page 109 for further explanation.

Baseball Field	Multi-Purpose Field
Level A	Level A

Recommendations:

Recommendations are provided to upgrade playing conditions to a standard level throughout Summit County. Recommendations for Level A fields present opportunities for continuous league play and tournament quality fields. Level A and B fields do not require improvements for league play; Level C fields should implement recommendations in order to provide an equal standard level of playing conditions. Level A and B fields can host league play and, even if improvements are recommended, they are not necessary for local league play. Recommended improvements will upgrade conditions that may increase the ability to host more organized play or tournaments. See chart located on page 115 for further explanation.

	Recommendations	Cost Estimate
Baseball Field	<ul style="list-style-type: none"> Remove infield mix level sub grade Replace infield mix and laser grade Add infield grass Add lighting, restrooms and concessions 	\$ 300,000
Multi-Purpose Field	<ul style="list-style-type: none"> Retain existing use conditions (youth, small programs) due to size constraints Implement new maintenance standards. 	

*All fields are assumed to have a more aggressive maintenance program, going forward. All numbers are rounded for budgetary purposes. All quantities are based on the following average field size. Baseball Infield 18,000sf, Baseball outfield 70,000sf, Softball infield 7,000sf, Softball outfield 37,000sf. Recommendations for the fields are based on bringing the playing conditions to a standard level.



C. Programs and Fees

Frisco offers summer seasonal recreational programs for children, and the Recreation Department utilizes the PRA as the main hosting area for these classes. The employee assists with programming, scheduling, and managing Town facilities.

Summit County Softball Association (SCSA) and Summit County Youth Baseball and Softball (SYBS) use fields at the PRA. They also utilize school fields in Frisco and SYBS will utilize the synthetic turf field at the middle school in 2008.

The Town charges for the use of fields. Below are the fees:

Type of Fee	Cost
Site Rental (every 2 hours)	\$25
Reservation Fee	\$100
Tournament Rental (day rate)	\$150
Reservation Fee	\$200

Application Fee: \$25 (non-refundable)

Source: Town of Frisco

Town officials indicated that the middle school multi-purpose field has a rental rate of \$10 per hour and \$5 per hour for youth related events. Summit County Schools collects the fee; the Town receives no revenue from this.

D. Recommendations

The town offers good facilities for recreation use. The PRA has undergone a transformation through its Forestry Management Program; mainly due to the pine beetle issue. Further, with a new master plan for the area, there are new opportunities to enhance the sport field offerings in the Town.

Current indications show that existing fields are handling demand. Permitted uses at the PRA baseball field appear to be around four hours per day (based upon supplied data). Using this data and estimating the season lasting approximately 20 weeks and six days a week, it is estimated that the field is permitted approximately 480 per year. This figure is in the mid-range of optimum hours.

As demand increases, the Town needs to determine what field types should be developed. Current Colorado trends show multi-purpose field sports demand increasing while some traditional sports (baseball and softball) showing a leveling or decrease. As time progresses, the Town should poll residents when field uses start to increase to uses of around 400 permitted hours per year for multi-purpose and around 500 for baseball.

Frisco offers scheduling and maintenance through the Public Works Department. The PRA Master Land Use Plan recommends a new ball field and multipurpose field be considered at the PRA. Staff indicates that one full time person and a part time seasonal maintain the three acres of sports fields in the Town. Staff data shows the town spends about \$24,000 annually to maintain these areas. This figure (\$8,000 per acre) is good and should be continued and adjusted as more sports areas are added to the inventory.

Fees for use of fields differ from other jurisdictions. While this is the norm in the County, fees should be adjusted to reflect consistency among agencies based upon the type of field being reserved. Further, fees should reflect the cost recovery philosophy of the towns and agencies being represented.

Action Items
Consider continuing the SCafNA team coordination in order to achieve goals of the assessment and provide consistency in the future of Summit County's Athletic Fields.
Move forward with redesign of PRA; types of fields to be constructed to be determined based upon use and demand.
Continue to maintain sports fields at \$8,000 per acre and adjust the budget as more acres of sports fields are added to the inventory.
Make further improvements to the baseball field to bring it up to high school baseball field standards. Turf infield (scheduled for 2008), restrooms and concessions.
Fees should be adjusted to a consistent level with other agencies based upon the type of field being reserved.



SILVERTHORNE

Silverthorne Fields



4. SILVERTHORNE

A. Field Inventory

Silverthorne straddles Interstate 70 and is adjacent to Dillon. It is one of two Towns in the County that has a dedicated recreation program/department. Staff is housed at the Silverthorne Recreation Center. The facility has an indoor themed pool, gymnasium and other ancillary features.

Summary of Fields Assessed:

1. Rainbow Park
 - o Multi-purpose field
2. Trent Park
 - o Little league baseball field
3. South Maryland Creek Ranch Park (proposed 2012)
 - o Two multi-purpose fields
 - o Two baseball/t-ball fields
4. Cottonwood Park
 - o Multi-purpose field (existing)
 - o Multi-purpose field (proposed)
 - o Baseball/softball field (proposed)

Adjacent to the recreation center is Rainbow Park. The park features a multi-purpose field, outdoor pavilions and support facilities.

A little league baseball field is located at Trent Park; located at the northern end of Town. Additional support facilities are located at the park and Town staff indicates that land located to the South of the existing park has a conceptual plan that may include an additional field by 2012.

The budget to maintain parks in the Town inventory is \$282,947 (2007 budget estimate). The Town staff indicates that \$19,200 of the parks budget is dedicated to athletic field maintenance. Based upon the amount of field acres maintained (3), the cost per acre is \$6,400.

The Town, when coupled with existing SSD and County facilities, has 2.1 sports fields available per thousand population.

Fields per Population*	2006 Estimated Population	Fields per Thousand
8	3733	2.1

**Includes Blue River County Complex, SEC and Elementary School Field*

The Town is planning additional facilities in two locations. South Maryland Creek is a future 20 acre park that will include two multi-purpose type facilities with a warm-up area. Cottonwood Park is another facility, located adjacent to Silverthorne Elementary School, which will include expanding the current Silverthorne Elementary field to a 240' x 360' multi-purpose field as well as a 325' baseball field.

Summary:

- o Works in collaboration with Summit County Schools as well
- o Fields maintained by Town Public Works and scheduled/managed by Town recreation staff
- o The Town spends approximately \$12,500 per acre to maintain its sports field system
- o No written maintenance standards

B. Field Analysis

a. Trent Park

Overview:

Trent Park is located in northern Silverthorne along Highway 9. The park also serves as a gateway to a neighborhood. The park features a Little League ball field. Ancillary amenities include a tennis facility, playground, onsite parking, a shelter, rest room facilities and a fishing pond.

Assessment:

Trent Park	Little league baseball
Field Conditions	Fair, infield rocky
Parking	
Conditions	Very Good
ADA Accessibility	Good
Field Accessories	
Backstops	Good
Goal Posts	N/A
Base + Mound conditions	Very Good
Dugouts	Good
Concessions	
Restrooms	Good
Lighting	
Signage	Good
Seating/Bleachers	Good
Fencing	Good
Scoreboard	
Other Comments	Good drainage, fair slope

Trent field was recently installed. The current conditions are fair based on the quality of materials. A lower quality infield mix was used at installation. A finer mix would be more suitable for league play. Slope is fair and drainage is good. The pitchers plate and home plate are in good shape and the bases are in excellent condition.

The backstop is in very good shape and bleachers are in good condition. Dugouts are in good condition as is the fencing. The parking lot is in great condition and access to the fields is good.

The Town has developed conceptual plans to enhance the park. The Town owns land across Willow Brook Road and expansion may include a field. The Town does not have funding for this project at this time, the estimated time of completion is 2012.

Soils and Turf:

Turf condition	Fair
Soil	Native
Irrigation	Fair
Fertility	Low

Field Rating:

Rating is based on existing field conditions, leagues scheduling and comparison to other fields throughout Summit County. See chart located on page 109 for further explanation.

Level A

Recommendations:

Recommendations are provided to upgrade playing conditions to a standard level throughout Summit County. Recommendations for Level A fields present opportunities for continuous league play and tournament quality fields. Level A and B fields do not require improvements for league play; Level C fields should implement recommendations in order to provide an equal standard level of playing conditions. Level A and B fields can host league play and, even if improvements are recommended, they are not necessary for local league play. Recommended improvements will upgrade conditions that may increase the ability to host more organized play or tournaments. See chart located on page 115 for further explanation.

Recommendations	Cost Estimate
· Deep tine aeration and aggressive topdressing	\$ 25,000
· Remove and replace infield mix laser grade	
· Implement new maintenance standards	

*All fields are assumed to have a more aggressive maintenance program, going forward. All numbers are rounded for budgetary purposes. All quantities are based on the following average field size. Baseball Infield 18,000sf, Baseball outfield 70,000sf, Softball infield 7,000sf, Softball outfield 37,000sf. Recommendations for the fields are based on bringing the playing conditions to a standard level.



b. Rainbow Park

Overview:

Adjacent to the recreation center is Rainbow Park. The park features a multi-purpose field, outdoor pavilions and support facilities. Many user groups utilize the park and HCSA stores removable soccer goals behind the recreation center.

Assessment:

Rainbow Park	Multi-purpose
Field Conditions	Fair-Good
Parking	
Conditions	Good
ADA Accessibility	Good
Field Accessories	
Backstops	
Goal Posts	Removable goal posts stored at SRC
Base + Mound conditions	
Dugouts	
Concessions	
Restrooms	Good
Lighting	
Signage	
Seating/Bleachers	No bleachers, seating on berms
Fencing	
Scoreboard	
Other Comments	Slope + drainage good

The park has many support amenities that are in good to excellent shape: restrooms, parking facilities with disabled access, and indoor recreation facilities. The field condition is fair to good; it appears there is a lot of general use. Slope and drainage appears to be good with drains located in corner areas of the field.

Field Rating:

Rating is based on existing field conditions, leagues scheduling and comparison to other fields throughout Summit County. See chart located on page 109 for further explanation.

Level A

Recommendations:

Recommendations are provided to upgrade playing conditions to a standard level throughout Summit County. Recommendations for Level A fields present opportunities for continuous league play and tournament quality fields. Level A and B fields do not require improvements for league play; Level C fields should implement recommendations in order to provide an equal standard level of playing conditions. Level A and B fields can host league play and, even if improvements are recommended, they are not necessary for local league play. Recommended improvements will upgrade conditions that may increase the ability to host more organized play or tournaments. See chart located on page 115 for further explanation.

Recommendations	Cost Estimate
· Deep tine aeration and aggressive topdressing	\$25,000
· Add topdressing in bad spots and reseed	
· Possible upgrade to synthetic	\$1 million
· Implement new maintenance standards.	

*All fields are assumed to have a more aggressive maintenance program, going forward. All numbers are rounded for budgetary purposes. All quantities are based on the following average field size. Baseball Infield 18,000sf, Baseball outfield 70,000sf, Softball infield 7,000sf, Softball outfield 37,000sf. Recommendations for the fields are based on bringing the playing conditions to a standard level.



c. Cottonwood Park and South Maryland Creek Ranch Park

Overview:

These fields are in the planning stages. Cottonwood Park will be located to the immediate north of the Silverthorne Elementary School. In addition to the existing multi-purpose field, plans call for a 325' baseball/softball field with skinned infield and an additional multi-purpose field. Restrooms, bleachers, a playground and additional parking are also proposed.

South Maryland Creek is a future 20 acre park that will include two multi-purpose type facilities with a warm-up area. Many other park amenities include a sledding hill, trailheads, pavilions, rest room building and native planting areas. Parking and event space is also planned for the park.

Both parks have been referenced and recommended in the Silverthorne Parks and Recreation Master Plan.

C. Town Recreation and Culture Department Programs

Silverthorne schedules its fields through the Town Recreation and Culture Department. Staff is dedicated to programming Town fields and has private leagues utilize their fields. Fees vary based upon the type of rental; Standard, Business, or Not-for-Profit. The various fees for renting facilities in the Town are in the table below.

Standard Fee Schedule:

Type of Fee	Cost
Rainbow Park Field (hour)*	\$45
Half Day	\$115
Full Day	\$175
Trent Park Field (hour)*	\$30
Half Day	\$80
Full Day	\$120
Refundable Reservation Fee	\$200

Source: Town of Silverthorne

** Each rental has a two-hour minimum*

Business Fee Schedule:

Type of Fee	Cost
Rainbow Park Field (hour)*	\$68
Half Day	\$173
Full Day	\$263
Trent Park Field (hour)*	\$45
Half Day	\$120
Full Day	\$180
Refundable Reservation Fee	\$200

Source: Town of Silverthorne

** Each rental has a two-hour minimum*

Not-for-Profit Fee Schedule:

Type of Fee	Cost
Rainbow Park Field (hour)*	\$22.50
Half Day	\$57.50
Full Day	\$87.50
Trent Park Field (hour)*	\$15
Half Day	\$40
Full Day	\$60
Refundable Reservation Fee	\$200

Source: Town of Silverthorne

** Each rental has a two-hour minimum*

Silverthorne graduates the fee for business users above the Standard fee by one-third. The Town cuts the fee in half for Not-for-Profit users.

Silverthorne negotiates rates through user agreements with contractual users. Field users are directed to collect fees and pay the Town 20% of what is collected.

D. Recommendations

The Town has been progressive in many respects regarding how to provide parks and recreation services, including sports fields. The Town continues to evaluate services to determine where new growth should occur and what partners are available. They have worked to establish relationships with SSD and some future field provision will be through partnerships with local schools.

South Maryland Creek is a future 20 acre park that will include two multi-purpose type facilities with a warm-up area. The project team concurs with these proposed fields for local use but officials should monitor whether additional fields are constructed within the county prior to SMCR. If this does occur, Silverthorne may wish to determine whether this field is needed for league use.

Field conditions in the Town are good but consideration needs to be given to improve infield mix conditions. As with other agencies, the mix is rocky and could cause injury. Maintenance of the proposed Cottonwood Park needs to be improved over the existing Silverthorne Elementary School field and an IGA or other mechanism should be enacted to ensure that maintenance standards are consistent with Town of Silverthorne adopted methods.

The field areas maintained total approximately 3 acres. The Town indicates they spend approximately \$19,200 to maintain field areas. Using these figures, Silverthorne spends around \$6,400 per acre for field maintenance. This figure is in the upper range of recommended care and the conditions indicate that the Town maintains fields to a premium for its permitted users.

Rainbow Park has good amenities but the fields could be overused. The project team determined that the slope and drainage of the field was good, but turf wear was apparent. Permitted uses appear to be in line with prescribed yearly use. Town records indicated the park being used 305 hours for league and camps in 2007. This figure is below the threshold of 400 hours annually for multi-purpose field use. Staff needs to monitor use to determine whether non-permitted leagues/groups are using the park.

The Town fee schedule graduates based upon the type of user. Town officials did indicate that user groups tend to book times that may include hours that may not be used. As an example, a league may schedule fields from 4pm to 8pm for youth t-ball practice and teams may not use the entire time. It is recommend that the Town adopt a rental policy that allows for some free time for Town-sponsored leagues then steps up to the normal fee rate for the remainder of the season. This may free up times for other user groups to use facilities. In the short term, there may be an opportunity to have the Town program and manage the Blue River Fields. In the short term, the County

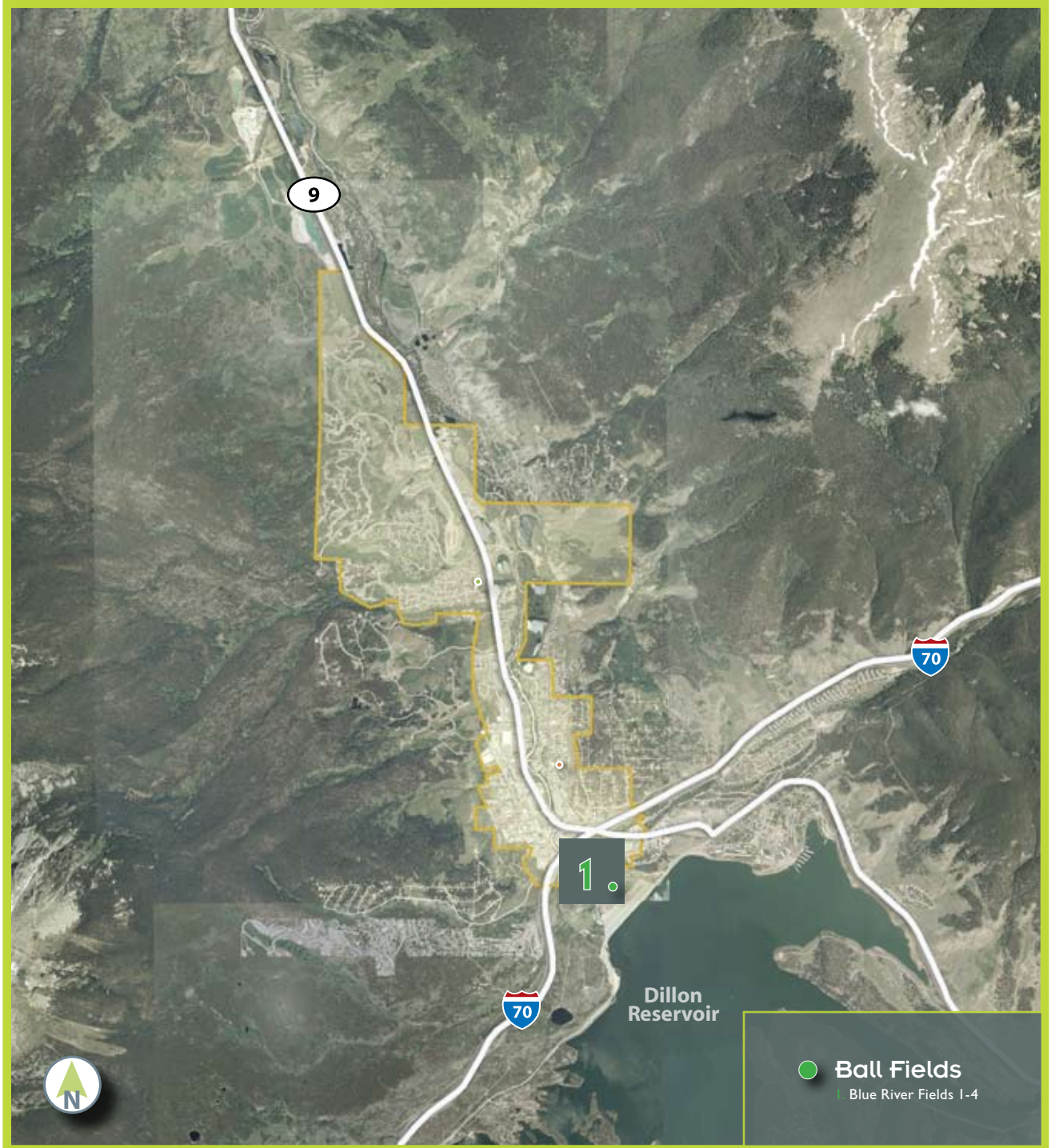
should open negotiations with the Town of Silverthorne and other viable partners to operate and manage the fields until the fields are relocated or closed. The County and other user groups would pay the Town to maintain and schedule the fields.

Action Items
Consider continuing the SCafNA team coordination in order to achieve goals of the assessment and provide consistency in the future of Summit County's Athletic Fields.
Develop future fields at parks as defined in master planning documents. Town officials should determine the type of fields based upon use and demand of current facilities. When developed, the Town should maintain the fields internally or establish an IGA with SSD that ensures the fields will be maintained to prescribed standards.
Continue to maintain fields to their current levels.
Replace infield mix with a finer mix at Trent Park if the town would like to improve the texture.
Monitor use of Rainbow Park to ensure that permitted uses are occurring and no large groups are using the facility without a permit or paying applicable fees.
Possible upgrade to synthetic at Rainbow Park
Proceed with development of proposed fields at South Maryland Ranch Creek Park and Cottonwood Park. Types of fields should be determined based upon usage numbers and demand at the time of development
Establish fee policy that allows for Town-sponsored leagues to use certain facilities for free for a prescribed time then charged the fee schedule rate for hours over the allotment
The Town and Summit County should continue discussions regarding the management and operation of the Blue River Fields. Both the Town and County should involve other jurisdictions in this discussion to help determine a strategy that will be coordinated with a short-term lease with Denver Water. Costs to manage and operate Blue River Fields should be shared by all jurisdictions involved.



SUMMIT COUNTY

Summit County Field



5. SUMMIT COUNTY

A. Field Inventory

Summary of Fields Assessed:

Blue River Fields

- o Four-field baseball/softball complex with multi-purpose overlay on SE field

Summit County leases and operates one facility, Blue River Fields. The land is owned by Denver Water (DW). The four-field softball/baseball complex is located at the base of the Dillon Dam. Summit County Building and Grounds maintains the facility and contracts out the programming to private leagues.

In support of Blue River Park and fair ground facilities, Summit County budgets \$42,000 annually which includes approximately \$24,000 for direct material, equipment and field maintenance expenses and \$18,000 is budgeted for labor which includes one full time 6-month seasonal employee and one part time seasonal person at 20hrs per week, providing direct field maintenance, overtime and support. Historically, an additional 700 hours of labor, not allocated or budgeted within the BRP budget, is devoted to the park and fair grounds from Building & Grounds full time staff to assist with opening/closing prep work and repairs for annual operations and upkeep of equipment, fair grounds facilities, irrigation controllers and sprinkler systems. Additionally there are an undetermined amount of hours expended on administrative support functions. This amounts to a total county expenditure of \$59,500 annually exclusive of administrative support. Approximately, \$9,000 to \$10,000 in revenue is budgeted and collected from tournaments and league fees annually. Budget funds are allocated from the county's general fund and when available from a conservation trust fund.

County officials have indicated a desire to have other parties operate and maintain the facility. Efforts in the past to have other agencies or leagues manage the complex have not been successful.

Summary:

- o Facility maintained by Summit County Building and Grounds and leased through Denver Water
- o An estimated \$42,000 spent annually on maintenance; funds come from conservation trust and general fund
- o No written maintenance standards
- o Located in the Silverthorne/Dillon service area

B. Field Analysis

a. Blue River Fields (Dillon Dam Fields)

Overview:

The fields have been in existence since the early 80's and the land is leased from Denver Water. Fields are used primarily by the Summit County Softball Association (SCSA) and High Country Soccer. According to County officials, over 250 games are played annually.

The County estimates that it spends approximately \$42,000 annually to maintain and manage the facilities.

Assessment:

Blue River Fields	Four Baseball Fields
Field Conditions	Poor
Parking	
Conditions	Poor, unpaved + uneven
ADA Accessibility	Poor
Field Accessories	
Backstops	Poor, posts tethered to the pavilion
Goal Posts	Portable, 2 fields
Base + Mound conditions	
Dugouts	
Concessions	Poor
Restrooms	Port-a-lets
Lighting	
Signage	
Seating/Bleachers	Portable Bleachers: Good Permanent Bleachers: Poor
Fencing	Poor
Scoreboard	New, Provided by SCS
Other Comments	Propane Tank needs to be removed

The field conditions are poor and it is apparent that there is a problem with the existing irrigation system. The clay mix for the infields is very rocky and could present injury if sliding.

The parking lot is not paved and uneven segments can provide an issue for those who may have disabilities and need access to the facilities. The backstop's fencing is in need of upgrade. Portable bleachers are in good shape but the permanent seating needs improvement.

The concession box is in poor shape. A propane tank in the building was accessible and should be stored to prevent injury.

There is a need for significant investment into the facilities but the lack of a long-term commitment to lease the facilities to the County does not seem advantageous to promote improvements.

Soils and Turf:

Turf condition	Poor
Soil	Native, Rocky clay

Irrigation	Poor
Fertility	Low

Field Rating:

Rating is based on existing field conditions, leagues scheduling and comparison to other fields throughout Summit County. See chart located on page 109 for further explanation.

Level B

Recommendations:

Recommendations are provided to upgrade playing conditions to a standard level throughout Summit County. Recommendations for Level A fields present opportunities for continuous league play and tournament quality fields. Level A and B fields do not require improvements for league play; Level C fields should implement recommendations in order to provide an equal standard level of playing conditions. Level A and B fields can host league play and, even if improvements are recommended, they are not necessary for local league play. Recommended improvements will upgrade conditions that may increase the ability to host more organized play or tournaments. See chart located on page 115 for further explanation.

Recommendations	Cost Estimate
· Improvements to complex for Level “A” rating <i>(see below for more information)*</i>	\$675,000 to \$825,000.
Infield Improvements per field	\$50,000 on average (total \$200,000)
Turf Improvements per field	\$50,000 on average (total \$200,000)
Irrigation Improvements per field	\$50,000 on average (total \$200,000)
Pump station for complex	\$150,000
· Reconstruction of entire complex all four fields Irrigation	2.5-3 million dollars
· Implement new maintenance standards.	

** This facility is a necessary sports complex for local leagues and tournaments. Field upgrades to infield mix, turf conditions (including topdressing) and installing a new irrigation pump are needed in order to sustain youth and adult play leagues. A general estimate of these “quick fixes” is approximately \$675,000 to \$825,000. The largest contributor to this cost is the need for a pump to provide necessary water pressure to properly irrigate fields.*

*All fields are assumed to have a more aggressive maintenance program, going forward. All numbers are rounded for budgetary purposes. All quantities are based on the following average field size. Baseball Infield 18,000sf, Baseball outfield 70,000sf, Softball infield 7,000sf, Softball outfield 37,000sf. Recommendations for the fields are based on bringing the playing conditions to a standard level.



C. Program and Fees

The Blue River Complex hosts softball teams from the SCS as well as softball tournament play. High Country Soccer also utilizes the complex as a site for league play.

County officials indicated that they charge softball users \$25 per game/per team. For tournament play, the County charges \$50 per field per day and \$100 for out-of-town reserved play.

Soccer users are charged a flat rate of \$1 per player. Summit County officials indicated that the roster was recently around 325 players, resulting in a collection of \$325 per league.

D. Recommendation

Summit County has struggled with attempting to maintain this field complex. As stated, the County has operated this facility through a lease from Denver Water. While the County only has a short-term lease at present, the ability to secure a long-term agreement from DW does not secure the facility into the future if Denver Water deems that the lease should be rescinded.

The project team does view this facility as a necessary sports complex at this time. The fields are currently listed at Level B due to their ability to host tournament and league play, but some of the conditions could warrant a lower grade. The project team feels that significant investment needs to occur to upgrade the fields to a secure Level A status. Short term upgrades to irrigation and turf are needed in order to sustain youth and adult play in Summit County. We estimate these “quick fixes” to cost approximately \$675,000-\$825,000. Long-term solutions require a strategic look at the system as a whole and would require a new master plan of the facility. Long-term improvements to field, buildings, and irrigation would require an estimated \$2.5 to 3 million.

The County should investigate the long-term value of the complex versus finding new lands, potentially with a partner, and develop a new sports complex. It is further understood that the best solution would include having Summit County secure the land in some fashion and have another agency or group manage and operate the facility (with some operational funds assistance from the County and other partners).

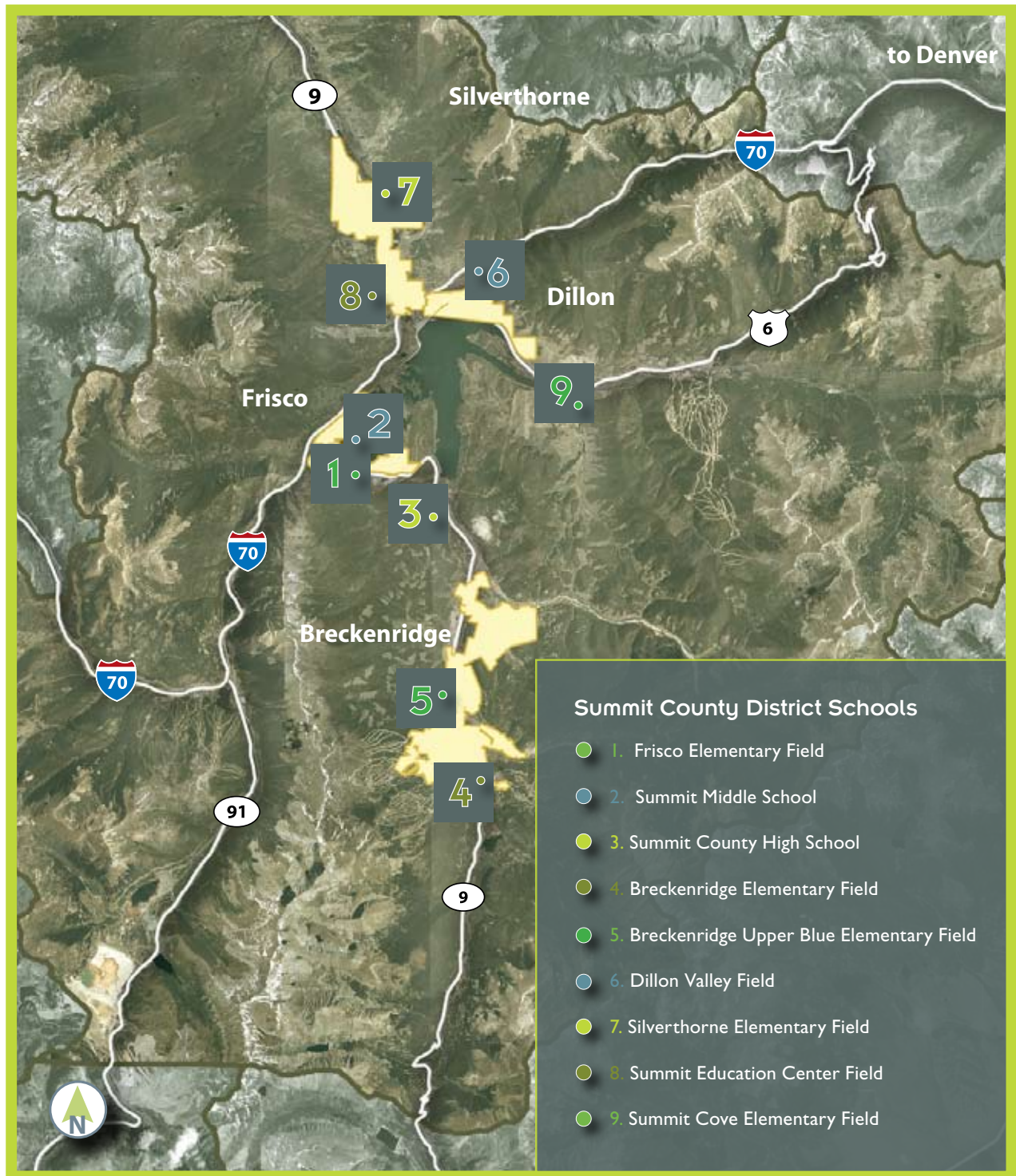
The predicament at the Blue River Complex will last long-term; the existing conditions that could limit the lease with Denver Water appear to be evident with no incentive to develop new facilities if DW deems it necessary to void the lease. The solution appears to be finding a new location for a sports complex that could host both local and tournament play.

Action Items
Consider continuing the SCafNA team coordination in order to achieve goals of the assessment and provide consistency in the future of Summit County's Athletic Fields.
Negotiate short-term lease with Denver Water (+/-3 years) for continued use of Blue River at its current conditions.
Upgrade existing facilities to ensure safe and quality play for local leagues and tournaments if a longer term lease is desired (+5 years) <ul style="list-style-type: none">o Cost - \$675,000-\$825,000
Work with partners to identify possible land that could accommodate a large sports complex (6-8 fields) with multiple uses (baseball, softball, soccer, lacrosse, rugby)



SUMMIT SCHOOL DISTRICT

Summit County District Schools



6. SUMMIT SCHOOL DISTRICT

A. Field Inventory

The SSD operates many field facilities adjacent to its campus locations. The primary setup of the facilities is multi-purpose fields except for the High School, which operates a stadium and practice fields. The fields are located at the following sites:

Summary of Fields Assessed:

1. Frisco Elementary School
 - o Multi-purpose field
2. Summit County Middle School
 - o Synthetic turf little league field
 - o Multi-purpose field
 - o Football field
3. Summit County High School
 - o Tiger Stadium - Football/soccer fields,
 - o Two practice/multi-purpose fields
 - o Two baseball backstops
4. Breckenridge Elementary School
 - o Multi-purpose field with backstop
5. Breckenridge Upper Blue Elementary School
 - o Baseball field
 - o Multi-purpose/soccer field
6. Dillon Valley Elementary School
 - o Multi-purpose field with backstop
7. Silverthorne Elementary School
 - o Multi-purpose field with backstop
8. Summit Education Center (SEC) Field-Silverthorne
 - o Multi-purpose field with two backstops
9. Summit Cove Elementary School
 - o Multi-purpose field with backstop

The fields are maintained by a seasonal crew of one and a maintenance supervisor. Staff indicates that time equates to 1 2/3 people. Staff indicated that the amount of turf area maintained is approximately 30 acres, 20 acres of athletic fields and 10 acres of common grounds. Budget documents indicate that the grounds maintenance budget (with personnel costs and benefits) equates to approximately \$156,000 annually. The District collects revenue from field reservations. Staff estimates approximately \$5,000 is generated and is deposited into the general fund.

Summary:

- Various baseball/multi-purpose fields/play areas located throughout the County
- Facility maintained by Summit County School's staff; staffing ratio of 30 acres per person
- The budget is an estimated \$156,000 annually. This figure includes personnel costs and materials
- Estimated that \$5,000 is collected annually in fees/charges; equates to 3.2% cost recovery
- No written maintenance standards

B. Field Analysis

a. Frisco Elementary School

Overview:

The school is located in Frisco close to the Dillon Reservoir. Adjacent to the school is a 200' Little League ball field. This field has synthetic turf; the first field of this kind in the area. There is a large fenced multi-purpose field that is used for soccer and other field sports. Located along the shores of the lake, there is a football field that has new sod. Access to the fields is along a small driveway located behind the school and by using a crusher fine path.

Assessment:

Frisco Elementary	Multi-purpose with backstop and soccer goals
Field Conditions	Poor, uneven and rocky turf
Parking	
Conditions	Good
ADA Accessibility	Good
Field Accessories	
Backstops	Weedy
Goal Posts	Average
Base + Mound conditions	
Dugouts	
Concessions	Poor
Restrooms	Good
Lighting	
Signage	
Seating/Bleachers	
Fencing	
Scoreboard	
Other Comments	Uneven turf is unsafe

The fields are in very poor shape with uneven turf surfaces. Large rocks are in the turf. Some ruts in the field surface could cause issues when organized play or large groups use the facility. Mowing/trimming in and around the backstop has not occurred for some time and looks weedy.

Parking lot access is good and the port-a-let at the facility is in very good shape. The soccer goals are in average shape.

Soils and Turf:

Turf condition	Poor
Soil	Native, with some sand
Irrigation	Good
Fertility	Low

Field Rating:

Rating is based on existing field conditions, leagues scheduling and comparison to other fields throughout Summit County. See chart located on page 109 for further explanation.

Level C

Recommendations:

Recommendations are provided to upgrade playing conditions to a standard level throughout Summit County. Recommendations for Level A fields present opportunities for continuous league play and tournament quality fields. Level A and B fields do not require improvements for league play; Level C fields should implement recommendations in order to provide an equal standard level of playing conditions. Level A and B fields can host league play and, even if improvements are recommended, they are not necessary for local league play. Recommended improvements will upgrade conditions that may increase the ability to host more organized play or tournaments. See chart located on page 115 for further explanation.

Recommendations	Cost Estimate
· Remove turf and amend soil laser grade and sod field	\$ 120,000
· Implement new maintenance standards.	

*All fields are assumed to have a more aggressive maintenance program, going forward. All numbers are rounded for budgetary purposes. All quantities are based on the following average field size. Baseball Infield 18,000sf, Baseball outfield 70,000sf, Softball infield 7,000sf, Softball outfield 37,000sf. Recommendations for the fields are based on bringing the playing conditions to a standard level.



b. Summit Middle School

Overview:

The school is located in Frisco close to the Dillon Reservoir. Adjacent to the school is a 200' Little League ball field. This field has synthetic turf; the first field of this kind in the area. There is a large fenced multi-purpose field that is used for soccer and other field sports. Located along the shores of the lake, there is a football field that has new sod. Access to the fields is along a small driveway located behind the school and by using a crusher fine path.

Assessment:

Summit Middle School	Football/Soccer Fields	Multi-Purpose Field	Synthetic Little League
Field Conditions	Very good, natural turf just installed	Average, weeds and uneven ground, average slope + drainage	Excellent
Parking			
Conditions	Good		
ADA Accessibility	Crusher Fine Walkway, Good		Crusher Fine Walkway, Good
Field Accessories			
Backstops	N/A		Excellent
Goal Posts	Good	Average	
Base + Mound conditions	N/A		Excellent
Dugouts	N/A		Excellent
Concessions	Poor		
Restrooms			
Lighting			
Signage			
Seating/Bleachers	Poor, Damaged		Good
Fencing		Poor, bent	
Scoreboard	Good		Good
Other Comments			

The condition of the football field has deteriorated since its installation in June. The goals appear to be in good shape. Parking is not close but foot access is good by using a crusher fine path. A new scoreboard has been installed as well.

The multi-purpose field is in average shape and has weeds. The ground is uneven in spots but has average slope and drainage.

The goals are in average shape. Fencing has recently been replaced. The scoreboard is in poor shape. Replacing the concession box and press box should also be considered.

The Little League field is new and in very good shape. The field features a scoreboard, dugouts, warning track and bleachers.

Soils and Turf:

	Football Field	Multi-Purpose Field	Synthetic Little League
Turf condition	Very Good	Poor	Synthetic
Soil	Native	Native	N/A
Irrigation	Good	Good	N/A
Fertility	Very good	Low	N/A

Recommendations:

Recommendations are provided to upgrade playing conditions to a standard level throughout Summit County. Recommendations for Level A fields present opportunities for continuous league play and tournament quality fields. Level A and B fields do not require improvements for league play; Level C fields should implement recommendations in order to provide an equal standard level of playing conditions. Level A and B fields can host league play and, even if improvements are recommended, they are not necessary for local league play. Recommended improvements will upgrade conditions that may increase the ability to host more organized play or tournaments. See chart located on page 115 for further explanation.

	Recommendations	Cost Estimate
Soccer/Football Fields	<ul style="list-style-type: none"> · Upgrade pump station · Deep tine aeration and aggressive topdressing of both fields 	\$ 75,000
	<ul style="list-style-type: none"> · Implement new maintenance standards. 	

*All fields are assumed to have a more aggressive maintenance program, going forward. All numbers are rounded for budgetary purposes. All quantities are based on the following average field size. Baseball Infield 18,000sf, Baseball outfield 70,000sf, Softball infield 7,000sf, Softball outfield 37,000sf. Recommendations for the fields are based on bringing the playing conditions to a standard level.



c. Summit County High School

Overview:

The high school has a dedicated football/soccer stadium with game seating, press box, concessions and bathrooms. Parking is adjacent to the field with disabled access to lower level seating. There is also a running track around the field.

Two multi-purpose practice fields are located at the school and adjacent to the stadium. The stadium parking lot is adjacent to the fields. There are no facilities at these fields.

Located to the south of the stadium are two baseball backstops. No field improvements have been made to this area.

Assessment:

Summit County HS	Tiger Stadium	Multi-Purpose Fields	Baseball Backstops
Field Conditions	Fair, weeds and rutting at midfield	Poor, weedy and inconsistent	Extremely poor, turf 6" high, no field cutouts
Parking			
Conditions	Good		
ADA Accessibility	Good		
Field Accessories			
Backstops	N/A		Very Good
Goal Posts		Fair/Good	
Base + Mound conditions	N/A		
Dugouts	N/A		
Concessions	Good		
Restrooms	Good		
Lighting	Good		
Signage			
Seating/Bleachers	Good	Fair/Good	
Fencing	Good		
Scoreboard			
Other Comments	Post hole markers are a hazard		Trail in the outfield

Stadium

Parking and access is good as well as the bleachers, restrooms and concessions. Lighting for the stadium is good as is the fencing. Field conditions are fair and should be better for such a facility. Weeds and rutting conditions are located near midfield. Irrigation appears to be good. Post hole markers along sidelines are visible and cause hazardous conditions.

Multi-Purpose Fields

Field conditions are very poor. Turf is not consistent and has weeds. Goals and benches at the field are in fair to good shape. Irrigation appears to be good and the slope is generally good.

Baseball Backstops

The backstops are in excellent shape but the fields are unusable. The turf is at least six inches high and no baseball/field cutouts have

occurred. School maintenance personnel indicated there are no plans to improve the field conditions. Future plans of the large site may include campus development. SSD officials were unable to determine the acreage of this site.

A trail runs through the outfield area and could limit what age groups could be accommodated at the backstops.

Soils and Turf:

	Tiger Stadium	Multi-Purpose Fields	Baseball Backstops
Turf condition	Fair	Poor	Extremely Poor
Soil	Heavy Underneath (?)	Heavy	
Irrigation	Good	Good	
Fertility	Good	Low	

Field Rating:

Rating is based on existing field conditions, leagues scheduling and comparison to other fields throughout Summit County. See chart located on page 109 for further explanation.

Tiger Stadium	Multi-Purpose Fields	Baseball Backstops
Level A	Level B	N/A

Recommendations:

Recommendations are provided to upgrade playing conditions to a standard level throughout Summit County. Recommendations for Level A fields present opportunities for continuous league play and tournament quality fields. Level A and B fields do not require improvements for league play; Level C fields should implement recommendations in order to provide an equal standard level of playing conditions. Level A and B fields can host league play and, even if improvements are recommended, they are not necessary for local league play. Recommended improvements will upgrade conditions that may increase the ability to host more organized play or tournaments. See chart located on page 115 for further explanation.

	Recommendations	Cost Estimate
Tiger Stadium	<ul style="list-style-type: none"> · Remove turf and amend soil, laser grade · Sod field, protect track during construction · improve drainage and compaction of subsoil · Deep tine aerate to improve drainage and compaction of subsoil · Routine and frequent topdressing to improve depth of good soil 	\$150,000
Football Field	<ul style="list-style-type: none"> · Deep tine aeration · Top-dress and seeding 	\$ 20,000
Multi-Purpose Field	<ul style="list-style-type: none"> · Increase fertilization practices · Top-dress to improve root zone and manage the intensity of play on the field 	N/A
Soccer Field	<ul style="list-style-type: none"> · Increase fertilization practices · Top-dress to improve root zone and manage the intensity of play on the field 	N/A
	· Implement new maintenance standards	

*All fields are assumed to have a more aggressive maintenance program, going forward. All numbers are rounded for budgetary purposes. All quantities are based on the following average field size. Baseball Infield 18,000sf, Baseball outfield 70,000sf, Softball infield 7,000sf, Softball outfield 37,000sf. Recommendations for the fields are based on bringing the playing conditions to a standard level.

Summit County High School





d. Breckenridge Upper Blue Elementary School

Overview:

Upper Blue is located in Breckenridge and has a baseball field. The field complex is located on the back side of the school. The baseball field has a skinned infield, mound with pitching rubber, dugouts, and bleachers. There is no outfield fence. Parking is adjacent to the field complex.

The school also has a multi-purpose/soccer field. Portable soccer goals are used at the site. No facilities (restrooms, scoreboards, etc.) are at the field.

Until the fall of 2007, the Town of Breckenridge maintained these fields through an IGA. Based upon Town information, Breckenridge spent approximately \$53,000 annually to maintain the fields and sustain equipment at the fields. This figure is 1/3 of the total SSD maintenance budget. This agreement expired the summer of 2007 and maintenance will revert to the SSD in 2008.

Assessment:

Breck Upper Blue ES	Baseball Field	Multi-Purpose Field/Soccer Field
Field Conditions	Average, some weeds, infield is hard, good drainage	Poor, exposed piping
Parking		
Conditions	Good, close	Good
ADA Accessibility	Good	Good
Field Accessories		
Backstops	Good	N/A
Goal Posts		Very Good
Base + Mound conditions	Poor pitching mound + home plate are bent	N/A
Dugouts	Good	N/A
Concessions		
Restrooms		
Lighting		
Signage		N/A
Seating/Bleachers	Good	
Fencing		
Scoreboard		
Other Comments		Poor Drainage

Baseball Field

The turf conditions are average with some weeds. The infield is very hard and has many rocks in the mix. The pitching rubber is bent as is the home plate; causing a trip hazard. The backstop is in good condition. Irrigation appears to be satisfactory as is the slope and drainage from the site. Bleachers are in good condition as is the fenced dugout. Parking is very close and access to the field is good.

Multi-Purpose/Soccer Field

The turf conditions at the field are very poor with exposed piping in areas. The slope and drainage situation creates ponding areas. Irrigation coverage is inconsistent and over-watering appears to occur. Goal conditions are very good.

Soils and Turf:

	Baseball Field	Multi Purpose/Soccer Fields
Turf condition	Average	Poor
Soil	Amended 1-2 inches	Amended 1-2 inches
Irrigation	Average	Poor, inconsistent with ponding
Fertility	Low	Low

Field Rating:

Rating is based on existing field conditions, leagues scheduling and comparison to other fields throughout Summit County. See chart located on page 109 for further explanation.

Baseball Field	Multi Purpose/Soccer Fields
Level B	Level B

Recommendations:

Recommendations are provided to upgrade playing conditions to a standard level throughout Summit County. Recommendations for Level A fields present opportunities for continuous league play and tournament quality fields. Level A and B fields do not require improvements for league play; Level C fields should implement recommendations in order to provide an equal standard level of playing conditions. Level A and B fields can host league play and, even if improvements are recommended, they are not necessary for local league play. Recommended improvements will upgrade conditions that may increase the ability to host more organized play or tournaments. See chart located on page 115 for further explanation.

	Recommendations	Cost Estimate
Baseball Field	<ul style="list-style-type: none"> · Re-grade field to remove drainage and safety issues · Install soil mix as needed · Infield mix needs replacement 	N/A
Multi-Purpose Field	<ul style="list-style-type: none"> · Re-grade field to remove drainage and safety issues · Install soil mix as needed · Infield mix needs replacement 	N/A
	<ul style="list-style-type: none"> · Implement new maintenance standards 	

*All fields are assumed to have a more aggressive maintenance program, going forward. All numbers are rounded for budgetary purposes. All quantities are based on the following average field size. Baseball Infield 18,000sf, Baseball outfield 70,000sf, Softball infield 7,000sf, Softball outfield 37,000sf. Recommendations for the fields are based on bringing the playing conditions to a standard level.



e. Breckenridge Elementary School

Overview:

The school is home to a multi-purpose field with a backstop for baseball/softball use. Parking is close to the facility. The field is adjacent to the Carter Park Pavilion/Patio and Carter Field; a Town of Breckenridge park.

Like the Upper Blue field, the Town of Breckenridge has an existing IGA that calls for the Town to maintain the elementary school field that is expiring at the end of 2007. During 2007, the town spent approximately \$24,000 to maintain the site.

The field has a skinned infield, bleachers, and dugout areas. Support facilities (rest room, picnicking, etc.) are located in the Carter Park Pavilion/Patio. The multi-purpose field is an overlay of the baseball field and used for soccer and general play.

School officials indicated that there are plans to fence the field and play area. There have been security concerns and spillover use from the dog area at Carter Park.

Assessment:

Breckenridge ES	Multi-purpose with backstop
Field Conditions	Average, Infield rocky
Parking	
Conditions	Good
ADA Accessibility	Poor
Field Accessories	
Backstops	Good
Goal Posts	N/A
Base + Mound conditions	Good, pitching mound warped
Dugouts	Good
Concessions	
Restrooms	
Lighting	
Signage	
Seating/Bleachers	Good
Fencing	Good
Scoreboard	
Other Comments	

The field’s turf conditions are average and infield conditions are poor with rocks in the mix. The pitching rubber is warped but home plate and bases are in good shape. Backstop, bleachers, fencing and dugouts are in good condition as well.

Americans with Disabilities Act (ADA) access from the parking lot is hazardous. The parking lot is in good condition and general pedestrian access to and from the field is excellent.

Soils and Turf:

Turf condition	Good
Soil	Good
Irrigation	Good
Fertility	Very Good

Field Rating

Rating is based on existing field conditions, leagues scheduling and comparison to other fields throughout Summit County. See chart located on page 109 for further explanation.

Level B

Recommendations:

Recommendations are provided to upgrade playing conditions to a standard level throughout Summit County. Recommendations for Level A fields present opportunities for continuous league play and tournament quality fields. Level A and B fields do not require improvements for league play; Level C fields should implement recommendations in order to provide an equal standard level of playing conditions. Level A and B fields can host league play and, even if improvements are recommended, they are not necessary for local league play. Recommended improvements will upgrade conditions that may increase the ability to host more organized play or tournaments. See chart located on page 115 for further explanation.

Recommendations	Cost Estimate
<ul style="list-style-type: none"> · Aggressive topdressing three times the first year · Remove infield mix level sub grade · Replace infield mix and laser grade 	\$ 35,000
<ul style="list-style-type: none"> · Implement new maintenance standards. 	

*All fields are assumed to have a more aggressive maintenance program, going forward. All numbers are rounded for budgetary purposes. All quantities are based on the following average field size. Baseball Infield 18,000sf, Baseball outfield 70,000sf, Softball infield 7,000sf, Softball outfield 37,000sf. Recommendations for the fields are based on bringing the playing conditions to a standard level.



f. Dillon Valley Elementary School

Overview:

The school is home to a “typical” field setup; backstop with a multi-purpose area. Unlike some others in the system, there is no cutout or skinned infield area making baseball/softball play less accommodating. The field located adjacent to the school building and there is onsite parking.

Assessment:

Dillon Valley ES	Multi-purpose with backstop
Field Conditions	Poor
Parking	
Conditions	Good?
ADA Accessibility	Good?
Field Accessories	
Backstops	Fair, hood has some spacing in the fencing
Goal Posts	
Base + Mound conditions	
Dugouts	
Concessions	
Restrooms	
Lighting	
Signage	
Seating/Bleachers	Poor, weedy underneath
Fencing	
Scoreboard	
Other Comments	Poor drainage, ponding

The field has poor turf conditions and the slope and drainage are not satisfactory. There is ponding that occurs on the field.

The parking lot provides good access to the field complex. The bleachers are in poor shape with weedy conditions underneath. The backstop is in fair shape and the hood has some spacing in the fencing.

Soil and Turf:

Turf condition	Poor
Soil	Native
Irrigation	Fair
Fertility	Very Low

Field Rating:

Rating is based on existing field conditions, leagues scheduling and comparison to other fields throughout Summit County. See chart located on page 109 for further explanation.

Level C

Recommendations:

Recommendations are provided to upgrade playing conditions to a standard level throughout Summit County. Recommendations for Level A fields present opportunities for continuous league play and tournament quality fields. Level A and B fields do not require improvements for league play; Level C fields should implement recommendations in order to provide an equal standard level of playing conditions. Level A and B fields can host league play and, even if improvements are recommended, they are not necessary for local league play. Recommended improvements will upgrade conditions that may increase the ability to host more organized play or tournaments. See chart located on page 115 for further explanation.

Recommendations	Cost Estimate
<ul style="list-style-type: none">· Remove turf and amend soil laser grade· Sod field	\$ 100,000
<ul style="list-style-type: none">· Implement new maintenance standards.	

*All fields are assumed to have a more aggressive maintenance program, going forward. All numbers are rounded for budgetary purposes. All quantities are based on the following average field size. Baseball Infield 18,000sf, Baseball outfield 70,000sf, Softball infield 7,000sf, Softball outfield 37,000sf. Recommendations for the fields are based on bringing the playing conditions to a standard level.



g. Silverthorne Elementary School

Overview:

The school is a new facility in the school district. Across from the school is a Town park with passive recreation opportunities including ice skating in the winter months. Behind the school is a multi-purpose field with a backstop. The parking lot is adjacent to the field and disable access is available. The field has portable soccer goals.

Assessment:

Silverthorne ES	Multi-purpose with backstop
Field Conditions	Fair, patchy due to lack of irrigation, good drainage
Parking	
Conditions	Good
ADA Accessibility	Good
Field Accessories	
Backstops	Very good
Goal Posts	Good
Base + Mound conditions	
Dugouts	
Concessions	
Restrooms	
Lighting	
Signage	
Seating/Bleachers	
Fencing	Very Good
Scoreboard	
Other Comments	

Being a newer school and fields less impacted by long-term use, the turf conditions are only fair with some grass dying from lack of water (it appears). Irrigation coverage may be an issue at the field. Turf slope and drainage appeared to be good.

The backstop is in excellent shape as are other fenced areas. The portable soccer goals are in good shape. The parking area is satisfactory with good access to the facility.

Soils and Turf:

Turf condition	Poor
Soil	Sandy + compacted
Irrigation	Fair
Fertility	Very Low

Field Rating:

Rating is based on existing field conditions, leagues scheduling and comparison to other fields throughout Summit County. See chart located on page 109 for further explanation.

Level B

Recommendations:

Recommendations are provided to upgrade playing conditions to a standard level throughout Summit County. Recommendations for Level A fields present opportunities for continuous league play and tournament quality fields. Level A and B fields do not require improvements for league play; Level C fields should implement recommendations in order to provide an equal standard level of playing conditions. Level A and B fields can host league play and, even if improvements are recommended, they are not necessary for local league play. Recommended improvements will upgrade conditions that may increase the ability to host more organized play or tournaments. See chart located on page 115 for further explanation.

Recommendations	Cost Estimate
· Deep tine aeration and top-dress field	\$ 15,000
· Implement new maintenance standards.	

*All fields are assumed to have a more aggressive maintenance program, going forward. All numbers are rounded for budgetary purposes. All quantities are based on the following average field size. Baseball Infield 18,000sf, Baseball outfield 70,000sf, Softball infield 7,000sf, Softball outfield 37,000sf. Recommendations for the fields are based on bringing the playing conditions to a standard level.



h. Summit Education Center (SEC) Field

Overview:

The site is the old Silverthorne Elementary School and is located in a residential area. The fields are located behind the Center and include a large multi-purpose field with two backstops. Parking is located adjacent to the fields. Soccer goals are located at the fields. No other facilities are located at the field. A sign notifying persons that the field is available through getting a permit is located near the parking lot.

Assessment:

Summit Education Center	Multi-purpose with 2 backstops
Field Conditions	Poor, ruts + weeds
Parking	
Conditions	
ADA Accessibility	
Field Accessories	
Backstops	Poor, bent fencing, weedy
Goal Posts	Fair, nets taped to posts
Base + Mound conditions	
Dugouts	
Concessions	
Restrooms	
Lighting	
Signage	Average, no phone # for reservations
Seating/Bleachers	
Fencing	Poor
Scoreboard	
Other Comments	

Turf conditions are very poor with ruts and weeds. There are gaps where turf is not growing. Turf has normal areas where grass is worn more than in other areas (in front of soccer goals). The irrigation system appears to have problems with overwatering in some areas.

The backstops are in very poor shape with bent or curled fencing. Weeds are very high around the backstops. The soccer goals were in fair shape with the soccer nets taped to the structure.

One note: the permit sign that indicates that permits are available to use the field has no phone number contact. This sign appears to be the standard at this field and at others in the system.

Soils and Turf:

Turf condition	Poor
Soil	Native
Irrigation	Fair, overwatering
Fertility	Very Low

Field Rating:

Rating is based on existing field conditions, leagues scheduling and comparison to other fields throughout Summit County. See chart located on page 109 for further explanation.

Level C

Recommendations:

Recommendations are provided to upgrade playing conditions to a standard level throughout Summit County. Recommendations for Level A fields present opportunities for continuous league play and tournament quality fields. Level A and B fields do not require improvements for league play; Level C fields should implement recommendations in order to provide an equal standard level of playing conditions. Level A and B fields can host league play and, even if improvements are recommended, they are not necessary for local league play. Recommended improvements will upgrade conditions that may increase the ability to host more organized play or tournaments. See chart located on page 115 for further explanation.

Recommendations	Cost Estimate
· Remove turf and amend soil laser grade · Sod field	\$ 100,000
· Implement new maintenance standards.	

*All fields are assumed to have a more aggressive maintenance program, going forward. All numbers are rounded for budgetary purposes. All quantities are based on the following average field size. Baseball Infield 18,000sf, Baseball outfield 70,000sf, Softball infield 7,000sf, Softball outfield 37,000sf. Recommendations for the fields are based on bringing the playing conditions to a standard level.



i. Summit Cove Elementary School

Overview:

This school is located in a residential area south-east of Dillon. The field is located adjacent to the school and has a backstop with a multi-purpose field. There is a home plate cutout. Parking is located near the school.

Assessment:

Summit Cove ES	Multi-purpose with backstop
Field Conditions	Poor, weedy
Parking	
Conditions	
ADA Accessibility	
Field Accessories	
Backstops	Fair, weedy
Goal Posts	Good
Base + Mound conditions	Poor, gravel around the plate
Dugouts	
Concessions	
Restrooms	
Lighting	
Signage	
Seating/Bleachers	Poor, warped
Fencing	
Scoreboard	
Other Comments	

Turf conditions are very poor at the field. Weeds are prevalent in the grass. Gravel is in use around the plate area and is unsafe. The backstop is in fair shape but has high grass and weeds around.

The irrigation coverage appears to be of concern with inconsistent application. The benches are warped with a recycled plastic type of a material in use. Portable soccer goals are in use and are in good shape.

Soils and Turf:

Turf condition	Poor
Soil	Native
Irrigation	Fair, inconsistent
Fertility	Very Low

Field Rating:

Rating is based on existing field conditions, leagues scheduling and comparison to other fields throughout Summit County. See chart located on page 109 for further explanation.

Level C

*All fields are assumed to have a more aggressive maintenance program, going forward. All numbers are rounded for budgetary purposes. All quantities are based on the following average field size. Baseball Infield 18,000sf, Baseball outfield 70,000sf, Softball infield 7,000sf, Softball outfield 37,000sf. Recommendations for the fields are based on bringing the playing conditions to a standard level.



C. Program and Fees

The major program in the SSD is housed at the High School. A wide variety of athletic activities are offered, including many field sports. According to the high school website, the sports offered include:

- Baseball
- Football
- Rugby
- Soccer
- Lacrosse
- Softball

Summit High School officials indicated that high school enrollment has decreased since 2005 and middle school numbers have fallen as well. Baseball, for example, has lost half of its participants in three years (from 36 to 17). Officials explain part of the decrease is due to the inability to access the bluegrass fields in the spring (still snow covered).

School officials indicate that many field sport teams must travel to the Front Range to play fall and spring sports. Finance personnel estimate the cost is approximately \$350 to \$400 per trip. Baseball has 9-10 games in the Front Range and girl's soccer has 6-7 games annually.

The district charges fees for use of facilities throughout the County.

Facility	Outside of Summit	Summit Resident	Summit Non-Profit
Stadium at SHS, (Game only This includes locker room, restrooms, concessions, bleachers/pressbox)	\$75/hr.	\$65 / hr.	\$45/hr.
Restroom Only	\$15/hr	\$15/hr	\$15/hr
Field and/or track only	\$30/hr	\$20/hr	\$10/hr
If a gate is charged	5% of gate	5% of gate	5% of gate
If lights are required	\$25/hr	\$25/hr	\$25/hr
Practice Fields			
One Field	\$25/hr	\$20/hr	\$10/hr

Source: Summit School District

Many leagues utilize the school fields. Based upon data received from the SSD and league groups, the following sanctioned leagues use campus fields.

- Optimist Soccer (did not field teams in 2007 but intend to reactivate in 2008)
- Summit County Youth Baseball and Softball
- High Country Soccer
- Summit Lacrosse

The Summit High Lacrosse Booster Club indicated that since their inaugural year in 2004, they have grown from 42 participants to 139 players. Further, they have added a girl's team as well as a 4th and 5th grade coed team.

D. Recommendation

The school maintenance fund is strapped and there is no indication the ability to have better financial resources will improve in the future. While this may be the case, the SSD wants to be a community partner in the provision of play areas in the County.

Currently, the SSD staff indicates the district spends about \$5,000 per acre on maintenance; below amounts spent in Breckenridge, Frisco or Silverthorne. The SSD recently passed a bond to assist with teacher pay and facility upgrades. Money from this bond is not allowed to be used for enhancing or developing fields.

School officials have indicated that there is a review concerning possible relocation of services, including play areas. The project team is currently unaware of what realignments may occur. SSD officials need to coordinate results with all agencies to determine scheduling impacts.

a. Maintenance Considerations

Schools and associated facilities are located throughout the County; many in incorporated areas. With budget dollars tight in the SSD, the district may wish to have services outsourced to other agencies. These agencies or contractors could maintain their fields and possibly schedule and program fields for organized play.

The funds spent annually to maintain grounds could be shopped to the private sector or other towns. If the contractor approach is sought, the SSD could release a Request for Proposal (RFP) for grounds maintenance services with a not-to-exceed cost. Further, the district could stipulate to what standard grounds should be maintained.

Another avenue that could be sought is to ask towns in the County to maintain school fields. Costs that agencies would derive from this investment would be offset by factors, such as:

- Being allowed priority use status for fields they maintain (not including school use hours till 4pm on weekdays)
- The SSD could provide some subsidy towards the purchase of capital equipment in order to maintain school grounds

By providing this service, towns may be able to upgrade conditions at school fields and distribute play equitably to alleviate possible overuse at existing town fields.

b. Existing Use

SSD has kept good records regarding permitted uses of school fields. Like other towns, the district tends to reserve blocks for league users. It is not known whether the leagues actually use the fields during these hours.

Like other agencies, the project team recommends that organized use be provided on a scaled basis. For example, the SSD can provide a number of hours of free use then charge the full rate for use over the allotted hours.

Unlike other agency fields, SSD play fields experience class use during school hours. While the play may not be as intense as organized sport leagues, the daily use during the school year can impact turf conditions. Staff has indicated that the district deems it necessary to provide play areas for primarily for students and secondarily for the residents of Summit County. With this mission in place, some Level C fields may continue to be at the school use level based upon the focus of the SSD and lack of financial resources to provide adequate resources to maintain the fields to a Level B stage. Permitting can continue, but the use of the areas should be made clear that the user is renting a play area and not a field.

Optimum programmed use of multi-purpose fields should be around 400 hours annually and baseball/softball 500 hours. Based upon information provided from school officials, school play areas and fields are scheduled well-below the threshold of high use. As an example, Upper Blue Elementary School was scheduled for approximately 210 hours during 2006. As stated earlier in this report, if higher use fields

in the system could transition use to some SSD Level B fields, it may alleviate some of the perceived overuse at fields such as the Kingdom Pitch and Rainbow Park.

c. Play Areas

The SSD staff is currently studying the possibility of pulling certain playing areas out of inventory. At the time of this report, staff is unsure where or if this will occur. County agencies will need to monitor this issue when considering future field development.

d. Fees

SSD records indicate that the district currently has a cost-recovery factor of 3.2%. While the district is not in the business to make money, this figure is quite low and it is recommended that the SSD adopt the recommended fee schedule located on page 117. This will also alleviate differential pricing that now occurs throughout the County.

Current financial practices direct generated revenues to be deposited into the general fund. The team suggests that the district set a base level of funds that goes into the general fund and any overage from this be set aside in a special revenue account that could be spent to update facilities and/or purchase capital equipment to better maintain school play areas.

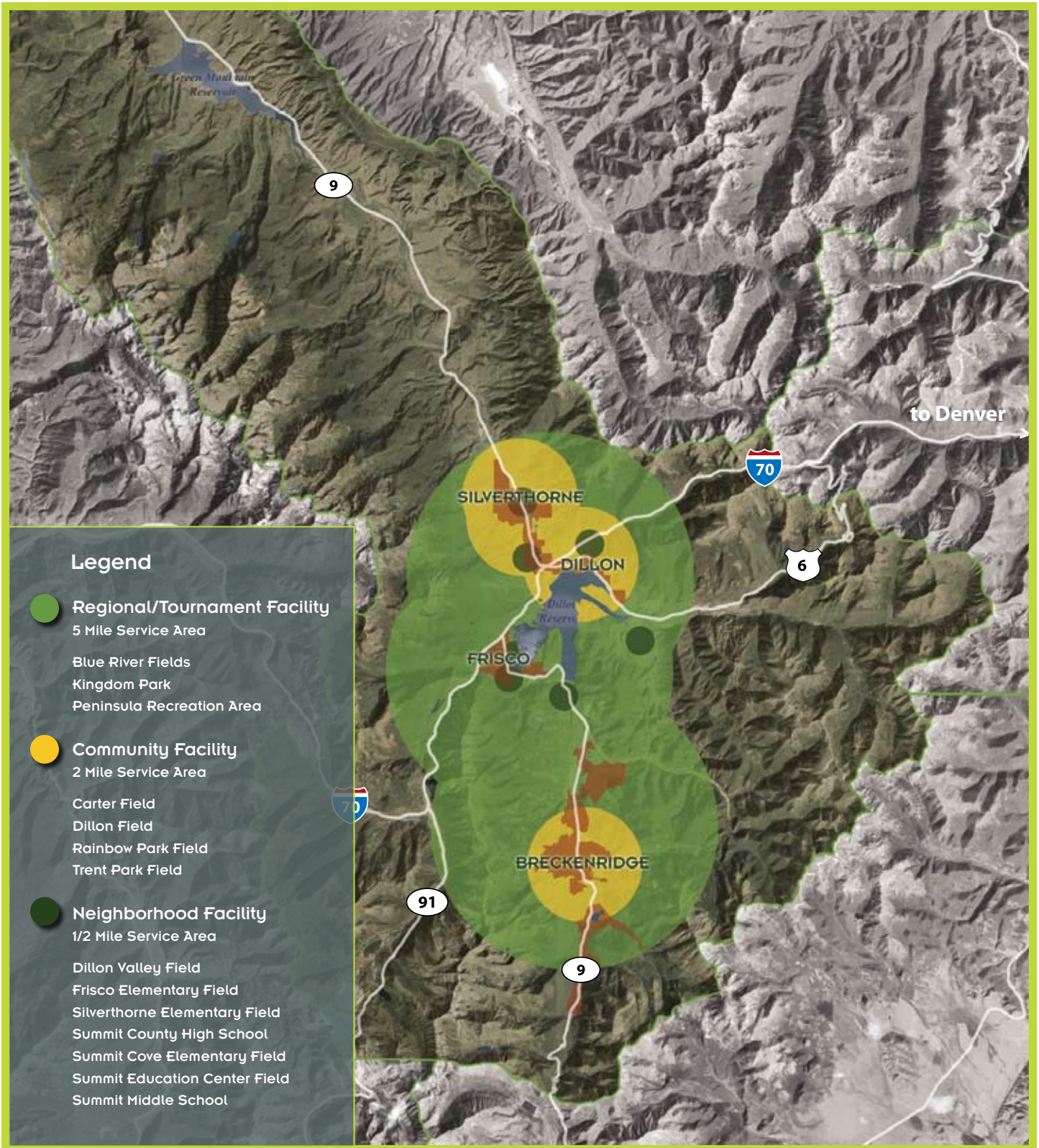
Action Items
Consider continuing the SCafNA team coordination in order to achieve goals of the assessment and provide consistency in the future of Summit County's Athletic Fields.
Work to develop a maintenance program that would allow fields to be maintained by other towns in the County or by private contractor
Work with Town of Frisco to change surface of PRA baseball/softball field to a synthetic surface. Monitor if the Blue River fields will relocate in the short term and whether other tournament facilities are planned and constructed
Follow recommended actions to improve conditions at existing fields
Adopt recommended fee schedule
Set up a special revenue account to allow for a fund to be created to provide for play area improvements or capital purchases that are tied to these facilities
Staffing and resource levels need to be improved to a level of \$5,000 per developed acre by 2008-2009. In 2009-2010, levels need to increase to \$6,000 per maintained acre. If SSD determines it is more feasible to outsource maintenance, outside company should maintain to similar levels



OVERALL COUNTY SUMMARY

Summit County Parks

Existing county field service coverage areas



Map Synopsis

This map indicates that primary population centers in Summit County are within service coverage of Regional/Tournament venues as well as Community facilities. These defined service areas were based on calculating existing population areas as well as utilizing service radius and drive-time guidelines defined in the book "Park, Recreation, Open Space and Greenway Guidelines", published by the National Recreation and Park Association (NRPA).

OVERALL COUNTY SUMMARY

A. General Field Conditions

A majority of field providers (Dillon, Frisco, Silverthorne and Breckenridge) have field conditions that are suitable for organized league play (Dillon's field is suitable for younger Little League type play). The County facility at the Blue River is suffering from inadequate irrigation and overuse. Further, the facility is in need of long-term improvements, but with the lack of a long-term lease from Denver Water, necessary investments may not be in the best interest of the County.

The long-term solution for the Blue River complex is to relocate these fields to a multi-use tournament facility that could host leagues and possibly regional tournaments. The County needs to work with other agencies and leagues to determine a location. Approximately 80 acres and 6 million dollars should be considered as starting points for developing a tournament facility. Maintenance will vary depending on final design.

The Summit School District fields are not cared for in the manner that is needed. Staff indicates that there is 1 2/3 people that care for approximately 50 acres of turf and grounds. This indicates a ratio of 30:1 for the care of grounds. Average campus staffing levels would be in the area of 44:1 (based on information from SSD staff). Parks and grounds agencies normally target a ratio of 20:1 with Best Management Practice (BMP) agencies staffing to 12:1. Until necessary resources are dedicated to the school grounds, conditions will continue to be below average.

Dillon has their field located in a downtown park. While convenient, the field is limited to Little League or similar uses. The Town had the foresight to do a parks and recreation master plan. The parks and recreation master plan done by GreenPlay in February of 2007 indicated that there are opportunities to re-think the layout of the park.

The Town has indicated that there are dollars available in the 2008 budget to master plan the park. At a minimum, the project team feels that the field needs reprogramming to be a multi-purpose/Town green area. Further, Town officials may want to look at opportunities at the old cemetery site to see if sports fields would programmatically work for the Town and other agencies.

Frisco recently developed the first synthetic field in the County. The field will provide for Little League and/or youth softball use. The limited size field allows only a certain age group to utilize the facility.

The PRA is undergoing a transformation. The Town has increased their forestry management practices and has cleared much of the pine trees that were in the park. Further, Frisco has recently completed the PRA Land Use Plan and the town's budget allocates \$300,000 for enhancement in 2008.

Initial concepts show that possibly two fields could be at the park in the coming years. Town officials should poll residents and users to determine what fields should be developed when funds are available for master planning of park. Further, based upon land capacities and whether the Town would consider hosting a large tournament type sports complex, Frisco could partner with other agencies and/or leagues to provide this complex for local, regional, and national use.

Frisco is the only town that has written maintenance standards. Having these standards in place provides a benchmark for services and holds the Town accountable for maintaining facilities in their system.

Silverthorne is in the midst of developing fields as its and other town population's continues to escalate. The population of the County has more than doubled since 1990, as has Silverthorne's and should double to over 6,900 by 2025. The Town recently completed a parks and recreation master plan and has plans in place to develop fields and new parks.

South Maryland Ranch Creek Park and Cottonwood Park are slated to come online in the near future. The focus of these facilities should be towards Town and neighborhood use but could accommodate league uses. The Town needs to monitor demand for certain sports to see if field type and uses may change from conceptual plans that have been created. At this time the field types being considered are acceptable

Current fields maintained by the Town are in good condition. It appears the conditions could be better if fields were allowed to rest. This

tends to be the case for the facilities with better amenities.

Breckenridge, in general, has great facilities and offers a “one-stop shop” relative to having leisure offerings in one location (Kingdom Park). The multi-generational center coupled with the outdoor recreation offerings provides a great opportunity for residents and guests to enjoy. The field complex is well-situated and, according to staff and schedules, is booked heavily and has sustained demand. The Pitch appeared to be heavily used and, like some of the Silverthorne facilities, needs some down-time to regenerate turf. Carter Field appears to share its time being a dog-park so its turf has seen better days. Town staff indicates that there may be a push to change the use of the park from sports fields to dog-park. If this does not occur, the Town needs to redevelop this park to make the field more level and playable.

Turf and Soils Analysis

1. Soils: All of the natural turf fields are constructed of native soil, or were constructed with minimal amendments and now show no evidence of healthy organic soil. There are a few fields that have been modified with aeration and sand topdressing. The native soils are more silt /clay then sand. The heavy soils under the ball fields will retain water and not drain very fast after a weather event. There are some fields that the depth of topsoil is not deep enough to support good turf under high impact sports. With the types of soils there will be compaction and wear issues on these fields.

2. Drainage: There was no evidence of a good under-drain system on any of the fields except for the synthetic baseball field located at Summit Middle School. There are some drains installed to try to remedy surface drainage issues and safety is an issue with this type of drainage system. The lack of good drainage will necessitate regulating play to times of dry conditions. The play in early spring, fall and after rain events will damage these fields. Surface drainage (water run off) ranges from adequate to bad. With the low spots there is and will be bad areas and there is the potential for injuries when traveling from dry field into wet spots on the same field.

3. Turf conditions: Vary from very good to poor. Lack of fertility and traffic intensity are two of the top causes. Soils and drainage are two other contributors to the poor turf conditions. Some fields are uneven and hold water in low spots; this is a very difficult environment to grow turf. The water on the field will kill turf in the saturated areas. The compacted soils will not allow for a great stand of grass, as water infiltration and ability of turf to recover is reduced.

4. Infield Mix: The infield mixes used throughout the county is very coarse. There are some with small rocks, which could cause playability issues. The coarseness of the infield mix will be hard on uniforms and players.

The overall evaluation of all fields is that they are not constructed to handle heavy traffic under wet conditions. The infield mixes are very coarse for ball fields.

As a general observation, the fields appear to be in three levels of condition. Primarily, this is based upon the types of play they can receive. For example, “Tier A” fields would be those that could host tournaments and league games, be in good condition, and have adequate maintenance. “Tier B” fields would be those that would be for practice or casual play only. The Tier B level has many factors that would influence this grade (level of maintenance, field condition, slope, size of field, etc.). Level C or School Use fields, the final category, has factors that could preclude outside use, including limited maintenance and uneven play surfaces.

B. Program and Fee Assessment

The County is fortunate to have many private providers as well as jurisdictions willing to work with contracted organizations to provide leagues. Having partners schedule and manage play saves the towns, County and School District personnel dollars.

The program offerings to residents are quite good. Most ages can participate in leagues throughout the County in various outdoor sports. The major shortcoming to league play is the abbreviated schedule due to snow cover on fields. Teams must wait until May to start leagues and most fields close in late October.

Fees range greatly for fields in the County. Silverthorne and Breckenridge have well-documented fee schedules for various users, from business to not-for-profits.

It appears that many jurisdictions provide free or heavily discounted use to private league providers. High Country Soccer, for example, has free usage of fields in the County. Agencies waive the fees as an “in-kind” contribution to the association. For their Adult 2007 Fall Season, they are using fields in Breckenridge for a reserved period of approximately 72 hours. Ten teams are scheduled to play at a team rate of \$500 per. If the fee schedule for Breckenridge not-for-profits were used, for example, to generate revenue to offset maintenance of the fields, \$7,560 in fees would be collected. This would still provide the group to have over \$1,400 to pay for officials and other ancillary items.

C. Conclusion

Summit County, its Towns and School District have taken a big step in attempting to satisfy the needs and desires of residents by assessing its current field inventory. This assessment identified many issues and concerns that we recommend addressing in the short and long-term. Many issues, if not all, will require collaboration between all parties to make initiatives achievable and implementation a win for all jurisdictions.



ENHANCING CURRENT FACILITIES & PROGRAMS

A. Park Facilities

It is obvious that there is a difference in maintenance levels between certain agencies. While some towns have facilities that can host leagues and tournaments, some fields in the School District should be restricted to casual unorganized play or for school use only. These fields need maintenance to be raised to a nominal level of service in order to secure a level of safety that is needed for play.

Field Classification System:

Field Type	Type of Play	Fields
“A” Field	Tournament and League Play. Fields are maintained to the highest level. Fields support services like bathrooms, concessions, field lighting, and disabled access.	Kingdom Sports Complex (North, South, Pitch) Rainbow Park Trent Park High School Stadium New Frisco Youth Field Peninsula Recreation Area Summit Middle School Main Field
“B” Field	Can be used for league play but primarily for practice use. Fields typically have dugout areas, bleachers and scoreboards but may not have dedicated support services like “A” fields.	Blue River Sports Complex Town Park – Dillon Carter Park High School Practice Fields Summit Middle School Multi-Purpose Silverthorne Elementary School Upper Blue Elementary School Breckenridge Elementary School
“C” Field	School Physical Education use only. Permitted outside use should be suspended until maintenance practices are brought to a nominal/safe level.	Dillon Valley Elementary School Summit Cove Elementary School Summit Education Center (SEC) Frisco Elementary School

Level C fields can be brought to a “B” status, which would permit usage of fields by outside users. A funding and resource standard is necessary that would sustain these fields/play areas at the permit level. This standard may be contrary to school system funding priorities which call for these play areas to be primarily for school use and secondarily for community use.

B. Site Specific Considerations

1. Blue River Fields

This Complex is in need of major improvements relating to deferred maintenance and the need to upgrade daily operations. Currently, the lease agreement with Denver Water negates providing significant dollars towards capital improvements and increasing irrigation capacity.

The County needs to work with adjacent towns to provide for scheduling and programming for the next two to three years. In the past, the County has discussed partnering and allowing a Town to take over operations of the facility. Partnering with multiple agencies should be explored as a short-term solution with all scheduling agencies participating in paying for maintaining and programming the site.

Long-term solutions appear to favor the County exploring closure of the site as an active sports field location. The lease with DW is prohibitive in the way there is no way to secure any improvements that occur could be protected or reimbursed should Denver Water end the lease with the County.

County officials need to secure a short-term lease (3-5 years) that would provide the County and its sports field partners time to locate a site

that could replicate the existing Blue River facility and possibly create the tournament-type venue that could be developed. When this site is secured, the County needs to engage with agency partner's to secure funding and provide dollars to develop the facility and/or assist with maintenance of the field complex.

2. Dillon Town Park

Town Park is located in the heart of Dillon in close proximity to the business district and Marina area. While the location is around many things happening in town, size limitations preclude older children or adults from using the field as a game facility.

In February of 2007, Dillon completed a master planning process of the entire system. The plan indicated that, as Goal 1, that the Town should explore redesigning and activating Town Park. This study concurs with this recommendation but feels that another site be identified as an active sports field site prior to or during the park master planning process.

3. Peninsula Recreation Area

Peninsula Recreation Area is an expansive site located in Frisco and home to Nordic-type recreation as well as sports fields. Over the recent past, pine beetle damage has caused the PRA to lose much of its tree canopy; causing many areas to be exposed and barren.

The Town has recently completed a new master plan for the PRA. The Town and field users need to determine whether a synthetic turf field should be created. If the current field is changed to a new surface, users could begin using the field earlier in the year, including Summit High School, and provide for a longer season than what is currently occurring.

C. Maintenance

Maintaining the field inventory to the various levels will require funding and resource commitments from all parties. It is recommended that all jurisdictions adopt similar maintenance standards.

Open House attendees and field evaluations revealed that fields are maintained at varying levels and patrons are desirous of consistent field conditions throughout the County, dependent upon the type of play that occurs. The adoption and adherence to standards would provide users with consistent field conditions throughout the County.

In working to reduce compaction and improve the root zone, we have talked about deep tine compaction relief. There are a few ways to remove compaction below the standard 3 inches. There are various deep tine aerators, drill type aerators and high presser water injection. Depending on the subsoil one or all of these processes could reduce compaction and help the turf quality. Some of the fields have rocky subsoil and the Hydro jet would be the best option with the drilling aeration method a second possibility.

In the future there will be a need for materials in Summit County. Here are two of the more consistent leaders in the topdressing industry. Both will deliver to Summit County. They will make a stabilized infield mix that will resist being blown away with the wind. They carry topdressing and warning track mix that could be needed in the future.

Hall Irwin
Milliken, Co 80543
Bill Schell
970-539-1418

G&S S
La Salle, Co
Eric Pollock
303-961-0092

In "Appendix B", recommended maintenance standards are detailed based upon qualitative and quantitative measures. These recommendations are based upon an analysis of findings. A more detailed maintenance equipment/resource review may be warranted in order to sufficiently assess capabilities. A frequency chart is included, which can be amended based on existing resources.

D. Fees

A consistent message delivered throughout our meetings with stakeholders and Open House attendees was that the different user fees confused patrons and lessened customer satisfaction. Currently, Towns, the County and school district all charge different rates with Dillon not charging any fee for use of Town Park field.

In order to provide a consistent message throughout the County, it is recommended that all jurisdictions adopt a fee policy that reflects a pricing strategy tied to the type of field being used. Recommended fees take into account current fee schedules and maintenance budgets that were supplied by certain agencies (not all were provided). Below is the suggested fee schedule and is subject to change based upon cost-recovery goals and maintenance costs.

Standard Fee Schedule:

Type of Fee	Cost
Field Type "A" (per hour)	\$50
Four Hour Rental	\$150
Eight Hour Rental	\$200
Field Type "B" (per hour)	\$30
Four Hour Rental	\$90
Eight Hour Rental	\$120
Light Fee (per hour)	\$20
Refundable Reservation Fee (per day)	\$200

**Refundable Reservation Fee forfeited if event is cancelled due to lack of applicant's ability to field event. Weather excluded.*

Non-Profit Fee Schedule:

Type of Fee	Cost
Field Type "A" (per hour)	\$40
Four Hour Rental	\$120
Eight Hour Rental	\$160
Field Type "B" (per hour)	\$20
Four Hour Rental	\$60
Eight Hour Rental	\$80
Light Fee (per hour)	\$20
Refundable Reservation Fee (per day)	\$200

**Refundable Reservation Fee forfeited if event is cancelled due to lack of applicant's ability to field event. Weather excluded.*

The need for additional tiers of fee (ex: Business Fee) does not appear to be necessary. If a high quality tournament-type venue is developed at a later time, another fee schedule should be developed to address the types of play that would occur at the complex.

Action Items
Consider continuing the SCafNA team coordination in order to achieve goals of the assessment and provide consistency in the future of Summit County's Athletic Fields.
Determine where new synthetic-type turf fields should be planned or developed
Consider the creation of a tournament facility for both local and regional use. Calculate the amount a type of funding mechanism could create and how to present this funding method to Summit County voters and residents
Dillon needs to start a master planning process for Town Park. If it is determined that the existing field should be relocated, Town officials should work with other agencies to determine the best location for such field(s)
The County should secure a short-term lease agreement with Denver Water to provide field usage at Blue River. During the next two years, the County should work with partners on securing a site to provide a long-term sports facility; possibly the tournament facility indicated earlier. The County should assist in the funding of developing this site and providing some subsidy for the long-term maintenance of the new complex
Frisco should move forward with the redevelopment of the PRA and possibly developing a synthetic field. The Town could ask for maintenance assistance from other agencies that use the PRA, including the SSD
Adopt maintenance standards that are based upon existing resources and conditions. Augment as conditions improve
Adopt fee schedule as recommended. Adjust when needed based upon cost-recovery philosophy of the agencies





SUMMARY OF RECOMMENDATIONS



RECOMMENDATIONS

A. Programs and Opportunities

1. Synthetic Turf Fields

Frisco has constructed the County's first synthetic turf Little League field. The opening of this facility allows for a longer season of play.

The County is challenged with weather that closes natural turf fields from roughly October through mid-May; leaving roughly five months available for field play. If opened too early or played on too late into fall, turf damage can occur which could delay fields from regenerating the turf needed for safe, quality play.

Open House respondents appeared to favor the need for multi-purpose type synthetic turf fields. As an example, high school spring sport teams, baseball for example, cannot practice outdoors due to snow cover; having to rely on practicing indoors or traveling by bus to the Front Range to practice. Practicing indoors prohibits teams from experiencing field conditions which affect bounces, pitching from a real mound, etc.

Providing synthetic turf would allow fall sports to continue play well into the winter months and provide for use earlier than May (if maintained properly). This would provide additional revenues for the County and allow many teams that call Summit County home the ability to play in-County before venturing to games along the Front Range and elsewhere in Colorado.

Costs to install synthetic turf vary.

Type of Install	Cost
Sports Turf	\$6-8 s.f.
Turf Striping (football)	\$25,000 est.
Other Sport Striping	\$7,400 est.
Annual Maintenance	\$5,000 est.

Costs are Fall 2007 estimates, costs may vary over time

Lifespan of a synthetic surface varies from 15-20 years. Companies offer warranties for surfacing. Maintenance of synthetic fields is considerably less than that of natural turf. Except for brooming of the surface and occasional watering (for dust control, etc.), annual maintenance is less intensive than that of grass—unless the field is plowed regularly

2. Tournament Facilities

Summit County is located in central Colorado with good highway access from the Front Range and elsewhere across the state. Denver International Airport (DIA) is a two-hour drive and Eagle-Vail Airport is located about an hour to the west. The towns and County boast a large number of hotel rooms and condominium beds for use year-round. The area is a vacation destination during the winter months and continues to gain appeal as a place for passive recreation activities like hiking, biking, birdwatching, and fishing during the summer season.

The County currently does not have a tournament-type venue for sports. While towns like Breckenridge and Silverthorne have good league facilities, the capacity is lacking to draw large tournaments to the area. Steamboat Springs and Park City (Utah) have annual tournaments that bring people from across the region to these areas when tourism may not be as high as in the winter months.

From July 9 through 14 of 2007, Park City hosted the Premier Resorts Triple Crown Girls Fast-pitch World Series (Ages 10A and 10B, 12A and 12B); one of three Triple Crown tournaments occurring during the month of July in Park City. An estimated 95 teams from across the West participated in this single event. Using an economic impact model created by the United States Specialty Sports Association (USSSA) and adjusted down to 50 teams due to elimination as the tournament proceeds, it is estimated that approximately \$780,000 of

direct economic impact was generated while this five-day tournament occurred.

In the region, other communities have learned of the benefits of hosting large-scale tournaments. Steamboat Springs and the Town of Hayden have recently explored developing a large facility to host softball tournaments. While there has been no determination to develop this site to date, tournament organizers estimate the direct economic impact from a nine-week tournament schedule would provide over \$16 million annually.

Open house attendees were polled to determine whether there was any interest in having a venue for invitational tournament play. While local use was indicated as a priority, there were comments indicating that by constructing a tournament-type venue, it would increase revenues within the County and create a facility that could be used for locals as well.

Costs for Developing Tournament Type Facility

The ability to host a large tournament will take a sizeable acreage and capital cost commitment from agencies participating. With groups looking for places to develop tournament fields, like Triple Crown, the County has a regional and national appeal that could entice people to the mountains during traditionally slow tourism months.

Northwest Colorado Council of Governments (NWCOG) officials indicate that the County has approximately 33,000 beds available for rent through homes, condominiums or hotels. Filling some of these rooms with tournament guests would generate dollars for the County that are not currently realized. Estimating that approximately 5% of rooms would be used by tournament patrons nine weeks a year and using an estimated room rate of \$100 per night and a 1% lodging tax, the County could realize a room sales impact of over \$10.3 million and an estimated \$103,000 in new tax revenue annually. Some jurisdictions currently collect a lodging tax; this would be an additional subsidy. These tax dollars could be tied to bond designed to develop this specialized facility. This figure does not include the revenues that could be realized annually by applying this lodging tax during peak ski season.

County officials could utilize various funding methods to pay for a new facility, from lodging taxes (already used by some jurisdictions) to alcohol/cigarette taxes (sin tax). If the agencies decide to move forward with such a facility, with possibly up to six fields, two synthetic, of varying uses (two multi-purpose and four baseball/softball) and a large concession building, such a facility could run up to \$6 million.

If the County and its Towns could find a way to secure bonding through a referendum or other means, a well-graded bond could be secured for 4.375%¹. Using this figure, the annual bond payments for a twenty-year General Obligation Bond (GO Bond) could be in the range of \$456,000 annually.

Payback Table:

Pmt	Principal	Interest	Prin Bal
1	193,774.35	262,400.00	\$5,806,225.65
2	202,251.98	254,022.37	\$5,603,973.67
3	211,100.50	245,173.85	\$5,392,873.17
4	220,336.15	235,938.20	\$5,172,537.02
5	229,975.86	226,298.49	\$4,942,561.16
6	240,037.30	216,237.05	\$4,702,523.86
7	250,538.93	205,735.42	\$4,451,984.93
8	261,400.01	194,774.34	\$4,190,484.92
9	272,940.63	183,333.72	\$3,917,544.29
10	284,881.79	171,392.56	\$3,632,662.50
11	297,345.37	158,928.98	\$3,335,317.13
12	310,354.23	145,920.12	\$3,024,962.90

² Data supplied from Greenberg Traurig, November 1, 2007. This rate may vary based upon when bond is secured.

13	323,932.22	132,342.13	\$2,701,030.68
14	338,104.26	118,170.09	\$2,362,926.42
15	352,896.32	103,378.03	\$2,010,030.10
16	368,335.53	87,938.82	\$1,641,694.57
17	384,450.21	71,824.14	\$1,257,244.36
18	401,269.91	55,004.44	\$855,974.45
19	418,825.47	37,448.88	\$437,148.98
20	*437,148.98	19,125.27	\$0.00

**The final payment has been adjusted to account for payments having been rounded to the nearest cent.*

If a fifteen-year bond were determined to be better suited, the annual payments would increase to approximately \$554,000. Government leaders should understand that securing a bond of this nature would be contingent upon yearly revenues being between 115% to 135% of annual payment needs. Agency leaders should determine what time-frame would provide the best outcome and benefit.

While the funding could come from various ways, the ability to manage such a facility will need to be explored as well. A possible structure is to place it under one agency, like a recreation district for example. Colorado has legislation that allows for citizens to enact a special taxing district that could support such a capital expansion and develop a funding structure that could pay for operations and maintenance of a tournament type facility as well as other recreation amenities in an area.

Special Recreation District

Currently there is little coordination between agencies and fees differ when reserving sports fields. This has caused confusion amongst user groups and can frustrate potential patrons who may want to reserve field areas.

Colorado has special enabling legislation that allows for areas to form Special Districts. A Special District is a quasi-municipal corporation and political subdivision that provides 1) improvements and/or 2) operates public facilities for residents within the District. Special Districts were first authorized in 1949 to provide services in rural and unincorporated areas. Special Districts may provide a range of services including safety protection, street improvement and parks and recreation services to name a few.

Creation

Special Districts are created pursuant to Title 32 of the Colorado Revised Statutes. Formation of a Special District involves payment of a processing fee and filing a service plan with County Commissioners where the proposed District will be located. A public hearing is then held where the service plan has been filed. At the hearing, all affected municipalities and property owners within the District are allowed to speak.

If approval is not received, an appeal may be submitted to the District Court. If, on the other hand, approval is received, a petition for organization, a bond and a resolution approving the plan must be filed with the District Court. A hearing is then conducted by the Court.

Upon completion of the hearing, an election is held where residents of the effected municipality or county vote for or against creation of the District. Assuming residents approve creation of the District, an Order is entered by the Court. No one may challenge the organization of the Special District, after Court approval, except the state attorney general.

Operation

Districts are managed by a board of directors which are elected by persons registered to vote and who reside within the District. Initial board members are elected to staggered terms and then for four year terms.

A Special District is operated by a board of directors that has broad powers to manage the District. Pursuant to the statute, regular board meetings must be held with notices of the meetings posted in at least three public places within the District, and in the office of the county clerk and recorder.

Finance

Special Districts are, in most instances, financed by taxation. However, a Special District may also obtain financing by imposing fees, rates, tolls, and charges for the use of any improvement or service constructed or provided by that District. A proposed budget, setting out the amount of money necessary to be raised by taxation, is submitted to the board of directors by December 15 of every year. The board must then conduct a public hearing and adopt the budget, with or without changes. A copy is then filed with the Colorado Division of Local Government in the Department of Local Affairs.

After adoption of the budget, each property in the District is assessed a mill levy (tax) which is calculated based on the total funds needed by the District. If the mill levy is not sufficient to pay for all indebtedness of the District, it may assess such additional taxes as necessary.

Summit County – Would a district work?

The need for a consistent message is needed throughout the service area. According to staff interviews, the development of a recreation district has been discussed in the past but has not come to fruition. It may also be warranted to determine whether a district would work for only a part of the County.

The creation of a District would alter the way that recreation and park services are done in Summit County. Due to the large impacts that this move could make, the project team recommends that an initiative be placed on the November 2008 ballot that would ask voters to determine whether a district should be formed. The Towns, County and SSD should work together on determining the scope of the question and how it may impact Summit County in the future.

B. Summary of Findings and Recommended Actions

Finding 1:

Finding	Based upon available data, demand is being met Countywide using Level A and B fields. Silverthorne and Breckenridge fields appear to be in higher demand than others.
Recommendation	Upgrade Level C fields throughout the County so use can be dispersed from higher use fields.
Estimated Cost	Varies
Reasoning	Recommendation based upon data provided from agencies, leagues and other stakeholders. Data and field reservation information provided shows that no agency has reached the threshold of overuse. The preferred hours of use (400 hours annually for multi-purpose and 500 hours for baseball/softball) are based upon data from national park and recreation guidelines, and norms for the State of Colorado. These times have been adjusted to a preferred range due to climate, soil conditions and the concentrated season in Summit County.

Finding 2:

Finding	Coordination and conversation needs to continue between all agencies.
Recommendation	Consider continuing the SCafNA team coordination in order to achieve goals of the assessment and provide consistency in the future of Summit County's Athletic Fields
Estimated Cost	No cost; agency time to continue monthly meetings.
Reasoning	Recommendation is provided so that the goals and recommendations of this assessment can be achieved by all agencies involved. The continuation of this group will assist in coordinating the future of Summit County Parks.

Finding 3:

Finding	Maintenance costs vary amongst agencies in the County. School play areas are currently maintained at a level of approximately \$5,000 per acre. As a comparison, Silverthorne is spending nearly \$6,400 per acre on fields; Breckenridge spends over \$6,400 per acre on fields and Frisco maintains its fields at \$6,400 per acre, Summit County maintains BFR at \$5,000 per acre.
Recommendation	While SSD states that it estimates a spending of \$5,000 per acre, record keeping regarding how much is spent should be better tracked in order to determine spending for play areas, common areas and natural areas. Further, the SSD may wish to consider alternative methods of maintaining sports field areas if conditions do not improve with the adoption of attached maintenance standards. In general , maintenance costs should be standard based upon the Level of field. It is suggested that Level A fields be maintained at a level of \$7,000 to \$9,000 per acre, Level B fields should have an approximate cost of \$5,000 to \$6,000 per acre and Level C fields should have a spending of an estimated \$3,000 per acre. Synthetic surface annual costs are estimated at \$5,000 per site but may vary due to weather impacts. All costs should adjust as resource costs escalate over time.
Estimated Cost	Varies

Reasoning	The recommended spending levels are based upon State of Colorado agency spending for sports fields and adjusted for Summit County based upon the shorter season and its affects on operations budgets.
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Finding 4:

Finding	The SSD has indicated that it may close the four fields listed as “School-Use Only” facilities. These play areas contribute to meeting demand throughout the County.
Recommendation Option 1	Agencies should monitor if the SSD decides to close these facilities. If recommended, all agencies should partner through an IGA to fund for outsourced maintenance of these facilities at \$5,000 per acre.
Estimated Cost	Varies based on agency involvement
Recommendation Option 2	If fields are closed, use of the fields should be distributed amongst other agency fields. Since this dispersion would push multi-purpose field use slightly above the optimum use, SSD should suggest synthetic surfaces at Summit High School for community/district use and Rainbow Park and Kingdom Pitch should be considered for change to synthetic turf to allow for greater use.
Estimated Cost	Costs based upon estimates on page 123; size of turf area, and whether infield areas would be synthetic, to be determined by agencies.
Reasoning	The basis for this recommendation is to continue to provide fields for current and short-term demand. Stated differences in the system would cause a shortage of fields. Following these recommendations would allow demand to continue to be met.

Finding 5:

Finding	Agencies charge varying fees for use of sports fields.
Recommendation	All agencies should adopt recommended fee structure found on page 117.
Estimated Cost	No cost; agency time to review and adopt applicable fees
Reasoning	Recommended action would provide consistency throughout the agencies and enhance customer satisfaction amongst users. The fee proposed is based upon the market and could be adjusted based upon the cost recovery philosophies of partner agencies.

Finding 6:

Finding	Varying use policies have caused confusion amongst patrons.
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Recommendation Option 1	<p>All agencies should consider having a centralized program management/scheduling system. For example, Breckenridge uses the Active.com network. This service could provide all agencies and patrons to utilize a centralized registration system, allow towns, the County and SSD to collect fees from users, and have the ability to prioritize usage of fields. Collected fees would then be contributed based upon how many times agency fields were utilized.</p> <p>It would be advantageous to utilize a system that is currently in use. This would save purchasing dollars. Agencies should contribute dollars to upgrade the system to allow for consistent registration and reservations. This investment would allow for a management and scheduling system and provide a payback to those agencies that contribute and participate.</p>
Estimated Cost	Costs vary based upon type of system and whether other agencies would adopt Breckenridge's or Silverthorne's existing system.
Recommendation Option 2	Place an initiative on the November 2008 ballot that would recommend the formation of a recreation district in the County. Who would participate and scope of the district would be determined through discussion among all Towns, the County and SSD.
Estimated Cost	Costs to place initiative on ballot; to be determined.
Reasoning	Recommended action would create a coordinated program that allows for a central body, whether through registration or by authority, will provide for consistency in providing and scheduling fields throughout the County. Users would know of expectations, regardless of who operates/manages the field. This practice would also assist in creating standards that can be used system wide.

Finding 7:

Finding	The sport season in the County is abbreviated due to weather conditions. Local teams have to practice indoors until mid-May and schedule many games on the Front Range because of snow cover and frozen soils.
Recommendation	County agencies need to determine whether it is feasible (cost and benefit wise) to transform certain multi-purpose fields to synthetic surface. This action would lengthen the current abbreviated season. Fields that should be considered for modification include Silverthorne Rainbow Park, Breckenridge Kingdom Pitch and Summit County High School Tiger Stadium. Consideration should be given at the Peninsula Recreation Area as fields are developed or redesigned in the future.
Estimated Cost	Costs based upon estimates on page 123; size of turf area to be determined by agencies.
Reasoning	Recommendation is based upon information from SSD and agencies. Extending the season will provide a benefit to both users and agencies. Seasons may be lengthened and, if synthetic surfaces are developed more, maintenance practices will be minimized.

Finding 8:

Finding	The high school is without a baseball/softball field. Discussions with school officials indicate that the teams must practice indoors and hold many games away from home due to the fields being snow-covered or still frozen.
Recommendation	The SSD should work with the Town of Frisco and determine if it is cost effective to change the surfacing at the existing baseball/softball field at the PRA to synthetic or develop a synthetic turf facility at Summit High School.

Estimated Cost	Costs based upon estimates on page 123; size of turf area, and whether infield areas would be synthetic, to be determined by agencies.
Reasoning	This recommendation is based upon the need to provide a field that can be used during the high school baseball/softball season. Developing a site, whether at the high school or PRA, would provide teams the ability to play games at home versus practicing indoors and traveling to the Front Range for baseball games. Working with the town of Frisco as a partner is an option to differ costs for both entities, and take advantage of the PRA location for both the school and community.

Finding 9:

Finding	Silverthorne's Cottonwood Park and South Maryland Creek Ranch Park are the next fields to be developed. Current proposed use includes baseball fields and multi-use fields. At the time of this assessment these uses are legitimate uses based on future population growth in the county.
Recommendation	If synthetic fields are developed that could sustain high-school age baseball and a tournament complex is developed, the Town of Silverthorne may wish to revisit the Cottonwood Park and the South Maryland Creek Ranch plans to determine if the proposed uses are still in demand.
Estimated Cost	Varies
Reasoning	Recommended action is based upon possible future changes to Summit County Park system. It is important for the Town of Silverthorne to revisit this assessment and updated information in order to determine the desired uses for these fields at time of development.

Finding 10:

Finding	The lease at Blue River Park causes concerns around making long-term improvements if the fields could revert to Denver Water. The fields are critical to service delivery and it is unfortunate that field conditions are not where they could be due to the need for infrastructure improvements and concession areas.
Recommendation	Work with partners to upgrade existing facilities to nominal playing conditions in the short term (years 1-3). In the immediate future, meet with other agencies to determine if a partnership should manage and operate the facility with financial backing from Summit County, its towns and other agencies/groups. During 2008, work with other agencies and leagues to find a site to develop a new sports field complex. Once located and capital funding is secured, develop this site and end sports field lease with Denver Water at the dam.
Estimated Cost	Initial upgrades are estimated at \$675,000 to \$825,000. Costs to acquire land to replace the facility vary based upon location and size of complex.
Reasoning	Recommended action is based upon the existing Denver Water lease and inability to develop lasting capital improvements at the site and the preference of the County to lessen its involvement in the maintenance and operation of active park sites. Working with partners would afford the County to team to find a new site, whether in unincorporated Summit or in one of the towns, and provide some incentive to be a part of a proposed sports complex.

Finding 11:

Finding	Summit County's location, access and proximity to the Front Range and all of Colorado make the area a popular tourist destination. Summer tourism could be increased and fill available hotel rooms and beds. Agencies have indicated some favor towards developing a regional sports venue for use by local leagues and larger tournaments. Private tournament providers have indicated interest in scheduling large events in the area if a facility is developed.
Recommendation	As the County looks to replace the fields at Blue River, all agencies should consider whether this new facility should be a large tournament type complex. Land needs (+/-80 acres) for a large complex appear to relegate the location to locations of undeveloped Summit County or Peninsula Recreation Area. Please find more information located on page 124.
Estimated Cost	Costs to acquire land vary based upon location. Average development of tournament complex is approximately \$6 million not including land cost. Please see page 124.
Reasoning	Recommendation is based upon the action of moving the Blue River fields and whether County agencies may wish to explore the viability of creating a tournament-type venue in Summit County.

Finding 12:

Finding	Maintenance practices throughout the systems vary. A more coordinated approach to systematic maintenance practices could prevent some fields from deteriorating as rapidly.
Recommendation	Accept maintenance standards in the appendix and adjust numbers and frequencies based upon resources that are at hand. Agencies should explore joint-use of resources and allow for leasing of equipment to those agencies that do not have resources on hand (ex: aerator, large deck mowers, etc.)
Estimated Cost	Costs will vary among agencies based upon how much they currently spend versus the standard.
Reasoning	Recommendation would provide for consistent maintenance of fields in the County, based upon field type (Level).

Finding 13:

Finding	While Towns have developed parks and recreation system master plans and joined forces for this field assessment, there has been no effort to provide a strategic document that addresses all Summit leisure service needs (ex: trails, open space, parks, recreation centers, etc.).
Recommendation	In 2008-2009, there should be funding (whether through a newly created recreation district or jointly funded by agencies) a Countywide parks and recreation strategic master plan. This master planning process should be revisited every five years.
Estimated Cost	Master plans vary in cost, but average around \$80,000 to \$100,000 based upon scope.
Reasoning	Recommendation based on the need to provide an overall system plan for the County and its agencies. Plan would be the overarching guiding document for the future of parks and recreation in Summit County which would include the provision and operation of athletic fields.

C. Summary of Recommended Action

Summit County, its Towns and Summit School District have taken the first step to satisfy the needs and desires of residents by assessing its current field inventory. This report has identified many issues and concerns that we recommend addressing in the short and long-term. The need to collaborate is essential to establish long-term successes that should benefit all of Summit County.

The following recommendations are organized in 1-year, 2-5 year, 5-10 year and 10-20 year actions. Actions that are deemed long-term (beyond 5-10 year window) necessitate further strategic planning due to the possible change in growth patterns, demographic outlook, and other issues that may impact growth and expenditures in Summit County.

Year	Objective	Action	Responsible Parties	Targeted Outcome	Cost
I	Review fees to have consistency through Towns, County and Schools	Review recommended fees between all parties	BR, FR, DI, SL, SSD, SC	Fee Policy that is formally adopted by governing bodies	Internal Agency Time
	Determine what amount a lodging tax would accrue annually	Perform an assessment of room stays in the County (annually) and determine the approximate dollars generated if a 1/2 cent or 1 cent tax was added to room stays	Summit County Tourist Development Council, Lodging Associations	Amount that would indicate the feasibility of using this taxing model for possible capital improvement or operational cost coverage	Internal Agency Time
	Determine if sports fields should be developed in new Breckenridge community along SR9	Breckenridge has proposed development located close to the existing Kingdom Complex and Upper Blue Elementary School. Town and school officials should discuss long-term options that may relate to the development of sports fields in the community.	BR, SSD	Amount that would indicate the feasibility of using this taxing model for possible capital improvement or operational cost coverage	Internal Agency Time
	Secure short-term agreement with Denver Water to allow the Blue River Complex to remain in inventory for the next 3-5 years. County officials need to begin looking at options to develop a new sports complex in the County. This complex would be funded through the County and its partners.	Negotiate a short-term agreement for the County to use Blue River Complex fields. Arrange for a partner to take over maintaining and programming the fields in the short term, preferably Silverthorne. Allow for partners to share in the cost of managing the facility.	SC, DW, SL, BR, DI, SSD, FR	Short term agreement would allow for continued use of this needed complex and allow for officials to look for better long-term opportunities	Costs will vary based upon location of new complex
	Option I – allow for all agencies in the County to operate under a single reservation system	The County and its agencies need to determine how to best serve its residents in a consistent fashion. This is Option I. This option would allow for all field providers in the County to operate under one reservation and fee system. Each of the agencies would contribute to the creation of a system and realize revenue benefits based upon the number of reservations received	BR, FR, DI, SL, SSD, SC	Single reservation system in place to provide for consistency in registration, permitting and paying for fields	Contract costs will vary; revenue collections will vary based upon reserved time

Year	Objective	Action	Responsible Parties	Targeted Outcome	Cost
	Option 2 – put forth a referendum on the November 2008 ballot that would determine whether residents would favor having a recreation district	The County and its agencies need to begin discussions about whether a recreation district would benefit the County as a whole or limit the district in size and scope. If warranted, place on ballot in fall of 2008	BR, FR, DI, SL, SSD, SC	Ballot question that would define the size and scope of a recreation district in the County	Costs to be determined
	Start process to relocate Blue River Sports Complex.	Work with partner agencies and leagues to determine where the complex should relocate and if it should be merged with a possible tournament facility	FR, BR, DI, SL, SSD, SC	Find multiple sites to consider as a sports complex. Work with partners to finalize most optimum site	Costs to be determined
2 – 5	Determine if a tournament complex is feasible	Perform a feasibility study to see if a multi-field/multi-sport complex would be advantageous to the County	BR, FR, DI, SL, SC, SSD	Study that indicates where a facility could locate, the cost of such a facility, what the facility would house, annual operating dollars, and expected revenues	Study costs approximately \$20,000
	Determine staffing levels to adequately maintain facilities	As new facilities come online, develop staffing levels that allow for the adequate maintenance of all sports fields in the County	BR, FR, DI, SL, SSD, SC	Plan that establishes staffing ratios and resources needed to maintain new fields that are developed	Internal Agency Time
	Implement Silverthorne park master plans	Develop fields that have been planned for Silverthorne	SL, SSD	Fields will be developed in accordance with adopted master plans	\$150 K +/- per acre development cost
5 – 10	Determine park and recreation needs in the County	The County should initiate a parks and recreation master planning process for the entire County.	BR, FR, DI, SL, SSD, SC, Tourism Development Council	Create a master plan that assesses existing parks and recreation needs and determine future demand for services county wide	Plan Cost \$125 K
	Determine if more synthetic turf fields should be developed	Based upon recommendations from the master plan and if fields should be developed, determine which ones should be synthetic turf	BR, FR, DI, SL, SSD, SC	Document that details where field(s) should be developed, if they should be synthetic and the overall costs to develop and maintain the field(s)	Internal Agency Time
10 – 20	Implement Master Plan recommendations and update plan in year 15	The master plan should have implementable strategies. Each agency or oversight agency should implement action items.	BR, FR, DI, SL, SSD, SC	Carry out development of new facilities and/or maintenance strategies	Plan Costs to be determined



A. MAINTENANCE STANDARDS

A. Maintenance Standards

Operational standards help to define operational excellence through efficiency and effectiveness measures. The standards will provide consistent levels of service and expectations throughout the County systems. Baseline measurements for recommended standards are as follows:

- o Staff ratios per acre
- o Performance measures to hold staff accountable
- o Established “A” standards met at 90%, and “B” met at 80%, as it applies to aesthetics, and staff levels
- o Maintenance standards met at frequency levels established
- o Life cycle asset maintenance levels are met at the time periods set for replacement and upgrading

The standards recommended are considered “norms” in the industry. The Towns (Breckenridge, Dillon, Frisco, Silverthorne), Summit County and the School District wish to adopt maintenance standards to help ensure that parks are maintained to the specified level of consistent service.

In summary, here is a brief list of staffing and/or resource allocation recommendations.

1. Staffing Ratio.

The jurisdictions will attempt to maintain an acre to employee/staff ratio of 20:1. This falls within the industry standard range of 12:1 Best Management Practice (BMP) to 20:1 (average). Staffing could be handled by either employees or outsourced resources. Staffing ratios vary dramatically between agencies.

2. Life Cycle Costing.

The agencies will schedule replacement and repair of capital assets per recommended life-cycle costing/depreciation schedules.

3. Maintenance Levels

By reviewing the service level classifications found in “Park Maintenance Standards,” a publication of the National Recreation and Park Association (NRPA), and adopting reasonable standards for the various agencies, a total of two appropriate service levels are proposed. One level, School Use, should be seen as an interim level until standards are brought up. The service levels are as follows:

- o Level A. Maintenance applications associated with well-developed park/field areas with high visitation and use. The goal is to provide a very clean, safe, well maintained appearance to these areas. SPECIAL NOTE: The following amenities/areas also will be classified as “Level A”:
 - Restrooms
 - Gardens
 - Playgrounds
 - Permitted picnic sites
- o Level B. Maintenance applications associated with moderate to low levels of park and facility development, visitation, or use. These areas will generally be neat and orderly in their appearance with some tolerance for effects of wear and tear.

4. Maintenance Standards

- o **Qualitative.** Qualitative standards describe the activities and outcomes desired for each maintenance level by amenity.
- o **Quantitative.** Quantitative standards identify the number of staff hours necessary to complete a maintenance task or function

to the level described in the qualitative standards for the same task. Quantitative standards are determined by multiplying the number of units to be maintained by the number of staff hours needed to complete the task one time, multiplied by the frequency with which the unit needs to be maintained.

5. Qualitative Maintenance Standards

The qualitative standards listed below describe achievable goals utilizing existing resources or they describe a goal of the Department. We will identify which parks are maintained at the associated level and indicate what is needed to increase that maintenance level (where applicable). It should be noted that as new parks and lands are acquired for maintenance, it would directly impact the existing level of service within that district and the Department as a whole.

6. Level A – Qualitative Maintenance Standards

General Duties:

- o **Site inspection.** Inspect all park areas and document any noticeable deficiencies.
- o **Inspection of Park Lighting.** Inspect and report any damage to lights within the system. Lights are to be checked during operating period to report any outages. Graffiti on light poles is to be removed by staff or designated company.
- o **Litter Removal (hand).** Walk entire site and remove noticeable litter.
- o **Empty Trash Receptacles.** Remove and replace liners when receptacle is more than half full or has a strong odor, and replace with a new liner. Area around the trash receptacle is also clear of litter. Clean to remove odor from receptacle.
- o **Empty Dumpsters.** Empty dumpsters before they are 100% full. Area around dumpster is clear of litter.
- o **Graffiti Removal/Vandalism Repair.** Amenities are free of graffiti and vandalism should be repaired in a timely manner. Acts of vandalism causing a hazard shall be repaired or taken out of service immediately.
- o **Hardscape Maintenance (roads, parking lots, pavilions, plazas, etc.).** Surfaces are free of glass, litter, debris, and trip hazards. Painted lines and informational / directional signs are clear, distinct, and readable.
- o **Walkway/Trail Sweeping/Cleaning.** Walkways shall be clear of litter, debris, and trip hazards. Designated trails with natural vegetation will have a three-foot (where space is available) recovery zone on both sides of the trail mowed to 4”.
- o **Snow Removal.** Any snow accumulation on the park roads, trails, or parking lots one inch or more in depth will be plowed to the channel or down slope side. Any snow removal not accessible by machine will be removed manually including walkways, bridges, stairs, etc. Any ice accumulation will be treated with sand/gravel, or an environmentally safe chemical or both.
- o **Picnic Table and Bench Maintenance.** Benches and tables are clean and free of debris and litter. Tabletops and benches are smooth and clear of any sharp edges. Grills are kept clean.
- o **Restroom Maintenance.** (April 15 – October 1 non-heated) Restrooms are clean and free of any debris or hazards, and all amenities are functional. Paper products are stocked. Restrooms are free of graffiti. Paint is in good condition.
- o **Port-a-let Maintenance.** Port-a-lets are clean and free of any debris or hazards, and all amenities are functional. Paper products are stocked. Free of graffiti.
- o **Drinking Fountains.** Fountains are to be kept operational and clean. Plumbing maintenance is to be performed by maintenance agency.

- o **Structure Maintenance.** Fences and gates perform to design specifications, and are operational and attractive. Fabric, posts, and rails are securely fastened, free of holes, gaps, and rust.
- o **Sign Maintenance.** Park identification, traffic, and rules signs are properly secured. Signs are clean, legible, visible, and free of any protrusions.
- o **Equipment Maintenance.** Equipment is maintained and operated according to manufacturer's recommendations.
- o **Training.** There will be an ongoing process so staff has the knowledge and resources to provide optimal completion of the maintenance program.

7. Turf Management:

- o **General Overview for Turf Management.** Turf is healthy and thriving, and covers a minimum of 90% of the surface area, with no more than 15% of the area containing broadleaf weeds. Turf height should be mowed to 3 inches each mowing. Turf area is free of insect and disease infestations. Walkways, driveways, and other hardscape areas are free of grass clippings after mowing.
- o **Irrigation.** Agencies will adhere to all guidelines set forth by governing bodies regarding the use of water resources, and utilize industry BMP's for irrigation. Adjust sprinklers and controllers to avoid runoff or ponding that would be detrimental to plant health, public health (mosquito abatement), conservation efforts, or the enjoyment of the public. No irrigation should occur 24 hours before mowing.
- o **Mowing.** Non-athletic turf (excluding natural areas) is mowed to a height of three inches. Walkways and hardscape are to be free of clippings after mowing. Mower blades are to be sharp to avoid tearing grass blades. One third or less of the grass blades should be removed each mowing. Clippings will be left in place with minimal noticeable clipping accumulation.
- o **Trimming/Roundup.** Areas not accessible to riding mowers shall be trimmed each mowing if necessary to match the mowing height. Trimming to be reduced as much as possible around objects by using Roundup and/or pre-emergent herbicides (i.e., posts, utility boxes, 6 to 12-inch radius kept clear, and base of shrubs and trees) require 24-inch minimum radius clear of turf (bare soil/mulch).
- o **Fertilization.** Apply up to three pounds of nitrogen per 1000 square feet. Applications will be based on turf needs for health and to minimize competition from turf weeds. Applications are normally one pound per 1000 square feet per application. Higher rates can be used when using high-grade slow release nitrogen products. Soil testing to be completed to determine soil and plant requirements for optimal growth.
- o **Aeration.** Aerate using hollow tine, slicing, deep tine, or shatter tine to promote increased porosity in the soil to increase oxygen, water, and nutrient uptake for plants in turf areas.
- o **Herbicide Application.** To be applied in accordance with FIFRA and Colorado Department of Agriculture. Utilize IPM/BMP's to encourage a strong turf management program and minimize the use of herbicides. General use classified pesticides will be used for turf and ornamental applications. Applications will be made to maximize the use of the herbicide while minimizing the exposure to the public.
- o **Edging.** Turf along concrete edges will be removed in cool season turf areas to the edge of the concrete curb or walkway using the appropriate edging equipment. The edge of the concrete surface should be visible after edging.
- o **Overseeding.** Areas with noticeable bare spots in a contiguous area (less than 90% cover) shall be overseeded with the appropriate seed mix for consistency and sustainability. Utilize design specifications for appropriate methods. Seeding will follow typical seeding specifications.

- o **Topdressing.** Soil used as a top-dressing material is to be consistent with existing soil texture where it is to be applied. Organic materials used are to meet agency organic material specifications. Topdressing is to be used in non-athletic fields when soil tests or leveling needs determine the application.
- o **Filling Low Spots.** Fill low spots with matching existing soil when filling noticeable depressions or holes. Compact to meet surrounding soil compaction.
- o **Sweeping.** Utilize a litter lift (turf sweeper) to remove excess litter, grass clippings and other debris. Sweeping is to be limited to areas needing cleanup after a special event or when additional mowings haven't removed clippings adequately.

8. Irrigation System Maintenance:

- o **General Overview for Irrigation Systems.** Irrigation systems are regularly and continuously functional. Maintain efficient and effective irrigation systems and adhere to current water restrictions and BMP's. Frequency and amount of irrigation is determined by Evapotranspiration (ET) requirements. Irrigation repairs are initiated within 24 hours after a problem is addressed.
- o **Activate Irrigation Systems.** Activate irrigation systems so systems are slowly charged to avoid water hammer damage.
- o **Irrigation Repairs.** Repair components to their original operating level at installation. Replace or repair worn out components when a problem is reported or noticed during inspection. Significant changes should be recorded on as-builts.
- o **Program Controllers.** Routinely check and program controllers to meet ET needs by plant type. Program the automatic irrigation systems to occur between 10:00 p.m. and 6:00 a.m. not more than three nights per week per zone. Application rate should be less than infiltration rate.
- o **Manage Consumption.** Districts to monitor and evaluate actual consumption compared to ET and water budgets.
- o **Perform Irrigation Audits.** Utilize The Irrigation Association's Certified Landscape Irrigation Auditor training to evaluate inefficient irrigation or areas using more than 35 inches per acre/year.
- o **Winterize Systems.** Shut down and drain irrigation systems after the first hard frost. Start with systems with backflow devices smaller than 2 inches. Systems are to be shut off at the point-of-connection, and drained from the lowest points in the system. Then, all mainlines and laterals to be cleared of water by using compressed air. Systems should be clear of water to the extent that zero components are damaged due to freeze damage.
- o **Maintain Irrigation Zone Info.** All parks with irrigation systems shall have a laminated 8-1/2" x 11" irrigation system chart. Existing components identified and labeled shall include: Water meter, stop and waste valve, backflow device and size, mainlines, laterals, valve boxes, drains, quick couplers, and irrigation heads.
- o **Winter Overhaul/Repair.** Prioritize repairs/replacement with available resources for winter overhaul and repair.
- o **Pump Station Maintenance.** Coordinate pump maintenance start-up and shutdown with on-call pump contractors or agency staff. Utilize pump-operating manual for routine operation during the irrigation season.
- o **Read Water Meters.** Read and record water meters prior to activation and at fall shut-off.

9. Athletic Field Maintenance:

- o **Drag/Rake/Line Infields.** Keep ball fields safe and playable by dragging/raking to insure a level-consistent surface. Routine dragging is completed using a small pickup with a steel mat drag, or an infield leveler. Care is taken to avoid lip build up along infield/outfield transition line.
- o **Relamp Ball field Lighting.** Replace any worn out ball field lamps.
- o **Fencing Inspections/Repairs.** Inspect and repair fencing so that material has the majority of original material integrity and condition. Kick-boards to have appropriate sealant or paint applied so wood is free of paint chips or splintering.
- o **Bleacher Repairs.** Hardware is kept intact; seating surface is clean, smooth, and free of any sharp edges or protrusions. Bleachers are secured to concrete pads and firmly anchored to the ground. Pads are clean and clear of any debris.
- o **Mound Repacks/Repairs.** Size and slope of mound is to meet infield construction specifications.
- o **Repair Batter Boxes.** Boxes are properly installed and lined.
- o **Aerate Infields.** Infields are aerated to break up hardpan, improve drainage, incorporate new material, and level playing field.
- o **Infield Lip Reduction.** Provide consistent level of surface between skinned infield and outfield turf to provide safe and the best play ability for consistent play.
- o **Scoreboard and Press Box Re-lamps.** Replace the scoreboard lamps according to the light manufacturer's replacement specifications.
- o **Paint Turf Sports Fields.** Paint turf athletic fields lines with a non-toxic paint that does not harm turf. Fields are to be painted according to specifications of permit requirements. Fields with cut lines will be replaced with painted lines.
- o **Install Soccer Goals.** Soccer goals to be regulation size according to age and competitive level permitting the soccer fields. Goals will be portable to shift fields each season to avoid undue wear.
- o **Remove/Store Soccer Goals.** Goals to be removed and stored on-site in a passive use area. Removal of goals is necessary to reduce un-permitted play and reduce wear to the fields in the off-season.
- o **Layout Athletic Fields.** After fields have been identified for play, a plan shall be developed to insure proper lining of fields for user groups.
- o **Overseed Athletic Fields.** Fields need to be seeded when less than 10% or more of the field is without turf cover. Football fields are to be overseeded with a blend of three improved turf-type bluegrass cultivars at a rate of 1.5 lbs per 1000 square feet. Soccer fields should also be overseeded with bluegrass at the same rates. Soccer field goal areas and the center of the field can be overseeded with a blend of three types of improved turf type perennial rye-grass cultivars at a rate of 10 lbs. per 1000 sq. ft.
- o **Aerate Athletic Fields.** Aerate fields to reduce compaction and improve water and nutrient uptake by using a combination of hollow core aerating, slicing, shatter tine aeration, or deep tine aeration. A minimum of two passes (aggressive aeration) in perpendicular directions shall be performed each aeration event. When core aerating, a steel mat shall be dragged during core aeration to help break up cores, level low spots, and return loose soil into the aeration holes. Turf should be actively growing when aggressive aeration is practiced.

- o **Clean Dugouts/Press Boxes.** Surfaces are free of glass, litter, debris, and trip hazards.

10. Level 1 - Quantitative Maintenance Standards

- o **Overview.** Level A areas will receive a high level of intensive, frequent, regular routine maintenance. Regular monitoring and adjustments shall be utilized to keep the area highly appealing while minimizing hazards. Task assignments may include extensive work to upgrade conditions that would surpass other service level areas. Please see Appendix B for frequency of maintenance tasks for Level 1 areas.
- o **General Maintenance.** Areas are visually inspected daily for normal maintenance needs. Litter is removed on a daily basis. Trash receptacles are emptied when they are half full or odor is noticeable. Graffiti and vandalism issues are handled promptly. Restrooms are checked and cleaned/stocked two times a day (once in the morning thoroughly, and inspected and cleaned/stocked as needed in the afternoon). Coals from grills are emptied.
- o **Turf Management.**
 - Mow turf to maximum recommended height for the specific turf variety at least once weekly during growing season.
 - Aerate as required but not less than twice each year or 3 times per year in high traffic areas.
 - Edge walkways, borders, fences and other appropriate areas once a month during the growing season.
 - Install sod or seed to maintain uniform turf coverage of 90%.
 - Broadleaf weeds should cover no more than 15% of the turf.
 - Inspect thatch layer regularly and modify when less than ½-inch as needed.
 - Remove grass clippings only if coverage is unsightly or impacts health of the turf. Re-mowing and distributing is preferable to removal of clippings.
 - Test soil as needed, and apply fertilizer according to optimum plant requirements (2-3 times during growing season).
 - Inspect regularly for insects, diseases and rodents and respond to outbreaks according to IPM threshold standards within 3 days.
- o **Irrigation System Maintenance.** Irrigation systems are regularly and continuously functional to meet plant requirements for Level 1 service. Maintain efficient and effective irrigation systems and adhere to current water restrictions, BMP's, and guidelines by water managers. Frequency and amount of irrigation is determined by ET requirements. Irrigation repairs are initiated within 24 hours after a problem is reported.
- o **Athletic Field Maintenance.** Tier A and Tier B fields will be maintained to meet the safety and playability requirements required by field usage. 400 Hours is the recommended maximum number of permitted hours per year for baseball/softball fields. Four-hundred hours is the recommended maximum number of hours per year for soccer/football/multi-purpose athletic fields.

11. Level B - Qualitative Maintenance Standards

- o **Overview.** Areas generally are neat and orderly in appearance with some tolerance for the effects of wear and tear. Maintenance is of moderate to low intensity and frequency. Emphasis is on controlling deterioration and adapting the site to routine activities. Vegetation is managed to accommodate the activities. Typically these sites will be parkways, neighbor-hood parks, and other lower use areas.
- o **General Maintenance.** Areas are generally clean and litter free, and maintained to minimize hazards.
- o **Turf Management.** Turf is kept within acceptable turf height (3 to 4 inches) or as use indicates. Turf is fertilized to maintain acceptable level of color and density. Clippings may be noticeable (but not detrimental to turf health) between mowings. Turf is healthy and thriving and covers a minimum of 80% of the surface area, with no more than 20% of the area containing broadleaf weeds. Turf area is free of insect and disease infestations. Walkways, driveways, and other hardscape areas are free of grass clippings after mowing.

- o **Irrigation System Maintenance.** Systems are maintained and adjusted to meet moderate level of plant care.
- o **Athletic Field Maintenance.** Fields are maintained to the Level B Turf Management standards. Skinned infields are dragged based on permitted hours of fields.

12. Level B – Quantitative Maintenance Standard

Please see Appendix B for frequencies.

- o **Overview.** Level B areas will receive a moderate level of regular routine maintenance with regular monitoring, and adjustments shall be utilized to keep the area generally appealing while minimizing hazards.
- o **General Maintenance.** Litter is removed two times per week. Trash receptacles are emptied two times per week or before receptacles are 80% full. Graffiti and vandalism issues are handled promptly after notification.

13. Turf Management:

- o **Turf Maintenance:**
 - Mow turf to maximum recommended height for the specific turf variety at least three times per month during the growing season.
 - Aerate as required but not less than once each year.
 - Edge walkways, borders, fences and other appropriate areas at least two times during the growing season (April-September).
 - Install sod or seed to maintain uniform turf coverage of 80%.
 - Weeds should cover no more than 20% of the turf surface.
 - Apply fertilizer according to optimum plant requirements, up to twice each year.
 - Inspect regularly for insects, diseases and rodents and respond to outbreaks according to IPM threshold standards within 10 days.
- o **Irrigation Management.** Response to broken components is within 48 hours, and 24 hours for wasteful water use.
- o **Athletic Field Maintenance.** Fields are dragged and lined based on permitted hours. Fields are maintained to provide safe play, but for non-competitive games.



B. COLORADO ATHLETIC PARTICIPATION TRENDS

A. Athletic Field Activity Trends

It is important for Summit County providers to continually look at trends in regards the use and demand for athletic fields in order to plan for future needs and provide users with the facilities desired. The analysis below looks to show trends in participation for various athletic field sports; most of which Summit County providers facilitate. Information regarding trends for more traditional sports such as field hockey, football, lacrosse, rugby, soccer and volleyball is readily available through a variety of sources.

1. Analysis

Colorado Market

Local and national sources were reviewed regarding athletic field use trends. The local analysis revealed two things that should be of interest to sport providers in Summit County. First, sports requiring ball fields such (baseball and softball) have seen a steady decline in participation since 1998. Second, sports requiring multi-use turf areas (soccer and lacrosse) and have seen an increase or steady participation since 1998. Locally, the Colorado High School Activities Association (CHSAA) reports that the number of student athletes in lacrosse has risen 60%, in soccer has risen 17.9% and in baseball has dropped 3.2% since 1999. Below is a table showing sports trends in the Colorado market.

Industry Analysis Summary (Growth, Mature, Decline):

Colorado Market	Field Type	Baseball	Softball	Football (tackle)	Football (touch)	Lacrosse	Soccer	Ultimate Frisbee	Volleyball (Grass)
	Growth					X	X	X	
	Mature			X					X
	Decline	X	X		X				

National Trends

The Sporting Goods Manufacturing Association (SGMA) has shown some national indicators that may be contrary to local trends. First, “frequent” baseball participation has grown by 24% since 2000. Another use area, soccer, has shown increased usage of 35 soccer days played in 1998 to 47 in 2005. A contrary indicator, the National Sporting Goods Association (NSGA), has shown a decrease in youth baseball participation (shown in the table below). As you can see, national and local trends may differ. The providers in Summit need to be aware of localized trends and use tools, like citizen surveys, to determine what the market desires in the way of sports fields.

National Sport Trends:

Sport	2006	2001	Percent Change
Football (tackle)	11.9	8.2	45.00%
Soccer	14	13.9	1.00%
Baseball	14.6	14.9	-1.50%
Softball	12.4	13.2	-5.80%
Volleyball	11.1	12	-8.00%
Golf	24.4	26.6	-8.30%

2. Summary

Based on trends data, sport field providers in Summit County should follow use and demand closely and determine what types of sports fields should be developed. Currently, the focus on local sports should be on multi-purpose type facilities but agencies should monitor the possibility of locating a national/regional tournament type facility that may favor baseball/softball. Although school participation may be dropping locally, the appeal to a larger audience may attract people to Summit County to play these sports.

Due to the variety of sports that require multi-use fields (football, soccer, lacrosse, etc), agencies should look to restrict specific identification (sc -soccer, fb – football) and or use on multi-purpose athletic fields to allow for other uses whenever possible. Having a general identifier should not preclude the fields from not being used by those newer sports or other leagues (rugby, ultimate Frisbee, etc.)



C. SCOPE OF WORK REFERENCE

The final two phases in the assessment scope of work are Phase II, Planning and Phase III, The Plan. These two phases are the preparation and finalization of the assessment itself, a document for all jurisdictions to reference as they move forward in planning the future of the athletic fields in the county. The following information is taken directly from the final scope of work and in blue, the related pages of where the information can be found is provided.

PHASE II :: PLANNING

In this phase of the work the Norris Design team will establish the specific collaborative management of athletic fields in Summit County. We will work with all government agencies and our design team to create uniform standards for the improvement of field conditions, and use schedules. The planning effort will focus on the following elements and will take into account the projected short and long term growth of the county.

A. Establish uniform standards for acceptable safe conditions of all athletic fields

1. Access, parking and circulation management
2. Determine playing layout for various sports – conflicts, timing and management

These items are addressed in the Maintenance Standards Appendix and in regards to each field specifically. Various sport layouts and timing was determined not necessary as demand is being met with the existing field structure.

B. Identify issues on security and safety of community use athletic fields on school grounds

1. Optimization of security
2. Optimization of safety

Security and safety are discussed with each individual location. For example security improvements are referenced for Breckenridge Elementary. Other safety concerns are addressed through field improvements, grading and infield mix.

C. Safe management/operation of athletic fields

1. Optional treatments for each athletic field
 - a. Synthetic ground cover
 - b. Turf ground cover
 - c. Infield treatments
2. Potential expansion of existing athletic fields to allow for larger field uses
3. Estimated costs for each alternative, ie. man hours, equipment and materials
4. Estimated costs for maintenance of each alternative

These items are addressed with each individual location, for example the recommendation for re-programming Dillon Town Park in order to provide a different type of field and possible future fields. Other items in regard to maintenance and types of turf are covered under Recommendations: Programs and opportunities.

D. Process for effective scheduling on all athletic fields

This item is covered in Summary of Recommendations.

E. Establish standard user fees on all athletic fields

This item is covered in Summary of Recommendations.

F. Establish plan for future management of all facilities

This item is covered in Summary of Recommendations.

G. Projected growth in the Summit County

1. Project the number of athletic fields needed to accommodate growth for the short term

This assessment determined that short term growth will be accommodated by the current athletic field structure and the implementation of maintenance standards, fees and scheduling.

2. Project the number of athletic fields needed to accommodate growth for the long term

This assessment determined that implementing approved master plans in Silverthorne, Frisco, Breckenridge as well as upgrading suggested fields to synthetic will accommodate future growth.

3. Determine the critical mass of athletic fields and associated amenities needed to attract regional, state and national recreational tournaments

This item is covered in Summary of Recommendations.

4. Determine or estimate direct and indirect revenues

This item is covered in Summary of Recommendations.

H. Priorities for the implementation of the plan

1. 5 year plan
2. 10 year plan
3. 15 year plan
4. 20 year plan

This item is covered in Summary of Recommendations.

PHASE III :: PROJECT

In this phase of the project the Norris Design team will create a final product summarizing all findings for all agencies to utilize in the ongoing use and management of the various Summit County athletic fields. The document will cover the following items as well as additional items that may be learned along the way.

The Plan – A full Assessment and Management Plan for Summit County’s athletic fields

1. Existing Assessment Findings

This information is provided throughout the following sections: Executive Summary, the Athletic Fields Needs Assessment, and the Overall County Summary. Each field is given a rating based on current conditions, each jurisdiction’s management has been reviewed, and recommendation have been made.

- i. Existing facilities - the management and operation of each including field rating system
- ii. Future facility projections to meet the growing population needs of the county.
- iii. 5 year, 10 year, 20 year projections – Maintenance and facilities

2. Improvements Schedule

This information is provided throughout the following sections: Athletic Fields Needs Assessment, and the Summary of Recommendations. Recommendations are given individually for each park and jurisdiction with associated costs. Construction, maintenance and project scheduling needs to occur in coordination with the improvements to scheduling.

- i. Short Term
 1. Individual Projects – Cost Estimates and Scheduling

- ii. Long Term

1. Individual Projects – Cost Estimates and Scheduling

- iii. Schedule of Construction (to be coordinated with Sport Scheduling)
- iv. 1 year, 5 year, 10 year, 20 year projections

3. Maintenance and Operations Schedule

This information is provided throughout the following sections: Athletic Fields Needs Assessment and the Summary of Recommendations. Recommendations are given individually for each park and jurisdiction with associated costs. Construction, maintenance and project scheduling needs to occur in coordination with the improvements to scheduling.

- i. Existing facilities and the management and operation of each.
- ii. Future facilities and the management and operation of each.
- iii. Alternative management approaches
- iv. 1 year, 5 year, 10 year, 20 year projections

4. Determine capital costs associated with bringing all athletic fields up to safe playing standards (if required by assessment)

This information is provided throughout the following sections: Athletic Fields Needs Assessment and the Summary of Recommendations. Recommendations are given individually for each park and jurisdiction with associated costs. Construction and project scheduling needs to occur in coordination with the improvements to scheduling.

5. Determine budget for maintenance of athletic fields

This item is covered in Summary of Recommendations.

6. Event Scheduling

This assessment has determined that the county system is meeting the current demand. Improvements to Level C fields and maintenance practices will allow for more fields to be utilized, Scheduling improvements will create better time management practices allowing for field rest, maintenance and improvements to occur without effecting athletic seasons.

- i. Short Term – During field improvements
- ii. Long term – based on field schedules

7. Periodic update of the athletic field Management Plan for Summit County

Each section may be updated on a yearly basis and added to the assessment for all jurisdictions to refer too.

