

# Alice Sweet Thomas Park

*Arvada, Colorado*

A Collaboration of the City of Arvada | University of Colorado Denver  
Master of Landscape Architecture Students



*Project Partners*

Spring 2017





## Project Partners

**The City of Arvada** was founded in 1870 and incorporated in 1904. They are proud of their rich past and strive to enhance their community. The City of Arvada has willingly allowed University of Colorado students to participate in enriching the lives of the residents of Arvada.

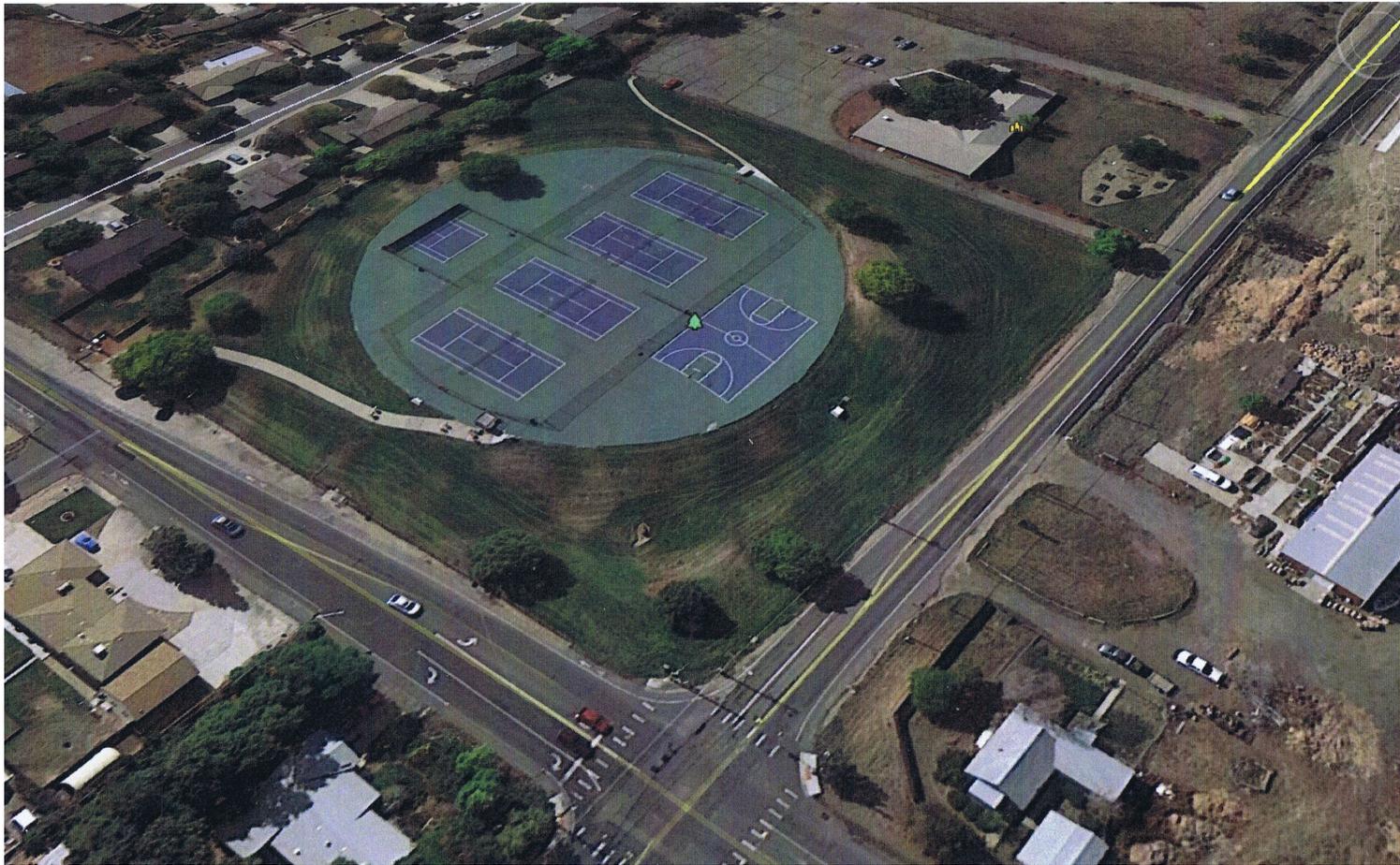
**University of Colorado Denver** is one of the nation's top public urban research universities, offering more than 100 academic degrees and programs. The university boasts a diverse teaching and learning community that creates, discovers and applies knowledge to improve the lives of Coloradans and people around the world.

**The Hometown Colorado Initiative** is a cross-disciplinary initiative led by the University of Colorado Denver that channels higher education resources toward the public good. Faculty and students work directly on topics developed jointly by faculty and city staff. The city benefits from 20,000 to 40,000 student hours to advance livability goals. Students and faculty benefit from opportunities to work with a client on real world projects.



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*Aerial Photo of the Site*



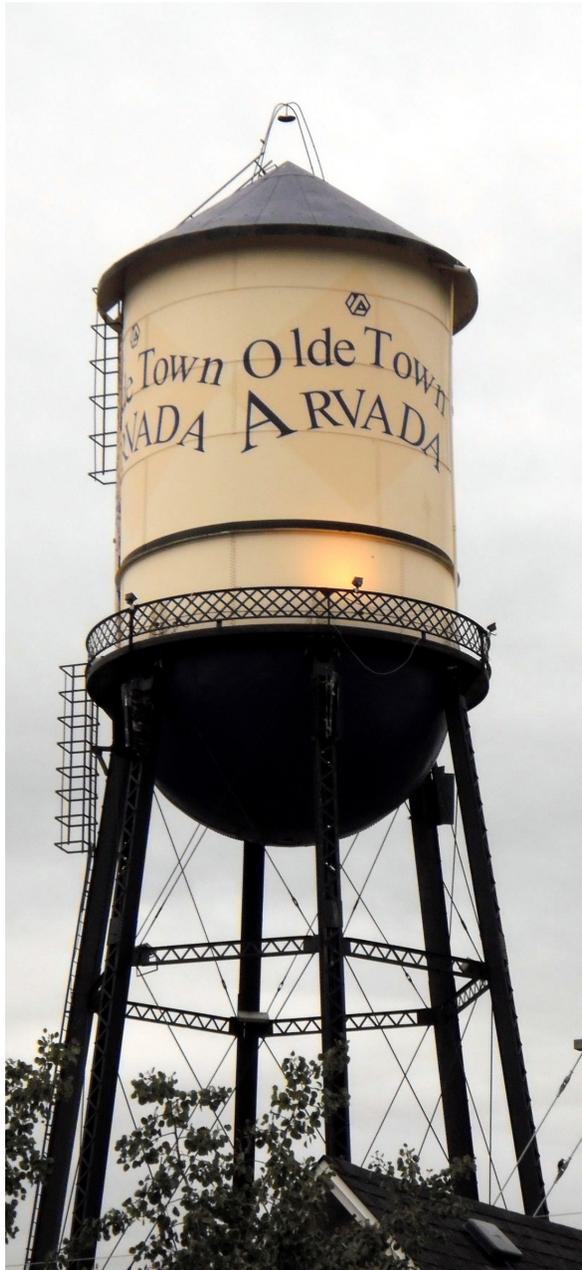
# Executive Summary

This document details the two-month long studio project dedicated to exploring designs for Alice Sweet Thomas Park in Arvada, Colorado. Alongside officials from the City of Arvada, eleven graduate students studying landscape architecture at CU Denver gathered information and discussed the opportunities for this park. Students completed a site analysis of the park, focusing on relationships to the neighborhood and the requirements of the water tank. Armed with this background information, students developed seven design concepts, which are documented in this report.

## PROJECT GOAL

Alice Sweet Thomas Park is located at West 80th Avenue and Simms Street around and on top of a water tank in a growing neighborhood within Arvada. During the next five years, the City anticipates the need to repair the water tank. Therefore the

City is interested in determining the needs of future residents and how parks can be designed to accommodate their needs while incorporating functional requirements of the water tank and the City's desire to conserve water. The larger question that the class explored was: How do parks contribute to the health and well-being of the residents in this neighborhood? The site analysis and design alternatives generated by students are documented in this report with the intent that ideas developed in this studio may be used by the City of Arvada to guide future improvements in the park.



*Olde Town Water Tower and Mining Equipment*

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## History

Arvada, Colorado, is a community located 10 miles northwest of Denver. It's history dates back to June 22, 1860 when Lewis Ralston in Ralston Creek discovered gold. The canals that they dug during this time gave way to a plethora of irrigation ditches, many of which are still evident today. These canals proved to be elemental to Arvada's future in farming as a market for crops developed with the infiltration of gold miners. By 1870, Benjamin F. Wadsworth and Louis A. Reno platted the Ralston Point townsite and an official U.S. Post Office was requested. Ralston Point became known instead as Arvada, population 100, named after the brother-in-law of Wadsworth's wife, Mary Wadsworth.

The town of Arvada officially became incorporated in 1904. It was at this time that Arvada's roots in farming were strong, awarding it the name the "Celery Capital of

the World." Growing the crop was intensive, taking almost the entire year to come to fruition. With an emphasis on farming, however, Arvada's irrigation canals that had helped define the town could not keep up with the water demands. In 1870, the first well was dug to address the issue. The well was not enough. In 1910, the town constructed the Arvada Water Tank, delivering reliable water to its 800 plus residents. 1935 then saw the introduction of Arvada's first public park: McIlvay Park. After World War II, Arvada boomed. In November 1947, Lloyd King opened the first King Soopers on West 57th Avenue and Webster Street. Arvada officially established itself as a city on November 1, 1951 with a population of 2,359. As the years progressed, the growing population stressed the water system, causing a need for more wells. By 1955, the population of Arvada had grown to over 10,000



*Aerial Photo of Olde Town*

residents, consuming 160 million gallons of water yearly. In 1974, Alice Sweet Thomas Park was constructed, including tennis courts and a basketball court on top of a 10-million gallon water storage tank. With its growing population, Arvada has advocated for water conservation since the 1950's and implemented a comprehensive Water Conservation Master Plan in 1989. Today, the City of Arvada is home to over 113,000 people, four major water tanks totaling 27.5 million gallons of water, 3,400 acres of parks, open space, and trails, and 90 plus neighborhood parks.

Arvada's commitment to its residents is evident in its adoption of the Sustain Arvada Community Plan 2012. "Sustain Arvada is a way of honoring Arvada's rich heritage and preserving our resources to foster economic prosperity, environmental stewardship and community vitality today and into the future. In Arvada, as in many places, both present and future generations

will benefit from a more thoughtful approach to our use of water, energy, and other resources. Those resources will become in greater demand as populations grow even as we struggle to assess impacts to our air quality, atmosphere, and water resources from past and current practices. As well, growing global demand for fossil fuels is driving up prices, and our sources of foreign oil are insecure.

In Colorado and across the United States, many communities have responded to these and other concerns about food and water with sustainability plans. The goal of sustainability planning is to achieve wiser stewardship of our resources to enhance longterm environmental and economic health in ways that will allow current and future Arvada community members to lead healthy, productive, and prosperous lives. Economic and social vitality will be enhanced.

Elected officials and Arvada city management recognize the importance of sustainability to the health of its community and have made it a priority. The result has been the formation of Sustain Arvada, an effort to institutionalize and formalize vision, ownership, and a culture of sustainability within the municipal operations and the community. Officials and city management believe the plan will build the critical mass, intensity, and urgency needed to effect significant and lasting change within Arvada."

For more details, see the Sustain Arvada Community Plan 2012

Source: [https://static.arvada.org/docs/SUSTAIN\\_ARVADA\\_FEB\\_2012-1-201409171024.pdf](https://static.arvada.org/docs/SUSTAIN_ARVADA_FEB_2012-1-201409171024.pdf)



*Perimeter Views South Side*



## Site Analysis

Our class visited the Simm’s Water Tank and Alice Sweet Thomas Park on Monday, January 23rd, 2017. This was a group gathering to gain first hand knowledge, looking at the existing site conditions. We took note of both physical and nonphysical elements that comprise the site. Many individual visits were made thereafter and the following comprises a few of those findings.

As is already known by the tennis users of the site, it can be an extremely bright, and windy location. There are few trees on the site, of which do not provide useful shade nor do they block the wind. Similarly, the fencing around the courts is unable to have netting, so the wind blows right through. Noise is also something worth noting. West 80th Ave. and Simms St. are both heavily trafficked and subsequently produce vehicular noise because they are exposed to the site. The approach into the park

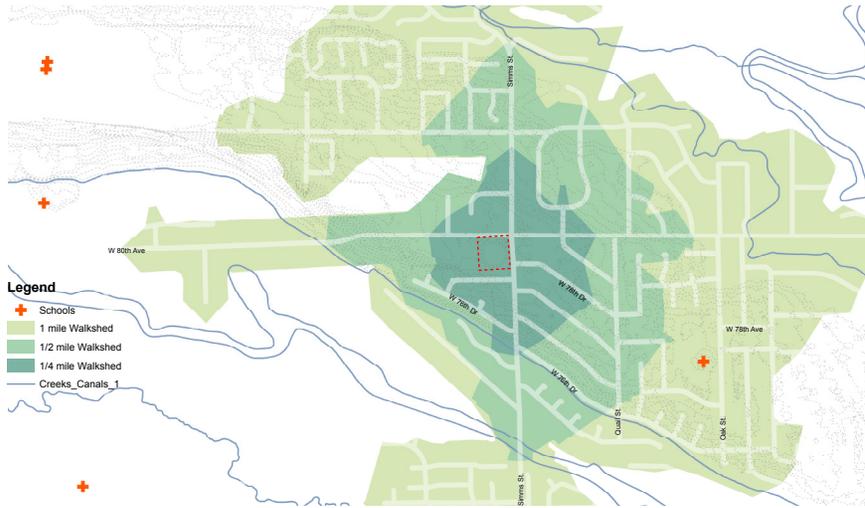
from the parking lot on the east is also interrupted by a neighborhood dog. Dogs themselves are allowed on the park. However, as the sign clearly states, they are to remain on a leash. Site visits prove that users chose to disobey that though, as dogs are often seen off leash within the tennis courts, or even in the southwest corner along the neighborhood fence. This poses a problem from all the waste that is left and not picked up. Geese using the site also causes a seasonal waste problem in general.

Likely exacerbated by the time of year, there were few users of the site. At most, we saw up to 6 other people using the site at one time. The east parking lot never was completely full, however the church parking lot was also used at times. The sodded areas seem to be only used by dog owners, and the tennis courts were the primary space used on the site.

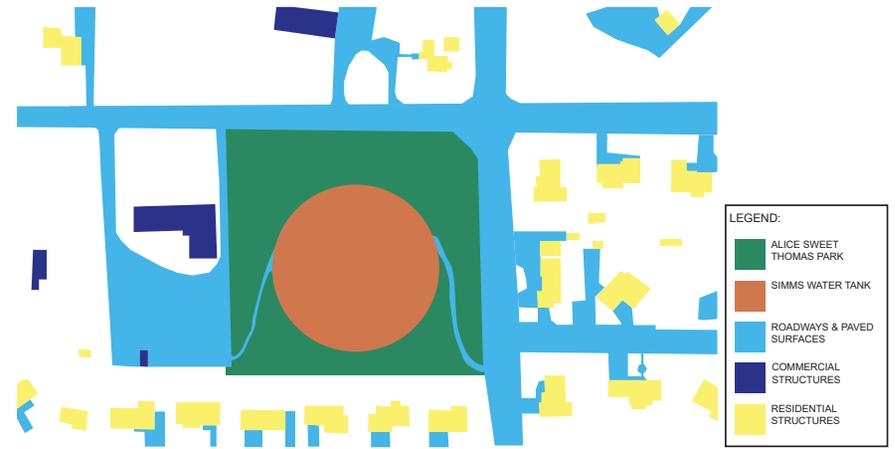
In general the site is in fairly good condition. The sod is fairly healthy as are most of the trees on the site. The surface on the tank is fairly good where there is no asphalt but where there is asphalt it is lifting up. The swales on site have, for the most part, been silted in.

There are views of the mountains along the west and northwest part of the park. Visitors to the park can also look into the backyards of the neighbors to the south and are on level with their upstairs windows, creating a privacy issue. A few of these neighbors have added gates in their backyard to access the park. It is unclear how much these gates are used.

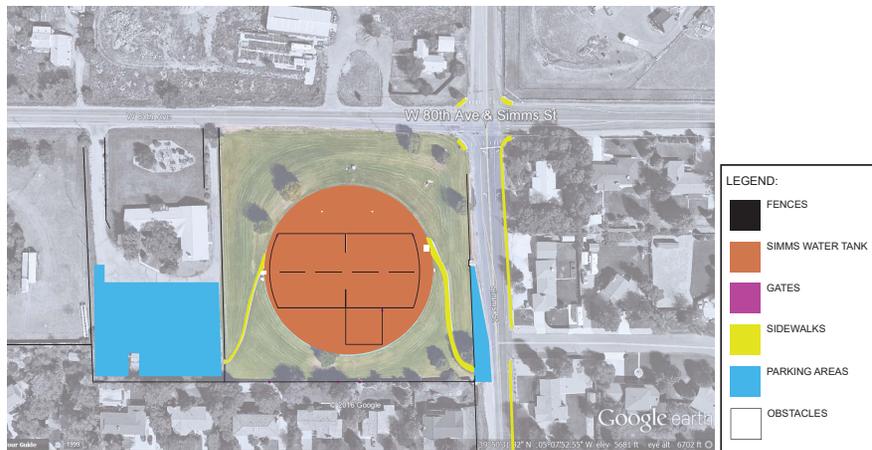




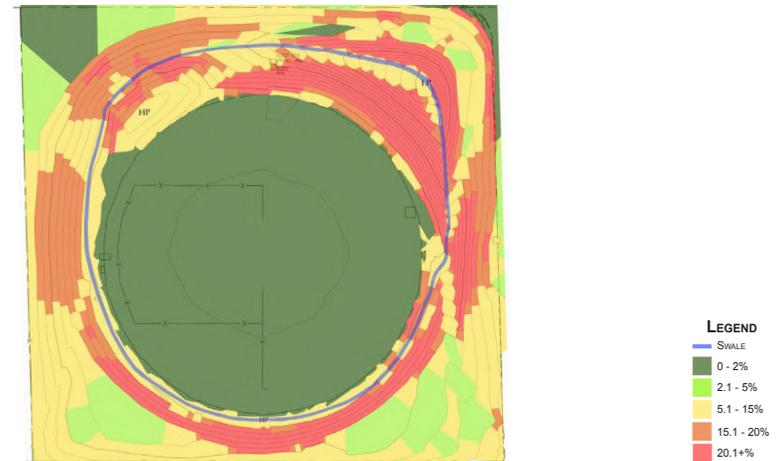
Walksheds



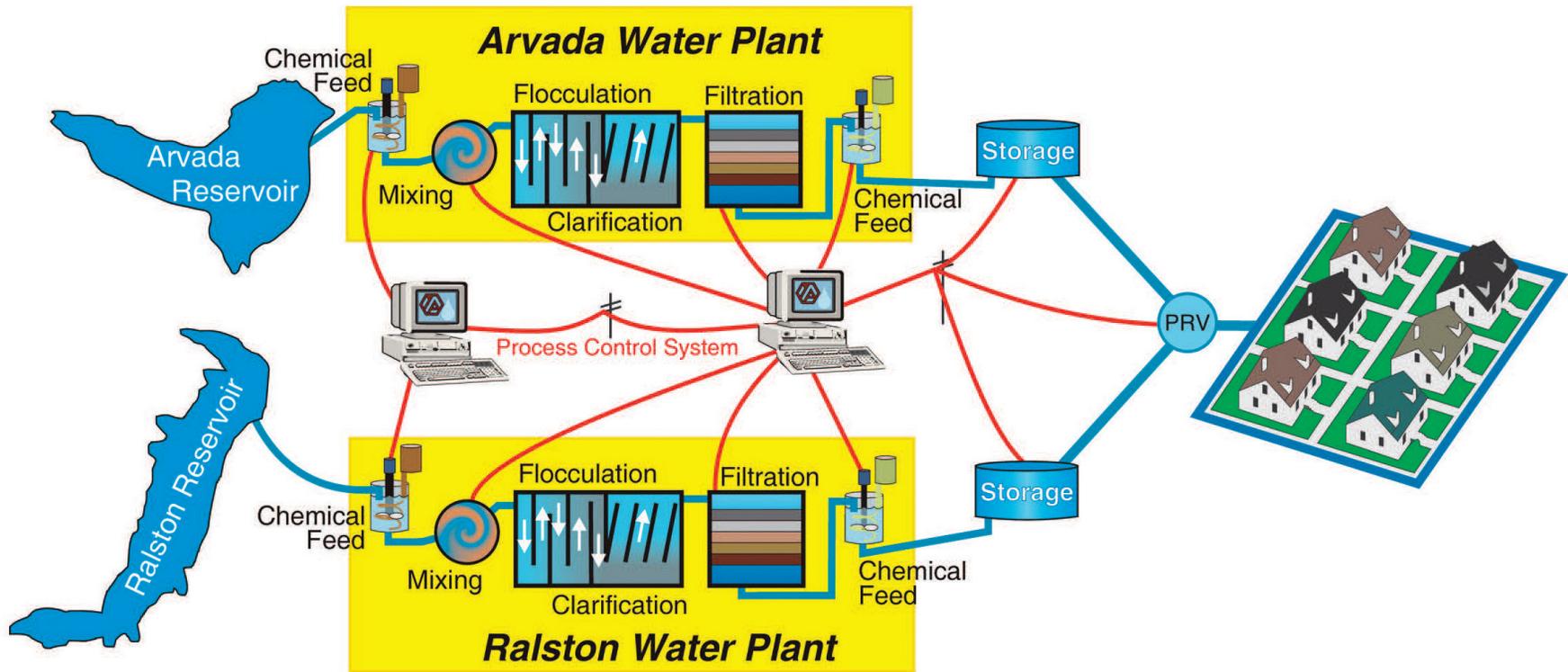
Context Diagram



Circulation Diagram



Slope Analysis



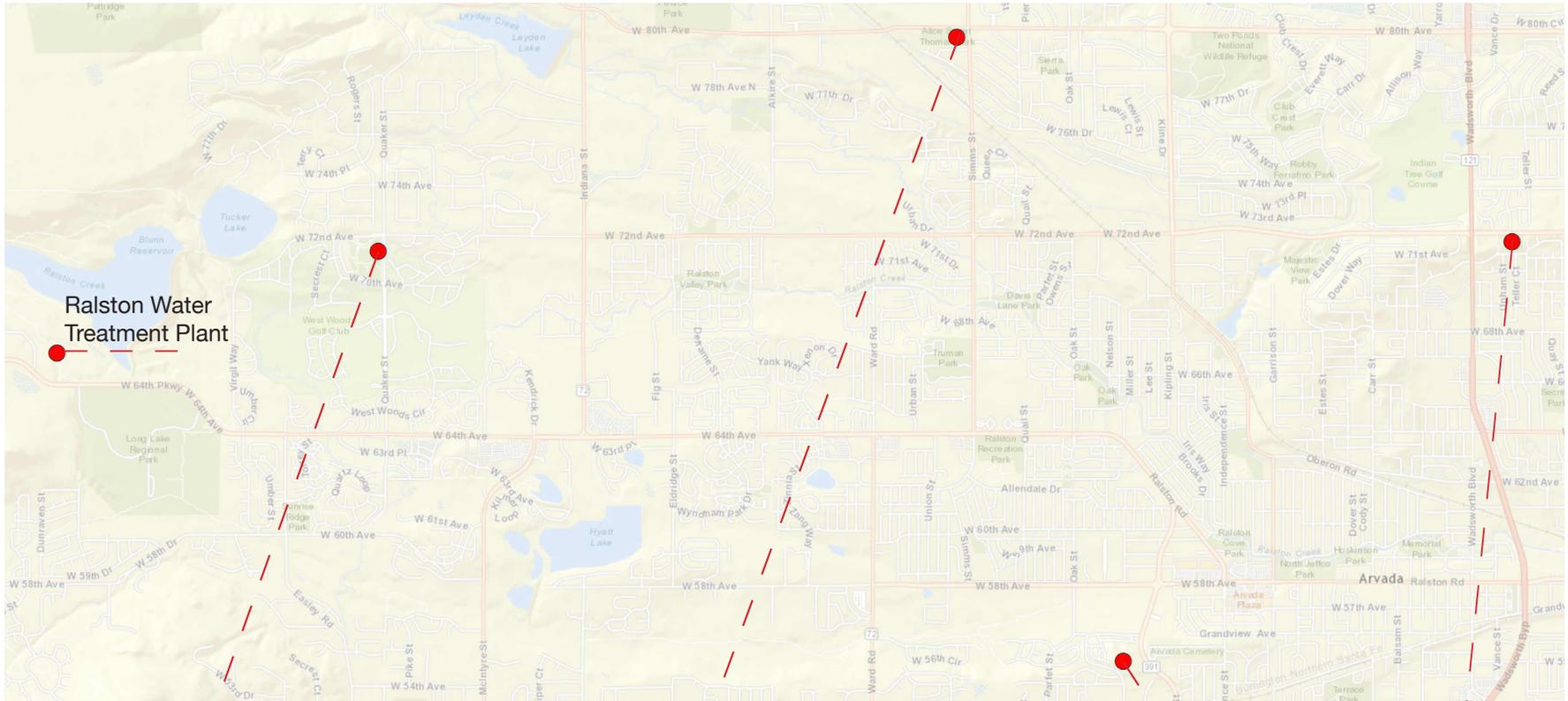
Arvada Water Treatment Process



## **Water Tank Analysis**

Water tanks are important to Arvada because they provide buffering for intermittent high-flow rate periods during the day, allowing the Ralston Water Treatment Plant to operate at the desired flow rate. Water tanks also help maintain proper water pressure for the connecting pipelines within their pressure zone, and additionally serve as a source of water in case of fire emergencies.

The water tank located in Alice Sweet Thomas Park is one of four similar water tanks in the city. It is anticipated that this water tank will need repairs in the next five years.



Ralston Water Treatment Plant

West Woods Park  
70th and Quaker Street



Alice Sweet Thomas Park  
80th and Simms Street



Near Harold D. Lutz Sports Ctr.  
5470 Miller Street



Hackberry Hill Park  
7585 Teller Street



Arvada Water Tanks

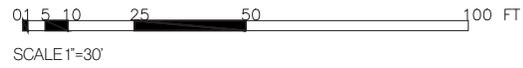
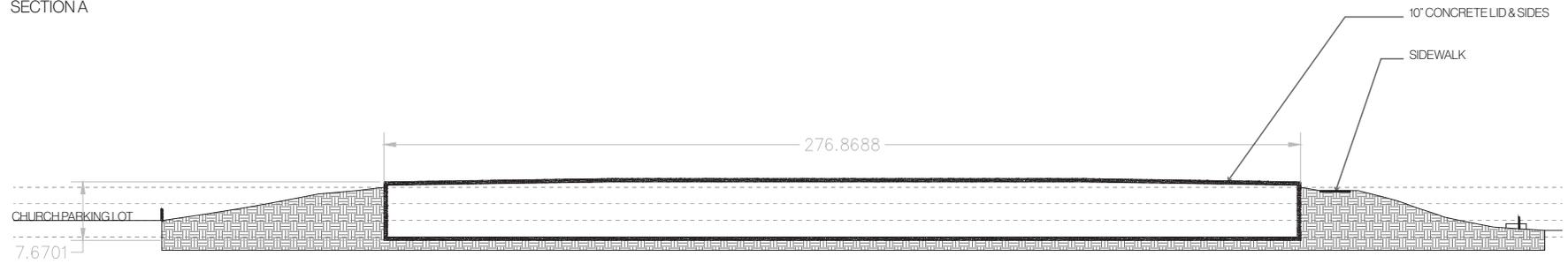


On top of the water tank there are three tennis courts and one basketball court. The current surface of the tank in the basketball court area is concrete with acrylic paint. The tennis area includes a layer of asphalt below the paint. Due to excess moisture from the tank cap and snow melt, the surface in the tennis area is spalling.

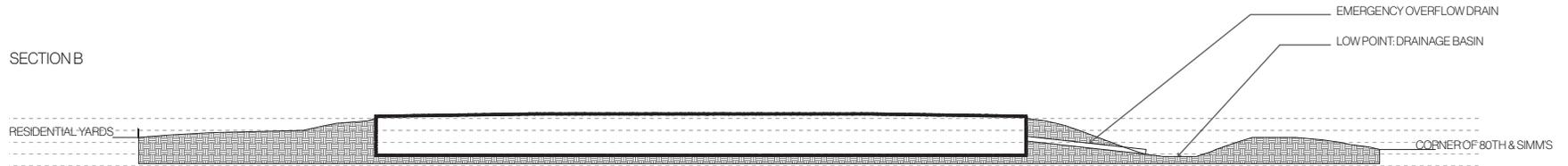


*Existing Site Photos*

SECTION A



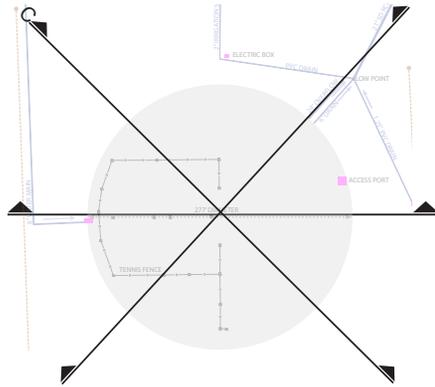
SECTION B



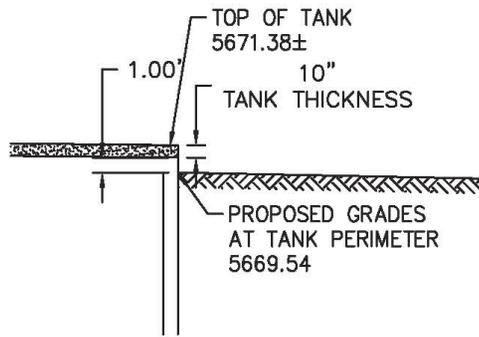
SECTION C



Site Sections



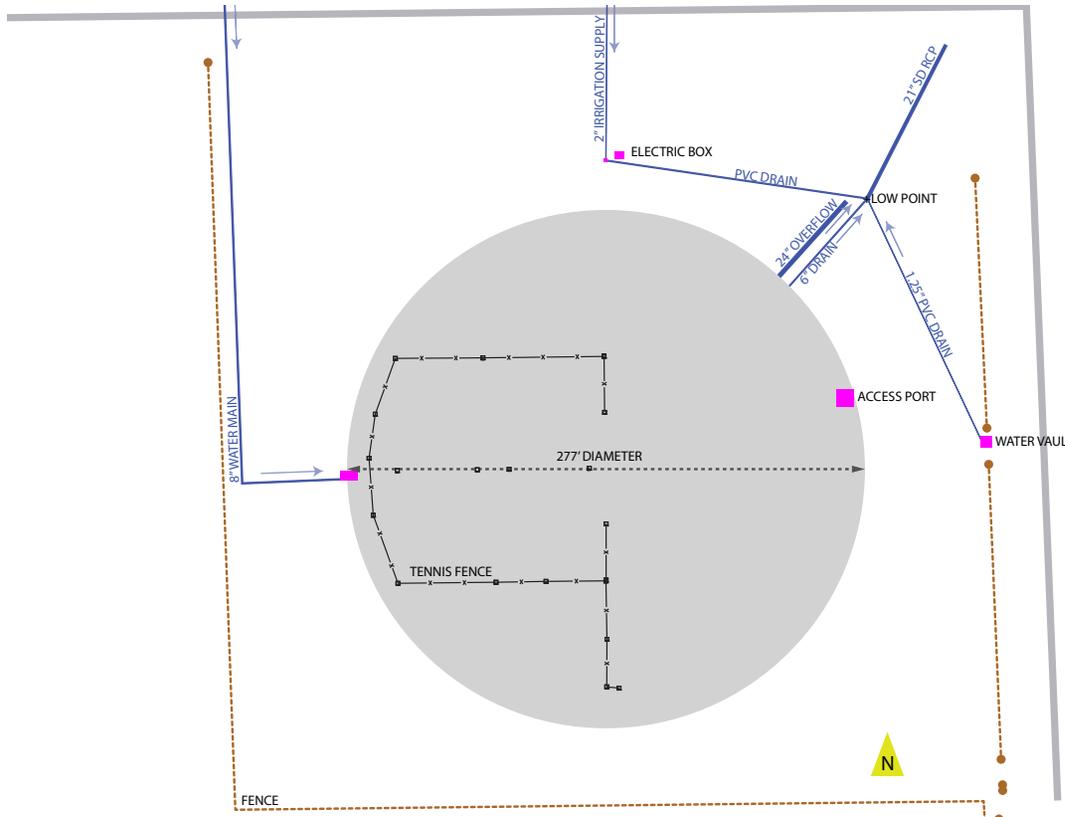
Site Sections



Water Tank Edge

The earth around the tank perimeter supports the concrete walls and serves as insulation helping to prevent the water from freezing. The finished grade of the soil be held 10" below the cap's surface to prevent moisture from permeating the joint between the tank's cap and wall.

Water tanks are routinely inspected. Regular repairs are expected every 2 to 3 years, while larger repairs typically occur between 40-60 years. The longevity of this type of concrete water tank is estimated to exceed 100 years with proper maintenance.



Water Tank Diagram

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## Precedent Studies

After exploring the history and context of the existing site, students researched similar or relevant projects. Students selected these projects as a way of learning lessons, generating ideas and discovering potential design methods for their projects. The precedents are not to be copied but to be used as inspiration or a guide to approaching the design of this site.

The following five projects served as inspiration for students as they proceeded into the design phase.

Project: Deschutes Valley Reclaimed Water Tank | Tumwater Valley Golf Course  
Location: Tumwater, Washington  
Designer: RW Droll & Associates  
Landscape Architects  
Artist: Mike Cummins

Project: The Hillside Eco-Park  
Location: Changsha, Hunan, China  
Designer: Z+T Studio

Project: Legacy Trail Water Education Station  
Location: Lexington, Kentucky  
Designer: Scape

Project: Parc de la Trinitat  
Location: Barcelona, Spain  
Designer: Batlle | Roig

Project: First Place UVA Orfelinato / Medellín National Competition  
Location: Medellín, Colombia  
Designer: Colectivo 720

# DESCHUTES VALLEY RECLAIMED WATER TANK | TUMWATER VALLEY GOLF COURSE

Tumwater, Washington

RW Droll & Associates Landscape Architects and Artist Mike Cummins

- New reclaimed water storage tank, pump station and reclaimed water piping system associated with the public golf course
- Neighborhood park and trail head, including restrooms and play structures
- Uses reclaimed water for golf course irrigation to help save water for other uses, ensuring wise use of water resources
- Public art on the tank provides a point of interest and highlights the community's connection to water



# THE HILLSIDE ECO-PARK

Changsha, Hunan, China

Z+T Studio

- 1.4 hectare neighborhood park
- Center of high-density housing development
- Polluted and degraded fishpond
- Participatory eco-system
- Balances daily outdoor activities, environmental protection and storm-water management
- Meaningful space for recreation, environmental education and social connections



- |                          |                          |
|--------------------------|--------------------------|
| Entry Plaza              | 13 Rain Garden B         |
| Interactive Shallow Pool | 14 Archimedes Garden     |
| Corten Steel Water Wall  | 15 Lakeside Resting Area |
| ADA Ramp with Seats      | 16 Bridge                |
| Sightseeing Plaza        | 17 Activity Lawn         |
| Ex. Tree Planter         | 18 Rain Garden A         |
| Retention Pond           | 19 Resting Area          |
| Permeable Concrete Path  | 20 Playground            |
| Basketball Court         | 21 Wood Carpet           |
| Cafe                     | 22 Climbing Wall         |
| Green House              | 23 Forest Path           |
| Kitchen Garden           | 24 Giant Ant Sculpture   |

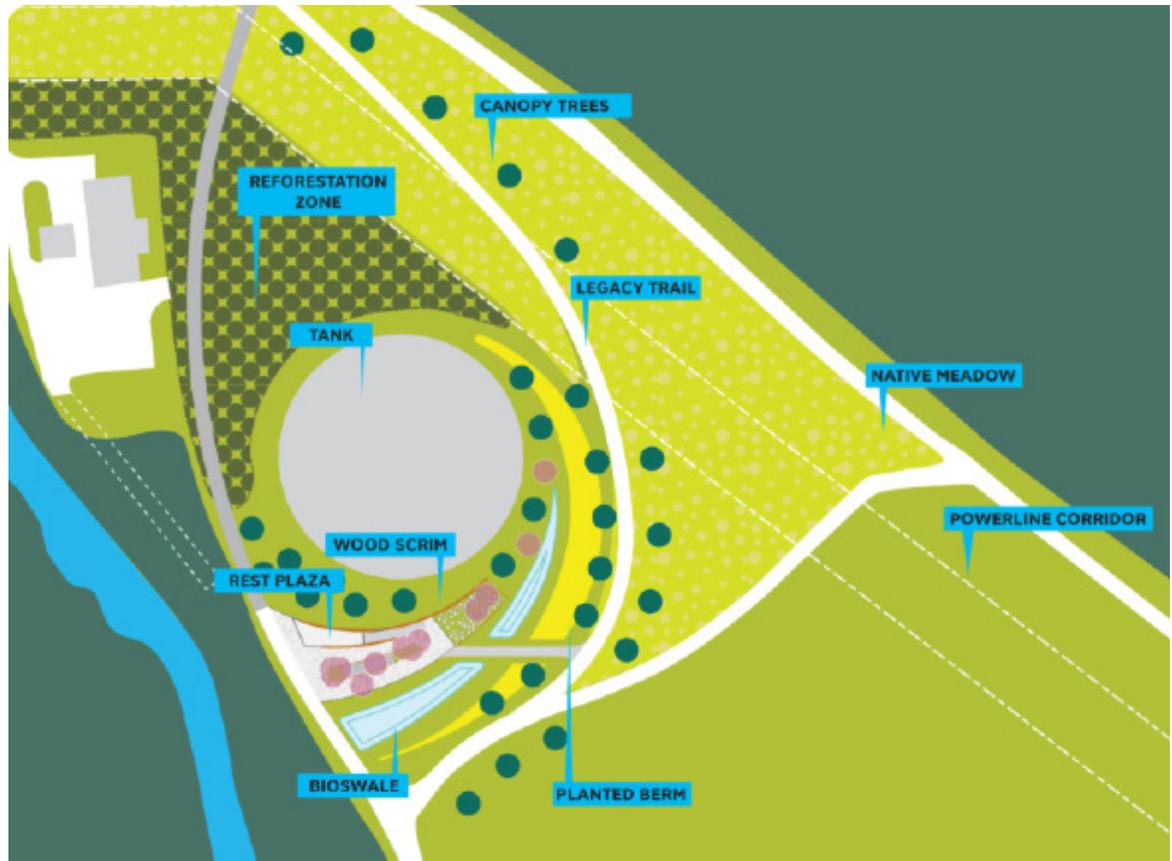
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## LEGACY TRAIL WATER EDUCATION STATION

*Lexington, Kentucky*

### Scape

- 4.5 acre recreation area
- Located along Lexington's Legacy Trail
- Environmental education areas with riparian tree cover and bioswale
- Restrooms and picnic areas
- Budget for public art installation



## PARC DE LA TRINITAT

*Barcelona, Spain*

**Batlle | Roig**

- Interwoven dialogues of landscape and infrastructure
- Set in the middle of Barcelona's most important traffic junctions
- Sports courts, shaded walking paths and model racing tracks
- A large picnic area with barbecues
- Sculpture





# FIRST PLACE UVA ORFELINATO / MEDELLÍN NATIONAL COMPETITION

Medellín, Colombia

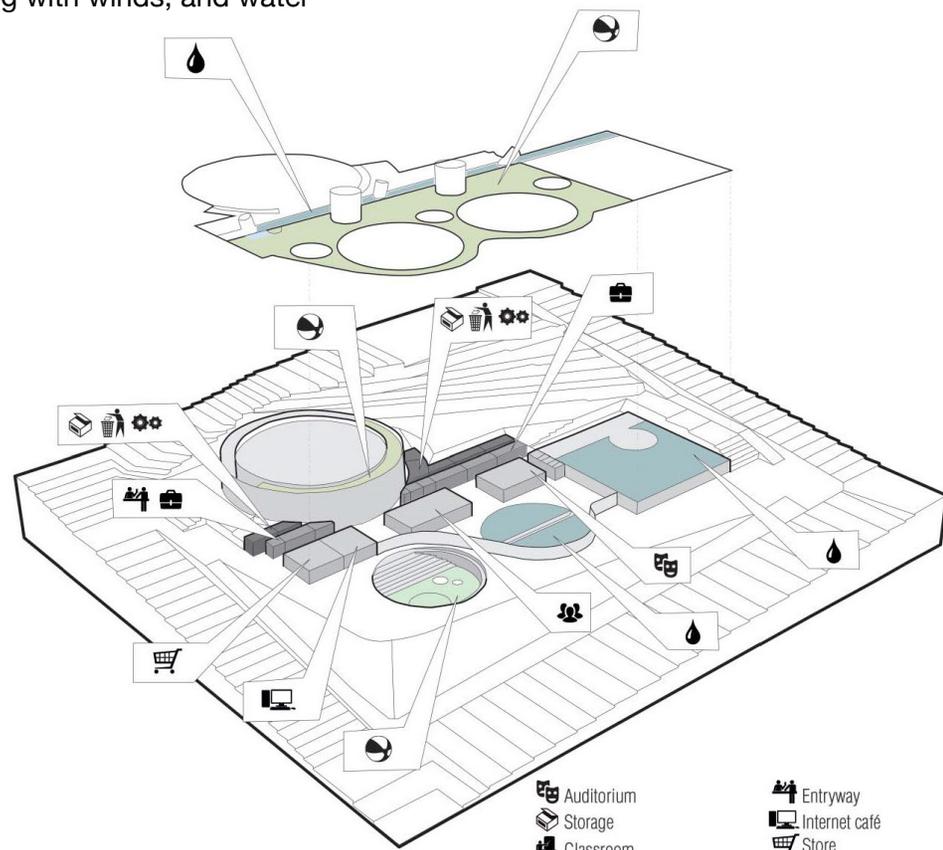
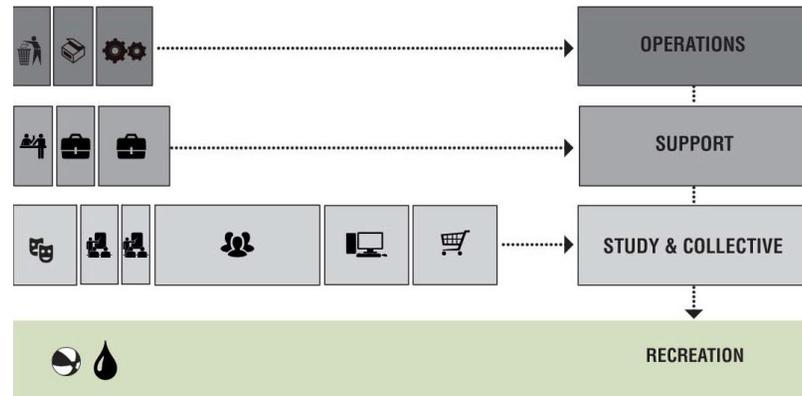
Colectivo 720

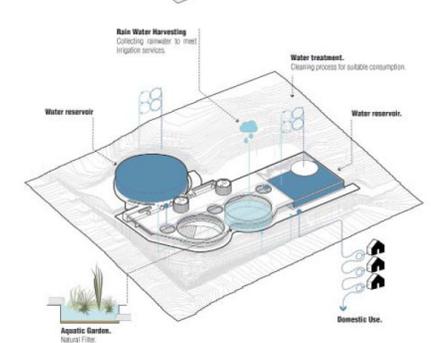
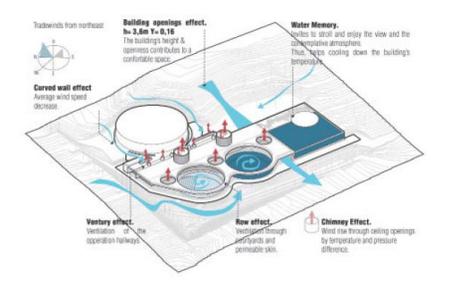
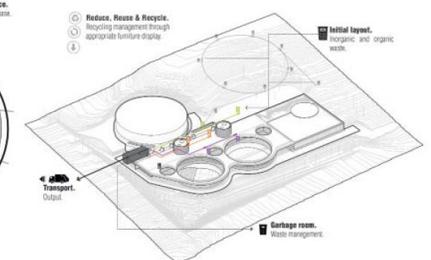
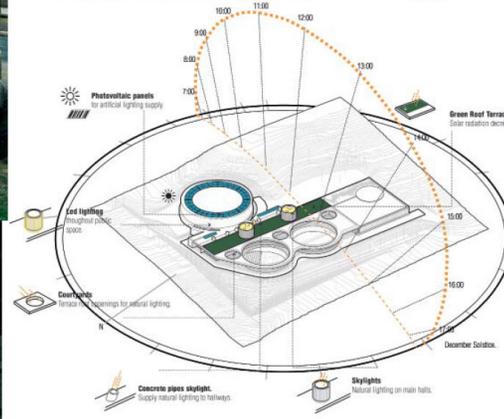
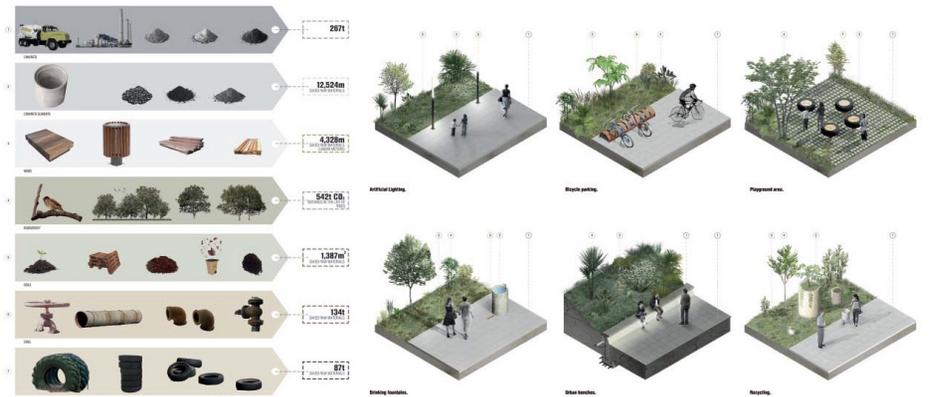
- Accessible urban design with the capacity to generate new dynamics and neighborhood activities.
- Multipurpose classrooms, an auditorium, recreational spaces and also technical rooms (storage, waste management etc.).
- Local vegetation is used to improve environmental quality by creating bird-watching and wildlife trails.
- Artificial lighting supply; waste handling and recycling; cooling with winds; and water handling.

## INITIAL PROGRAM



## PROPOSED PROGRAM







*Final Review Presentation*



## Design Concepts

After the completion of the site analysis and investigation of precedent case studies, students proceeded to work on the development of their own designs for Alice Sweet Thomas Park. Each project was required to improve circulation to meet standards for universal design and to re- envision a future for this park that serves the needs of future residents. On March 9, 2017 students presented their work to a jury of invited guests. The guests included: Jim Sullivan and Harry Johnson with City of Arvada, Sarah Maas with Civitas, Inc, and Vickie Berkely with the Hometown Colorado Initiative. The seven design alternatives are documented on the following pages.

- Concept A: Activation through Terracing
- Concept B: Bringing the Community Together
- Concept C: Seasonal Colorado Garden Park
- Concept D: Flow, Pool, Ripple
- Concept E: Neighborhood Playground
- Concept F: Layered Outside Activation
- Concept G: Meet At The Top



*Proposed Park Entrance*

# CONCEPT A

## Activation through Terracing

### DESIGN NARRATIVE

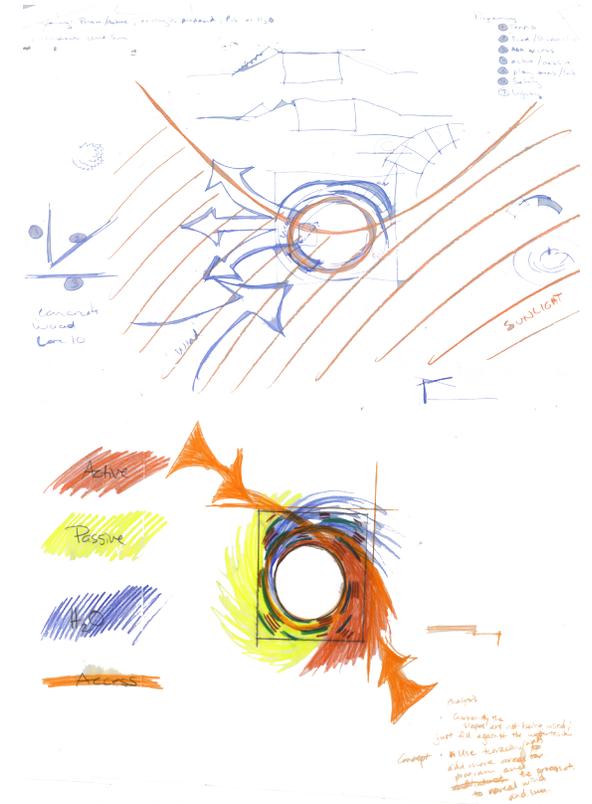
Lisa Warren

With terracing, the existing under-utilized grassy sloped areas surrounding the water tank become active through the creation of usable flat space. The newly created space allows for improved passive uses and an increase in use overall. Terrace walls are to be constructed out of Cor-ten steel, stone, or brick, and used for plantings, seating, and circulation to create interesting visual experiences within the site.

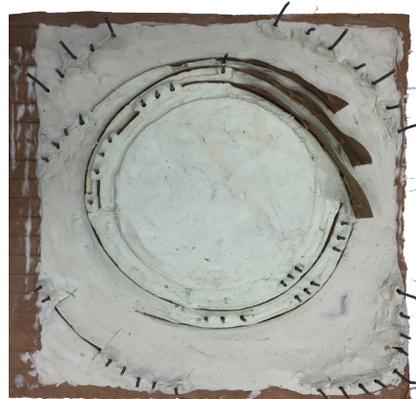
The prospective system of circulation paths was laid out as a series of loops originating at each corner of the site, with the final circulation paths chosen to maximize access and activation, while retaining privacy for adjacent residences and safety through visibility.

To facilitate the site layout, the park was split into zones according to the dominant natural elemental influence: sun in the southwest,

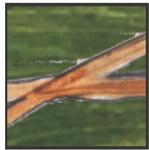
water in the north (detention pond), and air and fire in the east to symbolize those areas of the park with greatest potential for activation (ignition). Quiet spaces capable of providing restful views of the mountains to the west were created by terracing the entire southwest corner of the site; a series of dry channels or engineered runnels placed behind stenciled walls made of Cor-ten steel leading around the tank on the northwest side to the existing swale in the northeast section have been suggested to celebrate the water element. Various active play and gathering facilities could be installed in the east and southeast section of the site for activation and to provide opportunities for children, including landscape slides.



Early Design Studies



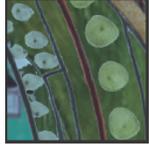
# LEGEND



PATHWAYS



COR-TEN WALLS



TERRACES WITH PLANTINGS



TERRACES WITH SEATING



PLAY AREA WITH SLIDES



Site Plan



*Northwest Entrance Plaza from 80th Street*



*Terraces, Wall, and Slides*



*View into Alice Sweet Thomas Park from Simms Street*



*Hammock Grove Entrance*

# CONCEPT B

## Bring the Community Together

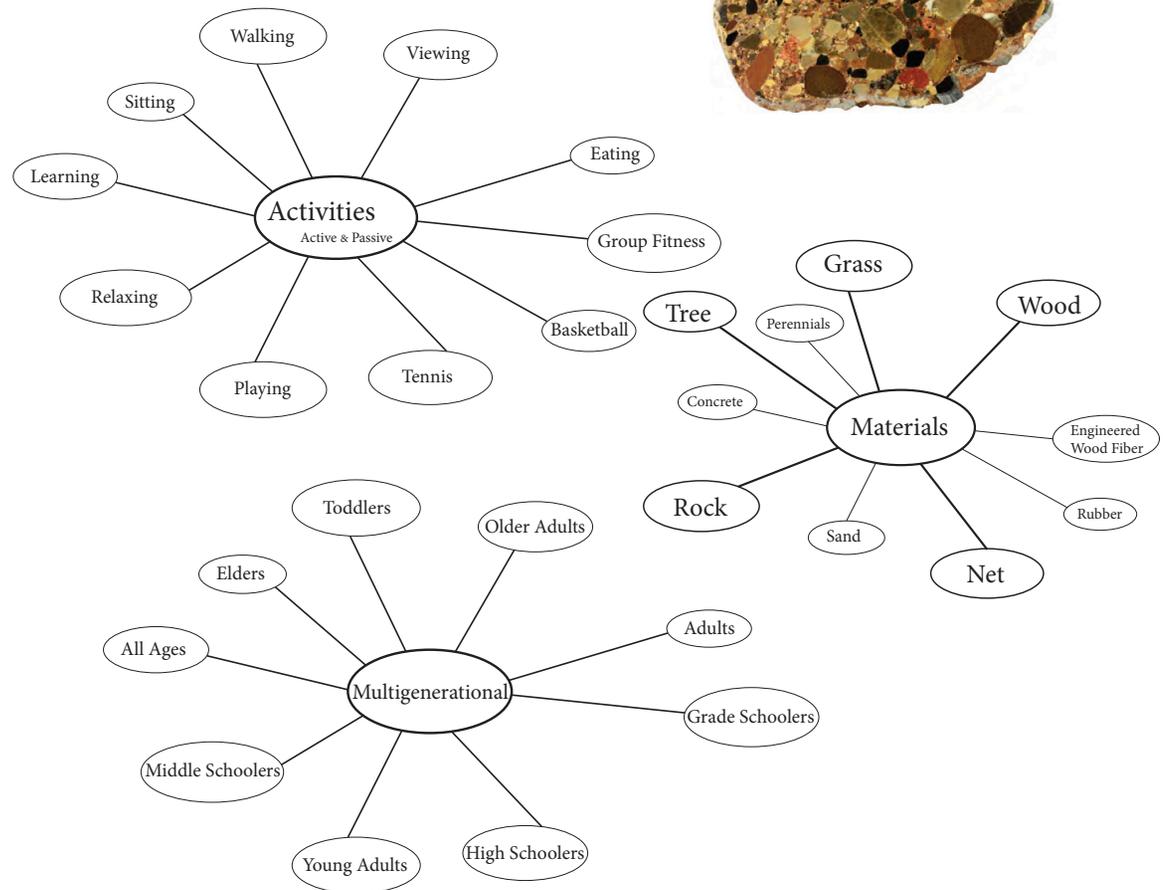
### DESIGN NARRATIVE

#### Michelle Case

This concept focuses on the idea of conglomerate which means to gather into a coherent whole. Currently, Alice Sweet Thomas Park is a neighborhood park that has little to offer the neighborhood beyond tennis courts and a grassy hill. My goal is to create a park that has something for everyone in the community, from toddlers to elders, for them to come and enjoy both active and passive areas. The intent of this idea is to create a space that is composed of different sizes of rocks, nets, trees, wood and plantings which create various spaces within the park. There are rocks to climb on and surrounding the play space; rocks that create spaces to sit and relax or eat a meal on; and rocks that help divide the space into smaller areas for individuals to enjoy. I have divided the park into a series of areas: a play space, a tree grove, a dry meadow, and a wet meadow. These areas surround the top of the tank which has the tennis courts, a flexible flat space for larger groups to gather for various activities including group fitness classes, and a rolling hill space for children to play within

the sight of adults using the top of the tank. This rolling hill space is made of light weight geo-foam covered in a rubberized surface for playing on and for sitting to watch tennis matches and to sit on for movie night in the park. The grass in the park is a mix of native grasses that will only need to be mowed twice a year.

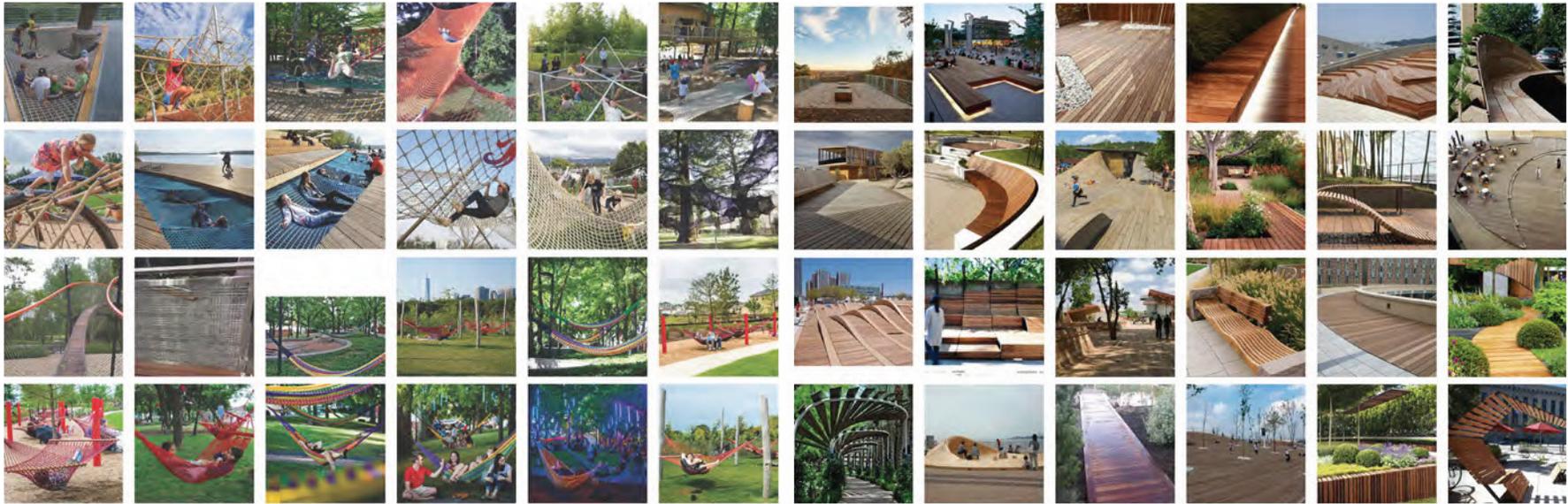
CONGLOMERATE :  
to gather into a coherent whole





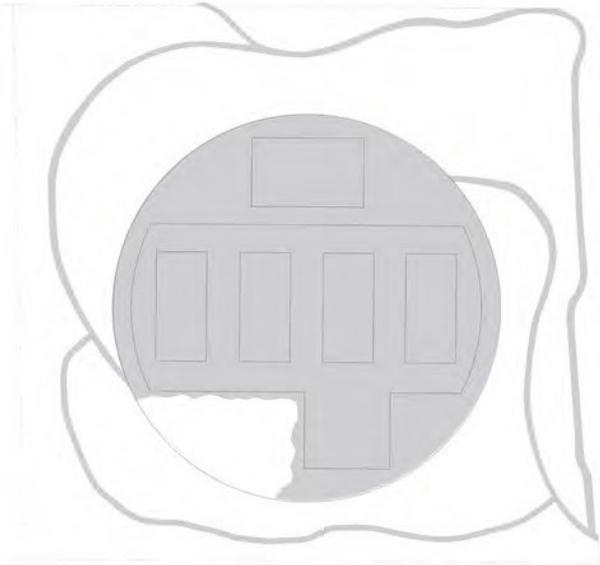
Materials - Rocks

Materials - Rocks, Sand, Grass



Materials - Nets

Materials - Wood



Circulation



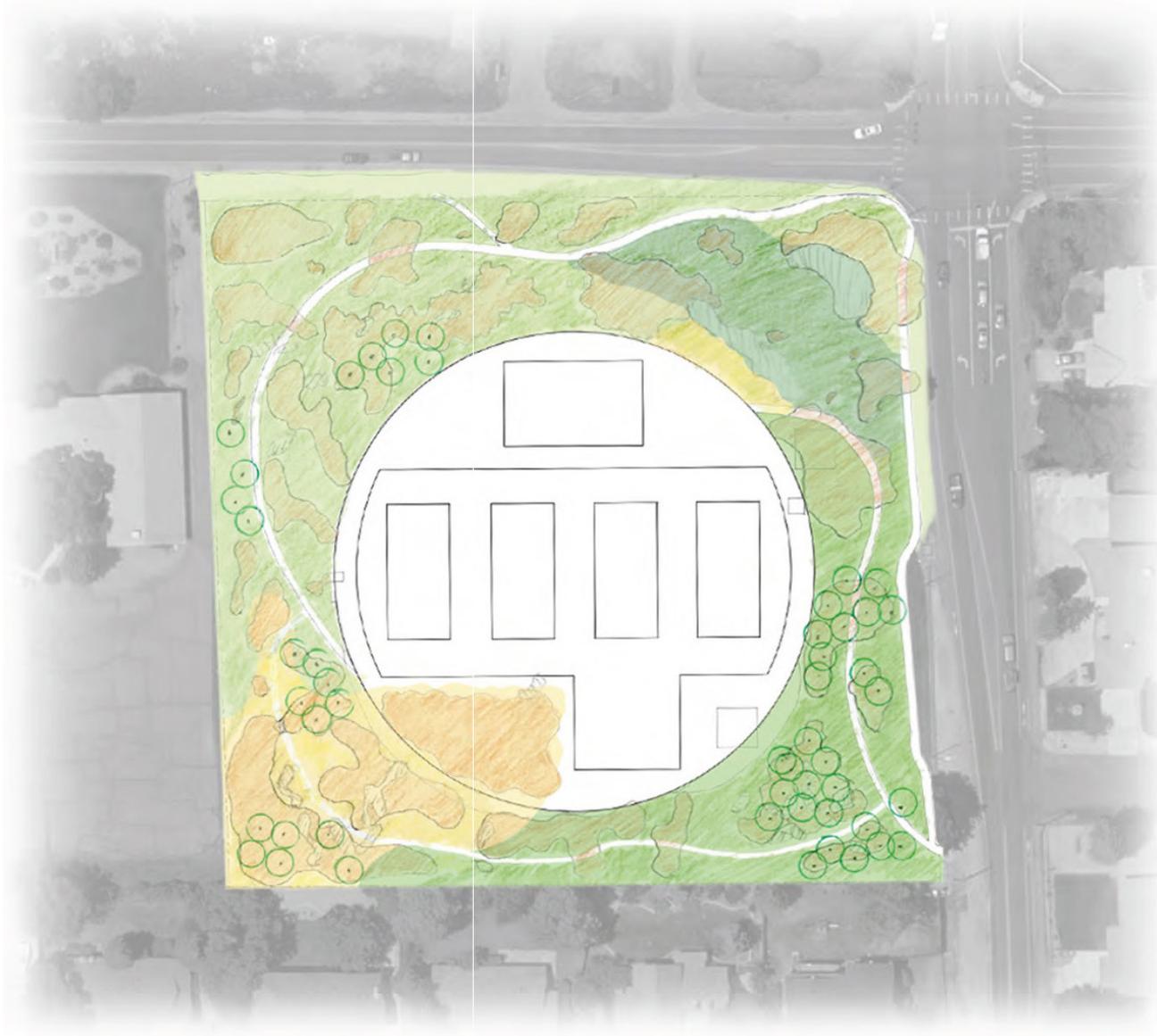
Trees



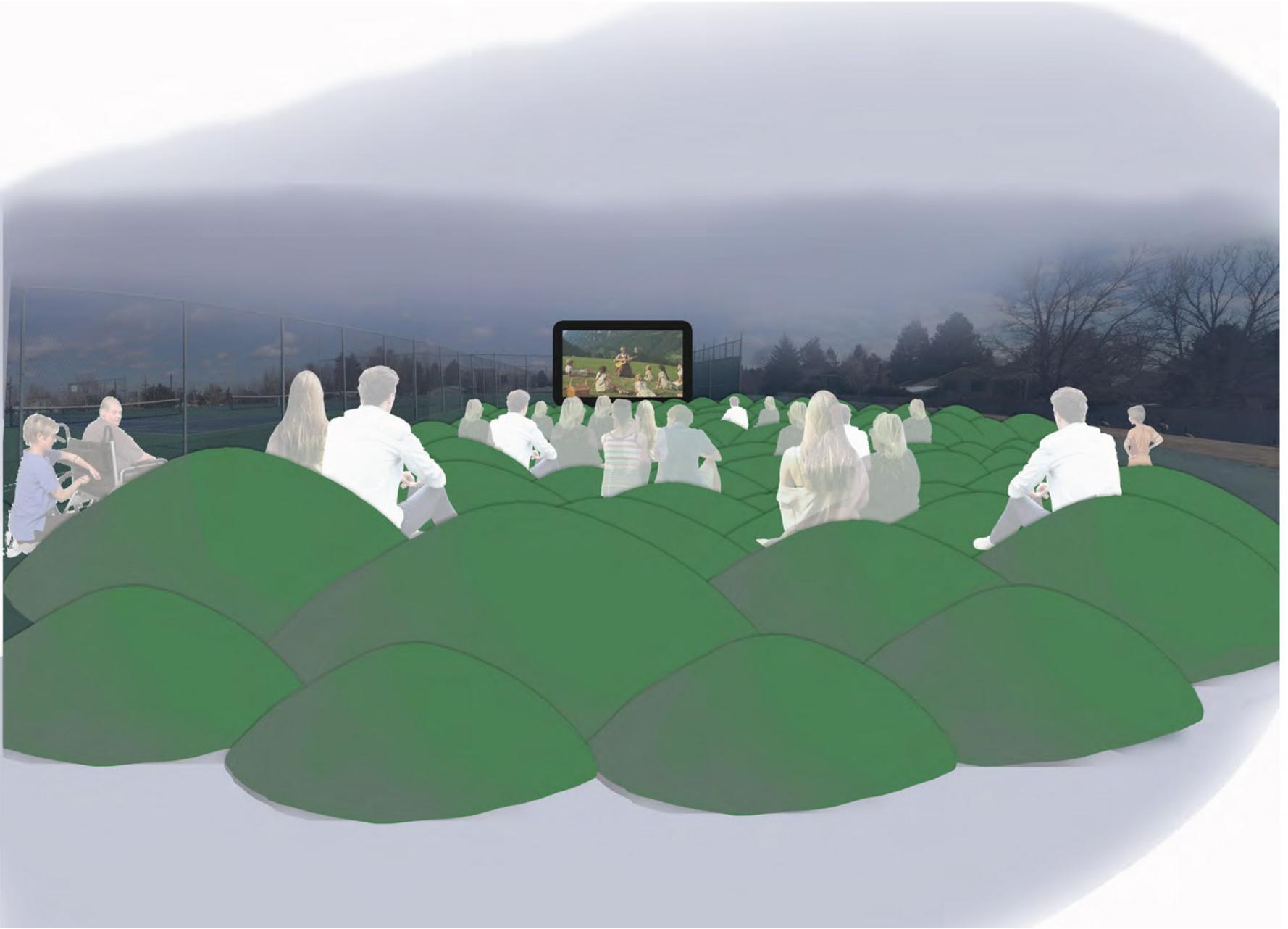
General Zones



Nets



*Site Plan*



*Movie Night in the Park*



*Sculptural Lawn at Northwest Corner*

# CONCEPT C

## Seasonal Colorado Garden Park

### DESIGN NARRATIVE

Carly Gelatt

The primary goals of this design are:

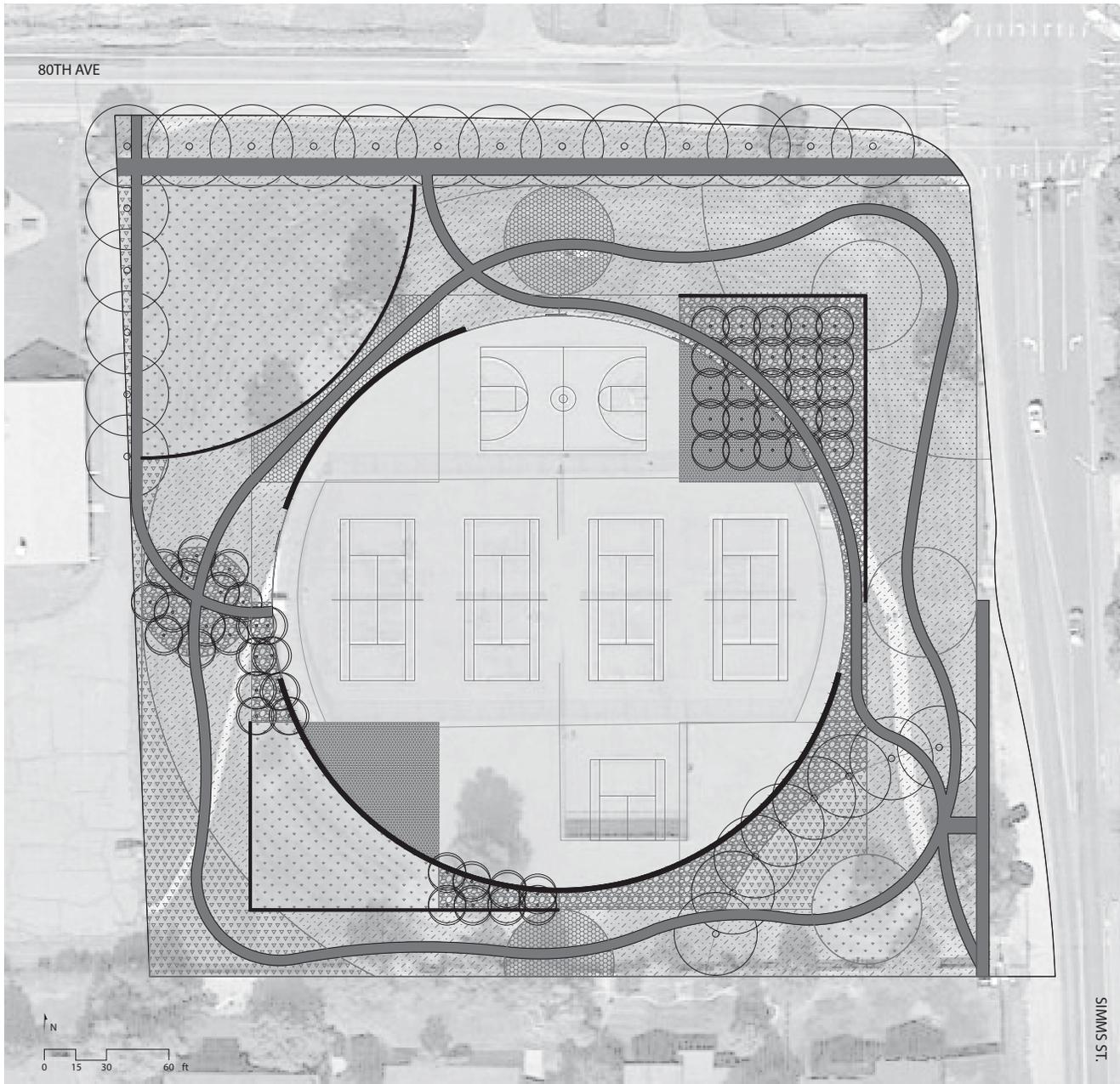
First, to celebrate the unique geometry of this site by revealing the cylindrical form of the tank and juxtaposing it with the form of a square which creates two distinct areas on opposite corners of the park.

Second, to showcase water-wise plants appropriate to Colorado that are experientially rich - providing a wide range of texture, color, and seasonal interest.

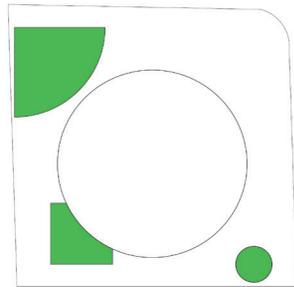
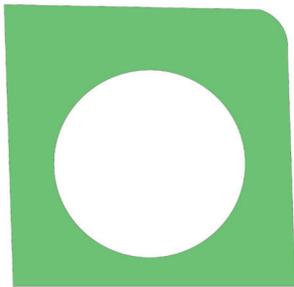
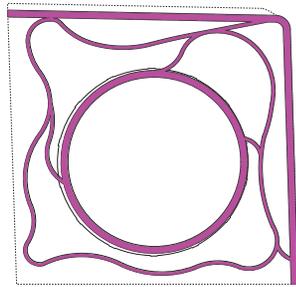
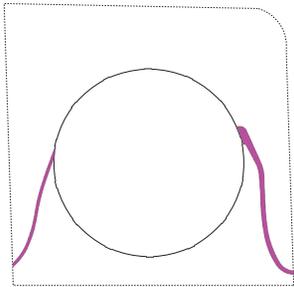
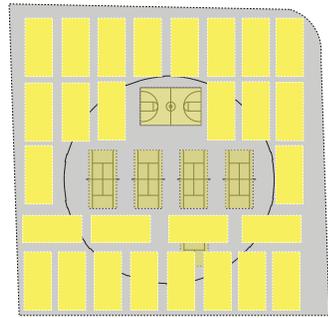
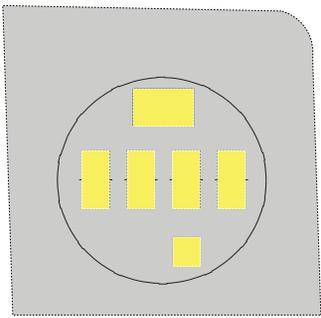
Third, to use the geometry inspired by a mandala concept, and planting, to create a series of rooms that effectively program the site. The primary room programs are 1) the lawn which is intended for typical park play, 2) the entrance and memorial grove, 3) kids play area, and then secondary rooms which are a series of plantings and a grove that provide an engaging path to stroll.



*Planting and Circulation Concept*



Site Plan



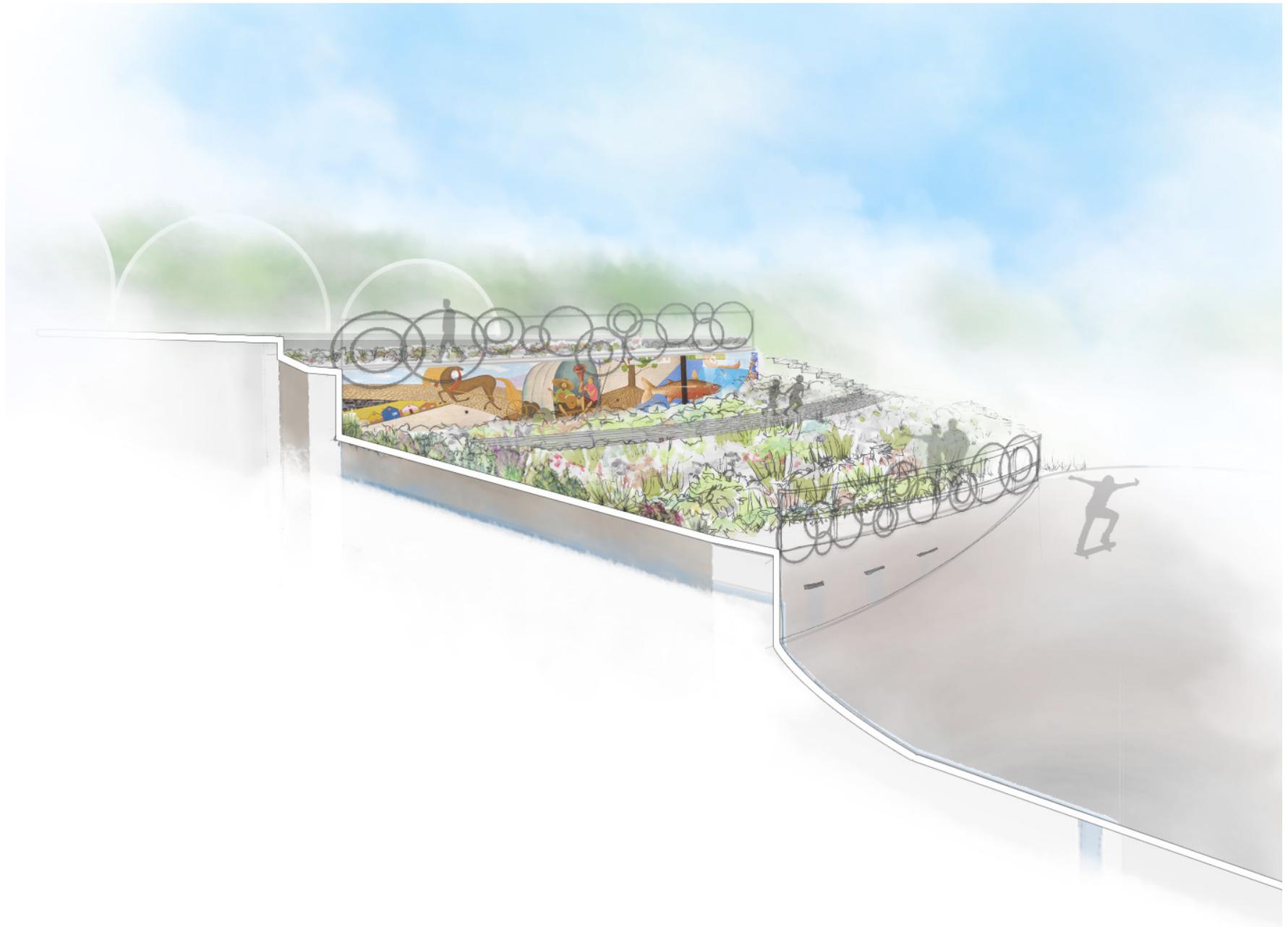
Site Diagrams



Playful Path to Playground



Revealing The Tank at the Park Entrance



*Section Perspective*

# CONCEPT D

## Flow, Pool, Ripple

**DESIGN NARRATIVE**  
**Stacy Ester & Frank Pendrell**

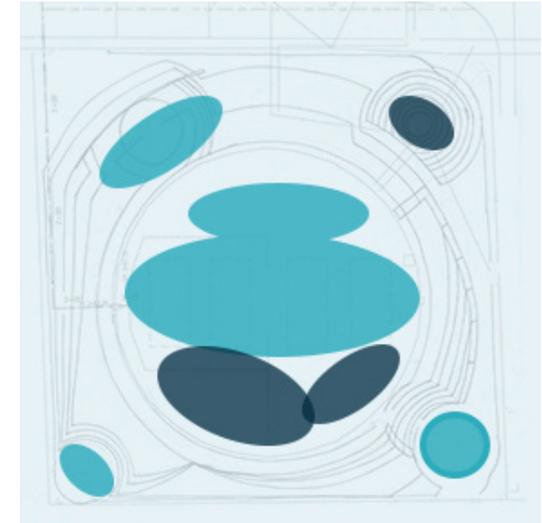
Since the first pioneers settled along the banks of Colorado's many rivers, water has been a valuable resource in our high alpine desert environment. The fact that over 10 million gallons of valuable water reside beneath the surface of Alice Sweet Thomas Park is a feat to be celebrated, and an opportunity to observe the relationship between this valuable resource and the Coloradans that rely on it.

The Alice Sweet Thomas Water Observation Park is a concept that seeks to enhance the visitor experience, increase social value, and serve as a cultural and community asset. By using a lens focused on **ripples** of activity, **flow** of people and water, and how activities and events **pool** people together, this design highlights the presence of water with enhancements such as a "signing" rain pergola, splash park and a sculptural steel water rill which helps move both water and the user through the site, and educate the community on how water is gathered, stored, and distributed in an arid climate like Colorado.

The proposed landform and landscape plantings, including low maintenance xeric gardens and local grasses, are crafted to illustrate the absence of water in the mountains and plains surrounding our cities. Materials were chosen to emulate the industrial nature of the tank beneath the surface and multi-generational programming encourages users of all ages to interact with previously inaccessible

community resource.

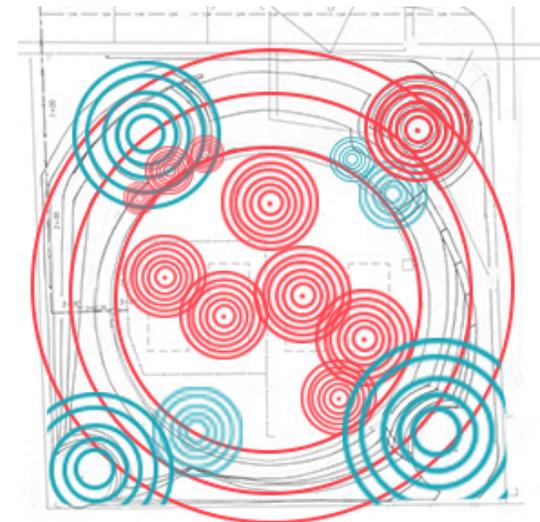
With access to knowledge integrated with valuable recreation and social opportunities, the Alice Sweet Thomas Water Observation Park can educate a new generation of urban pioneers and encourage stewardship in the lands and resources that make Colorado such a beautiful place to live.



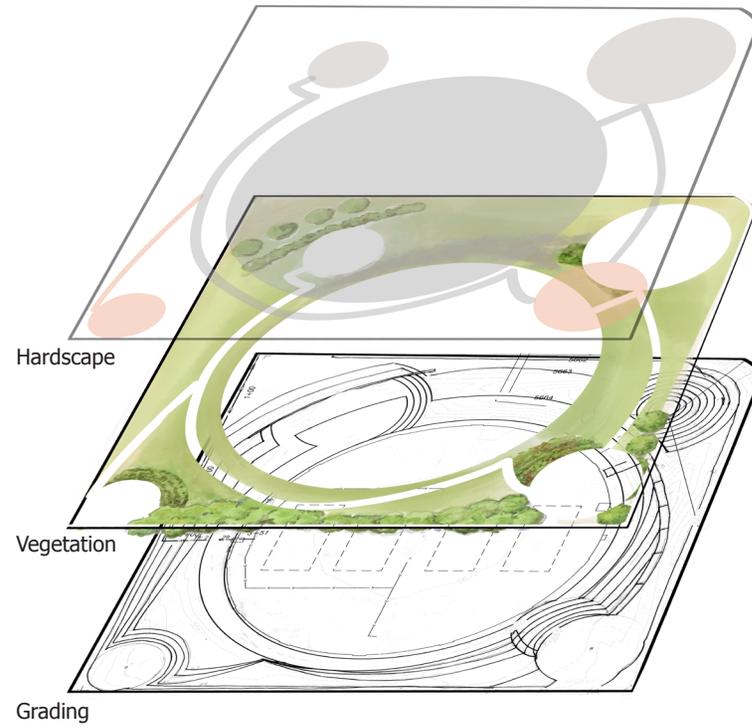
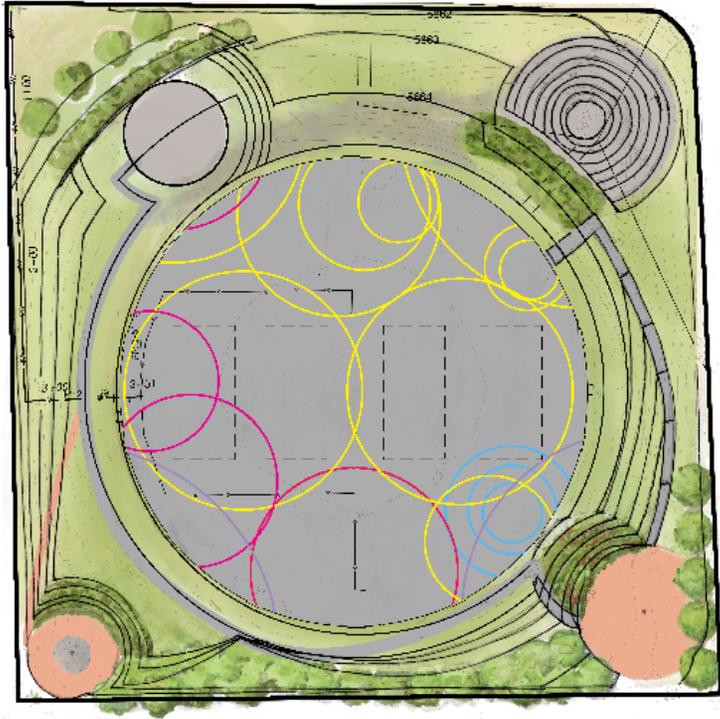
*Pool Diagram*



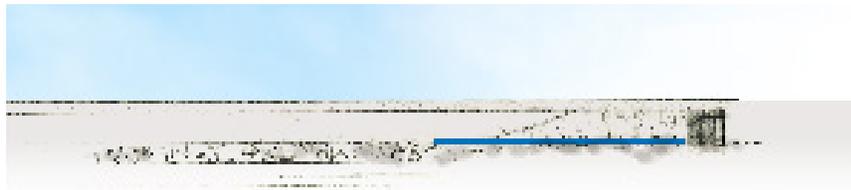
*Flow Diagram*



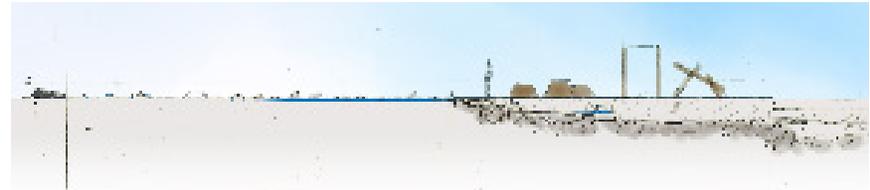
*Ripple Diagram*



*Circumferential Site Plan*



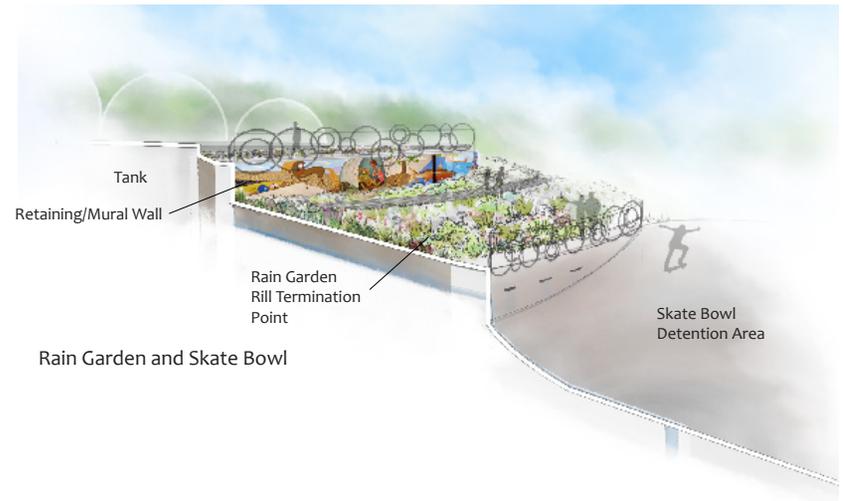
North Side- Water termination into detention garden



North West Corner - Rill moving from tank to play area



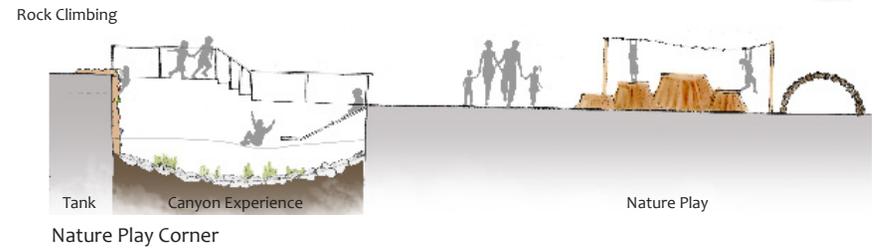
Alice Sweet Thomas Garden



Rain Garden and Skate Bowl



Gabion Garden - Detention Basin



Nature Play Corner



South/ South West side - Spray feature and Singing Pergola



*Neighborhood Playground Perspective*

# CONCEPT E

## Neighborhood Playground

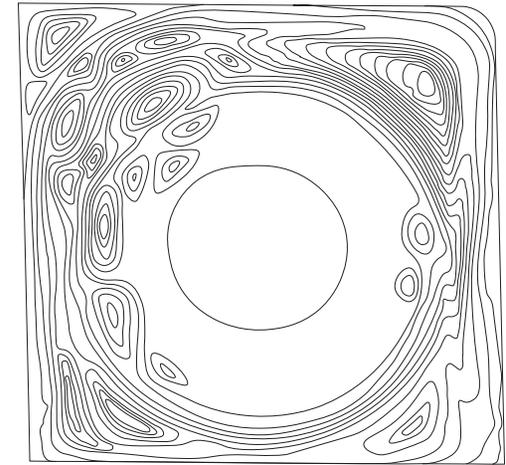
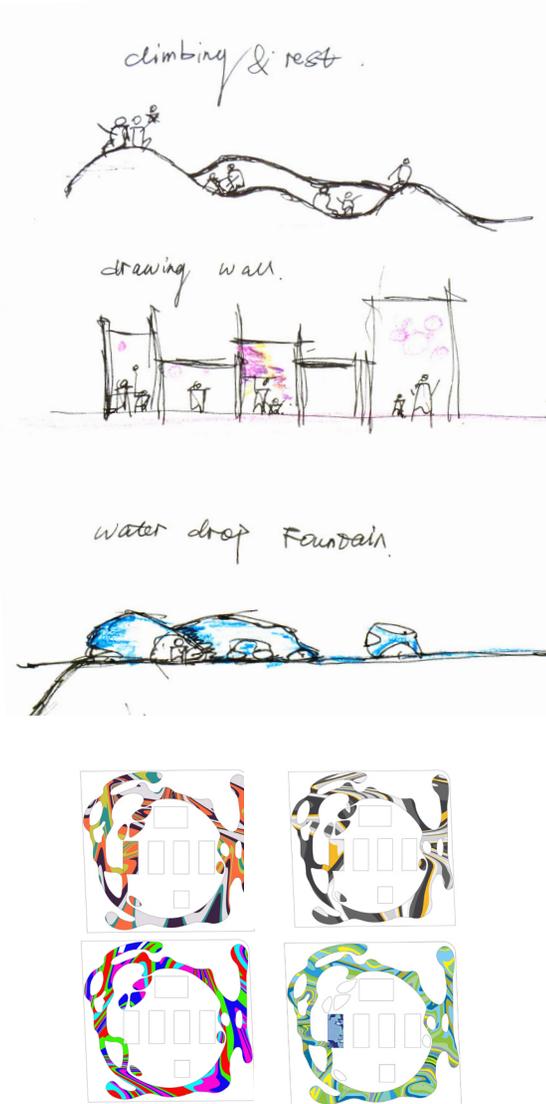
### DESIGN NARRATIVE

Zhiguang Hu & Yuchen Jiang

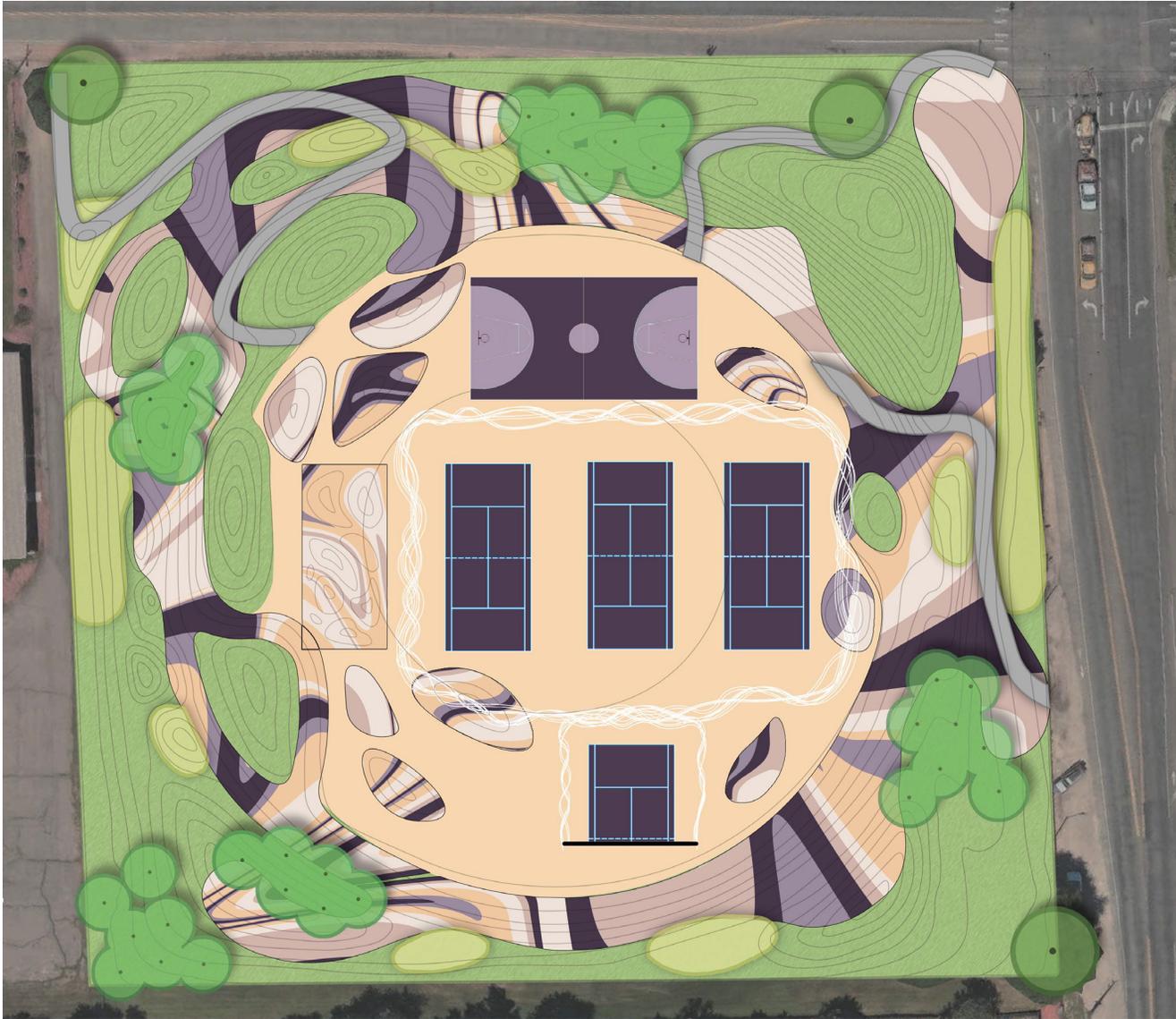
The main idea of this project is to make a place that is good for residents' health and well-being. The field research is based on the intent to build an area that can allow neighbors to exercise, relax and play.

Because of the site's foundational attribute-water tank, our concept is inspired by water. The undulating landform is based on the waves of water. The rubberized surface creates a flowing landform. The light-structures just like the rain from the sky drop on to the ground to create soaring areas. Even the shape of the tennis court's fence change to a wavy pattern.

The park provides a wealth of activities. Children can climb through the landform, play games based on the painting on the water tank's surface, learn about the water tank's purpose which is artfully explained on the tennis court's wall. Adults can watch the tennis games while sitting on the 3D tennis court, run on the rubberized surface for exercise, and have picnic on the top of the hill. Even the elderly can easily go throughout the park because of the universally accessible.



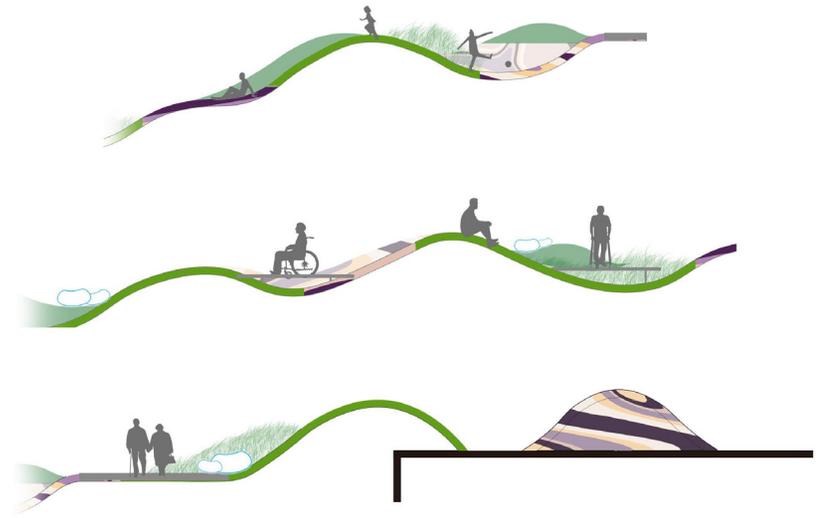
Early Design Studies



Site Plan



Analysis Chart



Sections



Model View (A)



Model View (B)



*Nature Play at Tank Edge*

# CONCEPT F

## LAYERED OUTSIDE ACTIVATION

### DESIGN NARRATIVE

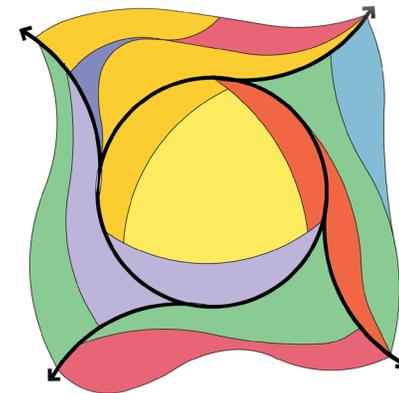
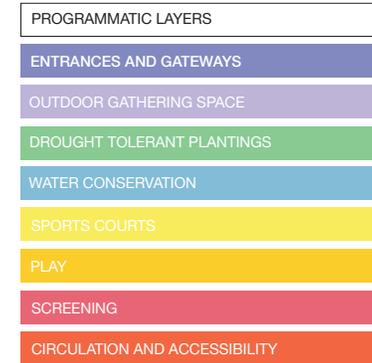
Jennie Freeman & Kacy Roeder

Alice Sweet Thomas Park currently lacks spaces that are activated and well utilized. The active existing spaces are various sport courts at the top of the water tank, while the surrounding turf is significantly underutilized due to grade changes and lack of programming. Due to this, the park only provides services for a very limited user group. This proposal engages the idea of activation by layering strips of programming onto the site, and then twisting these layers of programming in a circular motion to create a dynamic and activated space. Such program elements include play, seating, sport courts, circulation and experience, entrances, water conservation, drought tolerant plantings, screenings and outdoor gathering space. The rigid edges formed by the water tank and surrounding turf are effectively transformed into layers of activated park programming.

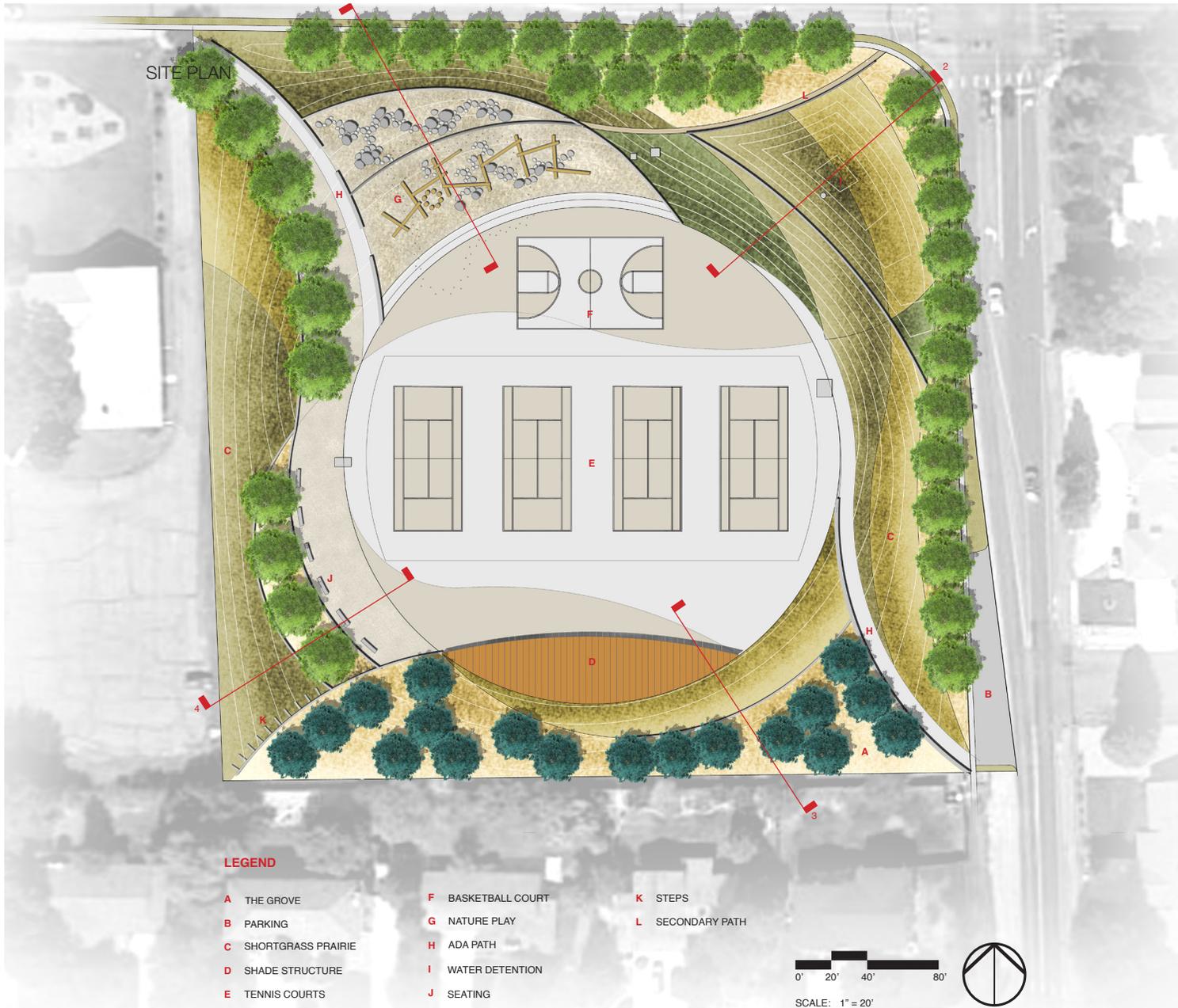
Compositionally, the activated site is made up of **four major elements**: *trees, native plantings, multi-functional walls, and active play zones*. Trees are planted in groves to provide shade and places for respite, as well as landscape buffers that provide visual and auditory separation from adjacent streets. Native plantings grow in swathes across the site for aesthetic and water conservation purposes. All of the existing turf will be removed from the site in order to honor the important water conservation goals of Arvada. Concrete walls follow the curves of the site, and park users can follow these walls into the different spaces within the park. At certain

points throughout the site, these continuous walls transform into seating, gateways, tables, and play elements. The walls perform a variety of functions while maintaining a simplistic form and materiality. Additional active play zones are added to the northern part of the site, and the existing tennis and basketball courts are improved and maintained in their existing locations.

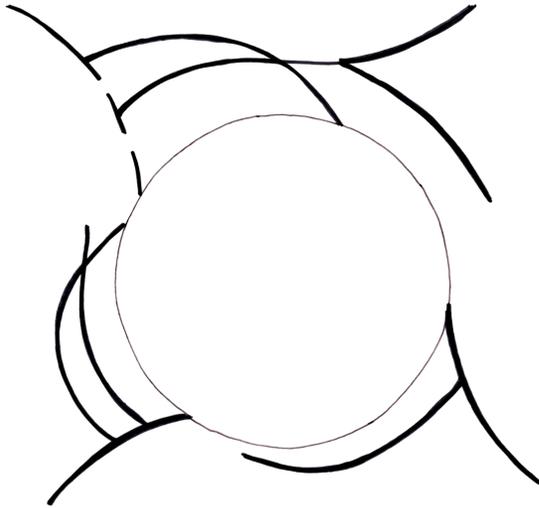
*By activating the outside edges and providing more spaces to gather, play, and explore, Alice Sweet Thomas Park starts to become a welcoming, multifaceted place for all of its neighbors.*



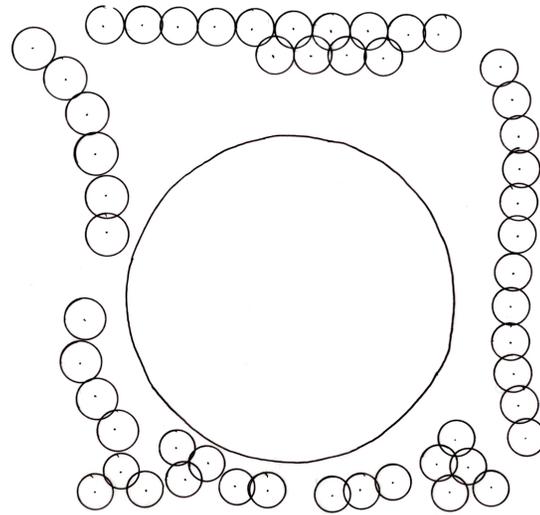
Conceptual Diagrams



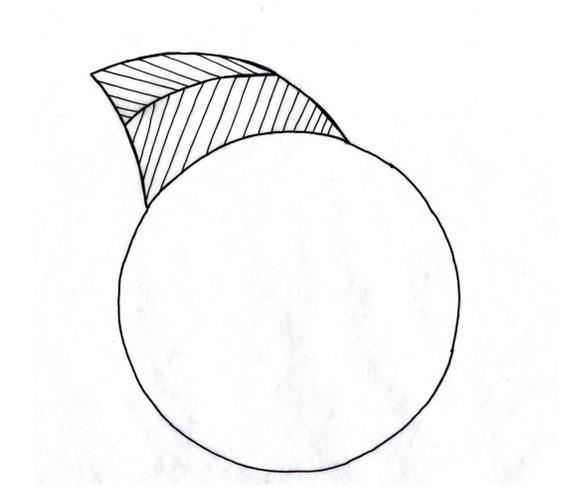
Site Plan



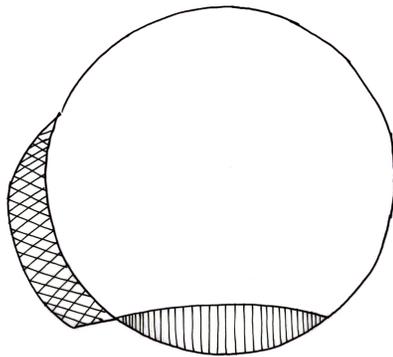
*Walls (A)*



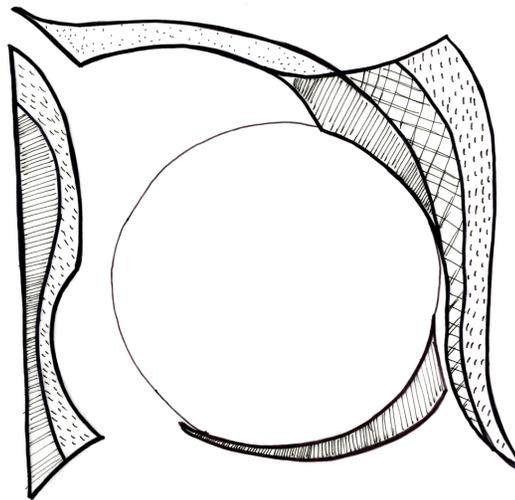
*Trees (B)*



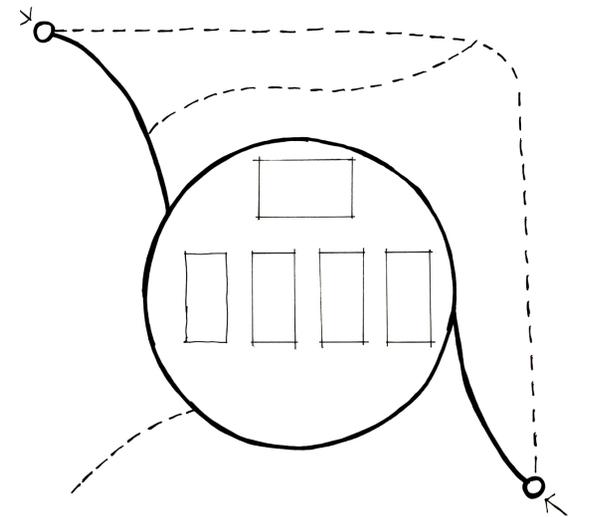
*Active Play (C)*



*Gathering Spaces (D)*



*Vegetation (E)*



*Circulation (F)*



*Entry vignettes*



Nature Play (A)



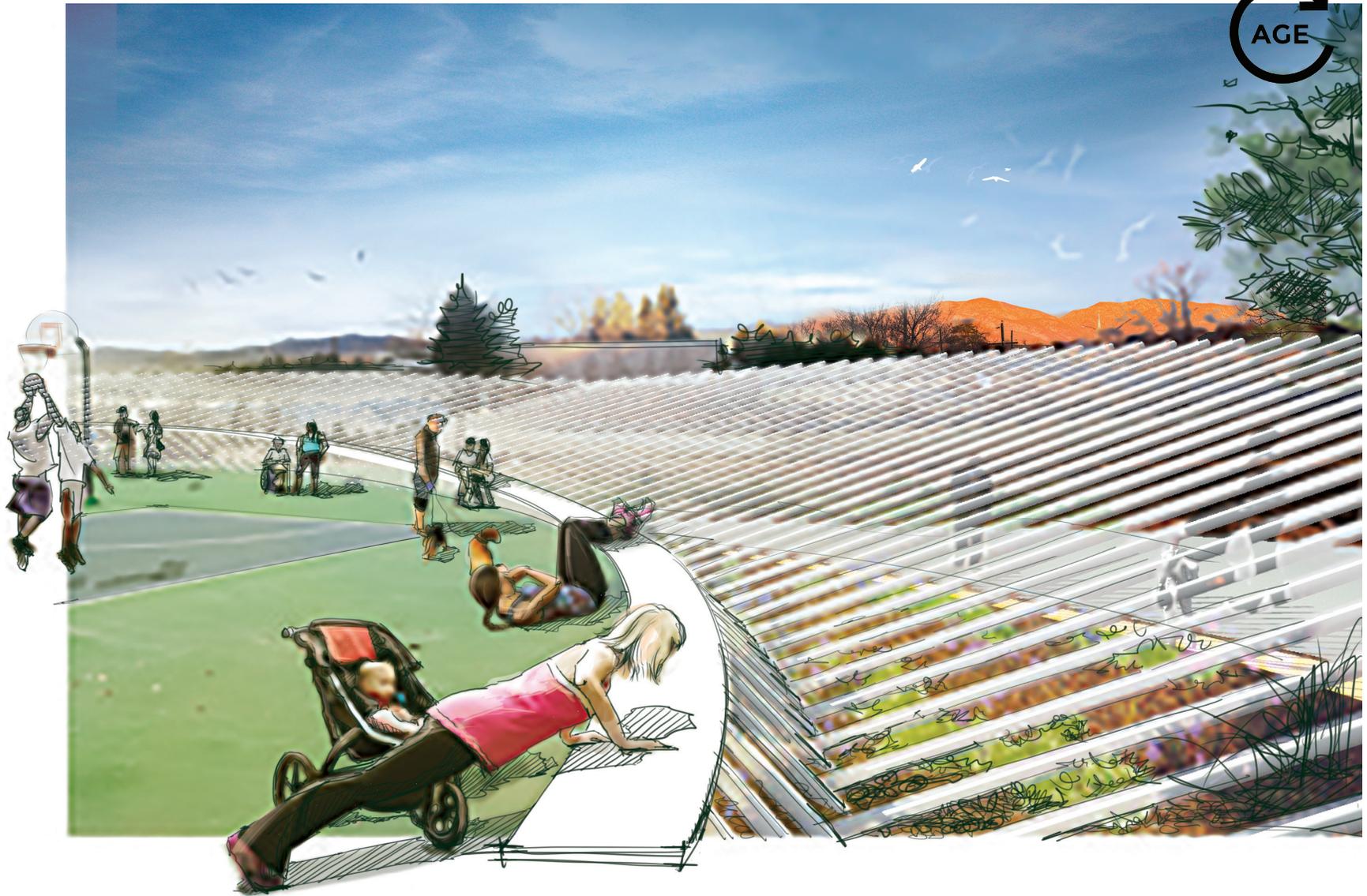
Southeast Entry (B)



Detention Zone (C)



Gathering Space (D)



*Meeting at the Top Perspective*

## CONCEPT G

### Meet at the TOP

#### DESIGN NARRATIVE

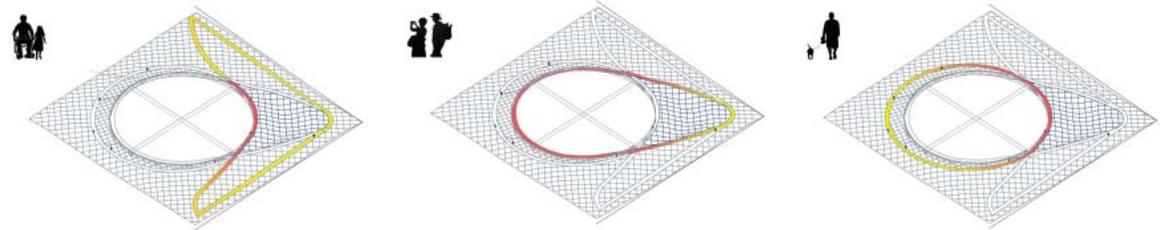
Qiaochen Liu & Nick Piche

This design honors and celebrates the views from the site. Looking in and out, framing and borrowing sceneries, the manipulated site topography not only enhances the visual experience, but also broadens its services to all ages of people.

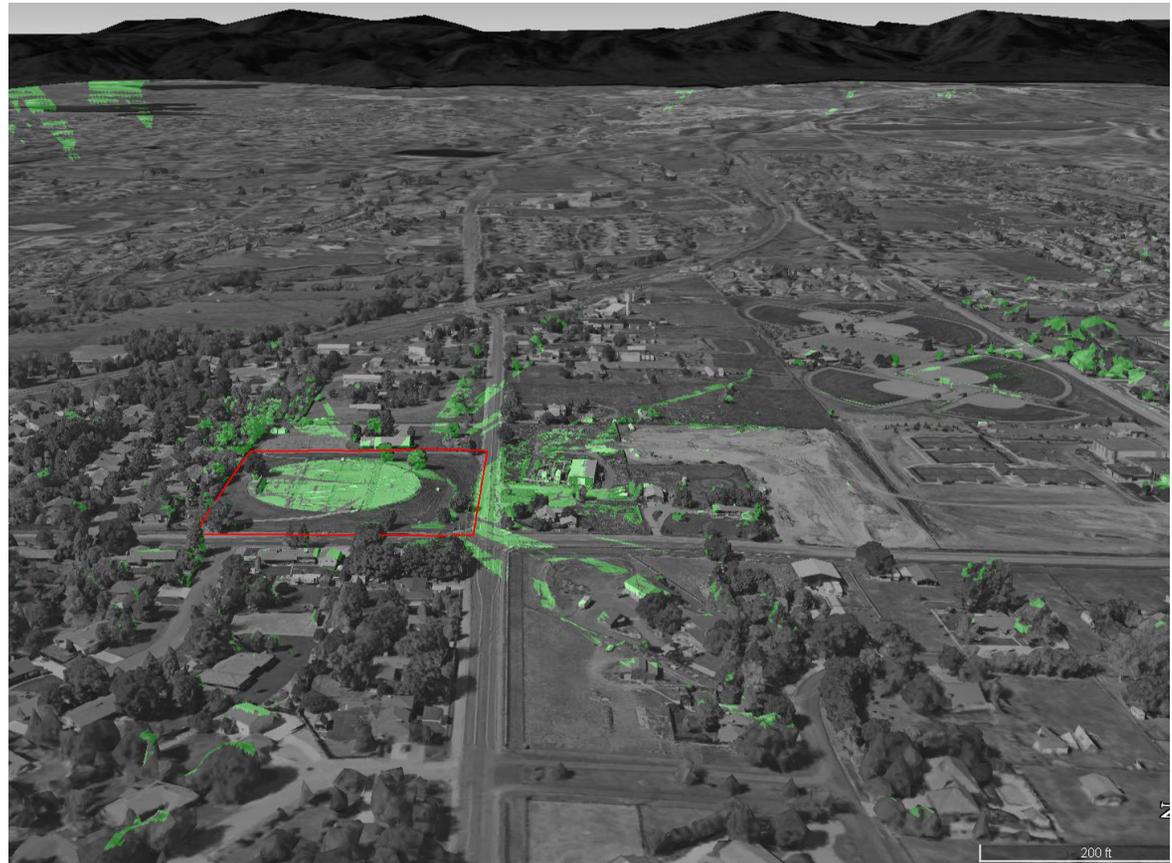
The accessible circular paths engage visitors movement with the changing elevations. This walking experience is also enhanced by the sensory planting design. Designing with drought-tolerant species aims to save on maintenance costs and provide educational features to raise the awareness of water conservation and natural interactions.

Making the site its own point of interest was the goal. This is accomplished by a large wood sculptural structure that surrounds the existing water tank and from the northeast corner of the site. The structure not only frames other points of interest throughout the site but also other surrounding features.

The existing "Alice Sweet Thomas Park" bench will remain on the site. However, a new memorial grove will be planted on the southeast corner of the site and the new bench location within the grove will serve as a mid-point rest area from the parking lot entrance.



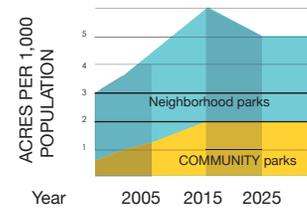
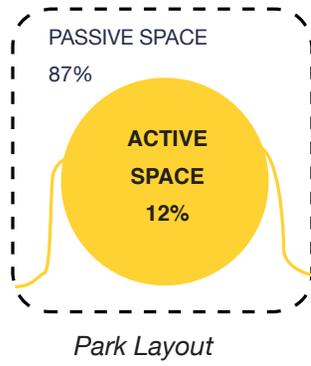
*View Shed Studies & Circulation Diagrams*



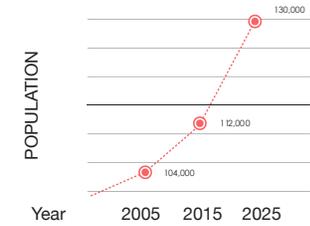
## CONTEXT ANALYSIS

Arvada is a fast-growing suburb northwest of Denver. Arvada rents have risen more quickly than any other metro Denver city, jumping 8.9 percent in the past year, according to Apartment List's April 2016 report. The population boom brings both development opportunities and challenges.

Alice Sweet Thomas Park, located along the APEX recreation district, is a underused four acres of open space.



Arvada's population is also aging and becoming more diverse. This, coupled with a projected decline of park level of service, are critical trends that inform the following chapters, recommendations and performance measures.



Arvada population projections anticipate increases in population. If no new parks are built, this increase in population will result in a decline of community and neighborhood park level of service in acres per 1,000 residents.



*North East  
W 80 AVE*



*North West  
Parking Lot*

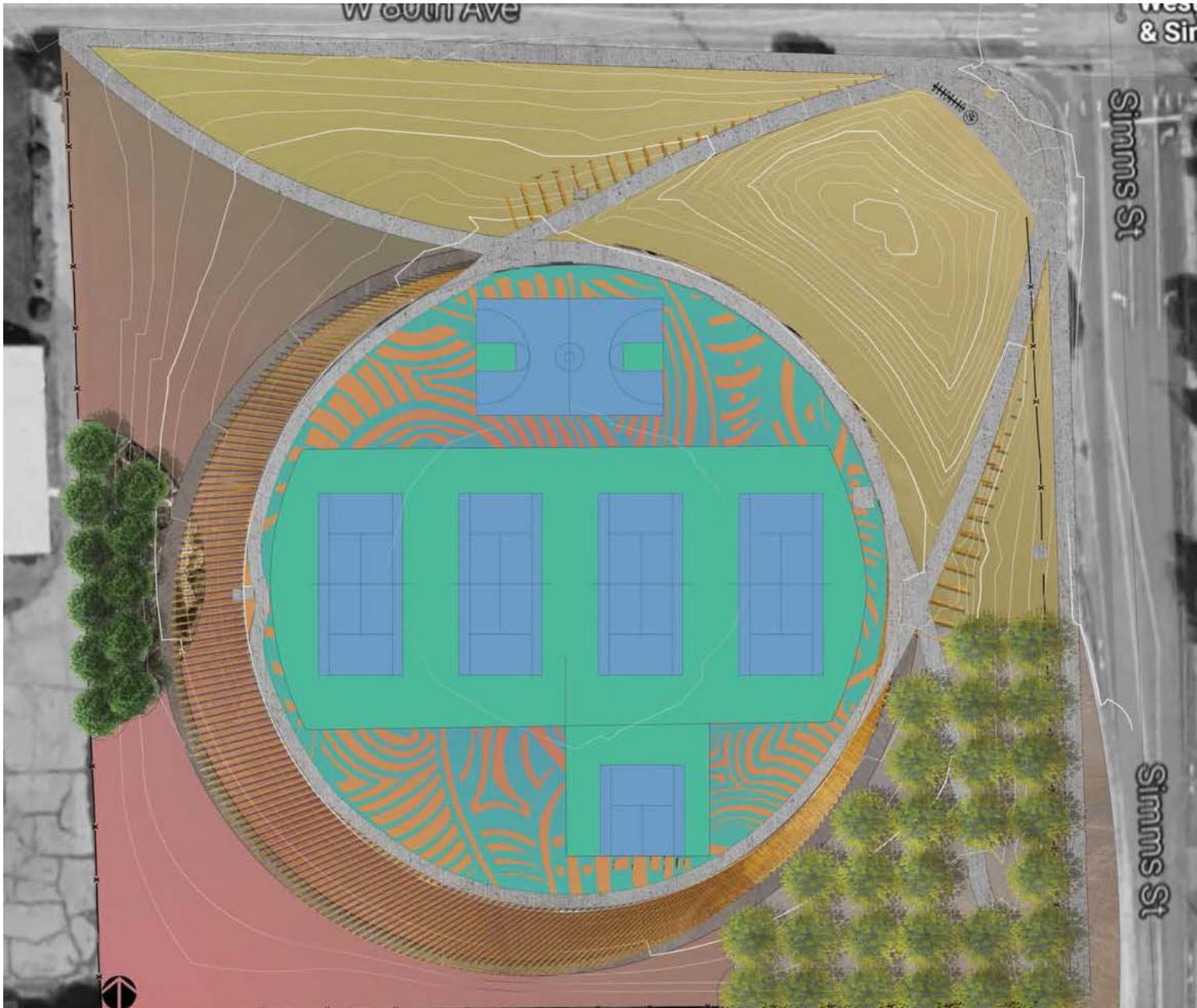


*South West  
Residents*



*Current Users*





Site Plan

## BENEFIT OF XERISCAPE

(1-60%)  
TURFGRASS + 60%  
XERISCAPE



»



Annual Reduction



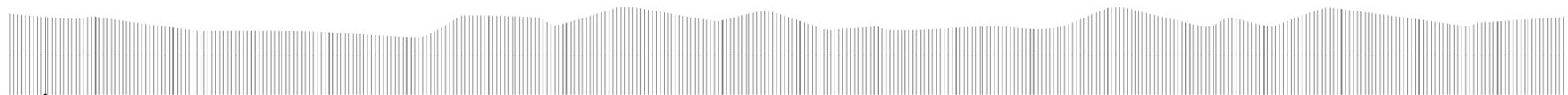
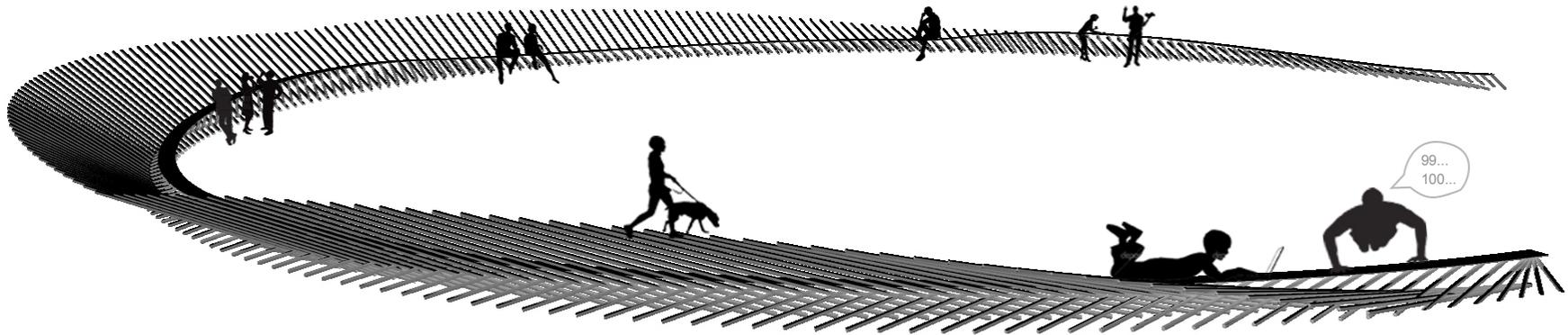
\$206



26.4 hours  
LABOR for MAINTENANCE



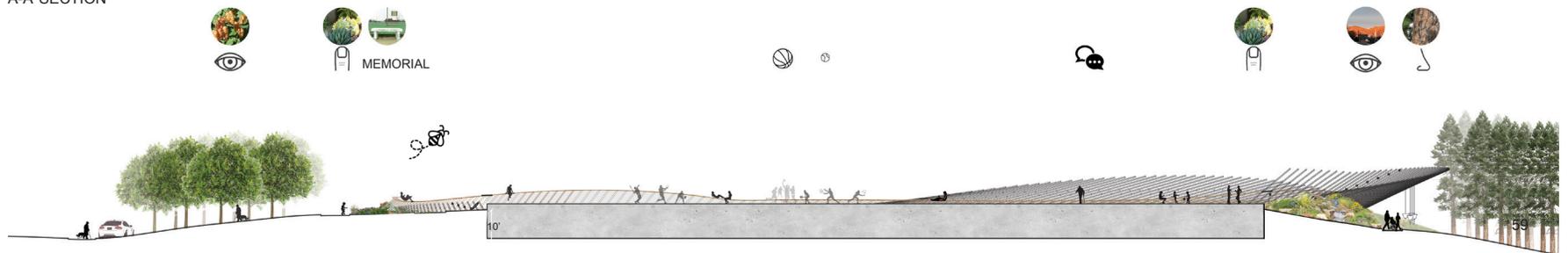
61% FERTILIZER  
44% FUEL



## NEIGHBOR AMENITY Being On The Top

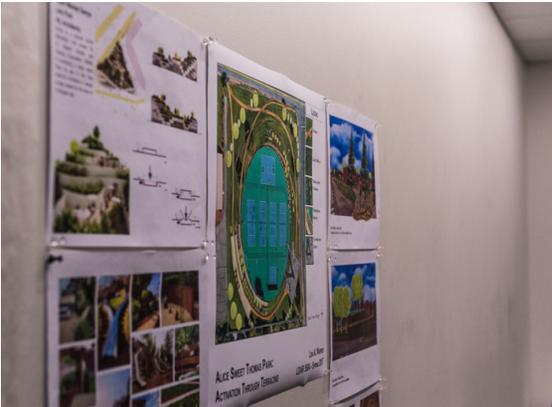
The structure blends with the surrounding landscape and is free-standing from the water tank. It varies in height to serve as a bench, a table, and surface that sparks peoples creativity as to how it can be used.

A-A' SECTION





*Final Review Presentation*



## Summary & Acknowledgments

This document represents a stage in the future planning and design of Alice Sweet Water Park in Arvada, Colorado. Without the engaged and committed partners at the The City of Lakewood and the Hometown Colorado Initiative this project would not have been possible. Special thanks to the following people for their efforts.

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Vickie Berkley, Program Manager, Hometown Colorado Initiative

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 Michelle Case, MLA Student  
 Stacy Ester, MLA Student  
 Jennie Freeman, MLA Student  
 Carly Gelatt, MLA Student  
 Zhiguang Hu, MLA Student  
 Yuchen Jiang, MLA Student  
 Qiaochen Liu, MLA Student  
 Frank Pendrell, MLA Student  
 Nick Piche, MLA Student  
 Kacy Roeder, MLA Student  
 Lisa Warren, MLA Student

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