

A stylized graphic on the left side of the page features a blue vertical line representing a tree trunk. From this trunk, several horizontal branches extend to the left, each ending in a semi-circular shape in shades of green, orange, and red. At the bottom of the trunk, a blue silhouette of a human figure with arms raised is visible. The background is a solid light green color.

APPENDIX B

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# **BENCHMARK ANALYSIS**

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Master Plan

# BENCHMARK COMMUNITIES ANALYSIS

The planning team identified metrics to benchmark against communities on the Front Range of Colorado with similar park and recreation systems. The complexity in this analysis was ensuring direct comparison through a methodology of statistics and ratios to provide objective information that is relevant and accurate, as best as possible. The goal of benchmarking is to evaluate how Lakewood’s Community Resources Department is positioned among peer agencies as it applies to the delivery of its parks system through data that offers a view of each system’s park acreage, funding and indoor facility inventory.

Note that benchmark analysis is only one evaluation tool for Lakewood’s performance based on the information provided. The attributes considered for selecting the communities in this benchmark study included:

- » Jurisdiction population size
- » Jurisdiction land area size
- » Parks and Recreation services offered
- » Parks and Recreation funding

The benchmark analysis included the following agencies:

Agency	State	Jurisdiction Type	Population	Jurisdiction Size (Sq. Mi.)	Population per Sq. Mi.
Apex Park and Recreation District/Arvada	CO	District/City	133,538	54	2,473
Boulder	CO	City	108,250	27	4,009
Broomfield	CO	City	74,112	34	2,180
Denver	CO	City	715,522	155	4,616
Fort Collins	CO	City	169,810	58	2,928
<b>Lakewood</b>	<b>CO</b>	<b>City</b>	<b>157,481</b>	<b>45</b>	<b>3,500</b>
South Suburban Park and Recreation District	CO	District	151,000	46	3,283
Westminster	CO	City	116,317	34	3,421



A summary of Lakewood's ranked position when compared to the seven benchmark communities in five key categories is provided in the following tables. Lakewood is generally in the middle of the seven communities except in four areas where the city is

ranked 6th or 7th: dog parks, playgrounds, operational funding and capital improvement funding. For detailed results, see the full Benchmark Analysis Report. on the following pages.

### Total Park Acres

Metric	Lakewood's Ranking
Total Park Acreage	5th
Total Park Acres per 1,000 Residents	5th

### Developed Parks

Metric	Lakewood's Ranking
Total Developed Park Acreages	3th
Total Residents per Developed Acre	4th
Level of Service of Developed Parks	4th
Develop Park Acres as Percentage of Overall City Land Area	3th

### Open Space

Metric	Lakewood's Ranking
Open Space Acreage as Percentage of all City Parkland	4th

### Park System Amenities

Metric	Lakewood's Ranking
Trail Miles	3th
Community Gardens	4th
Dog Parks	7th
Outdoor Aquatic Facilities	4th
Pickleball Courts	3th
Recreation Centers	3th
Playgrounds	6th

### Parks and Recreation Funding

Metric	Lakewood's Ranking
Annual Operational Budget Per Capita	6th
Five-Year Capital Improvement Budget Per Capita	7th

## APPENDIX B

### CITY OF LAKEWOOD, CO | BENCHMARK COMMUNITIES ANALYSIS | 2022

#### INTRODUCTION

The Consulting Team identified metrics to be benchmarked against comparable park and recreation systems as provided by Lakewood staff. The complexity in this analysis was ensuring direct comparison through a methodology of statistics and ratios in order to provide objective information that is relevant and accurate, as best as possible.

It must be noted that the benchmark analysis is only an indicator based on the information provided. The information sought was a combination of metrics based on jurisdiction size and park inventories. The attributes considered for selection in this benchmark study included:

- Jurisdiction population size
- Jurisdiction land area size
- Parks and Recreation service delivery
- Parks and Recreation funding

Benchmark analysis incorporates a mix of systems that are similar based on population served. The benchmark includes the following agencies:

Agency	State	Jurisdiction Type	Population	Jurisdiction Size (Sq. Mi.)	Population per Sq. Mi.
Apex Park and Recreation District/Arvada	CO	District/City	133,538	54	2,473
Boulder	CO	City	108,250	27	4,009
Broomfield	CO	City	74,112	34	2,180
Denver	CO	City	715,522	155	4,616
Fort Collins	CO	City	169,810	58	2,928
Lakewood	CO	City	157,481	45	3,500
South Suburban Park and Recreation District	CO	District	151,000	46	3,283
Westminster	CO	City	116,317	34	3,421

Due to difference in how each system collects, maintains, and reports data, variances exist. These variations have an impact on the per capita and percentage allocations; hence the overall comparison must be viewed with this in mind.

The benchmark data collection for all systems was obtained in May 2022. Population figures used for analysis reflect data from the 2020 US Census. While it is possible that there may have been changes or updates in the data provided, to ensure consistency only the original figures obtained at that time have been used in the benchmark. The goal is to evaluate how Lakewood's Community Resources Department is positioned among peer agencies as it applies to the delivery of its parks system through data that offers a view of each system's park acreage, funding and indoor facility inventory.

## COMPARISON OF TRUST FOR PUBLIC LANDS 10 MINUTE WALK ANALYSIS

The Trust for Public Land's (TPL) 10 Minute Walk to a Park analysis measures the accessibility and walkability of park systems. The table below shows the percentage of population for each agency that is within a 10 minute walk of a park.

As noted above, 89% of Lakewood's population lives within a 10 minute walk to a park, which aligns with the median for

Agency	Population	Jurisdiction Size (Sq. Mi.)	Population per Sq. Mi.	10 Minute Walk to Park Percentage
Apex Park and Recreation District/Arvada	133,538	54	2,473	97%
Boulder	108,250	27	4,009	94%
Broomfield	74,112	34	2,180	89%
Denver	715,522	155	4,616	88%
Fort Collins	169,810	58	2,928	74%
Lakewood	157,481	45	3,500	89%
South Suburban Park and Recreation District	151,000	46	3,283	98%
Westminster	116,317	34	3,421	85%

the benchmark agencies (89%).

## COMPARISON OF TOTAL PARK ACRES

This section provides a general overview of each system within the benchmark analysis. The table below describes the total park acreage, and total acres per 1,000 residents.

### TOTAL PARK ACREAGE

Agency	State	Jurisdiction Type	Population	Jurisdiction Size (Sq. Mi.)	Population per Sq. Mi.	Total Park Acres	Total Acres per 1,000 Residents
Apex Park and Recreation District/Arvada	CO	District/City	133,538	54	2,473	3,584	26.8
Boulder	CO	City	108,250	27	4,009	46,800	432.3
Broomfield	CO	City	74,112	34	2,180	8,319	112.2
Denver	CO	City	715,522	155	4,616	20,000	28.0
Fort Collins	CO	City	169,810	58	2,928	38,713	228.0
Lakewood	CO	City	157,481	45	3,500	7,474	47.5
South Suburban Park and Recreation District	CO	District	151,000	46	3,283	3,093	20.5
Westminster	CO	City	116,317	34	3,421	6,610	56.8

In total acres, the benchmark agencies range from 3,093 acres – 46,800 acres. The median of the seven benchmark agencies in total acres is Broomfield at 8,319 acres. At 7,474 total park acres, Lakewood is slightly below the median of 8,319 acres for the seven benchmark agencies.

### TOTAL PARK ACRES PER 1,000 RESIDENTS

Acres of parkland per 1000 population range from 20.5 to 432.2. Of the seven benchmark agencies, Westminster is the median benchmark agency at 56.8 acres of parkland per 1000 population. At 47.5 acres of parkland per 1000 population, Lakewood is slightly below the median.

### COMPARISON OF DEVELOPED PARK ACRES

This section provides an analysis of the developed park acres for each benchmark agency. The table below describes the total park acreage, total developed park acres, number of residents per developed acre, number of developed park acres per 1,000 residents and developed park acres as a percentage of overall land mass.

### TOTAL DEVELOPED PARK ACREAGES

Agency	Population	Total Park Acres	Total Developed Acres	Total Residents per Developed Acre	Total Developed Acres per 1,000 Residents	Developed Park Acres as Percentage of Overall Land Mass
Apex Park and Recreation District/Arvada	133,538	3,584	2,039	65.5	15.27	6%
Boulder	108,250	46,800	1,800	60.1	16.63	10%
Broomfield	74,112	8,319	700	105.9	9.45	3%
Denver	715,522	20,000	6,000	119.3	8.39	6%
Fort Collins	169,810	38,713	985	172.4	5.80	3%
Lakewood	157,481	7,474	2,289	68.8	14.54	8%
South Suburban Park and Recreation District	151,000	3,093	953	158.4	6.31	3%
Westminster	116,317	6,610	2,910	40.0	25.02	13%

In developed acres, the benchmark agencies range from 700 acres – 6,000 acres. Lakewood ranks third out of the eight benchmark agencies in total developed park acreage with 2,071 acres and is slightly below the benchmark median of 2,281 developed acres.

### TOTAL RESIDENTS PER DEVELOPED ACRE

In total residents per developed acre, the benchmark agencies range from residents per acre 31.4 – 172.4 residents per acre. Lakewood ranks fourth out of the eight benchmark agencies in residents per developed park acre (76) and is well above the benchmark median of 98.6 residents per developed acre.

### LEVEL OF SERVICE – DEVELOPED PARK ACRES

When comparing a population based level of service for developed park acreage, there is a wide range of coverage among the benchmark agencies, from 5.8 to 31.81 acres per 1,000 residents. Lakewood's 14.54 acres per 1,000 residents ranks fourth and is above that of the benchmark median (12.67 acres per 1,000).

### DEVELOPED PARK ACRES AS A PERCENTAGE OF OVERALL LAND MASS

When analyzing the developed park acres provided to residents as a percentage of overall jurisdictional land mass, Lakewood ranks third with 8% and is slightly above the benchmark median of 7%.

## COMPARISON OF OPEN SPACE PARK ACRES

This section provides an analysis of the open space park acres for each benchmark agency. The table below describes the total park acreage, total open space park acres, and open space park acres as a percentage of each system's total park acreage. The definition utilized to categorize open space/natural areas is as follows:

*Open space/natural area parks are undeveloped but may include natural or paved trails. Open space/natural area parks contain natural resources that can be managed for recreation and natural resource conservation values such as a desire to protect wildlife habitat, water quality and endangered species. Open space/natural area parks also can provide opportunities for nature-based, unstructured, low-impact recreational opportunities such as biking, walking, swimming and nature viewing.*

- *Amenities: May include paved or natural trails, wildlife viewing areas, mountain biking, disc golf, interpretation and education facilities. etc.*
- *Signage: Interpretive kiosks as deemed appropriate.*
- *Landscape Design: Generally, none. Some areas may include landscaping, such as entryways or around buildings. In these situations, sustainable design is appropriate.*

Agency	Population	Total Park Acres	Total Open Space Park Acres	Open Space Park Acres as a Percentage of Total Acres
Apex Park and Recreation District/Arvada	133,538	3,584	1,546	43%
Boulder	108,250	46,800	45,000	96%
Broomfield	74,112	8,319	7,619	92%
Denver	715,522	20,000	14,000	70%
Fort Collins	169,810	38,713	36,424	94%
Lakewood	157,481	7,474	5,185	69%
South Suburban Park and Recreation District	151,000	3,093	2,140	69%
Westminster	116,317	6,610	3,700	56%

### OPEN SPACE PARK ACREAGE

When comparing open space park acres, the benchmark agencies range from 1,546 acres – 45,000 acres. Lakewood ranks fourth out of the eight benchmark agencies in total open space park acreage (5,403) and in percentage of open space park acreage (69%). Lakewood's ranking does align with the high priority that the community places on natural areas and open space. The benchmark median for open space park acres as percentage of total park acres is 74%. Please note: Lakewood inventory includes: Bear Creek Regional Park (2,624 acres), Bear Creek Greenbelt (379 acres) and William F. Hayden Park (2,400 acres) as well as ravine areas, reservoirs, and other small undeveloped park properties.

## COMPARISON OF PARK SYSTEM AMENITIES

This section provides a general overview of sampling of park amenities available to residents as provided by the benchmark agencies. The table on the following page describes the amenities, total number available to residents of each agency and the benchmark median for each amenity.

### AMENITY POPULATION BASED LEVEL OF SERVICE

The following table provides a snapshot of the level of service provided by each agency for the park amenities that were benchmarked (1 amenity per X population).

#### Lakewood Level of Service Rankings by Amenity

- Trail Miles – 3<sup>rd</sup> and above the benchmark median
- Community Gardens – 4<sup>th</sup> and above benchmark median
- Dog Parks – 7<sup>th</sup> and below benchmark median
- Outdoor Aquatic Facilities – 4<sup>th</sup> and well above benchmark median
- Pickleball Courts – 3<sup>rd</sup> and well above benchmark median
- Recreation Centers – 3<sup>rd</sup> and above the benchmark median
- Playgrounds – 6<sup>th</sup> and below the benchmark median

## FUNDING THE PARK AND RECREATION SYSTEM

This section provides a general overview of the funding appropriated to operate and develop the parks and recreation systems of the benchmark agencies. The table below describes the annual operational budget per capita and the projected capital improvement budget per capita for the next five years.

Agency	Population	Trail Miles Level of Service (1 per # of people)	Dog Parks Level of Service (1 per # of people)	Outdoor Aquatic Facilities Level of Service (1 per # of people)	Pickleball Courts (1 per # of people)	Recreation Centers (1 per # of people)	Playgrounds (1 per # of people)
Apex Park and Recreation District/Arvada	133,538	890	133,538	22,256	5,564	33,385	1,829
Boulder	108,250	445	36,083	54,125	7,217	36,083	2,849
Broomfield	74,112	475	24,704	24,704	18,528	74,112	1,647
Denver	715,522	1,669	59,627	29,813	102,217	23,851	4,901
Fort Collins	169,810	410	42,453	24,259	21,226	42,453	3,859
Lakewood	157,481	556	78,741	26,247	8,749	31,496	3,028
South Suburban Park and Recreation District	151,000	1,317	75,500	37,750	25,167	37,750	2,603
Westminster	116,317	1,113	38,772	38,772	116,317	16,617	2,705
<b>BENCHMARK MEDIAN</b>		<b>859</b>	<b>61,177</b>	<b>32,241</b>	<b>38,123</b>	<b>35,170</b>	<b>2,928</b>



PLEASE NOTE: Only operational funding for FY2022 for the Community Resources Department were included for the City of Lakewood. This includes operational funding for the provision of parks, recreation, arts/culture, golf, administration and planning. It does not include resources appropriated for the operations and maintenance of facilities that house other city departments (i.e. police stations, fire stations, etc.).

### ANNUAL OPERATIONAL BUDGET PER CAPITA SPENDING

The annual operational budget per capita spending of the benchmark agencies ranges from \$134 per capita to \$540 per capita. Lakewood ranks sixth out of the eight benchmark agencies in operational budget per capita spending (provides \$231 of services per resident) and is below the benchmark median of \$306 per capita.

Agency	State	Jurisdiction Type	Population	FY 2022 Annual Operating Budget per capita	Capital Budget per capita (FY 2022-2026)
Apex Park and Recreation District/Arvada	CO	District/City	133,538	\$ 268	\$ 119
Boulder	CO	City	108,250	\$ 453	\$ 384
Broomfield	CO	City	74,112	\$ 268	\$ 431
Denver	CO	City	715,522	\$ 320	\$ 391
Fort Collins	CO	City	169,810	\$ 134	\$ 253
Lakewood	CO	City	157,481	\$ 231	\$ 203
South Suburban Park and Recreation District	CO	District	151,000	\$ 540	\$ 596
Westminster	CO	City	116,317	\$ 238	\$ 206

### PROJECTED CAPITAL IMPROVEMENT BUDGET PER CAPITA SPENDING– NEXT FIVE YEARS

When comparing the projected capital improvement budget per capita for the next five years, there is a wide range of expected spending among the benchmark agencies, from \$119 per capita to \$596 per capita. Lakewood ranks seventh out of the eight benchmark agencies in projected capital improvement spending per capita for the next five years (\$203) and is well below the benchmark median of \$323.