



Culture, Parks & Recreation Department (CPRD)

Comprehensive Master Plan—Appendix D Sports Field Assessment



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Introduction

The purpose of this supplemental report is to examine existing and potential sports programming capabilities at seven sites in the Greeley Culture, Parks, & Recreation system. These sites consist of:

- Balsam Sports Complex
- Butch Butler Field (Centennial Park)
- Forbes Field
- Island Grove Sports Complex
- Monfort Park
- Twin Rivers Park
- Youth Sports Complex

Each site is individually engaged, beginning with a narrative and analysis highlighting key observations and City staff input gathered during field reconnaissance conducted on January 30, 2025. Existing features as well as recommendations and opportunities related to sports programming (rather than general park design) are also identified. Simplified feature diagrams and high-level Opinions of Probable Cost are also presented. Costs are general and organized as rough orders of magnitude, intended for preliminary budgetary purposes only and not true cost estimates. Site photos have been presented to give features and recommendations visual context.

Balsam Sports Complex

Narrative & Analysis

Balsam Sports Complex is a 14.3-acre sports complex that includes rectangle fields as its only active sports feature. Programming for the site consists of private soccer rentals (Rush Soccer Club, NOCO Futsal). As the site is landlocked, physical expansion cannot occur, but sports features within the park do hold potential for enhancement. The City has expressed interest in upgrading the rectangle fields with synthetic turf and field lighting. The latter, however, will likely incur resistance from adjacent neighbors concerned with brightness and glare. The improvement of existing fields into more formal fields will also necessitate additional parking.

Existing Sports Features

- (4+) Rectangle Fields (sizes vary)
- (4) Small Pavilions
- (1) Large Pavilion
- Parking (98 spots total)
 - West (street parking) – 98 spots

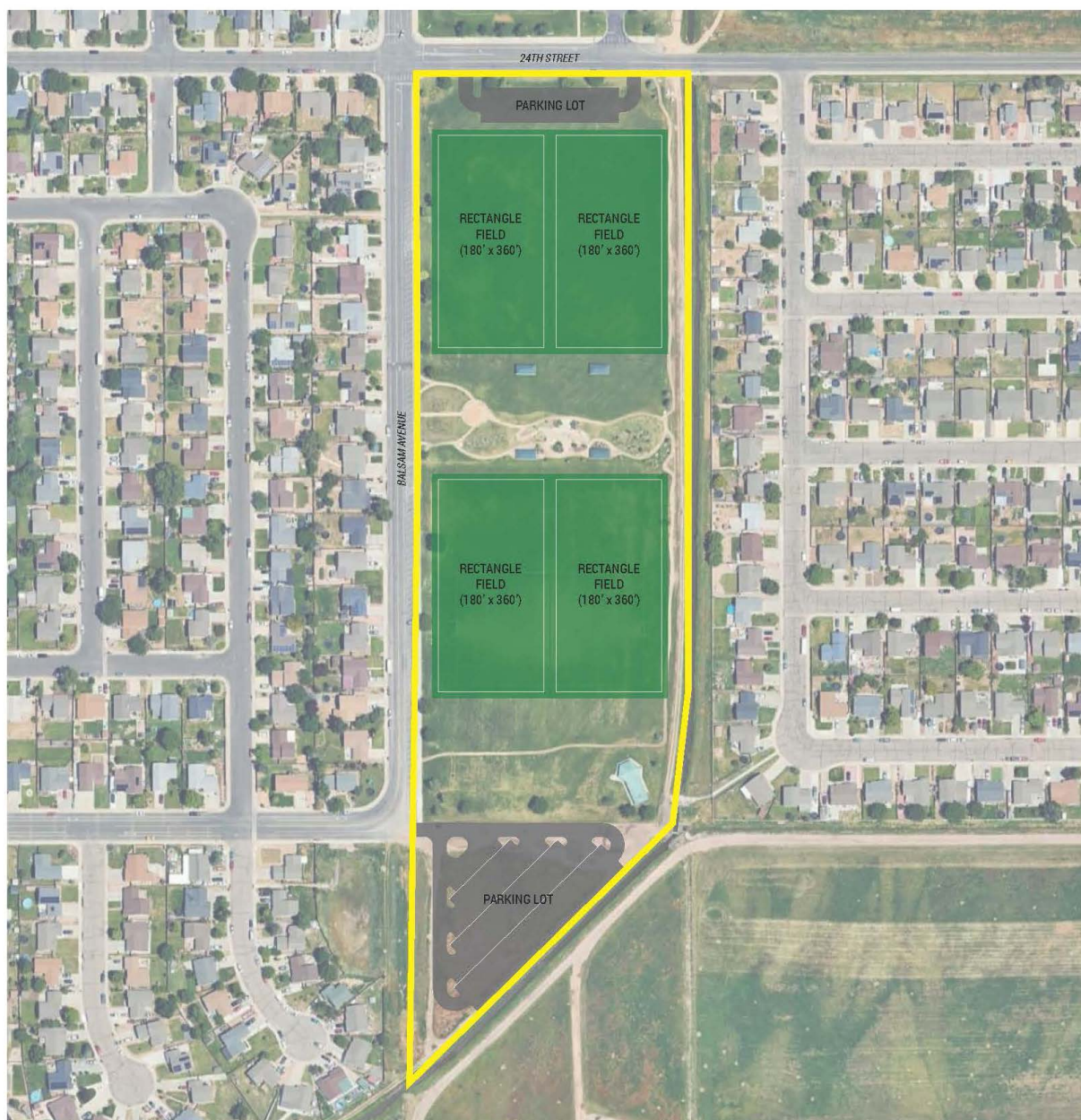
Recommendations & Opportunities

- Engage neighborhood with design options for feedback
- (Up to 4) Rectangle Fields, Lighted (180' x 360')
 - Synthetic Turf
 - (2) Player Benches
 - (2) Bleachers (shaded)
 - LED Lighting
 - Irrigation (optional)
 - Perimeter Netting (optional)
- Perimeter Fencing (material varies pending the implementation of field netting)
- Parking
 - 80 spots per rectangle field typically recommended (320 total)
 - 222 additional spots needed
 - Concept offers:
 - › North (lot) – 56 spots (new)
 - › South (lot) – 166 spots (new)
- Pathways (optional)

Improvement Options of Probable Cost (Rough Orders of Magnitude)

No.	Item	Item Notes	Qty.	Unit	Unit Cost	Subtotal
1.1	RECTANGLE FIELD (180' X 360', W/ BUFFER)	SEE "ITEMIZED SPORTS FIELD LISTINGS" FOR BREAKOUT	4	EA	\$1,600,000.00	\$6,400,000.00
1.2	PERIMETER FENCE		3,400	LF	\$80.00	\$272,000.00
1.3	PARKING LOT (NORTH)	NEW	18,000	SF	\$7.00	\$126,000.00
1.4	PARKING LOT (SOUTH OF SITE)	NEW	82,500	SF	\$7.00	\$577,500.00

Features Diagram





BALSAM 1 - Existing northern fields (with small pavilion in mid-ground).



BALSAM 2 - Existing southern fields.



BALSAM 3 - Existing angled parking along Balsam Avenue at western edge of site.



BALSAM 4 - Existing large pavilion located in southeastern corner of site.

Butch Butler Field (Centennial Park)

Narrative & Analysis

Butch Butler Field is a 400' (335' RF/LF) diamond field located in 17.7-acre in Centennial Park and is the only diamond field owned by the City that maintains a turfed infield. Programming for the field consists of high school practice/play (District 6), college play (University of Northern Colorado), and private rentals (Alan Dyer Baseball League, Greeley Evans Youth League). As the site is landlocked, physical expansion cannot occur. Since the field and its facilities underwent numerous renovations in 2024 (i.e., new batting cage, field reconfiguration and associated foul-line fence replacement, new warm-up areas, irrigation upgrades, maintenance shop renovations), enhancement opportunities are somewhat limited. The City has expressed interest in converting the natural turf to synthetic and observed that parking is limited, having to serve other features/facilities in the park. As all park land is owned by the Greeley Water Department, any site improvements will require its input and approval.

Existing Sports Features

- (1) Diamond Field, Lighted (400', 335' RF/LF)
- Parking (246 spots total, shared)
 - North (lot) – 130 spots
 - South (lot) – 95 spots
 - South (drive) – 21 spots
- Buildings
 - Concession/Restroom (Sears catalog)
 - › Exterior maintains original appearance, but interior has undergone modern renovations

Recommendations & Opportunities

- Convert natural turf to synthetic
- Explore parking options in green space southwest of pool
 - 60 spots per diamond field typically recommended (60 total)
 - Spots per pool varies (dependent on pool size, population served, hours of operation, etc.)
 - Designated area presents design challenges and may be abandoned due to spatial infeasibility

Improvement Options of Probable Cost (Rough Orders of Magnitude)

No.	Item	Item Notes	Qty.	Unit	Unit Cost	Subtotal
1.1	SYNTHETIC TURF	REPLACE EXISTING NATURAL TURF	109,100	SF	\$12.00	\$1,309,200.00
1.2	PARKING LOT (SOUTH OF POOL)	NEW	8,500	SF	\$7.00	\$59,500.00

Features Diagram





BUTCH BUTLER 1 - Existing field with natural turf in infield and outfield.



BUTCH BUTLER 2 - Existing parking lot to south of field shared by multiple park program elements (pool facilities in background.)



BUTCH BUTLER 3 - Existing concession / restroom (original building purchased via Sears Catalog).

Forbes Field

Narrative & Analysis

Forbes Field is a 300' diamond field located in a 7.7-acre neighborhood park of the same name. Programming consists of high school practice and private rental (Greeley Evans Youth League). As the site is landlocked, physical expansion cannot occur. Additionally, green space to the north has recently been programmed as a dog park, eliminating the opportunity to introduce new sports features within the park. The City has expressed concern that the existing concrete bleacher and retaining wall structure behind the field backstop may be deteriorating; however, an official conditions assessment has not been conducted to confirm this circumstance. The City has also stated that the existing parking lot does not meet City design standards (e.g. lack of lighting, crushed asphalt surfacing, etc.).

Existing Sports Features

- (1) Diamond Field, Lighted (300')
- Parking (~80 spots total)
 - West (lot) – ~80 spots
- Buildings
 - (1) Concession/Restroom
 - (2) Storage

Recommendations & Opportunities

- Complete a conditions assessment to determine circumstances of potential bleacher and retaining wall deterioration.
- Convert natural turf to synthetic
- Re-design parking lot to maximize use of space, provide lighting, and adhere to City standards
 - 60 spots per diamond field typically recommended (60 total)
 - Zero additional spots needed
 - Concept offers:
 - › West (lot) – 81 spots (reconfigured to replace existing lot)
- Consider renovation, replacement, or consolidation of buildings

Improvement Options of Probable Cost (Rough Orders of Magnitude)

No.	Item	Item Notes	Qty.	Unit	Unit Cost	Subtotal
1.1	SYNTHETIC TURF	REPLACE EXISTING NATURAL TURF	55,600	SF	\$12.00	\$667,200.00
1.2	PARKING LOT	RE-DESIGN EXISTING	28,700	SF	\$7.00	\$200,900.00
1.3	PARKING LOT LIGHTING	LED	1	ALLOW	\$50,000.00	\$50,000.00

Features Diagram





FORBES 1 - Existing field.



FORBES 2 - Existing bleachers and upper retaining wall (potentially beginning to collapse and slide downhill).



FORBES 3 - Existing southern parking lot in need of repavement.



FORBES 4 - Existing concession / restroom (mid-ground) and storage shed (background).

Island Grove Sports Complex

Narrative & Analysis

Island Grove Sports Complex is an approximately 11.6-acre sports complex located within Island Grove Regional Park. Sports features include both diamond and rectangle fields. Programming consists of Greeley Recreation programs and private rentals (Rush Soccer Club, NOCO Futsal) for both diamond and rectangle field use. As the site is landlocked, physical expansion cannot occur, but sports features within the park hold potential for enhancement. The City has expressed interest in upgrading the rectangle fields with synthetic turf and improving parking conditions (not necessarily increasing quantity). The City has also indicated that site drainage at the rectangle fields is a concern (high water table due to river proximity) and will need to be addressed for any re-design.

Existing Sports Features

- (1) Diamond Field, Synthetic, Lighted (320')
 - (1) Inset Rectangle Field, Synthetic, Lighted (165' x 240')
- (1) Multi-use Field
- (2) Rectangle Fields, Lighted (180' x 300')
- Parking (298 spots total)
 - North (street) – 20 spots
 - Northeast (lot) – 145 spots
 - West (drive) – 62 spots
 - South (street) – 71 stalls

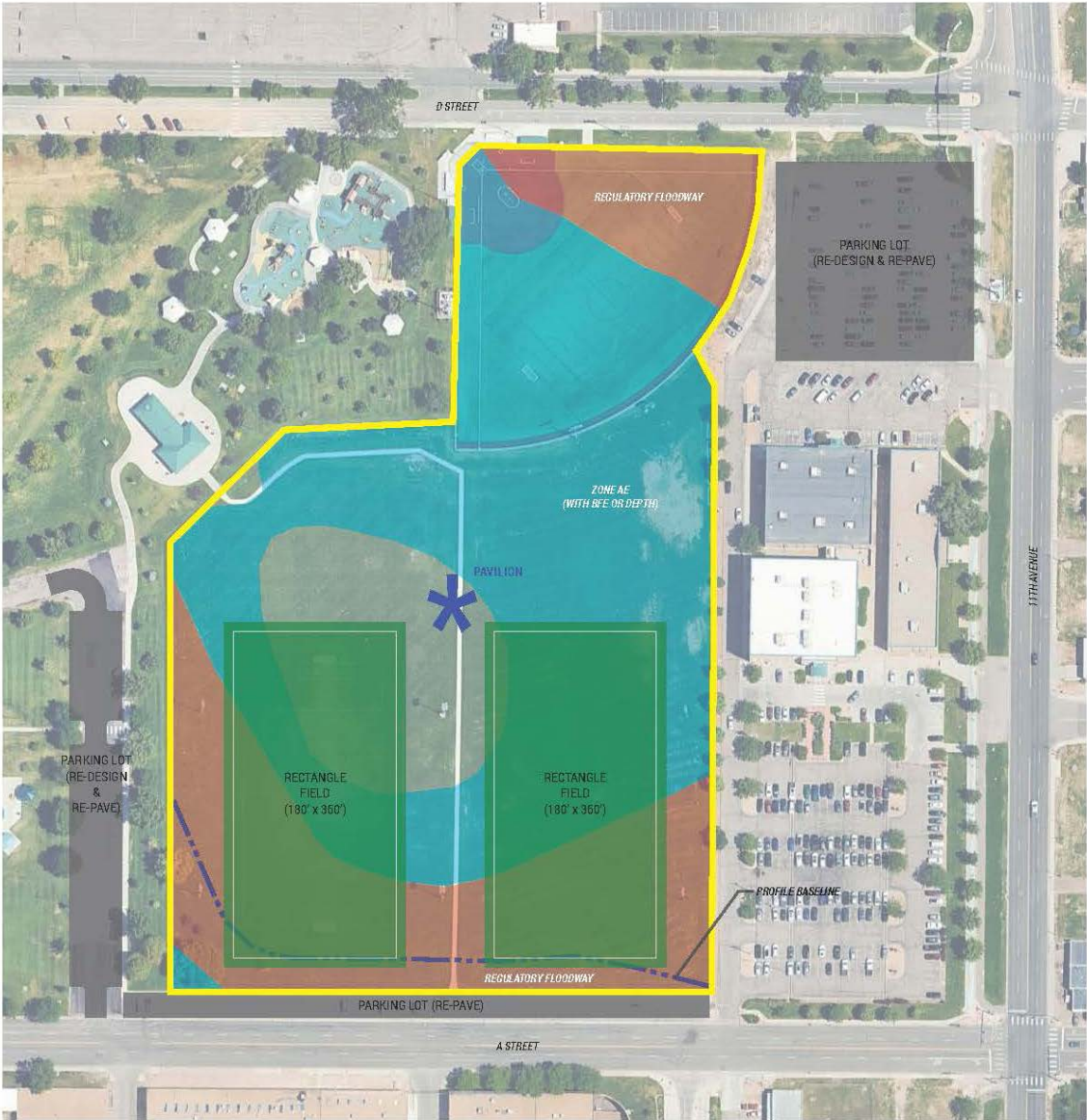
Recommendations & Opportunities

- Conduct grading/drainage analysis for rectangle field re-design
- (2) Rectangle Fields (180' x 360')
 - Synthetic Turf
 - (2) Player Benches
 - (2) Bleachers (shaded)
 - Position fields to utilize existing sports lighting
 - Perimeter Netting (optional)
- Parking
 - 60 spots per diamond field typically recommended (60 total)
 - 80 spots per rectangle field typically recommended (160 total)
 - Zero additional spots needed
- Concept offers:
 - › North (street) – No action
 - › Northeast (lot) – Repave/Restripe (minimum); consider redesign for refined aesthetic; 145 spots (reconfigured to replace existing lot)
 - › West (drive) – Repave/Restripe (minimum); consider reconfiguration to include two-way drive aisle and 90-degree spots; 90 spots (reconfigured to replace existing drive)
 - › South (street) – Repave/Restripe (minimum); consider elimination for safety purposes
- Pavilion
- Pathways (optional)

Improvement Options of Probable Cost (Rough Orders of Magnitude)

No.	Item	Item Notes	Qty.	Unit	Unit Cost	Subtotal
1.1	RECTANGLE FIELD (180' X 360', W/ 10' BUFFER	SEE "ITEMIZED SPORTS FIELD LISTINGS" FOR BREAKOUT	2	EA	\$1,600,000.00	\$3,200,000.00
1.2	PARKING LOT (NORTHEAST OF SITE)	RE-DESIGN EXISTING	45,900	SF	\$3.50	\$160,650.00
1.3	PARKING LOT (WEST OF SITE)	RE-DESIGN EXISTING	27,900	SF	\$3.50	\$97,650.00
1.4	PARKING LOT (SOUTH OF SITE)	RE-PAVE	13,400	SF	\$3.50	\$46,900.00
1.5	PAVILION		1	ALLOW	\$100,000.00	\$100,000.00

Features Diagram





ISLAND GROVE 1 - View of existing natural fields to north with lighting (existing diamond field in background to right).



ISLAND GROVE 2 - View of existing natural fields to south with lighting.



ISLAND GROVE 3 - Existing parking along A Street at southern edge of site.



ISLAND GROVE 4 - Existing diamond field with synthetic turf; inset rectangle field located in outfield.

Monfort Park

Narrative & Analysis

Monfort Park is a 43.7-acre sports complex that includes numerous rectangle fields (sizing and configurations vary) and a roller rink. Programming for the site consists of Greeley Recreation programming and private soccer rentals (Rush Soccer Club, NOCO Futsal). As the site is landlocked, physical expansion cannot occur, but sports features within the park do hold potential for enhancement. The City has expressed interest in relocating adult programming to a different location and limiting on-site use to youth programming only. The City has also expressed interest in upgrading the rectangle fields with synthetic turf and field lighting.

Existing Sports Features

- Multiple Rectangle Fields (sizing and configurations vary)
- (1) Roller Rink
- Parking (480 spots total)
 - North (lot) – 313 spots
 - West (street) – 43 spots
 - South (lot) – 124 spots

Recommendations & Opportunities

- | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> ▪ (7) Rectangle Fields, Synthetic, Lighted (180' x 360') <ul style="list-style-type: none"> - Synthetic Turf - (2) Player Benches - (2) Bleachers (shaded) - LED Lighting - Perimeter Netting (optional) ▪ Perimeter Fencing (material varies pending the implementation of field netting) | <ul style="list-style-type: none"> ▪ Parking <ul style="list-style-type: none"> - 80 spots per rectangle field typically recommended (560 total) - 80 additional spots needed - Concept offers: <ul style="list-style-type: none"> › West (lot) – 80 spots (new) ▪ (1) Concession/Restroom Building ▪ (2) Bleachers (shaded) at Roller Rink ▪ Pathways (optional) |
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Improvement Options of Probable Cost (Rough Orders of Magnitude)

No.	Item	Item Notes	Qty.	Unit	Unit Cost	Subtotal
1.1	RECTANGLE FIELD (180' X 360', W/ 10' BUFFER)	SEE "ITEMIZED SPORTS FIELD LISTINGS" FOR BREAKOUT	7	EA	\$1,600,000.00	\$11,200,000.00
1.2	PERIMETER FENCING		5,600	SF	\$80.00	\$448,000.00
1.3	PARKING LOT (WEST)	NEW	25,300	SF	\$7.00	\$177,100.00
1.4	PARKING LOT DRIVE	EXTENSION TO NEW PARKING LOT	40,000	SF	\$7.00	\$280,000.00
1.5	CONCESSION / RESTROOM BUILDING		1	ALLOW	\$1,500,000.00	\$1,500,000.00

Features Diagram





MONFORT 1 - Existing eastern rectangle fields viewed from southern roller rink.



MONFORT 2 - Existing northern rectangle field viewed from northern parking lot.



MONFORT 3 - Area to northwest of existing southern parking lot that could be used for potential parking expansion.



MONFORT 4 - Existing large pavilion located on west side of park.

Twin Rivers Park

Narrative & Analysis

Twin Rivers Park is a 34.9-acre community park that includes diamond fields as its only sports feature. Programming on the site consists of Greeley Recreation programming, high school practice/play (District 6), and private rentals (Alan Dyer Baseball League, Greeley Evans Youth League). As the site is landlocked, physical expansion cannot occur, but sports features within the park do hold potential for enhancement. The City has expressed interest in upgrading the diamond field outfields with synthetic turf and replacing the ~20-year-old sports field lighting system with new LED fixtures. The City has also expressed interest in constructing a large, on-site maintenance complex/facility (currently, equipment and materials are stored off-site and brought to the park when needed). Lastly, concessions and expanded bleachers were observed to be unnecessary (food trucks are regularly utilized for the former and spectators prefer to bring their own folding chairs for the latter).

Existing Sports Features

- (4) Diamond Fields, Lighted (320')
- Parking (524 spots total, shared)
 - North (lot) – 250 spots
 - South (lot) – 274 spots
- Buildings
 - (1) Restroom/Storage (located within the Diamond Complex)
 - (1) Storage (located to the northwest of the Diamond Complex)

Recommendations & Opportunities

- Convert natural turf to synthetic
- Replace lighting with LED fixtures
- (1) Maintenance Complex/Facility

Improvement Options of Probable Cost (Rough Orders of Magnitude)

No.	Item	Item Notes	Qty.	Unit	Unit Cost	Subtotal
1.1	SYNTHETIC GRASS	REPLACE EXISTING NATURAL TURF	320,000	SF	\$12.00	\$3,840,000.00
1.2	FIELD LIGHTING	LED CONVERSION, X4 FIELDS	1	ALLOW	\$600,000.00	\$600,000.00
1.3	OPERATIONS BUILDING	REPLACE EXISTING WITH LARGER FACILITY	1	ALLOW	\$1,500,000.00	\$1,500,000.00

Features Diagram





TWIN RIVERS 1 - Original sports field lighting to be replaced with LED fixtures.



TWIN RIVERS 2 - Existing central concession / restroom building; style might be considered for new maintenance complex structures.



TWIN RIVERS 3 - Central spectator area in need of minor maintenance repairs; background fields to be considered for conversion from natural to synthetic turf.



TWIN RIVERS 4 - Central spectator area in need of minor maintenance repairs; background fields to be considered for conversion from natural to synthetic turf.

Youth Sports Complex

Narrative & Analysis

Youth Sports Complex is a 70.8-acre sports complex that includes diamond fields as its only active sports feature. Programming consists of private rentals only (Greeley Evans Youth League). As the site is landlocked, physical expansion cannot occur. However, the site maintains ample green space to implement new sports features. The City has expressed interest in implementing these new sports features to expand the usability of the park for other users (particularly expanding the northern diamond practice fields to true playing fields). The City has also identified that parking is lacking in periods of transition between games and expressed interest in adding a new on-site lot.

Existing Sports Features

- (8) Diamond Fields, Lighted (330', 270' [x5], 285' [x2])
- (4) Diamond Fields, Practice (~215', ~200', ~180', ~170')
- Parking (476 spots total, shared)
 - Lot (north) – 167 spots
 - Lot (middle) – 94 spots
 - Lot (south) – 215 spots
- Buildings
 - (1) Storage
 - (1) Baseball Training Facility (PB Roche)

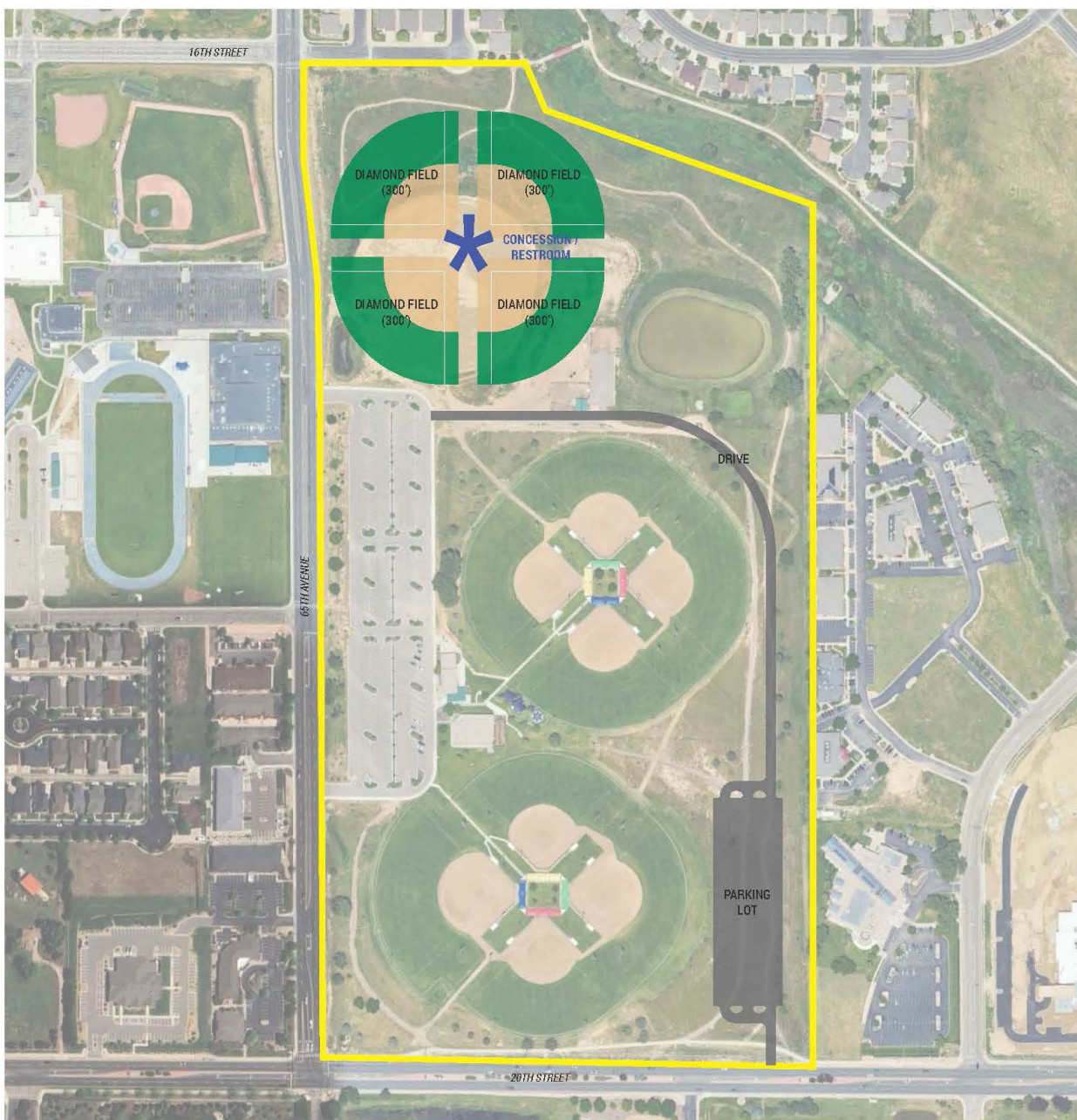
Recommendations & Opportunities

- (4) Diamond Fields, Lighted (300')
 - (2) Dugouts
 - (2) Bleachers (shaded)
 - LED Lighting (neighborhood engagement may be required)
 - (1) Batting Cage
 - (1) Bullpen
- Parking
 - 60 spots per diamond field typically recommended (720 total)
 - 244 additional spots needed
 - Concept offers:
 - › East (lot) – 244 spots (new)
- (1) Concession/Restroom Building
- Pathways (optional)

Improvement Options of Probable Cost (Rough Orders of Magnitude)

No.	Item	Item Notes	Qty.	Unit	Unit Cost	Subtotal
1.1	DIAMOND FIELD (300')	SEE "ITEMIZED SPORTS FIELD LISTINGS" FOR BREAKOUT	4	EA	\$1,400,000.00	\$5,600,000.00
1.2	PARKING LOT (EAST OF EXISTING COMPLEX)	NEW	111,000	SF	\$7.00	\$777,000.00
1.3	DRIVE	NEW	40,600	SF	\$7.00	\$284,200.00
1.4	CONCESSION / RESTROOM BUILDING		1	ALLOW	\$1,500,000.00	\$1,500,000.00

Features Diagram





YOUTH SPORTS 1 - Existing northern practice diamond fields to be upgraded to true playing fields.



YOUTH SPORTS 2 - Existing northern practice diamond fields to be upgraded to true playing fields.



YOUTH SPORTS 3 - Existing area between practice diamond fields to be upgraded with central concession / restroom.



YOUTH SPORTS 4 - Green space to east of existing diamond complexes to be used for expanded parking opportunities.

Appendix D1

Natural vs Synthetic Turf Considerations

	Natural Turf	Synthetic Turf
Cost (per square foot)	\$1 – \$2	\$10 – \$15
Life expectancy (years)	20+	8 – 15
Maintenance		
Debris removal	•	•
Aeration	Needed to promote turf health & vigor	Needed to reduce infill compaction
Infill replacement	—	•
Surface brushing / grooming	—	•
Surface hardness testing	—	•
Deep clean (annual)	—	•
Sanitization (annual)	—	•
Snow removal	—	May be required to prevent ice buildup, improve drainage, and maintain surface comfort
Irrigation / watering	Essential for turf survival	Cools surface during periods of play; cleans turf and maintains appearance
Inspections	Drainage system	Drainage system; line markings; seams
Mowing	•	—
Fertilization	•	—
Overseeding	•	—
Striping	•	—
Other practices	Limit use to only necessary events; rotate practice locations	—
Summary	Provides a natural surface with lower up-front cost; requires regular maintenance and is more prone to natural impacts (drought, pests, etc.); Life expectancy before complete renovation is typically longer	Year-round accessibility and increased playable hours. High up-front cost is countered by limited maintenance needs (but it is not maintenance-free); unaffected by natural impacts; life expectancy is shorter

