



Town of Frederick
Board of Trustee Agenda
Tuesday, July 21, 2020

**Frederick Board of Trustees
Work Session
Virtual Zoom Meeting
401 Locust Street
Frederick, CO 80530**

5:30 P.M.

1. Transportation Master Plan
2. Parks, Open Space and Trails Master Plan

Meghan Martinez is inviting you to a scheduled Zoom meeting.

Topic: Work Session

Time: Jul 21, 2020 05:30 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://zoom.us/j/94379131412?pwd=MSsrcVRoWVQxSHQwSU00NnFrczJDZz09>

Meeting ID: 943 7913 1412

Password: 412422

One tap mobile

+13462487799,,94379131412# US (Houston)

+16699006833,,94379131412# US (San Jose)

Dial by your location

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 312 626 6799 US (Chicago)

+1 929 436 2866 US (New York)

+1 301 715 8592 US (Germantown)

Meeting ID: 943 7913 1412

Built on What Matters.



Built On What Matters

T O W N O F F R E D E R I C K
TRANSPORTATION
MASTER PLAN

Board of Trustees Workshop
July 21, 2020



Agenda

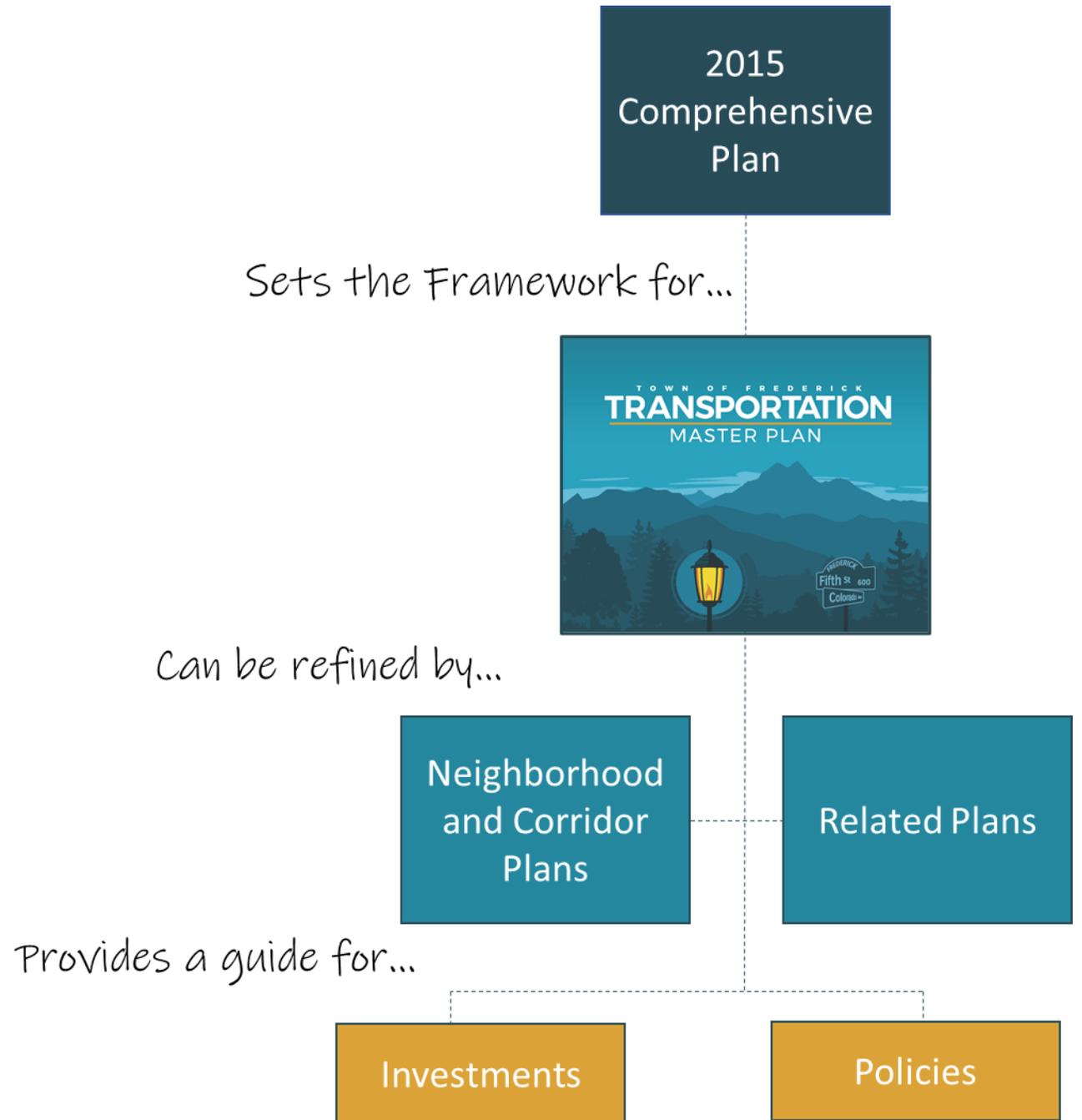
- ▶ Project Origin and Goals
- ▶ Project Status
 - ▶ Public Engagement
 - ▶ State of the System
 - ▶ Priorities
- ▶ Next Steps

Project Origin

The background features abstract, overlapping geometric shapes in various shades of teal and dark blue, primarily concentrated on the right side of the frame. The shapes are layered, creating a sense of depth and movement. The overall aesthetic is clean and modern.

Project Origins

- 2015 Comprehensive Plan
- Downtown Development Plan
- Parks and Open Space Master Plan
- Others?



Goal Areas

- Growth and Development
- Residential Neighborhoods
- Commercial and Industrial Neighborhoods
- Transportation and Mobility
- Parks, Recreation and Open Space
- Community Facilities and Infrastructure
- Urban Design, Beautification, and Tourism

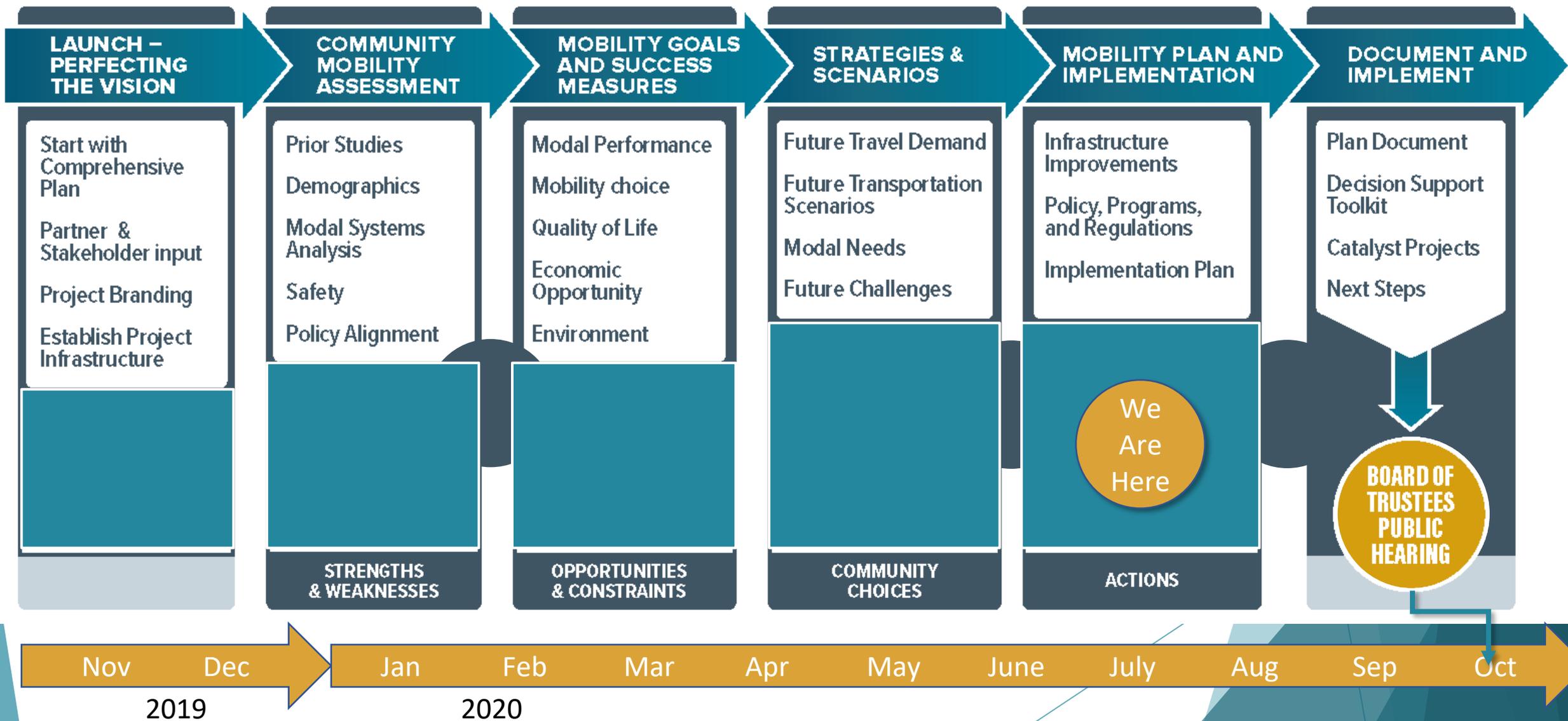
Study Framework based on Comprehensive Plan

Objectives

1. Well maintained streets and trails
2. Additional I-25 Interchange
3. Match impact fees to true needs
4. Public Transit
5. Neighborhood Connections
6. Complete Streets Policy
7. Regional Trail Connections
8. Internal trail connections in new developments

Project Status





Public Engagement – What We've Heard



Stakeholder Interviews

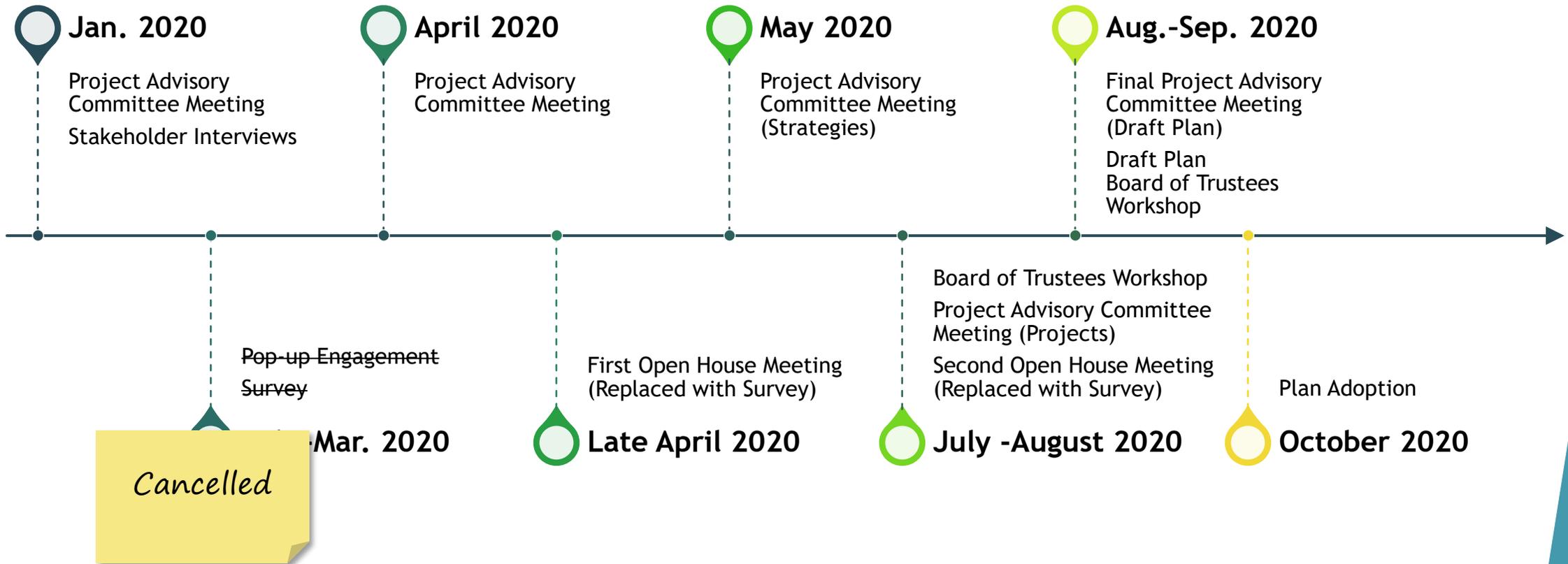


Project Advisory Committee



Community Surveys

Public Engagement - Key Dates



Stakeholder Interviews

- ▶ Conducted Interviews Jan 28th and 29th , 2020.
- ▶ Interviewed 7 groups for a total of 19 people.

Energy
Representatives
(Crestone and Oxy)

School District
(High School and
Elementary)

Transportation
(DRCOG, Weld
County, CDOT)

Safety Services

Community
Development
Group

Community Assets
(Parks, Recreation,
Trails and Open
Space)

Businesses (Toyota,
TBK Bank)

Neighborhoods
(Prairie Greens,
Windham Hill)

Town of Frederick
Staff (planning,
maintenance, and
engineering)

Carbon Valley Solutions

Maintenance

Regional

Widening

Intersections

Small Town

Connectivity

Funding

West Side

TRANSIT

Bike Project

Speed - 25 Jobs

Open Space

Lanes Sidewalks

Parking

Emergency Services

Trails Downtown

Congestion

Mode Choices

Safety

SH-52

Community

Schools

Seniors

Trucks

ADA

Neighborhoods

Growth

Children

Active Modes



Stakeholder Interviews

- ▶ Key Themes
 - ▶ Local Mobility
 - ▶ Regional Connectivity
 - ▶ Travel Demand
 - ▶ Community Character
 - ▶ Policies and Programming



Project Advisory Committee

- ▶ 10 Member Committee that was invited to support the development of the TMP
 - ▶ Provide wide counsel to the Project Team
 - ▶ Help the Project Team with milestone decisions
 - ▶ Promote and participate in public engagement efforts
- ▶ Members Include
 - ▶ Board of Trustee
 - ▶ Planning Commission
 - ▶ Business Owner
 - ▶ Residents
 - ▶ Schools
 - ▶ Staff



Project Advisory Committee

- ▶ January 22, 2020
- ▶ April 15, 2020
- ▶ May 20, 2020

• The Future

• Connectivity

both sides of I-25
trails (around the entire town)

• Responsible growth

balance small town feeling

• Quality of life

- safety !
- Ride bikes to school

• Connect new + existing neighborhoods

- prevent "islands"

• Downtown Parking

• Convenient

• No parking = missed opportunity?

• Accessibility (enough parking spots?)

• Rideshare programs (lacking)

• Multiple options for commute
- public transportation

• Generational challenges
old and young

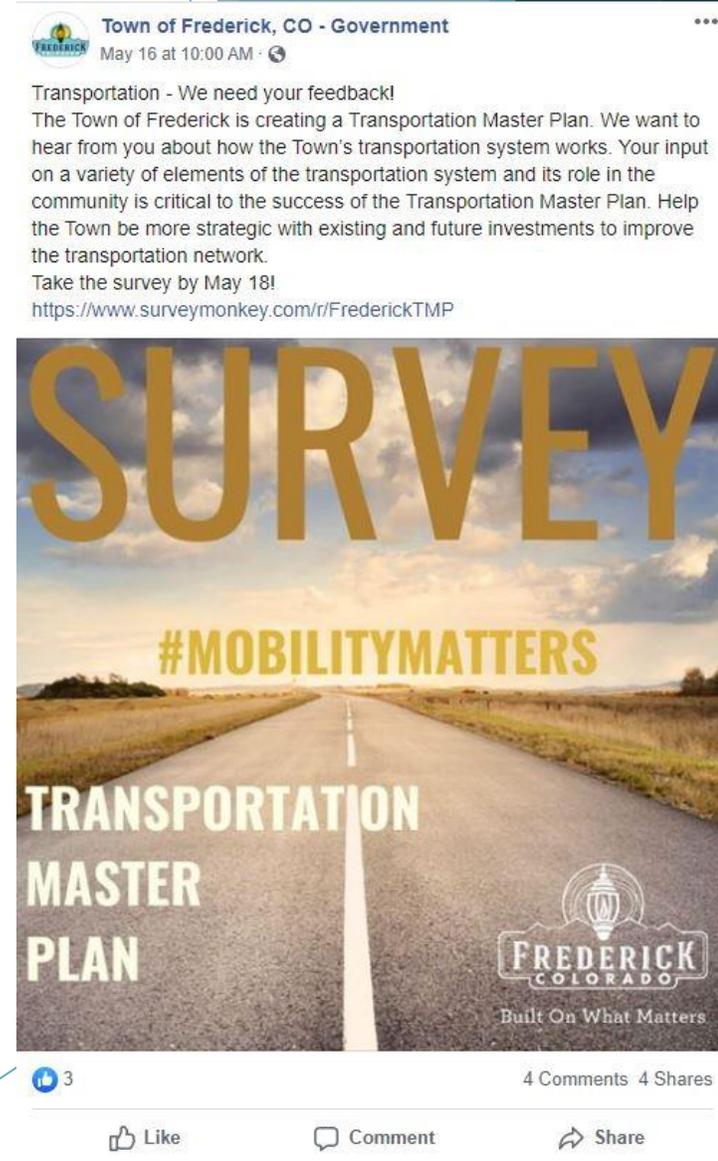
• N Line connections

• Community identity

• upgrade problem areas is key

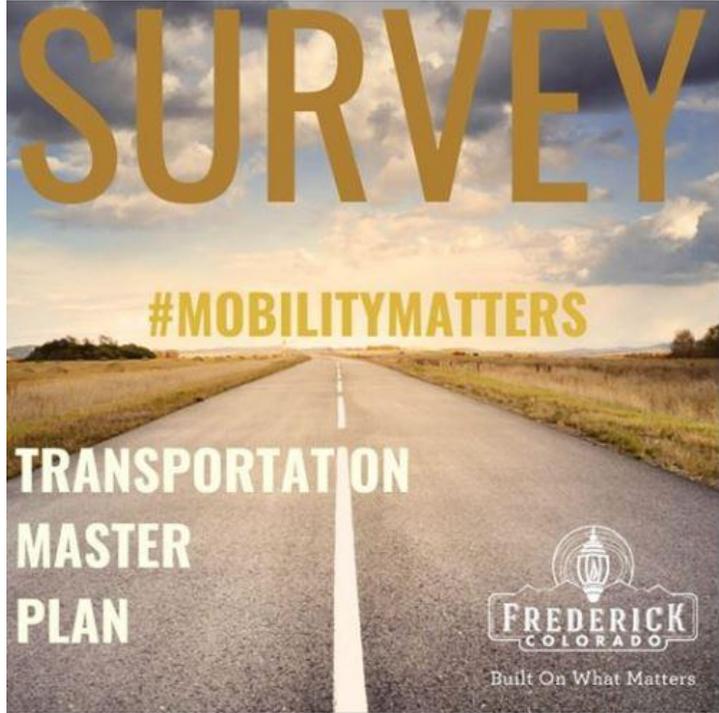
Community Survey #1 - Transportation Strengths, Weaknesses, Opportunities and Constraints

- ▶ Survey was open from May 1st - 18th
 - Facebook
 - Nextdoor
 - Utility mailer
- ▶ 354 Responses
- ▶ 97% live in Frederick
 - Others: Firestone, Ft Lupton, Dacono, Erie
- ▶ 7% of respondents work/school in Frederick
 - Carbon Valley = 19%
 - Denver & Surrounding Communities = 31%



Town of Frederick, CO - Government
May 16 at 10:00 AM · 🌐

Transportation - We need your feedback!
The Town of Frederick is creating a Transportation Master Plan. We want to hear from you about how the Town's transportation system works. Your input on a variety of elements of the transportation system and its role in the community is critical to the success of the Transportation Master Plan. Help the Town be more strategic with existing and future investments to improve the transportation network.
Take the survey by May 18!
<https://www.surveymonkey.com/r/FrederickTMP>



3
4 Comments 4 Shares

Like Comment Share

Key themes from the survey:



“Right-sized”
Streets



Safety



Connecting
Activity
Centers



Explore
Transit
Partnerships



SH 52

→ **70%** identified that the transportation system gets them where they want to go ←



You identified the following policies and programs as critical outcomes of a successful **Transportation Master Plan**.



↓
**Top
concern:**

Lack of **local** and
regional trail and
sidewalk connections.

64%



1. Transportation
funding and
maintenance
program

58%



2. Identification of
specific projects
and Town
priorities

46%



3. Create strategic
partnerships to
address regional
challenges



Project Advisory Committee

- ▶ January 22, 2020
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Please prioritize the following objectives.

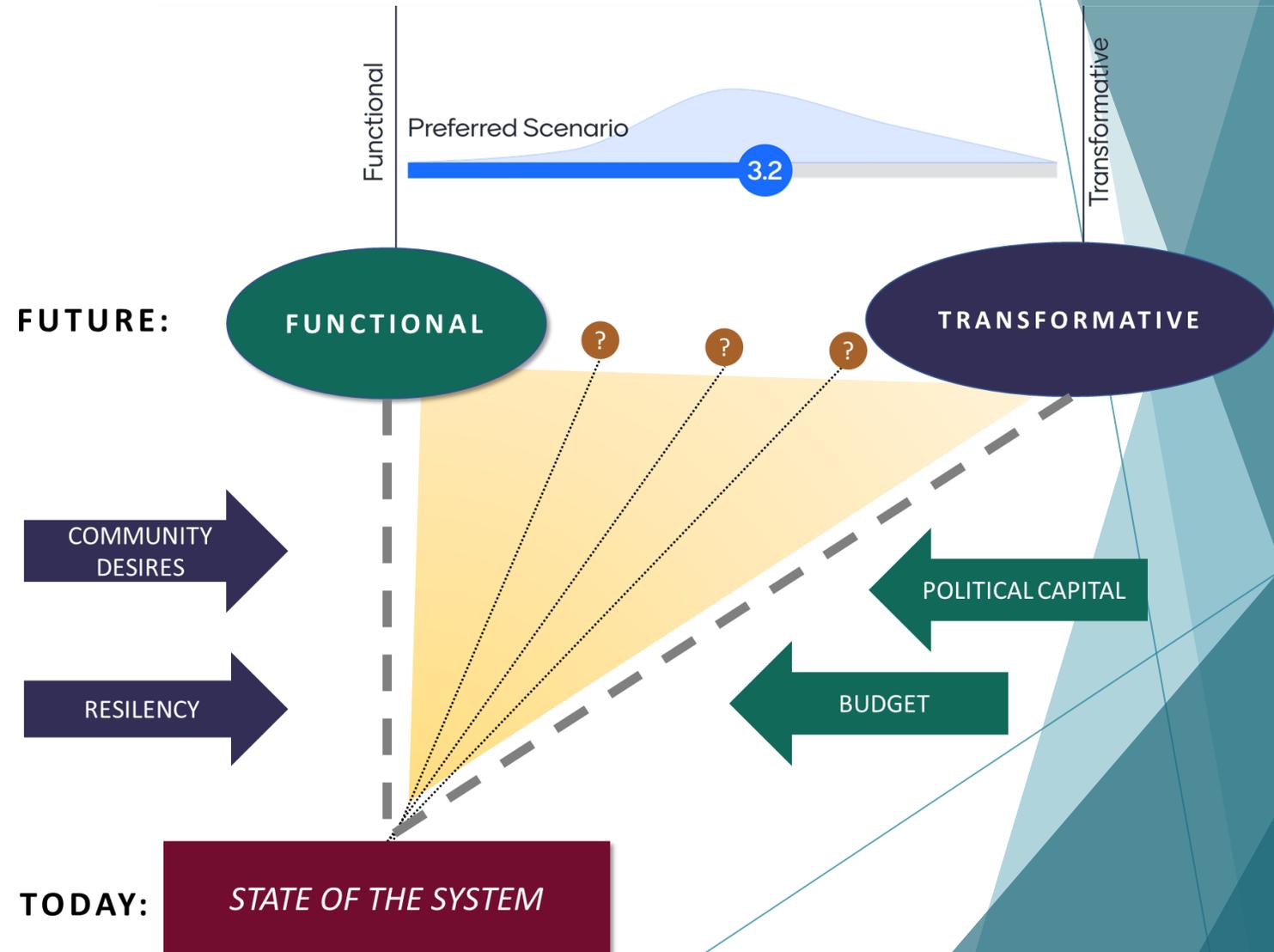
Mentimeter





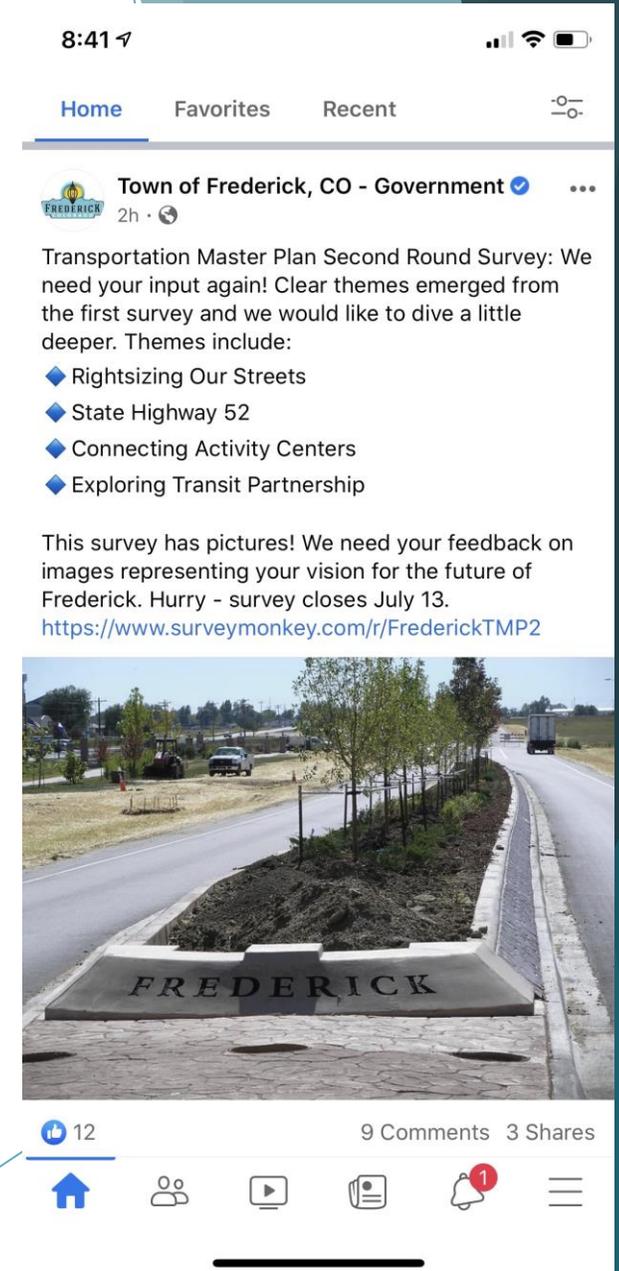
Project Advisory Committee

- ▶ January 22, 2020
- ▶ April 15, 2020
- ▶ May 20, 2020



Community Survey #2 - Transportation Scenarios and Strategies

- ▶ Survey was open from June 30th - July 13th
 - Facebook
 - Nextdoor
 - Instagram
- ▶ 246 Responses



Community Survey #2 - Results Sneak Peak

▶ Rightsizing Our Streets

- ❖ Pedestrian friendly infrastructure, keeps the community/hometown feel, accommodates more bikes and pedestrians
- ❖ Intersections that allow for efficient traffic flow, safety, and accommodate multi-modal

▶ SH 52

- ❖ Wide lanes to accommodate traffic levels but not over-built, dedicated turn lanes

▶ Connecting Activity Centers

- ❖ Parks and open space
- ❖ Downtown Frederick
- ❖ Schools and neighborhoods

▶ Exploring Transit Partnership

- ❖ Carbon Valley/Tri-Town

State of the System - What We See



Strengths and Weaknesses



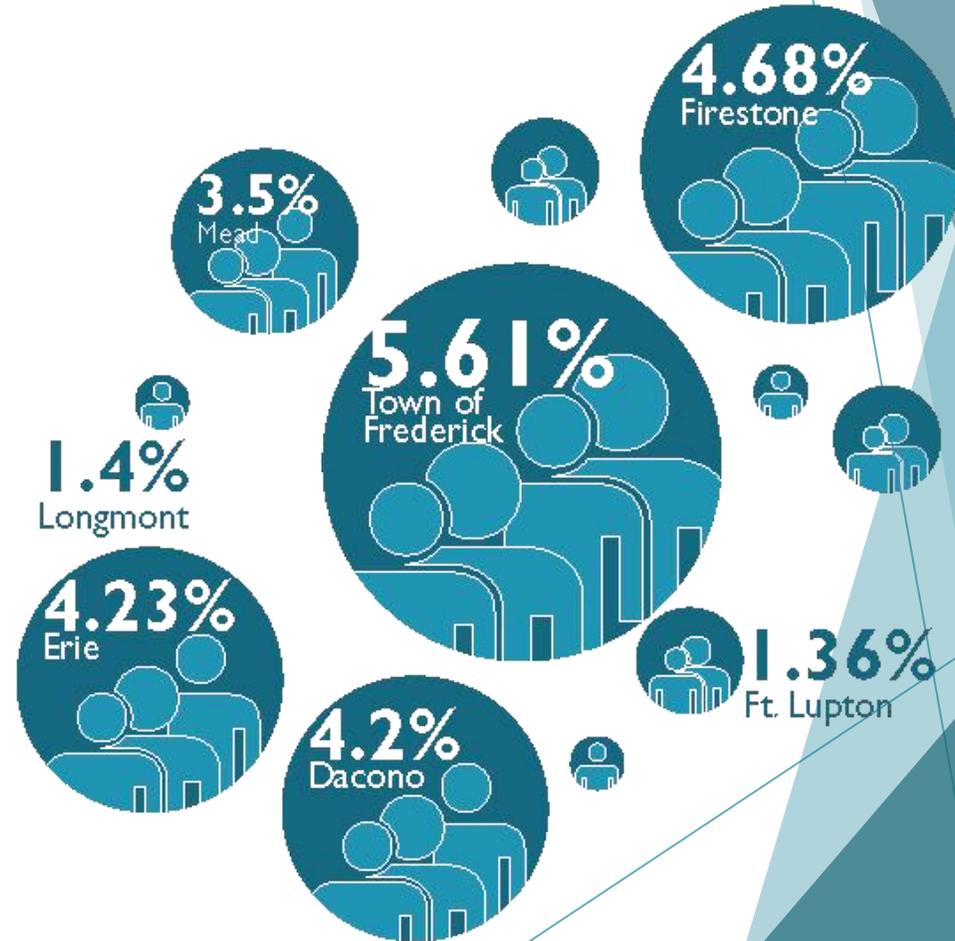
Opportunities and Constraints



Evaluated Relative to Community Goals

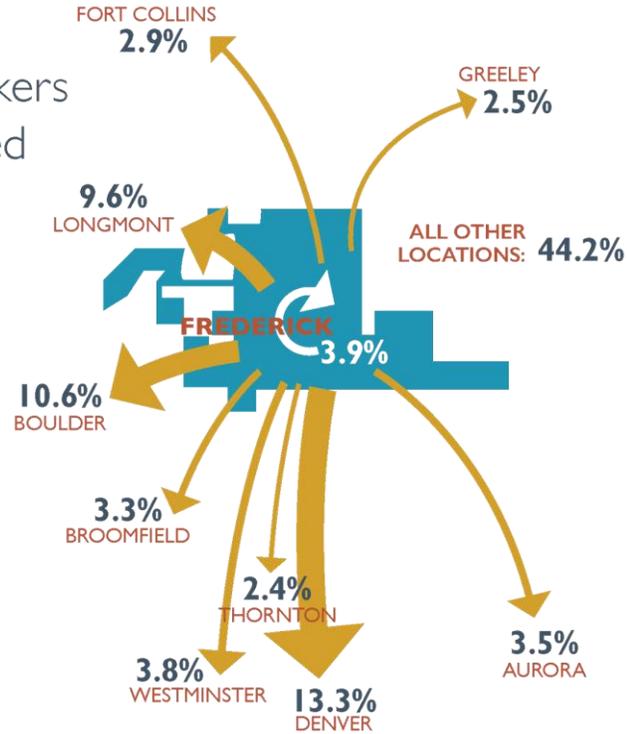
Areas of Change - Growth

- ▶ Frederick's appealing traits won't change
 - ▶ Proximity to I-25 and nearby cities
 - ▶ Small-town feel
- ▶ Growth of both employment and population will increase the demand on all aspects of the transportation network

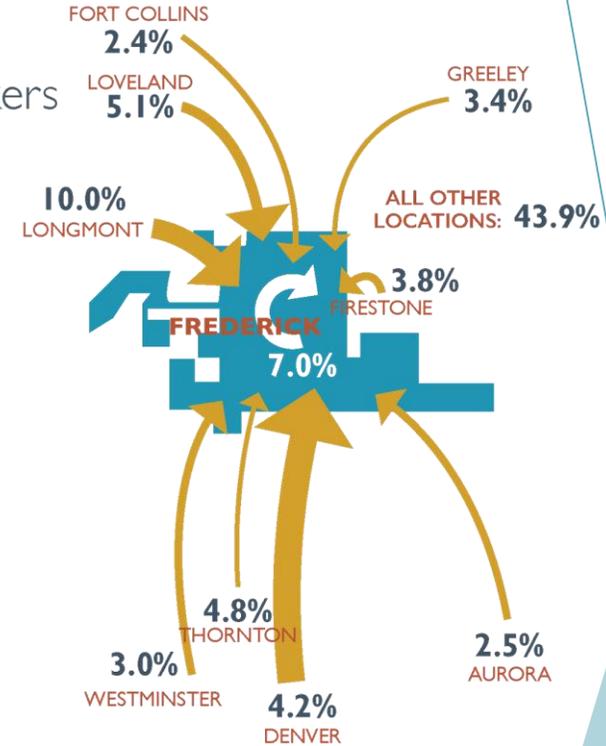


Mobility Demographics - Commuting Profile

OUTFLOW
Where Workers
Are Employed

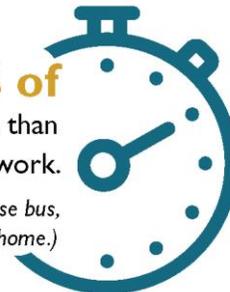


INFLOW
Where Workers
Live



More than **55% of residents** travel for more than **30 min** to work.

(84% drive alone, 9% carpool, 0.1% use bus, 0.4% walk, 0.2% bike, and 5.9% work from home.)



Mobility Demographics - Affordability

- ▶ Combined housing and transportation costs in Frederick exceed affordability guidelines with the transportation element contributing a significant portion.



Housing and Transportation spending is **59% of income** expenses.

Frederick Housing and Transportation Costs



H+T Affordability Guidelines, Percentage of Income
US Census Bureau



\$16,143

Annual Transportation Costs



2.18

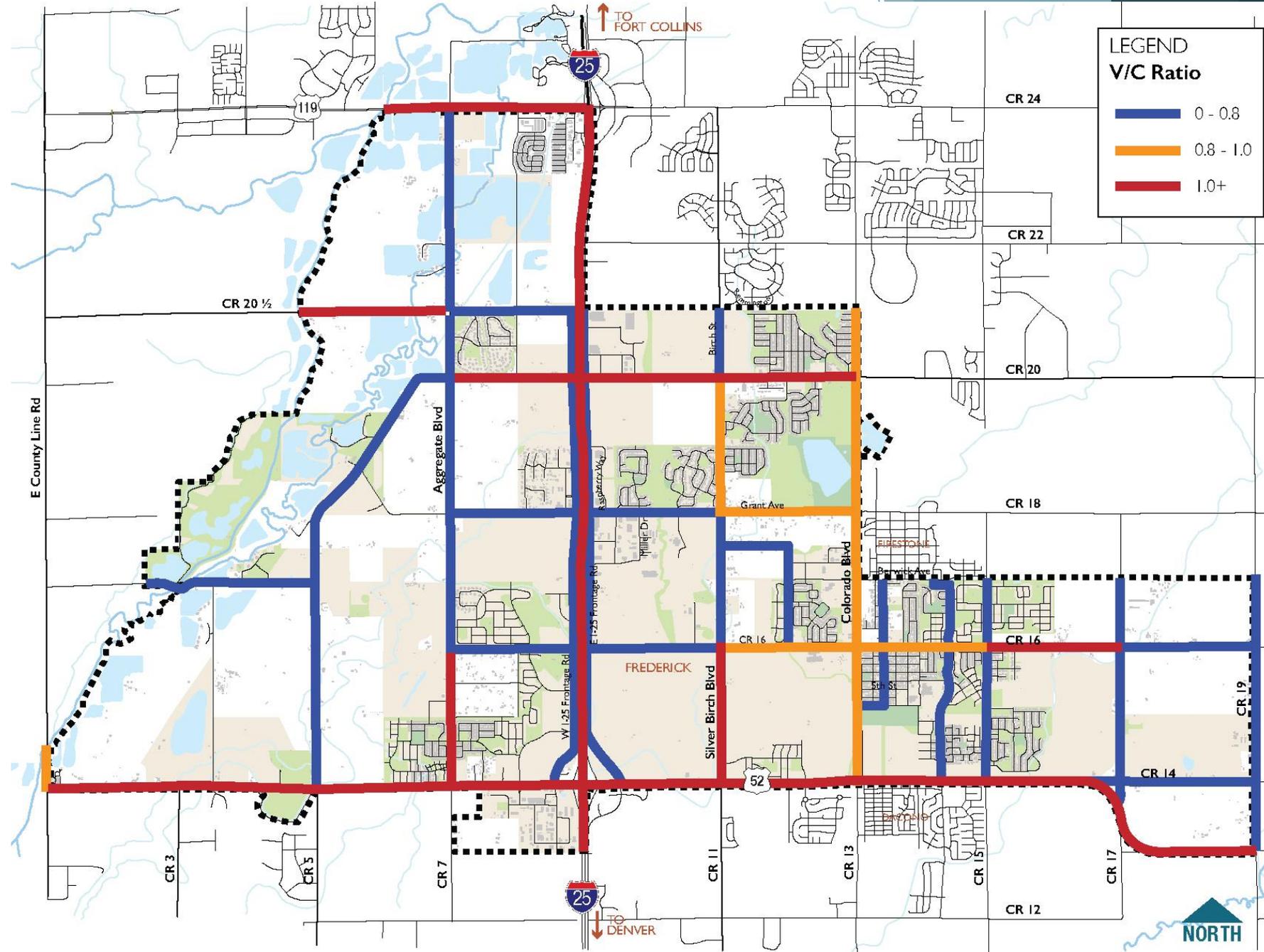
Autos per Household



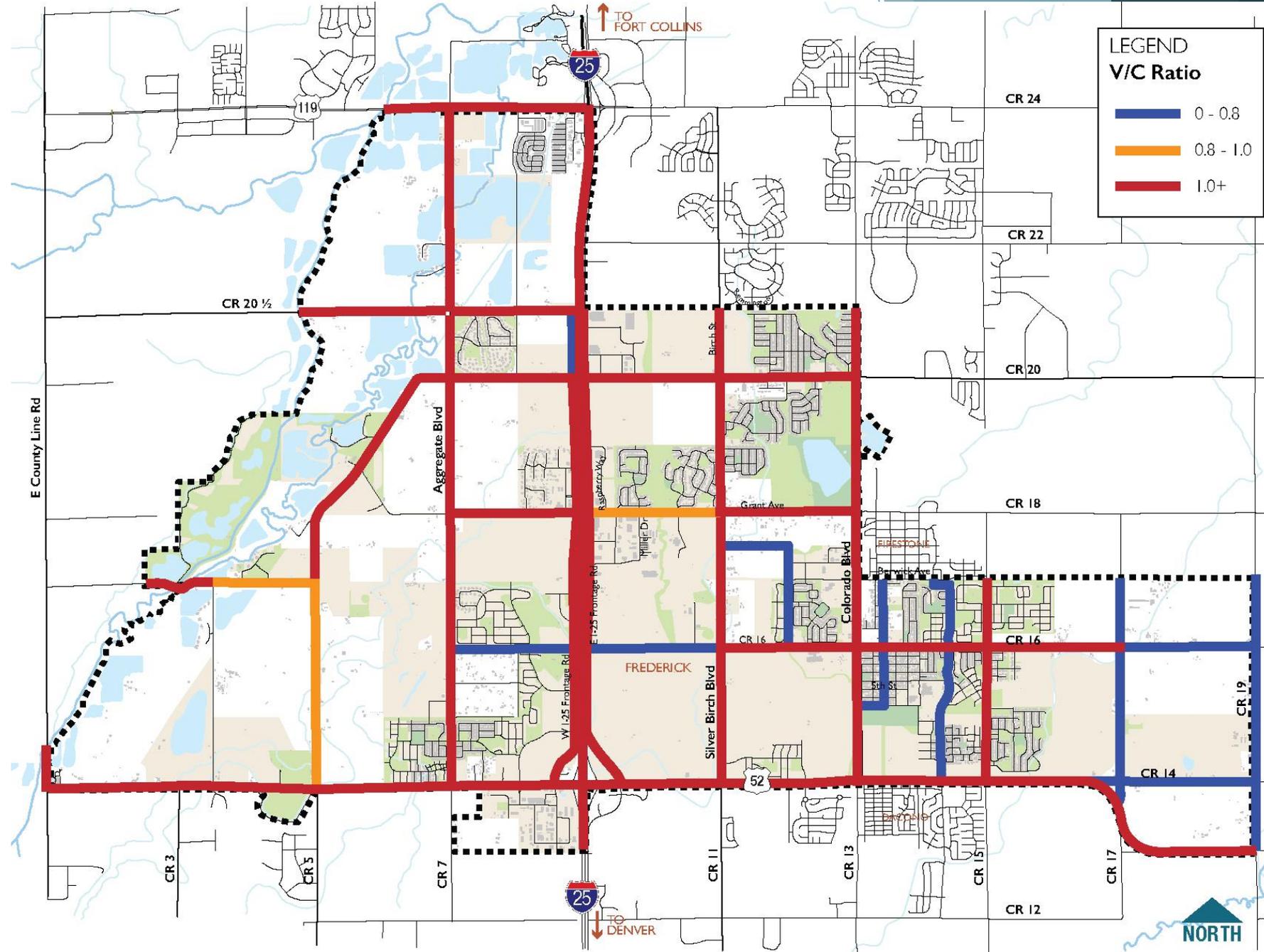
26,214

Average Household VMT

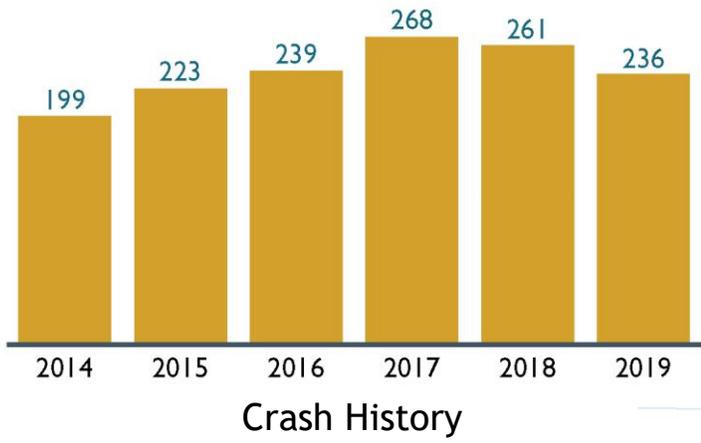
2040 Forecast Traffic - Daily V/C



2040 Forecast Traffic - Peak Hour V/C



Safety



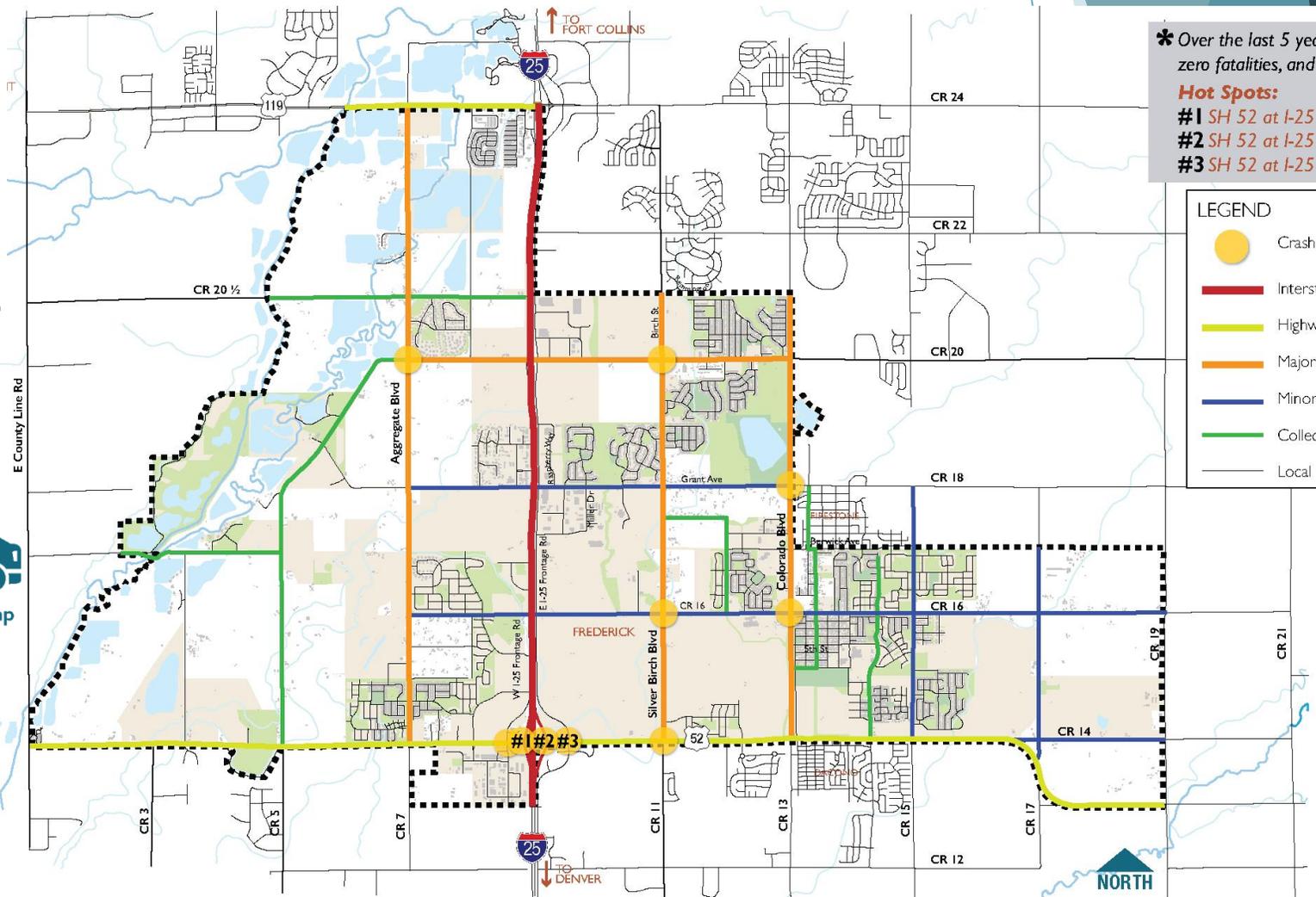
* Over the last 5 years there have been zero fatalities, and 12 injury crashes.

Hot Spots:

- #1 SH 52 at I-25 SB Ramp
- #2 SH 52 at I-25 NB Ramp
- #3 SH 52 at I-25 East Frontage Road

LEGEND

- Crash Location *
- Interstate
- Highway Arterial
- Major Arterial
- Minor Arterial
- Collector
- Local



Over the last **6 years** there have been **no fatalities**, and **92 injury** crashes per year.



HOTSPOTS: SH 52 & I-25 SB Ramp
 SH 52 and I-25 NB Ramp
 SH 52 and I-25 E Frontage Rd



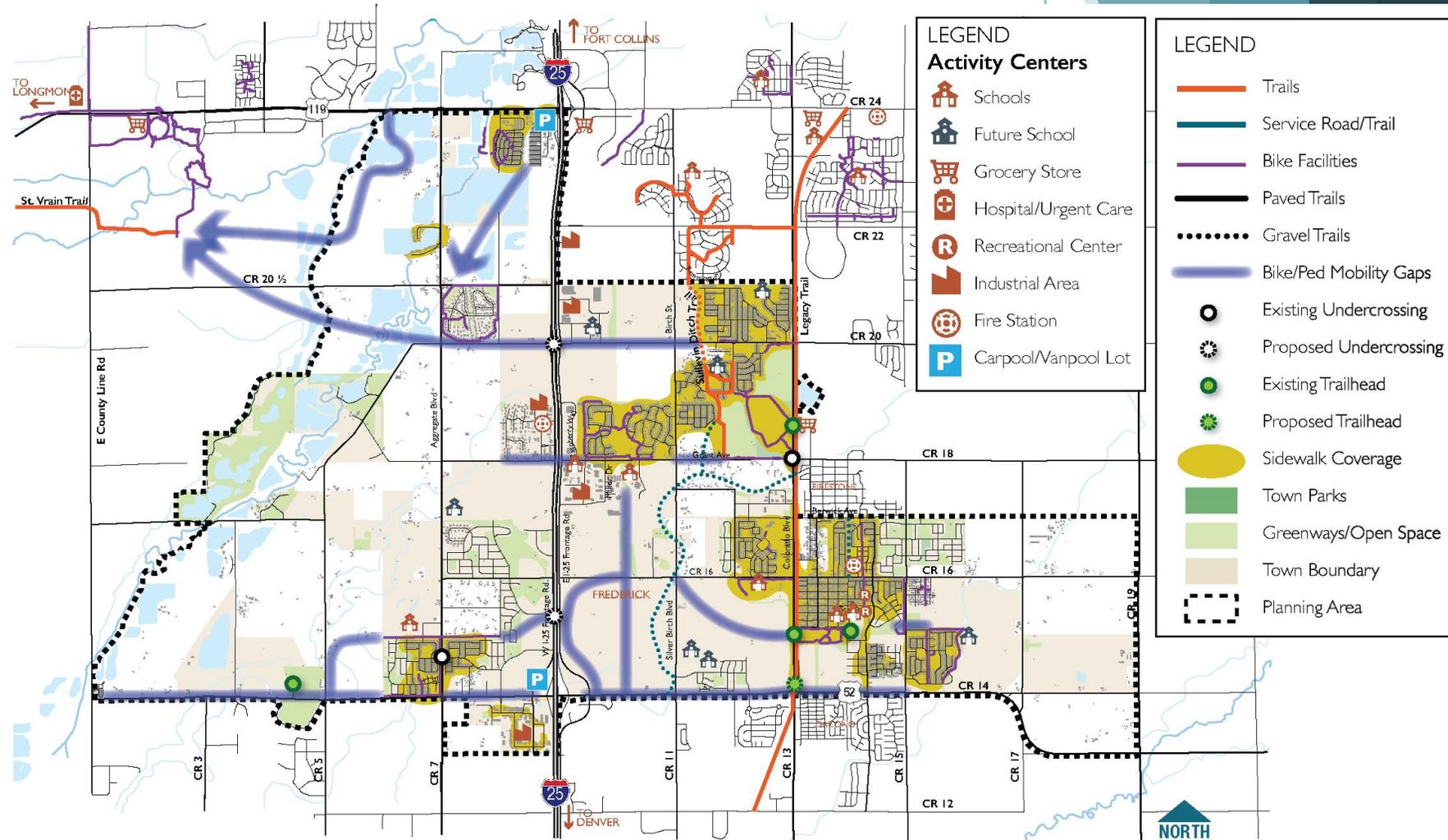
Active Transportation Network

Strengths

- ▶ Extensive trail system
- ▶ Neighborhood sidewalks
- ▶ North/South spine

Weaknesses

- ▶ On-Street bike lane network
- ▶ Connections to trails
- ▶ East/West connections
- ▶ Connections to services



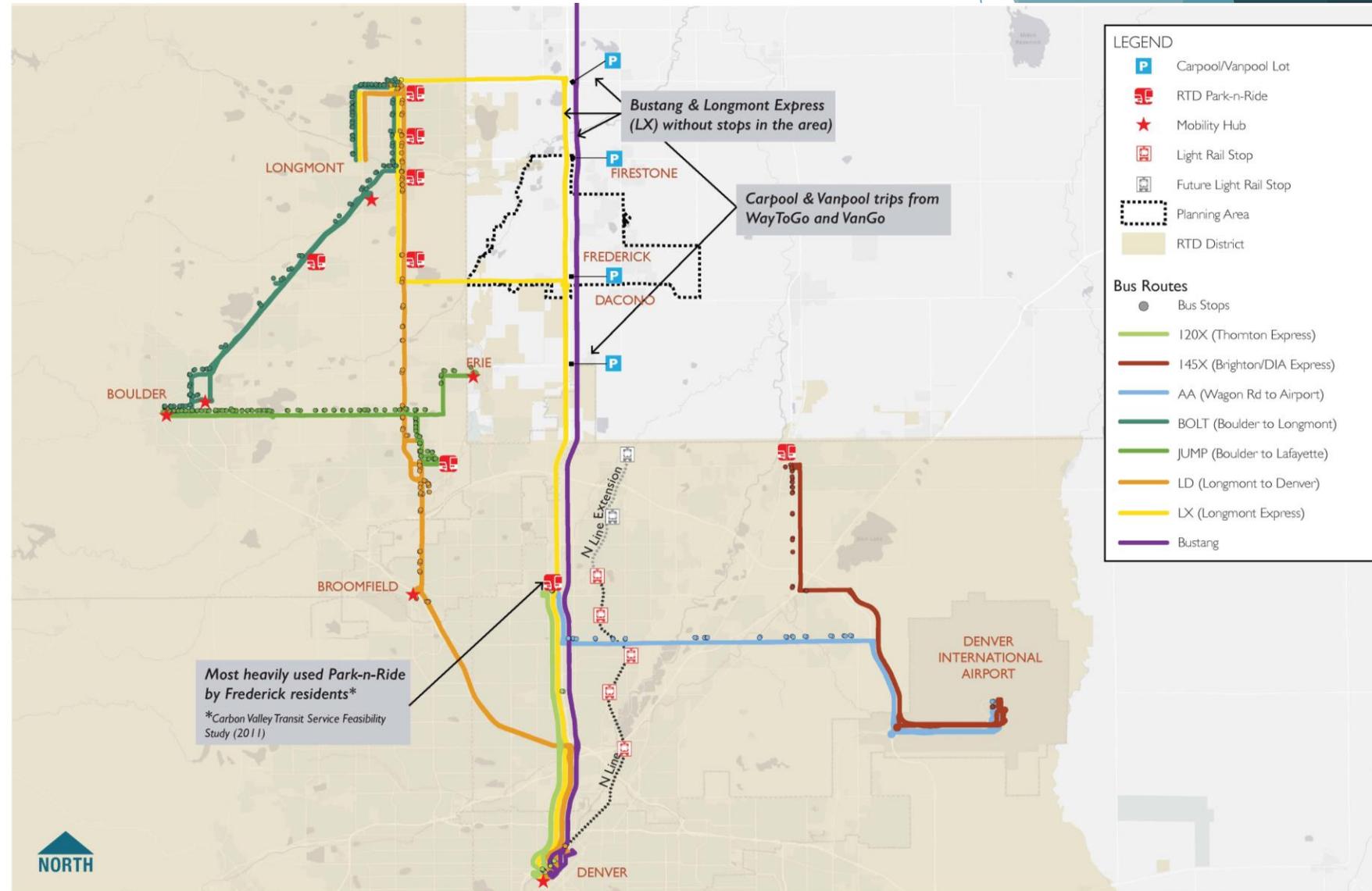
Transit

▶ Strengths

- ▶ Transit connections nearby
- ▶ Planned improvements nearby
- ▶ Strong desire

▶ Weaknesses

- ▶ No Frederick stops
- ▶ No defined funding
- ▶ Lack of mobility options for seniors, healthcare, etc.



Opportunities and Constraints

Opportunities

- ▶ Involved public
- ▶ Strong arterial road network
- ▶ Unique Downtown/Recreation Areas
- ▶ Strong interest in transit
- ▶ Growth

Constraints

- ▶ Funding
- ▶ Parallel road network
- ▶ Limited services
- ▶ Not in RTD
- ▶ Growth

Priority Transportation Strategies

- ▶ Define “Right-Sized” Streets
- ▶ Connect Activity Centers
- ▶ Explore Partnerships
 - ▶ Transit
 - ▶ Funding
- ▶ SH 52

Next Steps

Project Identification, Other Actions, Recommendations and Report

Project Identification



Intersections and Roadways



Bike and Pedestrian Connections



SH52 Actions



Activity Center Connections

Intersections and Roadways

- ▶ Short Term
 - ▶ Intersection Improvements
 - ▶ Safety and Operational enhancements
 - ▶ Complete Street Design Guidelines
- ▶ Longer Term
 - ▶ Roadway widening
 - ▶ Parallel roadway network

Bike and Pedestrian Connections

- ▶ Short Term
 - ▶ Closing Gaps
 - ▶ Wayfinding
 - ▶ Roadway crossings and trail connections
- ▶ Longer Term
 - ▶ Enhanced east/west connections
 - ▶ Enhanced Downtown connections
 - ▶ New Activity Center connections

SH52 Actions

- ▶ CDOT is currently conducting a PEL Study of the Corridor
- ▶ Frederick Priorities for Study outcomes:
 - ▶ Town supportive Access Control Plan
 - ▶ Bike and Pedestrian Crossings
 - ▶ I-25 Accessibility/Gateway
 - ▶ Value of the Corridor for East/West Bike and Pedestrian Connections

Connecting Activity Centers

- ▶ Downtown
 - ▶ Parking and multimodal access
 - ▶ Enhancing functionality for events and as a civic center
- ▶ I-25 and East/West Mobility
 - ▶ Enhanced multimodal crossing at Bella Road
 - ▶ Potential I-25 connection
 - ▶ Access to SH119 Transit
 - ▶ Gateway Features
- ▶ Trail Connections
- ▶ Access to Services

Other Actions

Transit

- ▶ Multimodal connections to existing transit services
- ▶ Frederick Local Services
 - ▶ Specialized Services (Seniors, healthcare, etc.)
 - ▶ Local shuttle to transit stops
- ▶ Regional Partnerships

Funding Strategies

- ▶ Existing funding sources and processes
- ▶ New Funding Strategies
 - ▶ Grants
 - ▶ Improvement Districts
 - ▶ Impact Fees
- ▶ Partnerships
 - ▶ Project specific
 - ▶ Regional approaches

Project	Timeline	Cost Sharing Partner	Relative Cost	Other Town Goals Supported	Overall Ranking
Roadways					
	Short Long				
Intersection Improvements. Tiered priorities based on volume, turn lane, and safety analysis.	●	●	●	●	●
Complete Street Design Guide. Update design specifications based on Complete Streets, including context and typologies.	●		●	●	●
Roadway Widening. Long-term plan based on V/C tiers and following implementation of intersection improvements and updates to Street Design Guide.	● ●		●	●	●
State Highway 52					
SH 52 Planning and Environmental Linkages (PEL) and Access Control Plan (ACP). Establishes a vision for the entire SH 52 corridor, develops an ACP, prioritizes improvement projects and identifies funding opportunities.	●		●	●	●
Bike/Pedestrian Crossing Protection Plan. Protect SH 52 crossing capacity for bicyclists and pedestrians.	●		●	●	●
Separated Trail System. Separate Bike/Ped from vehicular exposure.	● ●		●	●	●
I-25					
SH 52 Planning and Environmental Linkages (PEL) and Access Control Plan (ACP). Actions related to I-25 segment of SH 52.	● ●		●	●	●
Parallel and Separate Trail System at I-25 & SH 52. Separate Bike/Ped from vehicular exposure on I-25 overpass.	● ● ●		●	●	●
Bella Rosa Parkway. Bike/Pedestrian accommodations.	●		●	●	●
Bella Rosa Parkway. Roundabout Intersections	● ●		●	●	●
Bella Rosa Parkway. New I-25 access interchange.	● ● ●		●	●	●
Complete Frontage Road. West side, north end.	● ●		●	●	●
Gateway. Enhance traveler awareness of Town of Frederick.	●		●	●	●

DRAFT

Recommendations and Report



Projects



Other Actions



Prioritization, Costs, and Programming



Published Transportation Plan

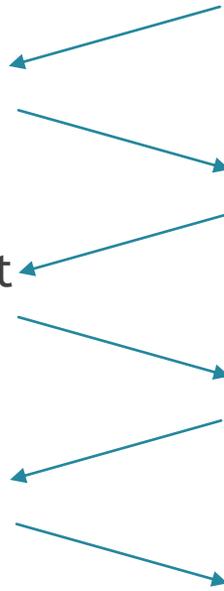
Upcoming Activities

Communication

- ▶ PAC Meeting to review initial project list and other actions
- ▶ Public Survey #3 to invite comment on projects and other actions
- ▶ Draft Plan Document Review with BOT

Analysis

- ▶ Continue project and action identification and scoping
- ▶ Project Costing and Prioritization
- ▶ Draft Recommendations
- ▶ Draft Plan Production
- ▶ Final Plan and Adoption





Parks, Open Space and Trails Master Plan

Joint Board of Trustees and POST Commission Workshop

Tuesday, July 21, 2020, 6:30 pm to 7:30 pm

AGENDA

- I. Welcome and Introductions (*3 minutes*)
 - a. Name
 - b. Role
 - c. Years as a resident
- II. Existing and Future Conditions Presentation (*10 minutes*)
 - a. Key takeaways from report
 - b. Questions
- III. POST Themes and Objectives (*15 minutes*)
 - a. Review of themes and example objectives from POST Commission Meeting #1 and preliminary feedback from the Community Visioning Questionnaire
 - b. Objectives exercise (building on the Comp Plan's POST objectives)
- IV. 2010 POST Recommendations (*10 minutes*)
 - a. Revisit key recommendations from past plan
 - b. Confirm recommendations and revisit objectives
- V. 2020 POST Preliminary Ideas (*20 minutes*)
 - a. Preliminary ideas exercise
- VI. Close/Next Steps (*2 min*)

Materials

- Existing and Future Conditions Brief
- Existing and Future Conditions Appendices



Built On What Matters

EXISTING AND FUTURE CONDITIONS BRIEF

INTRODUCTION

PURPOSE OF MASTER PLAN

The Town of Frederick is updating its *Parks, Open Space, and Trails (POST) Master Plan* to evaluate progress made since the 2010 POST Master Plan and provide a framework for creating a vibrant system of parks, open space, and trails for its residents over the next ten years. Guided by previously adopted plans, including the 2015 Comprehensive Plan, this updated POST Master Plan will establish a community vision, develop a strategy to manage existing assets, and identify new opportunities for recreation, conservation, and trail connectivity that are consistent with community needs and projected future growth.

Data in Appendices

- A. Existing Parks Inventory
 - B. Existing Open Space Inventory
 - C. Existing Trails Inventory
 - D. Ownership & Maintenance Table
 - E. Existing Parks Inventory Observation Summary
 - F. Subdivisions Map
 - G. Interview with Public Works Staff
-

PLANNING PROCESS OVERVIEW

The POST Master Plan update will be developed through a multi-phase planning process that obtains input from Town staff, community members, and other leaders who are committed to improving and expanding Frederick’s parks and recreation experiences. The process, summarized in Figure 1, is anticipated to last approximately 8 months and result in the adoption of the new Master Plan.

Figure 1: Planning Process Diagram



PARK FACILITY AND OPEN SPACE INVENTORY

PARK CLASSIFICATIONS

Mini Parks range in size from ¼ to 3 acres and are typically found in areas lacking vast parkland. They are intended to be a walk-to facility that provides recreation for the residents in their immediate vicinity, within 1/5* mile of residents served. They usually include play equipment, a picnic shelter and tables, and sometimes a small turf area for informal recreation.



Mini Park: Firefighters' Park – 1.5 acres

Neighborhood Parks are typically 4 to 6 acres in size and are also intended to be walk-to facilities, usually within a 1/3* mile of the homes they serve. They usually have a playground, an open turf/play area large enough for informal field sports and practices, a basketball and/or tennis court, picnic facilities, and sometimes a restroom and/or off-street parking. Neighborhood Parks are often accessed by a network of trails.



Neighborhood Park: Coal Ridge Park – 5.4 acres

Community Parks are typically 20 to 40 acres in size. They are likely drive-to facilities that serve multiple neighborhoods. Characteristically, they are located along major municipal transportation routes and have on-site parking (50 spaces or more). Community Parks usually have clusters of recreation facilities such as a four-plex of baseball/softball fields, several soccer fields, 6 to 8 tennis and/or basketball courts, etc. Frederick has one Community Park – Centennial Park.



Community Park: Centennial Park – 40.66 acres

Regional Parks serve an even greater population, typically the entire community and sometimes, adjacent communities. They are often associated with large natural areas (e.g. prairies, forests, reservoirs) and may have special features to take advantage of their resources (such as trails and wildlife viewing). They may also include destination facilities (e.g. a large playground w/ unique play features) or include special recreation uses (e.g. fairgrounds). Frederick has one Regional Park – Frederick Recreation Area.



Regional Park: Frederick Recreation Area – 128.51 acres

Special Use areas are publicly accessible outdoor spaces that have unique uses for the community. Frederick has two Special Use areas – Bella Rosa Golf Course and Bulrush Wetland Park. Bella Rosa Golf Course is a public golf course that is maintained by a private entity. Bulrush Wetlands Park is a parks and open space hybrid with amenities such as a large picnic shelter, benches, and educational signage.



Special Use: Bulrush Wetland Park – 81.86 acres

**These distances reflect Frederick's current standards in the Land Use Code. The industry standard is 1/2 mile for access to park lands.*

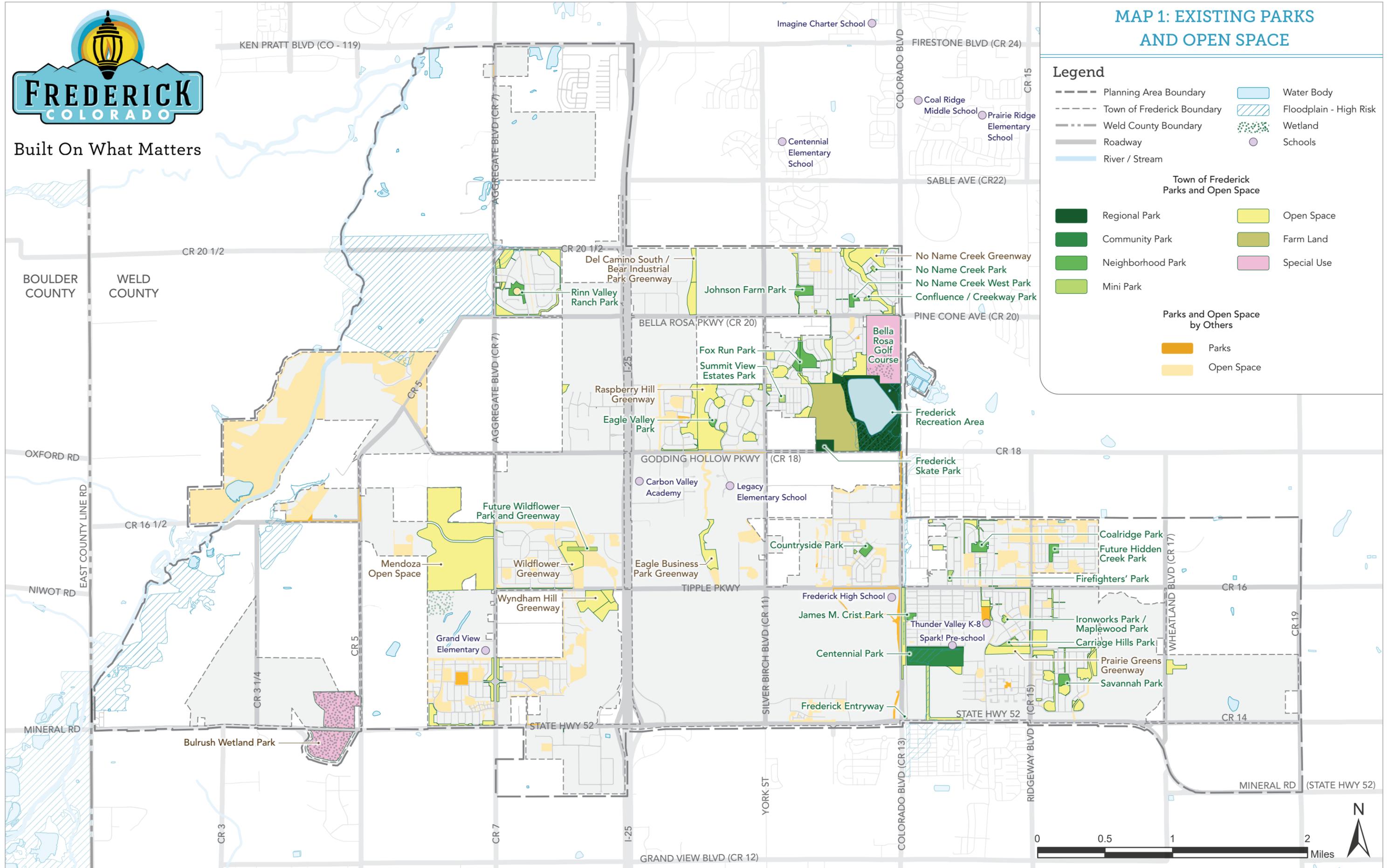


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MAP 1: EXISTING PARKS AND OPEN SPACE

Legend

- Planning Area Boundary
 - Town of Frederick Boundary
 - Weld County Boundary
 - Roadway
 - River / Stream
 - Water Body
 - Floodplain - High Risk
 - Wetland
 - Schools
- Town of Frederick Parks and Open Space**
- Regional Park
 - Community Park
 - Neighborhood Park
 - Mini Park
 - Open Space
 - Farm Land
 - Special Use
- Parks and Open Space by Others**
- Parks
 - Open Space



PARKS AND OPEN SPACE INVENTORY OVERVIEW

The Town of Frederick offers 22 parks and over 530 acres of open space to its residents. Most parks provide basic amenities – a playground structure, a picnic shelter, tables, and benches. Much of the open space in Frederick consists of greenway trails, natural surface paths, and unirrigated grasslands. The Existing Parks Inventory in **Appendix A** analyzes each park individually and lists its size, amenities, recreation opportunities, and more. Below, Table 1 summarizes the inventory content by park classification. Additionally, **Appendix B** includes a full inventory of Town-owned open space, including acreage and if each open space area is publicly accessible.

Table 1: Existing Parks Summary

Existing Parks			
Classification	# of Sites	Total Acreage	Examples
Regional Park	1	128.51	Frederick Recreation Area
Community Park	1	40.66	Centennial Park
Neighborhood Park	9	44.07	Fox Run Park, James M. Crist Park, Eagle Valley Park
Mini Park	9	8.67	Carriage Hills Park, Firefighters' Park, Ironworks / Maplewood Park
Special Use	2	159.30	Bella Rosa Golf Course, Bulrush Wetland Park
TOTALS:	22	381.21	

Note: The complete Existing Parks Inventory is located in **Appendix A**.



Bulrush Wetlands Park



Firefighters' Park

TRAILS INVENTORY

TRAIL TYPOLOGIES

The Town of Frederick provides a variety of trails for its residents, ranging from wide multi-use pathways to narrow trails through open spaces. Within the Frederick Planning Area there are a total of 15.4 miles of concrete trails and 7 miles of natural surface trails.

Concrete Trails make up the majority of the trail system in Frederick. All paved multi-use pathways are constructed with concrete. Concrete trails 8' and wider are concentrated along the Colorado Boulevard corridor (Legacy Trail) and through major parks and open space areas such as Frederick Recreation Area, Fox Run Park, Raspberry Hill, and Centennial Park. Concrete trails that are narrower than 8' are generally found filling gaps in the trail network and providing interior walks in small parks, including Coalridge Park and Firefighters' Park. The Legacy Trail is the primary concrete multi-use trail corridor through Frederick, connecting the Town to the neighboring communities of Dacono to Firestone.



The Town of Frederick recently constructed a new concrete trail near Carriage Hills Park, improving the trail system connectivity to schools, Downtown, and adjacent neighborhoods.

Natural Surface Trails are constructed with natural materials such as gravel, road base, or finely crushed stone. These trails are most often used in large recreation areas where a more primitive experience is desired, or where trail running is a popular activity. Natural surface trails 8' and wider are concentrated in Frederick Recreation Area, Rinn Valley Ranch Greenway, Bulrush Wetlands Park, Savannah Greenway, and the Raspberry Hill Greenway. Natural surface trails narrower than 8' only exist in short segments near Coalridge Park and within the Planning Area outside of the Town boundary.



The most popular natural surface trail in Frederick is the Milavec Lake Trail in Frederick Recreation Area.

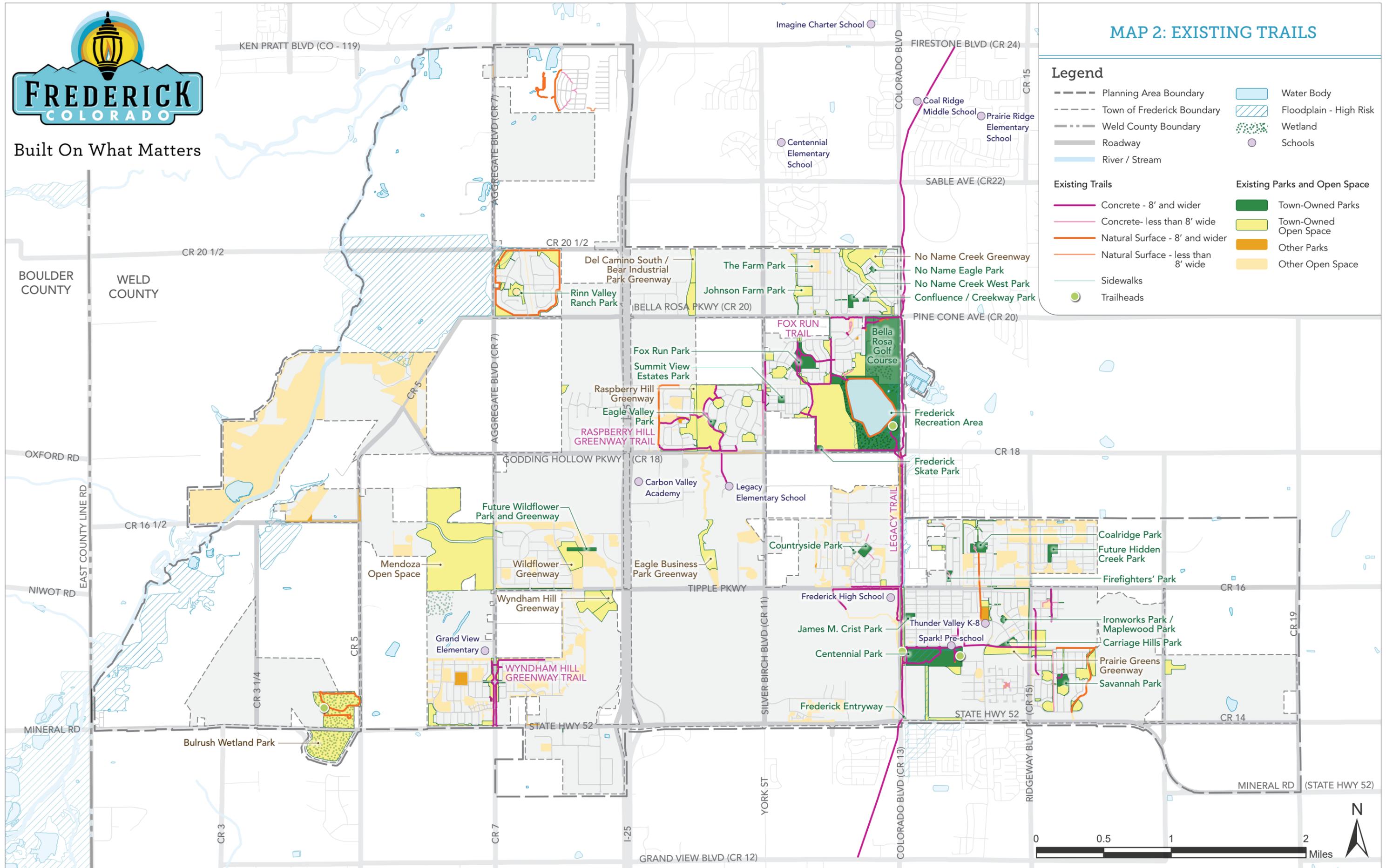


Built On What Matters

MAP 2: EXISTING TRAILS

Legend

- Planning Area Boundary
 - Town of Frederick Boundary
 - Weld County Boundary
 - Roadway
 - River / Stream
 - Water Body
 - Floodplain - High Risk
 - Wetland
 - Schools
-
- #### Existing Trails
- Concrete - 8' and wider
 - Concrete- less than 8' wide
 - Natural Surface - 8' and wider
 - Natural Surface - less than 8' wide
 - Sidewalks
 - Trailheads
-
- #### Existing Parks and Open Space
- Town-Owned Parks
 - Town-Owned Open Space
 - Other Parks
 - Other Open Space



TRAILS INVENTORY OVERVIEW

There are over 20 miles of trails within the Frederick Planning Area, over 65% of them paved with concrete. On-street sidewalks are not categorized as trails, but have been taken into consideration for the trails access analysis (see page 16). Sidewalks play an essential role in providing connectivity in neighborhoods and near Downtown Frederick. **Appendix C** includes the existing trails inventory, which details every trail segment by area/subdivision with trail type, width, mileage, and a short description. Table 2 below summarizes the trail types and mileage from the inventory.

Table 2: Trails Inventory Overview

Existing Trails	
Trail Type	Overall Length (miles)
Concrete Trail – 8’ or wider	13.48
Concrete Trail – Less than 8’ wide	1.89
Natural Surface Trail – 8’ or wider	6.90
Natural Surface Trail – Less than 8’ wide	0.12
TOTAL	22.39



Fitness stations offer active recreation opportunities for visitors along the concrete loop trail in Centennial Park

PRELIMINARY OBSERVATIONS

MIG toured Town parks, open space and trails on April 23, 2020, to assess their current condition and opportunities for enhancement. The following is a summary of preliminary observations made during the tour. A complete assessment of each site visited can be found in **Appendix E**.

SYSTEM-WIDE

- The Town of Frederick manages a **community-oriented park and open space system** that is bolstered with neighborhood parks, two larger destination parks, swaths of open spaces and a well-connected trail system. Generally speaking, sites are well-maintained and cared for by the community and the Town.
- The Town has implemented many of the recommendations from the **2010 POST Plan** such as converting engineered wood fiber (EWF) playground surfacing to poured-in-place surfacing, adding park monument signage, and adding basic amenities such as benches and dog waste stations.
- There are opportunities to **improve habitat**, ecological function, and nature-based recreation activities such as fishing, nature education, etc. Few drought-tolerant plantings were noted; and drought (or rising water costs) could significantly impact the function and attractiveness of high water-use landscapes.



OPEN SPACE

- The Town owns a significant amount of open space. The most recent acquisition, the Mendoza property is a prime example of how the Town **preserves land for agricultural uses**.
- Frederick owned open spaces provide the community with a **natural rural setting**, act as natural buffers from future development, and provide buffers in urban areas. Current and future opportunities exist to **protect** natural and cultural resources and to **provide** additional public access, recreation facilities, and educational features within open spaces.



Mendoza is the most recently acquired open space by the Town and is being preserved for agricultural uses.

TRAILS

- Where development has occurred, there is a network of **pedestrian/bike trails** and sidewalks that give residents access to parks. Future residential developments should continue to prioritize trail access, development, and connectivity between existing trail segments.
- Some neighborhoods appear more **isolated from trails and parks** than others. Gaps should be identified through a pedestrian/bike access analysis.



PARKS

- Some sites are **underutilized** or have unusable park areas; there are opportunities to naturalize or repurpose some park areas for different uses.
- **Amenities and facilities**--both large and small—have mixed ages for equipment. In general, the Town has been successful in upgrading the equipment in many park sites. Continuing upgrades through an on-going capital improvements program to address deferred maintenance issues in older parts of the Town should continue.
- Most parks support **traditional outdoor recreation uses** including play, picnicking, and active recreation. There is an opportunity to provide a greater variety of recreation opportunities across the parks system and consider new trends and future uses when replacing/repairing existing amenities and facilities.
- Most parks feature a **turf area**, but few of these are usable for informal field sports due to their size and unevenness. The Town may want to select key neighborhood parks to improve the turf area to accommodate more turf-based activities.
- **Shade trees** are needed at most parks to increase user comfort. Evergreen trees were noted at numerous parks and appear healthy and offer year-round shade and a memorable character. Newer trees were noted at a few sites in what appears to be an on-going tree planting program.



- There's an opportunity to create **design standards** that dictate what range of facilities and support amenities should be included in each park. These standards will then be applied to new park development.
- There is an opportunity for Frederick's parks to better reflect the **demographic needs** of the surrounding neighborhood. Many older sites provide the same mix of park amenities and facilities, rather than having unique features suited to the diversity of age and income of nearby residents. (e.g., perimeter paths, nature play and pickle ball, etc.)
- While parks are relatively well-maintained, challenges to **updating older park facilities** and amenities were noted. The Master Plan should consider a plan for updating facilities and amenities throughout the Town.
- The Town has made improvements to some parks to **host events**. Crist Park looks well equipped to handle events at various scales by incorporating electrical outlets and a stage/gazebo.



Altogether, Frederick's extensive park and recreation system provides residents with essential needs to improve their quality of life. The preliminary observations information found in this Brief will inform the next phase in the planning process, which includes gathering community feedback or input. Ultimately, all input and assessments will comprise the Frederick Parks, Open Space and Trails Master Plan.



PARK LAND AND TRAILS ACCESS

Frederick owns approximately 911 acres of parks and open space, including 20 miles of trails (**Appendices A-D**). To determine whether more park land and trails are needed, the Existing and Future Conditions Brief evaluates parkland and trails in the following ways:

- **Park Access and Gap Analysis:** An access analysis evaluates park service based on the actual routes and distances people must travel to get to parks or recreation facilities. It is based on the notion that everyone benefits from living within walking distance of park. Using ArcGIS Network Analyst™, current park service areas were mapped to identify where residents have access to park land within specific travel distances. The 1/2-mile distance equates to approximately a 10-minute walk, which is currently the industry standard for access to park land. Frederick's current standards (noted in 2010 Master Plan) are based on providing neighborhood parks within 1/3-mile from all residents. However, the Town recognizes that smaller parks may only draw residents from a 1/4-mile away. As such, this analysis identifies park access within a 1/2 and 1/4 miles from residents. Residential gaps are determined by assessing the areas beyond a 10-minute walk.
- **Trail Gap Analysis:** Trail gaps were assessed both at the system-wide level and at the neighborhood level. Building from the proposed major trails in the 2010 POST Master Plan that are not yet implemented and existing trail corridors, potential priority corridors were identified to address trail gaps across the Town and create a framework for the future trail network. Using ArcGIS data, aerial imagery, and construction plans for recent and in-progress development, trail gap areas were identified in residential neighborhoods throughout Frederick. Gaps in the trail system were defined by a lack of existing on-street sidewalks and/or trail connections to adjacent parks, open space, and major destinations.



Playground at Carriage Hills Park

ACCESS AND OPPORTUNITIES FOR NEIGHBORHOOD-SERVING PARKS

As a community-oriented place that values its residents' quality of life, the Town of Frederick's commitment to providing and maintaining neighborhood parks responds to one of many community needs. As such, Frederick's neighborhood parks are the most common park type found in town. Most neighborhoods have at least one park with standard neighborhood-serving facilities and amenities such as playgrounds and picnic shelters. Many of these parks are owned and maintained by the Town of Frederick. Furthermore, some mini parks and Frederick's community park (Centennial Park) are neighborhood-serving, given their proximity and what facilities they provide. Map 3 locates and analyzes all neighborhood-serving parks owned by the Town of Frederick.

Access and gaps to neighborhood-serving parks are shown in Map 3. The access areas or "walksheds" are shown as polygons, representing both a 5- and 10-minute walk to a park. These walksheds consider all points of entry into the identified neighborhood-serving park. The residential areas beyond a 10-minute walk to a neighborhood-serving park are considered gaps in park access. These are shown as oval shaped areas and identified with a letter or number. Each area is further assessed in a companion table (Table 3) to determine existing land uses and other opportunities.

Although park access gaps persist in residential areas across the town and Study Area, some voids contain recreation opportunities filled by parks and park facilities owned by other entities (HOA's, recreation district, etc.). However, the quality of parks and park facilities provided by others varies. To respond to resident's needs, neighborhood-serving parks should be developed and maintained at a high standard. Table 3 identifies parks owned by others and determines their viability as a neighborhood-serving park.

Areas in most need of neighborhood-serving parks are highlighted in Table 3. Identified gaps can be reduced by addressing existing Frederick-owned parks or by establishing new parks with neighborhood-serving facilities. Mini parks lacking amenities provide an opportunity for retooling/repurposing park facilities, whereas; underutilized parkland or Town-owned vacant lots offer the potential of developing new park facilities. Some of these opportunities can be identified in Map 3.

Please note that this analysis includes two parks (Wildflower Park and Greenway, Hidden Creek Park) that will be constructed when adjacent development occurs. Each park is expected to contain neighborhood-serving facilities/amenities based on the current knowledge of their programming and design.

Table 3: Service Gaps and Opportunities

ID	Existing Land Use	School in Proximity	Parks and Facilities Provided by Others in Proximity	Neighborhood-Serving Amenities/Facilities	Notes
Residential Park Gap in the Town of Frederick					
A	Single-Family Detached	No	No	No	Large-lot residential adjacent to industrial and agricultural uses.
B	Single-Family Detached	No	Yes	Yes	Contains a central mini park with a playground and shelter; connected by trails
C	Single-Family Detached	No	Yes	Yes	The small residential gap area served a subdivision-owned mini park and linked to Fox Run Park by a neighborhood cut-through trail.
D	Single-Family Detached	No	No	No	A developing area with a park search opportunity near Aggregate Blvd.
E	Single-Family Detached	No	Yes	Maybe	A new development with a subdivision-owned park in the north portion of the area.
F	Single-Family Detached	No	No	No	A new development
G	Single-Family Detached	No	No	No	An isolated area with the need for neighborhood-serving park facilities.
H	Single-Family Detached, Multi-Family	Yes	Yes	Yes	The southern portion of the neighborhood lacks neighborhood-serving park facilities; the subdivision-owned park lacks park facilities
I	Single-Family Detached	Yes	Yes	Yes	A subdivision-owned park and an elementary school serve this area
J	Single-Family Detached, Single-Family Attached	No	No	No	An isolated area with the need for neighborhood-serving park facilities.
Residential Park Gap in the Study Area (outside the town)					
1	Single-Family Detached	No	Yes	Yes	Neighborhood-serving park at the center of the subdivision
2	Single-Family Detached	No	No	No	A small community on a reservoir

ID	Existing Land Use	School in Proximity	Parks and Facilities Provided by Others in Proximity	Neighborhood-Serving Amenities/Facilities	Notes
3	Single-Family Detached	No	No	No	Few residents on large rural lots; skate park is nearby
4	Single-Family Detached	No	No	No	Few residents on large rural lots; skate park is nearby
5	Single-Family Detached	No	No	No	Few residents on large rural lots
6	Single-Family Detached	No	No	No	An underserved area on the border of Frederick and Firestone.
7	Single-Family Detached	No	No	No	Few residents on large rural lots
8	Single-Family Detached	No	Yes	Yes	Few residents on large rural lots; access to adjacent subdivision park

Note: Areas highlighted in yellow are underserved with no existing park facilities.



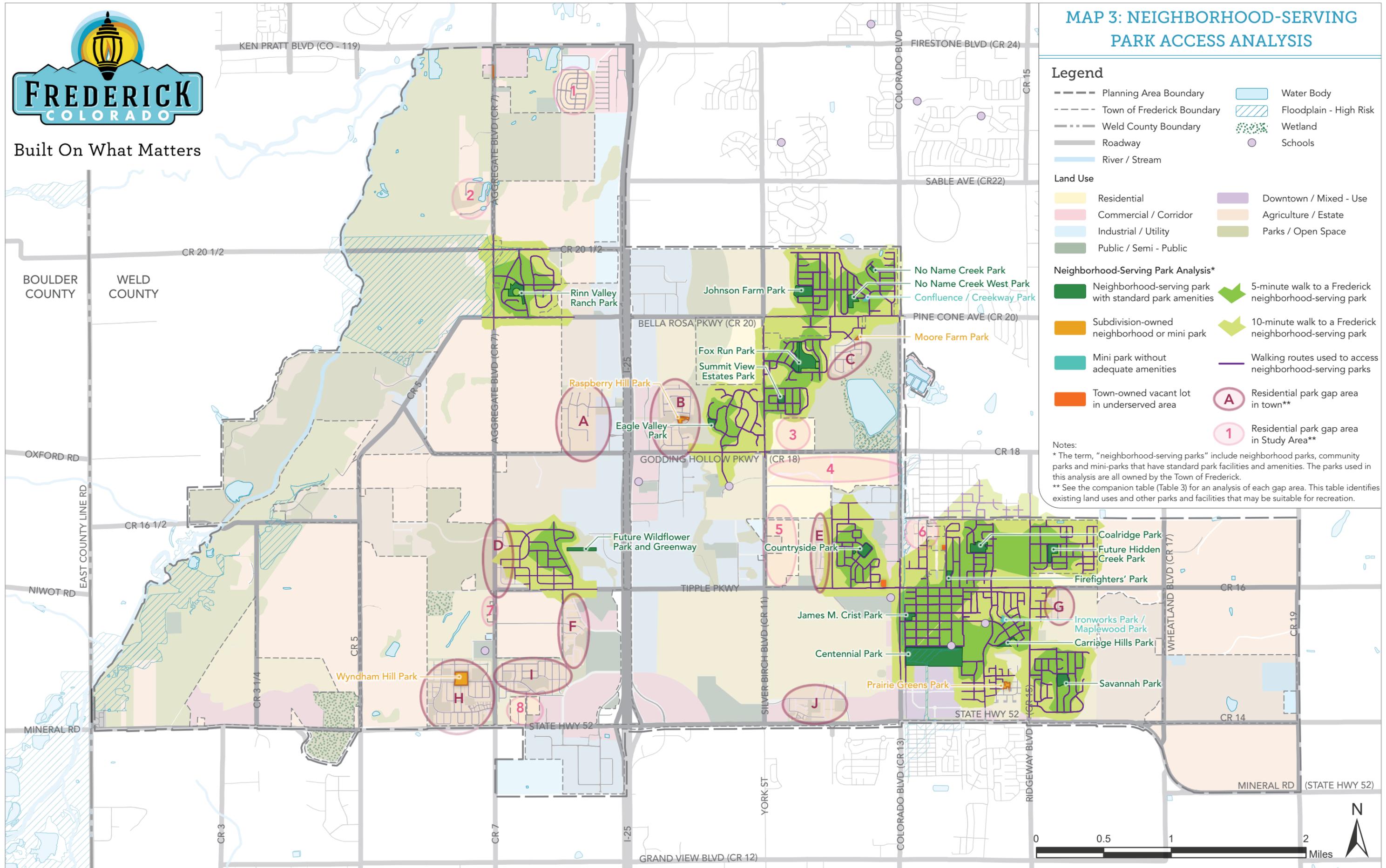
Built On What Matters

MAP 3: NEIGHBORHOOD-SERVING PARK ACCESS ANALYSIS

Legend

- Planning Area Boundary
 - Town of Frederick Boundary
 - Weld County Boundary
 - Roadway
 - River / Stream
 - Water Body
 - Floodplain - High Risk
 - Wetland
 - Schools
-
- Land Use**
- Residential
 - Commercial / Corridor
 - Industrial / Utility
 - Public / Semi - Public
 - Downtown / Mixed - Use
 - Agriculture / Estate
 - Parks / Open Space
-
- Neighborhood-Serving Park Analysis***
- Neighborhood-serving park with standard park amenities
 - Subdivision-owned neighborhood or mini park
 - Mini park without adequate amenities
 - Town-owned vacant lot in underserved area
 - 5-minute walk to a Frederick neighborhood-serving park
 - 10-minute walk to a Frederick neighborhood-serving park
 - Walking routes used to access neighborhood-serving parks
 - A Residential park gap area in town**
 - 1 Residential park gap area in Study Area**

Notes:
 * The term, "neighborhood-serving parks" include neighborhood parks, community parks and mini-parks that have standard park facilities and amenities. The parks used in this analysis are all owned by the Town of Frederick.
 ** See the companion table (Table 3) for an analysis of each gap area. This table identifies existing land uses and other parks and facilities that may be suitable for recreation.



TRAIL GAP IDENTIFICATION AND NEEDS

The proposed system outlined in the 2010 POST Master Plan depicts a network that connects existing and future neighborhoods to the heart of Frederick and surrounding communities. The Town has made several improvements to its trails since then, yet the overall system remains fragmented. Due to the Town's rural history and rapid growth, its subdivisions are spread out throughout the Town. Although, trail networks are established within most subdivisions, the current development pattern makes it difficult for residents to access their entire community by bicycle or on foot. Map 4, which follows page 18, illustrates proposed major trail alignments from the 2010 POST Master Plan that have not yet been implemented, potential priority corridors for future trails, and gaps in the existing trail system.

Potential Priority Corridors

As a measure to assess the proposed major trails from the 2010 POST Master Plan, potential priority corridors were established to build a framework that links proposed trails to the existing trail network. In Frederick, priority corridors are defined by opportunities for bicycle and pedestrian thoroughfares that form a grid of connectivity through the Town and beyond. The priority corridors illustrated on Map 4 include primary vehicular routes such as HWY 52 and Aggregate Blvd, a chain of open spaces and greenway segments running north-south through the center of town limits, and the Boulder Creek corridor.

Note: The potential priority corridors include some segments that are not currently proposed in the 2010 POST Master Plan. While some segments were identified as necessary links to complete a network, Aggregate Boulevard was included to fill a north-south network gap. Currently without sidewalks and containing few trails, Aggregate Boulevard is important connection from HWY 52 and Wyndham Hill neighborhood north to HWY 119/Longmont.

Trail Gaps by Subdivision

Through the existing trails analysis, seven subdivisions in Frederick were found lacking internal trail connectivity or on-street sidewalk connections and/or access to a potential priority corridor. Although the following subdivisions were identified as areas with trail gaps, the summaries below assess the current condition and the need for better connectivity. All subdivisions were analyzed in Table 4 and all gap areas are shown in Map 4. A map showing all of Frederick's neighborhoods can be found in **Appendix F**.

- A. **Rinn Valley Ranch** - The Rinn Valley Ranch neighborhood has access to a short concrete walkway in Rinn Valley Ranch Park and a natural surface greenway loop around the perimeter of the subdivision. Although the neighborhood does not have on-street sidewalks, the large lot rural subdivision's roads appear to adequately serve residents' trail access needs. Located on the west side of Interstate 25 with no external trail connections, this subdivision is one of the most secluded from the rest of Frederick. As such, there is an opportunity to develop new trails that connect to other parts of Frederick and regional destinations.
- B. **Morningside Estates** - Similar to Rinn Valley Ranch, the Morningside Estates subdivision lacks on-street sidewalks and is disconnected from the Frederick trail system. However, being a large lot rural subdivision, the community's streets are used as walking paths. Yet, the neighborhood is limited to its internal road network. The main road out of the subdivision is Godding Hollow Parkway, which has no underpass or crossing at Interstate 25, making it a barrier. This

community would be better served from a trails perspective if east-to-west trails were established nearby (e.g. Godding Hollow, Boulder and Weld County Ditch).

- C. **Wildflower / Country Meadows Farm** - These subdivisions offer no explicit pedestrian or bicycle facilities; however, the large lot rural subdivision's roads appear to adequately serve residents' neighborhood walking needs. The neighborhoods are adjacent to a proposed trail north along Sullivan Ditch and a potential priority corridor on Aggregate Boulevard. As such, implementing and expanding on the recommendations from the 2010 POST Mater Plan will better connect these neighborhoods by trails.
- D. **Parkview Estates** - Even though the Parkview subdivision is steps away from Downtown Frederick, it does not provide adequate bicycle and pedestrian facilities for its residents. Many of the roads do not offer on-street sidewalks, and two of the neighborhood streets dead-end before reaching the adjacent main roadways. Lacking infrastructure and connectivity may be largely due to the fact that the subdivision resides outside of Town-limits. Regardless, opportunities exist to connect pedestrians and bikers to existing and proposed adjacent trails.
- E. **Angel View** - The Angel View neighborhood does not have on-street sidewalks internally and the adjacent roadways (Tipple Parkway and Ridgeway Boulevard) do not offer any trail connections for the subdivision. As future development continues east of Angel View, there is an opportunity to promote pedestrian and bicycle access through and around this existing neighborhood.
- F. **Prairie Greens** - This subdivision has very few on-street sidewalks internally or at the perimeter to connect to adjacent trails. Yet, a wide sidewalk on Frederick Way does connect to the existing trails north and poses an opportunity to connect to the proposed trail along State Highway 52. Another opportunity providing better trail access may be to link to Centennial Park (e.g. via Frederick Way, through the developing community west of Frederick Way).

Table 4: Trail Network Improvement Areas

		Existing Sidewalks?	Existing Trails?	Existing Trail / Sidewalk Access to Potential Priority Corridor?
Trail Gaps by Subdivision				
1	Rinn Valley Ranch	No	Yes	Yes
2	The Farm	Yes	No	Yes
3	No Name Creek	Yes	No	Yes
4	Fox Run	Yes	Yes	Yes
5	Moore Farm	Yes	Yes	Yes
6	Morningside Estates	No	No	No
7	Raspberry Hill	Yes	Yes	Yes
8	Eagle Valley	Yes	Yes	Yes
9	Summit View Estates	Yes	Yes	Yes
10	Wildflower / Country Meadows Farm	No	No	No
11	Wyndham Hill	Yes	Yes	Yes
12	Countryside	Yes	Few	Yes
13	Parkview Estates	Few	No	No
14	Coalridge / Maple Ridge / Village East	Yes	Few	Yes
15	Hidden Creek (under construction)	Yes	Few	Yes
16	Downtown	Yes	Yes	Yes
17	Carriage Hills / Maplewood	Yes	Yes	Yes
18	Angel View	No	No	No
19	Prairie Greens	Few	Few	No
20	Savannah Trails	Yes	Yes	Yes
21	Silverstone (under construction)	Yes	No	Yes

Notes: The number key in the leftmost column corresponds with the Subdivision Map in **Appendix F**. Subdivisions highlighted in red are underserved with a lack of trail and sidewalk connectivity.

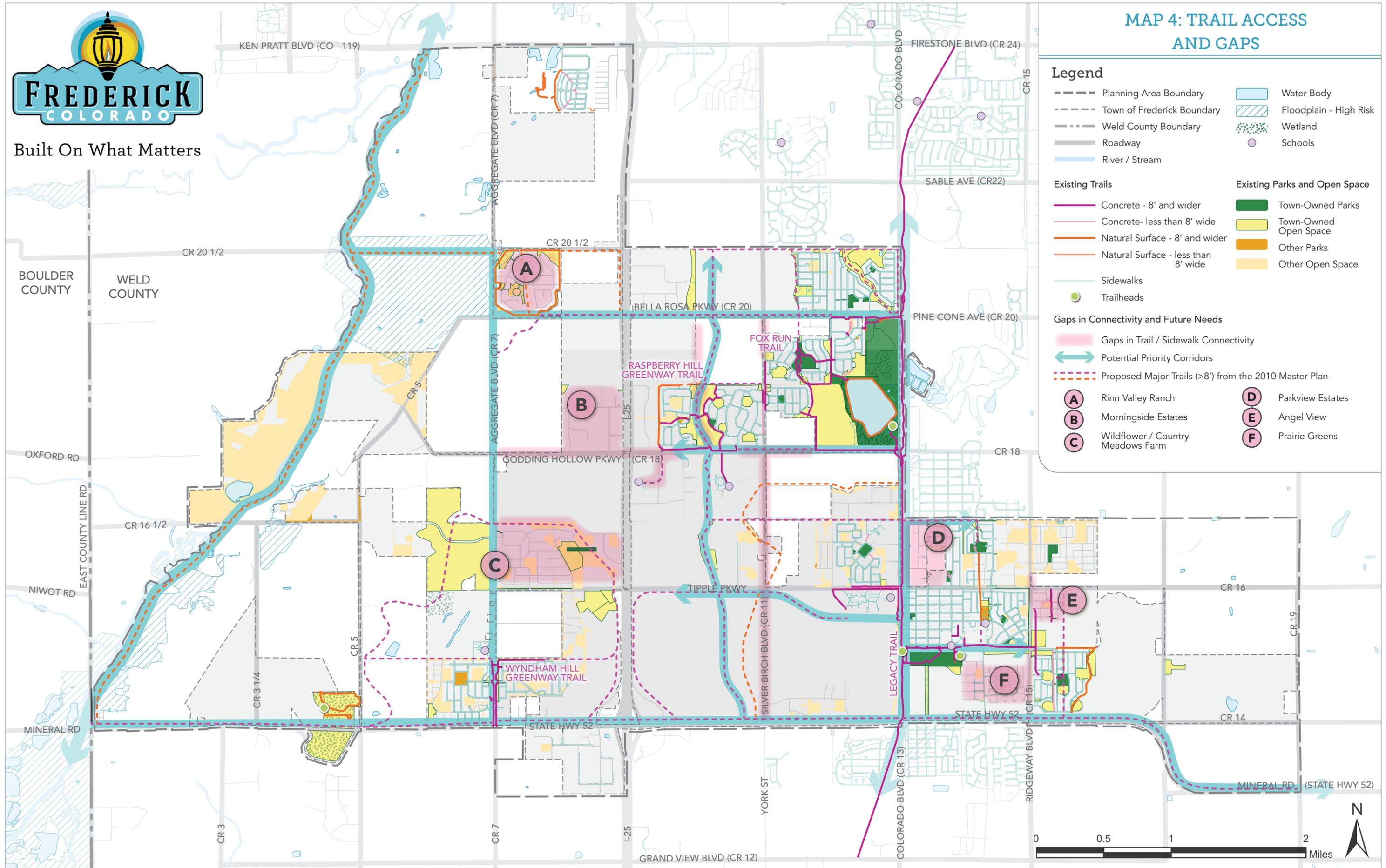


Built On What Matters

MAP 4: TRAIL ACCESS AND GAPS

Legend

- | | |
|--------------------------------|------------------------|
| --- Planning Area Boundary | Water Body |
| --- Town of Frederick Boundary | Floodplain - High Risk |
| --- Weld County Boundary | Wetland |
| — Roadway | Schools |
| — River / Stream | |
-
- | | |
|---------------------------------------|--------------------------------------|
| Existing Trails | Existing Parks and Open Space |
| — Concrete - 8' and wider | — Town-Owned Parks |
| — Concrete- less than 8' wide | — Town-Owned Open Space |
| — Natural Surface - 8' and wider | — Other Parks |
| — Natural Surface - less than 8' wide | — Other Open Space |
| — Sidewalks | |
| ● Trailheads | |
-
- | |
|---|
| Gaps in Connectivity and Future Needs |
| — Gaps in Trail / Sidewalk Connectivity |
| ↔ Potential Priority Corridors |
| - - - Proposed Major Trails (>8') from the 2010 Master Plan |
-
- | | |
|--|-----------------------------|
| (A) Rinn Valley Ranch | (D) Parkview Estates |
| (B) Morningside Estates | (E) Angel View |
| (C) Wildflower / Country Meadows Farm | (F) Prairie Greens |



CONSTRUCTION STANDARDS ASSESSMENT

OVERVIEW

Frederick is a young community with new neighborhoods still being constructed. This represents a unique opportunity for the Town to require new development to pay its fair share of the cost of constructing quality Park, Open Space, and Trail (POST) facilities. As homes have been built over the last 10-years, the vision and standards established in the Town’s guiding documents are being followed by developers when constructing POST amenities for their residents. This section of the Parks, Open Space and Trails Master Plan (POST Master Plan) is focused on identifying where the Town’s Construction Standards for POST facilities are working well and where they can be improved.

New subdivisions in Frederick are often large enough that it is appropriate the developer construct the new parks and trails to serve that development’s residents. Over last 10-years it has become clear that revisions to the Construction Standards may be needed to improve the quality and design excellence of new POST facilities and specifically new Pocket and Neighborhood Parks.

GOVERNING DOCUMENTS

Development of new POST facilities in Frederick has been governed by the *2015 Frederick Comprehensive Plan* (Comprehensive Plan), the *Frederick Land Use Code (LUC)*, the *Design Standards for Construction*, and the *2010 Parks, Open Space, and Trails Master Plan*. Chapter 8 of the Comprehensive Plan (Parks, Recreation & Open Space) establishes the Town’s vision for its POST system in Frederick. These standards apply to POST amenities constructed by the Town and those constructed by private development.

The Comprehensive Plan is a guide used by the Board of Trustees and town staff. It guides them in making decisions that best facilitate new growth in the town.

Article 2

Article 2 of the LUC is the primary guiding document for planning and constructing new POST amenities in Frederick. Many of the sections of Article 2 do not specifically apply to POST facilities. For example, *Section 2.8: Parking* only has one reference requiring bicycle parking for “recreational uses”. Therefore, this section of the POST Master Plan will focus on the sections of **Article 2** that contain standards for parks, open space, and trails.

1. **Section 2.1** defines the General Provision for Article 2.
2. **Section 2.2. Vision and Intent** **Section 2.3 Design Elements** establish the overarching principles guiding new development in Frederick
 - a. The “Values” that relate most closely to the POST Master Plan are: “Walkable and pedestrian oriented”, “Quiet, slower paced environment”, and “Cultural heritage”.

- b. A few of the most notable Design Elements include:
 - i. “Neighborhoods should be organized around a strong center which may include elements such as common open space.”
 - ii. **Section 2.3.5 Parks and open space.** “New developments shall use natural open spaces and developed public space (such as parks and plazas) to organize and focus lots, blocks, and circulation patterns, protect natural areas and quality agricultural land, and to create an identity for each neighborhood.”
3. **Section 2.4. Compact urban growth.** Limited application to the POST Master Plan.
4. **Section 2.5. Neighborhood design principles.** This section provides guidance on the neighborhood framework and includes:
 - a. “Street, sidewalk and trail connections within new neighborhoods that connect to adjacent existing neighborhoods and strengthen the connection to the existing town.”
 - b. “Pedestrian and bike connections throughout all neighborhoods.”
 - c. “Parks, open space, public plaza, and greens that are well integrated into the neighborhood”
 - d. “Residents shall have convenient access to parks, schools, open space, trails, and services”
5. **Section 2.6. Lots and blocks, Section 2.7. Streets, and Section 2.8. Parking** have limited application to the POST Master Plan beyond setting the framework in which POST facilities are placed. **2.8. Parking** would apply to POST facilities if they are large enough to require off-street parking. This section also notes that: “recreational uses shall provide bicycle facilities”.
6. **Section 2.9. Sidewalks, Walkways, Multi-Use Pathways, and Trails** governs trail planning and development. This section of the LUC is generally addressing the Town’s Needs.
 - a. Trail development in new neighborhoods is a strength of the subdivisions being constructed in Frederick. Trail development is guided by the *POST Master Plan* and *Chapter 8: Parks and Open Space Component* of the Comprehensive Plan -- specifically the trail alignments shown on the *Parks, Open Space & Recreation Map* included in Chapter 8. These documents put developers of future neighborhoods on notice regarding the locations and alignment of critical trail corridors. This will foster interconnectivity between neighborhoods and set expectations for the trails that will be needed for each new subdivision.
 - b. The LUC clearly defines the widths of each sidewalk and trail type and references the Town’s Design Standards and Construction Specifications, which require a 6” thickness for concrete sidewalks.
 - c. Asphalt is prohibited as a trail/sidewalk surface.
 - d. What Should be Improved:
 - i. The *Parks, Open Space & Recreation Map* should be revised with each update of the POST Master Plan or as new trail corridors are identified.
 - ii. Trail Nomenclature. The *Parks, Open Space & Recreation Map* included in the Comprehensive Plan identifies “Existing and Proposed Trails”. Section 2.9 of the LUC establishes the requirements for *Sidewalks, Walkways, Multi-Use*

Pathways, and Trails. The 2010 POST Master Plan used three trail classifications: *Multi-Use Pathways, Walkways or “Connector Paths”* and *Natural Surface Trails.* This POST Master Plan effort should work to make the trail nomenclature consistent between the LUC and POST Master Plan.

- 7. **Section 2.10. Easements and utility standards:** Limited application to the POST Master Plan.
 - a. *Section 2.10.5 Pedestrian Trail Lighting* establishes minimum lighting standards for pedestrian trails and appears to be adequate if followed by developers.

- 8. **Section 2.11. Parks and open space.** This is the section of the LUC that focuses on construction of new parks (both private and Town-owned) and open space. Section 2.11 has been working well for the Town and sets the basic requirements for parks and open space construction.

- a. The definition and typical uses for a “park” and “open space” are well defined in **2.11.2** and **2.11.3**. These sections also establish that “Parks may be public or private”.
- b. **2.11.4.a** (together with *Section 2.14: Landscape Design*) defines the minimum landscape requirements for parks.

- i. **2.11.4.a.(1)** Establishes the general requirements for irrigation, and maintenance responsibilities (“All approved and required landscaping improvements, amenities, and features shall be maintained, repaired, and replaced by the owners association or assigns”).
- ii. **2.11.4.a.(2) Trees.** The standard for streets trees (at 50 feet intervals), site trees (1/3000 SF or 14 trees per acre), specimen ornamental/evergreen trees (1/10,000 SF), and size (2” caliper deciduous trees, 1.5” caliper ornamental trees, 6’ evergreen trees) appear to be yielding the desired results in new parks. This section notes that additional trees may be required as a visual buffer.

1. What Should be Improved:

- a. 2.11.4.a.(2)(b) suggests locations within the park site where trees should be planted. Language should be added to plant trees so they shade play bays and the west sides of picnic shelters.
- b. 2.11.4.a.(2)(f)
 - i. Large trees should be called “shade” or “canopy trees”, not “deciduous”. Ornamental trees are also “deciduous”.
 - ii. Multi-trunk trees are required to have a “6” caliper”. This is not the industry standard. A “6’ height” for multi-trunk trees should be used.

2.11.1 Intent. *The intent of the parks and open space requirements is to ensure that a comprehensive, integrated network of parks and open space is developed and preserved as the community grows in accordance with the parks and open space policies, goals, the adopted Comprehensive Plan, and the provisions of the Land Use Code (as amended).*

- iii. Reducing the caliper of 50% of the required deciduous (shade) trees from 2" to 1.5" is allowed when landscaping more than one acre. The Town should consider requiring all 2" caliper deciduous (shade) trees. Smaller caliper trees tend to get vandalized in parks. If a reduction is granted, the required quantity for the 1.5" caliper trees should be increased.
- iii. **2.11.4.a.(3) Shrubs.** The required quantities for streets, on-site, and buffering shrubs is appropriate.

1. What Should be Improved:

- a. 2.11.4.a.(e)(i): Reducing the container size of 50% of the required shrubs from 5-gallon to 2.5-gallon is allowed when landscaping more than one acre.

NOTE: All references to 2.5-gallon shrubs in the LUC should be changed to 2-gallon (or 3-gallon if that is the Town's preference).

- i. The industry standard for smaller shrub containers is either 2-gallon or 3-gallon, with 2-gallon being more common. If a reduction is granted, the required quantity for the 2 or 3-gallon shrubs should be increased.

- iv. **2.11.4.a.(4): Turf grass, ground cover, and ornamental grasses.** In general, the standards in this section are appropriate.

1. What Should be Improved:

- a. Ornamental grasses should be grouped with shrubs as they are used in the same way in shrub beds.
- b. Requiring that perennials and ground covers make up 50% of the required shrub beds seems high and would increase maintenance. A 20% to 25% standard seems more appropriate.
- c. Requiring "naturalized" turf areas seems unnecessarily restrictive. Rectangular or square forms may be appropriate, depending on the design theme for the park.

- v. **2.11.4.a.(5): Pathways and gathering spaces.** The requirement in (5)(g) for incorporating gathering spaces is important and should be encourage.

- 1. What Should be Improved: The language that paths "shall meander" seems restrictive as geometric forms can also be appropriate. Also, the direction in (5)(c) to use "stamped and colored concrete, compacted crushed aggregate, cobble stone, brick" should be revised to be a suggestion due to cost and ongoing maintenance factors of including multiple types of paving in public parks.

- vi. The materials specified in **2.11.4.a.(6)** and **(7)** (mulch and planter beds) should be consistent with the Town specifications in case the Town needs to assume maintenance in the future.
 - vii. **2.11.4.a.(8): Topography and water quality** and **2.11.4.a.(9): Park and storm water management:** See **2.11.5(h)** below for the discussion on recreation amenities in storm water facilities.
 - viii. **2.11.4.a.(11): Lighting** and **2.11.4.a.(12): Recreational and architectural amenities.** Both sections are appropriate.
9. **2.11.5 Types of parks and open space by use and zoning district** defines the requirements for Plazas, Pocket Parks, Neighborhood Parks, Community Parks, District Parks, Trails, and Open Space. The minimum dedication requirement for each park, trail, and open space type are yielding the size and density envisioned in the 2010 POST Master Plan.
- a. **2.11.5.a. Plazas.** Appears to be appropriate and should be enforced in the designated zones.
 - b. **2.11.5.b. Pocket Parks and 2.11.5.c. Neighborhood Parks.** The basic requirements for both park types appear to result in the desired parks for size (based on number residences served), separation between parks, locations within the development, and cash-in-lieu equivalent.
 - i. What Should be Improved: See text box (right).
 - c. **2.11.5.d Community parks and 2.11.5.e. District parks.** Continuing to have the Town be responsible for the construction and maintenance of community and district parks makes sense given the purpose and function of these park types. Cash-in-lieu fees should be kept in a designated fund to offset the cost of constructing parks in the future. The need for two new Community Parks was identified in the 2010 POST Master Plan.
 - d. **2.11.5.f. Trails and 2.11.5.g. Regional Open Space.** The standards and requirement for trails and regional open space are achieving the desired results and no changes have been identified.
 - e. **2.11.5.h. Storm drainage detention facilities.** The amount of park space that can be dedicated to storm water/detention facilities seems appropriate.
 - i. What Should be Improved:
 - 1. 2.11.5.h (1). Allowing slopes in excess of 4:1 for a detention or storm water basin is not recommend as they are difficult to maintain. Slopes in excess of 4:1 should only be approved on a case-by-case basis.

*NOTE: While the standards and requirements for each type of park are generally functioning well, the standards for **all park types** should be revised to encourage more diversity in the amenities offered and in park's theme/design. One approach would be to have the Amenity Table in each park type include a list of ten "Optional" amenities that are approximately the same cost to construct and then require that three or four amenities be chosen from the list to be included in the final design for the park.*



Built On What Matters

EXISTING AND FUTURE CONDITIONS BRIEF

APPENDICES

- APPENDIX A: EXISTING PARKS INVENTORY**
- APPENDIX B: EXISTING OPEN SPACE INVENTORY**
- APPENDIX C: EXISTING TRAILS INVENTORY**
- APPENDIX D: OWNERSHIP & MAINTENANCE TABLE**
- APPENDIX E: EXISTING PARKS INVENTORY – OBSERVATION SUMMARY**
- APPENDIX F: SUBDIVISION MAP**
- APPENDIX G: INTERVIEW WITH PUBLIC WORKS STAFF**

Appendix A: Existing Parks Inventory

Parks, Open Space, and Trails Master Plan
Town of Frederick



	Acreage				Outdoor Recreation				Athletic/Sports Facilities				Trails/Natural Features				Amenities										Events Hosted Event 2016-2020	Notes (Details or Other Facilities)	Year Accepted	Address									
	Total Acreage	Irrigated Acreage	Unirrigated / Hardscape Acreage	Water Body Acreage	Play Structure	Swings	Climbing Structure	Outdoor Fitness Equipment	Skate Park	Basketball	Volleyball	Multi-purpose Field	Pickleball	Picnic Shelter	Rentable / Programmable	Plazas	Amphitheater	Educational Components	PPP Playground Surfacing	Internal Loop Trail	Pond	Art	Benches	Picnic Tables	Bike Racks	Barbecues					Trash Receptacles	Splash Pad	Restroom	Drinking Fountain	Fitness Course / Equipment	Dog Waste Station	Parking		
Regional Park																																							
Frederick Recreation Area	128.51	9.92	55.72	62.87	1				Y	0.5				2	1	1		Y	Y	Y	Y	5	15	12	3	4	22		3	1	Y	5	26	✓	0.37 ac. dog park., skate park & Fitness station pad under construction; horseshoe pits; tree of heaven	1978	8201 Colorado Boulevard		
Total	128.51	9.92	55.71796	62.87	1	0	0	0		1	0	0	0	2	1	1	0					5	15	12	3	4	22	0	3	1		5	26						
Community																																							
Centennial Park	40.66	13.49	25.81	1.36	1		1				1								Y	Y	Y	5	7	6	4		9		1		Y	3	44	✓	Play structure is comprised of climbing boulders	2001	630 8th Street		
Subtotal	40.66	13.49	25.807198	1.36	1	0	1	0		0	0	1	0	0	0	0	1					1	7	6	4	0	9	0	1	0		3	44						
Neighborhood																																							
Coalridge Park	5.40	5.19	0.21	0.00	1	2							1						Y				2	3											✓		2000	301 Warwick Street	
Countryside Park	3.44	0.00	3.44	0.00	1	2																	2	1			2						3		✓	Picnic shelter removed, large open turf area	2001		
Eagle Valley Park	1.60	1.28	0.32	0.00	1	2							1						Y			1	4	2		1	2						1				1999	4819 Osprey Circle	
Fox Run Park	13.50	1.71	11.79	0.00	1	4				0.5		1	1						Y	Y			10	1		1	1						1		✓	Recent playequipment and pickleball upgrade	1999	5365 Fox Run Boulevard	
James M Crist Park	1.76	1.41	0.35	0.00	1	6							2		1				Y	Y			6	4	2	2	3	1	1							✓	Museum, large play structure, gazebo, bocce ball	2002	
No Name Creek West Park	3.00	2.83	0.17	0.00	1	4				0.5			1										4	1											✓	Removable cloth shade structures over play	2001		
Rinn Valley Ranch Park	4.99	1.45	3.54	0.00	1								1										1	1	1	2							2		✓	Western 2/3rds of park unirrigated	2015		
Savannah Park	4.30	4.15	0.15	0.00	1	4							1										4	2	3	1	1						3		✓		2007		
The Farm Park	6.08	4.07	2.01	0.00	1	6							1						Y	Y			1	2			2									✓	Newly constructed park, large open turf area	2017	
Subtotal	44.07	22.09	21.98	0.00	9	30	0	0		1	0	0	1	9	0	1	0					1	34	17	6	7	11	1	1	0		10	0						
Mini																																							
Carriage Hills Park	1.81	1.66	0.15	0.00	1	4							1						Y				2	2	2													2014	Recently Expanded
Confluence Park	0.72	0.51	0.21	0.00									1											1									1					1999	Shelter not accessible
*Countryside Park - Playground	0.35	0.00	0.35	0.00	1	2																	2	1			2						3		✓	Picnic shelter removed, large open turf area	2001		
Creekway Park	0.77	0.68	0.09	0.00									1											1			1											1999	Shelter not accessible
Firefighters' Park	1.50	1.10	0.40	0.00	1					1			3						Y				5	3		3	4					1	13				1994	Basketball on former in-line hockey slab	
Frederick Entryway	0.33	0.12	0.21	0.00																		1															2017		
*Ironworks Park / Maplewood Park	1.02	1.00	0.02	0.00	1																																	2001	Play structure below Frederick standards; maintained by CVRD
No Name Creek Park	0.68	0.45	0.23	0.00	1	4							1						Y				1	1									1						
Summit View Estates Park	1.50	1.42	0.08	0.00	1	4				0.5			1										2	1			1						2		✓	2-5 and 5-12 play	2000		
Subtotal	8.67	6.94	1.73	0.00	6	14	0	0		2	0	0	0	8	0	0	0					1	12	10	2	3	8	0	0	0	0	0	0	8	13				
Special Use																																							
*Bella Rosa Golf Course	77.44	77.44	0.00	0.00									1																									2013	
Bulrush Wetland Park	81.86	0.00	81.86	0.00									1	0	0	0	0	0	Y				2	3															
Subtotal	159.30	77.44	81.86	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	2	3	0	0	0	0	0	0	0	0	0	0	0	0	0		
Grand Total	381.21	129.88	187.10	64.23	17	44	1	0	--	3	0	1	1	20	1	2	1	--	--	--	--	8	70	48	15	14	50	1	5	1	0	26	83						

Appendix B: Existing Open Space Inventory

Parks, Open Space, and Trails Master Plan
Town of Frederick



	Acreage	Public	Notes (Details or Other Facilities)
	Total Acreage	Publicly Accessible (Y/N)	
Greenway / Open Space (Town-Owned)			
Angel View Greenway	10.21	Y	
Bear Industrial Park Greenway	8.96	Y	
Cansano Ranch Greenway	0.07	Y	
Carriage Hills Greenway	1.24	Y	
Centennial Park Greenway	9.67	Y	
Coal Ridge Estates Greenway	4.07	Y	
Country Meadows Farm Greenway	0.18	Y	
Del Camino South Greenway	4.74	Y	
Eagle Business Park Greenway	12.63	Y	
Eagle Valley Greenway	52.96	Y	
Fox Run Greenway	18.58	Y	
Frederick Greenway	13.65	Y	
Glacier Business Park Greenway	0.03	Y	
Heritage Place Greenway	0.002		
Indian Peaks Greenway	0.22	Y	
Johnson Farm Greenway	3.83	Y	
Johnson Farms / Spindle Hill Energy Annex #2	5.01		
Maple Ridge Greenway	0.73	Y	
Maplewood Greenway	0.95	Y	
Mendoza Property - Open Space	183.00		Purchased by Frederick in 2019. No public access.
Miners Park Town Centre Greenway	2.84	Y	
Moore Farm Greenway	11.25	Y	
Morningside Estates Greenway	1.31	Y	
No Name Creek Estates Greenway	18.63	Y	
No Name Creek West Greenway	17.80	Y	
Parkview Estates Greenway	0.04	Y	
Prairie Greens Greenway	12.22	Y	
Raspberry Hill Greenway	13.84	Y	
Rinn Valley Greenway	24.62	Y	
Savannah Greenway	31.18	Y	
Summit View Estates Greenway	4.60	Y	
Village at Frederick Greenway	0.61	Y	
Wildflower Greenway	17.75	Y	
Wyndham Hill Greenway	43.22	Y	
Wysock Outlot A Drainage	2.15	Y	
<i>Subtotal</i>	<i>532.80</i>		
Grand Total	532.80		

Appendix C: Existing Trails Inventory

Parks, Open Space, and Trails Master Plan
Town of Frederick



	Description			Notes
	Type (Concrete or Natural Surface)	Width (ft)	Total Length (miles)	
Existing Trails Within Planning Area, by Area / Subdivision				
Angel View	Concrete	10.50	0.23	n/s center path
	Concrete	3.50	0.16	e/w connection to center path, park paths
Bella Rosa Golf Course	Concrete	13.00	0.04	golf trail
	Natural Surface	10.00	0.02	golf trail
	Concrete	8.50	0.07	golf trail
	Concrete	8.00	0.30	Trail adj to CR 20
	Natural Surface	8.00	0.08	golf trail
Bulrush Wetlands	Natural Surface	12.00	1.05	southern edge of wetlands, northern edge of wetlands, southern trail
Carriage Hills	Concrete	8.00	0.50	Newly constructed trail from Centennial Park along Carriage Hills to CR 15
Centennial Park	Natural Surface	12.00	0.01	park path
	Concrete	8.50	0.44	park path, adj to Main St.
	Concrete	8.00	0.70	park path, connection to 8th St., connection to 8th and Main
Coal Ridge Park	Concrete	5.00	0.09	park path
Countryside	Concrete	5.00	0.05	nbhd trail from Russell Cir
	Concrete	8.00	0.22	north side of CR 16
Eagle Blvd Legacy	Concrete	8.50	0.21	western edge of Eagle Blvd
Eagle Valley	Concrete	10.00	0.66	Northwest to North Central, North central to CR 18
	Concrete	8.00	0.25	East of Eagle Blvd adj to CR 18, Kingbird out to trail, northeastern adj to CR 11
	Concrete	7.00	0.24	north central adj to CR 11
Eagle Valley to Raspberry Hill	Concrete	8.00	0.30	Adj to CR 18
Firefighter Park	Concrete	5.00	0.10	park trail
Fox Run	Concrete	10.00	0.14	n/s through center of nbhd
	Concrete	8.50	0.23	n/s through center of nbhd, b/t wolf st & fox run blvd
	Concrete	8.00	0.99	Eastern and southern edge, south central trail, e/w through center of nbhd, connecting trail to Moore Farm, n/s through center of nbhd, western edge adj CR 11
Fox Run & Summit View	Concrete	8.50	0.10	western edge adj to CR 11
Frederick Recreation Area	Concrete	8.00	0.34	Phase 1 connection under CO Blvd, Phase 1 SE corner
	Natural Surface	8.00	1.26	lake trail
	Concrete	8.00	0.89	From CO Blvd west to new Skate Park, north to Summit View Estates
Halleck	Concrete	8.00	0.13	north side of CR 16
Idaho Creek Neighborhood (Longmont)	Natural Surface	8.00	0.82	neighborhood is at the northmost end of planning area
	Concrete	6.00	0.29	
	Natural Surface	4.00	0.09	
Legacy Trail	Concrete	11.00	0.42	52 to Centennial Park
	Concrete	10.50	0.24	from 5th to CR 16
	Concrete	10.00	1.12	Firestone section, Centennial Park to 5th St.
	Concrete	9.00	0.50	b/t CR16 & Majestic
	Concrete	8.50	0.01	connection path to Centennial
	Concrete	8.00	0.03	connection path to Centennial
Maple Ridge II	Natural Surface	10.00	0.25	proposed path
Maplewood	Natural Surface	10.00	0.23	fiber easement path
Miner's Village 1st Flg	Concrete	8.00	0.88	east side of William Bailey, south side of CR 16, west side of CR 13
Moore Farm	Concrete	8.50	0.13	southern edge
	Concrete	8.00	0.28	detention pond connection, North trail adj CR 20, NE corner adj CR 20, connecting trail to Fox Run
	Concrete	6.00	0.13	Southeast corner, South central trail
	Concrete	5.00	0.16	Detention pond trail
Moore Farm & Bella Rosa GC	Concrete	8.50	0.05	Nbhd & golf Trail
New Frederick Village	Natural Surface	2.00	0.03	ped path - no trail
Prairie Greens	Concrete	4.50	0.19	park path
	Concrete	10.00	0.22	Central
	Concrete	8.00	0.18	Adj to CR 18, access to non concrete trail
Raspberry	Natural Surface	8.00	0.60	Western edge, Northwestern edge
	Concrete	8.00	0.14	Connection b/t nbhds
Raspberry & Eagle	Concrete	8.00	0.14	Connection b/t nbhds
Rinn Valley	Natural Surface	9.00	0.29	Northwest corner
	Natural Surface	8.00	1.46	adj to CR 7, Northeast 1/4, Southeast 1/4, Southwest 1/4, Southern edge adj to CR 20
Rocky Mountain Christian Church	Concrete	0.00	0.06	trail to Countryside
Savannah	Concrete	8.00	0.05	park path
	Natural Surface	8.00	0.85	eastern edge trail, northern edge
	Concrete	7.50	0.10	n/s center trail
	Concrete	7.00	0.34	n/s center trail
Savannah to Angel View	Concrete	8.00	0.49	Newly constructed trail parallel to CR 15 from Laughlin Blvd to Angel View Dr
Summit View	Concrete	8.50	0.05	Southwestern edge adj to CR 11
	Concrete	8.00	0.42	eastern edge, western edge adj to CR 11, school crossing at CR 11
SVVSD	Concrete	8.00	0.12	school path
	Concrete	12.00	0.12	paths around roundabout
Wyndham Hill	Concrete	8.50	0.30	eastern edge of CR 7, Northeastern edge of CR 7, underpass, western edge of CR 7
	Concrete	8.00	0.98	eastern connection to Eagle Butte, trail connection b/t Flg 1 and Flg 5, western edge of CR 7, eastern edge of CR 7, Filing 1 northern boundary
	Concrete	8.00	0.98	
Subtotal			22.39	
Grand Total			22.39	

Appendix D: Ownership and Maintenance Table

Parks, Open Space, and Trails Master Plan
Town of Frederick



Type	Name	
Owned and Maintained by the Town of Frederick		Notes
Regional Park	Frederick Recreation Area	
Community Park	Centennial Park	
Neighborhood Park	Eagle Valley Park	
	Coalridge Park	
	Countryside Park (Town Green)	
	Fox Run Park	
	James M Crist Park	
	No Name Creek West Park	
	Rinn Valley Ranch Park	
	Savannah Park	
The Farm Park		
Mini Park	Firefighters' Park	
	Carriage Hills Park	
	Confluence Park	
	Creekway Park	
	Frederick Entryway	
	No Name Creek Park	
	Summit View Estates Park	
Greenway / Open Space	Angel View Greenway	
	Bear Industrial Park Greenway	
	Bulrush Wetlands Park	
	Cansano Ranch Greenway	
	Centennial Park Greenway	
	Coal Ridge Estates Greenway	
	Country Meadows Farm Greenway	
	Eagle Valley Greenway	
	Fox Run Greenway	
	Frederick Greenway	
	Heritage Place Greenway	
	Indian Peaks Greenway	
	Johnson Farm Greenway	
	Maple Ridge Greenway	
	Miners Park Town Centre Greenway	
	Moore Farm Greenway	
	Morningside Estates Greenway	
	No Name Creek Estates Greenway	
	No Name Creek West Greenway	
	Parkview Estates Greenway	
Prairie Greens Greenway		
Rinn Valley Greenway		
Savannah Greenway		
Summit View Estates Greenway		
Village at Frederick Greenway		
Wyndham Hill Greenway		
Farm Land	N/A - Legal Name: FRE 25228-B PT S2 24 2 68 BEG S89D53'E 1970' FROM	Adjacent to Frederick Recreation Area
Buildable Lots	Legal Name: Wysock Final Plat (Lost 1 and 2)	Approx. Address: 345 Aspen Drive
	Legal Name: Halleck Subdivision FG 2 (Lots 1 and 2)	North of Frederick High School ballfields
	Legal Name: Halleck Subdivision R.O.W.	North of Frederick High School ballfields
Owned by Frederick, Maintained by Others		Maintained by
Mini Park	Countryside Park (Playground Area)	Subdivision
	Ironworks / Maplewood Park	Carbon Valley Recreation District
Golf Course	Bella Rosa Golf Course	Golf Course
Greenway / Open Space	Carriage Hills Greenway	Subdivision
	Del Camino South Greenway	Subdivision
	Eagle Business Park Greenway	Subdivision
	Glacier Business Park Greenway	Subdivision
	Johnson Farm Sub and #3 Greenway	Subdivision
	Maple Ridge Greenway	Subdivision
	Maplewood Greenway	Carbon Valley Recreation District
	Moore Farm Greenway	Subdivision
	Raspberry Hill Greenway	Subdivision
	Rinn Valley Greenway	Subdivision
	Savannah Greenway	Subdivision
	Wildflower Greenway	Subdivision
	Wyndham Hill Greenway	Subdivision
Wyndham Hill Greenway	District	

Appendix D: Ownership and Maintenance Table

Parks, Open Space, and Trails Master Plan
Town of Frederick



Type	Name	
Owned by Others, Maintained by Frederick		Owned by
Mini Park	No Name Creek Park	Subdivision
Owned and Maintained by Others		Owned by
Neighborhood Park	Wyndham Hill Park	Subdivision
Mini Park	Prairie Greens Park	Subdivision
	Raspberry Hill Park	Subdivision
	Moore Farm Park	Subdivision
Recreation Center	Carbon Valley Recreation District	Owner
Open Space	Various R.O.W. Dedications	Owner
	Angel View Estates Greenway	Subdivision
	Avocet Greenway	Subdivision
	Carriage Hills Greenway	Subdivision / Owner
	Clark Ranch Greenway	Subdivision
	Country Meadows Farm Greenway	Subdivision
	Countryside Greenway	Subdivision
	Eagle Business Park Greenway	Owner
	Eagle Valley Greenway	Subdivision
	Fox Chase Greenway	Subdivision
	Fox Run Greenway	Subdivision
	Glacier Business Park Greenway	Subdivision
	Hauck Preserve Greenway	Owner
	Heritage Place Greenway	Subdivision
	Hidden Creek Greenway	Subdivision
	Johnson Farm Greenway	Subdivision
	Maple Ridge Greenway	Subdivision
	Meadowlark Business Park Greenway	Subdivision
	Moore Farm Greenway	Subdivision
	Nelson Lakes Greenway	Owner
	Raspberry Hill Greenway / Business Park	Subdivision
	Rinn Valley Greenway	Subdivision
	Savannah Greenway	Subdivision / Owner / Ditch Company
	Silverstone Greenway	Subdivision
	The Groves Townhomes Greenway	Subdivision
	Westview Greenway	Subdivision
	Wildflower Greenway	Subdivision / Owner
Wyndham Hill Greenway	Subdivision	

Appendix E: Existing Parks Inventory Observation Summary

Frederick POST

May 22, 2020

Overview/Terms Used

- Frederick has done an excellent job of providing basic amenities for almost all of its parks: picnic shelter, play equipment for ages 5 to 12, benches, dog waste stations, paved access to the core facilities, and adjacent on-street parking. Therefore, for the purposes of this narrative only exceptions to these basic standards are noted.
- While an ADA audit was not completed during this inventory, general observations regarding accessibility are provided for each park.
- As is the case with many city park systems in Colorado, the addition of trees to shade high use areas like play equipment and benches is always beneficial. Therefore, one of the general observations for Frederick's park system is that continuing with an on-going tree planting system to add trees on the south and west sides of these amenities should continue. To quote the Chinese proverb: "The best time to plant a tree is 20-years ago, the second-best time is now".
- EWF Safety Surfacing: A 12" deep play bay safety surfacing comprised of loose fill wood chips engineered to a consistent size and shape. EWF surfacing is considered accessible although ADA advocates recommend PIP surfacing.
- Poured-in-Place (PIP) Safety Surfacing: A two layer poured-in-place rubber/polyurethane playground safety surfacing which is fully accessible. The narrative for each park assumes EWF play bay surfacing unless the presence of PIP is noted.

MINI PARKS (0.25 to 3.0 Acres)

Creekway and Confluence Parks

Context and Connectivity. These two small parks flank Wetlands Loop and provide an amenity for the greenway system that weaves through the neighborhood. The two small picnic shelters with one table each are not accessible, lacking sidewalk access.

Unique Features. Other than the picnic shelters, there no other facilities in the parks. The two sandstone monument signs are the most notable features for these two mini/open space parks.



Carriage Hills Park

Context and Connectivity. Carriage Hills Park is in a neighborhood of recently completed homes and is one of Frederick's newest parks. It can be accessed via the subdivision's detached sidewalk system and the Town's recently completed "Safe Routes to School Trail" which runs east/west along the south side of the park connecting it to the schools to the west. There is a north/south off-street concrete trail that runs along the west side of Ridgeway Boulevard north to Tipple Parkway (+/- 0.5 mile). The park is located 0.6 miles from Downtown Frederick.



Unique Features. Because this park has recently been constructed, it features one of the best quality open turf areas in Town with a usable turf area of +/- 50' x 150'. The age 5-12 play structure is new and features a triple-slide and two-bay swing in PIP safety surfacing. The picnic shelter is located around 250' west of the play bay, which is an unusual configuration compared to the Town's other parks. Both the shelter and play bay are supported by bike racks. The landscape is irrigated with raw water. Since the park is new, the shade trees are small, and more trees will need to be planted in the future to shade the shelter and play bay. All the park's amenities appear to be accessible.



Firefighters' Park

Context and Connectivity. Located just over ¼-mile north of the Downtown in an older established neighborhood, Firefighter's Park can be reached by the neighborhood street sidewalk system, although residents to the west and east would have to travel out of direction to Tipple Parkway and then north on Walnut to reach the park. The site is not well connected to the Town's inter-neighborhood trail system.

Unique Features. Firefighters' park has three small picnic shelters (one table each) and older mature trees. It is also the only neighborhood/mini park in the system with off-street parking. The play equipment has been recently renovated and has PIP surfacing with an accessible sidewalk that connects to the park's central north/south sidewalk. A full-size basketball court is located on an old in-line hockey slab and could benefit from court striping. Because of its narrow size, concrete drainage pan, diagonal sidewalk, and picnic shelters; there are only one or two small open turf areas. The park appears to be very well lit via seven pedestrian scale lights scattered throughout the park. The picnic shelters and the basketball court are not connected to the central sidewalk, so none of these facilities are accessible.



Ironworks Park

Context and Connectivity. Ironworks Park (aka Maplewood Park) is ½-mile east of central Frederick in one of the Town’s newer neighborhoods. It can be reached from the west and south via the neighborhood’s attached 5’ wide sidewalk system. There are no inter-neighborhood trails in the vicinity of the park.

Unique Features. Ironworks Park is maintained by the Carbon Valley Park and Recreation District and was installed by the developer. The play structure serves ages 2-5 in a raised, prefabricated plastic play bay curb bay with EWF. The park’s only other feature is a 0.5-acre open turf area. The play bay is not accessible as it is in bluegrass turf with no connector walk. The park does not have a Town of Frederick park monument sign.



No Name Creek Park

Context and Connectivity. Located 2.6 miles from central Frederick in the northeast corner of the town. The park can be reached via the 5’ attached sidewalk system for this well-established neighborhood. A concrete trail runs diagonally through the park and then continues to the street/homes southwest of the park. At this time, No Name Eagle Park cannot be reached via the Town’s inter-neighborhood trails.

Unique Features. The play bay features a two-bay swing and playground serving ages 5-12 and the safety surfacing has recently been converted to PIP. The only other features in the park are the small one-table shelter, a bench, and small area of open turf (50’ x 100’).



Summit View Estates Park

Context and Connectivity. This small park is in the center of a neo-traditional neighborhood and is 1.3 miles northwest of central Frederick. Residents can reach the park via the subdivision's attached sidewalk system and will be able to travel south to the new Frederick Recreation Area Skatepark via an existing 8' off-street trail that starts in the southeast corner of the subdivision. A north-south off-street trail is provided along the west side of Silver Birch Boulevard with connection opportunities to Eagle Valley and Raspberry Hill neighborhoods to the west and Fox Run to the north.



Unique Features. The play bay includes play equipment for ages 2-5 and 5-12 with a poured-in-place safety surfacing. A half-court basketball court is included in the park's program, but its use may be limited by its placement in a detention facility.

The opportunity for open turf recreation is limited by the park's size and the presence of an abandoned oil extraction facility and access road in the center of the park. Except for the picnic table not being accessible, ADA access for the park's amenities are good. Most trees are young, so shade is limited.

NEIGHBORHOOD PARKS

Coalridge Park

Context and Connectivity. This park is in an established neighborhood that is 0.6 miles northeast of the Town center. New homes are under construction to the east. The picnic shelter/play bay can be reached using an 8' north/south sidewalk that connects it to the neighborhood street's attached sidewalk system. A utility corridor crusher fine path runs north-south through the center of the park to the homes to the north and south.



Unique Features. The east half of the park (east of the north-south crusher fine path) is a shallow 350' x 225' detention basin that, if not subject to frequent inundation, could be suitable for field sport practices. The circular play bay is in the center of the west half of the park and includes a two-bay swing and benches under trees. The play equipment and safety surfacing is scheduled to be replaced in the summer of 2020. Coalridge has a two-table picnic shelter with a third picnic table on an extended concrete slab adjacent to the shelter. All amenities in the park appear to be accessible.

Countryside Park

Context and Connectivity. Largest portion of Countryside Park serves as the “Town Green” for the neo-traditional core of the Countryside Neighborhood. The park is just a little over 1.2-miles northwest of central Frederick. Residents can reach the park on the system of 5’-wide attached walks in the neighborhood and the homes southeast of the park can use a 275’ trail segment to reach the park. Once residents reach Tipple Parkway, there is an 8’ concrete trail that runs along the south side of the subdivision and then east to the Colorado Legacy Trail/North Front Range Trail, which allows residents to access downtown Frederick.

Unique Features. Countryside has a unique configuration with the central 2.8 acre “Town Green” making up the majority of the park and the play bay / picnic area located southwest of the Green on the west side of Russel Circle. This layout, the rail fence along the west side of the Green, and the white picket fences of the adjacent homes gives this park a distinctive character. Another unique feature is the 100’ unirrigated utility easement that runs along the west side and southwest corner of the Green.

Countryside has one of the best landscapes in the Town’s park system with trees ringing the Green and play/picnic complex. The play equipment has been upgraded since 2010 and features an age 2-5 structure and 5-12 equipment that focuses on climbing and upper body play. Other than Ironworks Park, it is the only neighborhood/mini park in Frederick that does not have a picnic shelter. There is also a neighborhood message board on the 4’ concrete path that provides access to the play equipment area. If this this narrow concrete path is under 5% slope, all of the park should be accessible.

Eagle Valley Park

Context and Connectivity. This triangular shaped park is 2.25 miles northwest of downtown Frederick. The park is very well served by the Raspberry Hill Greenway trail system which is one of the most complete internal trail systems in Frederick and provides off-street access to the residents of the Raspberry Hill Subdivision (+/- 0.4 miles in each direction).



Unique Features. The play bay includes a 5-12-year play structure with a poured-in-place safety surfacing. Eagle Valley Park is one of a few parks outside of central Frederick that includes a sculpture. In general, the park's amenities are in good condition.

The park's configuration results in a small open turf area which is suitable for informal field sports, but which has an uneven surface. Most trees are young, so shade is limited. Sidewalk access to the park's amenities look to be at the maximum for an accessible ADA route.

The Farm Park

Context and Connectivity. Frederick's newest neighborhood park is 1.75 miles from the Town's center and serves residents on the north-central edge of Frederick. The park cannot be reached from any of the Town's existing inter-neighborhood trails but residents in the subdivision can easily reach the park via a 5'-wide detached sidewalk system. The detached walk abuts the park's edges, providing a 0.35-mile loop path around the park.

Unique Features. The western half of the park is a 2.5-acre open turf area that is well configured for informal recreation and as a practice facility for youth sports. The play equipment mix includes a large three-bay swing structure, large play structure and freestanding play pieces in a PIP surface. It features large central shrub beds which flank the picnic shelter. The landscape is irrigated with raw water. Sandstone block accents also help define the park's character. Pea gravel was used as a mulch for the shrub beds and is being kicked on to the surrounding walks.



Fox Run Park

Context and Connectivity. As the largest neighborhood park in Frederick, Fox Run Park has the potential to be one of Frederick's flagship park facilities. The park is 1.4 miles northwest of Downtown Frederick and is very well connected to the surrounding neighborhoods and the Frederick Recreation area via the twin trails that run north-to-south bisecting the park. The park is in an area of Frederick that features trail loops and trail connectivity in addition to the on-street sidewalk system.

Unique Features. A piped irrigation ditch that runs through the center of the park creates two tiers. The lower west tier features a newly renovated age 5-12 play structure with a poured-in-place safety surfacing and attractive color scheme. The upper tier to the east offers a two-bay swing set and a concrete pad with half-court basketball and the Town's only pickleball court. The park's amenities are supported by as many as 10 benches.



The park has a unique landscape identity with several large evergreen trees framing the park and its amenities. The park's facilities are in good condition and generally accessible, however, due to the elevation change between the two tiers, there is no accessible direct connection between the west and east amenity areas of the park.

Most of the 13.5 acres of Fox Run are not irrigated with only +/- 0.33 acres of useable turf available at the west end of the lower tier. A newly constructed water line exists in the upper tier of the park. If the presence of oil extraction facilities does not restrict irrigation, adding larger areas of open turf would enhance the value of the park.

James Crist Park

Context and Connectivity. James Christ Park is located in central Frederick and, as such, has excellent access to the sidewalk system for the city center and the regional Colorado Legacy Trail/North Front Range Trail to the west.

Unique Features. James Crist Park is the Town's most distinctive and diverse. It has been enhanced since the 2010 Master Plan to better accommodate special events with an attractive gazebo and electrical power on 3rd Street for food trucks and vendors. In addition, a small splash pad has been added on the north edge of the park and the large play bay at its east end has recently been renovated with updated equipment for all age groups and PIP surfacing. The landscape is irrigated with raw water. The mature trees, small plaza with a sculpture, town entry wall sculpture, and bocce ball courts in the south half of the park add to its character. It is the only neighborhood park in Frederick with a restroom. While the park is generally in good condition, the central picnic shelter is one of the oldest in the system and should be replaced. Several facilities such as the central picnic shelter, adjacent concrete picnic tables, and bocce ball are not accessible.



No Name Creek West Park

Context and Connectivity. No Name Creek West Park can be reached via the 5' attached sidewalk system for the neighborhood. There are no inter-neighborhood trails serving the park which is 1.5-miles north-northwest of the downtown. The park has only one, short 5' walkway that connects the play bay to the street's attached sidewalk to the west.



Unique Features. The play equipment structures have built-in fabric shade structures that Parks Maintenance puts up each year for the summer months. The play equipment provided is a grouping of individual pieces (swings, slide, spring toys, etc.) rather than a central play structure. Four benches flank the play bay. Half-court basketball is provided east of the picnic shelter, but the paving is aging and lacks striping. The north 1.75 acres of the park is a detention basin, limiting its viability for recreation activities. There are no sidewalk connections to the picnic shelter or basketball, so these facilities are not accessible.

Savannah Park

Context and Connectivity. Savannah Park is at the center of an established neighborhood in the southeast corner of the Town's developed areas. The Savannah residents can easily reach the park using the 4' attached sidewalk system, short connector trails at the end of two cul-de-sacs, and a north/south trail that runs along a major drainageway in the subdivision. The north/south trail also allows Savannah residents to access the new pedestrian crossing at the Leyden Creek/Ridgeway Boulevard intersection and the trail system to the west. The park is one mile from Downtown Frederick.



Unique Features. Savannah Park has one of the largest open turf areas in Frederick's neighborhood park system (+/- 2.5-acres), which is large enough to be used for a wide range of unprogrammed field sports. All of the park's amenities are in the northwest corner of the park and defined on the south and east by a curved 8' wide concrete sidewalk. The play equipment includes a large age 5-12 structure and a 2-bay swing in EWF. This core area is supported by bike racks and benches at the picnic shelter and play bay. There are some young trees in the park, but more are needed, especially on the south and west sides of the play bay and picnic shelter. All the facilities in the park appear to be accessible.

Rinn Valley Park

Context and Connectivity. Located about 3.5 miles northwest of central Frederick, Rinn Valley Park is the most isolated developed park in the Town. While the subdivision is served by a continuous crusher fine loop trail at its margins, there are no internal sidewalks on the subdivision's roads or trail connectivity to other areas of Frederick. Given the low traffic volume in this rural subdivision walking or riding bikes on the shoulders of the subdivision's roads is feasible.



Unique Features. At almost 5-acres, Rinn Valley Park is one of the Town's largest neighborhood parks. However, because the western two-thirds of the park is unirrigated, the developed park area is only around 1.9 acres, most of which is an open turf area for informal field sports. The developed portion of the park is well landscaped, and the park offers bike racks, which is appropriate as it is almost certainly the primary destination for neighborhood cyclists. Given the rural context, the limited level of development for the park is appropriate with the unirrigated areas functioning as low-water use buffering open space. While all features in the park appear to be accessible, it does appear that there may be a drainage problem for the play bay.

COMMUNITY PARKS

Centennial Park

Context and Connectivity. Centennial Park is the Town's only community park. It is located at the south edge of central Frederick, within walking distance (1,000 feet) of the downtown. It is part of a complex of civic recreation amenities that included the Carbon Valley Recreation District's Recreation Center and Gymnastic/Senior Center and the St. Vrain Valley Schools' Thunder Valley K-8 school and its associated sports fields (former Frederick High School site) and Spark Discovery Preschool.

Residents of central Frederick can reach Centennial Park via the network of north/south, 4' to 5' wide attached sidewalks. Neighborhoods to the east can use the Town's recently completed "Safe Routes to School Trail" and neighborhoods to the north and west can use Colorado Legacy Trail/North Front Range Trail.

Unique Features. The west half of Centennial Park's 37.9 acres is a regional detention facility (+/- 13-acres) which is surrounded by a 3,500 linear foot, 8' concrete loop trail with five fitness stations. The eastern half of the park includes the Town's primary multi-use turf area (+/- 2.75 acres – large enough for two 80-yard x 50-yard soccer fields) which sees heavy use for field sports and festivals. The park's main play structure is a rock-climbing structure in sand which is flanked by 6 picnic tables with movable shade structures on crusher fines. Art is featured throughout the park and a small outdoor amphitheater is provided in the northeast corner. The park is also served by a large restroom building. Most facilities are accessible except for the amphitheater and the boulder climbing structure. If the crusher fine surface for the picnic tables is stabilized, these would also be accessible.

There is a 43-space paved parking lot at the east end of the site with a road-base expansion area that holds another 30 to 35 cars. This is in addition to extensive on-street parking on 8th Street and the potential for special event parking at nearby public facilities. The park is irrigated by raw water pumped from a 1.5-acre pond.



REGIONAL PARKS

Frederick Recreation Area

Context and Connectivity. The Frederick Recreation Area (FRA) is Frederick's flagship facility with a group of amenities and natural resources that draw residents from Frederick and the surrounding communities. The FRA, together with the Town's 9-hole Bella Rosa Golf Course, create a significant block of open space for the north-central area of Frederick. The 65-acre Milavec Lake with its 1.26-mile, 10'-wide crusher fine walking path is the centerpiece of the park and the lake is a popular destination for local fishermen. There are trail connections off the lake loop trail to the neighborhoods to the northwest, west, and to the Colorado Legacy Trail/North Front Range Trail via the signalized intersection for the main vehicular entry to FRA. An 8'-wide concrete trail that runs along the north side of Godding Hollow Parkway that will connect the core area of the FRA with the Town's new skate park.



Unique Features. The core area of the FRA that is located east of Milavec Lake offers the largest number of mature shade trees of any park in Frederick. These large trees provide shade for picnicking and other passive recreation activities and a comfortable setting for one of the Town's most popular group picnic complexes with the Big Fred and Little Freddie Picnic Pavilions. These pavilions and associated grills, horseshoes, and turf areas are just north of the central area of the FRA and can be reached via a gravel drive that runs north from the main entry along the face of the dam to a paved 25-space parking lot. The landscaped areas are irrigated with raw water.

The central area of the FRA's core includes a paved 30-space parking lot that is just off the main Colorado Boulevard entry. It includes a large age 5-12 play structure in PIP with an adjacent restroom building, ½ court basketball, and the Town's only dog park (+/- 0.37-acres).



Two new facilities are under construction in the FRA: One is the Town's new skatepark which will have 30,000 SF of skateable area and a footprint of just over an acre. The skatepark will include features for skaters of all ages and abilities. The second facility is a new 38' x 38' fitness station just west of the dog park. Most of the FRA's facilities appear to be accessible although accessible routes to the Milavec Lake loop trail are only provided from the northwest and northeast corners.



OPEN SPACE PARCELS

Bulrush Wetland Park

Context and Connectivity. Bulrush Wetlands Park straddles SH 52 but only the north end of the site is open to the public on a reservation basis. While there is a ¾-mile, crusher fine loop trail that runs along the edges of the northern wetlands and pond, the open space is not connected to any of the area's regional trails. That public portion of the park is set one-tenth of a mile north the highway which mitigates the impact of highway's vehicular traffic. The context includes oil extraction facilities and agricultural uses. Creating a trail connection between the Town (perhaps along SH 52) and/or the Mendoza Open Space would be beneficial.

Unique Features. The site offers a unique opportunity for residents to enjoy a natural area featuring wildlife, bird watching, and unique plant communities. The Town has done an excellent job of providing a picnic shelter, the loop trail, and interpretive signage in the portion of the park that is accessible to the public. There is evidence of deferred maintenance for the trails and fading interpretive signage that should be addressed. This is such a unique community resource that increasing public use seems logical, but only to the point where the park's natural systems are still protected.



Mendoza Open Space

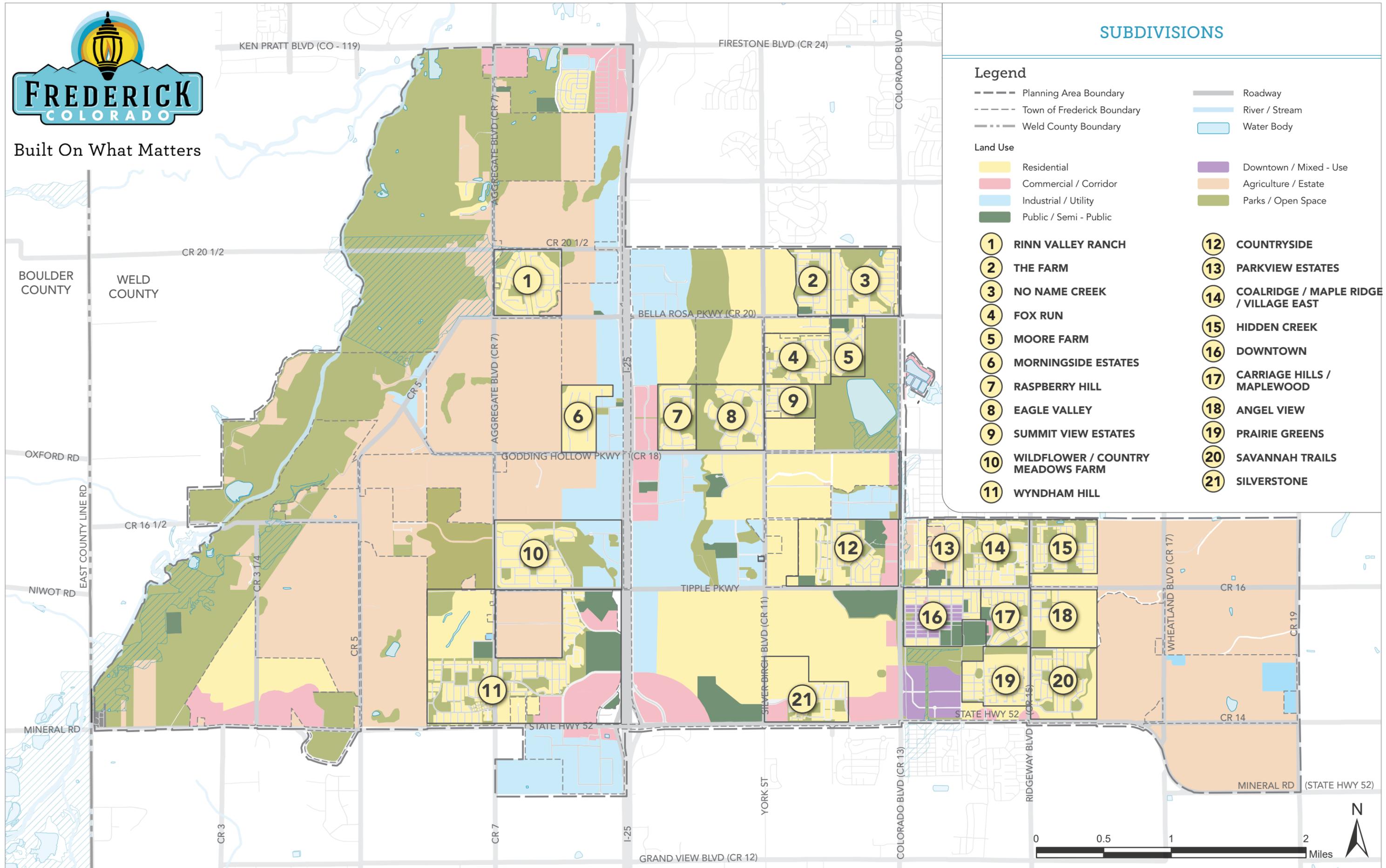
Context and Connectivity. Located at the northwest corner of Aggregate Boulevard and Tipple Parkway (3.5 miles from central Frederick), the Mendoza Open Space is the Town's most recent open space acquisition. It is surrounded by other agricultural uses except a small developed portion of the Wildflower Subdivision at its northeast corner, which could expand to the south in the future. There is no public access at this time and the site is not connected to any of the Town's trails. With cooperation of the ditch company, there could be an opportunity for a trail at some point along the Lower Boulder Ditch, which runs along the western edge of the parcel.

Unique Features. The Mendoza Open Space parcel preserves valuable agricultural land and provides the Town with water rights for future needs. Keeping it functioning as an active agricultural operation for the foreseeable future will reduce maintenance/management costs for the Town. Determining its role in Frederick's recreation system, if any, should be carefully evaluated over the coming years and respond to future development patterns in that portion of the Town.





Built On What Matters





Built On What Matters

Parks, Open Space and Trails Master Plan

Appendix G: Interview with Public Works Staff

On May 4, 2020, MIG staff interviewed Kent VanDyne (Public Works Director) and Sarah Tory (Public Works Supervisor) regarding their observations and comments for the maintenance, management, and improvements of the Town's parks and open space system. This interview was completed as part of the *Existing and Future Conditions* phase of *Parks, Trails and Open Space Master Plan*.

Public Works Role

Public Works provides the on-going, year-round maintenance for the parks and open space facilities that are maintained by the Town. Parks and open space areas that are maintained by homeowners' associations or metro districts were not covered in the discussion.

Public Works staff (PW Staff) is also responsible for several capital construction projects each year, enhancing the existing park and open space facilities. Public Work does not maintain any of the trail corridors in town. Trails are the responsibility of Engineering or the HOAs.

A few of the most recent capital construction projects include:

- A 38' x 38' fitness area in the Frederick Recreation Area (just west of the Dog Park). In addition to the exercise equipment, PW will oversee the installation of a rubberized resilient surface for this new amenity.
- Installing +/- \$15,000 worth of new trees in parks each year
- Restoring the crusher fine surface at the Bulrush Wetlands pavilion and resurfaced the parking lot.
- Vendor power was added along Main Street last year and has been a great addition for festivals.

Observations for Key Parks

Frederick Recreation Area (FRA)

- The dog park users have frequently requested upgrades including converting the surface to grass, adding night lighting, and adding a small picnic shelter. A small shelter in this area could also serve the new fitness area.
 - Dog park users have requested that a 2nd, larger park be built in town, perhaps at Centennial Park.

- The two picnic shelters north of the main entry are rented nearly every weekend in the summer.
- It would reduce on-going maintenance if the gravel road that runs between the dog park and the pump station/picnic complex parking lot was paved with asphalt.

Crist Park

- The old metal picnic shelter and concrete picnic tables should be upgraded including adding power to the shelter.
- The new vendor power outlets have improved the function of the Farmer's Market that is held in the park. Crist Park works well as the venue for this event.

Centennial Park

- Centennial Park is used for festivals and special events such as the Frederick in Flight – Hot Air Balloon Festival and Miners Day.
- Both events are held on the central multi-use turf area. PW sets up the support facilities such as the stage.
- Adding vendor power for the festivals at Centennial Park should be included in the future plans for the park.
- For large events, off-site parking is available on adjacent streets and at the Golf Course parking lot (with shuttle bus service to Centennial).
- PW Staff has been following the current Master Plan for Centennial Park.

Bulrush Wetlands Park

- Maintenance has been deferred over the last few years and the renovation work at the shelter and parking lot is the first step in restoring the park to its original appearance.
- PW staff will be upgrading the crusher fine trail loop in the future.

Play Equipment

- PW staff completes monthly inspections (a staff member is a certified).
- Have been coordinating the on-going conversions from EWF to poured-in-place resilient surfacing for the Town's play bays.
- Work with other Town staff to upgrade the older play equipment as funds are available.

Other Suggestions/Observations

- Add automatic locks to all restrooms.
- Add surveillance cameras to the FRA, Centennial Park, and Crist Park. Vandals caused \$10,000 worth of damage to the FRA's white perimeter fencing this spring.
 - Would also like to see a camera at the Skatepark once it is open.

- The Town does not use any of the School District’s outdoor athletic facilities except for informal use by the public.

Staffing

- Last year the Town hired two part-time employees to help with park maintenance.
 - As of the date of the interview, the two part-time positions were not filled.
- As of the date of the interview, PW staff was working two 6-hour shifts to maintain social-distancing.