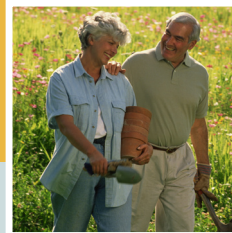


Town of Mead

Open Space, Parks & Trails Master Plan

Final Report



December 2011

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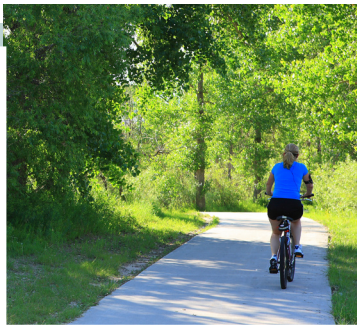
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INTRODUCTION





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Project Purpose & Vision

The purpose of the Town's first Open Space, Parks & Trails Master Plan is to establish a plan that will guide the development of a dynamic and sustainable park, recreation, open space and trails system for the Mead community now and into the future. This small, agricultural-based community is on the cusp of a large population surge and this planning effort is intended to identify the community's priorities and future needs in regard to open space, parks, trails and recreation programs. This plan should be used to guide operations, management, policies, programming and the prioritization of and budgeting for future facility

development and land acquisition. Additionally, this planning effort includes detailed design guidelines, definitions, cost ranges and an Impact Fee Study to guide ordinances and parkland dedication standards.

Project Success Indicators

At project kick-off, the consultant team worked with members of the Town Staff to identify the most important goals and outcomes critical to the success of this strategic planning process. The Town was asked, "What processes and results need to be accomplished in order to consider this plan a success upon completion of the project?" The following areas of focus (as shown in Table 1.1) were identified as project goals for the Town of Mead's Open Space, Parks & Trails Master Plan:

Table 1.1: Mead – Project Success Indicators

Project Success Indicator	Objective
Determine what types of parks, open space and trail opportunities should be developed.	Identify Mead's unique needs through community and stakeholder input and demographic analysis in order to assess demand for recreation amenities and activities.
Provide evaluation of programs based on data-driven analysis (i.e. – local participation, national trends, and survey results) so as to identify activities for underserved and growing segments of the community.	Recommend programs and activities that are desired by current residents which will meet the need of future residents, and that will be well attended.
Understanding the community's support and willingness to pay for a community recreation center.	Gain community survey results that will provide a clearer understanding of the community's desires and willingness to support Town recreation facilities through tax dollars.
Educate residents and the public on sustainability practices in the operations and maintenance of parks and recreation facilities.	Utilize the Master Plan process to increase resident awareness of the increasing costs to run and maintain community-level recreation facilities once they are constructed.
Develop detailed park and open space definitions and design guidelines and incorporate them into development requirements, so as to increase control of park and open space development and dedication.	Create Park and Facility Definitions and detailed Design Guidelines for the Town of Mead's parks, recreation facilities, open space and trails that will include a range of cost estimates for specific park types to guide the amount of investment required by a developer.

Town of Mead Overview and History

The Town of Mead is a small but rapidly growing bedroom community that is centrally located between Fort Collins and the Denver metropolitan areas just off of the primary North-South I-25 corridor. This corridor between Fort Collins and Denver has seen exceptional growth in both residential and commercial development over the last 15 years, and Mead is no exception. The Town is still smaller and less developed than other once-small agricultural towns along this corridor but is expected to grow both geographically and in population in the next 10 to 20 years. The projected growth is expected to nearly quadruple, both in population and physical size (the corporate area is 9.8 square miles and the planning influence area is 41.6 additional square miles). See **Figure 10.1** of the GIS Mapping and Spatial Analysis section of the report for a visual representation of the Planning Influence Area (PIA).

With a rich history and strong roots in agriculture and the railroad, Mead has evolved into a community that prides itself on its small town atmosphere, affordable housing, and breathtaking panoramic views of the Rocky Mountains. Spectacular natural beauty combined with a growing local economy and quick access to all the convenience of city life makes Mead a unique and diverse community that truly embodies the motto "A Little Town with a Big Future." With quick access to Interstate 25 and a short driving distance to the mountains, residents enjoy a multitude of recreational activities.

The Town currently serves approximately 3,405 residents and is expected to grow at a rate of 3.7% over the next 5 years. These additional residents will significantly increase the demand for the Town's park and recreation facilities and services. It is important to plan for this growth in order to identify the strategies and resources to provide adequate services for both the Town's current and future residents.

Parks and Recreation Staffing & Management Overview

The Town of Mead provides a growing number of facilities and programs to serve residents' recreation, health and quality-of-life needs. The Town and the Parks and Recreation Committee work together to plan and manage a variety of programs, special events and activities. The Town provides activities for residents of all ages, such as a youth summer recreation program, adult sports leagues and tournaments, senior lunches and exercises classes and special events, to name a few. They also coordinate with sport league groups and other community groups to host leagues and community events. Additionally, the Open Space Committee is dedicated to identifying, preserving and maintaining open space lands and passive recreation facilities for residents' recreation usage and to preserve the rural character of the community. It is intended that the Mead trail system be jointly planned and developed by the Open Space and Parks and Recreation Committees (unless the Town designates a separate committee with jurisdiction over local trails).

Mead's Town Manager oversees all operations of municipal operations, services and resources, including recreation programs and parks maintenance, and has been integral to the development of this Master Plan. The Town's recreation staff includes 1 full-time administrative staff member (only a portion of her time is dedicated to recreation programming), 3 part-time recreation coordinators, and a varying number of seasonal employees for summer programs and sports leagues. Park maintenance staff, currently under Public Works, consists of 5 full time employees and seasonal staff. Full-time staffing levels have been consistent since the inception of Town-managed recreation programs and staff levels currently meet the needs of the existing programs and facilities.

Town of Mead Open Space, Parks and Trail Facilities

The park and open space system within the Town of Mead includes 272.3 acres, divided into 28 parcels, distributed throughout the Town (some maintained by the Town, some maintained by HOAs and other entities). Thirteen (13) parcels are publicly accessible and are owned and maintained by the Town; eleven (11) are owned and maintained by an HOA or other entity but are still available to the public; four (4) parcels are privately owned and maintained for residents of a specific residential neighborhood only. Two school properties (Mead Elementary and Mead Middle School are considered one property and the High School is the

other) under the oversight of the St. Vrain Valley School District (SVVSD) and are not included in the total acres or as part of the inventory analysis. There are also two (2) parcels of dedicated open space totaling 211 acres that are not included in the list below because they are not publicly accessible due to farming activities which are being maintained and the Town of Mead holds the conservation easements on those properties (see section 10: GIS Mapping and Spatial Analysis).

Table 1.2: Mead Open Space, Park and Trail Facilities

CLASSIFICATION	LOCATION	ACRES (GIS)	Ownership/Maintenance
Mini Park	Coyote Run 1	1.1	HOA / HOA
	Coyote Run 3	0.1	HOA / HOA
	Coyote Run 4	0.4	HOA / HOA
Mini/Neighborhood Park	Industrial Park	1.2	Town / Town
	Coyote Run 6	1.2	HOA / HOA
	Feather Ridge 2	0.4	Town / Town
Neighborhood Park	Founders Park 1	13.6	Town / Town
	Founders Park 2	4.1	Town / Town
	Liberty Ranch 1	12.0	Developer / Developer
	Margil 1	1.0	Town / Town
	North Creek	5.0	Town / Town
	Mulligan Lake (Private)	27.2	Private HOA
Special Use Park	Vale View 1 (Private)	6.4	Private HOA
	Vale View 2 (Private)	50.6	Private HOA
	Mead Ponds	35.8	Town / Town
Community Park	Grand View (Private)	16.2	Private HOA
	Ames Park	18.5	Town / Town
	Liberty Ranch 2	32.7	Town / Town
Greenway	Town Hall Park	2.9	Town / Town
	Coyote Run 2	3.2	HOA / HOA
	Feather Ridge 1	3.2	Town / Town
	Margil 2	1.0	Town / Town
	Margil 3	4.0	Town / Town
	Margil 6	2.3	HOA / HOA
Open Space	Coyote Run 5	21.9	HOA / HOA
	Coyote Run 7	2.5	HOA / HOA
	Margil 4	0.8	HOA / HOA
	Margil 5	3.0	HOA / HOA



2

RELATED PLANNING EFFORTS & INTEGRATION



2



RELATED PLANNING EFFORTS & INTEGRATION

RELATED PLANNING EFFORTS & INTEGRATION

Overview

Mead residents have a limited availability of park, trail, open space and recreation resources within the Town limits. Residents often rely on nearby jurisdictions to provide their recreation programs and park and open space amenities. The consultant team for this Master Plan effort has reviewed pertinent local, regional and state documents in relation to open space, trails and park and recreation planning as part of the information gathering process. This review, in addition to conversations with representatives from local jurisdictions and agencies assists in providing a more comprehensive understanding of common goals, as well as a resource to improve key partnerships for regional park and open space amenities and trail connections. The plans discussed in this section provide a wealth of information at a regional level, though only the portions most relevant to Mead are discussed in detail within this Master Plan. All of the documents listed are excellent resources for the Town as reference documents for implementation, guidelines, provides strong examples for future facility planning and regulatory language and should be referenced as appropriate.

Documents reviewed within this section include:

- Town of Mead Open Space Plan – 2008
- Town of Mead Comprehensive Plan – 2009
- Town of Berthoud Draft Parks, Open Space, Recreation and Trails (PORT) Plan – March 2011
- Town of Frederick Comprehensive Plan - 2006
- City of Longmont Comprehensive Plan – 2003 (with Map updates in 2010)
- City of Longmont Open Space and Trails Master Plan - 2002
- St. Vrain Greenway Master Plan - 2001
- Union Reservoir Master Plan – 2007
- High Plains Library District Strategic Plan Draft – June 2011
- High Plains Library District Facilities Master Plan 2004 to 2014
- St. Vrain Valley School District Community Use of School Regulations and Fee Schedule for Community Use of School Facilities
- Northern Colorado Cultural Tourism Strategic Plan – 2011
- Colorado Front Range Trail Comprehensive Implementation Plan – 2006
- State of Colorado Small Community Park and Recreation Standards - 2003

Reviewing these documents ensures that the efforts of this Master Plan are consistent with and complementary

to the goals and strategies of the current or past planning efforts in the area and region and provides an understanding of key connections and facilities noted in other plans.

Town of Mead Planning Integration

Town of Mead Open Space Plan

The Open Space Plan, created in 2004 and updated in 2008, is one of the implementation tools resulting from the Comprehensive Plan and was created to provide a vision for preserving the rural atmosphere of the Town through “developing an integrated trail system, providing greenbelt buffering in and around the Town, protecting habitats, agricultural, and historical areas, and providing open space as an amenity for the community.” The document also identifies goals for open space acquisition and recommendations for open space dedication, including the following parameters:

- Defined as land that is intentionally left free from future development.
- Intended for passive recreation use.
- Publicly or privately owned.
- Adjacent to land that cannot be developed.
- Land may include properties that could be developed, but for which development is deliberately withheld in some fashion, such as agricultural land.
- Ditches usually cannot be eliminated, therefore they should not be included towards a developer’s required dedication of parks or open space acreage. However, consideration could be given to an adjacent bicycle/pedestrian trail. The trees along them should also be preserved to the greatest extent possible.

The plan goes on to include policies and guidelines on the suitability of a plot of land for acquisition, land purchasing procedures, potential funding sources,

guidelines on recreational use of open space, discussion on public/private partnerships, open space management, public relations, and estimated management costs.

When evaluating trails and key connections, the plan includes some guidelines regarding necessary considerations, including the following:

- Trailheads
- Trail types – soft surface (gravel or single track), standard (8’ wide concrete w/ 3’ crushed gravel side surface, hard surface (8’ wide concrete only)
- Key Links –
 - Trails being coordinated through the 52-85 Trails Group
 - Berthoud Parks, Open Space, Recreation and Trails
 - Colorado State Parks (i.e. – the Colorado Front Range Trail and St. Vrain State Park)
 - Firestone Parks and Open Space
 - Longmont – St. Vrain Greenway

The appendices of the Mead Open Space Plan include maps of open space, trails and trails connections as referenced in the creation of the maps included in this report. The Open Space Plan should also be referenced as an additional resource in addition to this Master Plan



document for specifics regarding guidelines towards acquisition and management of open space lands.

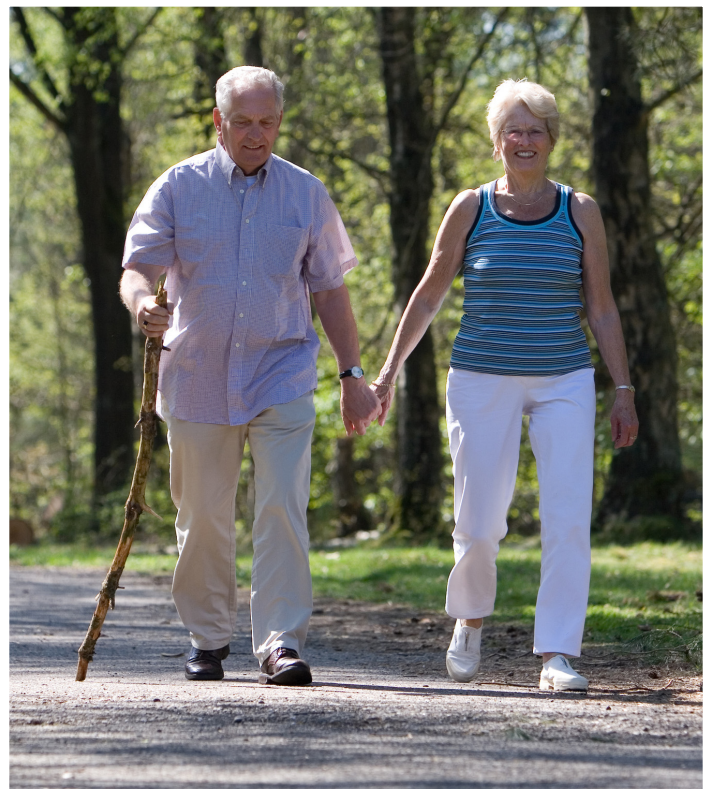
Town of Mead Comprehensive Plan

Completed in 2009, Section V – Community Facilities and Municipal Service Delivery, within the Town of Mead Comprehensive Plan contains the most important information from previous Town planning documents in relation to parks, trails and open space for this Master Plan. The section clearly identifies the goal of developing a park system consisting of a variety of park types acquired primarily through dedication associated with development, but also through acquisition by the Town. It specifies that water quality facilities should not be counted as parkland and that the majority of each park should be high, dry, flat and usable. Parks are intended to be owned and maintained by the Town, except in the case of pocket or mini parks, which would be owned and maintained by HOA's or special districts associated with the development. This section of the Comprehensive Plan also outlines key location criteria for Neighborhood Parks, Community Parks, Regional Parks and Other Parks (see the Design Guidelines for the integration of this language from the Comprehensive Plan). The document also clarifies the potential joint-ownership of facilities by multiple agencies, including larger regional facilities or trail and greenway amenities. This document reemphasizes the Open Space Plan guideline that ditches may be deemed open space, but are not counted towards open space or park dedication requirements. This section of the Comprehensive Plan outlines parameters for a trail system within Mead, which include:

- Categorization of proposed trails into off-road and on-road alignments and segments.
- Major north-south connections along section line roads.
- Major east-west connections along section line roads and the Great Western Railway, including provision for connecting trails

underneath or over Interstate 25.

- Interconnectedness of subdivisions in addition to major north-south and east-west connections.
- Links to existing or proposed trails in neighboring communities, state parks, and regional trails along the St. Vrain River. The Town's trail plans should be coordinated with trail plans of other entities in order to prevent conflicting plans and to achieve consistent construction standards.
- Convenience to residents served.
- Consideration for employee commutes to employment centers.
- Identification of support facilities for trails, such as benches, drinking fountains, trail signs, and parking lots.
- Design issues should include citing studies to ensure that trail locations are sensitive to the natural environment, being routed to maximize views of adjacent natural landscapes, avoid safety problems to the greatest extent possible, and similar geographical considerations.
- Trails may be located adjacent to existing



irrigation ditches, but plans should be coordinated with the relevant ditch companies.

Recreational Programs – Started in 2002, the Town provides a summer recreational program for children, as well as recreational activities for seniors which was initiated in 2003. During that time, all other recreation activities were run by other organizations, volunteer groups or sports associations, which serve both the Town of Mead and nearby jurisdictions. Per the Comprehensive Plan, it is a goal of the Town to expand recreational programs and ultimately build a recreation center. However, until then, the current programs are constrained by the lack of facilities and storage space for equipment.

Adjacent Jurisdictions Planning Integration

Town of Berthoud Draft Parks, Open Space, Recreation and Trails (PORT) Plan – March 2011

In addition to the 2011 effort, the Town of Berthoud had previous plans in 2001 and 2005. This document also specifically references the Intergovernmental Agreement (IGA) between Berthoud and Mead regarding the mutual agreement to have a greenbelt or buffer between their municipal boundaries and the identification of the growth management boundaries for each community.

The plan in 2005 included a community survey, which indicated community desires included a community park, improvements, providing pedestrian access to parks, as well as an amphitheater and an off-leash dog park. Open Space desires included agricultural preservation, reservoirs, community buffers, historic resources and preservation of scenic areas. Desired recreational amenities included a recreation center with pool, skate facilities and a place for teens. This plan also identifies a need for regional trail

connections, specifically to the Little Thompson River, trail access through town and connectivity to the I-25 area.

The Berthoud Plan also includes park and trail classifications (pocket or mini; neighborhood; school-park; community park; natural resource areas – conservation easements; greenways; public natural areas; sports complexes; special purpose or regional parks; special resource areas; private park or recreation facility; park trail; connector trail; on-street bikeways; all-terrain/mountain bike trail; equestrian trail) and parkland dedication requirements, which are as follows:

- 3.0 ac/1000 population for neighborhood parks;
- 4.5ac/1000 population for community parks
- Total 7.5 ac/1000 population of parkland
- Pocket parks are not maintained by the Town, but would be credited towards parkland



dedication requirements.

- Park development fee (estimated around \$2,830 per household) for both neighborhood and community parkland acquisition and development

Town of Frederick Comprehensive Plan - 2006

The Town of Frederick's Comprehensive Plan includes a section regarding parks, trails and open space. Ultimately, the Plan notes creating an "integrative system of parks, trails and open space" to maintain the unique character of the Town. This includes providing key trail connections between schools, the Carbon Valley Recreation Center, Milavec Lake, residential neighborhoods, parks and commercial areas and linking the old town area of Frederick with new developments (both residential and commercial). Other components of the plan include working with other local governments and districts to develop parks, trails and recreational facilities, and to preserve open space.

Key strategies include working with St. Vrain Valley School District, Carbon Valley Recreation District, High Plains Library District and other jurisdictions to investigate funding opportunities and to construct shared park and trail facilities as well as ensuring the community's needs are being met through existing and future facilities.

The 52-85 Trails group is mentioned multiple times as a key partner in developing a trail master plan to construct a trail from Brighton to St. Vrain State Park as part of the Colorado Front Range Trail network. Additional trail-related policies include working with "private landowners, developers, the St. Vrain Valley School District, utility companies and ditch companies to facilitate trail connections and to acquire funding." The strategies aimed to achieve this policy include developing cooperative agreements for joint-use of oil and gas easements and ditch rights-of-way (while addressing safety, maintenance and liability issues), as

well as working with neighboring municipalities on land acquisition, funding and construction for trails.

City of Longmont Comprehensive Plan – 2003 (with Map updates up to 2010)

As with other comprehensive plans, this document includes multiple sections regarding development, growth and services within the City of Longmont. For this analysis, the Bikeway and Greenway Maps and the Parks, Greenways and Open Space chapters were specifically reviewed for pertinent information. The maps show key trail and greenway connections along the St. Vrain River, and crossing Highway 119, as well as some minor bikeway connections crossing Highway 66 near Highway 287.

The chapter of the Comprehensive plan lists the types and classifications of both parks (neighborhood, community and district) as well as greenways (primary and secondary), discusses open space, and references the Open Space and Trails Master Plan.

- Neighborhood Parks are recommended to be dedicated at 2.5 acres per 1000 residents (with approximate size at 10 to 20 acres).
- Community parks at 4.5 acres per 1000 residents (with approximate size at 50 to 100 acres). These standards include caveats that small developments which cannot support a neighborhood park may not need to include one within the community.
- District parks can vary in size and are intended to encompass a specific feature and are mostly low-impact, passive outdoor recreation spaces.

The Comprehensive plan notes that open space should be dedicated through a range of appropriate techniques and in cooperation with other jurisdictions to preserve the "urban-shaping open space buffers" and should include both preserving farmland and designating open space and trails (specifically those noted in the Open Space and Trails Master Plan).

City of Longmont Open Space and Trails Master Plan – 2002 (specifically Volume II)

This plan encompasses the area within the limits of Longmont, as well as areas of both Boulder and Weld counties, including areas within the Mead Planning Influence Area. The plan notes the study area is bounded by Vermillion Road on the north and one mile east of Weld County Road 7 on the east. This area includes Union Reservoir and the new Mead High School site as well as large portions of the St. Vrain river corridor.

The plan is intended to set parameters and criteria for evaluating potential open space lands for preservation and acquisition by the City as well as additional details for signs, site furniture and trail design. The majority of the plan is outlined in three tiers. Tier I is based on the values noted open space ordinance including considerations for linkages and trails, conservation of natural resources, and urban shaping buffers between municipalities. Additional criteria (Tier II) were developed through public input to help determine priorities for acquisition, which are considered once the Tier I criteria is met. See the Design Guidelines for similar considerations that have been incorporated into the document for the Town of Mead. Tier III guidelines help determine the action to be taken on acquisition of the land if it meets criteria in Tiers I and II such as who should acquire the land, partnership opportunities and how it should be protected. In addition to the three tiers of analysis, the plan also notes potential acquisition tools, discusses low impact recreation, dog management, wildlife, gravel mining operations and long term maintenance and operations of open space lands.

St. Vrain Greenway Master Plan - 2001

The 2001 update to the 1993 St. Vrain Greenway Master Plan includes an east corridor update to address changing conditions on the east side of Longmont. The study area of the east corridor includes a 4 ¾ mile corridor south of Highway 119, outside of the Mead Planning Influence Area, specifically east of County Line Road to Weld County Road 5. The plan divides this segment into urban, suburban, rural and preserve reach segments, with differing treatments of the corridor in each.

Union Reservoir Master Plan – 2007

The Union Reservoir Master plan consists of plan graphics showing proposed improvements, including areas for boating, camping, swimming, picnic and fishing activities, wildlife habitat improvements, designated areas for BMX and remote control airplanes, as well as a loop trail.



Regional and State Planning Integration

Colorado State Parks - Colorado Front Range Trail Comprehensive Implementation Plan - 2006

This document is a comprehensive master plan for a large greenway/trail along the entire Front Range from the New Mexico to Wyoming state lines. Through review of the maps, key segments in proximity to Mead include a portion along the St. Vrain River to the east of Mead at the edge of the Planning Influence Area (PIA) and a connector trail between this segment and the Lyons/Ft. Collins section, which is shown as a "Connector" trail along the St. Vrain River through Longmont (outside of the Mead PIA to the south). Per the Colorado State Parks website (last modified 5/27/2011), the CFRT Map #17 shows anticipated routes for this connector trail along the St. Vrain river in and out of St. Vrain State Park, but few sections have been constructed at this time (see the Appendix for this Map).

High Plains Library District - Strategic Plan Draft – June 2011 & Facilities Master Plan 2004 to 2014

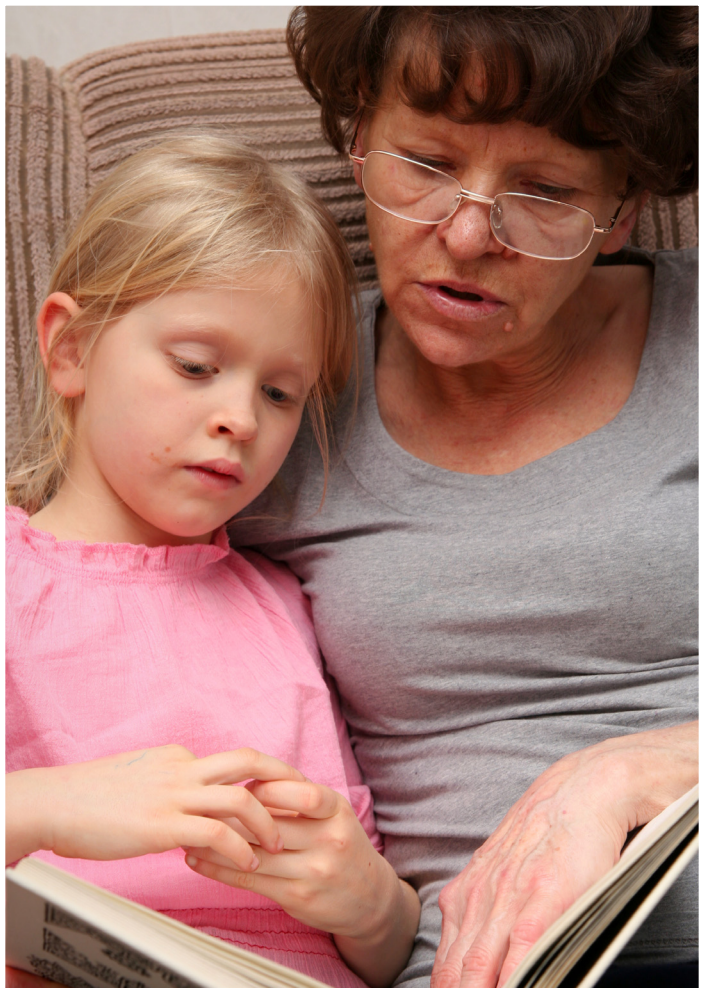
In the 2011 plan, high priorities include providing public computing centers throughout the county (like the one recently set up inside the Mead Town Hall), mailboxes for materials, vending machines of library materials and book drops. Lower priorities, although relevant to this Master Plan, include bringing Wi-Fi to parks in Erie and small towns throughout the County.

In 2004, an extensive evaluation of the future needs of the District was completed including understanding the needs of the Mead community. The Facilities Master Plan noted four types of branch libraries (regional, large, small and mini). A mini-branch was recommended to be created to serve the Mead area, which is currently being served by the book mobile. Mini-branch facilities are typically within buildings that offer other kinds of services, and the District would consider a co-facility if criteria of ownership and construction are met. Mini-branch facilities provide high-demand materials and

strong self-service options with limited seating and no public programs and no meeting space room. Though community input in the Mead Area, recommendations specifically for the Mead branch included the following types of spaces:

- Small casual reading area
- Children's service area with limited seating
- Computer area with public access computers for children and adults
- One service desk
- Appropriate technology and designated space to facilitate self-check out of library materials and self-retrieval of reserved items

The lifespan of this plan (2014) is fast-approaching. However, based on conversations with District staff, there are no immediate plans to implement this branch in Mead because of the recent downturn in the economy which has resulted in stagnant residential development. Therefore, the bookmobile and internet



access at Mead Town Hall are the primary focus in the short-term.

St. Vrain Valley School District- Community Use of School Regulations and Fee Schedule for Community Use of School Facilities (see Appendix for copies of the documents)

In addition to the Intergovernmental Agreement between the District and the Town (summarized in the next section), the standard regulations and fee schedule applies to activities and events that non-Town entities (such as leagues, community organizations or service and non-profit groups) would host on school properties, including Mead Elementary and Middle Schools and the Mead High School, as well as any other facilities in Longmont. The regulations note that a signed contract is required which holds the District harmless from any damages, etc. This makes the applicant legally responsible for conduct and control of participants and insurance requirements of the District must be met. The District also notes a priority of use as follows:

1. Category I Activities – District Sponsored and Supported Use, Certain Government Activities, Police/Fire Dept Training.
2. Organizations with a Current Joint Use Agreement with the District.
3. Youth Activities.
4. Adult Non-Profit Activities – Adult recreation groups and non-profit adult education programs.



5. Category III Activities – commercial and private profit-making activities for educational purposes with sponsored by or held in cooperation with a school.

Intergovernmental Agreement for Joint use of Facilities between the Town of Mead and the St. Vrain Valley School District RE-1J

This agreement makes Mead Elementary and Mead Middle School, specifically the gymnasiums and outdoor baseball and softball fields available to the Town, except during three weeks during the summer for facility maintenance. In exchange for use of the facilities, the Town will provide grounds maintenance for the District fields, mowed areas and landscape areas as specifically agreed upon around the two schools. Access to these facilities is also available to the Town upon request. See the Appendix for more information.

Northern Colorado Cultural Tourism Alliance (NCCTA) - Northern Colorado Cultural Tourism Strategic Plan – March 2011

This plan was developed in order to promote cultural tourism in Larimer and Weld Counties. The NCCTA includes businesses, academic partners, museums, chambers of commerce, governments, tourism groups and others interested in promoting cultural tourism in the region. The goals of the plan included three categories (preservation, interpretation and economic development), with specific focus on heritage tourism and agritourism, which includes museums, historical sites or places of interest as well as working farms and ranches. While Mead is not specifically mentioned in this plan, the Town can become a member of the Alliance and use the recommendations and goals of this plan to promote tourism and visitor interest in Town of Mead sites and activities.

Short term implementation strategies included developing maps and itineraries, creating a brand, and

working with chambers of commerce and other partners to move the plan forward. Long term goals included the development of regional events, local product sales, joint programming and sponsorship of events. In order to promote agritourism, the document includes suggestions such as farmers markets, road-side stands, farm tours, hands on work, school tours, processing demonstrations, hands-on farming experiences, and leasing land for hunting, fishing or hiking.

There is also extensive discussion on developing a system for creating official "NOCO cultural tourism sites". The criterion includes:

- **Significance:** Draws visitors because of its significance to local, state, national, and/or world history and culture.
- **Authenticity:** Provides insight into Northern Colorado's cultural, historic and natural heritage.
- **Historic character** is evident at historic sites.
- **Visitor Readiness:** Open regular hours, accessible and inviting to visitors. Ensure there is something interesting for visitors to see and do.
- **Interpretation:** The site, setting or activity's significance is shared accurately with visitors (signage, guided tours, online, brochure).
- **Protection:** Public access does not threaten the site's long-term preservation.

State of Colorado - Small Community Park and Recreation Planning Standards - 2003

This document was developed by the State of Colorado's Department of Local Affairs (DOLA) to assist small communities in planning for future growth and development of parks, trails and open space systems by providing guidelines for amenity use, land dedication recommendations and to provide a better understanding of maintenance requirements. This document is also referenced as a source in Berthoud's Master Plan document summarized previously.

The document discusses, based on small community surveys, the level of activity in a variety of sports, as well as the level of demand on various facilities. The document then discusses the number of facilities needed per 1,000 population, as well as the number of acres required to accommodate specific amenities. The document also discusses land dedication requirements and example municipal code language to provide a consistent dedication requirement for all development proposals.

Another key piece of this document is the section covering budgeting. This includes understanding land costs, site improvement costs and ongoing operations and maintenance costs as well as details for various amenities such as ball fields and courts. Overall, this document is a valuable resource for small communities to grasp the concept of Level of Service (LOS) standards for park and recreation facilities. This concept ties directly into this Master Plan's Level of Service Analysis Section in order to provide comparisons of Mead's facilities to the guidelines set forth in this Colorado document as well as against the NRPA standards.

Key Findings

The previously mentioned documents and websites were reviewed during the information gathering efforts for this Master Plan in order to identify existing and future open space, park and recreation opportunities for the Town of Mead. Much of the information provided in these documents and websites helps to understand the Town of Mead in a regional open space, parks and recreational context. It is also relevant to this Master Plan, because it helps to identify partnership opportunities and streamline planning efforts in the future.

Coordinate Partnerships and Fill Gaps in Service –

Common throughout the reviewed local, state and regional documents is information gathered regarding current recreation opportunities and management

strategies in and around the Mead area. The documents provided a record of several local and state agencies providing various, mostly trail-based park and recreation facilities. The information found in these documents is insightful in developing policies, facility definitions and guidelines, capital investment priorities, coordinating efforts for improvements and recommendations for existing and proposed open space park and recreation facilities for the Town of Mead.

Connect Communities through Recreation and Conservation – Local and state lands and other recreational facilities are a primary source of recreation and help preserve the rural characteristics for the residents of the Mead area. Significant strides have been made by the previous planning efforts to focus on recreational planning and protecting and conserving natural and agricultural resources and areas of ecological and historical importance.

The previously mentioned local, state and regional documents begin to define how the public accesses the outdoors and enjoys recreation opportunities in the area. These documents and websites define open space opportunities, connections and stewardship of resources as ways to provide recreation access and opportunities. Community planning and conservation efforts at the local level (i.e. – through neighborhoods, municipalities and special districts) are noted as ways to identify key areas for preservation and to implement proper land management techniques in order to create successful open space areas and buffers between communities. Specific land management techniques offered in these documents include development of interconnected trail systems to guide public access, preservation of agricultural or sensitive areas by limiting human access, promoting existing amenities through marketing, signage and partnerships between agencies.

Reference Existing Documents – The reviewed documents contain a wealth of information regarding open space, park, trail and recreation resources in the area. The documents provide strong examples of guiding principals and outline requirements for future facility development and acquisition. These documents should be utilized as key case studies and references on best practices and implementation strategies, whether for open space acquisition, trail design standards or marketing strategies.





3

DEMOGRAPHIC ANALYSIS &
COMMUNITY PROFILE





DEMOGRAPHIC ANALYSIS & COMMUNITY PROFILE

Background Information

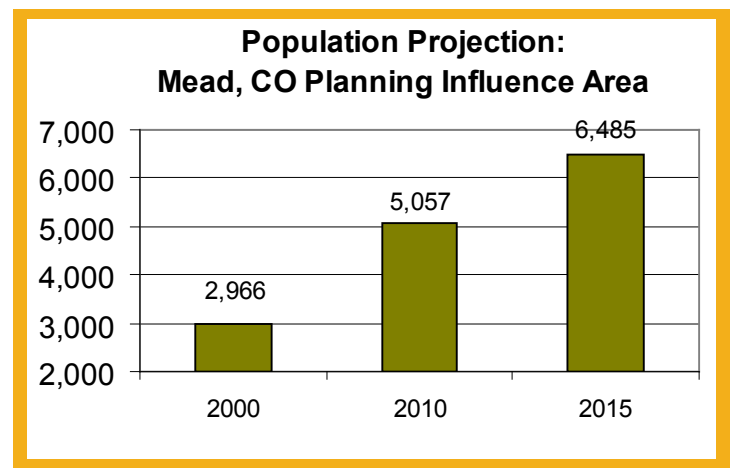
One important analysis tool within an Open Space, Parks and Trails Master Plan is to understand how local demographics and projections affect the parks, trails and recreation facility and program needs, as well as understanding how the local demographics are either similar or different from state and national trends.

Note: *Unless otherwise noted, the raw data used for the demographic analysis that follows was compiled by evaluating US Census Data, DOLA numbers and information from Claritas. It is also important to note that the numbers shown in this section of the report are for the Town of Mead's Planning Influence Area and not the town boundaries as they exist in 2011, unless specifically noted. The trends for the PIA are similar to the Town of Mead projections. Using the PIA allows for analysis of the larger area in order to understand key issues across the comprehensive area as well as consistent projections between this report and the concurrent Impact Fee Analysis report.*

Population Forecast

Mead, Colorado (both within the existing town boundaries and within the Mead Planning Influence Area (PIA)) appears to be growing at a rate over twice that of Colorado and well above the growth rate of the United States. The community is projected to experience a 3.7% annual population growth rate for the 5 year period between 2010 and 2015, from 5,150 to 6,183 within the PIA, and from 3,233 to 3,882 for the area within the current Town limits. This rate of growth is significantly above the rate projected for Colorado (1.51%) and the U.S. (0.76%) for the same period. The projected population is illustrated in **Figure 3.1**.

Figure 3.1: Population Projection 2000-2015

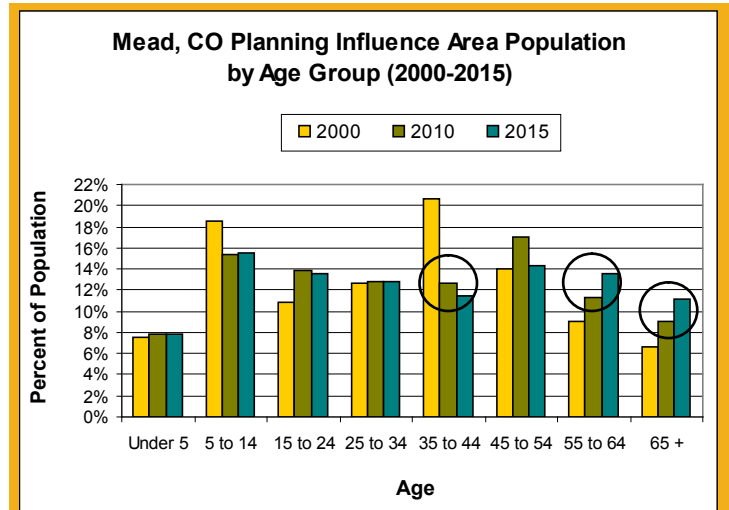


Age Distribution

A profile of the population's age is critical to parks and recreation programming since different age groups can have extremely different needs and desires for parks and recreation facilities and programs. **Figure 3.2** illustrates the population trend of the Mead Planning Influence Area by age groups. The trends depicted in the chart indicates a big drop between 2000 and 2011 in the percentage of the population of those aged 5 to 14 and 35 to 44. These age groups together typically indicate young families. This population segment previously showed as a spike in numbers in the early part of the decade, and it is believed that many of them are staying in Mead and aging in place. Those age 55 and above have steadily been increasing since 2000. These trends indicate while there are still many young families moving to Mead, as the population increases, their percentage of the whole will likely remain relatively stable, while those who are empty nesters or retirees are moving to Mead and are becoming a higher percentage of the population overall.

However, despite these increases in those aged 55 and above, the median age is still significantly younger than both Colorado and the United States (**Figure 3.3**) and Mead has a much lower percentage of the population over 65 than the State of Colorado and the United States (**Figure 3.4**). This may be in part because of its rural nature and lack of significant senior services. Additionally, this may be attributed to the fact that Mead's average household size is significantly larger (3.09) compared to the state of Colorado (2.55), which indicates that Mead families have more children than other Colorado families (see Household Makeup).

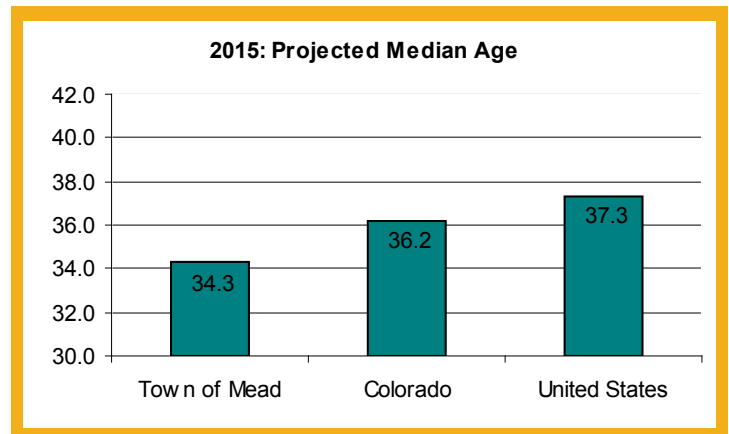
Figure 3.2: Mead Population by Age Group 2000-2015



The circles indicate trends in population changes worth noting.

Figure 3.3 illustrates that the Town of Mead's projected median age in 2015 will be 34.3 years, which is younger than the projected median age of both Colorado (36.2) and the nation (37.3) (per ESRI Business Solutions). On the flip side, it is important to note that the number of Households with Children in the Planning Influence Area in 2015 is anticipated to be 42%, while 58% of households will not include children.

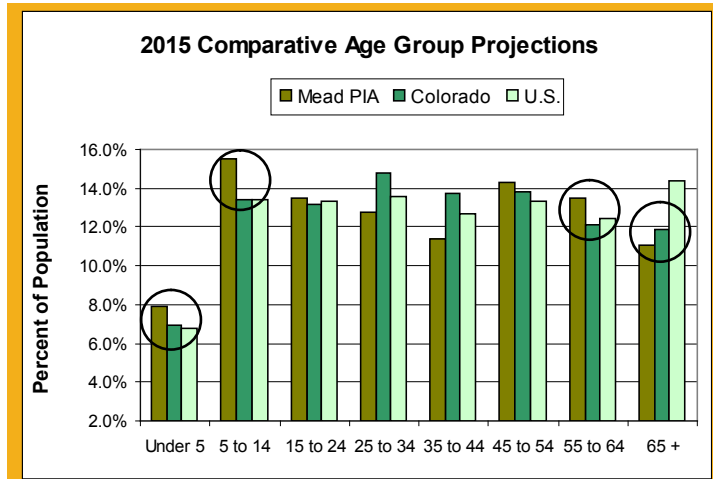
Figure 3.3: 2015 Projected Median Age



A lot of attention nationally and statewide will be paid to meeting the need for recreational amenities for older adults. Mead's demand for programs and facilities serving the needs of those 55 and over should also increase. However, this should not occur at the expense of meeting the needs of its younger residents as well, because those 14 and under are a greater percentage of the population than the state and

national averages. It is also imperative that physical access to existing facilities is maintained or improved to accommodate this mature age group, which includes a greater portion with declining physical agility. The following list (**Table 3.1**) indicates some of the characteristics of age groups that affect parks and recreation programming.

Figure 3.4: 2015 Comparative Age Group Projections



The circles indicate trends in population changes worth noting.

Table 3.1: Mead, Colorado Planning Influence Area - Demographic Groups and Recreation Needs

Age Group	2010	2015	Characteristics and Recreation Needs
Under 5	7.8%	7.9%	Preschool and toddler programs Playground users Experience park and recreation facilities and programs with an adult
5 to 14	15.4%	15.5%	Youth athletics and after-school programs Growing interest in non-traditional, individual activities
15 to 24	13.8%	13.5%	Teen and young adult programs Extreme sports and adventure-related activities
25 to 34	12.8%	12.8%	Adult program participants Young families
35 to 44 and 45 to 54	29.7%	25.7%	Adult program participants Combined age groups - have similar needs and demands for recreation programs and facilities Families range from preschool to youth to early empty nesters
55 to 64	11.3%	13.5%	Active older adult programming Empty nesters approaching retirement Often have grandchildren who use facilities and programs
65 and older	9.1%	11.1%	Older adult programs Social networking and healthcare related programs Range from healthy and active to more physically inactive

Race/Ethnicity

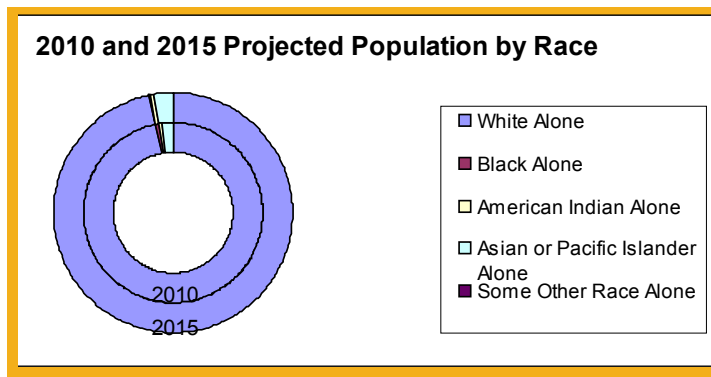
Race and ethnicity influence cultural trends and play a role in park and recreation needs and desires. Trends can be found in the ways that different ethnic groups use parks, recreation facilities and the types of programs they seek. As **Figures 3.5** illustrates, the Town of Mead's ethnicity makeup is predominately "white alone" and will remain so over the next five years. The Town of Mead is less racially diverse than Colorado, and the United States as a whole. The percentage of the population in 2015 that is anticipated to be "white alone" will be lower in both Colorado (78.9%) and the United States (70.7%) than within the Mead Planning Influence Area (84.2%). Additionally, in 2015, the percentage of Town residents projected to be of Hispanic origin is 12.9% which is lower than the percentage of state residents (22.9%) and lower than US residents (17.8%) of Hispanic origin.

Despite the Town's more homogenous character, it is important to consider in its recreation services (e.g. community special events) any special needs or desires of the various races/ethnicities or other special groups within the Town. Yet, the Town should also be aware that programming specifically geared towards minorities will likely have low participation numbers. Therefore, increased marketing to minorities may be a more effective use of resources instead of specific programs geared towards minority groups.

Household Makeup

Mead's household makeup is somewhat different from both Colorado's and the country. In 2000, 45.2% of the households in the Mead Planning Influence Area included children. This is 10.4% more than the percentage of households with related children in the State of Colorado (34.8%) and 9.7% more than nationally (35.5%). This number is expected by 2015 to decrease to 42.2%, which is lower than in 2000 but still a significantly high percentage of the population. Also, per ESRI Business Solutions, the average number of persons per household (in 2010) is significantly higher in Mead at 3.09 people than both Colorado (2.55 people) and the country (2.59 people). Both of these statistics indicate a relatively large population of families with children living at home. However, it is also important to note that the population over the age of 55 is expected to increase more significantly than younger age groups, which will increase the number of households with 65+ as well. The larger household size and households with children, as well as the increase in the mature demographic shows a divergent need of programming to meet the needs of the community.

Figure 3.5: Mead 2010 and 2015 Population by Race



Education and Income

In 2010, 35.5% of the population within the Mead Planning Influence Area has an Associate's, Bachelor's or higher educational degree. By way of comparison, 43.4% of the population in the State of Colorado and 35.8% of the population in the US has an Associate's, Bachelor's or higher degree. The educational attainment breakdown is shown in **Figure 3.6**. Research shows that a person's physical activity level, which by extension is a large determinant of their overall health, is determined by many factors, including education, income, number of household members and gender. Considering that the Mead PIA's education levels are slightly lower than national trends, the Town may need to focus its efforts in educating and increasing participation in health and wellness programs to counterbalance the impact that this may have on residents' physical activity levels.

However, this slightly lower level of educational attainment does not necessarily correlate with the trends seen in household income levels as illustrated in Figure 3.7. This chart shows an increase in household income over \$100,000 and decreases in household incomes below \$100,000. Yet, when reviewing household income data, it is important to keep in mind that the higher number of people in a household also impacts the amount of disposable income. When evaluating this trend against the state projections, Colorado also sees an increase in household incomes over \$100,000 and a decrease below \$100,000, and at the national level, the increase starts in the \$50,000 range instead of \$100,000.

Data shows that income and physical activity are positively correlated; when one rises, the other rises. The number of households in Mead with low income levels is expected to decrease and those with moderate and higher income levels are expected to increase by 2015 (see **Figure 3.7**). For parks and recreation, income

levels often influence programming, facilities and fee structures. For example, operations and maintenance costs will increase as the Town takes on more parks, and when considering fee increases or additional programs or facilities, it will be important to evaluate those programs and facilities for community vs. individual benefit. Additionally, there may be residents within the community that may not have the ability to pay, but may be most in need of the Town's services.

Figure 3.6: 2010 Educational Attainment

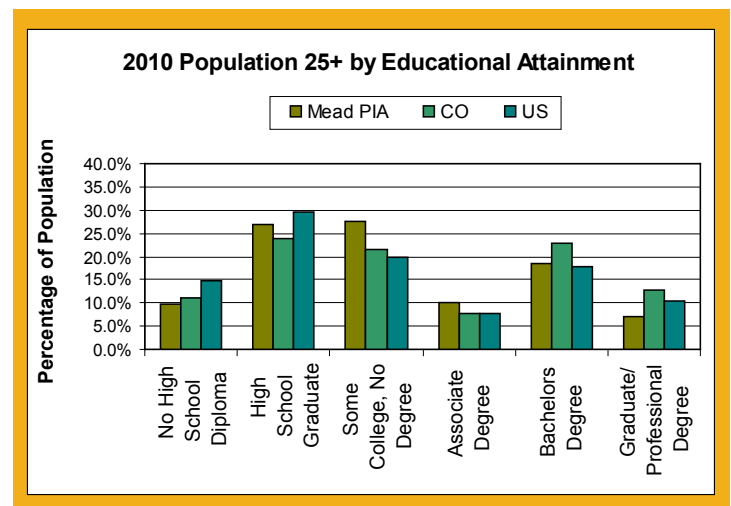
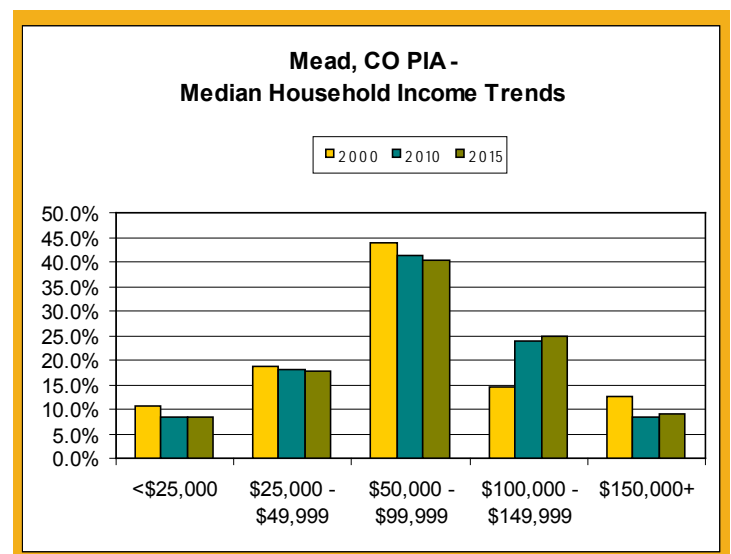


Figure 3.7: Median Household Income Trends



Health & Related Factors

Research shows that a person's physical activity level, which by extension is a large determinant of their overall health, is determined by many factors, including education, income, number of household members, and gender. According to the Centers for Disease Control and Prevention in Physical Activity and Good Nutrition: Essential Elements to Prevent Chronic Diseases and Obesity, At a Glance 2008:

*“Despite the proven benefits of physical activity, **more than 50% of U.S. adults do not get enough physical activity to provide health benefits; 25% are not active at all in their leisure time.**”*

*“Activity decreases with age, and **sufficient activity is less common among women than men and among those with lower incomes and less education.**”*

*“**About two-thirds of young people in grades 9–12 are not engaged in recommended levels of physical activity.**”*

Specifically in Colorado, The Trust for America's Health reported that in a three year average from 2007-2009, the state ranked 49th in the nation for Adult Physical Inactivity at a rate of 18.0% - meaning that while Coloradoans are one of the most active states in the nation, there is still a significant number of adults reporting they did not engage in any physical activity.

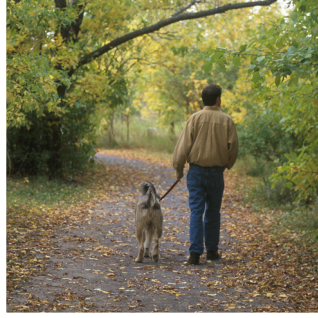
Research has also shown that the availability of opportunities to engage in physical activity is positively correlated with the amount of physical activity people engage in. Therefore, while the natural setting of Colorado encourages physical activities, the availability of local and accessible parks and recreation services are also vital to increasing physical activity across all age

sectors and plays a key role in reducing obesity rates. When evaluating the availability of these opportunities, one must consider their accessibility and proximity to residents in addition to their mere existence. Physical barriers, safety concerns, and distance to parks and facilities often prevent residents from using the facilities and programs. Research has found that larger sizes of parks and open spaces does not necessarily increase how often or how much people use them, but rather the distance to the park or open space is the greatest determining factor, especially youth, who may not be able to walk or bike to and from a park from their homes or school because of distance or perceived barriers.

Key Findings

The Town of Mead is still smaller and less developed than other once-small agricultural towns along the I-25 corridor but is expected to grow both geographically and in population in the next 10 to 20 years. Generally, the community's population, both within the current town limits and within the Planning Influence Area has seen spikes in specific age groups, indicating an influx of young families; however, it appears that the population is stabilizing in the age groups under 55 while those over 55 are increasing at the greatest rate.

Due to this increasing older demographic, it will be important for the Town to focus its efforts on providing adequate services to the growing, aging portion of the population. However, the Town should also continue its efforts to provide walkable and bikeable facilities, programs and activities for the youth of the community because they are still a significant portion of the population.



4

MEAD COMMUNITY & STAKEHOLDER INPUT





MEAD COMMUNITY & STAKEHOLDER INPUT

Introduction

Close interaction with the public, Town of Mead staff, and key stakeholders was critical throughout the master planning process and resulted in the identification of residents' concerns, perceived needs, and priorities regarding the provision of parks and recreation facilities, programs and services. The Town staff and project team worked to include a wide representation of interests and user groups so as to embody the diverse needs of this growing community's residents and stakeholders. These efforts included a significant number of public meetings, open houses and opportunities for residents to participate and to provide input, and to guide the identification of important issues and appropriate solutions.

From May 14–25th, 2011, Mead's staff, elected officials, and residents were provided nearly 20 opportunities in which to provide input on this planning effort. These forums included senior, adult and youth focus groups, two public open houses, interviews with the Town's Administration and Staff, the Parks and Recreation Committee and Open Space Committee, as well as representatives of adjacent communities, other service agencies and potential partner organizations.

General Community Input

The Town held two open houses and a number of open focus group meetings facilitated by the consultant team in order to identify residents' perceptions and desires about the community's parks, trails, open space and recreation services. Residents provided many common reasons for living in Mead, including the small-town, friendly atmosphere, as well as the accessible location, large lots and privacy. Additionally, residents are quite pleased with the increasing number of parks, community events and recreation programs. Some of the most popular activities mentioned were Mead Community Days, Boil 'n Boogie, the Christmas Tree Lighting, Easter Egg Hunt, Concerts in the Park, volleyball and basketball leagues, and the senior exercise program.

When asked what improvements could be made to the Town's parks, recreation facilities and programs; trails, bike lanes and sidewalks were the most commonly mentioned requests. Additionally, a number of participants stressed their desires to preserve open space, natural areas and the agricultural characteristics of the area, as well as the need for additional community and neighborhood parks, a recreation center, pool, athletic facilities and fields and rental pavilions. It was also mentioned that communications could be increased, so as to create better awareness of existing programs, special events and the location

of parks and trails, especially for those who are new to the community.

Participants were quite knowledgeable regarding the costs to operate and maintain facilities and emphasized the importance of considering these costs when deciding whether or not to build a facility. Furthermore, these facilities not only need to be sustainable, but should meet the needs of many different age and interest groups (i.e. – rental pavilions, meeting spaces, and flexible program areas). Participants recognized that economic circumstances have changed and felt that the Town should look for opportunities to partner in order to develop additional facilities and services for the community. Such potential groups mentioned were the Rotary Club, Chamber of Commerce, HOAs, adjacent communities, and volunteers within the community.

Economic Development, Land Development and Homeowners Associations (HOAs)

Similar to the general public, those involved in the economic and residential development of the community feel that the small-town characteristics and open space should be preserved, for economic as well as cultural reasons. However, they also recognize the economic impacts of attracting businesses, retail, and residential development. Much discussion was held about where this development should occur (i.e. – downtown, along the I-25 corridor, and/or Hwy 66) and how parks, trails and open space should compliment and connect these uses in order to create activity nodes within the community. Additionally, commercial development was viewed as a means of lifting some of the burden from residential taxpayers. Developers stated that impact fees were reasonable as long as quality facilities, especially trails, were created as a result.

This group felt that most residents move to Mead for the rural environment, large lots, great schools and

sense of community. However, residents also seem to desire some urban amenities such as a grocery store, coffee shop, sidewalks/trails between neighborhoods, employment opportunities, and facilities that generate economic activity. For example, developing facilities and programs that keep residents spending their money in the Town of Mead, as well as attracting visitors and tourists to support local business were goals identified by participants. Agriculture is part of the foundation of this community and participants felt that this could be used to support economic vitality as well.

Some of the challenges identified in these meetings include the independent nature of the Town and many of the agencies in the region, the fact that a number of Mead's parks are HOA-owned and maintained (leading to inconsistent maintenance levels), and the lack of signage and identity for Mead, both for the Town itself and the individual parks. Another topic of debate among stakeholders was about what type of open space the Town should promote (i.e. – some recreation access, wildlife habitat, community buffers, agricultural uses, etc.), which was also identified as an outcome goal of this master plan.



Some of the opportunities identified to make these goals a reality included adding definitions for parks and open space into the Town's regulations, codes and policies. Another opportunity is developing facilities, programs and activities that serve each neighborhood, as well as draw people to the downtown area. Participants mentioned facilities such as playgrounds, multi-purpose fields and ballfields, basketball courts, trails, and a recreation center, but recognize that there are significant costs associated with operating and maintaining such facilities. Prime locations for sidewalks or trails could be included along Highway 66, 3rd Street (CR 7), CR 34, and various irrigation ditch channels, such as the Highland Ditch. Participants also suggested developing and promoting agritourism, urban farming, equestrian activities and agriculture-related special events to increase the sustainability of the community.

The priorities identified in these meetings include the promotion of conservation easements, creating clear definitions of open space, developing trails, and developing partnerships between the Town, School District, and ditch companies in order to support future facility development.



Adjacent Communities, Alternative Providers and Partners

Multiple focus groups and stakeholder interviews were held with representatives of adjacent communities, alternative park and recreation providers and partnering organizations. These discussions were initiated by asking the participants to provide an overview of their organizations, services and interaction with the Town of Mead.

- Town of Berthoud – is a community of 5,100 on the northwest boundary of Mead. The Town is currently in the midst of developing its own parks and recreation master plan.
- Town of Firestone – a community of approximately 10,000 that has a significant network of trails, number of parks, as well as some regional athletic facilities. Firestone is served by the Carbon Valley Recreation District for recreation programs and services.
- City of Longmont – a larger community of 86,000 that has an extensive park and recreation system and selection of programs and activities. Longmont is seen as a regional provider to area and most Mead residents go to Longmont for basic services, as well as for recreation amenities.
- Carbon Valley Recreation District (CVRD) - a special district serving approximately 17,500 people, covering roughly 45 square miles, including Frederick, Firestone, Dacono and rural areas that surround the Tri-Towns. The District manages 2 indoor recreation facilities and provides regional recreation, sports and fitness programs and services.
- High Plains Library District – provide services to Mead residents such as a bookmobile, computers at Town Hall, monthly book club, summer reading in the park, classes for seniors, etc.

- St. Vrain Valley School District (SVVSD) – has an elementary, middle and high school within the Town limits. Town use of school facilities has been allowed on a limited basis.
- Weld County Department of Public Health and Environment – Works to promote health and wellness through the environment by reviewing proposed commercial and residential developments, managing a volunteer trail building program, and supporting collaboration between communities.
- St. Vrain State Park (formerly Barbour Ponds State Park) - St. Vrain State Park is located off of I-25 on Highway 119 and is a 604-acre park with 152 acres of water split among several ponds. It provides amenities and programs for anglers, campers, photographers, birders, walkers and nature lovers from all over the state and country.
- Colorado Department of Wildlife (CDOW) – the state department that manages the state's 960 wildlife species and more than 230 wildlife areas. Regionally, it regulates hunting and fishing, provides technical assistance and education programs (such as the popular hunter safety course offered in Mead), and protects threatened and endangered species.
- Highland Ditch Company – is a shareholder-based company that has a prescriptive easement for the ditch across private properties and can use any portion of the easement's right-of-way to maintain the service of ditch.
- Mountain View Fire District - provides an array of emergency and non-emergency services to the 50,000 permanent residents in a 184-square-mile response area, including rural Longmont, Mead, Del Camino, Dacono, Erie, Brownsville, and Niwot as well as unincorporated Boulder and Weld counties.

The primary purpose of these meetings was to identify what facilities, programs and services are already provided to Mead and area residents, so as to not duplicate efforts and to look for opportunities to partner and cross-promote services.

St. Vrain State Park is a significant local and regional tourist destination that provides a wide variety of recreation enthusiasts, schools groups, campers and travelers with campsites, programs and recreation amenities. Partnership opportunities with the Park include environmental and nature-based programming, trail connections, and programming to attract tourism. The DOW identified partnership opportunities such as planning trails to preserve wildlife corridors, outdoor education programs, and further development of Mead Ponds. Adjacent communities and alternative recreation providers such as Firestone, Berthoud, Longmont, and the Carbon Valley Recreation District stressed the need to begin acting regionally. For example, increasing cross promotion of existing facilities and programs (especially those provided by CVRD and Longmont), establishing regional trail connections, and developing regional joint-use facilities.



Some specific opportunities that were discussed included combining existing Town capital funds, the development of a regional park and recreation district including both Mead and Berthoud, or expansion of the Carbon Valley Recreation District to encompass the Town in order to facilitate the development of a Recreation Center, regional sports facilities and soccer fields. Regional trail opportunities were identified by participants and will be integrated into the prioritized recommendations. Current and future planning projects that the Town of Mead should be aware of and participate in include:

- Longmont's Regional Trails planning effort,
- Union Reservoir Recreation Master Plan,
- Firestone's efforts to create a regional trail connection through St. Vrain State Park,
- Berthoud's future development at Heron Lake.

A key player to making many of these trail connections a reality are the three local ditch companies, including Highland Ditch Company, which expressed a willingness to review proposals for specific trail alignments, however, their first priority is providing water to their stakeholders. Ideally, the development of trails along the ditch lines would not only benefit bicyclist and pedestrians, but would also increase emergency access to the Mountain View Fire District. Throughout the region, the Fire District feels that access to trails, parks and open space is critical for medical and fire purposes and should be included in the design process.

Staff Input

The consultant team also talked to staff members representing Administration, Planning, Recreation and Public Works to discuss the needs of the community; current services; interagency operations and the future of the Town's parks, recreation facilities, trails and open space. These discussions were intended to identify what the Town is currently doing well, in addition to both the internal and external challenges that may now or in the future impact the Town's programs, facilities and services.

The Town Administration and Planning staff are primarily concerned with how to plan for a sustainable system to meet the needs of this rapidly growing community (currently – 3,405 residents, projections of nearly 6,500 by 2015). In the past the Town has heard strong demand for a community recreation center, but want to gain additional community input to understand what facilities and programs residents want, as well as what they are willing to pay for through additional fees and taxes. Additionally, the Town feels that an important outcome of this master plan is creating clear definitions of parks, trails and open space and having these reflected in their policies and ordinances to guide future development.

Staff discussed the successes and challenges they have experienced since the initiation of the newly formed programs area. Special events, such as Mead Community Days, the Holiday Tree Lighting, Easter Egg Hunt, Fishing Derby, Mead Motorheads Car Show and Concerts in the Park have been extremely successful and popular with residents. Additionally, athletic and fitness programs such as youth basketball, volleyball, and the senior exercise class are well attended. The only program mentioned that was not extremely successful was the Bootcamp Fitness classes. Staff have heard demand for more youth and senior activities and felt that they could provide a greater variety of

programs if there was an indoor facility to support them. Residents have expressed a need for a small community recreation center with flexible meeting space, because the Town Hall room is booked most every day, all day. It was recognized that until a facility can be built, that partnering with local churches could help provide additional programming space. Staff also discussed how to better communicate services to residents, and identified church bulletins, online registration, book clubs and other community groups as potential mediums.

Parks maintenance is provided by the Public Works Department for Town-owned parks and facilities. Currently, there are 5 full-time staff that maintain all town-owned properties (i.e. – parks, streets, sidewalks, trees, etc. The structure of the Department is a bit informal, however staff's strong communication allocates and prioritizes what tasks need to be accomplished. Staff felt that current staffing and equipment levels are adequate, but have concerns about the resources that future growth and additional parks will require. Public Works staff stated that as the community grows, they believe a separate Parks, Recreation and Open Space Department will be needed, with more structured policies (i.e. – delegated tasks, maintenance standards, time tracking, etc.).



Advisory Committees Input

During the week of May 23, 2011, the consultant team met with both the Open Space Committee and Parks and Recreation Committee to discuss Mead's facilities and programs. Both groups believe that the Town's existing **strengths** included its rural characteristics, which are complimented by Mead's access to urban and employment areas. Additionally community assets included the schools, views of the mountains, the downtown, large lots and the existing neighborhood parks. The Parks and Recreation Committee also highlighted well attended recreation programs such as the Fishing Derby, Christmas Parade, Chili Cook-off, Summer Camps, open gym and sports camps, to name a few.

Some of the **challenges** the committee members believe are in front of the Town include the lack of indoor space to provide additional programming, need for additional ballfields, a community gathering place, and a stronger identity for the Town. Also, retaining volunteers and communications with recreation participants have been a struggle, as some residents do not read the Mead Messenger, which is the primary source of distributing information from the Town. The Open Space Committee also expressed concerns about the lack of vision for open space areas, how these are defined, regulations to allow for trails, as well as the lack of connections between neighborhoods and adjacent communities.

Opportunities for improvements and development of amenities noted by the committees included additional restrooms, preserving view corridors, and walking and biking opportunities, especially providing access to schools and for commuting. Facilities or programs the Park and Recreation Committee thought might be able to be added to the system include trails, a central park, additional athletic fields, more special events to attract visitors, programs for older kids, more

recreational sports leagues, improvements to the skatepark, stronger signage, lighting and branding of the parks. It was also discussed that these committees could help guide programming of future facilities, such as Liberty Ranch, as well as increasing promotion of events through the schools and sewer bills. The Park and Recreation Committee felt that partnerships with groups such as the Mead Youth Sports Association (MYSA), the Downtown Committee, and the School District could help make many of these opportunities a reality. The Open Space Committee also discussed at length what characteristics should be included in the definitions and dedication standards for open space, which included but was not limited to; parcels no less than five acres, providing for fees in lieu of parkland to support community parks, encouraging trail easements in open space, parcels that act as a buffer to other communities, tying open space and parkland dedication with total acreage rather than unit numbers, ensuring valuable property rather than left-over pieces, and restricting private trail and open space systems.

The priorities that the Committees identified regarding facilities and programming included:

- making parks and open space a part of the Town's identity,
- providing for the older adults in the community as well as youth,
- ensuring that future parks are unique (through theming, destination amenities, public art and design),
- preserving open space for both recreational



and agricultural uses,

- ensuring that trails are developed as community connectors and encouraged to go through natural areas instead of just along roadways when possible.

Youth and Senior Input

Youth - The consultant team met with groups of Mead Middle School and High School students during the public input process in May 2011. It is important to note that while the Middle School students are primarily Town of Mead residents, those attending Mead High School come from communities throughout the region, including Frederick, Firestone and Longmont. Both groups of student's interests vary widely from team sports, to indoor rock climbing, theater, roller blading, running, bicycling, going to the beach and movies, as well as outdoor activities such as dirt biking, snowmobiling, and fishing. Although Mead's youth have a strong interest in sports, it is evident that they also have unique, individual interests in extreme sports, arts and culture (see the Parks and Recreation Trends section of the report for more information on the regional and national interest in these areas).

A large portion of the students use Town Hall Park, Founder's Park, and Mead Ponds. In addition to spending time at the local parks, the kids also go to Longmont facilities such as Sandstone Ranch Park and the Longmont Recreation Center. When asked how they would make the parks better, they emphasized that:

- they want more to do for kids (i.e. – all-weather track, sand volleyball, better skatepark),
- more sidewalks to get to the parks,
- making improvements to Mead Ponds,
- basic improvements such as removing litter, adding bathrooms, signage and drinking fountains, as well more flowers, blossoming trees and color.

New facilities that the youth would like to see include an indoor recreation center, an outdoor pool, trails and rental pavilions. There was also a lot of discussion within the groups about typically privately-owned amenities, such as a grocery store, a drive-in theater, bowling alley and restaurants – all which could help drive the types of programs provided.

When specifically asked about desired recreation programs and improvements to existing programs the students requested:

- greater diversity of programs within the summer recreation program,
- more recreational sports leagues,
- special events such as a 4th of July Picnic, Battle of the Bands,
- Concerts and Movies in the Park, a weekly Kids Night Out/Teen Night,
- teen dances,
- hunting, camping, archery,
- cooking classes,
- theater and reality show/challenge games.

The Middle Schoolers stated that the promotion of programs should tie into the new video announcement system that will be starting in the fall at the Middle School. Participants were also asked how they primarily get to parks and most said via car because of the distances between locations and the danger of busy roadways. The middle school kids seemed more interested in trails and sidewalks, but most high school



students did not think the development of trails would lead them to walk or bike more.

When challenged to “build” an indoor and outdoor facility with any type of amenity they wanted, the Middle School students’ top three indoor choices included an indoor pool (with slides, diving area and lap lanes), a teen lounge and workout equipment. Their outdoor facility choices included a sand volleyball court, a sledding hill and basketball court. The High School youth’s response to the same questions included a spa, gymnastics area (foam pit, trampoline, etc.), and leisure swimming pool (lazy river, slides etc.) for the indoor facility. Their top three choices for an outdoor facility included a pool, fishing pond, and skatepark.

Seniors – On May 19, 2011 the consultant team met with approximately 40 senior residents during the weekly Senior Lunch offered at Town Hall. Many of these residents had moved to Mead because of the quiet small-town feel, friendly people, and lack of traffic. These active seniors currently participate in a number of community events and recreation programs including Mead Community Days, the Christmas Parade, Boil ‘n Boogie, the Chili Cook-off, Mead Motorheads Car Show, as well as the Senior Exercise Class and Lunch programs. The primary facilities that these residents use are Town Hall, Founders Park and Mead Middle School.

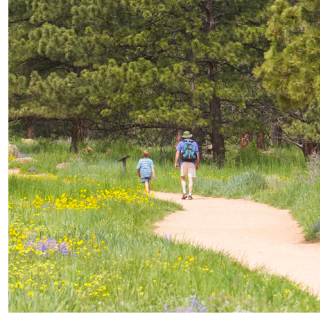
Mead’s seniors are pleased with existing facilities and services, but expressed that items such as both hard and soft-surface trails, access to open space, benches, picnic pavilions and bathrooms in parks would further benefit the community. Similar to the youth, seniors also mentioned non-recreation related items such as a grocery store, car wash and coffee shop. Other opportunities that this group would like to see realized include transportation to events and facilities, a performing arts center, an RV Park for both short and long-term visitors, acquisition of Highland

Lake, a recreation center (gymnasium, track, cardio equipment, and a senior gathering place). Lastly, participants were asked how they currently hear about Town events, programs and facilities – the Mead Messenger, flyers, and word of mouth were the top answers, with a few who go to the Town website.

Key Findings

It is evident that residents and stakeholders have a wide variety of interests and needs. Yet, the Town of Mead has limited resources and cannot be everything to everyone. Residents have moved to Mead for common reasons and hold similar values of its small-town charm, rural characteristics, large lots, and open space. Additionally, residents feel that the recreation programs and special events provided by the Town truly bring the community together and add to the quality of life. Residents realize that significant growth is expected and want to try to preserve these valued characteristics, as well as offer some additional facilities and programs in order to bring some services closer to home. Some of those commonly mentioned recreation facilities included trails, a recreation center (with community meeting space), pool, athletic fields, open space and natural areas. Yet, it was recognized that any new facilities must also have the funding to support operations and maintenance.





5

STATISTICALLY-VALID SURVEY SUMMARY





STATISTICALLY-VALID SURVEY SUMMARY

Introduction

The research conducted by Corona Insights produced noteworthy findings and analysis that will be beneficial to the Town of Mead as they move forward with implementation of the Town's first Open Space, Parks, and Trails Master Plan. This statistical analysis illustrates residents' perceptions of existing parks and recreation facilities and programs (both within and outside of the Town), providing insight into what residents want and how much they are willing to pay. The analysis allows the Town to know such things as interest and participation in outdoor recreation activities, as well as priorities for development of facilities and programs, development of new trails and greenways, open space conservation and natural resource management for the next ten years. This information will help guide the Town on how to get the most out of any investment they make in parks and recreation programs and facilities.

Survey Methodology

The survey instrument for this project was designed via a collaboration of key staff from Corona Insights, Norris Design, and Town of Mead staff. Concepts and questions were discussed among the group, then revised collaboratively until a final version was agreed upon.

All potential respondents were drawn from a complete list of mailing addresses in the Town of Mead, which

was provided by the Town. Each address was sent an introductory postcard to inform them of the study and encourage them to participate when the survey arrived. A few days later, each address was sent a paper copy of the full survey in booklet format. In total, 1,088 surveys were mailed – 16 of which were returned as undeliverable (i.e., the address was a vacant property or the resident refused delivery). Therefore, the total number of successfully-sent surveys for this study was 1,072. All surveys were collected between June 15th and July 13th, 2011.

In total, 297 surveys were collected, representing a response rate of 28 percent. This is considered to be a very high response rate for a general public survey of this type. A response rate of 15 percent is considered to be more typical. Based on the total of 1,088 households, the achieved response level is sufficient to achieve a maximum margin of sampling error of ± 4.9 percent at the 95 percent confidence level. This margin of error is considered to be quite strong for a survey of this type.

The following analysis summarizes the key findings of the survey and its relevance to this strategic planning effort. Please refer to Corona Insights 2011 Resident Parks and Recreation Survey Report (separate document) for the detailed response data and analysis.

**It is important to note that the survey was administered at a time of severe economic crisis in the country. This economic climate may have had some impact on*

respondents' confidence in their financial future and may have influenced some of the answers. The following tables and figures provide a graphic representation of survey results.

Overall Assessment

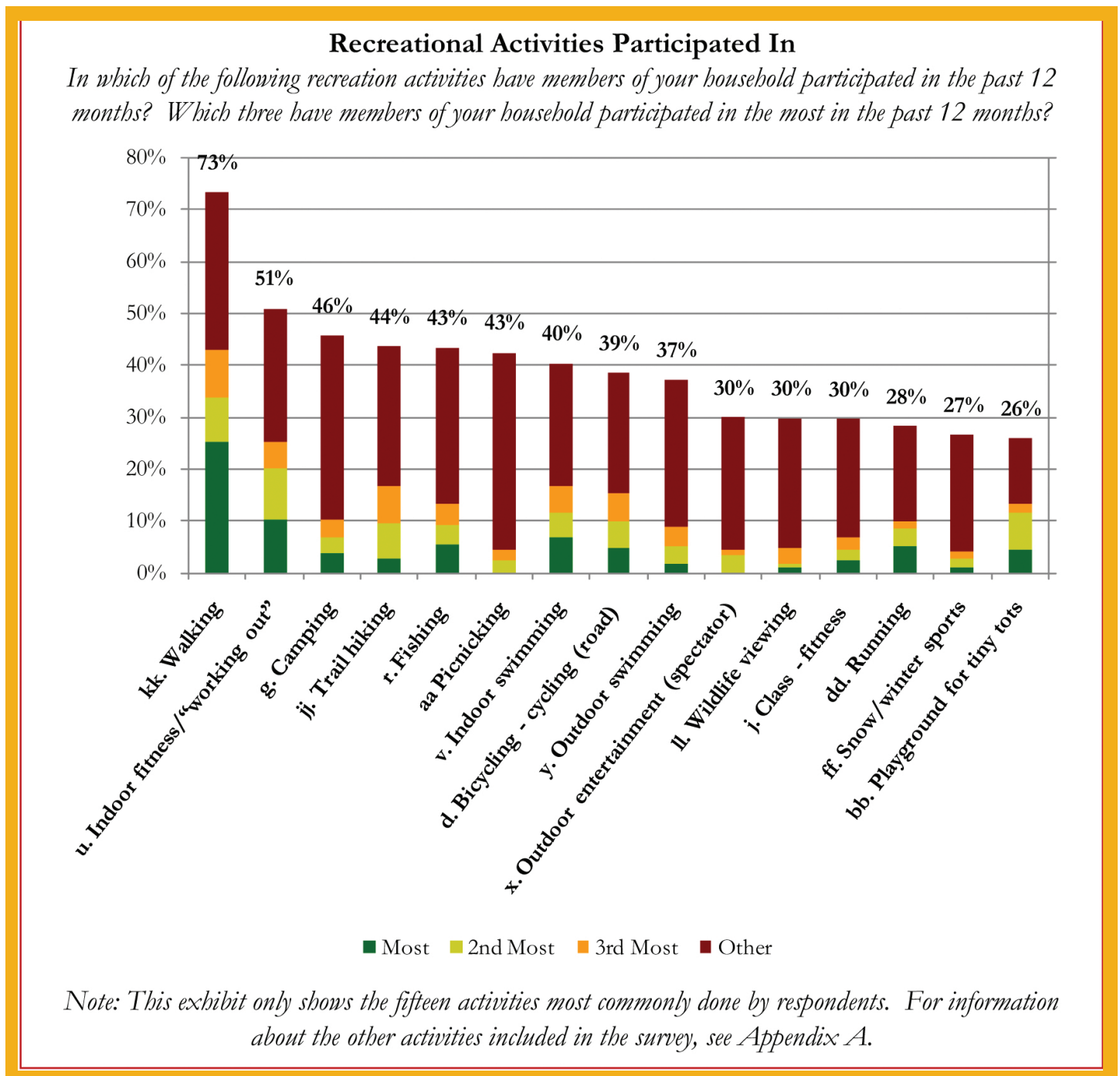
Usage

Residents of Mead participate in a wide variety of recreational activities. However, throughout the survey, it was clear that respondents with children in their household were considerably more likely to be interested in recreational opportunities in Mead than respondents without children. Similarly, younger respondents were more likely to be interested in such activities than older respondents. This underlying theme was observed throughout the survey, both in terms of perceptions and needs of recreational activities and in terms of support for recreational development.

Among residents who participate in recreational activities, the most common activities reported were walking and indoor fitness. In addition, other popular activities included camping, trail hiking, fishing, picnicking, and indoor swimming. A total of 15 different activities were reported by more than one-fourth of respondents.

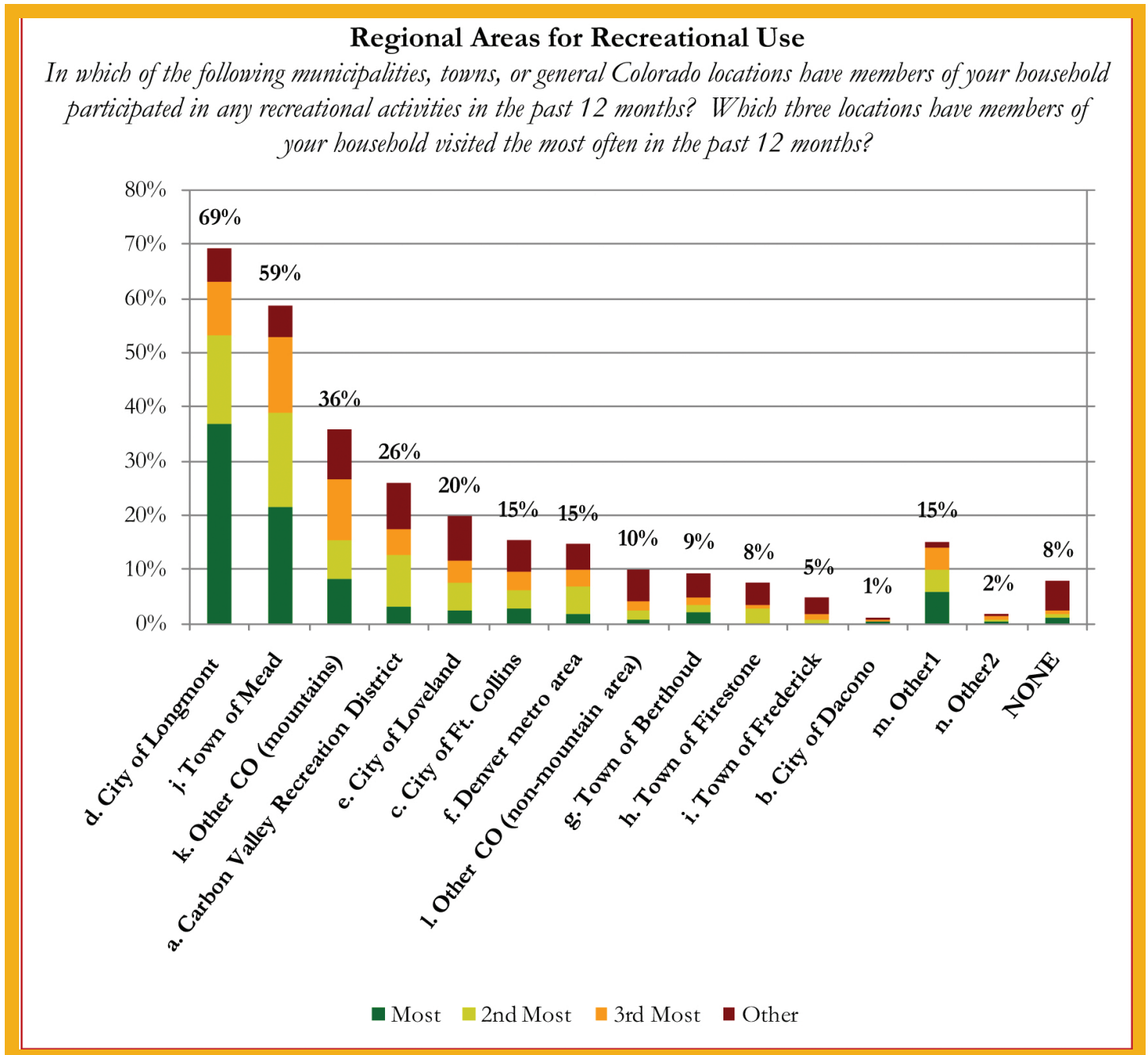


Figure 5.1: Recreational Activities Participated In



Despite this variety of activities done, however, it is clear that some residents find Mead's recreational offerings lacking. A total of 69 percent of respondents reported doing some form of recreational activity in the past 12 months in Longmont, compared to only 59 percent who had done so in Mead (See **Figure 5.2**).

Figure 5.2: Regional Areas for Recreational Use

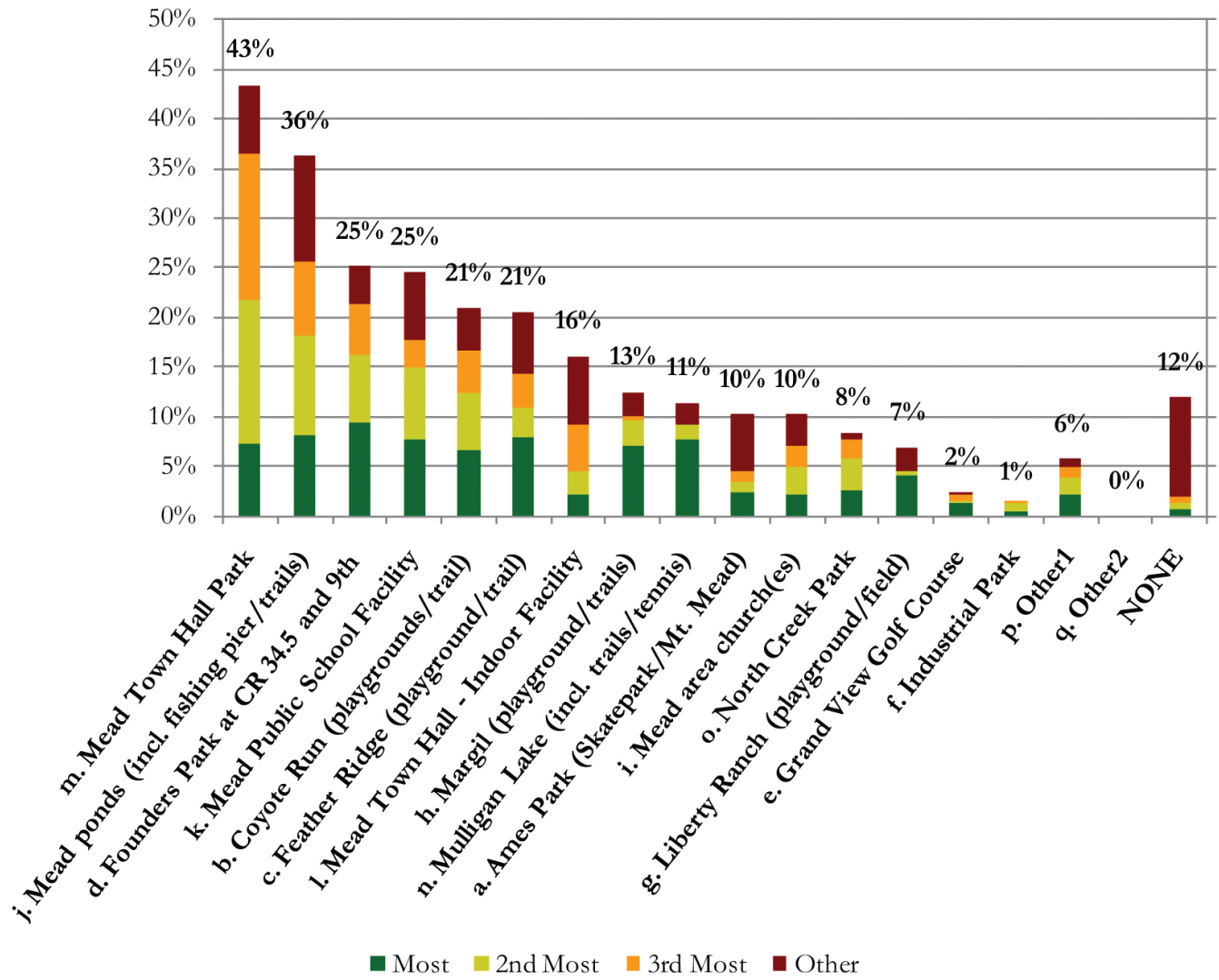


In Mead specifically, respondents reported using a wide variety of facilities for recreation. The most popular areas reported for recreation included Mead Town Hall Park and Mead Ponds (used by 43 and 36 percent of respondents, respectively) see **Figure 5.3**, followed closely by Founders Park, a Public School facility in Mead, Coyote Run, and Feather Ridge. Similarly, 43 percent of respondents reported using trails in the Mead area at some point in the past 12 months – the most popular areas being Feather Ridge and Coyote Run.

Figure 5.3: Mead Areas for Recreational Use

Mead Areas for Recreational Use

Which of the following Mead area parks, facilities or recreational amenities have members of your household used in the past 12 months for recreation purposes? Which three have members of your household used the most in the past 12 months?

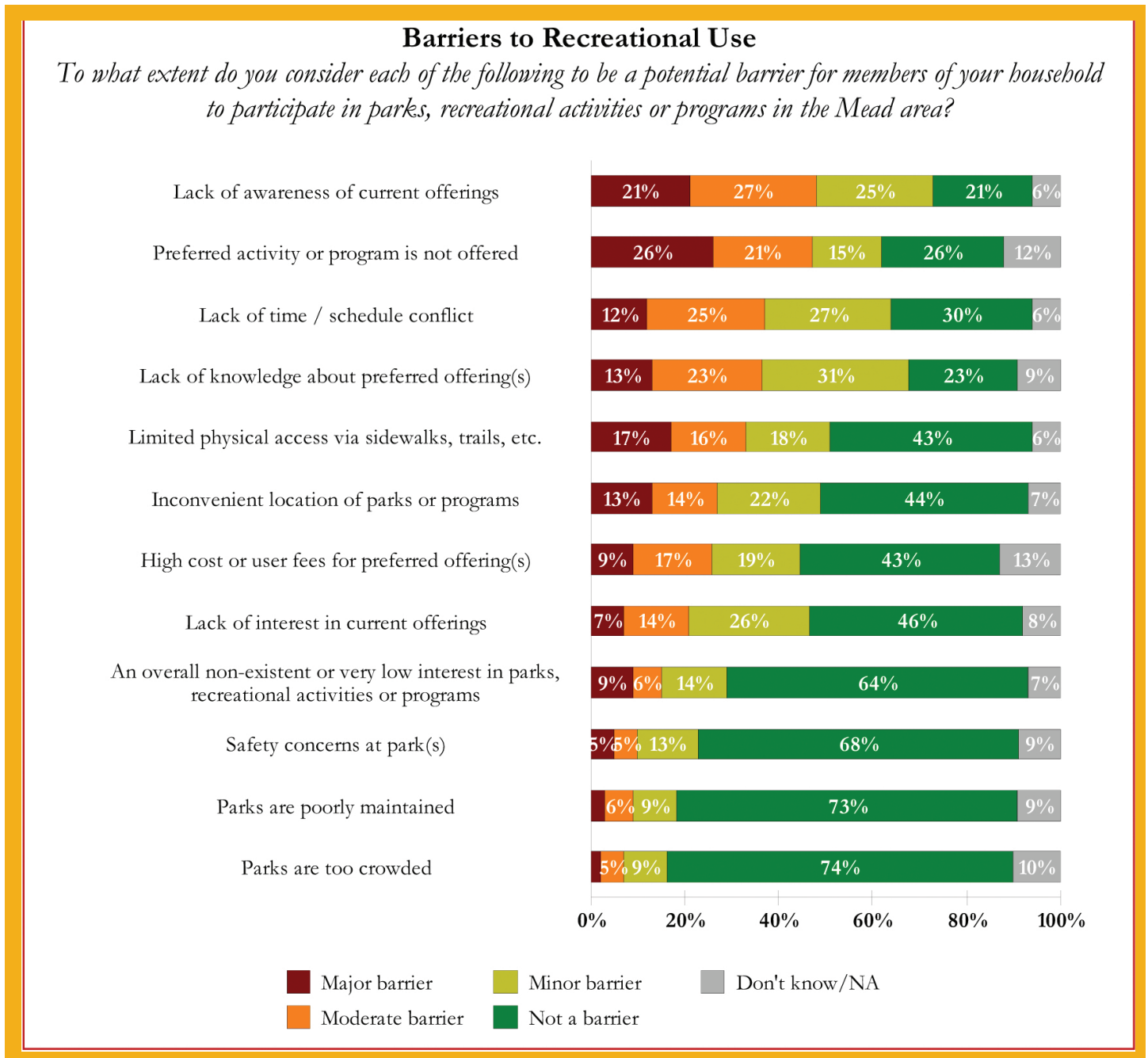


Barriers

A lack of awareness of current recreational offerings in Mead, combined with a perception that desired programs and activities are not available are very common barriers reported by respondents to spending more time in Mead for recreation. More specifically, 73 percent of respondents said that a lack of awareness

was at least a minor issue, as did 52 percent of respondents with regard to a preferred activity not being offered. In addition, a lack of time and lack of knowledge about offerings were both mentioned as at least "minor barriers" by about two-thirds of respondents (See **Figure 5.4**).

Figure 5.4: Barriers to Recreational Use

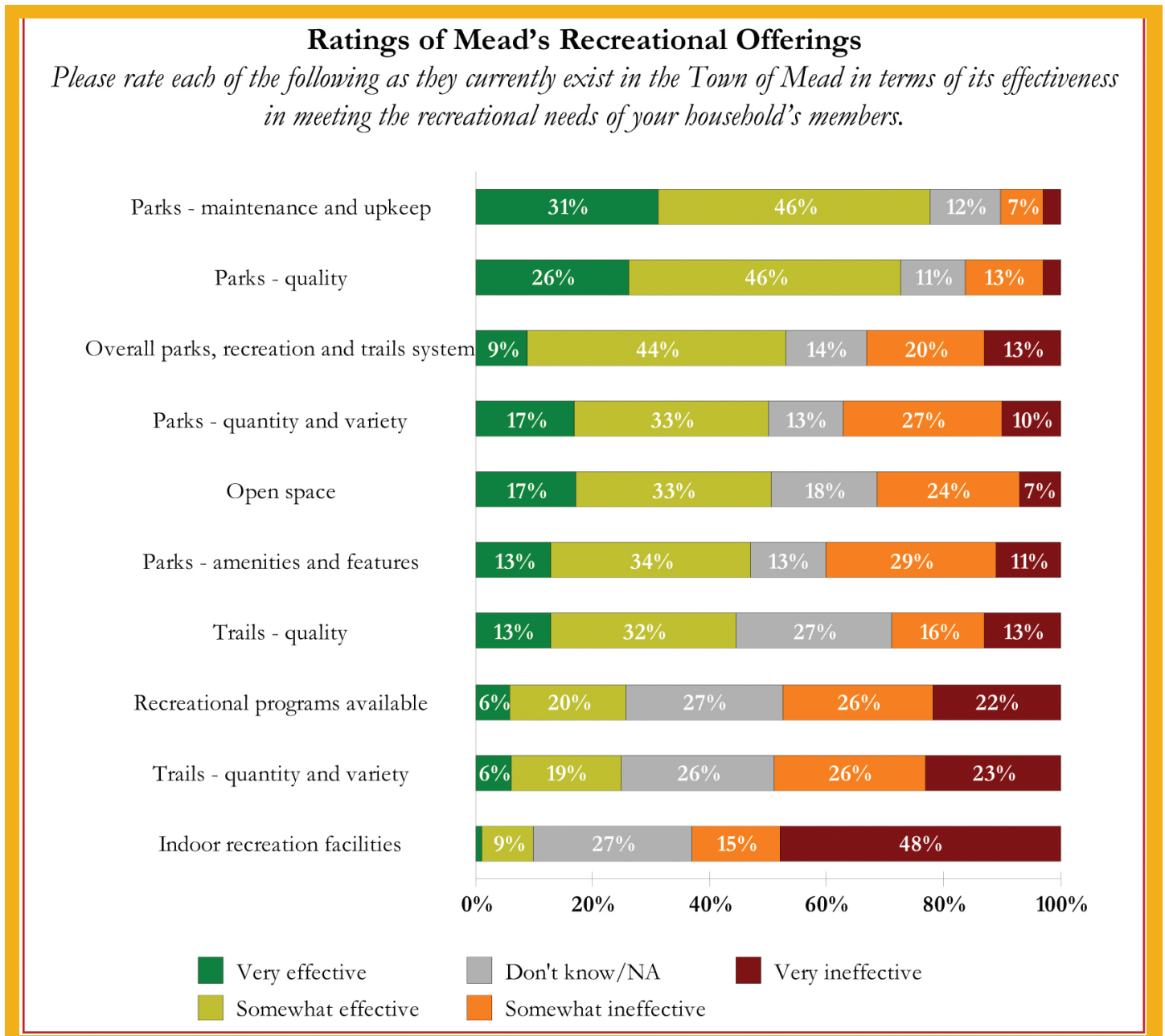


Opinions and Perceptions

Overall, most respondents had positive opinions about the quality and maintenance of Mead's current parks (see **Figure 5.5**). In addition, more respondents had positive opinions than negative opinions about the overall parks system, the quantity and variety of parks, open space, park amenities and features, and trail quality. However, three areas received more negative than positive responses: recreational programs, trail quantity and variety, and indoor recreation facilities.

Among these, opinions were by far the most negative about indoor recreation facilities, for which nearly two-thirds of respondents (63 percent) gave an "ineffective" rating.

Figure 5.5: Ratings of Mead's Recreational Offerings



Aside from their assessment of current parks, recreation, trails and open space, a vast majority of respondents (90 percent) did feel that it was at least “somewhat important” to plan for additional recreational opportunities in the future. In addition, most (78 percent) felt that the Town’s open space should be used for some form of recreational activities, though they were divided on whether those activities should be passive or active recreation. Finally, a majority of respondents (84 percent) said that they would support recreational activities that at least “occasionally” attract outside visitors.

Needs and Preferences

When asked what types of new facilities they felt would be important to have in Mead, indoor swimming and indoor fitness were both common preferences (see **Figure 5.6**). Similarly, when asked what organized programs should be offered, more respondents felt that fitness classes and swimming classes should be offered than any other option. Finally, swimming (indoor and outdoor) was once again the most popular choice for new facilities or programs aimed at children, followed closely by a variety of sporting activities, such as baseball and soccer facilities.

Figure 5.6: Priorities for New Facilities or Amenities

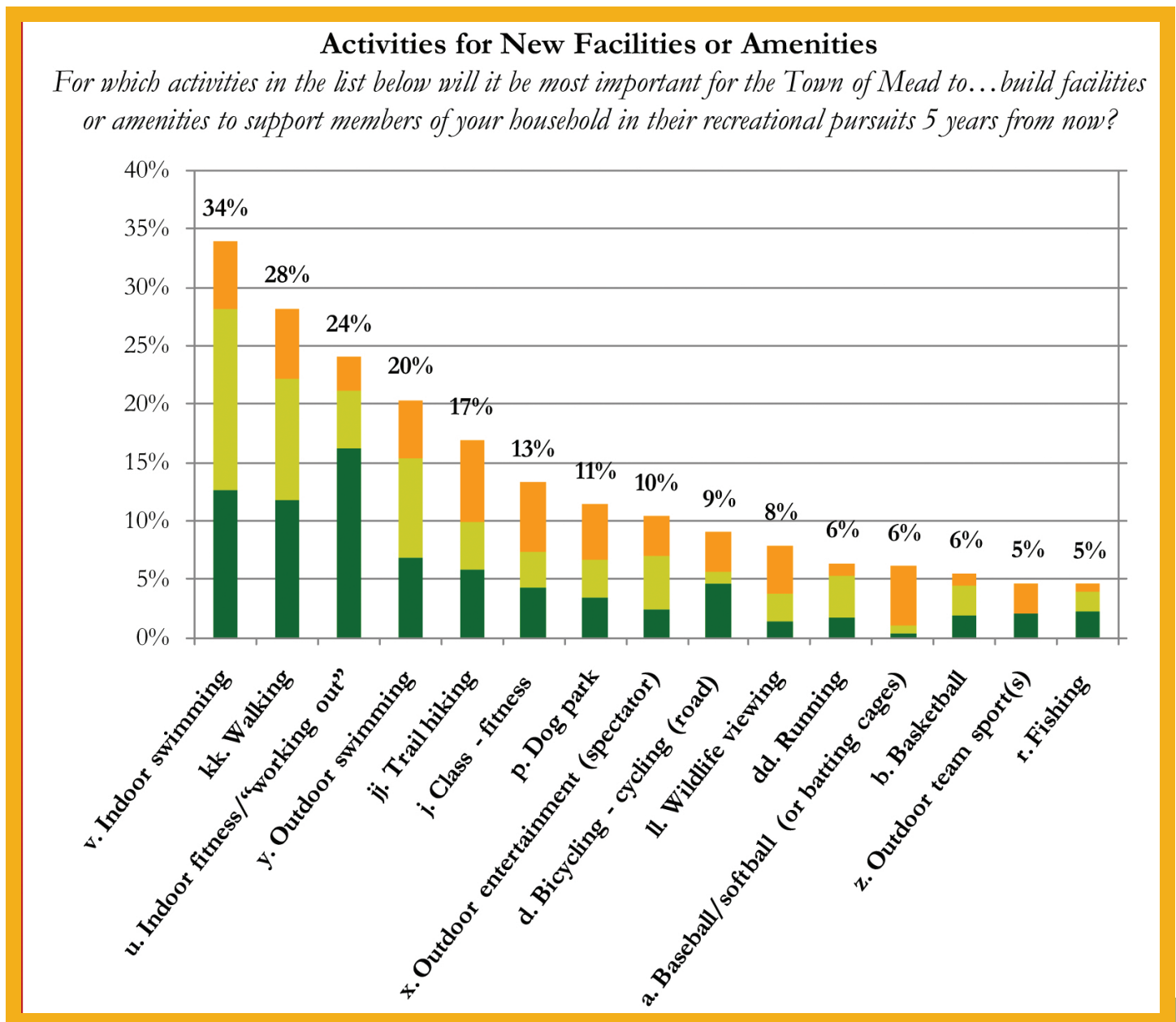
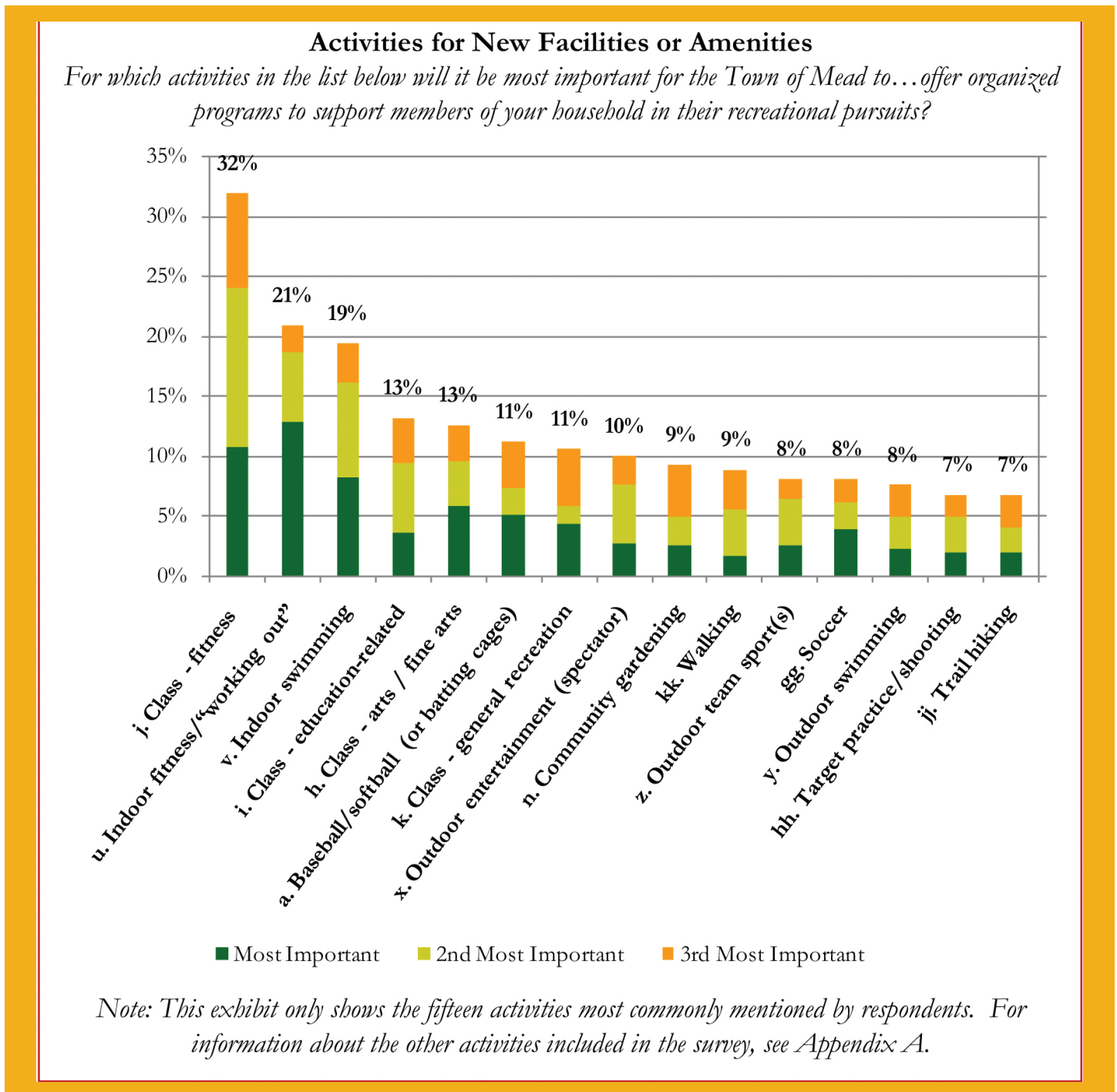
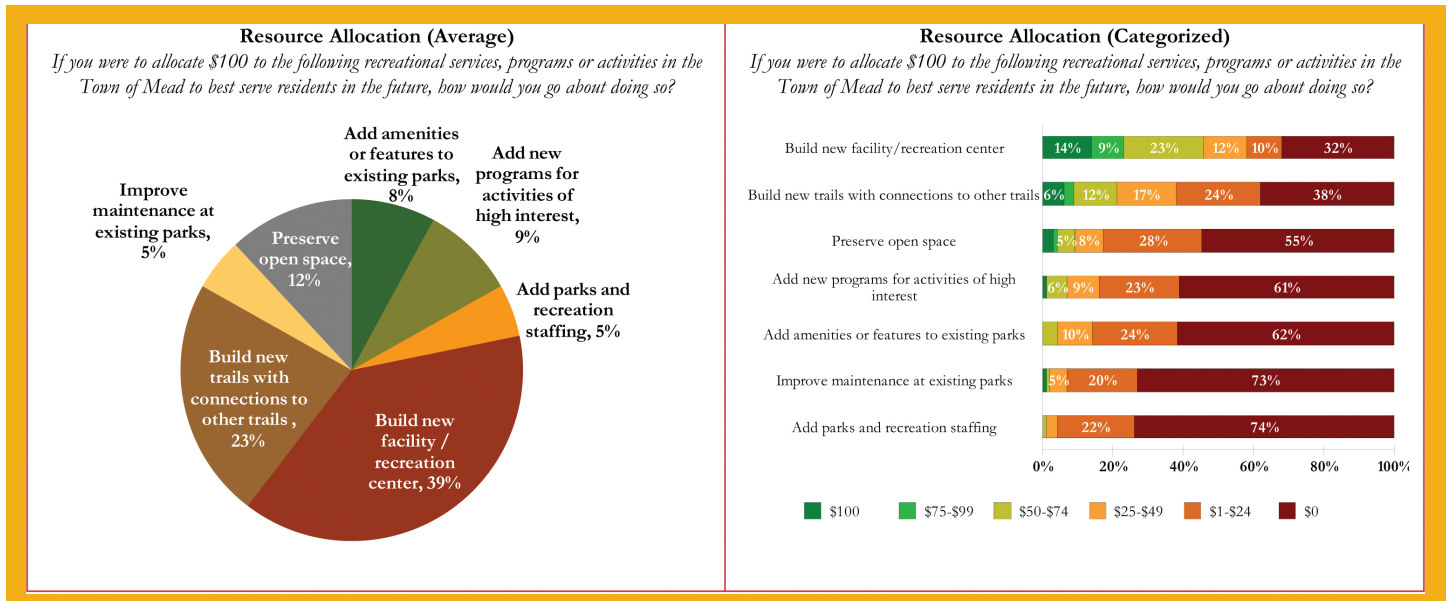


Figure 5.7: Priorities for New Programs and Activities



Based on findings of **Figures 5.6** and **5.7**, it is not surprising that respondents put the highest priority toward a new facility/recreation center and new trails when asked to allocate resources to various improvements with Mead's parks and recreation system (**Figure 5.8**). However, they were greatly divided with regard to the types of trails that they would prefer, though off-street, wide, paved, multi-use trails had slightly more support than any of the other three options individually.

Figure 5.8: Priorities for New Programs and Activities

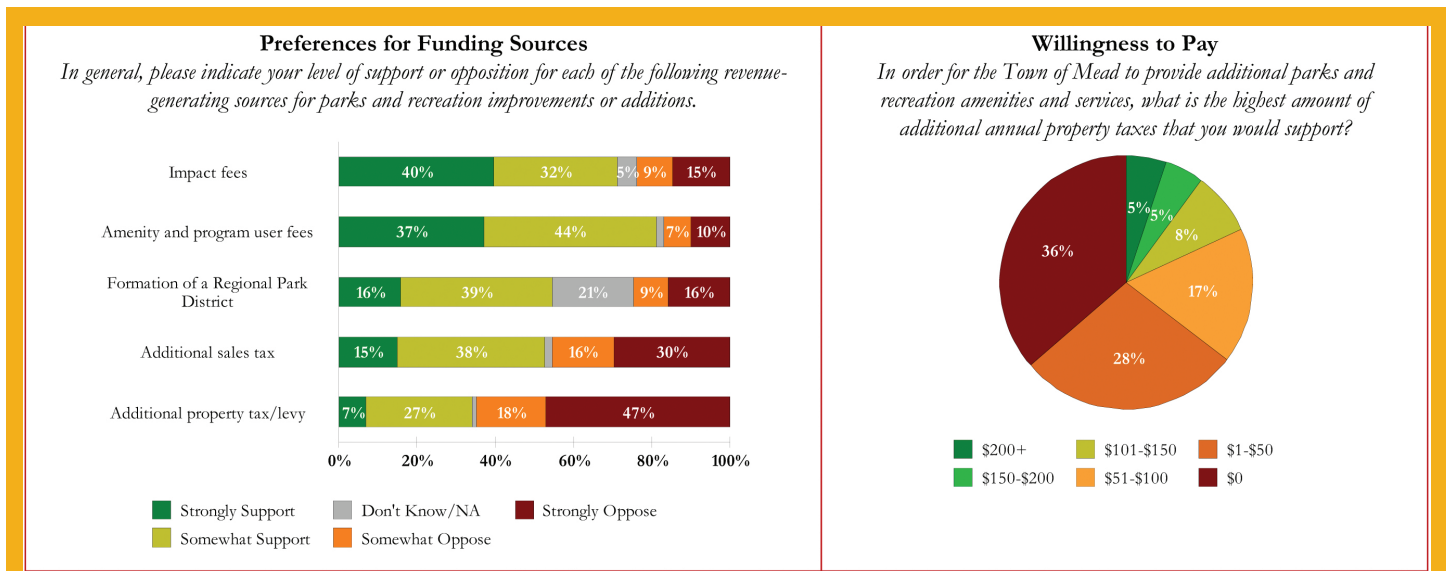


There was also a strong preference for school-aged children to have the highest priority for recreational development when compared to the variety of age groups addressed in the survey. In fact, 46 percent of respondents said that elementary/middle-school aged children should be the number one priority for such development.

Funding

Finally, respondents were asked about their support for a variety of funding options for parks and recreation development, given the need to pay for providing such facilities and services. Property taxes were, by far, the least preferred funding option, and only 35 percent respondents said that they would support more than \$50 in annual property taxes for parks and recreation development (see **Figure 5.9**). Instead, respondents tended to prefer impact fees and user fees to fund parks and recreation development.

Figure 5.9: Funding Preferences and Willingness to Pay



Key Findings

Overall, Mead residents clearly support parks and recreation development for the future, though this support is highest among households with children and lowest among households without kids. There is strong evidence that residents would support a new recreation center, and many people feel that there is a need for a swimming facility (either indoor or outdoor) in the area. In addition, there is considerable support for building additional trails in the area to supplement the current trails system. However, respondents were mixed on how to fund such development, with the strongest preference being user fees and the weakest support for property taxes.





6

RECREATION PROGRAMMING
& SERVICES ANALYSIS



6



RECREATION PROGRAMMING & SERVICES ANALYSIS

Introduction

The Town of Mead provides a limited, but growing number of recreation programs for the community. In a small community such as Mead limitations are largely due to a lack of resources including staff and facilities, as well as a critical mass to draw the number of participants needed for more resource-intensive types of activities. Yet, most programs are very well attended and are in high demand by the community.

Programs and Services

Youth and Adult Programs

A service of the Town that was started in 2002 was a summer recreational program for children. Currently, two part-time seasonal employees, Recreation Coordinators, are hired to run the summer program. Activities include arts and crafts, sports, and field trips for elementary-age children. Five to six part-time, seasonal staff are hired to help lead these activities. On occasion, joint child-senior citizen activities are arranged. This program is based out of the Town Hall community room and in the adjacent Mead Town Hall Park. All other youth programs are held at Town Hall Park, Founders Park, or the Mead Middle or Elementary Schools. A complete directory of all youth programs, in addition to this summer program, are listed in **Table 6.1.**

Table 6.1: Mead Youth Programs

Youth Recreation Programs	Participants
Open Gym Night	all
Little Dribblers Basketball Skills Camp	4-5
Outdoor Youth Basketball Skills Camp	6-12
Outdoor Volleyball Camp	8-12
Tennis Camp	8-12
Summer Soccer Camp	4-10
Dance	n/a
Vanilla Thunder 3v3 Outdoor Basketball Tournament	youth
Double Grass Volleyball Tournament	U14, U16, U18
NFL Flag Football League	5-12
Summer Recreation Program	5-12

A limited number of adult programs have also been added in recent years, with a focus on athletic leagues and sports. All adult programs are held at Town Hall Park, Founders Park, or Mead Middle School gym. A complete list of programs can be found in **Table 6.2.**

Table 6.2: Mead Youth Programs

Adult Recreation Programs	Participants
Exercise Bootcamp Classes	men and women
Vanilla Thunder 3v3 Outdoor Basketball Tournament	under 30, over 30 (men/women)
Double Grass Volleyball Tournament	men/women
Open Gym Night	all

Senior Programs

In 2003 the Town expanded funding to provide recreational activities for seniors in the community. This service is partially funded by the Town in terms of direct cash expenditures, as well as by use of the facilities. However, most of the funding for the senior program comes from Weld County through its Health Department. In 2003 the Town added funding for senior recreational activities and field trips to its budget, to help subsidize senior programs. Participants are both Town residents and Mead-area residents. A part-time year-around employee, the Senior Coordinator, arranges senior recreational activities and field trips.

Adults over the age of 55 are also invited to a weekly lunch in the Town Hall community room, which often includes guest speakers, as well as fall flu shots and periodic blood pressure screenings, to name a few. Additionally, a senior exercise class is provided twice a week at Town Hall. A complete list of programs is outlined in **Table 6.3**.

Table 6.3: Mead Senior Programs

Senior Recreation Programs	Participants
Senior Lunches (1x/week)	55+
Senior Exercise Classes (2x/week)	55+
Senior Trips	55+
Senior Book Club (1x/month)	55+

Special Events

The Town of Mead and the Parks and Recreation Committee provides a limited number of community special events each year. These currently include an Easter Egg Hunt for children, a Fishing Derby open to all ages, Community Day, a Tree Lighting Ceremony with Carol Singing for all residents, and other events oriented towards youth, such as parades or bonfires. These are accomplished primarily through volunteer labor, and are targeted primarily to Mead residents. Other events

are organized and run through other groups, such as the Chamber of Commerce. A complete listing of Town-sponsored events can be found in **Table 6.4**.

Table 6.4: Mead Special Events

Special Events	Month
Christmas Parade	December
Chili Cook-off	December
Easter Egg Hunt	March-April
Arbor Days	April
Fishing Derby	June
Concert in the Park	July
Mead Motorheads Car show	May
Mead Community Day	September



Partnerships

The Town of Mead currently has a few formal (legal) partnership agreements with community organizations and agencies. Documented agreements include one with the St. Vrain Valley School District for use of the Mead Middle School gym and with the Colorado Division of Wildlife to stock Mead Ponds. However, the Town works well with a number of community organizations to maximize the programs and services provided to the community. For those organizations that use Town facilities, interaction is often controlled through informal agreements. Some of the groups and organizations the Town works in collaboration with to provide recreation services or share the use of facilities include groups such as:

- Colorado Division of Wildlife
- St. Vrain Valley School District
- Mead Youth Sports Association
- Mead Seniors
- Boulder County 4-H Club

Alternative Providers

There are a number of alternative recreation providers in the general Mead area including government, private and nonprofit organizations. These providers include those previously noted as partners, as well as area churches and private businesses. It is important to note, that according to the Community Survey results, 69% of Mead residents have used Longmont programs and facilities, compared to 59% that have utilized Mead programs and facilities. A list of alternative providers and their typical services includes, but is not limited to those groups listed in **Table 6.5**.

Table 6.5: Mead Alternative Providers

Mead - Alternative Providers	Youth Sports	Youth Arts	Youth Education	Adult Sports	Adult Arts	Adult Education	Senior Programs	Fitness	Aquatics	Special Events	Facility Rentals	Parks and Trails
Carbon Valley Recreation District	X	X		X	X		X	X	X	X	X	
City of Longmont	X	X	X	X	X	X	X	X	X	X	X	X
Guardian Angels Church											X	
Historic Highland Lake Church											X	
Homeowners Associations											X	X
Mead Area Nonprofits (4-H, Boy Scouts, Girl Scouts, etc.)		X	X									
Mead Chamber of Commerce (Roubaix Festival, Boil 'n Boogie, Annual Dinner, etc.)										X		
Mead Rotary Club (Sugarbeet Festival, Blood Drives, 9-Health Fair, etc.)			X			X	X			X		
Mead Youth Sports Association (Basketball, Volleyball, Baseball, Softball, T-ball)	X											
St. Vrain State Park			X			X					X	X
Town of Berthoud	X			X					X		X	X

Key Findings & Analysis

It is the goal of the Town to continue to support and to expand recreational programs, as the community grows and resources become available. However, the current programming is constrained by a lack of facilities and storage space for recreational equipment. It has been and continues to be a high priority to build a community recreation center (based on the Community Survey results), which could include such features as an indoor and/or outdoor swimming pool(s), fitness facilities, multi-purpose classrooms, etc. The community survey also indicated a significant need for outdoor facilities such as an outdoor pool, trails, ballfields, a dog park and amphitheater. Youth focus group participants indicated a need for more extreme sports, arts and culture, trails, and renovations to the skatepark, to name a few. In recent years, the Town has begun to work with the school district and other partners to provide recreational opportunities within existing school buildings and community facilities and should continue to identify additional partnership opportunities with these partners.

The Town is dedicated to continued support an expansion of senior programs. The Town would like to provide seniors a space dedicated to senior activities that would support additional programs as well as storage space for games and supplies. It was also mentioned during the community input process that transportation is also a challenge for seniors in the community. Although senior programs have historically focused on the older adults in the community, the Town should also focus on providing active recreation programs for the growing number of Baby Boomers moving to Mead.

Increased communications with alternative providers, such as the Mead Youth Sports Association (MYSA), the City of Longmont and the Carbon Valley Recreation District are needed in order to avoid duplication of services and to better cross-market existing programs and community events. Furthermore, some of the desired activities identified through the community input process will need dedicated facilities to support the programs (i.e. – aquatics and fitness). The Town should continue to work with the school district, adjacent communities, athletic leagues, local businesses, and community and nonprofit organizations in order to make the development of new programs and facilities a reality.

These partnerships should be outlined in formal agreements. The purpose of developing cooperative service agreements, partnerships, volunteers, and collaborations is to promote community involvement, increase services offered to the public, reduce the expense of providing services and encourage leveraging of resources. Although the Town's relationships and communications with the partners are quite strong, the lack of documented agreements for some facilities may leave the Town subject to the whims of these other groups and organizations. It also fails to establish identified expectations, roles and responsibilities. This could lead to misunderstanding and strains on these relationships in the future.



7

PARK & RECREATION TRENDS



7



PARK & RECREATION TRENDS

Programming, Services and Trends Analysis

The Town of Mead's staff work to provide facilities and programs for a wide variety of interests and for all ages and abilities. Trends indicate a divergent population base within the community, with many people choosing to move to the area to raise families or to retire. The Town of Mead needs to position its programming and facilities to accommodate the surrounding area's aging population, but cannot do so at the expense of meeting the needs of the many families and youth within the community. Analyzing park and recreation trends can help identify what programs and services are increasing in popularity for different demographic groups, as well as activity-based trends. Following are some of the trends associated with the relevant user groups within the Town of Mead.



National Park and Recreation Trends

Demographic-Based Programming and Participation Trends

As illustrated in the Demographics and Community Profile Section of the report, when compared to the State of Colorado and the United States, Mead's population is expected to grow more significantly in the next 10 to 20 years. In the recent past, the community's population has seen spikes in youth age groups, indicating an influx of young families; however, it appears that the population is stabilizing in the age groups under 55 while those over 55 are increasing at the greatest rate. This data indicates that the Town needs serve an aging population, while also providing services for families in the area.

Youth - Participation in out-of-school activities and programs offer support for youth and working families, as well as benefitting youth socially, emotionally and academically. Youth involvement in recreation programs has been proven to decrease juvenile crime and violence, reduce drug use and alcohol abuse, decrease teen pregnancy, as well as improve educational performance, self confidence and economic contributions of young people to society. According to the Sporting Goods Manufacturers Association (SGMA), 63% of youngsters aged 6 to 17 participate in team sports, with about two-thirds of that number participating frequently. The most

popular of these team sports include basketball, soccer and baseball (2010), but it is important to note that participation levels are declining. Research by the SGMA in 2010 shows the peak age for team sport participation is 13 and begins to drop off beginning at age 14. Among children 6-18, age 18 had the lowest number to team sports participants in 2009. Factors that cause this include lack of programs and facilities available, social interests, video games and the demands of school and work.

However, teamsports that are increasing in participation include ice hockey, indoor soccer and lacrosse. Non-traditional and individual activities such as extreme sports, as well as after-school arts, culture and fitness programs are also increasing in popularity and could fill the arts and fitness void that is growing wider in schools.

Although today's youth continue to participate in outdoor activities, they are still not meeting CDC's recommended "60 minutes of physical activity on most, preferably all, days of the week". Even with higher overall outdoor recreation participation than other age groups and a higher percentage of participants that take part in an outdoor activity at least twice a week (37%), outdoor activity among youth makes up only a small portion of that recommended 60 minutes a day. It is interesting to note that in 2011 Colorado is the 2nd-to-last state in the country to legislatively mandate a set level of physical activity in schools, at 30 minutes per day. The 2010 Outdoor Industry Foundation's Participation Report shows a continuing downward trend in outdoor recreation among youth. Only 62% of youth participated in some form of outdoor recreation in 2009 compared with 64% in 2008 and 78% in 2006. Although the quantity of activity is low, the most popular types of outdoor activities that youth do participate in involve a vigorous amount of activity and often take place in community and regional parks, open space

areas and on trails, such as biking, BMX (non-motorized bicycle racing in motocross style or Freestyle BMX which is stunt riding), camping, running and hiking.

Most Popular Outdoor Activities (Age 6-17) by Participation Rate:

1. Road Biking/Mountain Biking/BMX
2. Car/Backyard/RV Camping
3. Freshwater/Saltwater/Fly Fishing
4. Running/Jogging/Trail Running
5. Hiking

Per the Outdoor Industry Foundation's (OIF) 2010 "Outdoor Recreation Participation Report"

It is important to recognize that alternative providers offer Mead's youth opportunities to participate in organized recreation opportunities, such as basketball, soccer and baseball over individual activities. However, based on youth input, more individual, non-traditional after-school activities, and outdoor recreation programs targeted to school-age children may be a gap in service that the Town could fill.



Young Adults - Unfortunately, national trends for outdoor activity show that young adults are even less active than youth. The frequency of outdoor activity starts to drop off from youth to young adulthood (around age 18) – the percentage of young adults who take part in outdoor activities twice a week or more drops to 25% for young adults, a 30% decrease from youth rates. It is also important to consider that activity levels and outdoor participation seem to decline at different ages for females and males. The drop-off in outdoor participation between the “child” age group (6 to 12 years old) and the “teenage” group (13 to 17) is sharper among girls than boys and continues as they age. Outdoor recreation participation for young adults in 2009 increased slightly due to an increase in participation among young men (59% in 2008 and 61% in 2009), while young women are participating less (50% in 2008 to 48% in 2009). It is essential that recreation programs target young women and encourage outdoor recreation to continue into adulthood. As youth and young adults age they also tend to prefer individual, indoor activities over team sports and outdoor recreation, a statistic which is even more prominent for females than males.

Most Popular Outdoor Activities (Age 18-24) by Participation Rate:

1. Running/Jogging/Trail Running
2. Car/Backyard/RV Camping
3. Freshwater/Saltwater/Fly Fishing
4. Biking (Road/Mountain/BMX)
5. Hiking

Per the Outdoor Industry Foundation's (OIF) 2010 "Outdoor Recreation"

The types of activities young adults do participate in are the same as youth, but there is a drastic decline in the number of outings. Just as with youth participants, young adults are not meeting CDC recommended activity levels. However, there is some good news - the 2010 OIF Report shows participation rates for this age group

grew slightly in 2009 due to an increase in participation among young men. Collaborations among state, regional, and adjacent local recreation providers in the Mead area will be very important to engaging this portion of the population in active outdoor recreation opportunities. Additionally, creative programming such as tying together technology and physical activity (i.e. – exer-gaming, geocaching, etc.) may be a means of getting this age group more physically active.

Older Adults – Considering that the Town's population is aging, with a projected increase in adults 55 and older, it is important to consider that within this segment of the population there are two distinct groups that the Town will be serving - the Baby Boomers and the Matures/Silent Generation. Baby Boomers' leisure time is increasingly being spent doing physical activities, in educational classes, partaking in adventure travel, and attending sporting events. This generation of older adults is healthier, more active and seeks lifestyles that are different from generations past. Research from active adult home builder Del Webb shows approximately 75% of the Baby Boomers they researched will remain in some part of the work force, up from 68% in 1996.



Baby Boomers are also trying to keep their minds and bodies fit through work and cultural/community services. It is important to consider offering community programs designed for this age group that occur in the early mornings and evenings to reach the Baby Boomers still in the work force. Catering to this group explains the changing demands seen nationally from traditional low-cost social services (i.e. - social activities, cards, passive recreation and volunteering) that the Matures/Silent Generation have typically participated in.

Physically and/or Mentally Challenged – The Town's parks and recreation programs as well as both indoor and outdoor facilities should strive to be “universally” accessible. The physically and/or mentally challenged population is a growing and diverse group. The Town of Mead should reach out to increase awareness and inclusive opportunities for physical activity for individuals who may otherwise be overlooked. In addition, investing in park and recreation renovations and updates that makes facilities more user-friendly for individuals of all abilities could help increase the activity level of these park and recreation participants.

Activity-Based Programming Trends

Less Time for Recreation – Americans have less leisure time now than ever before which has led to changes in recreation patterns. People have less unstructured time after taking care of their daily responsibilities, which means recreation activities are moving towards unstructured, individual, and drop-in programs. Participation in structured and commitment-based programmed activities has decreased, although fitness programs with both indoor and outdoor exercise continue to increase in popularity.

Activity Leads to New Activities - Regardless of age, involvement in urban outdoor recreation leads to a likelihood of trying new activities. For example, joggers (age 24 and over) are three times as likely to go backpacking as those who do not jog. Active youth and young adults are more likely to try more traditional outdoor recreation activities. Skateboarders (age 6 to 24 years old) are more than twice as likely to bicycle (any type) than those who do not skateboard. Focusing on youth involvement in outdoor recreation is beneficial, as it may lead to more active adults who participate in a variety of outdoor recreation opportunities.

Passive Recreation - Passive outdoor recreation activities, such as picnicking, sightseeing or nature watching remain popular, with exercise walking being the number one activity for Americans. Walking is easily accessible, unstructured, inexpensive and can be done alone or in groups with people of all ages and physical fitness levels. Most of these activities can be accommodated with any types of parks, open space and trail facilities.

Arts and Culture - Art and cultural leisure experiences create a positive social environment and bridge user group differences. They also provide alternatives to traditional outdoor activities. Festivals offer opportunities to provide diverse cultural experiences to residents as well as tourists. According to the Americans for the Arts, arts, cultural and heritage tourists spend more and stay longer than other tourists.

Extreme Sports- Participation in recreation has shifted over the past couple of years and the demand for “extreme” sports has been increasing (**Table 7.1**). Additionally, activities with an increase in percentage of first-time participants can be a strong indicator of growth. The 2010 OIF Outdoor Recreation Participation Report shows first-time participation increases for a number of extreme sports including:

- whitewater kayaking (26.5%),
- climbing (24.4%),
- adventure racing (24.0%),
- snowboarding (14.2%)
- BMX biking (10.5%) (non-motorized bicycle racing in motocross style or Freestyle BMX which is stunt riding).

Additional popular activities that fall within this category but are not included in the study include skateboarding, artificial wall climbing, and inline skating. While some of these activities are not likely to be accommodated in Mead due to geography, it is important to note that the interest in such a wide variety of “extreme” sports is growing. Residents of Mead may be pursuing these activities outside of town instead of using playgrounds and ballfields within the Town. Also, some of these types of programs could easily be developed in the area (BMX, paintball, mountain biking) and some should be considered in facility planning, such as adventure racing, climbing, skateboarding and inline skating.



Table 7.1: Participation in Extreme Sports, Americans Ages 6 and Older

Sport	2006	2007	2008	2009
Mountain Biking	6,751,000	6,892,000	7,592,000	7,142,000
Wake boarding	3,046,000	4,083,000	3,544,000	3,577,000
Paintball	4,547,000	5,476,000	4,857,000	4,552,000
Snowboarding	n/a	6,841,000	7,159,000	7,421,000
Adventure Racing	725,000	698,000	920,000	1,089,000
Climbing (Sport/Indoor/Boulder)	1,586,000	208,4000	2,288,000	1,835,000
Whitewater Kayaking	828,000	1,207,000	1,242,000	1,369,000

Per the Outdoor Industry Foundation's (OIF) 2010 "Outdoor Recreation Participation Report"

Fitness and Wellness - Since we spend less time exercising and participating in outdoor recreation, the number of overweight and obese Americans has increased drastically. In 1990, there were only ten states where less than 10% of the population was obese and the remaining states had 10-14%. In 2010, not a single state had less than 15% obesity rate. In fact only Colorado had less than 20%. These scary statistics show the need for parks and recreation agencies to reevaluate their programs and facilities and consider providing programs that teach our youth and young adults how to better integrate recreation and physical activity into their daily lives as well as making lands and amenities in which to recreate convenient and user-friendly.

Recreation Tourism Trends

Special Events & Festivals - According to William Gartner, author of *Trends in Outdoor Recreation, Leisure and Tourism*, the parks and recreation industry has seen a rapid increase in the demand for and number of special events and festivals being offered in recent years, ranging from arts and culture to sports and tourism. Influences impacting these trends may include the decline of the economy, increases in population, mobility and travel. Additionally, ties to corporate sponsors, philanthropic causes, marketing opportunities, the retirement and diverse interests of the Baby Boomers, and desires of urban-based consumers to engage in unique experiences.

Agritourism - Agritourism includes outdoor activities and related tourism including fishing, hunting, wineries and harvest festivals. These programs would help connect residents and visitors alike to the community and reflect the rural character that is so important to Mead. This region has the potential to develop a number of agritourism related facilities and activities including local farms, orchards, wineries, and a variety of public fishing lakes.

Sports Tourism - The FAST Track (**Family, Athletics and Sports Tourism**) is a recent trend in recreation planning that encapsulates the growing sports and athletics-related tourism industry. To capture this audience, facilities should include a variety of sports and activities as well as accommodations and proximity to other tourist attractions. As facilities are developed, consideration for hosting sports tournaments could provide additional opportunities for residents, as well as bringing visitors to the region to spend money and recreate.

Heritage Tourism - Colorado's rural communities feature strong heritage tourism assets that provide rewarding visitor experiences to a wide range of audiences. Cultural destinations, scenic byways, scenic vistas, and the physical remnants of past communities—historic towns, ranches and farms, mining work sites, railroads, and other traditional industries are the foundation of many rural Colorado communities.

Heritage travelers make up a significant share of Colorado's visitors, accounting for 38% of all overnight pleasure trips. Heritage assets deliver both direct and indirect economic benefits. Heritage-motivated tourists, who spend about 22% more per person, per trip than other leisure visitors, function as an export industry by bringing in outside dollars that circulate throughout the economy, create jobs, and generate local and state tax revenues. Mead should consider potential opportunities for increased arts and cultural activities, as well as promoting its history and heritage through special events, in order to draw more heritage and cultural tourists to the area. These types of activities can also be tied into the promotion of agritourism activities or special events and festivals.

Recreation as an Economic Driver

Park, trail and recreation facilities have also been found to provide income and savings to municipalities and their residents.

Income to the Town:

- Direct income includes increased property taxes for lots adjacent to parks.
- Indirect income comes from out-of-towners visiting the Town's parks, participating in recreation activities and tournaments, and spending money in the community, providing the Town with additional sales tax revenue.

Savings to the Residents:

- Residents of the Town experience direct savings by using public facilities without having to pay membership or use fees.
- The health benefits associated with frequent physical activity can create substantial savings in medical costs.

Savings to the Town:

- Increased parkland can reduce the cost of treating stormwater.
- Park trees and shrubs can absorb air pollutants improving the Town's air quality.
- Parks and recreation facilities can improve community cohesion and help ward off antisocial problems and associated police, fire, prison and counseling costs.

Parks and Recreation Facility Trends

Recreation Facilities - The current national trend is toward a "one-stop" facility with a wide variety of indoor and outdoor amenities to serve all ages. Large, multi-purpose, and multi-generational community recreation centers help park and recreation agencies increase cost recovery, promote retention, and encourage cross-use.

Facilities and amenities that are becoming more common include:

- Multi-purpose, recreation centers (65,000 to 125,000+ sq. ft.) for all ages and abilities
- Leisure and therapeutic pools
- Weight and cardiovascular equipment
- Interactive game rooms (exer-gaming)
- Indoor walking tracks
- Climbing walls
- Nature centers, outdoor recreation and education centers
- Regional playgrounds for all ages of youth
- In-line hockey and skate parks
- Dog parks
- BMX tracks
- Indoor soccer
- Cultural art facilities

Connectivity - While definitely not a new trend in Parks and Recreation, connectivity has been and will continue to be an essential part of a parks system. Because of the past few decades of car-based societies and recent increased gas prices, attention to this dynamic has become an important focus for park and recreation agencies. Creating connection means encouraging people in the community to take advantage of recreation and leisure opportunities available not just by car, but via trails, walkways and bike paths. Walking, running and biking are the most popular fitness trends throughout the country and across all age groups, and having a system to provide continuous trail network is important. Trail systems offer communities a way to recreate and commute to work without having to start up the car.

Play Trails - Play Trails is a new phenomenon that links pockets of play elements in a linear play pattern along or within a trail system. Each "Play Pocket" has the ability to be themed to incorporate environmental education as well. Elements such as nature, surrounding area, and play features can combine with a play trail system to tell a story. The concept includes a combination of parent/

child interaction on the play elements and between the play pockets. Both children and adults benefit from this vigorous playful exercise, while enjoying the beauty of the natural outdoor environment along the trail.

Sustainability - The concept of sustainability has dramatically influenced park and recreation agencies in recent years, not only the push to be more “green” but also more financially sustainable due to declining operating and maintenance budgets. Recreation centers and park maintenance services require a considerable amount of energy and water resources. In future years, many recreation centers and parks will focus budgets on retro-fitting, renovating and building new facilities that include sustainable design. Agencies are moving towards computerized irrigation systems that control water loss and usage based on weather and evaporation rates. Recreation/community centers, parks maintenance facilities and other park facilities are being designed with an emphasis on “green” features include highly-insulated wall and roof systems, low water use, solar technology and geothermal mechanical systems.

A shift has occurred in land planning from designing around the automobile to designing public spaces that encourage physical activity and engage a community. The most significant amenity that a municipality can offer potential residents is a public realm that creates a sense of community, “social capital,” and increases the quality of life, which in turn attracts and retains residents and businesses and strengthens a community's economy.

State and Local Participation Trends

As the least-obese state in the country, Colorado residents are generally more active than the average American. However, Colorado may be the least obese, but the obesity rate has increased from less than 10% in 1990 to nearly 20% of the population

today. One reason that Colorado may be deviating from national trends is that the state is known for its extensive recreation opportunities available to residents and visitors alike. Colorado's natural resources are preserved through thousands of acres of National Forest, multiple National Parks, BLM lands and counties and municipalities that have extensive collections of open space lands and parks. Additionally, trails (both paved and unpaved) abound throughout these lands, providing opportunities for people to walk, hike, bike, skate and horseback ride.

In 2008, Colorado State Parks and Colorado's Department of Natural Resources, in conjunction with a



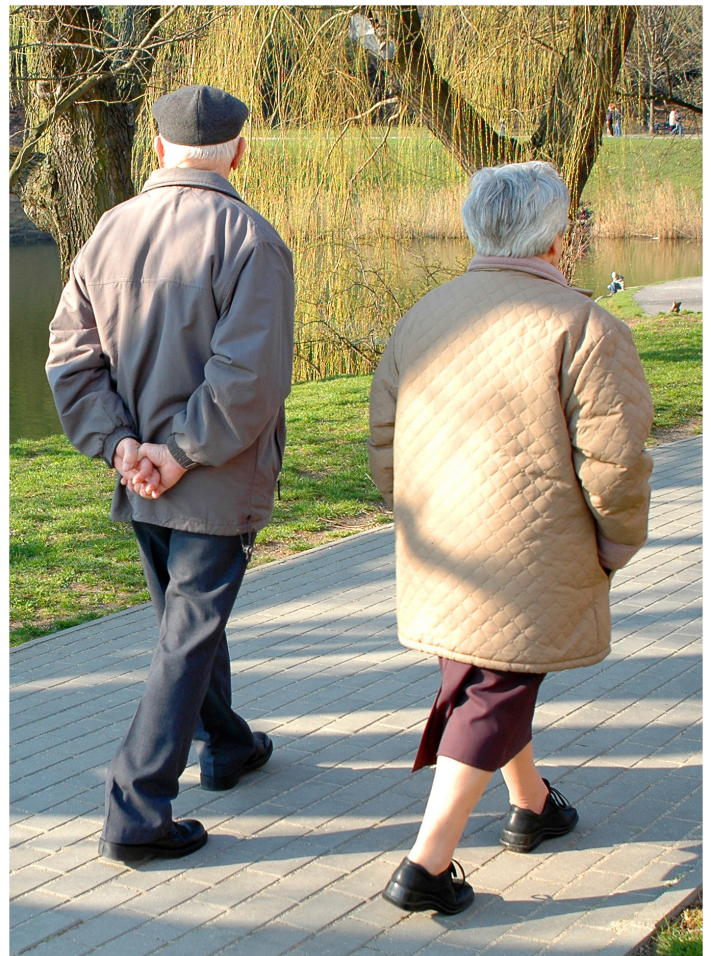
steering committee, prepared a five-year Statewide Comprehensive Outdoor Recreation Plan (SCORP). According to the executive summary of the SCORP, the report was created to “provide information on recreation trends and demands and offers strategies to ensure that Colorado’s outdoor recreation heritage is maintained and improved.” The most recently completed plan provides action strategies for 2008 to 2013; and many of the findings of that plan have been incorporated into this Master Plan report.

In Colorado, recreation demand continues to increase, which impacts existing outdoor recreation lands and resources managed by federal agencies, the state, counties, cities and Towns. Coloradans, as well as visitors to the state, use the public lands available to them year-round to hike or walk, camp, bicycle, picnic, ski and sled, to name a few. According to the Trends Section of the SCORP, the most popular outdoor activities in Colorado in 2006 were:

- Walking for pleasure (83%)
- Attend a family gathering (75%)
- View/photograph natural scenery (74%)
- Gardening or landscaping for pleasure (70%)
- Visit nature centers, etc. (69%)
- Picnicking (65%)
- Attend outdoor sports events (63%)
- Driving for pleasure (61%)
- Sightseeing (50%)
- View/photograph wildlife (50%)

Key Findings

Americans are less active today than ever before. In order to decrease the astronomical obesity rates in this time of economic decline, the emphasis should be on promoting individual, outdoor activities as an alternative to traditional forms of exercise (i.e. – sports, fitness, etc.). The activity levels for adults of all ages in Colorado generally reflect nationwide averages, including the trend of decreasing physical activity with age. This is particularly relevant to Mead, given its increasing aging population. Mead’s youth, which are a significant portion of the community’s population, are also critical to engage in physical activity so as to instill life-long, healthy habits. Both parents and children should be targeted in an informational campaign explaining how recreation activities can help provide a fun, enjoyable way for youth to stay fit and healthy. Schools and the internet should be the primary avenues for distributing information.



Even though the Town has limited resources and a newly developing recreation program, it is also important to consider that the residents of the Town also have access to a wide variety of alternative providers that offer a significant number of indoor recreation facilities and programs. Until the Town has the resources to construct and maintain its own indoor recreation facility, the Town should consider acting as a central clearinghouse to promote information, transportation and/or access to these recreation centers, as well as partnering with other agencies and jurisdictions. Targeted marketing strategies and mediums should be used based on the program, activity and user group.

Colorado's developing Front Range communities, such as Mead, attract residents who are not only looking for open space and scenic views, but also a rich quality of life, which increases the demand for facilities, programs and infrastructure. Lands, programs, services and facilities will have to be expanded and developed within the context of the community's values to accommodate the growing number of residents and park and recreation users. Facilities will need to be flexible spaces, programmed to meet the varying demands of users. Accommodating multiple age groups at once will provide for both youth, family-oriented and older adult populations. Additionally, adaptive facilities that can accommodate varying forms of recreation activities will meet the desires of Mead's divergent population. The most significant amenity that the Mead can offer residents are public facilities that promote connectivity and physical activity, creates a sense of community, develops "social capital," and increases the quality of life.





8

PARK INVENTORY & CONDITIONAL ANALYSIS





PARK INVENTORY & CONDITIONAL ANALYSIS

Introduction

The park and open space system within the Town of Mead provides residents with a diverse selection of amenities distributed throughout the community. The system includes mostly smaller facilities in neighborhoods, including open turf areas, playgrounds, courts and trails. It is also important to note that many of the park facilities within the Town limits have been developed as part of residential development. Some of these facilities are under the oversight of the Town, while others remain under the control of the specific neighborhood's HOA or Metro District, which constructed them as part of their land dedication requirements. These smaller parks also play an important role in the system by serving the neighborhoods which surround them. There are also a few parcels of land which are in conservation easements and are in use as agricultural lands and not accessible to the public.

The Town's park system includes 272.3 acres, divided into 28 parcels, distributed throughout the Town (171.9 acres are publicly accessible). Thirteen (13) parcels are publicly accessible and are owned and maintained by the Town; eleven (11) are owned and maintained by an HOA or other entity but are still available to the public; and there are four (4) parcels that are privately owned and maintained for residents of a specific residential neighborhood only. Two school properties (totaling 102.0 acres) under the oversight of the St. Vrain Valley

School District (SVVSD) are not included in the acreage total and were not part of the inventory because of the limited public access to the sites.

Some of these parcels may not be accessible via trail or are undeveloped parcels of open space area, and are noted as such. There are also two (2) parcels of dedicated open space totaling 211 acres that are not publicly accessible. The Town of Mead is responsible for the conservation easements on those properties and farming activities are being maintained (see section 10: GIS Mapping and Spatial Analysis).

Inventory Process and Methodology

The Inventory of the Mead Parks and Recreation system was completed and compiled in three steps:

- Preliminary mapping and identification of assets, based on aerial photography.
- Site visits and evaluation of the condition of outdoor parks/recreation facilities (completed in May 2011).
- Processing and evaluating the results of site visit evaluations, as well as an assessment of the maintenance resources required (provided by staff).

Conditional evaluations during the site visits in May 2011 looked at both primary assets (such as playgrounds, open turf areas, ball fields, etc) and secondary assets

(such as seating, bike racks, accessibility) within each outdoor park facility. This visit included a comprehensive inventory which verified the data from the preliminary identification, noting the removal or addition of any assets. Both the primary and secondary assets were evaluated on a scale of 0 to 5, resulting in primary and secondary asset scores and an overall score for each facility (See **Table 8.1** for more information).

For a detailed description of the Inventory Process and Methodology and the worksheets for each facility, please refer to the **Appendix**.

Table 8.1: Mead Facility List with Primary, Support and Overall Scores

Location	GIS Acres	Overall Score	Support Score	Primary Score
Ames Park	18.5	74%	32%	88%
Coyote Run 1	1.1	72%	48%	80%
Coyote Run 2	3.2	91%	62%	100%
Coyote Run 3	0.1	73%	51%	80%
Coyote Run 4	0.4	73%	51%	80%
Coyote Run 5	21.9	72%	46%	80%
Coyote Run 6	1.2	81%	53%	90%
Coyote Run 7	2.5	15%	0%	20%
Feather Ridge 1	3.2	70%	40%	80%
Feather Ridge 2	0.4	75%	62%	80%
Founders Park 1	13.6	77%	49%	87%
Founders Park 2	4.1	79%	76%	80%
Grand View	16.2	63%	57%	66%
Industrial Park	1.2	17%	7%	20%
Liberty Ranch 1	12.0	70%	62%	73%
Liberty Ranch 2	32.7	NA	NA	NA
Margil 1	1.0	68%	52%	73%
Margil 2	1.0	40%	40%	40%
Margil 3	4.0	40%	40%	40%
Margil 4	0.8	40%	40%	40%
Margil 5	3.0	40%	40%	40%
Margil 6	2.3	55%	40%	60%
Mead Ponds	35.8	73%	67%	74%
Mulligan Lake	27.2	74%	84%	70%
North Creek	5.0	55%	40%	60%
Town Hall Park	2.9	73%	71%	73%
Vale View 1	6.4	68%	30%	80%
Vale View 2	50.6	80%	38%	93%

Site Specific Inventory and Analysis

Public Facilities – Owned and Maintained by the Town of Mead (and publicly accessible)

Ames Park

Inventory

This 18.5 acre site, located north of County Road 34 is accessed via a gravel parking area. The site is approximately 50% developed, and includes a skate park and restroom structure on the north side of the drainage swale and a new pedestrian bridge, three picnic shelters, a walking trail and “Mt. Mead” on the south side. The assets on the south part of the park have been recently installed, while the skate park is an older feature. There is open grassland area of the site to the north and east that has not been improved with park amenities and is not easily accessible to the public.

Analysis

This site sits along the primary entrance road into the downtown area of Mead and “Mt. Mead” and the picnic shelters capture your attention from County Road 34. However, the parking area and skate park need to be improved to the level of the newer park amenities in order to make this site a destination for residents and visitors alike. The site has the potential to be a major destination for the community, however, the skate park is not in good condition and due to the high water table, and the parking lot is often muddy and not clearly defined.



Feather Ridge 1 and 2

Inventory

Feather Ridge includes two parcels, one of which is the trail that runs along the south side of this neighborhood, and the second is the small pocket park tucked between the houses along the trail. The trail is an 8-foot wide concrete trail, approximately 0.45 miles long, making a connection between County Road 7 and the Coyote Run subdivision and trail network to the northeast. The park parcel includes two picnic tables, a turf area with volleyball posts and a playground, as well as a trail connection between the street and larger trail.

Analysis

The trail along the south side of Feather Ridge provides a key connection to the Coyote Run trails to the north and access into the Mead downtown area from these northeastern neighborhoods. According to the Community Survey, this path is heavily used. However, the trail currently dead-ends onto County Road 7 with no crosswalk markings or sidewalks to continue the pedestrian link into downtown Mead or onto the trails in Founders Park.



Founders Park 1 and 2

Inventory

The set of Founders Park parcels includes a 4.1 acre western parcel and a 13.6 acre eastern parcel. These parcels are split by 9th Street, with the majority of amenities within the west end of the east parcel, close to 9th Street. The west parcel includes a concrete walking trail through a stand of mature trees, linking 9th Street at Basil Drive to CR 34.5 at the North Creek neighborhood entrance. The east parcel is more developed and includes a picnic shelter, playground, tennis court and basketball court as well as two open turf areas, on-street parking on 9th street, and a parking lot on the east end, all connected via a system of concrete trails. The majority of amenities are on the west end of this east parcel, except for an open turf area and the parking lot on the east end.

Analysis

The trail through the trees on the west parcel is a relaxing place to stroll, however, the trail dead ends into CR 34.5, which causes safety concerns, as people often walk along the shoulder of the road. The amenities on the west end of the east parcel are comprehensive, in good condition, and provide an excellent combination of recreation opportunities for the community. However, parking is limited, and could be a problem as the population grows and/or the park becomes more popular. The open turf area and parking lot on the east end of the east parcel is a large area that would be appropriate for soccer games, but it is restricted by the loop trail around it. However, field size would be restricted to one U11 field (80 yards by 50 yards) or up to four U6/7 fields (30 yards by 20 yards), depending on the grading and drainage of the turf.



Industrial Park

Inventory

This parcel of land was dedicated to the Town as part of the development of the Industrial area; however, the site is not marked as a Town park or even clearly known by staff or the public as a park. The site includes no amenities and is mowed infrequently.

Analysis

While this parcel provides a small open space parcel in an area of industrial development, it is not being utilized in an effective manner as a park space because it is not recognized as a Town park nor is it in proximity to the population base which would benefit from it.

Liberty Ranch 2

Inventory

A 32.7 acre parcel east of Liberty Ranch 1 was recently acquired by the Town of Mead (Owned and Maintained by the Town) and is noted as Liberty Ranch 2. The site does not include any amenities or improvements and is currently vacant, though planned for a future community park that will be owned and maintained by the Town.

Analysis

Liberty Ranch 2 is an excellent location on the south end of town for a community park to balance the distribution of amenities throughout the community and meet the facility needs noted in this Master Plan effort. However, until it is developed, it is not providing any recreational benefit to the community.



Margil Farm 1 through 6

Inventory

The Margil Farm residential community includes three parcels under Town-ownership and three that are HOA-owned. Only the park (Margil 1 in the inventory, owned by the Town), and the trails that connect through the HOA parcel (Margil 6) directly south of the park are intended for use by the public, though all parcels can be accessed by wading across turf, as none are fenced.

- Margil 1 - The Park includes trails, a playground, gazebo, and open turf area, as well as large areas of shrub beds.
- Margil 2 and 3 - The other two parcels owned by the Town are swaths of grass adjacent to concrete drainage ditches on the perimeter of the neighborhood.
- Margil 4, 5, and 6 – The three parcels owned by the HOA are segments of non-irrigated land. Margil 6, which includes a concrete trail connection through the community, is the only one of the three with any amenities or features for public use. Margil 4 is a swath of land between the back lot lines of two rows of homes, and Margil 5 includes a drainage ditch.

Analysis

The Margil Farm community has an extensive set of open space areas; however, they are generally under-utilized because of the lack of trails or maintenance access to them, except Margil 1 and 6. The ownership of these parcels is also split between Town-owned and HOA-owned. Each entity has responsibility over three, which may be creating confusion on maintenance, responsibility and public access. Margil 1, which includes the playground and gazebo, is a good-sized neighborhood park. However, the edging between the playground, adjacent walk and bed areas needs to be improved. The green area in this space could potentially be programmed or changed to hold an additional amenity. Margil 2 and 3 do not currently include trails, however, the grading and layout of these parcels is conducive to multi-purpose paths, as they are directly adjacent to a concrete-lined irrigation channel. Margil 4 is between two rows of houses and not conducive to park development because of its proximity to homes, and Margil 5 could tie into Margil 1 and 2 with an additional trail to complete a loop connection around the community.



Mead Ponds

Inventory

The site is located in the western part of Mead north of County Road 34. The site is accessed from a small gravel parking lot directly off the road. This entry area includes a restroom structure, park signage and a Veterans Memorial. The three ponds on the site, Red-tail Pond, Blue Heron Pond and Veteran Pond are accessible on all sides via network of crusher fines wide enough for vehicle maintenance as well. In addition to this trail system, there is at least one shelter and fishing pier adjacent to each pond.

Analysis

This picturesque site is very popular with Mead residents and others in the area, especially after the ponds have been stocked with fish by the Department of Wildlife. The Mead Fishing Derby is held here, and the site is very busy on the weekends as well. The parking lot handles everyday traffic; however, for larger gatherings or events it may be too small. Also, while there is ADA access to the ponds, there is some concern that the steep banks of the ponds are a hazard and are not as conducive to fishing as a more gently sloped edge might be. Yet, the large trees and shade adjacent to the ponds provide for great fishing opportunities make the site a great local destination for the entire family to spend a few hours or the entire day.



North Creek

Inventory

This small semi-circular neighborhood park backs to six single-family lots and is encompassed by North Creek Circle. The park includes a playground and swing set, picnic pavilion, half-court basketball court and a turf area for volleyball. On the north side of North Creek Circle, a naturalized drainage channel, running from the West to East property lines of the community provides a break between the north and south sides of the community.

Analysis

The park is a good size for the North Creek neighborhood, but is somewhat difficult for non-neighborhood residents to find. Updates may also be necessary in the next few years to the playground equipment and picnic pavilion. The drainage channel area currently does not include any public amenities or trails; however, this would be an ideal location for a pedestrian trail connection if any future development or conservation easements occur to the east and west of this neighborhood.



Town Hall Park

Inventory

This centrally-located park is directly adjacent to the Mead Town Hall and Mountain View Fire and Rescue building at the corner of Palmer Avenue and 3rd Avenue (CR 7). The site is approximately one square block of parkland, and includes a playground, picnic tables and benches, open turf, volleyball court a gazebo and grills. The site is shaded around the edges by mature trees. The Town Hall building provides an indoor meeting space that is heavily used and outdoor-accessible restrooms.

Analysis

Currently, this park serves as the heart of the Mead park system, and is the key location for festivals and local events for the Town of Mead as well as for everyday play and activities for residents. The site is well-maintained and the large trees provide an excellent shade canopy, with additional trees near the playground that have been recently planted that will provide additional shade as they mature. The playground is a good size, in good condition and easily accessible from all areas of the park. The picnic tables are located in shady areas; however, they are placed on concrete pads surrounded by turf, so there is not an accessible route



to any picnic facilities for the disabled.

Private Properties - Owned and Maintained by an HOA or Other Entity (Publicly Accessible)

The inventory and review of the private HOA-owned amenities within Mead is important in understanding the amenities which are either still accessible to the public, but not under the Town's purview, or available to a limited number of residents within the specific neighborhood. However, the analysis for each of these sites is for reference only since these sites are not under the jurisdiction of the Town. This section notes some potential improvements, but ultimately the decision to make improvements is at the discretion of the ownership/maintaining agency of the facility.

Coyote Run 1 through 7

Inventory

The Coyote Run subdivision includes seven (7) parcels of open space and park lands, including a large open space tract and smaller neighborhood/pocket parks.

- Coyote Run 1 is a small pocket park surrounded on all sides by streets, Potts Place on the north and west, and Roberts Street on the southeast. The site includes a large open turf area and a picnic/plaza area with substantial tree cover.
- Coyote Run 2 is a trail corridor from Roberts Street on the North to Hughes Drive on the South, and includes an 8' wide concrete trail and non-irrigated landscape.
- Coyote Run 3 is a small parcel along Hughes Drive and is surrounded by Howelett Place. The site includes ornamental plantings, trees and a bus shelter.
- Coyote Run 4 is located at the southwest corner of Hughes Drive and Deacon Drive and provides a connecting trail between the larger Coyote Run 2 and Coyote Run 5 trails. Other than the trail, the site is primarily a sloped turf area with some trees around the edges.

- Coyote Run 5 is a 21.9 acre parcel on the southwest corner of the neighborhood. The site includes a concrete trail network which ties into various locations along Hughes Drive, Deacon Drive and Sanford Street in the neighborhood, as well as to Feather Ridge's trail at the southwest corner. The center of the parcel is a naturalized drainage channel/water quality area.
- Coyote Run 6 is a neighborhood/pocket park surrounded by Schuman Place on the North and East and Deacon Drive on the southwest. The parcel includes an open turf area and playground with benches and picnic tables.
- Coyote Run 7 is a triangular piece, bisected by an easement located south of the railroad tracks south of the end of Sanford Street in the Coyote Run neighborhood. This parcel is not developed or accessible to the public, due to the railroad track, though it is a part of the open space under ownership of the Coyote Run HOA.



Analysis

Overall, the Coyote Run community provides a comprehensive selection of small parks for the residents to use that is well-distributed across the community.

- Coyote Run 1: Is a great size and provides wonderful amenities for the community, specifically for those homes that front onto Potts Place.
- Coyote Run 2: The parcel provides a good connection through the community, and is wide enough to make the pedestrian/bicyclist and adjacent homes not feel constrained.
- Coyote Run 3: Because of its size, this site's primary purpose as a bus stop is a good use; otherwise, it is not large enough to function as a park space.
- Coyote Run 4: The turf area is steeply sloped from east to west, limiting its potential use for informal play. Therefore, the site is not useful as a park space other than for the trail connection.
- Coyote Run 5: The open space tract and trail corridor is a great resource and provides a key connection towards the central part of Mead for Coyote Run residents. The trail is wide enough to accommodate a variety of users; however, there are few benches or trees to provide shade if visitors want to stop along the trail.



Liberty Ranch 1

Inventory

The 12.0-acre Liberty Ranch 1 parcel (owned by the Liberty Ranch community's development group) is located south of Stage Coach Drive in this new residential community. The site is primarily undeveloped, except for a new playground, backstop and walks to connect the amenities to the street just south of Stage Coach Drive (which can be accessed along the walks through two openings in the rail fence along the street's sidewalk). Trees and landscape plantings have been installed, but due to the new nature of the landscape, there is no shade in the park at this time and the ballfield area does not include a skinned infield or turf.

Analysis

Once the landscape and the community mature and develop, the Liberty Ranch Park will improve. Yet, the lack of shade and isolated nature of the site are a significant detriment to the park at this time.

Margil Farm

(see previous section for complete description of all Margil parcels)



Private Properties – Owned and Maintained by an HOA or Other Entity (Not Accessible to the Public)

Grand View

Inventory

The Grand View community, located east of I-25 and northeast of County Road 34 and County Road 13 includes park amenities woven between homes. The amenities include a small playground area and a small 9-hole golf course, as well as a small segment of trail along the frontage of the community on Weld County Road 13. The playground is located along the north side of Grand View Circle, adjacent to the irrigation canal in the center of the site. There is no fencing restricting access to the site, including the golf course. Yet, it is important to note that a multitude of signs note the course is private and that the playground is to be used “at your own risk” and under adult supervision.

Analysis

Homes with large lots make up the Grand View community, and this design contributes to the open feeling within the neighborhood. The small golf course is situated along the back of many houses, and is not significantly visible from the road, which likely discourages non-resident users. The playground is wedged between the irrigation ditch and a quiet community road and is nicely shaded in the evenings by large trees. However, the equipment is older and may need to be replaced in the near future.



Mulligan Lake

Inventory

The Mulligan Lake community, located just east of County Road 7 south of downtown Mead, includes a small central lake with a gravel loop trail and a tennis/basketball court area. The trail includes benches along its route, as well as fishing piers/overlooks. This lake and trail is enclosed by homes that back onto it, except where the tennis court is located between the lake and Mulligan Lake Drive.

Analysis

This parcel is a great amenity for the Mulligan Lake community, but is not accessible to those outside of the neighborhood. The tennis court and basketball hoop are aging and may need to be replaced or repaired within the next 10 years. The gravel trails are softer, however, the maintenance and upkeep of the gravel surface is likely time-consuming.



Vale View 1 and 2

Inventory

The large lot subdivision of Vale View north of central Mead includes two parcels totaling 57.0 acres available for neighborhood resident use.

- Vale View 1 is located in the western part of the community and is a soft surface trail corridor that meanders between residential lots, in proximity to Elderberry Lane.
- Vale View 2 connects to Vale View 1 and includes a large naturalized area, additional soft surface trails and a small pond area. All of these amenities are surrounded by private residential lots, with a few access points from residential streets, including Vale View Lane.

Analysis

The trails and lake area within Vale View are a wonderful amenity for the residents of the Vale View community. The trails are well-maintained and the views from this area of town are spectacular. These are some of the nicest open space, park and trail amenities within the Town of Mead, but are not accessible to the general public.





9

CONSERVATION & NATURAL
RESOURCE ASSESSMENT



9



CONSERVATION & NATURAL RESOURCE ASSESSMENT

Introduction

Mead lies within the Southern Rocky Mountain foothills region and more specifically, Colorado's Front Range, where rugged terrain and woody vegetation give way to grasslands. While often under-appreciated, grasslands host a variety of species of plant and animal life, particularly here where terrain variations provide microclimates not found further east. This diversity and uniqueness provides for not only significant natural resources with inherent conservation values, but also a wide variety of outdoor recreation opportunities.

Geology and Topography

The Southern Rockies contain some of the oldest rocks in the region, formed from sediments and transformed into metamorphic rocks of gneiss and schists, over a billion years ago. Peaks in the Southern Rockies comprise the highest portion of the Rocky Mountains. Rock formations in the Mead area are from the Cretaceous and Quaternary periods. Formation of the Rocky Mountains greatly influenced this area known as the Colorado Piedmont with alluvial deposits settling at the base of the mountains during uplift. Streams continued to transport sediment down the mountains toward the plains.

The Mead Planning Influence Area (PIA) elevation ranges from 4,760 to 5,220 feet above sea level. The lowest point is located in the northeast corner along the St. Vrain Creek. From here, the land rises toward a high plateau in the west-central part of the planning area. In the northwest corner of the planning area, there are more abrupt topography changes with a series of dams and reservoirs. Topography also tends to be slightly steeper along the St. Vrain Creek, which follows the southern and eastern borders of the Planning Influence Area.

Soils

Due to its location at the base of the Rocky Mountains, mountain formation strongly influenced the soil formation of the Colorado Piedmont. Gravel, sand and mud from sedimentary erosion settled at the base of the mountains during uplift. Streams continued to erode rock from the new mountains to the plains. After a period of little elevation increase, and therefore little deposition, uplift and subsequent sediment transportation began again. Parent material in the area ranges from igneous and metamorphic to sedimentary. Soils vary from well-developed, old, fine-textured clays and rich loams to young, sandy or cobble-like. Specific soil associations vary throughout the study area. Most are considered prime agricultural soils, while other are considered prime agricultural soils if irrigated. Additional information about these associations can be found through the USDA's Soil Survey program.

Climate/Water Resources

The high plains lie within the rain shadow of the Rockies, resulting in a semi-arid environment. Compounding the rain shadow, storms over the Rockies tend to be drier, since they lose a large portion of their moisture over the Sierra Nevada and Intermountain West. Most moisture is provided by air masses that arrive from the Gulf of Mexico or boreal regions and collide with the mountains, move upslope and drop their precipitation on the eastern mountains. And higher elevations tend to receive more precipitation. Climate on the high plains includes warm, dry, sunny summers and cold winters. Precipitation is typically less than 20 inches per year, mostly falling in the spring and summer. The average temperature is 50 degrees Fahrenheit, with up to 40 degree fluctuations between night and day. High winds throughout the area have a drying effect that can cause drought in the summer and blizzards and large drifts in the winter.

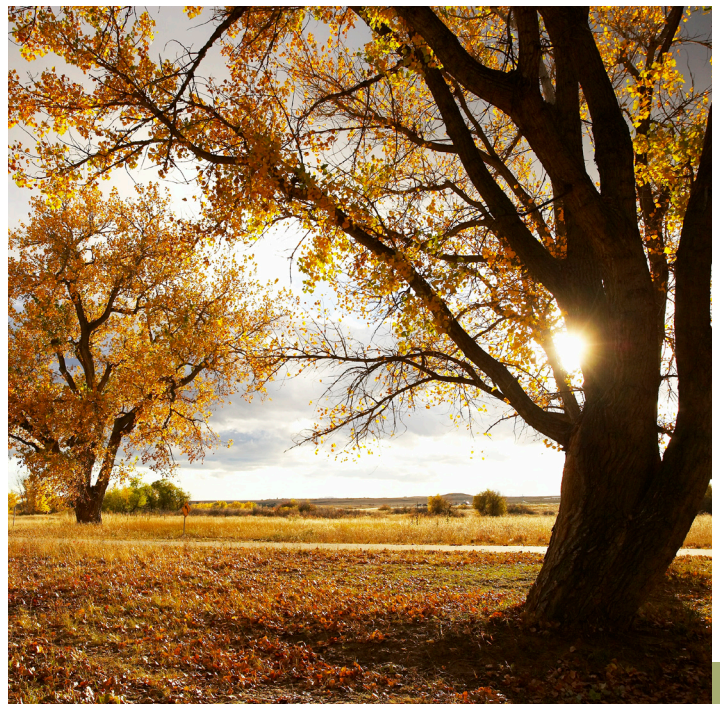
Fertile soils and rolling topography makes this area better suited to agriculture than the foothills. St. Vrain Creek provides a supply of water that is diverted or impounded through a series of ditches and dams to provide irrigation. Aquifers provide another source of water through wells. The Colorado-Big Thompson Project, the nation's largest structural diversion, also provides water to the area. Much of the Mead PIA is part of the over 3 million acres of irrigated agricultural land in Colorado.

Vegetation

Multiple ecosystems occur in the study area including grasslands, and lowland riparian ecosystems. Shrublands generally occur at higher elevations where there is more moisture and less disturbance. Grasslands are the predominant ecosystem in the Mead area. Along St. Vrain Creek and other bodies of water, lowland riparian ecosystems transition between grassland and water.

Grasslands are composed of plants adapted to the dry climate of the plains. Grasses are typically perennials that have most of their plant structure below the surface. Dormancy and drought tolerance are the survival tools of these plants. Blue grama and buffalograss are the dominant plants with occasional shrubs and forbs. Moist, little-grazed sites also host taller grasses such as sand dropseed, side-oats grama, and western wheatgrass. Taller grasses also occur along a 200-mile wide swath at the base of the Front Range Rockies. Prickly pear and pincushion cacti are also common.

Lowland riparian ecosystems are composed of floodplain woodlands and marshes with grasses, herbs, shrubs, and trees. While the climate is similar to the surrounding grasslands, trees tend to moderate winds, sunlight, and temperature. Flash floods are common in these areas. Plains cottonwoods are the dominant tree species, along with peach-leaf willow. Several shrubs may be found including wild plum, hawthorn, currant, wild rose, snowberry, and shrubby willows. Saltgrass and sand dropseed are the most common grasses. Marshes may include cattail, bulrush, prairie cord grass, and aquatic herbs.



Wildlife Habitat

Grasslands, and particularly riparian areas, are host to a variety of species of wildlife. Grasslands are home to many herbivores including insects, birds, and mammals, such as grasshoppers, ants, songbirds, rodents, and mule deer. Raptors, coyotes, and reptiles can also be found. Riparian areas host an even larger variety of species, as animals from the surrounding area seek refuge, food, water and nesting sites.

According to the Colorado Department of Wildlife Natural Diversity Information Source, the following occur within the study area:

- American White Pelican - foraging area, overall range
- Bald Eagle - nest site, roost site, summer foraging, winter concentration area, winter foraging area, winter range
- Great Blue Heron - foraging area, nesting area
- Ring-Necked Pheasant - overall range
- Snow Geese - foraging area, production area, winter concentration area, winter range
- Wild Turkey - overall range, production area, winter range
- Black Bear - overall range
- Black-Tailed Prairie Dog - overall range
- Mule Deer - concentration area, highway crossings, migration corridor, overall range, resident population area, severe winter range, summer range, winter range
- Preble's Jumping Mouse - overall range
- White-Tailed Deer - concentration area, highway crossing, overall range, winter range

Animal species are sensitive to disturbance; however, the level of that sensitivity varies. For example, raptors tend to be more sensitive than other species. Habitat fragmentation creates more edge, affecting species dependent on large blocks of uninterrupted habitat.

Recreational activities can also cause disturbance. Yet, impacts are varied and difficult to observe and interpret. Some animals initially retreat from disturbance, but may adapt over time. Others may alter their behavior permanently. Others yet, may not be able to avoid the disturbance and may be negatively affected. Obvious disturbance such as large groups of people, artificial feeding of wildlife and harassment can have severe and lasting effects on wildlife. The Town of Mead should consider the preservation of wildlife corridors, and narrow strips of habitat linking bigger wild habitat patches in order to help animals affected by habitat fragmentation.

Extractive Resources

Colorado's geologic make-up has made it a prime area for extracting resources from the ground. A considerable amount of oil and gas wells are located throughout northeastern Colorado. Per the Colorado Oil & Gas Association, as of 2011, there are over 16,000 active oil and gas wells in Weld County, primarily concentrated in the southern portion. Sand and gravel mining also occur in the study area, primarily along St. Vrain Creek. Post operations, the areas can be remediated into artificial wetlands and reservoirs. Environmental education and wildlife viewing opportunities for areas impacted by extractive resources may be possible with such remediation.

Fire

Fire is a natural occurrence in the grasslands environment and historically occurred every seven to twelve years in Colorado. Fires were generally left to burn until the severe fires of 1910. Those fires spurred the movement to begin aggressive fire suppression. Suppression efforts were successful until the late 1900's, when large wildfires burned thousands of acres of forest and grasslands.

A necessary process, fire recycles nutrients, regulates plant succession, maintains diversity, reduces biomass,

controls disease and insect populations, triggers and regulates chemical processes, and maintains biological and biogeo-interactions between vegetation and animals. Fire suppression can cause changes in grassland composition and diversity and lead to fuel accumulation. Lack of fire often leads to increased woody shrub growth. This change in composition not only affects wildlife and vegetative habitat, it also restricts views and may have a negative impact on outdoor recreationists' experiences.

Key Findings

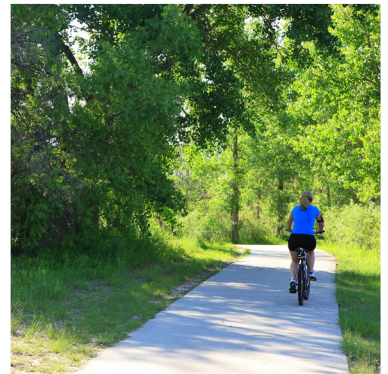
The Mead planning area is a diverse and complex environment that is sensitive to human impact (see **Map G** in the **GIS Mapping and Spatial Analysis** section). The Town should work to balance the preservation of these natural resources with context-appropriate development (incorporating sensitive areas and community values) of recreation facilities and programs that celebrate, conserve and promote stewardship of these lands. Planning of major trail corridors and greenways should take into account primary wildlife corridors and the dual role that can be provided. Therefore, thorough site and corridor analysis will need to occur in the programming and design process of any recommended recreation facilities or amenities. Protection of these resources and education is necessary to continue to provide recreation resources for residents and provide ecological benefit.





10

GIS MAPPING & SPATIAL ANALYSIS



10

GIS MAPPING & SPATIAL ANALYSIS

A project of this nature lends itself well to a digital, geographic-based property and primary asset inventory. Geographic Information Systems (GIS) was utilized for this process and such systems permit the rapid assembly of mapped data and spatial analysis related to the park and open space properties, primary and secondary asset inventory, and demographics, etc.

GIS Data Gathering Process

The project team received the GIS base data for project mapping and analysis through Weld County, Town of Mead staff and contract employees, Colorado Division of Wildlife (DOW), Colorado Department of Natural Resources (DNR) and the US Department of Agriculture (USDA). These resources supplied the team with the following GIS-based data layers:

- Corporate limits (Mead and the surrounding area)
- Assessors parcels
- Flood plain
- Road centerlines
- Surface water bodies and drainages
- Irrigation canals
- Trails
- Nationally significant agricultural lands
- Comprehensive land use plan
- Zoning
- Digital elevation model (DEM)

The provided data layers were supplemented with a color, geo-referenced aerial image that was captured in 2008. The imagery had a ground resolution of 1 foot. The 2008 imagery supplied the consultant team with the resolution required to identify the majority of parks and facility assets. Additional base data was created and/or brought in by the team to enhance the data provided by the Town and others. The additional layers included:

- Town park locations
- Planning influence area (PIA)
- Primary park asset locations
- Existing trail alignments (soft and hard surface)
- Public school locations
- Railroad centerlines
- Barrier data used within the analysis
- Areas of development
- Conservation easements
- Topographic contours – 10 foot intervals

The additional layers created by the team comply with the spatial data standards employed by Weld County and its end users. At the completion of the Master Plan process, this data is supplied to the Town of Mead staff for acceptance and long-term use in ArcGIS™ software data and layer format. A detailed database of this data gathering effort will be delivered in ArcReader and MS Office Excel workbook format. The workbook contains the formulas required for future score and

asset updates related to each facility location.

The team created a park and recreation facility MapBook, detailing the known primary assets and boundary of each outdoor recreation location. All primary assets were reviewed in the field for location accuracy, assessed in regard to condition and maintenance, and then were catalogued into the GIS database. Many parks within the system lack dedicated names/identification. Temporary names and sequential numbers were assigned to associate parks by their subdivision/neighborhood. Once the inventory was deemed complete by the team, it was submitted to Town staff for review and approval. The asset inventory is current as of August 2011.

The Norris Design team assembled the data layers and aerial photograph within ArcGIS software. ArcGIS was employed for all data creation, the inventory MapBook, and spatial analysis. Additionally, Photoshop and InDesign were used for standard map cartography. The use of this software is widely accepted and is standard for all GIS-based projects.

GIS Analysis

Following the primary data gathering process, the data was used to generate a series of additional GIS-based, analytical layers and maps used to determine radius-based Level of Service (LOS) coverage for each outdoor recreation facility. The LOS analysis included the cumulative relationship of each facility's location, service area, and conditional assessment scores - resulting in a variety of maps detailing the Town's cumulative and average LOS. Each park classification was assigned a radius service area, which were largely guided by NRPA standards, with customizations made based on park usage and the land base of the Town of Mead. **Table 10.1** illustrates the classification and the service area assigned to each type of park or facility.

Table 10.1: Park and Facility Classifications and Service Areas

CLASSIFICATION	STANDARD LOS RADIUS	BARRIER-BASED LOS RADIUS
Mini Park	0.25 Mile	0.25 Mile
Mini/Neighborhood Park	0.50 Mile	0.50 Mile
Neighborhood Park	0.50 Mile	0.50 Mile
Special Use Park	3 Miles	0.50 Mile
Community Park	3 Miles	0.50 Mile
Public School	0.50 Mile	0.50 Mile
Greenway	0.50 Mile	0.50 Mile
Open Space	0.50 Mile	0.50 Mile

Mapping and Spatial Analysis

Overview - Cumulative Level of Service Maps

Maps C-E were created by graphically illustrating the cumulative scores for each facility, based on the conditional assessment and inventory performed by the consultant team.

Mead Elementary/Middle school was also included in the mapping of services at a reduced conditional assessment score of 20% (1/3 of a 60% "adequate" score), since the public's use of these amenities is limited by hours of access. They also illustrate the **cumulative** Level of Service (LOS) provided to the different geographic areas of the Town, based on the overall conditional assessment of parks and recreational facilities and the overlay of these facilities' service areas, as shown in **Table 10.1**. Areas with higher LOS (green) have a greater quantity and quality of parks and recreational facilities. Areas with lower LOS (red) have less access to adequate parks and recreational facilities, based on their geographic location.

One item to note is that while a geographic area may have many facilities within proximity to it, if the cumulative quality (conditional assessment) of the

multiple facilities is low then the overall area will have a lower level of service. The same also applies if an area has a higher density of adequate or above adequate parks, then the overall LOS in the area in proximity to those parks will be high.

Overview - Average Level of Service Maps

The **insets** on Maps C-E illustrate the **average** Level of Service (LOS) across the various geographic areas of the Town, based on the highest possible cumulative conditional assessment score in comparison with the actual cumulative conditional assessment of all outdoor facilities for each area. For example an area with (level of) service provided by three facilities has the potential of scoring a maximum of 300 cumulative points provided all facilities obtain that "perfect" score. For this example, consider two facilities have an assessed score of 70 and one has an assessed score of 60. So, the area generally has an average score of approximately 67% (200/300). The analysis provides a simplified view of the general (average) level of service, regardless of concentrations from multiple, neighboring recreation locations. Areas where the average falls below the desired LOS should be targeted for potential improvements to existing parks and recreation facilities and/or creation of additional recreation locations. However, it is important to note that deficient areas may also fall within locations where improved or additional services are not required or justified, such as undeveloped, industrial, commercial or agricultural areas.

Table 10.2 illustrates the overall conditional assessment provided to each park facility within the Town's park and recreation system. It is important to note that the Primary Asset score is weighted to account for 75% of the Overall Score and Support Assets contribute to 25% of the cumulative score (see the Appendix for a complete set of Inventory sheets).

Table 10.2 - Mead Parks and Facilities Cumulative LOS Scores

CLASSIFICATION	LOCATION	ACRES (GIS)	OVERALL SCORE	PRIMARY SCORE	SUPPORT SCORE
Mini Park	Coyote Run 1	1.1	72%	80%	48%
	Coyote Run 3	0.1	73%	80%	51%
	Coyote Run 4	0.4	73%	80%	51%
	Industrial Park	1.2	17%	20%	7%
Mini/ Neighborhood Park	Coyote Run 6	1.2	81%	90%	53%
	Feather Ridge 2	0.4	75%	80%	62%
Neighborhood Park	Founders Park 1	13.6	77%	87%	49%
	Founders Park 2	4.1	79%	80%	76%
	Liberty Ranch 1	12.0	70%	73%	62%
	Liberty Ranch 2	32.7	NA	NA	NA
	Margil 1	1.0	68%	73%	52%
	North Creek	5.0	55%	60%	40%
	Mulligan Lake (Private)	27.2	74%	70%	84%
	Vale View 1 (Private)	6.4	68%	80%	30%
	Vale View 2 (Private)	50.6	80%	93%	38%
Special Use Park	Mead Ponds	35.8	73%	74%	67%
	Grand View (Private)	16.2	63%	66%	57%
Community Park	Ames Park	18.5	74%	88%	32%
	Town Hall Park	2.9	73%	73%	71%
Greenway	Coyote Run 2	3.2	91%	100%	62%
	Feather Ridge 1	3.2	70%	80%	40%
	Margil 2	1.0	40%	40%	40%
	Margil 3	4.0	40%	40%	40%
	Margil 6	2.3	55%	60%	40%
Open Space	Coyote Run 5	21.9	72%	80%	46%
	Coyote Run 7	2.5	15%	20%	0%
	Margil 4	0.8	40%	40%	40%
	Margil 5	3.0	40%	40%	40%
Schools	Mead MS/ Elementary School	28.1	N/A	N/A	N/A
	Mead High School	73.9	N/A	N/A	N/A

Map A - Existing Facilities Map

Map A serves as a quick reference regarding the locations, types and names of the public and private, neighborhood-based outdoor recreation facilities within the corporate area (9.8 square miles) and the planning influence area (41.6 additional square miles). Public and privately accessible facilities and trails are displayed for reference. This map includes all of the facilities under the ownership and/or management of the Town as well as those owned and managed independently by neighborhood homeowner associations (HOA). This map also serves as a visual tool in displaying the classifications assigned to each facility, as well as a comprehensive view of the size and geographic locations of the facilities.

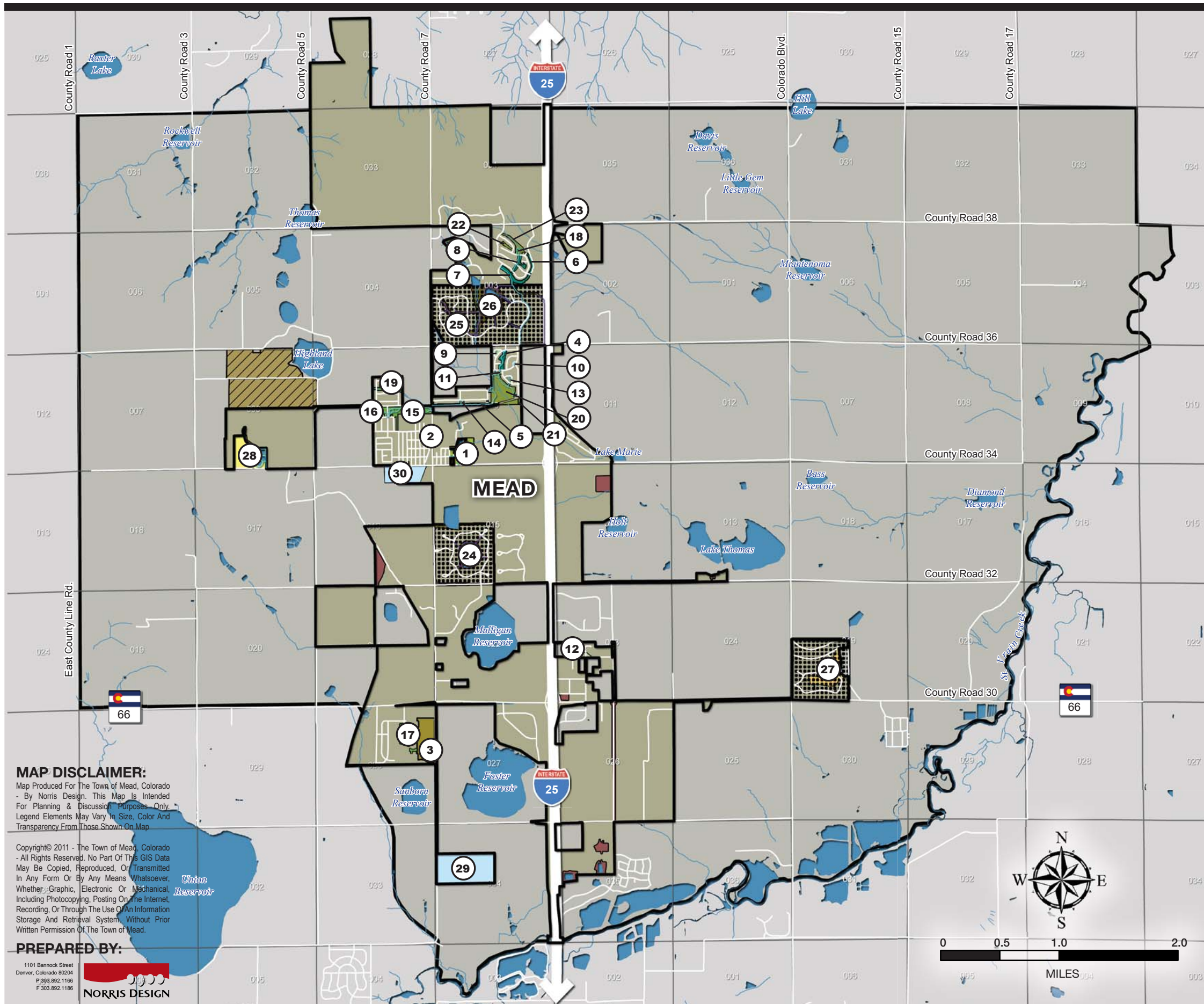
In looking at Town parks and facilities, the Town generally has a good distribution of Town-owned facilities and classification types within the Town's corporate area. The Town does not have any Town-owned facilities within the Planning Influence Area, since it is outside of their municipal boundaries.

Mead's corporate area and planning influence areas are both divided by Interstate 25 (I-25) into two distinct areas. The portion west of I-25 makes up approximately 76% of the corporate area and 45% of the planning influence area. This is primarily where Mead has emerged from its agricultural roots into a developing community. The study area east of I-25 (24% municipal and 55% planning influence area, respectively) is still largely agricultural in nature. However, there is an industrial park located adjacent to I-25, just north of state highway 66. Mead is further divided by man-made barriers that include a grid of state highways and county roads, irrigation canals, and a railroad corridor that has very limited use.

Other items to note when discussing the large-scale make up of the Planning Influence Area and the

surrounding area is the St. Vrain River, which supports numerous gravel quarry ponds, both along the south and eastern edges of the planning influence area; as well as numerous large irrigation reservoirs distributed throughout the planning influence area.

EXISTING FACILITIES MAP



- | | |
|--------------------------------|-------------------------------------|
| COMMUNITY PARK | OPEN SPACE |
| 1 AMES PARK | 20 COYOTE RUN 5 |
| 2 TOWN HALL PARK | 21 COYOTE RUN 7 |
| COMMUNITY PARK (FUTURE) | 22 MARGIL 4 |
| 3 LIBERTY RANCH 2 | 23 MARGIL 5 |
| GREENWAY | PRIVATE/NEIGHBORHOOD PARK |
| 4 COYOTE RUN 2 | 24 MULLIGAN LAKE |
| 5 FEATHER RIDGE 1 | 25 VALE VIEW 1 |
| 6 MARGIL 2 | 26 VALE VIEW 2 |
| 7 MARGIL 3 | PRIVATE/SPECIAL USE PARK |
| 8 MARGIL 6 | 27 GRAND VIEW |
| MINI PARK | SPECIAL USE PARK |
| 9 COYOTE RUN 1 | 28 MEAD PONDS |
| 10 COYOTE RUN 3 | SCHOOL |
| 11 COYOTE RUN 4 | 29 MEAD HIGH SCHOOL |
| 12 INDUSTRIAL PARK | 30 MEAD E&M SCHOOL |
| MINI/NEIGHBORHOOD PARK | CONSERVATION EASEMENT |
| 13 COYOTE RUN 6 | TOWN OWNED PARCEL (OTHER) |
| 14 FEATHER RIDGE 2 | TOWN LIMIT |
| NEIGHBORHOOD PARK | MEAD PLANNING INFLUENCE AREA |
| 15 FOUNDERS PARK 1 | PRIVATE HOA SERVICE AREA |
| 16 FOUNDERS PARK 2 | |
| 17 LIBERTY RANCH 1 | |
| 18 MARGIL 1 | |
| 19 NORTH CREEK | |

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OPEN SPACE, PARKS AND TRAILS
MASTER PLAN
Town of Mead

SEPTEMBER 2011

A

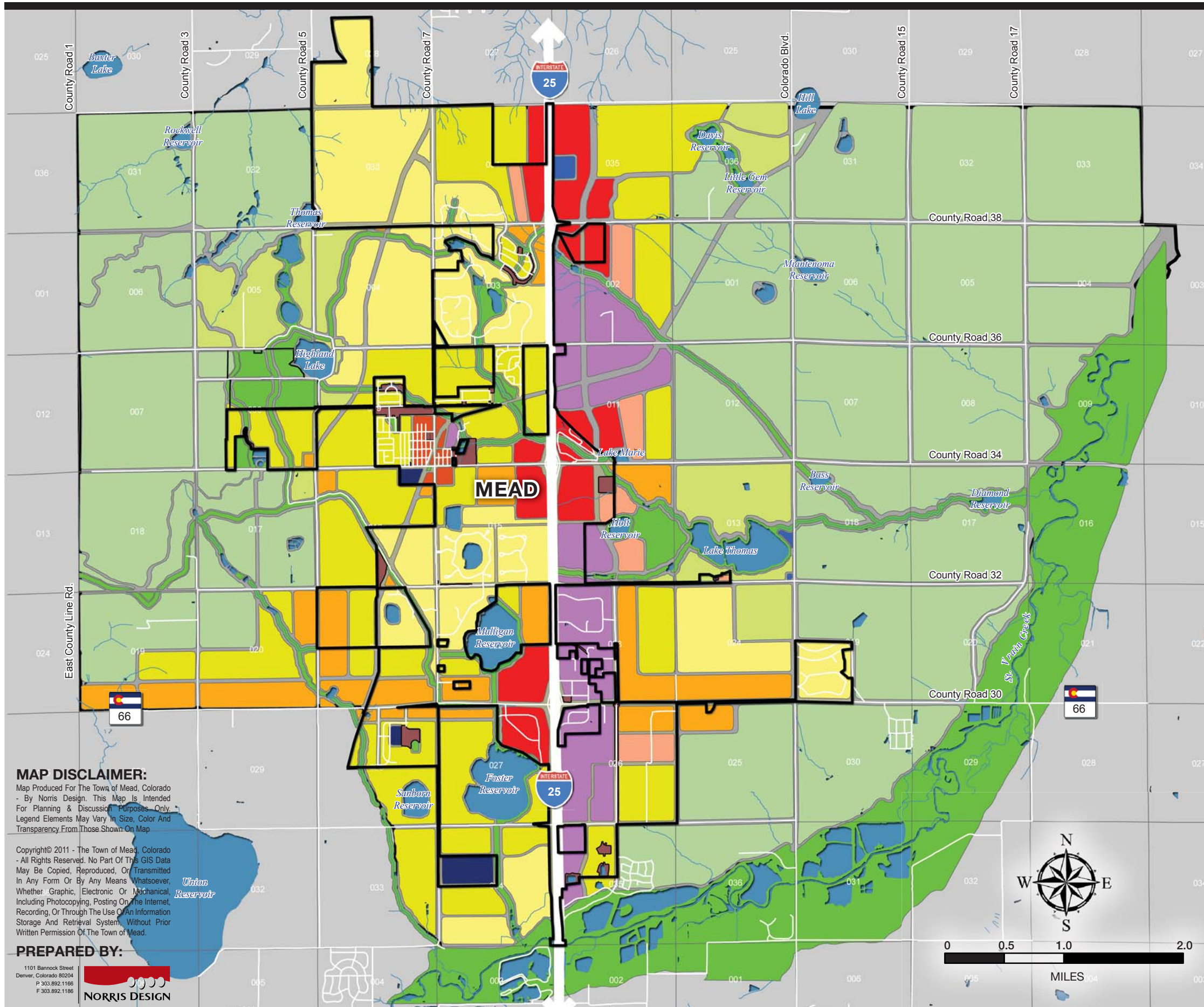
Map B - Comprehensive Land Use Plan

Map B provides details related to the Land Use classifications that appear in the Town's Comprehensive Plan. The data was revised by the Town in January 2009. This map provides an understanding of the long range plan for the Planning Influence Area. The data supports the project by illustrating the planned locations of broad-based, land use elements, such as residential and commercial development, industrial areas and agricultural lands. More specific to this Master Plan is the detail related to planned/envisioned parks, open space and trail corridors (illustrated in darker green).



COMPREHENSIVE LAND USE PLAN

- RURAL RESIDENTIAL
- LARGE LOT RESIDENTIAL
- SINGLE FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- REGIONAL COMMERCIAL MIXED USE
- COMMERCIAL MIXED USE
- DOWNTOWN MIXED USE
- PLANNED INDUSTRIAL MIXED USE
- PUBLIC
- PARK/OPEN SPACE
- SCHOOL
- AGRICULTURE



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PRIMARY MAP DESCRIPTION

This map illustrates the land use classifications of the Town and its planning influence area as established through the Town's Comprehensive Plan. Land use categories are generalized summaries only, and do not substitute for the considerable detail that would be applicable to each of them in the regulations contained in a Zoning Code. This data was last revised January 21, 2009.



OPEN SPACE, PARKS AND TRAILS
MASTER PLAN
Town of Mead

SEPTEMBER 2011

B

Map C - Recreation Facilities Map

Map C provides an analysis of the entire Mead open space, parks and trails system, with an analytical focus on outdoor facilities. The analysis was constructed using the standard level of service radii (see **Table 10.1**) for each facility classification.

The highest LOS is located in the northwest portions of the planning influence area – in and around the neighborhoods close to the downtown core. This is a result of the high quality of facilities, such as Town Hall Park, or the high density of facilities, such as the grouping of the Coyote Run neighborhood parks. This northwest geographic area has a high LOS based on the conditional assessment of the area's outdoor recreation facilities. A large portion of the planning influence area receives service from the facilities that fall into the Community and Special Use park classification and their 3 mile service area. These include: Ames Park, Town Hall Park and Mead Ponds. The map also provides a clear indication of those areas within the Planning Influence Area where adequate facilities are lacking, specifically along the southeast to northeast edge. Yet, most of this under-served area is within the Planning Influence Area where currently agriculture is the dominate land use and park service would reach a very limited population.

The map also illustrates the affects of privatized HOA-based recreation in 3 neighborhoods: Grand View, Mulligan Lake and Vale View. In particular, the Grand View neighborhood in the southeast portion of the planning influence area stands out as an island of service. Service provided by these neighborhoods is restricted to the boundaries of each and does not extend into the adjacent parcels and neighborhoods. However, these areas are not in turn restricted from the publicly-provided service of the Town of Mead. Therefore, they benefit from both their own facilities as well as the Town's facilities.








Map C - Inset

This Inset map illustrates the **average** Level of Service for outdoor facilities across the various geographic areas of the Town.

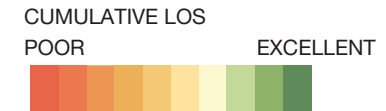
- Ninety-one percent (91%) of the land within the Town's municipal boundaries is being served by at least one park or outdoor recreation facility.]
- Seventy-eight percent (78%) of the Town has service at or above a 60% average and 63% of the Town has a score at or above 70%.
- Fifty-seven percent (57%) of the planning influence area is being served by at least one park or outdoor recreation facility.
- Fifty-four percent (54%) of the planning influence area has service at or above a 60% average and 52% has a score at or above 70%.
- Areas of deficiency are located in various locations along the west side of I-25, with scores ranging from 37% to just under 60%. This is primarily a result of the influence from the Mead Middle and Elementary schools, due to its 20% score and the lower scoring Margil subdivision park group.

RECREATION FACILITIES MAP

CUMULATIVE LEVEL OF SERVICE

-  EVALUATED PARCELS
-  SCHOOL
-  CONSERVATION EASEMENT
-  PRIVATE HOA SERVICE AREA
-  TOWN OWNED PARCEL (OTHER)
-  TOWN LIMIT
-  MEAD PLANNING INFLUENCE AREA

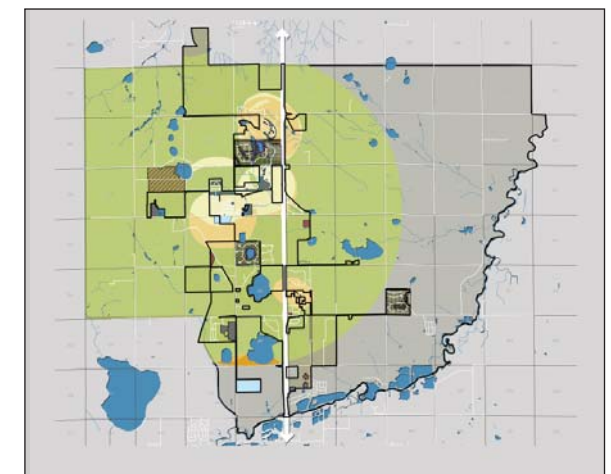
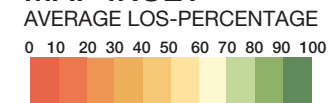
CONDITIONAL ASSESSMENT



PRIMARY MAP DESCRIPTION

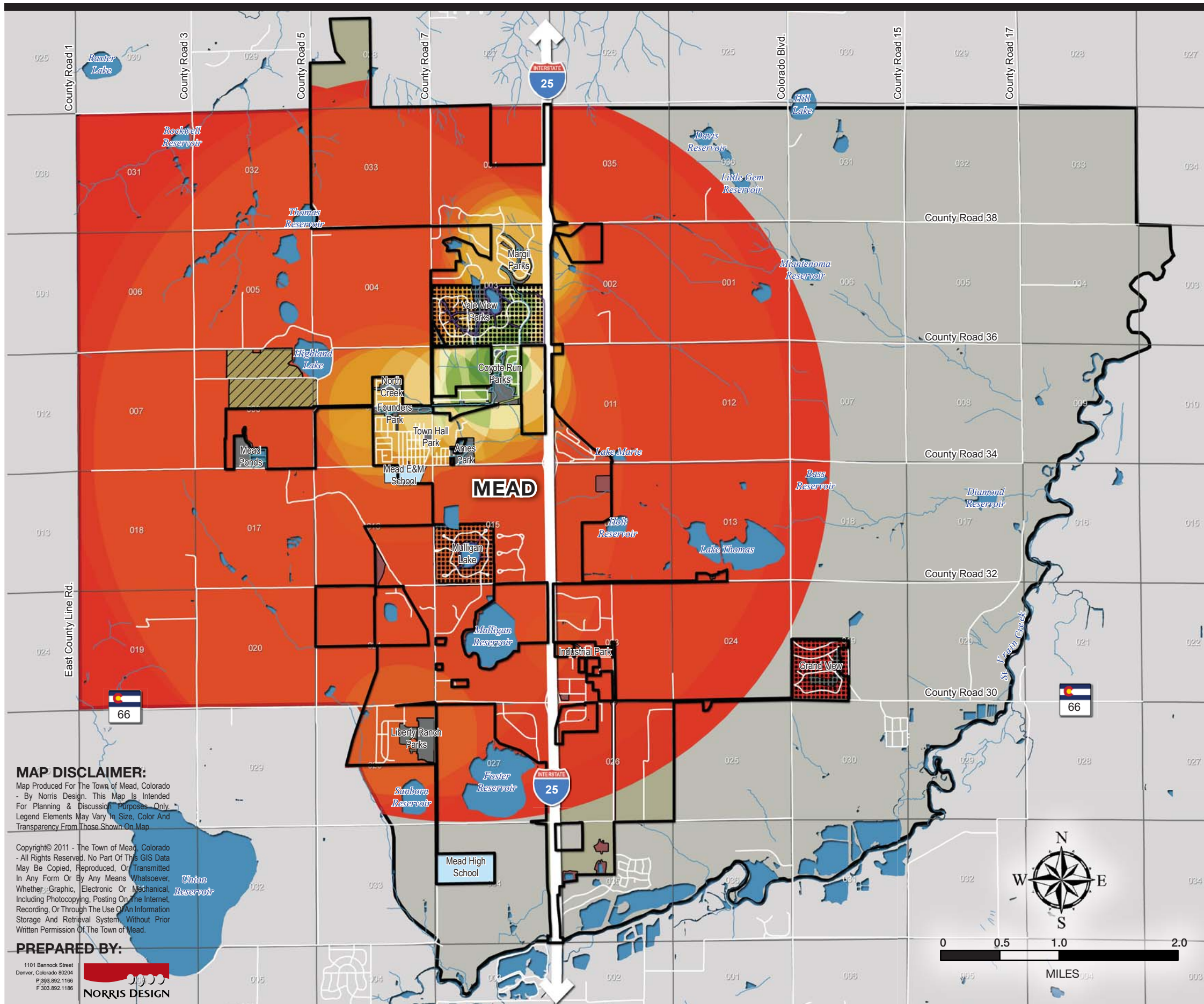
This map illustrates the cumulative Level of Service (LOS) provided to the different geographic areas of the Town and its planning influence area, based on the overall conditional assessment of parks and recreation facilities and the overlay of these facilities' service areas. Areas with higher LOS (green) have a greater quantity and quality of parks and recreational facilities. Areas with lower LOS (red) have less access to adequate parks and recreational facilities, based on their geographic location.

MAP INSET



INSET MAP DESCRIPTION

The Inset Map illustrate the average Level of Service (LOS) across the various geographic areas of the Town, based on the highest possible cumulative conditional assessment score in comparison with the actual cumulative conditional assessment of all outdoor facilities for each area. The analysis provides a simplified view of the general (average) level of service, regardless of concentrations from multiple, neighboring recreation locations.



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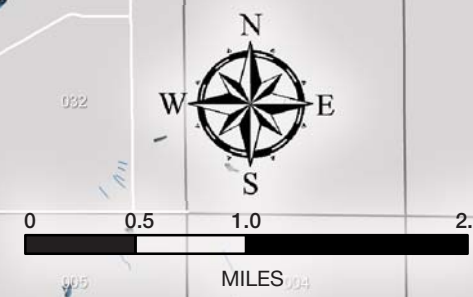
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Map D - Trails Facilities Map

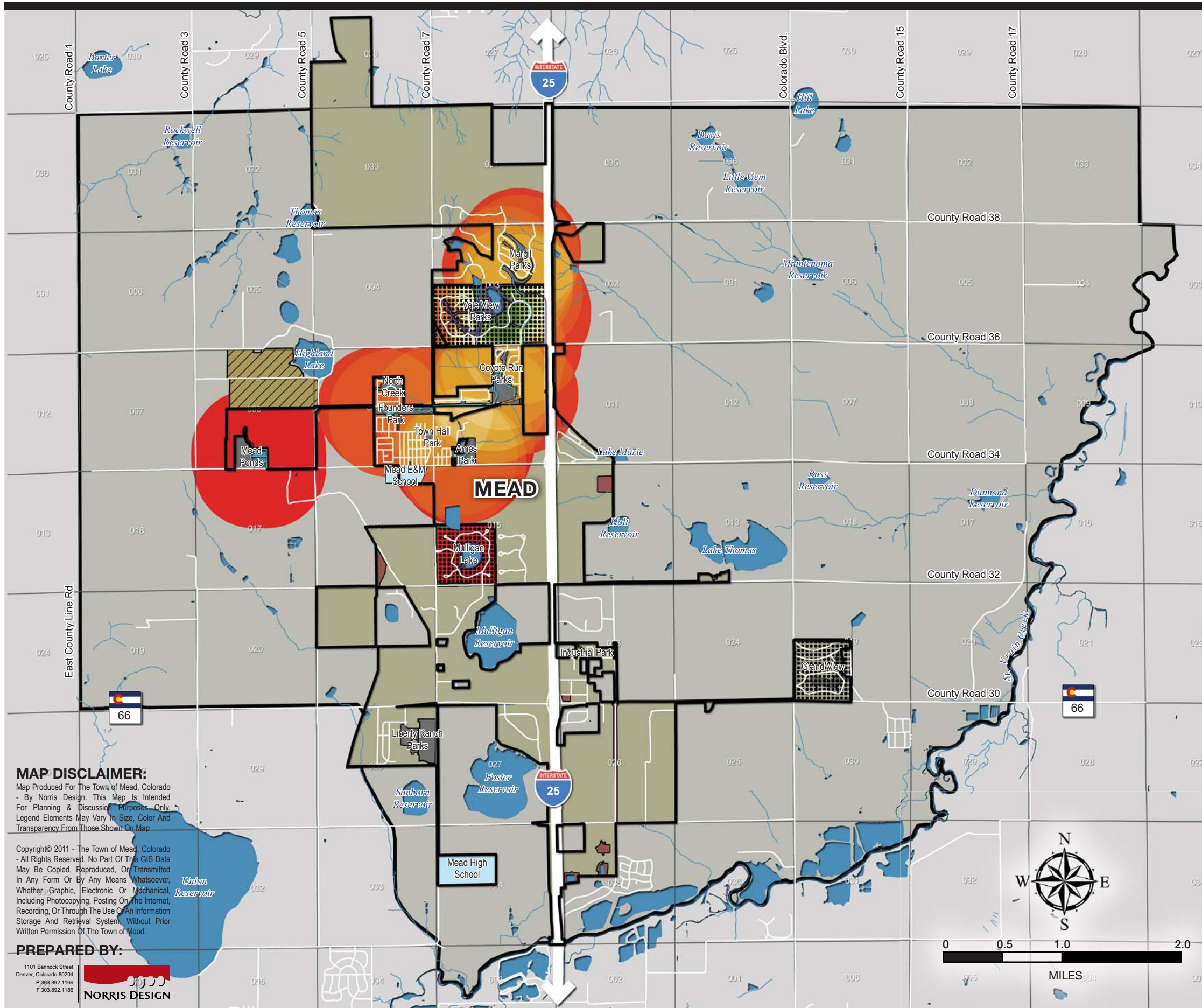
Map D provides an analysis of the entire Mead open space, parks and trails system, with an analytical focus on trails. Mead has a very limited and fairly localized trail system. This system is comprised primarily of networks of soft surface and hard surface trails located within individual neighborhoods and associated parks. The analysis depicts service area, conditions and limitations of both the public trails and those that are HOA-owned and not publicly accessible networks within the Mulligan Lake and Vale View neighborhoods.

Map D - Inset

This inset map illustrates the **average** Level of Service for trail access across the various geographic areas of the Town.

- Thirty-one percent (31%) of the Town is being served by at least one trail.
- 31% of the Town has service at or above a 60% average and 20% has a score at or above 70%.
- Five percent (5%) of the planning influence area is being served by at least one trail.
- 5% of the planning influence area has service at or above a 60% average and 3% has service at or above a 70% average.

These figures indicate a need for the development of additional trail alignments and bike ways in order to create an adequate trail network within Mead, as well as connections to adjacent communities.

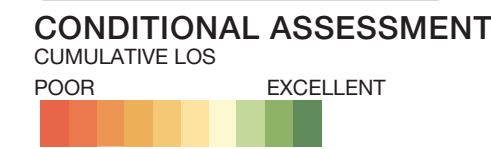


TRAIL FACILITIES MAP

CUMULATIVE LEVEL OF SERVICE

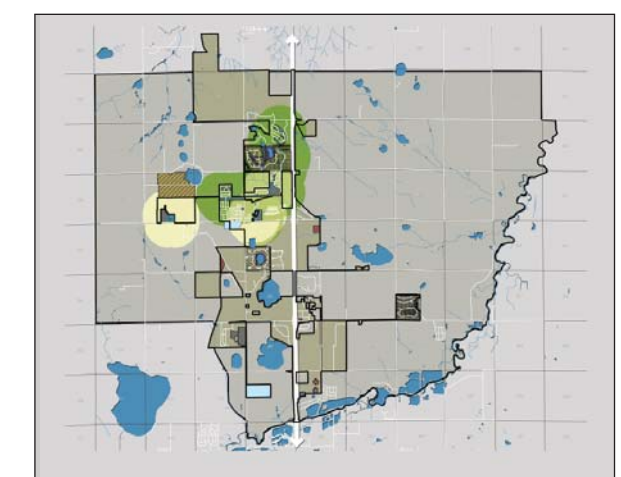
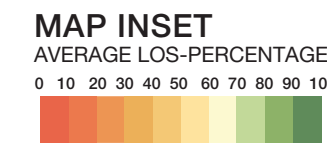
- EVALUATED PARCELS
- SCHOOL
- CONSERVATION EASEMENT
- PRIVATE HOA SERVICE AREA
- TOWN OWNED PARCEL (OTHER)
- TOWN LIMIT
- MEAD PLANNING INFLUENCE AREA

- ### TRAILS
- PUBLIC TRAILS
 - PRIVATE TRAILS



PRIMARY MAP DESCRIPTION

This map illustrates the cumulative Level of Service (LOS) provided to the different geographic areas of the Town and its planning influence area, based on the overall conditional assessment of linear trail facilities and the overlay of these facilities' service areas. Areas with higher LOS (green) have a greater quantity and quality of parks and recreational facilities. Areas with lower LOS (red) have less access to adequate parks and recreational facilities, based on their geographic location.



INSET MAP DESCRIPTION

The Inset Map illustrate the average Level of Service (LOS) across the various geographic areas of the Town, based on the highest possible cumulative conditional assessment score in comparison with the actual cumulative conditional assessment of all outdoor facilities for each area. The analysis provides a simplified view of the general (average) level of service, regardless of concentrations from multiple, neighboring recreation locations.

MAP DISCLAIMER:

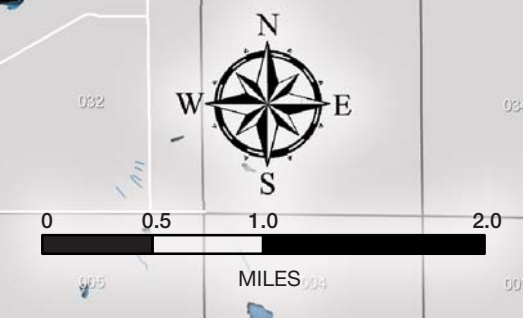
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Map E - Level of Service Barrier Impact Map

Map E provides an understanding of how physical barriers impact the level of service in Mead and illustrates the cumulative Level of Service (LOS) of outdoor facilities to pedestrian and bicyclists for the different geographic areas of the PIA. The service area of each facility is intentionally limited by a line representative of each barrier. This analysis is important for this project since youth's primary mode of transportation to recreational amenities is often by foot or bicycle. Barriers in Mead are largely man-made and include a grid of interstate, state highways, county roads, irrigation canals and a limited use railroad corridor. Roadways are often perceived as barriers because of their traffic and impacts to the comfort and safety of pedestrians and bicyclists to cross them. Interstate 25 (I-25) is the most dominant of all roadways in the study area.

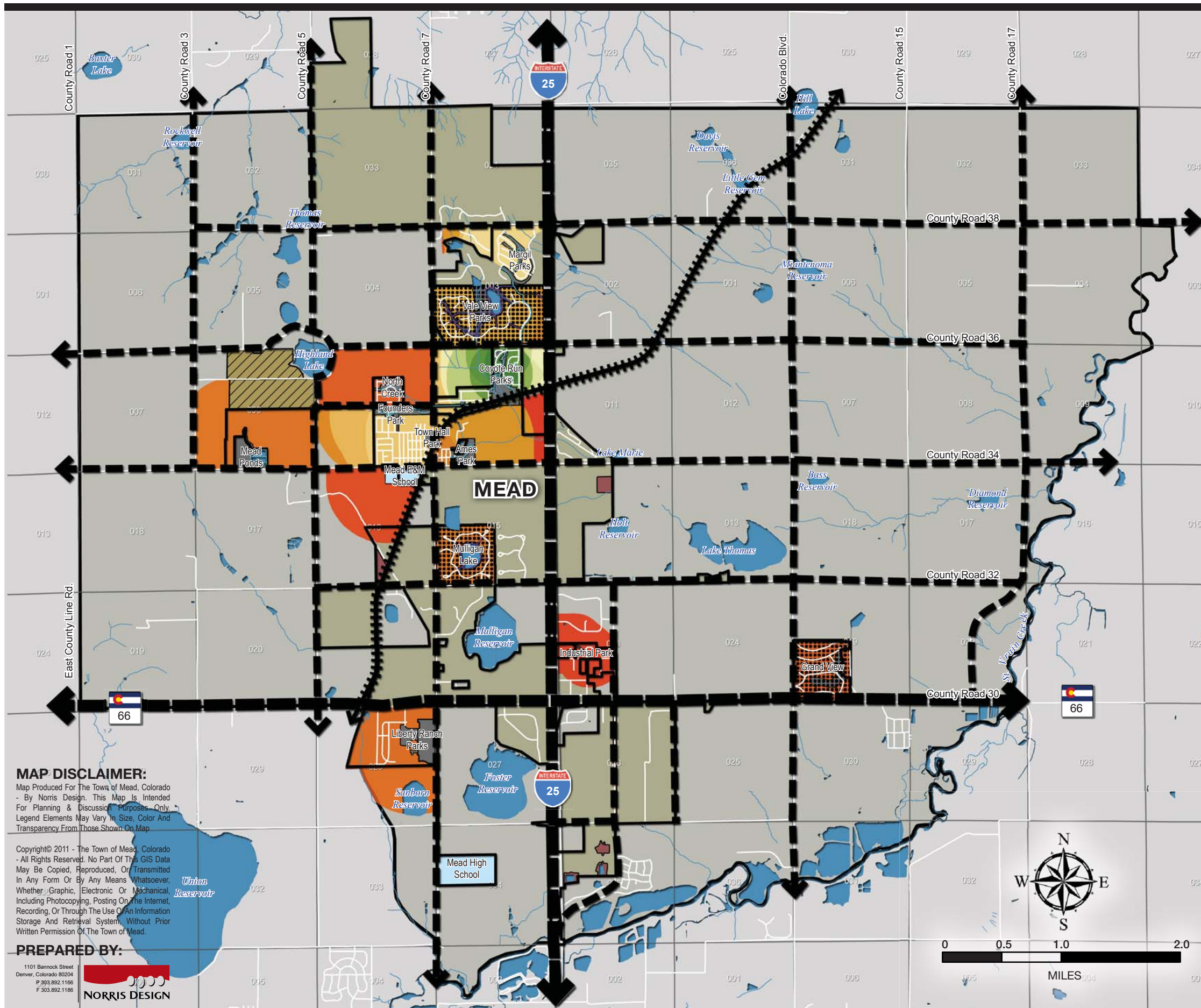
For this study, most facilities were analyzed with a half mile service area radius. Small mini parks generated a quarter mile service area radius, which is standard for that classification. This supports the idea of pedestrian and bicycle accessibility. Areas with higher LOS (green), such as the Coyote Run neighborhood, have greater pedestrian and bicycle access to a greater quantity and quality of parks and recreational facilities. Areas with lower LOS (red), such as North Creek, have less pedestrian and bicycle access to adequate parks and recreational facilities, based on their geographic

location. The most obvious impact of these barriers is a large area lacking service that extends from the central north/south axis of the Town out to the east and west. Additionally, there are multiple, less significant areas throughout the Town that do not have walkable or bikeable access to facilities. This illustrates the lack of trails serving pedestrians and bicyclists within these areas of Mead. Yet, it is also important to note that most of this under-served area is within the region of the PIA where agriculture is the dominant land use and park service would currently reach a very limited population.

Map E - Inset

This inset map illustrates the **average** Level of Service for outdoor facilities across the various geographic areas of the Town.

- Thirty percent (30%) of the Town is being served by at least one park or outdoor recreation facility.
- Twenty-one (21%) of the Town has service at or above a 60% average and 19% has a score at or above 70%.
- Five percent (5%) of the planning influence area is being served by at least one park or outdoor recreation facility.
- Three percent (3%) of the planning influence area has service at or above a 60% average and 2.6% has a score at or above 70%.



LEVEL OF SERVICE BARRIER IMPACT MAP

CUMULATIVE LEVEL OF SERVICE

- EVALUATED PARCELS
 - SCHOOL
 - CONSERVATION EASEMENT
 - PRIVATE HOA SERVICE AREA
 - TOWN OWNED PARCEL (OTHER)
 - TOWN LIMIT
 - MEAD PLANNING INFLUENCE AREA
- BARRIER TYPE**
- MAJOR HIGHWAY
 - MAJOR ROADWAY
 - RAILROAD
 - RIVER, STREAM, ETC.

CONDITIONAL ASSESSMENT

CUMULATIVE LOS

POOR EXCELLENT

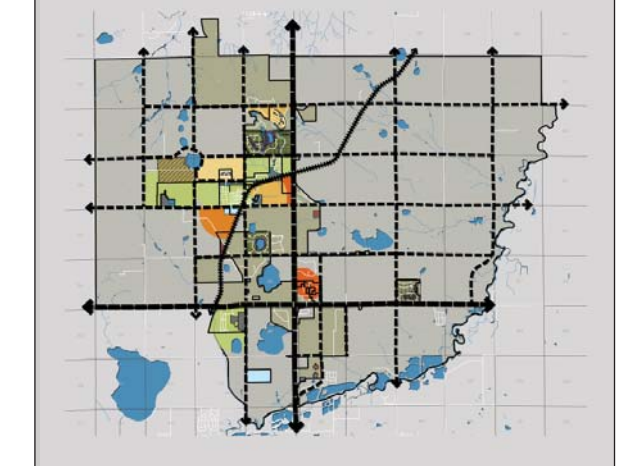
PRIMARY MAP DESCRIPTION

This map illustrates the cumulative Level of Service (LOS) provided to the different geographic areas of the Town and its planning influence area (similar to map B). However, the purpose of this analysis is to evaluate the accessibility of the Town's parks and recreation facilities by pedestrians and bicyclists. Therefore, the service area of each facility is clipped by a line representative of each barrier. Barriers may include interstates, highways, primary roadways, railroads, natural drainage networks, large water bodies and irrigation canals.

MAP INSET

AVERAGE LOS-PERCENTAGE

0 10 20 30 40 50 60 70 80 90 100



INSET MAP DESCRIPTION

The Inset Map illustrate the average Level of Service (LOS) across the various geographic areas of the Town, based on the highest possible cumulative conditional assessment score in comparison with the actual cumulative conditional assessment of all outdoor facilities for each area. The analysis provides a simplified view of the general (average) level of service, regardless of concentrations from multiple, neighboring recreation locations.

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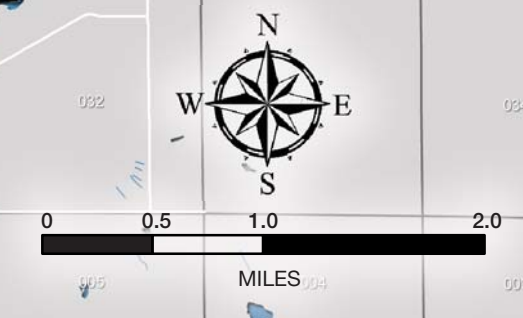
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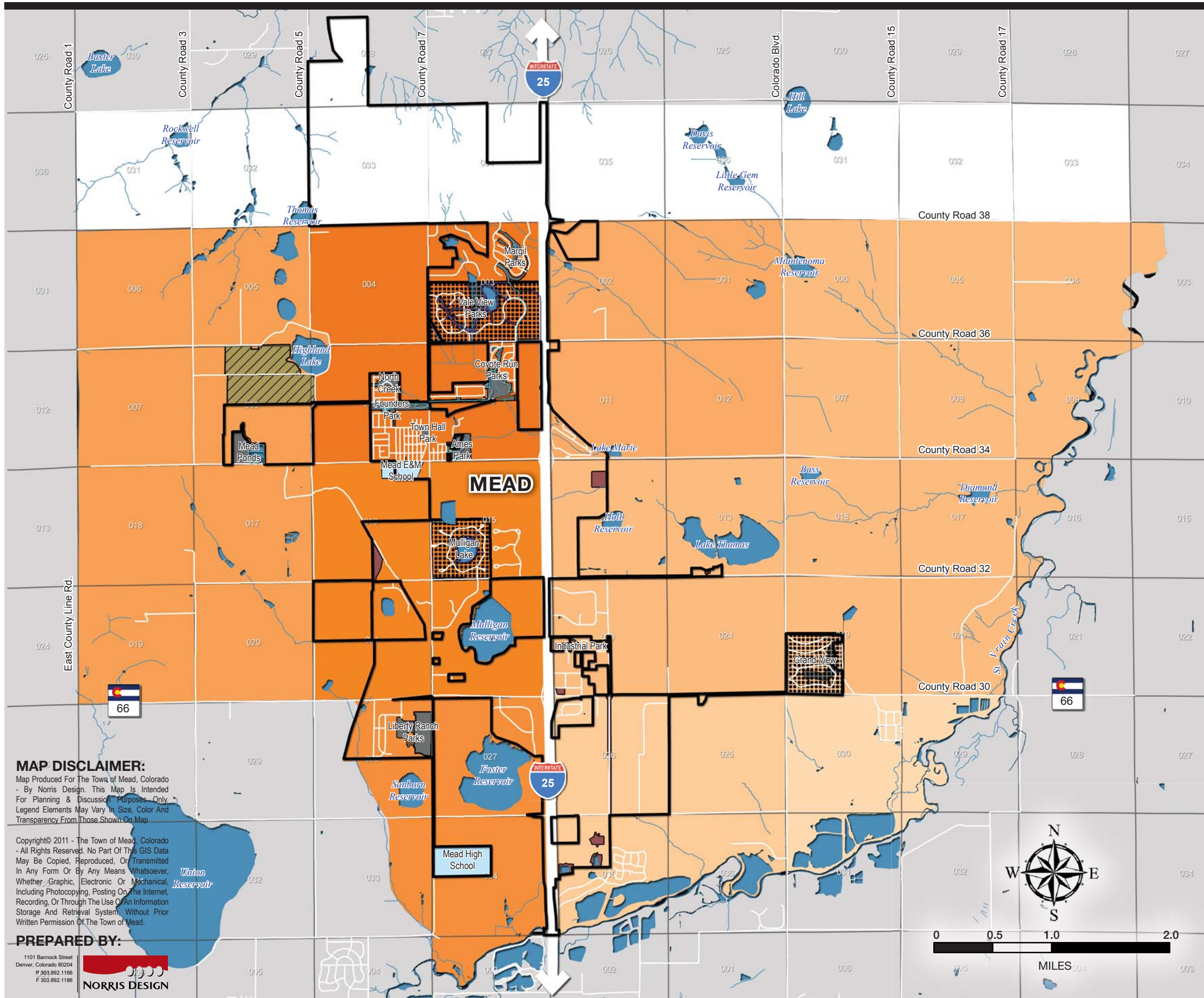
Map F - Population Density Map

Map F provides an understanding of how the population will grow within the study area as projected from 2010 to 2015. This data is a version of the Denver Regional Council of Governments (DRCOG) Transportation Analysis Zone (TAZ) forecasting dataset. It should be noted that the northern area of the study area was not included in the DRCOG analysis; however much of the area without data is expected to remain agricultural in nature well into the future. By 2015, density is anticipated to increase within the areas designated for residential development – primarily west of I-25, with the highest densities developing adjacent to the interstate. Densities are expected to vary from as few as 12 persons per square mile in agricultural areas, to as many as 742 persons per square mile in the areas currently within developed portions of the study area.

Map F- Inset

This inset map illustrates the percent change in population sectors within the study area. The most significant percentage-based increases are projected to occur in the west and south central portions of the study area, on the west side of I-25. These are areas where development is currently very limited, so any change will illustrate a noted increase on a percentage basis. In fact, they are projected to experience a population increase ranging from 28% to 37% by 2015.

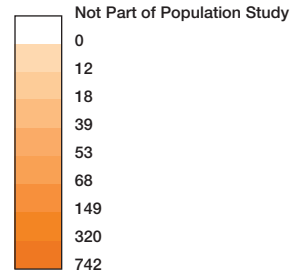




POPULATION DENSITY MAP

- EVALUATED PARCELS
- SCHOOL
- CONSERVATION EASEMENT
- PRIVATE HOA SERVICE AREA
- TOWN OWNED PARCEL (OTHER)
- TOWN LIMIT
- MEAD PLANNING INFLUENCE AREA

POPULATION DENSITY PER SQUARE MILE

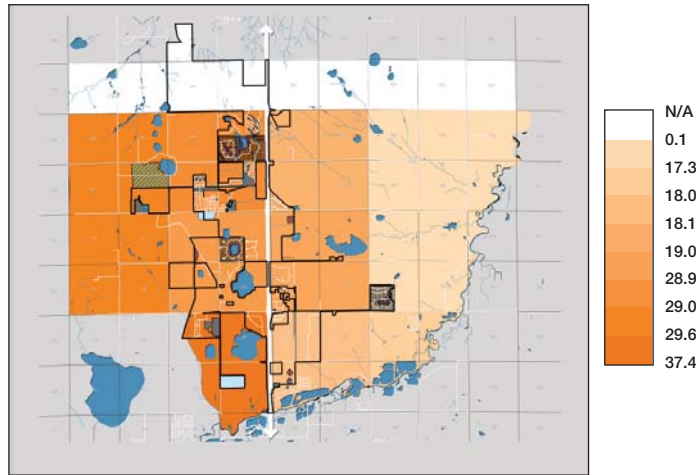


PRIMARY MAP DESCRIPTION

This map illustrates the projected 2015 population density of the Town and its planning influence area as established through the Denver Regional Council of Governments' (DRCOG) Transportation Analysis Zones (TAZ).

MAP INSET

POPULATION DENSITY - PERCENT CHANGE



INSET MAP DESCRIPTION

The inset map illustrates the percent change in population between 2010 figures and the 2015 projections. Darker areas display the greatest amount of population change.

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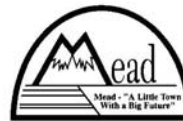
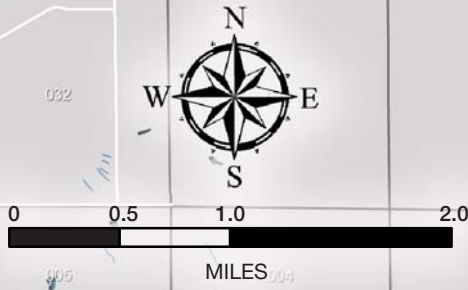
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Map G - Natural Resource Inventory Map

This map provides an overlay analysis of the distribution and overlap of select natural resource elements common to the study area, including: nationally significant agricultural lands, flood zones, oil/gas wells, topography and individual species habitat ranges.

Significant agricultural lands are those lands that have beneficial agricultural qualities when irrigated. This data has been modified from its original spatial extents to reflect current development in the study area. The flood zones are aligned with the primary drainages leading to and including the St. Vrain River. Topography was generated by Norris Design using the USGS 30 meter Digital Elevation Model (DEM) for this area. Oil and gas well locations were provided through the Colorado Oil and Gas Commission and are current as of July 20, 2011. The wells have been classified as existing or planned, based upon their status as of that date. The Colorado Oil and Gas Commission is a dynamic dataset and status can change without notice.

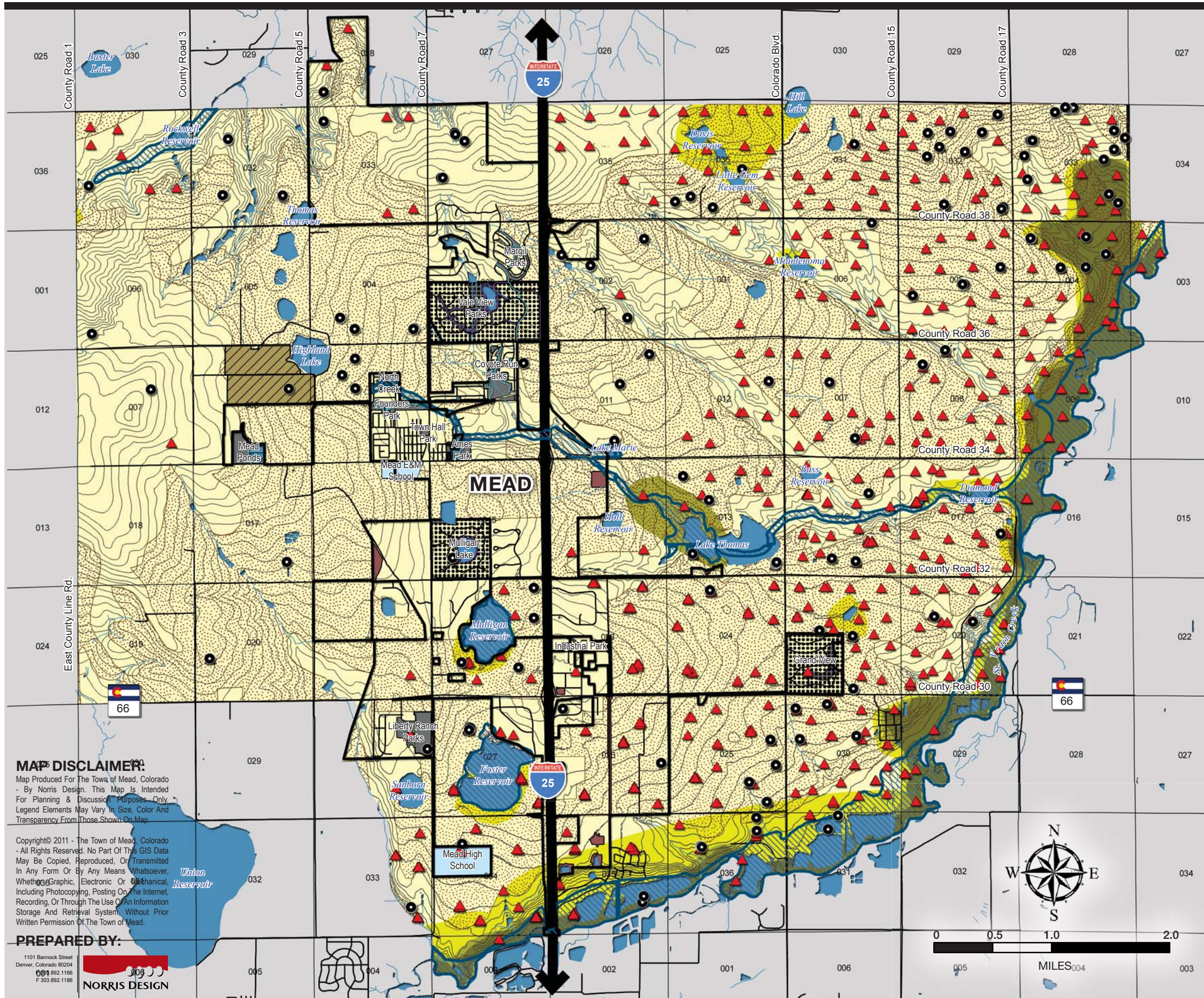
The wildlife habitat range analysis is a more complex overlay and was derived from an additive layering process of the Colorado Division of Wildlife (CDOW) Natural Diversity Information Source (NDIS) by species occurrences. The following species occurrences are incorporated into this overlay analysis:

- American white pelican, bald eagle, great blue heron, ring-necked pheasant, snow geese, wild turkey, black bear, black-tailed prairie dog, mule deer, Preble's jumping mouse, and white-tailed deer.

The habitat range of many other species may be located within the study area; however, their ranges have not been included in the CDOW NDIS. Lighter areas in the upland sections of the study area indicate fewer overlapping ranges. Darker areas along the St. Vrain River and other water bodies may indicate locations where species common to uplands mingle with the species common to the lower elevations and riparian zones. For example, as many as ten species ranges overlap in the corridor adjacent and parallel to the St. Vrain River.

When looking closely at the NDIS data is important to take into consideration the digital data disclaimer published by CDOW. *"The information portrayed on these maps should not replace field studies necessary for more localized planning efforts. Data discrepancies may become apparent at scales different than those at which data was created. The areas portrayed here are graphic representations of phenomena that are difficult to reduce to two dimensions. Animal distributions are fluid; animal populations and their habitats are dynamic."*





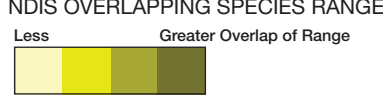
NATURAL RESOURCE INVENTORY MAP

- EVALUATED PARCELS
- TOWN OWNED PARCEL (OTHER)
- SCHOOL
- CONSERVATION EASEMENT
- PRIVATE HOA SERVICE AREA
- TOWN LIMIT
- MEAD PLANNING INFLUENCE AREA

NATURAL RESOURCES

- EXISTING OIL/GAS WELL
- PLANNED OIL/GAS WELL
- FLOOD ZONE
- NATIONALLY SIGNIFICANT AGRICULTURAL LAND

COLORADO DEPT. OF WILDLIFE NDIS OVERLAPPING SPECIES RANGES



PRIMARY MAP DESCRIPTION

This map provides an overlay analysis of the distribution and overlap select natural resource elements common to the study area, including: nationally significant agricultural lands, flood zones, oil/gas wells, topography and individual species habitat ranges. Nationally significant agricultural lands are those lands that have beneficial agricultural qualities when irrigated. This data has been modified to reflect current development in the study area. Oil and gas well locations were provided through the Colorado Oil and Gas Commission and are current as of July 20, 2011. The habitat range analysis was derived from the Colorado Division of Wildlife (CDOW) Natural Diversity Information Source (NDIS). The following species occurrences are incorporated into this overlay analysis: American white pelican, bald eagle, great blue heron, ring-necked pheasant, snow geese, wild turkey, black bear, black-tailed prairie dog, mule deer, Preble's jumping mouse, and white-tailed deer. The habitat range of many other species may be located within the study area; however, their ranges have not been included in the CDOW NDIS. Lighter areas in the upland sections of the district indicate fewer overlapping ranges. Darker areas along the St. Vrain River and other water bodies may indicate locations where species common to uplands mingle with the species common to the lower elevations and riparian zones. As many as ten species ranges overlap near the St. Vrain River.

When looking closely at the NDIS data is important to understand the digital data disclaimer published by CDOW.

"The information portrayed on these maps should not replace field studies necessary for more localized planning efforts. Data discrepancies may become apparent at scales different than those at which data was created. The areas portrayed here are graphic representations of phenomena that are difficult to reduce to two dimensions. Animal distributions are fluid, animal populations and their habitats are dynamic."

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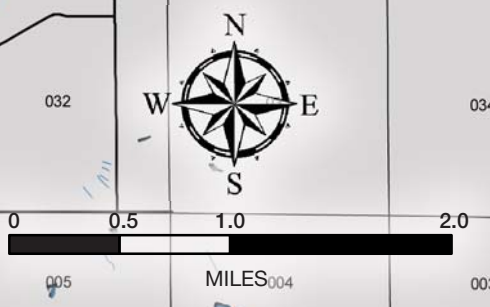
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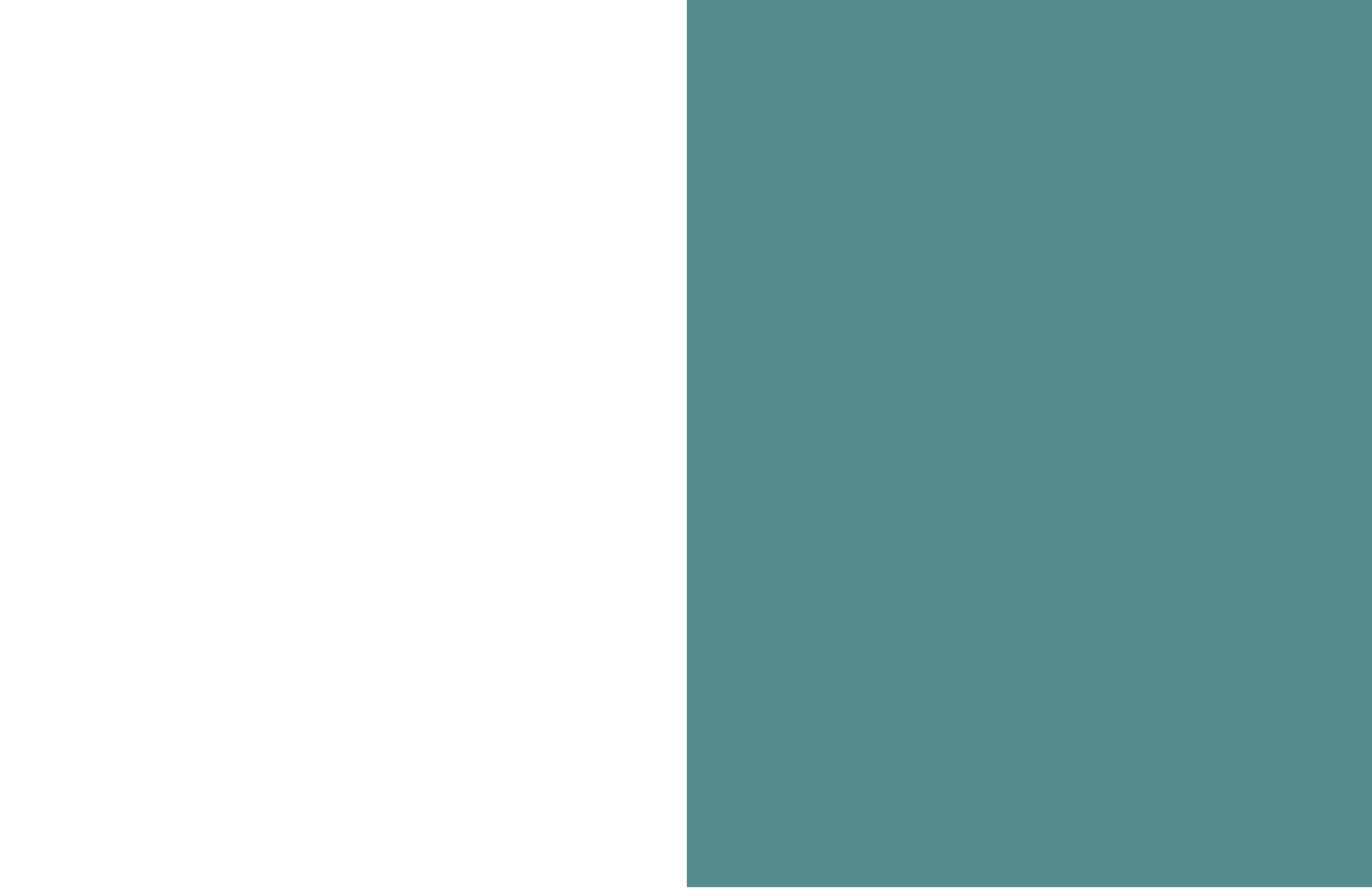
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11

Level of Service (LOS) Analysis





Level of Service (LOS) Analysis

During the 1980's, the National Recreation and Park Association (NRPA) created Level of Service (LOS) guidelines to assist agencies in determining whether jurisdictions were meeting suggested "norms" with regard to types of parks, the amenities that should be in a park, and how many acres of parkland an agency should have. Although these guidelines are a starting point, these numbers do not take into account the unique qualities and needs of communities such as Mead.

Local trends, climates and the popularity of some activities over others often dictate a greater need for particular facilities. The guidelines serve as a good baseline for determining a minimum standard for parks and primary amenities. These guidelines, coupled with input received from the community, analysis of participation numbers and trends for various activities and comparisons to similar communities, provide the necessary additional information for determining the number of facilities that are appropriate and will be reflected in the Recommendations of this plan.

It is also important to note that the State of Colorado developed a set of standards in 2003 to help guide small communities throughout the state in their park and recreation planning efforts, *Small Community Park and Recreation Planning Standards*, which recommends replacing the NRPA standards (which were developed for more suburban and urban jurisdictions) with their

set of standards and recommendations.

The consultant team used a "value-based" approach to assess the existing LOS and created recommendations for increasing the LOS throughout Town. This model is not static; it evolves as the community changes. The consultant team incorporated all of the information gathered through the community input (focus groups, staff and stakeholder meetings and statistically-valid and online surveys), inventory, conditional assessments and spatial analysis to measure the Level of Service currently being provided to the Mead community. The LOS analysis included the cumulative relationship of each facility's location, service area, and conditional assessment scores – resulting in data reflecting the cumulative and average LOS across the Mead community. This analysis is illustrated graphically in the **GIS Mapping and Spatial Analysis** section of the report.

In the recommendations phase of the project, all of the data from the Needs Assessment portion of the project is used to establish and prioritize improvements. New facilities are also recommended to increase the Level of Service and best meet the current and future needs of the community. A list of policy criteria for these standards includes, but is not limited to the following:

- Population served.
- Accessibility (ADA, bicycle, pedestrian, transit, and automobile).

- Environmental and natural resources.
- Land use requirements.
- Park and recreation development and maintenance.
- Parks, trails and open space system connectivity.
- Service area.

NRPA Guidelines

NRPA guidelines provide a template of typical park classifications, number of acres a system should have and recommended service levels based on population. Strictly intended as a guideline, these do not take into account the unique character of each individual community.

For a public park provider the guidelines suggest, “A park system, at a minimum, should be composed of a ‘core’ system of park lands, with a total of 6.25 to 10.5 acres of developed open space per 1,000 population.” The types of parks that typically are included to meet the standards can be a combination of the following classifications as determined by the NRPA:

- Mini Park
- Neighborhood Park
- School Park
- Community Park
- Regional Park
- Special Use Park
- Natural Resource Area/Preserve
- Greenway

However, critical to the service delivery system of any municipality is the provision of the four basic park categories: mini, neighborhood, community and regional, and NRPA does not provide recommended acres per 1,000 on Regional, Special Use, Natural Resource Area and Greenway categories. Each of the basic categories is classified differently based upon the types of amenities, size, service area and access to the facility.

For additional detailed information regarding the Level of Service Methodology and NRPA guidelines for each park classification, please see the Appendix.

Park Classification and Distribution Analysis

Utilizing the park categories as developed by NRPA, existing parks in the Town of Mead were classified as Mini, Neighborhood, or Community, and the additional categories of Greenway, Open Space or Special Use were added to cover all of the facilities. **Table 11.1** shows the classification and acreage of the properties overseen by the Town of Mead. This does not include school properties, parks which are still accessible to the public but owned and maintained by an HOA or other entity or those that are considered private. The publicly-accessible properties not owned by the Town are shown in **Table 11.2**.

This analysis does not take into account school properties, church properties, private schools, other private recreation providers or those outside the boundaries of Mead. Although facilities found on church and school properties alleviate the need for some amenities, they often have limited or restricted access and, therefore do not provide the same opportunities for the community as public park facilities. Due to their limited access, these acres are not incorporated into this analysis.

The Town-owned and HOA parcels make up a park system which includes 13 Town-owned facilities totaling 123.4 acres and 11 HOA-owned parcels totaling 48.5 acres, distributed throughout Town. There are also school properties totaling 102.0 acres (which are not readily available to the public), and private parklands which make up 100.4 acres (but are available only to the specific neighborhood's residents). The park system provides a diverse selection of amenities through the variety in size and programming at each facility. Developed parks include both larger and

smaller facilities. This includes spaces which act as community parks, such as Town Hall Park which is the location of most festivals and large events, and smaller neighborhood parks such as North Creek which includes a playground and half-court basketball. The system also consists of parcels that do not include any active recreation amenities and serve as open space areas or vacant parcels. These parcels often occur on the edges of neighborhoods and along drainages. Overall, the Mead open space, park and recreation system provides a system of mostly smaller parks that are available for public use.

Table 11.1 – Town of Mead-Owned Parks and Recreation Facilities

CLASSIFICATION	NAME	ACRES
Mini Park	Industrial Park	1.2
	Feather Ridge 2	0.4
Neighborhood Park	Founders Park 1	13.6
	Founders Park 2	4.1
	Margil 1	1.0
	North Creek	5.0
Community Park	Ames Park	18.5
	Liberty Ranch 2	32.7
	Town Hall Park	2.9
Greenway	Feather Ridge 1	3.2
	Margil 2	1.0
	Margil 3	4.0
Special Use Facility	Mead Ponds	35.8
TOTAL		123.4

Table 11.2 – Publicly Accessible HOA-Owned Park and Recreation Facilities

CLASSIFICATION	NAME	ACRES
Mini Park	Coyote Run 1	1.1
	Coyote Run 3	0.1
	Coyote Run 4	0.4
Mini/Neighborhood Park	Coyote Run 6	1.2
Neighborhood Park	Liberty Ranch 1	12.0
Greenway	Coyote Run 2	3.2
	Margil 6	2.3
Open Space	Coyote Run 5	21.9
	Coyote Run 7	2.5
	Margil 4	0.8
	Margil 5	3.0
TOTAL	48.5	48.5

Mini/Neighborhood Parks

There are six parks classified as Mini Parks in Mead:

- Industrial Park – owned by the Town
- Feather Ridge 2 – owned by the Town
- Coyote Run 1, 3, 4 and 6 – owned by the HOA

Mini Parks make up 4.4 acres of the park system, (1.6 acres are Town-owned and maintained). This equates to 0.32 acres of Town-owned land and 0.87 of publicly accessible land per 1,000 residents, which falls well within the recommended 0.25 to 0.50 acres per 1,000 residents recommended by NRPA.

The Industrial Park parcel is within the Mead Industrial Park east of I-25 and Highway 66, and the Feather Ridge 2 Park is on the south side of the Feather Ridge neighborhood in the north part of town. The Coyote Run parcels are part of the neighborhood by the same name on the north side of town and are distributed throughout that neighborhood. It is important to note that the Industrial Park, Coyote Run 3 and Coyote Run 4 (total of 2.7 acres) all do not have developed amenities for recreation and serve as primarily buffers or open space within the developments and are likely not perceived as parklands. Removing these parcels from the analysis would bring the level of service for

publicly accessible mini parks down to 0.34 acres per 1,000 residents, which is still within the NRPA guidelines.

Neighborhood Parks

The Mead park system includes five parks classified as Neighborhood Parks:

- Founders Park 1 and 2 – owned by the Town
- Margil 1 – owned by the Town
- North Creek – owned by the Town
- Liberty Ranch 1 – owned and maintained by the Development group

Town-owned neighborhood parks consist of 23.7 acres, which is currently 4.61 acres per 1,000 residents, and 35.7 acres of publicly accessible park land, which equates to 7.06 acres per 1,000 residents. Both of these numbers are well above the NRPA recommended ratios of 1 to 2 acres per 1,000 residents. However, it is important to note that the entire acreage within Liberty Ranch 1 is not developed with park amenities and is unusable as a recreation space at this time.

Community Parks

Three parks serve as Community-level parks within the Mead community, all of which are owned and maintained by the Town:

- Ames Park
- Liberty Ranch 2
- Town Hall Park

These parks provide a total of 54.1 acres of community park facilities to the system, which is currently 10.7 acres per 1,000 residents. This is well above the minimum NRPA guideline of 5.0 acres per 1,000 residents. If you exclude the undeveloped Liberty Ranch 2 parcel, the level of service is currently 4.23 acres per 1,000 residents, which is below the minimum NRPA guideline of 5.0 acres/1000. It is also worth noting that although the function as Community Parks, both Ames and Town Hall Park are small in regards to the recommended size for a park serving as a Community-level facility (20 to 75 is recommended). Liberty Ranch 2 is also currently an open undeveloped parcel of land and therefore

providing no amenities to contribute to the level of service within the community.

Greenways

The Town has 8.2 acres of Town-owned greenway areas, including the trail south of Feather Ridge, and two linear parcels on the north east side of the Margil neighborhood (Margil 2 and 3) which do not have any trail or developed amenities. HOA-owned parcels include the trail corridor through Coyote Run (Coyote Run 2 parcel), and the trail corridor in the Margil neighborhood, totaling 5.5 acres. This total greenway acreage results in 1.62 acres per 1,000 residents on Town-owned parcels, and 2.71 acres per 1,000 residents total, including the HOA parcels.

Special Use Parks

One special use park, Mead Ponds (35.8 acres), provides a fishing destination for Town residents, in the west portion of Town. This results in a level of service of 7.08 acres per 1,000 residents.

Schools

While there are three school sites within the Mead municipal boundaries (Mead Elementary, Mead Middle School and Mead High School) totaling 102.0 acres, these facilities are not generally accessible to the public. The Level of Service Analysis does not include any of the primary assets at any of the schools because of their limited access and the Town's lack of ownership and control of those facilities.

Private Recreation Amenities

There are four parcels totaling 100.4 acres, which are controlled by private resident groups or HOA's and are strictly for the enjoyment of the neighborhood's residents and guests (Vale View, Mulligan Lake and Grand View). These facilities are different from the publicly-accessible properties included in the other portions of this analysis, because they are posted as private and were not originally designed or are currently

meeting any Town requirements regarding parks and open space. These parcels include a 9-hole small golf course, natural areas, and unpaved trails, open water with fishing access, a playground, and tennis court. These facilities are shown as amenities in **Section 10 GIS Mapping and Spatial Analysis**, and noted in Section 8 – Inventory and Conditional Analysis, but do not provide amenities to the public, and therefore are not evaluated as part of the system-wide level of service.

Comparison with NRPA Guidelines

While the NRPA guidelines are intended to only be a guide, they do serve as a benchmark in which to evaluate the service being provided in a geographic area, in this case, within the Mead municipal boundaries.

The NRPA recommends a service level between 6.25 (minimum) and 10.5 (optimal) acres per 1,000 residents. **Table 11.3** shows those NRPA recommended minimum and maximum guidelines, as well as the current level of service being provided by the Town of Mead and by all publicly-accessible lands. Both **Tables 11.3** and **11.4** are used in the recommendations section to help guide the development of recommendations for new facilities and renovation projects. Deficiencies in the current service patterns, facility distribution and community demand for improved service and specific amenity needs results in facility recommendations for both improvements to existing facilities and future development.

Table 11.3 - Mead LOS Compared to NRPA Guidelines (2010 population)

2010 PIA Population - 5,057								
	Minimum NRPA guideline		Maximum NRPA guideline		Mead's Current Service Level - Town-owned parcels		Mead's Current Service Level - Publicly-accessible parcels (Town-owned and other entities)	
	Min ac/1000 pop	Acres required	Max ac/1000 pop	Acres required	Current ac/pop	Acres provided	Current ac/pop	Acres provided
Mini Parks	0.25		0.50		0.32		0.87	
2010 Total Ac Required		1.3		2.5		1.6		4.4
Neighborhood Parks	1.00		2.00		4.69		7.06	
2010 Total Ac Required		5.1		10.1		23.7		35.7
Community Parks	5.00		8.00		10.70		10.70	
2010 Total Ac Required		25.3		40.5		54.1		54.1
Regional Parks	0.00		0.00		0.00		0.00	
		0.0		0.0		0.0		0.0
Greenways / Special Use Facilities	0.00		0.00		8.70		9.79	
		0.0		0.0		44.0		49.5
Open Space areas	0.00		0.00		0.00		5.58	
		0.0		0.0		0.0		28.2
	6.25	31.6	10.50	53.1	24.40	123.4	28.42	171.9

In addition to the Mini, Neighborhood and Community Park classifications evaluated under NRPA guidelines, Mead also has greenways and special use facilities, which results in a total of 123.4 acres of Town-owned parkland.

Level of Service (LOS) Analysis

Table 11.3 uses the 2010 Mead Planning Influence Area (PIA) population and **Table 11.4** uses the 2015 projected population for the same boundary to determine where the shortfalls and overages in the park system exist or may exist in the future. Relative to park acreage, Mead manages 123.4 acres of parkland, calculating to 24.4 park acres per thousand residents. Residents have access to 171.9 acres of park and open space areas, resulting in 28.42 acres per 1,000 residents. As the community grows, if Mead were to hold at the number of acres of parkland it owns and maintains currently, it would still fall well above the NRPA optimal range with 19.03 acres per 1,000 residents (including greenways

and special use facilities).

It is also important to note that according to the 2003 *State of Colorado Small Community Park and Recreation Planning Standards*, which is intended to replace NRPA standards for Colorado communities under 10,000 residents; a dedication of 14 acres per 1000 residents of parkland is recommended. This number is based on surveyed citizen demand for services throughout the State, which was then used to calculate the physical acres needed to provide those amenities desired in small communities. This includes amenities such as sports fields and courts, leisure amenities and outdoor recreation amenities such as trails, skateparks, etc. Utilizing this standard, in 5 years,

Table 11.4 - Mead LOS Compared to NRPA Guidelines (2015 population)

2015 PIA projected Population - 6,485								
	Minimum NRPA guideline		Maximum NRPA guideline		Mead's Current Service Level - Town-owned parcels		Mead's Current Service Level - Publicly-accessible parcels (Town-owned and other entities)	
	Min ac/1000 pop	Acres required	Max ac/1000 pop	Acres required	Current ac/pop	Acres provided	Current ac/pop	Acres provided
Mini Parks	0.25		0.50		0.25		0.68	
2015 Total Ac Required		1.62		3.24		1.6		4.4
Neighborhood Parks	1.00		2.00		3.65		5.51	
2015 Total Ac Required		6.49		12.97		23.7		35.7
Community Parks	5.00		8.00		8.34		8.34	
2015 Total Ac Required		32.43		51.88		54.1		54.1
Regional Parks	0.00		0.00		0.00		0.00	
		0.00		0.00		0.0		0.0
Greenways / Special Use Facilities / Indoor Facilities	0.00		0.00		6.78		7.63	
		0.0		0.0		44.0		49.5
Open Space areas	0.00		0.00		0.00		4.35	
		0.0		0.0		0.0		28.2
	6.25	40.5	10.50	68.1	19.03	123.4	22.16	171.9

In addition to the Mini, Neighborhood and Community Park classifications evaluated under NRPA guidelines, Mead also has greenways and special use facilities, which results in a total of 123.4 acres of Town-owned parkland.

Mead would still be above the recommended acres per 1000 if no additional parkland was acquired, but a sharp spike in population could quickly put them below the recommended dedication standard.

Park and Recreation Assets

In addition to acreage for park facilities, programmed assets (amenities) within the parks have been evaluated against both NRPA guidelines and the parks and recreation recommendations of the State of Colorado

DOLA publication for small communities. This allows the consultant team and Town staff to evaluate where the shortfalls and overages in amenities are provided in the current system, weigh it against community needs and desires, and plan for additional facilities as existing parks are updated and new park land is acquired (see **Table 11.5**).

Table 11.5 - Mead LOS Compared to NRPA Guidelines (2015 population)

Colorado Small Communities/NRPA and Mead Standards - Amenities							
Properties not all owned by the Town (excludes school facilities and private facilities)							
Amenity	2011 Existing Number of Facilities	State of Colorado Small Communities (CoSC) Recommended Level of Service (1 per X residents)	NRPA Recommended Level of Service (1 per X residents)	Facility Shortfall / Overage (using CoSC Recommended level of Service) based on Mead PIA 2010 population	Facility Shortfall / Overage (using NRPA Recommended level of Service) based on Mead PIA 2010 population	Total Facility Need - CoSC - based on Mead PIA Estimated 2015 Population	Total Facility Need - NRPA - based on Mead PIA Estimated 2015 Population
Outdoor Basketball	1.5	1 per 1,100	1 per 5,000	(3)	0	6	1
Tennis	1	1 per 1,030	1 per 2,000	(4)	(2)	6	3
Volleyball	3	1 per 7,540	1 per 5,000	2	2	1	1
Baseball/ Softball	1	1 per 1,640	1 per 5,000	(2)	(0)	4	1
Soccer***	0	1 per 1,050	1 per 10,000	(5)	(1)	6	1
Swimming Pool (outdoor)	0	1 per 8,250	1 per 20,000	(1)	(0)	1	0
Paved Multi-use Trail	3.9 miles	1 mile per 960	1 mile per 3,000	(1.4)	2.2	6.8	2.2
Soft-surface trail	1.3 miles	1 mile per 430		(10.5)	n/a	15.1	n/a
Playground	7	1 per 6,270	1 per 1,000	6	2	1	6
Picnic Shelter	8	1 per 2,780	1 per 2,000	6	5	2	3
Small Skate Park**	1	1 per 6,410	1 per 100,000	0	1	1	0
BMX Track	0	1 per 6,250		(1)	n/a	1	n/a
Fishing Accessible Shoreline	0.8	1 mile per 3,150		(0.9)	n/a	2.1	n/a

**Small Skate Park is a 7,000 s.f. footprint. A full-size Skate Park is 17,000 s.f. footprint.

***Soccer fields are counted per the multi-use fields noted on the inventory, and the State of Colorado Small Communities Standard is also for soccer/multi-use field. The fields may be used interchangeably for football, soccer, lacrosse, field hockey or other field sport.

Analysis

While either the Colorado Small Communities standards or the NRPA guidelines may show that the number of facilities is adequate or falls short of the recommended guidelines, the Mead community's needs and desires are a primary factor in the recommended amenities for the system. An example of this is tennis and soccer fields, both which are shown as shortages against both the state and NRPA benchmarks. However, there was not a significant demand for additional tennis courts in either the community survey or the community meetings and there was some demand noted for soccer fields to accommodate the needs of the youth of the community. Also, the State report notes that in many cases the population served by one facility is based on total user capacity and estimated participation rates, both which directly affect the numbers shown in the **Table 11.5** (i.e. - Volleyball courts have a higher capacity than basketball courts, but there is a higher demand for basketball facilities. Therefore more basketball courts are needed per capita). In relationship to the guidelines noted in **Table 11.5** and in comparison to public input and the community survey, the following individual assets are worth noting as gaps in service to the Mead community:

- Swimming Pools
- Trails
- Baseball/Softball Fields
- Fishing Accessible Shoreline



Key Findings

The current Level of Service (LOS) for the Town of Mead was evaluated against NRPA Standards and Guidelines as well as the State of Colorado's Small Community Park and Recreation Planning Standards. Both of these documents provide benchmarks in which Mead's existing facilities were evaluated against. Relative to park acreage, Mead manages 123.4 acres of parkland, calculating to 24.4 park acres per thousand residents. Residents have access to 171.9 acres of park and open space areas, resulting in 28.42 acres per 1,000 residents. In addition to acreage for park facilities, programmed assets (amenities) within the parks have been evaluated as well. Tennis and soccer fields are both shown as shortages against the state and NRPA guidelines. However, there was not a significant demand for additional tennis courts in either the community survey or the community meetings, but there was some demand noted for soccer fields, specifically for the youth of the community.





12

BUDGET & FUNDING ANALYSIS





BUDGET & FUNDING ANALYSIS

Funding and Budgeting Overview

Budget Process and Structure

The Town of Mead operates on January 1 - December 31 fiscal year (FY) and budgets on a one year cycle. In regard to financial management, the Town is composed of eleven service areas:

- Administration,
- Legislative and Judicial,
- Public Safety/Health & Welfare,
- Water,
- Sewer,
- Municipal Facilities,
- Park and Recreation,
- Open Space,
- Drainage,
- Downtown Revitalization,
- Transportation.

The Town's parks, recreation facilities and grounds are maintained by the Public Works Department. The operation, scheduling and coordination of these facilities are overseen by the Town Administration Staff. A service of the Town that was started in 2002 was a summer recreational program for children. In 2003 the Town expanded funding to provide recreational activities for seniors as well. Additionally, the Town does host and partner to provide a few community special events throughout the year, such as an Easter Egg Hunt

for children, a Fishing Derby open to all ages, a Tree Lighting Ceremony for all residents, and other events. Funding for these facilities and services is allocated from the Town's General Fund, Conservation Trust Fund, Grants, and the Parks, Recreation and Open Space Impact Fee Funds.

Town Budget Overview

The Town of Mead uses a variety of revenue sources to fund its services and expenditures. These include taxes, fees and permits, licenses, charges for services, fines and forfeits, grants and economic development, 11 different impact fees, and a few other areas of miscellaneous revenue (i.e. – interest, land sales, etc.).

These funding sources are broken down into two major categories – Operating Funds and Impact Fees. Operating Funds (**Table 12.1**) are dedicated to the day-to-day operations and maintenance of the Town's facilities and services. Impact Fees (**Table 12.2**) are dedicated toward capital infrastructure improvements and development. It is important to note that Impact Fees are “banked,” unless a specific project has been identified for that fiscal year.

Table 12.1 illustrates the Town's Operating Fund expenditures have increased by a total of 57% over the past three fiscal years. It is important to note that revenue has also increased, but by a lesser percentage

Table 12.1: Operating Funds – Expenditures (FY 2009 – 2011)

Operating Fund - Expenditures	FY 2009	FY 2010	% Change	FY 2011	% Change	Total % Budget
General Fund (-transfers)	\$1,429,243	\$1,174,637	-18%	\$2,295,452	95%	88.92%
Park Fund	\$215,345	\$249,928	16%	\$250,012	0%	9.69%
Conservation Trust Fund (Transferred to Park Fund)	\$0	\$0	0%	\$0	0%	0.00%
Park System	\$100	\$1,500	1400%	\$35,900	2293%	1.39%
Oil and Gas	\$0	\$92,955	92955%	\$0	-100%	0.00%
TOTAL ALL FUNDS	\$1,644,688	\$1,519,020	-8%	\$2,581,364	70%	100%

Table 12.2: Allocated Town Impact Fees (FY 2009 – 2011)

Allocated Town Impact Fees	FY 2009	FY 2010	% Change	FY 2011	% Change	Total % Budget
Road Fund	\$379,853	\$403,237	6%	\$1,731,509	329%	28.50%
Drainage Fund	\$87,253	\$196,036	125%	\$25,000	-87%	0.41%
Sewer Enterprise	\$768,779	\$472,011	-39%	\$845,766	79%	13.92%
Police Protection	\$0	\$0	0%	\$32,950	32950%	0.54%
Municipal Facilities	\$1,250	\$50,459	3937%	\$1,151,400	2182%	18.95%
Downtown Revitalization	\$13,987	\$34,723	148%	\$48,240	39%	0.79%
Capital Equipment	\$11,504	\$17,232	50%	\$70,875	311%	1.17%
Storm Drainage	\$0	\$103,050	103,050%	\$4,900	-95%	0.08%
Transportation (-transfers)	\$104,701	\$12,348	-88%	\$261,622	2019%	4.31%
Open Space	\$2,104	\$299,186	14120%	\$900,200	201%	14.81%
Recreation	\$0	\$0	0%	\$1,003,960	1003960%	16.52%
TOTAL ALL FUNDS	\$1,369,431	\$1,588,282	16%	\$6,076,422	283%	100%

of 10%, this increase is primarily a result of an increase in sales tax. The allocation of these expenditures has been made possible by utilizing funds that remained from the previous fiscal year (beginning fund balance). **Table 12.2** illustrates the Town's Impact Fee allocations have increased by a total of 344% since FY 2009. This represents the population and physical growth of the Town. This growth requires the development of physical infrastructure (i.e. – parks, open space, sidewalks, trails, sewer, water, etc.) and services to support it (i.e. – recreation programming, police protection, downtown revitalization, etc). Again, it is important to note that these allocations have been primarily made from “banked” impact fee funds from previous years.

Open Space, Park and Recreation Funding

Funding allocations for Open Space, Parks and Recreation expenditures has steadily been increasing over the past three years, by a total of 16% (Table 12.3). The growth in population has resulted in the growth of parkland, acquisition of open space, and development of additional recreation programs. Given the nation's current economic crisis and the area's semi-stagnant tax base, the Town was extremely fortunate to have developed a reserve of previous impact fees, as well as to have acted conservatively in the development of new facilities and services.

Cost Recovery

Currently, the Town's return on investment for Parks and Recreation (through the Park Fund) has an average cost recovery level of 5.08% (the amount recovered from funding the full costs of a project or service) over the past three years, based on recreation programming and rental revenues. This has increased slightly over the past five years, which shows an emphasis on providing fee-based services that generate revenue in addition to free community events. Examples across the country show a wide range of subsidy levels or tax investment, from 15% to 80% and higher, depending upon the mission of the organization, construction funding payback, operation funding availability, the community's philosophy regarding subsidy levels, user fees, and structure of agency budgets.

Table 12.3: Open Space, Parks & Recreation Operating Funds

Open Space, Parks & Recreation Operating Funds	FY 2009	FY 2010	% Change	FY 2011	% Change
Park Fund - Expenditures	\$215,345	\$249,928	16%	\$250,012	0%

Table 12.4: Mead Open Space Parks and Recreation Cost Recovery

Open Space, Parks & Recreation Cost Recovery	FY 2009	FY 2010	% Change	FY 2011	% Change
Park Fund - Expenditures	\$215,345	\$249,928	16%	\$250,012	0%
Recreation - Revenue	\$8,501	\$12,735	50%	\$15,500	22%
Cost Recovery	3.95%	5.10%		6.20%	

Dr. John Crompton from Texas A & M, a leading educator and researcher on the benefits and economic impact of leisure services indicates that the national average cost recovery is around 34% cost recovery. Based on this information, the Town's cost recovery is well below the national average. It is in the Town's best interest to evaluate the existing pricing strategies and develop a cost recovery philosophy and goals for each existing and future program that reflects the values placed on parks and recreation services by the community (i.e. – swimming, fitness, and education or fine arts classes), as well as provide for the sustainability of these types of services.

Capital Improvement Funding

Capital improvement funds are intended for major physical improvements or a non-recurring betterment to the physical property of the Town, which differentiates from ordinary repairs or maintenance. As stated previously, the majority of these funds come from the Town's Parks, Open Space and Recreation Impact Fees, which have been growing in reserve in recent years. However, the allocation of these funds can fluctuate significantly from year to year, depending on identified capital projects.

Over the past three years, starting at \$48,233 in FY 2009, maintaining at \$48,926 in FY 2010, and then increasing significantly in FY 2011 to \$1,948,460, Mead's capital expenditures have varied greatly in anticipation of utilizing these funds for significant projects, such as the acquisition of land and development of facilities. For example, the Town acquired a large parcel of open space during FY 2011 and has allocated contingency funds for the development of a recreation center. However, given the Town's accounting practices, it is unknown whether this is the direct allocations of Impact Fees. **Table 12.5** illustrates the trends in expenditures for Capital Improvements from FY 2009-2011.

Given tight economic times, in the short-term there is expected to be stagnant growth in development and the collection of impact fees. However, in order to adequately plan for future development and to meet this growing community's needs, it will be important to align and update impact fee levels with the funding required for recommended parkland acquisition, equipment and facility development. Additionally, considering the Town's significant needs for Capital Improvements for facility development, it may also be appropriate to consider the potential of developing a regional Park and Recreation District or utilizing a bond referendum to establish adequate revenue to support operations and maintenance of specific facilities (see the Statistically Valid Survey Summary Section, **Figure 5.9** for willingness to pay).



Table 12.5: Open Space, Parks and Recreation Capital Funds

Capital Improvement Expenditures	FY 2009	FY 2010	FY 2011
Park Fund			
Grant DOW - Mead Ponds Phase II	\$48,233	\$46,150	\$3,400
Capital Outlay	\$0	\$2,776	\$6,000
Sub Total	\$48,233	\$48,926	\$9,400
Park System			
Grant GOCO	\$0	\$0	\$20,000
Capital Outlay	\$0	\$0	\$14,900
Sub Total	\$0	\$0	\$34,900
Open Space			
Grant GOCO	\$0	\$0	\$25,000
Capital Outlay	\$0	\$289,456	\$0
Contingencies - Open Space Acquisition	\$0	\$0	\$875,200
Sub Total			\$900,200
Recreation			
Contingencies - Recreation	\$0	\$0	\$1,003,960
Sub Total	\$0	\$0	\$1,003,960
TOTAL	\$48,233	\$48,926	\$1,948,460

Budget and Funding Analysis

Despite the economically challenging times that the country is facing, the Town has been fortunate to maintain fairly steady economic circumstances due the area's on-going residential and commercial growth. As described in the Demographic Analysis and Community Profile section of the report, Mead is still expecting significant population growth, which correlates with an increasing need for services such as retail, parks and recreation, all which provide property and sales tax dollars and impact fee revenue for the Town. However, given the nationwide economic decline the Town should continue to conservatively plan for the future and seek additional partnerships and alternative funding.

It is important to recognize the many benefits that Mead's parks, trails and recreation facilities provide the community, including economic (residential development, business attraction and increased

property values), health, environmental and quality of life advantages. Considering these values, as well as the Mead's projected growing population and development potential, the Town needs to plan and budget for a balanced development approach that includes parkland and open space acquisition, as well as facility improvements and development.

In planning for the future, as facilities and services increase, will be extremely important for the Town to develop a more detailed accounting approach in order to understand exactly what revenue is intended to be dedicated to parks, trails and open space funding for operations, maintenance, acquisition and development. Additionally, detailed tracking of expenditures on specific park and recreation projects will assist the Town in budgeting for future operations, maintenance and capital projects, as well provide for increasing transparency with its constituents and potential funders (i.e. – grantees, donors, corporate sponsors, etc).

An additional area of concern is that based on the Community Survey results, residents want to place the majority of the burden of park and recreation improvements and facility development on residential developers. This scenario allows for facility construction but does not provide for long-term operations and maintenance resources, if the Town owns and manages these facilities.

It is also important to note that the Town's park acreage per thousand equates to a Level of Service (LOS) of 24.4 acres/1,000 residents, which is significantly higher than the NRPA optimal guideline of 10.5 acres/1,000.

Through the public input process and the community survey, it was strongly heard that residents want to preserve the rural nature of the community through the preservation of open space. Yet, it significant that a total of 78 percent of respondents felt that Mead's open spaces should be used for some form of recreation, rather than left in its natural state or for agricultural use. The Town's current dedication standard, community values and desires illustrate the need for the Town to continue to identify opportunities and funding for parkland and open space acquisition and development, as well as operations and maintenance resources.

Although capital funding allocations increased significantly in FY 2011, in order to keep the Town on

pace with other community's park and recreation operations as well as to seize the opportunity to attract future growth and development, it may be necessary to increase funds to support priority facilities and services. Following the completion of this Master Plan, the Town will perform an update to its Impact Fee ordinances and should use the recommendations and associated costs of this plan (as well as the Impact Fee Analysis) to set fees at a level that supports the growing park and recreation needs of the community. It is also important to recognize that while the Town has been smart in creating a reserve of capital funds in order to develop a sustainable park and recreation system, facility development in the near future will be important to illustrate to developers and residents the value of their impact fees and property taxes. Lastly, the Town should also continue to be proactive in identifying, seeking out partnerships, supporting matching funds for grants and alternative funding (see **Appendix**).





13

BENCHMARKING ANALYSIS





BENCHMARKING ANALYSIS

Benchmarking is a tool often used by park and recreation agencies to measure where they fall in comparison to other providers in regard to park acreage, budgets, staffing numbers and revenue recovery. This tool gives agency managers and decision-makers an indication of how they are delivering services, facilities and programs to residents in comparison to other agencies in the region. The purpose of this analysis is also to provide a snapshot of Mead's parks and recreation resources, services and facilities as well as provide a means to evaluate the Town's progress over time. Beyond providing community services, these factors may have both economic impacts and quality of life factors that determine where a family or business may relocate.

The Town of Mead benchmarked themselves against three (3) comparable agencies in the region. These communities included Berthoud, Frederick and Johnstown; all northern Colorado communities that are either similar in size or projected growth patterns to Mead and offer recreation and park services to their communities. For the complete set of benchmarking data, please review the information in **Table 13.1**. Also, please note that the numbers from Mead and the other agencies are specifically for acres owned and maintained by the jurisdiction. In the Level of Service (LOS) Section of this report, the publicly-accessible parcels not owned by the Town are also evaluated to understand the LOS to the public, while

this Benchmarking Analysis evaluates the resources of the municipality related to the land, facilities and resources under their jurisdiction.

Comparative Analysis and Data

Benchmarking does have variables that may affect direct comparisons, such as an agency that has service areas and responsibilities unique to its locale. For example, recreation agencies in some jurisdictions may manage and operate sports leagues while others may have volunteer groups or independent associations provide athletics. This may affect staffing levels, per capita spending, as well as operating budget totals. Further, some agencies have differing accounting practices and may not track expenditures and revenues in the same manner or categories. For example, agencies may or may not detail dollars spent maintaining sports fields versus natural areas versus neighborhood parks.

The level of detail that is delivered from other agencies may not reflect what is reported by the Town of Mead. The benchmarking data presented here can be used as a catalyst for the Town of Mead to continue to research best practices for more specific areas as they are needed, and primarily to benchmark against itself for improvements and outcomes over time.

The communities were chosen primarily due to the perceived similarities to the Town of Mead and through discussions with the Town staff. Some of the key benchmarking data sought includes:

- Population
- Parks, open space and recreation acres
- Staffing and operations
- Full and part-time employees (FTE and PTE)
- Total operating and capital budget
- Cost recovery (ability to generate revenues to offset operating expenses)
- Breakdown of the sources and allocation of the budget
- Types and numbers of specific parks and recreation facilities per population

Additionally, the National Recreation and Park Association (NRPA) provides baseline “guidelines” that assist in providing agencies the ability to compare amenities against a “per thousand” population calculation in some cases, which helps create more of an apples-to-apples comparison between the four municipalities. Additional data can be found in the Level of Service Analysis section of the report.

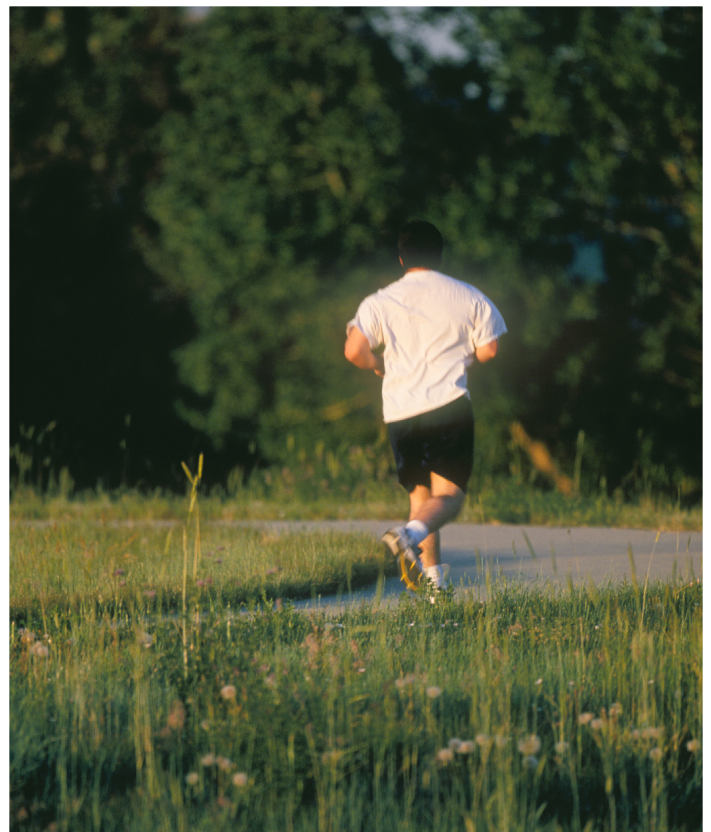
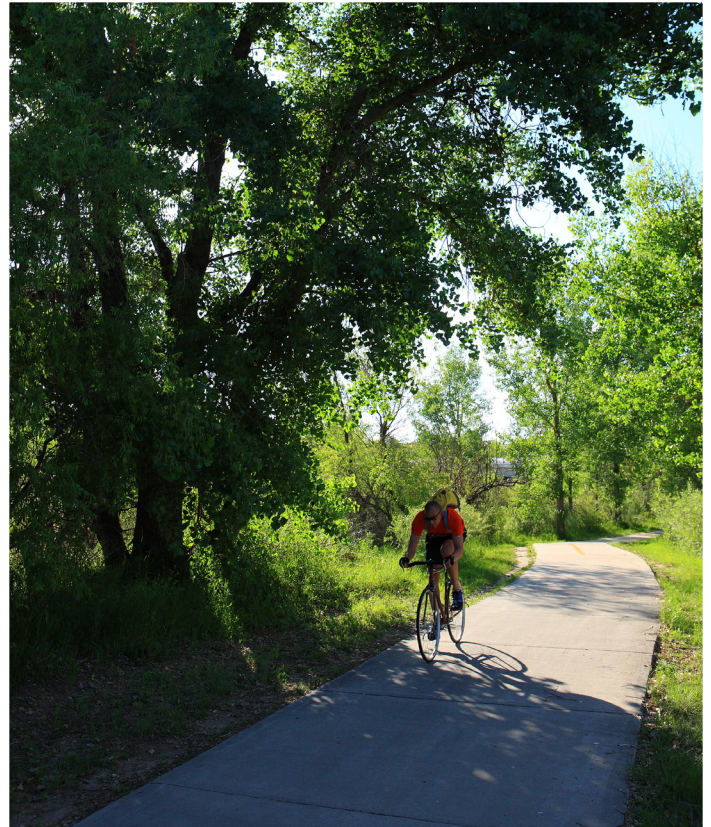


Table 13.1: Town of Mead Parks and Recreation - Benchmarking Survey

Topic	Mead	Berthoud	Frederick	Johnstown
Community/Agency Overview (2010)				
Municipal/Jurisdiction Population (2010 Census)	3,405	5,051	8,679	
Population of Service Area (based on users, not just city limits)	10,000			
Total Park & Recreation Acres Managed by Department/Agency (including parks, indoor facility's grounds, medians/streetscapes, open space, lakes, athletic fields, and facilities)	5,057	10,000	same	10,000
Total Park / Open Space Acreage (excluding medians/streetscapes and non-recreation spaces)	123.4	113 acres	roughly 500	100
Total Developed Parkland Acreage (excludes open space areas noted above)	123.4	110 acres	462.2	90.0
Parks Department / Agency Resources (please note year)	90.7	46.24 acres	176.2	50.0
Full-time Employees	2010	2011 budget	2010	
Part-time/Seasonal Staff	5*	3	7*	2.5 FTE
Total Operating Budget for Department (open space, parks, trails and recreation)	1	5	7 Seasonal	2 FTE
Maintenance Budget (lands and buildings)	\$249,928	\$433,379	\$1,587,394	\$42,800 GF; 72,800 CTF
Revenue from Taxes (including capital budget) for Department	\$39,486	\$120,000	\$103,000	n/a
Average Capital Budget (past 5 yrs.) for Department	\$50,000	62%	\$287,000	est. \$42,800
Percent of Average Capital Budget generated by:	\$681,873	Little to no capital budget, amounts below are portions of overall budget.	approximately \$750000	Est. \$250,000
1 - General Fund	0.00%	\$155,215	32%	(\$55,000) 20%
2 - Impact Fees	99.75%	\$7,600	25%	(\$250,000) 80%
3 - Dedicated Revenue Source (i.e., portion of sales tax, use tax, etc.)	0.00%	\$50,000	33%	0
4 - Other	25.00%	\$100,000	10%	\$0
Impact Fee Dedicated to Parks and Recreation (per house)	\$2,145	\$2,178	\$1,000	\$1090.80 Park and Open Space Impact Fee**
Impact Fee Dedicated to Open Space Acquisition (per house)	\$1,852	\$2,300 currently waived to encourage development	\$500	
Cost Recovery (2010)		***		
Total Department Revenue (excluding tax dollars)	\$15,500	\$118,650	\$631,769	n/a
Total Department Expenses (including indirect expenses)	\$250,012	\$433,379	\$824,454	n/a
Parks and Facilities (2010)				
Total Number of Parks	12	8	19	8
Total Acreage of Dedicated Open Space (non-programmable space)	211.0	20 acres	204.8	>5 ac
Number of Athletic Fields (diamond and turf)	0	4	4	0
Number of Swimming Pools (indoor and outdoor)	0	1	0	0
Total Mileage of Trails (hard and soft surface)	5.4	3.2	16.2	1.0
Number of Community Centers	0	1	1	1
Number of Gymnasiums	0	4	2	0
Number of Playgrounds	5	4	14	9
* Mead and Frederick employees work on all public works projects, not solely dedicated to Parks/Rec				
** Johnstown - A \$500.00 Neighborhood Park Fee is also charged at time of residential building permit				
*** Berthoud's department has averaged 28% cost recovery over the last 3 years with fees and charges.				

Benchmarking Analysis

Community/Agency Overview

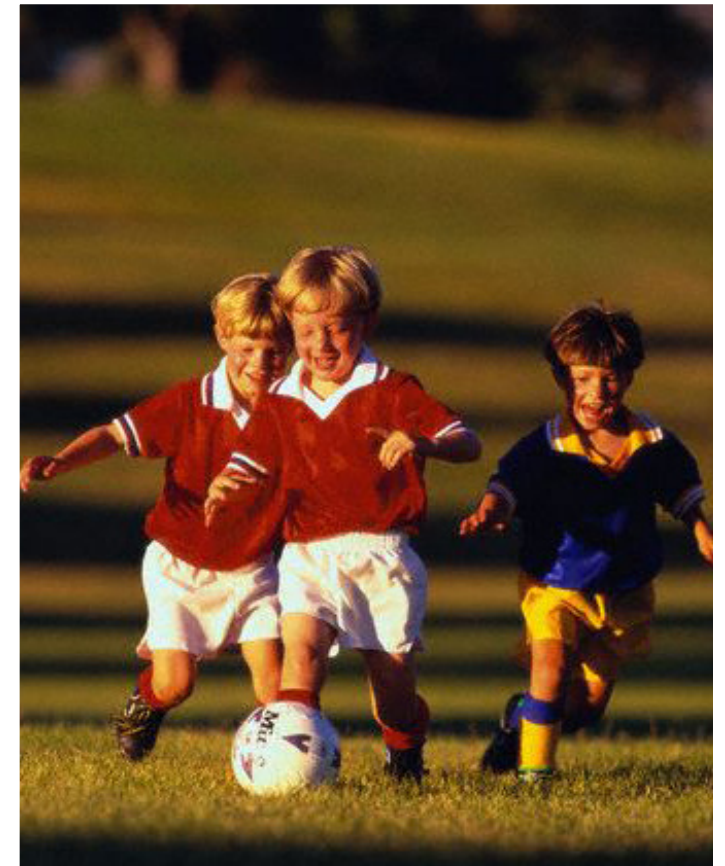
Mead is an established but rapidly growing community with a strong pride in its quality of life and rural character. Today the Town's parks and recreation facilities serve not only its 3,405 residents but also those within the Planning Influence Area, which equates to an estimated service population of approximately 5,057. The Town of Mead, as well as the service area, both have a population that is less than the average of communities benchmarked against (3,405 for Mead vs. 7,910 average). When comparing against the regional numbers, the Mead PIA (estimated 5,057) is also smaller than the average of the other benchmarked communities (9,550).

Mead's total park and open space acres per thousand numbers are above average when compared to other park and recreation agencies inventoried nationally and those benchmarked against locally. Mead manages 123.4 acres of park and open space area, calculating to 36.24 park acres per thousand Town residents. When comparing these numbers, Mead's acres per thousand numbers are high when compared to other park and recreation agencies inventoried regionally (Berthoud (21.78), Johnstown (9.0)), with the exception of Frederick (53.25). When evaluating the developed parkland, Mead comes out on top with 26.63 acres per 1,000, followed by Frederick at 20.3, Berthoud at 9.15 and Johnstown at 5.0.

When compared to service area numbers, which may be the county or within a driving distance, Mead maintains second ranking with 24.4 acres per 1,000 residents. See **Table 13.2** for more details. In addition, NRPA has long used a "guideline" of 6.25 (minimum) to 10.5 (optimal) acres per thousand residents, and all of the jurisdictions are above this threshold for their populations and at a regional service level as well. This guideline should be adjusted based upon available resources within a community and how the jurisdiction and its residents value parks, open space and trails.

Table 13.2: Park and Open Space Acres per 1,000 population – Ranking and Comparison

Agency	Acres/1000 population – Town	Agency	Acres/1000 population - area
Frederick	53.25	Frederick	53.25
Mead	36.24	Mead	24.40
Berthoud	21.78	Berthoud	11.00
Johnstown	9.00	Johnstown	9.00
NRPA Minimum	6.25	NRPA Minimum	6.25



Benchmarking Analysis

Community/Agency Overview

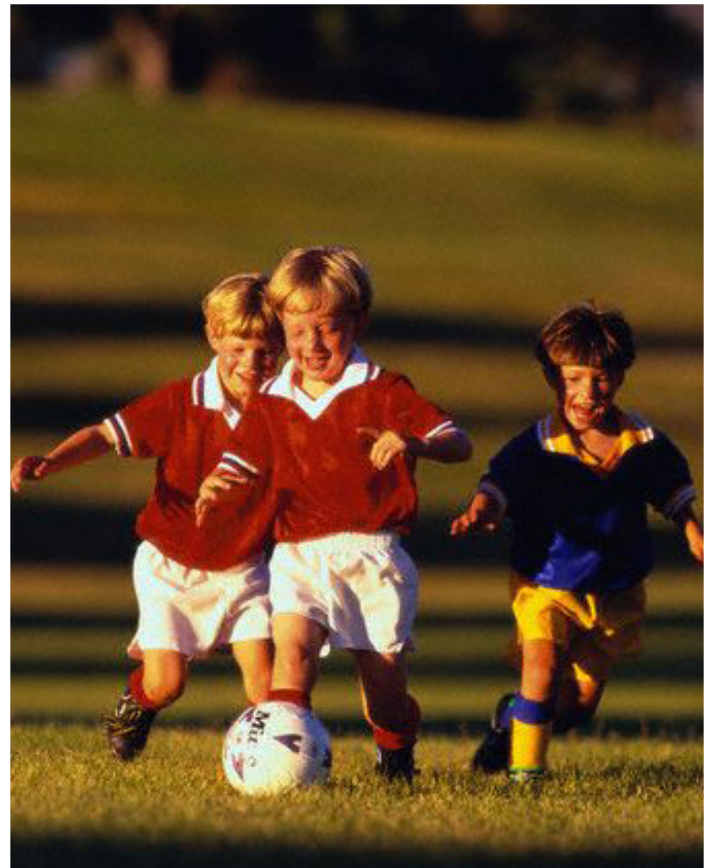
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Johnstown	9.00	Johnstown	9.00
NRPA Minimum	6.25	NRPA Minimum	6.25



Agency Resources

Mead's full-time employee numbers (5) calculate to 1.47 employees per 1,000 residents. When compared to other agencies benchmarked, Mead's ratio is well above the other jurisdictions. It is important to note that both Mead and Frederick's full-time staff wear many hats and are not solely dedicated to parks and recreation and may also be responsible for public Works or administrative duties. It appears that all of the jurisdictions evaluated use seasonal and part-time staff to cover the summer maintenance season. Benchmarked full-time and part-time/seasonal figures are shown in **Table 13.3**. Mead's total part-time / seasonal labor is second lowest per 1,000 Town residents when compared to the average of the jurisdictions that have a part-time/seasonal labor workforce (0.29 for Mead vs. 0.67 average).



Table 13.3 – Full-time and Part-time/Seasonal Labor Pool Ratios

Town	Full Time Employees	Full Time Employee Ratio Per 1000 residents	Town	Part Time/Seasonal Employees	Part Time Employee Ratio Per 1000 area residents
Mead	5	1.47	Berthoud	5	0.99
Berthoud	3	0.59	Frederick	7	0.81
Frederick	7	0.81	Mead	1	0.29
Johnstown	2.5	0.25	Johnstown	2	0.20

Total operational budget of the Town per resident for Mead (\$73.40) is slightly above the national average of \$67 (Trust for Public Lands (TPL) 2008). In comparison to the benchmarked cities, Mead ranks third out of the four cities with Frederick (\$182.90) first, followed by Berthoud (\$85.80), then Mead, followed by Johnstown (\$11.56).

Per Northern Arizona University, Parks and Recreation Management Department, PRM423 Recreation and Facility Planning Course, and the formula used from NRPA (Maintenance labor standard of 118 staff hours per acre per year), the per acre maintenance cost = 118 staff hours x average hourly wage (est. \$12.00/hr for Mead, based on the average of Mead's Public Work Staff salary averages and the regional average) + 75% for equipment and supplies. The maintenance budget

per acre for Mead parks and Open Space (\$435) falls below the estimated required maintenance budget per acre per year for the region, (\$2,474 per acre per year). It is important to note that all of the towns benchmarked against were also below that average. A comparison against the **developed** parkland acres was also evaluated, since open space typically requires less intensive maintenance, and Berthoud was the only jurisdiction close to the Estimated Regional Average. **Table 13.4** shows how the towns rank with regard to maintenance dollars per acre per year. Based on these figures, the Town should work to increase the maintenance budget to be closer to the regional average.

Table 13.4 – Full-time and Part-time/Seasonal Labor Pool Ratios

Town Rank	Maintenance Budget Per Park and Open Space Acre per Year	Town Rank	Maintenance Budget Per Developed Parkland Acre per Year
Estimated Regional Average	\$2,474	Berthoud	\$2,595
Berthoud	\$1,091	Estimated Regional Average	\$2,474
Mead	\$435	Frederick	\$585
Frederick	\$223	Mead	\$435
Johnstown	n/a	Johnstown	n/a

Average capital budgets for all participating agencies have a wide range over the past five years. Berthoud has little to no capital budget, while Frederick has the highest capital budget (\$750,000). Mead's figure is second (\$681,873) above Johnstown (\$250,000) and Berthoud. Per capita spending for capital improvements varies widely between agencies as well. Mead's capital improvement expenditure, when averaged against its population, comes in first at \$200.25 per capita, while Frederick's totals to \$86.42 per capita followed by Johnstown at \$25.00 and Berthoud at \$0. However, it is important to recognize that Mead's capital improvement allocations may appear to be higher than actual expenditures, due to a \$1,003,960 contingency allocation for a recreation center in FY 2011.

All of the agencies evaluated do collect two sets of impact fees. Mead, Berthoud and Frederick collect a fee for Parks and Recreation and a separate fee for Open Space (though Berthoud is currently waiving the Open Space fee to encourage development). Johnstown collects a Parks and Open Space fee and then at time of Building Permit charges an additional Neighborhood Park Fee. These fees indicate that the region is in line with national standards, as many agencies do collect fees on the development of new commercial and/or residential infrastructure.

Cost Recovery

Mead's 2010 cost recovery percentage (6.20%) is the lowest of the agencies polled with Frederick having the highest cost recovery rate at 76.6%. Johnstown did not provide the data to evaluate cost recovery. **Table 13.5** details the cost recovery of the Towns polled. Mead's rate is also significantly below the national average of 34% cost recovery (Dr. John Crompton, Texas A&M University).

Table 13.5 - Cost Recovery Rankings

Town Rank	Cost Recovery Percentage
Frederick	76.6%
National Average	34.0%
Berthoud	27.4%
Mead	6.20%



Parks and Facilities

In regard to parks and facilities, Mead has a variety of park types and facilities throughout the Town, including parks that provide both active and passive opportunities. Since the agencies polled vary in size, a comparison of parks and facilities is done on a per population basis, using an average of the guidelines as established by the NRPA and the State of Colorado *Small Communities Park and Recreation Planning Standards* (CoSC). However, many agencies adjust these population ratios based upon community preference.

Relative to number of athletic fields per 1,345 residents (CoSC) or 7,500 residents (average of NRPA guideline ratio), Berthoud has the highest ratio on both guidelines (1.1 and 5.9 respectively) See **Table 13.6**. Both Mead and Johnstown do not have any athletic fields under their purview, and most participants in both towns likely go to Berthoud, Frederick, Longmont or Loveland to participate in sports such as soccer and baseball.

Table 13.6 – Athletic Fields – CoSC and NRPA Guideline Comparison

	Mead	Berthoud	Frederick	Johnstown
Number of Athletic Fields (diamond and turf)	0	4	4	0
CoSC comparison (1 per 1,345)	0.0	1.1	0.6	0.0
NRPA comparison (1 per 7,500)	0.0	5.9	3.5	0.0

Mead's 5.4 miles of trails is relatively high (1.5 miles/960 residents and 4.8 miles/3,000 residents) when compared to the CoSC recommended minimum of 1/960 and NRPA recommended minimum of 1 per 3,000. It falls second behind the leading agency, Frederick (1.8 miles/960 and 5.6/3,000), but ahead of Berthoud and Johnstown, (see **Table 13.7**). Yet, it is important to note that Mead's total miles of trails do not include private neighborhood trails, but only trails in proximity to publicly-accessible parcels and along some of the major streets.

Table 13.7 – Miles of Trails – CoSC and NRPA Guideline Comparison

	Mead	Berthoud	Frederick	Johnstown
Total Mileage of Trails (hard and soft surface)	5.4	3.2	16.2	1.0
CoSC comparison (1 mile per 960)	1.5	0.6	1.8	0.1
NRPA comparison (1 mile per 3,000)	4.8	1.9	5.6	0.3



The number of playgrounds in all benchmarked communities appears close to the national standard of 1 playground per 1,000 (NRPA). Mead has five (5) playgrounds in its Town parks while Frederick has the most (14). These raw numbers calculate to 1.5/1,000 residents for the Town of Mead, 1.6 for Frederick, 0.9 for Johnstown and 0.8 for Berthoud.

Table 13.8 – Playgrounds – CoSC and NRPA Guideline Comparison

	Mead	Berthoud	Frederick	Johnstown
Number of Playgrounds	5	4	14	9
CoSC comparison (1 per 6,270)	9.2	5.0	10.1	5.6
NRPA comparison (1 per 1,000)	1.5	0.8	1.6	0.9

All of the benchmarked cities, excluding Mead, have community centers. However, while Mead is not counting the Town Hall as their community center, it does serve in that capacity for public meetings, senior exercise classes, education classes, senior lunch events and is the primary meeting space in the Town. Johnstown, Frederick and Berthoud's facilities also likely serve as a similar resource without being a full-amenity facility with recreational amenities.

Key Findings

The Benchmarking analysis evaluated Mead against three comparable agencies in the region. These jurisdictions included Berthoud, Frederick and Johnstown; all northern Colorado communities that are either similar in size or projected growth patterns to Mead and offer recreation and park services to the region. The Town of Mead serves an incorporated population of 3,405 as well as residents within the unincorporated Mead Planning Influence Area (estimated at 5,057). The Town of Mead manages 123.4 acres of parkland, which calculates to 26.63 acres per thousand Town residents and 17.93 within the service area. Mead's acres per

thousand numbers are most similar to Berthoud, while Frederick was well above the others at 53.25. The NRPA minimum guideline for park acreage is 6.25, against which all benchmarked agencies were above.

Staffing and funding are required to manage this parkland. Mead's full-time employee numbers (5) calculate to 1.47 employees per 1,000 residents and are above average compared to the other agencies. Though it is important to note that in small jurisdictions like Mead, this full time staff often works in other departments such as Administration and Public Works. Mead and the other surveyed agencies also use some seasonal/part-time employees, which are typically dedicated to facility maintenance. Mead's total part-time / seasonal labor is below average at 0.29 compared to the 0.67 average of the other agencies evaluated.

Total operational budget of the department per resident for Mead (\$73.40) is well above the national average of \$67 (Trust for Public Lands (TPL), 2008). However, the maintenance budget per acre for Mead (\$435) falls significantly below the estimated maintenance budget per acre per year for the region, (\$2,474 per acre per year). The majority of the towns benchmarked against were also below the regional standard, except for Berthoud when evaluating it solely against developed parkland (which removed open space areas, which typically require less maintenance). Based on these figures, the Town should work to increase the maintenance budget to be closer to the regional average. Also, when evaluating average capital budgets (including contingencies for a recreation center); Mead is first at \$200.25 per resident, followed by Frederick at \$86.42 and Johnstown at \$25.00. Berthoud had little to no capital budget. Mead's cost recovery is very low at 6.20%, which is significantly below the benchmark average of 52.0%, as well as national average of 34% cost recovery (Dr. John Crompton, Texas A&M University).

In regard to facilities, Mead is doing well on open

space, playgrounds and trails compared to the benchmarked agencies and the NRPA recommended minimums. However, the Town currently does not own any athletic fields (ballfields (baseball, etc.) or multi-purpose turf fields (soccer, etc.). It is also important to note that these numbers do not include the publicly accessible, but privately-owned parcels throughout the Town as well as the privately owned parks in Vale View, Grandview and Mulligan Lake.



14

MAINTENANCE & OPERATIONS ASSESSMENT



14

MAINTENANCE & OPERATIONS ASSESSMENT

Operations and Maintenance Overview

The Mead Public Works Department is charged with maintaining all Town-owned parks, common areas, trails, and natural areas throughout the Town, as well as roads, sidewalks and piped infrastructure. There is not a dedicated staff specifically for the maintenance and operations of parks, trails and open space areas. According to Town staff, the Public Works Department includes 5 full-time and 1 part-time employees. Although a small department, the strong communication and coordination between the Public Works employees as well as the rest of the Town staff illustrates the dedication and positive relationships between staff members and minimizes issues related to maintenance. Inventory analysis notes that the Division maintains 123.4 acres of parkland divided into thirteen parcels (see LOS Analysis section). The remaining parks throughout the town are owned and maintained by HOA's or other entities and are not included in this evaluation.

Maintenance Resource Analysis

According to staff, the equipment included in the fleet is mostly in good condition and they do have a maintenance schedule that they use to track and time repairs. Most maintenance and repairs of that equipment occur in-house. However, no maintenance manual exists nor do they track man-hours on various tasks, which make it difficult to understand the

distribution of staff time spent on park-related tasks versus infrastructure and other public works items. The limited number of staff means emergency repairs result in the deference of scheduled tasks. It also results in lower priority tasks not being completed in a desirable period. Current staff has the ability and knowledge to perform a wide variety of tasks, which creates flexibility. However, they are not able to focus on specific areas and are pulled in many directions, which may have a negative impact on efficiency. This low staff number also makes it difficult to send members to classes for trainings and certifications, because the department can not afford the time away from their busy schedule.

The Public Works department currently operates out of a single location in the central area of town, however as the Town grows and the number of facilities increase, developing a satellite facility for equipment storage and operations may be valuable to the department. At this time, maintenance staff also assists in setting up for large events and special group uses within the parks. Additionally, they mow the school sites as part of an agreement with the School District about once a week, while the open space areas are mowed as needed. At this time, only large projects, such as tree removal are contracted, to outside companies, all other work within Town-owned parcels is done by staff.

There is some concern that as the open space, park and trails system grows, the department will not be

able to keep up without increasing the number of staff members and equipment, as they consider themselves at capacity now. With the growth of the system, it may be worth evaluating the development of a separate Parks and Open Space division within Public Works or a separate Parks and Recreation Department to dedicate maintenance time, equipment and staff specifically to the parks.

Please also see the **Benchmarking Analysis and Budget and Funding Analysis** Sections for more information regarding budgeting for the Public Works Department and the maintenance of park facilities.

Maintenance Best Practices Analysis

The Public Works Department appears to currently have an adequate number of personnel to maintain the park system. The five full-time employees currently maintain 123.4 acres of Town-owned parkland. This affords 24.68 acres of parkland for every one employee. This 24.68:1 ratio falls above the average and best practices average of other agencies throughout the country. The International City/County Management Association (ICMA) has indicated that best practice agencies fall within a 12:1 ratio, with the national average at 20:1. The Public Works Department is above those parameters, and they also spend time on non-park tasks. As the number of acres grows and parcels like Liberty Village 2 are developed into higher maintenance properties, Mead will quickly fall further outside of those best practices and the national average. Therefore, as the system grows, the Town needs to plan for additional maintenance staff and also consider establishing staff specifically for the maintenance and upkeep of parkland and indoor recreation facilities. This will be especially important in the future if the Town is maintaining active recreation facilities, such as a recreation center, ballfields and multi-purpose fields, as those facilities typically require additional hours for specific building systems, game preparation tasks such as preparing infields, lining ballfields and turf fields,

setting up goals, flags, etc.

While Mead's ratio of park acreage to park maintenance workers is acceptable, if other public infrastructure projects pull the Public Works staff elsewhere, the current high-quality condition of the parks could be affected. The most immediate remedy would be to track time doing routine tasks, establish maintenance standards for the Department, and increase staff training to maintain the system more efficiently; all in order to understand staffing needs and plan for future needs accordingly.

In order to program for maintenance, it is important to understand the time requirements for maintenance operations. One method to gain a better understanding of time requirements is to use established labor ratios. **Table 14.1** provides a chart of maintenance labor ratios developed by the National Recreation and Park Association (NRPA).

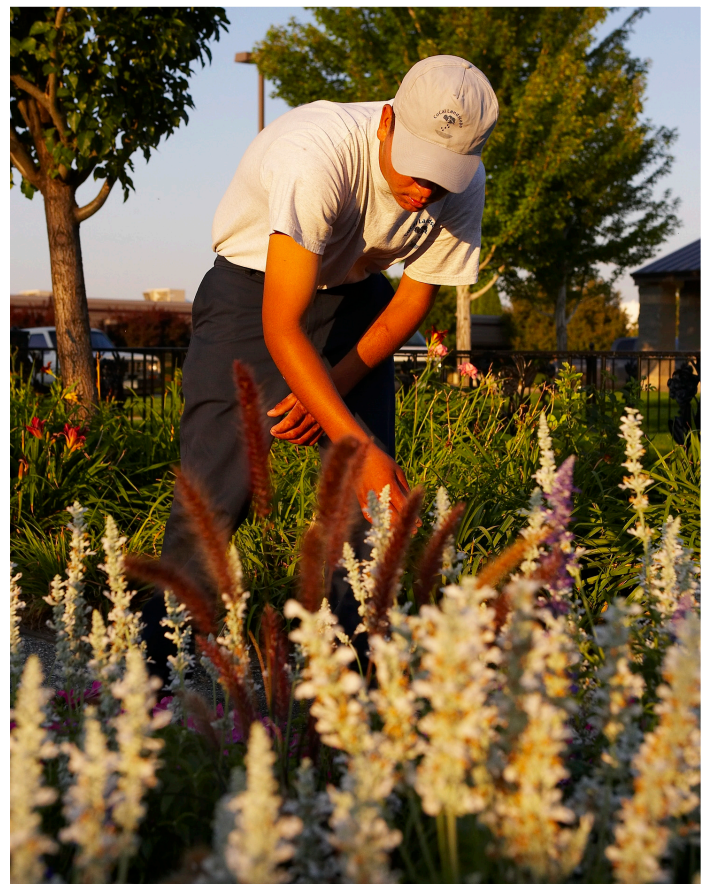


Table 14.1: Labor Ratios for Selected Parks Maintenance Activities

Task	Labor Hours
Mowing 1 acre, Flat Medium Terrain at Medium Speed	
20" walking	2.8 per acre
24" walking	2.2 per acre
30" riding	2.0 per acre
72" (6-foot) riding	.35 per acre
Bush Hog	.25 per acre
Trim	
Gas Powered (weed eater)	1.0 per 1,000 linear ft.
Planting Grass	
Cut and Plant Sod by Hand (1.5' strips)	1.0 per 1,000 sq. ft.
Cut and Plant Sprigs by Hand (not watered)	10.9 per 1,000 linear ft.
Seed, by hand	.5 per 1,000 sq. ft.
Overseeding, reconditioning	.8 per acre
Fertilize Turf	
24" sifter/spreader	.16 per 1,000 sq. ft.
Hand-push spreader 36"	2.96 per acre
Tractor-towed Spreader, 12"	.43 per acre
Weed Control	
Spraying herbicide w/fence line truck, tank sprayer, 2 ft. wide, 1" within fence	.45 per 1,000 sq. ft.
Leaf Removal	
Hand-rake leaves	.424 per 1,000 sq. ft.
Vacuum 30"	.08 per 1,000 sq. ft.
Planting Trees	
Plant Tree, 5-6 ft. height	.44 per tree
Plan tree, 2-3.5" diameter	1 per tree
Tree Removal	
Street Tree Removal	13 per tree
Street Tree Stump Removal	3.5 per tree
Park Tree Removal	5 per tree
Park Tree Stump Removal	2 per tree
Source: NRPA	

One item to note regarding the Labor Ratio Table is that trash pick-up, restroom maintenance or trail/park walkway maintenance and some of the other primary tasks typically performed by the Mead Public Works Department in relationship to parks and open space are not included in this chart, and therefore should be considered in the calculation of labor hours for various maintenance activities.

Maintenance Standards

The Public Works Department does not currently have any formally defined maintenance standards or maintenance guidelines manual for the parks facilities. However, the current practice is informal training between veteran and new staff members. The Department also does not have a formal training program for staff. Operating in this fashion can result in a system that is managed and maintained in a reactionary manner, instead of a proactive one. Furthermore, this results in a lack of documented processes, which could cause problems transitioning responsibilities as veteran staff retire.

The Department needs to consider developing a manual that establishes guidelines for maintaining assets and grounds, establishes schedules for mowing and equipment maintenance and plans for long-term park amenity replacement such as playgrounds and shelters. This could also be applied across all infrastructure that Public Works is responsible for and not just within the open space, parks and trails system of Mead. Currently, there is a lack of consistency in preparing schedules for maintenance and long-range funding needs or a standard for the development of the annual capital improvements plan. Another benefit of establishing standards is that they would allow for better projection of staffing needs and time commitments.

The creation of a life-cycle assessment for both maintenance equipment and park facility equipment

(ballfield fencing, lighting, playground equipment, etc.) will enable the Department and the Town to evaluate and plan for anticipated replacement of that equipment. The life-cycle assessment on maintenance equipment should also include a depreciation schedule on the vehicles, mowers, etc. The life-cycle assessment of playgrounds, shelters and other park amenity features will allow the Town to budget for replacements of major facilities and minimize interruptions of service to park users.

Furthermore, standards eliminate surprises when new parks come on-line, a piece of equipment goes down or when a new piece of equipment must be purchased. For example, if the Town's standard is to mow sports fields two times a week during the growing season and a mower breaks and an emergency purchase/lease order needs to be created, there are no questions related to this order because standards are in place for the minimum number of mowers needed per acre of parkland being maintained.

Another item that would benefit the Department would be to annually update this Master Plan's maintenance scores for each of the parks and utilize these scores to allocate funding, resources and staff time to maintain these facilities (see the Appendix for all park maintenance scores). These scores reflect the frequency and resources necessary to maintain the park, and not the importance of a property. If a sports field or additional ballfield was added to a park, it may actually increase the maintenance score.

Maintenance Staff and Training

As the Town's parks, trails and open space system continues to grow and additional maintenance staff is hired, it will be important that the Department continue to train personnel in more than one facet of the job, especially as long as the Department is sharing park, infrastructure and road maintenance responsibilities.

For example, specific to parks and turf maintenance, it would be beneficial for more than one worker to be certified as spray technicians, in case another employee, who typically performs the task, is not available. Likewise, an employee who primarily mows should be able to prepare a ballfield as well.

It is also important to consider staffs' training to maintain parks and facilities that may be developed or added to the system in the future. For example, if additional naturalized open spaces are added to the system, (which often include stands of dryland grasses and native vegetation) it will be important to have staff trained to understand proper mowing and weed management in order to maintain these unique resources as well as to operate necessary equipment and supplies.

Key Findings

The Town's Public Works Department handles the maintenance of the thirteen (13) Town-owned park, trail and open space parcels. The five full-time staff establishes a maintenance ratio of 24.68 acres per staff person, which falls above the national average and best practices.

The staffing ratio is above the standard because of the recent acquisition of the Liberty Ranch 2 parcel. Also, the public works employees aren't specifically dedicated to the maintenance of park and recreation facilities, this staff is also responsible for public infrastructure maintenance and improvement projects, which may impact the consistency of that level of service as priorities over parks surface.

The Statistically-Valid Community Survey Summary section illustrates strong demand for additional trails and indoor fitness and swimming. However, without additional staff or contracting out various maintenance tasks, the development and day-to-day maintenance

of these types of facilities will tax the Public Works Department. It is also important to consider, as the park system grows, establishing a separate Department, or a Division within Public Works dedicated to the maintenance and upkeep of the parks.

The Department does not currently have any formally defined maintenance standards or a maintenance guidelines manual. As a result, management and maintenance of the system is often reactionary instead of proactive. The Department needs to consider developing a manual that establishes guidelines for maintaining assets and grounds, establishes schedules for mowing and equipment maintenance and looks at long-term replacement planning for both equipment and park amenity features. Furthermore, standards eliminate surprises when new parks come on-line, a piece of equipment goes down or when a new piece of equipment must be purchased. As additional maintenance staff is hired, it will be important that personnel are trained in more than one facet of the job. It is also important to consider the need for staff training to maintain parks and facilities that may be developed or added to the system in the future.





15

ORGANIZATIONAL & MANAGEMENT STRUCTURE



15

ORGANIZATIONAL & MANAGEMENT STRUCTURE

Introduction

In a rapidly growing community such as Mead, it is important to have the right staffing levels, management practices and policies in place to help guide the expansion of services that will be required as the population and physical boundaries of the Town grow. Therefore, it is important to assess the Town's existing organization and resources in regard to agency capacity building, effective management structure, policies, communications, administrative procedures and resources.

Organizational Structure & Staffing

Organizational Structure

The Town Manager oversees all operations of municipal operations, services and resources, including recreation programs and parks maintenance and has been integral to the development of this Master Plan. The Town's recreation staff includes 1 full-time administrative staff member (only a portion of her time is dedicated to recreation programming), 3 part-time recreation coordinators, and a varying number of seasonal employees for summer programs and sports leagues. Park maintenance staff, currently under Public Works, consists of 5 full time employees and seasonal staff (see the Maintenance and Operations Assessment section for more details on maintenance

staffing and standards). Full time staffing levels have been consistent since the inception of Town-managed recreation programs and staff levels currently meet the needs of the existing programs and facilities. However, as the Town's population, programs and facilities continue to grow the addition of dedicated staff in the mid-term (2015-2018) and development of a department dedicated to Parks, Open Space and Recreation in the long-term (2019-2021) will be necessary to ensure effective operations.



Staffing

There is not a national standard for recreation staff per 1,000 population, which makes establishing staffing standards difficult. However, understanding how labor is allocated will be essential to the expansion of recreation facilities and services, such as the development of a recreation center or aquatic facility (both which were identified as high priorities in the Statistically-Valid Community Survey) for the Town of Mead. Based on the programming identified for any future facility, it will be important to track full-time and part-time staff labor division as well as continued evaluation of the quality, efficiency, and cost-effectiveness of that labor division, based on the following categories (including, but not limited to):

- Program Planning: Activities, Classes, Events, Coaching, etc.
- Program Execution: Activities, Classes, Events, Coaching, etc.
- Program Evaluation: Activities, Classes, Events, Coaching, etc.
- Personnel Management: Hiring, Training, Evaluating, Scheduling
- Front Desk Duties
- Marketing and Promotions
- Community Outreach and Partnership: New and Existing
- Financial: Budgeting, Accounting and Records
- Facility Management
- General Administrative Duties
- Communication: Meetings, Interaction with Staff, Phone and Email
- Custodial Work
- Facility Maintenance, Including Equipment Purchase and Inventory

Town staff is also supported by dedicated volunteers, some of who make up the Open Space Committee and the Parks and Recreation Committee. These two groups meet on a monthly basis (separately) and help guide policy development, land acquisition, review developer permitting, and develop, organize and run recreation programming and special events. Much of the work of the Town in the area of open space, parks and recreation has been made possible by these dedicated residents. However, as the Town grows and dedicated staff are identified for parks, open space and recreation; roles, responsibilities and a governance structure will need to be clearly outlined between staff and these advisory committees. Furthermore, it would benefit the community in the short-term for these two committees to increase communications and collaborative efforts with each other.

Policies and Procedures

Partnership Policy

The Town of Mead is doing a great job partnering with other government agencies, community organizations and nonprofits to provide services. It will be extremely important that the Town continue to do so and also increase communication and formalize partnerships with other service providers in order to avoid duplication of services within the region, to maximize the use of resources, gain alternative funding and to cross-promote park and recreation facilities and services.

For existing and future services and facilities, the Town should develop formalized contracts and Intergovernmental Agreements (IGAs) with these other government agencies, community organizations and nonprofits. Documented agreements, whether for use of facilities or the provision of services, help establish identified expectations, roles and responsibilities in regard to facility usage, operations, maintenance, staffing, materials, etc.

Pricing Policy

Given the expected growth of the Mead community, recreation programs and services will likely continue to expand. It will be to the benefit of the Town as well as the residents to establish pricing and cost recovery policies, as well as formalized reporting and tracking. Each program area should track direct and indirect costs, establish a philosophy on a program's benefit to the community, determine cost recovery goals, and set pricing based on both the community's values and Department's goals. The creation of this policy would likely help increase cost recovery levels and revenue to the Town. In addition, users are more likely to agree to fee increases when they themselves can see the cost to provide a program or service in comparison to the current fee.

Planning and Design

The Town of Mead has numerous planning documents that provide various definitions for parks, open space, and trails, including the *2009 Comprehensive Plan*, the Town's *2009 Land Use Code* and the *2008 Open Space Plan*. These documents were reviewed in order to develop the Open Space, Parks and Trails Design Guidelines for the Town of Mead's parks, recreation facilities, open space and trails. These guidelines cover varying service levels, define parkland acreage requirements, and recommend specific types of amenities for parks including greenways, community parks, neighborhood parks, mini parks and open space areas. Furthermore, these guidelines also address pedestrian circulation systems including guidelines for sidewalks and trails. It is also important to note that these design guidelines will result in a range of cost estimates for specific park types to guide the amount of investment required in the construction of a specific type and size of park.

Land Dedication Requirements & Impact Fees

Land Dedication Requirements

The Town has adopted Land Dedication Requirements, which are stated in Section 16-2-112 - Parks and Open Space of the *Land Use Code*. In summary, the amount of functional open space required in each development will be based on the density of the development and the recreational requirements of the anticipated users. The opportunities for recreation should be within 1/4 mile, walking distance of the site. However, all residential subdivisions shall dedicate a minimum of .08 acres per dwelling unit, for public parks, trails, open space or other civic purposes at the time of subdivision. Non-residential subdivisions shall dedicate eight percent (8%) of the gross land area for public parks, trails, open space and other civic purposes at the time of subdivision. Conditions that apply are as follows:

- A minimum of .08 acres per dwelling unit as functional open space which may include: plazas, neighborhood parks, community parks, trails, recreational amenities, natural areas and amenities for residents or other civic purposes.
- Large lot residential developments - Minimum lot size of one house per acre to no less than 1/2 acre to allow for the clustering of residential dwelling units. All such lot reductions should be justified and compensated for by an equivalent amount of land in open space to be reserved as permanent open space and maintained for its scenic or recreational value.
- Ideally, all residents in dense neighborhoods (7,000 to 10,000 square foot lots) should have a park within a quarter mile of every home. In less dense neighborhoods, parks may have a service area of up to 1/2 mile.
- A fair-share, cash-in-lieu contribution for

developed parkland that will serve the development may be allowed.

Currently, the Town's land dedication ordinances calls for 0.08 acres of functional, or developed parkland per dwelling unit, which would result in an estimate of approximately 10% parkland dedication, depending on the density of the development. The Town's current land code does not directly state a requirement for undeveloped or natural open space, which could result in a shortfall of open space lands. Based on input from the community, the desire to preserve the rural open characteristics of the community is not reflected in this ordinance. The Town may consider revisions to utilize an approach of a set percentage of open space land dedication, based on the total acreage of the site or a density or population-based requirement.

Impact Fees

Currently the Town's impact fees are \$2,145 for Parks and Recreation and \$1,852 for Open Space. In conjunction with the development of this Master Plan, an update to the recreation master plan impact fee will be evaluated and estimated using a variety of primary and secondary data sources, such as typical facility cost estimates, current economic and demographic conditions, and projections of growth that will correlate with the data provided in the Community Profile and Demographic Analysis section of the report.

The impact fee calculation requires documentation of current conditions and a forecast of future development. This will require an overview of residential or mixed-use development proposals anticipated over the 20-year planning horizon. Identifying future growth is the basis for apportioning future recreation facility capital costs. Costs are then allocated between existing development and projected growth. As mandated by impact fee legislation Senate Bill 15, costs related to existing deficiencies or those needed

to address future needs of existing residents cannot be included. Only costs attributable to growth will be used in the calculations. The costs apportioned to projected growth will be distributed to future residential development, and the fee calculation will be estimated on a per-residential unit basis. (See the **2011 Impact Fee Study** completed by EPS for more information).

Information Management and Technology

Currently, Town recreation programs can only be registered for in person at Town Hall. Additionally, the Town does not at this time have the capability of allowing participants to pay via debit or credit card. Registration policies and methods should be developed so that registration is readily accessible and provides priority for town residents. Additionally, as the Town's



population and recreation services continue to grow, investing in recreation management software system that is compatible with online services will not only increase the ease of participant registration, but also provide a consistent tracking system for participation trends, revenue generation and the allocation of resources.

Marketing and Branding

Marketing

As the result of the economic recession, most park and recreation agencies are facing tightening budgets and are looking for additional means to supplement the revenue streams. Just like the private sector, it is important to strongly promote public programs and services so as to win customers, as well as retain their loyalty. It is important to use effective marketing mediums and messaging to target various demographic and user groups. Following is a summary of some of the strategies to marketing to the different generational demographic groups within the Town:

- The Matures/Silent Generation (born between 1921- 1945)
 - Mediums – direct mail, fliers, brochures, word of mouth and some email.
 - Messaging – simple, straight-forward and summarized communications.
- The Baby Boomers (born between 1946-1964)
 - Mediums – direct mail, email, web searches, word of mouth and print media.
 - Messaging – sell upscale facilities and programs, as well as unique experiences.
- Generation X (born between 1965-1980)
 - Mediums – sound bites, email, internet, texting, and word of mouth.
 - Messaging – straight-forward, interest and topic-based communications.

- Generation Y (born between 1981-1999)
 - Mediums – texting, social networking websites, internet, and through parents.
 - Messaging – sell trendy, exciting and adventurous activities

Branding

Branding is an especially important aspect for the Town's parks and properties, as currently many residents and staff do not know the names, locations and amenities of existing parks. Therefore, signage, way-finding, branding and themed-design should be a high priority for both existing and future parks. While placemaking is typically associated with residential / mixed-use communities or urban streetscapes, it is also identified with the design of parks and public spaces. It is important to instill a vision for the Mead Open Space, Parks and Trails system in order to develop a theme and brand. This can be achieved through the use of consistent signage, innovative landscape, similar architectural styles and design solutions.

Throughout a municipal park system, a brand becomes apparent in the physical design of the various architectural and landscape elements throughout each individual park site. Together, these elements, combined with the site and landscape design of various areas within the park, will create a sense of place with a distinct identity. The proposed brand for each park should be derived from the key facets of the existing site, the surrounding area and neighborhoods, and the projected target users (i.e. – young families vs. retirees). Monumentation, creative landforms, architectural elements, and landscape concepts should all be integrated with a consistent theme - resulting in a cohesive design of the overall recreation destination.

Key Findings

Given Mead's rapid growth and expected physical expansion, it will be extremely important to have the right staffing levels, management practices and policies in place to help guide the expansion of services. As programs and facilities continue to grow, in the mid-term (2015-2018) dedicated staff and in the long-term (2019-2021) the development of a department dedicated to Parks, Open Space and Recreation will be necessary to ensure effective operations. Along with dedicated staff, investing in technology, equipment and strategic marketing communications will help promote resident participation as well as effective management of facilities and activities. These investments should be seen as a means of increasing participation, user fees, revenue generation and cost savings.

This Master plan is intended to guide the Town in providing a balanced land use approach as it continues to grow and develop, so as to promote long-term sustainability and a high quality of life for the community. Mead is expected to grow at a rate of 3.7% from 2010-2015. For the Town of Mead, there are several means whereby updating and establishing adequate fees and ordinances and the approval of future new

developments can provide revenues for additional facilities to be established or for existing facilities to be improved. An important regulatory consideration is that the Town's current land dedication ordinances calls for 0.08 acres of functional, or developed parkland per dwelling unit. The Town may want to consider revisions to utilize an approach of a set percentage of open space land dedication, based on the total acreage of the site or a density or population-based dedication standard. Additionally, the Town's current impact fees are \$2,145 for Parks and Recreation and \$1,852 for Open Space. In conjunction with the development of this Master Plan, an update to the recreation master plan impact fee was evaluated and estimated using a variety of primary and secondary data sources, such as typical facility cost estimates, current economic and demographic conditions, and projections of growth.



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RECOMMENDED AREAS OF FOCUS





RECOMMENDED AREAS OF FOCUS

Park, Open Space and Trails Standards and Ordinances

This plan is intended to guide the Town of Mead in providing a balanced land use approach as it continues to grow and develop, so as to promote long-term sustainability and a high quality of life for the community.

Recreation Programming

The Town and Parks and Recreation Committee work together to provide a number and variety of recreation programs and special events. Yet, it appears that there is a higher demand for these activities than is currently being supplied. Through this planning effort it became apparent that the focus has primarily been on providing youth and senior programming and special events. However, the community is demanding a greater variety and diversity of programming, such as fitness, swimming, as well as arts, culture and educational classes.

It is evident that the residents of Mead are heavily relying on recreation providers outside of the community, most commonly the City of Longmont, in order to meet their recreation needs. Although the Town cannot and should not try to meet all of its residents' needs, the strategic expansion of programming would greatly benefit the community as it grows. It is also important to

note that Mead currently only has 3 part-time, seasonal recreation program staff, and limited indoor recreation facilities, which hinders the Town from expanding programs to meet the growing and diverse needs of the community.

Partnerships and Regional Planning

The Town of Mead has done a good job partnering with other nearby and neighboring government agencies, community organizations and nonprofits to provide recreation services. It will be extremely important that the Town continue and increase communication and collaborations in order to avoid duplication of services, to maximize the use of resources, gain alternative funding and to promote regional park and recreation facilities and services. Some of the most important collaborative efforts and planning should include (but are not limited to), the Town of Berthoud, Carbon Valley Recreation District, City of Longmont, St. Vrain Valley School District, as well as community and faith-based organizations. These collaborations will be especially important to developing indoor recreation facilities, as well as regional trail networks and connections.

Funding and Financial Sustainability

The Town of Mead is a developing community with a good variety of park and recreation facilities. However, expected growth rates illustrate future needs

that exceed current resources. Although the Town has been smart and conservative to “bank” previous impact fees for facility development, there has to be adequate funding to support ongoing operations and maintenance of any future facilities. In order to provide for facility and program needs, the Town needs to focus on providing user fee-based, self-sustaining programs, as well as setting itself up to gain voter approval for long-term operations and maintenance funding either through a future local property or sales tax or a regional park and recreation district (based on Community Survey results).

In addition to increasing traditional funding, it will be important for the Town to actively seek monies from alternative funding sources. The Town and its partners should continue and increase its efforts to obtain grants, donations and sponsorships in order to provide for the sustainability of the agency.

Facility Improvements and Development

Although the findings from the Level of Service (LOS) Analysis illustrate the Town currently has an adequate LOS, a large portion of these parklands are categorized as greenways and special use facilities. Therefore, Mead residents do not have access to the recommended amount of developed parkland suggested by the Colorado Department of Local Affairs, as well as have a shortfall in recreation amenities including soccer fields, fitness, aquatics, and trails (identified through both the LOS Analysis and Community Survey). Recommended facility development and improvements will be critical to expanding and providing highly quality programs and services, but there will also be a need for adequate operations and maintenance funding and staffing to provide for long-term sustainability.





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RECOMMENDATIONS & PRIORITIZED ACTION PLAN



17



RECOMMENDATIONS & PRIORITIZED ACTION PLAN

Introduction

The recommendations of the Mead Open Space, Parks and Trails Master Plan are the result of the consultant team's site visits, inventory and analysis, community and stakeholder input, the community survey, regional and national standards and best practices, and the opportunities and constraints identified in the Needs Assessment phase of the project. The following recommendations and each priority within the action plan were formulated based on the key findings of the planning process and priorities were established based on the greatest community need, such as those identified through the community survey, Level of Service Analysis, national standards and spatial mapping, etc. These recommendations and Action Plan will be finalized based on realistic timing and funding for each recommendation as well as thorough analysis and input from staff, the Open Space Committee and the Parks and Recreation Committee. It is the goal of this Plan to provide the Town with realistic and action-oriented strategies that best meet the needs of the community through funding and phasing, sustainable facilities and smart investments for improvements, renovations and additions to the system in order to advance Mead as a leader in parks and recreation.

The following recommendations are organized based on categories:

- Facility Improvements and Development
- Recreation Programming
- Agency Resources, Operations and Customer Service
- Partnerships and Regional Planning
- Funding and Financial Stability

Additional detailed design guidelines and specific design parameters can be found in the *Open Space, Parks and Trails Design Guidelines* created in conjunction with this Master Plan document.

Within these categories, there are goals, objectives and strategies, and each action strategy is assigned a number in an outline format. This list of strategies is also organized into the Prioritized Action Plan chart, which is divided into short-, mid- and long-term timeframes and within those timeframes, there are high, medium and low priorities, categorized as A, B and C. The abbreviated recommendation descriptions in the chart can be cross-referenced with the number assigned to each detailed strategy description. The timeframes are divided into three to four year sections; short-term is 2012-2014, Mid-term is 2015-2018, Long-term is 2019-2021. The Action Plan is formatted

in this manner to assist the Town in setting and implementing attainable goals for each of the next 10 years and providing a roadmap to establish funding sources for larger capital improvements and long-term maintenance.

It is important to note the following. The cost estimates included in the Prioritized Action Plan chart are within a range of accuracy of +/-10%, based on the information available during the project, and do not include, unless otherwise noted, consultant fees or technical reports required as part of the approval or construction process.

Facility Improvements and Development

Goal 1: Meet Mead's growing community needs through facility improvements and renovations.

Objective 1.1: Increase the level of service for the entire system through improvements to existing facilities.

Strategies:

- 1.1.1 Improve on-street directional signage to all park sites.
- 1.1.2 Add park identification signs in all parks.
 - 1.1.2a Ames Park - Add signage next to CR 34 – either a “Welcome to Mead” or an “Ames Park” sign or both.
 - 1.1.2b Ames Park - Add identification signage at the parking lot.
 - 1.1.2c Feather Ridge 1 – Add identification sign at the west end of this trail and a trail network map somewhere along its length.
- 1.1.3 The Town's parks and recreation programs as well as both indoor and outdoor facilities should strive to be universally accessible.
- 1.1.4 When replacing site furniture, (including picnic tables and benches) replace with products that are more vandal-resistant than others.
- 1.1.5 At the time playground equipment is replaced at a neighborhood park (Feather Ridge, Founders Park, or North Creek), obtain input from the neighborhood and understand the primary demographic of users. Standard equipment could be replaced with amenities that are geared towards ages 2-5, ages 5-12 or teens based on the needs of the neighborhood.
- 1.1.6 Add nets or make net rental available to use the grass volleyball courts at Feather Ridge and North Creek parks.

Park Specific Strategies:

- 1.1.7 **Ames Park:**
 - 1.1.7a Replace the skate park with a newer design made of concrete instead of wood and metal (which are intended for short-term use).
 - Involve a group of youth in the design and development process.
 - Add security lighting in this area when constructed.
 - 1.1.7b Add bike racks – one near the skate park/parking lot and one on the south side of the bridge.

- 1.1.7c Add some grills at each shelter.
- 1.1.7d Consider adding a drinking fountain near the restroom or picnic shelters.
- 1.1.7e Add perennial and shrub plantings to add color and enhance the park entrance or other key areas.
- 1.1.7f Add security lighting near bridge.
- 1.1.7g Connect concrete walk to the parking lot to improve connectivity and ADA access.
- 1.1.7h Program special events or other scheduled activities at this park to activate the space and encourage more community use.

1.1.8 Coyote Run 1 through 7 (HOA ownership and maintenance):

- 1.1.8a Work with the HOA to maintain the trail connections through the community and to other trail corridors.
- 1.1.8b Work with the HOA to add additional benches along the trail in the open space of Coyote Run 6.
- 1.1.8c At the time of adjacent development, Coyote Run 7 should be integrated into the open space or park design for the adjacent parcels or the acreage of this parcel should be reapplied towards parks within that adjacent development.

1.1.9 Feather Ridge 1

- 1.1.9a Make a trail connection between the west end of the Feather Ridge trail and Founders Park on the other side of CR 7. Work to connect this trail to Town Hall Park via sidewalks or other trails.
- 1.1.9b Add at least one dog station with a trash can, along the trail.
- 1.1.9c Add additional trees for shade on the south side of the trail if possible.

1.1.10 Founders Park 1 and 2:

See Feather Ridge recommendation regarding a trail connection on the east end of the park.

- 1.1.10a Add a "rules and regulations" sign to the entrance gates of the tennis courts
- 1.1.10b Improve natural areas by working to eradicate weeds and replace or remove dead/dying pine trees.
- 1.1.10c Add at least two benches along the trail.
- 1.1.10d Program open turf area on the east end with soccer or other field games.
- 1.1.10e Add a restroom in the west/west-central area of this park. This can be a portable unit with enclosure or a permanent structure with plumbing.

1.1.11 Industrial Park

Work to sell the parcel to an adjacent property owner and allocate the money from the sale to one of the high priority recommendations noted in this document.

1.1.12 Liberty Ranch 1 (Development's company-owned and maintained):

Integrate this parcel into the site design and development of the Liberty Ranch 2 parcel via trails, landscape and fencing.

1.1.13 **Margil 1:**

- 1.1.13a Expand the playground area by removing a portion or all of the shrub area between the street and the play area. Where shrubs are not removed, add weed control fabric before replacing mulch.
- 1.1.13b Consider adding additional equipment such as riders or rockers if there is room within the playground boundary.
- 1.1.13c Install concrete curbing around the playground which will contain the play surfacing and reduce maintenance issues.
- 1.1.13d Replace playground surfacing material as needed, specifically with material approved for safety surfacing use.
- 1.1.13e Remove and replace walk adjacent to playground to reduce the drop from the walk into the playground area.
- 1.1.13f Make sure fall zones around equipment still meet safety standards as playground improvements are made.
- 1.1.13g Redesign and/or remove all or part of the shrub bed area west of the playground and replace with a dryland seed for less maintenance. Where shrubs are not removed, add weed control fabric before replacing mulch.
- 1.1.13h Add additional trash receptacles, including one at the shelter and one at the playground near the street (to accommodate playground users and students at the school bus stop).
- 1.1.13i Evaluate adding a full or ½ size basketball court to the park.

1.1.14 **Margil 2 and 3:**

Add a soft surface or hard surface trail in these parcels, connecting to each other as well as to Margil 1, Tincup Lane, Homestead Drive, and Silver Fox Court. Also include amenities such as trash cans and dog stations, and if appropriate, benches.

1.1.15 **Mead Ponds:**

- 1.1.15a Add striping or delineate parking direction in the lot.
- 1.1.15b Add additional trash receptacles if trash accumulation becomes a problem, and during special events.

1.1.16 **North Creek:**

- 1.1.16a Resurface basketball court.
- 1.1.16b If/when residential development occurs directly to the east and the west of this neighborhood, establish a trail corridor along the drainage channel in North Creek and connect this community with the new neighborhoods.

1.1.17 **Town Hall Park:**

- 1.1.17a Consider changing the volleyball court to sand with rentable nets available at Town Hall.
- 1.1.17b Make at least one picnic table ADA accessible from the parking lot.

Objective 1.2: Implement sustainable practices into the maintenance, repairs, upgrades and design of facilities for cost savings, health and efficiency.

Strategies:

- 1.2.1 Increase green practices and use of energy-efficient materials.
 - 1.2.1a Increase water conservation through upgrades or repairs to irrigation systems.
 - 1.2.1b When interior fixtures are replaced or repaired, install water-saving devices.
 - 1.2.1c Engage the use of solar energy for light fixtures and buildings, as upgrades or repairs are made to roofs, park lighting, etc.
 - 1.2.1d Reduce the use of toxic chemicals to fertilize and maintain sports fields and recreation amenities used by children.
 - 1.2.1e Plant native grasses and shrubs in hard to mow areas.

Goal 2: Meet Mead's growing community needs through facility development.

Objective 2.1: Develop new park facilities which are complementary to the Town's existing park and open space system.

Strategies:

- 2.1.1 Explore the establishment of a community/recreation center through re-use (rental or purchase) of an existing structure, construction of a metal building or joint use development with a neighboring community. The space should accommodate flexible meeting space, an area for work-out equipment and classrooms for fitness programs.
- 2.1.2 Evaluate the local need and demand and consider some extreme and alternative sports in facility planning for future community, regional or special use parks. This includes BMX (non-motorized tracks or parks), paintball, mountain biking tracks, climbing, skateboarding and inline skating/hockey facilities.
 - 2.1.2a Specifically consider adding these to the north area of Ames Park.
- 2.1.3 Liberty Ranch 2:
 - 2.1.3a Add ballfields and associated parking and utilities to meet the needs of the community and the shortfall of facilities noted on the Level of Service Analysis.
 - 2.1.3b Add soccer/multi-purpose fields and associated parking and utilities to meet the needs of the community and the shortfall of facilities noted on the Level of Service Analysis.

Objective 2.2: Improve the access to local and regional facilities through the development of pedestrian and bicycle pathways.

Strategies (see map for details and noted () numbers):

- 2.2.1 Complete the connection between the Feather Ridge trail and the east end of Founders Park; this should include a pedestrian crossing and appropriate signage, striping, etc. on 3rd Street / CR 7.
- 2.2.2 Make a concrete trail connection from Founders Park along 3rd Street / CR 7 to Mead High School (22).

This can occur within the ROW and/or on either side of the roadway (and can cross back and forth if necessary) or meander within the parcels adjacent to the roadway depending on conditions and land owner cooperation.

- 2.2.3 Develop a concrete trail connection between downtown Mead and Mead Ponds along Welker Avenue/CR 34 (21). This can occur within the ROW and/or on either side of the roadway (and can cross back and forth if necessary) or meander within the parcels adjacent to the roadway depending on conditions and land owner cooperation.
- 2.2.4 Work with adjacent jurisdictions to develop regional trail connections along roadways or through parcels.
 - 2.2.4a Develop a trail connection to northern Longmont from the west side of Mead. (18)
 - 2.2.4b Develop a trail connection to Berthoud from the north side of Mead, possibly along CR 1 or CR 7. (19, 20)
- 2.2.5 Work with the ditch companies and appropriate land owners to make connections noted as park/open space or proposed bike/pedestrian trails on the comprehensive plan along irrigation and drainage corridors. These specifically include:
 - 2.2.5a Develop a trail connection west to Longmont Area from south of CR 34 at approximately CR 3. (2)
 - 2.2.5b Develop a trail connection from Mead Ponds south to St. Vrain State Park, tying in at approximately the intersection noted in 2.2.5a. The trail will follow the natural drainage which runs west of the existing Liberty Ranch subdivision and into St. Vrain St. Park at approximately the intersection of CR 26 and CR 7. (9)
 - 2.2.5c Develop a trail connection from Mead Ponds south to Foster Reservoir along the irrigation ditch, crossing CR 7 near Highway 66. (10)
 - 2.2.5d Develop a trail connection from Foster Reservoir south to St. Vrain State Park, running east of the Mead High School. (13)
 - 2.2.5e Develop a trail connection from between Highland Lake Cemetery and Highland Lake south to Mead Ponds and south of CR 34. (3)
 - 2.2.5f Develop a trail connection from west of Highland Lake Cemetery along the Conservation Easement south to Mead Ponds. (12)
 - 2.2.5g Develop a trail connection from Highland Lake east to Interstate 25. The corridor would run through the North Creek subdivision, connecting to the Feather Ridge trail at CR 34.5 and 3rd Street and continuing southeast to Interstate 25. (14)
 - 2.2.5h Develop a trail connection from Interstate 25 and north of CR 34 southeast to Lake Thomas. (5)
 - 2.2.5i Develop a trail connection from Interstate 25 and north of Adams Avenue east to Lake Thomas. (4)
 - 2.2.5j Develop a trail connection from Lake Thomas east to the Front Range Trail Corridor along the Saint Vrain River. (6)
 - 2.2.5k Develop a trail connection from Margil Farms (Margil 1) northeast to cross I-25 near CR 38 and then southeast to the Lake Thomas/Saint Vrain Corridor noted in 2.2.5j. (7)
 - 2.2.5l Develop a trail connection from Margil Farms west across CR 7 and then southwest to Highland Lake. (8)

- 2.2.6 Develop loop trails around key water resources.
 - 2.2.6a Develop a loop trail around Highland Lake. (15)
 - 2.2.6b Develop a loop trail around Lake Thomas. (16)
- 2.2.7 Work in conjunction with regional efforts to develop a section of the Front Range Trail corridor along the St. Vrain River on Mead's Planning Influence Area's eastern boundary as well as desired connections and links to Mead trails. (11)
- 2.2.8 Work with the railroad to explore options to use the railroad corridor running through town to create a pedestrian/bike connection from southwest to northeast (Longmont to Johnstown and Milliken (17)). A program similar to other "rails with trails" programs throughout the United States could be used, see appendix for sources regarding this type of trail program.

Objective 2.3: Work to balance the preservation of open space and the agricultural heritage of the community with the development of new facilities in order to meet the recreation needs of the community.

Strategies:

- 2.3.1 Ensure that trail locations are sensitive to the natural environment, being routed to maximize views of adjacent natural landscapes, while also minimizing impact upon that landscape.
- 2.3.2 Work to increase arts and cultural activities within the Town parks, as well as promoting its history and heritage through special events, in order to draw more heritage and cultural tourists to the area.
- 2.3.3 Revise the minimum number of acres noted for Community Parks in the 2009 Land Use Code Section 16-2-112(2)(d) to be 20 acres instead of 30 acres.
- 2.3.4 Evaluate the current Town park land dedication requirements.
 - 2.3.4a Consider revising the park land dedication standards to reduce the required amount of open space to still achieve the intended rural character of Mead while also falling more in line with other jurisdictions and to balance the number of parks and acres within the system against the available Town resources and staffing.
 - This park acreage number should be calculated based on standards associated with projected population (per housing type) or have a sliding scale based on the overall density of the project (large lot developments typically have less need for parkland, while higher density development has a higher need).
 - 2.3.4b Consider adding additional language to the dedication requirements regarding open space dedication or cash-in lieu for open space acquisition. This will allow the flexibility of creating open space or parkland depending on the highest need and the best use of the land in question. Cash-in-lieu could also be used in this scenario to purchase a larger area in proximity to the development but not within the boundaries of such a development.

Recreation Programming

Goal 3: Provide programs and activities to serve the diverse needs of the Mead community.

Objective 3.1: Increase the program offerings to include a comprehensive selection of options for all ages and interests while balancing it with available facilities.

Strategies:

- 3.1.1 As programs expand, registration policies and methods should be developed so that registration is readily accessible and provides priority for town residents.
- 3.1.2 Work to offer fitness and swimming classes to the community, as these were the two most desired types of programs noted in the community survey. This could occur in the short-term through partnerships with other providers, until the Town develops an indoor recreation facility of its own.
- 3.1.3 Develop more individual, non-traditional after-school activities and outdoor recreation programs targeted to school-age children, which is desired based on youth input.
- 3.1.4 Develop creative programming such as exer-gaming and geocaching which ties together technology and physical activity. This may be a means of getting teens and young adults more physically active.
 - 3.1.4a These can be include independent activities supported by small amenities placed in the parks (geocaching), or as part of a program offering (exer-gaming (Wii or similar) tournaments, exer-gaming drop-in hours, or a geocaching competition).
- 3.1.5 Continue to increase Mead's programs for Baby Boomers and those 65 and over, even without a new indoor facility.
 - 3.1.5a Work more with partners such as the churches or businesses within Mead as locations to host programs in addition to the Mead Town Hall room.
 - 3.1.5b Programs for ages 65+ could include activities such as socials, breakfasts, coffee meetings, guest speakers, walking groups, additional fitness classes, card game tournaments, book clubs (or other clubs such as quilting, scrapbooking, automotive, etc.), pot lucks, day trips, lifestyle classes (finances, internet research, computer program education, creating photo albums online, travel, etc.), grandparent-grandchild events or classes.
 - 3.1.5c Offer community programs in the early mornings and evenings to reach the Baby Boomers still in the work force.
- 3.1.6 Consider hiring someone to coordinate/direct activities (part-time to start), or someone that can do both activities coordination and the marketing as noted in Strategy 4.2.5.

Agency Resources, Operations and Customer Service:

Goal 4: Maintain and improve the Town's service to the public and increase the capacity of the Town to expand services.

Objective 4.1: Promote the programs and facilities available through a variety of methods, to maximize program participation rates and use of the facilities.

Strategies:

- 4.1.1 Use effective marketing mediums and messaging to target various demographic and user groups.
 - 4.1.1a Use schools, social media, texting and the internet as the primary avenues for distributing information to the youth of the community.
 - 4.1.1b Promote events to students through school announcement mediums, including the video system at the middle school, flyers, posters, etc.
 - 4.1.1c Continue to use the Mead Messenger as a method to distribute information to the community.
 - 4.1.1d Consider adding a LED or letter marquee near Town Hall or in a prominent location in town to distribute information about events, registration deadlines, new programs and important town meetings.
 - 4.1.1e Work with alternative providers and partners to distribute information about events, programs and opportunities.
- 4.1.2 Consider developing a teen advisory board to assist in developing programs and special events for the community that teens would like to participate in. This group could also be responsible for developing a new skate park and regulations for its use.
- 4.1.3 Develop and promote recreational activities that at least "occasionally" attract outside visitors (per the community survey).
 - 4.1.3a Marketing efforts can be through social media (including websites specializing in that type of activity (i.e. biking websites, etc.), regional news outlets such as radio or television, flyers distributed to nearby communities, press releases, as agenda items on other jurisdiction's board or commission meetings.
 - 4.1.3b Increase marketing efforts of existing agricultural or fishing attractions (a.k.a – agritourism) to both residents of and visitors to the region and state.
 - 4.1.3c Develop or support events that use Mead facilities as a destination, stop or location. These could include, but are not limited to regional bike rides/races, triathlons, fund-raising walks, adventure races, tours, competitive events, etc.
- 4.1.4 Target both children and parents in an informational campaign explaining how recreation activities can help provide a fun, enjoyable way for youth to stay fit and healthy.
- 4.1.5 Consider acting as a central clearinghouse to promote information on transportation and/or access to other recreation centers, as well as partnering with other agencies and jurisdictions until the resources are available for the Town to construct and operate its own indoor recreation facility.

Objective 4.2: Improve organizational and administrative procedures to include documented policies and processes in order to increase the effectiveness of management and maintenance of park, trail, open space and recreation facilities.

Strategies:

- 4.2.1 Continue to train personnel in more than one facet of the job related to park and recreation service, in the event that someone is unavailable for an extended period; the level of service to the community is not affected.
- 4.2.2 Track the hours of current staff on various tasks to understand where additional staff would be needed, as the number of classes, programs, special events and facility maintenance increase.
- 4.2.3 Plan for additional maintenance staff and also consider establishing staff specifically for the maintenance and upkeep of parkland and indoor recreation facilities.
 - 4.2.3a This will be especially important in the future if the Town is maintaining active recreation facilities, such as a recreation center, ballfields and multi-purpose fields, as those facilities typically require additional hours for specific building systems, game preparation tasks such as preparing infields, lining ballfields and turf fields, setting up goals, flags, etc.
- 4.2.4 Invest in recreation management software system that is compatible with online services as the programs and facilities grow.
 - 4.2.4a This will increase the ease of participant registration, and provide a consistent tracking system for participation trends, revenue generation and the allocation of resources.
- 4.2.5 Delegate a staff member or contract out the work for someone to focus on regional marketing efforts and coordination. This will increase the regional awareness of the Town of Mead and encourage collaborative efforts on events, marketing materials, and facilities.

Goal 5: Maintain and improve the level of maintenance at all parks, trails and open space areas.

Objective 5.1: Provide staff with the tools to appropriately and effectively maintain all park and recreation facilities in the system.

Strategies:

- 5.1.1 Track full-time and part-time staff labor division as well as continued evaluation of the quality, efficiency, and cost-effectiveness of that labor division to determine whether additional staff or park-dedicated staff should be hired.
- 5.1.2 Track time spent doing routine tasks (mowing, trimming, irrigation repair, trash pickup, prepping ballfields, etc.) and establish standards for the Public Works Department and train staff to maintain the system more efficiently.
- 5.1.3 Develop maintenance manuals and park operations manuals to plan for the right staffing levels, management practices and policies to help guide the expansion of services.
- 5.1.4 Document age, condition and a replacement schedule for all maintenance equipment. This will assist in justifying the budget for new equipment.

- 5.1.5 Document information in regard to park and recreation facilities and amenities, such as “as-builts,” age and maintenance logs.
- 5.1.6 Develop a life-cycle assessment and preventative maintenance program for both maintenance equipment and park facility equipment (fencing, lighting, playground equipment, etc.). This should provide annual costs to maintain areas and recommend when replacement of assets should occur.
 - 5.1.6a The life-cycle assessment on maintenance equipment should also include a depreciation schedule on the vehicles, mowers, etc.
 - 5.1.6b The life-cycle assessment of playgrounds, shelters, ball fields and other park amenity features should assess costs and be reflected in budgets for replacements of major facilities and minimize interruptions of service to park users.
- 5.1.7 Train staff to understand proper mowing and weed management if additional naturalized open spaces are added to the system, it will be important to maintain these unique resources as well as to operate necessary equipment and supplies.
- 5.1.8 Consider establishing a separate Department or a Division within Public Works dedicated to the maintenance and upkeep of the parks at a time in which the amount of park maintenance exceeds the personnel and equipment resources of the Public Works department.
 - 5.1.8a Consider contracting out mowing or maintenance tasks in the parks when the level of maintenance needed exceeds the staff resources (personnel and equipment). This is especially important before the Town is large enough to accommodate a separate parks maintenance department.

Partnerships and Regional Planning

Goal 6: Strengthen and develop partnerships to maximize the available resources within the community for recreation facilities and activities.

Objective 6.1: Formalize agreements with current partners and alternative providers to minimize conflicts and clarify responsibilities and goals.

Strategies:

- 6.1.1 Formalize use agreements with partners (school district, sports leagues, private businesses). This will help clarify terms and conditions for facility use, identify expectations, roles and responsibilities, cover liability issues and formalize fees and any other terms of use.
- 6.1.2 Formalize agreements with all sports leagues that provide service to both the youth and adults of the Mead community to clarify offerings and understand gaps in service that the Town could fill.
- 6.1.3 Develop formalized contracts and Intergovernmental Agreements (IGAs) if trails between agencies connect or joint purchase of open space occurs, to clearly understand and define responsibilities between agencies.
- 6.1.4 Require all facility renters to fill out use agreement forms and leave a deposit for use to minimize liability issues and clarify responsibilities for set-up, clean-up and user conduct.

Objective 6.2: Maintain and foster cooperative and collaborative efforts with alternative providers, partners and adjacent jurisdictions to maximize resources in order to expand the recreational opportunities throughout Mead.

Strategies:

- 6.2.1 Continue to work with the school district and other partners to provide recreational opportunities within existing school buildings and community facilities as well as additional partnership opportunities.
- 6.2.2 Investigate the potential to work with the St. Vrain Valley School District to provide transportation for youth to events or sport leagues, to share resources to potentially develop future joint-use athletic facilities.
- 6.2.3 Contact nearby recreation providers to discuss partnering opportunities in order to provide inclusive and therapeutic recreation programs and activities to residents of the area with learning and physical disabilities.
- 6.2.4 Investigate and implement partnerships to reduce costs or share expenses for the development of new facilities or programs, specifically with the following agencies: Town of Berthoud, Carbon Valley Recreation District, City of Longmont, St. Vrain Valley School District, and community and faith-based organizations. These collaborations will be especially important to developing indoor recreation facilities, as well as regional trail networks and connections.
- 6.2.5 Work with Longmont and other adjacent communities to establish “urban shaping open space buffers” through a range of appropriate techniques, with specific focus on preserving farmland and designating open space and trails.
- 6.2.6 Coordinate any trail plans with other entities in order to prevent conflicting plans and to achieve consistent construction standards and connections.
- 6.2.7 The Town of Mead should be aware of and participate in (when realistic) include Longmont's Regional Trails planning effort, Union Reservoir Recreation Master Plan, Firestone's efforts to create a regional trail connection through St. Vrain State Park, and Berthoud's future development at Heron Lake.
- 6.2.8 Establish a 501c3, not-for-profit “Friends” of the Mead Open Space and Parks, which would create a fund-raising entity for the parks, open space and trails development and sponsorship. This group would also then be eligible for additional grants only available to nonprofit organizations.

Funding and Financial Sustainability

Goal 7: Create long-term financial stability while also planning for a growing system of park and open space facilities.

Objective 7.1: Establish policies and budgets which closely track park and recreation expenses in order to plan for the future.

Strategies:

- 7.1.1 The Town's maintenance budget is currently \$435 per acre. The Town needs to work to increase the Department's maintenance budget approximately 10% a year for the next 10 years towards the goal of being more in alignment with the regional average of \$2,474 per acre per year, as well as to accommodate maintenance of developing facilities such as Liberty Ranch 2.
- 7.1.2 Align and update impact fee levels with the funding required for recommended parkland acquisition, equipment and facility development and set fees at a level that supports the growing park and recreation needs of the community.
- 7.1.3 Develop a more detailed accounting approach in order to understand exactly what revenue is intended to be dedicated to parks, trails and open space funding for operations, maintenance, acquisition and development.
- 7.1.4 Establish detailed tracking of expenditures on specific park and recreation projects to assist the Town in budgeting for future operations, maintenance and capital projects.
 - 7.1.4a This effort will also provide transparency with its constituents and potential funders (i.e. – grantees, donors, corporate sponsors, etc).
- 7.1.5 Investigate higher or additional user fees for special events, athletic leagues and other programs as the economy rebounds and residents' willingness to pay increases.
- 7.1.6 Develop user fee-based, self-sustaining programs, as well as setting the Town up to gain voter approval for long-term operations and maintenance funding either through a future local property or sales tax or developing a regional park and recreation district.
- 7.1.7 Track direct and indirect costs of all programs, establish a philosophy on a program's benefit to the community, determine cost recovery goals, and set pricing based on the community's values and Town's goals.
- 7.1.8 Increase efforts to obtain grants, donations and sponsorships in coordination with partners in order to help the sustainability of the park and open space resources.
 - 7.1.8a Specifically focus efforts on economic, tourism or trail grants (See Appendix for Potential Funding Sources List).
- 7.1.9 Work to develop sponsorship and naming rights for facility development and sustained maintenance from individuals as well as companies.
 - 7.1.9a Develop and maintain new facilities through individual and corporate sponsorships and naming rights.
 - 7.1.9b Promote sponsorship to individuals and local or regional companies for facility improvements.
 - 7.1.9c Promote Presentation Sponsorships to individuals and local or regional companies for the upkeep or maintenance of specific amenities.

- 7.1.10 Apply for state and federal grants for the development of trails, walking paths and bike lanes (i.e. – National Recreational Trails Program, Colorado Conservation Trust Fund, Safe Routes to School Grants, Colorado State Trails Program, Colorado Walks, etc.)
- 7.1.11 Work to increase the diversity of youth programs to include educational, arts, and culture by applying for grant funding in these program areas.

Action Strategies and Recommendations

Refer to the Recommendations narrative for additional details regarding these strategies. In some cases, the strategies description has been shortened for ease of reading in this chart.

Short Term -2012-2014

Priority	Strategy Number(s)	Category	Strategy Description	Cost Estimate	Maintenance Cost Estimate	Strategy Leader	Strategy Team
A	1.1.7g	Facility Improvements and Development	Ames Park - Connect concrete walk to the parking lot to improve connectivity and ADA access.	Est. \$1,500 to \$2,500 total	Extension is small, included in current maintenance cost for Ames Park walks.		
A	1.1.9a	Facility Improvements and Development	Make a trail connection between the west end of the Feather Ridge trail and Founders Park on the other side of CR 7. Work to connect this trail to Town Hall Park via sidewalks or other trails.	\$2,000 to \$3,600 for striping/cross-walk (\$9 to \$12/sf); \$600 for signage (\$50/sf, depending on size and type); \$4.00/sf for concrete trail.	Mowing trail edges (assumes 16 times per year, both sides of the trail) - \$0.24/linear foot per year (one mower width wide (36" +/-) only). Snow removal on trail will depend on number and size of snow storm. Typically calculated on an hourly basis (est. \$90/hr for labor/equipment) with a 4-wheeler/blade.		
A	1.1.10a	Facility Improvements and Development	Founders Park 1 - Add a "rules and regulations" sign to the entrance gates of the tennis courts.	Cost based on size and type of sign, est. \$50/sf = est. \$400-900 total	N/A cost is nominal once installed other than for unexpected graffiti/damage.		
A	1.2.1d	Facility Improvements and Development	Reduce the use of toxic chemicals to fertilize and maintain sports fields and recreation amenities used by children.	Staff Time	N/A		
A	2.3.4a	Facility Improvements and Development	Consider revising the park land dedication standards to reduce the required amount of open space to still achieve the intended rural character of Mead while also falling more in line with other jurisdictions and to balance the number of parks and acres within the system against the available Town resources and staffing. This park acreage number should be calculated based on standards associated with projected population (per housing type) or have a sliding scale based on the overall density of the project (large lot developments typically have less need for parkland, while higher density development has a higher need).	Staff/Board and Legal Time to evaluate and revise the Municipal Code	N/A		
A	2.3.4b	Facility Improvements and Development	Consider adding additional language to the dedication requirements regarding open space dedication or cash-in lieu for open space acquisition. This will allow the flexibility of creating open space or parkland depending on the highest need and the best use of the land in question. Cash-in-lieu could also be used in this scenario to purchase a larger area in proximity to the development but not within the boundaries of such a development.	Staff/Board and Legal Time to evaluate and revise the Municipal Code	N/A		
A	3.1.2	Recreation Programming	Work to offer fitness and swimming classes to the community, as these were the two most desired types of programs noted in the community survey. This could occur in the short-term through partnerships with other providers, until the Town develops an indoor recreation facility of its own.	If Town supplements the cost, it would depend on the agreement with the other agency, otherwise, cost would be absorbed by users.	N/A		
A	4.2.2	Agency Resources, Operations and Customer Service	Track the hours of current staff on various tasks to understand where additional staff would be needed, as the number of classes, programs, special events and facility maintenance increase.	Staff Time	N/A		
A	5.1.1	Agency Resources, Operations and Customer Service	Track full-time and part-time staff labor division as well as continued evaluation of the quality, efficiency, and cost-effectiveness of that labor division to determine whether additional staff or park-dedicated staff should be hired.	Staff Time	N/A		
A	5.1.2	Agency Resources, Operations and Customer Service	Track time spent doing routine tasks (mowing, trimming, irrigation repair, trash pick-up, prepping ballfields, etc.) and establish standards for the Public Works Department and train staff to maintain the system more efficiently.	Staff Time	N/A		



Short Term -2012-2014

Priority	Strategy Number(s)	Category	Strategy Description	Cost Estimate	Maintenance Cost Estimate	Strategy Leader	Strategy Team
A	5.1.3	Agency Resources, Operations and Customer Service	Develop maintenance manuals and park operations manuals to plan for the right staffing levels, management practices and policies to help guide the expansion of services.	Staff Time	N/A		
A	5.1.4	Agency Resources, Operations and Customer Service	Document age, condition and a replacement schedule for all maintenance equipment. This will assist in justifying the budget for new equipment.	Staff Time - Public Works	N/A		
A	5.1.7	Agency Resources, Operations and Customer Service	Train staff to understand proper mowing and weed management if additional naturalized open spaces are added to the system, it will be important to maintain these unique resources as well as to operate necessary equipment and supplies.	Staff Time - Public Works and cost associated with training method (attending class outside of Mead, instructor in Mead, or video)	Approximately \$0.03/sf annually for mowing for broadleaf weed control, broadleaf herbicide treatment, spot or area weed control treatment, and over seeding.		
A	6.1.4	Partnerships and Regional Planning	Require all facility renters to fill out use agreement forms and leave a deposit for use to minimize liability issues and clarify responsibilities for set-up, clean-up and user conduct.	Legal costs to create agreement forms. Establish methods/procedures for staff to handle forms and deposits. Cost negligible.	N/A		
B	1.1.1	Facility Improvements and Development	Improve on-street directional signage to all park sites.	Cost based on size and type of sign, est. \$50/sf = est. \$2500-\$3,000 total for 25 to 30 1'x2' signs	N/A once installed unless need for graffiti/damage mitigation.		
B	1.1.6	Facility Improvements and Development	Add nets or make net rental available to use the grass volleyball courts at Feather Ridge and North Creek parks.	\$35-\$50 each = \$70-\$100 total	N/A unless permanently installed, then removal/maintenance during bad weather/off-season may be appropriate.		
B	1.1.7b	Facility Improvements and Development	Ames Park - Add bike racks – one near the skate park/parking lot and one on the south side of the bridge.	\$800 each = \$1,600	N/A once installed unless need for graffiti/damage mitigation.		
B	1.1.7h	Facility Improvements and Development	Ames Park - Program special events or other scheduled activities at this park to activate the space and encourage more community use.	Staff/volunteer time to coordinate and run the events or activities.	Additional trash pick-up and general park maintenance may be required depending on the activity or event.		
B	1.1.8a	Facility Improvements and Development	Coyote Run (HOA owned and maintained) - Work with the HOA to maintain the trail connections through the community and to other trail corridors.	Staff and HOA coordination time.	N/A unless the cost to maintain is assigned to the Town as part of the greater trail network.		
B	1.1.10b	Facility Improvements and Development	Founders Park 1 and 2 - Improve natural areas by working to eradicate weeds and replace or remove dead/dying pine trees.	Staff time and materials	Approximately \$0.03/sf annually for mowing for broadleaf weed control, broadleaf herbicide treatment, spot or area weed control treatment, and over seeding.		
B	1.1.10d	Facility Improvements and Development	Founders Park 1 - Program open turf area on the east end with soccer or other field games.	Staff coordination time. Additional field prep/lining time.	Staff time to line and prep fields unless leagues or volunteers do it.		
B	3.1.3	Recreation Programming	Develop more individual, non-traditional after-school activities and outdoor recreation programs targeted to school-age children, which is desired based on youth input.	Staff, school district and volunteer time. Materials and instructor costs should be mostly offset by registration fees.	N/A		



Short Term -2012-2014

Priority	Strategy Number(s)	Category	Strategy Description	Cost Estimate	Maintenance Cost Estimate	Strategy Leader	Strategy Team
B	4.1.2	Agency Resources, Operations and Customer Service	Consider developing a teen advisory board to assist in developing programs and special events for the community that teens would like to participate in. This group could also be responsible for developing a new skate park and regulations for its use.	Staff or volunteer time to coordinate events and organize teen group. Minor cost for meeting food/materials.	N/A		
B	4.1.3a	Agency Resources, Operations and Customer Service	Marketing efforts can be through social media (including websites specializing in that type of activity (i.e. biking websites, etc.), regional news outlets such as radio or television, flyers distributed to nearby communities, press releases, as agenda items on other jurisdiction's board or commission meetings.	Staff time/coordination or cost to hire part-time marketing/public relations person.	N/A		
B	6.1.1	Partnerships and Regional Planning	Formalize use agreements with partners (school district, sports leagues, private businesses). This will help clarify terms and conditions for facility use, identify expectations, roles and responsibilities, cover liability issues and formalize fees and any other terms of use.	Legal and staff time to create and finalize agreements.	N/A		
B	6.1.2	Partnerships and Regional Planning	Formalize agreements with all sports leagues that provide service to both the youth and adults of the Mead community to clarify offerings and understand gaps in service that the Town could fill.	Legal and staff time to create and finalize agreements.	N/A		
B	7.1.3	Funding and Financial Sustainability	Develop a more detailed accounting approach in order to understand exactly what revenue is intended to be dedicated to parks, trails and open space funding for operations, maintenance, acquisition and development.	Staff time to evaluate and reformat accounting and final documentation.	N/A		
B	7.1.4; 7.1.4a	Funding and Financial Sustainability	Establish detailed tracking of expenditures on specific park and recreation projects to assist the Town in budgeting for future operations, maintenance and capital projects. This effort will also provide transparency with its constituents and potential funders (i.e. - grantees, donors, corporate sponsors, etc).	Staff time to evaluate and reformat tracking methods and final documentation.	N/A		
B	7.1.8; 7.1.8a	Funding and Financial Sustainability	Continue to increase efforts to obtain grants, donations and sponsorships in coordination with partners in order to help the sustainability of the agency. Specifically focus efforts on economic, tourism or trail grants.	Staff time and/or consultant cost to write grant application. Staff time/coordination or cost to hire part-time marketing/public relations/fund-raising person.	N/A		
C	1.1.7c	Facility Improvements and Development	Ames Park - Add some grills at each shelter.	\$200 to \$300 each = \$600 to \$900 total	Staff labor time to clean out grills. Assumes 12 times during the peak season (bi-monthly)		
C	1.1.9b	Facility Improvements and Development	Feather Ridge 1 - Add at least one dog station with a trash can, along the trail.	\$100 to \$240 each	Cost of labor/staff time. Nominal cost for bags in dispenser.		
C	1.1.10e	Facility Improvements and Development	Founders Park 1 - Add a restroom in the west/west-central area of this park. This can be a portable unit with enclosure or a permanent structure with plumbing.	\$9,000 - enclosure structure or \$80,000-\$150,000 for plumbed building.	Maintenance - weekly cleaning/upkeep - staff time. If needing to be winterized, add fall and spring service times.		
C	1.1.11	Facility Improvements and Development	Industrial Park - Work to sell the parcel to an adjacent property owner and allocate the money from the sale to one of the high priority recommendations noted in this document.	Legal time and cost to coordinate legal documents for the sale. Board time to authorize sale.	N/A		
C	1.1.15a	Facility Improvements and Development	Mead Ponds - Add striping or delineate parking direction in the lot.	Staff time to install. Signage - \$50/sf depending on type and size of sign fabricated. Chalk or paint lines - TBD; Wheel stops - timber - \$2/each	Chalk or paint lines - reapply after precipitation or heavy use. Signage and Wheel stops - Staff time for intermittent repair as needed.		



Short Term -2012-2014

Priority	Strategy Number(s)	Category	Strategy Description	Cost Estimate	Maintenance Cost Estimate	Strategy Leader	Strategy Team
C	1.1.15b	Facility Improvements and Development	Mead Ponds - Add additional trash receptacles if trash accumulation becomes a problem, and during special events.	\$600 to \$800 each	Trash pickup - cost of labor only. Otherwise, once installed cost is nominal other than for unexpected graffiti/damage mitigation.		
C	1.1.17b	Facility Improvements and Development	Town Hall Park - Make at least one picnic table ADA accessible from the parking lot.	Table - \$1,000 to \$1,200. Concrete walk - \$2,500-\$4000	N/A once installed unless need for graffiti/damage mitigation. Snow removal from walk with ATV		
C	3.1.5; 3.1.5a	Recreation Programming	Continue to increase Mead's programs for Baby Boomers and those 65 and over, even without a new indoor facility. Work more with partners such as the churches or businesses within Mead as locations to host programs in addition to the Mead Town Hall room.	Staff time to coordinate with partners. Staff/volunteer or instructor time for activities or events.	N/A		
C	3.1.5c	Recreation Programming	Offer community programs in the early mornings and evenings to reach the Baby Boomers still in the work force.	Staff/volunteer time to coordinate and run the programs.	N/A		
C	4.1.1	Agency Resources, Operations and Customer Service	Use effective marketing mediums and messaging to target various demographic and user groups.	Staff time/coordination or cost to hire part-time marketing/public relations person.	N/A		
C	4.1.1a	Agency Resources, Operations and Customer Service	Use schools, social media, texting and the internet as the primary avenues for distributing information to the youth of the community.	Staff time/coordination with school and students.	N/A		
C	4.1.1b	Agency Resources, Operations and Customer Service	Promotion to students should be through school announcement mediums, including the video system at the middle school, flyers, posters, etc.	Staff time/coordination with school and students.	N/A		
C	4.1.1c	Agency Resources, Operations and Customer Service	Continue to use the Mead Messenger as a method to distribute information to the community.	Staff time/coordination or cost to hire part-time marketing/public relations person.	N/A		
C	4.1.1e	Agency Resources, Operations and Customer Service	Work with alternative providers and partners to distribute information about events, programs and opportunities.	Staff time/coordination or cost to hire part-time marketing/public relations person.	N/A		
C	4.1.3	Agency Resources, Operations and Customer Service	Develop and promote recreational activities that at least "occasionally" attract outside visitors (per the community survey).	Staff time/coordination or cost to hire part-time marketing/public relations person.	N/A		
C	6.2.3	Partnerships and Regional Planning	Contact nearby recreation providers to discuss partnering opportunities in order to provide inclusive and therapeutic recreation programs and activities to residents of the area with learning and physical disabilities.	Staff time/coordination or cost to hire part-time marketing/public relations person.	N/A		
C	6.2.8	Partnerships and Regional Planning	Establish a 501c3, not-for-profit "Friends" of the Mead Open Space and Parks, which would create a fund-raising entity for the parks, open space and trails development and sponsorship. This group would then be eligible for nonprofit status and tax benefits.	Staff coordination time and volunteer time for those part of the "friends" board.	N/A		



Mid-Term - 2015-2018

Priority	Strategy Number(s)	Category	Strategy Description	Cost Estimate	Maintenance Cost Estimate	Strategy Leader	Strategy Team
A	1.1.13a; 1.1.13b; 1.1.13c	Facility Improvements and Development	<p>Margil 1 - Expand the playground area by removing a portion or all of the shrub area between the street and the play area. Where shrubs are not removed, add weed control fabric before replacing mulch.</p> <p>Consider adding additional equipment such as riders or rockers if there is room within the playground boundary.</p> <p>Install concrete curbing around the playground which will contain the play surfacing and reduce maintenance issues.</p>	<p>Weed fabric and mulch replacement - \$250-\$700 total est.</p> <p>TBD based on type and number of riders or rockers. Est. \$2,000 to \$6,000 total.</p> <p>Concrete curbing - \$18.00/lf; est. 150 to 220 lf = \$2,700 to \$4000 total cost.</p>	<p>Mulch replenishment - every other year, partial replacement, (\$80/cubic yard) = est. \$65-\$175 plus labor.</p> <p>Playground safety inspection – yearly – staff time</p>		
A	1.1.13d	Facility Improvements and Development	Margil 1 - Replace playground surfacing material as needed, specifically with material approved for safety surfacing use.	TBD based on type and quantity needed.	If surfacing is chips or similar, will need to be replenished or redistributed yearly to high use areas (at the bottom of slides, under swings, etc.). This applies to all playgrounds in the system.		
A	1.1.13e	Facility Improvements and Development	Margil 1 - Remove and replace walk adjacent to playground to reduce the drop from the walk into the playground area.	Demolition plus replacing 1,360 sf and/or regrading/retaining wall, etc. - Est. \$3,000 to \$10,000	Snow removal will depend on number and size of snow storm. Typically calculated on an hourly basis (est. \$90/hr for labor/equipment) with a 4-wheeler/blade.		
A	1.1.13f	Facility Improvements and Development	Margil 1 - Make sure fall zones around equipment still meet safety standards as playground improvements are made.	TBD - cost should be negligible unless curb or walks need to be moved to comply.	See 1.1.13d regarding replenishment of surfacing material if appropriate. Otherwise N/A.		
A	1.1.13g	Facility Improvements and Development	Margil 1 - Redesign and/or remove all or part of the shrub bed area west of the playground and replace with a dryland seed for less maintenance. Where shrubs are not removed, add weed control fabric before replacing mulch.	Demolition plus \$250-\$700 for fabric and new mulch.	<p>Approximately \$0.03/sf annually for mowing seeded areas - for broadleaf weed control, broadleaf herbicide treatment, spot or area weed control treatment, and over seeding.</p> <p>Shrub bed mulch replenishment - every other year, partial replacement, (\$80/cubic yard).</p> <p>General weeding in the shrub bed area - \$0.03 sf/year.</p>		
A	1.1.13h	Facility Improvements and Development	Margil 1 - Add additional trash receptacles, including one at the shelter and one at the playground near the street (to accommodate playground users and students at the school bus stop).	\$600 to \$800 each = \$1,200 to \$1,600 total	Trash pickup - cost of labor only. Otherwise, once installed cost is nominal other than for unexpected graffiti/damage mitigation.		
A	1.1.13i	Facility Improvements and Development	Margil 1 - Evaluate adding a full or ½ size basketball court to the park.	est. \$15,000 to \$45,000	Once installed, cost is nominal other than for unexpected graffiti/damage mitigation on hoops and nets.		
A	1.1.14	Facility Improvements and Development	Margil 2 and 3 - Add a soft surface or hard surface trail in these parcels, connecting to each other as well as to Margil 1, Tincup Lane, Homestead Drive, and Silver Fox Court. Also include amenities such as trash cans and dog stations, and if appropriate, benches.	2900 lf = \$32,000 for 5' soft surface; \$93,000 for 8' concrete.	<p>Mowing trail edges (assumes 16 times per year, both sides of the trail) - \$0.24/linear foot per year (one mower width wide (36" +/-) only) = est. \$700 per year.</p> <p>Crusher fines material can be stockpiled. assume approximately 2% of the crusher fines material needs to be replaced per year = 290 sf (4" depth) per year for an 5' trail = \$435 per year installed cost.</p> <p>Snow removal (hard surface trail only) will depend on number and size of snow storm. Typically calculated on an hourly basis (est. \$90/hr for labor/equipment) with a 4-wheeler/blade.</p>		



Mid-Term - 2015-2018

Priority	Strategy Number(s)	Category	Strategy Description	Cost Estimate	Maintenance Cost Estimate	Strategy Leader	Strategy Team
A	1.2.1a	Facility Improvements and Development	Increase water conservation through upgrades or repairs to irrigation systems.	Staff time and materials, TBD based on parts. Cost savings - water conservation.	No additional maintenance cost once installed. Same as existing systems.		
A	1.2.1e	Facility Improvements and Development	Plant native grasses and shrubs in hard to mow areas.	Plantings - \$1.50 to \$4.00/sf	Approximately \$0.03/sf annually for mowing seeded areas - for broadleaf weed control, broadleaf herbicide treatment, spot or area weed control treatment, and over seeding.		
A	2.1.1	Facility Improvements and Development	Explore the establishment of a community/recreation center through re-use (rental or purchase) of an existing structure, construction of a metal building or joint use development with a neighboring community. The space should accommodate flexible meeting space, an area for work-out equipment and classrooms for fitness programs.	\$5.00-\$11.00/sf to rent, \$55-\$70/sf to purchase. If constructing - review/permitting fees plus construction costs. 50x50' Metal Building with concrete foundation - \$20-\$50 /sf Plus equipment and finishing costs.	Staff time - daily to clean/maintain. Staff time for daily operations. Staff/instructor time for classes. Staff and maintenance costs to repair/replace equipment. Utility cost to heat/cool and provide lighting.		
A	2.1.3a	Facility Improvements and Development	Liberty Ranch 2 - Add ballfields and associated parking and utilities to meet the needs of the community and the shortfall of facilities noted on the Level of Service Analysis.	\$1,400,000 to \$1,600,000	Field Prep during season - 6 days a week - Staff time, materials, equipment Manicured turf maintenance - \$0.10 per sf per year (includes weekly mowing, spring, summer and fall fertilizing and aeration). = est. \$27,400 per year. Trash pickup of park sites will vary, but likely be a lump sum per week year-round. Fence maintenance - as needed - staff time Utilities Staff time to operate, stock and maintain concession stand/restroom building.		
A	2.1.3b	Facility Improvements and Development	Liberty Ranch 2 - Add soccer/multi-purpose fields and associated parking and utilities to meet the needs of the community and the shortfall of facilities noted on the Level of Service Analysis.	\$775,000 to \$900,000	Field Prep for games during season - 1-2 days a week - Staff time, materials, equipment Manicured turf maintenance - \$0.10 per sf per year (includes weekly mowing, spring, summer and fall fertilizing and aeration). = est. \$27,400 per year. Trash pickup of park sites will vary, but likely be a lump sum per week year-round.		
A	2.2.1	Facility Improvements and Development	Complete the connection between the Feather Ridge trail and the east end of Founders Park; this should include a pedestrian crossing and appropriate signage, striping, etc. on 3rd Street / CR 7.	See 1.1.9a (short-term high priority) for cost estimate	See 1.1.9a (short-term high priority) for cost estimate		

Mid-Term - 2015-2018



Priority	Strategy Number(s)	Category	Strategy Description	Cost Estimate	Maintenance Cost Estimate	Strategy Leader	Strategy Team
A	2.2.2	Facility Improvements and Development	Make a concrete trail connection from Founders Park along 3rd Street / CR 7 to Mead High School (22). This can occur within the ROW and/or on either side of the roadway (and can cross back and forth if necessary) or meander within the parcels adjacent to the roadway depending on conditions and land owner cooperation.	est. 3.85 miles. 8' concrete trail = \$650,500	Mowing trail edges (assumes 16 times per year, both sides of the trail) - \$0.24/linear foot per year (one mower width wide (36"+/-) only), = est. \$4,880 per year. Snow removal will depend on number and size of snow storm. Typically calculated on an hourly basis (est. \$90/hr for labor/equipment) with a 4-wheeler/blade.		
A	2.2.3	Facility Improvements and Development	Develop a concrete trail connection between downtown Mead and Mead Ponds along Welker Avenue/CR 34 (21). This can occur within the ROW and/or on either side of the roadway (and can cross back and forth if necessary) or meander within the parcels adjacent to the roadway depending on conditions and land owner cooperation.	est. 1.50 miles. 8' concrete trail = \$254,000	Mowing trail edges (assumes 16 times per year, both sides of the trail) - \$0.24/linear foot per year (one mower width wide (36"+/-) only) = \$1,900 est per year. Snow removal will depend on number and size of snow storm. Typically calculated on an hourly basis (est. \$90/hr for labor/equipment) with a 4-wheeler/blade.		
A	2.3.1	Facility Improvements and Development	Ensure that trail locations are sensitive to the natural environment, being routed to maximize views of adjacent natural landscapes, while also minimizing impact upon that landscape.	Consultant design fees. These would be comparable to design fees with or without these site considerations.	N/A. May actually cost less if located in less sensitive areas.		
A	4.1.1d	Agency Resources, Operations and Customer Service	Consider adding a LED or letter marquee near Town Hall or in a prominent location in town to distribute information about events, registration deadlines, new programs and important town meetings.	Cost based on size and type of sign, est. \$7,000 to \$15,000	Staff time to update messaging. Staff time for intermittent maintenance and for unexpected graffiti/damage mitigation		
A	4.2.1	Agency Resources, Operations and Customer Service	Continue to train personnel in more than one facet of the job related to park and recreation service, in the event that someone is unavailable for an extended period; the level of service to the community is not affected.	Staff time	N/A		
A	5.1.8a	Agency Resources, Operations and Customer Service	Consider contracting out mowing or maintenance tasks in the parks when the level of maintenance needed exceeds the staff resources (personnel and equipment). This is especially important before the Town is large enough to accommodate a separate parks maintenance department.	Staff time to establish written maintenance standards, advertise RFP for services, select contractor, develop and execute a contract, oversee contractor performance.	Manicured turf maintenance - \$0.10 per sf per year (includes weekly mowing, spring, summer and fall fertilizing and aeration). Mowing trail edges (assumes 16 times per year, both sides of the trail) - \$0.24/linear foot per year (one mower width wide (36"+/-) only) = est. \$7,224 per year. Trash pickup of park sites will vary, but likely be a lump sum per week year-round. Snow removal (hard surface trail only) will depend on number and size of snow storm. Typically calculated on an hourly basis (est. \$90/hr for labor/equipment) with a 4-wheeler/blade.		
A	7.1.2	Funding and Financial Sustainability	Align and update impact fee levels with the funding required for recommended parkland acquisition, equipment and facility development and set fees at a level that supports the growing park and recreation needs of the community.	Staff and Board time to complete and authorize the increase.	N/A		



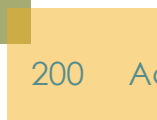
Mid-Term - 2015-2018

Priority	Strategy Number(s)	Category	Strategy Description	Cost Estimate	Maintenance Cost Estimate	Strategy Leader	Strategy Team
B	1.1.2a	Facility Improvements and Development	Ames Park - Add signage next to CR 34 – either a “Welcome to Mead” or an “Ames Park” sign or both.	Cost based on size and type of sign, est. \$4,000 to \$9,000	N/A once installed unless need for graffiti/damage mitigation.		
B	1.1.2b	Facility Improvements and Development	Ames Park - Add identification signage at the parking lot.	Cost based on size and type of sign, est. \$900-\$1,200 total	N/A once installed unless need for graffiti/damage mitigation.		
B	1.1.7a	Facility Improvements and Development	Ames Park - Replace the skate park with a newer design made of concrete instead of wood and metal (which are intended for short-term use). Get a group of youth involved in the design and development process. Add security lighting in this area when constructed.	Est. \$100,000 to \$150,000 depending on design	Maintenance costs for safe operation may actually decrease with installation of concrete. Volunteer and community service time can be used for major cleaning projects. Trash pickup – cost of labor only. Likely a lump sum per week year-round.		
B	1.1.7d	Facility Improvements and Development	Ames Park - Consider adding a drinking fountain near the restroom or picnic shelters.	Est. \$6,500	Maintenance - weekly cleaning/upkeep - staff time. If needing to be winterized, add fall and spring service times.		
B	1.1.7e	Facility Improvements and Development	Ames Park - Add perennial and shrub plantings to add color and enhance the park entrance or other key areas.	\$2.50-\$4.00/sf for plantings	General weeding in the planting bed area - \$0.03 sf/year.		
B	1.1.7f	Facility Improvements and Development	Ames Park - Add security lighting near bridge.	Lights - \$4,000 ea. Plus cost of running electrical lines.	Nominal cost once installed. Bulb replacement schedule would vary based on the type of light.		
B	1.1.10c	Facility Improvements and Development	Founders Park 1 - Add at least two benches along the trail.	\$1,200 each = \$2,400	N/A once installed unless need for graffiti/damage mitigation.		
B	1.1.12	Facility Improvements and Development	Liberty Ranch 1 - Integrate this parcel into the site design and development of the Liberty Ranch 2 parcel via trails, landscape and fencing.	\$4.00/sf for concrete walks. Landscape - \$1.50 to \$4.00/sf 3-rail Fencing - \$22/linear foot	Maintenance costs will depend on ownership of improvements. Manicured turf maintenance - \$0.10 per sf per year (includes weekly mowing, spring, summer and fall fertilizing and aeration). Shrub bed mulch replenishment - every other year, partial replacement, (\$80/cubic yard). General weeding in the shrub bed area - \$0.03 sf/year. Trash pickup of park sites will vary, but likely be a lump sum per week year-round. Snow removal (hard surface trail only) will depend on number and size of snow storm. Typically calculated on an hourly basis (est. \$90/hr for labor/equipment) with a 4-wheeler/blade.		
B	1.1.16a	Facility Improvements and Development	North Creek - Resurface basketball court.	\$7,500 to \$15,000	Once completed, cost is nominal other than for unexpected graffiti/damage mitigation on hoops and nets and sealant of playing surface.		
B	2.3.2	Facility Improvements and Development	Work to increase arts and cultural activities within the Town parks, as well as promoting its history and heritage through special events, in order to draw more heritage and cultural tourists to the area.	Staff time/coordination or cost to hire part-time marketing/public relations person.	N/A other than event-specific clean-up, which may or may not be shared with event promoter		



Mid-Term - 2015-2018

Priority	Strategy Number(s)	Category	Strategy Description	Cost Estimate	Maintenance Cost Estimate	Strategy Leader	Strategy Team
B	2.3.3	Facility Improvements and Development	Revise the minimum number of acres noted for Community Parks in the 2009 Land Use Code Section 16-2-112(2)(d) to be 20 acres instead of 30 acres.	Staff, Legal and Board Time to revise the Code	N/A		
B	5.1.5	Agency Resources, Operations and Customer Service	Document information in regard to park and recreation facilities and amenities, such as "as-builts," age and maintenance logs.	Staff time to develop methods and format for tracking such information, and staff time for acquiring or creating such documents.	N/A		
B	5.1.6; 5.1.6a	Agency Resources, Operations and Customer Service	Develop a life-cycle assessment and preventative maintenance program for both maintenance equipment and park facility equipment (fencing, lighting, playground equipment, etc.). This should provide annual costs to maintain areas and recommend when replacement of assets should occur. The life-cycle assessment on maintenance equipment should also include a depreciation schedule on the vehicles, mowers, etc.	Staff time to develop methods and format for tracking such information, and staff time for acquiring or creating such documents.	N/A		
B	6.2.1	Partnerships and Regional Planning	Continue to work with the school district and other partners to provide recreational opportunities within existing school buildings and community facilities as well as additional partnership opportunities.	Staff and school district time to coordinate use agreements and additional partnerships.	N/A		
B	6.2.4	Partnerships and Regional Planning	Investigate and implement partnerships to reduce costs or share expenses for the development of new facilities or programs, specifically with the following agencies: Town of Berthoud, Carbon Valley Recreation District, City of Longmont, St. Vrain Valley School District, and community and faith-based organizations. These collaborations will be especially important to developing indoor recreation facilities, as well as regional trail networks and connections.	Town of Mead staff time and other agency's staff time.	N/A		
B	6.2.7	Partnerships and Regional Planning	The Town of Mead should be aware of and participate in (when realistic) include Longmont's Regional Trails planning effort, Union Reservoir Recreation Master Plan, Firestone's efforts to create a regional trail connection through St. Vrain State Park, and Berthoud's future development at Heron Lake.	Town of Mead staff time and other agency's staff time at meetings. Town of Mead staff time contacting agencies and/or tracking such efforts in order to be aware of such events.	N/A		
B	7.1.10	Funding and Financial Sustainability	Apply for state and federal grants for the development of trails, walking paths and bike lanes (i.e. -National Recreational Trails Program, Colorado Conservation Trust Fund, Safe Routes to School Grants, Colorado State Trails Program, Colorado Walks, etc.)	Staff time and/or consultant cost to write grant application. Staff time/coordination or cost to hire part-time marketing/public relations/fund-raising person.	N/A		
C	1.1.2	Facility Improvements and Development	Add park identification signs in all parks.	Cost based on size and type of sign, est. \$900-\$1,200 per sign = est. \$15,000-\$20,000 total	N/A once installed unless need for graffiti/damage mitigation.		
C	1.1.2c	Facility Improvements and Development	Feather Ridge 1 – Add identification sign at the west end of this trail and a trail network map somewhere along its length.	Cost based on size and type of sign, est. \$900-\$1,200 total	N/A once installed unless need for graffiti/damage mitigation.		
C	1.1.8b	Facility Improvements and Development	Work with the HOA to add additional benches along the trail in the open space of Coyote Run 6 (HOA owned and maintained).	Est. \$1,000 to \$1,200 per bench	N/A once installed unless need for graffiti/damage mitigation.		



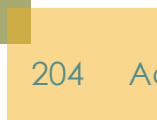
Mid-Term - 2015-2018

Priority	Strategy Number(s)	Category	Strategy Description	Cost Estimate	Maintenance Cost Estimate	Strategy Leader	Strategy Team
C	1.1.9c	Facility Improvements and Development	Feather Ridge 1 - Add additional trees for shade on the south side of the trail if possible.	\$350/each	Irrigation to trees until established. Wrapping/unwrapping trees for first 3-5 years - \$5.50 each per year Pruning, fertilization, insecticide treatment, winter watering - \$0.50 per tree per year. This applies to all trees in all parks, not just newly installed plant material.		
C	1.1.17a	Facility Improvements and Development	Town Hall Park - Consider changing the volleyball court to sand with rentable nets available at Town Hall.	Est. \$4,000-\$6,000	N/A unless permanently installed, then removal/maintenance during bad weather/off-season may be appropriate.		
C	1.2.1c	Facility Improvements and Development	Engage the use of solar energy for light fixtures and buildings, as upgrades or repairs are made to roofs, park lighting, etc.	TBD based on installation size and type. Evaluate long-term cost savings when evaluating	TBD - based on agreement with solar company, who may provide maintenance.		
C	3.1.1	Recreation Programming	As programs expand, registration policies and methods should be developed so that registration is readily accessible and provides priority for town residents.	Staff time - developing policies and internal processing methods.	N/A		
C	3.1.4; 3.1.4a	Recreation Programming	Develop creative programming such as exer-gaming and geocaching which ties together technology and physical activity. This may be a means of getting teens and young adults more physically active. These can be include independent activities supported by small amenities placed in the parks (geocaching), or as part of a program offering (exer-gaming (Wii or similar) tournaments, exer-gaming drop-in hours, or a geocaching competition).	Staff time to coordinate exer-gaming equipment and location, placing geocaching in the parks, etc. Staff/volunteer or instructor time for organized activities or events.	N/A		
C	3.1.5b	Recreation Programming	Programs for ages 65+ could include activities such as socials, breakfasts, coffee meetings, guest speakers, walking groups, additional fitness classes, card game tournaments, book clubs (or other clubs such as quilting, scrapbooking, automotive, etc.), pot lucks, day trips, lifestyle classes (finances, internet research, computer program education, creating photo albums online, travel, etc.), grandparent-grandchild events or classes.	Staff time to coordinate and promote activities. Staff/volunteer or instructor time for organized activities or events.	N/A		
C	3.1.6	Recreation Programming	Consider hiring someone to coordinate/direct activities (part-time to start), or someone that can do both activities coordination and the marketing as noted in Strategy 4.2.5.	Staff time/coordination or cost to hire part-time marketing/public relations/fund-raising person.	N/A		
C	4.1.3b	Agency Resources, Operations and Customer Service	Increase marketing efforts of existing agricultural or fishing attractions (a.k.a – agritourism) to both residents of and visitors to the region and state.	Staff time/coordination or cost to hire part-time marketing/public relations/fund-raising person.	N/A		
C	4.1.3c	Agency Resources, Operations and Customer Service	Develop or support events that use Mead facilities as a destination, stop or location. These could include, but are not limited to regional bike rides/races, triathlons, fund-raising walks, adventure races, tours, competitive events, etc.	Staff time/coordination or cost to hire part-time marketing/public relations/fund-raising person.	N/A		
C	4.1.4	Agency Resources, Operations and Customer Service	Target both children and parents in an informational campaign explaining how recreation activities can help provide a fun, enjoyable way for youth to stay fit and healthy.	Staff time/coordination or cost to hire part-time marketing/public relations/fund-raising person.	N/A		

Mid-Term - 2015-2018



Priority	Strategy Number(s)	Category	Strategy Description	Cost Estimate	Maintenance Cost Estimate	Strategy Leader	Strategy Team
C	4.1.5	Agency Resources, Operations and Customer Service	Consider acting as a central clearinghouse to promote information, transportation and/or access to other recreation centers, as well as partnering with other agencies and jurisdictions until the resources are available for the Town to construct and operate its own indoor recreation facility.	Staff time to organize and track the information of other agencies.	N/A		
C	4.2.5	Agency Resources, Operations and Customer Service	Delegate a staff member or contract out the work for someone to focus on regional marketing efforts and coordination. This will increase the regional awareness of the Town of Mead and encourage collaborative efforts on events, marketing materials, and facilities.	Staff time/coordination or cost to hire part-time marketing/public relations/fund-raising person.	N/A		
C	6.1.3	Partnerships and Regional Planning	Develop formalized contracts and Intergovernmental Agreements (IGAs) if trails between agencies connect or joint purchase of open space occurs, to clearly understand and define responsibilities between agencies.	Staff and legal time, board time to develop and finalize documents as they occur (purchases, trail connections, etc.)	N/A		
C	7.1.5	Funding and Financial Sustainability	Investigate higher or additional user fees for special events, athletic leagues and other programs as the economy rebounds and residents' willingness to pay increases.	Staff time, board review to increase fees.	N/A		
C	7.1.7	Funding and Financial Sustainability	Track direct and indirect costs of all programs, establish a philosophy on a program's benefit to the community, determine cost recovery goals, and set pricing based on the community's values and Town's goals.	Staff Time to track costs, establish philosophy, goals and set pricing.	N/A		
C	7.1.9	Funding and Financial Sustainability	Work to develop sponsorship and naming rights for facility development and sustained maintenance from individuals as well as companies.	Staff time/coordination or cost to hire part-time marketing/public relations/fund-raising person.	N/A		
C	7.1.9b	Funding and Financial Sustainability	Promote sponsorship and presentation sponsorships to individuals and local or regional companies for facility improvements and long-term maintenance.	Staff time/coordination or cost to hire part-time marketing/public relations/fund-raising person.	N/A		
C	7.1.9c	Funding and Financial Sustainability	Promote Presentation Sponsorships to individuals and local or regional companies for the upkeep or maintenance of specific amenities.	Staff time/coordination or cost to hire part-time marketing/public relations/fund-raising person.	N/A		
C	7.1.11	Funding and Financial Sustainability	Work to increase the diversity of youth programs to include educational, arts and culture by applying for grant funding in these program areas.	Staff time and/or consultant cost to write grant application. Staff time to coordinate and operate the programs.	N/A		



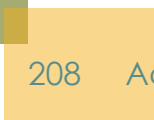
Long Term - 2019-2021

Priority	Strategy Number(s)	Category	Strategy Description	Cost Estimate	Maintenance Cost Estimate	Strategy Leader	Strategy Team
A	1.1.5	Facility Improvements and Development	At the time playground equipment is replaced at a neighborhood park (Feather Ridge, Founders Park, or North Creek), obtain input from the neighborhood and understand the primary demographic of users. Standard equipment could be replaced with amenities that are geared towards ages 2-5, ages 5-12 or teens based on the needs of the neighborhood.	\$10,000 to \$50,000 per playground structure x 3 = \$30,000 to \$150,000 total	Mulch refreshment - every other year, partial replacement, est. \$65-\$175 plus labor for each location. Playground safety inspection – yearly – staff time		
A	1.1.8c	Facility Improvements and Development	At the time of adjacent development, Coyote Run 7 should be integrated into the open space or park design for the adjacent parcels or the acreage of this parcel should be reapplied towards parks within that adjacent development.	TBD based on final design.	TBD based on final design.		
A	1.1.16b	Facility Improvements and Development	North Creek - If/when residential development occurs directly to the east and the west of this neighborhood, establish a trail corridor along the drainage channel in North Creek and connect this community with the new neighborhoods.	See 2.2.5g (long-term C priority) for entire trail length and assoc. costs	See 2.2.5g (long-term C priority) for entire trail length and assoc. costs		
A	2.2.4	Facility Improvements and Development	Work with adjacent jurisdictions to develop regional trail connections along roadways or through other areas.	TBD based on length and cost-sharing	TBD based on final design and cost sharing.		
A	2.2.5	Facility Improvements and Development	Work with the ditch companies and appropriate land owners to make connections noted as park/open space or proposed bike/pedestrian trails on the comprehensive plan along irrigation and drainage corridors. These specifically include:	See below:	See below:		
A	2.2.5b	Facility Improvements and Development	Develop a trail connection from Mead Ponds south to St. Vrain State Park, tying in at approximately the intersection noted in 2.2.5a. The trail will follow the natural drainage which runs west of the existing Liberty Ranch subdivision and into St. Vrain St. Park at approximately the intersection of CR 26 and CR 7. (9)	est. 5.7 miles; 8' soft surface trail = \$530,000	Mowing trail edges (assumes 16 times per year, both sides of the trail) - \$0.24/linear foot per year (one mower width wide (36" +/-) only) = est. \$7,224 per year. Crusher fines material can be stockpiled, assume approximately 2% of the crusher fines material needs to be replaced per year = 4,815 sf (4" depth) per year for an 8' trail = \$7,224 per year installed cost. Snow removal (hard surface trail only) will depend on number and size of snow storm. Typically calculated on an hourly basis (est. \$90/hr for labor/equipment) with a 4-wheeler/blade.		
A	2.2.5c	Facility Improvements and Development	Develop a trail connection from Mead Ponds south to Foster Reservoir along the irrigation ditch, crossing CR 7 near Highway 66. (10)	est. 4.66 miles; 8' soft surface trail = \$433,000	Mowing trail edges (assumes 16 times per year, both sides of the trail) - \$0.24/linear foot per year (one mower width wide (36" +/-) only) = est. \$5,905 per year. Crusher fines material can be stockpiled, assume approximately 2% of the crusher fines material needs to be replaced per year = 3,937 sf (4" depth) per year for an 8' trail = \$5,905 per year installed cost.		



Long Term - 2019-2021

Priority	Strategy Number(s)	Category	Strategy Description	Cost Estimate	Maintenance Cost Estimate	Strategy Leader	Strategy Team
A	2.2.6a	Facility Improvements and Development	Develop a loop trail around Highland Lake (15).	est. 1.47 miles; 8' soft surface trail = \$136,600	Mowing trail edges (assumes 16 times per year, both sides of the trail) - \$0.24/linear foot per year (one mower width wide (36" +/-) only) = est. \$1,863 per year. Crusher fines material can be stockpiled. assume approximately 2% of the crusher fines material needs to be replaced per year = 1,242 sf (4" depth) per year for an 8' trail = \$1,863 per year installed cost. Snow removal (hard surface trail only) will depend on number and size of snow storm. Typically calculated on an hourly basis (est. \$90/hr for labor/equipment) with a 4-wheeler/blade.		
A	4.2.3; 4.2.3a	Agency Resources, Operations and Customer Service	Plan for additional maintenance staff and also consider establishing staff specifically for the maintenance and upkeep of parkland and indoor recreation facilities. This will be especially important in the future if the Town is maintaining active recreation facilities, such as a recreation center, ballfields and multi-purpose fields, as those facilities typically require additional hours for specific building systems, game preparation tasks such as preparing infields, lining ballfields and turf fields, setting up goals, flags, etc.	TBD based on maintenance tracking of current tasks, which will determine a need for full-time, part-time, specialists, etc. Cost will be based on salaries and benefits for employees hired.	N/A		
A	4.2.4; 4.2.4a	Agency Resources, Operations and Customer Service	Invest in recreation management software system that is compatible with online services as the programs and facilities grow. This will not only increase the ease of participant registration, but also provide a consistent tracking system for participation trends, revenue generation and the allocation of resources.	If appropriate, consider a Tracking software such as RecPro (includes digital registration capabilities, POS, field scheduling, facility rentals, etc.), software prices start at \$5,000	Annual fee, TBD		
A	5.1.6b	Agency Resources, Operations and Customer Service	The life-cycle assessment of playgrounds, shelters, ball fields and other park amenity features should assess costs and be reflected in budgets for replacements of major facilities and minimize interruptions of service to park users.	Staff time to develop methods and format for tracking such information, and staff time for acquiring or creating such documents.	Budget TBD based on time and type of replacement required. However, by tracking, yearly budgeting for such replacements should minimize surprise costs.		
A	5.1.8	Agency Resources, Operations and Customer Service	Consider establishing a separate Department or a Division within Public Works dedicated to the maintenance and upkeep of the parks at a time in which the amount of park maintenance exceeds the personnel and equipment resources of the Public Works department.	Staff / board time to determine whether this is a viable idea and at what point it should be implemented. Staff time for training, organization, etc. once separation is created.	N/A		
A	6.2.5	Partnerships and Regional Planning	Work with Longmont and other adjacent communities to establish "urban shaping open space buffers" through a range of appropriate techniques, with specific focus on preserving farmland and designating open space and trails.	Staff time - coordination with adjacent communities. Cost related to land TBD based on cost sharing for purchase of land or creation of conservation easements, etc.	TBD based on ownership, cost sharing, etc.		



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Priority	Strategy Number(s)	Category	Strategy Description	Cost Estimate	Maintenance Cost Estimate	Strategy Leader	Strategy Team
A	6.2.6	Partnerships and Regional Planning	Coordinate any trail plans with other entities in order to prevent conflicting plans and to achieve consistent construction standards and connections.	Staff time - design coordination. Staff time - construction coordination	TBD based on ownership, cost sharing, etc.		
A	7.1.1	Funding and Financial Sustainability	The Town's maintenance budget is currently \$435 per acre. The Town needs to work to increase the Department's maintenance budget approximately 10% a year for the next 10 years towards the goal of being more in alignment with the regional average of \$2,474 per acre per year, as well as to accommodate maintenance of developing facilities such as Liberty Ranch 2.	est. \$5,368 to \$12,660 increase per year.	N/A		
A	7.1.6	Funding and Financial Sustainability	Develop user fee-based, self-sustaining programs, as well as setting the Town up to gain voter approval for long-term operations and maintenance funding either through a future local property or sales tax or developing a regional park and recreation district.	TBD based on program costs, future funding amount, etc.	N/A		
B	1.2.1; 1.2.1b	Facility Improvements and Development	When interior fixtures are replaced or repaired, install water-saving devices.	TBD based on fixture. Cost savings - water conservation.	N/A		
B	2.1.2; 2.1.2a	Facility Improvements and Development	Evaluate the local need and demand and consider some extreme and alternative sports in facility planning for future community, regional or special use parks. This includes BMX (non-motorized tracks or parks), paintball, mountain biking tracks, climbing, skateboarding and inline skating/hockey facilities. Specifically consider adding these to the north area of Ames Park.	TBD based on design and type.	TBD based on size, complexity and type as well as whether volunteer or private organizations could/would maintain and/or operate such facilities.		
B	2.2.4a	Facility Improvements and Development	Develop a trail connection to northern Longmont from the west side of Mead (18).	TBD based on length and cost-sharing	TBD based on length and cost-sharing		
B	2.2.4b	Facility Improvements and Development	Develop a trail connection to Berthoud from the north side of Mead, possibly along CR 1 or CR 7, (19, 20).	TBD based on length and cost-sharing	TBD based on length and cost-sharing		
B	2.2.5d	Facility Improvements and Development	Develop a trail connection from Foster Reservoir south to St. Vrain State Park, running east of the Mead High School (13).	est. 1.14 miles; 8' soft surface trail = \$106,200;	Mowing trail edges (assumes 16 times per year, both sides of the trail) - \$0.24/linear foot per year (one mower width wide (36" +/-) only) = est. \$1,445 per year. Crusher fines material can be stockpiled. Assume approximately 2% of the crusher fines material needs to be replaced per year = 963 sf (4" depth) per year for an 8' trail = \$1,445 per year installed cost.		
B	2.2.5e	Facility Improvements and Development	Develop a trail connection starting from between Highland Lake Cemetery and Highland Lake south to Mead Ponds and south of CR 34 (3).	est. 1.54 miles; 8' soft surface trail = \$143,200; 8' concrete trail = \$260,200	Mowing trail edges (assumes 16 times per year, both sides of the trail) - \$0.24/linear foot per year (one mower width wide (36" +/-) only) = est \$1,952 per year. Crusher fines material can be stockpiled. Assume approximately 2% of the crusher fines material needs to be replaced per year = 1,300 sf (4" depth) per year for an 8' trail = \$1,952 per year installed cost. Snow removal (hard surface trail only) will depend on number and size of snow storm. Typically calculated on an hourly basis (est. \$90/hr for labor/equipment) with a 4-wheeler/blade.		



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Priority	Strategy Number(s)	Category	Strategy Description	Cost Estimate	Maintenance Cost Estimate	Strategy Leader	Strategy Team
B	2.2.5f	Facility Improvements and Development	Develop a trail connection from west of Highland Lake Cemetery along the Conservation Easement south to Mead Ponds (12).	est. 1.2 miles; 8' soft surface trail = \$112,000; 8' concrete trail = \$203,000	Mowing trail edges (assumes 16 times per year, both sides of the trail) - \$0.24/linear foot per year (one mower width wide (36" +/-) only) = est \$1,520 per year. Crusher fines material can be stockpiled. Assume approximately 2% of the crusher fines material needs to be replaced per year = 1,014 sf (4" depth) per year for an 8' trail = \$1,520 per year installed cost. Snow removal (hard surface trail only) will depend on number and size of snow storm. Typically calculated on an hourly basis (est. \$90/hr for labor/equipment) with a 4-wheeler/blade.		
B	2.2.5l	Facility Improvements and Development	Develop a trail connection from Margil Farms west across CR 7 and then southwest to Highland Lake (8).	est. 2.37 miles; 8' soft surface trail = \$220,300 ; 8' concrete trail = \$400,500	Mowing trail edges (assumes 16 times per year, both sides of the trail) - \$0.24/linear foot per year (one mower width wide (36" +/-) only) = est. \$3,005 per year. Crusher fines material can be stockpiled. Assume approximately 2% of the crusher fines material needs to be replaced per year = 2,002 sf (4" depth) per year for an 8' trail = \$3,005 per year installed cost. Snow removal (hard surface trail only) will depend on number and size of snow storm. Typically calculated on an hourly basis (est. \$90/hr for labor/equipment) with a 4-wheeler/blade.		
B	2.2.6; 2.2.6b	Facility Improvements and Development	Develop a loop trail around Lake Thomas (16).	est. 3.21 miles; 8' soft surface trail = \$298,300; 8' concrete trail = \$542,400	Mowing trail edges (assumes 16 times per year, both sides of the trail) - \$0.24/linear foot per year (one mower width wide (36" +/-) only) = est. \$4,068 per year. Crusher fines material can be stockpiled. Assume approximately 2% of the crusher fines material needs to be replaced per year = 2,712 sf (4" depth) per year for an 8' trail = \$4,068 per year installed cost. Snow removal (hard surface trail only) will depend on number and size of snow storms. Typically calculated on an hourly basis (est. \$90/hr for labor/equipment) with a 4-wheeler/blade.		



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Priority	Strategy Number(s)	Category	Strategy Description	Cost Estimate	Maintenance Cost Estimate	Strategy Leader	Strategy Team
B	2.2.8	Facility Improvements and Development	Work with the railroad to explore options to use the railroad corridor running through town to create a pedestrian/bike connection from southwest to northeast (Longmont to Johnstown and Milliken (17)). A program similar to other "rails with trails" programs throughout the United States could be used, see appendix for sources regarding this type of trail program.	Est. 7.0 miles. TBD based on cost sharing and final design.	Mowing trail edges (assumes 16 times per year, both sides of the trail) - \$0.24/linear foot per year (one mower width wide (36" +/-) only) = est. \$8,870 per year. Snow removal (hard surface trail only) will depend on number and size of snow storms. Typically calculated on an hourly basis (est. \$90/hr for labor/equipment) with a 4-wheeler/blade. If crusher fines is used, approximately 2% of the material needs to be replaced per year (4" depth).		
B	7.1.9a	Funding and Financial Sustainability	Promote the development of capital funds to develop new facilities through corporate sponsorships and naming rights.	Staff time/coordination or cost to hire part-time marketing/public relations / fund-raising person.	N/A		
C	1.1.3	Facility Improvements and Development	The Town's parks and recreation programs as well as both indoor and outdoor facilities should strive to be universally accessible.	TBD based on needed retrofits and new design elements.	N/A. Part of the general facility maintenance, no additional cost.		
C	1.1.4	Facility Improvements and Development	When replacing site furniture, (including picnic tables and benches) replace with products that are more vandal-resistant than others.	similar cost to standard furniture	N/A once installed unless need for graffiti/damage mitigation.		
C	2.2.5a	Facility Improvements and Development	Develop a trail connection west to Longmont Area from south of CR 34 at approximately CR 3 (2).	est. 1.54 miles; 8' soft surface trail = \$143,200; 8' concrete trail = \$260,200	Mowing trail edges (assumes 16 times per year, both sides of the trail) - \$0.24/linear foot per year (one mower width wide (36" +/-) only) = est. \$1,952 per year. Crusher fines material can be stockpiled. Assume approximately 2% of the crusher fines material needs to be replaced per year = 1,301 sf (4" depth) per year for an 8' trail = \$1,952 per year installed cost. Snow removal (hard surface trail only) will depend on number and size of snow storms. Typically calculated on an hourly basis (est. \$90/hr for labor/equipment) with a 4-wheeler/blade.		
C	2.2.5g	Facility Improvements and Development	Develop a trail connection from Highland Lake east to Interstate 25. The corridor would run through the North Creek subdivision, connecting to the Feather Ridge trail at CR 34.5 and 3rd Street and continuing southeast to Interstate 25 (14).	est. 2.22 miles; 8' soft surface trail = \$206,000; 8' concrete trail = \$375,000	Mowing trail edges (assumes 16 times per year, both sides of the trail) - \$0.24/linear foot per year (one mower width wide (36" +/-) only) = est. \$2,814 per year. Crusher fines material can be stockpiled. Assume approximately 2% of the crusher fines material needs to be replaced per year = 1,875 sf (4" depth) per year for an 8' trail = \$2,814 per year installed cost. Snow removal (hard surface trail only) will depend on number and size of snow storms. Typically calculated on an hourly basis (est. \$90/hr for labor/equipment) with a 4-wheeler/blade.		



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Priority	Strategy Number(s)	Category	Strategy Description	Cost Estimate	Maintenance Cost Estimate	Strategy Leader	Strategy Team
C	2.2.5h	Facility Improvements and Development	Develop a trail connection from Interstate 25 and north of CR 34 southeast to Lake Thomas (5).	est. 1.27 miles; 8' soft surface trail = \$113,000; 8' concrete trail = \$214,600	Mowing trail edges (assumes 16 times per year, both sides of the trail) - \$0.24/linear foot per year (one mower width wide (36" +/-) only) = est. \$1,610 per year. Crusher fines material can be stockpiled. Assume approximately 2% of the crusher fines material needs to be replaced per year = 1,073 sf (4" depth) per year for an 8' trail = \$1,610 per year installed cost. Snow removal (hard surface trail only) will depend on number and size of snow storms. Typically calculated on an hourly basis (est. \$90/hr for labor/equipment) with a 4-wheeler/blade.		
C	2.2.5i	Facility Improvements and Development	Develop a trail connection from Interstate 25 and north of Adams Avenue east to Lake Thomas (4).	est. 1.15 miles; 8' soft surface trail = \$106,400	Mowing trail edges (assumes 16 times per year, both sides of the trail) - \$0.24/linear foot per year (one mower width wide (36" +/-) only) = est. \$1,457 per year. Crusher fines material can be stockpiled. Assume approximately 2% of the crusher fines material needs to be replaced per year = 972 sf (4" depth) per year for an 8' trail = \$1,457 per year installed cost. Snow removal (hard surface trail only) will depend on number and size of snow storms. Typically calculated on an hourly basis (est. \$90/hr for labor/equipment) with a 4-wheeler/blade.		
C	2.2.5j	Facility Improvements and Development	Develop a trail connection from Lake Thomas east to the Front Range Trail Corridor along the Saint Vrain River (6).	est. 2.64 miles; 8' soft surface trail = \$245,800 ; 8' concrete trail = \$446,000	Mowing trail edges (assumes 16 times per year, both sides of the trail) - \$0.24/linear foot per year (one mower width wide (36" +/-) only) = est. \$3,345 per year. Crusher fines material can be stockpiled. Assume approximately 2% of the crusher fines material needs to be replaced per year = 2,230 sf (4" depth) per year for an 8' trail = \$3,345 per year installed cost. Snow removal (hard surface trail only) will depend on number and size of snow storms. Typically calculated on an hourly basis (est. \$90/hr for labor/equipment) with a 4-wheeler/blade.		











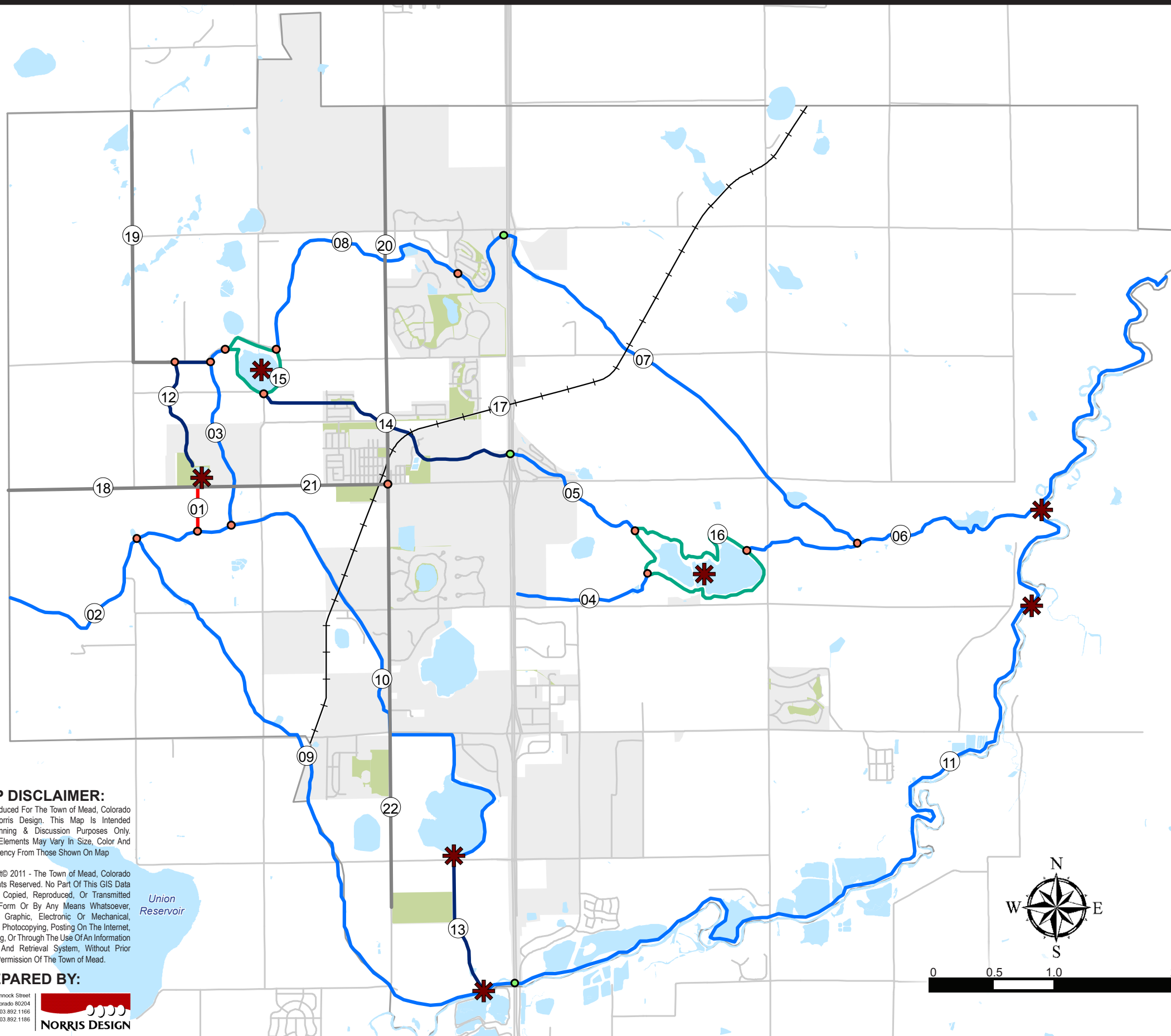
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Priority	Strategy Number(s)	Category	Strategy Description	Cost Estimate	Maintenance Cost Estimate	Strategy Leader	Strategy Team
C	2.2.5k	Facility Improvements and Development	Develop a trail connection from Margil Farms (Margil 1) northeast to cross I-25 near CR 38 and then southeast to the Lake Thomas/Saint Vrain Corridor noted in 2.2.5j (7).	est. 4.71 miles; 8' soft surface trail = \$437,400; 8' concrete trail = \$795,800	Mowing trail edges (assumes 16 times per year, both sides of the trail) - \$0.24/linear foot per year (one mower width wide (36" +/-) only) = est. \$5,969 per year. Crusher fines material can be stockpiled. Assume approximately 2% of the crusher fines material needs to be replaced per year = 3,979 sf (4" depth) per year for an 8' trail = \$5,969 per year installed cost. Snow removal (hard surface trail only) will depend on number and size of snow storms. Typically calculated on an hourly basis (est. \$90/hr for labor/equipment) with a 4-wheeler/blade.		
C	2.2.7	Facility Improvements and Development	Work in conjunction with regional efforts to develop a section of the Front Range Trail corridor along the St. Vrain River on Mead's Planning Influence Area's eastern boundary as well as desired connections and links to Mead trails (11).	TBD based on cost sharing and final design.	TBD based on cost sharing and final design.		
C	6.2.2	Partnerships and Regional Planning	Investigate the potential to work with the St. Vrain Valley School District to provide transportation for youth to events or sport leagues, to share resources to potentially develop future joint-use athletic facilities.	TBD based on cost sharing and final design.	TBD based on final design and cost-sharing and maintenance agreements.		



RECOMMENDED TRAILS MAP

- | | | | |
|---|-------------------------------------|---|-------------------|
|  | CONNECTION |  | ROAD CORRIDOR |
|  | IRRIGATION / DRAINAGE CORRIDOR |  | EXISTING PARKS |
|  | IRRIGATION / DRAINAGE ROAD CORRIDOR |  | LAKES |
|  | LOOP |  | RAILROAD CORRIDOR |



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