

# *Town of Mead*

## *Open Space Plan*



Prepared by the  
Open Space Committee

March 10, 2008



# Acknowledgements

## **Town of Mead Board of Trustees**

- Mayor Richard W. Macomber
- Trustee Robert J. Acker
- Trustee Debra E. Brodhead
- Trustee John R. Heard
- Trustee Fred J. Meine
- Trustee Pro-Tem Ursula J. Morgan
- Trustee Gerard Torres

## **Open Space Committee**

- James Lang, Chair
- Michael Benson
- Jeff Engelman
- Jim Lemons
- Marge Mercurio

## **Photography**

- Sheila Koenig (Cover Photo)
- Jeff Engelman

## **Staff and Consultants**

- Dan Dean, Town Manager
- Christine Strickland, Colorado Open Lands
- Brad Goetz, Landscape Architect, Studio BCG
- Michael Brake, JR Engineering

## **Agencies**

- Berthoud Open Space Personnel
- Boulder County Parks and Open Space Committee
- City of Longmont Department of Community Development, Division of Parks and Recreation, Open Space and Trails
  - Dan Wolford, Superintendent of Open Space & Trails
- Firestone Open Space Personnel
- St. Vrain State Park
  - Bob Finch, Park Manager

## **Prior Involvement**

- Ariel Steele, Boulder Open Space
- Michael D. Friesen, AICP, M.P.A. – previous Town Manager
- Previous Open Space Committee Members
  - Bob Acker
  - Carol Mauch
  - Laurel Mayhew

## References

- Berthoud Parks, Open Space, Recreation, and Trails Master Plan
- Boulder County Open Space Plan
- City of Longmont Open Space and Trails Master Plan
- St. Vrain Greenway Master Plan
- Town of Mead Comprehensive Plan
- Weld County Comprehensive Plan

## Summary of Changes

Date	Details
12 Dec 2005	First published version
24 Feb 2008	<ul style="list-style-type: none"> <li>• Miscellaneous spelling and grammar corrections</li> <li>• Updated pictures</li> <li>• Added information to Section 1: Introduction</li> <li>• Updated Section III: Definition and Functions, Part H: Trails</li> <li>• Added an intro to Section V: Open Space Management</li> <li>• Section VI: Trails Management                             <ul style="list-style-type: none"> <li>○ Updated the intro</li> <li>○ Updated Part C: Construction &amp; Design, Bullet 6</li> <li>○ Updated Part F: Operations</li> </ul> </li> <li>• Rename Section VII.B to Communications and updated the contents.</li> <li>• Removed Section IX – Implementation Tools</li> <li>• Replace contents of Appendix C: Criteria Form</li> <li>• Updated Appendix D: Map</li> <li>• Added Appendix E: Potential Open Space Areas</li> <li>• Added Appendix F: Potential Regional Trail Connections</li> </ul>
10 Mar 2008	<p>Incorporated items specified by the Board of Trustees when they approved the plan.</p> <ul style="list-style-type: none"> <li>• Added secondary potential Open Space areas to the map.</li> <li>• Added comments after the Parks &amp; Recreation Committee to allow the town to designate the committee responsible for trails.</li> </ul>

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## Section I: Introduction

The Town of Mead is currently a small, rural town (estimated 2005 population of 2,600) located in an area that is rapidly changing in character due to accelerated growth and development. It is evolving from a farm and railroad town to a rural bedroom community for surrounding cities. Mead is located one mile west of Interstate 25, and two miles north of State Highway 66.

The Town of Mead (hereafter “Town” or “Mead”) originated in the 1870s in the Highland Lake settlement at what is now the intersection of Weld County Roads 5 and 36. Highland Lake was created by damming North Creek and still serves area agricultural and recreational activity. The Highland Lake Church survives today and is on the National Register of Historic Places. In the early 1900s, the Great Western Sugar Company started the Great Western Railway to connect processing plants located in Longmont and Greeley with a rail line just a few miles from the Highland Lake area.



Photo courtesy of Sheila Koenig

In 1906 Paul Mead, a member of the founding family of Highland Lake who owned land through which the railroad traversed, created a town at the intersection of Weld County Roads 7 and 34 to take advantage of the economic opportunities this transportation link provided. The historic, rural character of the Highland Lake settlement provides a context for the Town in terms of preserving the heritage, open feel, and rural way of life that makes Mead unique.

The 2004 Mead Comprehensive Plan (MCP) includes goals for preserving open space and developing a town-wide trail system. In September 2004, the Mead Open Space Committee (hereafter “Committee”) was created (see Appendix A: Open Space Ordinance on page 22) to augment the wonderful efforts of the Town’s Parks & Recreation Committee and for the purpose of preserving open

space land in an environment of rapid local development.

The first Mead Open Space Plan (MOSP) was created in late 2005. In February of 2006, the first grant was submitted for a Conservation Easement. In December of 2006, the first Conservation Easement was acquired.

The MOSP is one of the implementation tools of the MCP. The vision is to preserve the unique, rural living atmosphere of the Town, developing an integrated trail system, providing greenbelt buffering in and around the Town, protecting habitats, agricultural, and historical areas,

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and providing open space as an amenity for the community. This is discussed in more detail in Section II: Objective Statement. Section III: Definition and Functions describes an integrated system of parks, open space, and trails to connect subdivisions and other elements of the community with a consistent plan, signage, and set of regulations, as well as connections to systems outside Mead such as the St. Vrain Greenway. In Section IV: Policies and Procedures are outlined for various aspects of open space and trails including acquisition, preservation, and management.

Although Mead is legally a municipality, the heart of Mead as a community is with its citizens. It is imperative to involve the citizens of Mead in the open space and trails process. The Committee conducted a survey of residents in April 2005 to elicit community response on possible open space initiatives and programs. Additional concepts for establishing strong public relations are described in Section VII: Public Relations, with an emphasis on a two-way dialog consisting of resident feedback, disclosure to citizens of our intent, educating the residents about the context and maintenance of open space, and continuing communication of important issues.

## Section II: Objective Statement

### A. Mission

“The Open Space Committee works to acquire natural habitat and undeveloped land that is then used for cultural amenities and to preserve the fundamental nature of rural living in the community.”

### B. Vision

The Committee has established the following vision, based heavily on the citizen survey conducted in April 2005 (not necessarily in order of priority):

1) *Provide Open Space as an amenity for the community*

Provide an amenity of large acreage with trees and grass suitable for spending an afternoon walking and/or reconnecting with nature, but not maintained to municipal park standards.

2) *Preserve Rural Living Atmosphere*

Preserve the open, rural, small town feel of the Town.

3) *Establish Trail System*

Develop and maintain a regional pedestrian/bicycle trail system. It is anticipated that the Committee will focus on regional trail connections, with the Parks & Recreation Committee focusing on local trails which connect residential areas with community facilities such as schools, parks, and places of employment.

4) *Secure Greenbelt Buffer in and Around Town*

Provide greenbelt open space buffers between Mead and adjoining communities, between residential and non-residential development, and around community service areas.

5) *Protect Habitats, Agricultural and Historic Areas*

Preserve and protect habitats, ecosystems, agricultural lands, forests and trees, and sites of historic significance.

## Section III: Definition and Functions

### A. Mead Area of Influence

The 2004 MCP covers all land within the Town's corporate limits and its planning area, except for property that is already within the boundaries of other municipalities. This is the Mead Area of Influence (MAI). Roughly, the MAI is bounded by WCR 40 to the north, WCR 1 to the west, and WCR 17 to the east, with a variable boundary on the south that includes the St. Vrain River to the south east. (See the MCP for more details.)

### B. Open Space

Open space can be defined as land that is intentionally left free from future development. Open space areas fulfill the goal of promoting a healthy relationship between people and the environment. Open space land is intended for passive recreation use as defined in Section III:G on page 5, and types of open space were noted in Section II:B on page 3. Equipment or facilities that may be installed in or at the edges of open space lands include trails, viewing platforms, interpretive signage, shade shelters, picnic areas, environmentally designed restroom facilities, and other structures of minimal invasiveness, but not those that would induce active recreational uses.

Open space can be publicly or privately owned.

Property adjacent to land that cannot be developed, such as floodplains, wetlands, steep slopes, water bodies, and river bluffs, are reasonable candidates for open space acquisition. Access to fragile areas should be prohibited or very limited.

Open space may include properties that could be developed, but for which development is deliberately withheld in some fashion. For example, agricultural land that is still being farmed or ranched can be designated as open space. Such land may continue to be privately owned.



Photo courtesy of Sheila Koenig

### C. Parks

Parks is a term generally used to refer to certain community facilities that are developed open space (i.e. containing recreational facilities or structures). This is opposed to open space that is left undeveloped, meaning the land is left in its natural state or contains very minimal intrusions of facilities or structures. Parks can be considered developed in the sense that they are usually turfed and have structures such as recreational features. They are also typically publicly owned. In general, Town parks fall under the jurisdiction of the Parks & Recreation Committee.

## **D. Lakes**

Highland Lake is historically significant in the founding of the Town. Other major lakes in the vicinity, whether natural or created by damming and being fed by irrigation ditches, include Mulligan Lake, Mulligan Reservoir, Lake Thomas, Union Reservoir, Sanborn Reservoir, and Foster Reservoir. Some lakes, such as the Barbour Ponds in St. Vrain State Park, were created by gravel mining in river bottoms. The water in lakes is usually owned by a ditch company, water district, or municipality, but the recreational use rights may be owned by or leased to others. Lakes may be considered as part of either parks or open space depending on their usage.

## **E. Wetlands**

Wetlands perform many valuable functions including storm water management, groundwater recharge, and the provision of habitats for many types of flora and fauna. Preservation of wetlands also provides visual open spaces with developing areas of the community. The Town should protect all identified wetlands during the review process of development proposals consistent with Federal and other regulations.

## **F. Watersheds, Streams, and Ditches**

The majority of the Town lies in the St. Vrain River watershed and a small portion to the north lies in the Little Thompson River watershed. Because irrigation ditches cannot usually be eliminated and cannot provide much, if any, kind of recreational value they should not be included when counting a developer's required dedication of parks or open space acreage. An adjacent bicycle/pedestrian trail may count. All trees located along ditches should be preserved to the greatest extent possible. In general, surface water is a desirable quality near open space and includes edges of surface water, the water itself, and stream corridors. All waterways, water bodies, and wetlands should have a buffer adjacent to them. The amount of buffer that is appropriate will vary based on individual circumstances. Bodies of water generally should have a larger buffer than those for waterways.

## **G. Passive Recreation**

Passive Recreation is defined as outdoor activities that create opportunities for independence, closeness to nature, and a high degree of interaction with the natural environment and which require no organization, rules of play, facilities, or the installation of equipment, other than those which may be necessary to protect or enhance the natural environment. The setting for passive recreation is a predominantly natural-appearing environment of moderate to large size. There is a moderate probability of experiencing isolation from the sights and sounds of other humans. Interaction between visitors is low, and evidence of others ranges from minimal to common. For further information on policies regarding acceptable passive recreation please see Section IV:J on page 12.

## **H. Trails**

The Mead Regional Trails are designed to connect Mead to regional parks and trail systems. The Open Space Committee will focus on the Regional Trails unless the town designates a committee with jurisdiction over local trails. Trails designed to connect various neighborhoods within the community to schools, parks, and places of employment are part of the Local Trails

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system. Local Trails are to be planned and developed by the Parks & Recreation Committee. Regional Trails can be implemented using a variety of surfaces to support diverse usage, as detailed in Section VI: Trails Management on page 16.

### I. Building Setbacks

The Committee recommends that minimum setbacks for buildings constructed on lands adjacent to open space be enacted.



Photo courtesy of Sheila Koenig

## Section IV: Policies and Procedures

The Town is prepared to use a variety of means to preserve open space and prime agricultural land. Individuals interested in selling land to the Town should be aware of potential significant tax advantages associated with the sale. Possible methods of land acquisition are described below.

### A. Methods of Open Space Preservation and Acquisition

#### 1) *Subdivision Dedication*

When unincorporated areas annex to the Town and are subdivided for development, the developer must dedicate a combination of neighborhood parks and open space, the proportion of which is determined on a case-by-case basis. The formula is 0.08 acres per dwelling unit for residential developments and 8% of total acreage for commercial developments as provided for in the Mead Municipal Code.

The Committee recommends that over the long term, land dedication rather than cash-in-lieu represents a better value for the citizens of the Town. If a cash-in-lieu transaction is absolutely necessary, the resulting funds should be split between the Open Space and Park Funds. The Committee also encourages the Town to leverage relationships with developers at an early stage whereby the developers would be responsible for the actual purchase of open space property if it is not provided for within their developments.

#### 2) *Purchase of Land*

This means obtaining full land ownership rights.

#### 3) *Purchase of Land Through Transfer of Development Rights*

The term “development rights” means a property owner’s right to develop or build on the property in some fashion, based on its zoning or other land use approvals. A transfer of development rights (TDR) can be formulated whereby the seller can apply those rights to a different piece of property, and the seller’s property is then converted into open space. This is usually a three-party transaction, because it requires a seller (the “sending site”), a buyer (the “receiving site”) [unless a transfer is being done within the holding of the seller, sometimes known as a transfer of density], and the municipality all to agree on the arrangement.

Because other properties of course also have development rights, the transferred rights are either additive rights or require a more complex evaluation of revised zoning for the receiving site, and thus the municipality has to agree to the transaction, since it has zoning powers. A municipality should establish eligibility criteria for consideration of TDRs. In addition, a seller could potentially hold the development rights for a later transfer, or sale and transfer, to another property where the development can occur, if there is presently no buyer – subject, of course, to eventual approval of the municipality. Thus the values of TDRs and the resulting purchase price of the land (which is much less than if the development rights remained attached) are highly

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negotiable, and dependent on the individual circumstances.

### 4) *Life Estate*

This means a legal agreement between a landowner and a government or land trust that transfers ownership of the land, but allows the landowner to continue living on the property until the owner chooses to move away or dies. Public access is generally at the discretion of the former landowner during the course of his or her residence.

### 5) *Purchase of a Conservation Easement*

Where public ownership of the land itself is not essential to the public interest, the Town may acquire an interest through a conservation easement, legally termed as a “deed on conservation easement in gross.” Conservation easements usually serve two primary purposes: 1) to reduce the amount of development that can occur on the property and/or 2) to assure that the property and its environmental, cultural and/or open space values are preserved and managed to meet a public policy objective. A conservation easement is tailored to the specific property to be covered, remains with the land in perpetuity unless otherwise provided in the deed of easement, leaves the land in private ownership, and usually does not permit public access. Conservation easements are especially well-suited to preserving prime agricultural land.

### 6) *Bargain Sale*

This is merely a purchase in which a landowner sells property to the Town at a price below the fair market value. The purchase can either be full land purchase or a conservation easement. Usually the landowner can take a tax deduction (treated like a charitable contribution) for the difference between the fair market value, as determined by a certified appraisal, and the sale price.

### 7) *Purchase of Land with Leaseback*

As part of the land purchase contract the Town agrees to lease the land back to the seller for a specified time, typically for continuation of farming.

### 8) *Donation of Land or Conservation Easement*

In this case the landowner donates land or deeds a conservation easement to the Town and uses the value of the donation as a tax deduction.

### 9) *Intergovernmental Transfers (lease or patent)*

The Town may lease land from the Colorado State Board of Land Commissioners (the agency overseeing land which generates state revenue for schools) and may acquire land from this agency.

10) *Intergovernmental Agreements*

The Town is willing to work cooperatively with municipalities and counties on open space preservation near the Town's boundaries. This may result in the joint purchase of open space by the Town with the State of Colorado, other towns, cities, or counties. Additionally, the Town may work with towns, cities, and counties to develop intergovernmental agreements (IGAs) for master plans of future land uses in areas near the participating municipalities. An IGA may have an open space preservation component, or it may simply identify where annexation and urban development will occur during the term of the agreement.

## **B. Acquisition Policies and Guidelines**

The Committee will use the following policies as guidelines when determining the suitability of a plot of land for open space acquisition, in addition to the sample guideline document reproduced in Appendix C: on page 31.

- 1) In reviewing development or other land use application the Town shall consider the open space values and other characteristics which contribute to the open and rural character of the Town.
- 2) The Committee shall advise the Town Board of Trustees (hereafter "Town Board") on the preservation, acquisition, and management of open space including recreation resources.
- 3) Purchases of land for open space require approval by the Town Board after review and recommendation by the Committee.
- 4) In developing management plans for open space areas, Committee volunteers shall solicit public participation of interested individuals, community organizations, and adjacent landowners. Plans shall be reviewed by the Committee and recommended for adoption by the Town Board.
- 5) Significant changes to overall management direction or techniques shall be presented by the Committee to the Town Board before a decision is made.
- 6) Natural amenities should be considered on their own merits, regardless of location.

## **C. General Land Purchasing Procedures**

The following checklist outlines the general procedures to be used by the Town to acquire open space. It does not, however, identify all potential steps, transactions, or documents that may be necessary in different cases.

- 1) The Committee solicits landowner or the landowner inquires about a possible sale with the Town.
- 2) The Committee performs an initial investigation – acreage, location, type of sale desired (full land purchase versus conservation easement), and so forth.
- 3) The Committee meets with the Town Board in Executive Session to determine an interest level and the next steps to be taken.
- 4) Grant programs are contacted regarding the suitability of the land for programs.
- 5) The Town Attorney or a hired specialist well-versed in open space land purchases completes a letter of intent signed with the landowner, including contingencies for grant funding and deposit of earnest money.

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- 6) After receiving a signed letter of intent from the landowner, grant applications are prepared and submitted (note: GOCO grant cycles are only every 6 months and others are usually yearly).
- 7) Complete due diligence:
  - a) Prepare a formal contract, and if a deed of conservation easement is involved finalize the terms of the conservation easement. Town Board approval on the final contract is obtained.
  - b) Once a signed letter of intent is obtained:
    - i. Order a title commitment
    - ii. If outright purchase, explore easements on the land
    - iii. If conservation easement, research to see if there is a mortgage or deed of trust on the land and get it subordinated
    - iv. Check for mineral rights on leases
  - c) Complete an appraisal (required for grant funding).
  - d) If appropriate, complete a land survey.
  - e) Complete a Phase I Environment Site Assessment to determine if there are any environmental problems (required for GOCO funding).
  - f) Prepare closing documents.
  - g) Prepare a baseline inventory (a document detailing the current condition of the property - required for GOCO funding).
- 8) Grant money is approved and received.
- 9) The formal deal closes.
- 10) The Committee proposes a management plan for the new property and submits it for Town Board approval.

## D. Updating the Plan

A progress report should be issued to the Town Board at least quarterly, with the plan being updated annually for the first 3 years (2006, 2007, and 2008) because it is anticipated that numerous changes will occur during this time. After that the plan should be reviewed every 3 years and updated as needed to reflect a change in priorities, changing needs and desires of the community, changes in funding mechanisms, and other impacts on the program.

## E. Funding

The impetus for an open space program began with the Town's impact fee study in 1999, which was the basis for establishing an impact fee system, one fee of which is for acquisition of open space. Sources of funding include:

- 1) Direct funding is available from impact fees generated from developments in the Town. To stretch these precious, nonrenewable dollars, a multifaceted funding plan must be developed (See Section IV:A on page 7 for alternative methods of obtaining open space). Open space impact fees should be used where appropriate when there is no other source of funding.
- 2) Great Outdoors Colorado (GOCO) is a designation of lottery funds to increase the amount of money available to local governments for open space through both an increase of the per-capita distribution and a local grant for open space. It is the intent to pursue this to the fullest extent possible.

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- 3) Other grant programs, such as The Farm and Ranch Land Protection Program, are also available and will be pursued whenever possible.
- 4) A sales, use, or property tax could be passed to expand the Town's existing open space program. A ballot initiative should be pursued, perhaps preceded by a survey to test for public support of such a measure.
- 5) A non-profit foundation could be set up to collect tax-deductible contributions used solely for open space initiatives. Such gifts could be not only monetary, but also land, development rights, and so forth.

## **F. Relationship with Parks and Recreation Committee**

A strong relationship must be maintained between the Open Space Committee and the Parks & Recreation Committee, who both share common resources, goals, and funding issues and sources. The Parks & Recreation Committee has already laid the groundwork for many projects that will overlap with the goals of Open Space, including obtaining grants, acquiring land, parks and facilities, and planning for trails. Some open space acquisitions may eventually become parks. It is intended that the Mead trail system be jointly planned and developed by the Open Space and Parks & Recreation Committee (unless the town designates a committee with jurisdiction over local trails).

## **G. Conservation and Preservation**

The Committee should identify and work to assure the preservation of environmental conservation areas, critical wildlife habitats and corridors, natural areas, natural landmarks, historic and archaeological sites, and significant agricultural land. Significant natural communities, rare plant sites, wetlands, and other important stands of vegetation, such as willow carrs, should be conserved and preserved.

## **H. Creatures Policy**

The Town prohibits introduction of creatures (exotic, domestic animals, and/or wildlife) including but not limited to fish, birds, rodents, and reptiles, to all open space areas. The Town reserves the right to relocate, introduce, reintroduce, or populate open space areas with responsible choices of creatures appropriate for the specific environment to which they would be placed. Forethought and care should be given to the right location and use of the parcel. Current guidelines from County and State resources should be reviewed any time a proposal for creature inhabitation is considered. This includes, for example, the introduction of fish species to a pond site. Creature management decisions will be made by the Town to enhance, protect, and maintain open space areas for the good of the Town.



Photo courtesy of Sheila Koenig

### **I. Weeds and Plants Policy**

Through its weed management programs, the Town should discourage the introduction of exotic or undesirable plants, and will work to eradicate existing infestations through the use of Integrated Weed Management (plan detailing management principles for noxious weeds in natural areas) throughout open space areas. The Town will work with neighboring communities to coordinate this effort in, on, and around connecting areas.

Care and forethought should be taken when placing vegetation in open space areas, including trees and plants. The Town will use all currently available research and resources to identify plant selections which would enhance the given site. Appropriate choices would consider the environment, climate, water resources, designated parcel use, and scenic nature of the open space parcel under analysis. Consideration should also be given to enhance current and future wildlife habitats, especially in circumstances where endangered species are involved.

### **J. Recreational Use of Open Space**

- 1) Recreational use of Town open space land may be permitted where such use is consistent with the management plan for the property and does not adversely impact natural and cultural resources or other management objectives. The Committee and Town Board will consider the best interest of the property when determining use guidelines not specifically listed below. In all cases recreational use shall be passive, and as each parcel is individually evaluated, parameters will be established for all proposed activities. Only limited development and maintenance of facilities will be provided.
  - a) Acceptable uses include: hiking, photography or nature studies, art, fishing, jogging, non-motorized boating, picnicking, reading, and wildlife viewing.
  - b) Activities which are NOT acceptable on open space parcels include, but are not limited to: organized sports, hunting, target shooting, launching hot air balloons, and motorized vehicle use of any kind, except for designated agriculture and municipal maintenance equipment.
  - c) Activities that should be considered on a case-by-case basis include bicycling and horseback riding.
- 2) Accessibility should be provided for special populations such as disabled persons, young people, and senior citizens on a system-wide basis. Language translations shall be addressed on an as-needed basis.

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- 3) Permits for special uses or events on Town open space shall be evaluated for their impacts to natural and cultural resources as well as other management objectives and maintenance considerations. Users will be responsible for restoration of open space lands after approved events are completed. Such requests will be reviewed and must be approved by the Town.
- 4) Any development of facilities on open space land shall be based on a plan approved by the Town Board after review by the Committee.
- 5) Dog leash regulations of the Mead Municipal Code shall be enforced.
- 6) All open space lands will have a no-alcohol policy.

### **K. Public and Private Partnerships**

- 1) The Town shall consider for possible acquisition those lands within or near the Town which are owned and may be disposed of by other governmental agencies.
- 2) The Town may promote and participate in partnership projects for open space acquisition and trail development outside the community. In addition, the Town should work with other local, regional, and state governments to develop and implement protection plans for issues such as surface and underground water quality, wildlife habitat, protection of native vegetation and elimination of non-native invasive vegetation, and so forth.
- 3) The Town shall cooperate with the owners of privately owned open space, including conservation easements, to protect their interests from public trespass.
- 4) The Town, through the Committee, shall work with foundations, trusts, developers, ditch and utility companies, and others from the private and public sectors in furtherance of the Town's open space objectives by encouraging land donations, dedication, easements, and by providing and informing the public of incentives for preservation.
- 5) The Town may utilize Intergovernmental Agreements to encourage the preservation of open space lands and the protection of the rural and open character of the Mead area.

## Section V: Open Space Management

**Appendix E:** highlights an area that has potential as Open Space. Property within the potential Open Space area may receive priority over other areas. However, areas outside the highlighted area may also be considered.

### A. Signage

- 1) Parcels with anticipated access will have a free-standing sign, similar to park signs, and will be designed to allow visibility from a distance. The signs should include the property name, open space and trails logo, and funding source. Parcels acquired jointly with other entities should include logos of all the participating entities.
- 2) Boundary signs will be included for parcels not open to public access, such as lands leased for agricultural use or having a conservation easement. Information on the sign should include a statement indicating that the property is funded by taxpayers, as well as identification as an “agricultural preserve” or other notation, as appropriate, so the public may understand and appreciate the values of the parcel.
- 3) Information kiosks may also be provided as needed. The kiosk will be similar design to the free-standing sign with a shadow box design and protective covering for printed materials. The kiosk should contain a locator map of the open space, as well as seasonal information or information of specific interest to the parcel. Pamphlet boxes may also be provided.

### B. Furnishings and Amenities

Consistent benches, trash receptacles, and signage will be necessary. Toilet facilities may be necessary. The goal is to convey to the user that the open space and trails throughout Mead are all part of the same system. Permanent toilets and other such structures on open space lands should have a similar architectural style with natural materials and using earth tone and green colors, including signage.

### C. Naming of Properties

The naming of open space parcels should follow the same policy and procedure as for park planning. Parcels may be named for a natural landmark, natural feature or habitat in the vicinity of the site, or a person or family who meets one or more of several criteria for worthiness. The Committee will recommend a name to the Town Board, who will confirm the name by resolution.

### D. Memorials

It is common for the public to desire to memorialize a loved one through a memorial bench, tree, or other furnishing. Appropriate areas should be designated and standardized plaques utilized for memorial parks, open space, benches, trees, and furnishings. The cost of the memorial will be borne by the requester. The Committee may request memorials that tie into the rich local history.

## **E. Control Issues**

Design issues relative to access, fencing, or other “control” issues shall be determined on a case-by-case basis.

## **F. Hours of Operation**

The hours of operation for all open space, parks, and trails shall be from sunrise to sunset unless otherwise specified.



Photo courtesy of Sheila Koenig

## Section VI: Trails Management

A bicycle/pedestrian trail system provides opportunities for recreation, exercise, and for transportation to key community facilities, such as parks and schools, as well as commuting potential to key employment centers. Through development of an extensive trail system, Mead can provide residents with safe pedestrian and bicycle access to community facilities, while reducing dependency on the automobile as the only viable transportation option.

A trail system can be thought of in three different aspects: as a community facility, as part of an integrated transportation network, and as a component of parks (local trails) and open space (regional trails). The Open Space Committee will work collaboratively with the Parks & Recreation Committee (unless the town designates a committee with jurisdiction over local trails) to ensure harmonic connections between the Local Trails and Regional Trails.

**Appendix F:** provides concept corridors for the location of the Regional Trail connectors. Other locations may also be considered.

### A. Trailheads

With respect to trailheads, traffic safety is important. Trailheads should occur where roads intersect trails and a suitable pull-out or curb cut can be attained, especially in rural areas. Some trailheads may need to provide safe parking options. Trailheads will be marked with a trail marker that designates what activities are appropriate for the trail, as well as trail specific information, such as distance or direction.

### B. Trail Types

Soft surface trails will be the preferred open space trail type. Standard and hard surface trails are only envisioned if connectivity to a local trail system through open space property is desired.

#### 1) *Soft Surface*

The Soft Surface trail category can be broken into the Gravel (or crusher fines) category and the Single Track (dirt trail) category. A Single Track trail would be most appropriate when the open space surrounding the trail is too delicate to support a more structured trail, the area is remote, a more natural trail is appropriate, or where the goal of the trail is to offer a more natural experience. The trail surfacing may be upgraded to the Gravel category in some instances to provide for universal accessibility to specific features; for example, wildlife viewing areas where traffic intensity is greater or where erosion control is necessary.

#### 2) *Standard Trails*

Standard Trails consist of an 8 foot wide concrete surface with 3 foot wide crushed gravel side surface as a “fall zone.” Concrete should be 6” thick. This type of trail is ideal for multiple uses, including running, walking, hiking, mountain and road biking, rollerblading, and so forth. This is the standard suggested by the MCP.

3) *Hard Surface*

The Hard Surface trail category includes an 8 foot wide concrete surface only. There may be space limitations or other reasons why the side surface would not be included. In built-up areas of the Town or along major spines, a hard surface might be more appropriate to use for commuting.

### **C. Construction and Design**

- 1) Trails and trailheads shall be planned, designed, and constructed to avoid or minimize the degradation of natural and cultural resources, especially riparian areas and associated wildlife habitats.
- 2) Adverse effects on private lands shall be minimized insofar as possible by trail and trailhead placement, posting of rules and signs against trespassing, installation of containment fences where critical, and any other appropriate measures.
- 3) The Town shall acquire trail rights-of-way through purchase, lease, donation, or dedication from any public or private entity. When appropriate and beneficial, existing roads and rights-of-way will be used.
- 4) Trails shall provide for pedestrian, equestrian, bicycle, and/or other non-motorized uses, where each is warranted. Incompatible uses shall be appropriately separated.
- 5) Special considerations shall be given to rights-of-way needed for pedestrian, bicycle, and/or other uses (such as equestrian) during the design and construction of road improvements.
- 6) The Regional Trails will be implemented as soft surface trails to provide a natural experience and minimize construction cost. As usage and/or maintenance increases, the trails may be converted to the Mead Standard Path for a pedestrian/bicycle trail. This is an eight foot wide concrete path with 3 foot gravel sides.
- 7) Design issues should include studies to ensure that trail locations are sensitive to the natural environment, are being routed to maximize views of adjacent natural landscapes, avoid safety problems to the greatest extent possible, and take into account similar geographical considerations.
- 8) Trails may be located adjacent to existing irrigation ditches, but plans should be coordinated with the relevant ditch companies.

### **D. Acquisition**

Trail acquisition should focus on missing links, land acquisition, easement acquisition, partnering with other agencies, and developer requirements. Trail implementation can be done in other ways besides land acquisition and use of open space funding for construction. Partnering with other agencies, including counties, the state, and private developers can stretch limited funds. Easements can be obtained through purchase or land dedication requirements. Developers can be required to provide segments of trail in appropriate locations as part of the subdivision or site plan approval process.

## **E. Linkage**

- 1) The Town shall work through various recognized trail groups to assure linkage of municipal and county trails. The groups include but are not limited to:
  - a) 52-85 Trails Group
  - b) Berthoud Parks, Open Space, Recreation and Trails
  - c) Colorado State Parks groups, such as the Front Range Trail and St. Vrain State Park
  - d) Firestone Parks and Open Space
  - e) Longmont – St. Vrain Greenway
- 2) Where appropriate, trails should be incorporated into and provided by new developments and linked to established trails if possible.

## **F. Operations**

Trail management will consist of maintaining trail surfaces and related features such as parking lots and furnishings. Regular maintenance will be required for trash bins and portable toilets. Trail maintenance will include clearance trimming, removal of fallen branches, debris, and other obstacles. Snow removal and regular sweeping is not anticipated. The Committee will work closely with the Parks & Recreation Committee (or designated committee with jurisdiction over local trails) when upgrading the trails from the Soft Surface category to the Mead Standard Trail category.

## Section VII: Public Relations

The relationship of the Committee with the residents of Mead is critical. The residents represent the heart of the Town and any official action, philosophy, or statement from this Committee should necessarily reflect the ideals of our community. In fact, there are many issues that the residents need to communicate to the Committee concerning their needs, desires, and opinions. For this reason, this plan is based in part on an initial survey conducted in the Town's March-April 2005 newsletter. Questions, methods, results, and comments from the survey are included in Appendix B. Future surveys would be handled similarly in subsequent editions of the MOSP.

In addition, there are many issues that the Committee needs to educate the residents about, such as ways to donate land and/or development rights to the Town, and the significant tax benefits associated with such a transaction. Also, some open space may be acquired to protect fragile ecosystems or working agricultural land which require access to be denied or severely limited to the general public. The reasons why this is so may not be readily apparent to the residents and needs to be explained.



Photo courtesy of Jeff Engelman

### A. Open Space Educational Issues

- 1) What open space is and why it is important to our community.
- 2) The mission of the Committee.
- 3) The funding for the project and how it is available.
- 4) That funding is also allowed to be used for management, maintenance, and limited development.
- 5) The differences between acquiring land in Boulder and Weld Counties.
- 6) Mechanisms for the donation of land to the Town.
- 7) The goal of wildlife protection.
- 8) Preservation of agricultural purposes.
- 9) That funding may be used to acquire land to which the public may not necessarily have access.
- 10) Summary of guidelines used to evaluate land for purchase.
- 11) Methods for the community to express their opinions.

### B. Communications

The Committee should develop and disseminate information through publications, exhibits, and other media on the uniqueness, importance, and appropriate stewardship and management of open space areas in the Town.

## **Open Space Plan**

The Committee also recommends a web page be dedicated to Open Space on the Town's website, in addition to frequent columns in the Mead Messenger to keep the public informed of Committee actions. Presence at Town events from time to time may also be a good outlet for open space promotion.

### **C. Community Involvement**

The Committee will make all attempts to solicit the community for help and support on open space acquisitions and issues. Such involvement may include:

- 1) Volunteer interpreters and/or park rangers for selected open space areas.
- 2) Adopt-a Trail, Adopt-a-Park, and Friends of Mead Open Space volunteer programs.
- 3) Cooperate with schools and non-profit organizations to provide environmental education activities which increase awareness, understanding, appreciation, and support for stewardship of the natural and cultural resources on open space.
- 4) Local high school programs to develop for-credit or community service opportunities.
- 5) Other youth group participation (such as the Boy Scouts).
- 6) Organize neighborhood tree plantings with a Town Forestry Program.

### **D. Community Relationships**

The Committee should seek to meet the needs of diverse populations in the Town by providing information and programming to accommodate special groups such as disabled persons, young people, senior citizens, and non-English-speaking citizens. Business owners in the Mead Planning Area also need to be included in the open space and trails process to gain their feedback at an early stage to ensure support. It will also be necessary to develop and maintain a solid working relationship with Weld County in order to effectively implement open space programs at or near the Town's borders.

## Section VIII: Estimated Cost

### A. Open Space Management Cost Policies

- 1) Assumptions developed through various Front Range agencies should be applied, as appropriate, to current and potential open space parcels to determine a projected operating budget until such actual costs can be determined.
- 2) Early in the implementation of the MOSP, acquisition should be the primary focus with a gradual mode toward operation and management funding.
- 3) The Open Space Fund has currently been established from a portion of impact fees. Steps will need to be taken to assure that long-term funding for management and maintenance of open space land is secured.

### B. Estimated Management Costs

In 2001, Longmont gathered data from the cities of Boulder and Fort Collins, Counties of Boulder, Larimer, and Jefferson, and Colorado State Parks to assess annual maintenance costs for open space, agricultural lands, and trails. At that time estimated costs were:

Urban and high maintenance open space parks	\$230/acre
County and more rural open space	\$100/acre
Agricultural Land	\$20/acre
Trails	\$2.5K/mile

With the exception of agricultural lands and monitoring costs, these annual maintenance costs include administrative overhead and capital equipment replacement. Agricultural lands reflect a cost from managing leases on non-public access working farms.

### C. Trail System Cost Evaluations

Approximate costs for trails according to the Longmont Open Space Plan of 2001, including materials, labor, and equipment:

5' concrete	\$125K/mi
8' concrete	\$150K/mi
8' crusher fines	\$75K/mi
3' crusher fines	\$25K/mi

## Appendix A: Open Space Ordinance

Adopted: 13 Sep 2004

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### TOWN OF MEAD, COLORADO ORDINANCE NO. 506

#### AN ORDINANCE OF THE TOWN OF MEAD, COLORADO, ESTABLISHING THE OPEN SPACE COMMITTEE.

**WHEREAS**, the Town of Mead has established an Open Space Impact Enterprise Fund as the recipient of Open Space Development Impact Fees contributed by all new residential and non-residential development to assist in the acquisition, establishment, upgrading, and maintenance of public open space facilities to accommodate the needs of the residents and the business community; and

**WHEREAS**, Open Space Development Impact Fees are specifically earmarked for the purchase of land for open space, or the acquisition of open space and/or conservation easements, or the construction of a system of pedestrian trails and ancillary facilities within such open space, without regard to the location of the open space; and

**WHEREAS**, it is the intention of the Board of Trustees to hereby create an Open Space Committee to assist and advise the Board of Trustees in the acquisition of open space lands and the management of the same;

#### **NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF MEAD, WELD COUNTY, COLORADO, THAT;**

**Section 1.** Chapter 3 of the *Mead Municipal Code* is hereby amended by the addition thereto of a new Article II to read as follows:

“Article II.  
Open Space Committee

**Sec. 3-2-10. Creation.** There is hereby established the Open Space Committee (“Committee” for the purposes of this Article II)

**Sec. 3-2-20. Purpose.** The purpose of the Committee shall be to conduct reviews and make recommendations to the Board of Trustees in all matters concerning the Town’s open space program.

**Sec. 3-2-30. Powers and Duties.** The Committee shall be advisory only, and shall have the following powers and duties, including, but not limited to:

(a) To make recommendations to the Board of Trustees as to all matters that would constitute an open space program, including but not limited to the acquisition, management, control, and planning of all Town open space properties;

(b) To prepare, review, revise, and update on a regular basis an open space plan

### Open Space Plan

that would address short-term and long-term acquisition, development, and maintenance issues of open space;

(c) To prepare or assist in preparing and recommending to the Board of Trustees an annual budget request for the open space program;

(d) To coordinate or help coordinate all open space matters with any public or private agencies, including reviews and recommendations on contracts for use of all open space facilities;

(e) To recommend to the Board of Trustees as to the expenditure of any cash or securities as may be devised, given, or paid to the Town for open space purposes, including that given for the care of any property that is devised or given in furtherance of the open space program;

(f) To consider all policy matters pertaining to the Town's open space facilities and to make recommendations on policies to the Board of Trustees;

(g) To take direction from the Board of Trustees, and to provide advice to the Board on any open space questions or topics directed to the Board;

(h) To research grant opportunities for open space related programs and to report findings to the Board of Trustees; and

(i) To research or make recommendations on other such open space related issues and take on other open space duties as the Board of Trustees may assign from time to time.

**Sec. 3-2-40. Appointment, Membership.** The Committee shall consist of five members appointed by the Board of Trustees. Members of the Committee shall be initially appointed for the following terms, and shall serve such terms or until their respective successors, in similar manner, have been appointed and qualified: two for one year, two for two years, and one for three years, effective with the effective date of this ordinance, except that for the initial appointments, the terms shall be truncated such that the established terms of office will begin on January 1 and expire on December 31 of the year of the term in question until a complete uniform cycle for all five members has been established. Successors to each member so appointed shall serve three-year terms, except that vacancies shall be filled for the unexpired term of the membership so vacated.

**Sec. 3-2-50. Qualifications of Members.** All members of the Committee are required to be bona fide residents and qualified electors of the Town. Prospective Committee members should demonstrate an interest in open space issues and have backgrounds or skills that would support the duties of the Committee. No Town employee or a land developer shall serve as a member of the Committee, or shall have a conflict of interest with the duties of the Committee or the goals and programs of the Town. No more than two members of the Board of Trustees may serve on the committee and a member of the Board of Trustees may not be chair of the committee.

**Sec. 3-2-60. Meetings and Quorum.** The Committee shall meet not less than once monthly, unless a meeting is cancelled as provided for in this Chapter 3, and at such other times as may be necessary to fulfill its duties as defined by this Article II. The regularly-scheduled meeting date, time, and place of the Committee shall be the fourth Tuesday of

**Open Space Plan**

each month at 7:00 p.m. at Town Hall. The Chair, in consultation with Town staff, shall have the authority to call additional meetings or to cancel or reschedule meetings depending on the volume of agenda items, member availability, or other issues. The presence of three members shall be necessary for a quorum. The roll shall be taken at each meeting. All members have equal voting privileges on all questions. No proxy votes shall be allowed.

**Sec. 3-2-70. Officers.**

(a) Chair. One of the members of the Committee shall be designated by the Board of Trustees as Chair of the Committee, and shall remain as Chair until a successor is appointed. In the absence of the Chair, the members in attendance at a meeting shall designate an Acting Chair for that meeting. The Chair, or in his/her absence, the Acting Chair, shall preside at all meetings and shall sign all communications of the Committee.

(b) Secretary. At each meeting the Chair or Acting Chair shall appoint a secretary who shall take and prepare minutes, unless the Town furnishes a secretary or staff to act in that function.

**Sec. 3-2-80. Procedural Rules.** The Committee shall have the authority to adopt procedural rules for the conduct of its meetings consistent with the provisions of this Chapter 3, and more specifically this Article II.”

**Section 2. Effective Date.** This ordinance shall be published and become effective as provided by law.

**Section 3. Severability.** If any part, section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining sections of the Ordinance. The Board of Trustees hereby declares that it would have passed the ordinance including each part, section, subsection, sentence, clause or phrase thereof, irrespective of the fact that one or more parts, sections, subsections, sentence, clauses or phrases are declared invalid.

**Section 4. Repealer.** All ordinances or resolutions, or parts thereof, in conflict with this ordinance are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such ordinance nor revive any ordinance thereby.

**Section 5. Certification.** The Town Clerk shall certify to the passage of this ordinance and make not less than one copy of the adopted Code available for inspection by the public during regular business hours.

INTRODUCED, READ, PASSED, AND ADOPTED THIS 13<sup>th</sup> DAY OF September , 2004.

**ATTEST:**

**TOWN OF MEAD**

By /s/ Candace Bridgwater

By /s/ Richard E. Kraemer

Candace Bridgwater, Town Clerk

Richard E. Kraemer, Mayor

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## Appendix B: Open Space Survey Results

The Open Space Survey was sent with the Mead Messenger in April 2005. There were 101 surveys returned. The answers with the most votes are highlighted in **bold**. Written public comments follow each question.

1. To what degree are you in favor of open space in Mead in general?

<b>Strongly in favor</b>	<b>69</b>
Moderately in favor	21
Strongly against	5
Moderately against	4
Neutral/No opinion	4

2. What priority do you think preserving open space should be in Mead?

<b>High Priority</b>	<b>53</b>
Moderately High Priority	30
Low Priority	10
Moderately Low Priority	7
Neutral / No Opinion	3

3. For which of these reasons is open space important to you?

<b>Keeps Mead open, not overdeveloped</b>	<b>81</b>
Beauty	72
Recreation	64
Preserves our agricultural heritage	61
Preserves fragile ecosystems	48
Place for kids to play	38
Legacy for children	33
Neutral / No opinion	4

Others:

- Increase property value.
- To keep it as a farm community.
- Quality of life.
- Not important at all. Many other issues should come first.
- Why we moved out here in the first place.
- Buffer between Mead and overdeveloped Weld County.
- Buffer/Quality of Life
- Create an image.
- To have open areas between the surrounding towns.

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**4. Which of these reasons might cause you to not support open space?**

<b>It would make it harder for developers and businesses to build in Mead.</b>	<b>17</b>
I don't want people on public property next to my back yard.	9
None of the above	8
It would reduce what you could sell your property for.	7
I am afraid the town may condemn my land.	6

Comments:

- Wrong concept
- A highway by my house.
- Ability of the Town to maintain the property is questionable.
- I am against spending money on open space.
- If I were a farmer or rancher, all of the above might apply.
- Will not pay unreasonable taxes to support it!
- Probable tax increase.
- Cost; takes money from needed items. Developers should provide in each project.
- Too much maintenance – cost wise.
- Money should be spent on paving streets.
- Too expensive.
- Not enough money to buy it fairly.
- Too high increase in taxes.
- Additional property taxes.
- There is no reason NOT to support open space.
- Unreasonably high taxes.
- Increased taxes.
- Unsure of the Town's ability to purchase appropriate areas.

**5. What percentage of open space in the Mead planning area, including public, private, agricultural, and undeveloped land (including parks) should Mead's goal be?**

<b>More than 25%</b>	<b>29</b>
25%	23
15%	16
20%	12
10%	9
5%	5

Comments:

- None of the above. If there is a demand for open space developers will build on 1 acre lots or have parks in their project.
- Mead is one of the last underdeveloped areas I25. Keep it that way.
- More open space increases value of remaining property (e.g. Boulder vs. Broomfield). The farmland around Mead makes it unique.
- Developers should donate small amount in with greenbelt.
- As much as possible.
- Not a realistic question since "private" land can change at any time.

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- Irreplaceable agriculture land and wildlife habitat need protecting.

6. There are some categories of open space that are not intended to be open to the public. For example, there are tax credits available for land specified for agricultural use that will allow it to be farmed as privately owned land. Another example might be delicate ecosystems that need to be preserved. *To what degree do you support open space that is not open to the public?*

<b>Not to be open to the public</b>	<b>74</b>
I think all open space with the Town of Mead should be open to the public	16
I find this issue complicated, so I'm not sure	7
Neutral/No opinion	1

7. Would you be in favor of a trail system developed in Mead that connected schools, parks, neighborhoods, downtown, connected to other trail systems, and went through scenic areas?

<b>Yes</b>	<b>93</b>
No	8

If you checked "No", please indicate why not.

- The town has other higher priority needs.
- Would not benefit my family.
- Money could be spent more wisely.
- Current population cannot afford/support trail construction.
- Too few people would use. Not cost effective, too much maintenance.
- The Town of Mead does not want to pay for this land, they expect people to give it to them in exchange for zoning changes or permits. That is wrong.
- Cost. Not enough users.
- Mead is rural! Don't citify. Maintenance and patrol costs.

8. If such a trail system existed in Mead, how would you likely use trails?

<b>Walk / Hike</b>	<b>89</b>
Mountain Bike	54
Run/Jog	38
Road Bike	38
Roller blade, skate board	35
Horseback Riding	13
Commute	11
Walk Dogs	6

Other:

- Probably would not use it at all.
- FYI: Trail systems cannot usually support horse traffic with urban users. Colorado Horse Council could offer guidance in this area.

## Open Space Plan

- This would be a wonderful plus for the Mead community!

### 9. Which of the following types of open space buffers do you favor?

<b>As large acreage, with trees &amp; grass suitable for spending an afternoon or reconnecting with nature but not maintained to Municipal Park standards.</b>	<b>71</b>
As trail corridors	67
Between towns	61
Between neighborhoods	61
As continued agricultural use	56
As scenic streetscape corridors	46

#### Other:

- Between I25 and CR 7
- Hunting – This may generate income.

### 10. If the open space area was available for recreational activity, what kinds of recreation do you think would be appropriate?

<b>Walking / hiking</b>	<b>93</b>
Biking	78
Enjoying view, drawing, art	70
Jogging/running	70
Fishing	64
Rollerblading/skate boarding	47
Horseback riding	46
Swimming	41
Boating	39
Organized sporting events	31
Commuting to work or school	30
Shooting/target practice	16
Hunting	14
All terrain or motorized vehicles	12

#### Comments:

- Shooting practice is OK, but not in same areas as trails.
- Boating only if it is non-motorized.
- Certain areas designated for shooting areas only

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**11. Where do you live?**

<b>North Creek</b>	<b>14</b>
Feather Ridge	12
Margil Farms II	11
Old Town	9
Lake Hollow	8
Mulligan Lake	8
Grand View	6
Margil Farms I	6
Hunter's Cove	5
Hunter's Ridge	5
Singletree	4
7 & 38	2
Vale View	1
Lake Ridge	0

**Other:**

- Rd. 38
- 13 & 36
- 5 & 34
- WCR 3
- Rd 7/32/I-25

**12. If the town was to sell assets, would you be in favor of using the proceeds specifically for the purchase of open space?**

<b>Yes</b>	<b>80</b>
No	13

- Depends on the assets and the purchase.

**13. Residents of surrounding communities have approved tax increases specifically to support the purchase and maintenance of open space and trails. Would you support a tax increase in Mead if it was used for that purpose?**

<b>Yes, I support a tax increase for open space</b>	<b>50</b>
I may support a tax increase in the future	34
No, I do not support a tax increase for open space	17

**Comments:**

- Get more businesses for sales tax revenue and set a percentage to apply to open space purchases and preservation.

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- I think we should as much as possible focus on grants, etc. and use taxes as a last resort.
- Many of us will work strongly to defeat any tax increase.
- Seems like we should be applying for lottery funds.
- Look at what Boulder has done.
- Would support a small to moderate tax increase.
- Those communities share a waterway and mining operations that are conducive to reclamation. We cannot hope to copy that. Similarly, Boulder's trail system follows a significant drainage (Boulder Creek). The only water out here is irrigation.
- No. Mead should use the money they make when overcharging for permits and fees and impact fees from builders.
- Need responsible spending.

**14.** If you are interested in other Open Space or recreational issues or activities that are not covered herein, please comment.

- If we don't move now as Boulder did years ago, Mead will become a rooftop covered suburb of look alike subdivisions and beige will be the Town color.
- We need a soccer field, tennis courts and baseball fields combined with open space.
- An enclosed off-leash dog park.
- Sidewalks on all sides of the streets to improve Town's image and make streets safer.
- Let's just see SOME beautification and growth of tax base in this Town!
- A recreational center.
- Keep agriculture alive in Mead.
- We love the trails in the Firestone/Frederick areas. Would be wonderful to have in Mead area.
- I think Mead could learn from Boulder and Louisville. Set aside money to buy what you want to keep open. Use development in outlying areas to pay for maintaining the old part of Town.
- Stables with horse rides could add revenue to the open space as well as boat rentals.

## Appendix C: Open Space Criteria Form

This section describes the evaluation criteria used for open space acquisitions. The committee will use this as a guideline during property evaluations. The form may be adjusted in future version of the MOSP.

The goal of form is to provide a mechanism allowing for direct and relatively objective comparison between various parcels. The form will be used to prioritize parcels for open space conservation.

**Table 1: Value Evaluation**

Item	Description / Definition	Rating	Score
<b>1. Threat of Development</b>			
	Immediate, designated as High Density	9-10	
	Immediate, designated as Low to Medium Density	6-8	
	Future, designated as High Density	3-5	
	Future, designated as Low to Medium Density	1-2	
	Not Likely	0	
<b>2. Attributes such as view, historical significance, waterways, trees, wildlife, topography</b>			
	4+ of the above	9-10	
	3 of the above	6-8	
	2 of the above	3-5	
	1 of the above	0-2	
<b>3. Size in acres</b>			
	>321	10	
	161 to 320	8-9	
	81 to 160	6-7	
	36 to 80	4-5	
	6 to 35	2-3	
	0 to 5	0-1	
<b>4. Undesirable Features: Oil Wells, Bisected by a road – either existing or planned, Mines, Landfill, Environmental Hazards, Power Lines, Undesirable Aesthetics, etc.</b>			
	No perceived undesirable features	5	
	One or more slightly undesirable features	3-4	
	More than one undesirable feature or one major undesirable feature	1-2	
	Many undesirable features	0	
<b>5. Part of critical mass of preserved farmland</b>			
	More than 75% of the parcel has soils suitable for crops	5	
	More than 50% of the parcel has soils suitable for crops	3-4	
	Less than 50% of the parcel has soils suitable for crops	1-2	
	Not agricultural	0	

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Item	Description / Definition	Rating	Score
<b>6. Inclusion of water rights</b>			
	Extra water rights or wells that could benefit other community services	5	
	Water rights or wells suitable for providing excellent irrigation	3-4	
	Water rights or wells suitable only for low maintenance crops	1-2	
	No water rights or wells	0	
<b>7. Inclusion of mineral rights</b>			
	Mineral rights will raise additional revenue for the Open Space Fund	5	
	Mineral rights will provide the revenue to purchase the parcel	3-4	
	Mineral rights will help offset the cost of the parcel	1-2	
	No mineral rights	0	
<b>Value Evaluation (max 50) :</b>			

**Table 2: Location Evaluation**

Item	Description / Definition	Rating	Score
<b>8. Adjacent to an existing dedicated open space</b>			
	Directly adjacent	5	
	Separated but within sight	3-4	
	Close proximity (within a mile) but not within sight	1-2	
	Independent parcel	0	
<b>9. Proximity to local/regional trail connections</b>			
	Directly adjacent	5	
	Within ½ mile of potential for connection	3-4	
	½ to 1 mile away but with potential for connection	1-2	
	No potential for connection	0	
<b>10. Proximity to recreation properties, such as town, community, or regional parks</b>			
	Within ½ mile or Directly Adjacent	4-5	
	½ to 1 miles away	2-3	
	Greater than 1 miles away	0-1	
<b>11. Urban Buffer</b>			
	Definite	5	
	Likely	1-4	
	Unlikely	0	
<b>Location Evaluation (max 20):</b>			

**Open Space Plan**

**Table 3: Cost Evaluation**

Item	Description / Definition	Rating	Score
<b>12. Cost Evaluation</b>			
	Purchase price is below value, or reasonable and includes opportunities to offset purchase costs.	6-10	
	Purchase price is reasonable, after taking into account opportunities to offset purchase costs.	1-5	
	Purchase price is unreasonable with no opportunity to offset purchase costs.	0	
<b>13. Projected Acquisition Fees &amp; Cost Paid by the Town</b>			
	No cost	5	
	Less than \$100,000	4	
	\$100,000 to \$150,000	3	
	\$150,000 to \$250,000	2	
	\$250,000 to \$500,000	1	
	Greater than \$500,000	0	
<b>14. Maintenance Cost</b>			
	3 <sup>rd</sup> party's responsibility: less than \$25K one time fee	5	
	3 <sup>rd</sup> party's responsibility: greater than \$25K one time fee	3-4	
	Town's responsibility: less than \$10K annual	1-2	
	Town's responsibility: greater than \$10K annual	0	
<b>Cost Evaluation (max 20) :</b>			

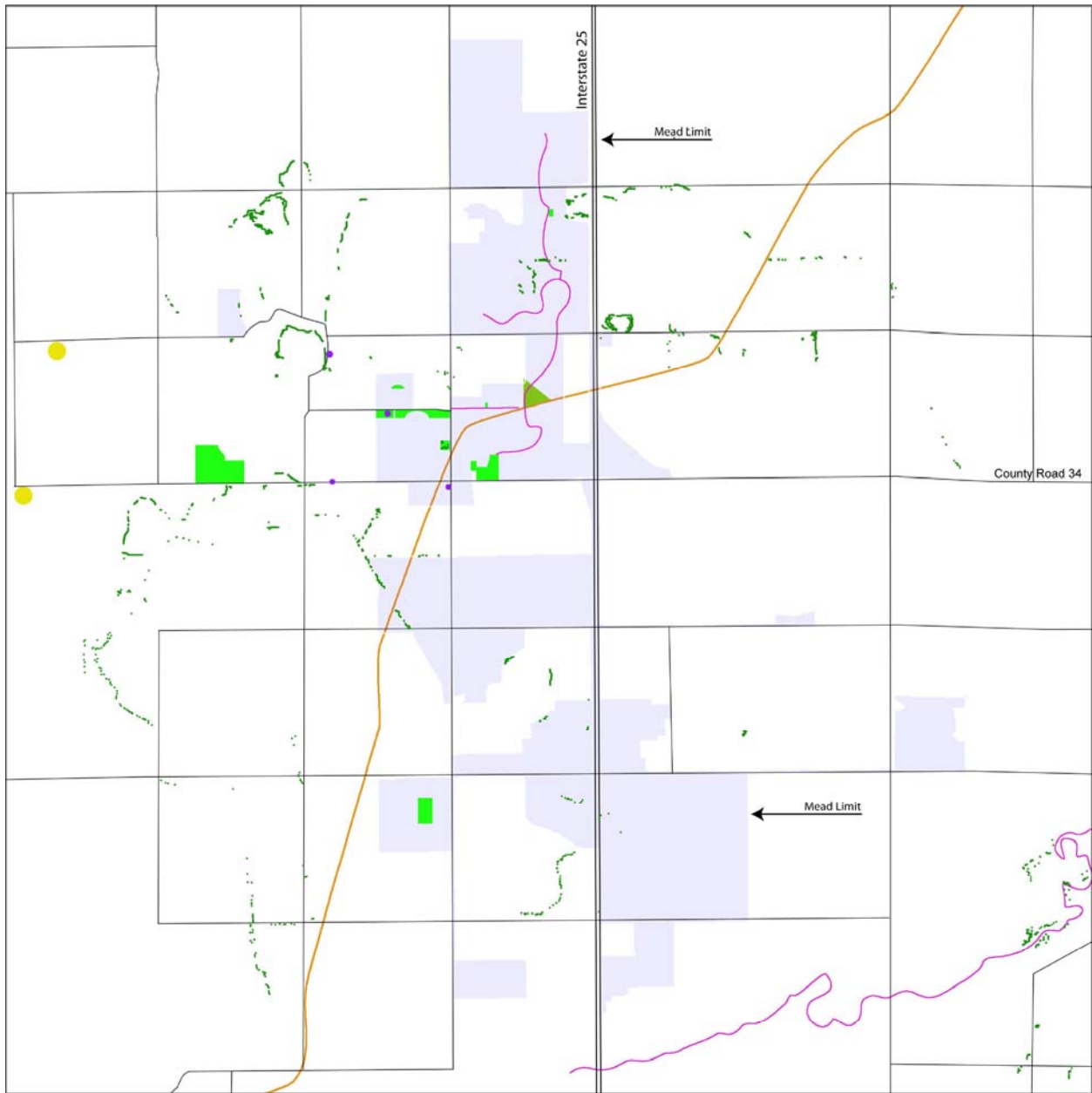
**Table 4: Monitor's Evaluation**






Description / Definition	Rating	Score
15. Subjective Review:	0-10	
<b>Monitor's Evaluation (max 10):</b>		

**Table 5: Total Evaluation**

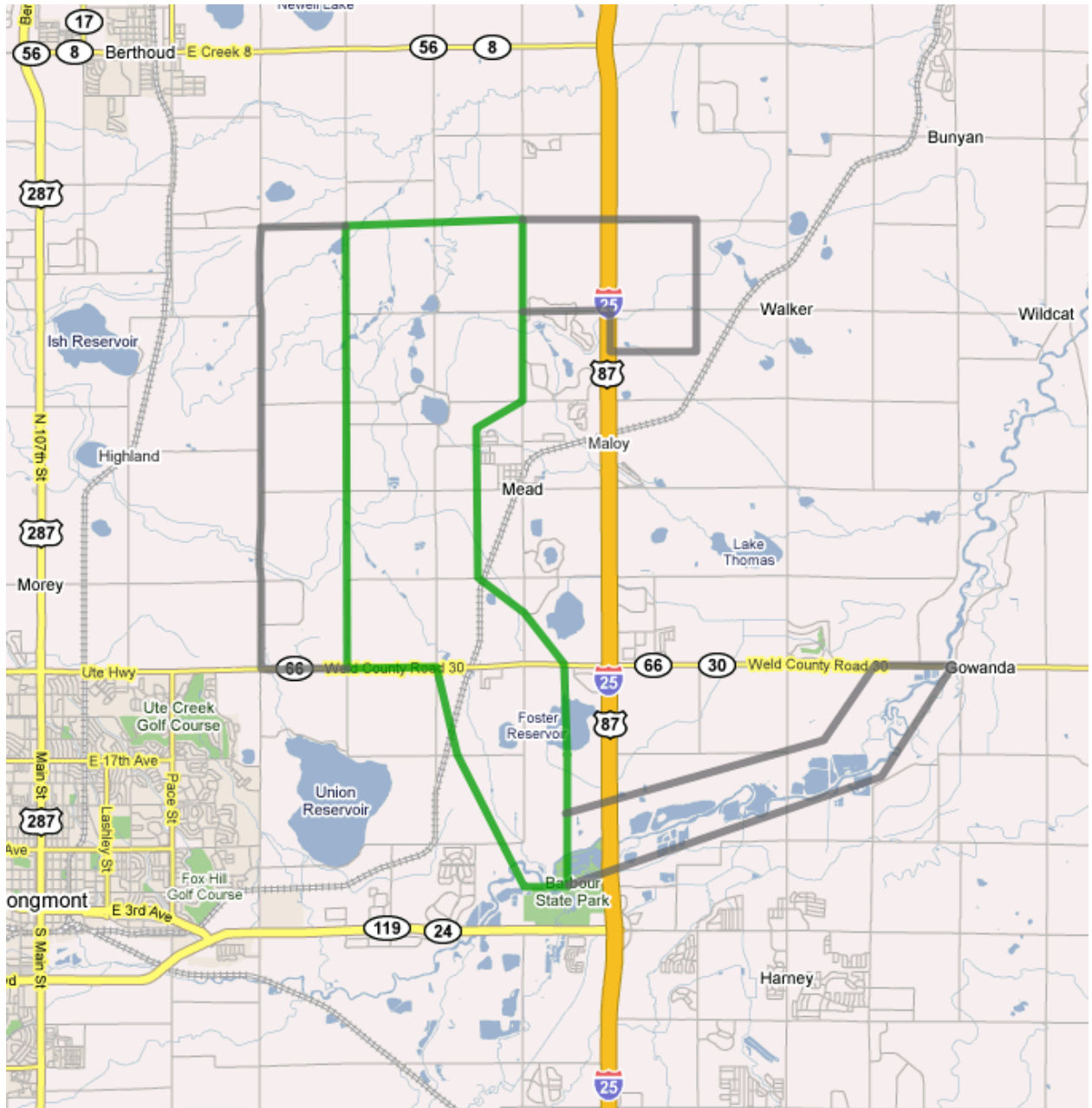
Table 1: Value Evaluation	Items 1-7	
Table 2: Location Evaluation	Items 8-11	
Table 3: Cost Evaluation	Items 12-14	
Table 4: Monitor's Evaluation	Item 15	
<b>Total Evaluation (max 100) :</b>		

## Appendix D: Open Space, Greenways, and Parks



-  Existing Trails
-  Existing Parks
-  High Points with Long Views
-  Historic Building or Landscapes
-  Vegetation Stands

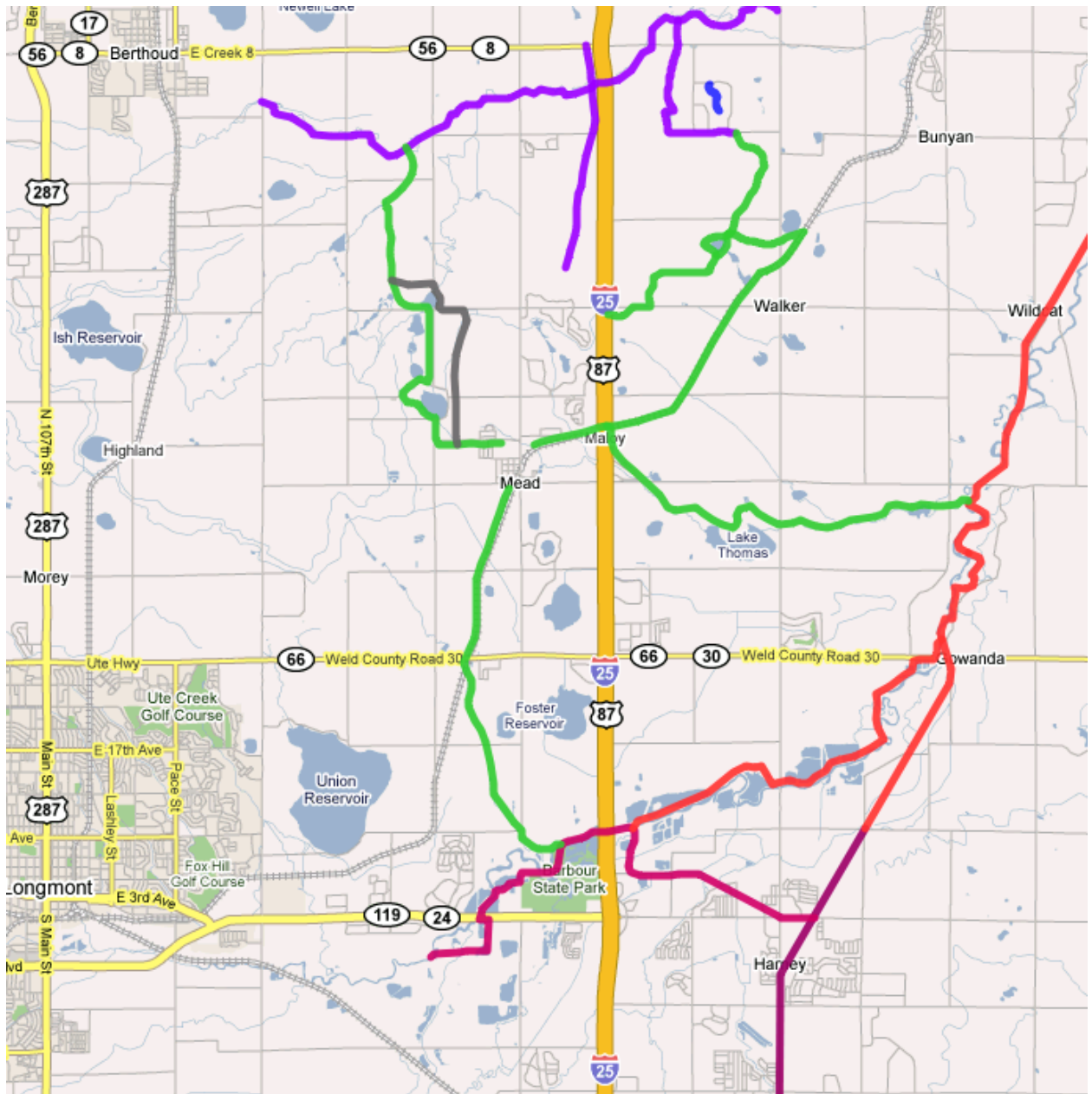
## Appendix E: Potential Open Space Areas



**Mead's Potential Open Space Areas – Primary Locations**

Mead's Potential Open Space Areas – Secondary Locations

## Appendix F: Potential Regional Trail Connections



- Mead's Potential Connections**
- Mead's Alternative Potential Connections
- Berthoud's Potential Major Trails**
- Northmoor Greenbelt Trail**
- Front Range Trail - Existing**
- Front Range Trail - Planned**
- Front Range Trail - Envision**