

Parks, Trails and Open Lands Plan

An Integrated
Approach to
Providing
Open Space

ADOPTED 8-20-2013

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Cover Photo: The barn at the Poudre River Ranch
Natural Area. Photo by Jim Eckersley.

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EXECUTIVE SUMMARY

Modern cities understand the value of parks, trails, and open lands in enhancing the quality of life. Their benefits of having high quality of life are so pervasive that the proximity of parks trails, and open lands contributes significantly to property values in nearby neighborhoods. Additionally, businesses frequently locate in communities with known for high quality of life.

This Parks Trails and Open Lands Plan is intended to pull together previously adopted and approved plans and studies to provide the City of Greeley with a clear vision and strategy to maintain the existing level of service of parks, trails and open lands as the population grows. The plan is primarily focused on units per population. For example, the level of service for neighborhood parks is based on acres of parkland per 1000 people within walking distance of most residential areas. By providing a platform for understanding level of service, this plan helps to guide the growth of the parks, trails, and open lands system as Greeley's population grows. One advantage of having an adopted plan is that as the conditions and needs of the community change, the plan can be updated to reflect new conditions. Another is that projects fitting the plan can be implemented as opportunities arise.

Urban parks, trails, and open lands systems have been important parts of providing a high quality of life for urban residents since the early 1800s. Open space was an important part of town



centers in New England and southern American Cities since the 1700s. The modern trend began in the 1850s with Central and Prospect Parks in New York City, Fenway Park in Boston, the Minneapolis Park system and many others. The Greeley Parks system began with Lincoln Park and Island Grove Park and has been growing ever since. Island Grove Park has become Greeley's first regional park and activities there have made significant contributions to the local economy as tourist destinations. Community parks can also make significant contributions as youth sports tournaments draw thousands of families for weekends with major tournaments. Parks, trails, and open lands provide opportunities for exercise, wildlife watching, and being outside in natural environments. Open space contributes to crime reduction, increases volunteerism, and improves social and familial bonds.

This plan integrates recommendations and policies from the *2060 Comprehensive Plan*, the *2002 Parks and Trails Master Plan*, the *2002 Conceptual Trails Plan*, and the *1998 Open Space Master Plan*. The plan was developed by the Parks, Trails, and Open lands Technical Advisory Committee and the staffs of the City Manager's Office, Culture, Parks, and Recreation, Community Development, and Public Works Departments with the intent of fulfilling the following vision:

“Increase community quality of life, attractiveness and identity by preserving significant views and diverse habitat and providing outdoor recreational and educational opportunities through the sustainable creation and maintenance of a system of interconnected parks, trails, natural areas and other open lands.”

The Parks, Trails and Open Lands system is intended to grow as the population grows. Greeley’s population is estimated to be 97,248 in 2013, 117,297 by 2020, and 145,813 by 2030.

The Plan recommends that 2.5 acres of neighborhood parks be provided for every 1000 people, that they serve an area within walking distance, a ½ mile radius, that they should be 10 to 12 acres in size, and that they be located along collector streets with on-street or shared parking.

The Plan defines community parks and athletic complexes as having more significant impacts on their surroundings than neighborhood parks because of lit sports complexes, traffic, and noise. Additionally, it contains a standard of 5 acres of community park land per 1000 people;

a service an area with a radius of 1 mile; that they are located on arterial or collector streets; and that they provide or share off-street parking.

Regional parks are defined as having large scale specialized facilities having a regional or larger draw with significant impacts. Sites generally exceed 100 acres depending on the facilities provided. Regional parks should be located along arterial streets in non-residential areas. Parking should be off-street and shared with other uses when possible.

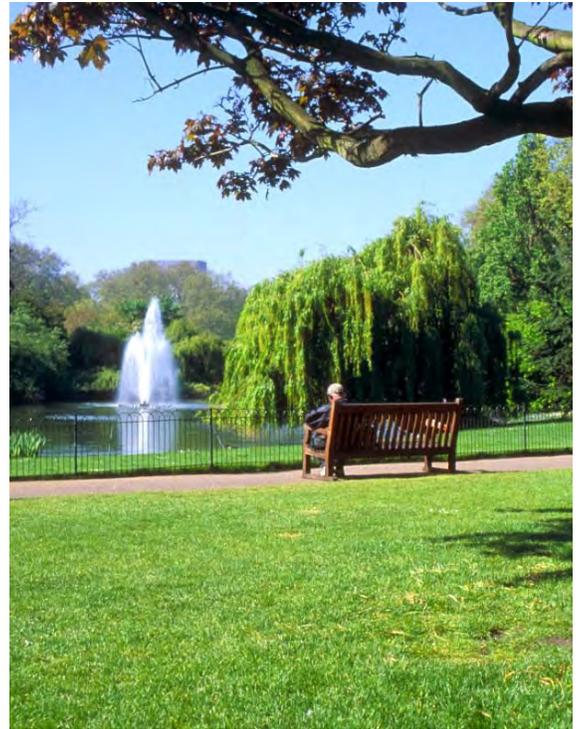
The Plan recommends that Greeley protect natural areas, community separators, and prime agricultural lands through clear oversight, identification, acquisition and security, and sustainable management. This would be accomplished by an Open Lands Team made up of City staff, City board members, and outside agency people. This team would be responsible for reviewing and updating the Areas of Ecological Significance Map, identifying, and inventorying lands with ecological restoration potential. In addition, they would be responsible for finding conservation partners and developing strategies to protect these lands.

Description	2013	2020	2030
Population	97,248 (Estimated)	117, 297 (projected)	145, 813 (projected)
Neighborhood parks	24 sites 264 acres 2 undeveloped sites	29.14 additional acres needed	71.29 additional acres needed
Community Parks and sports complexes	8 sites 315 acres	271.49 additional acres needed	142.58 additional acres needed
Regional Parks and specialty areas	1 site 149 acres	36.22 additional acres needed	45.03 additional acres needed
Primary multi-purpose trails	18.7 Miles of off-street trails. 33.9 Miles of “shared use trails”. 61 Miles of on-street bike lanes and bikeways.	11.73 additional miles	14.59 additional miles

PREFACE

the Case for

PARKS, TRAILS AND OPEN LANDS



While native populations have long valued unspoiled nature, the topic did not enter modern debate until the nineteenth century works of Emerson and Thoreau, and preservation did not begin to occur until the 1872 establishment of Yellowstone National Park by President Ulysses S. Grant. In 1890, John Muir convinced Congress to establish Yosemite, and soon open space began to appear in cities via the City Beautiful (1890s) and Garden City (1900s) movements. These responses to squalid conditions in post Industrial Revolution Britain and America sought to create inviting “cities of the future”, partially by preserving undeveloped land.

“Everybody needs beauty as well as bread, places to play in and pray in, where nature may heal and give strength to body and soul.”

~John Muir, Conservationist and Yosemite National Park Advocate

Today a common way to measure urban quality of life is by evaluating the degree to which attractive vistas, inviting spaces and recreational opportunities are available to residents in the form of open spaces such as parks, trails, natural areas and broad expanses of undeveloped land that separate and define communities.

Open spaces are places where people can escape from day-to-day pressures to undertake a variety of activities from organized sporting events and community celebrations, to more intimate family activities, passive reflection time and communion with nature.

But beautiful views and diverse recreational opportunities, while important even at face value, can provide a myriad of benefits beyond the obvious, and are arguably among the essential building blocks for a successful community. Open space can be an essential growth management and community design tool that helps to shape the landscape of a city and preserve its ecological and economic resources for generations to come. Such advance planning then translates in to opportunities for developing its economy, keeping its population healthy and ensuring a sustainable society. The following is a more detailed discussion of these concepts.

City Planning

Preserving fragile lands for open space can help to guide new development and manage growth. Identifying and preserving open lands of ecological or economic significance makes it more apparent where development should go, and promotes more economical use of land. This purposeful placement of development helps to lessen “urban sprawl”, an overly expansive and often haphazard growth pattern also known as “leap-frog” development where public services are spread thin and forced to serve a wider area than necessary. In such cases additional public infrastructure related to fire, police, water, sewer, roads and schools is needed to serve the same population.

From a community design standpoint, open lands can provide identity and focal points for neighborhoods, offering something for people of every age, abil-

"Human society and the beauty of nature are meant to be enjoyed together."

**~Ebenezer Howard,
City Planner and Founder of the
“Garden City” Movement**

ity, and background. Residents in more urban neighborhoods may prefer more passive elements such as plaza areas, sculpture, and more formal landscaping. Subdivisions with starter homes may attract younger families who might seek out active parks with playgrounds, sports facilities and all-purpose space. Still other neighborhoods incorporate natural areas where existing wildlife and habitats are sustained and human interaction is minimal.

Economic Development

Cities that plan for open lands generally have more opportunities for developing local economies. It is well-documented in real estate, economic development, and planning literature that communities with a strong identity, beautiful views and lots of recreational amenities are more likely to attract new businesses and residents. The modern U.S. economy is fueled less and less by traditional manufacturing activities and more by intellectual property, research and high-tech development pursuits. As a result, modern businesses often choose to locate in areas with high quality of life instead of in areas with access to traditional industrial inputs such as minerals

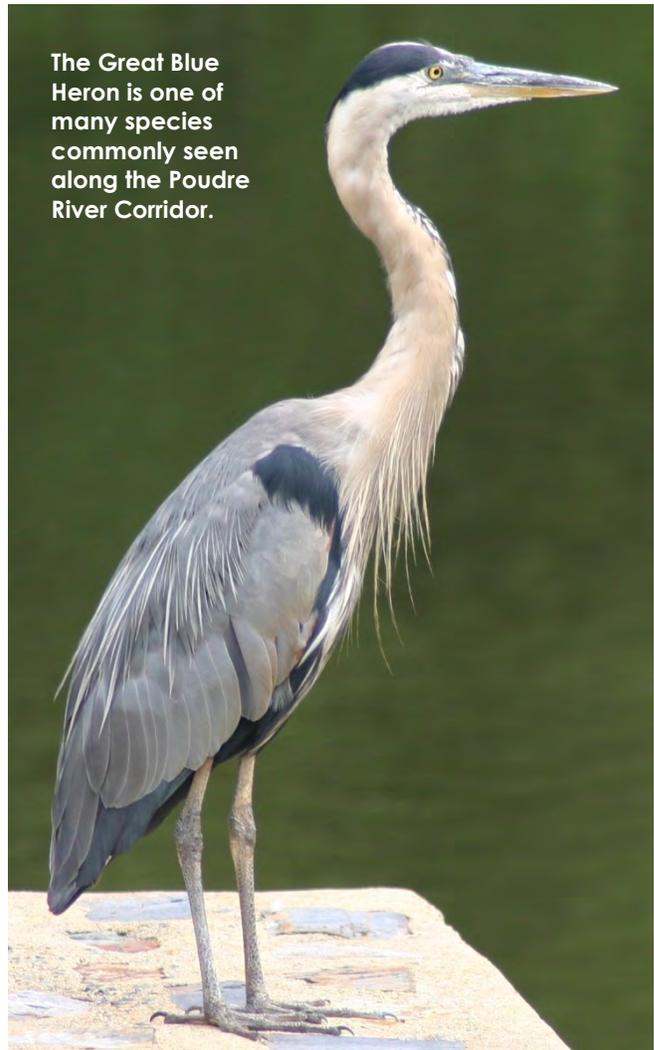
and forests.¹

Because of this attraction to high quality of life, open space is not only an essential building block for new development it can even spur rejuvenation in areas of decline by attracting new investment. Despite what can be a significant initial investment required to secure open spaces, studies show that conserving land is often less expensive than allowing it to be developed, especially for residential uses, which typically cost municipalities more than they generate in taxes.

Public investments in open space have been known to pay for themselves quickly through increases in property values and subsequent tax revenues. For example, the initial public investment to establish the public greenbelt in Boulder, CO, was repaid within three years with new property taxes.² Also, the State of Colorado promotes conservation easements through the Great Outdoors Colorado (GOCO) program and tax credit programs, investing \$595 million (adjusted to 2010 dollars) through these programs to place 1.41 million acres of land under conservation easements. A 2009 report shows this investment yielded \$3.52 billion in public benefits, a return of \$6 for every \$1 invested.

Healthy Living

An often overlooked fact is that open spaces contribute significantly to the general health of the population that has access to them. Studies link the access of individuals in a community to open space to increased physical activity amongst those people. The result is a



The Great Blue Heron is one of many species commonly seen along the Poudre River Corridor.

number of physical benefits including reductions in obesity, diminished risk of chronic diseases (heart, diabetes, cancer, osteoporosis), boosts to the immune system and overall increases in life expectancy. Increases in physical activity due to access to open space also benefits to mental and emotional well-being including relief from stress and depression and increases in self esteem, personal and spiritual growth and life satisfaction.

Environmental Stewardship

In addition to saving ecologically and economically significant land just for the



sake of conservation, there are a number of direct benefits that result from permanently protected privately owned land. The most obvious benefit is that such lands are often pleasant to look at and can provide scenic vistas that help to define and enhance communities, while protecting fish and wildlife habitat, sequestering carbon in vegetation, maintaining agricultural production and contributing to the economic development opportunities discussed above.

One of the most significant, yet largely unseen, ways open lands can benefit us is to protect our water supplies. Areas developed for industrial, commercial and even residential uses generate pollutants in the form of industrial outputs, automobile byproducts and household waste that end up in drainage systems, ground water and surface water storage. Open spaces can serve as “filtering” systems for runoff from these kinds of developments, while allowing runoff to percolate into the ground over larger areas. Developed areas are comprised largely of impervious surfaces, such as roads, parking lots and buildings, that cause runoff to move faster and in larger quantities, thereby increasing the possibility of flooding and topsoil erosion and reducing water quality in

rivers and streams.

Social Benefits

The obvious social benefit of open space is that it provides fun things for people to do such as hunting, fishing, hiking, biking and wildlife watching. But studies have shown that open space also has profound societal impacts that may not be as obvious, including crime reductions, increases in volunteerism and stewardship, promotion of social bonds by uniting families and cultures. Open space programs are also supportive of the disabled and senior citizen communities and have made significant impacts amongst youths by enhancing educational opportunities and deterring negative behaviors such as drug and alcohol use and.

References

1. John L. Crompton, Lisa L. Love, and Thomas A. More, “An Empirical Study of the Role of Recreation, Parks, and Open Space in Companies’ [Relocation Decisions,” *Journal of Park and Recreation Administration* 15, no. 1 (1997): p. 37.
2. “Economic Impacts Protecting Rivers, Trails, and Greenway Corridors,” 3rd Edition, National Park Service, 1992, 1-3.

CHAPTER 1



**It's as easy
as 1-2-3!**

**Section 1:
Foundations**

**Section 2:
Operations**

**Section 3:
Appendix**

How to Use this Document Making Sense of the Parks, Trails & Open Lands Plan

The primary purpose of this document is to pull together previously adopted and approved plans and studies to provide the City of Greeley with a clear vision and strategy to maintain the existing level of service for parks, trails and open lands as the population grows, but this plan does much more than that. It also outlines the future goals and strategies that City officials will use to administer its parks, trails and open lands. It also contains a thorough analysis of future needs for such facilities, and a comprehensive inventory of all existing facilities.

Because of the diverse content found within these pages, this plan is useful to a number of different audiences, from K-12 teachers and students, to local government staff and elected officials, to Greeley residents and visitors searching for fun ways to spend their time. The following is an overview of the general contents of the plan, the purpose of the various elements that comprise it, and how it is all organized.

Chapters 2 and 3 – The Planning Process

To be effective, a plan must have a purpose. The next two

chapters in the plan focus on the planning process and the overall vision of the plan. The planning process and vision provide an overall foundation for the remainder of the plan. This plan is built on a foundation of the history of parks in Greeley which extends back to the establishment of the Union Colony, the *2060 Comprehensive Plan*, the *2002 Parks and Trails Master Plan*, the *2002 Conceptual Trails Plan*, and the *1998 Open Space Master Plan*.

Chapters 4 and 5 – Facilities Inventory and Needs Assessment

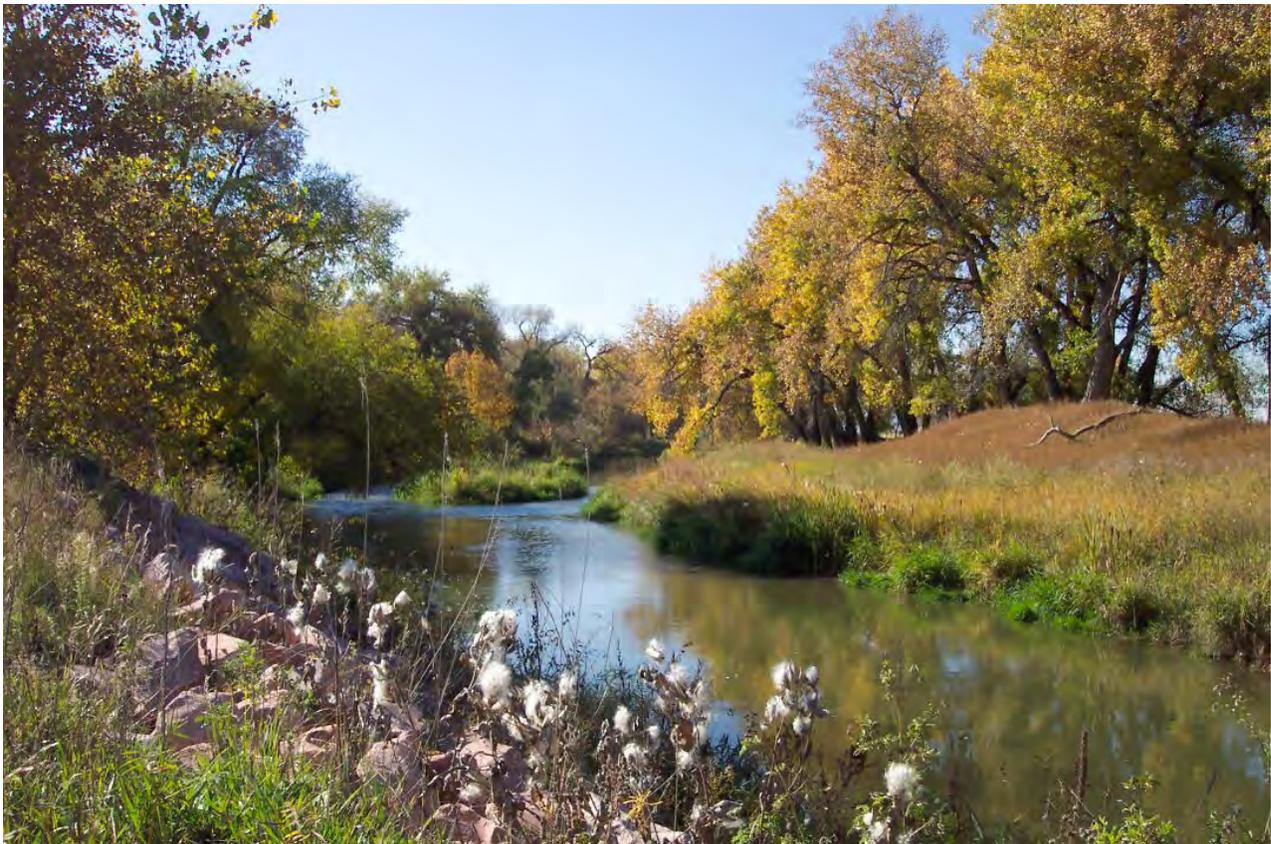
This plan is built on the foundation of an inventory and needs assessment contained in chapters 4 and 5. Knowing the status of park, trails, and open lands is critical for understanding what the needs are.

Chapters 6, 7, and 8 – Developed Parks, Open Lands, and Connective Spaces

The final three chapters contain a set of goals, objectives, and policies for creating future parks, open lands, and trails. The audience for this portion of the plan will include City elected officials, staff, prospective partners or anyone interested in the important achievements that the City wants to accomplish with its parks, trails and open lands.

Chapter 9 – Implementation

This plan is primarily a policy document focusing on creating the framework for creating a comprehensive parks, trails, and open lands system. More detailed planning, analysis, and design is required to fully implement all the recommendations of this plan. These options and potential work program items are outlined in Chapter 9.



The Poudre River in Autumn Photo by Jim Eckersley

CHAPTER 2



The Planning Process

Working together to make it happen

An Integrated Plan

Without a deliberate plan to reserve and develop properties that are ideal for permanent open lands, such sites may be used for other purposes instead. Likewise, without a plan for maintenance, open lands that already exist could fall into disrepair, becoming liabilities instead of assets to the community. As a result, the City of Greeley has updated its planning documents and incorporated them into an integrated Parks, Trails and Open Lands Master Plan.

Planning Approach

A technical advisory committee (TAC) comprised of City staff, board and commission members, and members of the community was formed and tasked with overseeing the integration process. The purpose of the group was to provide technical assistance and oversight to staff through the effort of updating the existing documents mentioned above,

combining them into one integrated document, and developing a detailed implementation program. The purpose of the initiative was NOT to rethink each plan from inception. The committee included representation from the following:

- Parks and Recreation Advisory Board
- Water Board
- Planning Commission
- Environmental Stewardship Advisory Commission
- Culture, Parks, and Recreation Department
- Community Development Department
- Public Works Department (Transportation)

Summary of Documents Combined

The purpose of this initiative is to update and combine overlapping and sometimes duplicative documents into an in-

tegrated master plan for the sustainable development and maintenance of Parks, Trails and Open lands in Greeley.

2060 Comprehensive Plan

Adopted: April 2009

The following policies, taken from the *2060 Comprehensive Plan*, provided guidance for the development of this *Parks, Trails, and Open Lands Plan*:

“Update the Open Space Master Plan to identify areas within the Long Range Expected Growth Area that provide key areas that should be preserved as part of a public open space system.” (2060 Comprehensive Plan, Section PR2B, 16, p. 22)

“Establish a multi-departmental Open Space Team, including representation by companion citizen boards and community at large members to provide comprehensive interface and coordinated attention to oversee open space planning and management.” (2060 Comprehensive Plan, Section PR2B15, p. 22)

“Identify and secure open space areas as part of a comprehensive strategy to protect, preserve, and enhance natural areas and environmentally sensitive portions of the community.” (2060 Comprehensive Plan, Section PR2B, p. 20)

“Improve the city’s visual appeal and economic attractiveness and enhance the community quality of life through planning and development off parkland and open space areas.” (2060 Comprehensive Plan, Section PR1B, p. 13, 19)

“Protect open lands in strategic areas within and around the community in order to provide visual relief from the

urban landscape, preserve “food sheds” and important vistas, and/or retain separation from other communities.” (2060 Comprehensive Plan, Section EN7C, p. 36)

“Promote community development in such a way as to protect key view sheds and travel corridors.” (2060 Comprehensive Plan, Section EN7A, p. 35)

The Parks, Trails and Open Lands Plan combines the above listed policies from the 2060 Comprehensive plan with major policies and recommendations from the *2002 Parks and Trails Master Plan*, *2002 Conceptual Trails Plan*, and the *1998 Open Space Master Plan*. The following are summaries of the three major plans that include general descriptions, plan contents and primary use, and major goals/policies.

NOTE: The degree of reorganization required to create a new, logically integrated plan will mean that policies taken from each original plan will, in most cases, be reworded significantly to fit into new contexts. As a result, it is not practical to track the origin of each and every original policy after its integration into this plan.

Parks and Trails Master Plan

Adopted: January 2002

Overview:

The 2002 Parks and Trails Master Plan is an update of the 1995 Parks and Recreation Master Plan. The 2002 Master Plan is intended to be complementary to the City of Greeley Comprehensive Leisure Assessment, March 22, 2001. This was developed primarily to assist in the devel-

opment of the 2002 Quality of Life Bond.

Plan Goal:

Provide a balanced system of conveniently located parks, interconnected urban trails, and land for multi-purpose recreational facilities.

Plan Use:

The plan is used during development review and capital improvement processes to help assess need for, locate and design new facilities.

Components:

- Inventory of existing parks, sports complexes, special use parks, regional parks, natural areas and trails;
- Assessment of park and trail needs according to population-based standards established in comprehensive plan;
- Identification of new park and trail approximate locations;
- Definition of level-of-service standards for parkland;
- Definition of trail classifications, design standards and performance criteria;
- Estimation of implementation costs;
- Maps: existing parks and trails, neighborhood and community park distribution analysis, parks master plan (includes proposed)

Major Goals/Policies:

- Minimize the zone of influence by reducing the width of the trail to the extent that a balance is achieved between the development of a multi-use trail system and the preservation of wildlife habitat.
- Align a trail along or near an existing human-created ecological edge rather than bisecting undisturbed areas or large areas of wildlife habitat to

- minimize habitat fragmentation.
- Primary trails should be located within a greenway or minimum 50-foot easement, to provide a scenic environment and provide adequate room for both a paved and non-paved trail where appropriate.
- Restrict the density of trails within and near high quality wildlife habitat areas.
- Select degraded areas with potential for restoration.
- All graded slopes should be revegetated and measures taken to control storm drainage, weed invasion and erosion.
- Locate trails, where feasible, in scenic locations, but not within or immediately adjacent to sensitive vegetation or significant wildlife habitat.
- Provide an adequate buffer, up to 100 feet, between trail development and wetland areas where feasible.
- Revegetate upland areas disturbed by trail development, as appropriate, for continuity with the surrounding natural vegetation communities.
- Minimize cut and fill slopes adjacent to the trail.

Adopted: September 2002

Conceptual Trails Plan

Overview:

This physical plan is intended to provide a theoretical system of regional trails linking neighborhoods to recreation and other facilities, preserving wildlife corridors and connecting Greeley to existing and future trail systems in surrounding communities. The plan appears to have been produced for use in conjunction with the Park and Trails Master Plan.

Plan Goal:

Provide specific yet conceptual trail alignments that will guide the City's decision process as development and infrastructure improvements arise. Alignments shown are conceptual and each area should be evaluated in detail before completing construction documents.

Plan Use:

The plan is used during development review and capital improvement processes to help assess need for, locate and design new facilities.

Components:

- Intro, goals and process overview (pg. 1)
- Principles of trail planning and design (pg. 1)
- Trail design criteria (pg. 1 – 3)
- Aggregate citywide conceptual trail map (pg. 4)
- Individual trail maps with photos at strategic locations (pg. 5 – 27)

Major Goals/Policies:

- The trail experience should take advantage of landscapes and environments unique to the area, providing opportunities to interpret and experience different ecosystems.
- Intersections and other areas where users must stop or dismount should be minimized. The regional trail should take precedent as a main transportation feature just like any road system, and pedestrian underpasses should be incorporated into any planned roadway or bridge improvements.
- Below-grade crossings should be used as much as possible, especially at arterial streets, in order to minimize pedestrian-vehicle conflicts.

- The distance of the trail from edges of drainages and other features should vary throughout the length of the trail.
- Slopes and directional changes make a more interesting trail experience.
- Connections to community destination points encourage non-vehicular travel to events.
- Take advantage of historical features along the trail corridor.
- Provide for proper drainage under trails to minimize flooding.
- Trail corridors should be considerate of wildlife and other sensitive areas. Keeping the trail outside the habitat area often creates a better user experience and encourages more abundant wildlife.
- Utilize existing easements and floodplains to create wider trail corridors.
- Strategically locate trailheads at activity centers.
- Provide benches, overlooks and interpretive areas at activity centers and other strategic locations throughout the corridor.

Adopted: Final revised draft completed June 8, 1998; never formally adopted

Open Lands System Plan and Implementation Program

Overview:

Use open lands, such as greenways, wildlife corridors, low density and clustered, development, and community separators to preserve agricultural land, resolve urban/rural conflicts, shape the community, limit sprawl, provide spaces for community use, and accommodate the continued functioning of natural sys-

tems within the urban environment.

Plan Goal:

Develop and apply a series of open lands district designations including “preservation,” “wildlife corridors,” “community separators,” “resource conservation” and “monitoring zone.”

Plan Use:

The plan is used during development review and capital improvement processes to help assess need for, locate and design new facilities.

Components:

- Plan summary (designations, implementation strategies, etc.)
- Open lands plan system map
- Background conditions (Greeley growth, purpose, defining open lands, etc.)
- Open lands system plan (goals, prioritization, designations, land summary, etc.)
- Implementation program (preservation tools, implementation activities, strategies, funding, stewardship, costs)
- Appendices (separate document including growth projections, land studies, public input process outcomes, etc.)

Major Goals/Policies:

- Plan open lands using the principles of environmental conservation, namely:
 - Maintain connections among open lands areas by identifying and protecting corridors for wildlife movement;
 - Protect rare landscape elements and significant natural features, and

- Maintain and enhance contiguous areas of native vegetation.
- Preserve areas representative of Greeley’s main open lands ‘themes’:
 - Stream and riparian corridors
 - Bluffs
 - Grasslands,
 - Agricultural lands.
- Selectively establish public access and recreational opportunities, in those publicly owned open lands areas where public access will not be in conflict with natural/environmental preservation – while protecting the rights of private landowners to the use and enjoyment of their lands.
- Pursue the conservation of areas that reflect Greeley’s values for open lands that may not be tied directly to the protection of natural areas – such as conservation of prime agricultural lands and maintaining adequate community separator areas.
- Identify areas having a high priority for open lands consideration well in advance of development.
- Make efficient use of public financial and administrative resources in the conservation of open lands areas.

Other Documents Referenced:

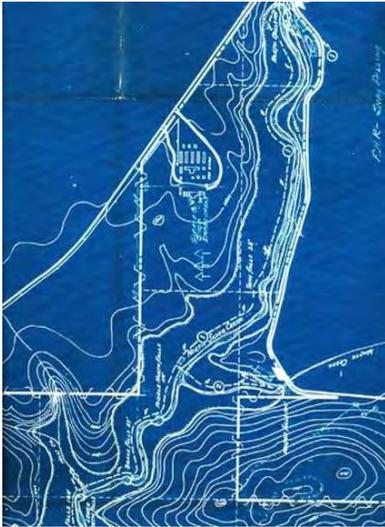
- Greeley 2035 Comprehensive Transportation Plan, May 3, 2011
- Cache la Poudre River Trail Master Plan, April 1995
- Cache la Poudre River/South Platte River Trail Master Plan, Fall 2009
- Northern Colorado Community Separator Study, 1999



Looking west on the Poudre Trail at the Poudre River Natural Area.

Photo by Liz Meyers

CHAPTER 3



Vision

a blueprint for the future

Parks and Recreation Advisory Board is a nine-member committee that considers makes recommendations concerning best use of recreational facilities and conducts studies relating to new leisure time needs and programming.

Greeley PTOL Vision:

Increase community quality of life, attractiveness and identity by preserving significant views and diverse habitat and providing outdoor recreational and educational opportunities through the sustainable creation and maintenance of a system of interconnected parks, trails, natural areas and other open lands.

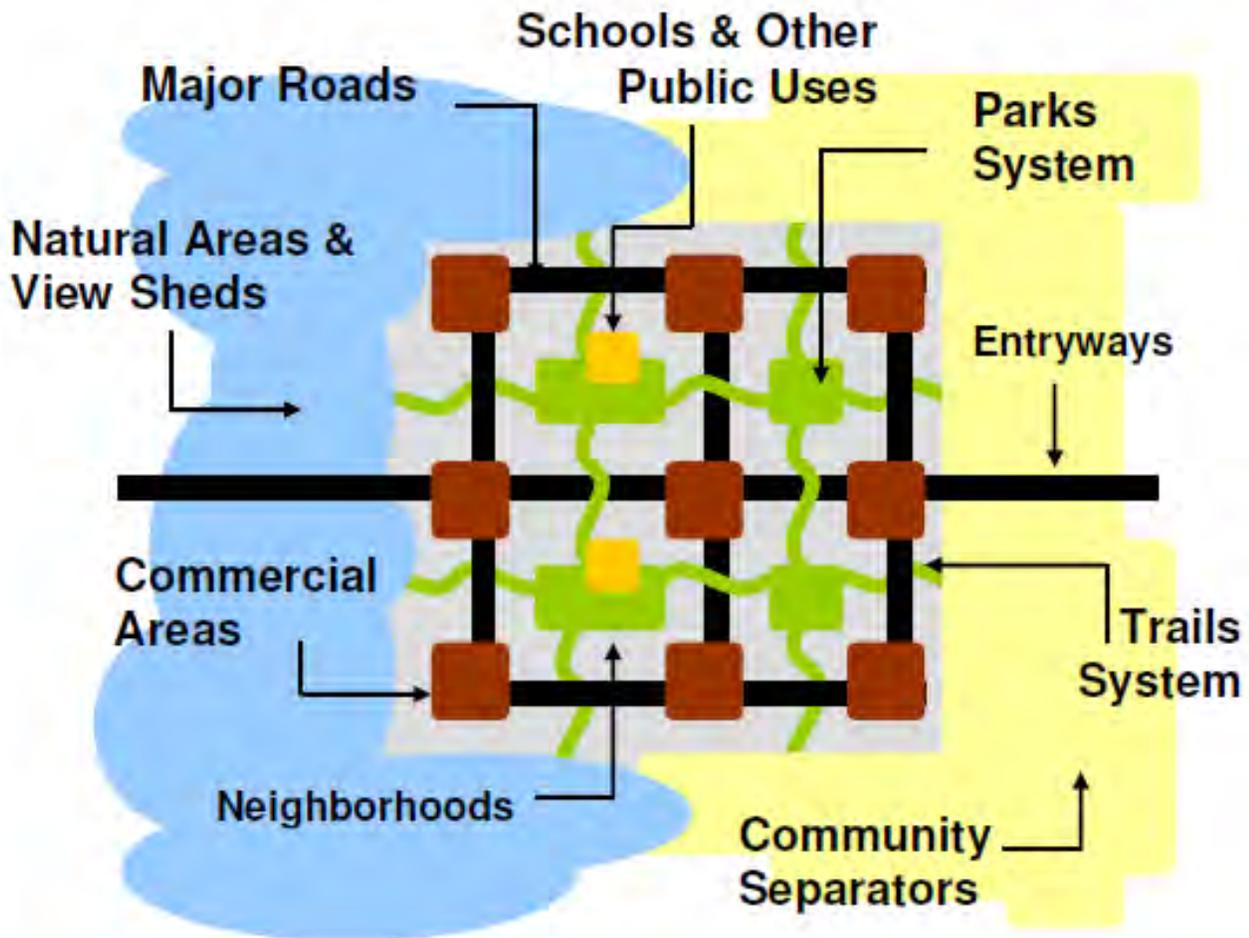
Purpose of Visioning

The purpose of developing a vision for any planning initiative is to articulate a set of ideal circumstances to strive for. Once this ultimately desirable scenario has been defined and established, action-oriented statements can then be put into place and structured to support the ultimate vision. Users of this plan will note that the goals, objectives, policies and action steps found later in the document have been designed to support each component of the vision above.

System-based approach

This system-based approach to parks, trails and open lands planning emphasizes the relationships between different components of the broader system and the city as a whole. For example, when local streets are built as a part of new

Conceptual overview of a parks, trails and open space system



subdivisions there are opportunities to construct bike lanes, and trails connecting the neighborhood to nearby schools, parks and other public uses that serve the new subdivision. In turn, those public amenities can be connected via sidewalks, greenways, trails and bike paths to other amenities citywide, such as regional parks and natural areas along Greeley's urban fringe. The graphic above is a simplified diagram of what a citywide parks, trails and open lands system might look like.



Along the Poudre Trail west of 95th Ave.
Photo by Barb Hagen

CHAPTER 4



The City of Greeley owns and maintains over 40 individual parks, trails and open lands comprising more than 1,400 acres of property.

Facilities Inventory

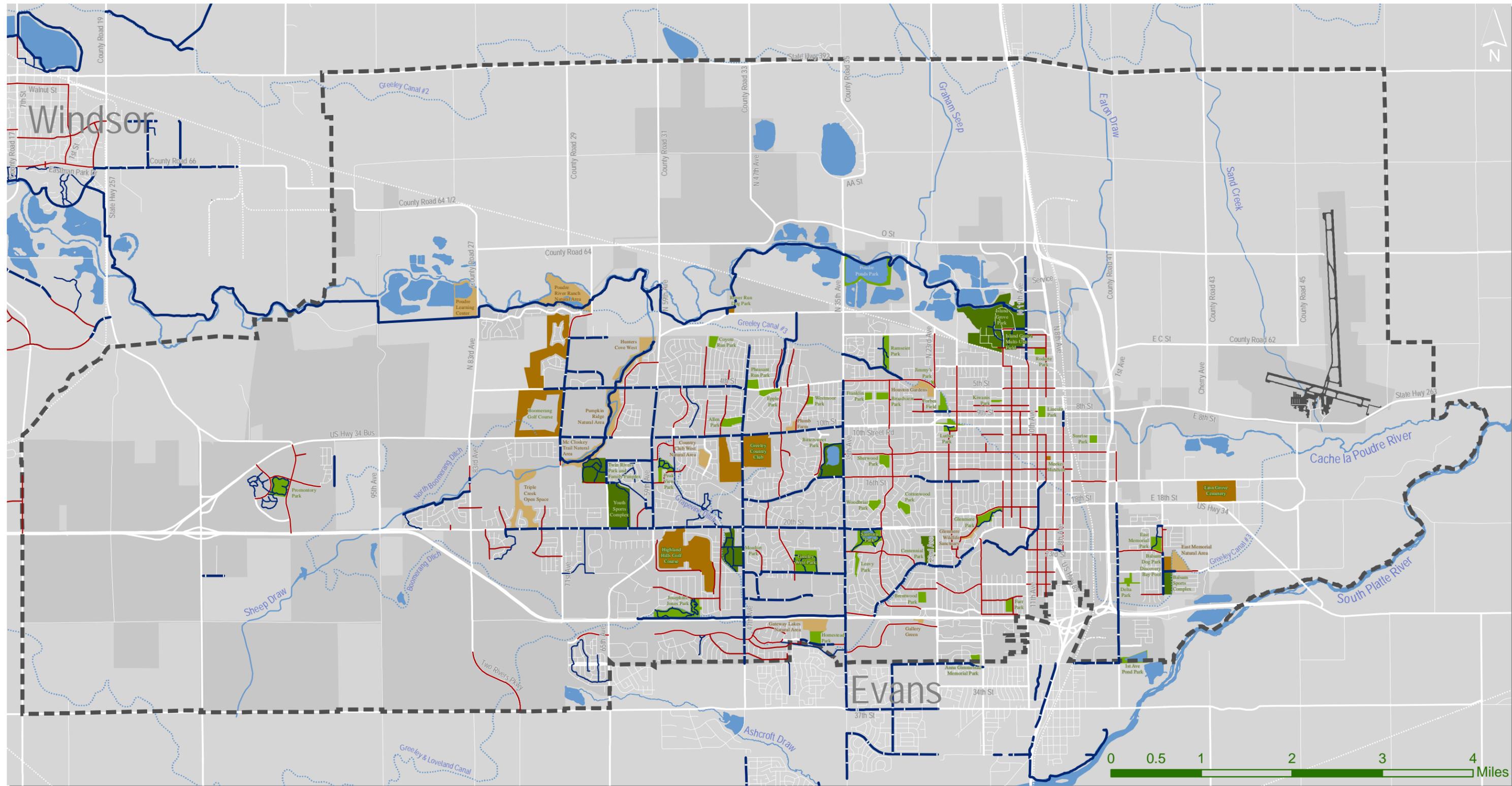
Taking Stock of Our Assets

This chapter documents the parks, open lands and connective spaces currently owned and/or maintained by the City of Greeley. Privately-owned parks and recreational facilities are not included, nor are indoor facilities or fields that may be available for public use at Aims Community College, University of Northern Colorado (UNC) or at the numerous schools in the city. Golf courses are also not included in the inventory or needs assessments that follow. Because of the limited availability of these facilities to the general public, they are considered supplementary to the facilities that the City provides and are not included in the inventory.

Map 1, Existing Facilities on page 33 shows the locations of all city Parks, Trails and Open Lands.

Parks

Greeley has a total of 751.2 developed acres of parkland as presented in Table 1 on page 30. Of this, 22 sites (263.1 acres) are neighborhood parks, 9 sites (330 acres) are community parks and sports complexes, 2 sites (6.7 acres) are specialty parks— Rover Run and Waggin' Tail Dog Parks, and 1 site (140 acres) is Island Grove Regional Park. The City currently has a total of 43 acres of undeveloped parkland at 2 sites, both of which are future neighborhood parks.



Created: 5/19/2013 by: GossardB
 Revised per adoption 8/20/2013
 by: BarnettJ

Notes:
 All planimetric data was digitized from aerial photographs dated 1987, 1992, 1995, 2000, 2005, and 2008. Updates are continual and data representations will change over time. This product is not necessarily accurate to engineering or surveying standards but does meet National Mapping Accuracy Standards (NMAS). The information contained within this document is not intended to be used for the preparation of construction documents.

Information contained on this document remains the property of the City of Greeley. Copying any portion of this map without the written permission of the City of Greeley is strictly prohibited.



- Specialty Parks (Golf Courses, Dog Parks, Museums, Pools)
- Neighborhood Parks
- Regional & Community Parks, Sports Complexes
- Natural Areas
- Bike Trail
- Shared Use Path
- Subdivision Trail
- On-Street Lanes

Existing Parks & Trails

Existing parks include all developed, developing (Poudre Ponds, Ramsier), and undeveloped (1st Ave Ponds Park, Triple Creek OS).

Existing bike facilities includes all infrastructure included in City GIS databases and plans confirmed on 2012 aerial photography. On-Street infrastructure shown for connectivity purposes only.

Mini-Parks

Mini or pocket parks are usually privately owned amenities within subdivisions centered around Children's playgrounds. The City currently owns five sites. Mini-parks range from .5 to 9 acres in area. There are no service area standards for pocket parks.

Neighborhood Parks

Neighborhood parks are intended to serve neighborhoods with a population of approximately 7,000 people. The Plan recommends that 2.5 acres of neighborhood parks be provided for every 1000 people; that they serve an area within walking distance, a 1 mile radius; that they should be a minimum of 10 to 30 acres in size; and that they be located along collector streets with on-street or shared parking.

Neighborhood/ mini Parks

Park Name	Acres	Equipment/ Facilities	Parking	Geographic Context	Observations
Allen Park 4830 9th St.	10.5	<ul style="list-style-type: none"> Playground 2-12 Picnic sites Portable Restroom Lake with fishing pier Large turf area 	<ul style="list-style-type: none"> Off-site / on street 	<ul style="list-style-type: none"> Adjacent to 47th Ave Single family residential on north, west and south 	<ul style="list-style-type: none"> Neighborhood park Lake front homes on south side Needs NE sidewalk repair Needs new park sign
Anna Gimstead 1710 31st St. Rd.	7	<ul style="list-style-type: none"> Playground 5-12 Shelter with electricity— seats 20 Restroom in modular building Modular community building for after school programs 	<ul style="list-style-type: none"> Off-site / on street 	<ul style="list-style-type: none"> Residential on all sides Higher density residential directly adjacent 	<ul style="list-style-type: none"> Neighborhood park Large areas of bluegrass turf Well used by kids after school Mature shade trees Need to replace/ upgrade irrigation system Need to replace ramps and decking
Brentwood 2813 26th St.	5	<ul style="list-style-type: none"> Football field Playground 2-12 Picnic sites 	<ul style="list-style-type: none"> School lot available for parking 	<ul style="list-style-type: none"> North of Highway 34 Adjacent to Brentwood Middle School Single family residential on three sides Multi family residential on one side 	<ul style="list-style-type: none"> Neighborhood park New park sign needed
Broadview 2801 W. 6th St.	6	<ul style="list-style-type: none"> Baseball diamond Playground 5-12 Restrooms/shelter with electricity --- seats 30 Picnic sites 	<ul style="list-style-type: none"> Unrestricted parking on 28th Ave. & 6th St. 	Suburban	<ul style="list-style-type: none"> Neighborhood park New restroom/shelter facility needed New park sign needed
Cottonwood 1901 26th Ave.	10	<ul style="list-style-type: none"> Picnic sites Lake/fishing 	<ul style="list-style-type: none"> Off-site/ perimeter parking 	<ul style="list-style-type: none"> Single family residential on all sides Accessed by 26th Ave. & 26th Ave. Ct. ¼ mile to Woodbriar Park 	<ul style="list-style-type: none"> Neighborhood park No playground Homes (7) directly adjacent to park New park sign needed
Coyote Run 5051 "A" St.	5.6	<ul style="list-style-type: none"> Playground 5-12 Shelter --- seats 20 Portable Restroom Picnic sites Open space 	<ul style="list-style-type: none"> Off-site/ perimeter parking 	<ul style="list-style-type: none"> Accessed by A St. Single family residential on three sides Open land (north) Greeley #3 Ditch (less than ¼-mile to the north) Approximately 20 homes directly adjacent to park 	<ul style="list-style-type: none"> Neighborhood park Significant open turf Replace rubberized playground surfacing
Delta 2191 1st Ave.	6	<ul style="list-style-type: none"> 2 Basketball courts 	<ul style="list-style-type: none"> 15-20 sp., accessible only through apartment complex Parking restricted to residents elsewhere 	<ul style="list-style-type: none"> Medium-density residential on four corners 	<ul style="list-style-type: none"> Pocket Park - adequate for adjacent residents, but doesn't offer much to surrounding neighborhood. East-west path does not connect to any street (should be connected to public walks). Need to resurface basketball courts Need to replace sidewalk on east side of basketball court New park sign needed

Park Name	Acres	Equipment/ Facilities	Parking	Geographic Context	Observations
East Memorial Park 2043 Balsam Ave.	10	<ul style="list-style-type: none"> 2 Basketball courts --- lighted Backstops --- 2 2 sand volleyball courts 3 shelters with electricity: seats 80, 40, and 40 Portable restrooms Playground (on school grounds) Attached perimeter sidewalk Internal sidewalk 	<ul style="list-style-type: none"> On-street and off-street shared w/ school 	<ul style="list-style-type: none"> Low-medium density residential Edge of town Adjacent to Balsam Sports Complex, E. Memorial Natural Area and Dog Park, pool, E. Memorial School Σουτη οφ East Memorial Elementary School 	<ul style="list-style-type: none"> Neighborhood park Need to resurface basketball court surfaces (cracking, decaying, paint chipping) Need to address cage enclosure for portable restrooms adjacent to maintenance shed Need to replace baseball backstops Need to resurface basketball court Need to replace BBQ grills at (2) small shelters Need to replace block wall with concrete along east sidewalk Need to replace two sections of sidewalk damaged by tree roots Needs upgraded infield maintenance on ball field
Epple 4339 4 th St. Rd.	7	<ul style="list-style-type: none"> Disc golf --- 6 holes Picnic sites 	<ul style="list-style-type: none"> Off-site/perimeter parking available 	<ul style="list-style-type: none"> Single-family residential (south) Adjacent to 4th St. (busy thoroughfare) 	<ul style="list-style-type: none"> Neighborhood park No playground/shelter – close to Pheasant Run Park for amenities Internal pathway connects to neighborhood on south side Detention facility, drainage creek running through Mature trees Bridge over drainage creek Nice sound/visual buffer from busy street
Farr 1312 26 th St.	6	<ul style="list-style-type: none"> Softball field 2 tennis courts --- lighted 2 sand volley ball courts Basketball court Playground 5-12 Climbing wall Flush restrooms/shelter with electricity --- seats 50 Picnic sites 	<ul style="list-style-type: none"> On-site parking available on south side; approx. 40-50 spaces Perimeter parking 	<ul style="list-style-type: none"> Single-family all sides 2-3 blocks south of UNC Farr/Hillside neighborhood 	<ul style="list-style-type: none"> Neighborhood park Mature trees Well-equipped site, diverse use Need to replace rubberized playground safety surfacing Need to resurface tennis courts
Franklin 3029 6 th St.	4	<ul style="list-style-type: none"> Picnic sites Open turf 	<ul style="list-style-type: none"> Off-site/perimeter parking 	<ul style="list-style-type: none"> West of Broadview Park Single-family residential on all sides 	<ul style="list-style-type: none"> Pocket Park – functions as large detention area Mature trees Significant school bus stop area (west side) New park sign needed
Glenmere 1450 Glenmere Blvd.	14	<ul style="list-style-type: none"> Attached perimeter sidewalk Internal sidewalks Public art (modern, boy w/fish) Lake for fishing Historic gazebo with electricity Flush restrooms/shelter --- no permanent seating. Playground 2-12 	<ul style="list-style-type: none"> 6 sp. off-street on west end near playground On-street parking available along perimeter 	<ul style="list-style-type: none"> Center of Glenmere neighborhood Low density residential South central portion of park directly adjacent to residential properties (no street separation) 	<ul style="list-style-type: none"> Neighborhood park Mixed use with historic maturity and natural area – wild bird sanctuary. Migratory nesting on island. Internal walkways Round-a-bout/cul-de-sac on south central side blocks full perimeter traffic Mature Trees Bridge over retention area Need to replace overhead wiring for park lighting with direct bury and updated LED lighting Need new park sign needed Need to replace playground
Greeley West Park 2220 41 st . Ave.	37	<ul style="list-style-type: none"> Playground 5-12 Shelter seats 20 Portable Restroom Picnic sites Lake and fishing 	<ul style="list-style-type: none"> School parking available Off-site/on street perimeter parking 5 spots, 1 handicap lot to west 	<ul style="list-style-type: none"> Accessed by 41st Ave., 42nd Ave. & 24th St. Adjacent to Greeley West HS (east) Greeley Wesleyan Church (northwest) Dayspring School (northwest) Single family residential (north and west) Mix of uses/multi-family 	<ul style="list-style-type: none"> Neighborhood park Large open turf for youth athletics practice only - no scheduled/formalized games on site as parking is limited Mixed with native vegetation, open space Internal walkways/trail

Park Name	Acres	Equipment/ Facilities	Parking	Geographic Context	Observations
Homestead Park and Open Space 2990 29 th St.	32	<ul style="list-style-type: none"> Trails Playground 2-5/5-12 Open space, shallow ponds Mature trees Lakes Public art site 	<ul style="list-style-type: none"> 10-12 spaces off-site 	<ul style="list-style-type: none"> South of Hwy 34 off 29th street Single family residential on three sides Adjacent to Elk Lakes Shopping Center (northeast) 	<ul style="list-style-type: none"> Neighborhood park (2013) "Naturescape" play space Small amphitheater Rural feel close to CO Highway 34/development Direct access from residential Native grasses, vegetation – no irrigated turf
Hoshinko/Rodarte 920 "A" St.	5	<ul style="list-style-type: none"> Rodarte Community Center Hoshinko baseball field Playground 5-12 Large shelter with electricity --- seats 70 Portable restroom 	<ul style="list-style-type: none"> Approx. 40 sp. shared w/ community center 	<ul style="list-style-type: none"> Low-medium density residential Adjacent to Rodarte Community Center 	<ul style="list-style-type: none"> Neighborhood park Ball field within hitting distance of building Need to replace playground Need to replace safety surfacing
Jimmy's Park 338 23 rd Ave. Ct.	.4	<ul style="list-style-type: none"> Shelter --- seats 20 	<ul style="list-style-type: none"> 1 sp. 	<ul style="list-style-type: none"> Low-density residential 	<ul style="list-style-type: none"> Pocket park Shielded by fence from major thoroughfares.
Josephine B. Jones 5600 27 th St.	37	<ul style="list-style-type: none"> Playground 5-12 2 shelters --- seats 20 each Restroom Picnic sites Lake/fishing Internal trails/pathways Large natural area for hiking 	<ul style="list-style-type: none"> Off-site/perimeter parking 	<ul style="list-style-type: none"> North of Hwy 34 Single family residential (north, west, east) Multi-family across Hwy 34 (south) Accessed by 26th St. Approx. 23 homes directly adjacent to park Ditch/canal runs along northern boundary 	<ul style="list-style-type: none"> Neighborhood park Linear, L-shaped park Nice visual/audible barrier from Highway 34
Leavy 3250 22 nd St.	5	<ul style="list-style-type: none"> Picnic sites 	<ul style="list-style-type: none"> Off-site/perimeter parking 	<ul style="list-style-type: none"> Accessed by 22nd St. & 33rd Ave. Single family residential (west, east) Sanborn Park (north across 22nd St.) Family of Christ Presbyterian Church (south) Westlake Shopping Center (northwest) Approx. 30 homes directly adjacent to park 	<ul style="list-style-type: none"> Pocket park Location adjacent to church, across from Sanborn Park and directly adjacent to homes creates a walking greenbelt connectivity Mature trees
Lincoln 802 10 th Ave.	5	<ul style="list-style-type: none"> Gazebo --- electricity available Historic fountain Playground 5-12 Time capsule 	<ul style="list-style-type: none"> 15 4-hr sp., 800 blk. 10th Ave. 15 3-hr sp., 700 blk. 10th Ave. 30 3-hr. sp., 7th St. 90 2-hr sp., 9th Ave. 30 3-hr sp., 9th St. Additional after-hours parking at UCCC & Municipal Complex 	<ul style="list-style-type: none"> Urban setting Weld County Courthouse Downtown plazas, shops, restaurants Methodist & Presbyterian churches Masonic Temple UCCC Greeley Recreation Center Lincoln Annex - library, Council Chambers, Muni court, Fire Station #1 	<ul style="list-style-type: none"> Neighborhood park Recent master plan improvements (2008) Historic downtown/urban asset No restrooms Site for Arts Picnic, Oktoberfest, Lights the Nights, other events
Luther 2200 10 th St.	10	<ul style="list-style-type: none"> Playground 5-12 Restrooms/shelter with electricity --- seats 50 Picnic sites 	<ul style="list-style-type: none"> Unrestricted parking on 21st, 22nd Aves. & 10th St. Rd. No parking n. of 10th St., unless in Auto Zone lot 	<ul style="list-style-type: none"> Residential s. of 10th St. Commercial on 9th St. 	<ul style="list-style-type: none"> Neighborhood park Divided by 10th Street (busy arterial) – accessible by crosswalk with flashing signs at 21st Ave North area predominantly used for picnicking Mature trees Need to replace 6' chain link fence along #3 ditch bank on north side of park Need to replace playground

Park Name	Acres	Equipment/ Facilities	Parking	Geographic Context	Observations
Peak View 5535 13 th St. Rd.	11	<ul style="list-style-type: none"> Softball field Basketball court Volleyball court 2 playgrounds 2-5/5-12 Flush restrooms/shelter with electricity --- seats 70 Small skate park (steel) 	<ul style="list-style-type: none"> Off-site/perimeter parking available No parking in Social Security Administration lot despite adjacency 	<ul style="list-style-type: none"> Adjacent to commercial area (north) Single-family residential on all other sides Fronts on 13th St. Rd. Commercial zone to north of park 	<ul style="list-style-type: none"> Neighborhood park Accessible by foot from Social Security Administration parking lot (no parking in park) Elevated west side with panorama of front range mountains Young trees Need to replace rubberized safety surface material around play structures
Pheasant Run 303 46 th Ave.	8	<ul style="list-style-type: none"> Softball field Playground 5-12 Flush restrooms/shelter with electricity --- seats 55 Picnic sites 	<ul style="list-style-type: none"> Off-site/perimeter parking available 	<ul style="list-style-type: none"> 4th St. (south) Single-family residential (north/east) 47th Ave. (west) 	<ul style="list-style-type: none"> Neighborhood park Need to replace restroom doors to include mechanical locking feature, timer and motion lighting Need to upgrade/replace irrigation Need to repair / replace rubberized playground safety surfacing
Ramseier 2828 "C" St.	15	<ul style="list-style-type: none"> 2 Shelters with electricity - -- seats 30 (north shelter only) Portable restroom Basketball Court Playground 2-5/5-12 	<ul style="list-style-type: none"> Off-site/perimeter parking 	<ul style="list-style-type: none"> Accessed by C St. Greeley #3 Ditch comprises southern boundary Villa West Mobile Estates (east) Single family residential across C St to the north Commercial/industrial (west-northwest) Conservation district (west-southwest) Agricultural land (northeast) 	<ul style="list-style-type: none"> Neighborhood park Long, linear park Old farm machinery around park Playground is "farm" themed
Sherwood 2828 13 th St.	8	<ul style="list-style-type: none"> Softball field (not lit) 2 soccer fields 2 lighted tennis courts Playground 5-12 Flush restroom/Shelter --- seats 30 Picnic sites 	<ul style="list-style-type: none"> School parking available Off-site/perimeter parking available 	<ul style="list-style-type: none"> Co-located with Scott Elementary Single family residential on all sides Accessed by 13th St. and 14 St. 1/2 -mile from Bittersweet Park 	<ul style="list-style-type: none"> Neighborhood park Need to replace/upgrade irrigation system Needs new shelter/restroom facility Need to resurface tennis courts New park sign needed Playground needs to be replaced
Swanson/ Kiwanis 611 14 th Ave.	1	<ul style="list-style-type: none"> Basketball ½ court only Playground 5-12 Shelter --- seats 20 	<ul style="list-style-type: none"> 5-6 sp. - 15th Ave. Ct. 	<ul style="list-style-type: none"> Low-density residential 	<ul style="list-style-type: none"> Pocket park Isolated within residential. Need to replace current rubberized playground surfacing with EWF material
Westmoor 601 38 th Ave.	3	<ul style="list-style-type: none"> Soccer field (no goals) Playground 2-12 Flush restrooms/Shelter with electricity --- seats 15 Picnic sites 	<ul style="list-style-type: none"> Off-site/perimeter parking available 	<ul style="list-style-type: none"> Single-family residential on all sides 	<ul style="list-style-type: none"> Neighborhood park (small) Mature trees Need to replace current shelter/restroom structure with new structure Need to upgrade/replace irrigation system Need to replace playground New park sign needed
Woodbriar 2910 18 th St.	6	<ul style="list-style-type: none"> Playground 2-12 Restrooms/Shelter with electricity --- seats 30 Picnic sites 	<ul style="list-style-type: none"> Off-site/perimeter 	<ul style="list-style-type: none"> Single family residential on all sides ¼ mile to Cottonwood Park Accessed by 18th St., 30th Ave. & 19th St. 	<ul style="list-style-type: none"> Neighborhood park Homes (5) directly adjacent to park Need to replace current restroom/chase room doors to include timed locking device and motion sensors New park sign is needed Under side of shelter roof needs maintenance/wire screen added to prevent woodpecker damage Need to replace playground

Community Parks and Athletic Complexes

Community parks and athletic complexes serve the entire City. Those with athletic complexes frequently host youth or adult sports competitions and tournaments on fields with lighting. Because of this, they have more significant impacts on their surroundings than neighborhood parks because of lit sports complexes, traffic, and noise. Greeley applies a standard of five acres of community park land per 1000 people. They have a service area with a radius of one mile. Community parks should be on sites of 30 to 100 acres. They also should be located on arterial or collector streets and that they should provide or share off-street parking.

Community Parks/ Sports Complexes

Park Name	Acres	Equipment/ Facilities	Parking	Geographic Context	Observations
Balsam Sports Park 2401 Balsam Ave.	15	<ul style="list-style-type: none"> Gazebo/shelter with electricity seats 20 Permanent restrooms Perimeter fencing Athletic Fields --- 5 	<ul style="list-style-type: none"> 100+ sp. On-street perpendicular 	<ul style="list-style-type: none"> Low-medium density residential Edge of town adjacent to undeveloped land on south Gravel access to the south Adjacent to E. Memorial Nat. Area, Dog Park, Park, pool, E. Memorial School 	<ul style="list-style-type: none"> Community park Athletic fields No benches/tables except under one shelter/gazebo Very few immature trees Unattractive exposed utility boxes Need to replace 300' of chain link fabric for fence on south side of park
Bittersweet 3501 16 th St.	60	<ul style="list-style-type: none"> 2 soccer fields 1 basketball court 2 playgrounds 2-5/5-12 2 shelters with electricity -- seats 45 each Flush restrooms w/ water Lake/fishing Weld County Veterans' Memorial Weld County Fallen Officers Memorial 	<ul style="list-style-type: none"> 50-60 spaces available on-site Some off-site available in neighborhood 	<ul style="list-style-type: none"> 16th St. (south) 35th Ave. (east) Single-family residential (west) Commercial (north) 	<ul style="list-style-type: none"> Community park Regional storm water detention facility Mature trees (original cottonwood homestead) Busy traffic along perimeter Sidewalk along 35th Ave needs to be detached/away from curb – heavy use Needs new gates at west side parking lot Need to replace/upgrade irrigation system Need new restroom/shelter facility with timed locks/lights Need to replace trash cans (26) Could use 2nd basketball court (high use)
Centennial 2129 23 rd Ave.	18	<ul style="list-style-type: none"> Butch Butler Baseball field --- lighted 12 Tennis courts (6 lighted) Flush restrooms/shelter with electricity ---seats 15 Small skate park (steel) Batting cage 50M outdoor pool with water slides 	<ul style="list-style-type: none"> Large on-site parking area 50-100 spaces 	<ul style="list-style-type: none"> Adjacent to 23rd Ave. to east Reservoir Rd. to south Residential to west Residential to north Adjacent to Centennial Library Adjacent to Longs Peak Scout offices Adjacent to Fire Station #2 	<ul style="list-style-type: none"> Community park Athletic fields No playground Need to replace/upgrade shelter/restrooms – too small for site Skate ramps need paint if kept (dated) Mature trees Large open turf areas
Forbes 2201 8 th St.	6	<ul style="list-style-type: none"> Baseball field --- lighted Flush restrooms 	<ul style="list-style-type: none"> Aggregate 50-60 spaces 	<ul style="list-style-type: none"> Residential/industrial 	<ul style="list-style-type: none"> Community park Athletic Facility - inaccessible to general public Built on old landfill site Need to replace antiquated irrigation system Need to replace antiquated ball field lighting Needs significant repair to bleacher area Needs infield renovation Need to upgrade/replace dugouts

Park Name	Acres	Equipment/ Facilities	Parking	Geographic Context	Observations
Greeley Youth Sports Complex 6501 W. 20 th St.	79	<ul style="list-style-type: none"> Baseball/softball fields --- lighted Flush restrooms/shelter --- seats 80 	<ul style="list-style-type: none"> Approximately 130 paved spaces Approximately 200 unpaved spaces 	<ul style="list-style-type: none"> NE corner of 20th St. and 65th Ave. Offices, library (east) Offices, residential (southwest) University Schools & Frontier Academy (north-northwest) Near Twin Rivers Park (northwest) Single family residential (north-northeast) Grace Baptist Church, Mountain View Academy (south) Single family residential (southeast, southwest) 	<ul style="list-style-type: none"> Community park Athletic park 12 fields total Substantial parking capacity Need to replace metal doors on restrooms
Monfort 2255 47 th Ave.	37	<ul style="list-style-type: none"> 9 soccer/football fields – turf Outdoor in-line hockey rink Flush restrooms/shelter with electricity --- seats 120 Concessions (currently not used) 	<ul style="list-style-type: none"> Approximately 110 on-site spaces on south end Approximately 310 on-site spaces on north end Parking at fire station and school also available 	<ul style="list-style-type: none"> Accessed by 24th St. and 48th Ave. Co-located with Greeley Fire Station #5 (NW corner of 47th Ave. and 24th St.) and Monfort ES (SW corner of 20th St. and 47th Ave.) Less than ¼-mile from Highland Hills Golf Course Adjacent to Fire Station #5 Adjacent to Monfort Elementary 	<ul style="list-style-type: none"> Community park Athletic Fields No playground (although playground at adjacent school) Immature trees Concrete sidewalks within park area Adequate paved parking – N, W, S Need roof replacement at Monfort caretaker house (north of park) Monfort maintenance shop located north side of park
Promontory 1600 Promontory Way	32	<ul style="list-style-type: none"> 3 Shelters Portable Restroom Picnic sites Walking path around park Lake / fishing 	<ul style="list-style-type: none"> 2 on-site lots with approx. 40 spaces each for total of 80 available spaces 	<ul style="list-style-type: none"> Located in Promontory business area between convergence of Hwy 34 and 10th St. Adjacent to State Farm Insurance and JBS Swift corporate offices Promontory single family residential (NE) 	<ul style="list-style-type: none"> Community park Underutilized park – not adjacent to residential population at this time Largely water features/detention Waterfalls provide focal point between ponds
Sanborn 2031 28 th Ave. Ct.	40	<ul style="list-style-type: none"> 2 soccer fields 2 volleyball courts (sand) Playground 5-12 Flush restrooms/shelter with electricity --- seats 80 Lake and fishing Internal walking path Picnic sites 	<ul style="list-style-type: none"> Off-site/perimeter parking 62 spots, 4 handicap (west) Church parking lot south-west (private) 	<ul style="list-style-type: none"> Single family residential (south) 20th St. (north) 35th Ave. (west) 28th Ave. (east) Adjacent to West Lake Shopping Center 	<ul style="list-style-type: none"> Community park Large lake/detention pond takes up most space Mature trees Heavy use of shelter and volleyball courts Soccer fields used for practices Model boat competitions at New park sign needed
Twin Rivers 1507 65 th Ave.	43	<ul style="list-style-type: none"> 4 lighted premium softball fields Playground 2-7 Flush restrooms/2 shelters with electricity --- seats 30 each Lake/fishing Amphitheater Family Funplex recreation facility - conference facilities, indoor water park, fitness center, miniature golf Paved parking 	<ul style="list-style-type: none"> Approx. 600 (for ball fields and Family Funplex) 	<ul style="list-style-type: none"> Accessible from 65th Ave. Sheep Draw (NW) Single family residential (east) Frontier Academy (south) Near University Schools campus Conservation district (west) Single family residential (west) Between 10th St. and 20th St. 	<ul style="list-style-type: none"> Community park Athletic fields Highly used site Diversity of amenities Busy location (between two major arterial streets, adjacent to Sheep Draw Trail, multiple schools) Playground designed to be "sensory" themed

Regional Parks

Regional parks are defined as typically having large scale specialized facilities having a regional or larger draw and significant impacts. Sites exceed 100 acres depending on the facilities provided. They should be located along arterial streets in non-residential areas. Parking should be off-street and shared with other uses when possible. Currently, the only regional park in Greeley is the 149 acre Island Grove Park located at 501 North 14th Avenue.

Regional Park

Park Name	Acres	Equipment/ Facilities	Parking	Geographic Context	Observations
Island Grove 501 N. 14 th Ave.	140	<ul style="list-style-type: none"> • Arch entryway sign w/ park name frames view of arena • Decorative lighting • Mature trees • Entryway boulevards • Splash park • Internal walkways • Playgrounds (2-5 yrs. and 5-12 yrs.) • Common Area #1 <ul style="list-style-type: none"> ◦ Uncovered picnic tables ◦ Deco trash cans ◦ Shelter w/tables & maintenance shed • Soccer/football field (controlled access) • Large group picnic shelter • Common Area #2 <ul style="list-style-type: none"> ◦ Uncovered picnic tables ◦ BBQ grills ◦ Flush restrooms ◦ Individual electrical outlets for picnic tables (used for Stampede vendors) • Softball field (Field #5) • Open space area near "bunk house" <ul style="list-style-type: none"> ◦ Decorative fencing ◦ Mature trees and turf • Centennial Village • Rodeo arena • Stampede offices • Events Center • Exhibition Building • 4-H Building • Livestock Building • Numerous livestock barns/enclosures • Park offices 	<ul style="list-style-type: none"> • Significant capacity • Numerous RV spots with services available • Gravel accessory lots available 	<ul style="list-style-type: none"> • Adjacent to County Social Services building • Adjacent to County auxiliary parking lot 	<ul style="list-style-type: none"> • Regional park • Main parking area has potholes and cracks • Need to replace playground facilities • Need to re-paint scorekeeper's building, and "Outrider" building • Social Services overflow parking not used except during Stampede • Significant open space area near "bunk house" • Need to improve signage to designate access to Poudre Trail • Mature Trees • Needs updated Master Plan (1992)

Specialty Parks

Currently the only two specialty parks in Greeley are the three acre Rover Run Dog Park and the 3.7-acre Waggin Tail Dog Park. Other types of specialty parkland might include skate parks, motor-cross tracks, mountain bike parks, paintball areas or other such specialized activity

Specialty Parks

Park Name	Acres	Equipment/ Facilities	Parking	Geographic Context	Observations
Rover Run 5207 "F" St.	3	<ul style="list-style-type: none"> Table/benches Open play area Portable restroom 	<ul style="list-style-type: none"> 30+ spaces available on-site 	<ul style="list-style-type: none"> W F St. (south) Poudre River Trail (north) Agricultural land (all sides) 	<ul style="list-style-type: none"> Specialty park/off-leash dog park Few amenities; no shade or water On Poudre Trail, but relatively far from river Fenced-in open space Need to replace split rail fence with 4' chain link fence to better secure area or add welded wire fence to split rail
Waggin' Tail Dog Park 2214 Balsam Ave.	3.7	<ul style="list-style-type: none"> Chain-link fence separates park into 3 areas for various sized dogs 	<ul style="list-style-type: none"> Shares parking w/ Discovery Bay pool facility 	<ul style="list-style-type: none"> Low-medium density residential Adjacent to Balsam Sports Park, E. Memorial Natural Area and Park, Discover Bay outdoor pool, E. Memorial School 	<ul style="list-style-type: none"> Specialty park/off-leash dog park Irrigated turf Immature trees Low usage

Open Lands

Natural Areas

Natural areas include largely undeveloped lands of ecological significance that have been secured by the City for recreational, conservation, and educational purposes and may be accessed by strategically located trails and interpretive facilities. Greeley has added 165 additional acres of natural area for a total increase of over 109 % since 2000. The current area 3.35 acres per 1000 people. There is no policy defining a specific level of service for natural areas.

Greeley now has a total of 387.5 acres of open lands and natural areas on 11 sites shown in Table 1 and the inventory on page 31. These include Hunters Cove West Natural Area, East Memorial Natural Area, Poudre River Park, Country Club West, Gateway Lakes, Poudre River Ranch, McCloskey Trail Natural Area, and Triple Creek Open Space.

Table 1: 2010 Parks and Open Lands

Type	Number	Acres
Mini Parks	5	16.4
Neighborhood Parks	22	258.1
Community Parks	9	330
Regional Park	1	140
Specialty Parks	2	6.7
Open Lands Natural Areas	11	387.5
Total	50	1,138.70

Open Lands/ Natural Areas

Park Name	Acres	Equipment/ Facilities	Parking	Geographic Context	Observations
1 st Avenue Pond	16	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> East of 1st Ave and 31st St Detention and commercial development to the north Undeveloped to the east and south Close to South Platte River 	<ul style="list-style-type: none"> Undeveloped Planned for future fishing access and trail Landlocked on 3 sides, only accessible by 1st avenue
Country Club West	6	<ul style="list-style-type: none"> Trail Benches 	<ul style="list-style-type: none"> On street 	<ul style="list-style-type: none"> 50th Ave and 12th St. Bordered on 4 sides by urban development 	<ul style="list-style-type: none"> Aggregate paths Small pond
East Memorial Natural Area	12	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> Northeast of 24th St and Balsam Ave Proximate to Waggin' Tail Dog Park and Discovery Bay Water Park 	<ul style="list-style-type: none"> Undeveloped
Glenmere Wildlife Sanctuary	3.5	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> On street parking nearby 	<ul style="list-style-type: none"> 1450 Glenmere Blvd. Located southwest of Glenmere Park 	<ul style="list-style-type: none"> Designated urban wildlife sanctuary Foot paths throughout
Hunters Cove West Natural Area	27	<ul style="list-style-type: none"> 1 bench Trail 	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> North of 4th St. and west of 59th Ave. North of Pumpkin Ridge Adjacent to Sheep Draw 	<ul style="list-style-type: none"> 10' concrete trail Dogs allowed on leash
McClosky Natural Area	34	<ul style="list-style-type: none"> Trailhead Trail 3 Benches Disc Golf Dogipot Disc Golf Course 	<ul style="list-style-type: none"> 12 	<ul style="list-style-type: none"> East of 71st Ave, South of 10th St/King Soopers area Adjacent to Family Funplex 	<ul style="list-style-type: none"> 10' concrete trail Dogs allowed on leash
Northridge Estates	10	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> North end of Hunter's Cove, south of C Street, west of 59th Ave Access to Sheep Draw 	<ul style="list-style-type: none"> Undeveloped Planned for future park and trail access
Poudre River Ranch Natural Area	100	<ul style="list-style-type: none"> Trailhead Trail 1 Bench Dogipot 	<ul style="list-style-type: none"> 30 	<ul style="list-style-type: none"> Off of west side of 71st Ave (Red Barn) and Poudre River Adjacent to the Poudre River and Poudre Trail 	<ul style="list-style-type: none"> Quality natural area with small ponds 10' concrete trail Dogs allowed on leash
Poudre Ponds	90	<ul style="list-style-type: none"> 2 picnic shelters with tables Portable Restroom Poudre River Trail Access 	<ul style="list-style-type: none"> 50 	<ul style="list-style-type: none"> North 35th Avenue and Poudre River - east side Adjacent to the Poudre River and Poudre Trail (north side of Ponds) 	<ul style="list-style-type: none"> 70 surface acres of water Predominantly utilized for fishing access Dogs allowed on leash
Pumpkin Ridge Open Space	38	<ul style="list-style-type: none"> Trail 3 benches Dogipot 	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> Between 4th St and 10th St west of 59th Ave South of Hunter's Cove Adjacent to Sheep Draw 	<ul style="list-style-type: none"> 10' concrete trail through natural area Dogs allowed on leash
Triple Creek Open Space	51	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> West of 71st Ave and north of 20th St Embedded by residential at southern end access Contains Sheep Draw and a tributary of the draw 	<ul style="list-style-type: none"> Undeveloped Future North/South and East/West trail connection – future trailhead Open grazing in some areas, surrounded by urban homes to the south

Connective Spaces

Trails

The City currently has approximately 18.7 miles of primary, multi-purpose trails. These trails are paved, typically 8 to 10 feet wide, and are intended to accommodate a variety of uses including biking, walking, jogging and in-line skating. The majority of the existing trail system (33.9 miles) is adjacent to roadways as they were constructed as a retrofit to the existing development pattern, which did not provide for separate trail corridors.

The exception to this is the Poudre River Trail system, managed by Poudre River Trail Corridor, Inc., a non-profit corporation. The Poudre River Trail is part of a larger regional system that is linked to Windsor and eventually will be linked to Fort Collins. The Poudre River Trail, which has been cooperatively developed by Greeley, Windsor and Weld County, is approximately 20 miles long. The trail corridor varies from 25 to 50 feet in width with a 10-foot concrete trail surface. Approximately 10.8 miles of this system have been constructed within the Long Range Expected Growth Area between 95th Avenue and Island Grove Park. Several miles of trail have been constructed west of the Long Range Expected Growth Area connecting to Windsor and County Road 32E in Larimer County.

Table2: Trails and bicycle Facilities

Type	Definition	Width	Total Miles
Off Street Trails	Within own right-of-way	10-12 ft. width	18.7
Shared Use Paths	Within street right-of-way	8-10 ft. width	33.9
Bike Lanes	Dedicated lane or shared with parking lane	6 ft. dedicated lane 14 ft. shared parking lane	61 roadway miles 122 Lane Miles
Internal Trails	Subdivision out lots, parks, or campus	Varies	48
Total			161.6 - 222.6 miles

CHAPTER 5

Facility Needs Assessment



To determine additional parks, trails and open space amenities required to accommodate future growth, a needs assessment was conducted using population projections and levels of service for each category of amenity. Levels of service (LOS) are expressed in terms of acres per 1000 population for parks and open space, and miles per 1000 population for trails. Some LOS standards represent established goals for the community (neighborhood and community parks), whereas others simply represent the current ratio of acreage/mileage to population for each amenity. The results of the needs assessment give an idea of how many additional acres of parks and open space or miles of trail will be needed over time to accommodate population growth.

Growth

Greeley has increased in population by 15,959 people between 2000 and 2010,

and is expected to grow by nearly 50 percent over the next two decades, for a projected 2030 population of 145,813 – 52,924 more than in 2010 as presented in Table 1 below. Accommodating such growth will require significant upgrades and additions to public infrastructure, including quality of life amenities such as parks, trails and open space.

Table 1: Growth and Parks/Natural Areas Needs Projections 2010 – 2030

Year	Population	City-owned acreage	New Acreage	% Change	Acres per 1000
ACTUAL					
2000	76,930	750.00	n/a	n/a	9.75
2010	92,889	1,047.10	297.10	39.6%	11.10
PROJECTED					
2020	117,297	1,461.52	414.42	39.6%	12.46
2030	145,813	1,816.83	355.31	24.3%	12.46
Need Projection			769.73	63.9	12.4

Table 2: Neighborhood Park Level of Service - Distribution by Acreage and Population

Data	Year	Population	Neighborhood Park Acreage	Additional Acres	% Change	pop per acre	Acres per 1000 pop.
Actual	2000	76,930	191.00	n/a	n/a	402.77	2.48
	2010	94,358 (est.)	264.10	73.10	38.3%	357.28	2.80
Projected	2020	117,297	293.24	29.14	11.0%	400.00	2.50
	2030	145,813	364.53	71.29	24.3%	400.00	2.50

Neighborhood Parks

The level of service for neighborhood parkland as identified in the 2060 Comprehensive Plan (Comprehensive Plan) adopted in 2008 is 2.5 acres per 1000 population at 10 to 34 acres per park. Greeley was below this standard in 2000 before adding over 73 acres of neighborhood parks by 2010, for an increase of over 38 percent, and an actual rate of 2.8 acres per population – more than the standard recommended by the Comprehensive Plan. Actual figures related to neighborhood park distribution during the 2000 to 2010 period are shown in Table 2 above.

Because of this relative surplus of neighborhood parkland, only 29.14 additional acres will be required between 2010 and 2020 to maintain the 2.5 acres of neighborhood parkland per population standard – an 11 percent increase. An additional 71.29 acres would be required between 2020 and 2030 to maintain that standard – a 24.3 percent increase. A total of 100.43 additional acres would be required between 2010 and 2030, for an increase of over 35 percent.

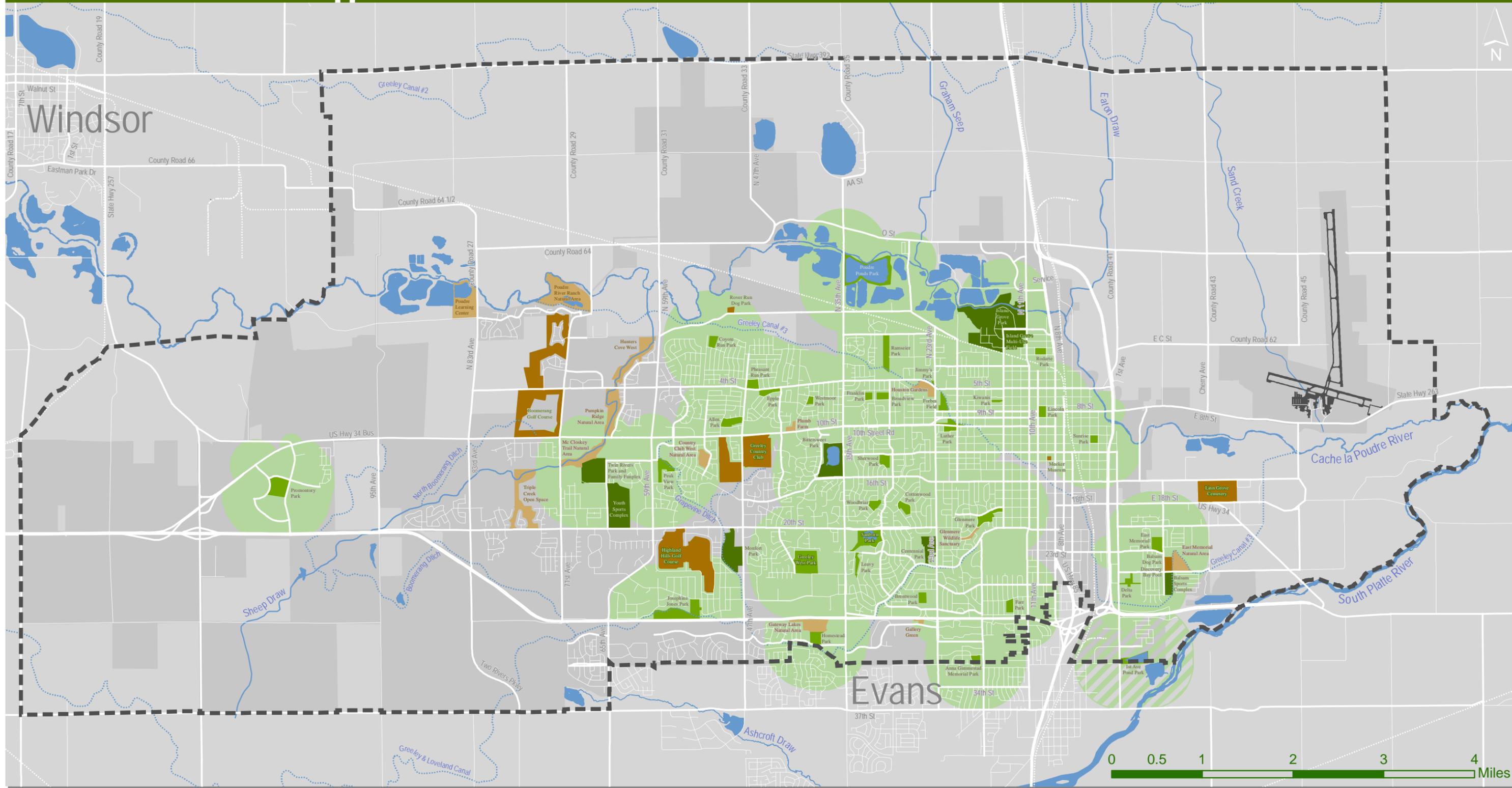
Strict application of the 10 to 34 acres per park standard would yield an additional one to three parks between 2010 and 2020, and

another three to seven between 2020 and 2030, for a total of four to ten new parks through 2030.

However, the comprehensive plan also establishes a one half-mile service radius for neighborhood parks, meaning all residential development should be within one half-mile of a park. As a result, Greeley’s neighborhood park needs through 2030 cannot be estimated using quantitative methods alone. The geographic location of new development and subsequent distance from existing park facilities will also have to be taken into consideration.



A winter’s day in Glenmere Park



Created: 5/19/2013 by: GossardB
 Revised per adoption 8/20/2013 by: BarnettJ

All planimetric data was digitized from aerial photographs dated 1987, 1992, 1995, 2000, 2005, and 2008. Updates are continual and data representations will change over time. This product is not necessarily accurate to engineering or surveying standards but does meet National Mapping Accuracy Standards (NMAS). The information contained within this document is not intended to be used for the preparation of construction documents.

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- Specialty Parks (Golf Courses, Dog Parks, Museums, Pools)
- Neighborhood Parks
- Regional & Community Parks, Sports Complexes
- Natural Areas

- Neighborhood Service Area
- Undeveloped Service Area

Neighborhood Park Service Area

Service Boundary: 1/2 Mile from improved parkland constrained by Highway and River crossings. Including 10th Street west of 23rd Avenue and 8th Ave north of A Street. Includes community parks and Island Grove Regional Park. (Does not include specialty parks or natural areas)

Table 3: Community Park/Sports Complex Level of Service – Distribution by Acreage and Population

	Year	Population	Community Park/ Sports Complex Acreage	Additional Acres	% Change	Pop per acre	Acres per 1000 pop
Actual	2000	76,930	256.00	n/a	n/a	300.51	3.33
	2010	94,358 (est.)	315.00	59.00	23.0%	299.55	3.34
Projected	2020	117,297	586.49	271.49	86.2%	200.00	5.00
	2030	145,813	729.07	142.58	24.3%	200.00	5.00

Community Parks and Sports Complexes

For purposes of this analysis, sports complexes are considered community parks. The level of service for community parkland as identified in the 2060 Comprehensive Plan adopted in 2008 is 5 acres per 1000 population at 34 to 100 acres per park. Greeley added over 59 acres of community parks between 2000 and 2010, for an increase of 23 percent, and an actual rate of 3.34 acres per population, which is still significantly less than required by the 2060 Comprehensive Plan. Actual figures related to community park distribution during the 2000 to 2010 period are shown in Table 3 above.

Because of this significant shortage of community parkland, 271.49 additional acres will be required between 2010 and 2020 to achieve the 5 acres of neighborhood parkland per population standard – an 86.2 percent increase. An additional 142.58 acres would be required between 2020 and 2030 to maintain that standard – a 24.3 percent increase. A total of 414.07 additional acres would be required

between 2010 and 2030, an increase of over 110 percent.

Strict application of the standard of 30 – 100 acres per park would yield between 2 and 9 additional parks between 2010 and 2020, and between 1 and 4 between 2020 and 2030, for a total of 3 to 13 new parks through 2030.

However, the comprehensive plan also establishes a one-mile service radius for community parks. As a result, Greeley’s community park needs through 2030 cannot be estimated using quantitative methods alone. The geographic location of new development and subsequent distance from existing park facilities will also have to be taken into consideration.



Monfort Park—a typical community park/ sports complex for soccer.

Regional Parks

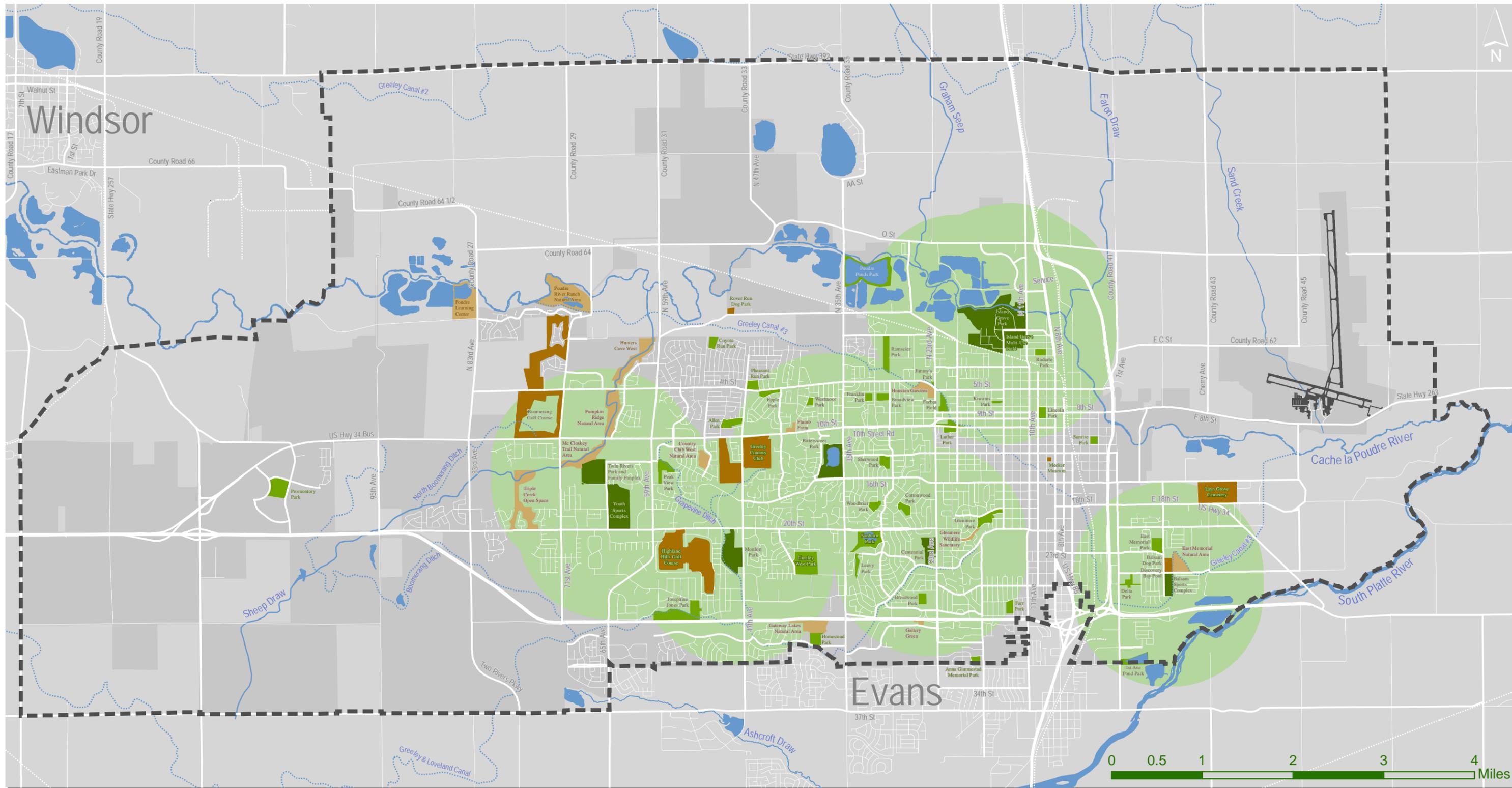
Currently, the only regional park in Greeley is the 149 acre Island Grove Park located at 501 North 14th Avenue. Greeley has not added any additional regional park acreage since 2000, and its level of service has dropped from 1.94 acres per 1000 population to 1.58 per 1000 between 2000 and 2010. There is no policy defining a specific level of service for regional parks.



To maintain the current ratio of regional parkland acreage to population (1.58 acres per 1000 population), additional regional park acreage in the amount of 36.22 acres will be required between 2010 and 2020, and 45.03 acres between 2020 and 2030, for a total of 81.25 additional acres over the next two decades. City staff will need to identify an appropriate level of service and build new facilities or expand existing facilities accordingly.

Table 4: Regional Park Level of Service - Distribution by Acreage and Population

	Year	Population	Regional Park Acreage	Additional Acres	% Change	Population per acre	Acres per 1000 population
Actual	2000	76,930	149.00	n/a	n/a	516.31	1.94
	2010	94,358 (est.)	149.00	0.00	0.0%	633.28	1.58
Pro-jected	2020	117,297	185.22	36.22	24.3%	633.28	1.58
	2030	145,813	230.25	45.03	24.3%	633.28	1.58



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 Revised per 8/20/2013
 by: BarnettJ

Notes:
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- Specialty Parks (Golf Courses, Dog Parks, Museums, Pools)
- Neighborhood Parks
- Regional & Community Parks, Sports Complexes
- Natural Areas
- Community Service Area

Community Park Service Area

Service Boundary: 1 Mile from improved parkland, includes sports complexes and Island Grove Regional Park. (Does not include specialty parks or Natural Areas)

Specialty Parks

Currently the only specialty parks in Greeley is the three-acre Rover Run Dog Park and the 3.7-acre Waggin Tail Dog Park. Other types of specialty parkland might include skate parks, motor-cross tracks, mountain bike parks, paintball areas or other such specialized activity facilities. Greeley has not added any specialty park acreage since 2000, and its ratio of acreage to population has dropped from .04 per 1000 to .03 per 1000 between 2000 and 2010. There is no policy defining a specific level of service for specialty parks.

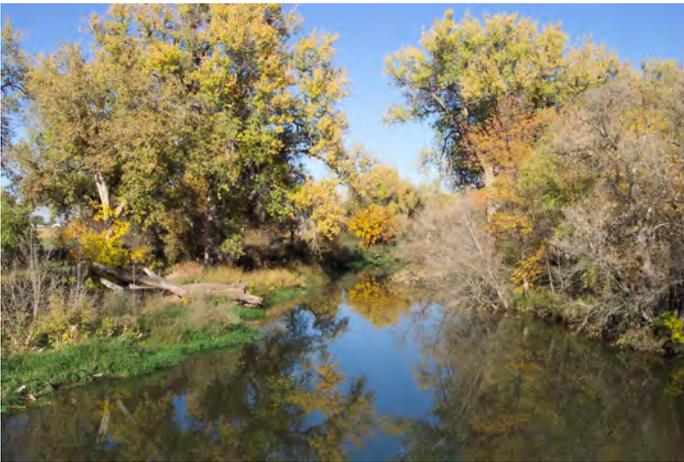
To maintain the current ratio of specialty parkland acreage to population (.03 acres per 1000 population), an additional .73 acres will be required between 2010 and 2020, and .91 acres between 2020 and 2030, for a total of 1.64 additional acres over the next two decades. City staff will need to identify an appropriate level of service and build new facilities or expand existing facilities accordingly.

Table 5: Specialty Park Level of Service - Distribution by Acreage and Population

Data	Year	Population	Specialty Park Acreage (dog park)	Additional Acres	% Change	Population per acre	Acres per 1000 population
Actual	2002	76,930	3.00	n/a	n/a	25,643	0.04
	2010	94,358 (est.)	6.70	0.00	0.0%	14,083	0.07
Projected	2020	117,297	8.19	1.49	22.2%	14,285	0.07
	2030	145,813	10.15	3.45	51.5%	14,366	0.07

Natural Areas

To maintain the current ratio of natural area acreage to population (3.35/1000), additional acreage in the amount of 74.09 acres will be required between 2010 and 2020, and 92.09 acres between 2020 and 2030, for a total of 166.18 additional acres over the next two decades. City staff will need to identify an appropriate level of service and build new facilities or expand existing facilities accordingly.



A natural area along the Poudre

Photo by Jim Eckersley

Trails

This assessment includes publicly owned and maintained local/regional trails only. Trails developed and maintained as part of private subdivisions are an important part of the trail system, but are not subject to City jurisdiction. Greeley has added 29.57 additional miles of trail for an increase of over 158 percent since 2000 and a level of service of .51 miles per 1000 population – more than double the standard level of service of .24/1000 established in the 2002 Parks and Trails Master Plan.

To maintain the current level of service (.51/1000), 11.73 additional miles will be required between 2010 and 2020, and 14.59 between 2020 and 2030, for a total of 26.32 additional acres over the next two decades, representing a 48.6 percent increase. City staff will need to identify an appropriate level of service and build new facilities or expand existing facilities accordingly.

Table 6: Natural Areas Level of Service - Distribution by Acreage and Population

Data	Year	Population	Natural Area Acreage	Additional Acres	% Change	Pop per acre	Acres per 1000 pop
Actual	2002	76,930	151	n/a	n/a	510	1.96
	2010	94,358 (est.)	387.5	236.5	157%	243	4.12
Projected	2020	117,297	1437.3	1049.8	270.9	82	12.28
	2030	145,813	1792.9	355.58	24.8%	82	12.28

Goals, Objectives, and Policies for Developed Parkland

GOAL 1: *Locate, design, construct and maintain a sustainable system of passive and active park facilities proportionate to Greeley's population.*

Objective 1.1: Park Acquisition

Develop and employ a strategy for proactively acquiring park land before development occurs.

Policy 1.1.1

Develop and maintain an inventory of preferred areas for parks according to:

- Natural constraints
- Available (undeveloped) land
- Location of existing development
- Projected future development
- Projected needs and density, service and size standards

Policy 1.1.2

Identify and employ methods of acquiring identified land.

Objective 1.2: Mini Parks (Pocket Parks)

Encourage private entities to develop **mini parks, also known as pocket parks** to appropriate standards, since such parks are not generally constructed or maintained by the City.



Parks and Recreation Advisory Board is a nine-member committee that considers all leisure time activities for various age groups, makes recommendations concerning best use of recreational facilities and conducts studies relating to new leisure time needs and programming.

Passive spaces allow for more self-guided, "relaxation-oriented" activities, such as picnicking, playground use, walking or contemplation.

Active spaces are areas where more organized sports and activities take place using more specialized equipment and facilities, such as basketball courts.

Level of service refers to the way municipalities measure the services they provide to tax payers. Streets and other public services are measured similarly.

Local streets are the narrower roads that circulate traffic within neighborhoods.

Collector streets are busier, wider roads that connect neighborhoods to each other and to commercial and employment areas.

Mini-parks, AKA “pocket parks” are more difficult and costly to maintain than larger parks because they require the same amount of drive time, setup and preparation for regular maintenance activities.

Plus, because of their size, there is the potential for many more of them than regular-sized parks, which translates to even higher costs.

Maintenance Districts are small government entities with the power to collect fees that are used to manage common areas, such as mini-parks—usually overseen by home owners' associations.

Policy 1.2.1

Continue to maintain City-owned mini parks. Develop new mini-parks only where there is a need for a neighborhood park and there is no option to develop one.

Policy 1.2.2

Offer incentives for the incorporation of privately owned and maintained mini parks into contemporary developments.

Objective 1.3: Neighborhood Parks

Develop neighborhood parks to serve residents closest to where they live with **passive** facilities such as playgrounds, picnic and gathering areas, and walking paths. Neighborhood parks may have area devoted to **active** play space, but it is not the primary use of the park.

Policy 1.3.1

Develop neighborhood parks at a density of 2.5 acres per 1,000 population

Policy 1.3.2

Employ a service area of 1/2 mile radius (walking distance) for neighborhood parks

Policy 1.3.3

Size neighborhood parks at 10-30 developed acres

Policy 1.3.4

Ensure that neighborhood parks are located on **local** or **collector streets** and that parking occurs mostly on-street, with joint use of other public parking whenever possible.

Objective 1.4: Community Parks

Develop community parks to serve residents of the entire community with such amenities as indoor recreation facilities, athletic complexes or programmed play fields, water

sports or other facilities the City cannot practically provide within neighborhood parks due to size or impact to adjacent residential areas.

Policy 1.4.1:

- Provide community parkland at a minimum 5 acres per 1,000 population level of service.

Policy 1.4.2:

- Locate each community park to have a service radius of 1 mile, with an ideal walking distance for most residents of approximately ½ mile to the park.

Policy 1.4.3:

- Size each park between 30–100 acres depending on the physical attributes of the site, its function and the facilities provided

Policy 1.4.4:

- Locate community parks on or near **arterial** or collector roads either in **non-residential** areas or on the edge of residential areas with the intent of minimizing the impact of organized recreational activities on such areas.

Policy 1.4.5:

- Accommodate parking for the community park with a combination of on-street and **off-street parking**. Provide **off-street parking** to minimize impact to adjacent homes if active play area is included and will be used for events that will attract users from outside the neighborhood. Share parking facilities whenever possible if sites are adjacent to schools or other public facilities.

Objective 1.5: Regional Parks

Serve residents of Greeley and the surrounding region with larger scale, specialized facilities not available in other types of parks. These could include outdoor arena space, exhibition facilities, institutional space or lit or unlit fields, to serve professional sports associations, moto-cross or auto-related events, equestrian activities, etc., which by their nature produce off-site impacts which require



Arterial roads have multiple lanes and connect different parts of the city through high-traffic commercial and industrial areas.

Non-residential areas include retail, office and public spaces that can handle the extra traffic of a community park.

Off-street parking means that park users may be able to park their cars close to the facility and not on the street.

Region refers to the greater Greeley area also including surrounding areas such as Evans, LaSalle, Eaton, Alt, Pierce and Gilcrest.

Agritourism is any agriculturally-based activity that attracts visitors to a farm or ranch.



Sensory parks provide activities that appeal to all five human senses, and are often popular with children and special needs populations such as the visually and audibly challenged.

Xeric refers to the practice of reducing the amount of water that is used in a given landscape. A landscape that uses little water is called a xeriscape.

Basins are low-lying areas that naturally convey water flow. If dammed properly, basins, or portions of basins can serve as large, regional detention ponds that hold excess storm water.

Large detention ponds can also serve as the center-piece to a nice park – like Bittersweet.

Non-potable water is not treated for human consumption, but is safe to use for irrigation, and at a lower cost.

Native vegetation refers to plants that grow naturally in an area, require less water, and are more accustomed to the local climate than imported plants.

sensitive placement, development and use. Events can serve as a tourist destination.

Policy 1.5.1:

Size Regional Parks to exceed 100 acres depending on the physical attributes of the site, its function, and the facilities provided.

Policy 1.5.2:

Locate Regional Parks on or near arterial or collector roads either in non-residential areas or on the edge of residential areas with the intent of minimizing the impact of organized recreational activities on such areas.

Policy 1.5.3:

Accommodate parking off-street to minimize the impact on adjacent residents and make joint use of parking available through schools or other facilities.

Policy 1.5.4:

Develop a method of projecting demand for regional parks.

Policy 1.5.5:

Develop each park to include sufficient area for support facilities compatible with adjoining land uses, including natural features, wildlife or other qualities that contribute to the park's function.

Objective 1.6: Special Use Facilities

Add interest and appeal to the community by developing special use facilities including athletic fields, dog parks, butterfly gardens, agri-tourism sites, wildlife sanctuaries, sensory parks, skate parks demonstration gardens with a xeric focus, community gardens, medical healing gardens, and other similar special use areas.

Policy 1.6.1:

Compile and maintain research (including public input) related to special use facilities so as to better inform the prioritization process for such investments in City infrastructure.

Objective 1.7: Design and Management

Ensure that parks are developed and operate in a logical, efficient way that is sensitive to the needs of the community and natural environment.

Policy 1.7.1:

Coordinate the location of parks to coincide with and complement other uses.

Policy 1.7.2:

Through development review and Capital Improvement Planning processes, continue to locate parks on appropriate roadways depending on size as follows:

- Neighborhood parks—local/collector streets
- Community parks—collector/arterial streets
- Regional parks—collector/arterial streets
- Specialty parks—dependent on type and location

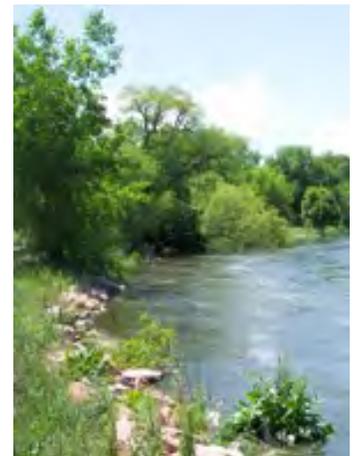
Policy 1.7.3:

Connect parks to surrounding neighborhoods, public areas, and open spaces with appropriately designed sidewalks, trails, and greenways.

Policy 1.7.4:

Continue to employ new and existing sustainable design and management practices.

Open Lands: Natural Areas, Community Separators and Agricultural Lands



GOAL 2: Protect natural areas, **community separators** and prime agricultural lands through clear oversight, identification, acquisition/ protection, and sustainable management.

Objective 2.1: Oversight

Establish and maintain an Open Lands Team to oversee a comprehensive strategy for identifying, securing and managing natural areas, community separators, and prime agricultural lands in Greeley.

Policy 2.1.1:

The team should be a subcommittee of an existing entity such as the **Parks and Recreation Advisory Board**, with representation from the following sources:

- City staff
- Citizens on City boards and commissions
- Community members at-large
- Outside agencies as appropriate

Policy 2.1.2:

The Open Lands Team should be charged with advocating for the economic, environmental, social and health benefits of natural areas and open lands including:

- Attraction of quality businesses and residents

Community Separators can be agricultural land, oil/gas fields, areas with low density or clustered development, gravel mines and other such lands that are not necessarily ecologically significant, but retain separation from other communities while often promoting community identity, providing visual relief from urban landscapes, and/or preserving “**food sheds**”.

Food sheds are agricultural areas that produce food in significant quantities.

Parks and Recreation Advisory Board is a nine-member committee that considers all leisure time activities for various age groups, makes recommendations concerning best use of recreational facilities and conducts studies relating to new

leisure time needs and programming.



The **Long Range Expected Growth Area** represents the geographic extent to which Greeley might grow by 2060.

Areas of Ecological Significance contain wildlife or vegetation that is rare, or otherwise warrants preservation—often found around rivers, streams and other water bodies.

Growth and Development Projections analyze residential building trends and forecast the possible number of new homes.

Population Estimate attempts to determine current population based on growth trends, vacancies and household size.

“Dry up” farmland acquisitions are instances where the City has bolstered its municipal water supply by purchasing water rights of non-productive agricultural lands.

- Stimulation of redevelopment and revitalization
- Tourism
- Protection of farm economies
- Flood control
- Preservation and restoration of natural habitats
- Quality of life appeal

Policy 2.1.3:

The Open Lands Team should develop detailed management plans for all existing and new native areas and open lands including:

- Poudre Ponds
- Sheep Draw
- Glenmere Wildlife Sanctuary
- Greeley West Park
- Triple Creek Open Space
- JB Jones Park
- Country Club West Open Space
- Homestead Park

Policy 2.1.4:

In conjunction with other departments, committees and agencies, the Open Lands Team should develop criteria and guidelines for community growth and subsequent open lands needs north of the Poudre River and along the South Platte River Corridor.

Policy 2.1.5:

Explore the possibility of the Poudre Initiative group expanding its role to take on the Citywide responsibilities of an Open Lands Team as described in this section.

Objective 2.2: Identification

Identify opportunities to protect ecologically significant natural areas, maintain wildlife corridors, preserve rural character of community separators, work with resource extractive industries to maintain resource access and facilitate rehabilitation and conversion to appropriate post-extraction land uses, during the initial study component of a comprehensive strategy to protect, preserve, and enhance significant open lands in the community.

Policy 2.2.1:

Convene a forum to discuss opportunities for acquiring large pieces of land as they become available.

Policy 2.2.2:

Develop and maintain an inventory (database) of open lands that could be preserved within the Long Range Expected Growth Area.

Objective 2.3: Acquisition/Protection

Establish collaborative, financial and regulatory mechanisms for use in acquiring or otherwise protecting significant open lands so as to preserve and enhance such portions of the community.

Policy 2.3.1:

Encourage collaboration among the City, the private sector, and other government agencies to achieve preservation.

Policy 2.3.2:

Protect ecologically significant natural areas using new and existing regulations encouraging sustainable growth patterns.

Policy 2.3.3:

Identify and employ a range of funding and other alternatives for acquiring and otherwise securing ecologically significant natural areas.

Objective 2.4: Management and Promotion

Develop and implement best practices for sustainably managing natural areas and/or open lands that have been identified and acquired or secured as environmentally sensitive or otherwise significant portions of the community.

***Gravel mining reclamation** is a process through which mining sites are restored as close as possible to natural, pre-mining conditions. Such sites are often used for parks, trails and/or open space amenities.*

***Flood plains** are areas near rivers and streams where development is discouraged because they are likely to experience flooding within a 100-year period as defined by the Federal Emergency Management Agency (FEMA).*

***Floodways** are more narrowly defined areas where development is prohibited because they are located within flood plains that include the river or stream channel and the areas right along the banks that are likely to experience flooding on a more regular basis.*

*In the context of this policy, **development incentives** may refer to development fee discounts to developers in exchange for dedication of land to be used for open space.*

Bald eagles
are often
seen along
the Cache
la Poudre



Agricultural and conservation easements are voluntary contracts that limit development on property to preserve natural or agricultural uses, usually in exchange for tax benefits.

Agri-burbia is a development concept that incorporates a significant agricultural use as the center piece of a residential or mixed-use subdivision.

Wetlands are swampy areas often found near larger bodies of water, such as lakes or portions of rivers and streams, and can serve as significant habitat for wildlife.

The use of conventional fertilizers, herbicides and pesticides when managing city facilities can reduce **water quality** by contaminating ground and surface water systems.

Policy 2.4.1:

Research and develop a list of “best practices” for natural areas management.

Policy 2.4.2:

Promote the continued use and enhancement of the Poudre River and Sheep Draw Trail Corridors for community recreational and open space purposes.

Policy 2.4.3:

Promote the economic benefits of open lands including:

- Attraction of quality businesses and residents
- Stimulation of redevelopment and revitalization
- Contribution of tourism dollars
- Protection of farm economies
- Method of flood control
- Preservation of natural habitats
- Quality of life appeal

CHAPTER 8



Greenways are undeveloped, linear pieces of land that can connect neighborhoods, public spaces, commercial areas and other open space facilities. Greenways are multi-purpose corridors that often carry utilities, trails, and drainage ways, at less cost than single use corridors. Greenways can provide extensive benefits such as wildlife corridors, water quality, and visual amenity.

Trail spurs are isolated extensions that can provide connections within the larger trail and greenway system.

Urban river walks are facilities that combine city-living with nature by safely locating a mix of land uses along rivers. River walks, such as the world famous one in San Anto-

Connective Spaces

GOAL 3: Preserve, develop and/or maintain a network of trails, greenways, travel corridors, entryways, and view sheds that connect neighborhoods with parks, open lands, recreation and other facilities, and community separators that help Greeley to maintain its unique identity.

Objective 3.1: Trails and Greenways

Implement and maintain a comprehensive strategy for the location, acquisition, classification, design, and/or development of a variety of developed trails and undeveloped **greenways** that connect parks, open spaces and public places with neighborhoods and commercial areas.

Policy 3.1.1:

Strategically locate, plan and design trails so as to maximize use, value and interconnection.

Policy 3.1.2:

Classify and construct trails according to standards that ensure facilities that are attractive, safe and harmonious with the natural environment.

Policy 3.1.3:

Develop a greenway network of undeveloped linear multi-purpose corridors that often carry utilities, trails, and drainage ways, at less cost than single use corridors. Greenways

can provide extensive benefits such as wildlife corridors, water quality, and visual amenity.

Objective 3.2: View Sheds, Travel Corridors, Entryways

Provide community identity and aesthetic benefits by identifying, protecting and enhancing **view sheds** associated with key travel corridors and strengthening community entryways through special designations, improvements, and design standards.

Policy 3.2.1:

Cooperate with other jurisdictions in designation, design and installation of entryway improvements.

Policy 3.2.2:

Identify important corridors that carry ecological significance and/or visual appeal related to its natural features and establish special design treatments and protections in such areas.

Policy 3.2.3:

Work with land owners in connective spaces` to develop **land use protections** and development design standards.

Policy 3.2.34:

Review, update, and maintain regulations designed to harmoniously blend built structures into the natural environment such as:

- Camouflaged cell towers
- Low profile buildings in significant view corridors
- Non-reflective building materials and complementary colors
- Undergrounding of utilities
- Co-location of sites
- Complementary land forms and landscape

nio, TX, can become popular tourist attractions and important economic development tools.

Off-street trails do not follow roadways and are generally found in more natural areas.

Design standards include trail width, composition (hard or soft surface), and other specifications that inform the trail-building process.

Encouraging non-motorized travel to common destinations helps reduce traffic, road maintenance, and expenditure of tax dollars.

Easements are narrowly-defined lands where an entity other than the owner is permitted access, usually for utility work or transportation.

Ecological edge is a boundary between wildlife habitat and areas disturbed or used by humans.



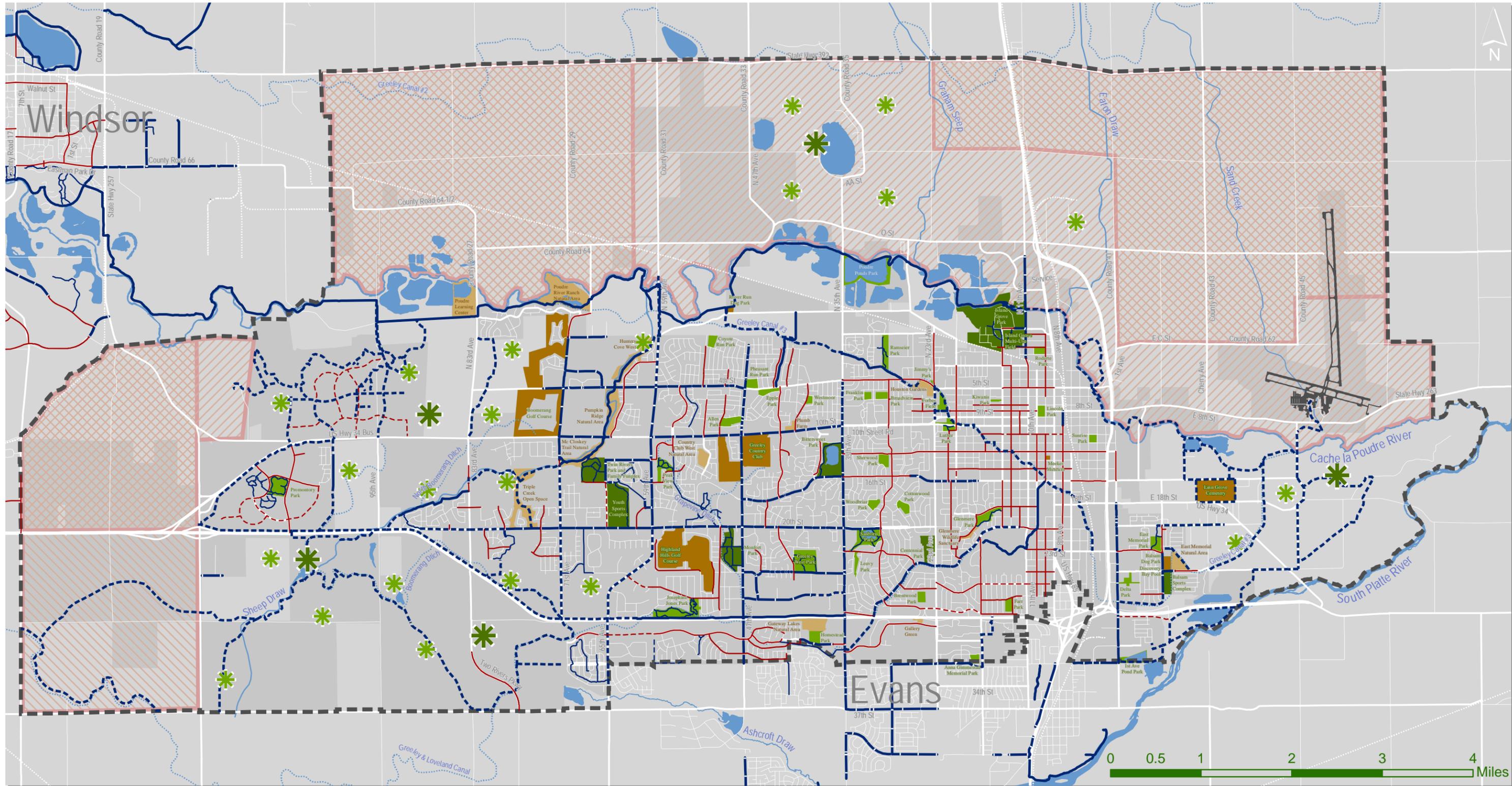
Rights of way (ROW) are lands generally owned by agencies for the purpose of providing streets, roads or other public infrastructure.

View sheds are specific areas where particularly attractive portions of the natural or built environment can be seen without obstruction.

Land use protections can come in the form of purchase, conservation easements, transferrable development rights, clustering of higher intensity development on part of a site so that some land may remain open, and other mechanisms may be used to protect resources.

Wildlife-friendly fencing allows creatures to pass through easily so as to preserve established wildlife travel corridors.

- Low profile oil tanks and accessory structures
- Wildlife-friendly fencing



Notes:
All planimetric data was digitized from aerial photographs dated 1987, 1992, 1995, 2000, 2005, and 2008. Updates are continual and data representations will change over time. This product is not necessarily accurate to engineering or surveying standards but does meet National Mapping Accuracy Standards (NMAS). The information contained within this document is not intended to be used for the preparation of construction documents.

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Created: 5/19/2013 by: GossardB
Revised per adoption: 8/20/2013 by: BarnettJ



- Specialty Parks (Golf Courses, Dog Parks, Museums, Pools)
- Neighborhood Parks
- Regional & Community Parks, Sports Complexes
- Natural Areas

- New Community Park
- New Neighborhood Park
- No Park Master Plan
- No Trail Master Plan

- Bike Trail - Existing
 - Bike Trail - Future
 - Shared Use Path - Existing
 - Shared Use Path - Future
 - Subdivision Trail - Existing
 - Subdivision Trail - Future
 - On-Street Lanes
 - Bike Lane, Future
- Future trail facilities do not include assumed cross-sections from the 2035 Transportation Master Plan which specifies shared use path and bike lane facilities on all future arterial roadways and bike lanes on all future collector roadways.

The 2002 Parks Master Plan and 2002 Conceptual Trails Plan did not cover the full extent of the current Long Range Growth Area.

CHAPTER 9



Implementation: Carrying out the Plan

Any plan is only as good as its implementation strategy, so the goal of this section is to identify some of the top priorities for the coming years, and to create a toolbox of resources needed to accomplish these priorities and the other goals and objectives of this plan.

Priority Projects

The following list highlights some of the City's prioritized PTOL activities for the 2013 to 2018 time period:

- Continue to implement the Poudre River Corridor Initiative;
- Update the City's fee policies to reflect the park standards contained in this plan;
- Develop a recreation facilities master plan including youth needs assessment, a youth health needs assessment, and a recreation facilities needs assessment;
- Inventory existing playground conditions and develop a capital replacement program;
- Further study of alignment for Poudre Trail east of 11th Avenue;
- Review of performance measures as they relate to parks and open lands management;
- Develop detailed plans for native areas and open lands including: Poudre Ponds, Sheep Draw, Glenmere Wildlife Sanctuary, Greeley West Park, Triple Creek Open Space, JB Jones Park, Country Club West Open Space;
- Update 1992 Island Grove Park Master Plan (including

Centennial Village);

- Develop criteria and guidelines for community growth and subsequent PTOL needs north of the Poudre River;
- Identify and provide staffing and other resources needed to administer new open lands recently acquired.

Funding Opportunities

Financial assistance can come in many forms, from volunteer donated labor to million dollar grants, and from girl scout troops to large corporate foundations. No amount of effort or money can be too small or too large.

Potential funding sources can be grouped into either public (federal, state or local government) or private (business, foundations, civic organizations, and individuals) categories. For most communities both sectors must be successfully approached, since neither sector is likely to have the resources to fund the project completely by themselves.

Public Funding

The following list identifies some departments and agencies that have had funds available for parks, trails and open lands:

- State Lottery Fund, Great Outdoor Colorado Trust Fund (GOCO)
- Fishing is Fun Program, Colorado Division of Wildlife
- Tree Grant Programs, Colorado Releaf, Colorado Tree Coalition
- State Historical Fund, Colorado State Historical Society
- National Endowment for the Arts Fund available for architecture, landscape architecture, urban design and planning, historic preservation, interior design, industrial and product design and graphic design
- Recreational Trails Program U.S. Department of Transportation available for de-

velopment and maintenance of recreational trails and trail-related facilities for both non-motorized and motorized recreational uses

- National Park Service, Rivers, Trails and Conservation Assistance Program available for River trail, greenway planning assistance
- Colorado Department of Local Affairs, State Energy Impact Assistance Program available for: Trails connecting economically depressed communities due to mining impact to economically vital communities.
- Colorado Department of Local Affairs, Conservation Trust Fund available for acquisition, development, and maintenance of new conservation sites or for capital improvements or maintenance for recreational purposes on any public site.
- Volunteers for Outdoor Colorado available for Trail construction and restoration

Business Owner Support

Recreation is a strong segment of Colorado's economy and has many social benefits related to health, environmental protection, education and youth activities. As a result, businesses may want to get involved in the development of recreational amenities such as greenway trail networks.

Businesses that are located adjacent to or near potential open space are logical contacts for fundraising since they may directly benefit from increased traffic to their establishments. Real estate developers can also be receptive to open space projects because the improvement will provide a valuable amenity for potential buyers or lessees, and often implement such projects at their own expense or in partnership with counties and municipalities.

Private Foundations

Private foundations are generally created by a large corporation or by the estate of deceased persons for the purpose of funding projects. Private foundations usually have a board of directors and are managed by an executive director. Many private foundations have specific criteria that must be met prior to receiving funding, while others might be more general in scope. One can find out more about the various private foundations that exist in the area by contacting the Municipal League. Often, this agency keeps information about the foundation that includes funding trends (who they are likely to award money to), how much they typically give, and when to apply.

Citizen Donations

Citizen donations usually do not match the large contributions generated by governments, businesses, or large grant foundations. However, their support is equally valuable because potential donors from the government and business sectors often base their decision on how strongly the community has supported it. Volunteers giving time and individual cash donations are all considered direct proof of public support.