

**MASTER PLAN  
for  
PARKS, TRAILS, and OPEN SPACE**

**TOWN OF NEW CASTLE,  
COLORADO**



**MASTER PLAN  
for  
PARKS – TRAILS – OPEN SPACE  
TOWN OF NEW CASTLE, COLORADO**

**Prepared for the Town of New Castle  
by the  
Planning Committee  
For  
Parks, Trails and Open Space  
1997 through 1999**

Technical Planning Assistance provided by:

Michael Blair, Project Manager, Town Planner  
John Taufer, ASLA, Parks Planner, Landscape Architect  
Sandy Sanchez, Production Manager, Deputy Town Clerk

## OUTLINE /SUMMARY

### PARKS – TRAILS – OPEN SPACE MASTER PLAN

For New Castle, Colorado – July, 1999

Purpose: To identify current and future needs of the Community for outdoor recreation facilities; to identify opportunities for outdoor recreation and open space; to set goals for the location and development of needed outdoor recreation facilities.

#### Planning Area and Characteristics

- Current Town and surrounding area of 3 miles.
- 3-Mile Plan area includes 59 square miles; 48% is public land.
- Topography is varied with steep ridges and narrow stream valleys.
- Vegetation and wildlife are significant features.
- Open space vistas are valued assets.
- Population has increased 140% since 1990, from 679 to 1,716 persons.
- 1998 Town population estimate is 1,716 persons; 3-Mile area is 1,877.
- Projected Town population for year 2015 is 4,748; 3-Mile area is 2,869.
- Most employment growth is currently outside the area.

#### Parks and Open Space Facilities

Existing:

- Current Town park lands: 10 parcels, approximately 55 acres.
- Four parcels are developed for limited uses.
- School grounds are available for temporary, limited use.

Future Needs (by year 2015 or 2020):

- Approximately 147 acres of developed park facilities.
- Expressed need for 5 to 20 acre community park.
- Expressed need for level athletic play fields.
- Expressed desire for pedestrian trails to parks and public lands.
- 19 park sites identified for planning.
- 8 miles of trails identified.
- Key open spaces identified for high ridges and stream bank areas.
- Trails to connect neighborhoods to open spaces and Downtown area.
- Minimum or little new land acquisition is required outside new subdivision developments.
- The Plan facilities should be completed in approximately 20 years.
- The costs for implementing the Plan could be \$4,000,000.

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## **FOREWORD**

This document represents the interest and considerable efforts of a Citizens Planning Committee during the two-year period from April, 1997 through July, 1999. Those citizens, appointed by the New Castle Board of Trustees, were given the important and worthwhile task to produce a Master Plan for Parks, Trails and Open Space facilities to provide for the recreation need of Town Citizens.

The original appointed Committee Members:

Virginia Erickson, Town Board Member  
Larry Borgard, Town Planning Commission Member  
Bernard Böettcher, Citizen  
Kelli New, Citizen  
Kevin O'Brien, Citizen  
Renee St. Andre, Citizen  
Eileen M. Wysocki, Citizen  
Glen A. Wysocki, Citizen  
Jeanne Hudson, Citizen (added)

Since their appointments, Members, along with interested Citizens, have participated variously as their time permitted, with the continuous core of direction by Members Erickson, O'Brien and Hudson. That the Committee Members and participating Citizens gave so much of their time and abilities is to be admired, respected and commended.

The orientation of this Plan is more to practicality and directness, and much less to wordy philosophies and justifications. Even so, the Plan is not so specific and rigid that adjustments and revisions cannot be made, and well they might, as unscheduled opportunities for development of projects will occur from time to time.

The Commission hereby recommends that this Master Plan report and Map be adopted by the New Castle Planning Commission and (now) Town Council as an official Guide for the funding of new recreational facilities, for assuring that appropriate needed facilities will be included in future land developments, and to obtain cooperation and assistance from other public agencies.

REPORT of DECISION and RECOMMENDATION

REGARDING: a Master Plan for Parks-Trails-Open Space, Town of New Castle,  
Colorado, 1999;

TO the Planning Commission, Town of New Castle;

FROM the Parks, Trails and Open Space Committee, Town of New Castle.

BE IT KNOWN that the Committee met at its regularly scheduled public meeting on 22 November 1999 at 7:00 P.M. in the New Castle Town Hall, with Members present being Virginia Erickson (Town Councilor), Kevin O'Brien and Jeannie Hudson (Citizens).

The Purpose of the meeting was to review and consider the said completed Master Plan as compiled by Michael Blair, Planner, and John Taufer, Landscape Architect, and as published by the Town Administrative offices, and as presented to the Committee by Michael Blair. The Plan is based on the ideas, wishes, conclusions and direction of the Committee, which has been consistently working on it (with participation of other Citizens) since April 1997, after being duly appointed for such purpose by the Town Council.

UPON due consideration of the said Master Plan, the Committee unanimously accepted the Plan as an appropriate and needed guide for the Town to provide for the necessary Parks, Trails and Open Space facilities for the Citizens of New Castle, and:

HEREBY RECOMMENDS that the Planning Commission of the Town of New Castle adopt at its earliest convenience the said Master Plan as an official addition to the Town Master Plan, and diligently implement the guidelines and procedures as contained therein.

Respectfully Submitted for the Committee on 8 December 1999 by:

*Michael Blair*  
Michael Blair,  
Planner for the Master Plan project.

cy: Town Clerk.

**TOWN OF NEW CASTLE  
RESOLUTION NO. PZ-2000-2**

**A Resolution of the Town of New Castle Planning and Zoning Commission  
Adopting a Master Plan for Parks, Trails and Open Space as an Addition to the  
Town Land Use Plan, as Amended, for Future Land Use and Development.**

WHEREAS, the Committee for Planning Parks, Trails and Open Spaces of the Town of New Castle, Colorado (hereinafter "the Parks Committee"), duly appointed and so charged by the Town Council of the Town of New Castle, has prepared a 1997-1999 Master Plan Report and Map for locating and developing Parks, Trails and Open Spaces in and about the Town and environs (hereinafter "the Parks Master Plan"); and

WHEREAS, the Parks Committee has conducted numerous public meetings during the past two years, and its members have contributed many hours of their time to create and to direct the preparation of the Parks Master Plan; and

WHEREAS, the Parks Master Plan demonstrates the needs and preferences of the citizens of the Town for recreation facilities; and

WHEREAS, the Parks Committee has requested that the Parks Master Plan be adopted and incorporated into the New Castle Town Plans, as currently revised; and

WHEREAS, the Planning and Zoning Commission of the Town of New Castle held a duly noticed public hearing on the 22<sup>nd</sup> day of December, 1999, at which hearing the Parks Master Plan was duly reviewed by the Commission and the attending public; and

WHEREAS, the Commission expressed high regard for the members of the Parks Committee and for the Parks Master Plan which the Parks Committee has produced; and

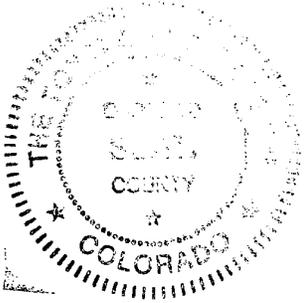
WHEREAS, the preparation and adoption of a Parks Master Plan by a Colorado municipality is authorized by Colorado Revised Statutes §31-23-208.

NOW, THEREFORE, BE IT RESOLVED by the Planning and Zoning Commission of the Town of New Castle, Colorado:

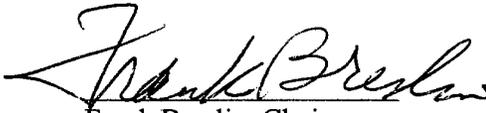
**Section 1.** The Planning and Zoning Commission hereby adopts the foregoing recitals as findings of fact and determinations of the Commission.

**Section 2.** The Commission adopts the Parks Master Plan, and incorporates it into the New Castle Town Plans, including the provisions for implementation, development and administration of the Parks Master Plan.

THIS RESOLUTION was introduced, read, passed and adopted by the Planning and Zoning Commission of the Town of New Castle by a vote of 6 to 0 on the 9<sup>th</sup> day of February, 2000.



TOWN OF NEW CASTLE  
PLANNING AND ZONING COMMISSION

  
Frank Breslin, Chairman

ATTEST:

  
Lisa H. Cain, Town Clerk

**TOWN OF NEW CASTLE  
RESOLUTION NO. TC-2000-9**

**A Resolution of the Town Council of the Town of New Castle Adopting a Master Plan for Parks, Trails and Open Space as an Addition to the Town Land Use Plan, as Amended, for Future Land Use and Development.**

WHEREAS, the preparation and adoption of a Parks Master Plan by a Colorado municipality is authorized by Colorado Revised Statutes §31-23-208; and

WHEREAS, the Committee for Planning Parks, Trails and Open Spaces of the Town of New Castle, Colorado (hereinafter "the Parks Committee"), duly appointed and so charged by the Town Council of the Town of New Castle, has prepared a 1997-1999 Master Plan Report and Map for locating and developing Parks, Trails and Open Spaces in and about the Town and environs (hereinafter "the Parks Master Plan"); and

WHEREAS, the Parks Committee has conducted numerous public meetings during the past two years, and its members have contributed many hours of their time to create and to direct the preparation of the Parks Master Plan; and

WHEREAS, the Parks Master Plan demonstrates the needs and preferences of the citizens of the Town for recreation facilities; and

WHEREAS, the Parks Committee has requested that the Parks Master Plan be adopted and incorporated into the New Castle Town Plans, as currently revised; and

WHEREAS, the Planning and Zoning Commission of the Town of New Castle held a duly noticed public hearing on the 22<sup>nd</sup> day of December, 1999, at which hearing the Parks Master Plan was duly reviewed by the Commission and the attending public; and

WHEREAS, the Commission expressed high regard for the members of the Parks Committee and for the Parks Master Plan which the Parks Committee has produced; and

WHEREAS, on December 22, 1999, the Commission adopted the Parks Master Plan.

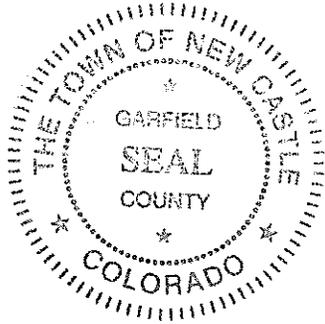
NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of New Castle, Colorado:

**Section 1.** The Town Council hereby adopts the foregoing recitals as findings of fact and determinations of the Town Council.

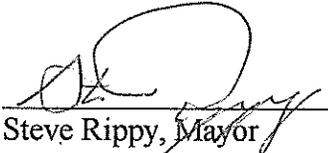
**Section 2.** The Town Council adopts the Parks Master Plan, and incorporates it into the New

Castle Town Plans, including the provisions for implementation, development and administration of the Parks Master Plan.

THIS RESOLUTION was introduced, read, passed and adopted by the Town Council of the Town of New Castle by a vote of 7 to 0 on the 7<sup>th</sup> day of March, 2000.



TOWN OF NEW CASTLE

  
Steve Rippy, Mayor

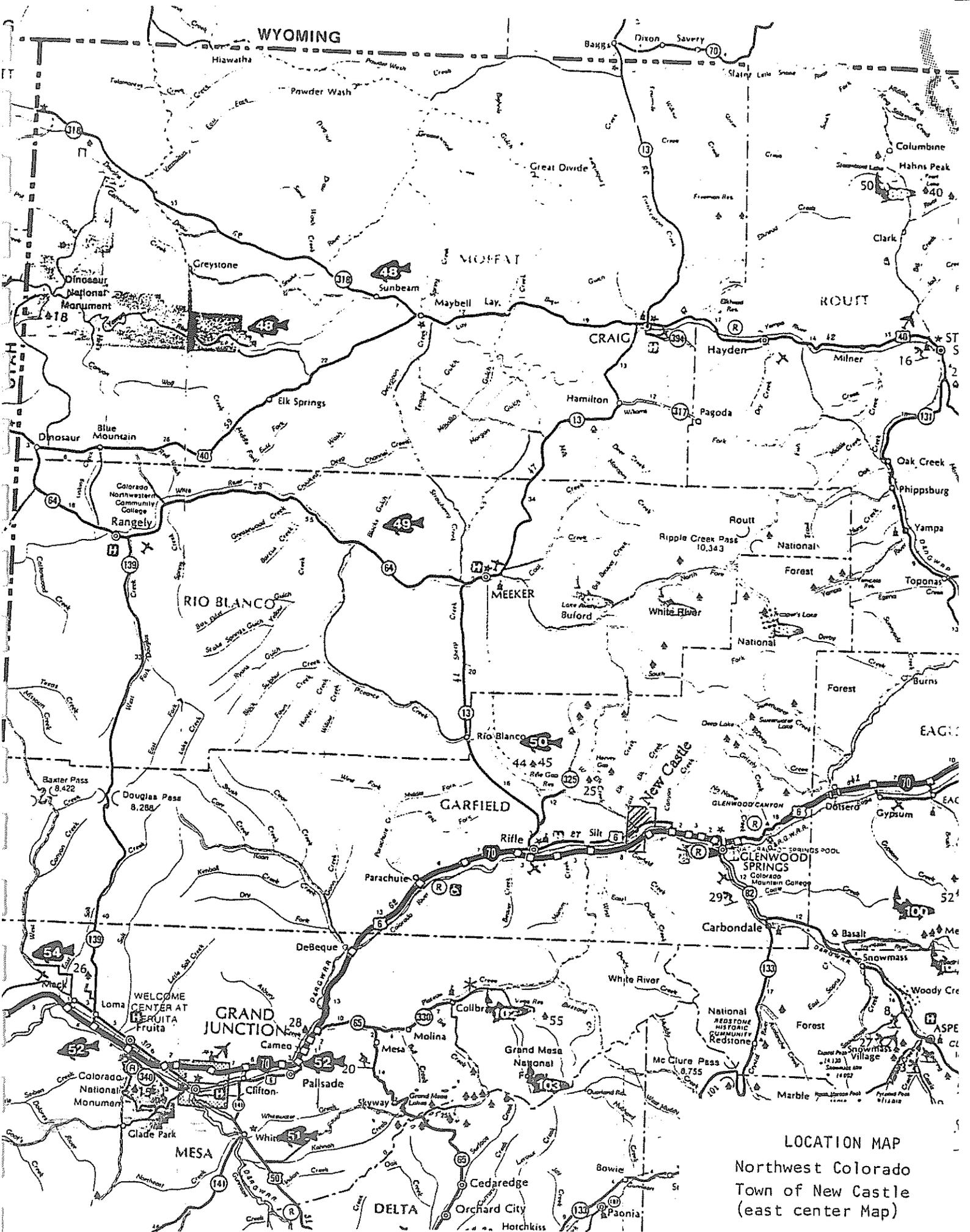
ATTEST:

  
Lisa H. Cain, Town Clerk

Town of New Castle  
Master Plan  
Parks – Trails – Open Space



Location Maps



LOCATION MAP  
 Northwest Colorado  
 Town of New Castle  
 (east center Map)



Master Plan

Town of New Castle  
Master Plan  
Parks – Trails – Open Space



**MASTER PLAN  
PARKS – TRAILS - OPEN SPACE  
TOWN OF NEW CASTLE, COLORADO**

**Introduction and Purpose**

This Planning Project was initiated in 1997 by the Town Board of Trustees in response to expressions by numbers of citizens, the Recreation Department and the Planning Commission for the need to develop parks and trails facilities for the increasing population of the area, and by the particular encouragement of then Mayor Pro-Tem Virginia Erickson, and by Planning Commissioner Larry Borgard.

In March 1997, the Town Board appointed a Parks, Trails and Open Space Committee of citizens, with the charge of developing, with the aid of planning consultants, a Master Plan. The committee was formed the following April and immediately set to work; it began to identify needs of the community for recreation, facilities in park lands, open spaces and trails, and to develop opportunities for all citizens to participate in the planning project.

The purpose of the Project is Multiple; that is, to the extent practicable:

- identify the needs and desires of the citizens for outdoor recreational activities;
- identify existing conditions of the area;
- identify opportunities for locations of recreation facilities and openspaces;
- prepare preliminary standards and plans for recreational facilities;
- establish priorities for acquisition and development of facilities;
- identify opportunities for cooperative development and operation of recreational facilities with other public and private agencies;
- identify methods whereby the Plan can be implemented;
- identify methods to maintain public education and involvement.

The first step toward development of parks and trails plans and to preserving open space is to develop an inventory of needs and opportunities and incorporate them into a "Master Plan".

**Background Review**

Prior to 1984, from when the Town was founded about 1880, recreation activities were pursued on the local school grounds and in the surrounding vast "great outdoors" for there

were no formal parks in the Town. Early populations of about 1,500 persons began to decline as the local economy declined, and during the period of 1940 to 1990 populations remained between 500 to 700 persons more or less.

In the late 1970's the possibility of great population growth was presented to the area in the form of major energy resource development; great increases in area population were projected. In anticipation of the growth, the Town initiated three separate planning projects during 1980-1982; they were a wastewater Treatment Facilities Plan, a Land Use Plan, and an introductory Park and Open Space System Plan.

Each of the Plans recommended a need to develop additional public facilities, including parks, trails and open spaces. Interestingly, the Plans variously projected that the population of the Town would be 1,500 to 6,000 by 1990; the U.S. Census of 1990 declared the Town population number to be 698, and the Town estimated the population to be 1,620 in 1996. Projections therefore are not always borne out, but the plans and recommendations remain valid and appropriate, although there is a need for review and updating after a 15-year period. Because of the past efforts in preparing the three planning projects and their recognized importance, the Town Board wishes to have them reflected into this current planning project.

Through recent surveys and public meetings, town citizens have expressed their preferences and recommendations for parks and recreation facilities; they are summarized as follows:

- Priority recreation activities desired are swimming, tennis, volleyball, bowling, softball, basketball, baseball.
- Park facilities are the most needed recreation facility in the area.
- Desired recreation facilities are playgrounds for young children, greenbelts/parks, swimming pool, roller skating arena, baseball fields, tennis courts.
- Most area residents are willing to pay for recreation facilities, which they feel, are needed.

From the previous surveys and more current discussions with Town Citizens, the Commission established a list of needed facilities to be considered for inclusion in the Master Plan:

- Athletic fields for soccer and softball.
- Tennis courts – skateboard ramp.
- Recreation building with swimming pool
- Pedestrian and bicycle trails
- Sidewalks throughout the Town
- Neighborhood parks
- Pedestrian bridges across Elk Creek and Colorado River
- Refurbish existing Parks

## **Project Setting and Influences**

### **Physical/Biological**

The Town is located in a narrow valley of the Colorado River, and situated among the high ridges and mesas of the western Rocky Mountains, at an elevation of 5555 feet above sea level. The area is dominated by high, steep, east-west trending "hog back" ridges, which bedrocks dip steeply to the south and include interbedded shales; sandstones and coal layers. Very nearby to the north and south are the higher mesas and peaks of the mountainous areas reaching elevations of over 11,000 feet.

The Town is situated on the north bank of the westerly flowing Colorado River at the confluence with Elk Creek; slightly west of the Town Alkali Creek (usually dry) flows into the River from the south. Elk Creek is a fast flowing stream of high quality water derived from nearby mountain snow melt and constant flowing springs.

In the narrow valley floors and on adjacent moderate slopes, the bedrock is found to be several feet below the valley fill material. The soils are generally of silty clay and silty-clayie-loam, sometimes underlain by river alluvium of coarse sand and cobblestones. Prominent in the Area are the various "limbs" of the east-west trending steep ridges of the Grand Hogback, formed with nearly vertical layers of hard sandstone, shale and coal.

Climate of the area is considered moderate to sometimes severe, especially in winter. Characteristic features are low relative humidity, abundant sunshine, light rainfall, moderate to high wind movement, and large daily ranges of temperatures. Annual Precipitation averages about 14 inches, which includes about 55 inches of snow on average.

Native vegetation in the valley includes mountain sage brush on lower and mid-slopes; mountain shrub, pinon/juniper mix on mid to upper and exposed dryer slopes; willow-alder along stream banks and drainages; fir, pine and spruce trees in moist and protected areas; cottonwood and aspen along stream banks and in moist and protected areas; herbaceous 'grasses' cover most of the ground surface, varying with moisture, slope and exposure.

Wildlife and habitat are significant characteristics of the area. The most prevalent large animals are Colorado mule deer, and elk, but also present are black bear and mountain lion. Smaller mammals include coyote, fox, bobcat, skunk, marmot, jackrabbit and a variety of smaller burrowing mammals. Large birds that habit or visit the area include eagles, hawks, geese, ducks, turkey and a variety of small birds. Habitat for the larger mammals includes winter feeding range and migration routes on upper sunny slopes, and in protected wooded valleys and rocky outcrops for smaller animals. The waterways of the Colorado River and Elk Creek are known for waterfowl, eagle fisheries and game fish habitat. The area is popular for big game hunting and stream fishing.

**Cultural/Human Development**

The Planning Area includes the current Town and the surrounding area of three miles. The area includes 59 square miles, of which about 48 percent are owned by government (public) agencies, mostly the federal Bureau of Land Management (BLM) and the Colorado Division of Wildlife (DOW). Land use in the area on private land has been mostly crops agriculture in the valley bottoms and adjacent lowlands, with livestock grazing on upper slopes and mesas. Mineral extraction of coal, sand, gravel and building stone has occurred in the recent past. The subdivision of rural land into rural homesites has begun to occur in recent times. Outdoor recreation, primarily big game hunting, hiking and camping, occurs on the nearby public lands.

Human population has increased significantly in the area since 1990, by about 140 percent. The following table of past and projected future populations indicate the amount of growth that might be expected in the area during the next 20 years; it is estimated currently and projected for the future that nearly 50 percent of the use of Town recreation facilities is by persons from outside the Town area:

Population Estimates and Projections (@ 2.77 persons/dwelling unit)

	1980	1990	1996	2000	2005	2010	2015
In Town:	563	679	1,670	2,285	3,106	3,927	4,748 (@ 60 d.u./yr.)
Outside:	<u>250</u>	<u>400</u>	<u>1,817</u>	<u>2,038</u>	<u>2,315</u>	<u>2,592</u>	<u>2,869</u> (@ 20 d.u./yr.)
Totals:	813	1,079	3,450	4,323	5,421	6,519	7,617

A 1998 population of 1,716 persons in the Town of New Castle (@2.63 persons per dwelling unit) is estimated by the Colorado Department of Local Government.

A major change to the Town occurred in 1983 when a large residential subdivision, the Castle Valley Ranch Planned Unit Development (CVR-PUD), of approximately 629 acres, was approved and annexed to the Town. The Development Plan included about 2,700 dwelling units (d.u.'s), commercial space, and areas designated as "public space" containing hillsides and drainageways to be available for future park and open space facilities. Little development occurred for sometime however, as the expected great need for new housing evaporated with the sudden curtailment of planned huge energy resource developments. In 1991, the development of Castle Valley Ranch was reinitiated in response to another surge in growth, induced in part by the nearby ski resorts and service industries.

Town of New Castle  
Master Plan  
Parks – Trails – Open Space



A Plan for Parks

## **A PLAN FOR PARKS**

The projections for population increases (page 4) indicate that the Town and surrounding area will likely contain 5,000 to 8,000 persons by the year 2015. The population as projected would require the larger community and regional parks facilities as identified in the Master Plan. The Town should at least begin to acquire or reserve appropriate land areas for the incremental development of Parks needed for future populations. Existing facilities will need to be improved and expanded and new parks may be developed as opportunities for funding and location present themselves.

It is recognized also that a community of 5,000 to 8,000 persons will need and can justify a public high school facility within the community. The facility should include adequate indoor and outdoor amenities of gymnasium, football, track, baseball and similar athletic play fields. The Town should plan with the School District officials to locate and develop a high school facility for the New Castle Community at this early stage of growth while proper land areas might still be available.

### **Existing Facilities Inventory**

The Town currently has four developed park properties, all developed since 1984. They include:

1. Burning Mtn. Park, downtown, approximately 1/2 acre, with limited play equipment, picnic tables and toilets. This Park needs old equipment and lawn replaced.
2. Town Hall-Library Plaza, downtown, approximately 1/8 acre, with shade trees, lawn, benches.
3. Coal Ridge Park, south bank of Colorado River, approximately 12 acres, 4 of which are developed with limited play equipment, lawn, toilets (no water), and boat ramp access to the River.
4. Castle Valley Community Park, residential area, 1/4 acre, limited play equipment, volleyball court, small shelter, lawn.

The Town has a Recreation Department providing support for 10 softball, 10 basketball, 15 soccer teams and other activities and programs, but the Town has no ball/play fields nor indoor facilities. An Association owns and operates an indoor community recreation facility in Town that is used mostly for adult activities. Two public school facilities offer limited space for athletic play fields, restricted by school policies and schedules for use and maintenance. All of the facilities are considered to be much too small and in need of extensive improvements.

## **Area Assets**

The general Area possesses several features which are considered cherished assets by the Community for recreation and open space purposes. These assets may be considered as two different types, including the following:

### **Physical/Natural Assets**

- The Colorado River and adjacent riparian areas.
- Elk Creek and adjacent riparian and wooded areas.
- The high, long ridges of the Grand Hogbacks.
- The confluence of Elk Creek and the Colorado River.
- The Mt. Medaris overlook and open space in the “middle” of Town.
- Broad open mountain and long valley “vistas”.
- Abundant sunshine and “open” seasons.
- Abundant stream fishing and big game hunting areas.

### **Cultural/Human Assets**

- Historic coal mines and loading facilities.
- The Thompkins and Ware & Hinds irrigation ditches rights-of-way.
- Surrounding Federal Bureau of Land Management (BLM) public lands.
- State Wildlife Elk Refuge.
- The Town Highland Cemetery.
- Undeveloped street rights-of-way in the Original Town.
- Existing Downtown Burning Mountain Park land.
- Railroad and highway bridges high above Elk Creek.
- Two public school grounds: Riverside in Original Town and Katherine Senor Elementary in Castle Valley.
- First homestead, Jasper Ward cabin site at Elk Creek and Colorado River confluence.

## **The Plan for New Future Facilities**

The Town has accumulated 10 properties totaling about 57 acres of land, plus an additional 10-15 acres of open space for potential trail and habitat areas. The properties include features of riparian and wetlands, stream banks, grassy drainage ways and dry slopes; none of the properties, however, could accommodate any significant flat area for play/ball fields. The existing Town properties, and their potential uses and development are listed as follows:

**Existing Undeveloped**

<u>Name</u>	<u>Type</u>	<u>Size</u>	<u>Facilities</u>
Alder St. Park, CVR	Recreation, nature	10 Ac	Play equipment and fields, open space, toilets
Skate Board Park, CVR	Play, recreation	1 Ac	Play, recreation equipment, shade
Coryell Town (undeveloped streets)	Trails, riparian, open space	2 Ac	Trails, shade
Riverside East	Athletic, nature	19 Ac	Play fields, trails, play equipment, toilets, open Space, fishing, boating
Burning Mtn. I: “Sparks” Park	Play, open space	2 Ac	Play equipment, shade, trails
Elk Creek, Hwy. 6	Leisure, riparian	½ Ac	Trail, open space, historic
Burning Mtn. II, Lot 13	Play, municipal	3 Ac	Play equipment, shade, toilets, municipal offices
Detention Pond, CVR	Play, open space	4 Ac	Play equipment, shade, viewpoint
Coal Ridge South	Open space	10 Ac	Historic, trail
Sylvan Estates	Open space	6 Ac	Trail

(CVR = Castle Valley Ranch)

The annexation of the Riverside Park property in June, 1999 included the donation of 19.5 acres on the south bank of the Colorado River in the southeast corner of the Town. While the entire property is in the River floodway, and more than half consists of River channel and wetlands, there appears to be adequate dry level land for athletic play fields, as well as space for riparian/wetlands open space features and connecting walking trails.

**New Parks Needed**

Potential new park lands have been identified based on established standards for parks and recreation facilities needed to serve certain levels of populations. Reports by the Urban Land Institute and the National Recreation Parks Association indicate the amount of land (acres) and types of recreation facilities that are needed to serve a community. The standards indicate on a gross generalization that there should be one acre of park land for each 100 persons in a community, but at the same time indicate there should be a community park of 10 to 20 acres to serve a community of 2,000 to 5,000 persons in order to provide adequate space for a variety of facilities, including athletic fields, play areas, trails, group shelters and parking spaces. The Town currently has a total of about 57 acres for potential parkland, which equals about 2.7 acres per 100 persons in Town. As indicated earlier, most of the properties are not flat enough nor broad enough in shape to accommodate a ball field (for example, the Town was given a 6-acre parcel which has such steep slopes that even a trail would be difficult to construct on it and physical access is

extremely limited).

After considerable review of the area and the needs and preferences of the community, the Committee members have identified 12 potential park sites and have suggested a preference for the types of parks and the facilities to be included in them, based upon location in the community and neighborhood and the characteristics of the site. Those potential parks are listed as follows:

**Potential Parks**

<u>Name</u>	<u>Use</u>	<u>Size</u>	<u>Facilities</u>
Bridgehead, Elk Cr., 7 <sup>th</sup> Street	Open space, riparian	1 Ac	Shelter, water, trail bridge
Medaris Ridge Trail Head., CVR	Interpretation, rest	½ Ac	Shelter, water, parking
Williams Park, CVR	Play, athletic	10-15 Ac	Ball fields, rec/swim building, play equipment, trails parking.
Neighborhood, N.E., CVR	Play, leisure	4 Ac	Play fields & equipment, shelters, toilets
Elk Creek, Hwy. I-70 (Ward’s cabin site)	Leisure, open space, riparian	4 Ac	Shade, fishing, interpretive
6th & Main St's.	Play, leisure	¼ Ac	Shade, seating, water
Mtn. Shadows East	Play, leisure, riparian	2 Ac	Play equipment, shade, fishing
Wastewater Plant	Leisure, open space, riparian	½ Ac	Shade, leisure, trails
Hwy. 6 East	Recreation, play	20 Ac	Athletic fields, leisure, toilets
Elk Creek NW, CVR	Play, leisure, riparian	4 Ac	Play equipment, Shelters, trails, toilets

(CVR = Castle Valley Ranch)

In addition, the Town Council and Town Historic Preservation Commission have planned for the development of a “mini park” pedestrian plaza and grand “streetscaping” on Main Street in Downtown Original New Castle. The new Ritter Plaza will provide a center for pedestrian and outdoor activities in the commercial core and the streetscape will provide linkages from area trails and sidewalks to the Downtown Core.

A conceptual plan and preliminary costs estimates for development of selected parks has been prepared and is included in this Plan Report. The plans are initially intended to illustrate the types of facilities that might fit on the sites, and to provide some idea of the potential costs for funding purposes. A rough and generalized estimate of costs for

development of facilities, such as shelters, toilets, turf and irrigation, sidewalks and parking, was calculated to range from \$28,000 to 36,000 per acre of area (not including land costs). Actual costs would vary greatly however, depending upon actual facilities built and size of the park area.

**Conceptual Park Plans and Estimated Costs**

Five parks were selected as representative of the most immediate needs of the community, and detailed conceptual plans were prepared to illustrate the particular uses and facilities desired in each park. Estimates of costs to develop each park as planned are provided, assuming no land costs, to give some idea of potential expenses and for developing funding sources.

The five parks planned are:

<u>Name</u>	<u>Type/Size</u>	<u>Est. Cost</u>
Alder Park in Castle Valley Ranch	Neighborhood – 10 Ac	\$242,760.00
Skate Park in Castle Valley Ranch	Mini-park – 1 Ac	\$61,920.00
Williams Park in Castle Valley Ranch	Community – 10/15 Ac	\$896,040.00
Sparks Park in Burning Mtn. I	Mini-park – 1 Ac	\$90,300.00
Riverside Park in Riverside	Community – 19 Ac	\$395,640.00

On the following pages are brief descriptions and cost estimates of individual Park features, and conceptual plans for the selected five Parks.

**ALDER PARK – NEW CASTLE, COLORADO**

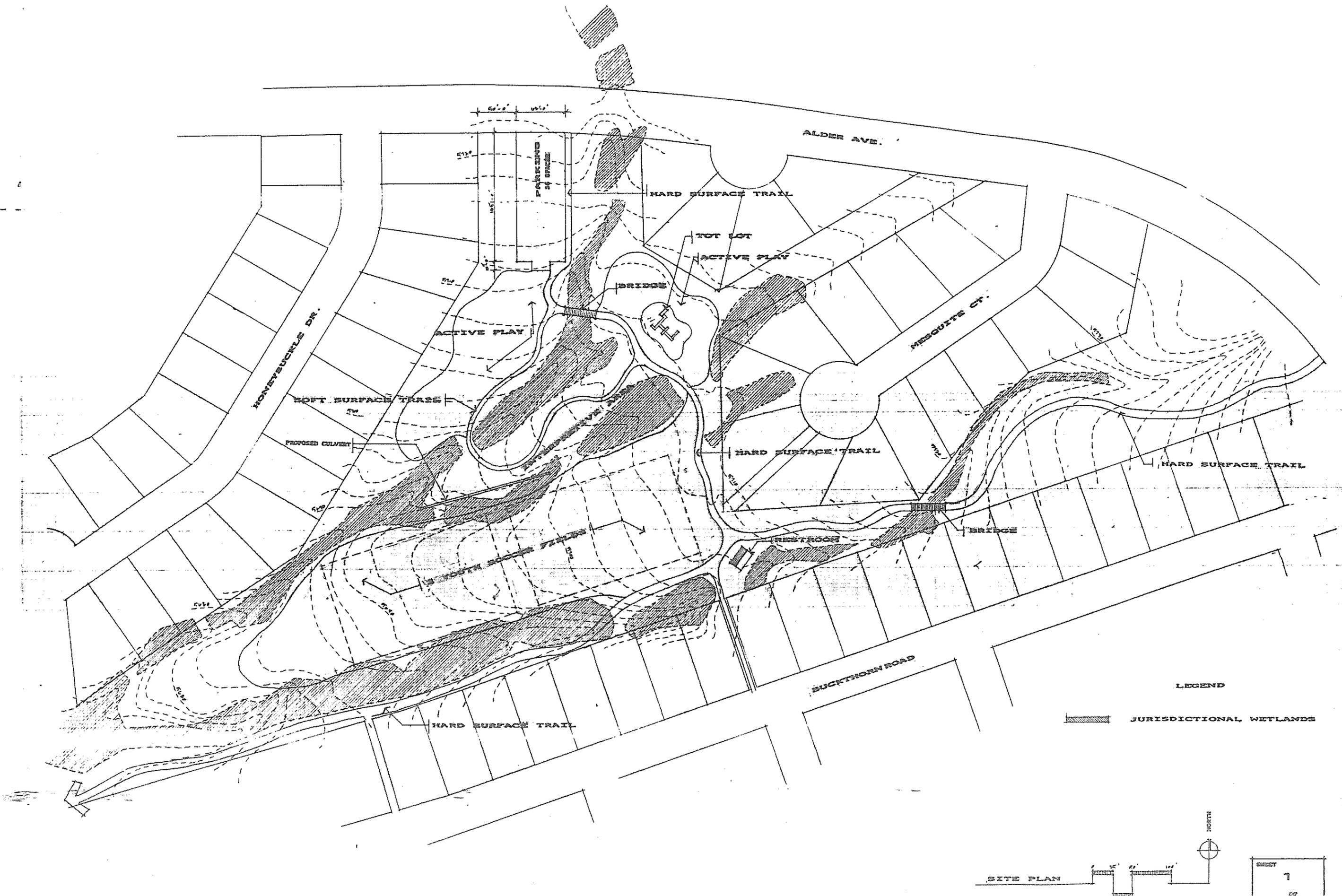
10 Acres approximate area.

Alder Park is a proposed active/passive park located in Castle Valley Ranch PUD, a residential subdivision located north of the downtown area. The park is intended to serve the residents of the Town of New Castle. Intended facilities, within the park, include two (2) youth soccer fields(micro soccer), a tot lot with play structures, active grass areas, soft and hard surface walking paths, a restroom and a parking lot for 36 vehicles. Also proposed is a passive interpretive area intended to educate the public about wetland areas. The interpretive area would include signage and exhibits explaining about the wetland plant community and the value to the ecosystem.

The following is an estimate of probable construction costs to complete the park. Costs for grading and landscaping of the youth soccer field are included in the earthwork and landscape items.

<u>ITEM</u>	<u>AMOUNT</u>
Earthwork	\$30,000.00
Soft Surface Trail	\$ 7,500.00
Hard Surface Trail	\$17,000.00
Tot Lot & Play Structure	\$33,000.00
Bridge	\$10,000.00
Culvert	\$ 8,750.00
Signage	\$ 7,500.00
Restroom	\$25,000.00
Landscaping (Seeding, Trees, Shrubs)	\$17,050.00
Soccer Goals	\$ 1,500.00
Irrigation	\$25,000.00
Parking Lot	<u>\$20,000.00</u>
<b>Total</b>	<b>\$202,300.00</b>
<b>20% Contingency</b>	<b><u>\$ 40,460.00</u></b>
<b>Total</b>	<b>\$242,760.00</b>

\*Estimate based on preliminary site plan



**KILMER PARK**  
 HAWKLEY VALLEY RANCH  
 NEW CASTLE COLORADO

JOHN L. TALKER  
 ASSOCIATES  
 LANDSCAPE ARCHITECTS  
 BOX 8771  
 GLENWOOD SPRING,  
 COLORADO 81602  
 303 648-1287

DR. BY JT  
 CHK'D JT  
 SCALE 1"=60'  
 DATE 07/17/07  
 REVISIONS

**LEGEND**  

**JURISDICTIONAL WETLANDS**

SITE PLAN  
  
 NORTH  
 SHEET 1 OF 2

**SKATE PARK – NEW CASTLE, COLORADO**

1 Acre approximate area

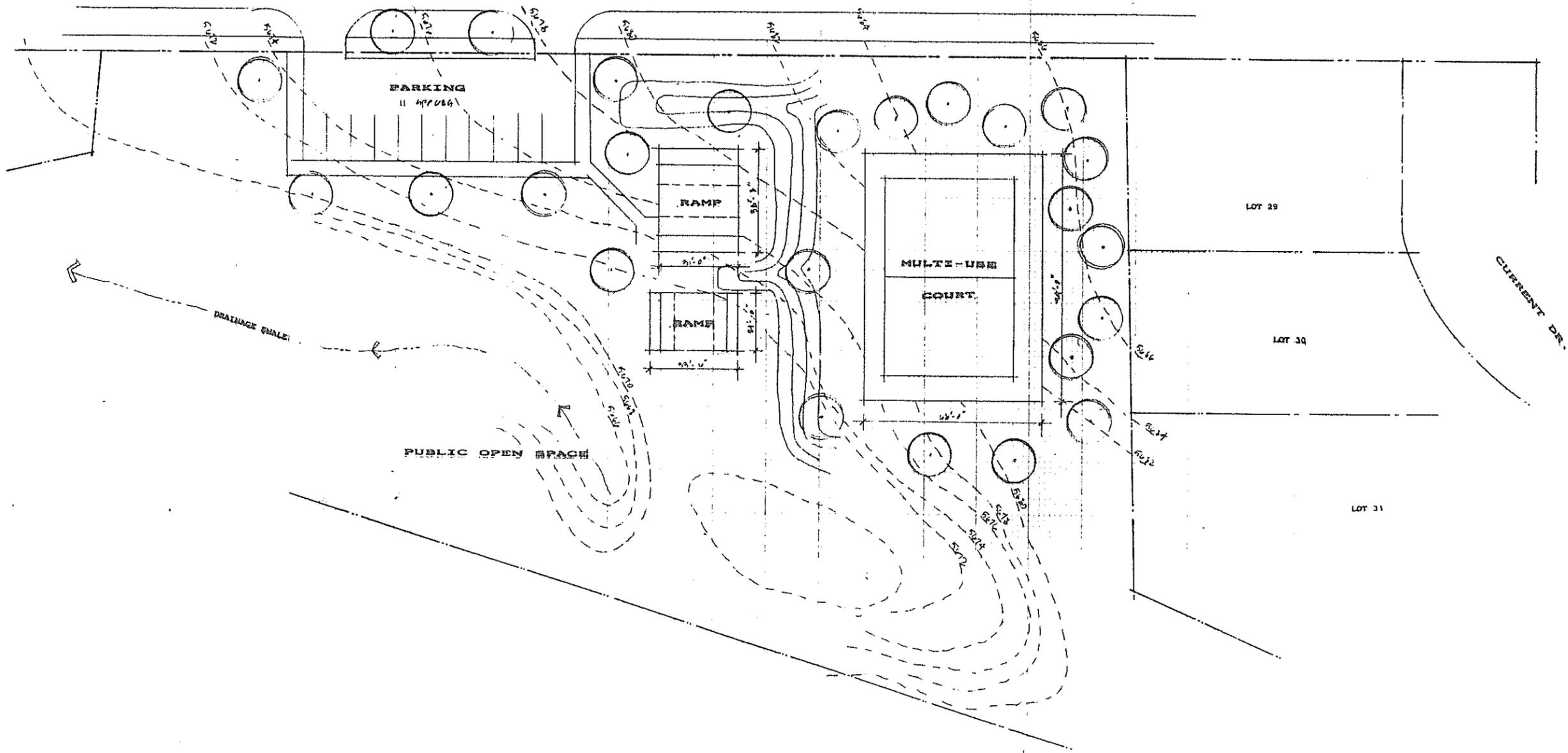
Skate Park is a proposed active park located in the Castle Valley PUD, a residential subdivision located north of the downtown area. The park is intended to serve the community. Intended facilities within the park include skate board/roller blade ramps, multi-use hard court, and a parking lot. The proposed park is adjacent to public open space.

The following is an estimate of probable construction costs to complete the park:

<u>ITEM</u>	<u>AMOUNT</u>
Earthwork	\$ 2,000.00
Concrete Sidewalks	\$ 6,000.00
Two (2) Skate Board Ramps	\$ 5,500.00
Multi-Use Hard Surface Court	\$13,000.00
Benches	\$ 800.00
Landscaping (Seeding, Trees, Shrubs)	\$ 5,800.00
Irrigation	\$ 6,500.00
Parking Lot	<u>\$12,000.00</u>
<b>Total</b>	<b>\$51,600.00</b>
<b>20% Contingency</b>	<b><u>\$10,320.00</u></b>
<b>Total</b>	<b>\$61,920.00</b>

\*Estimate based on preliminary site plan

CASTLE VALLEY BLVD.



CONCEPTUAL SITE PLAN

1"=20'

SHEET
-------

**SKATE PARK**  
 CASTLE VALLEY RANCH  
 NEW CASTLE COLORADO

JOHN L. TAUFER  
 ASSOCIATES  
 LANDSCAPE ARCHITECTS  
 2004 25TH  
 SLEMMWOOD SPRINGS,  
 COLORADO 81602  
 303 949-1237

DR. BY	
CHK'D	
SCALE	
DATE	
REVISIONS	

**WILLIAMS PARK – CASTLE VALLEY RANCH**

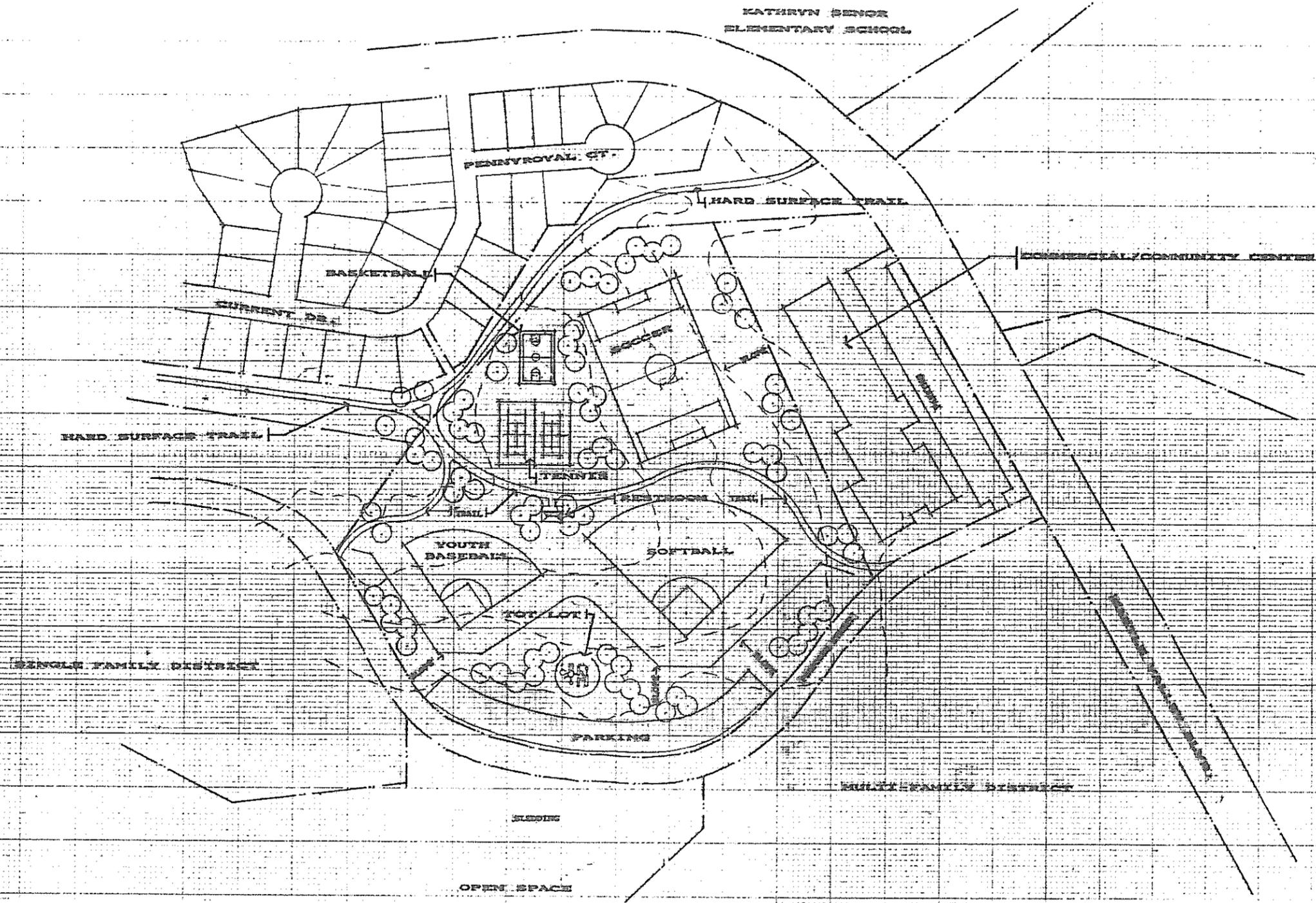
10-15 Acres approximate area

Williams Park is a proposed active park located in Castle Valley Ranch, a residential subdivision. The park is intended to serve the residents of the community. Intended recreational facilities within the park include a youth baseball field, adult softball field, regulation size soccer field, basketball court, two (2) tennis courts, tot lot with play structures, pedestrian/bicycle paths, restroom and an off street parking lot. The size of the park is approximately 15 acres, more or less.

The following is an estimate of probable construction costs to complete the park. Costs for grading and landscaping the youth baseball field, softball field and soccer field are included in the earthwork and landscaping items.

<b><u>ITEM</u></b>	<b><u>AMOUNT</u></b>
Earthwork	\$150,000.00
10' Concrete Trail	\$ 85,000.00
2 Tennis Courts	\$ 80,000.00
Basketball Court	\$ 20,000.00
Play Structures	\$ 45,000.00
Restroom	\$ 25,000.00
Retaining Walls	\$ 75,000.00
Fencing, Backstops and Soccer Goals	\$ 16,700.00
Landscaping (Seeding, Trees, Shrubs)	\$100,000.00
Irrigation	\$ 75,000.00
Parking Lot Paving	\$ <u>75,000.00</u>
<b>Total</b>	<b>\$746,700.00</b>
<b>20% contingency</b>	<b><u>\$149,340.00</u></b>
<b>Total</b>	<b>\$896,040.00</b>

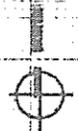
\*Estimate based on preliminary site plan



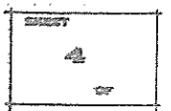
**WILLIAMS PARK**  
 CASTLE VALLEY BRANCH  
 DENVER, COLORADO

JOHN L. TAUBER &  
 ASSOCIATES  
 LANDSCAPE ARCHITECTS  
 BOX 8771  
 GLENWOOD SPRINGS,  
 COLORADO 80640  
 303-549-1887

DR. BY  
 CR.'S  
 SCALE  
 DATE



CONCEPTUAL PARK PLAN  
 1/8"=1'-0"



**SPARKS PARK – NEW CASTLE, COLORADO**

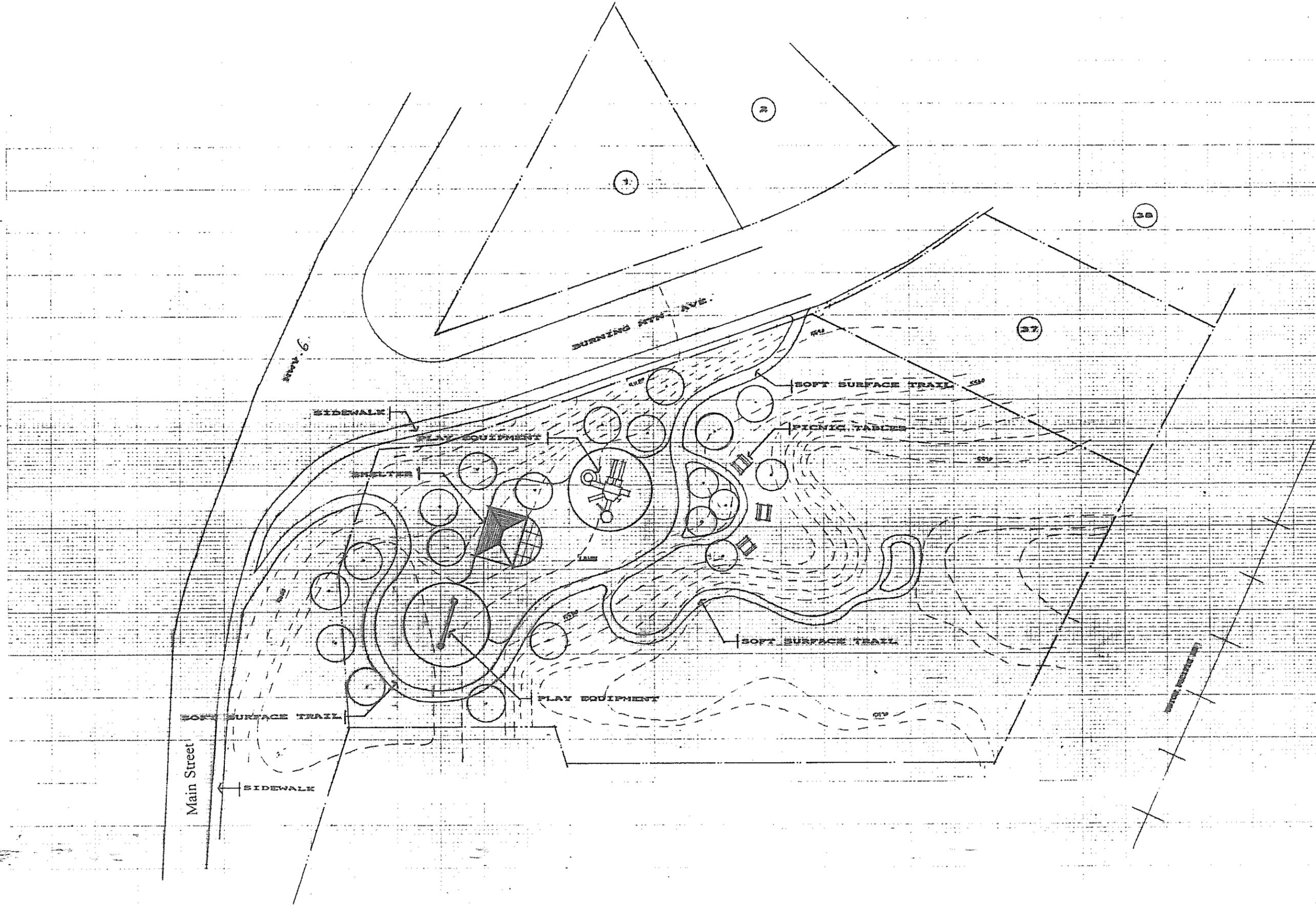
2 Acres approximate area

Sparks Park in Burning Mountain I subdivision is a proposed passive park located east of the downtown area. The park is intended to serve the community. Intended uses, within the park tot lots with play structures, covered shelter, soft surface walking trail and picnic tables.

The following is an estimate of probable construction costs to complete the park.

<u>ITEM</u>	<u>AMOUNT</u>
Earthwork	\$ 7,000.00
Soft Surface Trail	\$ 8,500.00
Tot Lots w/Play Structures	\$25,000.00
Shelter	\$25,000.00
Picnic Tables	\$ 750.00
Landscaping	\$ 5,500.00
Irrigation	\$ <u>3,500.00</u>
<b>Total</b>	<b>\$75,250.00</b>
<b>20% contingency</b>	<b><u>\$15,050.00</u></b>
<b>Total</b>	<b>\$90,300.00</b>

\*Estimate based on preliminary site plan



NORTH  SITE PLAN  
 1/4" = 20' - 0"

REVISED  
 3  
 5

**BURNING MOUNTAIN SPARKS PARK -**  
 UNIVERSITY OF MISSISSIPPI  
 MISSISSIPPI  
 COLLEGE

**JOHN L. TAUBER**  
 ASSOCIATES  
 LANDSCAPE ARCHITECTS  
 2001 S.W. 11th St.  
 MIAMI, FL 33135  
 TEL: 305-358-1007

DATE  
 SCALE  
 SHEET NO.  
 PROJECT

## **RIVERSIDE PARK – NEW CASTLE, COLORADO**

19 Acres approximate area

Riverside Park is a proposed active park located in southeast New Castle and south of and adjacent to the Colorado River. The park is intended to serve the community. Intended facilities within the park include a regulation sized soccer field (small sided games could be played across the width of the field), youth baseball/softball field, a tot lot with play structures, walking paths, ponds, a restroom and parking for 67 vehicles. Other activities that could occur within the park include picnicking and fishing.

The following is an estimate of probable construction costs to complete the park. Costs for grading and landscaping the soccer field and youth baseball/soccer field are included in the earthwork and landscaping items.

<b><u>ITEM</u></b>	<b><u>AMOUNT</u></b>
Earthwork	\$50,000.00
Soft Surface Trail	\$20,000.00
Concrete Sidewalks	\$ 4,700.00
Tot Lot & Play Structure	\$25,000.00
Restroom	\$25,000.00
Landscaping (Seeding, Trees, Shrubs)	\$75,000.00
Fencing, Backstop and Soccer Goals	\$15,000.00
Irrigation	\$40,000.00
Parking Lot	<u>\$75,000.00</u>
<b>Total</b>	<b>\$329,700.00</b>
<b>20% contingency</b>	<b><u>\$ 65,940.00</u></b>
<b>Total</b>	<b>\$395,640.00</b>

\*Estimate based on preliminary site plan

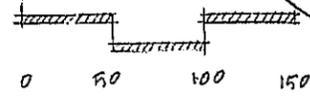
INTERSTATE HIGHWAY 70

POTENTIAL FUTURE OPEN SPACE

COLORADO RIVER

EXISTING EARTHEN DIKE

PEDESTRIAN BRIDGE



SOFT SURFACE TRAIL  
ATOP EXISTING DIKE

EXISTING  
EARTHEN DIKE

SOFT SURFACE TRAIL  
ATOP EXISTING DIKE

POND  
5550

SOCCER FIELD  
340 x 200'

PARKING

TOT LOT

BASEBALL/SOFTBALL

RESTROOM

N. RIVERSIDE DR.

ACCESS DRIVE

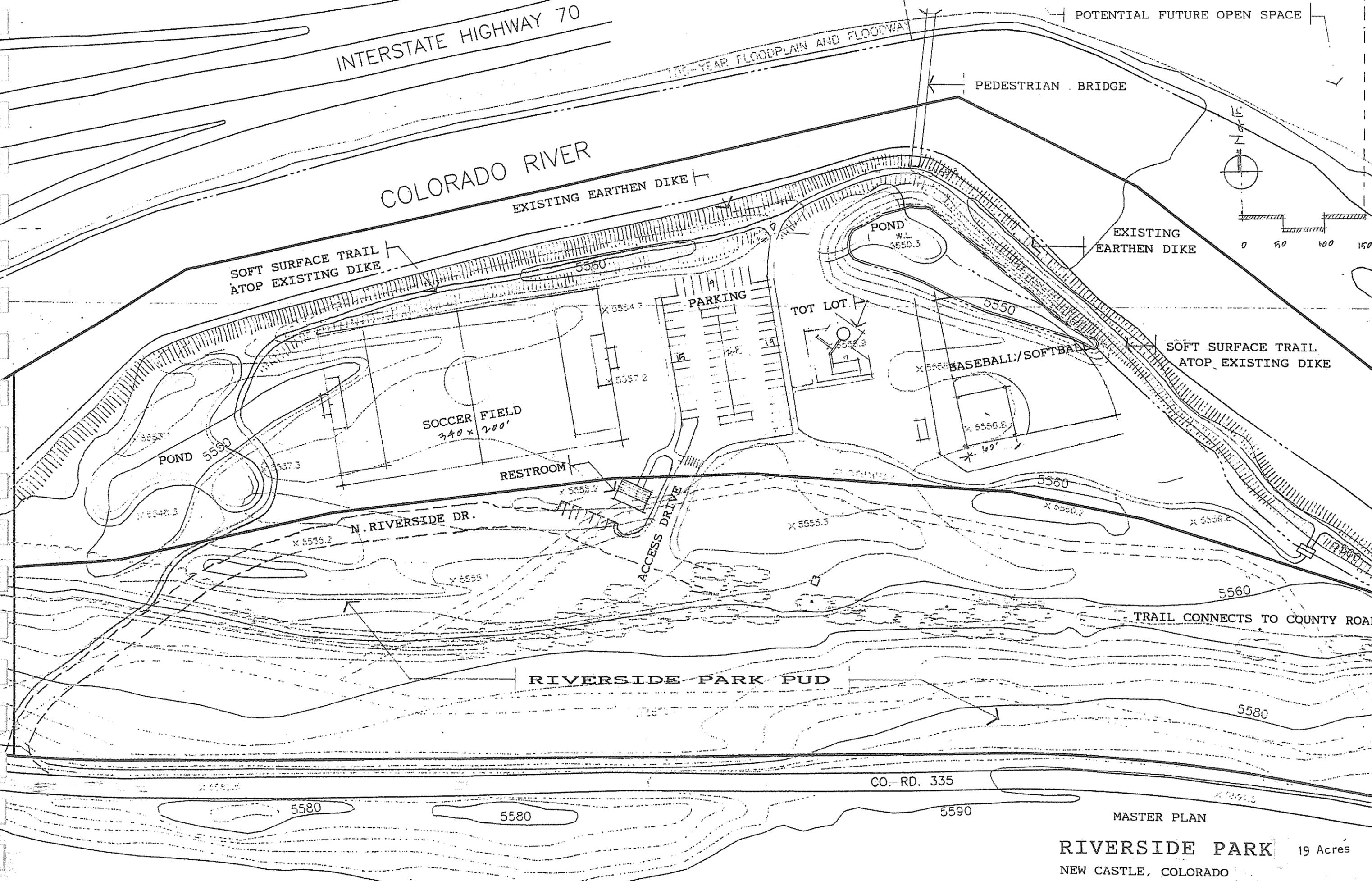
TRAIL CONNECTS TO COUNTY ROAD

RIVERSIDE PARK PUD

CO. RD. 335

MASTER PLAN

RIVERSIDE PARK 19 Acres  
NEW CASTLE, COLORADO



Town of New Castle  
Master Plan  
Parks – Trails – Open Space



A Plan for Trails

## A PLAN FOR TRAILS

### **Trails, Access and Circulation**

The purpose of the trails proposed in this Plan is to provide a recreational type access to connect neighborhoods, parks, schools and open spaces. The trails would be designed for two types of uses: hard surface and soft surface, for bicycles, skates and for pedestrians; the primary purpose for trails however, is for pedestrian use. The types of Trails and their general location are illustrated on the Town of New Castle Master Plan for Parks, Trails and Open Space Map, as included in this report.

The trails are planned to pass through existing and future areas designated for open space, within existing street/sidewalk rights-of-ways and in other properties owned by the Town or other public agencies. Where trails would pass over school, highway, or irrigation ditches, the cooperation of those owners would first be required. The crossing of private property is to be avoided in order to minimize disturbance to private property and avoid expensive land purchases.

The approximate 8 miles of trails planned would provide circulation around the original Town with two large irregular circles with many "feeder" trails. However, "all trails are to lead to Down Town," that is, the Original Town commercial center on Main Street. Other planning groups for the Town have plans to encourage the "re-vitalization" and restoration of "Old Down Town" and to help it become a pleasant, interesting and purposeful destination for residents of and visitors to the Town. Trails would provide a more convenient enjoyable and safer access between neighborhoods, open space by-ways and the restored Down Town.

### **Trails Plan Elements**

The Plan Map illustrates the location, purpose and type of Trails as proposed within this Plan. While there are approximately eight miles of trails indicated, it is obvious that the entire amount cannot be developed in a short period of time; therefore, a schedule of priorities for funding and work will need to be established.

The trails are as illustrated on the Master Plan Map for Parks, Trails and Open Space; they are listed in priority of purpose for the Town with general description, location and length.

## Planned Area Trails (\* denotes Trail extending outside Town Area)

1. Hiking from “C” Avenue west up on Mount Medaris hogback ridge: 1 mile.
2. Walking from Midland Avenue west on Second Avenue to Elk Creek Open space: ¼ mile.
3. Pedestrian-bicycle trail/bridge across Elk Creek from 7<sup>th</sup> Street opposite Riverside School: 150 feet
4. Walking aside Elk Creek sought from school/bridge to Colorado River, under high bridges of US Highway 6, railroads and Highway I-70: ½ mile.
5. Walking from Alder Avenue and Alder Park north to water tank and US BLM areas: ½ mile.
6. Pedestrian-bicycle from Castle Valley Boulevard south along Rio Grande Avenue: ½ mile.
7. Pedestrian-bicycle sidewalk along Castle Valley Boulevard east to US Highway 6: 1 mile.
8. Pedestrian trail/bridge across Colorado River south from Elk Creek: 200 feet.
9. Walking along south bank of Colorado River east to Coal Ridge and Riverside and west to Apple Tree Park: 2 miles
10. Walking-bicycle from East Main Street north along “C” Avenue to Town Highland Cemetery and US BLM areas: 1 ½ miles.
11. \*Hiking from Castle Valley boundary north through US BLM areas to the Town water intake property on East Elk Creek: 2 miles.\*
12. Bicycle lane on Main Street (US Highway 6) through Town: 1 mile
13. Walking from central Castle Valley south over Mt. Medaris to “Downtown”: ½ mile.
14. Walking-bicycle from Castle Valley Alder Park to school ground and north to US BLM areas: ½ mile
15. Walking-bicycle east from Burning Mountain subdivision through commercial center northward in drainages through future development lands: 1 mile.
16. Pedestrian-bicycle sidewalk and trail from West Castle Valley entrance east through Open Space to Alder Park: ½ mile.
17. Hiking from Mt. Medaris ridge trail south down through 5<sup>th</sup> Street to Main Street: ¼ mile.
18. Hiking from 7<sup>th</sup> Street east up onto the Mt. Medaris ridge trail: ¼ mile.
19. \*Hiking-bicycle north from Castle Valley Boulevard along Buford Road to East Elk Creek: 1 ½ miles.
20. \*Hiking-bicycle along East Elk Creek Road from Buford Road north to Town water intake: 2 miles.
21. Hiking trail/bridge from 2<sup>nd</sup> Street/Elk Creek Open Space west to Thompson Ditch trail: ¼ mile.
22. \*Bicycle aside US Highway 6 east to Canyon Creek: 4 miles. (to connect with future Colorado River State Trail).
23. Walking from west Castle Valley Boulevard entrance west to Elk Creek Open Space: ¼ mile.
24. \*Hiking from Town water intake/Elk Creek west to US BLM area: ½ mile.
25. \*Bicycle along US Highway 6 from Elk Creek west to Peach Valley Road: 2 miles. (to connect with future Colorado River State Trail).
26. \*Bicycle-walking from Castle Valley Boulevard and Burning Mountain Commercial Center east along County Road 240 to US Hwy 6: 2 miles.
27. \*Hiking-bicycle along East Elk Creek Road from Town water intake north to US Forest: 5 miles.
28. \*Hiking from school north along Thompson ditch west of Elk Creek: 2 miles.
29. \*Hiking-bicycle from Apple Tree Park/Colorado River south along Alkali Creek to US BLM and Colorado Division of Wildlife Game Reserve: 2 miles.
30. \*Hiking from Alkali Creek east to Grand Hogback Ridges: ½ mile.
31. Pedestrian walkway bridge on US Highway I-70/Colorado River Interchange 105 bridges: ½ mile
32. Bicycle-walking ½ mile east of Castle Valley Boulevard from US Highway 6 south under railroad and Highway I-70 to Open Space on Colorado River: ¼ mile.
33. Pedestrian-bicycle bridge/trail south across Colorado River to Riverside Park: 250 feet.
34. \*Hiking from Castle Valley boundary north through US BLM to National Forest: 7 miles
35. Gondola ride from Castle Valley to Mt. Medaris Ridge and across Colorado River to Grand Hogback ridge: 1 mile.
36. Bicycle-pedestrian tunnel under Mt. Medaris from Castle Valley to 3<sup>rd</sup> and Main Streets “Downtown”: ½ mile.
37. Trails everywhere: 6 to 10 miles.

Town of New Castle  
Master Plan  
Parks – Trails – Open Space



A Plan for Open Space

## **A PLAN FOR OPEN SPACE**

Open space is an important feature of any community for outdoor recreation. Open space can be available in many forms, can provide many functions, and can serve the community whether publicly or privately owned.

Open space can be derived from:

- areas that cannot be developed, such as steep slopes, flood ways, wetlands, etc.
- areas of permanent farm land.
- public ownership lands, undeveloped.
- areas deliberately designed within subdivisions.
- public facilities such as golf courses, cemeteries, school grounds.

Open space can serve purposes of:

- preservation of hillsides, flood plains, other natural areas or features.
- preservation of great vistas and view corridors.
- casual open air space for general enjoyment.
- space buffers between built-up land developments.
- preservation of natural areas such as particular vegetation, water and geologic features.
- preservation of wildlife habitat and use areas.

Current open space in the area may be grouped into categories, as follows:

1. The privately owned steep-sided hogback ridges and the narrow flood plains adjacent to Elk Creek and the Colorado River.
2. Land transferred to the Town by dedication within an approved subdivision; the Town has received about 15 acres from Castle Valley Ranch, 6 acres from Sylvan Estates, 15 acres from the Walters Town Center, and potentially about 100 more acres from Castle Valley Ranch.
3. Old, platted but undeveloped street rights-of-ways in the original "Coryell Town", and at the north end of the streets of the "Original Townsite"; these could be developed as specialized parks or as trail corridors.
4. Large tracts of public land owned by the U.S. Bureau of Land Management (BLM) and by the Colorado Division of Wildlife (DOW).

### **Open Space Plan and Policy**

Within a 3-mile area of the present Town, nearly 50% of the land is owned and managed by public agencies, and within 7 miles lies the vast area of National Forest: all public open space. Also, within the Town and in adjacent areas, there are large high ridges with broad steep side slopes, mostly in private ownership but still undeveloped--primarily because of their steepness and difficult access.

It is obvious that the community need not have to expend great sums of money to obtain large tracts of open space land with so much already available nearby. It may be more appropriate to concentrate efforts and funds to develop access trails and roads to connect the community with existing public open space (and recreation) lands.

### **Open Space Policy Actions**

1. Encourage the protection of habitat, vegetation, and views along stream banks and on hillsides, that are on private properties.
2. Obtain areas along the Colorado River and Elk Creeks through development requirements or as other opportunities occur.
3. Obtain high ridges and peaks through development requirements or as other opportunities occur.
4. Require that new land developments preserve as public or private open spaces the significant areas of views, drainages and waterways, wildlife habitat and trails, and other natural features.
5. Encourage the preservation of agricultural lands to allow for open space views and wildlife habitat preservation, through the practice of "cluster lot development" whenever such agricultural lands are developed. (Refer to Agricultural Land Subdivision Concepts statement following this section.)
6. Obtain significant open spaces within the community with special funding provided through specific fees, budget categories, donations and grants.
7. Participate with County and State governments in the review and actions on land developments and permits in the area.
8. Encourage or initiate appropriate land exchanges with government and private land ownerships.

## **Agricultural Land Subdivision Concepts for FarmLand Conservation and/or Open Space Preservation.**

It is recognized that farmed lands are valuable assets to the community as contributions to the economy, water conservation, wildlife habitat and visual open space, and are therefore to be retained as such as much as practicable. While intensively farmed lands are not extensive in the area, there are some important farmland located in areas important to the Town's future development and growth. It is how those farmlands are developed that is of most importance to the community.

The creation of large lot-low density subdivisions is generally disruptive to farm operations, if not the open space aspects. It encourages suburban type "sprawl," an inefficient and higher cost type of development, and creates greater demands for public services at higher costs (taxes). Typically larger properties are subdivided into 35 acres (or larger) lots to avoid the difficult subdivision regulations process; but even lots of 5 or 20 acres in size create similar problems with farmland areas.

There are options to diminishing the agricultural economy and practices and to allowing agricultural subdivisions. These options can help to maintain the property rights and financial objectives of landowners while attaining conservation goals. Options are available to owners of farm or rural lands that wish, or need, to subdivide their land without having to divide into 35 acre tracts, while having the benefits of design flexibility, possible costs and taxes savings, and the conservation of rural and agricultural lands.

Options can include PUD small-lot (clustered) subdivisions with farming operations easements, large lots but with clustered homesites, small-lot clusters on fringes or on rough-non farmable lands, all with agricultural/ conservation easements.

### **Important features of Conservation Subdivisions include:**

- Smaller residential lots (1/2 to 2 1/2 acres) grouped or "clustered" on a small "out-of-the-way" portion of the farm land, where development would be least disruptive to farming;
- Remaining larger portion of land can be productively farmed;
- Farming or conservation easements can be placed on the property to assure stability of use and to gain possible tax credits.
- Important natural features of wildlife habitat and corridors, water ways, steep hillsides, views or areas hazardous to building can be maintained.

### **Incentives for maintaining farmland and conservation subdivisions could include:**

- gaining a return from the sale of small lots plus a return on agriculture with certain tax credits;
- more efficient, less costly development;
- more valuable rural lots;
- possible increase in density over standard zoning;
- more simplified and faster subdivision approval process.

Town of New Castle  
Master Plan  
Parks – Trails – Open Space



Implementation  
of the Master Plan

## IMPLEMENTATION OF THE PLANS

The completed development of all the identified facilities will require the expenditure of great sums of money over a long period of time: possibly 2-4 million dollars in 10 to 20 years, but the facilities need only to expand with the growth of population in the area as it occurs. The facilities can be completed more likely with an overall long-range plan, setting priorities and short term goals, and establishing programs for funding and construction of projects. While it is purposeful and efficient to follow this Master Plan, it must be recognized and expected that opportunities for the fulfillment of certain projects “out-of-priority” will arise which should be taken advantage of.

### **Possible Methods for Implementation**

- Establish a special fund for parks development.
- Seek grants and other outside funds.
- Special property tax/sales tax levy.
- Special fee from land developments.
- Dedications of certain land/sites from land developments.
- Cooperation with other agencies: federal, state (DOW, CDOT), County, schools, etc.
- Special arrangements with corporations or landowners.
- Special easements for conservation, access, views or uses.
- Volunteer programs for labor and materials donations.
- Special District for tax levy and operation of facilities.

### **Revision to Town Regulations**

The Town Subdivision Regulations require that a *minimum* of 10 percent of a proposed project’s land be dedicated for “public purposes” ( including school grounds), and must be free of hazards (including floodways and adverse slopes). Consideration should be given to make school land dedications a separate requirement to be provided for, and that such dedications should have provisions that allow for joint development and use of recreation facilities for both the Town and the Schools.

Open space land is not always useable for developed park land, and each should be considered as separate but concurrent requirements (an undevelopable steep hillside or drainageway does not necessarily provide or account for useful open space or park land). However, open space may be provided for with certain drainage and floodways, and other areas such a ridges, woodlands and agricultural lands that are not useable (or not to be used) for developed park lands.

Town (and County) Zoning Regulations should provide for creating wide open space “buffers” between large and different styled residential areas, and between and within industrial and commercial areas. Open space is appropriate and useful in any zone district.

Dedication of required land should be in scale with the proposed development (both in size and population density) and actual land should be required when appropriate for the area. Where additional land would be necessary to provide for a larger future park, as recommended by this Master Plan, then arrangements should be made to acquire the additional land by reservation, easement, purchase, option, donation or other means.

### **Citizen Education and Participation**

- Conduct semi-annual “work shops” for Citizens to present ideas, learn new information, review projects and priorities.
- Establish a “Recreation and Outdoor Volunteers” program to promote interest and support, and to provide assistance for development and care of Town programs and facilities.
- Establish “Citizen Idea Committees” to bring forth ideas on education, planning, designs, programs and financing for recreation need and facilities.
- Establish a “newsletter” program to provide information and to stimulate interest in Community recreation programs and projects.

### **Opportunities for Joint or Cooperative Project Development**

In the New Castle Area there exist an abundance of features and opportunities of considerable outdoor recreational value and interest to the Community. Those resources could more efficiently be utilized or developed by cooperative efforts of several entities and, therefore, relieve the burden from any one entity, particularly the Town of New Castle. Some of the resources and opportunities are identified as follows:

1. Geologic features: exposed sedimentary rock formations; recreational climbing, education, interpretations.
2. Historic coal mines: open space, education, interpretations.
3. Colorado River: recreation, riparian education and interpretations.
4. State Elk Wildlife Refuge: open space, education, interpretations.
5. Historic Railroad bridge sites: education, interpretation.
6. Highway Right-of-way residual parcels: open space, recreation access
7. Irrigation ditches right-of-way: open space, recreation access.
8. Original Town development: historic, recreation, education, interpretations.
9. Historic Homestead sites: open space, education, interpretations.
10. President Theodore Roosevelt visitation sites: historic, education, interpretations.
11. Future public school sites: recreation, open space.
12. Historic access points to White River National Forest: recreation, interpretations.

With the several public agencies and private organizations having interests in the area, there are abundant opportunities for the Town to jointly and cooperatively develop recreational programs and facilities; some of those entities are identified as follows:

1. White River National Forest, U.S.F.S., U.S.D.A.
2. Bureau of Land Management, U.S.D.I.
3. Colorado Department of Transportation (highways).
4. Colorado Department of Natural Resources, Geological Survey.
5. Colorado Department of Natural Resources, Division of Wildlife.
6. Colorado Department of State Parks.
7. Colorado Historical Society
8. Garfield County Road and Bridge Department.
9. Garfield County School District RE-2.
10. Town of New Castle.
  - a) Town Council
  - b) Recreation Department
  - c) Historic Preservation Commission.
11. New Castle Historical Society.
12. New Castle Area Chamber of Commerce.
13. Roaring Fork Outdoor Volunteers.
14. Local service clubs.
15. Local hunting and outdoor recreation groups.

### **Suggested Actions**

1. Planning Commission and Town Staff should review of all proposed developments for conformance to this Plan.
2. Set priorities for development of facilities.
3. Set short term goals for project completion.
4. Clarify needs and requirements for public land dedications.
5. Establish a special Town Fund for parks development.
6. Establish a volunteer work and contribution program.
7. Vigorously collect established fees from land developments as appropriate.
8. Encourage cluster and open space types of land developments.
9. Emphasize the funding and development of needed community parks and trails facilities over the acquisition of large tracts of open space types of land developments.
10. Revise Town development regulations as appropriate to help meet established goals and objectives.
11. Support the Town Planning Commission and Town Council with review of and recommendations on specific projects.
12. Continue with the involvement of Town Citizens in planning and development of recreation facilities.
13. Pursue joint agreements with the Bureau of Land Management, Garfield County, School District RE-2, and appropriate state agencies for assistance with or for joint development of recreation facilities.

## Actions Taken

As of this year (1999) the Town has taken actions to support and implement this planning effort; those actions include:

1. Established a Parks Improvements Facilities Fee of \$436.00 per each new dwelling unit located in the Town.
2. Established a value of \$41,000 per acre of land when money is to be given the Town in lieu of land for parks.
3. Initiated the development of Skate Park (partially funded by a grant from the Great Outdoors Colorado Fund).
4. Developed a working relationship with the Roaring Fork Outdoor Volunteers to assist with trails development.
5. Placed in the Colorado Department of Transportation 20-Year Transportation Plan” for funding the following projects:

a) US Highway 6/Main Street Improvements and Streetscape: Main Street in the Old/Historic Commercial District, between 2<sup>nd</sup> and 8<sup>th</sup> Streets. To improve and include traffic control, pedestrian safety, parking, drainage, sidewalks, curbs, bus stop locations, street and intersection lighting, street trees, pedestrian rest and safety plazas, with historic character.

Date to Complete: 2001 Estimated Cost: \$800,000.00

b) Colorado River Pedestrian Bridge and Trails: At the mouth of Elk Creek (MP 104) on north bank of the River and extending approximately 250 feet southerly across the River; with Trails connecting to US Highway 6 and to County Rd. 335. To provide safe and convenient access between the north and south areas of the Town for pedestrians and bicycles without having to cross railroad tracks and Highway I-70; trails could pass under existing bridges.

Date to Complete: 2004 Estimated Cost: \$800,000.00

c) Intersection/Traffic Circle with US Highway 6 and a future Midland Avenue Extension "Bypass": At west edge of the Town, west of the Elk Creek Bridge (MP 104). To relieve through regional traffic on Castle Valley Blvd., 7th Street and Main Street/US Highway 6 of future traffic congestion and hazards.

Date to Complete: 2007 Estimated Cost: \$1,200,000.00

d) Bicycle Trail, US Highway 6 East: Highway 6 right-of-way east from the I-70 interchange No. 105 to Canyon Creek (4 miles). To provide traffic safety and an alternate mode of transportation.

Date to Complete: 2008 Estimated Cost: \$400,000.00

e) Bicycle Trail, US Highway 6 West: Highway 6 right-of-way west 2 miles from To provide traffic safety and the Elk Creek Bridge (MP 104) an alternate mode of

transportation.

Date to Complete: 2009      Estimated Cost: \$200,000.00

f) Highway 1-70 Bridges, expand to 4 Lanes with Pedestrian Walkways: I-70 interchange No. 105. To provide for adequate traffic flow and safety for future regional traffic volumes.

Date to complete: 2011.      Estimated Cost: \$4,999.999.00

Town of New Castle  
Master Plan  
Parks – Trails – Open Space



Planning Standards  
General Guidelines

## **PLANNING STANDARDS, GENERAL GUIDELINES**

### **Parkland Standards**

Parkland standards are a useful measure for establishing tangible levels of service standards and measuring a community's progress in meeting those standards. In effect, parkland standards are an expression of the level of importance a community places on parks.

Although no precise formula is available for establishing parkland standards, several factors should be considered, including the following:

- Existing level of service being provided, and how it is perceived within the community.
- The level of service provided by other communities and suggested by national parkland standards.
- The financial costs of various levels of parkland facilities and how they affect available and future sources of revenue.

### **Park Classification Standards**

Standards are general requirements that serve as guidelines for providing parks and recreation opportunities for the citizens. They provide space requirements for developed parks and recreation facilities, and are the yardstick by which the attainment of goals and objectives are measured. Park standards are used to (1) estimate the amount of land and number of facilities required to best serve the anticipated park users, (2) estimate the maximum number of people a park can be expected to serve, and (3) judge the adequacy of existing parks. These standards for developed parks are based on acquiring sites of ample acreage and generally avoiding parcels under five acres, except under special circumstances. Marginally developable sites or sites that are mainly stormwater detention areas should also be avoided. The rationale for acquiring ample park sites is based on the facts that larger parks are:

- Visited more often by a larger segment of the population because they offer a wide variety of activities that can be enjoyed by the entire family.
- Permit greater opportunity for development of facilities and programming.
- More economical to construct.
- More economical and efficient to maintain.
- Provide opportunities for buffering of unrelated activities and adjoining residential uses.
- Have increased public visibility, more positive environmental benefits, and influences on the general plan and development of the Town.

During the planning process, parks and recreation opportunities are classified and developed into a general park system. This park system, then, is the basis for implementing the plan. Specific user needs in individual neighborhoods, or within the Town as a whole, should be addressed through the programming of recreational activities and individual park design. Actual facilities and recreation services should be evaluated on a park by park basis during the design process for each individual park, due to variables in demographics, recreation trends, and economic realities and the ability of the Town to operate facilities.

Five classifications of recreation facilities are proposed specifically for the Town:

1. Playgrounds and neighborhood play lots, mini parks
2. Neighborhood parks.
3. Community parks
4. Open space/natural resource areas.
5. Trails

### **Playgrounds, Play Lots and Mini-Parks**

Mini parks are generally located in commercial districts or in places of special interest. These should be specialized facilities that provide a specific purpose, such as pedestrian plazas or historic sites, or that provide a recreation resource in older areas of the Town where sufficient land for a neighborhood park cannot be obtained.

Play lots of a few hundred square feet are desirable for small children and parents situated in high density residential areas, for more safety separated from active parks.

Playgrounds should be located in conjunction with other recreational facilities to minimize maintenance costs and to create parks that are enjoyed by people of all ages. Combining activities, which appeal to both adults and children, creates a place where every member of the family can have fun. Grouping facilities also maximizes the maintenance efficiency of each of the facilities. Single purpose facilities, small parks, play lots and small or linear open space areas could be owned and maintained by homeowners associations.

Service Area: the service area is up to ¼ mile radius and serves a single neighborhood.

Level of Service Standard: Varies. Playgrounds and mini parks should be used to address specific needs in specific locations.

Size: A minimum size of ½ acre should be established. Because of their size, they should be developed to serve a single purpose or fill a specific need.

Location: Located in more densely populated areas of the Town. An effort should be made to have good pedestrian links between the park and residential areas.

Type of Facilities: The facility development of these parks will depend directly on the population served; however, usual facilities include turf grass areas, picnic tables, benches, some playground apparatus, drinking water and possibly toilets.

### **Neighborhood Parks**

Neighborhood parks should be equitably distributed throughout the Town, and one should usually be provided in every square mile section where residential development occurs. Neighborhood parks should accommodate a variety of activities, including picnicking and free play.

Level of Service Standards: 2 acres/1,000 population.

Service Area: The service area is one square mile and should serve the residents within that one square mile area.

Size: Ranging from 5 to 30 acres. Park size and on-site facilities will help to determine each park's uniqueness, attractiveness, and use.

Location: Preferably adjacent to an elementary or middle school, or near the center of the square mile section, with good neighborhood pedestrian access and served on at least two sides by local streets.

Typical Facilities: Neighborhood parks should not have a standard design. The parks will vary in size, topography and vegetation, and site designs should take advantage of these characteristics. A minimum of facilities should be provided which are suited to the site and the recreation preferences of surrounding residents. In the event that a neighborhood park is located in conjunction with schools, a joint use agreement and distribution of facilities needs to be negotiated. The following is a partial list of facilities that are suitable for neighborhood parks:

#### Active Uses

Informal softball field  
Volleyball court  
Informal soccer/football area  
Basketball court  
Playground apparatus  
Horseshoe pits  
Shuffleboard court  
Free play areas of improved turf  
Tennis court  
Fitness court

#### Passive Uses

Picnic tables and benches  
Improved Turf  
Improved walk and bike paths  
Floral Displays  
Native vegetation areas  
Water features

## **Community Parks**

Community parks serve as the focal point for community-wide activities and as such, are intended to provide either the facilities or intensity of activities that would be inappropriate for neighborhood parks due to noise, lighting, or vehicular traffic. Natural resource areas, such as bodies of water, streams, and wetland area should serve as a focal point for community parks.

Level of Service Standard: 3 acres/1,000 population

Service Area: The service area is approximately 4 square miles and is intended to serve the needs of several neighborhoods located contiguous to each other.

Size: Ranging from 30 to 100 acres.

Location: Preferably adjacent to natural features, bodies of water or historic sites, or near the center of four neighborhoods. They should be provided with good access from a collector or arterial street.

Typical Facilities: Because of a larger, more diverse user base, community parks provide a wider variety of recreational opportunities. Suitable facilities include those listed under the neighborhood parks, as well as the following:

### Active Uses

Regulation softball fields  
Youth baseball fields  
Adult baseball fields  
Soccer/football fields  
Racquetball courts  
Tennis courts  
Recreation centers/swimming pools  
Off-street parking  
Special event areas  
Ice skating

### Passive Uses

Permanent bodies of water  
Free play areas of improved turf  
Natural areas of native landscape  
Group picnic areas  
Riparian vegetation areas  
Wildlife habitats  
Nature observation

Areas for new community parks should emphasize natural features, such as scenic views, topography, existing bodies of water, creeks, or rivers.

## **Open Space/Natural Resource Areas**

Open space can vary in function and size, and is defined as land or water protected in a relatively undeveloped condition. Most of the site should be left undeveloped, and no

more than 20% developed in a low intensity manner. A network of open space can be used for trails connecting various activities within the Town. such as schools, parks, houses and shopping. Open space offers opportunities for unstructured recreation, such as hiking, biking, jogging or fishing, and provides an opportunity to relax and enjoy nature. It can be used to give the Town form and definition by providing buffer areas between land uses. Open space protects environmentally sensitive areas, preserving wildlife, vegetation, and unique natural features, and in some cases, can be designed so that it recreates a natural environment.

Level of Service Standard: Variable; an exact acreage standard is impractical to establish since open space areas should be based on the natural features of the land to be preserved

Service Area: The service area is the entire Town and environs within 3 miles.

Size: Variable, depending on the natural resource(s) that are desired to be preserved.

Location: The location is determined by the natural resource, such as creek corridors, gulches, steep slopes, waterbodies, areas of significant environmental quality, geological hazards areas, or corridors connecting parks, schools. and residential areas.

Typical Facilities: Open space protects natural areas and provides many passive uses, including:

<u>Passive Uses</u>	<u>Active Uses</u>
Important vegetation and wildlife habitat	Small picnic areas
Wetlands	Free play areas of improved turf
Scenic areas or vistas	Land for agricultural uses
Flood plains in their natural condition	
Steep slopes	
Buffer areas between urban development	
Areas for low intensity recreation such as hiking biking, horseback riding, casual picnicking, nature study and fishing	
Parking for trail heads	
Historical event or activity	

## **Trails**

Trails are off-street recreational systems for walking, jogging, skating, and bicycling use.

Level of Service Standard: Variable.

Size: 30-foot wide right-of-way is optimum, with 8 to 10-foot paved width for bicycle

trails; 6 to 8 feet for pedestrians.

Location: Along drainageways, connecting parks and open space areas, and through parks and open space areas.

Typical Facilities: Mainly consisting of bicycle and pedestrian facilities.

Types of Trails:

- “Urban” concrete sidewalks adjacent to Town streets.
- Paved hard surface walkways through Town areas in special easements or public open spaces.
- “Soft surface” compacted earth or crushed gravel in open spaces and existing natural environments.

Estimated costs per lineal foot of construction:

- Hard surface (concrete or asphalt): \$20 to \$40
- Soft surface (earth or gravel): \$10 to \$20

### **Trail Design Guidelines**

These Guidelines are intended to ensure overall harmony and function as individual projects are undertaken in the Town. While stressing continuity, the Guidelines are intended to direct and encourage appropriate design but not to discourage creativity. The Town will rely on these Guidelines and other applicable codes as a basis for evaluation of trail projects. The Town Public Works/Facilities Manual establishes and provides overall design and basic construction standards.

Review and observation of new trails projects will be conducted by the Town’s Planner and Engineer, whether proposed by the Town or required as part of a new land development.

### **Trail System Vegetative Associations**

The Town of New Castle Trail System Plan identifies a non-motorized trail system that extends throughout the town limits and beyond to public lands. This extensive network of trails extends through a variety of vegetative associations that are evident in and around the New Castle area.

The major vegetative associations that are prevalent in the area include grasslands, piñon/juniper/gambel oak associations and riparian associations. Grassland areas (areas that were once utilized as farmland) are located on the valley floors; piñon/juniper/gambel oak associations are found on the hillsides surrounding the town and riparian associations

are located along Elk Creek and the Colorado River. Together, these associations provide a rich blend of vegetative types and provide food and cover for the wildlife that is abundant in the area.

The grassland association is comprised primarily of wheatgrass, brome and fescue grasses. These grassland areas are being consumed by new residential and commercial development. As a result of the development, these areas are becoming the new growth centers of New Castle. A majority of the trail system extends to these growth centers. Trail construction throughout the grassland areas will have little impact on the vegetation. Once trail segments are completed, disturbed areas should be revegetated with similar grass species.

The piñon/juniper/gambel Oak association consists of piñon pine, Utah and Rocky Mountain juniper, gambel oak, rabbitbrush and serviceberry. Since this association is located on steeper hillsides, these areas are not subject to intense development. Trail construction in these areas will have tremendous impact to the vegetation if not done properly. Care should be given to keep trails away from and around tree/shrub masses. Trail alignment should avoid steep slopes and grades to limit severe cut and fill situations.

The riparian associations consist primarily of cottonwood, alder, birch, dogwood, willow and wild rose. These vegetative types are located along lowland river bottoms and riverbanks. Trail construction within the riparian areas should be avoided. Trails should be constructed up-slope from rivers and streams and away from stream edges.

### **General Trail Design**

Residential neighborhood trails require a design that is sensitive to the character, form, materials, colors, etc. of the neighborhood. Residents should be involved in the design process to attain acceptable public/private interface.

Trails should be linked to commercial destinations and activities such as shops, eateries, services and parks. They should provide structured amenities such as seating areas at natural focal points, water features, gathering places, plazas and public buildings.

Environmentally sensitive areas require a careful balance between the need for recreation and protection of natural features. Determine the appropriate use level and site any trail system with care.

Lighting along a trail should be carefully evaluated. Lighting should be low, soft, and at a pedestrian scale. Care should be taken not to light environmentally sensitive areas that might disturb wildlife. The light fixtures and standards should be attractive, vandal resistant and should complement the character of the area. Lights should be directed down so as not to interfere with the vision of trail users.

Signs are needed along trails to provide traffic control, regulatory information,

location, direction and interpretive information. Scale all lettering and graphics to the pedestrian. Sign materials should reflect the character of the area and should be harmonious with other elements in the trail area. Simplify sign graphics for readability. Use international symbols where appropriate. Structurally, signs should be strong and vandal resistant. The U.S. forest Service, U.S. Bureau of Land Management, and the Colorado State Department of Parks have excellent trail and facility design standards.

### **Basic Criteria for Design**

- Environmental and aesthetic sensitivity
- Functional quality
- Appropriateness of design
- Consistency and continuity of design
- Durability and strength
- Resistance to vandalism
- Handicap access, wherever practicable
- Ease of maintenance

Trail designs should emphasize the unique character of the area; and respect existing land forms in site planning and, to the greatest extent possible, utilize materials native to the area.

The layout of trails should carefully be planned to acknowledge the physical characteristics of the trail corridor as well as providing a level of safety for the trail user. Such physical characteristics and safety considerations include trail gradient, drainage, protection of existing vegetation and other natural features, allowing for adequate sight lines and minimizing conflicts with motorized vehicles.

### **Recommended Non-Motorized Trail Types and Surfaces**

#### **Hard Surface Trails**

Hard surface trails can accommodate a wide variety of users. The hard surface allows for easy passage of non-motorized vehicular traffic as well as pedestrian traffic. Hard surface trails should be designed to meet ADA criteria for accessibility to the physically challenged.

Hard surface trails should be 8 or 10 feet in width. Trails 10 feet in width are recommended where both bicycle and pedestrian traffic is anticipated. If feasible, a 4 to 6 foot wide soft surface trail, adjacent and parallel to the hard surface trail, is recommended when a more resilient running/walking surface is desired.

## **Hard Surface Materials**

Hard surface trails should be constructed of either concrete or asphalt. Both materials have positive and negative attributes. Concrete is more durable, has a longer life and requires little maintenance, can be installed over a variety of subgrades but is more expensive than asphalt. On the other hand, asphalt is not as durable, the life span is shorter, requires more maintenance, requires more subgrade preparation but is less expensive than concrete unless subgrade conditions are such that the cost of such preparation, in addition to the cost of asphalt, is equal to or more than concrete.

Concrete trails should be a minimum of 6 inches thick. Subgrade conditions should be tested to determine subgrade preparation. Joints should be sawcut every 10 feet. Minimum 18 inch steel dowels at 12 inch centers should be installed at all cold joints. The concrete should be broom finished. Concrete should be cross sloped to drain.

Asphalt trails should be a minimum of 3 to 4 inches thick, depending on subgrade conditions. Subgrade conditions should be tested to determine subgrade preparation and amount of base course to install. A 12 inch drainage shoulder should be included on each side of the asphalt trail. Asphalt should be sealed during the second year. Asphalt trails should be cross sloped to drain.

## **Soft Surface Trails**

Soft surface trails can accommodate a moderate variety of users. Since soft surface trails are constructed of natural material, the surface is not as firm as concrete or asphalt thus limiting non-motorized wheeled traffic but enabling safe passage for pedestrian users. Soft surface trails can be designed to be barrier free but are not fully accessible to the physically challenged. Soft surface trails are naturalistic in appearance and resemble a natural trail therefore are appropriate in undeveloped areas.

## **Soft Surface Material**

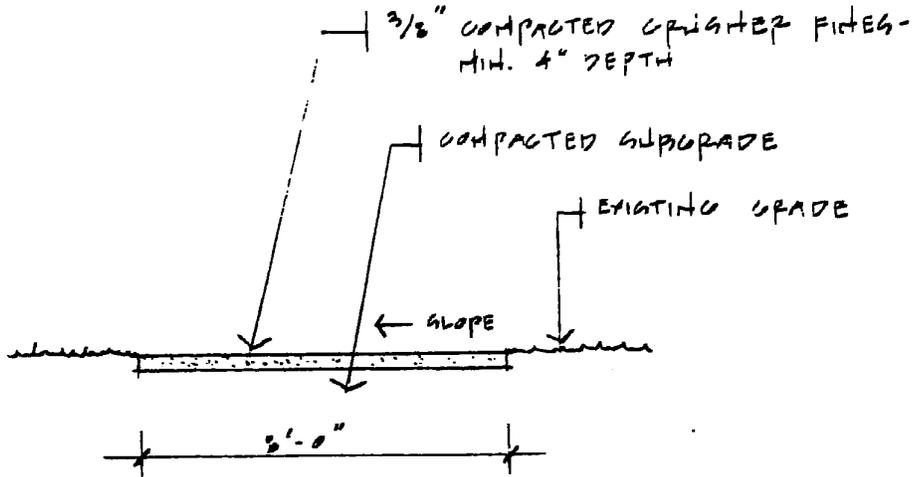
Soft surface trails should be constructed of either crushed stone, also known as crusher fines, or natural/native material. Crushed stone is more durable, has a longer life, requires less maintenance but is more expensive than natural soil. Crusher fines should not be confused with roadbase or gravel. Crushed stone consists of a range of particle size from a fine dust to 3/8 inch stone particles. Hard stone is the most desirable. Subgrade conditions should be tested to determine subgrade preparation.

Soft surface trails should be 4 to 8 feet wide depending on the specific use of the trail. Pedestrian trails should be a minimum of 4 feet wide and soft surface bicycle trails should be a minimum of 8 feet wide.

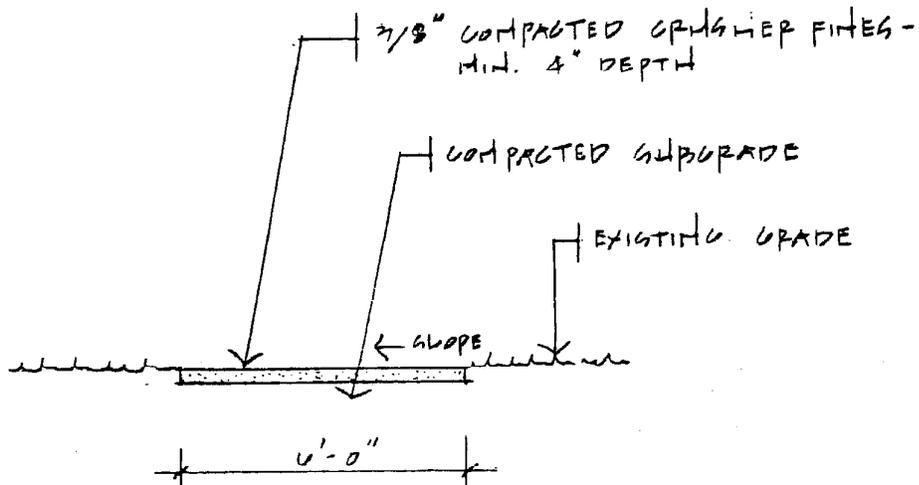
Crusher fines trails should be a minimum of 4 inches thick for pedestrian use and 5 inches thick for bicycle use. Depending on subgrade conditions, crusher fines trails can be

installed directly on the subgrade or on a basecourse material. The material shall be spread to the desired thickness and compacted using a roller or vibratory compactor. Trails should be cross sloped to drain.

Trails Cross-Section Plan



① CRUSHER FINES SURFACE TRAIL  
PEDESTRIAN / BICYCLE TRAIL



② CRUSHER FINES SURFACE TRAIL  
PEDESTRIAN TRAIL

Town of New Castle  
Master Plan  
Parks – Trails – Open Space

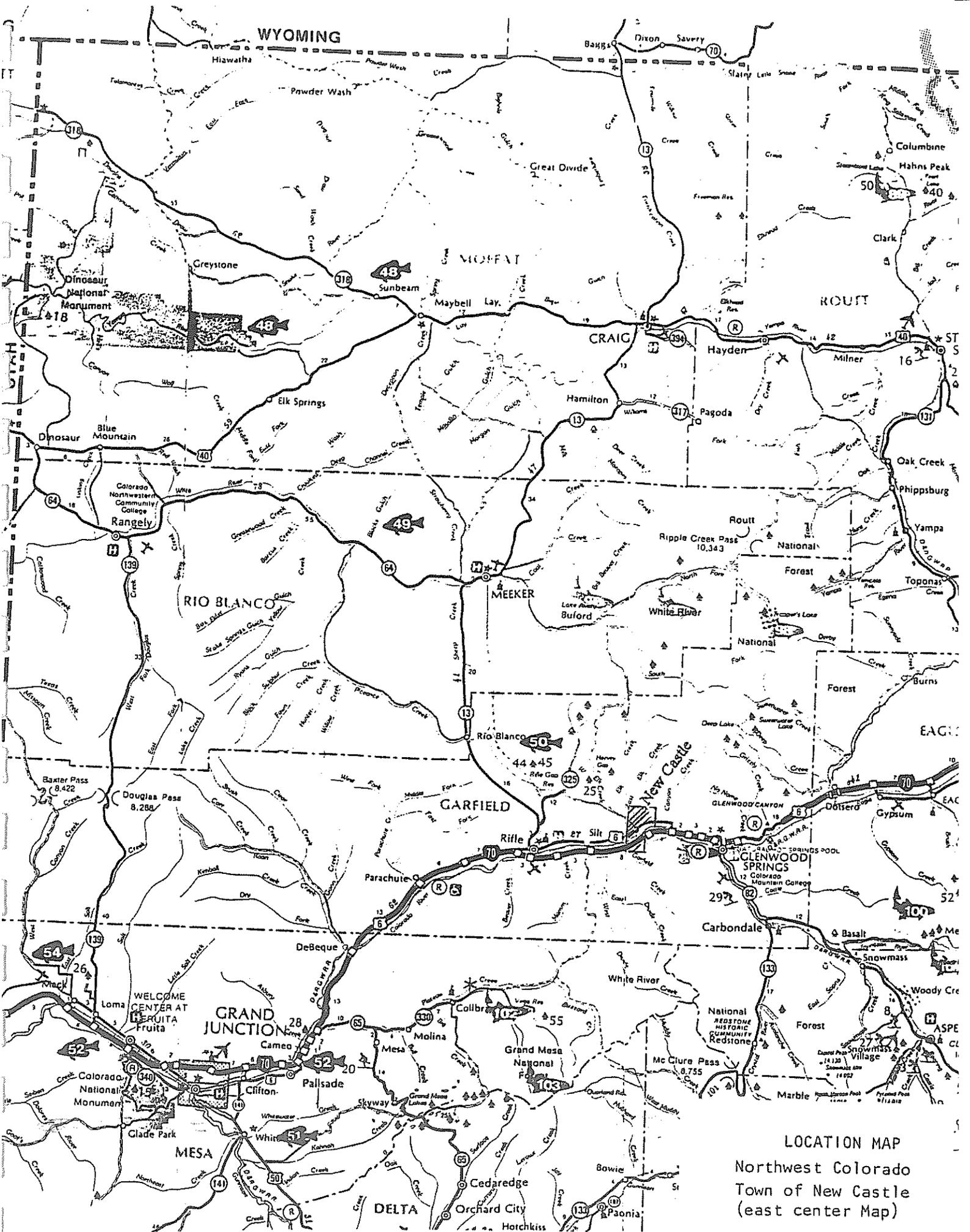


## **MAPS AND PLANS**

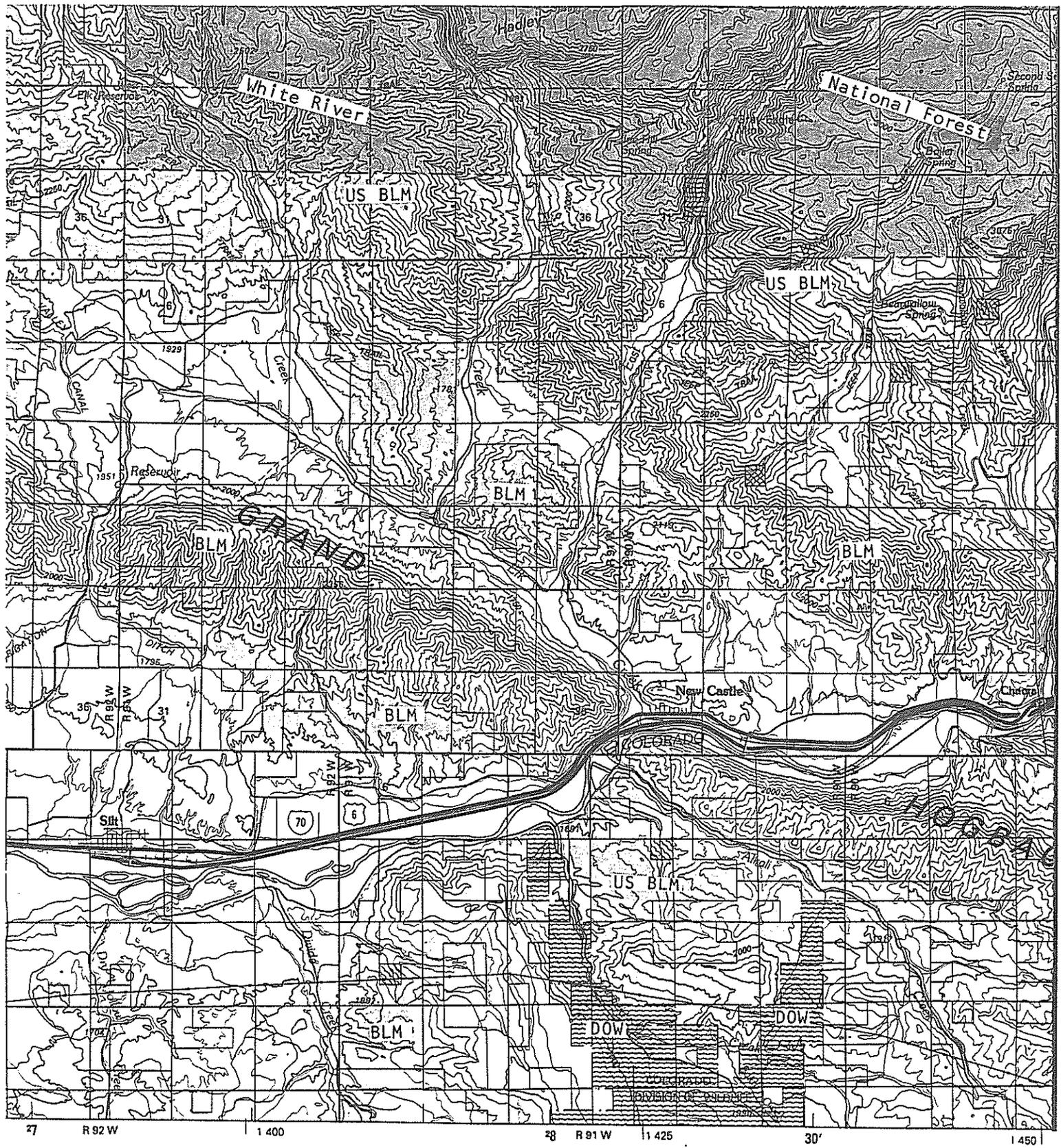
**General Area and Topography**

**Parks Plans**

**Master Plan Map**



LOCATION MAP  
 Northwest Colorado  
 Town of New Castle  
 (east center Map)



**SCALE 1:100 000**  
 1 CENTIMETER ON THE MAP REPRESENTS 1 KILOMETER ON THE GROUND  
 CONTOUR INTERVAL 50 METERS

**BUREAU OF LAND MANAGEMENT**  
 LAND STATUS LEGEND

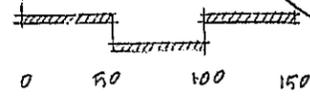
INTERSTATE HIGHWAY 70

POTENTIAL FUTURE OPEN SPACE

COLORADO RIVER

EXISTING EARTHEN DIKE

PEDESTRIAN BRIDGE



SOFT SURFACE TRAIL  
ATOP EXISTING DIKE

EXISTING  
EARTHEN DIKE

SOFT SURFACE TRAIL  
ATOP EXISTING DIKE

POND 5550

POND  
W.L. 5550.3

SOCCER FIELD  
340 x 200'

PARKING

TOT LOT

BASEBALL/SOFTBALL

RESTROOM

N. RIVERSIDE DR.

ACCESS DRIVE

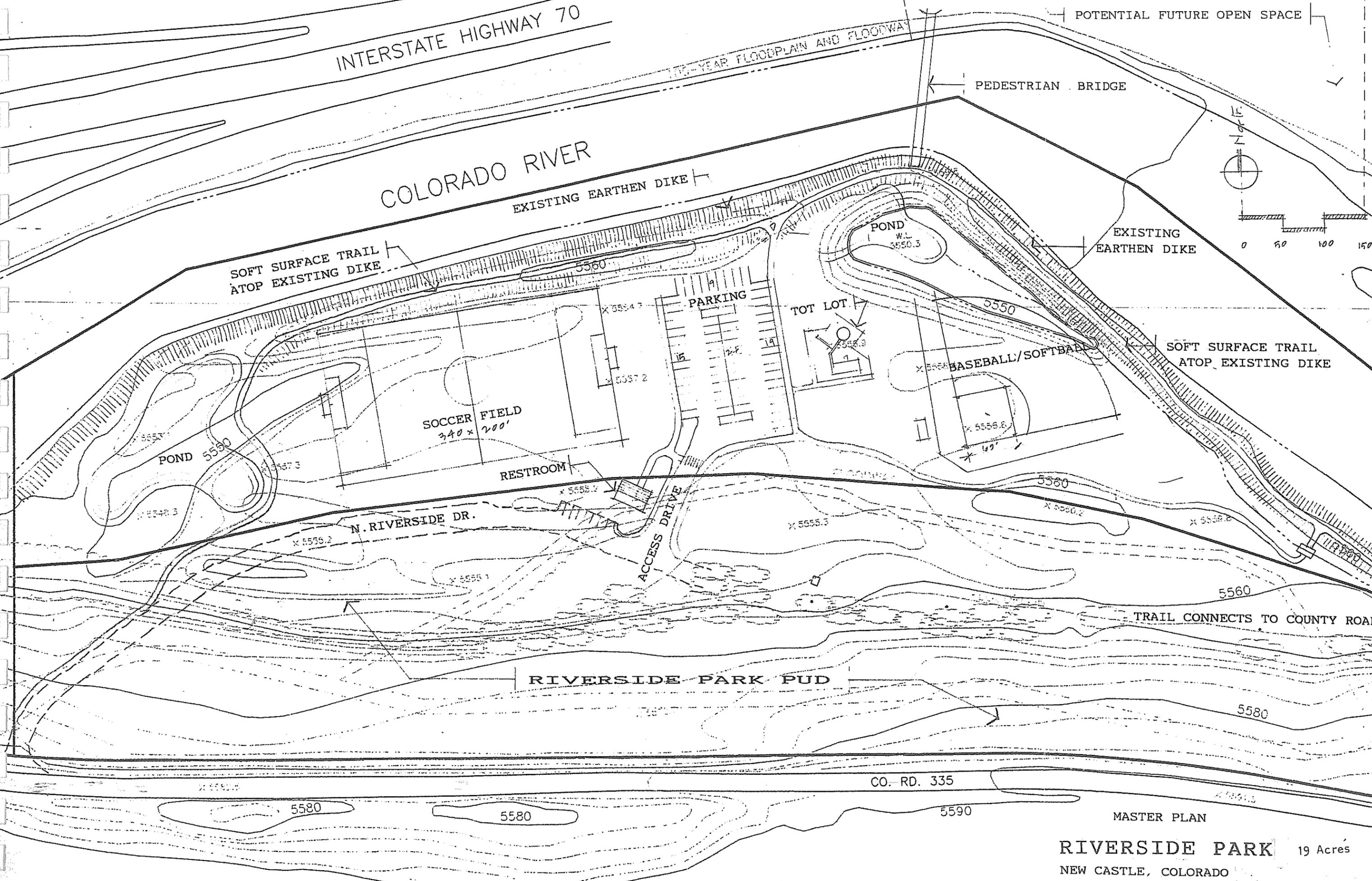
TRAIL CONNECTS TO COUNTY ROAD

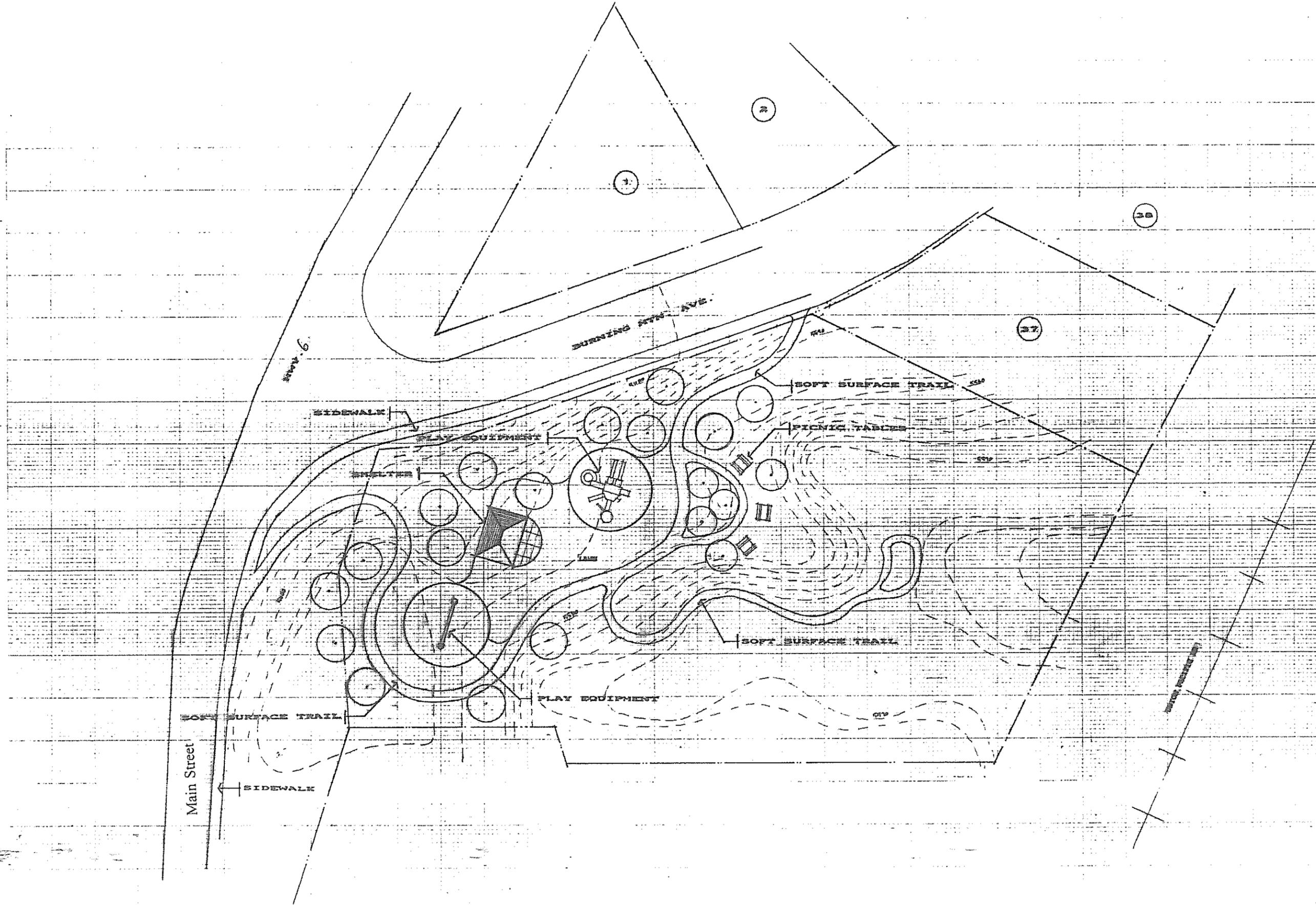
RIVERSIDE PARK PUD

CO. RD. 335

MASTER PLAN

**RIVERSIDE PARK** 19 Acres  
NEW CASTLE, COLORADO





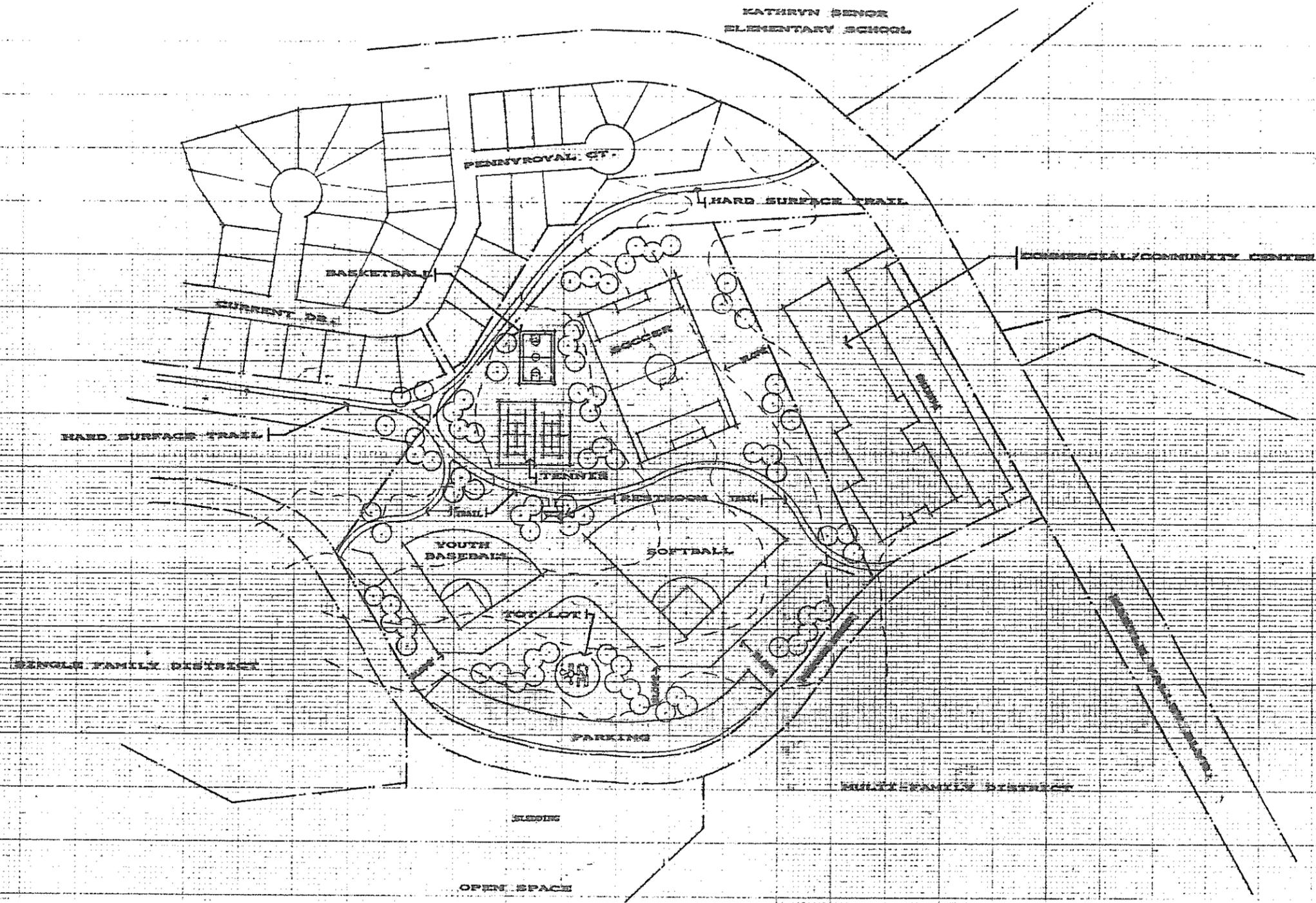
**BURNING MOUNTAIN SPARKS PARK -**  
 UNIVERSITY OF MISSISSIPPI  
 MISSISSIPPI STATE COLLEGE

**JOHN L. TAUBER**  
 ASSOCIATES  
 LANDSCAPE ARCHITECTS  
 2001 S.W. 11th St.  
 MIAMI, FL 33135  
 TEL: 305-358-1007

NO.	DATE	REVISION
1		

**SITE PLAN**  
 1/1"=20'-0"

DATE  
 3  
 8



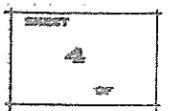
**WILLIAMS PARK**  
 CASTLE VALLEY BRANCH  
 DENVER, COLORADO

JOHN L. TAUBER &  
 ASSOCIATES  
 LANDSCAPE ARCHITECTS  
 BOX 8771  
 GLENWOOD SPRINGS,  
 COLORADO 80640  
 303-549-1887

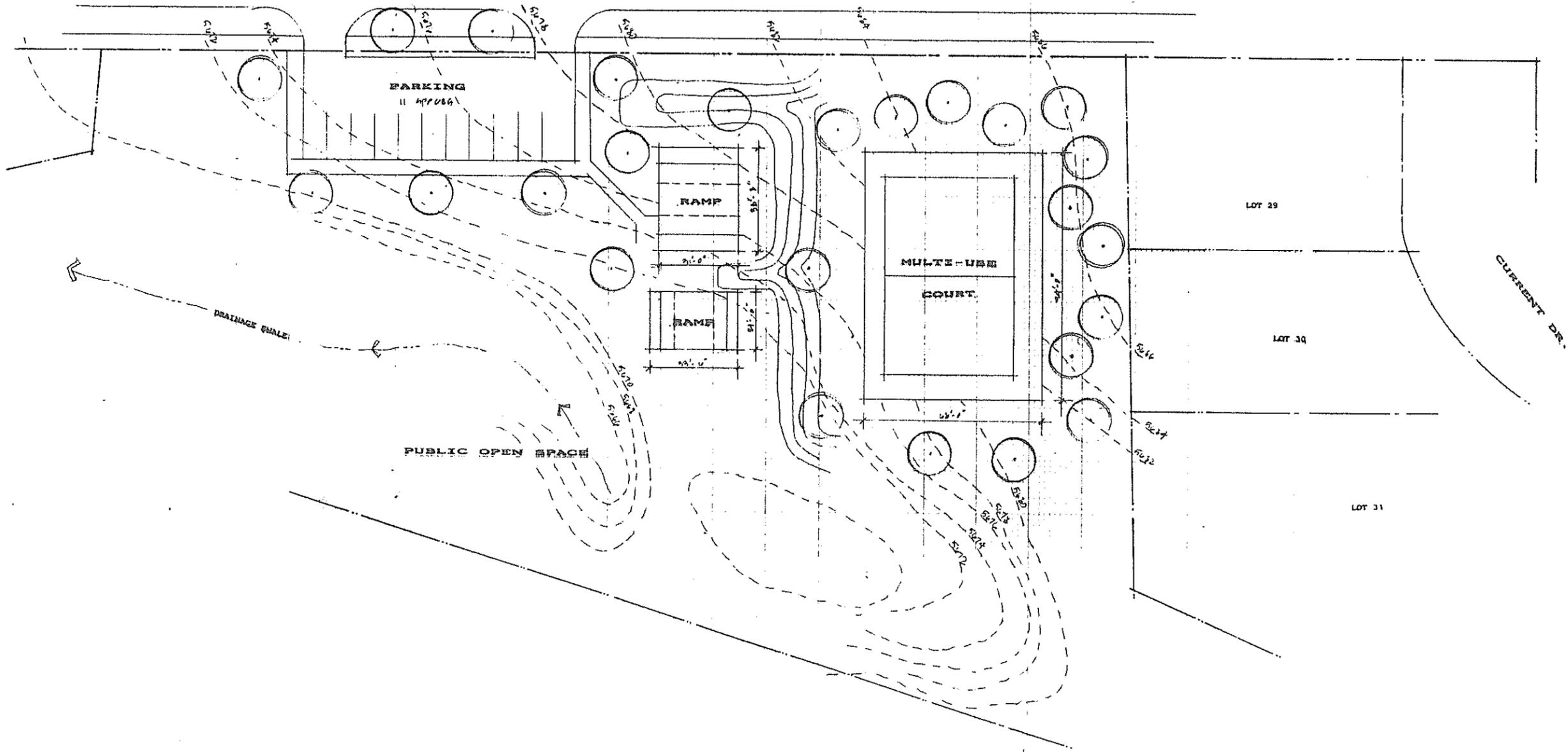
DR. BY  
 CR.'S  
 SCALE  
 DATE



CONCEPTUAL PARK PLAN  
 1/8"=1'-0"



CASTLE VALLEY BLVD.



CONCEPTUAL SITE PLAN

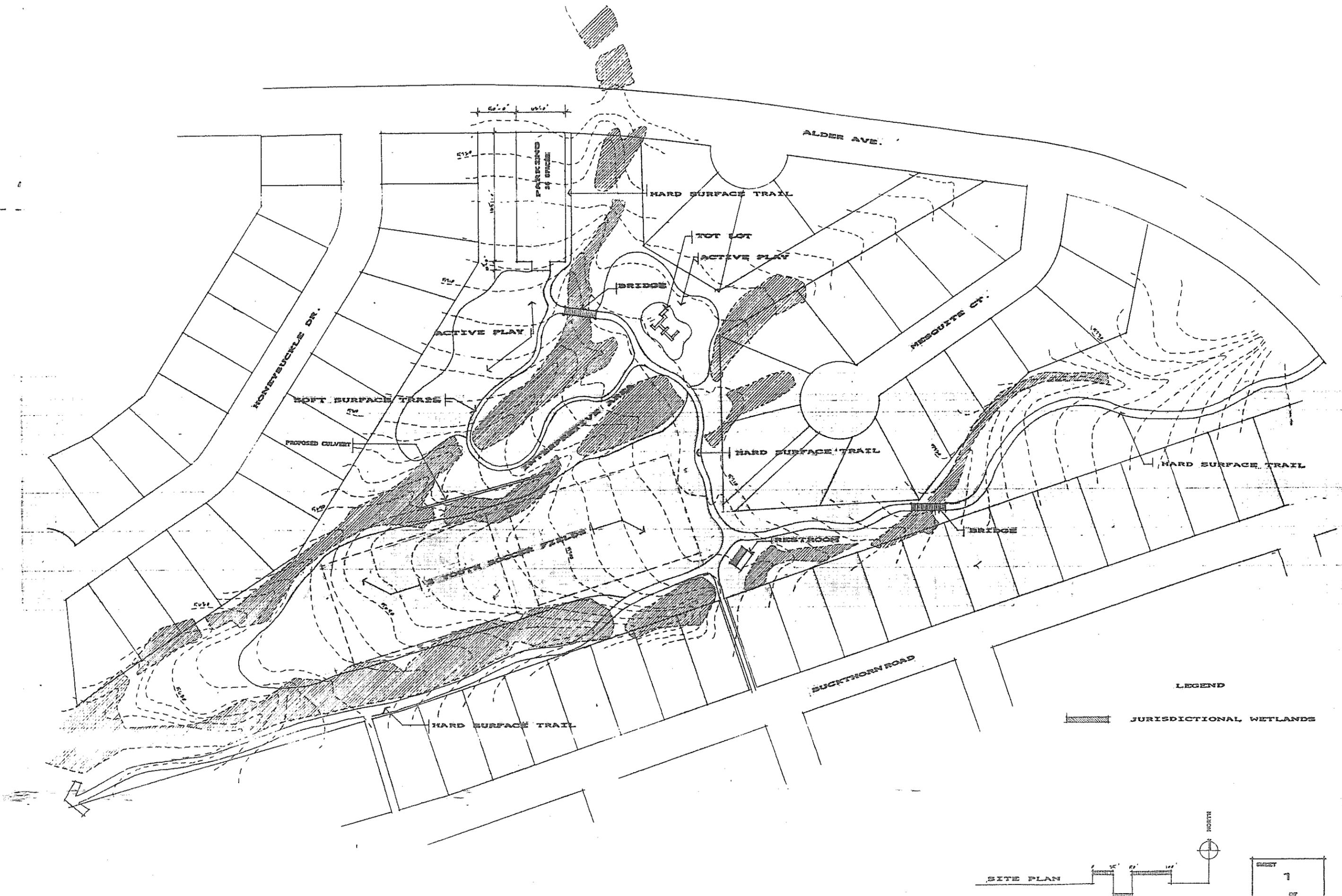
1"=20'

SHEET
-------

**SKATE PARK**  
 CASTLE VALLEY RANCH  
 NEW CASTLE COLORADO

JOHN L. TAUFER  
 ASSOCIATES  
 LANDSCAPE ARCHITECTS  
 2004 25TH  
 SLEMMWOOD SPRINGS,  
 COLORADO 81602  
 303 949-1237

DR. BY
CHK'D
SCALE
DATE:
REVISIONS



**KILMER PARK**  
 KATLIE VALLEY RANCH  
 NEW CASTLE COLORADO

JOHN L. TALKER  
 ASSOCIATES  
 LANDSCAPE ARCHITECTS  
 BOX 8771  
 GLENWOOD SPRING,  
 COLORADO 81605  
 TEL 940-1007

DR. BY JT  
 CHK'D JT  
 SCALE 1"=60'  
 DATE 07/17/07  
 REVISIONS

**LEGEND**  

**JURISDICTIONAL WETLANDS**

SITE PLAN



SHEET  
**1**  
 OF

# GENERAL MASTER PLAN TOWN OF NEW CASTLE PARKS, OPEN SPACE AND TRAILS

NEW CASTLE COLORADO

MICHAEL BLAIR, PROJECT PLANNER  
JOHN L. TAUFER & ASSOC., INC.  
LANDSCAPE ARCHITECTURE/LAND PLANNING

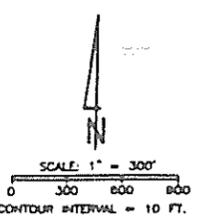
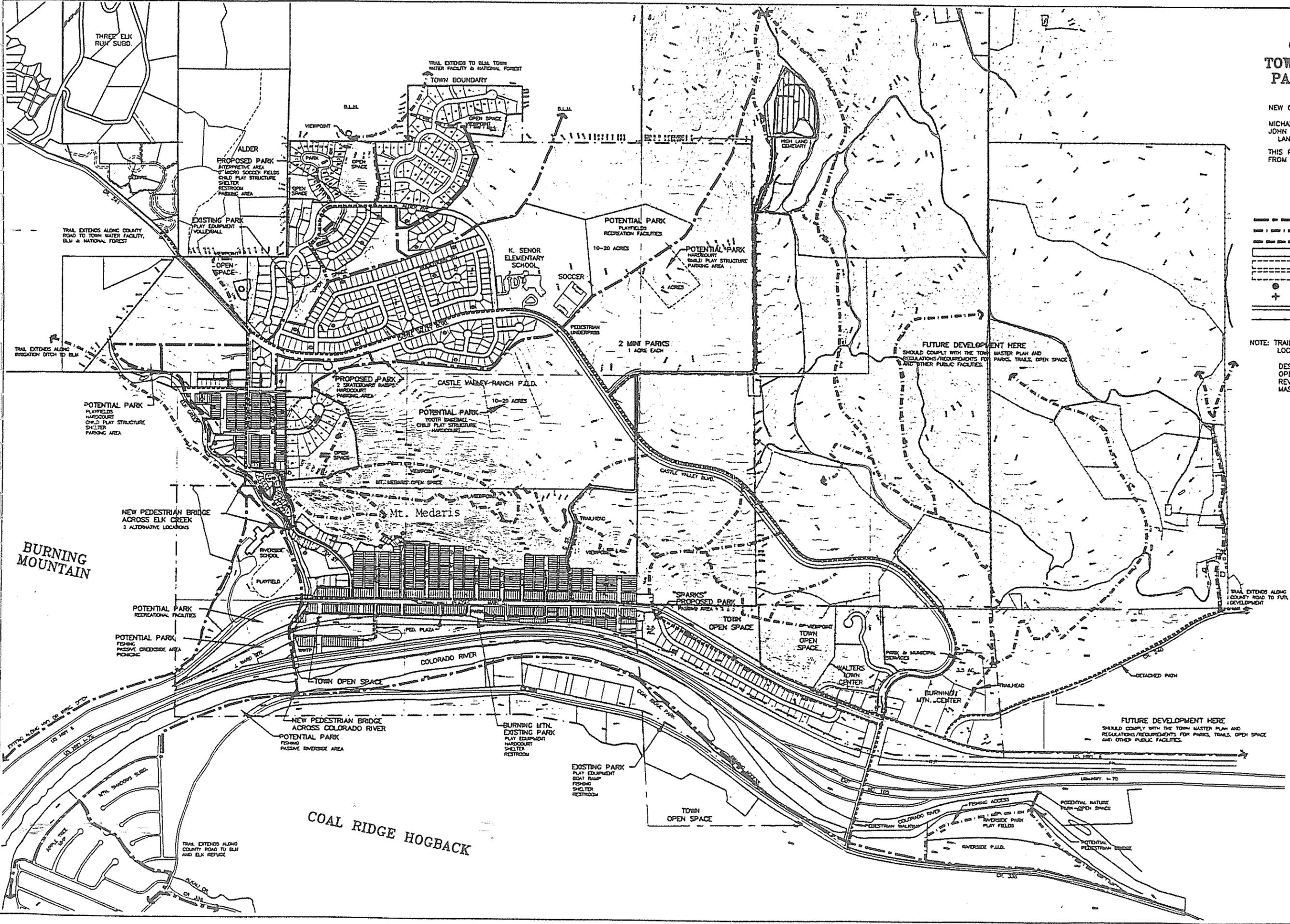
THIS PROJECT IS FUNDED IN PART BY A GRANT  
FROM THE GREAT OUTDOORS COLORADO FUND

## LEGEND

- HARD SURFACE TRAIL
- SOFT SURFACE TRAIL
- SIDEWALK (EXISTING & PROPOSED)
- EXISTING PARK
- PROPOSED PARK
- PUBLIC OPEN SPACE
- TRAILHEAD
- VIEWPOINT
- EXISTING FARM ROAD
- EXISTING FENCE

NOTE: TRAILS SHOWN ARE APPROXIMATE IN LOCATION.

DESCRIPTIONS OF PARKS, TRAILS AND OPEN SPACES ARE LISTED ON THE REVERSE OF THIS MAP AND IN THE MASTER PLAN REPORT.



## Trails Plan Elements

The trails are as illustrated on the Master Plan Map for Parks, Trails and Open Space; they are listed in priority of purpose for the Town with general description, location and length.

### Planned Area Trails (\* denotes Trail extending outside Town Area)

1. Hiking from "C" Avenue west up on Mount Medaris hogback ridge: 1 mile.
2. Walking from Midland Avenue west on Second Avenue to Elk Creek Open space: ¼ mile.
3. Pedestrian-bicycle trail/bridge across Elk Creek from 7<sup>th</sup> Street opposite Riverside School: 150 feet
4. Walking aside Elk Creek sought from school/bridge to Colorado River, under high bridges of US Highway 6, railroads and Highway I-70: ½ mile.
5. Walking from Alder Avenue and Alder Park north to water tank and US BLM areas: ½ mile.
6. Pedestrian-bicycle from Castle Valley Boulevard south along Rio Grande Avenue: ½ mile.
7. Pedestrian-bicycle sidewalk along Castle Valley Boulevard east to US Highway 6: 1 mile.
8. Pedestrian trail/bridge across Colorado River south from Elk Creek: 200 feet.
9. Walking along south bank of Colorado River east to Coal Ridge and Riverside and west to Apple Tree Park: 2 miles
10. Walking-bicycle from East Main Street north along "C" Avenue to Town Highland Cemetery and US BLM areas: 1 ½ miles.
11. \*Hiking from Castle Valley boundary north through US BLM areas to the Town water intake property on East Elk Creek: 2 miles.\*
12. Bicycle lane on Main Street (US Highway 6) through Town: 1 mile
13. Walking from central Castle Valley south over Mt. Medaris to "Downtown": ½ mile.
14. Walking-bicycle from Castle Valley Alder Park to school ground and north to US BLM areas: ½ mile
15. Walking-bicycle east from Burning Mountain subdivision through commercial center northward in drainages through future development lands: 1 mile.
16. Pedestrian-bicycle sidewalk and trail from West Castle Valley entrance east through Open Space to Alder Park: ½ mile.
17. Hiking from Mt. Medaris ridge trail south down through 5<sup>th</sup> Street to Main Street: ¼ mile.
18. Hiking from 7<sup>th</sup> Street east up onto the Mt. Medaris ridge trail: ¼ mile.
19. \*Hiking-bicycle north from Castle Valley Boulevard along Buford Road to East Elk Creek: 1 ½ miles.
20. \*Hiking-bicycle along East Elk Creek Road from Buford Road north to Town water intake: 2 miles.
21. Hiking trail/bridge from 2<sup>nd</sup> Street/Elk Creek Open Space west to Thompson Ditch trail: ¼ mile.
22. \*Bicycle aside US Highway 6 east to Canyon Creek: 4 miles. (to connect with future Colorado River State Trail).
23. Walking from west Castle Valley Boulevard entrance west to Elk Creek Open Space: ¼ mile.
24. \*Hiking from Town water intake/Elk Creek west to US BLM area: ½ mile.
25. \*Bicycle along US Highway 6 from Elk Creek west to Peach Valley Road: 2 miles. (to connect with future Colorado River State Trail).
26. \*Bicycle-walking from Castle Valley Boulevard and Burning Mountain Commercial Center east along County Road 240 to US Hwy 6: 2 miles.
27. \*Hiking-bicycle along East Elk Creek Road from Town water intake north to US Forest: 5 miles.
28. \*Hiking from school north along Thompson ditch west of Elk Creek: 2 miles.
29. \*Hiking-bicycle from Apple Tree Park/Colorado River south along Alkali Creek to US BLM and Colorado Division of Wildlife Game Reserve: 2 miles.
30. \*Hiking from Alkali Creek east to Grand Hogback Ridges: ½ mile.
31. Pedestrian walkway bridge on US Highway I-70/Colorado River Interchange 105 bridges: ½ mile
32. Bicycle-walking ½ mile east of Castle Valley Boulevard from US Highway 6 south under railroad and Highway I-70 to Open Space on Colorado River: ¼ mile.
33. Pedestrian-bicycle bridge/trail south across Colorado River to Riverside Park: 250 feet.
34. \*Hiking from Castle Valley boundary north through US BLM to National Forest: 7 miles
35. Gondola ride from Castle Valley to Mt. Medaris Ridge and across Colorado River to Grand Hogback ridge: 1 mile.
36. Bicycle-pedestrian tunnel under Mt. Medaris from Castle Valley to 3<sup>rd</sup> and Main Streets "Downtown": ½ mile.
37. Trails everywhere: 6 to 10 miles.

## A PLAN FOR PARKS

### Existing Undeveloped

<u>Name</u>	<u>Type</u>	<u>Size</u>	<u>Facilities</u>
Alder St. Park. CVR	Recreation, nature	10 Ac	Play equipment and fields, open space, toilets
Skate Board Park. CVR	Play, recreation	1 Ac	Play, recreation equipment, shade
Coryell Town (undeveloped streets)	Trails, riparian, open space	2 Ac	Trails, shade
Riverside East	Athletic, nature	19 Ac	Play fields, trails, play equipment, toilets, open space, fishing, boating
Burning Mtn. I: "Sparks" Park	Play, open space	2 Ac	Play equipment, shade, trails
Elk Creek. Hwy. 6	Leisure, riparian	½ Ac	Trail, open space, historic
Burning Mtn. II. Lot 13	Play, municipal	3 Ac	Play equipment, shade, toilets, municipal offices
Detention Pond. CVR	Play, open space	4 Ac	Play equipment, shade, viewpoint
Coal Ridge South	Open space	10 Ac	Historic, trail
Sylvan Estates	Open space	6 Ac	Trail

(CVR = Castle Valley Ranch)

### Potential Parks

<u>Name</u>	<u>Use</u>	<u>Size</u>	<u>Facilities</u>
Bridgehead. Elk Cr., 7 <sup>th</sup> Street	Open space, riparian	1 Ac	Shelter, water, trail bridge
Medaris Ridge Trail Head., CVR	Interpretation, rest	½ Ac	Shelter, water, parking
Williams Park, CVR	Play, athletic	10-15 Ac	Ball fields, rec/swim building, play equipment, trails parking.
Neighborhood, N.E., CVR	Play, leisure	4 Ac	Play fields & equipment, shelters, toilets
Elk Creek. Hwy. I-70 (Ward's cabin site)	Leisure, open space, riparian	4 Ac	Shade, fishing, interpretive
6th & Main St's.	Play, leisure	¼ Ac	Shade, seating, water
Mtn. Shadows East	Play, leisure, riparian	2 Ac	Play equipment, shade, fishing
Wastewater Plant Hwy. 6 East	Leisure, open space, riparian Recreation, play	½ Ac 20 Ac	Shade, leisure, trails Athletic fields, leisure, toilets
Elk Creek NW, CVR	Play, leisure, riparian	4 Ac	Play equipment, Shelters, trails, toilets

Town of New Castle  
Master Plan  
Parks – Trails – Open Space



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Information Contacts and Resources:

City of Glenwood Springs, Parks and Recreation Dept. Glenwood Springs, Colo.

City of Grand Junction, Dept. of Parks and Recreation. Grand Junction, Colo.

City of Brighton, Dept. of Parks and Recreation. Brighton, Colo.

Town of Palisade, Administration Dept. Palisade, Colo.

U.S. Bureau of Land Management, Recreation Lands Section, Area Office.  
Glenwood Springs, Colo.

White River National Forest, Supervisor's Office. Glenwood Springs, Colo.

Roaring Fork Outdoor Volunteers, David Hamilton, Dir. Basalt, Colo.

Garfield County School District RE 2 Administration. Rifle, Colo.

Garfield County Dept. of Building and Planning. Glenwood Springs, Colo.

Town of New Castle, Colo.:

Shawn McElroy, Recreation Director.

Gerald Grunski, Maintenance Supervisor.

Lisa Cain, Town Administrator.

Documents for Administration Use

Follow this page.

**PRELIMINARY**  
**Data/Information for Planning**  
**New Castle, CO and 3-Mile Planning Area**  
as of 30 November, 1995; by M. Blair, Planner

3-Mile Planning Area: 59 Square Miles (Approximated from Assessor and USGS Maps)

Town Area = 1.7 Square Miles (1,060 Acres); Outside Area = 57.3 Square Miles (36,672 Acres)

<u>OWNERSHIP</u>	-	SQUARE MILES	-	ACRES	
US BLM		17.5		11,200	
Colo. DOW		8.5		5,400	
I-70 RoW				240	
Hwy 6 RoW				120	
Cty Rd RoW				130	
RR RoW				120	
Colo. River				260	
<hr/>					
<b>PUBLIC LAND:</b>		<b>27.3</b>		<b>17,470</b>	
<hr/>					
<b>Private Land:</b>					<b>Less 25% Area for Open Space, RoW, Etc.:</b>
Cultivated/Irrigated	7		4,480	<b>3,360 Acres</b>	
Range/Wooded	3		1,920	<b>1,440</b>	
Remote/Steep	20		12,800	<b>9,600</b>	
<hr/>					
<b>PRIVATE:</b>		<b>30</b>		<b>19,200</b>	<b>= 14,400 Acres Net "Useable" potential</b>

FINDINGS OF FACTS

RE: Recreational Facilities Development Fees in Subdivisions

FOR: The Planning Commission, Town of New Castle, Colo.  
 DATE: Presented at its Regular Meeting on 10 Sept. 1997.  
 BY: Michael Blair, Town Planner, Consulting (incl. Reports of July 1997).

Sample Demographics and Expenditure Trends: Town of New Castle:

<u>Year</u>	<u>Dwelling Units</u>	<u>Population</u>	<u>Gen. Fund Expended</u>	<u>Expend. per D.U.</u>	<u>Expended per Person</u>
1990	278	698	\$173,642	\$ 625	\$ 249
1994	447	1239	271,235	607	219
1995	527	1460	386,041	733	264
1996	585	1620	528,632	904	326

Population in New Castle increased by 52 per cent, 1990 - 96.

Total parkland in Town, 1996: 45 Acres (6 Ac. developed, 39 Ac. undevel).

Total parkland in Town per d.u. = .076 Ac.; per person = .027 Ac.

National Standards recommend one acre of parkland per 100 persons (Urban Land Institute and National Recreation and Parks Association).

Nearby municipal standards require 7 acres per 1000 persons (0.70/100).

The Town anticipates a population of 4748 residents by the year 2015; with an additional 2593 persons to be residing in the adjacent sub-areas. (New Castle Land Use and Wastewater Facility "201" Plans: 1997).

Recent surveys of Town residents revealed preferences for adequate parks and recreation facilities to be utilized near their residence in their own town, to avoid travel to distant facilities.

The U.L.I and the N.R.P.A. recommend parks of 5 to 20 acres (developed) in size to provide for an efficient variety of facilities, their development and maintenance.

A minimum typical park area of 5 acres would allow for a limited variety of facilities including a regulation size ball/athletic field.

Costs to develop a 5-acre facility are locally estimated to be \$140,000 to \$180,000, exclusive of land costs; the per-acre costs would be \$28,000 to \$36,000,(the costs for one acre/100~persons would be \$280 to \$360 per person; or \$840 to \$1,080 per dwelling unit).

The Town residents will require 47 acres of developed park facilities by the year 2015 to serve the anticipated population of 4748 persons (1714 d.u.).

Development of 47 acres of park facilities will cost \$1,504,000 at averaged current estimates.  
 Cost per dwelling unit-averaged estimate would be \$872 to serve 4748 residents within the Town

The Town currently needs to provide at minimum a 5-acre park facility. The Town needs to obtain funds for additional park fa and their development in an orderly, consistent, reliable and logical manner.

The Town could reasonably determine that one-half of the recreational facilities development costs funds could be obtained by the Town from outside grants and other sources.

A reasonable and appropriate Fee for Recreational Facilities Development to be assessed by the Town upon each new dwelling unit could be \$436.00.

Town of New Castle, Colorado

BASIS FOR PARK - PUBLIC LANDS REQUIREMENTS

Dedications - Fees

Park Land Needs:

- 1 Acre per 100 Persons (Urban Land Institute, and the National Parks Association or as determined by local needs)
- 10% minimum of development land for public purposes (per Town Regs),
- 7,000 Population in 2015, Current Town Area, estimated
- 14,000 Population in 2015, extended Town Service area, estimated

Public Land Needs (per U.L.I.)

<u>Public Facilities</u>	<u>Area/100 Pop.</u>	<u>Land Cost/Unit</u>	<u>Facility Cost/Unit</u>
Police	0.12 Ac		
Fire-Safety	0.12 Ac		
Administration	0.12 Ac		
Public Works	<u>0.12 Ac</u>		
	0.48 Ac		

Park Land

1.00 Ac

Park Facilities

Per/Pop.

play lots	2,500 sq. ft / 4 blks.
leisure space	1/1,200
softball fields, youth	1/3,000
soccer fields	1/4,000
baseball fields, youth	1/3,000
softball fields, adult	1/3,000
tennis courts	1/2,000
basketball courts	1/1,000
skateboard ramps	1/3,000
horseshoe pits	1/3,000
roller blade rink	1/3,000
volleyball court	1/3,000
swim pool, indoor	1/3,000
recreation center bldg.	16,000 sq. ft / 20,000
amphitheater	1/ 20,000
river access-ramps	1/4.5 miles
disabled fishing access	1/4,000
golf course	9 holes / 25,000 (90 Ac)
trails: biking-walking	
exercising-leisure	1 mi / 2,500
equestrian	1 mi / 6,000

Public Facilities Cost per Person: Land, .10 Ac = \$      Facil, \$

Population density shall be calculated at 3 persons per dwelling unit, (an average).

## TOWN OF NEW CASTLE

### PARKS - TRAILS - OPEN SPACE COMMITTEE

#### MEETING MINUTES FOR MAY 5, 1997

1. Present at the May 5, 1997 meeting were: John Taufer, Renee St. Andre, Jeanne Hudson (new member), Virginia Erickson, Bernie Boettcher, Glenn Wysocki, and Eileen Wysocki.
2. The minutes for the April 21, 1997 meeting were approved.
3. John Taufer gave an update on the discussions with the Army Corps of Engineers regarding the wetlands impact in the Alder Park area. They liked the park plan, especially the interpretive area.
4. The Committee further discussed plans for Alder Park. The plans show two minimum size (for children up to age 10) soccer fields, a children's play area with equipment, a passive area with picnic tables, an interpretive area incorporating the drainage, one restroom facility, and a parking area.
5. The group discussed the need for sidewalks throughout town, and especially along Castle Valley Blvd. The road is the property of Eric Williams until it is finished -- then it will be turned over to the city. A suggestion was made to paint bike lanes on certain streets, including Castle Valley Blvd.
6. The east side of Elk Creek may be a possible trail site. The town has access through most of the area that would be needed for the trail.
7. The need for proper signage to designate private/BLM/Town of New Castle land was discussed. It is important to try to connect as many trails as possible, and potentially connect town trails to BLM trails.
8. The group created a "wish list":
  - \* Ball fields (possible use of school district land?)
  - \* Tennis courts
  - \* Pool
  - \* Trails
  - \* Bridges across Colorado River and Elk Creek
  - \* Sidewalks throughout town
  - \* Bike lanes
  - \* Skateboard ramp
9. During the next Committee meeting on May 19, the group will visit possible trail sites.

## TOWN OF NEW CASTLE

### PARKS - TRAILS - OPEN SPACE COMMITTEE

#### MEETING MINUTES FOR JUNE 16, 1997

1. Present at the June 16, 1997 meeting were: Mike Blair, Virginia Erickson, Kelli New, Jeanne Hudson, Kevin O'Brien and Eileen Wysocki.
2. Mike Blair informed the group about the discussions with the school board regarding the land in filing 3. The school board did not like the idea of donating the land to the Town of New Castle for use as park/ball field space. If parks are built there, the school board prefers that they be school facilities, not town facilities.
3. The land in filing 3 may not be flat enough anyway for regulation ball fields. We may need to plan smaller fields and parks and possibly tennis or basketball courts. It may be possible to use a larger area of land east of town for larger parks and ball fields.
4. The park plans for Alder Park and the skateboard park have been shown to the Planning and Zoning Commission. They will decide to approve or reject the plans on Wednesday, June 18. If approved, discussions with the homeowners near the parks and with the developer will take place. If they are in agreement, the plans then will go before the Town Council for approval. The plans may be confirmed by July 1.
5. The group discussed the need for a high school in town. A possible site may be north of 1-70 east of town, north of Riverbend. Right now there are approximately 3,500 people in the 3 mile area around town (including town limits). 5,000 - 10,000 people are needed to support a high school. The town should try to locate land for a high school now and reserve it for later development.
6. Mike distributed information on standards for parks and trails.
7. The sidewalks in Castle Valley should be completed by fall. There will be a separate sidewalk and bike path along Castle Valley Blvd. The sidewalks on Highway 6 will also be completed.
8. The next Committee meeting will be on July 7, 1997.

Town of New Castle  
July 1997 Report

Parks, Trails and Open Space Planning Committee.

After much effort by the Town Board last February and March, the Citizen Planning Committee was finally organized and immediately started to work. The Committee, with the assistance of park planners, is charged with developing a master plan for future Parks, Trails and Open Space for the Town.

The work accomplished so far includes a review of area conditions and resources, a review and listing of desired parks and outdoor recreation facilities, prioritized some park land development, and developed a conceptual master plan.

In an effort to serve the growing population in the Castle Valley Ranch area, and to respond to requests for some recreation parks facilities, the Committee has selected two sites for immediate development. The sites chosen are those that have been dedicated to the Town by the developer of the Subdivision, which areas are indicated on the Subdivision Plat as Public Park Land.

The first considered was the ½ acre area at the south side of Castle Valley Blvd. and west of Currant Ave. The site plan prepared illustrated that the small flat upper area could accommodate either a basketball, tennis, volleyball or similar court, a shaded seating area, and in a lower area near the stream course, there could be sited the skateboard ramps, which have been a request of several townfolk for some time now.

The second park area considered was the two (approx.) acre area at the south side of Alder Ave. between Honeysuckle and Mesquite Streets. A site plan illustrates small play and seating areas, two mini soccer fields, nature viewing areas, restroom facilities, an off-street parking lot, pathways within the park and trails to connect to other neighborhoods and the school ground.

With funds available, and hopefully some volunteer assistance, development of the parks are to begin by Fall and at least portions of them available for use by next Spring or Summer. The planning work for the parks is being paid for in part by a grant from the Great Outdoors Colorado Fund (Lottery money) and most improvements will have to be funded by subsequent grants—so keep buying those Lottery Tickets!

Everyone is welcome to take part in these planning efforts, or to just observe and ask for information. The Committee meets in the Town Hall at 7:00 P.M. on the first and third Monday of each month.

## **TOWN OF NEW CASTLE**

### **PARKS - TRAILS - OPEN SPACE COMMITTEE**

#### **MEETING MINUTES FOR AUGUST 4, 1997**

1. Present at the August 4, 1997 meeting were: Mike Blair, Virginia Erickson, Kevin O'Brien, Glenn Wysocki and Eileen Wysocki.
2. The costs for Alder Park are estimated at \$190,000. This is probably a high estimate. Mike distributed an itemized list showing a breakdown of these costs. The grant limit is usually \$70,000, so we may need to get more funding at a later time in order to finish the park.
3. The cost estimate for the bridge across Elk Creek is \$90,000 - \$120,000. There are 3 possible bridge sites. The southern most site may not be as feasible from an engineering standpoint. The Committee will wait until the next round of grant applications to apply for funding for the bridge because the bridge would have to be located within a park in order to be considered for this round of applications. Also, no decision has been finalized regarding the location of the bridge.
4. Alder Park, the Skateboard Park and the bridge across Elk Creek are still the top three priorities.
5. Kevin will ask some members of the Roaring Fork Outdoor Volunteers to speak to the Committee possibly during a September meeting.
6. The next Committee meeting will be on August 18, 1997.

**NOTICE OF PUBLIC MEETING**

**Town of New Castle**

**Planning Committee For**

**PARKS - TRAILS - OPEN SPACE**

**At: Kathryn Senor Elementary School Library, Castle Valley Blvd.**

**On: Monday, 17 Nov. 1997, 7:00 P.M.**

**The Community of New Castle is invited and urged to come and be a part of the planning and development of Parks, Trails and Open Spaces for your Community. The Planning Committee has directed the preparation of a Draft Master Plan and is still seeking opinions and ideas from the Community.**

- The Plan will be reviewed for agreements and revisions**
- Additional ideas will be discussed -- Bring Yours!**
- Methods for Plan implementation will be discussed**
- Need for volunteer work and materials contributions will be reviewed.**

**Please come to this meeting with your ideas and questions and help develop this Plan for Your Community!**

**Written information may be obtained at the Town Office.  
We thank you for all of your interest and participation.**

## **TOWN OF NEW CASTLE**

### **PARKS - TRAILS - OPEN SPACE COMMITTEE**

#### **MEETING MINUTES FOR DECEMBER 15, 1997**

1. Present at the December 15, 1997 meeting were: Mike Blair, Virginia Erickson, Jeanne Hudson, Glenn Wysocki, and Eileen Wysocki.
2. Eric Williams is rethinking the entire Castle Valley plan. He may be persuaded to include parks in his revised plan (he might actually build them for "credit"). If he builds Alder Park, for example, the Town might then give him credit for 3 acres of land.
3. Thus far, Eric has given 15 acres of land for public use.
4. Mike will talk to Kevin O'Brien regarding Roaring Fork Outdoor Volunteers project. The Committee decided to request their assistance to build trails from Alder Park area to BLM land just north of town.
5. There is a possibility that an antennae may be erected on top of one of the hills behind the old part of town. It would be used by police & emergency personnel.
6. The next Committee meeting will be on Monday, January 5.



# United States Department of the Interior

## BUREAU OF LAND MANAGEMENT

Glenwood Springs Resource Area  
50629 Highway 6 and 24  
P.O. Box 1009  
Glenwood Springs, Colorado 81602

IN REPLY REFER TO:

1780  
(7-880)

October 9, 1998

Town of New Castle  
P.O. Box 90  
New Castle, Colorado 81647

Dear Planning and Zoning Commission:

As per the September 28 meeting between Eric C. Williams, Michael Blair and Brian Hopkins of our staff, we support the concept of trail and trailhead locations as discussed at that meeting from and around Castle Valley Ranch, Filing #3, Planning Areas 4 and 5.

The Glenwood Springs Resource Area favors working with communities and developers that want to fund, build and maintain local recreational trails that include adjacent Public Lands. We encourage your community to look for ways to provide for the longterm maintenance and administration of your trails.

We offer the following information to help your planning efforts:

1. **Current Management.** This area is being managed for a variety of dispersed recreation opportunities and we do not anticipate developing facilities or trails to accommodate or encourage use. The Bureau of Land Management (BLM) currently manages travel as, open to motorized use on and off roads. The adjacent BLM lands are also open to hunting and target shooting.
2. **Required Analysis.** Any proposal involving an action or change of management on BLM lands would require an environmental assessment (EA). The EA would analyze the impacts of that action. We are also required to identify any cultural and paleontological resources or threatened and endangered species that might be present.
3. **Trailheads.** We suggest that trailheads be incorporated into the open space or park areas within the community to limit development on Public Lands.
4. **Fencing.** Should any fence construction be considered along the private/BLM boundary, the fence standards should allow for easy passage by big game. This office can provide additional information regarding fence standards upon request.
5. **Trespass.** Anyone developing adjacent private lands should be aware of the location of property boundaries to ensure no unauthorized encroachment occurs on public lands.
6. **Right-of-ways.** Any roads, cart trails, or utilities such as water, electric, phone or otherwise crossing BLM would require right-of-way (ROW) permits from this office. An environmental assessment of the

impacts of those uses would be needed as a part of the ROW permitting process.

If there are further questions, please contact Brian Hopkins of my staff. He can be reached at (303) 947-2840 (FAX: 947-2829).

Sincerely,

A handwritten signature in black ink, appearing to read "Michael S. Mottice". The signature is written in a cursive style with a large initial "M".

Michael S. Mottice  
Area Manager

## I-70 Corridor Region (Mesa, Garfield, Pitkin, Eagle, Summit, Grand Counties)

### Mesa County

Mesa County has a list of proposed trails of which many already exist, at least partially. These heavily used trails are in serious need of proper signage and mapping. Many existing connecting trails that will be part of the Western Colorado Trails Network include the Old Spanish Trail, following Gunnison River from Grand Junction to Whitewater, the Grand Junction-Mesa County Riverfront Project from DeBeque to Fruita, and trails from Palisade to Mesa, Mesa Lakes to Sunlight, and the Tabeguache Trail connecting Grand Junction with Montrose.

The Grand Junction-Mesa County Riverfront Commission, along with other sponsors, proposed the Colorado Riverfront Greenway, which has been designated as a Great Outdoors Legacy Project.

The Colorado Riverfront Greenway is a series of related projects including river bank and water recreation, wildlife habitat, and conservation of open space, all connected by the trail system. This trail will run from Island Acres State Park east of Palisade, west to the Loma boat launch and the Kokopelli's Trail head, and north from the town of Whitewater following the Gunnison River to Grand Junction. The latter section is also part of the Old Spanish Trail, which will pass through the Orchard Mesa area and connect to the River Front Trail across a new pedestrian bridge across the Colorado River at Watson Island (near Seventh Street).

The City of Grand Junction received funding for the new bridge from the State Trails Program. Colorado Highway 340 (also known as Broadway) is in need of bicycle lanes to connect the Riverfront Trail to the Redlands community, as is Monument Road which connects Broadway to the Colorado National Monument and the north head of the Tabeguache Trail.

Mesa County Partners is working with State Trails Program funds to improve two miles of existing trails and develop five miles of new trail linking the Grand Mesa to other trail systems.

The Town of Collbran also received a grant from the State Trails Program to construct the Plateau Creek Trail, which is intended eventually to connect Collbran and Mesa to the Colorado River in DeBeque Canyon (That would connect to the entire I-70 Corridor).

The Wild Horse Trail is an multiple use trail that begins in the Town of DeBeque and travels behind the Bookcliffs. Plans calling for this trail to connect into the Town of Fruita will make it a major part of the Western Colorado Trails Network.

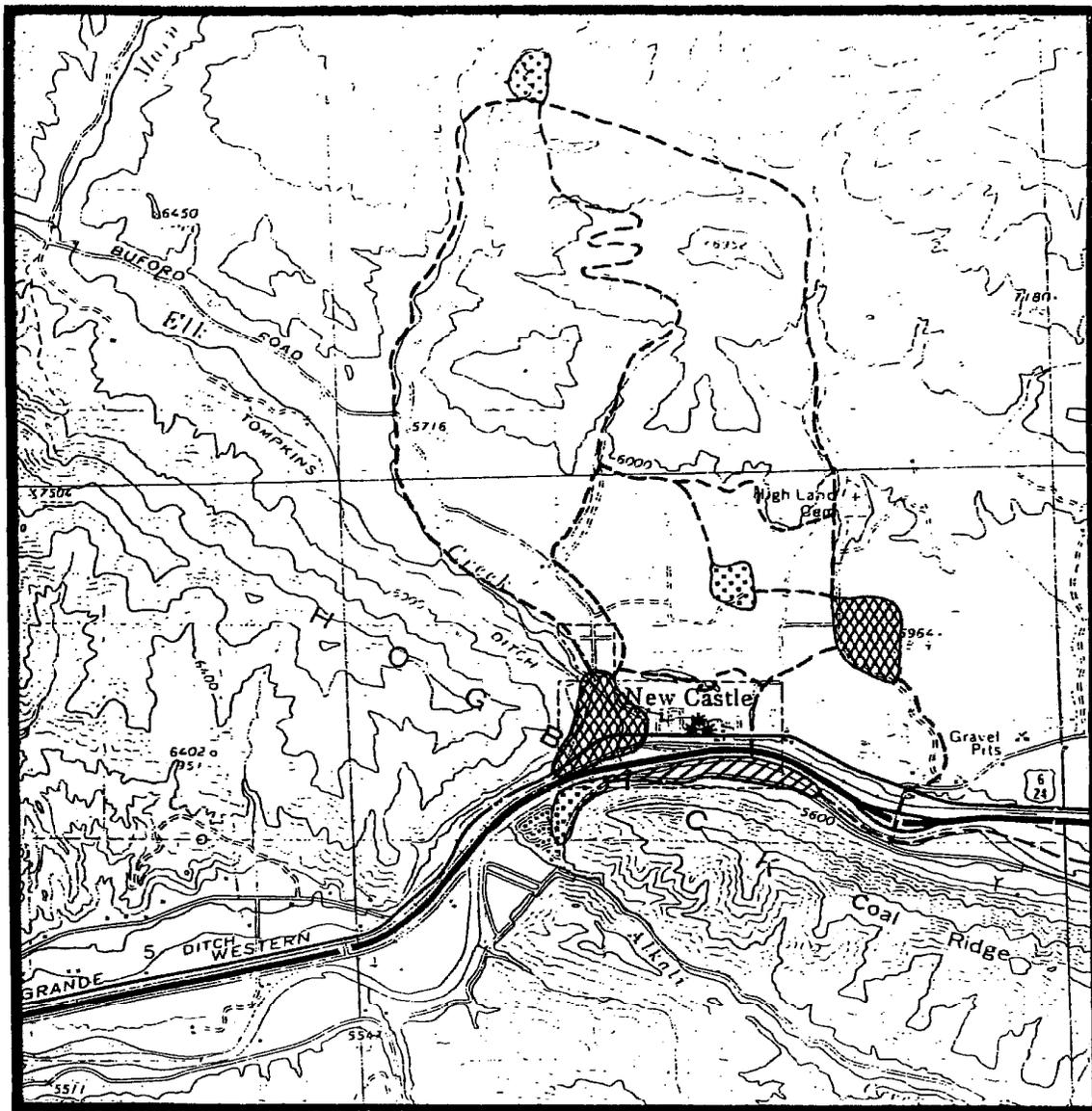
### Garfield County

Glenwood Springs is home to the most extensive trail system in Garfield County. The Glenwood Canyon Trail begins in Eagle County and extends west beyond the Glenwood Springs I-70 exit. This is concrete trail through the Colorado River Canyon with many related facilities. Constructed by the Colorado Transportation Department as part of the Interstate 70 Glenwood Canyon project, it has become one of Western Colorado's most popular and heavily used trails

Glenwood Springs is currently planing a trail system south of town that will be part of the Rails-to-Trails project envisioned to connect the entire Roaring Fork Valley by trail. This would allow continues hiking-biking access (off-highway) from Glenwood Springs to Aspen.

In Eastern Garfield County, trails are proposed to connect Rifle, Silt and New Castle. This connection will complete a larger loop to Rifle Gap and Harvey Gap State Parks, as discussed in the previous section. Much of the loop is currently on narrow roads, which could be utilized more safely by adding shoulders. The loop would also connect to Old Stage Coach Road which leads north to Meeker.

The connection from New Castle to Glenwood Springs through Canyon Creek is a key missing link, although it would be a difficult and perhaps expensive construction project. Local leaders are interested in the connection, and various alternative routes should be considered. In the meantime, for safety reasons the Town of New Castle desperately needs a pedestrian bridge from the creek to the school on Seventh for commuters and school children.



- Trail System
- ▨ Community Park
- ▤ Neighborhood Park
- ▧ Conservation/Open Space Area
- \* Downtown Park Sites



Figure 2. Park and open space system plan, area locations, New Castle, Colorado. (1982 Plan).

(From: Park and Open Space System Plan, New Castle, Colo. 1982)

## SECTION SIX

### RECOMMENDATIONS

In order to implement this plan, the following recommendations are proposed:

1. Implementation of the plan should be commenced as soon as possible.
2. A program of cash payment or land donation for park and open space acquisition and development should be instituted.
3. Subdivision regulations should be established which require park and open space areas to be designated during planning.
4. Alternative methods of funding for land acquisition and recreation facility development should be investigated.
5. Formation of a recreation special district to provide funds for development, maintenance and program operation in New Castle and the surrounding area should be investigated. This would permit earlier development of areas outside of the town.
6. A "blue line" zone should be established to protect lands with a 30 percent or greater slope from development. This would establish a boundary beyond which the town would not provide utility service. This would protect natural areas and scenic views.
7. Planning is a continuous process. This plan should be re-evaluated periodically as conditions change. It is recommended that recreation needs surveys be conducted at five-year periods to determine changes in recreation demand.

(From: Park and Open Space System Plan, New Castle, Colo. 1982).

## APPENDIX A

## SURVEY ANALYSIS

		Responses	Percent
1. Do you feel your community needs more recreational opportunities?	Yes	36	94.7
	No	2	5.3
2. What time or times of day, during the week, would you most often have free for participation in activities that you would consider recreational?	Before 11 a.m.	3	7.9
	Between 11 a.m. and 4 p.m.	8	21.1
	Between 4 p.m. and 8 p.m.	21	55.3
	After 8 p.m.	6	15.8
3. How much time on Saturday and Sunday would you most often participate in activities that you would consider recreational?	0-3 hours	10	26.3
	3-5 hours	19	50.0
	5-8 hours	6	15.8
	8 or more hours	3	7.9
4. How much vacation time does the head of the household usually have each year?	None	1	2.6
	Less than one week	1	2.6
	One week	4	10.5
	Two weeks	15	39.5
	More than two weeks	17	44.7
5. When does the head of the household usually take his or her vacation or holiday? (Check one)	January	1	2.6
	February	0	0.0
	March	1	2.6
	April	0	0.0
	May	4	10.5
	June	4	10.5
	July	11	28.9
	August	5	13.2
	September	5	13.2
	October	1	2.6
	November	1	2.6
	December	0	0.0
	No response	5	13.2

		Responses	Percent
6.	What fraction of your vacation time was spent in New Castle last year?		
	None	16	42.1
	One-fourth	5	13.2
	One-half	6	15.8
	Three-fourths	2	5.3
	All	7	18.4
	No response	2	5.3
7.	Do you and your family use recreational facilities in or near New Castle during your vacation time?		
	Yes	20	52.6
	No	17	44.7
	No response	1	2.6
8.	Would you spend more of your vacation time in New Castle if recreational facilities (more parks, courts, fields, etc.) were available to you?		
	Yes	33	86.8
	No	5	13.2
9.	How do you most often spend your vacation or holiday?		
	Traveling	16	22.5
	Visiting relatives or friends	18	25.3
	At home	7	9.8
	Outdoor water sports	3	4.2
	Resort areas	2	2.8
	Camping	22	31.0
	Other	3	4.4
**Note: Respondents could choose more than one answer.			
10.	List in order of priority up to five activities that you would engage in more often (in New Castle) if given the opportunity.		

Primary Responses for First Priority:

Roller skating	3
Softball	3
Tennis	3
Swimming	7

Primary Responses for Second Priority:

Bowling	3
Tennis	5

Primary Responses for Third Priority:

Volleyball	3
Swimming	3

10. (cont.)

Primary Response for Fourth Priority:

Basketball 3

Primary Response for Fifth Priority:

Swimming 5

Weighted Overall Number of Responses:

First priority--each response worth 5 points

Second priority--each response worth 4 points

Third priority--each response worth 3 points

Fourth priority--each response worth 2 points

Fifth priority--each response worth 1 point

	Responses
Golf	3
Horseshoes	3
Movies	3
Target/Trap Shooting	3
Sledding	3
Soccer	4
Concerts/Plays	4
Listening to music	4
Fishing	4
Walking	5
Ice skating	5
Cross country skiing	5
Snowmobiling	6
Skiing	7
Crafts	7
Tumbling/Gymnastics	7
Horseback riding	8
Hiking/Backpacking	8
Handball/Raquetball	10
Camping	10
Dancing	11
Bicycling	13
Playgrounds	13
Picnicking	14
Roller skating	19
Baseball	20
Basketball	24
Softball	25
Bowling	26
Volleyball	27
Tennis	47
Swimming	51

		Responses	
11.	Using the following list of potential reasons, select up to two (2) reasons for not participating in these activities as much as you would like.		
	Primary Reason for Not Participating:		
	No facilities	29	
	Not enough time	4	
	Not easily accessible	3	
	Secondary Reason for Not Participating:		
	No facilities	1	
	Not enough time	5	
	Not easily accessible	17	
	Other household members not participating	2	
	Too expensive	4	
12.	What recreation facility do you think is most needed in New Castle?		
	Park facilities were overwhelmingly indicated as needed.		
13.	What recreation facilities are needed in New Castle? List in order of priority the first five (5) you would prefer from the Facility Listing below.		
	Responses for First Priority:		Percent
	Handball/Raquetball courts	1	2.6
	Basketball court	1	2.6
	Archery	1	2.6
	Garden center	1	2.6
	Camping areas	1	2.6
	Community center	1	2.6
	Arts and crafts	1	2.6
	Tennis courts	2	5.2
	Roller skating	2	5.2
	Swimming pool	3	7.9
	Baseball fields	4	10.5
	Picnic areas	4	10.5
	Playground	6	15.8
	Greenbelt	9	24.1
	No response	1	2.6

## 13. (cont.)

Weighted Overall Number of Responses:

First priority--each response worth 5 points  
 Second priority--each response worth 4 points  
 Third priority--each response worth 3 points  
 Fourth priority--each response worth 2 points  
 Fifth priority--each response worth 1 point

	Responses
Golf courses	4
Skeet & trap range	5
Rafting	6
Horseshoe pits	7
Garden center	7
Handball/Raquetball courts	8
Cross country ski trails	9
Soccer fields	10
Arts & crafts facilities	11
Archery	13
Camping facilities	14
Fitness trails	16
Outdoor ice skating rink	17
Basketball courts	21
Community center	21
Bicycle trails	22
Picnic areas	38
Tennis courts	40
Baseball fields	41
Roller skating	42
Swimming pool	42
Greenbelt	68
Playground for children	69

14. Do you expect New Castle to have a greater need for local recreation areas and facilities in the future due to an increase in the town's population?

		Percent
Yes	37	97.4
No	0	0.0
No opinion	1	2.6

15. Do you expect to have a greater need for local recreation areas and facilities in the future due to travel restrictions (increased fuel prices, etc.)?

Yes	31	81.5
No	6	15.9
No opinion	1	2.6

16. From the following activities please indicate for each member of your family those activities in which they usually participate.

Activities in which 10 or more out of the 38 families surveyed participate:

	Responses
Football	10
Golf	10
Motorcycling	10
Gymnastics	10
Target-Trap Shooting	10
Jogging	10
Ping-Pong	11
Concert/Plays	11
Baseball	12
Horseshoes	12
X-County skiing	12
Roller Skating	13
Miniature Golf	13
Backpacking	13
Musical Instruments	14
Basketball	15
Volleyball	15
Horseback Riding	15
Hunting	15
Dancing	16
Photography	17
Ice Skating	17
Tennis	18
Sledding	18
Softball	19
Skiing	19
Visit Library/Museum	19
Sewing	19
Listen to Music	19
Bowling	20
Crafts	20
Playgrounds	20
Picnicking	20
Swimming	20
Bicycling	21
Gardening	22
Cooking	23
Fishing	23
Camping	24
Movies	26
Reading	28
Walking	31

17. How long have you lived in New Castle?

		Percent
Less than 5 years	25	65.8
5-10 years	5	13.2
10-15 years	1	2.6
More than 15 years	7	18.4

18. Respondent: \_\_\_ Male \_\_\_ Female

Male  
Female

Responses Percent

18 47.4  
20 52.6

19. Number in household and ages.

Number in family under ten years of age:

Zero 17  
One 10  
Two 10  
Four 1

Number in family 10-19 years of age:

Zero 31  
One 4  
Two 3

Number in family 20-39 years of age:

Zero 9  
One 7  
Two 22

Number in family 40-59 years of age:

Zero 30  
One 5  
Two 3

Number in family 60 years of age and over:

Zero 34  
One 2  
Two 2

20. What is the highest year of formal schooling you have completed?

5 years 1 2.6  
10 years 1 2.6  
11 years 2 5.3  
12 years 15 39.5  
13 years 4 10.5  
14 years 5 13.2  
15 years 4 10.5  
16 years 3 7.9  
17 years 3 7.9

21. What is the occupation of the head of the household?

	Responses	Percent
Labor	3	7.9
Skilled Labor	16	42.1
Professional	5	13.2
Business	1	2.6
Service	1	2.6
Small Business	2	5.3
Government Employee	3	7.9
Retired	4	10.5
Other	3	7.9

22. How many hours does the head of the household work in an average week?

No Response	2	5.3
None	3	7.9
25-34 hours	1	2.6
35-40 hours	12	31.6
41-49 hours	13	34.2
50-54 hours	5	13.2
60 or more hours	2	5.3

23. Which income category best represents your family's total income?

No Response	4	10.5
\$6,000-9,999	2	5.3
\$10,000-14,999	6	15.8
\$15,000-19,999	7	18.4
\$20,000-29,999	15	39.5
\$30,000 or more	4	10.5

24. Are you willing to pay fees to use facilities which you say are needed?

No Response	1	2.6
Yes	37	97.4

25. Are you willing to pay to have needed facilities constructed through some type of additional taxation or bond issue?

No Response	1	2.6
Yes	31	81.6
No	6	15.8

A. Standards for Recreational Activities

Type of Recreational Activity	Space Requirements for Activity Per Population	Ideal Size of Space Required for Activity	Recreational Area Wherein Activity May Be Located
<b>Active Recreation</b>			
1. Children's Play Area (with equipment)	0.5 acre/1,000 pop.	1 acre	Playgrounds-Neighborhood Parks
2. Field Play Areas for Young Children	1.5 acres/1,000 pop.	3 acres	Community Parks, School Playgrounds
3. Older Children-Adult Field Sports Activities	1.5 acres/1,000 pop.	15 acres	Playgrounds-Neighborhood Parks Community Parks
4. Tennis-Outdoor Basketball Other Court Sports	1.0 acres/5,000 pop.	2 acres	District Park Playfield-Community Park
5. Swimming	1 outdoor pool/25,000	Competition size plus wading pool 2 acres	Playfield-Community Park
6. Major Boating Activities	100 acres/50,000	100 acres and over	District Park-Regional Park or Reservation
7. Hiking-Camping-Horseback Riding-Nature Study	10 acres/1,000 pop.	500-1,000 acres	Large District Park-Regional Park
8. Golfing	1-18 hole course per 50,000 pop.	120 acres	Community Park-District Park
<b>Passive Recreation</b>			
1. Picnicking	4 acres/1,000 pop.	varies	All parks
2. Passive Water Sports Fishing-Rowing-Canoeing	1 Lake or Lagoon per 25,000 pop.	20 acre water area	Community Park Special Regional Reservations
3. Zoos, Arboretums, Botanical Gardens	1 acre/1,000 pop.	100 acres	Large District Park or Special Facility
<b>Other</b>			
1. Parking at Recreational Areas	1 acre/1,000 pop.	varies	Playfields, Community, District & Regional Parks
2. Indoor Recreation Centers	1 acre/10,000 pop.	1-2 acres	Community Parks
3. Outdoor Theaters, Band Shells	1 acre/25,000 pop.	5 acres	District Parks

B. Standards for Recreation Areas

Type of Area	Acres Per 1000 Population	Ideal	Minimum	Radius of Area Served
Playgrounds	1.5	4 acres	2 acres	0.5 miles
Neighborhood Parks	2.0	10	5	0.5
Playfields	1.5	15	10	1.5
Community Parks	3.5	100	40	2.0
District Parks	2.0	200	100	3.0
Regional Parks and Reservations	15.0	500-1,000	varies	10.0

SOURCE: Greener, Nels. Standards for New Urban Development—The Denver Background, Reprinted by Permission of Urban Land, Vol. 20, No. 3, Urban Land Institute, 1200 18th Street, N.W., Washington, D.C.

TOWN  
RECREATION NEEDS ASSESSMENT

<u>Facility</u>	<u>Standard* (developed acres or facility/ population)</u>	<u>Total Need</u>	<u>Existing</u>	<u>Projected Shortage</u>	<u>Notes/Recommendations</u>
Total Parkland	5 ac/1,000				Leased fenced ball diamond and open space not included.
Neighborhood Parks	2 ac/1,000				A neighborhood park is approximately 10 acres and serves a population of 4,000-5,000 people. The 30.3 acres should be divided into three parks that are constructed when the surrounding residential neighborhoods are 50%-70% complete.
Community Parks	3 ac/1,000				A community park is approximately 40 acres and serves an estimated 16,000 people (as a maximum). A population of 6,000 might warrant the design and construction of a community park.
Regulation Baseball Field	1/30,000				A lighted field should be provided in a community park or sports complex.
Regulation Softball/ Youth Baseball Field	1/5,000				3 lighted fields. A lighted field should be provided in a community park or sports complex. Additional informal practice fields should be included as free play space in neighborhood parks.
Basketball Court	1 indoor/10,000 1 outdoor/5,000				Indoor basketball is often provided in a recreation center or through joint use agreements with schools. Outdoor courts should be included in neighborhood and community parks.
Tennis Court	1/2,000				Tennis courts can be included in neighborhood or community parks. Some of the need may be satisfied by multi-family developments or homeowners associations.
Swimming Pool (25 m)	1/10,000				
Ice Skating Rink	1/30,000				
Regulation Football/Soccer Field	1/5,000				A lighted football field is usually provided at high schools. A lighted space large enough for two adult soccer fields should be provided at a community park or sports complex. Additional informal unlighted fields should be included as free play space in neighborhood parks.
Handball/ Racquetball Court	1/10,000				Facilities normally found at recreation centers and private health clubs.
Volleyball Court	1/5,000				Should be included in the community park or neighborhood park if the maintenance of the sand court can be assured. Volleyball can also be played in gymnasiums.
1/4 Mile Track	1/20,000				Usually provided at high school sites.
Golf Course	1/25,000				Many courses are located within the region.
Playground	1/1,500				Public playgrounds should only be provided in conjunction with parks or other recreation facilities to minimize maintenance costs. Multi-family developments and homeowners associations often have their own playgrounds which will partially satisfy the demand.

\* National Parks and Recreation Association (NRPA) Standards.

Suggested Area Standards for Parks and Recreation  
for the Town of New Castle, Colorado

based on the National Recreation and Park Association's recommendations  
and the Urban Land Institute

(Compiled for the Town by Michael Blair, Planner, June 1997)

Area Standards for Park Land

One acre of park and recreation space for each 100 population.

One-half of a city's total park and recreation area should be for active recreation and the other half for large parks.

One-quarter of a mile should be the maximum service distance for a neighborhood playground in the average population area. Note: there is not uniform agreement about area standards. There is uniform agreement about specific space standards for indoor and outdoor facilities, with the exception of swimming and golf. In swimming, the trend is toward construction of neighborhood pools instead of city-wide community pools.

The following standards are offered as planning guides for wherever they apply:

Neighborhood play lot—minimum usable size is 2,500 sq. ft.

Neighborhood park-playground—part of the elementary school grounds which should be between 10 and 15 acres with service area of one-quarter mile for high density development. Such site area will serve a population of 2,000 to 5,000. This size area can include an outdoor pool, athletic field, game areas, off-street parking, landscaping, and buffer strips for safety and appearance. When it is combined with the school site, a separate shelter building is not needed.

Community park—in size, 15 to 40 acres to serve a group of neighborhoods having a total population between 15,000 and 35,000. (In large cities, 75,000 population might be served.) The service radius is one-half to one mile or one-and-one-half miles in large cities. The facilities may include an athletic field, children's playground, tennis courts, open game area (turf or hard surface), indoor or outdoor pool, and a recreation building of at least 25,000 sq. ft.—if the area is not combined with a school building. It should also include parking area, landscaping and buffer strips.

Regional park—the average regional or district park within cities of 250,000 population may range from 100 to 500 acres. Its facilities, in addition to those included in a community park, will include water areas, picnic areas, scenic drives, and other outdoor recreation facilities.

Major park—each community with a population of 40,000 or more needs a minimum of 100 acres for city-wide park and recreation use in addition to other neighborhood facilities. The major park would include facilities for active and passive recreation plus family and city-wide events.

Reservation—the acreage would be anywhere from 500 acres up, within a radius of 10 to 15 miles of the city. As much area as possible should remain in its natural state. Drives, roadside picnic and camping areas make up the facilities, plus boating and swimming if water areas are available.

Space Standards for Park and Recreation Activities

Camping—from 20 to 30 acres is minimum; for 100 to 125 campers about 200 acres are needed.

Swimming pool—the facilities should serve 3 percent of the population at a given time and allowance should be made for 12 sq. ft. per swimmer. The space for pool and bathhouse takes one to three acres depending on design. For parking, more space must be added. A neighborhood pool is smaller and only a limited building for clothes-changing need be provided.

Golf—from 125 to 160 acres is required for an 18-hole golf course. There are 45 golfers per 1000 population. Nine holes will serve a population of 25,000.

Recreation building—one to three acres suggested to serve needs of 20,000 people in an average community. Within a school or recreation building, 4,000 sq. ft. are needed for social activities; a multi-purpose room takes 3,000 sq. ft.; a game room, 3,000 sq. ft.; crafts and hobbies, 3,000 to 4,000 sq. ft.; a kitchen, at least 300 sq. ft.; teenage activities, 2,000 to 3,000 sq. ft. For storage 3 to 5 percent of the total floor area is desirable.

Municipal stadium—on an average, five to 20 acres with a 10,000 to 20,000 seating capacity.

Tennis courts—one court for every 2,000 population. A hard surface is recommended.

Baseball—one diamond for every 6,000 population.

Softball—one diamond for every 3,000 population.

Shelter house—at a neighborhood playground without a school building, a minimum of 1,500 sq. ft. to 3,000 sq. ft. of floor area is required.

Off-street parking—100 sq. ft. per car; four people to a car.

Minimum desirable sized playground areas for various populations, exclusive of school sites are:

<i>Population</i>	<i>Size (acres)</i>
2,000	3.25
3,000	4.00
4,000	5.00
5,000	6.00

The smallest playground that can accommodate a good range of equipment and activity space is about 2.75 acres. Topography will have an effect on the location of a playground, as it requires a level but well-drained area. The minimum slope for drainage should not fall below 0.5 percent. Any playground area should be surrounded by fencing.

When not part of an elementary school site, playgrounds of less than two to two and one-half acres are of little value except for pre-school children's play lots. Five percent of the gross area of a project is considered about the maximum land a developer can reserve for park and recreation purposes. (This is not to say that 5 percent of an area is all that is *needed*.) If additional land is desired by the city it should be acquired by purchase. A child should have to walk no more than one-half mile to a playground under ideal local conditions.

A complete recreation area should be large enough to provide most of the following features:

- A section for pre-school children.
- Apparatus area for older children.
- Open space for informal play.
- Surfaced area for court games such as tennis, handball, shuffle board and volley ball.
- Field for softball and group games.
- Area for story telling and quiet games.
- Shelter house with water and toilet facilities.
- Wading pool.
- Corner for table games for older people.
- Landscape features.

As mentioned earlier, a good location for playgrounds is at or near the school site. Some unsatisfactory experience, with playgrounds have been vandalism, destruction of ornaments and equipment, and difficulty in selling adjacent houses. Adequate supervision should thus be assured either by the municipality, developer, or homes association if the areas are to be retained as assets to the development.

Interior block playgrounds, except as part of a properly designed open space development, a garden apartment or townhouse development, are considered undesirable by a majority of the Community Builders Council. A few members have found them satisfactory in conventional subdivisions. It is generally felt, however, that the provision of playgrounds is a community obligation and that most of the unsatisfactory experience could be overcome by proper location as well as better supervision.

## Park Land Acquisition - Comprehensive Community Planning

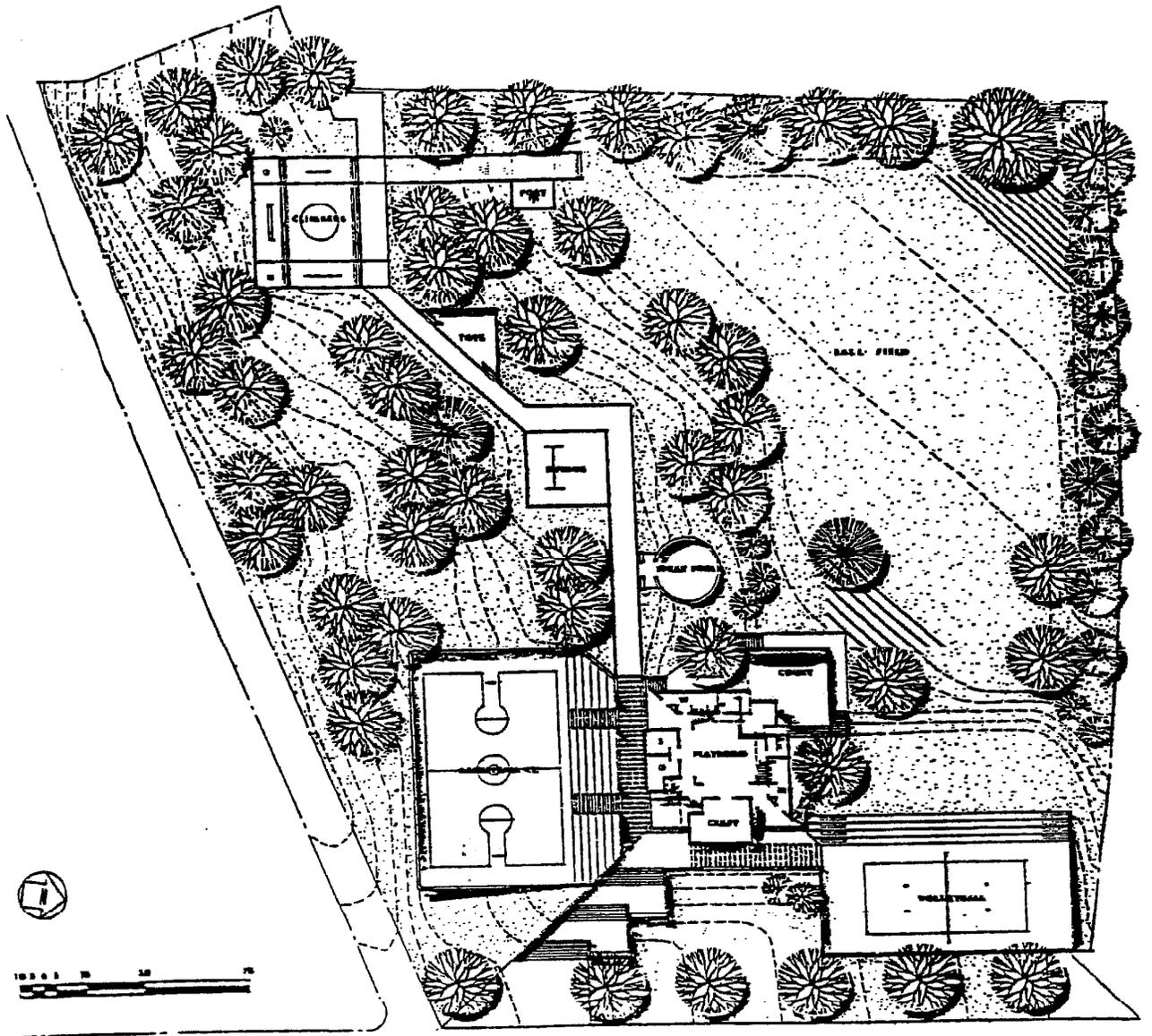
As indicated earlier, there are several methods in effect for obtaining land for community facilities through the process of subdivision approval and as provided for in subdivision ordinances. These methods are: Requiring the developer to dedicate a site; to hold a site in reserve for a stated length of time and to sell the requested site at a negotiated market price; to offer the site as a donation; or to pay a fee for each house.

Among these direct specifications, the method by which the developer is required to dedicate for public use a site based upon a stated percentage of the area in his subdivision is inequitable for the developer *and* the municipality. Similarly, payment of a fixed fee per house does not assure that either the community-at-large or the immediate subdivision will benefit from any site so obtained. It is better that the regulation state that the subdivider shall hold in reserve, for a stated time, land which may be needed for park or recreation purposes. During this interval (six months to a year, perhaps), the land so reserved should be referred to the proper public agency for acquisition by it at a negotiated market price.

Recreation areas in their size and location should be related to the neighborhood and to the city plan. If a specification in the subdivision regulation calls for X percent of the area being subdivided to be dedicated or assigned to public purpose, the result is apt to be scattered patches of land improperly located in relation to access and for use by the public.

Properly, the acquisition and location of recreation areas and school sites should be determined by comprehensive city planning. By relating population density and age groups of the community to the accepted standard for the size and type of area needed, recreation areas and school sites can be located in a general way. The best, most economical time to determine the precise location is before or at the time the land is coming up for subdivision. But as the ownership of parcels seldom conforms to neighborhood areas, it follows that requiring each subdivider to dedicate a certain percentage of his tract for a playground (or other park or school purpose) does not result in getting a site of proper size or location. For the same reason, it is unfair to require a subdivider to contribute more than his fair share if his tract should coincide with the appropriate location and the proposed size for the area indicated by the city's master plan.

Consequently, the fair and intelligent method, as recommended by the Community Builders Council, is for the planning commission to designate in a general way the nature and extent of open spaces and school sites and then, as any portion of the proposed site comes to be submitted for subdivision approval, take such steps at or about the places designated by the commission's comprehensive planning studies backed by money adjustment to compensate the owner of a subdivision tract for the excess of area contributed by him above his fair share.



**A Neighborhood Playground**

An example of the facilities for a neighborhood playground.

(Approx. 3½ Acres).

*Credit: The Washington Post, POTOMAC magazine and  
The National Park Service (NPS) Sketch by Hartman-Cox, Architects*

# CONCEPTUAL PLAN FOR STREETSCAPING

## MAIN STREET, TOWN OF NEW CASTLE, COLORADO

Proposed by the Historic Preservation Commission; Town of New Castle  
September 1998

Project: Pedestrian "Historic" style improvements along Main Street between 2<sup>nd</sup> and 8<sup>th</sup> Streets

Purpose:

- ❖ To improve the appearance and safety of "DownTown" Main Street
- ❖ To make DownTown attractive and fun for pedestrians and shoppers
- ❖ To encourage more shops and shopping in the "DownTown" area
- ❖ To increase the number of parking spaces in the DownTown area
- ❖ To encourage and enhance private buildings and improvements in a historic manner

Projects:

- ❖ Install old style lamp posts for sidewalk lighting on both sides of the Street
- ❖ Install trees, shrubs and benches at intervals on both sides of the Street
- ❖ Install pedestrian safety "islands" at street crossings
- ❖ Install brick paver blocks on new pedestrian ways
- ❖ Create Pedestrian "plazas" for shopper convenience and DownTown events

Costs. Estimated:

- ❖ Total Main Street Project: Approx. \$600,000 to \$800,000
- ❖ (approx. \$100,000 per Block)

Funding:

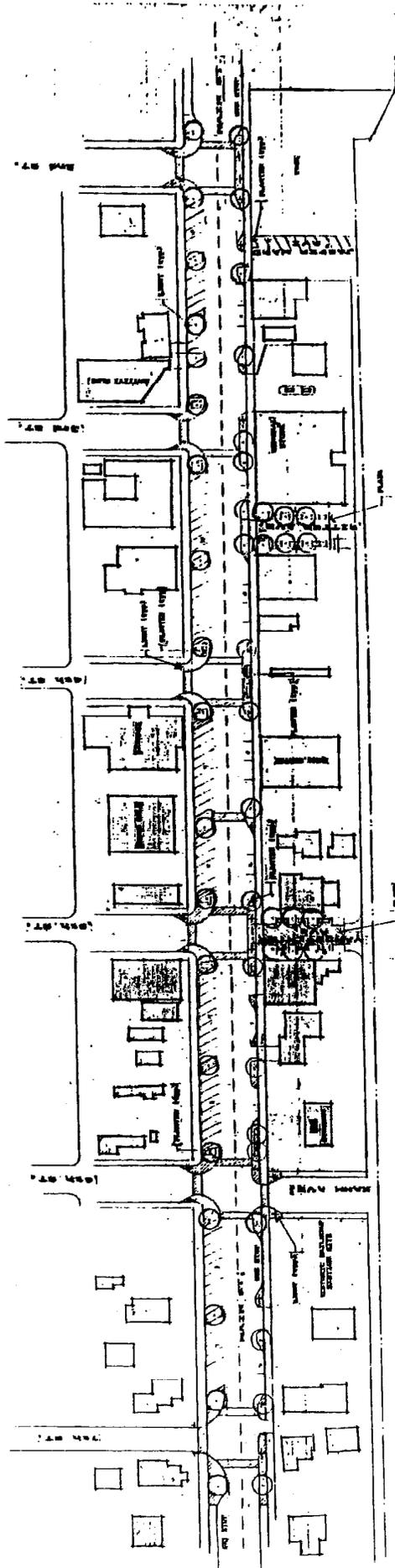
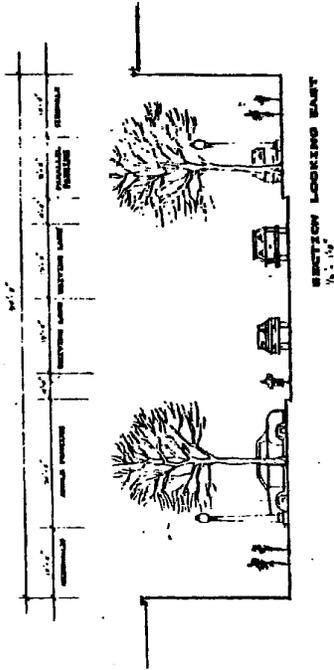
- ❖ Initially: Donations and Contributions, which are now being gladly accepted, and limited Town funds
- ❖ Future Grants from the Colorado Department of Transportation Enhancement Program

Schedule:

- ❖ Begin development of Ritter Avenue Plaza and 4<sup>th</sup> Street intersection, Spring 1999
- ❖ Begin remaining Project (with available funding) in Spring 2000

For More Information:

- ❖ Town Administrator, Town Hall: 984-2311
- ❖ Attend meetings of Historic Preservation Commission, 1<sup>st</sup> Thursdays, 7:00 p.m., Town Hall -  
Special meeting on October 22nd



SECTION PARCELS PLAN

CONCEPT MASTER PLAN  
 TOWN OF NEW CASTLE  
 MAIN STREET  
 STREETScape IMPROVEMENTS  
 NEW CASTLE, COLORADO



JOHN L. BROWN & ASSOCIATES, INC.  
 1000 14TH AVENUE, SUITE 100  
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 (303) 733-1211