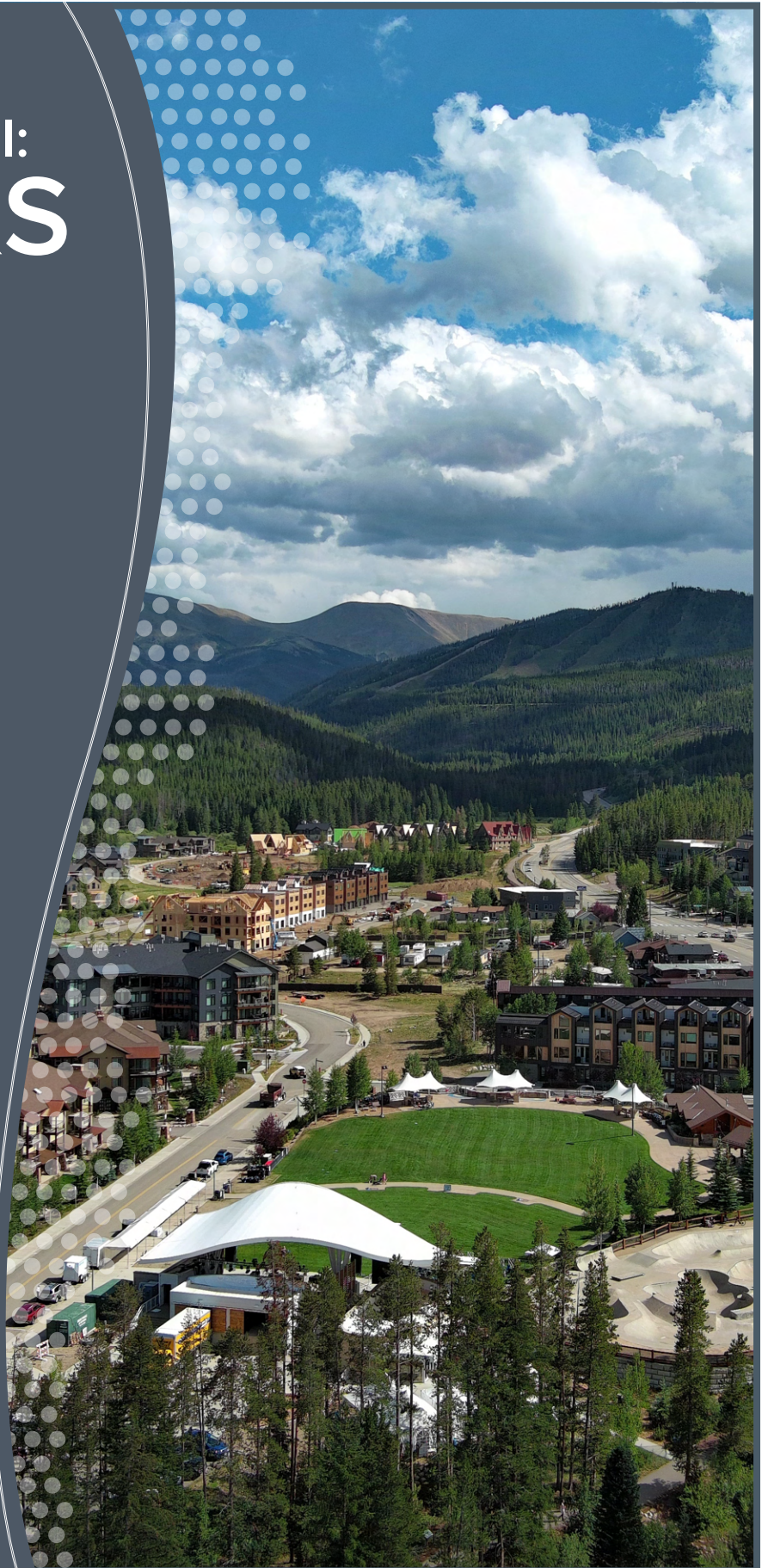


# CHAPTER II: PARKS



# PARKS

## Introduction

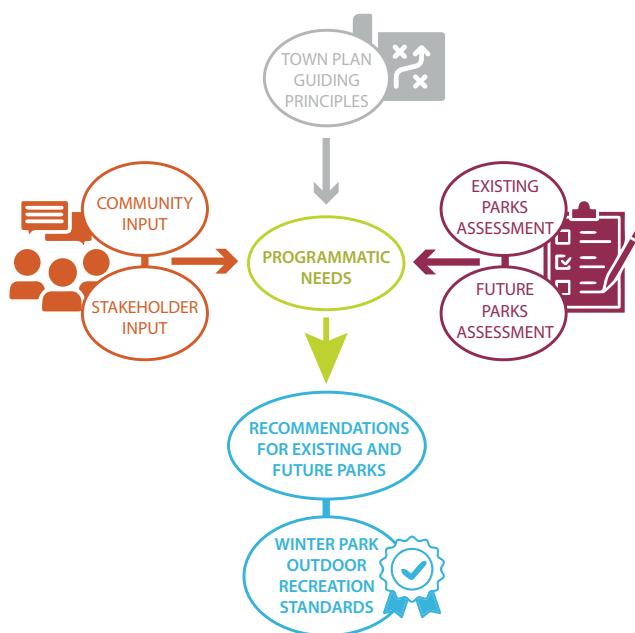
For a town with the word “park” in its name, this master plan takes on an added layer of responsibility. The Town of Winter Park (the Town) has identified as a park since its early establishment when it was known as the Village of Hideaway Park. Today, the Town serves as a premiere destination for outdoor recreation for all seasons. This “park” identity is reflected throughout the entire valley, the ski resort, and the surrounding peaks and mountain passes. All these features are thought of as one large park, enjoyed by residents and visitors alike.

The purpose of the Parks section of this report is to take a broad look at the Town’s existing and future parks, provide inventory and analysis of current conditions, assess needs and opportunities of the Town staff and larger community, and provide recommendations guiding improvements and future development. These recommendations inform the *Outdoor Recreation Standards* chapter of this report and aid Town staff in decision-making.

## Existing Park Standards

The Town of Winter Park does not have a set of written standards for its parks. The Town staff identified this as a need to maintain and care for its existing and future parks. Previously developed standards reviewed by the consultant team include the *Town of Winter Park Landscape Design Regulations and Guidelines* (1997), the *Town of Winter Park Standards and Specifications for Design and Construction* (2012), and the *Town of Winter Park Unified Development Code* (Town UDC) (2021).

These documents provide general guidance on new construction, but are not currently utilized for the purpose of park planning or upkeep. The consultant team has evaluated these documents and incorporated the appropriate and relevant material into this chapter as well as **Chapter VI: Outdoor Recreation Standards**.



### PART II PARKS FRAMEWORK

- Town Plan Guiding Principles
- Community Input
- Stakeholder Input
- Programmatic Needs
- Existing Parks Assessment
- Recommendations for Existing Parks
- Future Parks Assessment
- Recommendations for Future Parks
- See Part VI Winter Park Outdoor Standards

FIGURE 2–1. This chapter is organized using the following visual structure. Color guides on each page indicate if that page corresponds to either Guiding Principles, Input, Assessment or Recommendations. Park Assessments & Recommendations are grouped together for user ease.

## Parks Overview

As of 2025, the Town features three parks within the town boundary: Hideaway, Confluence, and Wolf Park.

Located on the east side of US 40 are Hideaway Park and Confluence Park - a set of parks connected by the Vasquez Creek Trail corridor. Hideaway Park acts as the premiere destination within the Town, offering a variety of high-quality amenities including a performance venue, rock climbing wall, and skate park. Confluence Park is a short walk downstream from Hideaway Park along the Vasquez Creek. This natural park offers a respite from town and provides opportunities to connect with the Fraser River.

On the west side of US 40 sits Wolf Park - a neighborhood park with a variety of court sports and play amenities centered along the forested Alpine Trail.

Seven additional parks are set to be incorporated into the town boundary after their completion of the Roam and Rendezvous Communities. The character of these future parks varies, from neighborhood-scale parks with playgrounds and active recreation amenities, to natural parks providing public access to mountainside and riparian environments for trails and passive recreation.

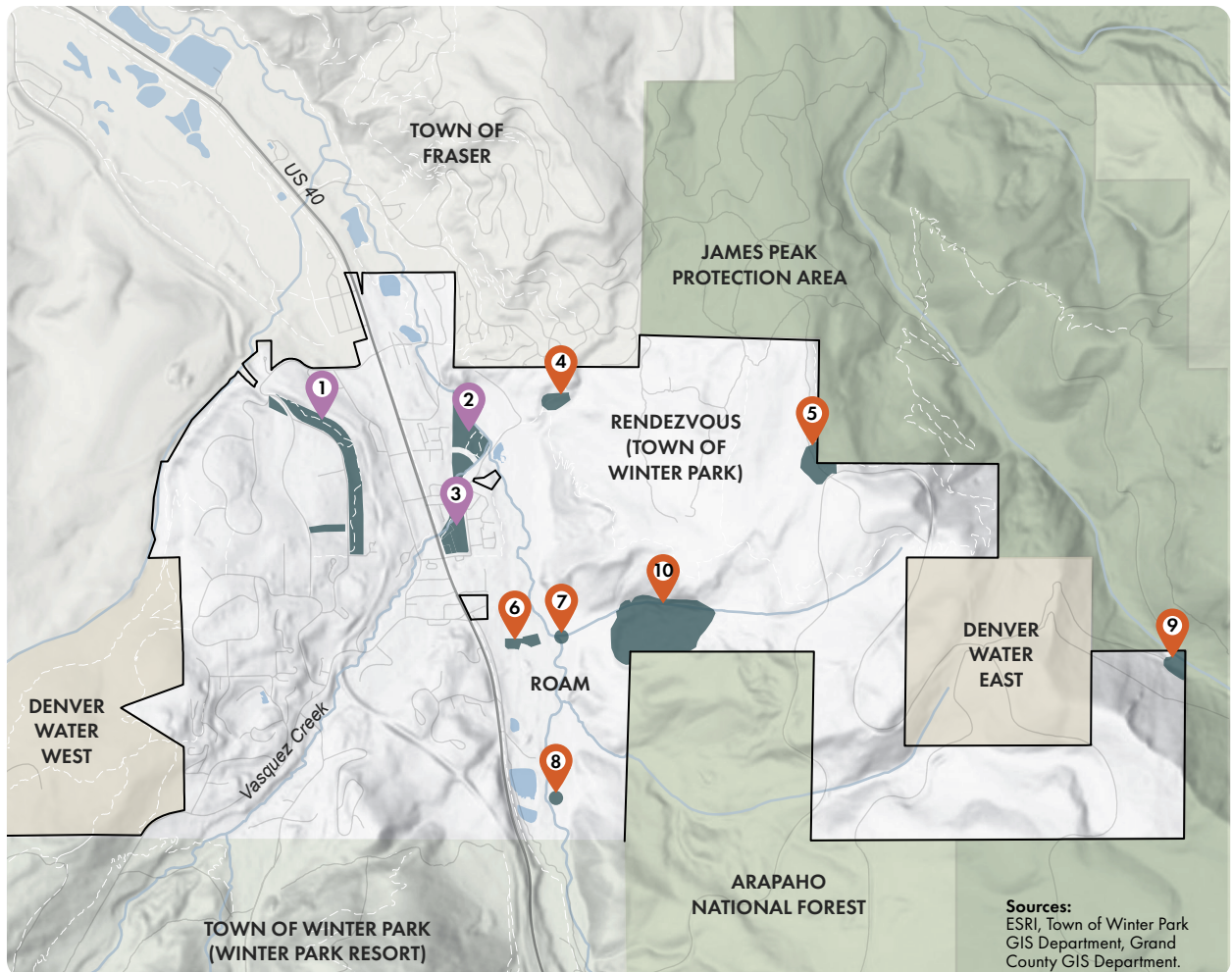
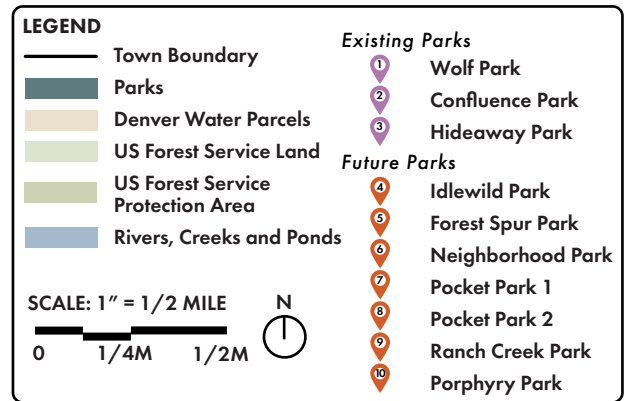


FIGURE 2-2. Town of Winter Park context map with the locations of existing and proposed parks.

## Town Plan Guiding Principles

This Parks section builds upon the strategies outlined in the *Imagine Winter Park Town Plan (2019)* and uses them as the foundation for its guiding principles for existing and future parks.

### Culture

- ▶ Provide high-quality amenities that promote community gathering and foster a sense of community pride.
- ▶ Integrate a public outreach process into the early stage of all future park designs to gain community insight into highly desired amenities and garner community support.
- ▶ Incorporate universal access into new park developments and provide amenities that accommodate a range of abilities.

### Connectivity

- ▶ Develop an interconnected system of parks, trails and open space.
- ▶ Incorporate a set of standard design elements across the parks system that convey a consistent design language and aesthetic across the parks system.

### Recreation

- ▶ Maintain and provide world-class recreational opportunities within the parks system.
- ▶ Coordinate with the community stakeholders and neighboring towns to identify and prioritize new amenities within the Town and Grand County.

### Environment

- ▶ Develop best management practices for protecting scenic, cultural and natural features across the parks system.
- ▶ Prioritize restoring degraded natural features to promote quality habitat throughout the parks system.
- ▶ Implement sustainable design solutions into new park designs.

**FIGURE 2-3.** The strategies above from the *Imagine Winter Park Town Plan (2019)* relate directly to the principles that guide the Parks section of this report.

	Strategy	Vision Statement
Character and Culture	CC 1.2	Continue to provide & support the cultural arts through music festivals, concert series, and gathering spaces fostering a creative & fun environment to live in & visit.
	CC 2.1	Incorporate public places into future development.
	CC 5.1	Allow for publicly accessible parks, plazas, and open spaces in both design and policy, meeting the goal of being an inviting community.
	CC 5.2	Include neighborhood-scale parks and open spaces within developments that are fully accessible to the public.
	CC 5.3	Enhance existing parks with recreational opportunities that promote gathering and conversation.
	CC 5.6	Continue to support community gatherings and events that bring people together.
World-Class Outdoor Recreation	OR 2.1	Develop recreational opportunities suited to short, daily activities.
	OR 2.6	Collaborate with public, private, & non-profit entities to increase recreation opportunities for everyone.
	OR 3.1	Actively market our cross seasonal opportunities and the range of opportunities available to all skill levels.
	OR 3.2	Actively track and evaluate outdoor recreational trends to ensure the town stays relevant & competitive.
	OR 3.7	Examine regional solutions when responding to evolving recreational preferences and opportunities (e.g. determining where a facility would fit best).
	OR 3.8	Capitalize on & enhance existing recreational facilities.
Healthy and Thriving Environment	EN 1.1	Protect & increase physical and visual access to waterways within and around the Town.
	EN 1.4	Strengthen the Fraser River & its associated floodplain as a recreational & economic amenity while preserving the riparian habitat.
	EN 1.5	Protect the viability of natural wetlands & watercourses as a key component of our natural & built environments.
	EN 1.7	Restore or enhance degraded or disturbed waterways to improve ecological conditions, aesthetics, & recreation.
	EN 2.1	Support forest biodiversity and control the invasion & spread of undesirable non-native plants, animals, & insects.
	EN 2.3	Protect the integrity of significant wildlife habitat & movement corridors.
	EN 2.4	Foster alliances and partnerships with organizations that are working toward a healthy & thriving environment.
	EN 2.5	Promote education & understanding of public lands through appropriate recreational activities, formal and non-formal education, and interpretive programs.
	EN 2.7	Protect significant viewsheds to maintain our connection with the natural environment.
	EN 4.5	Continue participation in the Compact of Colorado Communities & establish climate action initiatives and goals.
EN 4.8	Promote green building practices in new construction & existing buildings.	

## Community Input

Community input was gathered through in-person and online engagement. In the Summer and Fall of 2023, the Town and the consultant team held two community pop-up events during High-Note Thursdays at Hideaway Park to engage the public on the Parks Master Plan. A series of graphic boards were set up to share information on existing and proposed parks and to allow the public to learn about the surrounding amenities and provide comment. Town staff and the consultant team attended to answer questions, discuss issues, and guide the public to the online survey. This survey was available from August to October 2023. Over 100 participants engaged with the consultant team during the two High-Note Thursday events and 215 individuals shared comments via the online survey.

Key takeaways from community input are located on the following pages.

**36%**  
Part-Time Resident

**26%**  
Other\*



**38%**  
Full-Time Resident



FIGURE 2-4. Community members engaged with the consultant team and town staff during a High-Note pop-up event. They were encouraged to participate in an online survey on their preferences and opinions on existing and proposed parks.

PARKS

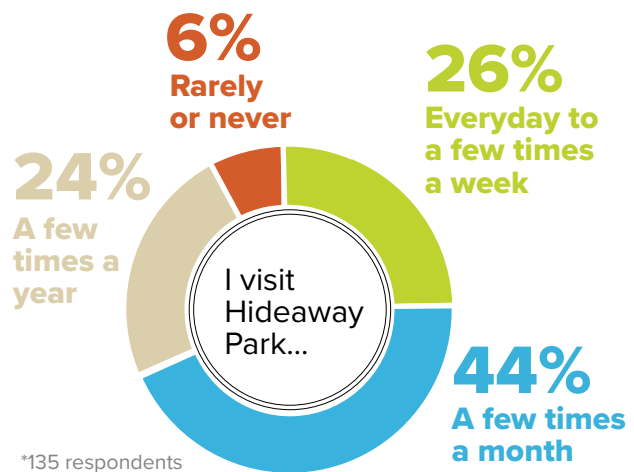
**Key Takeaways on the Overall Park System:**

- ▶ Participants would prefer to be able to walk or bike to parks. Finding parking during public events is difficult due to limited vehicle parking. Bike parking is readily available;
- ▶ A little over half of participants expressed that they felt the parks served all age groups; however, most of the existing amenities are catered towards an audience under 18-years of age and fewer amenities are catered to individuals over 65. Individuals expressed a need for amenities for smaller children ages 2 to 5;
- ▶ 74% of respondents were satisfied with existing park amenities;
- ▶ Outside of the Town, participants are using the Fraser Valley Sports Complex, Grand Park Community Recreation Center, and pickleball courts in Granby to meet their recreational needs in the region;
- ▶ Indoor and outdoor pickleball and tennis courts were consistently mentioned as high-demand amenity needed in the Fraser Valley to support year-round recreation;
- ▶ Participants believe the Town is unique for its scenic views, proximity to recreational access, vibrant community, and small-town feel;
- ▶ Participants expressed a need for standard furnishings throughout the parks such as dog waste dispensers, water-filling stations, accessible site furnishings, and bike repair stalls.



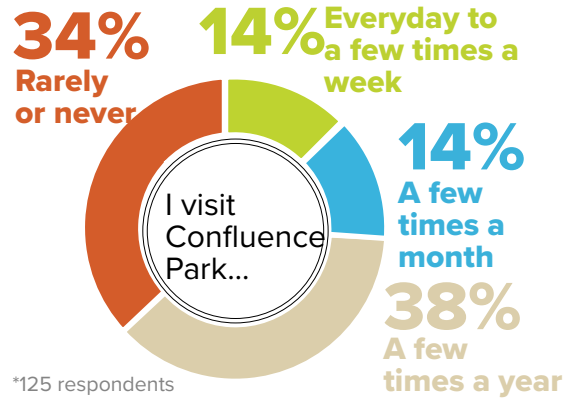
**Key Takeaways on Hideaway Park:**

- ▶ Participants appreciate the variety of amenities at Hideaway Park, scenic views, its central location, and its close proximity to Vasquez Creek;
- ▶ Public events (concerts and festivals) are one of the primary attractions that bring people into Hideaway Park;
- ▶ The skatepark and sledding hill are heavily used amenities;
- ▶ Participants felt the playground needed upgrades and that the space could benefit from a swing set or other play features;
- ▶ Participants expressed a need for more vehicle and bike parking for larger events and more shade trees.



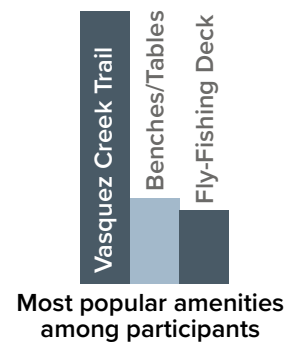
**Key Takeaways on Confluence Park:**

- ▶ Participants appreciate Confluence Park for its scenic beauty, natural noise, loop trail, secluded feel, and fishing access;
- ▶ The fishing deck is a popular amenity for fishing, river viewing, and Sunday Yoga;
- ▶ Participants expressed interest in more trails and connections to the surrounding trail system, parking, and more amenities along the loop trail.



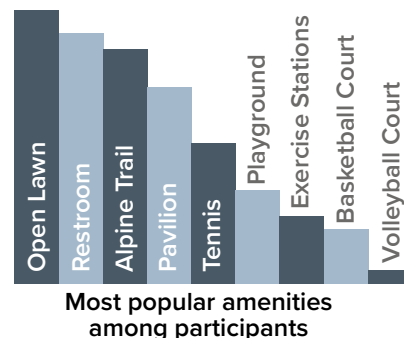
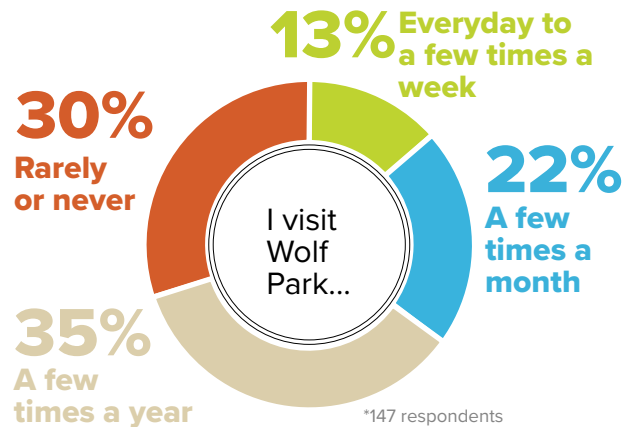
**Key Takeaways on Wolf Park:**

- ▶ Most participants access Wolf Park via car;
- ▶ Participants appreciate the secluded feeling of Wolf Park and its isolation from the traffic and noise of US 40, its cleanliness, its accessibility during the winter months (groomed trails and parking), and its scenic views to the mountains;
- ▶ The tennis court is a very popular amenity and multiple participants noted needing to wait to use it;
- ▶ The lawn and pavilion are popular spaces for yoga and gathering;
- ▶ The basketball court is not ideal due to its uphill, forested location. It gets slippery and covered with leaves.



**Key Takeaways on Future Parks:**

- ▶ In general, participants were satisfied by the addition of new parks; however, they expressed that some proposed parks felt undersized. They expressed a need for more parks and open space to offset the increased housing development/density and retain the natural character of the Fraser Valley;
- ▶ Participants expressed that future parks should be of high-quality design and offer diverse amenities for passive and active recreation;
- ▶ Participants expressed that several of the proposed amenities do not feel adequate for the amount of surrounding land proposed for housing development;
- ▶ Participants expressed the need for both indoor and outdoor pickleball and tennis courts for year-round use;
- ▶ It was unclear to participants if future parks would be available to public use since they were often located within larger housing developments associated with the Roam and Rendezvous Communities.



## Stakeholder Input

The Town and consultant team identified stakeholders who have an overlapping interest in the existing and future parks within the Town's boundary. Stakeholders include the Town of Fraser, the Fraser Valley Metropolitan Recreation District, Winter Park Resort, and the Winter Park and Fraser Chamber. Stakeholders were interviewed to determine potential partnerships to meet community needs. The parks and recreational facilities administered by these stakeholders, as well as notable partnerships, are examined and presented on the following pages.



### Parks and Recreational Facilities:

#### Mountain Man Park

Mountain Man Park is along the Fraser River Trail at the Rendezvous Bridge over the Fraser River. Cozens Ranch Homestead is a historic log cabin within the park. The park provides the following amenities:

- ▶ Interpretive historic elements;
- ▶ Playground with log climbing feature;
- ▶ Shade structure with fireplace;
- ▶ Picnic tables, grills, and benches

#### Old School House Park

The Old Schoolhouse Park is located next to Fraser Town Hall and adjacent to Fraser Valley Elementary School. This civic area is located in a residential neighborhood and acts as the venue for weekly evening concerts in the summer. The park provides the following amenities:

- ▶ Shade structure;
- ▶ Playground;
- ▶ Fenced tennis courts (2);
- ▶ Picnic tables, grills, bike racks, and benches

#### Cozens Ranch Open Space

Cozens Ranch Open Space is a 120-acre located north of Downtown Winter Park along the boundaries of Fraser, Winter Park, and County Road 804. The open space underwent a master planning process in 2018 which identified recreational needs that overlapped with the Town of Winter Park. In addition to trail connections and parking recommendations, their master plan identified the area near Lions Pond as an opportunity to be converted into an active park. The following amenities were proposed:

- ▶ A central plaza for gatherings and event with restrooms and shade structures for picnicking;
- ▶ Formalized water access to the Lions Club ponds and Fraser River;
- ▶ Formalized memorial area;
- ▶ Nature playground;
- ▶ Dispersed picnic area;
- ▶ Sloped amphitheater;
- ▶ ADA accessible dock and fishing point;
- ▶ Natural exploration course;
- ▶ Bike skills course;
- ▶ Pond-side fire pit;
- ▶ Constructed wetlands

### On-going Projects:

- ▶ The Town of Fraser is planning to incorporate amenities identified in their master plan at Cozens Ranch Open Space
- ▶ Developing a bike park at Cozens Ranch

### Partnership Opportunities and Goals:

- ▶ Provide new amenities within the Fraser Valley that compliment the existing and future parks within the Town of Winter Park
- ▶ Avoid duplicating amenity spaces with their playgrounds and recreational opportunities



### Fraser Valley Metropolitan Recreation District (FVMRD)

#### Parks and Recreational Facilities:

#### Grand County Community Recreation Center and Fraser Valley Sports Complex

The Grand County Community Recreation Center and Fraser Valley Sports Complex is a recreation activity hub, north of the Town of Fraser. The facility offers family and sports amenities for an admission fee.

- ▶ Grand County Community Recreation Center Amenities: a 33-foot climbing wall, swimming pool/aquatics center, gymnastics studio, and an indoor gym for volleyball, soccer, and basketball;
- ▶ Fraser Valley Sports Complex Amenities: a covered icebox for skating and hockey that converts to pickleball and tennis courts in the summer, three softball fields, a Little League field, volleyball courts, a bike skills park, a picnic shelter, playground, and a ropes course and climbing adventure park

#### On-going Projects:

- ▶ FRVMD is developing an expanded fitness facility at Grand County Community Recreation Center

#### Partnership Opportunities and Goals:

- ▶ FRVMD needs practice fields for 5v5 and 3v3 soccer. They would like the Town to incorporate practice space in a new park;
- ▶ Unique playgrounds with different play opportunities than those currently offered within the Fraser Valley;
- ▶ Multi-modal access to parks via bike trails;
- ▶ An enclosed dog park within the Town boundary to reduce the impact of dogs and dog waste on their athletic fields



### Winter Park Resort

#### Parks and Recreational Facilities:

#### Winter Park Resort Ski Area

Winter Park Resort is a premiere ski area in the region, offering a variety of winter sports amenities. The Resort provides summer amenities for an additional fee including:

- ▶ An alpine slide
- ▶ A 22-hole disc golf course
- ▶ Trestles Bike Park

#### Stakeholder Partnership and Projects:

- ▶ The Resort is working with the Town to provide a gondola and recreational access between the two destinations



### Winter Park and Fraser Chamber

#### Parks and Recreational Facilities:

#### Rendezvous Events Center (Winter Park)

The Chamber manages seasonal events at the venue located in Hideaway Park.

#### Winter Park/ Fraser Visitor Center

The Chamber manages the visitor center near Hideaway Park. The visitor center acts as their office headquarters and it is open daily for visitor contact and services.

#### Partnership Opportunities and Goals:

- ▶ Better playgrounds that provide universal access and year-round play
- ▶ A self-guided interpretive walk from the Visitor Center to Confluence Park
- ▶ A trail kiosk at Hideaway Park to orient people to hiking opportunities

## PARKS

## Programmatic Needs

The Town recognizes the community's needs for a variety of quality amenities within its parks system. The Town seeks to meet these needs at its existing and future parks, while maintaining the scenic qualities that make the Town a special place to live within and experience. The matrix on the following page identifies constraints at each park existing and future park and recommends appropriate amenities informed by the parks assessments located in the following section. While there are limitations to developing each park, the Town will be able to meet many of the desired amenities expressed by community and stakeholder input through planning and design.

For amenities that do not fit within the current parks system, stakeholders have been identified to provide access to these amenities. The Town should actively work with and support these endeavors to provide recreational access throughout the Fraser Valley.

The following summaries outline how desired amenities can be incorporated into the Town's park system or by stakeholder facility. Further information about these amenities can be found within the Parks Assessment and Recommendations:

### New Playgrounds and Climbing

Hideaway Park and Wolf Park are in need of new playgrounds. The Neighborhood Park and Idlewild Park are ideal locations for new playgrounds due to their level terrains and limited tree cover. Each playground should provide unique play amenities. Since recreational climbing requires poured-in-place surfacing, its recommended that climbing opportunities for children ages 5 to 12 be expanded at Hideaway Park's new playground rather than create a new climbing location. The existing climbing wall should remain in place and should not be modified.

### Disc Golf

Disc golf requires a sizeable area to accommodate multiple holes. Rather than develop a new course, the Town should work with **Winter Park Resort** to provide access to their facilities.

### Pickleball and Tennis

Pickleball and Tennis courts require flat land for development. Additionally, the courts should be located further from residential development to limit noise pollution. The **Fraser Valley Metropolitan Recreation District** believe tennis and pickleball courts should be offered at their facilities.

### Flex Space

Flex Spaces are essential for passive use such as yard games, picnicking, and free play. Hideaway Park and Wolf Park offer flat open fields that act as Flex Spaces. These spaces are best accommodated near playgrounds and its recommended they be incorporated into the Neighborhood Park and Hideaway Park.

### Bike Amenities / Pump Track

**The Town of Fraser** is aiming to develop a pump track at Cozens Ranch Open Space, if funding becomes available. Additionally, **Winter Park Resort** provides an bike skills course at Trestles Bike Park. Its recommended that the Town work with its stakeholders to provide access to these bike parks and not replicate existing amenities. Within its existing and future parks, the Town should accommodate bike parking and repair stations. Within Porphyry Park, it should accommodate these amenities as well as an improved biking trail.

### Dog Park

Dog parks are essential in and near municipalities for off-leash play. Dog parks provide a safe space away from traffic for dogs to run and allow owners to regulate interactions between their dogs and others. Porphyry Park offers a potential space for a sizable dog park with dynamic terrain for dogs and people to play together.

### Trail Access

With the exception of the Neighborhood Park and Ranch Creek Park, which are further away from existing trails, all existing and proposed parks have opportunities to improve trail access. Porphyry Park and Ranch Creek Park should act as trailheads with restrooms, parking, and trail kiosks.

*Refer to the Trails chapter for more recommendations on trail locations and amenities.*

	Hideaway Park	Confluence Park	Wolf Park	Porphyry Park	Pocket Parks 1 & 2	Neighborhood Park	Forest Spur Park	Ranch Creek Park	Idlewild Park
	Existing Parks Constraints			Future Parks Constraints					
Acreage	5.1 ac	8.4 ac	11.3 ac	22.3 ac	0.1 ac	1.5 ac	3.6 ac	1.9 ac	1.7 ac
% Forest Cover	30%	95%	80%	95%	N/A	0%	35%	90%	0%
% Developable Terrain*	85%	60%	40%	75%	N/A	100%	90%	45%	85%
Limitations due to Water Features	x	x			x			x	
	Existing Amenities			Future Amenities Identified in Final Development Plans					
Sports Courts			Basketball Tennis						
Playgrounds	x		x			x			x
Climbing	x								
Green Flex Space	x		x						
Restroom	x		x	x		x			x
Parking	x		x	x					x
Trail Access	x	x	x	x	x		x		
River Access		x			x			x	
Additional Amenities	Skatepark Climbing Flex Space		Flex Space	Trailhead Nuptial Knoll	Interpretive Walk	Flex Space Shelter			Shelter
	New Opportunities								
Improved Trail Access	x	x	x	x	x		x		x
Proposed New Amenities	Bike Amenities New Playground Additional Climbing	Bike Amenities Improved Dock	New Playground Pickleball	Dog Park Picnic Area Bike Amenities	Improved Habitat & River Access	River Viewing Area 3v3 Soccer Field	Bike Amenities Improved Parking Restroom	Improved Parking	Flex Space

\*Developable terrain refers to land areas that have 30% slope or less to be feasibly developable for amenities. Percentage also factors in riparian features and forest cover that should be preserved.


FIGURE 2-5. Programmatic Needs matrix for existing and proposed parks within the Town's parks system.


## Existing Parks Assessment


This section summarizes the condition of the Town's three existing parks: Hideaway Park, Confluence Park, and Wolf Park. A combination of narrative text, photographs, matrices and diagrams convey the existing condition of each park. The Town's parks were inventoried through field assessment and a drone survey completed in the Summer of 2023. These field assessments were followed up with community engagement (*see **Community Input section***) and meetings with the Town's staff to identify additional issues and concerns. Staff provided management feedback on select features which is included alongside the field assessments.

During this process, amenities and park elements were identified within each park. **Amenities** are programmed spaces within each park (lawns, shelters, play features, etc.) whereas **elements** are the features that connect and support the function of the space (walks, planting areas, site furnishings, etc).

Amenities and elements were evaluated using the following criteria:

- 

Good: Amenity or element is in good, operable condition. No clear evidence of major negative disturbances. Feature does not require immediate intervention. Routine maintenance is needed such as refinishing or cleaning to maintain feature.
- 

Fair: Amenity or element is in sound, condition with minor superficial deterioration or damage. If feature is further neglected, the condition will deteriorate to poor in a few years.
- 

Poor: Amenity or element shows evidence of significant deterioration, decline or damage. The feature may present a hazardous condition which may include substantial or full replacement of the feature. Repair is required to ensure safe use.

## Existing Parks Recommendations

The Programmatic Needs of the parks were informed by the Town Plan's Guiding Principles, site assessments, community and stakeholder input. These were used to form a basis for recommendations for new amenities and areas for improvement within existing parks. Discussions with the Town's staff and site walks identified additional areas of improvement.

Recommendations are listed after each park assessment. Recommendations are specific to each park, condition, or need, and are intended to guide site-specific improvements. Each recommendation list is paired with a graphic concept plan. For existing parks, recommendations include a matrix with approximate timing for addressing improvements. Time frames are as follows:

- ▶ **Routine:** Continue to maintain amenity or element as-is through routine upkeep and inspection
- ▶ **Short-Term:** Complete improvement within 0 to 5 years
- ▶ **Long-Term:** Complete recommendation within 5 to 10+ years



**FIGURE 2-6.** Amenities and elements within the Town's park system were evaluated as good, fair, or poor depending on condition.



FIGURE 2-7. Hideaway Park offers a variety of amenities within the heart of Downtown Winter Park.

## Hideaway Park

Hideaway Park is a community park located at the northeast corner of Main Street and Rendezvous Way. The park is a central gathering space for town events and features the Rendezvous Events Center – an amphitheater with a spacious open lawn for concerts and performances. Vasquez Creek extends along the northwest side of the park and the Vasquez Creek Trail connects the park property to Confluence Park.

Park circulation includes multiple ADA accessible concrete paths with connections to the Vasquez Creek Trail. Parallel parking is available along Main Street, Rendezvous Way and Ski Idlewild Road. Additional parking is located on the north side of the Rendezvous Events Center however, this area is used primarily for staging and loading during performances.

The park features well-defined community spaces that support visitors including:

- ▶ An events center with an expansive sloped open lawn utilized as an amphitheater in the summer and a sledding hill in the winter;

- ▶ A plaza with a heated restroom, picnic pavilions, and shaded seating areas;
- ▶ Play features including a river-theme playground, a rock-climbing wall with a slide, and a skatepark;
- ▶ A forested trail along the Vasquez River.

### Overall Condition

Hideaway Park is in good condition after more than 15 years of continual community use. It remains the most popular park within the Town and is routinely utilized by all age groups. Most amenities have held up through steady use and seasonal-wear.

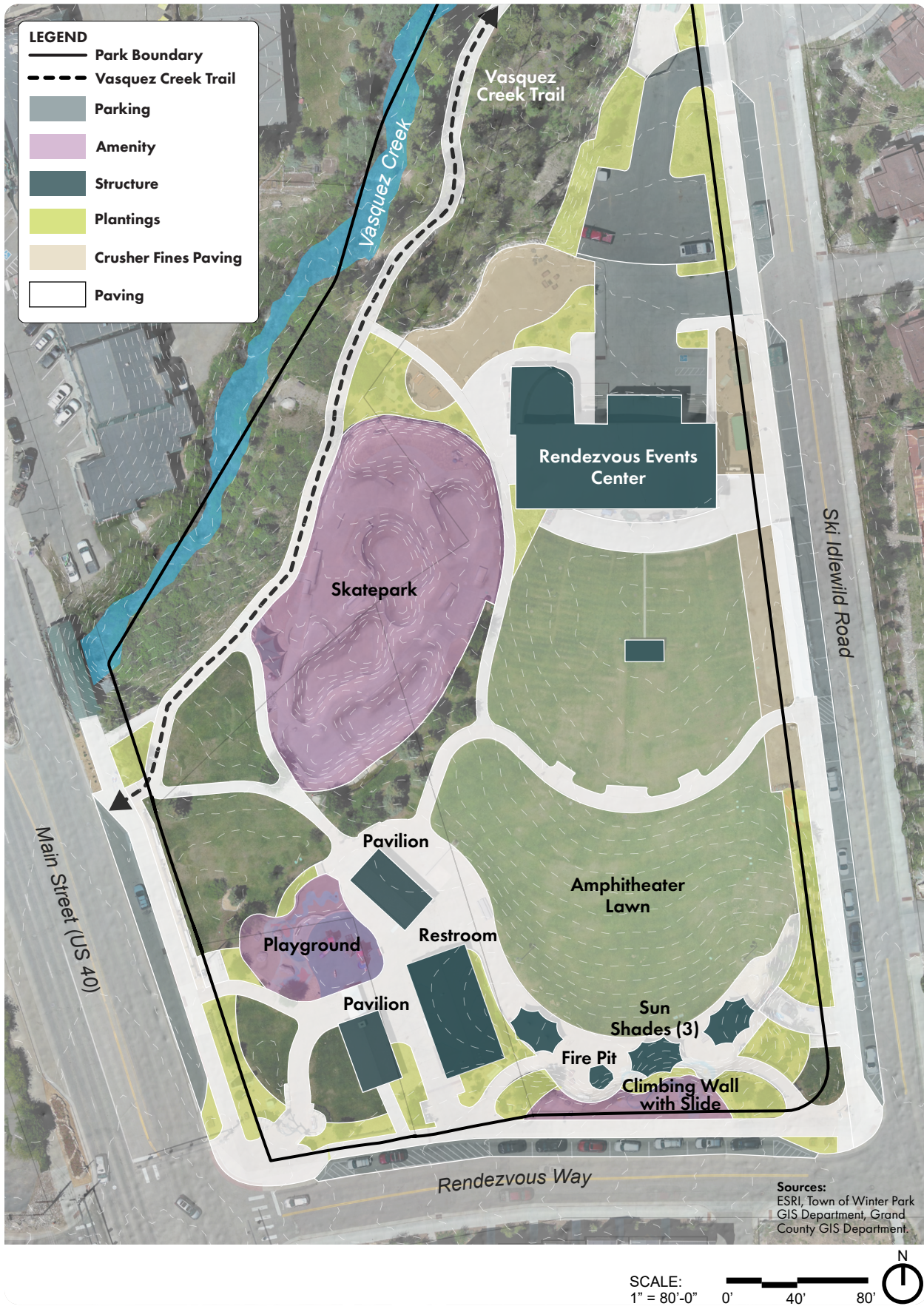


FIGURE 2-8. Existing amenities and features at Hideaway Park.

### Hideaway Park History

Hideaway Park was originally developed in the 1994 as a modest public park with basic amenities including the south pavilion, a restroom building, and trail access along Vasquez Creek. The park that exists today was developed in phases with initial construction occurring between 2007 and 2008 to include the sloped amphitheater lawn, north pavilion, skatepark, contemporary playground, rock-climbing wall and a contemporary restroom building. The skatepark was further expanded between 2009 and 2011. The Rendezvous Events Center stage and parking area was built in 2017 to provide a permanent outdoor venue for the town and park. The park was named as a tribute to the original village that the Town of Winter Park was built upon. A plaque commemorating the Graves Family – the first family to settle within the area - is located in the park at “Helen’s Spot.”



1999



2007



2011

The following section provides a brief description of each **amenity** in Hideaway Park along with any issues identified during the site visit or by Town staff.



#### Amphitheater Lawn



##### Key Components:

- Irrigated bluegrass sod
- Lawn space defined by concrete pavement
- A curved concrete sidewalk divides the space into two lawn areas
- North lawn: Slopes gently to a trench drain in front of the stage
- South lawn: Extends from south plaza at a 12% slope to dividing sidewalk. Functions as a sloped amphitheater for concert events in the summer and a sledding hill in the winter
- The town provides lawn chairs in the summer and sleds in the winter for public use

**Evaluation:** Good

**Issues and Concerns:** Heavy use of the area has resulted in loss of sod in select locations. Sod is spreading into the adjacent crusher fines paving areas and between joints in concrete paving

**Management Feedback:** Hideaway Park utilizes the most up-to-date WiFi irrigation system. Lawn is easy to maintain, but the bluegrass sod requires a fair amount of water-usage



**Restroom**



**Key Components:**

- Rustic-style heated restroom building with wood siding and a stone-vener base
- A hipped-roof covered entrance with a built-in bench seat and a water fountain
- Restroom options: multi-stall Men’s and Women’s and a “Family” room
- Maintenance and storage room
- Curved concrete/stone planter along the west side of the building
- Security-cameras and a WiFi router are mounted to the exterior

**Evaluation:** Good

**Issues and Concerns:** N/A

**Management Feedback:** Restroom building has automatic locks for after hours and motion detectors for security. Stone veneer falls off the sides of the building and needs to be replaced.



**Pavilions**



**Key Components:**

- Two rustic-style hipped-roof pavilions
- South Pavilion: tongue and groove ceiling and a large stone fireplace/chimney at the north end
- Fireplace: spacious firebox, two prep tables with storage underneath, and a 1994 dedication plaque from the “Old” Winter Park Association
- North Pavilion: tongue and groove ceiling, wood crossbeams, and wood/stone-vener columns

**Evaluation:** Good

**Issues and Concerns:** The fireplace is missing a few large stones at the south pavilion

**Management Feedback:** Fireplace at the south pavilion rarely utilized.



**Sun Shades**



**Key Components:**

- Three sun shades with octagonal canopies, metal supports and stone-vener column bases
- Custom large stone slab fire pit with steel logs surrounded by custom stone slab/ weathered-wood benches

**Evaluation:** Good

**Issues and Concerns:** N/A

**Management Feedback:** The sun shades are unique and a heavily utilized amenity within the park, but lack a design-aesthetic consistent with the rest of Hideaway Park’s architectural character.



**Fire Pit**



**Key Components:**

- Custom large stone slab fire pit with steel logs
- Custom stone slab/ wood benches

**Evaluation:** Good

**Issues and Concerns:** N/A

**Management Feedback:** The Town modified the stone slab by boring a new vent hole to disperse heat after the initial installation. Prior to the additional venting, the stone slab melted the original control wires. The wood benches were refurbished in the summer of 2023. The features are entirely custom and are expensive to replace. The park had an additional fire pit but it was removed after the slab cracked and could not be replaced



**Skatepark**



**Key Components:**

- Sizable skatepark composed primarily of concrete paving
- Large bowls with a variety of ramps, rails, and ledges
- Rest area defined by stone pavers at north/ south ends
- Rest plaza with pavers includes a picnic table and wood posts that support a removable sun shade at the west end

**Evaluation:** Good to Fair

**Issues and Concerns:** Concrete shows considerable wear and cracking in multiple locations throughout the skatepark. Vegetation is growing between the pavers.

**Management Feedback:** The skatepark is very popular and only needs minor patching and repairs throughout the year. It lacks a space for new/beginner skaters to practice. The wood posts are not ideal for a shade structure.



**Climbing Wall With Slide**



**Key Components:**

- Custom curved climbing wall extends along the south end of the park
- A slide extends from the south plaza to the base of the climbing wall
- Poured-in-place rubber surfacing with leaf and swirl motifs and defined fall zones at the base/top of climbing wall.

**Evaluation:** Good

**Issues and Concerns:** Vegetation growing between concrete and poured-in-place rubber surfacing.

**Management Feedback:** The custom climbing wall is a great amenity, but requires a specialist to repair it. The wall underwent a refurbishment in its structure and exterior with the last five years.



**Playground**



**Key Components:**

- Play features include a large central play structure featuring slides, ladders, crossing bars, and play panels; spring rider; euroflex balls - green and blue; sculptural play boulders
- Play features are set in poured-in-place rubber surfacing or within the sand pit
- Poured-in-place rubber surfacing includes fish and river motifs
- Raised concrete walls with stone capstones are set at varied heights around the playground

**Evaluation:** Fair

**Issues and Concerns:** Nearly half of the play area appears to be under utilized with a large area for drainage and an abandoned sand table. A section of the raised concrete wall is broken. Poured-in-place rubber surfacing is petrified, decreasing its flexibility. The sculptural play boulders within the sand pit do not meet safety requirements for play surfacing and fall zones.

**Management Feedback:** The playground and poured-in-place rubber surfacing have reached the end of their material life cycle. The tube slide was removed in the Summer of 2023 after it cracked. The large drainage area was intended to be a water play amenity, however it was never fully installed. The maintenance team does not remove snow from the playground area during the winter, as raised concrete walls are easily damaged by snow removal equipment



**Rendezvous Events Center**



**Key Components:**





- Stone-veneer building with a covered stage and curved roof
- Stepped entry at the front and rear
- Accessible ramp
- Doors on track-lining provide stage access to storage and a loading area for vehicular access during concerts
- Enclosed greenroom
- A tent for audio/video equipment sits directly south of the stage in the amphitheater lawn
- Security cameras in-use





**Evaluation:** Good





**Issues and Concerns:** Surface-level cracking on concrete stage and ramp

**Management Feedback:** N/A

The following table provides a brief description of park **elements** in Hideaway Park along with any issues identified during site visits or by Town maintenance and operations staff.

Element	Key Components	Eval.	Notes
Crusher Fines Paving	<ul style="list-style-type: none"> <li>Two areas with crusher fines paving:                             <ul style="list-style-type: none"> <li>One is an elevated terrace partially delineated by a rubble stone retaining wall located north of the Rendezvous Events Center adjacent to the parking</li> <li>The other is a 20'-0" wide strip along Ski Idlewild Road</li> </ul> </li> <li>Both areas include a concrete edger to separate from the adjacent planted areas and lawn</li> <li>These areas are utilized as flex spaces during events</li> </ul>	<p>Good to Fair</p> 	<p><b>Issues and Concerns:</b> Sparse patches of vegetation are growing within and along the edges of crusher fines paving. The concrete edger between the amphitheater lawn and crusher fines paving is approximately 4" and does not appear to be adequate in separating the paving from the adjacent sod, leading to increased sparse vegetation within the paved area.</p> <p><b>Management Feedback:</b> The crusher fines areas are utilized to designate vendor and staging space. During events, grills and cooking equipment for food trucks are setup in these spaces and crusher-fines is preferred as it does not hold oil stains and will not catch fire. The management team needs to maintain it for weeds.</p>
Concrete Paving	<ul style="list-style-type: none"> <li>Paths are typically an integral color with a smooth finish and 6'-0" to 8'-0" wide</li> <li>Entrance walk and plaza spaces feature etched/sand-blasted concrete with an integral color</li> <li>Plaza in front of the stage is a standard gray with a broom finish</li> <li>Most of the concrete paving was installed in between 2007 and 2008 apart from the concrete plaza in front of the stage, which was installed when the Rendezvous Events Center was built in 2019</li> <li>Park boundary paving on west, south and east sides is a standard gray finish</li> </ul>	<p>Good</p> 	<p><b>Issues and Concerns:</b> Surface-level cracking on concrete stage and ramp.</p> <p><b>Management Feedback:</b> Sandblasted etched patterns were incorporated in the original colored concrete installation. Although the concrete slabs and integral color have held up, the sandblasted etched patterns are no longer legible. Sandblast etching has not held up through multiple seasons of snow removal and is not recommended for future decorative concrete installations. The concrete slab at the north pavilion has a smooth surface that appears to be a troweled finish. This finish is slippery and is not recommended for any exterior concrete. A standard broom finish is recommended for new applications.</p>
Site Furniture	<ul style="list-style-type: none"> <li>Custom site furnishings include bear resistant trash receptacles, café tables, and benches embellished with the Town of Winter Park's old logo, Hideaway Park-branding, and/or an animal native to the Rocky Mountains</li> <li>Standard park features include bike racks, recycling receptacles, picnic tables, and dog waste bag dispensers                             <ul style="list-style-type: none"> <li>Bike rack storage space is limited to two areas</li> </ul> </li> <li>Hand-painted ski lift benches are located in select locations within the plaza</li> <li>Most of the site furnishings are not surface-mounted</li> </ul>	<p>Good</p> 	<p><b>Issues and Concerns:</b> While custom-branded furniture aids in giving the space its own unique identity, it can be expensive to replace and repair furnishings over time. The Town of Winter Park has rebranded since these furnishings were commissioned, which will make these furnishings feel dated over time.</p> <p><b>Management Feedback:</b> Bear resistant trash receptacles are essential in all park locations. The blue-colored trash cans can be mistaken for recycling receptacles, which are also blue. Wood material for benches and tables shows more wear over time. Bike storage space is limited especially during bigger events where temporary racks need to be brought in to meet demand.</p>
Trench Drains	<ul style="list-style-type: none"> <li>Narrow trench drains with steel decorative covers are located at the plazas south of the Amphitheater Lawn (above the sloped hill) and directly in front of the Rendezvous Events Center stage</li> </ul>	<p>Fair</p> 	<p><b>Issues and Concerns:</b> The joint sealant where the trench drain meets the surrounding concrete paving is degraded.</p> <p><b>Management Feedback:</b> N/A</p>

Element	Key Components	Eval.	Notes
Stone Features	<ul style="list-style-type: none"> <li>Boulder edges: Typically a uniform height, smooth top finish, and are set at 1'-0" to 3'-0" allowing them to retain planting beds and double as curbing or seating</li> <li>Boulders within playground: child-sized play features for low-risk climbing and seating</li> <li>Boulders within planting beds</li> <li>Stone pillars at main entrance: a gateway with three large columnar boulders supporting a metal sculpture</li> <li>Stone pillars at secondary entrances: stone-veneer pillars on both sides of the sidewalk that are either independent of other features or attached to fences or stair railings                             <ul style="list-style-type: none"> <li>The stone-veneer used on these pillars matches the base of the restroom building, columns at the pavilions and sun shades</li> </ul> </li> </ul>	<p>Good to Fair</p> 	<p><b>Issues and Concerns:</b> Boulders lack sealed joints where they meet concrete which has increased the likelihood of cracking and led to sparse vegetation growing in between these features.</p> <p><b>Management Feedback:</b> Stone-veneer on pillars gets knocked off by snow removal equipment. Raised stone edges in narrow locations present a hazard for snow removal equipment in the winter.</p>
Signage	<ul style="list-style-type: none"> <li>One large monument identifying sign along Main Street/US 40                             <ul style="list-style-type: none"> <li>Features a digital display for advertising events</li> <li>Identifies the space as both Hideaway Park and the Rendezvous Events Center</li> </ul> </li> <li>A variety of regulatory signage and wayfinding signage</li> <li>Plastic-engraved signs at play features denote appropriate uses and age groups</li> <li>A wood routed sign that says Hideaway Park and matches the character of a wood-routed sign along Vasquez Creek Trail and the Restroom building</li> <li>Interpretive signage along Vasquez Creek Trail</li> <li>Local art displayed on wood frames</li> </ul>	<p>Good</p> 	<p><b>Issues and Concerns:</b> N/A</p> <p><b>Management Feedback:</b> Plastic engraved signs are preferred for regulatory signage. The origin of the wood-routed signs is unknown. Interpretive signage is outdated and needs to be replaced.</p>
Planting Beds	<ul style="list-style-type: none"> <li>Plantings include a variety of hardy, alpine-tolerant perennial shrubs and trees</li> <li>Flowering annuals are installed within the beds during the summer months for seasonal appeal and infill</li> <li>Most of the planting beds are layered with wood mulch</li> <li>One planter near the stage at the Rendezvous Events Center is rubble stone</li> </ul>	<p>Fair</p> 	<p><b>Issues and Concerns:</b> During the winter months, the planting beds appear sparse and become buried in snow. Lawn chairs and sleds are staged within the planting bed along the south end of the park seasonally, this may lead to increased trampling and compaction within this location over time.</p> <p><b>Management Feedback:</b> The planting beds are managed by the Parks/Gardens crew. The parks system could benefit from standardized seed mixes and a mulch supplier.</p>
Parking	<ul style="list-style-type: none"> <li>North Parking Area: formalized parking area was developed alongside the Rendezvous Events Center c. 2019. During events, this parking area is used by performers and equipment trucks/trailers</li> <li>Street Parking available along west, south and east sides of the park. Striped to accommodate different sizes of vehicles. Road shifted along east side to accommodate space for additional street parking c. 2019</li> </ul>	<p>Fair</p> 	<p><b>Issues and Concerns:</b> Parking is limited during large performances and concerts. None of the parking is striped for ADA, but removable ADA signs are placed along the south side of park during events.</p> <p><b>Management Feedback:</b> N/A</p>

Element	Key Components	Eval.	Notes
Fencing and Railings	<ul style="list-style-type: none"> <li>Primary fence type along the boundary of the park is a wood fence with two-rails secured by steel clamps. Runs of fence terminate at stone-veneer columns</li> <li>Skatepark has two styles of wood fence: <ul style="list-style-type: none"> <li>North end: Wood fence along stone retaining wall with two to three rails. Posts are surface-mounted with steel bases</li> <li>South end: Wood fence with two rails secured by carriage bolts; in-ground posts</li> </ul> </li> <li>Painted steel fence panels are located along the retaining wall at the south end of the park. Most of the fence panels are spaced pickets. Select panels include decorative pickets arranged in a “sun” pattern</li> <li>The panels match the railings long the sets of stairs and at the access to the maintenance storage room</li> </ul>	<p>Good</p> 	<p>Issues and Concerns: N/A</p> <p>Management Feedback: N/A</p>
Monuments	<ul style="list-style-type: none"> <li>Hideaway Park plaque on a boulder at “Helen’s Spot” along Vasquez Creek commemorates the Doc and Helen Graves Family</li> <li>A cobble/stone lined path along the west entrance of the park has several armed forces monuments/ plaques. This location features: <ul style="list-style-type: none"> <li>A boulder engraved with the Prisoner of War (POW) insignia and is accompanied by a flagpole with the POW flag</li> <li>A boulder engraved with “Land of the Free Because of Brave”</li> <li>A “Blue Star Memorial Highway” marker</li> </ul> </li> <li>Plaque on post near playground denoting that a nearby tree was donated by the Fairways at Pole Creek in July 2000</li> <li>Dedication plaque from “Old” Winter Park Association on the fireplace at the south pavilion to commemorate its construction in 1994</li> <li>A large flagpole with an American flag is located on the west side of park</li> </ul>	<p>Good</p> 	<p>Issues and Concerns: The dedication boulder at Helen’s Spot feels neglected.</p> <p>Management Feedback: N/A</p>
Maintenance Storage	<ul style="list-style-type: none"> <li>A maintenance storage bunker is located underneath the south plaza</li> <li>The storage room mainly stores seasonal and event items</li> <li>The access route to the storage room is demarcated by two concrete embankment railings and is wide enough to accommodate vehicles</li> </ul>	<p>Good</p> 	<p>Issues and Concerns: Storage space is limited.</p> <p>Management Feedback: N/A</p>
Lighting	<ul style="list-style-type: none"> <li>Park features a variety of lighting elements: <ul style="list-style-type: none"> <li>Edison lights are strung along the rooflines of the pavilions and restroom</li> <li>Embedded lights along the cheekwalls and columns at the south stairs</li> <li>Hooded lights on poles at the Amphitheater Lawn</li> <li>Christmas lights strung along the sun shades</li> <li>Ground lights at entrance monument</li> </ul> </li> </ul>	<p>Good</p> 	<p>Issues and Concerns: N/A</p> <p>Management Feedback: N/A</p>

PARKS



FIGURE 2-9. Etched concrete paving at park entrance.



FIGURE 2-10. Decorative trench drain.



FIGURE 2-11. Custom bench and cafe table with old Town logo.



FIGURE 2-12. Monuments near Main Street/US 40 entrance.

## Vegetation Character

Hideaway Park is mostly developed parkland with large swaths of lawn planted with Kentucky Bluegrass (*Poa pratensis*). Canopy trees within the developed area are fairly young trees predominantly made up of Colorado blue spruce (*Picea pungens*) and quaking aspen (*Populus tremuloides*). Trees are used to screen sections of the park from adjacent streets. Planting beds act vegetation buffers along the perimeter of the site and amenities. Trees and shrubs are introduced species and do not reflect the native vegetation surrounding Hideaway Park. The open character of the developed area offers minimal natural shade opportunities.

In contrast to the developed area, the northernmost edge of the park remains as an intact riparian ecosystem. Similar to Confluence Park, the riparian edge is characterized by two main ecotypes: riparian wetland and lodgepole pine forest.

For an ecological assessment of the northernmost edge of Hideaway Park, *see the Ecological Site Analysis and Condition Assessment in the Confluence Park section of this chapter.*

### Existing Plant Species

#### Trees

- ▶ Colorado Blue Spruce (*Picea pungens*)
- ▶ Quaking Aspen (*Populus tremuloides*)
- ▶ Native Chokecherry (*Prunus virginiana melanocarpa*)

#### Perennial Shrubs

- ▶ Alpine Currant (*Ribes alpinum*)
- ▶ Buffalo Juniper (*Juniperus sabina* 'Buffalo')
- ▶ Creeping Three-Leaf Sumac (*Rhus trilobata* 'Autumn Amber')
- ▶ Creeping Western Sand Cherry (*Prunus besseyi* 'Pawnee Buttes')
- ▶ Dwarf Ninebark (*Physocarpus opulifolius nanus*)
- ▶ Mugo Pine (*Pinus mugo*)
- ▶ Redtwig Dogwood (*Cornus sericea*)
- ▶ Potentilla (*Potentilla fruticosa*)

#### Ornamental Grasses

- ▶ Feather Reed Grass (*Calamagrostis x acutiflora* 'Karl Foerster')



FIGURE 2–13. Mixed aspen and conifer forest along the Vasquez Creek Trail.



FIGURE 2–14. Canopy coverage is limited to groupings of evergreens used to screen site elements from adjacent streets.

## Recommendations

Hideaway Park should maintain its existing use as the primary outdoor events center within the Town's parks system. The Rendezvous Events Center, Restroom, Pavilions, Climbing Wall, Amphitheater Lawn, and Skatepark should remain as-is with minor upgrades and upkeep to maintain their current appearance and use.

Key locations along the park boundary and within the park have been selected for improvements. These improvements are outlined below:

- ▶ **Entrance Area:** Due to its location near the Winter Park Visitor Center and its proximity to the mountains, the entrance should be outfitted with a wayfinding kiosk and bike repair/parking area. At a minimum, this area should include a trail map, bike racks, and a bike repair station. *Refer to sections 7.0 Furnishings and 8.0 Signage of the Outdoor Recreation Standards chapter.*
- ▶ **Playground:** Hideaway Park's playground is currently slated for improvements. The playground should be designed to be one on one groundplane with unique play pieces and opportunities for year-round play. *Refer to section 6.0 Program Spaces of the Outdoor Recreation Standards chapter.*
- ▶ **Vasquez Creek Trail:** A project is underway to improve conditions along the trail and expand access to the creek within Hideaway Park. Select areas along the creek should be improved with seating and shade, including Helen's Spot. Eroded access points should be revegetated and reestablished. *Refer to sections 3.0 Natural Areas, 7.0 Furnishings, and 8.0 Signage of the Outdoor Recreation Standards chapter.*
- ▶ **Park Operations and Maintenance Building:** With the expansion of the parks system and new facilities coming online, Town staff will need an expanded Shop/Maintenance Building centrally located to all parks for equipment and material storage. The existing break room within the mechanical room of the Hideaway Restroom should be phased out and relocated to a new building north of the Rendezvous Events Center. *Refer to section 5.2 Buildings of the Outdoor Recreation Standards chapter.*



FIGURE 2-15. The entrance area could include trail orientation maps similar to those at the Escalante Visitor Center which provide photos and summaries for hikes outside of the operating hours for the visitor center.



FIGURE 2-16. New seating areas would help eliminate the numerous trails to the Creek by providing desirable access points that compliment the natural setting.



FIGURE 2-17. The new play area could include accessible play elements that can be utilized year-round such as the Yalp Sona.

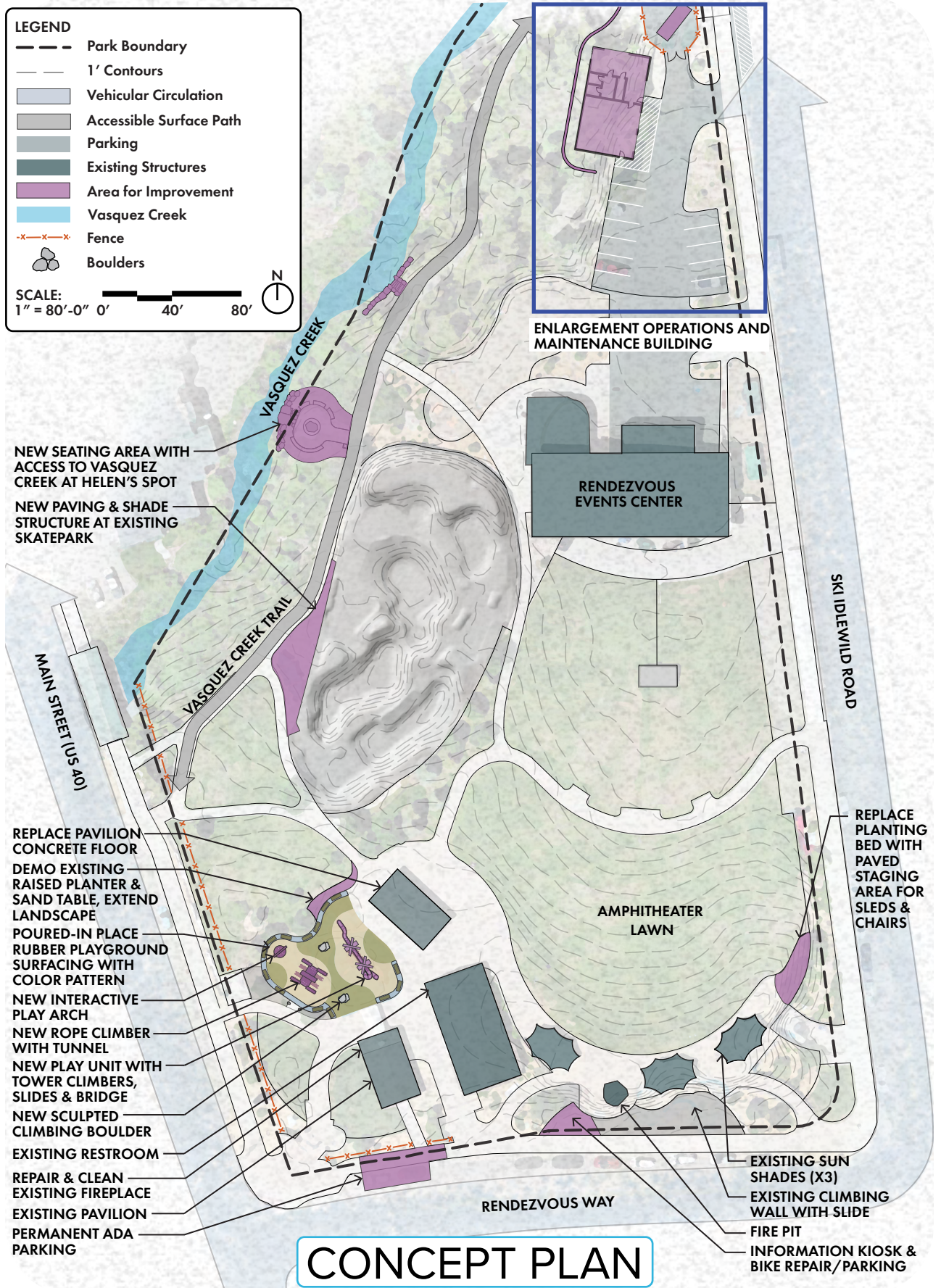


FIGURE 2-18. Proposed recommendations and programming at Hideaway Park.

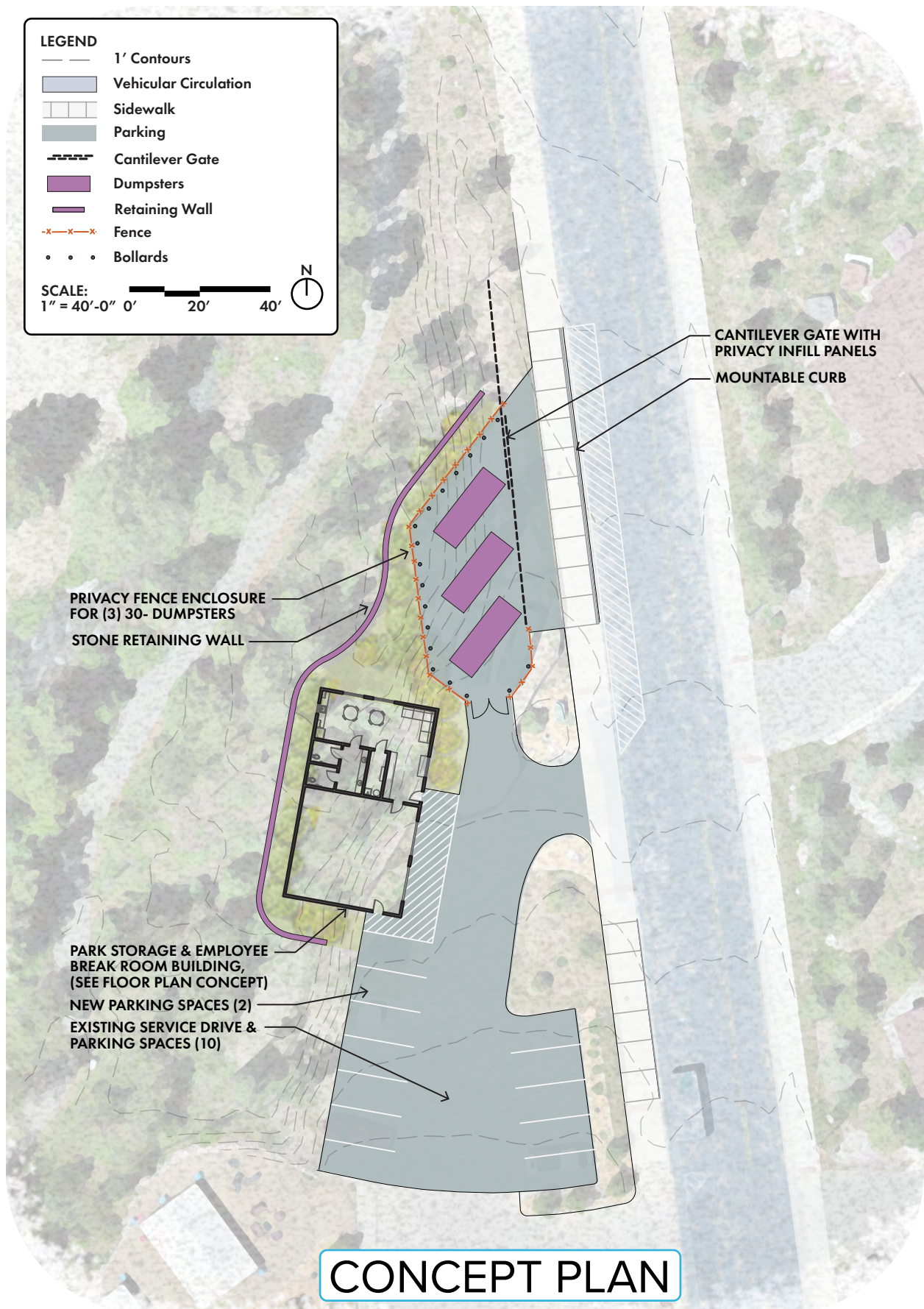


FIGURE 2–19. Concept site plan for Operations and Maintenance Building north of the Rendezvous Events Center in Hideaway Park.

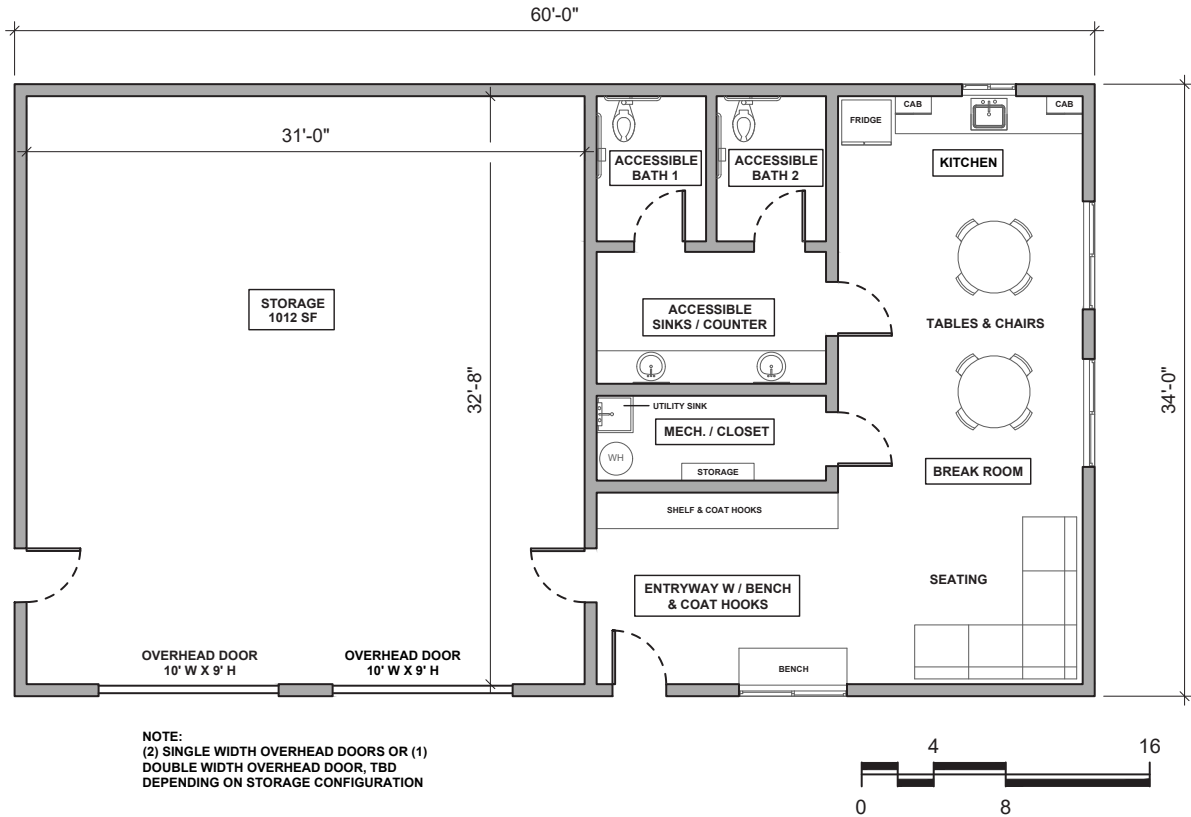


FIGURE 2–20. Concept for Operations and Maintenance Building to be installed in Hideaway Park. Approximately half of the building accommodates storage for events, snow removal equipment, and storage for the Winter Park and Fraser Chamber. The other half of the building accommodates a staff area with kitchenette and accessible restrooms.



FIGURE 2–21. In addition to the year-round, accessible Yalp Sona play feature, Hideaway Park should be redesigned to accommodate unique, play structures geared towards 5 to 12-year-olds and dynamic play. The Galileo and Speed Tunnel are stately play structures that provide a sense of challenge and reward for young kids. The Sandstone Boulders expand climbing opportunities within the park.

Hideaway Park Improvements		
Amenity	Timing	Recommendation
Amphitheater Lawn	Routine	Repair and repatch sod across all lawn areas
Restroom	Long-Term	Evaluate structural needs of the building and determine a long-term plan for maintaining a safe/clean environment.
South Pavilion	Routine	Use a biodegradable solvent to clean soot from the fireplace. Replace missing and/or damaged stones at fireplace as needed.
North Pavilion	Routine	Replace missing and/or damaged stones at columns as needed.
	Short-term	Replace smooth/trowel-finish concrete paving with a broom-finish to remediate shiny finish and limit winter hazards
Sun Shades	Routine	Inspect and replace stone veneer at columns; Inspect fabric and metal support columns
Fire Pit	Routine	Inspect fire pit for functionality and damages
Skatepark	Routine	Inspect skatepark for damages and debris; Repair and reseal cracks in the concrete; Remove vegetation from between pavers
	Long-Term	Replace paved area with an alternate material and a more permanent snow-rated sun shade
Climbing Wall with Slide	Routine	Inspect climbing wall for damages and structural integrity; Repair and patch poured-in-place rubber surfacing as needed
Playground	Routine	Inspect for damages to structure including fastening hardware, railings, components, moving parts, play features, etc.
	Short-Term	Replace existing playground with unique, play features that meet community needs and provide a range of opportunities for all ages and abilities; Provide a new play area that removes boundaries such as walls and tiered play spaces; Allow for the expansion of existing playground footprint while maintaining a buffer between designated play area and US 40.
Rendezvous Events Center	Routine	Inspect for damage to the exterior (stage, roof, etc.)
Expansion Joints	Routine	Remove weeds from expansion joints and reseal with appropriate sealant at concrete paving (plaza, trench drains, skatepark, poured-in-place rubber, bases of stone features, etc.)
Planting Beds	Short-Term	Consider replacing a section of planting beds along the south edge of the park with a crusher fines paving for storing sleds and lawn chairs for seasonal use
Helen's Spot	Long-Term	Provide a new seating area at Helen's Spot and provide access to Vasquez Creek; Protect existing dedication monument in its original location.
Parking	Short-Term	Provide a minimum of one permanent ADA parking space with signage, appropriate striping, and an access aisle at the location of the existing ramp; Repair and replace existing ramps to meet accessibility code compliance and add a color-appropriate truncated dome
Information Kiosk/ Bike Repair Station	Long-Term	Provide a information kiosk on the south end of the park to orient visitors to the larger park/trail system. Provide equipment to repair and park bikes near the entrance to the park
Operations/ Maintenance Building	Long-Term	Provide a Operations and Maintenance Building at the north end of Hideaway Park to accommodate maintenance staff and storage needs.
Vasquez Creek	Routine/ Short-Term	Fisheries habitat restoration
Forested Riparian Area	Routine/ Short-Term	Forest health assessment and management
Riparian Wetlands	Routine/ Short-Term	Manage for nuisance and noxious vegetation



FIGURE 2–22. The Fraser River and Vasquez Creek converge at Confluence Park.

## Confluence Park

Confluence Park is a forested park at the confluence of the Vasquez Creek and Fraser River. The Park is north of Hideaway Park and Ski Idlewild road. The park is accessed by a bridge over Vasquez Creek. The park features a segment of the Vasquez Creek Trail a 3/8th mile ADA accessible loop trail with boardwalks, interpretive signage, and a fly-fishing deck. Ecological opportunities include an improved stream water habitat, wetland mitigation, and a boreal toad pond. The park was developed on forested property in 2005 and is part of the Great Outdoors Colorado (GOCO) Fraser River Enhancement Project.

### Overall Condition

Confluence Park has retained its forested character throughout the years. Most of the acreage remains undeveloped, presenting a stark contrast from the heavily-used Hideaway Park down the road. The park offers a place of respite from the surrounding Downtown context, with trails providing creek and wetland views and fishing access. The trail is groomed in the winter, allowing for seasonal use. According to town maintenance staff, the grooming equipment has difficulty navigating tight spots at trail structures and the fishing deck. The park's amenities are in good to fair condition.

### Confluence Park History

Confluence Park was established in 2005 and is dedicated to Don and Betty Drake, long-time residents of Winter Park. The trail for the park was delineated at this time. The park has changed very little since its establishment.



2005

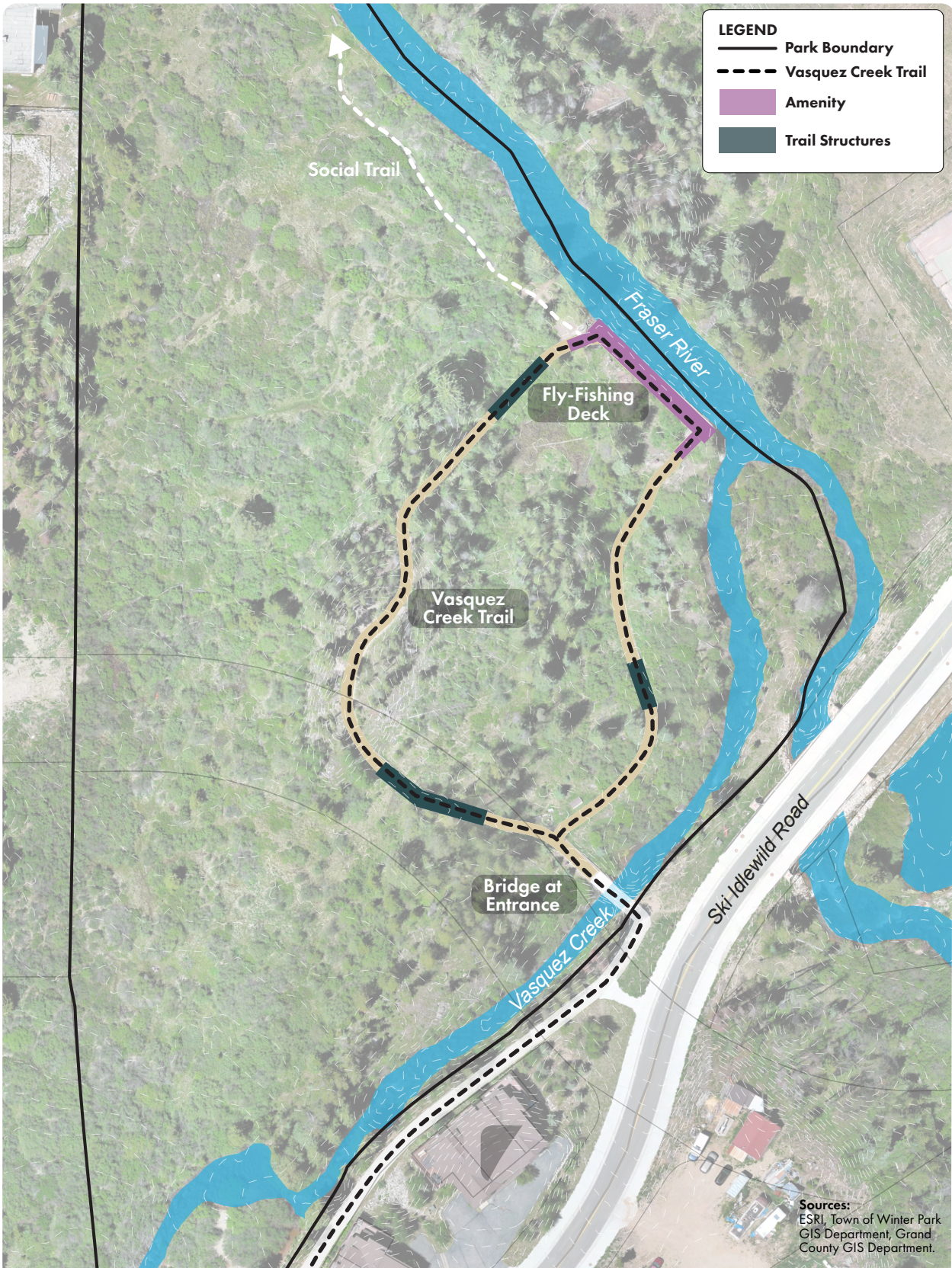
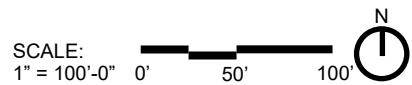
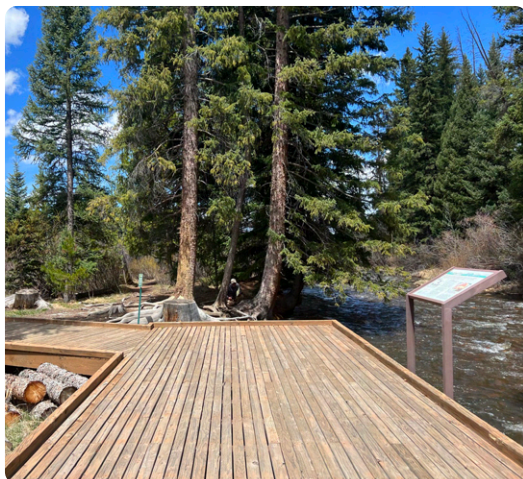


FIGURE 2–23. Existing amenities and features at Confluence Park.



The following section provides a brief description of each **amenity** in Confluence Park along with any issues identified during the site visit or by Town staff.



### Fly-Fishing Deck

#### Key Components:

- Large wood deck with narrow slats and kick edge, approximately 12' wide, can be accessed from either end of the loop trail
- Located at the confluence of the Fraser River and Vasquez Creek

#### Evaluation: Fair

**Issues and Concerns:** The fly-fishing deck does not meet the Town's building code requirements exceeding maximum fall distance between the deck and river. It requires a safety railing.

**Management Feedback:** The entrances at the deck are too narrow for the winter trail grooming equipment, causing the equipment to clip the raised kick-edge along the deck. The entrances need to be approximately 2'-0" wider to accommodate this equipment. Wood material is not ideal for the fly-fishing deck since it shows evidence of wear and gets damaged by the trail grooming equipment.



### Vasquez Creek Trail (Loop)

#### Key Components:

- 3/8-mile crusher fines loop trail with a road base course, approximately 5'-6" wide
- Trail structures include stepped wood retaining walls and sections of elevated boardwalk
- Two rest areas along the trail apart from fly-fishing deck: one at entrance/trailhead and an informal area with picnic table on north side
- The loop section and the connection to Hideaway Park are year-round trails groomed for winter use
- Numerous social trails along the main forested loop
- A well-worn social trail extends along north of the fly-fishing dock along the Fraser River; Two benches have been installed along this trail

**Evaluation:** Good to Fair

**Issues and Concerns:** Lack of defined rest areas along the trail can lead to compaction at the base of trees. Informal social trails branch into wetland areas along the west side of the trail.

**Management Feedback:** The management team began grooming the trail for winter use within the last decade; however, the trail structures were not designed to accommodate the specialized grooming equipment and the wood edges often get clipped by the blades. Wood material is not ideal for use in trail structures or at the fly-fishing deck for this reason.

An informal boardwalk made from narrow Trex material was placed within the wettest sections of the social trail. This is intended to be a temporary fix for accessing the benches until a formal plan/solution can be developed for managing access. The trail is largely utilized by local community members in the housing area northeast of the park.



PARKS

The following table provides a brief description of park **elements** in Confluence Park along with any issues identified during site visits or by Town maintenance and operations staff.





Element	Key Components	Eval.	Notes
Bridge	<ul style="list-style-type: none"> <li>Wide bridge with concrete surface and metal railing over Vasquez Creek.</li> <li>Removable wooden bollard with concrete footer before the bridge.</li> </ul>	<p>Good</p> 	<p><b>Issues and Concerns:</b> N/A</p> <p><b>Management Feedback:</b> The bollard in front of the bridge is needed to prevent motorized vehicles from accessing the park, but it is often vandalized. The bollard needs to remain removable with its sleeve flush with the concrete in order to allow trail grooming equipment to pass through during the winter.</p>
Site Furniture	<ul style="list-style-type: none"> <li>Located at entrance/trailhead: bear resistant trash receptacle, wood bench, picnic table</li> <li>Located along trail: bear resistance trash receptacle, wood picnic table</li> </ul>	<p>Good</p> 	<p><b>Issues and Concerns:</b> Wood site furniture is showing signs of wear (minor damage, faded paint, aged wood); board on wood table have been replaced. The park lacks bike parking.</p> <p><b>Management Feedback:</b> N/A</p>
Signage	<ul style="list-style-type: none"> <li>Park identifier sign at the entrance to the park with name of park, date of establishment (2005), and Town of Winter Park logo                             <ul style="list-style-type: none"> <li>Rules and regulations signs are mounted to the wood posts</li> </ul> </li> <li>Local art displayed on wood frame on west side of fly-fishing dock</li> <li>Angle mount interpretive sign mounted on east edge of fly-fishing dock                             <ul style="list-style-type: none"> <li>Features information on cutthroat trout</li> </ul> </li> <li>Two regulatory signs for anglers from Colorado Parks and Wildlife – one at the entrance and the other at the far end of the fly-fishing dock.</li> </ul>	<p>Good</p> 	<p><b>Issues and Concerns:</b> The rules and regulations signage should not be placed on the park identifier sign as these types of signs need to be removed and replaced when policies change.</p> <p><b>Management Feedback:</b> N/A</p>
Monuments	<ul style="list-style-type: none"> <li>Sculptural boulder with a ring of boulders at the entrance/trailhead.</li> <li>Engraved granite boulder denoting that the park and rock are dedicated to Don and Betty Drake, long-time residents of Winter Park.</li> </ul>	<p>Fair</p> 	<p><b>Issues and Concerns:</b> Area appears to need general care to maintain appearance and importance of the dedication marker.</p> <p><b>Management Feedback:</b> N/A</p>



FIGURE 2–24. Boardwalk with retaining walls along the wetland area of Confluence Park.



FIGURE 2–25. Dedication monument and sculptural boulder at the entrance of Confluence Park.

## Ecological Site Analysis

An ecological site analysis was completed for Confluence and Hideaway Parks as they are very similar in their ecological nature and location. The current ecological conditions at Confluence and Hideaway Parks are characterized by two main ecotypes, riparian scrub shrub wetland and lodgepole pine forest. The riparian wetlands exist along the Vazquez Creek and Fraser River corridors. Of the total 21.6 acres, approximately 8.25 acres of Confluence and Hideaway Parks consists of emergent or scrub shrub riparian wetlands. The current ecological condition of the wetland complexes is considered good. The biggest threats to these systems are encroachment from development, noxious vegetation, and prolonged drought.

The second ecological community type found primarily at Confluence Park are the lodgepole pine forests. These exist where topography allows, typically in upland settings with elevated slopes above the wetland complexes. These forest types are characterized by dense stands of lodgepole pine (*Pinus contorta*) in the overstory with a minor component of aspen (*Populus tremuloides*) and a number of forbs and grasses in the understory. This ecotype comprises approximately 3.16 acres at Confluence and Hideaway Parks.

**Evaluation:** Good

**Issues and Concerns:** Encroachment to riparian areas from development, prolonged drought, noxious vegetation, and pests such as the pine beetle.



FIGURE 2–26. Wetland vegetation along the spur trail.

### Existing Plant Species

#### Trees

- ▶ Lodgepole Pine (*Pinus contorta*)
- ▶ Quaking Aspen (*Populus tremuloides*)

#### Shrubs

- ▶ Rocky Mountain Willow (*Salix monitocla*)
- ▶ Coyote Willow (*Salix exigua*)
- ▶ Thinleaf Alder (*Alnus tenuifolia*)

#### Wetland Vegetation

- ▶ Arctic Rush (*Juncus articus*)
- ▶ Baltic Rush (*Juncus balticus*)
- ▶ Beaked Sedge (*Carex utriculata*)

#### Upland Understory Vegetation

- ▶ Golden Banner (*Thermopsis rhombifolia*)
- ▶ Western Yarrow (*Achillea millefolium*)
- ▶ Indian Paintbrush (*Castilleja coccinea*)



FIGURE 2–27. Lodgepole pines along the Vazquez Creek Trail loop.

PARKS

**Recommendations**

Confluence Park should maintain its existing use as a secluded, forested trail and fishing location within close proximity to Downtown.

Key locations along the park boundary and within the park have been selected for improvements. These improvements are outlined below:

- ▶ **Entrance Area:** The entrance to the park should be improved to provide a more inviting trailhead and orientation point. Bike parking and a trail kiosk should be provided along Ski Idlewild Road. A rest area with seating and picnic tables should be provided near the entrance. *Refer to sections 7.0 Furnishings and 8.0 Signage of the Outdoor Recreation Standards chapter.*
- ▶ **Trail:** The existing trail should maintain its alignment and be improved as needed. Interpretive trail signage should be placed along the trail and fly-fishing deck to orient users to the local ecology and encourage stewardship. *Refer to sections 6.1 Trails and 8.0 Signage of the Outdoor Recreation Standards chapter.*
- ▶ **Trail Structures:** Wooden trail bridges and structures within the park should be phased out after they exceed their material life-cycle. Consider replacing structures with a hardy composite Trex material or appropriate equivalent. The width and clearance of the trail and its structures should accommodate winter grooming equipment. *Refer to section 5.0 Structures of the Outdoor Recreation Standards chapter.*
- ▶ **Fly-Fishing Deck:** The existing fly-fishing deck needs to be replaced with a structure that meets city code and access needs. The structure should have the same footprint as the existing deck and provide accessible railings and interpretive signage. *Refer to sections 5.0 Structures and 8.0 Signage of the Outdoor Recreation Standards chapter.*
- ▶ **Ecological Improvements:** The ecological benefits of Confluence Park should be improved through fisheries habitat restoration along the Fraser River, management of invasive species, and development of a forest management plan.



FIGURE 2–28. The entrance to the park could be improved with trailhead seating and wayfinding signage similar to this approach at Cannon Valley Trail in Minnesota.



FIGURE 2–29. Trex material can be cut and shaped similar to wood, but is more durable and longer-lasting. Similar to wood, it blends nicely with the surrounding natural environment.

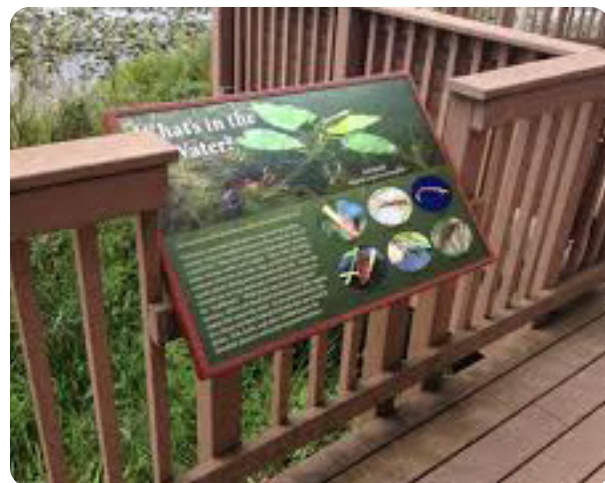


FIGURE 2–30. Canopy coverage is primarily limited to groupings of evergreens.

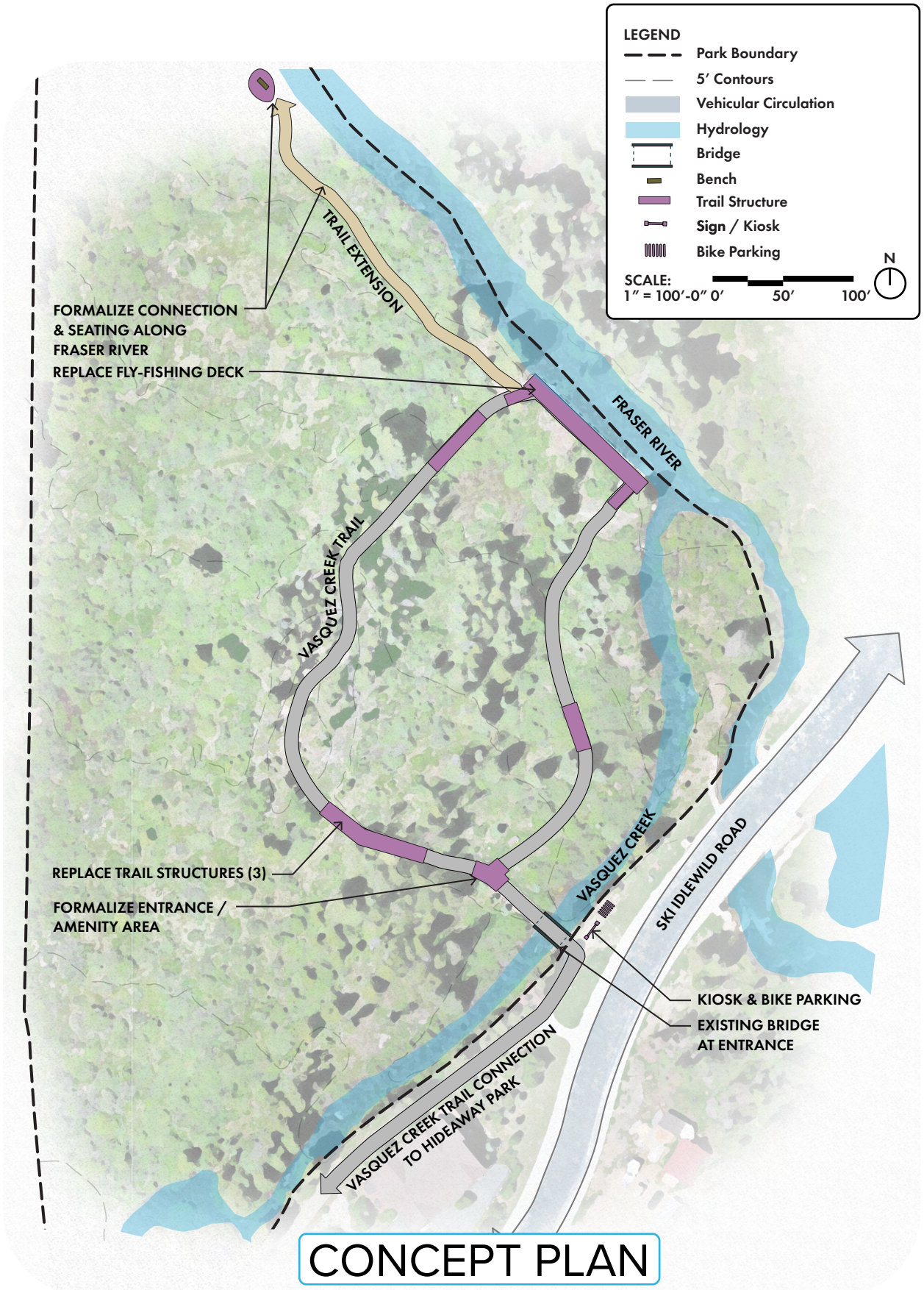


FIGURE 2-31. Proposed recommendations and programming at Confluence Park.

Confluence Park Improvements		
Amenity	Timing	Recommendation
Fly-Fishing Deck	Short-Term	Replace existing fly-fishing deck. New deck must be code compliant, ADA accessible, appropriately sized for snow grooming equipment and have guardrails to minimize fall risk. Trex material should be used to minimize wear and damage from use and snow grooming equipment
<b>Vasquez Creek Trail</b>  <i>(these are identical in the recommendations Trails Chapter)</i>	Routine	Inspect/maintain trail condition and refinish surface, as needed. Maintain furnishings along the trail. Monitor and replace signage as needed. Groom trail during winter season.
	Short-Term	<p>Define boundary for seating areas to prevent further compaction of tree roots</p> <p>Revegetate social trails with a native seed mix. Add signage along areas being revegetated to encourage users to stay on the trail and protect natural resources</p> <p>Incorporate interpretive signage throughout loop to engage public with natural setting within the Confluence Park section.</p> <p>Implement improvements along Hideaway Park stretch including seating areas and river access points. Stabilize and revegetate riverbanks and social trails.</p> <p>Provide Outdoor Recreation Access Route (ORAR) accessibility improvements at Vasquez Creek Trail including passing zones, width, and surface treatments.</p>
Entrance	Short-Term	Develop a bike parking area and information kiosk at the entrance to Confluence Park.
<b>Confluence of Vasquez Creek and Fraser River</b>	Routine/ Short-Term	Manage for nuisance and noxious vegetation
	Short-Term	Provide dedicated wildlife/ecosystem viewing area with seating and interpretive/ educational signage
Forested Riparian Area	Routine/ Short-Term	Forest health assessment and management
Fraser River	Long-Term	Fisheries habitat restoration



FIGURE 2–32. Wolf Park is separated from the urban context of Downtown Winter Park, offering a more secluded neighborhood park experience.

## Wolf Park

Wolf Park is an 22.32-acre linear, neighborhood park located between the Union Pacific Railroad and East Kings Crossing Road. The Alpine Trail is an eight-foot gravel path that meanders the entire length of the park and connects the forested north and south edges of the park to the 2.5-acre central developed area. The central developed area features a picnic pavilion, gazebo, a contemporary playground with swings and a sand box, a linear open lawn, potable restrooms, and sports courts for sand volleyball, tennis, and basketball.

Two multi-family developments are located at the southeast boundary of the park. Timber Ridge Condos is accessed by two parallel unpaved roads whereas Wolf Park Townhomes are accessed via Wolf Park Lane at the southern border of the park.

## Overall Condition

Wolf Park is the only park within the Town of Winter Park to offer ample space for sport courts and a sizable level lawn for field games. The central developed area was built and redesigned over several decades and lacks a cohesive plan to tie its multiple site elements together. Many of the amenities and features are outdated and showing signs of wear and damage. Site amenities and elements are not accessible. Wolf Park lacks light features. Wolf Park is in fair condition and would benefit from a comprehensive master plan and redesign to better meet community needs and uses of the space.



FIGURE 2-33. Existing amenities and features at Wolf Park.

### Wolf Park History

Wolf Park was donated to the Town of Winter Park in 1973. George Robert Wolf purchased 60-acres of forested land to develop the Alpine Timbers Subdivision and agreed to donate 12-acres of the land as a public park. When George Wolf donated the land, his only requirement was for the park to have a tennis court, since this was one of his favorite pastimes. The central developed area was built between the mid-1980s and early 1990s to accommodate a tennis court, shelter, gazebo, play area, and access to the Alpine Trail. The contemporary playground area with poured-in-place rubber was installed in 2008. In 2012 the park was improved with remodeled restrooms, swings, fitness equipment along the Alpine Trail, a sun shade, trail resurfacing, lawn improvements and a new irrigation system.



1999



2008



2015

The following section provides a brief description of each **amenity** in Wolf Park along with any issues identified during the site visit or by Town staff.



#### Terraced Open Lawn



##### Key Components:

- Expansive irrigated sod lawn built on a terrace retained by a boulder edge
- A culvert extends under the lawn and diverts water to the east side of the boulder edge; an inlet is located approximately 10'-0" east of the sand box
- Terrace overlooks adjacent forest and provides screened views of the railroad tracks and surrounding mountain peaks

**Evaluation:** Fair

**Issues and Concerns:** During the Spring, sod was patchy and the drainage inlet was water-logged and eroded.

**Management Feedback:** The irrigation system was not installed properly and does not disperse water evenly across the lawn. The irrigation system oversprays onto adjacent amenities and site features. Lawn space is often used for lawn games.



**Restroom**



**Key Components:**

- Painted CMU block heated restroom building with a wood framed roof and security lights
- Built on a terrace with a paved concrete apron at the entrances to the men’s and women’s restrooms
- The building is accessed via stairs located on the east side of the building or by a wood-lined crusher fines ramp on the north side
- A wood railing extends along the east side of the building and stairs
- Includes a drinking fountain

**Evaluation:** Good to Fair

**Issues and Concerns:** The ramp to the restroom does not meet ADA accessibility standards for slope and edge condition.

**Management Feedback:** The restroom is closed to the public during the winter. The management team is aware the ramp is out of compliance and plans to redesign the access to the restroom from the parking lot. The restroom building interior is ADA compliant.



**Basketball/Pickleball Court**



**Key Components:**

- Post-tension concrete slab located under forested canopy with basketball hoops on the north and south sides
- A stepped retaining wall on the north, west, and south sides separates the court from the surrounding grade
- A striped pickleball court with removable net is setup in the middle of the court

**Evaluation:** Fair

**Issues and Concerns:** The basketball hoops are in good condition; however, the court lacks striping which prevents it from being used for regular play. Evergreen needles and water collect on the surface due to its location under the canopy.

**Management Feedback:** The limited sun exposure causes this area to retain snow/moisture/ice throughout the spring. The court has poor drainage, causing it to seep. The court lacks a barrier and balls often escape the court. The court is setback approximately 30'-0" from Kings Crossing Road.



**Gazebo**



**Key Components:**

- Octagonal wood gazebo with a tongue and groove ceiling, shingle roof, and built-in benches with backs that function as railing
- Located at the far end of the developed area

**Evaluation:** Good

**Issues and Concerns:** Gazebo feels disconnected from surrounding park features and is encroached by surrounding trees.

**Management Feedback:** N/A



**Tennis Court**



**Key Components:**

- Regulation-sized striped post-tensioned concrete tennis court painted with tennis court striping
- A pickleball/tennis drill wall is installed along the south side of the fence within the court
- Tennis court is enclosed by a fence
- Access gates are located on the north and south sides. Box steps lined with wood and filled with gravel provide access to the court on both ends.
- A stepped retaining wall on the north, west, and south sides separates the court from the surrounding grade. Gravel surfacing extends along the inside of the retaining wall

**Evaluation:** Good

**Issues and Concerns:** N/A

**Management Feedback:** The court is heavily utilized and cared for by the surrounding community.



**Volleyball Court**



**Key Components:**

- Sand volleyball court with metal posts, removable net, and wood mow edge
- Level with open lawn; wood retaining wall along west side separates grades

**Evaluation:** Poor

**Issues and Concerns:** Sod is growing within the sand at the court. Some sections of wood appear to be warping. Sand has hardened with time and is not ideal as a play surface.

**Management Feedback:** The volleyball court is rarely used. The sand is not of play quality and is hard to keep clean and maintain. The two new volleyball courts recently installed at the Fraser Sports Complex receive more use and are in better condition.



**Sand Pit**



**Key Components:**

- Rectangular sand pit set with boulder
- Level with the adjacent sand volleyball court and concrete pad at the sun shade
- Sand box is surrounded by a wood mow edge on all sides

**Evaluation:** Poor

**Issues and Concerns:** This feature is not distinguishable and usable as a sand pit. The sand has hardened over time. Due to its material choice and location, it functions a transition space between the sand volleyball court and playground.

**Management Feedback:** This area used to have digging play equipment, but it was removed after it was damaged. There are no plans to replace the digging play equipment.



**Sun Shade**



**Key Components:**

- Removable vinyl sunshade with painted metal posts
- Sun shade covers a concrete pad and wood-lined sand area with site furnishings

**Evaluation:** Fair to Poor

**Issues and Concerns:** Concrete pad is cracked at the footer location and the concrete pad is being undercut with the underside exposed.

**Management Feedback:** N/A



**Playground**



**Key Components:**

- Contemporary play structure with climbing walls, slide, spinners, poles, and play panels.
- An accessible ramp extends from the north side to the sun shade
- Poured-in-place rubber surfacing is colored black and enclosed by a wood edge
- A hopscotch board is located on the southwest corner
- A swing set with four swings – two regular and two infant – is located south of the play structure

**Evaluation:** Fair to Poor

**Issues and Concerns:** Poured-in-place rubber surfacing is peeling, petrified and warping. At the northeast corner, the rubber surfacing is failing and was heavily water-logged. Vegetation is growing between the wood mow edge and the rubber surfacing.

**Management Feedback:** The playground and poured-in-place rubber surfacing have reached the end of their material life cycle.



**Pavilion**



**Key Components:**

- Rectangular wood shade structure on a concrete pad with a shingled hipped roof, wood joists and beams, and metal braces where it meets the ground.

**Evaluation:** Good

**Issues and Concerns:** Concrete pad is cracked at ground connection of the posts.

**Management Feedback:** The pavilion is a popular amenity used for community and private gathering events. It can be reserved for public use online.



**Exercise Stations** ⊖


**Key Components:**

- Six exercise stations are along the Alpine Trail: parallel bars, an S-Beam, a pull up station, a vertical ladder, a sit up bench, and a back extension.
- Stations are outlined with a wood edge
- Some stations feature instructional signage for how to use the equipment

**Evaluation:** Fair

**Issues and Concerns:** The parallel bars are dented. Some stations are missing instructional signage.

**Management Feedback:** N/A



**Alpine Trail** ✓

**Key Components:**

- Crusher fines trail on road base approximately 6' wide extends through forested sections of the park and along the easternmost edge of the terrace near the boulder edge retaining wall.
- Clearings/waysides along the trail provide access to exercise stations and numbered interpretive signs featuring facts on native plants and animals
- Alpine Trail is a year-round trail groomed for winter

**Evaluation:** Good

**Issues and Concerns:** The boundaries of waysides are not clearly defined. A network of social trails leads from the trail to the Kings Crossing Road, which is likely compacting soil at tree roots.

**Management Feedback:** N/A

The following table provides a brief description of park **elements** in Wolf Park along with any issues identified during site visits or by Town maintenance and operations staff.

Element	Key Components	Eval.	Notes
Site Furniture	<ul style="list-style-type: none"> <li>• Free-standing grid bike rack near parking lots</li> <li>• Charcoal park grills set in gravel areas delineated by a wood edge</li> <li>• Double-wide bear resistant trash receptacles</li> <li>• Movable picnic tables with wood tops and metal bases at the pavilion</li> <li>• Removable wood bollards with reflectors are mounted to all sides in select locations near vehicle access routes</li> <li>• Multiple styles of park benches</li> <li>• Dog waste bag dispensers mounted to wood posts</li> </ul>	Fair ⊖	<p><b>Issues and Concerns:</b> Grills are heavily rusted. Logo on custom Town benches is outdated.</p> <p><b>Management Feedback:</b> N/A</p>

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Element	Key Components	Eval.	Notes
Monument	<ul style="list-style-type: none"> <li>A granite boulder near the tennis court dedicates the park to George Robert Wolf and denotes the park's history, his legacy, and the importance of tennis to the Wolf family</li> </ul>	<p><b>Good</b></p> 	<p><b>Issues and Concerns:</b> N/A</p> <p><b>Management Feedback:</b> N/A</p>
Signage	<ul style="list-style-type: none"> <li>Park identifier sign at the entrance to the park with name of park and Town of Winter Park logo</li> <li>Wood wayfinding signage for Alpine Trail</li> <li>A large map of the park in a kiosk near the parking lot</li> <li>Regulatory signage for dog waste and park/playground safety</li> <li>Angle mount interpretive sign</li> <li>Numbered wood interpretive signs along Alpine Trail featuring native plants and animals</li> </ul>	<p><b>Fair</b></p> 	<p><b>Issues and Concerns:</b> Many of the interpretive features, maps and signs are outdated. The wood interpretive signs are damaged with missing pieces including markers, handles, and signage.</p> <p><b>Management Feedback:</b> The map within the kiosk at the parking lot is oriented in the wrong direction.</p>
Parking	<ul style="list-style-type: none"> <li>Large paved parking lot with striped parking spaces along the edges including two ADA parking spaces and signs</li> <li>Recessed vegetated oval with pines functions as a median at the entrance to the park</li> <li>Parking lot is built on a terrace with a wood retaining walls along the east and west side for grade separation</li> <li>Concrete stairs with cheek walls are set along east side of the parking lot to provide access to concrete path that leads to the pavilion</li> <li>Crusher fines trails on the south end extend to the restroom and park features</li> <li>A yellow-painted post and chain fence is mounted to the retaining wall at the southeast corner near the concrete stairs</li> </ul>	<p><b>Fair</b></p> 	<p><b>Issues and Concerns:</b> Surface level cracks. Vegetation is growing between the retaining wall and asphalt edge. The post-and-chain fence feels like an interim fix to addressing the drop-off safety concern along the edge of the parking lot.</p> <p><b>Management Feedback:</b> The post-and-chain fence was installed along the edge of the parking terrace to prevent vehicles from driving off the edge. It needs to be partially removed during the winter season to plow and store snow within the parking lot. Since most of Wolf Park becomes inaccessible during the winter, the parking lot acts as a trailhead for directing visitors to the Alpine Trail.</p>



FIGURE 2–34. Interpretive sign along Alpine Trail.



FIGURE 2–35. Terraced parking area near entrance.

## Ecological Site Analysis

The current ecological conditions at Wolf Park are characterized by a mixed aspen conifer forest within the non-developed portion of the park. In the north and south portions of the park, there is predominantly lodgepole pine (*Pinus contorta*) mixed with Douglas-fir (*Pseudotsuga menziesii*) and quaking aspen (*Populus tremuloides*) overstory with typical understory upland vegetation. The mixed aspen-conifer forest comprise approximately 16-acres of the 22.32-acre Wolf Park. These dense forest canopies constrict sunlight to the forest floor, prohibiting vigorous and diverse understory plant communities. Plants that have adapted to live in these low-light areas include Wild Strawberry (*Fragaria vesca*), Heartleaf Arnica (*Arnica cordifolia*), and Golden Banner (*Thermomopsis rhombifolia*).

The forest at Wolf Park are in good condition overall. As the morphology of these forest types does not allow for much understory vegetation to grow, the threat of noxious vegetation is low. As the forest matures and individual trees grow taller, it will be important to monitor for hazard trees within the park. Monitoring the forested area for pests, such as the mountain pine beetle, is also critical for maintaining forest health.

**Evaluation:** Good

**Issues and Concerns:** None



FIGURE 2–36. Mixed aspen-conifer forest.

### Existing Plant Species

#### Trees

- ▶ Lodgepole Pine (*Pinus contorta*)
- ▶ Douglas-fir (*Pseudotsuga menziesii*)
- ▶ Quaking Aspen (*Populus tremuloides*)

#### Upland Understory Vegetation

- ▶ Wild Strawberry (*Fragaria vesca*)
- ▶ Heartleaf Arnica (*Arnica cordifolia*)
- ▶ Golden Banner (*Thermomopsis rhombifolia*)
- ▶ Rocky Mountain Juniper (*Juniperus communis*)



FIGURE 2–37. Forest character along the Alpine Trail.

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**Recommendations**

Wolf Park should maintain its existing use as a neighborhood park but should be upgraded with new amenities to meet community and accessibility needs. Many of Wolf Park's existing amenities are in fair to poor condition.

Key locations within the park shall be improved with new amenities. These improvements are outlined below:

- ▶ **Accessible Trails and Parking:** The parking area at Wolf Park currently functions as a trailhead to the Alpine Trail. The parking area is elevated and lacks ADA-compliant trail and restroom access. The parking area and site circulation should be redesigned to better accommodate universal access to new and existing amenities. *Refer to sections 1.0 Hardscape, 1.5 Parking Areas and 6.1 Trails of the Outdoor Recreation Standards chapter.*
- ▶ **Playground:** A new playground shall replace Wolf Park's current outdated play equipment. Aesthetics of the playground should reflect the forest environment surrounding the park and provide play opportunities different from those currently offered at other parks. *Refer to section 6.3 Playgrounds of the Outdoor Recreation Standards chapter.*
- ▶ **Pickleball Courts:** The community has expressed the need for outdoor pickleball courts for seasonal use. These would be best accommodated next to the existing tennis courts. *Refer to sections 6.4 Athletic Fields/Courts of the Outdoor Recreation Standards chapter.*

**Heads up:** All existing amenities shall be maintained as-is through routine inspection and maintenance until funding becomes available to redesign Wolf Park.



FIGURE 2–38. Trails and amenities should be redesigned for universal access and to increase access to natural setting.



FIGURE 2–39. Pickleball is the fastest growing sport in the nation and is in high-demand within the Fraser River Valley.



FIGURE 2–40. Wood play structures such as the Robina Play Equipment by Kompan would be ideal for Wolf Park's forested setting.



FIGURE 2-41. Proposed recommendations and programming at Wolf Park.

Wolf Park Improvements		
Amenity	Timing	Recommendation
Terraced Open Lawn	Routine	Maintain existing lawn and irrigation system
	Long-Term (Redesign)	Remove existing irrigation system and replace with new irrigation system  Allow for a minimum width of 15'-0" of lawn space to allow space for lawn games (bocce, cornhole, ladder toss, etc.)
Restroom	Routine	Inspect existing building hardware and maintain for cleanliness/security.
	Short-Term	Provide new accessible ramp from ADA parking space to restroom building.
	Long-Term (Redesign)	Keep existing restroom building as-is; provide new accessible route to building when parking lot is redesigned
Basketball	Routine	Inspect for damages to court, basketball poles and pickleball net
	Short-Term	Improve drainage around the site to assist in moving water off the court. Thin and limb surrounding trees to limit leaf litter and open tree canopy to aid in solar exposure and drying.
	Long-Term (Redesign)	Retain basketball court location during redesign.
Gazebo	Long-Term (Redesign)	Provide an accessible route and ramp at the gazebo
Tennis Court	Routine	Inspect the court for damage and maintain as-is
	Long-Term (Redesign)	Tennis court to remain as-is; Provide accessible entrance to tennis court on north side
Volleyball Court, Sun Shade, and Sand Pit	Routine	Inspect for damages and maintain as-is
	Long-Term (Redesign)	Remove existing sand volleyball court, sun shade and sand pit; Area shall be reworked to provide new features; New sun shades to be provided at playground
Playground	Routine	Inspect the structure for damage including fastening hardware, railings, components, moving parts, play features, etc
	Long-Term (Redesign)	Replace existing playground with inclusive play features that meet community needs and provides a range of opportunities for all ages and abilities. Provide accessible route from parking area to playground and sports courts
Pickleball	Long-Term (Redesign)	Provide two fenced pickleball courts south of the tennis courts.
Pavilion	Routine	Inspect the court for damage and maintain as-is
	Long-Term (Redesign)	Relocate existing pavilion when the parking lot is redesigned and provide accessible route between the two amenities
Exercise Stations	Routine	Inspect the court for damage and maintain as-is
	Short-Term	Replace missing instructional signage and damaged equipment
Alpine Trail	Routine	Maintain existing trail for winter grooming and repair social trails
Parking	Routine	Maintain for seasonal use to trail and developed park area
	Long-Term (Redesign)	Redesign parking area to remove terraced wood retaining walls, increase parking/trailhead capacity, and provide accessible routes to park amenities and Alpine Trail.
Monument	Long-Term (Redesign)	Relocate existing dedication monument to new location along accessible route
Drainage	Long-Term (Redesign)	Evaluate existing drainage and repair when regrading the site for new amenities
Forested Area	Routine/ Short-Term	Forest health assessment and management
Natural Areas	Routine/ Short-Term	Manage for nuisance and noxious vegetation
Interpretation Opportunities	Long-Term	Incorporate interpretive/educational information on forest health management

## Future Parks Assessment

This section summarizes the condition of the seven future park sites dedicated to the Town. The future parks are located in the planned developments in the Roam and Rendezvous Communities. The Town will own, operate, and maintain the parks after their establishment. The Final Development Plans (FDP) for each community specified the sizes and locations of the parks and provided an approved list of amenities.

The consultant team flew a drone over each future park and collected aerial imagery and topographic data. Using the field collected data and GIS, they created basemaps for slope and site analysis. A visual ecological assessment was conducted at each parcel to determine character, vegetation types, and natural features in need of protection. Due to the lack of existing amenities and elements, these parks were not evaluated on the Good, Fair, and Poor system used for the existing parks. A combination of narrative text, photographs, and analysis maps convey the ecological condition and feasibility of each future park.

### Porphyry Park

Porphyry Park will be a large park jointly dedicated by the Roam and Rendezvous Communities along their shared border. Each development stipulated a required amount of acreage and amenities for the space in its FDP.

### Roam Community

In addition to dedicating land for Porphyry Park, the Roam Community will dedicate active public park spaces, passive trails, and protected open space. The future parks include three park spaces; a neighborhood park and two pocket parks along the Fraser River.

### Rendezvous Community

The Rendezvous Community will dedicate active public park spaces, passive trails, and protected open space. The future parks include three new mountain parks spaces; Forest Spur Park, Ranch Creek Park, and Idlewild Park (which is currently under development as of 2024).

## Future Parks Recommendations

The Programmatic Needs of the parks were informed by the Town Plan's Guiding Principles, site assessments, community and stakeholder input. These were used to form a basis for recommendations for potential amenities. Recommendations for future parks are informed by the site assessments and analysis maps, which determined the feasibility of developing each park.

A concept plan and a recommendation narrative were developed for each future park. Some future parks will be able to accommodate the range of desired amenities, whereas others will undergo minimal development due to ecological and topographic constraints. The recommendations aimed to incorporate the amenities approved by the FDPs, as these were deemed appropriate for the character of each site; however, additional amenities were incorporated based on the desired amenities list where feasible. Additional recommendations were included to maintain the ecological character of the natural areas at each site.

The sites will need to be surveyed prior to development for parcel boundaries, utilities, location of site structures, easements, wetlands, ecological features, etc. All boundary information is approximate based on the information shared in the FDPs, which was digitized into GIS. As these parks enter into the design and planning phases, each future park will need to go through Town Council review and a public input process to inform the overall development of the site. Designers and town staff developing these future parks should refer to the ***Outdoor Recreation Standards chapter of this report.***

Recommendations are listed after each park assessment. Recommendations are specific to each park, condition, or need, and are intended to guide site-specific improvements. Each recommendation list is paired with a graphic concept plan.



FIGURE 2-42. Many of the future parks will be built on undeveloped land with varying ecological conditions and terrain. Development at each future park needs to consider site-specific ecological constraints in order to sensitively develop parkland.

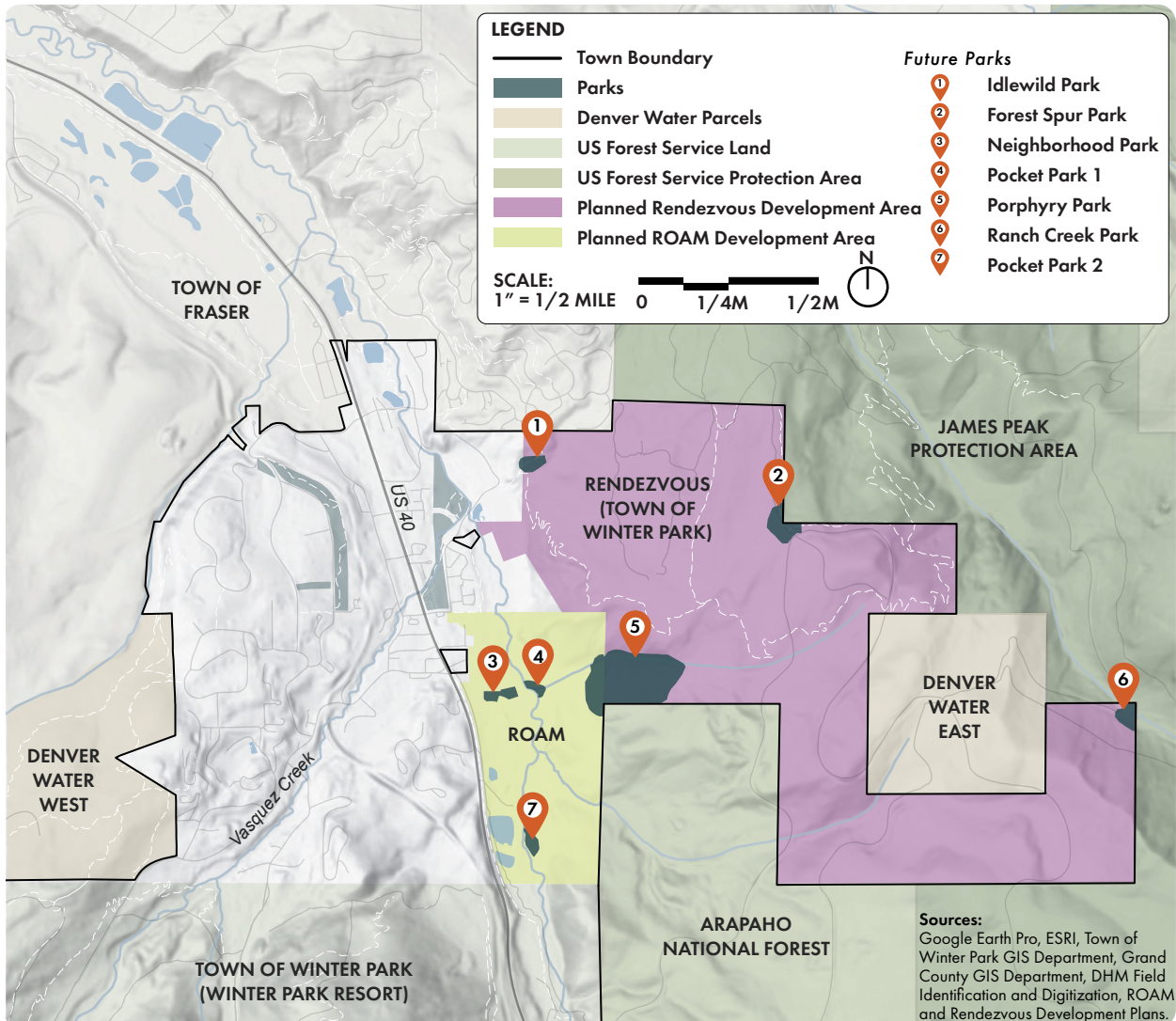


FIGURE 2-43. A context map of the Town highlighting the locations of future parks in the Roam and Rendezvous Communities.

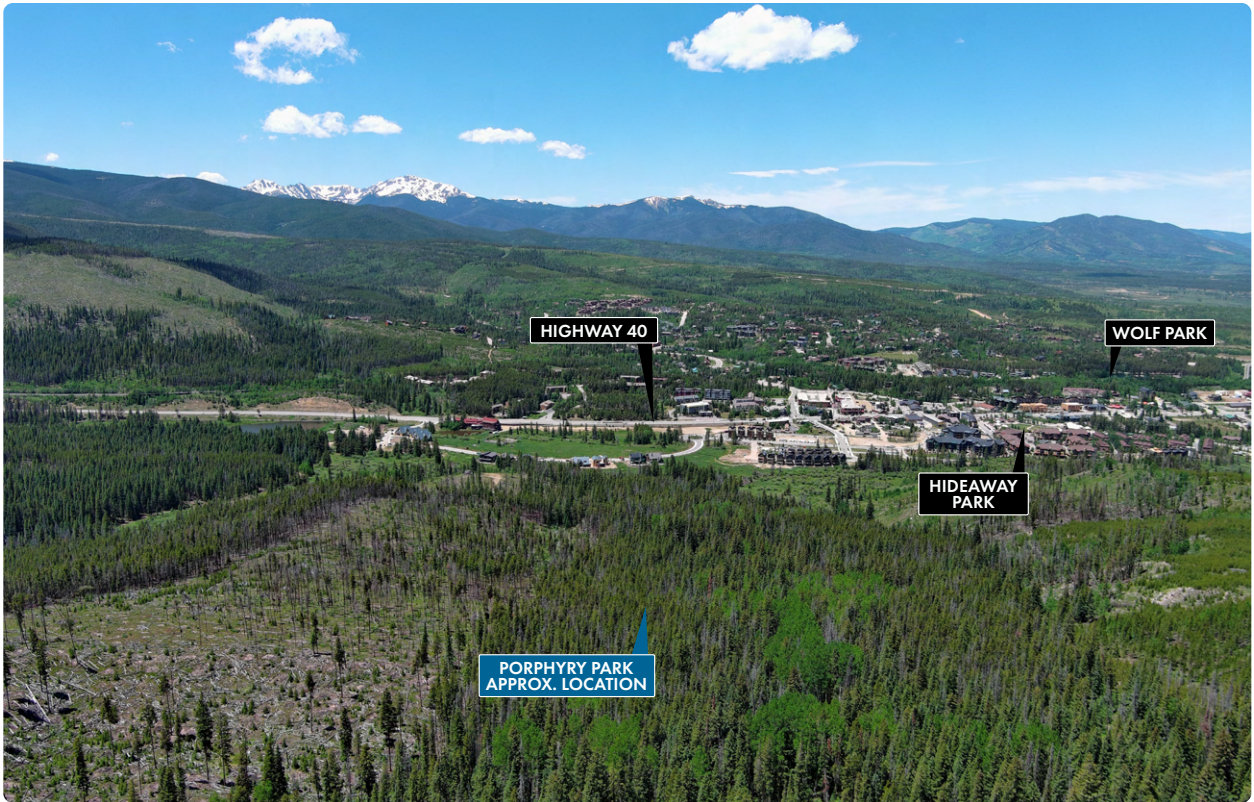


FIGURE 2-44. The image above shows the approximate boundary location for the future Porphyry Park.

## Porphyry Park

### Description:

Porphyry Park will be a large park jointly dedicated by the Roam and Rendezvous Communities along their shared border.

Per the approved FDPs, the Roam Community will dedicate 5.5-acres along a future access road to provide parking and a restroom. The Rendezvous Community will dedicate 15.9-acres to provide a minimum of fifteen vehicle parking spaces, a trailhead, a picnic shelter, crusher fines trail, and a nuptial knoll with a private restroom. The private restroom will include an individual sewage disposal system.

### Existing Plant Species

#### Trees

- ▶ Lodgepole Pine (*Pinus contorta*)
- ▶ Quaking Aspen (*Populus tremuloides*)

### Site Condition:

Porphyry Park is located on sloped terrain along a shared border with the Arapaho National Forest. The Porphyry Creek drainage extends along the north side of the park. The north edge is very steep, with limited buildable terrain. The Porphyry Creek Drainage extends along this edge and acts as an essential wildlife corridor. The central area and southern edge of the park are also steep but it is feasible to grade for trails and passive recreation. The west edge of the park drops off steeply towards the Fraser River, providing panoramic views of the Valley and Downtown Winter Park and Fraser.

The park is composed primarily of a stand of lodgepole pine trees. The mature pine stand is densely packed, limiting understory growth and species diversity.

The parcel is currently not accessible by vehicle. Two roads have been proposed on the west and east sides. The Yankee Doodle Trail extends approximately 300-feet north of the park. The Rendezvous Community FDP recommends a trail connection to the existing trail.

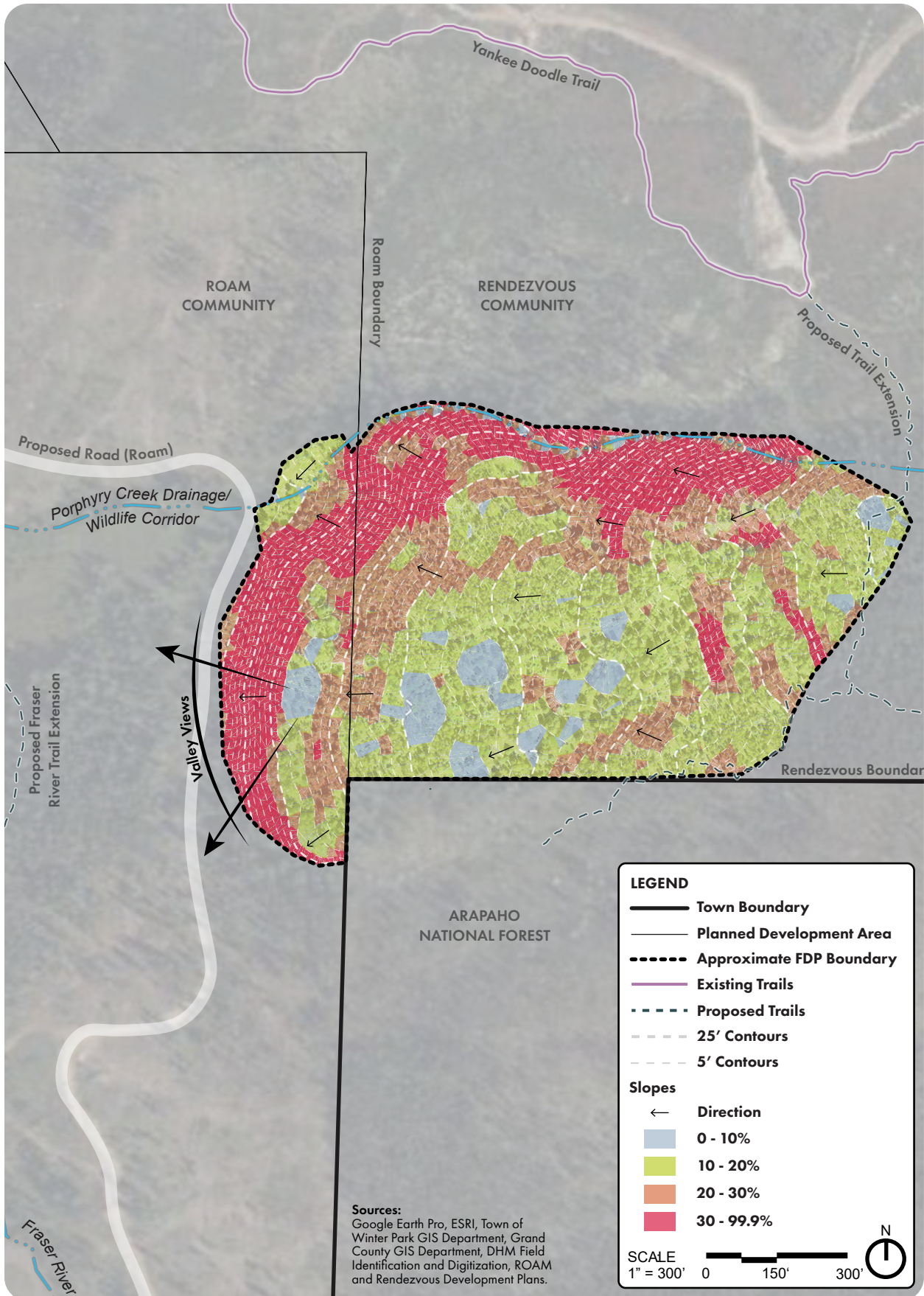


FIGURE 2-45. Analysis map, including percentage of slope throughout the terrain, for Porphyry Park.

## Recommendations

The design of Porphyry Park should account for the drastic terrain variation with heavily forested steep slopes and drop-offs towards the Fraser River. The appearance and use of amenities should be compatible with both US Forest Service and residential land use.

The concept for this future park incorporates highly desired amenities identified by Grand County residents and the approved FDPs. Key amenities and improvements are outlined below:

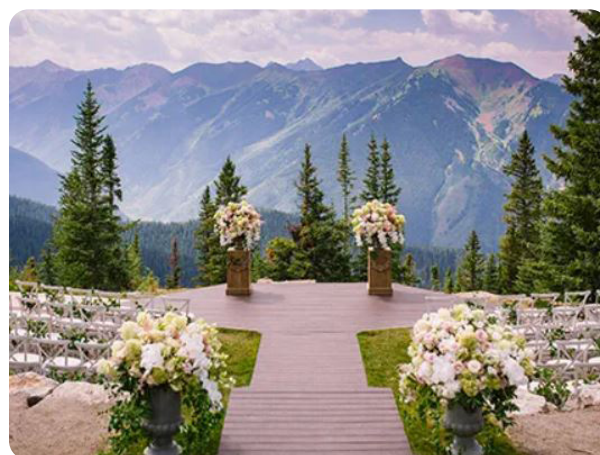
- ▶ **Dog Park:** Porphyry Park would be an appropriate location for a dog park. The terrain could be modified in select areas to provide a unique park experience for residents and dogs alike. This dog park would offer ample shade under the canopy of lodgepole pines and a variety of serpentine paths for exploration. The siting of the dog park offers a buffer from adjacent residential land use and nearby roads.
- ▶ **Trailhead Parking:** Two parking areas/trailheads could be incorporated on the east and west sides of the park. The trailheads would be accessible from the Roam and Rendezvous Communities and include access for the general public. The parking areas would be connected by a series of multi-use trails for mountain biking and/or hiking. Each parking area should include a restroom and information kiosks. The east parking area should provide trail access to the Yankee Doodle Trail. Additional parking could be incorporated parallel to the park's access roads.
- ▶ **Nuptial Knoll/Overlook:** The Rendezvous Community FDP recommends a nuptial knoll within the park. The proposed area should be located along the western slope of the park, offering expansive views of the Fraser River Valley. The site would be limited to small gatherings, with seating provided along the east slope of the knoll. Outside of small events, this location could serve as a passive use overlook viewing platform and seating area.
- ▶ **Ecological Improvements:** A forest management plan is recommended for this site to promote forest health, manage age class diversity, and protect trees against pests. Trees should be planted along the edge of the site to provide erosion control and visual buffering from select adjacent land uses. The Porphyry Creek Drainage will remain preserved as an essential drainage and wildlife corridor.



**FIGURE 2–46.** Forested dog parks like the one above in Evergreen, CO offer unique opportunities for exploration and exercise with our canine companions.



**FIGURE 2–47.** Switchback trails offer a sense of adventure and challenge for hikers and mountain bikers.



**FIGURE 2–48.** Nuptial platforms built into the hillside like this one in aspen double as viewing platforms and seating areas outside of event use.

# CONCEPT PLAN

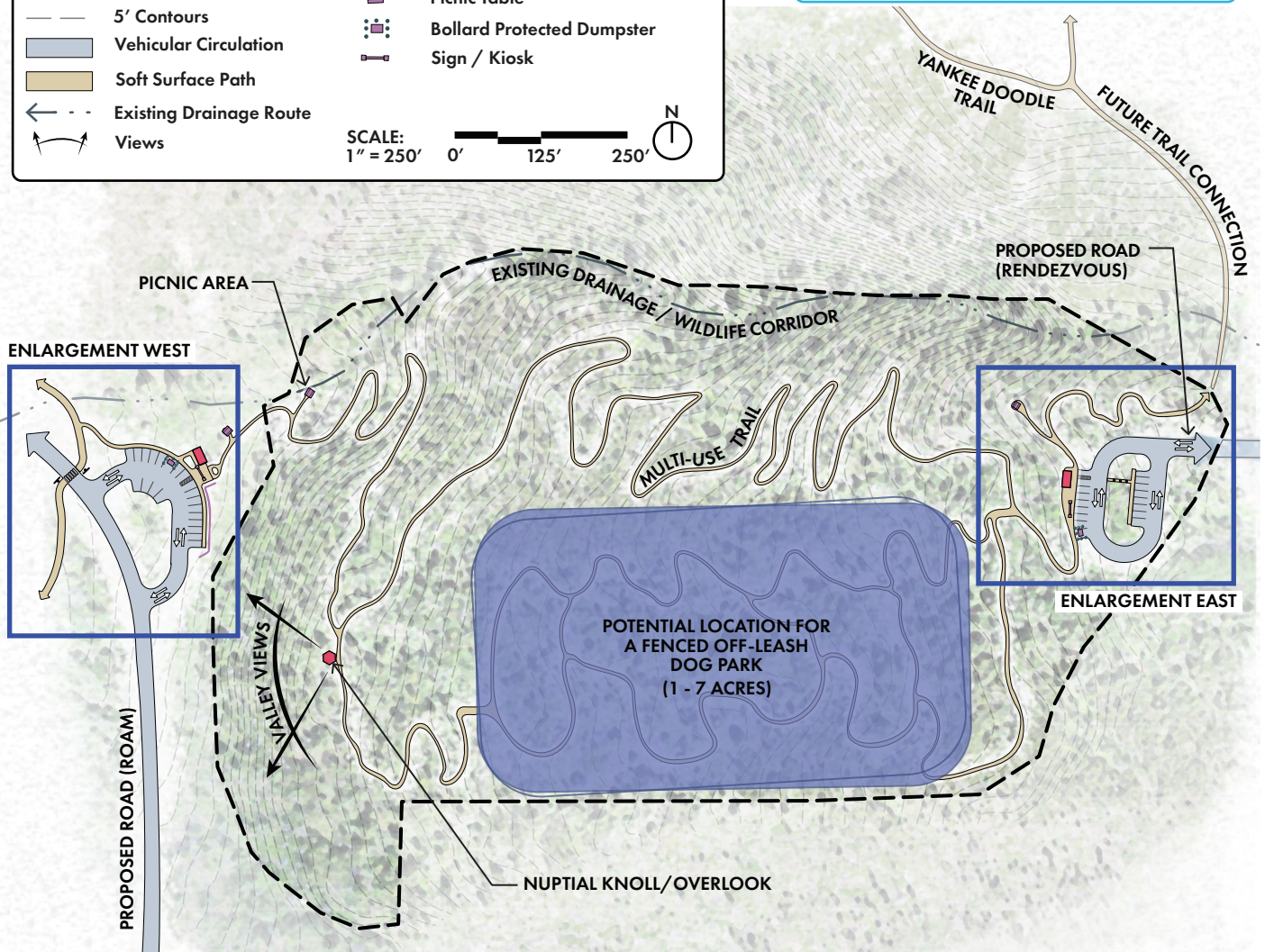
**LEGEND**

- Park Boundary
- 5' Contours
- Vehicular Circulation
- Soft Surface Path
- Existing Drainage Route
- Views
- Picnic Table
- Bollard Protected Dumpster
- Sign / Kiosk

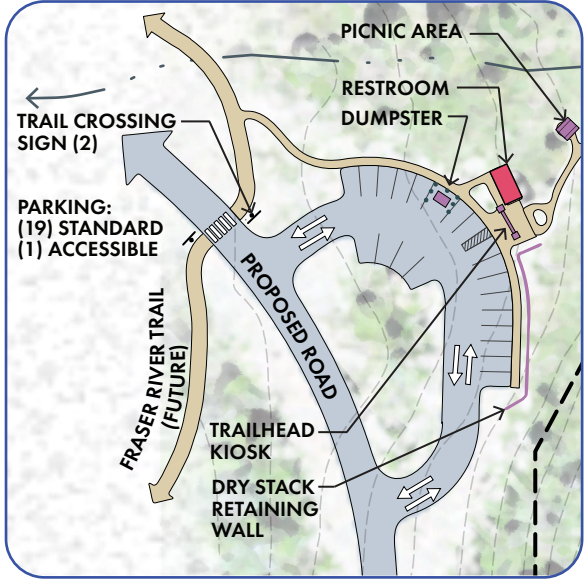
SCALE: 1" = 250'

0' 125' 250'

N



ENLARGEMENT WEST



ENLARGEMENT EAST

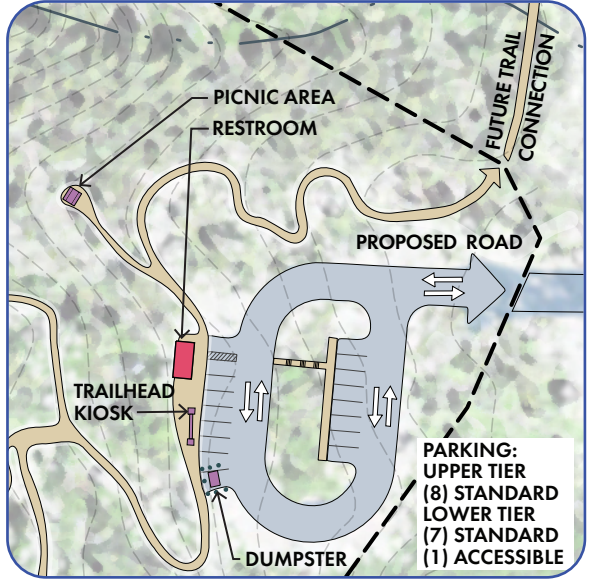


FIGURE 2-49. Concept plans for Porphyry Park: Overall site (top), West Parking/Trailhead (left), and East Parking/Trailhead (right).



FIGURE 2–50. The pocket parks dedicated by the Roam Community will be located near the Fraser River, outside of wetland areas.

## Pocket Parks

### Description:

The Fraser River corridor is designated a riparian preservation corridor under the Roam Community FDP and will be largely undisturbed by adjacent development.

Two small pocket parks will be developed in non-wetland areas along the east side of the Fraser River. These parks will be connected to the planned Fraser River Trail extension through this area. The locations for these pocket parks will be determined after a final trail alignment is determined. The FDP notes these pocket parks will be a maximum of 6,000 square feet and feature limited amenities in order to preserve the natural setting of the corridor. The proposed amenities include benches and trash receptacles; interactive trails; instructional, historical, and informational signage; nature viewing platforms; and ancillary non-active uses commonly found along the existing Fraser River Trail.

### Site Condition:

The natural character of the Fraser River Corridor through the Roam Community is diverse. Upstream, towards the south end of the community, features a forested riparian habitat composed of a spruce overstory with a wide variety of groundcover forbs. This plant community relies on peak flows in spring runoff. Surface water exists in depressions and low areas, which attract a wide variety of insect species and amphibians. Downstream areas include highly intact wet montane meadow with seep wetlands and an expansive riparian area.

This location contains high quality ungulate habitat for animals such as moose, deer, and smaller mammals. Various wetland plants, such as sedges and rushes, grow in saturated soils located here. The flat bottom valley land directly east of the Fraser River has largely been mapped as wetland habitat so the proposed location of the pocket parks will likely have to extend uphill to avoid building infrastructure within the wetlands.

## Recommendations

The concept for these pocket parks is hypothetical since final locations will need to be approved during development of the Fraser River Trail extension. The proposed locations should provide similar amenities to those existing along the Fraser River Trail corridor, including site furniture and signage. The future parks should offer different amenities within different site contexts. For example, one park could be along the hillside and orient the user to the valley and its hydrology whereas a site closer to the Fraser River (like one below) could provide opportunities to experience the river up close. Both sites should provide interpretive signage focused on the Fraser River and its value to the Fraser Valley.

To the extent feasible, riparian habitat and wetlands should be preserved and restored. Development



FIGURE 2–51. Northern Leopard Frog is identified as a Species of Greatest Conservation Need by Colorado Parks & Wildlife (Photo by Boulder County Parks & Open Space).

of the pocket parks should incorporate habitat restoration for the northern leopard frog (*Lithobates pipiens*).

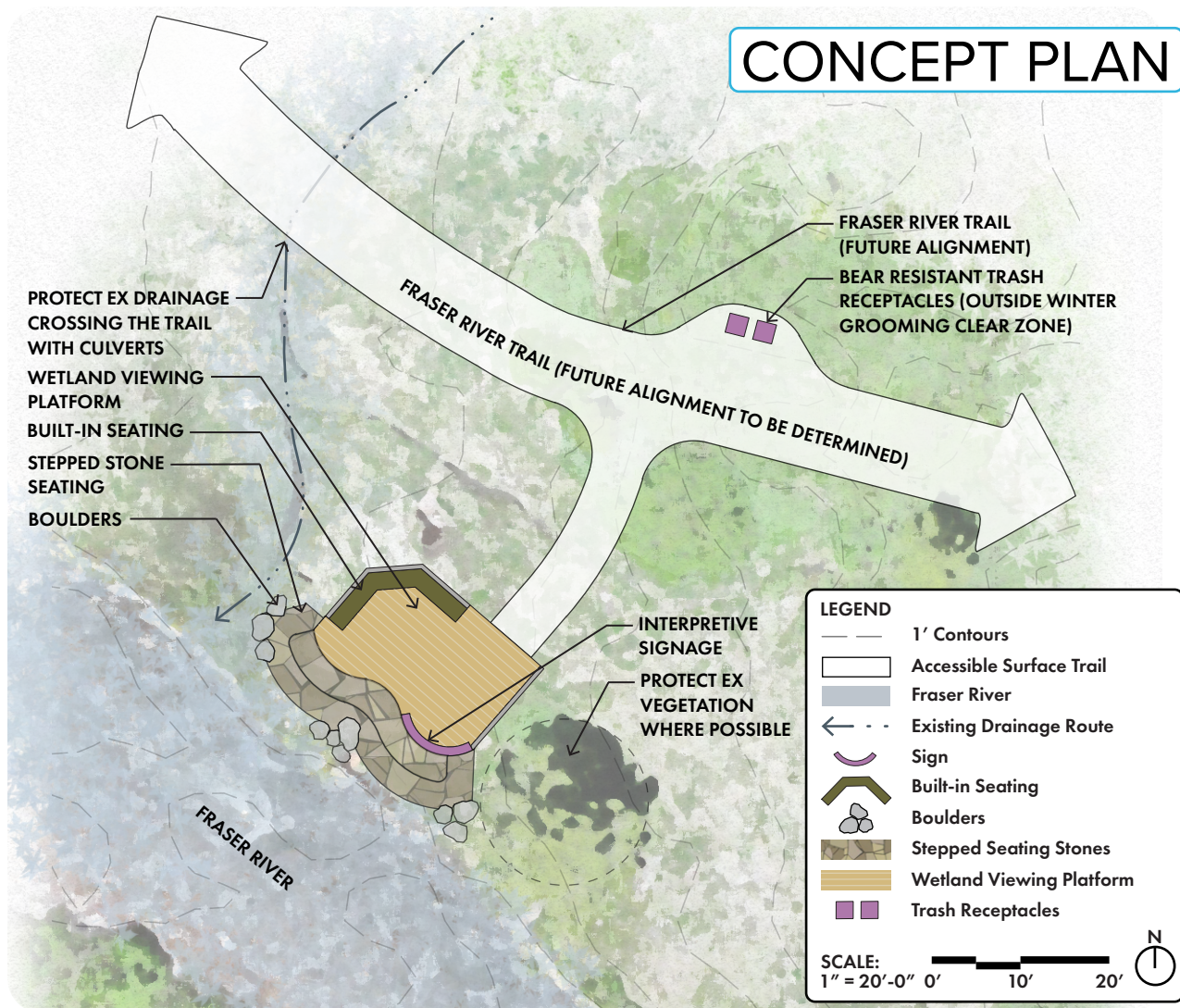


FIGURE 2–52. Concept for a small pocket park along the Fraser River. The location of the park is hypothetical and will need to be approved based on the alignment of the proposed trail and remain outside sensitive wetland areas.



FIGURE 2-53. The neighborhood park is defined by development and roadways on the north, south, and west.

## Neighborhood Park

### Description:

A 1.5-acre neighborhood park will be developed in the Roam Community, northeast of the roundabout at Ski Idlewild Road and Beaver Lodge Road. The park is adjacent to single-family homes and duplexes also under construction.

The Roam Community FDP proposed program notes the park will feature restroom facilities, a picnic shelter, a playground amenity, and a small sports field with an irrigation system.

### Site Condition:

The proposed neighborhood park features level terrain with very few trees. The southwest edge of the park slopes sharply from the road to the park. The parcel is defined by roads within the Roam Community.

The proposed site boundary is a little over 100'-0" from the Fraser River, located directly east of the site. The east edge of the park offers great views to the Fraser River and wetland area. Within the proposed park boundary, the site offers very little habitat or tree cover.

**Existing Plant Species**

*Trees*

- ▶ Lodgepole Pine (*Pinus contorta*)

After this development section of the Roam Community is complete, the park will be closely bordered by condominiums on the north side and single family homes on the south side. Visual and physical buffers will be needed to separate mixed uses on adjacent properties.

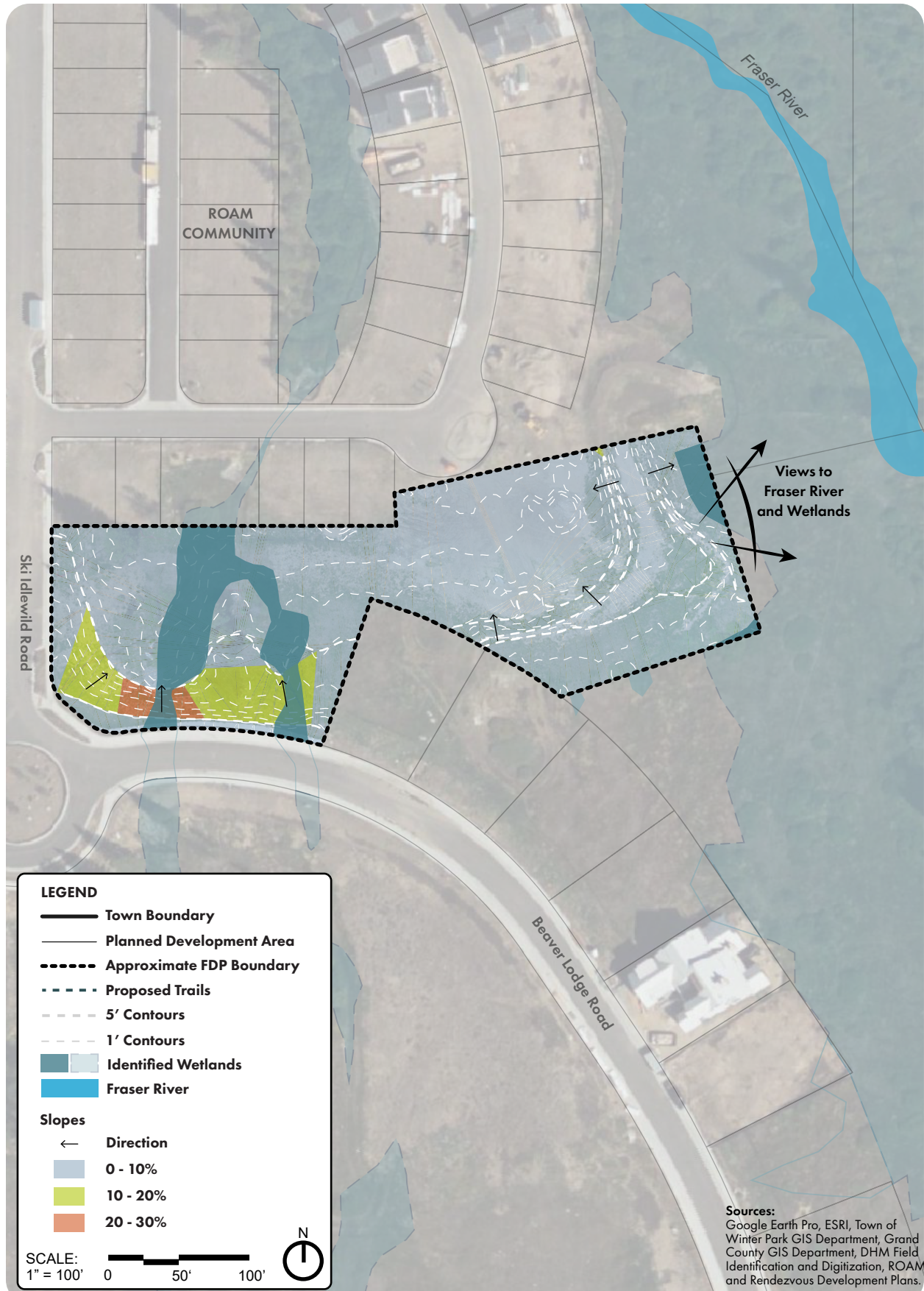


FIGURE 2-54. Analysis map for the location of the proposed Neighborhood Park.

## Recommendations

The siting and level terrain of the of neighborhood park offers ample space for play amenities alongside the scenic Fraser River. The appearance of the park and proposed amenities should be compatible with adjacent residential land uses. A series of buffers should be incorporated along the edge of the park to provide privacy to the adjacent residential community. Court sports and night use are discouraged as these would negatively impact adjacent residences. Although the park is located within the Roam Community, park amenities should be available for public use.

The concept for this future park incorporates highly desired amenities identified by Grand County residents and those approved in the FDP. Key amenities and improvements are identified below:

- ▶ **Playground:** The Roam Community FDP identified this future park for a playground. This play space could provide a series of nature play features such as a sizable dynamic play structure, wood swings, or climbable wood posts. Play features would be designed for ages 5 to 12 years-old and would accommodate ADA access.
- ▶ **Multi-Use Field:** In addition to a play structure, this future park can offer space for an open athletic or play field. The field should be a defined, level area which can accommodate a 3v3 soccer practice field, an amenity identified as a regional need by the Fraser Valley Metro Recreation District. Outside of soccer practice, the field could be used for passive use.
- ▶ **Pavilion/Fraser River Overlook:** The east end of the site should be considered for a picnic pavilion, fire pit, and scenic viewing area for the Fraser River. This space would be ideal for small gatherings and celebrations alongside the river.



**FIGURE 2-55.** Earthscape Play offers custom and pre-designed timber structures that promote challenge/problem solving, imagination and exploration.



**FIGURE 2-56.** This park concept offers space for multiple styles of swings that can accommodate more than one individual, encouraging social play.



**FIGURE 2-57.** Open play areas are ideal for passive uses such as solo and group exercise, picnics, and community gatherings. They offer flexibility in an otherwise highly programmed space.

# CONCEPT PLAN

FRASER RIVER

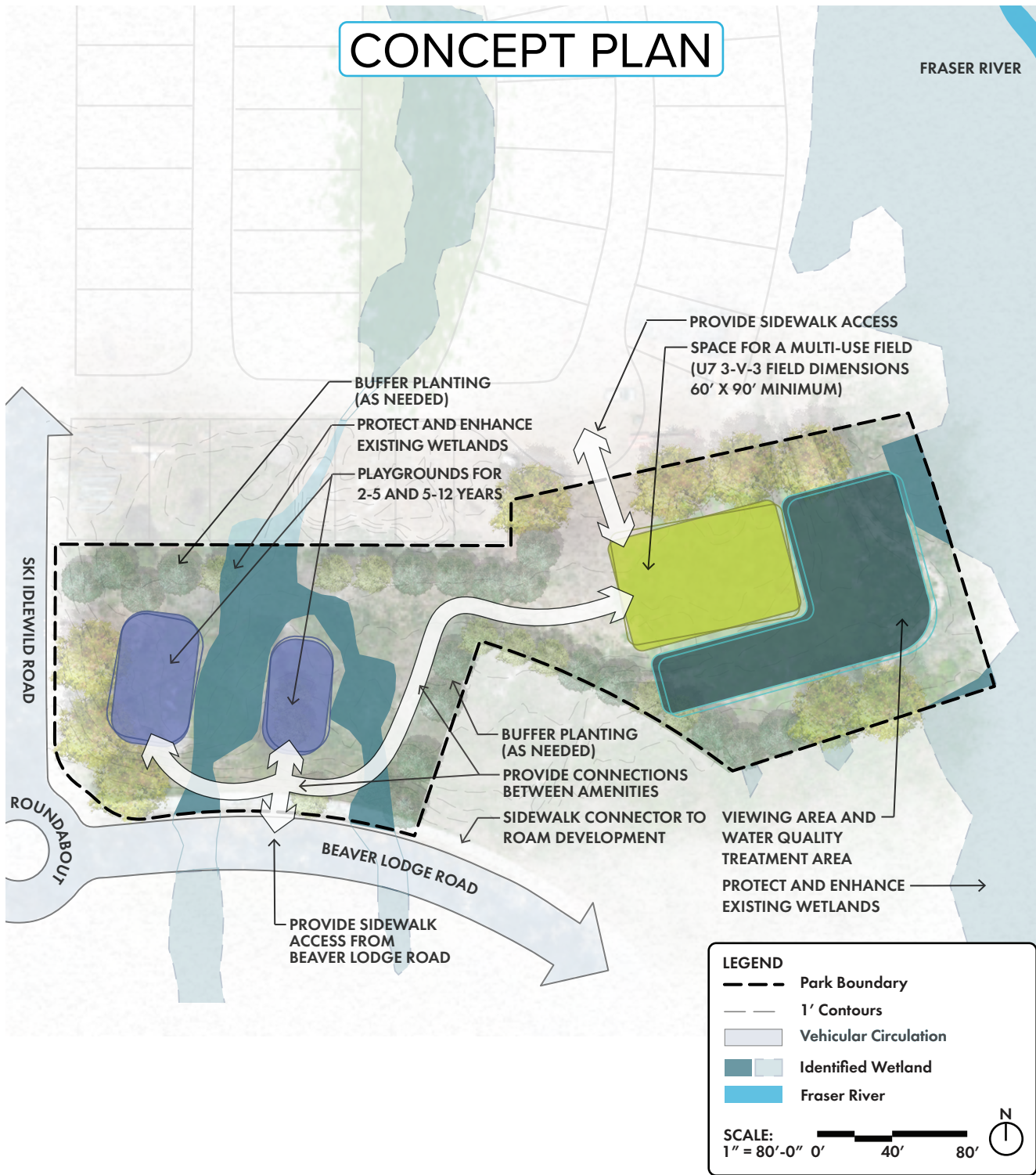


FIGURE 2-58. Concept for the Neighborhood Park within the Roam Community.



FIGURE 2–59. The future Forest Spur Park will share a border with Arapaho National Forest.

## Forest Spur Park

### Description:

A 1.7-acre future park will be developed at the Rendezvous Community and Arapaho National Forest border along Corona Pass Road. The Crosstrails Trail and US Forest Service Road 149 extend through the site.

The FDP proposed program notes the park will feature amenities for passive recreation including picnic tables, trail signage and trash receptacles.

### Site Condition:

Forest Spur Park features a gradually sloped terrain. Two access gates are located at the entrance roads to the site along Corona Pass Road. The gates provide access to an existing gas easement on the north edge of the parcel. The west hillside of the site features screened views towards the Fraser River.

Visitors will have the opportunity to experience the life cycle of lodgepole pine forest at this site. Young lodgepole pines are clustered in thick stands, surrounded by mature mixed lodgepole pine and Douglas-fir forest. The density of the lodgepole pines can be difficult to navigate by foot. The character of this forest will be largely undisturbed by the development of the proposed amenities.

### Existing Plant Species

#### *Trees*

- ▶ Lodgepole Pine (*Pinus contorta*)
- ▶ Douglas-fir (*Pseudotsuga menziesii*)
- ▶ Quaking Aspen (*Populus tremuloides*)

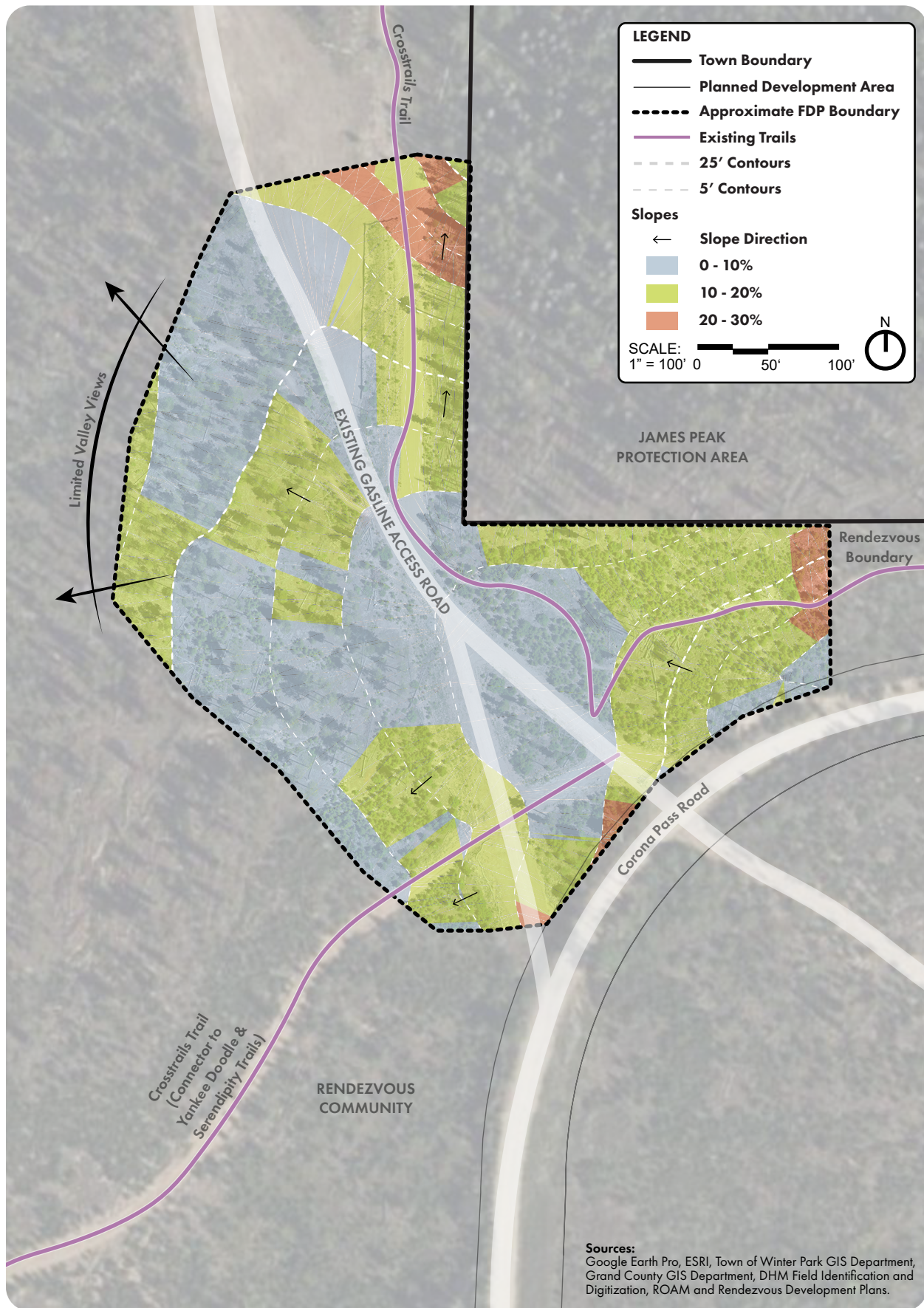


FIGURE 2-60. Analysis map for the location of Forest Spur Park in the Rendezvous Community.

## Recommendations

Due to its proximity to US Forest Service land and existing trails and unique ecological character and sloped terrain, development of Forest Spur Park is recommended to be limited to amenities that complement existing land uses.

The concept for the future park envisions a trailhead and gateway into the larger system of US Forest Service trails. Key amenities and improvements are identified below:

- ▶ **Trailhead:** This future park is located along the Crosstrails Trail, which is integrally linked to multiple trails in the US Forest Service and Winter Park trails system. The park should be used primarily as a trailhead for hiking and/or biking. Amenities at the trailhead could include parking, a restroom, trash receptacles, and an information kiosks.
- ▶ **Picnic Area:** In addition to trailhead parking, the future park could offer defined day-use picnic sites for small gatherings. Defined spaces for picnicking and the implementation of controlled fire use could help alleviate degradation of the surrounding forest. The proposed location should be sited within a forested area that could provide open views to the Fraser Valley through selective thinning and vegetation management.
- ▶ **Ecological Improvements:** The forested character of this park offers opportunities for interpretive and educational programming. Educational signage could include descriptions of tree species life cycles, forest health management, and/or information on pests. To preserve the existing ecological character of this future park, a forest management plan should be created to promote forest health, manage age class diversity, and protect trees against pests such as the mountain pine beetle.



**FIGURE 2–61.** Trailheads should accommodate basic amenities including ample parking, wayfinding, trail information, and restroom access.



**FIGURE 2–62.** Established picnic sites are great for a lunch/meet-up spot at a trailhead outside of the parking area.



**FIGURE 2–63.** The Crosstrails Trail offers great access to the Fraser Valley's larger trail system.

# CONCEPT PLAN

**LEGEND**

- Park Boundary
- 5' Contours
- Vehicular Circulation
- Soft Surface Path
- Views
- Temporary Fence
- Picnic Table
- Bollard Protected Dumpster
- Sign

**SCALE:** 1" = 100'-0" 0' 50' 100'

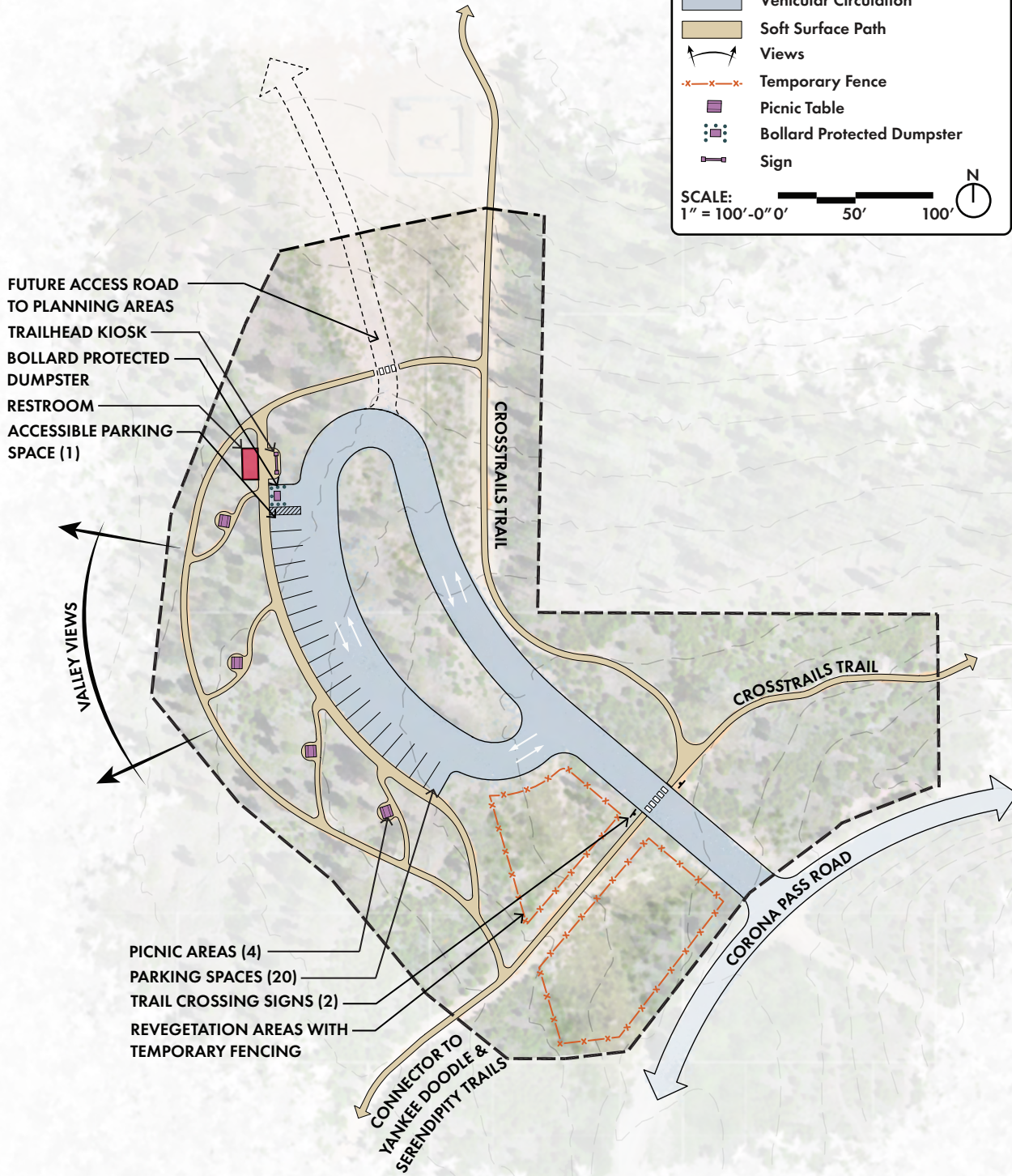


FIGURE 2-64. Concept Plan for Forest Spur Park.



FIGURE 2–65. The future Ranch Creek Park recommended program includes amenities for passive recreation.

## Ranch Creek Park

### Description:

A 2.3-acre future park will be developed along the border of the Rendezvous Community and Arapaho National Forest at the bend of Waterboard Road/ Forest Road 128/County Road 81. The South Fork of Ranch Creek extends through the center of the future park.

The approved FDP proposed program notes the park will feature amenities for passive recreation including picnic tables, trail signage, and trash receptacles.

### Site Condition:

The proposed park is located along the Ranch Creek drainage. The terrain rises steeply on both sides of the creek, with the south side exhibiting slopes too steep for development. Several structures owned by Denver Water are located on the site, including a small shed, headgate, spillway, etc.

The site features a lush riparian plant community that transitions from a birch overstory into an upland lodgepole pine forest. Wetlands are present in multiple locations along Ranch Creek.

### Existing Plant Species

#### *Trees/Shrubs*

- ▶ Lodgepole Pine (*Pinus contorta*)
- ▶ Water Birch (*Betula occidentalis*)
- ▶ Drummond's Willow (*Salix drummondiana*)
- ▶ Rocky Mountain Juniper (*Juniperus communis*)

#### *Understory Grasses/Forbs*

- ▶ Elk Sedge (*Carex geyeri*)
- ▶ False Salomon's Seal (*Maianthemum racemosum*)
- ▶ Alpine Timothy Grass (*Phleum alpinum*)
- ▶ Wild Raspberry (*Rubus moluccanus*)

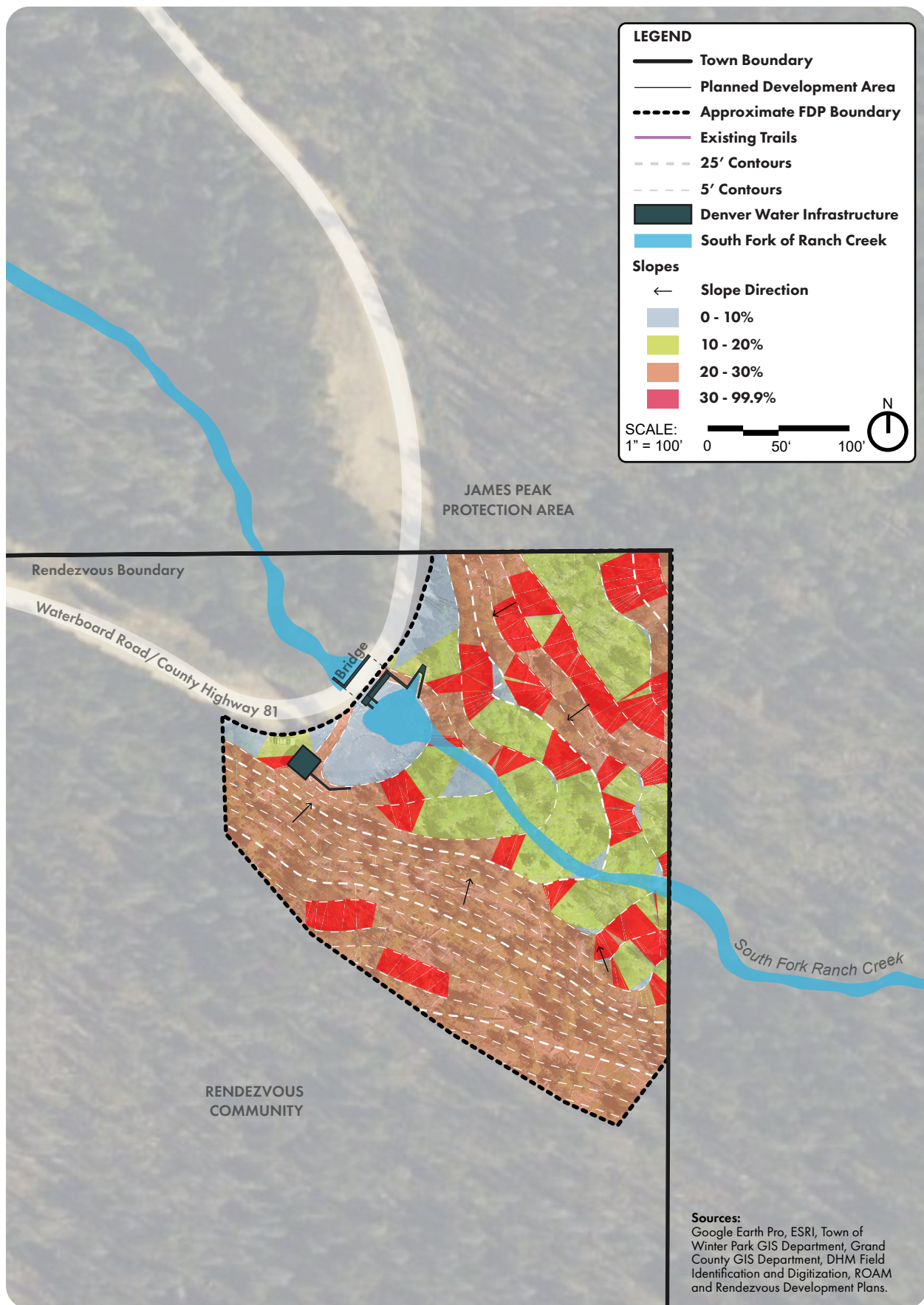


FIGURE 2-66. Analysis map for the location of Ranch Creek Park in the Rendezvous Community.

## Recommendations

Development of Ranch Creek Park is recommended to be limited due to its close proximity to the South Fork of Ranch Creek and nearby Denver Water infrastructure. The future park's ecological character and sloped terrain further limit proposed amenities to those which support existing use as a fishing access point.

Any future amenities should be sensitively designed to preserve the scenic beauty and riparian corridor of the area. An environmental feasibility study should be conducted prior to incorporating any parking or infrastructure to determine environmental impacts, potential wetland locations, floodplain concerns, and if proposed amenities will have negative impacts to Denver Water infrastructure.

The concept plan preserves much of the scenic and riparian setting of the area and envisions a park with limited development. Proposed amenities may include a small parking area and vault toilet to accommodate fishing access. This park serves as

an ideal location for passive recreation opportunities which explore the rich biodiversity in the high desert mountains of Grand County. The area is heavily shaded, making it ideal for recreational fishing.

The shaded character of Ranch Creek makes this site a great fish habitat. Similar to other forested parks, a forest management plan should be created at this park and the larger Parks system to promote forest health, manage age class diversity, and protect trees against pests including the mountain pine beetle. To promote ecological stewardship, interpretive and educational signage should be incorporated to share information on ecosystem biodiversity and wetlands values.



FIGURE 2–67. View of existing infrastructure at the site of Ranch Creek Park.

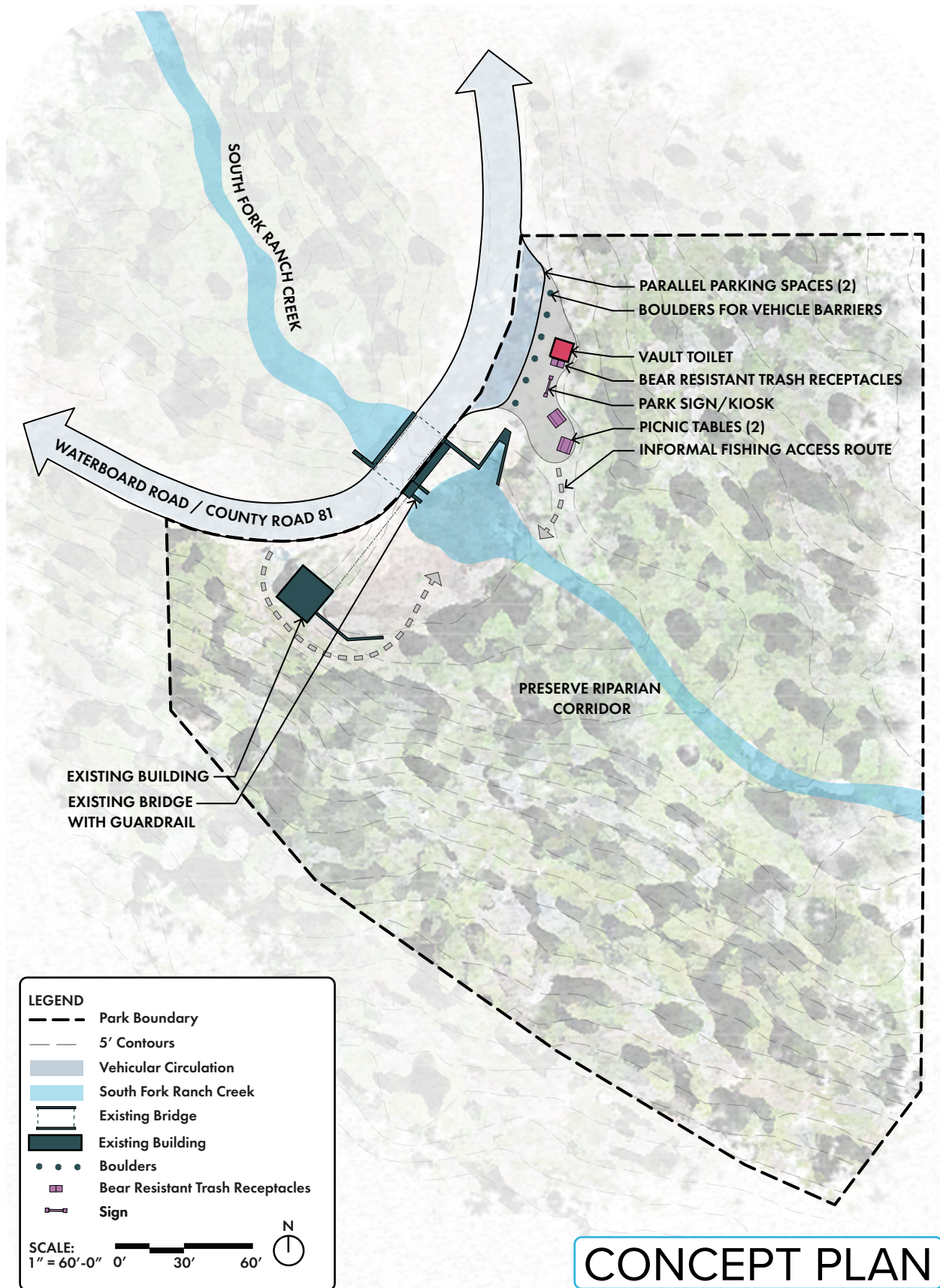


FIGURE 2-68. Concept Plan for Ranch Creek Park Note: floodplain and wetland data were not incorporated into this concept design and will need to be studied further before development is approved.



FIGURE 2–69. The future Idlewild Park will be in close proximity to Hideaway Park and the downtown corridor.

**Idlewild Park (Under Development)**

**Description:**

A 1.4-acre neighborhood park is under development northeast of Hideaway Park and Confluence Park along Ski Idlewild Road. The park is near the entrance to the Rendezvous Community on the east side of Town. The land surrounding the park is planned for residential use. The Meadow and Yankee Doodle Trails extend through the south edge of the site.

The FDP proposed program notes this park will provide a restroom, a picnic shelter, a playground, irrigated areas, and a minimum of six vehicle spaces along Ski Idlewild Road.

**Site Condition:**

The future park is located in a depression several feet below Ski Idlewild Road. The site is currently being used to store fill material from surrounding development which has contributed to its uneven terrain. The park has been designed and will undergo construction in 2024/2025. Soils on the site have been disturbed due to excavation, which has negatively impacted the ecological condition of the site and introduced non-native species.

Two strips of parallel parking were built along Ski Idlewild Road to accommodate parking. A constructed wetland was built on the south edge of the site to filter drainage entering into the Fraser River.

**Existing Plant Species**

*Non-Native Pasture Grasses/Forbs*

- ▶ Smooth Brome (*Bromus inermis*)
- ▶ American Vetch (*Vicia americana*)
- ▶ Red Sweet Clover (*Melilotus officinalis*)
- ▶ Timothy Grass (*Phleum pretense*)
- ▶ Dandelion (*Taraxacum officinale*)

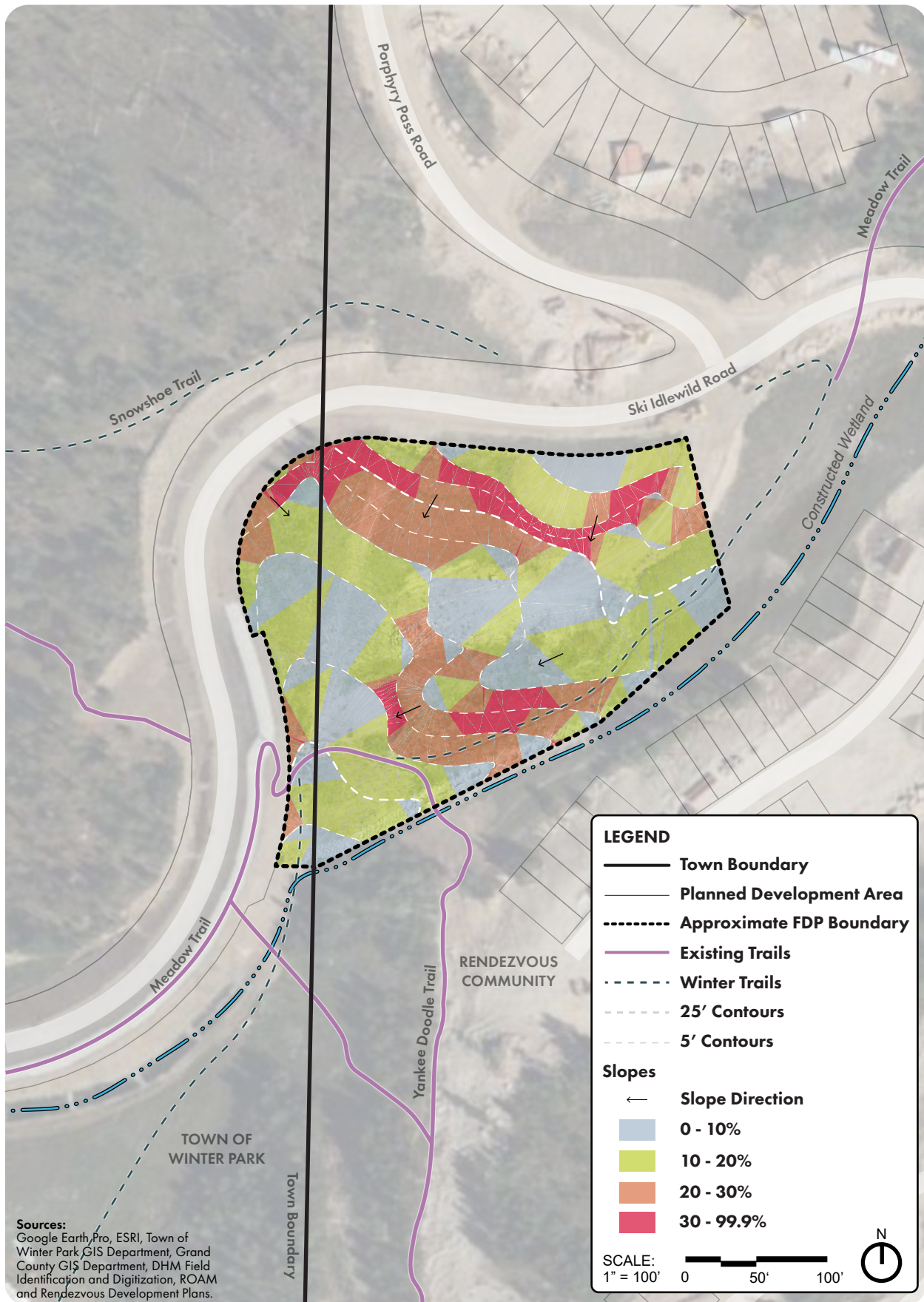


FIGURE 2-70. Analysis map for Idlewild Park currently in development in the Rendezvous Community.

## Recommendations

Idlewild Park is under development and moving forward from design to construction beginning in 2024/2025. The proposed program includes a nature play playground, with unique features not currently offered anywhere in Town. These features include a large slide tower and an ADA accessible play structure. Additional proposed features include a restroom building, a large multi-use play field, and a picnic pavilion with a fire pit. The proposed design will provide a paved crusher fines trail connection to the Yankee Doodle and Meadow Trails. The proposed amenities and elements are appropriate for the scale of the site, topography, and adjacent residential land use.

This master plan does not offer recommendations for amenities or elements counter to what has already been proposed for this site. The proposed playground has informed recommendations for other playground amenities at existing and proposed parks to avoid duplication of amenities. The new park should incorporate standard furnishings and landscape plantings, *refer to the **Outdoor Recreation Standards** chapter of this report.*

Idlewild Park's proximity to Hideaway Park and Confluence Park allows for opportunities to connect to these existing parks.



FIGURE 2-71. Rendering for Idlewild Park currently in development within the Rendezvous Community.