

Adams County Regional Park Master Plan



ADAMS COUNTY REGIONAL PARK DRAFT MASTER PLAN

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Draft Master Plan

I. Introduction

Purpose of the Plan

The Adams County Regional Park Master Plan serves as a guide for the future development of the park. It defines the program for long term park growth, including the quantity, pattern, and character of new and existing facilities, lakes, natural resources, trails, and roads.

Planning Process

In order to get comprehensive feedback and support for the plan, the planning process involved representatives from a wide variety of perspectives.

A Steering Committee was created, made up of key representatives from diverse perspectives within the park. This committee included representatives from Park Maintenance, Colorado Division of Wildlife, the Riverdale Golf Courses, the Adams County Planning Department, and several others. The steering committee met with the planning team and provided input and reviews during key times throughout the planning process.

The major review times were:

- **Needs and Desires Identification**
- **Analysis and Plan Alternatives**
- **Draft Master Plan**

A second group, the Stakeholders group, consisted of surrounding landowners and special interest groups impacted by the plan. This group included the Adams County Historic Society, Good Luck 4-H, Urban Drainage & Flood Control District, and Lafarge. Representatives from this group were contacted separately as needed.

Qualities and Constraints

The planning team developed a list of the park's qualities, as well as constraints. These lists were developed as a basis for the existing conditions analysis and, ultimately, the master plan. (See appendix for summary of qualities and issues)

II. Existing Conditions

Regional Context

Location

Adams County Regional Park is located along the South Platte River 15 miles north of Denver on the eastern edge of the city of Thornton. The city of Brighton is 5 miles to the north. Barr Lake State Park is approximately 4 miles to the east, the Rocky Mountain

Arsenal National Wildlife Refuge 3 miles to the south, and Denver International Airport is 9 miles to the southeast.

Circulation & Regional Connections

The park is approximately 3 miles east of I-25 on the future alignment of State Highway 120. State Highway 85 (Old Brighton Road), which links Denver to areas to the north, is a major access to the park as well as 128th, which meets Riverdale Road on the west side of the park. The only road in the area that crosses the river, Henderson Road (124th), bisects the park and intersects with Old Brighton Road just east of the park. Sections of C470 will pass just to the east of the site. The nearest interchange will be to the north, bringing people to the park via 120th. The South Platte River Trail, a major regional, multi-use trail, passes through the park. The trail will connect areas south to Denver and the Chatfield Reservoir to lands north of the park into Weld County. When completed, it will be an excellent multi-use trail connection to the regional park.

Wildlife Corridors & Connections

Adams County Regional Park is located in an important regional wildlife corridor. Its location along the South Platte River, and proximity to Barr Lake State Park and the Rocky Mountain Arsenal National Wildlife Refuge make it an important area for birds, such as waterfowl and Bald Eagles, as well as deer and many other animals. The South Platte River, which is part of the park, is a significant riparian corridor that supports a large and diverse wildlife habitat and is an important feeding ground for many of the birds that use Barr Lake and the National Wildlife Refuge. This habitat becomes even more significant when combined with the lakes, drainages, grasslands, and other habitats within the park.

Cultural Setting

Agricultural Heritage & Character

Historically, Adams County has been an important agricultural area along the Front Range. Truck and Dairy farms, and agricultural fields made up the landscape. Although growth is changing the region, much of the county remains rural. The importance of this rural area is well stated by having the fairgrounds and CSU Extension Service at the park to help support these vital land uses.

- **Truck Farms**

Truck and Dairy farms still dominate much of the landscape in Adams County. Agricultural fields, farmsteads, cattle, and trucks transporting crops are a common site in the area. This heritage gives the park a library of cultural imagery to use in its future planning and design.

- **Irrigation Ditches**

Irrigation ditches divert water from streams and rivers to agricultural fields. They are prevalent in Adams County and highlight the agricultural heritage of the region. In addition, the native grasses, trees, and shrubs that grow along the ditches provide wildlife habitat within agricultural fields.



Irrigation Ditch



Farm Road



Rural Landscape



Existing Grasslands

- **Fences**

Fences are used to define property boundaries, and are common in the county. Many are white, 3-rail wood fences, and are surrounded by tall grasses. These fences are an important part of the agricultural character of the area. In addition, the grasses around the fences provide good habitat and cover for wildlife.

- **Farm Roads**

Farm roads are another important part of the rural character of Adams County. They are often narrow; dirt roads that wind around the edges of fields and trees, and, often small irrigation ditches line the sides of the road. They provide circulation within and into the farms, and create a welcoming sense of entry. Historic Riverdale Road, even though it is now paved, retains a highly scenic, rural character.

- **Farm Houses and Buildings**

Set in vast agricultural fields, clusters of farm buildings are an indelible part of the landscape. Structures are clustered based on the functional needs of the farm. Within the county, and near the park, there are numerous examples of this farmstead development. Many retain historic structures, such as farmhouses, barns, silos, and outbuildings. A historic farmstead exists adjacent to the southern boundary of the regional park, and displays excellent design elements for the park to follow.

Suburbanization and the Loss of Agricultural Lands

As the Front Range has grown, sprawling suburban development has consumed much of our agricultural lands. To the west of the park, residential development is rapidly encroaching on the rural area. As the metro Denver area continues to grow, more of the agricultural character and heritage that draws people to Adams County will be threatened. Adams County Regional Park has an opportunity to preserve some of the rural, agricultural character and heritage of this unique area.

Site Conditions

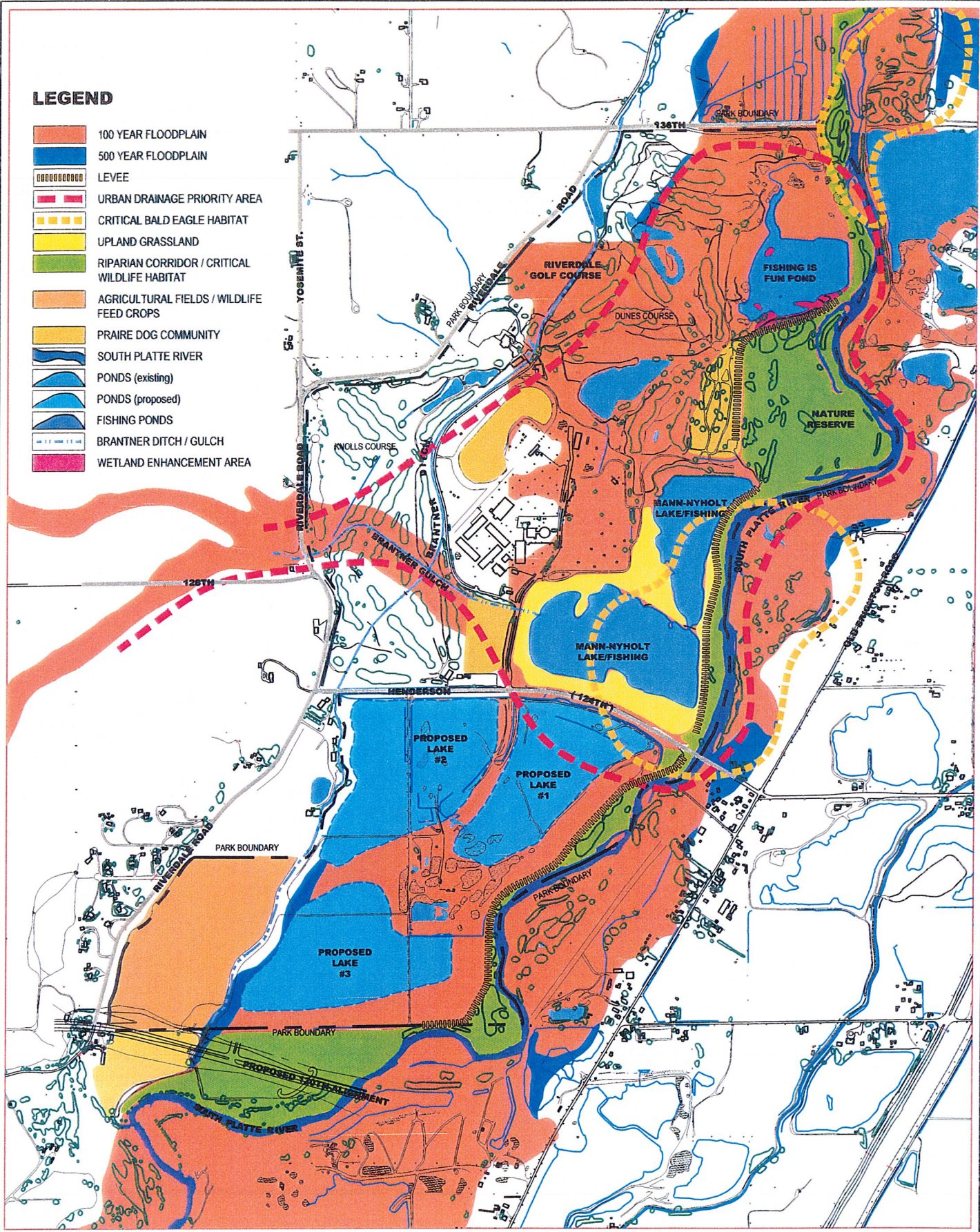
(See Natural Resources Inventory Map)

Natural Resources

Within the regional park, there is a large and diverse amount of wildlife habitat. The lakes and South Platte River provide a rare and valuable resource for migrating birds and other animals. The tall native grasses and riparian habitat surrounding the lakes and river are good cover for nesting birds and other wildlife.

LEGEND

- 100 YEAR FLOODPLAIN
- 500 YEAR FLOODPLAIN
- LEVEE
- URBAN DRAINAGE PRIORITY AREA
- CRITICAL BALD EAGLE HABITAT
- UPLAND GRASSLAND
- RIPARIAN CORRIDOR / CRITICAL WILDLIFE HABITAT
- AGRICULTURAL FIELDS / WILDLIFE FEED CROPS
- PRAIRE DOG COMMUNITY
- SOUTH PLATTE RIVER
- PONDS (existing)
- PONDS (proposed)
- FISHING PONDS
- BRANTNER DITCH / GULCH
- WETLAND ENHANCEMENT AREA



Lakes & Wetlands

There are six major artificial lakes within the regional park. The Colorado Division of Wildlife stocks the ponds with bass, catfish, blue gill, and trout. In a region where water is scarce, the lakes are a valuable resource for wildlife. This resource attracts several species of animals and birds to the park, such as March Wrens, Great Blue Herons, ducks, and Bald Eagles.

Within the lakes there are several main factors, including water levels, water quality, and lake edges, that effect the health of the habitats. Also, water levels in the lakes fluctuate, which is detrimental to the fish habitat. Wetlands need consistent water levels in order to create the best habitat for fish and wildlife. Lake 1 is the first hydrologic connection to the South Platte River, making its water level the most variable. Lake 3 deviates last, making it the best for fish and wetland habitat.

Lake edges can be the most valuable habitat for many animal species. However, several of the lakes have steep, straight clay embankments, which do not provide high quality fish or wetland habitat. The edges of the Fishing is Fun lake are more variable and provide more cover for fish and wildlife. There are also small islands within the lake, which provide additional habitat that is difficult for people to disturb. Where possible, the edges of other lakes should be similar to the Fishing is Fun Pond. Unfortunately, the edges of most of the lakes are already set and cannot be altered. However, both the water level problem and the need for edge variation can be addressed. A 'wetland ledge' could be created in certain areas. This ledge would retain water when the lake levels drop, keeping water along the edge, creating wetlands. In addition, the ledges could be designed to create more variety and cover along the edges of the lakes as well as more gentle slopes, which plant, fish, and animal life prefer. Since mining has not begun on lake 3, we have greater opportunities to affect the lake's design.

Riparian Corridor

The South Platte River is another valuable wildlife habitat. In arid regions like Colorado, riparian corridors are a vital resource for wildlife. The presence of water allows highly diverse vegetation to grow, including a dense tree, shrub, and grass cover. Willow and cottonwood trees, as well as several different sedges, rushes, and native grasses flourish within the corridor.

The riparian vegetation creates a diversity of habitats. Grasslands created in conjunction with the riparian corridor provide habitat for nesting ducks and small mammals. Many bird species, such as Great Blue Herons, Osprey, and Bald Eagles live within the corridor. There are two groups of Bald Eagles, an endangered species, nesting within the park. Large, decaying trees near water are ideal habitat for the eagles, and the groups live in the trees to the east of Mann-Nyholt Lake and the Fishing is Fun Pond. In addition, deer, coyote, fox, turkeys, rabbits, and Squirrels are just some of the wildlife that can be found in the river corridor. Also, the river creates an excellent feeding ground related to Barr Lake State Park and the Rocky Mountain Arsenal National Wildlife Refuge.

Floodplain

Historically, the bluffs on the far west of the park, along Riverdale Road, were the banks of the South Platte River. When the river was channelized, more of the flood plain became usable agricultural land. There is very little slope within the old river floodplain. From the South Platte River to Riverdale Road there is less than two feet of elevation gain. Because the land is so flat, almost the entire park is in the 100-year flood plain. The Knolls Golf Course and the fairgrounds area are the only areas on the north side of the park that are not in the flood plain. On the south side, only the agricultural fields, and Brantner Ditch, on the western edge of the site are not in the flood plain.

While most of the site is in the flood plain, a levee along the east side of the site restricts some floodwaters. The levee was constructed by Urban Drainage & Flood Control to control floods and as a maintenance road along the South Platte River. The levee inhibits water from reaching the original flood plain west of the river. Consequently, portions of the area to the west do not benefit from seasonal flooding, and therefore are not vital riparian areas. This phenomenon has been heightened by the highly controlled water flow in the South Platte River, and is evident in the Nature Preserve and Campground areas, where there is limited regeneration of Willow and Cottonwood species.

Upland Grasslands & Agricultural Lands

To the west side of the levee, and on the south end of the park, are significant areas of upland grasslands. These native grasslands provide food and cover for a variety of animals. The lands on the southwest corner of the park have been cultivated with several plant species, including sorghum, millet, milomillet, and even corn that have attracted a variety of wildlife. These plantings attract several different types of wildlife. Deer use the grasslands for food, while turkey, ducks, and geese use the area for food, cover, and habitat.

Three prairie dog communities live on the north half of the park. Bald Eagles and other raptors hunt Prairie Dogs, making them valuable in the local ecosystem even though they cause problems for recreation uses such as golf and horseback riding.

Circulation and Trails

(See Land Use & Existing Conditions Map)

Access to Park

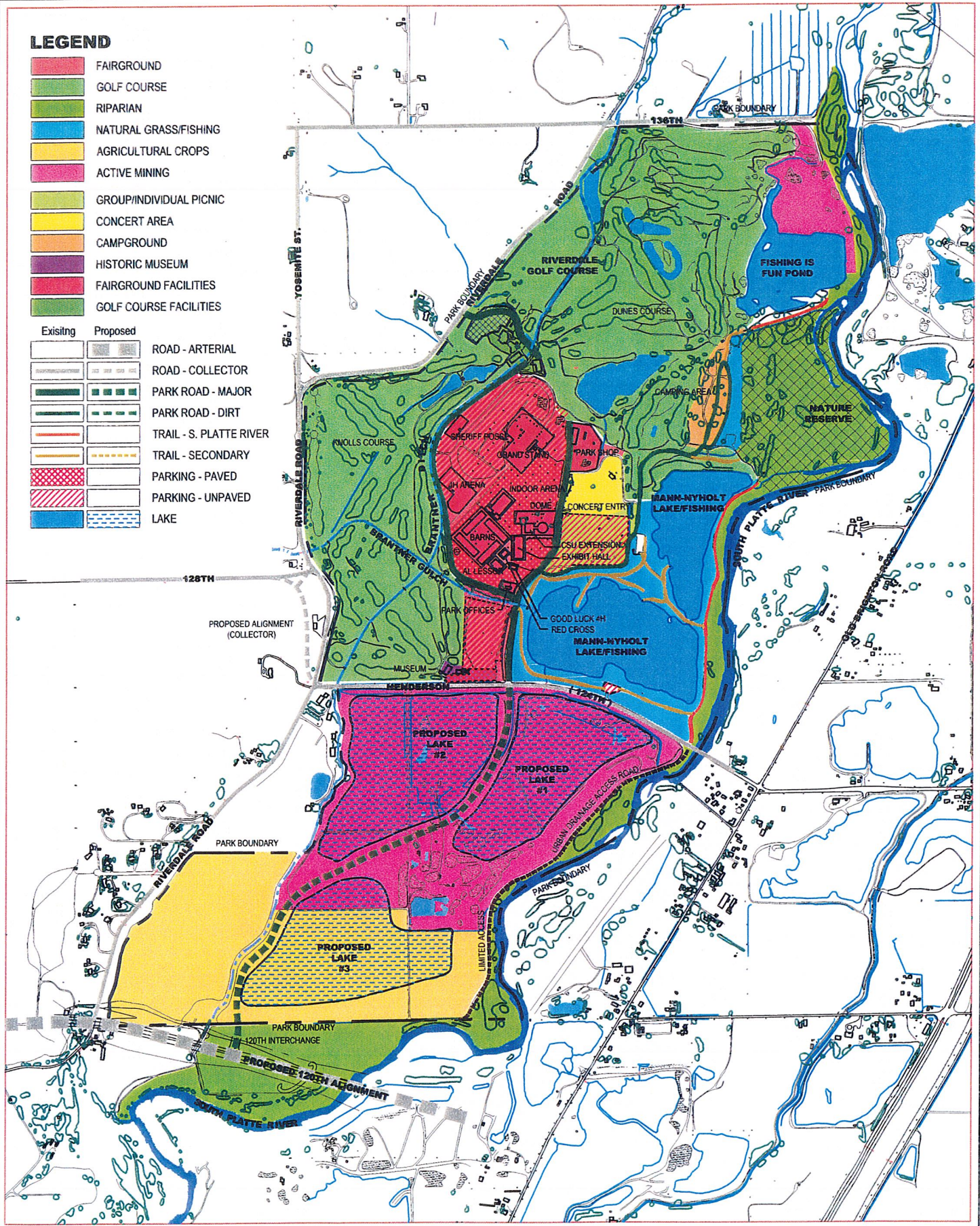
Automobile

There are two primary destinations existing within the park. The fairgrounds area and the golf courses receive most of the automobile traffic. The fairgrounds are accessed from Henderson Road, which is the only road adjacent to the park that bridges the South Platte River. Henderson Road intersects with Riverdale Road on the west and Old Brighton Road on the east side of the park. The golf complex is accessed from Riverdale Road. Riverdale Road can be reached at several locations. The most common access near the park is from 128th street. In the future, the south portion of the park, which is now being gravel mined, will be accessed by the proposed 120th extension and Henderson Road.

LEGEND

- FAIRGROUND
- GOLF COURSE
- RIPARIAN
- NATURAL GRASS/FISHING
- AGRICULTURAL CROPS
- ACTIVE MINING
- GROUP/INDIVIDUAL PICNIC
- CONCERT AREA
- CAMPGROUND
- HISTORIC MUSEUM
- FAIRGROUND FACILITIES
- GOLF COURSE FACILITIES

- | Existing | Proposed | |
|----------|----------|-------------------------|
| | | ROAD - ARTERIAL |
| | | ROAD - COLLECTOR |
| | | PARK ROAD - MAJOR |
| | | PARK ROAD - DIRT |
| | | TRAIL - S. PLATTE RIVER |
| | | TRAIL - SECONDARY |
| | | PARKING - PAVED |
| | | PARKING - UNPAVED |
| | | LAKE |



Trails/Alternate Modes

The South Platte River Trail is proposed to extend from the Chatfield Reservoir south of Denver, north into Weld County. It will become a major regional trail connection for Adams County and metro Denver and passes through Adams County Regional Park. Long sections of the trail within Adams County have been completed, including several sections within the park. However, sections within the park are disconnected, and bridge crossings are needed at the proposed 120th street crossing to the south, and the 136th crossing to the north. Other proposed trails accessing the regional park include the Brantner Gulch trail and proposed trails associated with 120th street and E-470.

Circulation within Park

Automobile

Existing automobile circulation within the park focuses on accessing the fairgrounds area. A small parkway in the park intersects with Henderson Road and begins to circle the fairgrounds area, accessing parking. A small dirt road forks to the east, providing access to parking at the Mann-Nyholt Lake, picnic areas, the campground, and parking for the Fishing is Fun Pond. Along the south edge of the fairgrounds, a small paved road connects to the golf complex, providing maintenance and emergency access only. None of the existing public access roads go through the park. All of these roads dead end within the park. This causes access and circulation problems during high use times, and especially during emergencies. Also, people not involved in the special event, such as picnickers or campers, cannot get to their destinations, and get tied up in traffic. During large events, traffic can be backed up for long distances along Henderson Road and the fairgrounds parkway. An effort has been made to help reduce this congestion by opening a dirt road that links the fairgrounds with the Adams County Historical Society entrance at Henderson Road. To the south of Henderson Road, an unpaved mining company road runs between Lakes 1 and 2 and will link to Lake 3. This road is not open to the public.

Parking

Parking within the park works well, except during special events at the fairgrounds, concert facility, or Adams County Historical Society. During large events, adequate parking at needed locations is a problem. Dirt areas all around the fairgrounds area filled with vehicles. In addition, a large dirt area adjacent to the entry parkway and the picnic grounds is used for parking. The use of these areas can become a problem when it rains, since none of these areas are paved. The Adams County Historical Society does not have enough parking for its events, and will not have adequate parking as it expands.

Event parking is such a problem, that scheduling is needed so two events do not occur simultaneously, and no event is so large as to cause parking to overflow into areas outside the park.

Trails/Alternate Modes

Within the park, the only portions of the South Platte River Trail which have been constructed include a section along the Fishing is Fun Pond, and along the eastern edge of Mann-Nyholt Lake. A key section linking Mann-Nyholt Lake to the Fishing is Fun Pond is missing. In addition, none of the South Platte River Trail in the southern area of the park

has been built. The sections which have been built are directly adjacent to the South Platte River, although there are opportunities to construct the remaining links away from the river to protect wildlife.

Existing Land Use

Mining

The existing lakes at the Adams County Regional Park were all created through mining activities. Lafarge is mining gravel from the area. When the pits are exhausted, the mining company will install clay liners and transfer the lakes to the county to use as water storage and recreational lakes. Active pits dominate the south half of the park, as well as a small area in the north east corner. The pits on the south side of Henderson Road will result in 3 park lakes. Two of the pits are nearly completely mined, and will soon become lakes. Gravel mining in the third pit has not yet started. Mining of these south lakes is proposed to be completed in approximately 20 years. The small area to the northeast is directly adjacent to the Fishing is Fun Pond and the Dunes Golf Course. The noise and visual impacts of the mining are detrimental to both of these recreational activities. Unfortunately, there is little that the county can do to mitigate the impacts. In the long term, however, they will provide positive recreational amenities.

Recreation

Golf Courses

The Riverdale Golf Complex occupies most of the northwest quarter of the park. It has two 18-hole golf courses, a practice area, a new driving range, and a clubhouse with the golf shop, locker rooms and restaurant. The golf courses are by far the biggest revenue generator in the regional park. The courses average 500 rounds a day and over 100,000 per year, with players each paying between \$23-\$29 per round. Overall, the golf courses and clubhouse employ 55 people. The primary responsibility of the golf complex is to generate revenue for the county and the regional park as well as to provide for high quality recreation.

- **Knolls Course**

The Knolls course, on the west edge of the park, was the first of the two courses. It is a typical public golf course, consisting almost entirely of large trees and irrigated turf. The Knolls course is used more than the Dunes, with 70% of the users being residents of Adams County.

- **Dunes Course**

The Dunes course is a great asset for the County and the park. It annually ranks as one of the 10 best courses in the state, and is also recognized as one of the outstanding public courses in the nation. It is very popular in the metro Denver area, and 70% of its players are not residents of Adams County. The design of the Dunes course is not typical of public golf courses. The course integrates with the vegetation and character of the area. It uses native grasses and landforms throughout the course as well as existing irrigation ditches and surrounding lakes. The majority of the land is not irrigated turf, reducing the need for water.

• **Tournaments**

The quality of the golf complex attracts large amounts of tournaments. The Dunes Course has hosted significant regional and national tournaments. Tournaments account for 12-14,000 rounds per year over 140 days. The complex can start 288 players at one time, which attracts large tournaments. Occasionally, the clubhouse facility cannot handle the number of people at the tournament, making it spill over into the fairgrounds area.

• **Conflicts**

While the golf courses have been very successful, negative impacts from other uses in the park can quickly affect them. Seventy percent of the use of the golf courses occurs between May and September, at the same time as concerts, fairs, and most other uses in the park. In particular morning and afternoon events are problematic. Concerts in the afternoons can be heard throughout the Dunes Course, and can be distracting to golfers. One tournament group stopped using the Riverdale Golf courses because of concert noise. Fairground events also impact the golf courses. Traffic and noise from the fairground area effect the golf courses. Occasionally, livestock from the Adams County Fair has made its way onto the courses.

The most serious conflict is with the campground. The 14th hole of the Dunes Course was redesigned to accommodate the campground, and is now adjacent to it. Also, the cart path from the 14th green to the 15th tee crosses through the campground. The impacts to the golf course have been extreme, and even dangerous, including:

- Vandalism to the golf course
- Harassment and obscenities directed at golfers
- Fireworks thrown at golfers
- Illegal activities, including guns, at the campground
- A shooting at the campground

With several, high quality, new golf courses opening in metro Denver area, competition for business is increasing. With an increase in their options, golfers spending \$30 per round may not tolerate impacts such as traffic, noise, and especially harassment.

Fishing

There are two existing fishing lakes in the park. Both the Fishing is Fun Pond and the Mann-Nyholt Lake have received Fishing is Fun Grants. People fish along the edges of the lakes, and from non-motorized boats. The Colorado Division of Wildlife stocks both lakes. However, the main purpose of the lakes is for water storage. Therefore, the lakes are not always fishermen friendly. The water levels in the lakes fluctuate, and the edges of the lakes have a steep 3:1 slope. This reduces the quality of the fish habitat, and is difficult to stand on.

• **Fishing is Fun Pond**

The Fishing is Fun Pond on the northeast corner of the park, has more improvements for fishing than Mann-Nyholt Lake. The edge of the lake has

variations and debris, creating better fish habitat and places to fish. The Dunes Golf Course runs along the west side the lake, making that area closed to fishing. The east side of the lake is open, and is one of the better places to fish in the park. The adjacent mining operations on the north end of the lake are visually ugly and have adverse impacts on fishing.

- **Mann Nyholt Lake**

The Mann-Nyholt Lake, on the east side of the park, is the other fishing area. While they appear as two lakes, they are really one lake connected by a breach. They are accessed from the parking areas east of the fairgrounds, and from Henderson Road. Trails lead from the parking areas down to fishing improvements at the lake edge. Water quality is an issue for these lakes, especially due to urban runoff carried in Brantner Ditch. A sediment pond or filtering system could help to solve this issue.

Camping

Located between the Dunes course and the Nature Preserve, the campground is a persistent problem. It is at the end of the dirt road accessing Mann-Nyholt Lake and has no active uses around it. Facilities include several picnic tables and restrooms. Most of the use occurs on the weekends. Boy Scouts and Girl Scouts, as well as fishermen, often use the area. Occasionally, an organization will reserve the campground for groups of up to 300 people. However, there is no established management for individuals or small groups, and there is little monitoring of the area. This isolation and lack of surveillance make the campground an ideal place for shady or illegal activities. Consequently, the Adams County Sheriff is frequently called out to the area.

Picnicking

Picnic areas in the Adams County Regional Park are confined to a large bluegrass area between the fairgrounds and Mann-Nyholt Lake. Two large group rental sites, including volleyball courts, horseshoes, and group picnic tables can accommodate over 200 people each. Occasionally, large corporate picnics with 3,000 people lease the picnic areas. In addition, 9 or 10 smaller structures, with 1 or 2 tables are available on a first come first served basis to locals and groups under 20 people.

Entertainment

Fairgrounds

The Adams County Fairgrounds are a focal area for the park. The fairgrounds hosts the Adams County Fair, an annual fair and stock show. Many other events take place throughout the year, particularly in the summer. The county fair will attract over 10,000 to the park, stressing the available infrastructure.

- **Facilities**

The fairgrounds contain a wide variety of facilities. All of the facilities are publicly owned, with the exception of the Good Luck 4-H, which is a private club that has a long term lease with the county. Major facilities include the dome and CSU Extension Service Offices, and outdoor rodeo arena, barns, stalls, and exhibition

halls. The Adams County Parks and Recreation Department office is located on the south edge of the fairgrounds. A more detailed description of the existing facilities and conditions can be found in the appendix.

• **Conflicts and Issues**

There are several issues regarding the fairgrounds area. There are the impacts the fairgrounds have on other uses within the park and conflicts between facilities and uses within the fairgrounds area. As mentioned earlier, during the County Fair and other large events, traffic and emergency access are an issue. In addition, during events, noise and straying into other areas adversely impact fishing and golf activities. Within the fairgrounds area, there are different issues. The parking areas are not well defined, and very barren. They are enormous asphalt areas, with no shade, vegetation, or wayfinding features. Several of the buildings and facilities are not large enough for their intended use, are outdated, are too close together, or have other problems. Finally, stock and visitors often use the same circulation routes. This creates the possibility for injury to a visitor or stock.

Concerts

The concert area is another highly active entertainment use. Concerts are held throughout the summer, mostly in the late afternoon until midnight and during weekends. The park hosts shows ranging from country music, rock, and latino to the Colorado Symphony Orchestra. The stage is on the north end of the group picnic area, and concert goers use the large grass area for seating.

The primary issues regarding the concerts are noise to other uses, crowds, and parking. In order to make their concerts profitable, however, organizers would like to have 5,000-6,000 people at their shows. Unfortunately, larger shows adversely impact the golf course, camping, and fishing activities. However, moving the concert area away from the fairgrounds and golf courses would create other issues. Some of the concerts are part of fairground activities, and create an amenity during these events. Also, moving the concerts would require the county to duplicate parking that already exists at the fairgrounds. Adams County needs to decide on the size and frequency of concerts at the park. Regulating the size and scheduling of concerts could allow both the concerts and the golf to remain as quality, revenue producing, facilities for the regional park, and minimize impacts to other users.

Adams County Historical Society

The Adams County Regional Historical Society Museum is located at the corner of Henderson Road and the park entry road. The museum's central mission is to educate youth, and other interested individuals on the influences that shaped Adams County. Topics covered by the museum include the multi-cultural, agricultural, and natural history of the county. Educational messages focus on 4th graders, and approximately 2,200 kids visit the museum each year.

The museum has several existing buildings and excellent historic artifacts. While some of them reflect the educational themes of the museum, several do not. For example, the main museum is in the old golf clubhouse, and the cultural center building was previously a golf

cart storage building. The Historic Society has several other buildings and exhibits, and opportunities to get more. Some of the potential facilities include:

- Railroad Station (24'x36')
- Barn (65'-25')
- Historic House (at the corner of 127th and Brighton Road)

The historical society has the opportunity to acquire many other historic artifacts and equipment. Local farmers want to donate equipment, but the museum does not have enough storage space. With additional space, the museum could also acquire a windmill from the Rocky Mountain Arsenal, as well as original Blacksmith equipment.

The setting of the museum does not support the educational mission. The surrounding landscape includes the Knolls Golf Course, the fairgrounds entry road, and Henderson Road. The museum could be more effective if it were located in a more historic or agricultural landscape. The southwest corner of the park contains a large parcel of agricultural land with a historic farmhouse just off the park property. This landscape, and the additional land associated with it, would place the museum in a context that supports the Adams County Historical Society's mission.

The Historic Museum wishes to expand, however there are several uses competing for limited amounts of land. The museum currently needs more parking and a larger outdoor living history area. Before the museum expands, the Adams County Historical Society needs to define their needs. The museum needs to define clear interpretive theme, and the methods in which to convey that message. With this direction, the museum will then be able to determine their physical land and building needs.

III. Goals of the Master Plan / Concepts

The planning team developed concepts and goals for the future of the Adams County Regional Park. These goals will guide the planning of the uses and character of the park.

- Create a center for the county, devoted to heritage, cultural, and environmental experiences.
- Focus on environmental based recreation (biking, hiking, canoeing, fishing, wildlife viewing)
- Preserve or enhance wildlife and natural resources
- Enhance the historic resource opportunities that reflect the culture of Adams County
- Respect the agricultural and ranching heritage
- Create a facility that responds to fair and stock related needs
- Minimize impacts to, or improve the golf facility

IV. Master Plan Recommendations

Park Development Program

Based on the qualities of the resources and the needs identified in the existing conditions analysis, the planning team developed program for new development in the park. This program will provide a guide for what new facilities should be at the park, and where they should be placed.

Management Zones

(See Management Zones Map)

Management zones were created to broadly describe the uses and intensity of development of large areas of the park. Specific features planned for the park should support the zone within which they exist.

Natural Area

This zone focuses on protecting and enhancing wildlife habitat, and low impact interpretation of that habitat. Human use of this area should be minimal, limited to only unpaved trails, wildlife viewing and passive enjoyment of nature. To maximize benefits to wildlife, this area occupies most of the east of the park. It includes the entire riparian corridor as well as the Nature Preserve. On the south half of the park, activity would be pushed farther to the west, giving the wildlife and the riparian corridor additional buffering from human impact.

Passive Recreation Area

Passive recreation areas include limited facilities and primitive trail and road development. Native vegetation should be enhanced or added. At the regional park, these areas are limited to the Fishing is Fun Pond on the northeast of the site.

Recreation Use and Development Area

This zone, which occupies most of the existing and proposed lake areas, the existing concert area, and the campground, allows active recreation use and development. It allows for native or irrigated turf, typical park facilities such as restrooms and picnic shelters, fishing docks, and non-motorized boating.

Golf Course Area

As the name suggests, this area occupies the golf courses, and identifies the area as high maintenance and use.

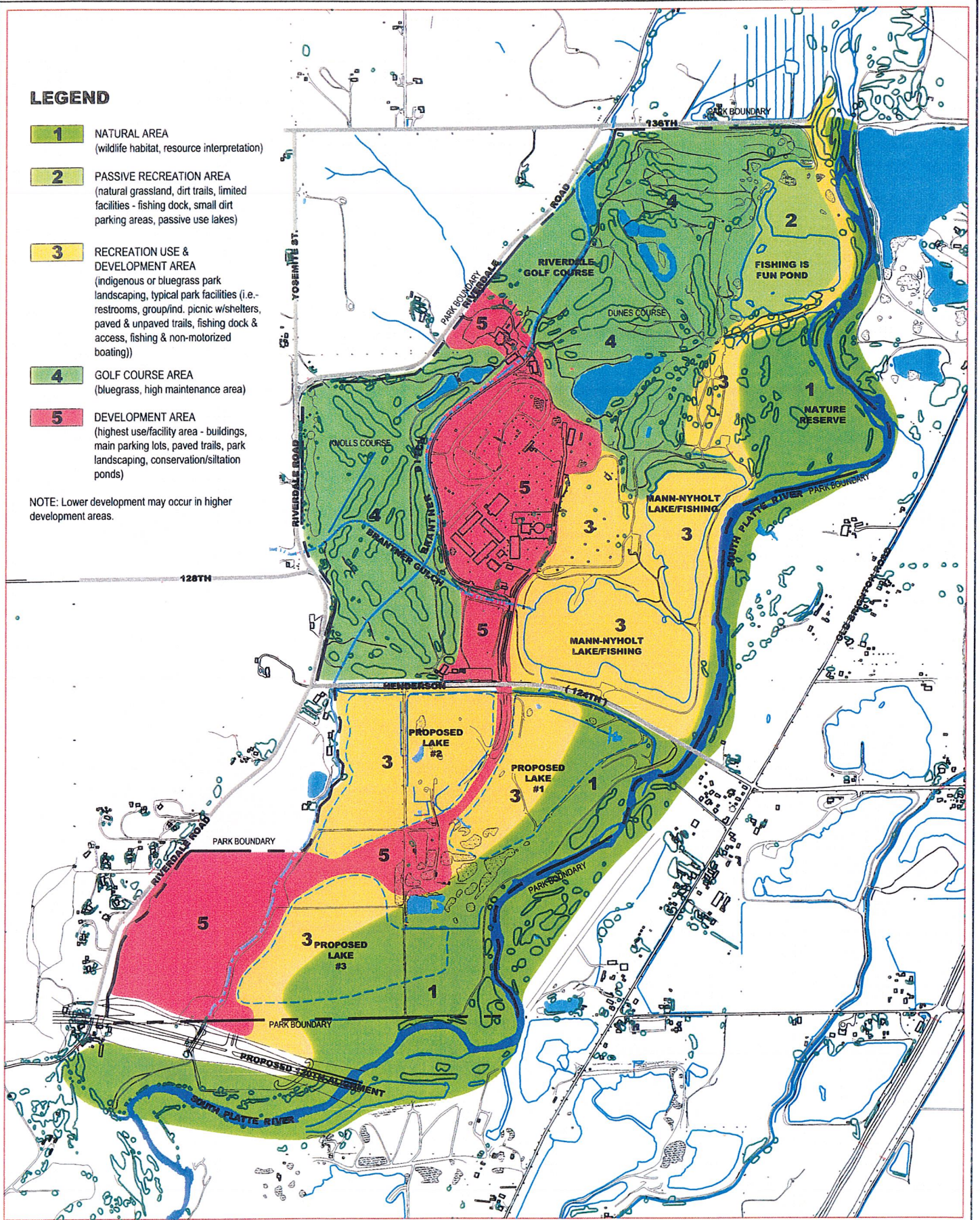
Development Area

These are the areas of most intense use and development. It includes the fairgrounds and golf clubhouse, and major use areas on the south end of the park. This area supports construction of buildings, parking lots, and other facilities and improvements.

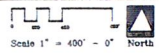
LEGEND

- 1** NATURAL AREA
(wildlife habitat, resource interpretation)
- 2** PASSIVE RECREATION AREA
(natural grassland, dirt trails, limited facilities - fishing dock, small dirt parking areas, passive use lakes)
- 3** RECREATION USE & DEVELOPMENT AREA
(indigenous or bluegrass park landscaping, typical park facilities (i.e. - restrooms, group/ind. picnic w/shelters, paved & unpaved trails, fishing dock & access, fishing & non-motorized boating))
- 4** GOLF COURSE AREA
(bluegrass, high maintenance area)
- 5** DEVELOPMENT AREA
(highest use/facility area - buildings, main parking lots, paved trails, park landscaping, conservation/siltation ponds)

NOTE: Lower development may occur in higher development areas.



SHEET TITLE



DATE: 7/27/99

Development Concept Plan

(See Master Plan Map)

The development concept plan further defines the facilities and elements within the management zones. It describes the location of physical elements defined in the Park Development Program, their general size, and the physical relationships between different elements. It also defines the general alignment of roads and trails, and the character of the landscape.

Circulation and Trails

Roads and Access

Existing roads adjacent to and through most of the park remain unchanged. Henderson Road will remain a main entrance into the regional park. However, with the construction of a new 120th street, a second access into the regional park will be created. At the southern end of the park, an entrance from 120th will help disperse traffic into the park. A new internal parkway will connect 120th to Henderson Road, accessing the new ponds and facilities. On the north of Henderson, the parkway will be extended to loop around the fairgrounds, and is enhanced with street trees and other landscaping. The character of both of these roads should reflect the existing farm roads in the area. They should be lined with cottonwood, and wind around and between facilities (See Fig.1).

Emergency and event access will be provided from the fairgrounds. To help disperse exiting traffic, an event only exit road will be created, extending south from the fairgrounds on the west side of the event parking field. An emergency exit will also be created on the northwest side of the fairgrounds. This emergency route will intersect with the fairgrounds maintenance road and link the golf course just north of the clubhouse area. This realigned road will provide access for emergency vehicles, and allow the golf clubhouse to improve its access, parking and circulation. A small portion of the golf practice area will need to be redesigned to accommodate this new road alignment.

On the north edge of the park, 136th will access parking for the Fishing is Fun Pond. This is the only automobile access to the area, which is at the end of the road. For reasons of safety and crime prevention, 136th will be gated at the intersection of Riverdale Road, and will close at night.

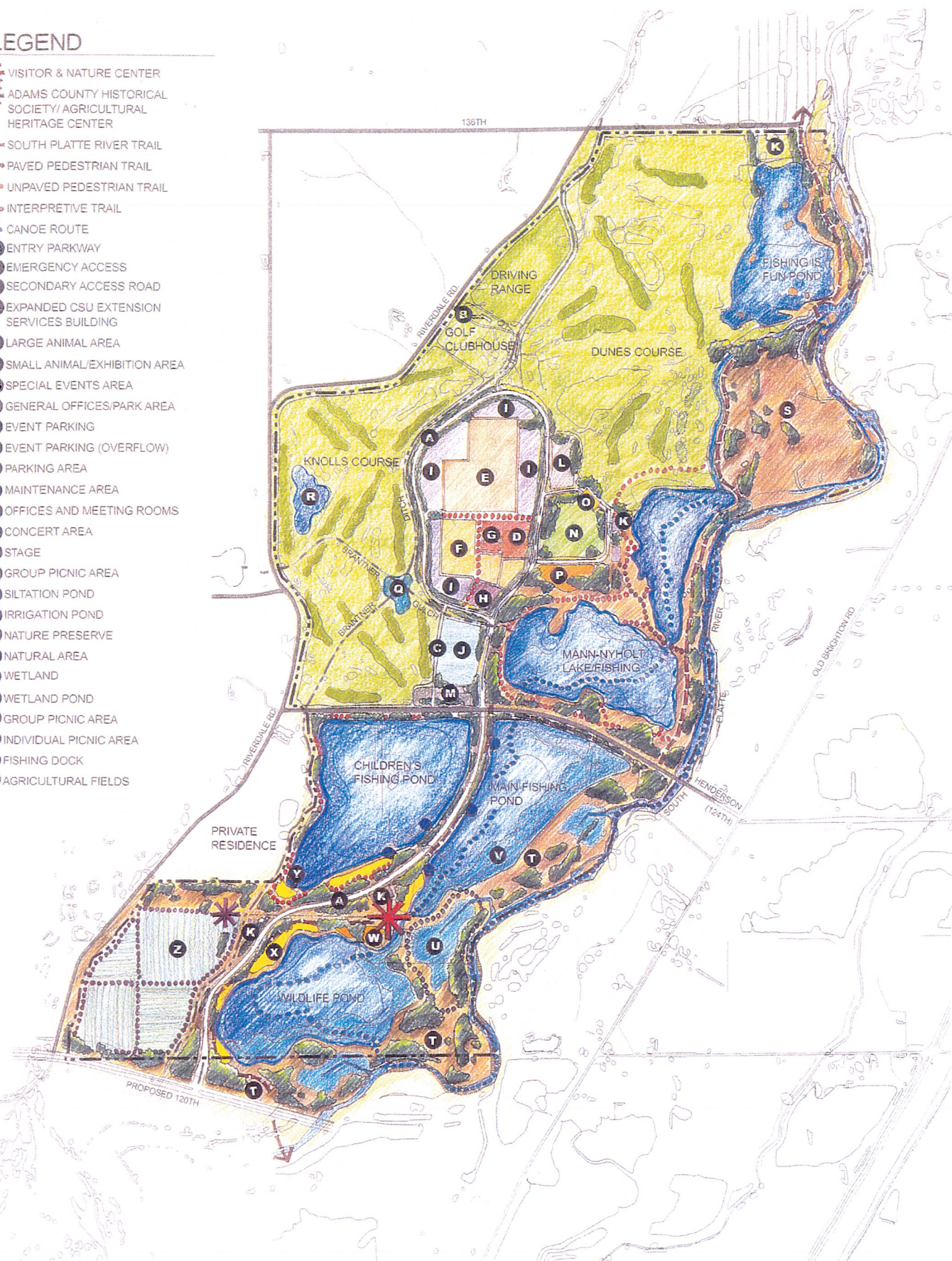
South Platte River Trail

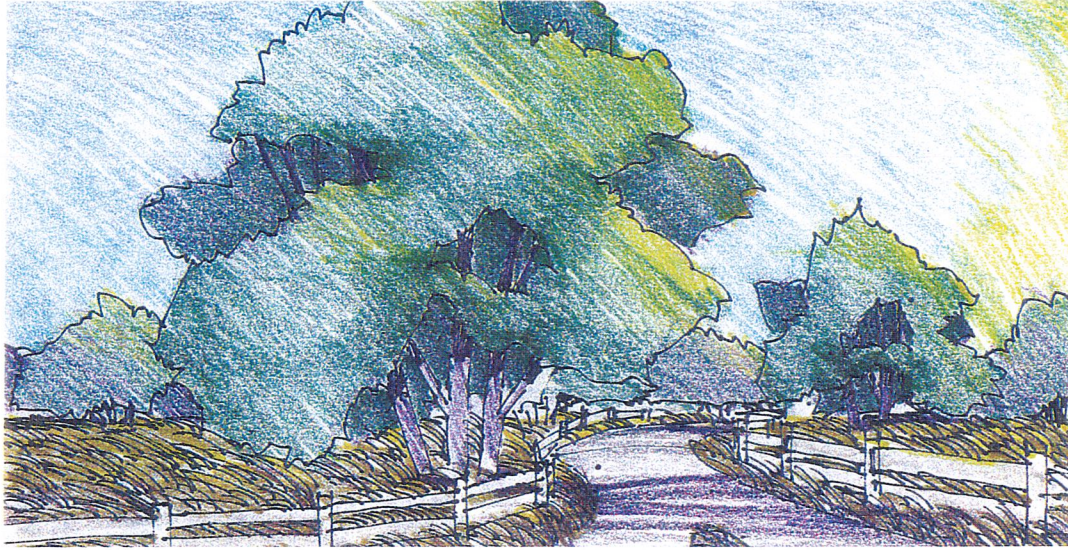
Sections of the South Platte River Trail pass through the regional park. The sections north of Henderson Road will be integrated into new portions of the trail, which is on the south half of the site, the trail will be kept to the west, away from the river and wildlife areas. It will go to the west of the lakes, and leads people to a nature and Visitor Center. The trail will remain away from the wildlife areas until it reaches the currently proposed underpass at 120th street.

The character of the trail, like the roads, will reflect the character of existing farm roads. In more active areas, the trail could be separated from traffic by a 3-rail fence, irrigation ditch, and native landscaping.

LEGEND

- VISITOR & NATURE CENTER
- ADAMS COUNTY HISTORICAL SOCIETY/ AGRICULTURAL HERITAGE CENTER
- SOUTH PLATTE RIVER TRAIL
- PAVED PEDESTRIAN TRAIL
- UNPAVED PEDESTRIAN TRAIL
- INTERPRETIVE TRAIL
- CANOE ROUTE
- ENTRY PARKWAY
- EMERGENCY ACCESS
- SECONDARY ACCESS ROAD
- EXPANDED CSU EXTENSION SERVICES BUILDING
- LARGE ANIMAL AREA
- SMALL ANIMAL/EXHIBITION AREA
- SPECIAL EVENTS AREA
- GENERAL OFFICES/PARK AREA
- EVENT PARKING
- EVENT PARKING (OVERFLOW)
- PARKING AREA
- MAINTENANCE AREA
- OFFICES AND MEETING ROOMS
- CONCERT AREA
- STAGE
- GROUP PICNIC AREA
- SILTATION POND
- IRRIGATION POND
- NATURE PRESERVE
- NATURAL AREA
- WETLAND
- WETLAND POND
- GROUP PICNIC AREA
- INDIVIDUAL PICNIC AREA
- FISHING DOCK
- AGRICULTURAL FIELDS





Entry Road Character (Fig. 1)



Restored Ditches (Fig. 2)

Land Use

Major Areas

The park is divided into two large areas, each with different facilities and focus. High impact and active recreation areas will remain in the north half of the site, including the golf courses, fairgrounds, and concert area. To improve compatibility, they have had design or program adjustments.

The south half of the park will focus on cultural and natural resource based interpretation and recreation. This will include a large natural area, as well as interpretive centers trails, and the Adams County Historical Society. The Adams County Historical Society will continue in its existing location until adequate facilities are available in the south section. Even then, some functions may remain at the current location.

Northern Park

Natural Areas

Although active uses dominate much of the area, there are substantial natural areas in the northern half of the park. The largest natural area is the Nature Preserve. However, native grasses and riparian habitats will also be preserved along the river and ditches, and around the lakes.

As a large area with diverse habitats, the Nature Preserve is an important wildlife resource. Water is needed in the area to help sustain it. A backflow channel will be cut from the old, defunct Brantner Ditch, into the nature preserve to allow more intermittent flooding. In addition, a water connection will allow water flow from Mann-Nyholt Lake to the old Brantner Gulch and into the preserve. When river water levels are high, water will flow into the preserve. This intermittent water will help the riparian grasslands, willows and cottonwoods regenerate and thrive. The South Platte River Trail will run along the western edge of the preserve, however, to minimize disturbance to this natural area, there will be no defined trail access into the Nature Preserve.

Throughout the north area, native grasses, shrubs, and trees will dominate the landscape of the park. Turf areas will be minimized, and native landscape will remain around the lakes, and in any area that is not developed. In addition, irrigation ditches will be restored to a more natural state. The concrete that now lines the ditches should be removed, and native grasses should be restored along the banks wherever feasible (See Fig. 2). Two sedimentation ponds will be added to Brantner Gulch to collect debris, and help with sedimentation problems in Mann-Nyholt Lake. One will be within the Knolls Golf Course while the other will be just outside the park, west of Riverdale Road. These and other areas along the gulch will be landscaped with native trees, shrubs and grasses. These actions will create additional habitat within the park.

Camping

The campground within the regional park will be removed. However, an area near the proposed Nature Center, on the southern half of the park, will accommodate camping for scout and educational groups.

Golf Courses

The golf courses are so successful, only minimal changes are needed. They should be protected or enhanced wherever possible.

- **Dunes Course**

With the elimination of the campgrounds, the Dunes course has the opportunity to improve. The 14th hole will be redesigned in the campground area, solving the access problems to the 15th tee. Mounds will be created on the western edge of the Nature Preserve to inhibit prairie dogs from entering the golf course.

- **Knolls Course**

The Knolls course could use improvement. One of the siltation ponds along Brantner Gulch will be in the golf course. In addition, a detention pond is needed to hold irrigation water for the park. These create the opportunity to add additional water hazards to the golf course. The siltation pond could be located at the junction of Brantner Ditch and Gulch. The detention pond could be located in an open area between the 7th, 8th, and 11th holes. The final location of the ponds should be determined by the golf and park staff.

As a long range goal, the Knolls course should be redesigned. The existing course is easier than the Dunes course, and attracts many local and beginning golfers. A new Knolls course should continue to provide an easier alternative to the Dunes course. However, the course should have the character of the Dunes course, and blend in with the local physical and cultural surroundings. Also, like the Dunes course, the Knolls course could eliminate much of its irrigated turf, and therefore reduce its water needs.

Fairgrounds

The first issue for the fairgrounds is to determine the size and scale of desired events in the future. The fairgrounds should remain a county scale facility. The regional park does not have the capacity to hold very large events. A detailed plan needs to be completed for the fairgrounds area. This master plan establishes general goals and facility relocations only.

Within the fairgrounds area, the facilities have been rearranged to create better spaces for visitors and stock. The new master plan for the area has three main goals.

- Spread out and move buildings as necessary to improve health, safety, human comfort, and relationships between existing uses.
- Add needed facilities, including animal barns and provide an enlarged indoor arena.

- Create a central, landscaped pedestrian spine with a plaza for events

The new plan would separate large animal facilities from smaller animal exhibitors. Animal barns, the 4-H arena, and the rodeo stadium would all be located on the north side of the site. Smaller exhibition buildings, including Good Luck 4-H, the CSU Extension Service offices, the Dome, exhibition hall, and the Al Lessor building would all remain on the south end of the site. A north-south pedestrian spine would focus on the indoor arena, which would be moved to the center of the site. Pedestrian circulation would be concentrated along the central spine, with stock circulation on the perimeter. An extended entry parkway would circle the area, with improved parking provided on the perimeter of the fairgrounds, with easily identifiable access into the visitor areas.

Concert Area

Because of the positive relationship between the concert area and the fairgrounds, during the fair, the two areas would remain adjacent to each other. Fairground events often include concerts, so visitors would only need to park once for both events.

The concert area will become smaller. The access road to the campgrounds will be moved to the north. This creates a smaller concert area, and additional picnic area/overflow parking.

To minimize noise impacts to the golf course, concerts should be scheduled as late as possible during the day. The county should explore the appropriate time of day, concert size, and types of concerts that will create the least impact to surrounding uses.

Lakes

The Mann-Nyholt Lake will remain the same. The Fishing is Fun Pond will be expanded to the north. Access to the pond will be from a parking lot to the north, off of 136th, or via the South Platte River Trail. The Mann-Nyholt Lake will continue to be accessed from parking lots to the east of the concert area, and off Henderson Road. Fishing and canoeing will be allowed, and encouraged, on the lake. At both lakes, additional edge variation and fish habitat should be added in the lake. Informal trails should lead to large boulders at the water edge. The boulders should serve as fishing docks, but retain a more natural character (See Fig.3).

Group Picnic Area

The two existing group picnic areas, at the east of the fairgrounds, will remain the same. Large groups will still be able to make reservations to use the areas. In addition, the small group picnic sites will remain, however the shelter will be upgraded. The road to the fishing parking lots will be moved to the north, and will divide the group picnic area into two smaller areas. This will link one of the group picnic sites directly to Mann-Nyholt Lake. Large trees and irrigated grass should remain, with native grasses and shrubs along the edges.

Southern Park

Natural Areas

As with the rest of the park, large areas of the southern park will be set aside as natural areas. The area to the east of the lakes, all the way to the South Platte River, will be reserved for wildlife habitat and passive recreation. Much of the levee will be removed, and planted with a mixture of native grasses, sedges, shrubs, and cottonwoods.

Two wetlands will also be created in the area. One will be between the Wildlife Pond (Lake 3) and the Main Fishing Pond (Lake 1), and the second will be to the south of the Wildlife Pond. The wetlands will be created by excavating a depression that will retain water. A backflow channel, cut from the river, will direct water into the wetlands. Permanent wetlands will also be created in portions of the Main Fishing Pond and the Wildlife Pond. These will be created by building a ledge just under the water surface, which will provide significant permanent wetland habitat for fish, waterfowl and other birds and animals.

To minimize impacts to wildlife, visitor activity will be carefully designed. Educational and scout troops may be able to camp in a defined area. Small, non-motorized boats, like canoes, will also have access to the area, both on the lakes and on the river. A short portage will be provided to access the river from the Wildlife Pond. Only one pedestrian trail, the Nature Center Interpretive Loop, enters the area.

Visitor & Nature Center

The Visitor & Nature Center will be a key interpretive node in the regional park. On a peninsula between the Main Fishing Pond and the Wildlife Pond, the center will be the hub of all activity on the south side of the park. Visitors new to the park will be able to orient themselves to the rest of the park, and understand what activities are available to them. They will also be able to rent bikes and canoes, or reserve group picnic sites. Restrooms and limited food will also be available at the center.

The center will also provide interpretive and educational opportunities. Groups, such as scouts and school classes, will be able to attend environmental programs at the center, while educational exhibits will be provided for individual informal interpretation. An interpretive loop trail will take visitors into the natural area. The trail will take people into upland grassland, riparian, and wetland environments. Interpretive or brochures will highlight different issues and aspects of each habitat (See Fig.4).

The Visitor & Nature Center buildings will orient to the natural areas to the east, as well as reflect the cultural heritage of the county. Viewing areas and blinds with telescopes for wildlife viewing, and interpretive information could overlook the ponds and wetlands. Buildings should be designed and clustered using nearby farm and ranch forms and materials as a model. The landscape around the buildings should also utilize regional agricultural imagery and character.

Cultural Center / Adams County Historical Society Museum

Extending to the west, from the Nature & Visitor Center, an irrigation ditch and fence lead visitors to the Cultural Center. The cultural center will become the new home of the Adams



Natural Lake Edge (Fig. 3)



Nature Center Interpretive Loop (Fig. 4)



Adams County Historical Society/Agriculture Interpretive Loop (Fig. 5)

County Historical Society, and is another important interpretive node in the park. Located at the edge of a large, productive agricultural field, and along historic Brantner Ditch, the Adams County Historical Society Museum will become the cultural and historic center of the County.

A small cluster of farm buildings, including the farm house at 127th and Brighton Road, or another historic home, barns, and a silo, could house the cultural center and become exhibit space for donated equipment and archives. This cluster of buildings will directly relate to the existing agricultural fields, which will continue crop production. An interpretive trail(s) will take visitors into the agricultural field (See Fig.5). In the center of the field, at the intersection of the trails, a node with interpretive exhibitry will create an area for agricultural and cultural education.

The main museum and cultural center buildings would be converted to offices for current uses in the park once the Adams County Historical Society moves to its new location in the park. Potential uses might include portions of the Adams County Historical Society offices/exhibits, Adams County Parks and Recreation Department, and Sheriff's Offices.

Lakes

There are three proposed lakes on the south side of the park. Two of the lakes, the Main Fishing Pond and the Wildlife Pond will actually be one lake connected by a narrow channel. The Mann-Nyholt Lake is also connected to the Main Fishing Pond by a channel that passes under Henderson Road. The Children's Fishing Pond and the Main Fishing Pond are both already under construction. The shape of these two lakes has already been fairly well set, and can only have limited modification. However, the Wildlife Pond, on the south of the site, can still be shaped.

Each of the three proposed lakes will have a different image. The Children's Fishing Pond is planned to be a place where children can learn to fish. The pond should be well stocked with fish, increasing the children's odds of success. Dirt paths will lead to fishing docks and boulders. Three fishing docks will extend into the lake, providing safe access to fishing. Around the pond, large boulders will provide additional fishing areas that are more private and natural in character. Canoes and small non-motorized boats will be allowed on the water. The edges of the ponds will be landscaped with cottonwoods, willows, and other native plants.

The Main Fishing Pond will be designed for more experienced fishermen. It will not be overstocked like the Children's Fishing Pond. However, it will also have a fishing dock and numerous boulder areas. Fishing will be restricted to the west side of the pond. A created wetland will line the east side. For wildlife protection, access to the shoreline will be minimized. Canoes and small non-motorized boats will be permitted on the lake.

The third pond, the Wildlife Pond, will be the best lake for wildlife, with gentle sloping, varied edges, and perhaps an island. Canoes would be allowed on the water, and encouraged to move through the channel and into the main fishing pond. Water levels will fluctuate least in this pond, making it ideal for wetland habitat. Wetlands will be constructed along

the east and south edges of the pond, with no access to the shoreline in these areas. The shoreline will be as natural as possible, with boulders and vegetation along its edge.

Canoeing will be encouraged throughout the lake and river system. One will be able to canoe down the South Platte River, portage to Mann-Nyholt, float that lake system, and then portage to the Main Fishing Pond (Lake 1), and canoe to the Wildlife Pond (Lake 3).

Picnicking

Group and individual picnic areas line the lakes on the south side of the park. Concentrated around the Visitor & Nature Center, there will be picnic areas on the west side of the Main Fishing Pond, the north and west sides of the Wildlife Pond, and along the southern half of the Children's Fishing Pond. Group Picnic areas will contain picnic shelters, volleyball and horseshoe courts, and some bluegrass areas. Individual picnic sites will contain small shelters set on the edge of a bluegrass area.

Cottonwoods and willows, as well as native grasses and shrubs will separate all picnic areas. An irrigation ditch and fence will separate the picnic areas from the South Platte River Trail and Entry Parkway. Also, native landscaping will create a buffer between picnic areas, providing more privacy and a more natural appearance. Manicured bluegrass will not extend to the water edge. To create better a more natural water edge, native plantings will line the lakes, and clearly defined soft surface trails will lead from the picnic areas to the water edge.

V. Implementation and Phasing

The implementation of the Regional Park Master Plan will occur over numerous years. Some of the new uses and facilities cannot be implemented until mining activities are completed, which could take as much as twenty years. However, plans for future uses could be prepared sooner, which would allow mining activities to work towards the future designs. In addition, several changes, do not depend on completion of mining activities, and can be implemented much sooner.

Phase 1: 1-5 Years

Project

- Design and Engineer addition to CSU Extension Building
- Design and Engineer new Entry Loop Road and landscape around Fairgrounds
- Develop detailed Master Plan for Fairgrounds
- Encourage Adams County Historic Society to develop an interpretive vision and master plan for their new location.
- Work with Lafarge to design and engineer Wildlife Pond (Lake 3) for wildlife.
(Mining Co. responsible for majority of work)
- Work with Lafarge to redesign Fishing Pond (Lake 2) to include wetland shelf.

- Design and Engineer Fishing is Fun Pond
- Remove campground and redesign Dunes Golf Course
- Design and construct emergency access through golf clubhouse area, including redesign of practice area
- Complete north section of South Platte River Trail
- Engineer and construct siltation and irrigation ponds
- Remove concrete channel in Brantner Gulch, and restore to more natural condition.

Phase 2: 5-10 Years

- Construct Fairgrounds Plan
- Construct Adams County Historic Society Master Plan
- Redesign Knolls Golf Course, and implement plan
- Partner with others to remove levee and create water backflow areas
- Design and Engineer improvements to southern park area.

Phase 3: 10-20 Years (upon completion of mining activities)

- Construct all improvements to southern park area.

APPENDIX

- Existing Constraints
- Existing Qualities
- Existing Facilities Inventory
- Conceptual Master Plan Alternative 1
- Conceptual Master Plan Alternative 2
- Conceptual Fairgrounds Alternatives

PARK MASTER PLAN *Adams County*

QUALITIES

- Attractive undeveloped rural setting.
- Attractive entry landscaping.
- Clear division between active recreation west of entry and natural resource based recreation east of road.
- Room for expansion with future park lands south of Henderson.
- Major piece of Platte River regional trail with key sections in place.
- Many entities work well here and prefer to stay at park (i.e. CSU Extension Service, Adams County Parks Department, Adams County Historical Society, and Fairgrounds).
- 120th will provide good access to park from south.
- Exceptional wildlife habitat with high potential for enhancement.
- Extensive amount of water which is an extremely unique and highly desirable.
- Mining company is willing to work with the County to create lakes that provide better recreational and wildlife habitat.
- Brantner ditch is an attractive historic water resource that runs completely through the site.
- Exceptional potential for environmental and heritage education with linkages to surroundings. Strong ties to Adams County heritage with fairground, Adams County Historical Society, historic ditches and neighboring historic farms.
- Museum is easy to find with many special educational programs.
- Multiple amenities for different user groups
- Unique and financially successful public golf course resources.
- Concert area generates revenue and provides an attractive rural setting fitting to several music style.
- Excellent fishing.
- Fairground operation has multiple integrated uses and potential to have diverse activities occurring at one time.
- Rural fairground facility within close proximity to Metro area and Denver Coliseum.

PARK MASTER PLAN *Adams County*

ISSUES

Overall

No clear vision for future of park with too many uses crowded together causing conflicts.

Conflicts

- Campers disturbing golfers; inappropriate uses in campground.
- Golf course holes separated by campground, and campground access road causes hazardous situation.
- Concert stage too close to golf course with incompatible music atmosphere.
- Golf course adjacent to Adams County Historical Society which detracts from historic/rural image of historical society and creates some hazard issues.
- Competition for parking, especially between concert and fairground users.
- Trespassers using fishing-is-fun lake disturb golfers and create a unsafe situation. Livestock occasionally stray onto golf course.
- Livestock uses sometimes conflict with dome uses.

Even with new park land to south, the park may not be able to adequately and comfortably handle the extensive number of uses desired on the site

Building Space

Some indoor spaces are insufficient. Examples include:

- CSU Extension and Adams County Park office spaces are significantly inadequate to accommodate personnel, meetings, storage and research.
- Fairground stalls limited; indoor arena too small.

Extensive pressure for suburban growth on several sides. In time, park could be a rural park enclave in a developed setting surrounded on three sides by major roads. Some of the programmed uses may not fit well into this rural setting due to crowds, noise and traffic which may be generated.

Adams County Historical Society

Historic Museum desires to expand, yet many competing for same expansion area. Adams County Historical Society needs a clear future direction and focus concerning land use needs. Currently, needs more parking, larger outdoor living history area. Museum exhibit building is retrofit does not express rural heritage.

Concert Area

The appropriate scale for concerts needs to be resolved based on existing and potential infrastructure, surrounding land uses, and cost effectiveness to promoters.

- Concerts cause other areas of park to close or reschedule events (i.e., campground, group dome and exhibition hall uses). During major concerts, fairgrounds cannot be used.
- Causes problems during the fair due to lack of parking and noise.
- Some feel use inappropriate in the natural and rural setting of this park. conflicts with golf course character and setting.

South Platte Trail

- Important sections missing.
- Trail could negatively impact wildlife if too near habitats.

Transportation and Parking

- Riverdale Road is a rural windy historic route that cannot withstand extensive traffic volumes or access points
- 120th is raised along south edge, splitting site from south area and will need underpasses for trails and wildlife corridors.
- Due to north park layout, (i.e. golf course on three sides, fishing-is-fun to north, and South Platte to easy), there is little opportunity to provide adequate access/egress to this area.
- The main road into the park is a dead-end. This is a serious safety issue and highly frustrating to visitors especially during events.
- Parking is a major problem during events and spills over into other use areas and open grass fields. The problem becomes worse if events occur in rain.

Events make it difficult for participants and employees to access and move through park.

Drainage, Lakes and Irrigation

- Brantner Gulch periodically floods and causes damage, siltation and erosion in park. South Platte River's controlled flows limits natural potential for resource restoration.
- Brantner Ditch is privately owned and may have use restrictions along its right-of-way.
- Much of the land south of Henderson Road is within the 100 year floodplain.
- Much of existing park within the 100 year floodplain, is very flat and difficult to drain.
- The new lakes being created in south have steep edges that are poor for wildlife habitat and cause problems for recreationists.
- Urban Drainage access road on south park limits natural flows of flood waters to site, therefore reducing potential to create wildlife habitat.

Park and golf course share irrigation system which means park must irrigate during day which is wasteful and incompatible with recreational use. Park needs own water storage and own system

Picnic Areas

- Inadequate number of group picnic sites, restrooms, shade and tables.

Fairgrounds

- Conflicts between uses which sometimes limits number of events and reduces income to county (examples: weddings with livestock shows). One large event often prevents opportunities to program other events
- Goodluck 4H is a private facility in the middle of a public use area. When special events occur they have trouble getting to and from their facility. There are some conflicts between them and other use groups.
- Utilities poorly located and there is inadequate water.
- Poor pedestrian traffic and flow between building
- Indoor arena location difficult to access.
- Fairground facilities need to be reorganized due to use conflicts, poor relationships between some uses, changes in user needs and uses over time, new needs not being satisfied, and inadequate space.
- Many respects of fairgrounds outdated, not keeping up with surrounding competition such as Greeley.
- Electric and sewer hook-up area is poorly located and in the way of numerous other uses.
- Barns are too close to vendors causing health concerns.
- Far too few electric/sewer hook-ups for RV/campers.
- More vendor space needed.
- Barns too close to Dome which causes conflicts when uses are incompatible (i.e., stockshow with wedding)
- Need to consider new and larger indoor event arena, permanent concession booths, animal stalls.
- Outdoor arena and spectator stands face into sun, and is one of least utilized facilities. Most leasers desire an indoor arena.
- Indoor arena is inadequate.

Adams County Regional Park Master Plan
 Assessment of Existing Facilities

Scoring: 0=Very Poor 1=Poor 2=Slightly Inadequate 3=Adequate 4=Very Good

Building	Structure	Mechanical/Plumbing Systems								Overall Quality	Remarks	
		Electrical System	Floor	Roof /Ceilings	Walls	Amenities	Accommodates Program	Location/Adjacent Uses				
Barn #1	Sale Arena	3	3	2	3	3	2	3	3	4	3	Acoustics are an issue. Replace pens/panels.
	Stalls	3	NA	3	3	3	3	2	3	3	2	
	Wash Basin	3	3	2	3	3	3	3	3	3	3	
Barn #2	Stalls	3	NA	3	3	3	4	4	3	3	4	Recently painted; new stalls
Barn #3	Stalls	3	NA	3	3	2	3	4	3	3	3	New stalls; roof and structure rusting
Barn #4	Stalls	2	NA	2	3	2	2	3	3	3	2	Roof and structure rusting; needs new exterior railing
Canning Center	Open Area	3	2	3	3	2	3	NA	1	1	2	No dedicated use/poor environment
Practice Arena--Outdoor	Outdoor Wash Rack	NA	3	NA	4	NA	3	NA	4	4	4	Lighting needs improvement
	Arena	NA	NA	2	3	NA	NA	3	4	4	3	
Indoor Arena	Lobby	3	2	3	3	2	3	2	2	2	2	Small
	Kitchen	3	2	2	3	3	3	2	3	3	3	
	Restrooms	3	3	2	3	3	3	1	1	3	1	Undersized, outdated
	Upper Level Offices	3	2	2	2	3	3	1	2	2	2	Marginal quality; no elevator
	Announcer's Booth	3	3	2	3	2	2	1	3	3	2	Basic; no elevator access
	Arena	3	3	2	3	2	1	1	3	2	2	Rusting roof purlins, walls in bad shape, dehumidifier very noisy, roof recently insulated, new mechanical units
Spectator Areas		3	3	2	2	2	1	1	1	1	1	Very limited seating opportunities

Adams County Regional Park Master Plan
 Assessment of Existing Facilities

Scoring: 0=Very Poor 1=Poor 2=Slightly Inadequate 3=Adequate 4=Very Good

Building	Structure	Mechanical/Plumbing Systems	Electrical System	Floor	Roof /Ceilings	Walls	Amenities	Accommodates Program	Location/Adjacent Uses	Overall Quality	Remarks
Exhibit Hall											
North Hall	3	2	3	3	3	3	3	3	4	3	Evaporative coolers.
Storage	3	3	3	3	3	3	3	3	2	3	Direct access to main exhibit area would be an improvement
Main Exhibit Hall	3	2	3	2	2	3	3	3	3	3	Functional; evaporative cooling poor; floor cracking, glare from windows
Restrooms	3	4	4	4	4	4	4	4	3	4	
Concessions	3	3	3	3	3	3	2	2	3	3	Small, poorly configured
Outdoor Restrooms/Showers	2	1	2	2	2	2	2	3	2	2	Unattractive, marginal access, not ADA accessible
Lesser Building											
Exhibit Hall	3	2	2	3	3	3	2	2	3	3	Poor cooling, "raw finishes," sound system poor
Restrooms	3	3	3	3	3	3	2	2	3	3	Undersized for receptions, etc.
Concessions	3	2	2	3	3	3	2	2	3	2	Undersized, poorly configured, limited catering amenities
Storage	3	3	3	3	3	3	NA	3	2	3	Could benefit from outside access
Rodeo Grandstand											
Spectator Seating Area	3	NA	2	3	3	NA	1	2	2	2	Faces west, poor sound system, no ADA seating
Arena	NA	NA	2	3	NA	NA	2	2	3	2	Needs lighting upgrade
Announcer's Booth											To be removed
Restrooms	3	2	3	3	2	3	2	2	3	3	Roof needs replacement; need ADA improvements
Concessions	3	2	2	3	2	3	2	3	3	3	
Storage	3	2	2	2	2	3	NA	2	2	2	Under grandstands, rough space

Adams County Regional Park Master Plan
 Assessment of Existing Facilities

Scoring: 0=Very Poor 1=Poor 2=Slightly Inadequate 3=Adequate 4=Very Good

Building	Structure	Mechanical/Plumbing Systems	Electrical System	Floor	Roof /Ceilings	Walls	Amenities	Accommodates Program	Location/Adjacent Uses	Overall Quality	Remarks
Dome											
Main Hall	3	2	3	2	3	3	2	2	3	3	Boller needs work; floor settles/cracks, no vestibules on exterior doors
Storage	3	3	3	3	3	1	1	1	3	1	No dedicated storage; separated by curtains
Lobby	2	2	3	2	2	3	2	3	3	3	Small, very low ceiling; floor hard to maintain
Restrooms	3	2	3	3	3	3	3	3	3	3	
Kitchen	3	2	3	3	3	3	3	3	3	3	Needs improved ventilation
Outdoor Gathering Space	NA	NA	NA	NA	NA	NA	2	1	2	2	Small areas need upsizing
Annex											
CSU Extension Offices	3	2	3	3	2	3	2	1	3	1	Space needs to ^{be} expanded significantly to handle staff and additional uses
Multi-purpose Meeting Rooms	3	2	3	3	3	3	3	3	3	3	
Restrooms	3	3	3	3	3	3	3	3	3	3	
Administrative Offices											Converted residence
Reception	3	2	2	3	3	3	3	1	2	1	Small and inadequate
Offices	3	2	2	3	3	3	3	1	2	1	Small and inadequate
Kitchen/Break	3	2	2	3	3	3	2	2	2	2	Residential kitchen is OK for use
Meeting/Conference	NA	NA	NA	NA	NA	NA	NA	0	NA	0	No dedicated conference/meeting space
Work/Copy	3	2	2	3	3	2	1	1	2	1	No dedicated space
Storage	3	2	2	3	3	3	1	0	1	0	Minimal available storage























Adams County Regional Park Master Plan
 Assessment of Existing Facilities

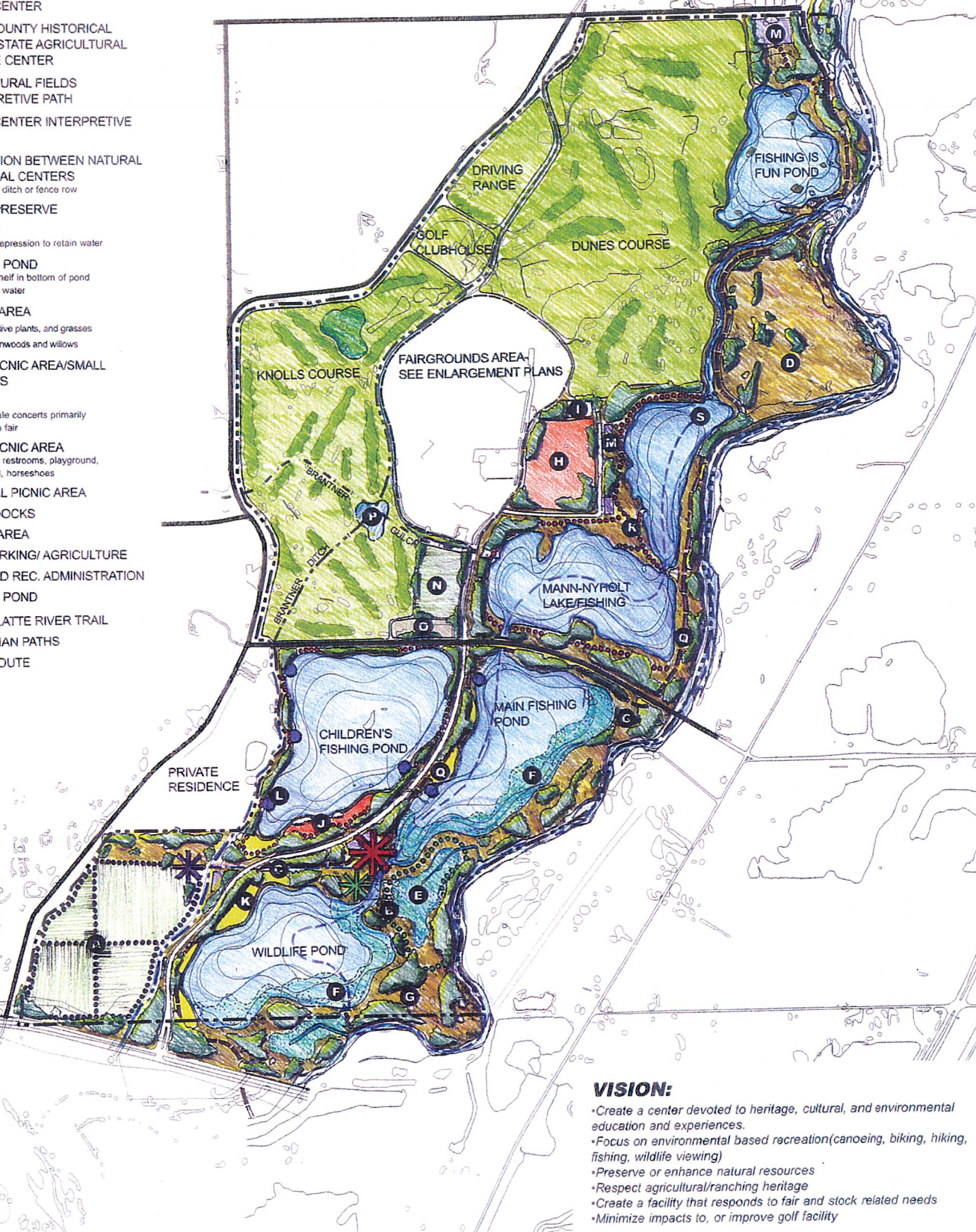
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Building	Structure	Mechanical/Plumbing Systems	Electrical System	Floor	Roof / Ceilings	Walls	Amenities	Accommodates Program	Location/Adjacent Uses	Overall Quality	Remarks
Outdoor Amphitheater											
Stage	3	NA	3	2	NA	NA	1	2	1	2	Stage too small; poor location near golf course and campground; no permanent canopy
Spectator Areas	NA	NA	2	1	NA	NA	1	1	1	1	Flat lawn with poor sightlines; limited lighting; no permanent restroom/concession amenities
Restrooms	NA	NA	NA	NA	NA	NA	NA	1	2	1	Temporary facilities only
Concessions	NA	NA	NA	NA	NA	NA	NA	1	2	1	Temporary facilities only
Control/Ticketing	NA	NA	NA	NA	NA	2	NA	1	2	1	Temporary facilities only; fencing is short
Maintenance Building											
Repair Shop	3	3	3	3	3	3	3	3	3	3	
Kitchen/Break	3	3	3	3	3	2	2	3	3	3	
Parts/Storage	3	3	3	3	3	3	3	3	3	3	
Offices	3	3	3	3	3	2	2	3	3	3	
Work Area	3	3	3	3	3	3	3	3	3	3	
Yard	NA	NA	NA	3	NA	3	NA	3	3	3	

ALTERNATIVE 1

HERITAGE & RESOURCE BASED RECREATION

-  VISITOR CENTER
•Visitor orientation, bike, canoe, fishing pole rental
-  NATURE CENTER
-  ADAMS COUNTY HISTORICAL SOCIETY/STATE AGRICULTURAL HERITAGE CENTER
-  **A** AGRICULTURAL FIELDS & INTERPRETIVE PATH
-  **B** NATURE CENTER INTERPRETIVE TRAIL
-  **C** CONNECTION BETWEEN NATURAL & CULTURAL CENTERS
•Irrigation ditch or fence row
-  **D** NATURE PRESERVE
-  **E** WETLAND
•Create depression to retain water
-  **F** WETLAND POND
•Create shelf in bottom of pond to retain water
-  **G** NATURAL AREA
•Mix of native plants, and grasses with cottonwoods and willows
-  **H** GROUP PICNIC AREA/SMALL CONCERTS
-  **I** STAGE
•small scale concerts primarily related to fair
-  **J** GROUP PICNIC AREA
•Shelters, restrooms, playground, volleyball, horseshoes
-  **K** INDIVIDUAL PICNIC AREA
-  **L** FISHING DOCKS
-  **M** PARKING AREA
-  **N** EVENT PARKING/ AGRICULTURE
-  **O** PARKS AND REC. ADMINISTRATION
-  **P** SILTATION POND
-  **Q** SOUTH PLATTE RIVER TRAIL
-  **R** PEDESTRIAN PATHS
-  **S** CANOE ROUTE



















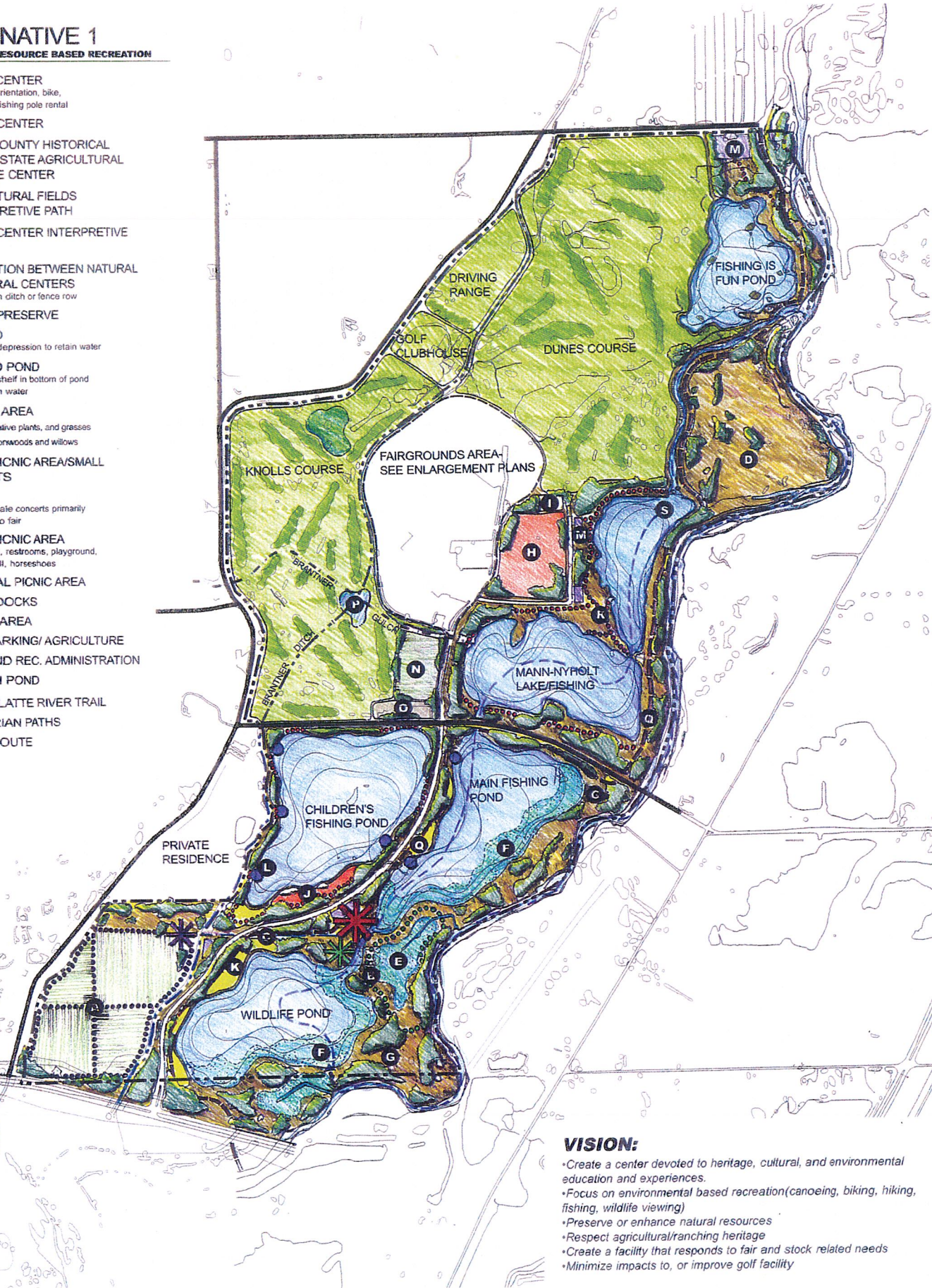
VISION:

- Create a center devoted to heritage, cultural, and environmental education and experiences.
- Focus on environmental based recreation (canoeing, biking, hiking, fishing, wildlife viewing)
- Preserve or enhance natural resources
- Respect agricultural/ranching heritage
- Create a facility that responds to fair and stock related needs
- Minimize impacts to, or improve golf facility

ALTERNATIVE 1

HERITAGE & RESOURCE BASED RECREATION

-  VISITOR CENTER
*Visitor orientation, bike, canoe, fishing pole rental
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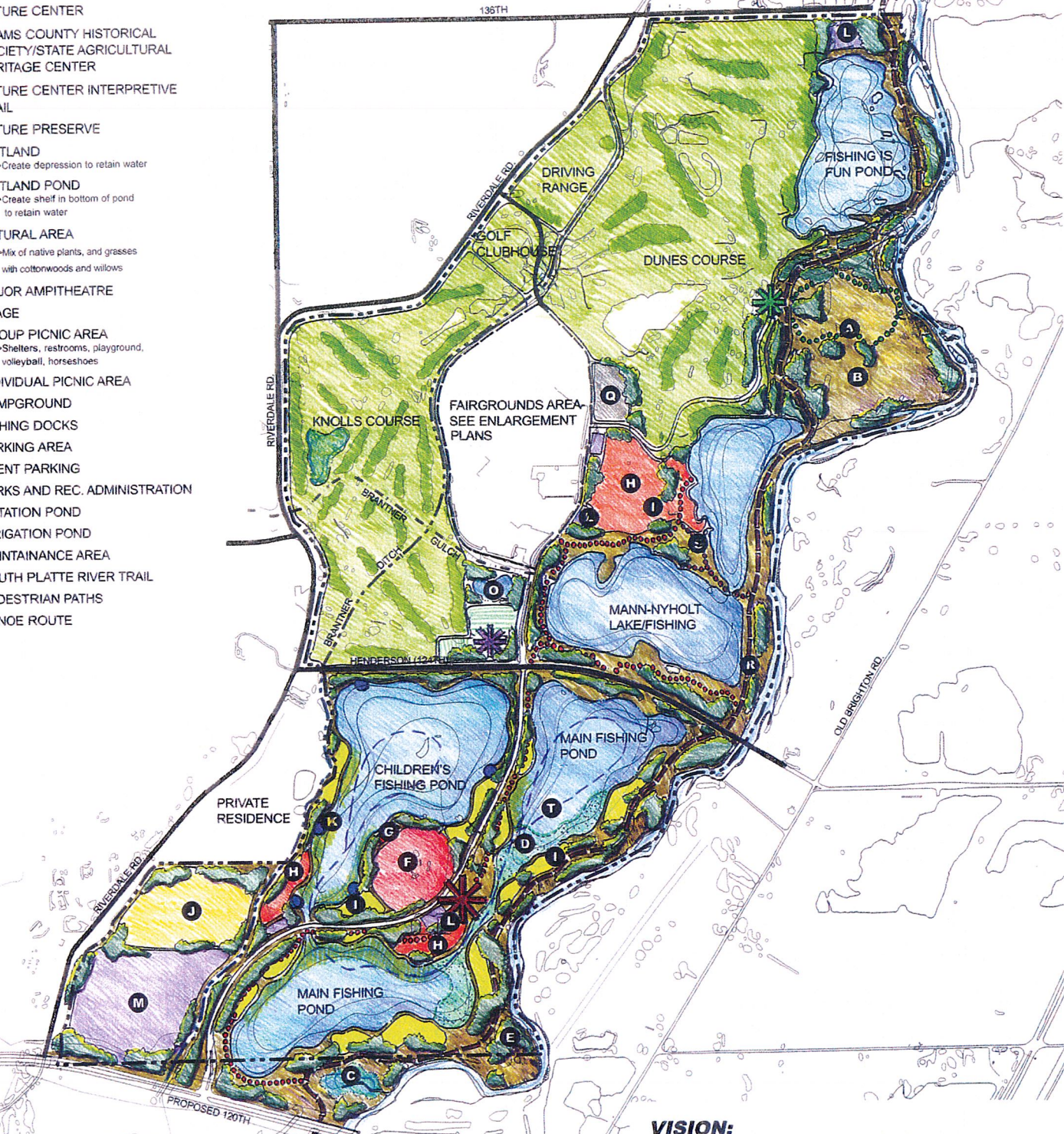
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ALTERNATIVE 2

MAXIMIZE DIVERSITY OF RECREATION OPPORTUNITIES

-  VISITOR CENTER
•Visitor orientation, bike, canoe, fishing pole rental
-  NATURE CENTER
-  ADAMS COUNTY HISTORICAL SOCIETY/STATE AGRICULTURAL HERITAGE CENTER
-  A NATURE CENTER INTERPRETIVE TRAIL
-  B NATURE PRESERVE
-  C WETLAND
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-  E NATURAL AREA
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-  F MAJOR AMPHITHEATRE
-  G STAGE
-  H GROUP PICNIC AREA
•Shelters, restrooms, playground, volleyball, horseshoes
-  I INDIVIDUAL PICNIC AREA
-  J CAMPGROUND
-  K FISHING DOCKS
-  L PARKING AREA
-  M EVENT PARKING
-  N PARKS AND REC. ADMINISTRATION
-  O SILTATION POND
-  P IRRIGATION POND
-  Q MAINTENANCE AREA
-  R SOUTH PLATTE RIVER TRAIL
-  S PEDESTRIAN PATHS
-  T CANOE ROUTE



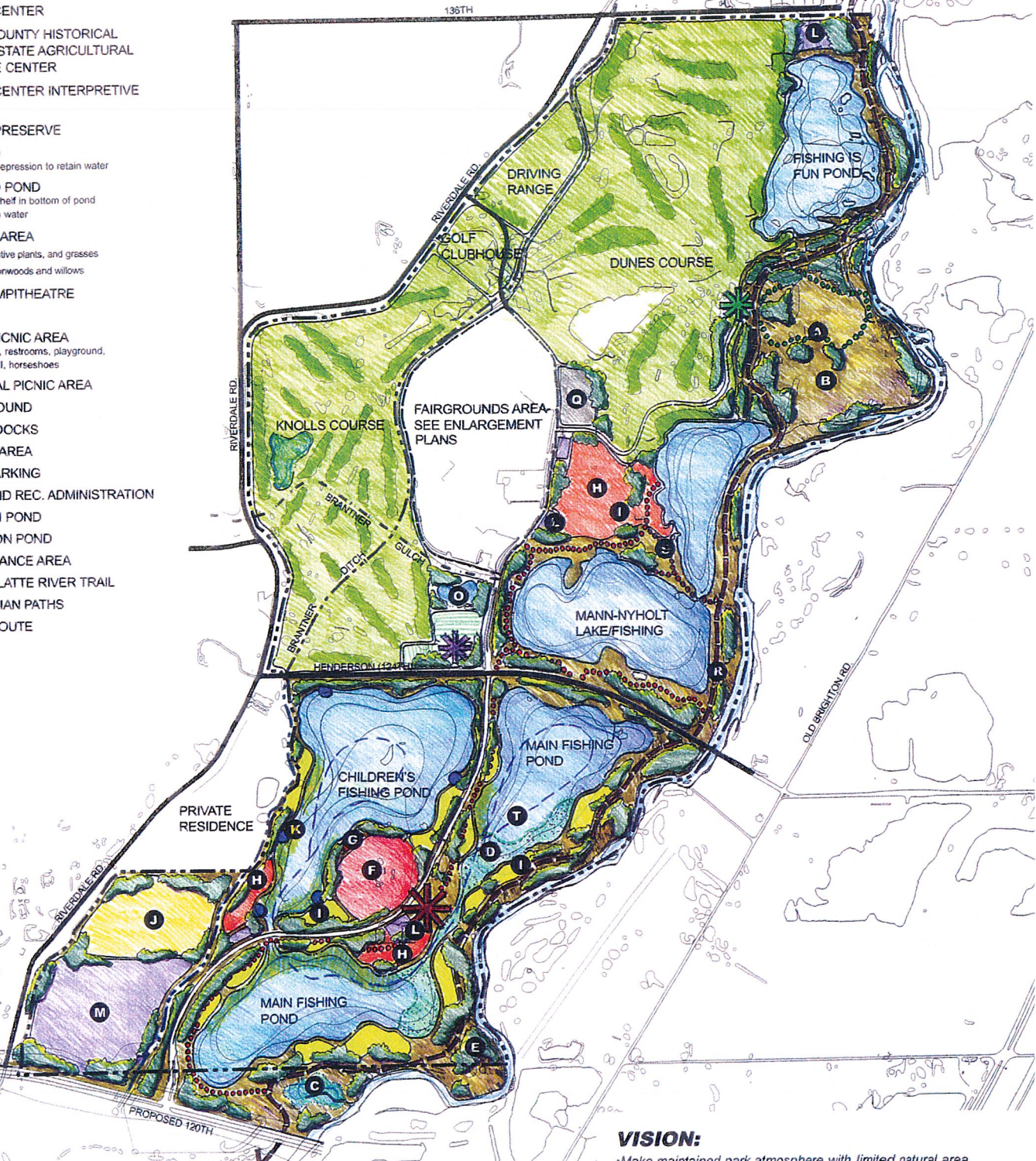
VISION:

- Make maintained park atmosphere with limited natural area.
- Maximize for recreational use.
- Retain all existing uses & expand as needed.
- Spread out uses & relocate to minimize conflicts.
- Create many lake access points & gentle edge slopes.
- Relocate golf course access & create park emergency egress/exit.

ALTERNATIVE 2

MAXIMIZE DIVERSITY OF RECREATION OPPORTUNITIES

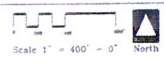
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SHEET TITLE:



DATE: 7/27/9

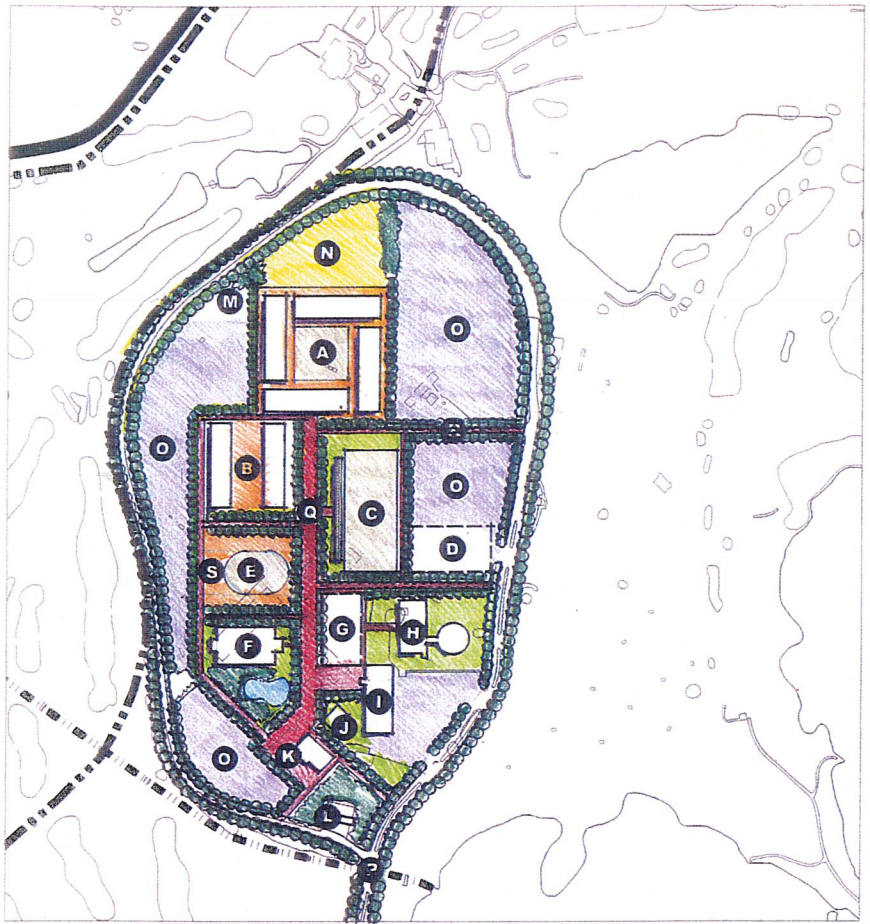
ALTERNATIVE 1

HERITAGE & RESOURCE BASED RECREATION

VISION:

1. Retain small scale, rural fairground character
2. Create landscaped central pedestrian spine and multi-purpose plaza
3. Relocate some buildings and concentrate structures to create lively yet safe atmosphere
4. Retain existing uses/limit additions to primary needs
5. Retain same scale facilities

- A ANIMAL BARN
- B ANIMAL BARN (ADDED)
- C RODEO STADIUM
- D CIRCUS AREA
- E 4-H ARENA
- F INDOOR ARENA
- G TENT/CHILDREN'S AREA
- H CSU/DOME
- I EXISTING EXHIBITION HALL
- J EXISTING GOOD LUCK 4-H
- K EXISTING AL LESSER
- L EXISTING OFFICE (GENERAL USE)
- M POSSE
- N TRAILER PARKING/CAMPING
- O PARKING AREA
- P ENTRY PARKWAY
- Q MAIN PEDESTRIAN SPINE
- R VISITOR CIRCULATION
- S EXHIBITOR/ANIMAL CIRCULATION



ALTERNATIVE 2

MAX. DIVERSITY OF RECREATION OPPORTUNITIES

VISION:

1. Add facilities as needed, including Major Indoor Arena, Animal barns, Posse
2. Spread out and move buildings as necessary
3. Create indoor area as central focus

- A ANIMAL BARN
- B ANIMAL BARN (ADDED)
- C RODEO STADIUM
- D CIRCUS AREA
- E 4-H ARENA
- F INDOOR ARENA
- G EXISTING INDOOR ARENA
- H CSU/DOME
- I EXISTING EXHIBITION HALL
- J GOOD LUCK 4-H
- K AL LESSER
- L PARKS AND REC DEPARTMENT
- M POSSE
- N TRAILER PARKING/CAMPING
- O TENT/CHILDREN'S AREA
- P GARDEN AREA
- Q PARKING AREA
- R VISITOR CIRCULATION
- S EXHIBITOR/ANIMAL CIRCULATION



SHEET TITLE

Scale 1" = 400' - 0" North

DATE: 7/27/99

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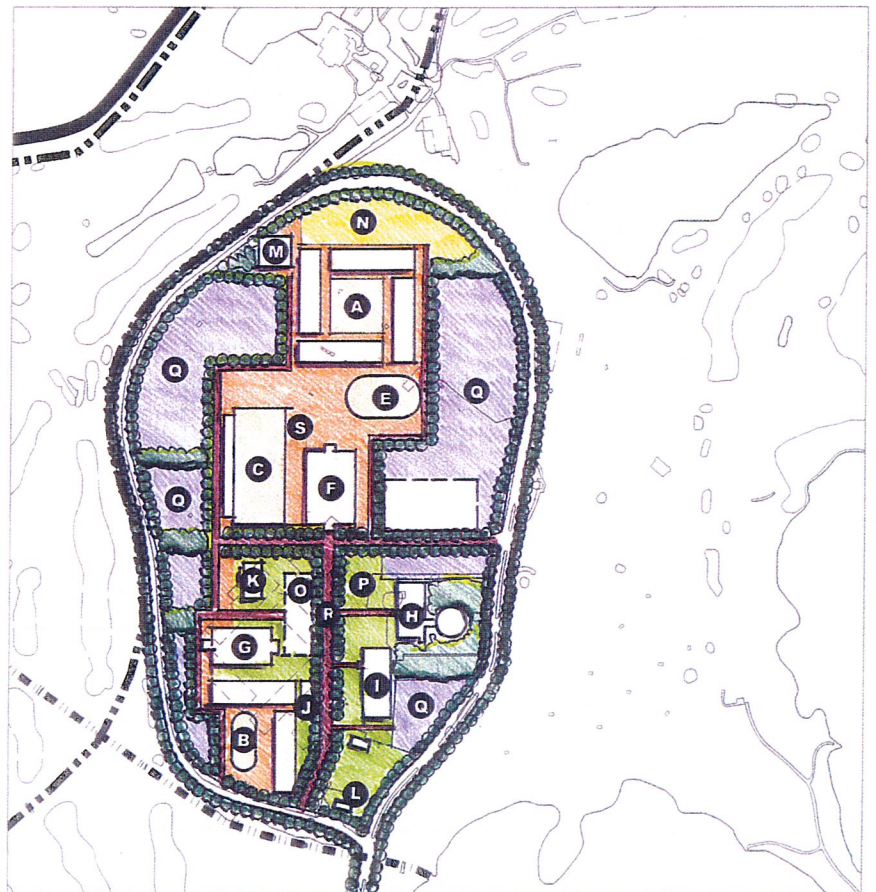
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