



**KNEIVAL
PARK**

**RICHARDSON
PARK**

**WAGGENER
FARM
PARK**

**TOWN
PARK**

Berthoud Recreation Center & Parks Master Plans

September 21, 2018

ACKNOWLEDGEMENTS

Town of Berthoud

Key Staff

Chris Kirk, Town Administrator
Jeremy Olinger, Parks and Recreation Director
Wesley Joy, Recreation Manager

Town of Berthoud Board of Trustees

William Karspeck
Jeff Hindman
Brian Laak
Pete Tomassi
Maureen Dower
Tim Hardy
Paul Alaback

PORT Committee

Len Guldenpfenning
Scott Redder
Monica Signer
Gene Schleiger
Jane Vielehr
Brian Dodd
Chad Onthank

Consultant Team

Prime Consultant

Wenk Associates Inc. - Landscape Architect

Sub-Consultants

Barker Rinker Seacat - Architecture
Water Technologies International - Aquatics
FCI Constructors - General Contractor
Ballard King & Associates LTD -
Recreation Center Planning and Operations
JVA - Civil Engineering

THIS PAGE IS INTENTIONALLY BLANK

TABLE OF CONTENTS

Part 1 - Executive Summary	01
Introduction	
Parks System Vision	
Process	
Phase 1 Improvements	
Part 2 - Parks Master Plans	02
Kneival Park	
Richardson Park	
Waggener Farm Park	
Town Park	
Part 3 Appendix	03
Market Analysis	
Operations and Maintenance	
Opinion of Probable Cost	
Recreation Center Program & Budget	

PART 1 - EXECUTIVE SUMMARY

Introduction

The Recreation Center and Parks Master Plans (Master Plan) sets forth an overall vision for park and open space improvements for four future parks in Berthoud, CO. The plans build on the previously completed Parks, Open Space, Recreation, and Trails (PORT) Plan for Kneival Park, Richardson Park, Waggener Farm Park, and Town Park. Park programming from the PORT plan was used as a starting point and vetted through a public process to develop preferred programming and framework master plans for each site. In addition, the Master Plan includes a Market Analysis, Cost Analysis, and Operations & Maintenance. Recommendations for Phase 1 improvements include focused improvements on Waggener Farm Park including trails, a multi-use field, court sports and the recreation center and outdoor aquatics at the northwest corner of the site.

Parks System Vision

The Master Plan provides for a vibrant and diverse parks system that includes both passive and active recreational opportunities. Each of the four parks address different recreational needs and are all accessible by the existing or proposed trails identified in the 2018 Town of Berthoud Trails Master Plan.

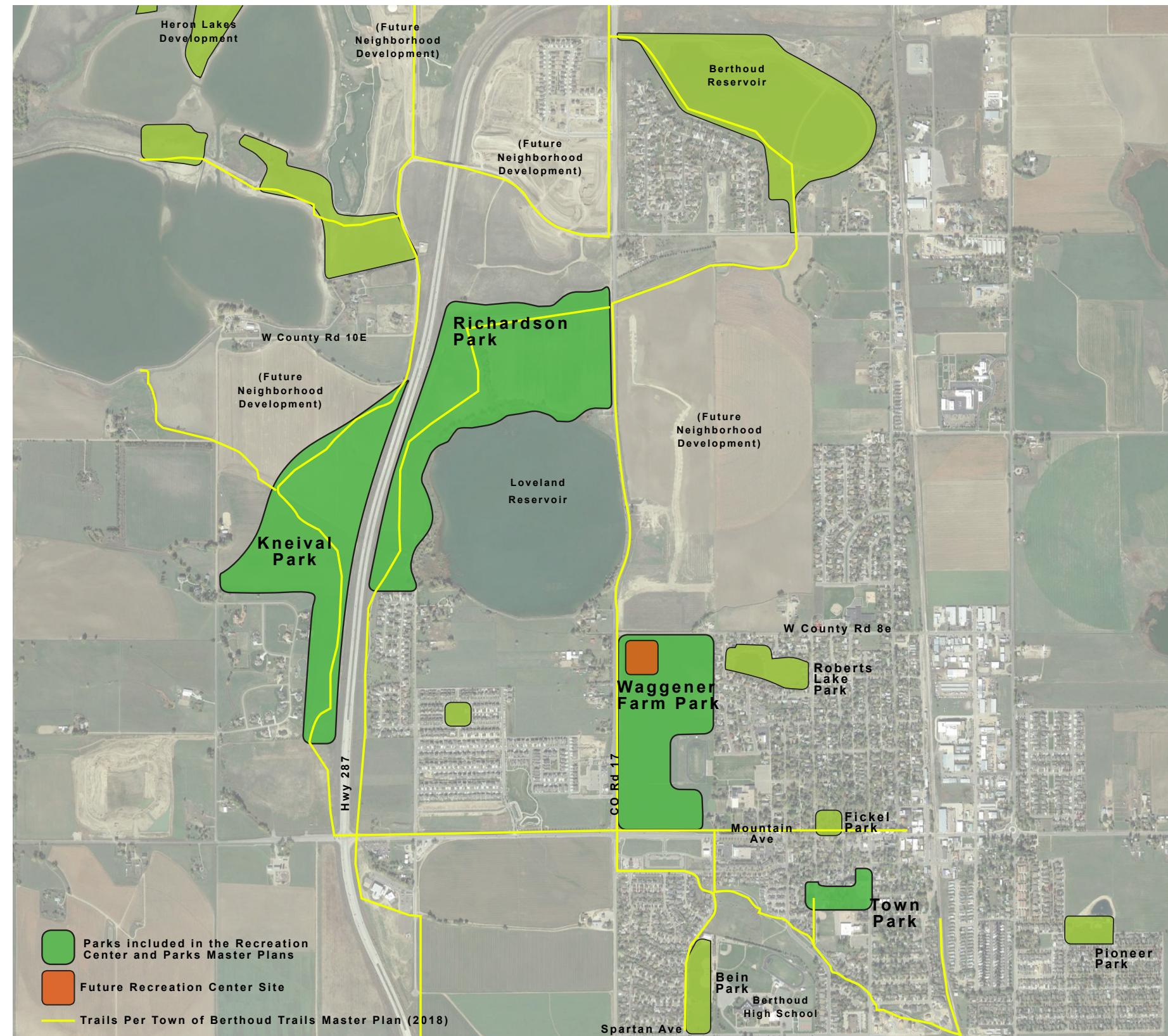
Process

The Town staff, PORT Committee, and public were actively involved throughout the master planning process, providing guidance in the development of program, concepts, and ultimately the final master plans.

The planning process incorporated significant public involvement. There were two dedicated public meetings and one online survey. Each of the public meetings were well attended and there were a total of 474 responses to the online survey. The plan was also presented to the PORT committee and the Town Board twice, each of those meetings were open to the public for comment.

The PORT Committee provided feedback during the design process, and recommended the final master plan for approval.

The final master plans were adopted by the Town Board of Trustees on August 28th, 2018.





Town Worksessions

7/5

July 9
PORT
Meeting
-Card Game
-Vision Program

7/12

July 12
Community Meeting
-Concepts

7/19

Mid July
Online Survey

7/26

August 4
Farmer's Market
-Draft of the Preferred Concepts
-Outdoor Aquatics

8/6

August 15
PORT Meeting
-Preferred Concepts
-Phasing
-Costs

8/13

August 20&28
Board of Trustees

Phase 1 Improvements

Phase 1 improvements are focused on Waggener Farm Park, the recreation center and outdoor aquatics facility, and the removal of the existing pool and bath house at Town Park.

Waggener Farm Park

Waggener Farm Park provides a large community park space close to the downtown core of Berthoud. The park will be an important place where residents can celebrate special events, gather on weekends, and emphasize the Town's strong connection to its agricultural history and conservation of open space.

The southern portion of the park protects and enhances the conservation easement with walking trails and picnic areas with views towards the mountains. The native seeded open space wraps the eastern side of the park maintaining views and it also provides a buffer to the adjacent neighborhoods on the east side. The northwest corner of the site provides more active recreation areas to service the recreational needs of the community. In the far northwest corner is the location of the future one story recreation center and outdoor aquatics facilities. Other community amenities in Phase 1 includes a multi-purpose field, picnic shelters, basketball courts and tennis courts.

Legend

1. Recreation Center
2. Outdoor Aquatics
3. Multi-Purpose Field
4. Picnic Pavilion + Restrooms
5. Parking
6. Entry Plaza, Auto Drop-off, and Pedestrian Promenade
7. Tennis Courts
8. Basketball Courts
9. Playground/Nature Play
10. Orchard
11. Loop Trail
12. Regional Trail Connections
13. Natural/Open Space



Town Park

The existing pool at Town Park is undersized for the community. Options were explored to keep it at Town Park or to move it to Waggener Farm Park where it could be co-located with the Recreation Center. Based on the evaluation, the Master Plan recommends locating the outdoor aquatics at Waggener Farm Park but keeping a splash pad/water feature destination at Town Park.

The Phase 1 improvements remove the pool and bath house currently located in Town Park. The area affected by the demolition will be replaced with irrigated sod.



Legend

1. Irrigated Sod

Future View of Waggener Farm Park and Recreation Center



Google Earth
Digital Image © 2010 Google

wenk

Waggener Farm Park Precedent Images

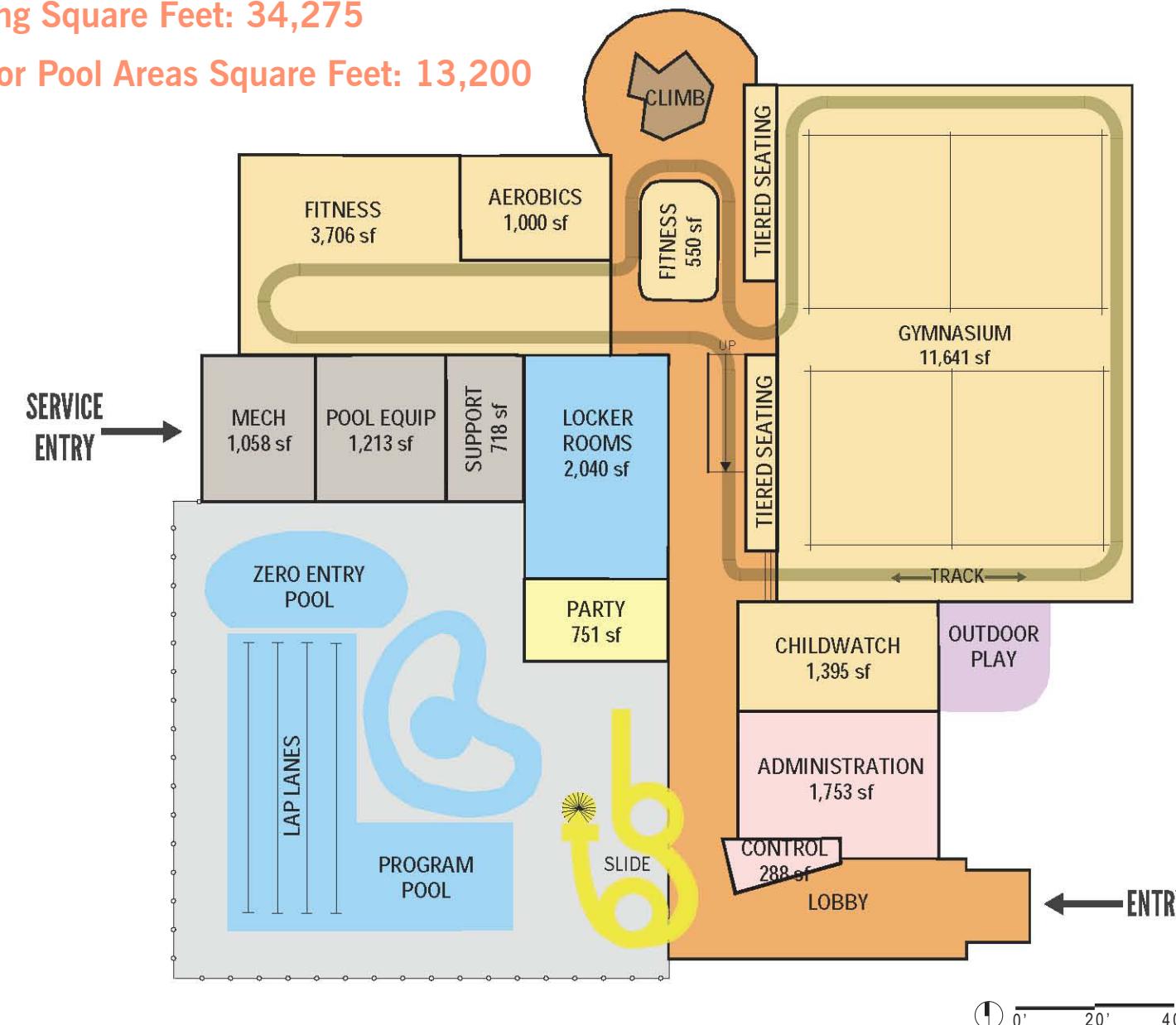


Recreation Center and Outdoor Aquatics

The Berthoud Parks, Open Space, Recreation and Trails (PORT) Advisory Committee and Town Staff participated in a programming card game with assistance from Wenk Associates and Barker Rinker Seacat Architecture (BRS) in an effort to further define the vision and budget for a recreation and aquatics center that accommodates all ages and abilities. The card game includes pages that each describe a typical space within a recreation center along with other information such as approximate square footage, cost, potential for return on operations and example imagery. Members were split into groups and given a set of cards to begin prioritizing programmatic spaces to fit the vision and budget. From this exercise, it was concluded that the PORT Committee and the Town Staff desired symbiotic interior and exterior program spaces, court space for both programs and outside group use, outdoor aquatics and activities for all ages. More specifically, these concepts included Administration, Lobby and Support spaces, Locker Rooms, Child Watch program, Indoor Play, Party Room, Community Room, Catering Kitchen, Gymnasium, Walk-Jog Track, Fitness space, Aerobics/Dance Studio and a Climbing Wall.

Additional PORT and Town Staff meetings followed the initial card game activity to develop the master planning for the four park sites, refine the new recreation and aquatics center program and determine an ideal location for it. The Town, Wenk and BRS collected feedback from the community through online surveys and an informal presentation of the proposed parks and recreation and aquatics design at the local Berthoud Farmer's Market. The consensus was to locate the new recreation and aquatics center at Waggener Farm Park and the final program includes Administration areas, Lobby and Support spaces, Locker Rooms, Child Watch program, Party Room Gymnasium, Walk-Jog Track, Fitness space, Aerobics/Dance Studio, Climbing Wall, and an Outdoor Aquatics space with lap lanes, activity pools and a water slide. The recreation center square footage is approximately 34,275 and the outdoor aquatics facility square footage is roughly 13,200; all together, the approximate area of the new center is 47,475 square feet. The intention is for the whole center be constructed as part of Phase I of the parks master planning design.

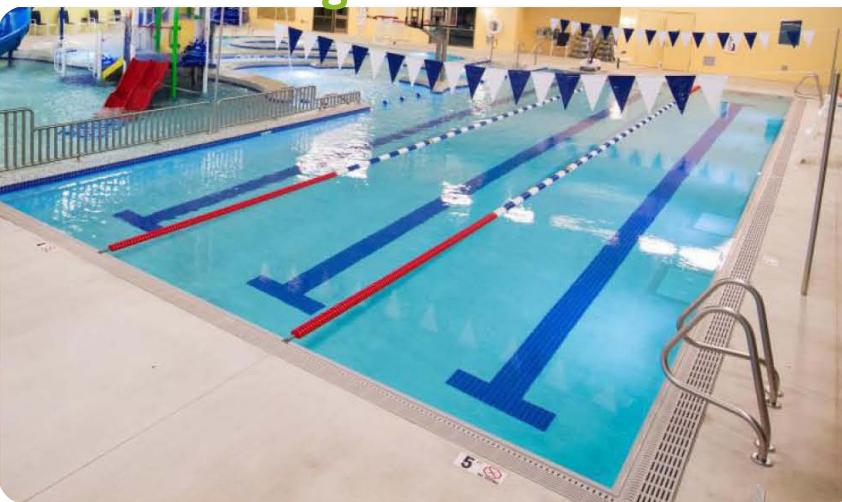
Building Square Feet: 34,275
Outdoor Pool Areas Square Feet: 13,200



Recreation Center and Outdoor Aquatics Precedent Images



Aquatics Climbing Wall



Recreational Lap Swimming



Zero-Depth Play with Foaming Geysers



Zero-Depth Pool



Lazy River/Current Channel



Tot Water Slides



Body Water Slides & Inner Tube Water Slides



Tot Water Tables

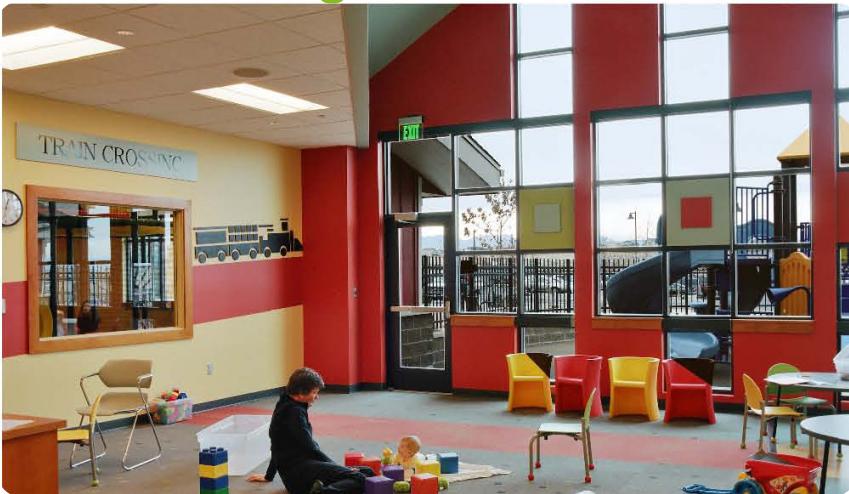


Vortex Pool

Recreation Center and Outdoor Aquatics Precedent Images



Rock Climbing



Child Watch



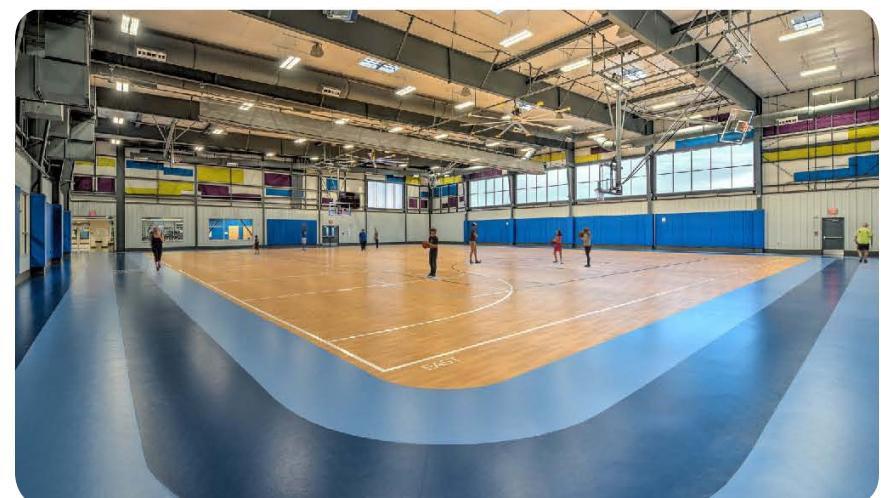
Outdoor Play



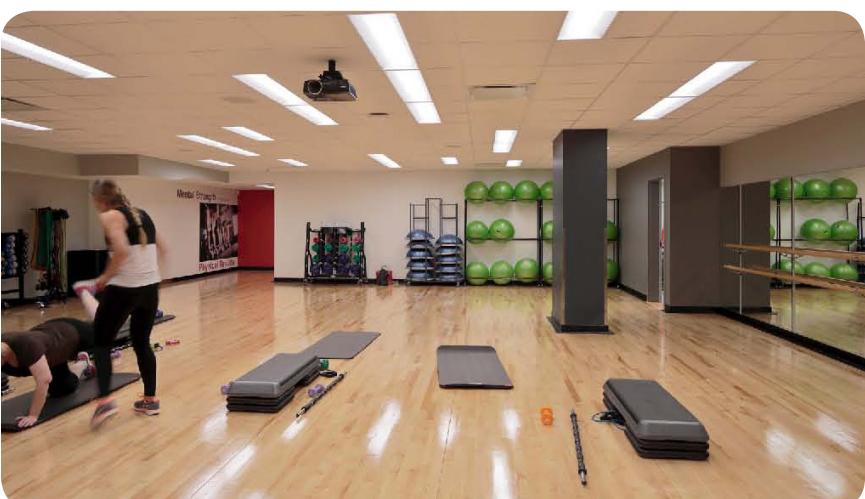
Fitness



Party Room



Jog/Walk Track



Aerobics



Gymnasium



Fitness

Recreation Center and Outdoor Aquatics Precedent Images



Outdoor Aquatics



Possible Recreation Center Character



Possible Recreation Center Character



Outdoor Aquatics



Possible Recreation Center Character



Possible Recreation Center Character

THIS PAGE IS INTENTIONALLY BLANK

PART 2 - PARKS MASTER PLANS | KNEIVAL PARK

Kneival Park Opportunities and Constraints



Kneival Park Concept Plan



The Kneival Park concept includes passive recreational amenities and introduces native vegetation through the use of native seed and shrub and tree planting. Future build-out includes three separate parking lots and trail connections that provide access to new amenities such as an off-leash dog park, youth and community archery range, 18-hole disc golf course, playground and picnic facilities, trails, and multi-use fields.

Legend

1. Lawn/Multi-purpose field
2. Dog Park - potential off leash
3. Archery
4. Disc Golf
5. Parking
6. Restroom
7. Picnic Pavilion
8. Playground/Nature Play
9. Loop Trail
10. Regional Trail
11. Natural/Open Space/Meadow

Kneival Park Precedent Images

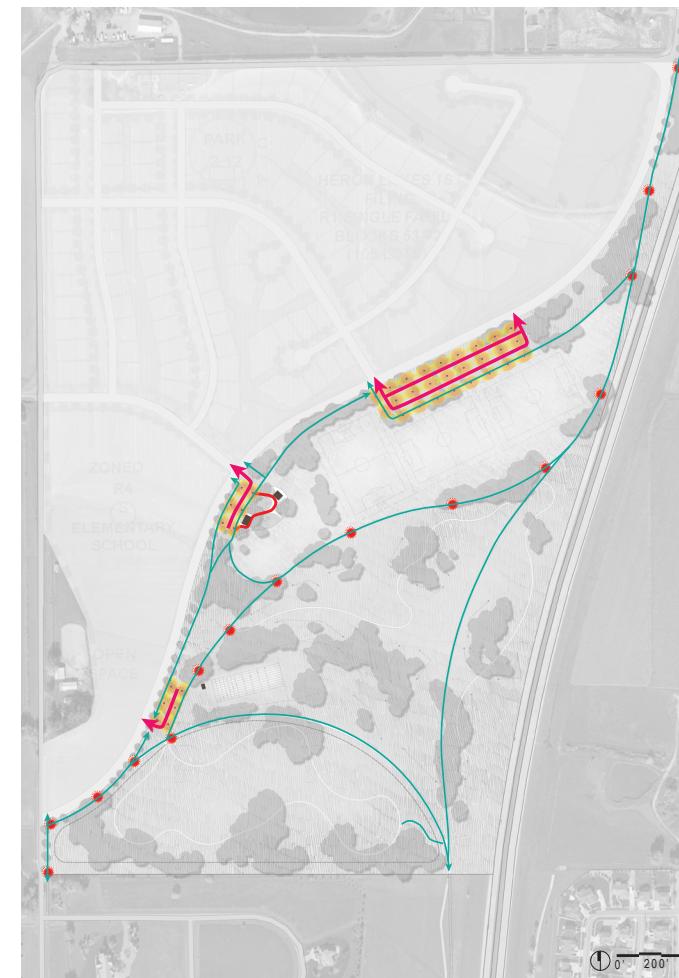


Kneival Park Diagrams



Circulation

Kneival Park will have three access points from the future adjacent road. Paved trails will link various park elements as well as connections to the Town of Berthoud trails. Soft surface trails will travel through the native areas of the park.



Lighting

The parking lot areas in Kneival Park will be appropriately lit to maximize safety, pedestrian-scaled luminaires are kept to a minimum, they are located adjacent to the playground and picnic area and along one main path through the park.



Utilities

Water and sewer utilities will connect to the restroom building, stormwater utilities will be necessary to connect water quality and detention areas adjacent to the parking lots to the existing Town stormwater facilities.

Legend

Circulation

- Architectural Structures
- Soft Surface Trails
- Pedestrian Concrete Paths
- Vehicular Circulation
- Emergency/ Maintenance Vehicle

Lighting

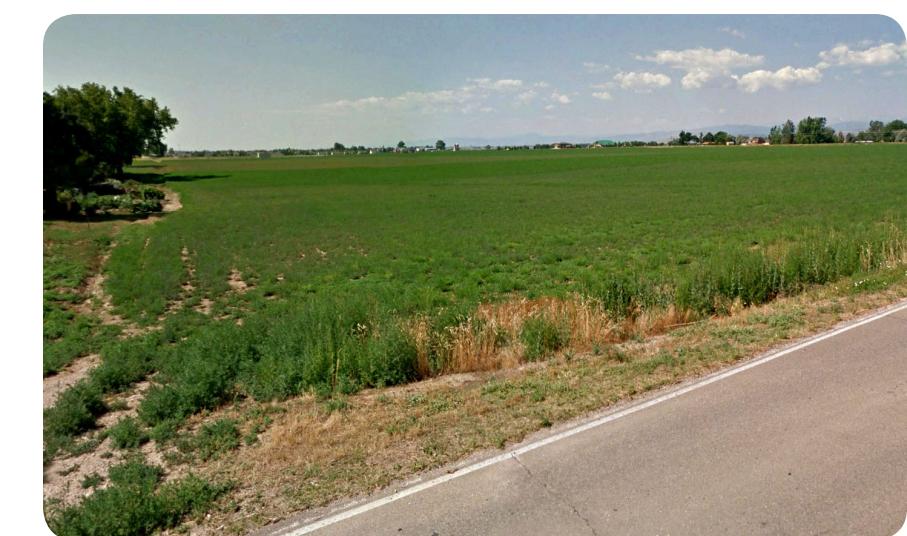
- Architectural Structures
- Pedestrian Lighting
- Sport Lighting
- Parking Lighting

Utilities

- Architectural Structures
- Proposed Sewer Utility
- Proposed Water Utility
- Proposed Storm Utility
- Proposed Electrical Utility
- Existing Sewer Utility
- Existing Water Utility
- Existing Irrigation Utility

PART 2 - PARKS MASTER PLANS | WAGGENER FARM PARK

Waggener Farm Park Opportunities and Constraints



Waggener Farm Park Concept Plan



Waggener Farm Park provides a large community park space close to the downtown core of Berthoud. The park will be an important place where residents can celebrate special events, gather on weekends, and emphasize the Town's strong connection to its agricultural history and conservation of open space. The southern portion of the park protects and enhances the conservation easement with walking trails, picnic areas, and an irrigation pond with views towards the mountains. The native open space wraps the eastern side of the park maintaining views and buffers to the adjacent neighborhoods on the east side. The northwest corner of the site provides more active recreation areas to service the recreational needs of the community. In the far northwest corner is the location of the future one story recreation center and outdoor aquatics facilities. Other community amenities include a multi-purpose field, a community lawn, picnic shelters, basketball courts and tennis courts. Community gardens, demonstration agricultural fields, and orchards transition the active and passive uses and connect the site to its agricultural history.

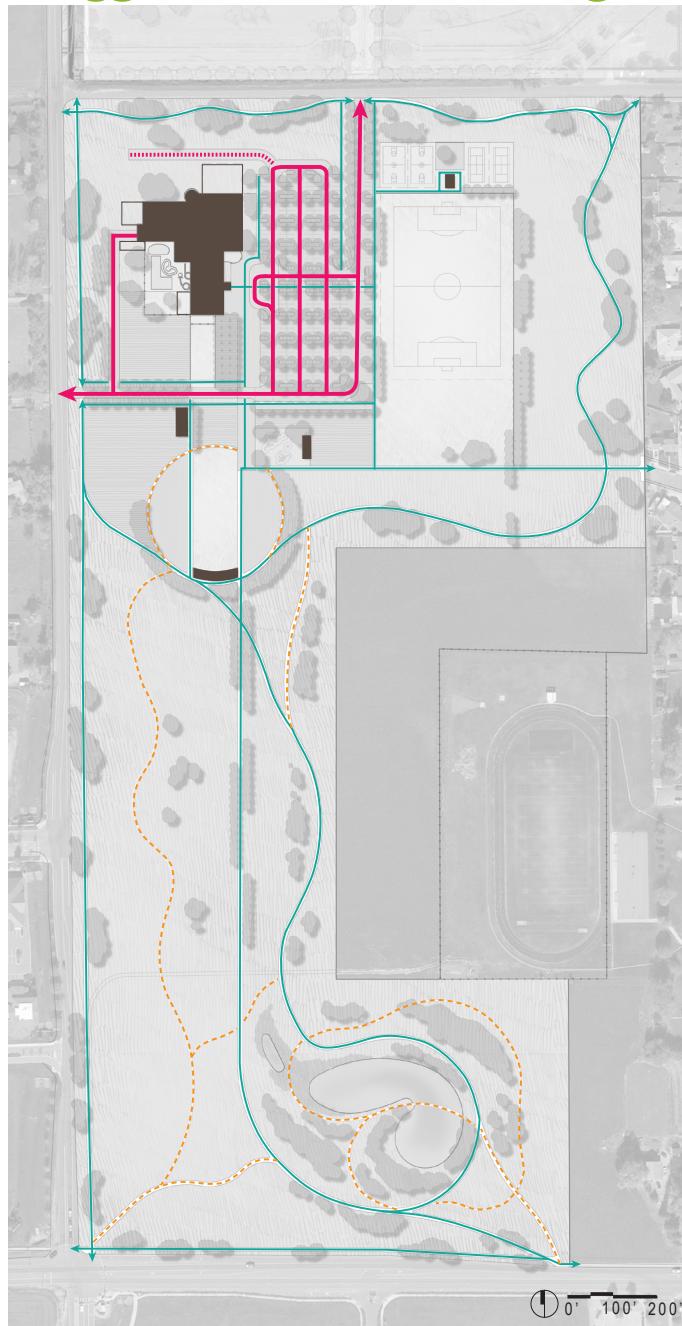
Legend

1. Recreation Center
2. Outdoor Aquatics
3. Multi-Purpose Field
4. Pavilion/Special Events
5. Picnic Pavilion + Restrooms
6. Parking
7. Entry Plaza, Auto Drop-off, and Pedestrian Promenade
8. Tennis Courts
9. Basketball Courts
10. Playground/Nature Play
11. Community Gardens
12. Orchard
13. Demonstration Agricultural Fields
14. Loop Trail
15. Regional Trail Connections
16. Natural/Open Space
17. Irrigation Pond

Waggener Farm Park Precedent Images

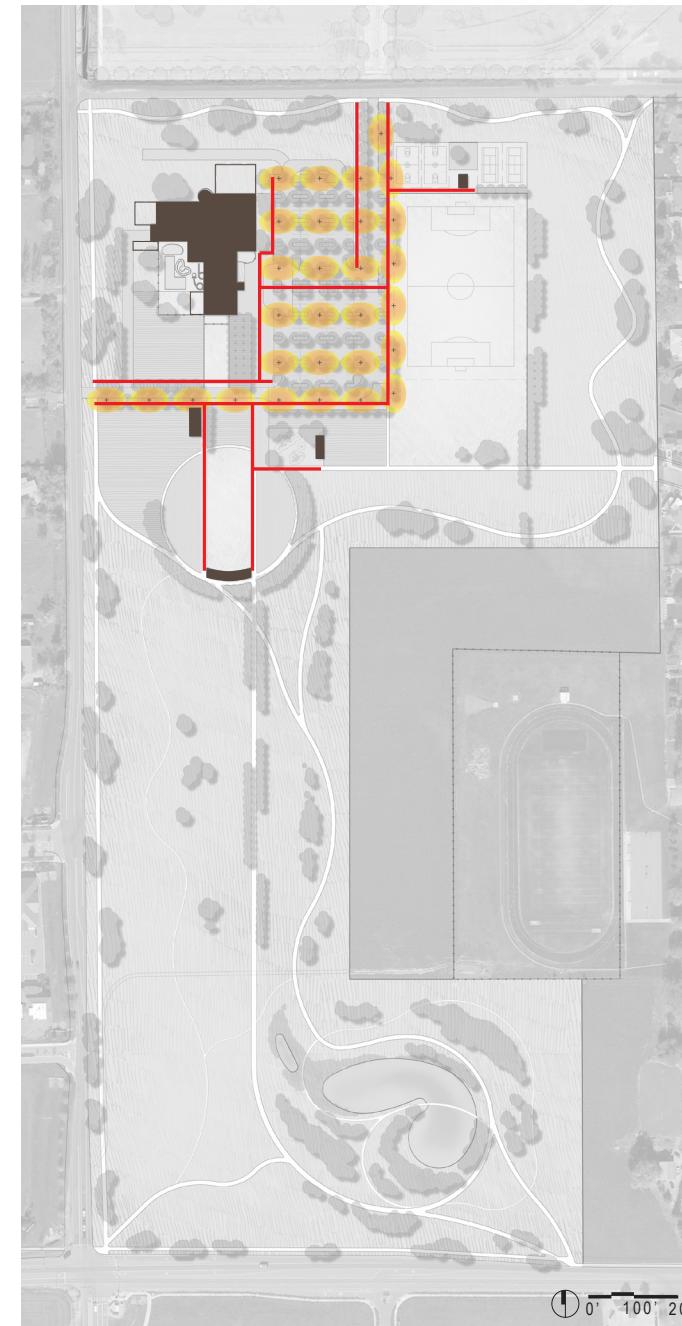


Waggener Farm Park Diagrams



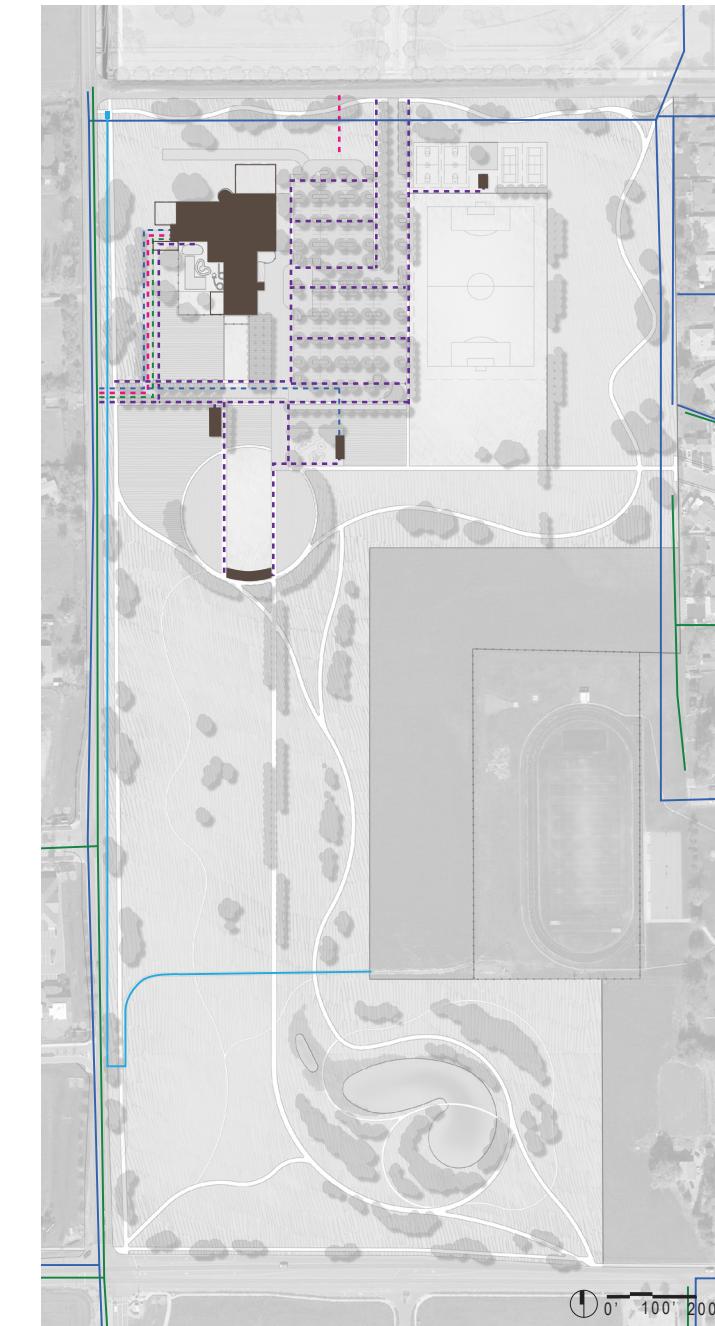
Circulation

Waggener Farm Park will have two access points to the parking lot. Paved trails will link various park elements as well as connections to the Town of Berthoud trails at each of the four corners of the site. Soft surface trails will travel through the native areas of the park.



Lighting

Exterior lighting will be kept to the northwest corner of Waggener Farm Park. The parking lot will be appropriately lit to maximize safety and the pedestrian-scaled luminaires are used to illuminate the circulation paths and important nodes.



Utilities

The recreation center will require utility connections to HWY 17 and water and sewer utilities will connect to the restroom buildings. Stormwater utilities will be necessary to connect water quality and detention areas adjacent to the parking lot to the existing stormwater facilities.

Legend

Circulation

- Architectural Structures
- Soft Surface Trails
- Pedestrian Concrete Paths
- Vehicular Circulation
- Emergency/ Maintenance Vehicle

Lighting

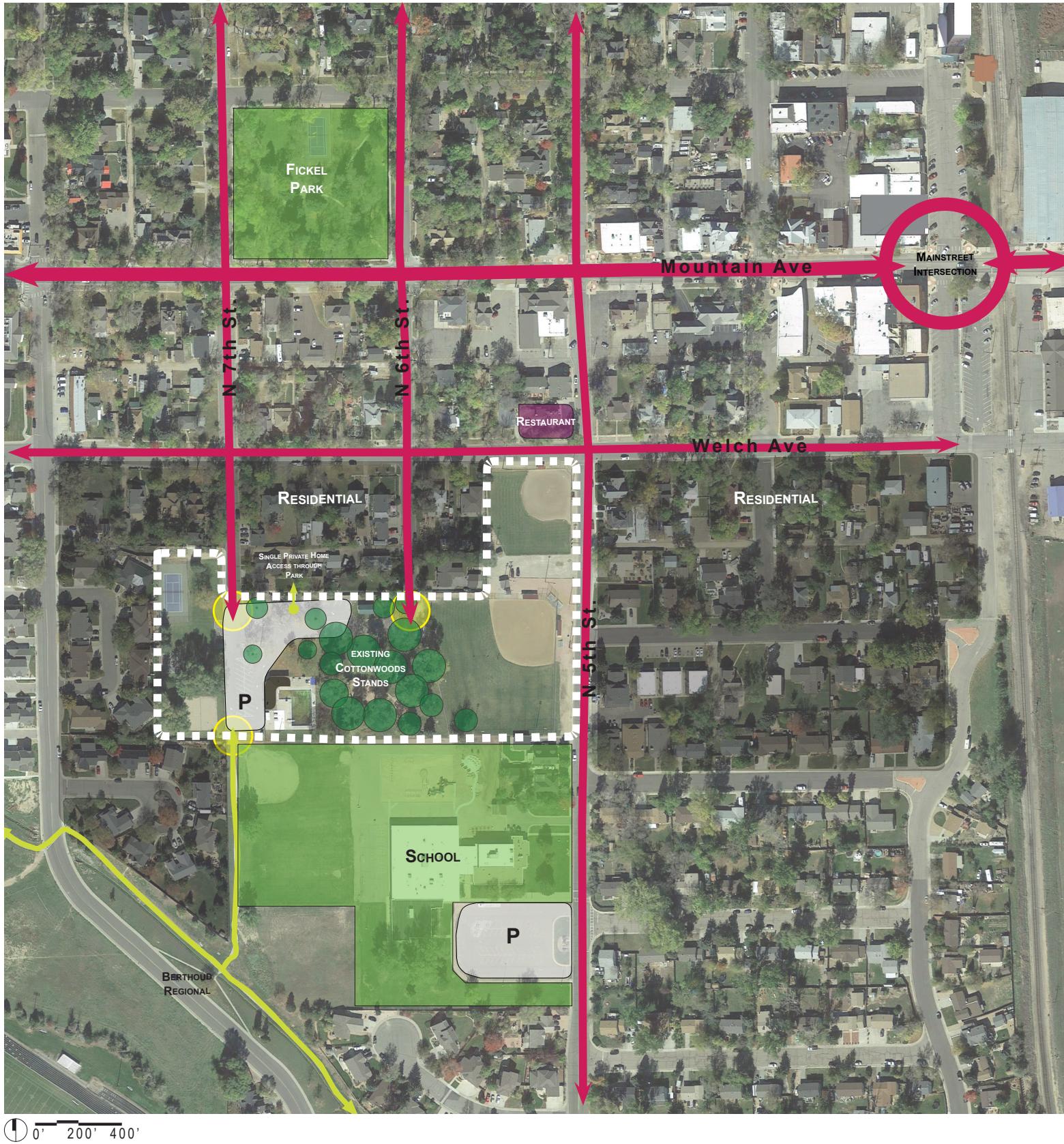
- Architectural Structures
- Pedestrian Lighting
- Sport Lighting
- + Parking Lighting

Utilities

- Architectural Structures
- Proposed Sewer Utility
- Proposed Water Utility
- Proposed Storm Utility
- Proposed Electrical Utility
- Existing Sewer Utility
- Existing Water Utility
- Existing Irrigation Utility

PART 2 - PARKS MASTER PLANS | TOWN PARK

Town Park Opportunities and Constraints



View of Existing Conditions - Volleyball



View of Existing Conditions



View of Existing Conditions - Road and Parking



View of Existing Conditions - Playground



View of Existing Conditions - Tennis Courts



View of Existing Conditions - Pool



View of Existing Conditions - Ball Fields

Town Park Concept Plan



The Town Park concept creates a civic destination in the heart of Berthoud that can be used for a variety of uses from the day-to-day to the community events. Amenities include; playgrounds, lawn games such as horseshoes and bocce, picnic areas, open lawn areas, bandstand, civic plaza and a splash pad.

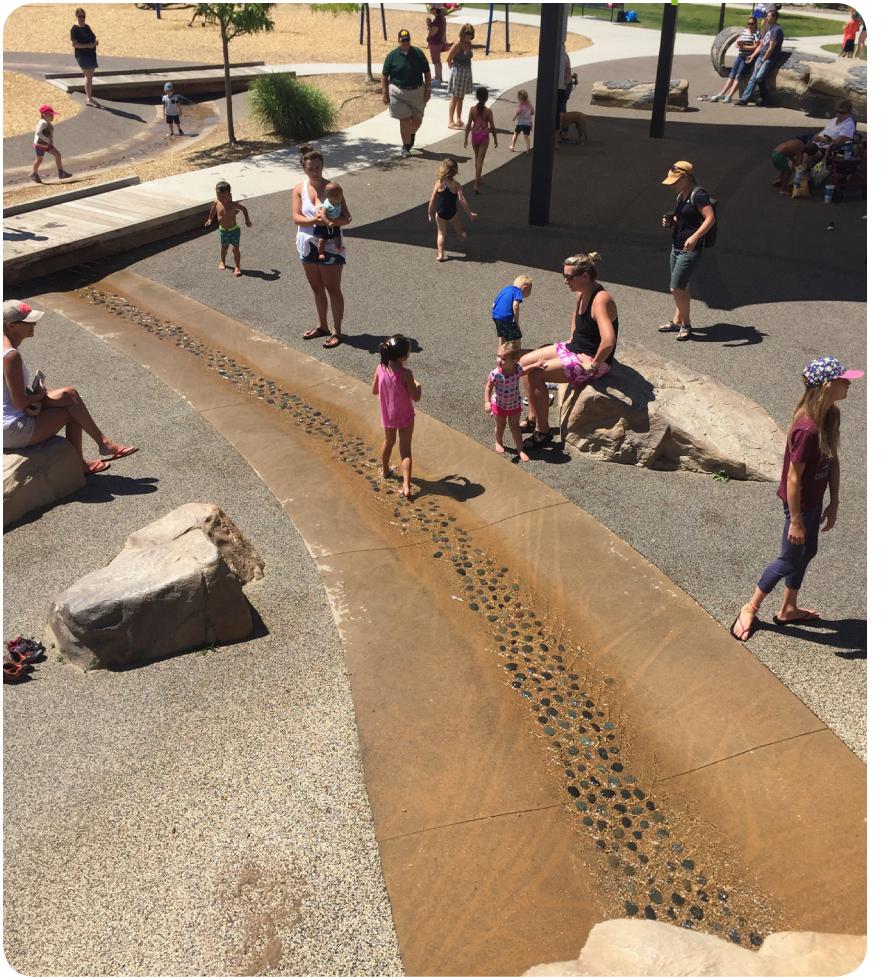
Legend

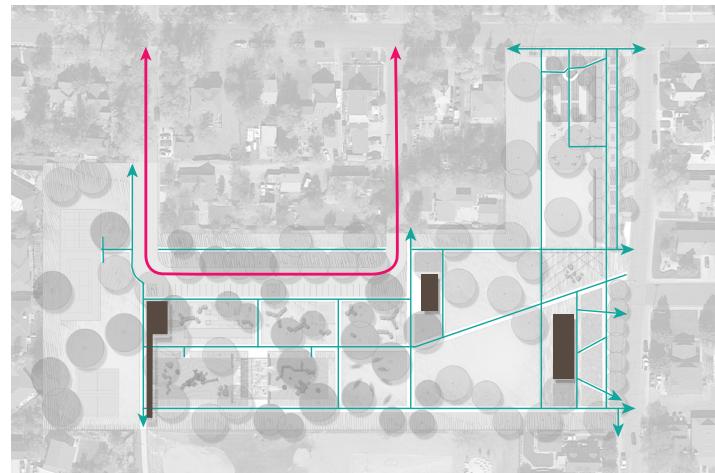
1. Civic Lawn
2. Leisure Lawn
3. Pavilion/Bandstand
4. Restroom
5. Public Fountain/Splash Pad
6. Sand Volleyball
7. Tennis Court
8. Pickleball Courts
9. Horseshoes/Bocce/Lawn Games
10. Picnic & BBQ
11. Picnic Pavilion
12. Shade Trellis
13. Playground 2-5yrs
14. Playground 5-12yrs
15. Entrance/Memorial Garden
16. Crusher Fines Plaza
17. 5th Street Pedestrian Promenade
18. Interactive Art/Play Feature
19. Parking
20. Landscape Buffer

Town Park Precedent Images



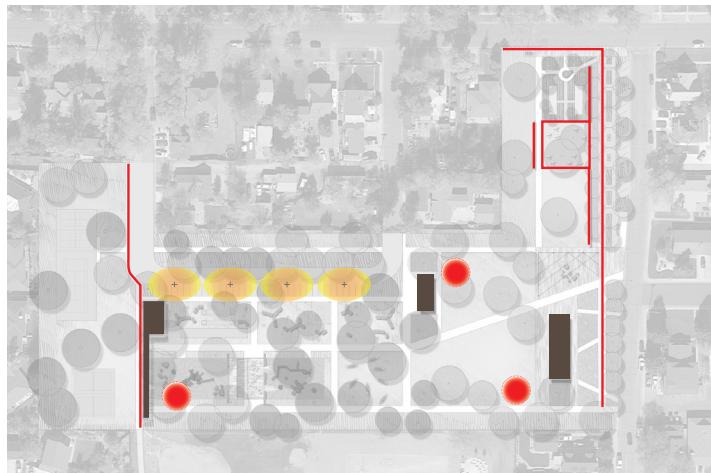
Town Park Public Fountain/Splash Pad Precedent Images





Circulation

Town Park will have two access points to the parking lot, one from 6th Street and one from 7th Street. In addition, angled parking is located on 5th Street at the northeast corner of the park. Paved concrete walkways weave through the park to link various park elements and buildings.



Lighting

Town Park and the associated parking lot areas will be illuminated appropriately for safety, pedestrian-scaled luminaires provide light for the primary circulation paths. In an effort to keep the lawn area open and to minimize glare the center turf lawn will be illuminated with taller multi-head luminaires.



Utilities

Water and sewer will connect to the playground/splash pad and restroom building. The pavilion/bandstand will have a electrical connection.

Legend Circulation

- Architectural Structures
- Soft Surface Trails
- Pedestrian Concrete Paths
- Vehicular Circulation
- Emergency/ Maintenance Vehicle

Lighting

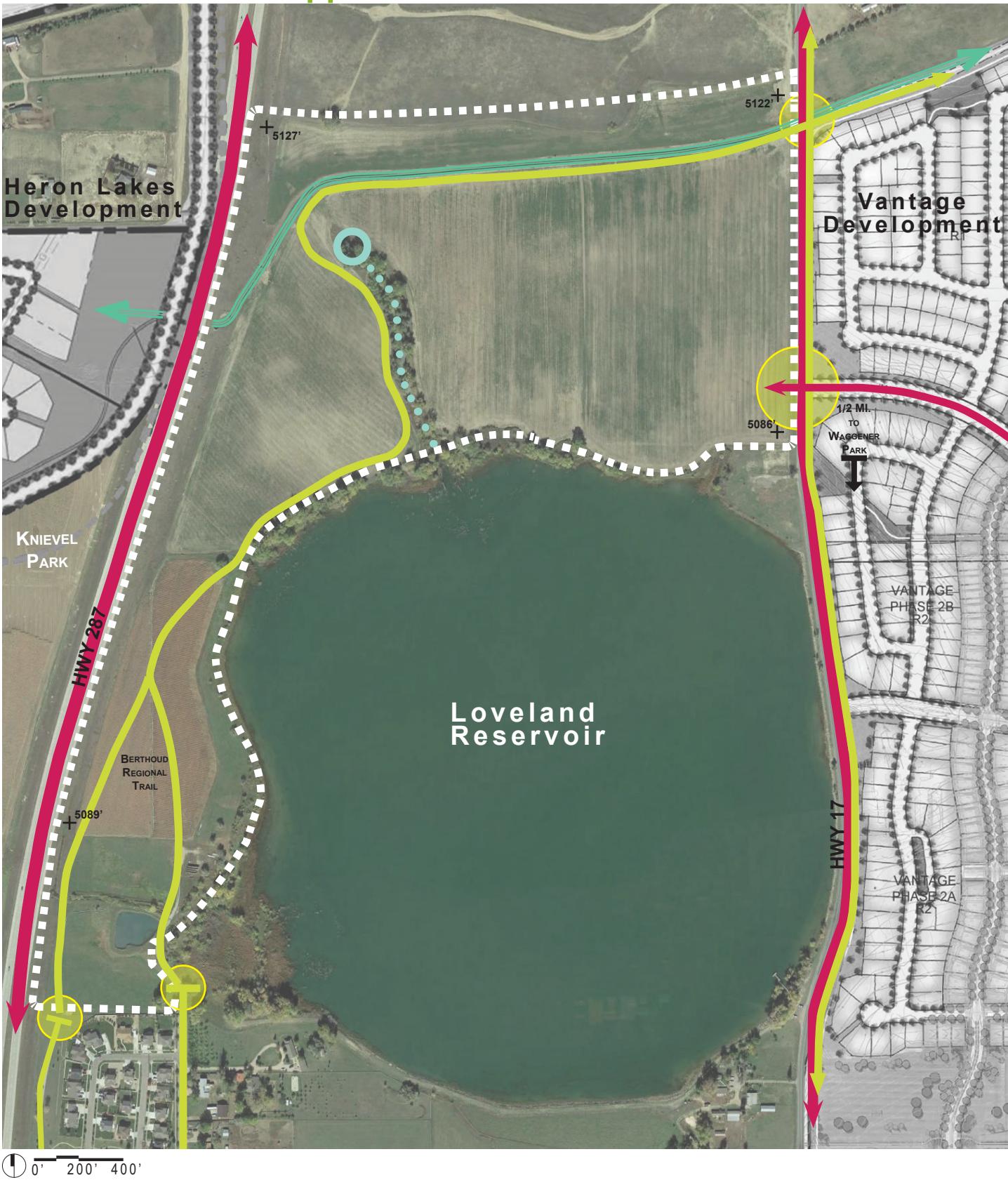
- Architectural Structures
- Pedestrian Lighting
- Sport Lighting
- Parking Lighting

Utilities

- Architectural Structures
- Proposed Sewer Utility
- Proposed Water Utility
- Proposed Storm Utility
- Proposed Electrical Utility
- Existing Sewer Utility
- Existing Water Utility
- Existing Irrigation Utility

PART 2 - PARKS MASTER PLANS | RICHARDSON PARK

Richardson Park Opportunities and Constraints





View of Existing Conditions



View of Existing Conditions



View of Existing Conditions



View of Existing Conditions



View of Existing Conditions

Richardson Park Concept Plan

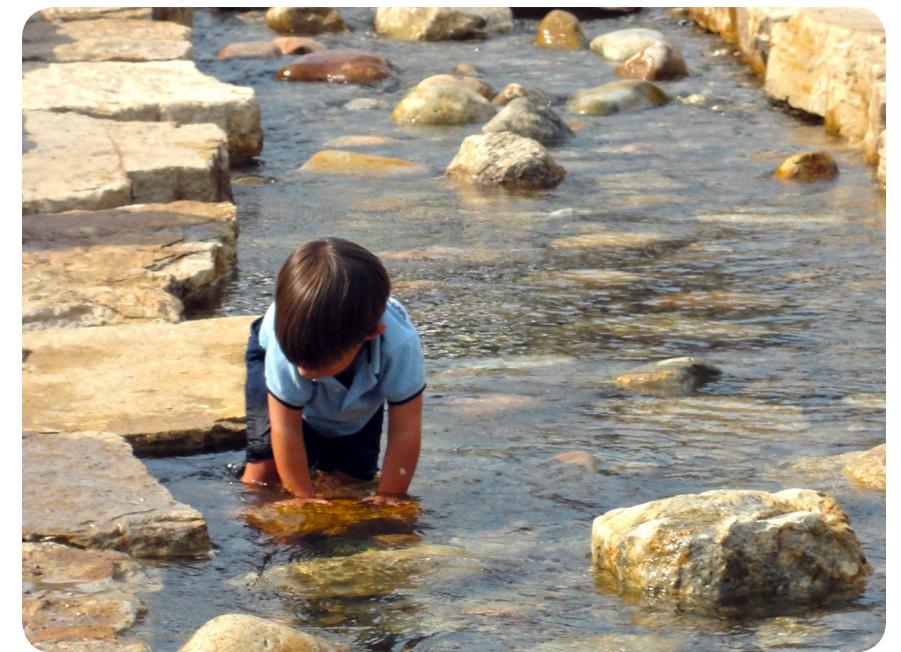


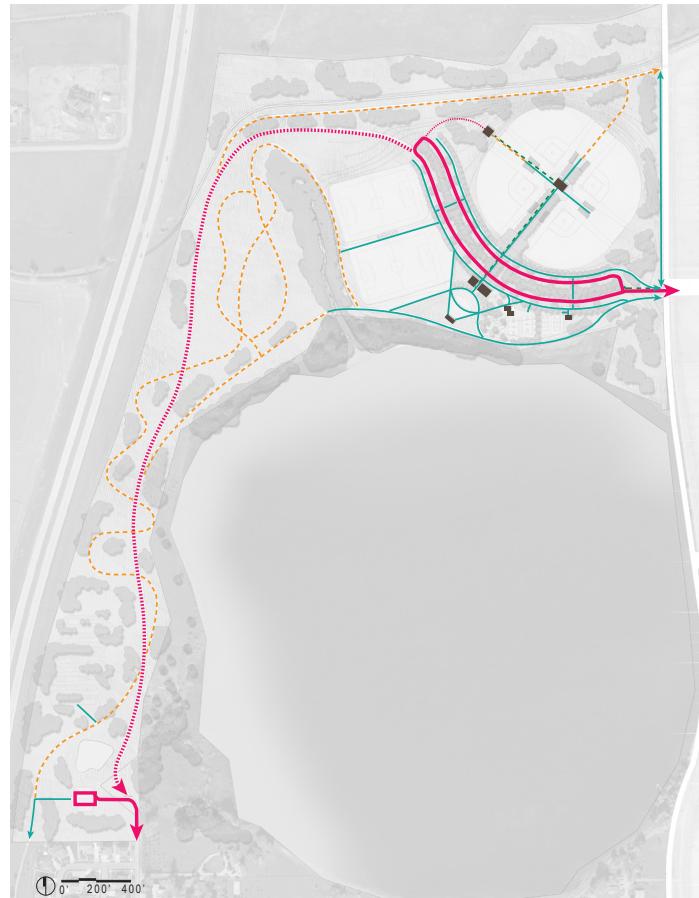
The Richardson Park concept includes both active and passive recreational amenities. The majority of the west side of the park is native seed, shrubs, and tree planting with trail access and a BMX/pump track. The east side of the park is more active and includes amenities such as four baseball/softball fields, multi-use fields, destination playground, amphitheater, picnic pavilions and sport courts.

Legend

1. Ball Fields
2. Multi-purpose Fields
3. Future Water Access
4. Basketball Court (2)
5. Tennis Court (2)
6. Destination Playground
7. Amphitheater
8. Pump Track/BMX Park
9. Picnic Pavilion + Restrooms
10. Concessions
11. Parking
12. Natural/Open Space
13. Loop Trail
14. Regional Trail
15. Maintenance/Emergency Access

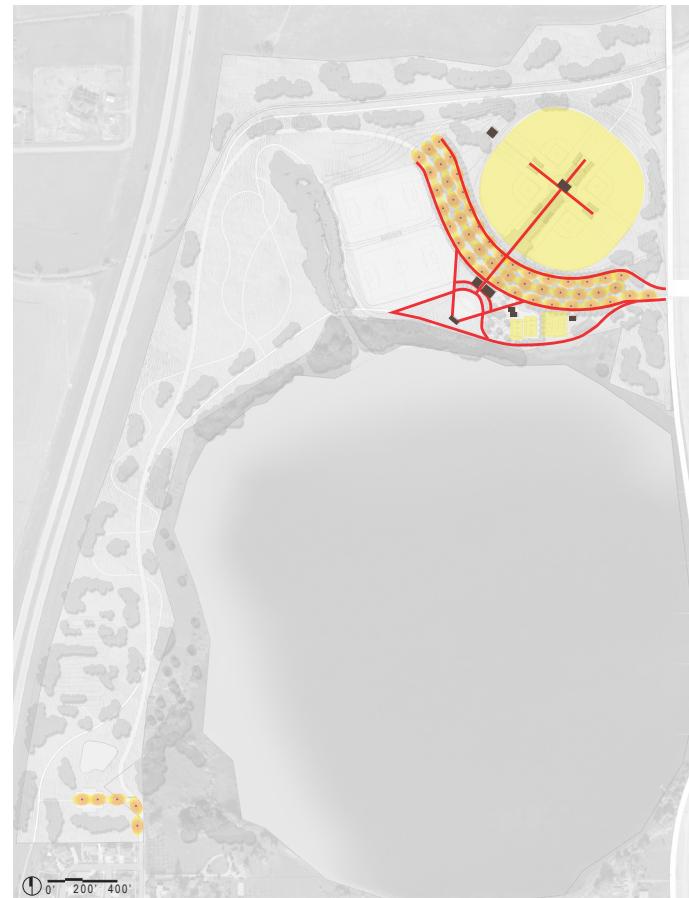
Richardson Park Precedent Images





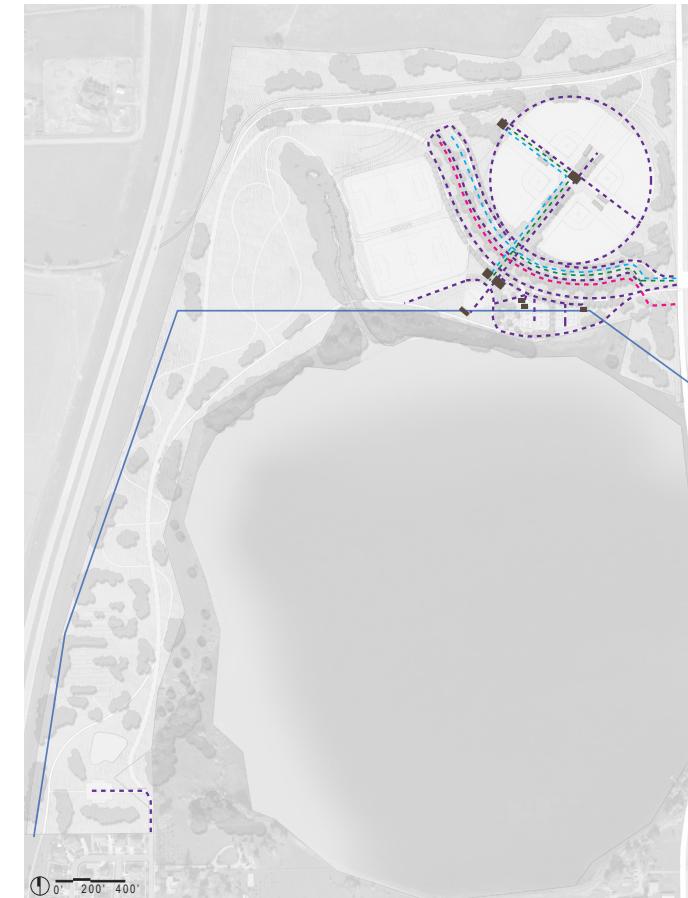
Circulation

Richardson Park will have one main access point from HWY 17 and a secondary point at the south off Meadowlark Drive for large events and emergency access. Both access points connect to the parking lot located in the center of the park. Paved trails will link various park elements as well as connections to the Town of Berthoud trails. Soft surface trails will travel through the native areas of the park.



Lighting

The parking lot areas in Richardson Park will be appropriately lit to maximize safety, pedestrian-scaled luminaires provide light for the primary circulation paths in the active eastern portion of the park. The baseball fields are illuminated with sports lighting for night time play.



Utilities

Water and sewer will connect to the restroom buildings and maintenance building. Water quality and detention is located in the center of the parking lot area and piped to the southeast corner of the park before connecting to the Town facilities.

Legend

Circulation

- Architectural Structures
- > Soft Surface Trails
- > Pedestrian Concrete Paths
- > Vehicular Circulation
- > Emergency/ Maintenance Vehicle

Lighting

- Architectural Structures
- Pedestrian Lighting
- Sport Lighting
- + Parking Lighting

Utilities

- Architectural Structures
- > Proposed Sewer Utility
- > Proposed Water Utility
- > Proposed Storm Utility
- > Proposed Electrical Utility
- > Existing Sewer Utility
- > Existing Water Utility
- > Existing Irrigation Utility

