

Fraser River Area Enhancements Workshop

Board of Trustees
January 21, 2026



Fraser River Corridor Master Plan

April 2018



FRASER RIVER CORRIDOR MASTER PLAN

THROUGH COZENS RANCH OPEN SPACE



Master Plan Goals

GOAL #1: Create an implementable community driven vision for Cozens Ranch Open Space that identifies open space needs, goals and strategies to activate this under-utilized 120-acre open space asset and acquire additional funding with project partners for priority projects in 2018.

GOAL #2: Build a consensus for the planning effort with the desired outcome of protecting the land, river and wildlife while increasing river access, recreational activities and educational opportunities in order to connect residents and visitors to the beauty and serenity of the Fraser River.

GOAL #3: Protect, connect and inspire.

GOAL #4: Use the Fraser River Corridor as a major local and regional asset to expand the existing tourist industry and to build and support economic diversification.

GOAL #5: Develop a balance between recreation and preservation to create a successful river corridor in Cozens Ranch Open Space.



Master Plan Goals

GOAL #6: Activate the Lions Ponds area through the creation of a safe, visible riverside park, which provides ADA accessible opportunities that support the inclusion of all user groups.

GOAL #7: Improve parking within and enhance public transportation to get to the project area.

GOAL #8: Increase internal pedestrian and bicycle circulation through the creation of looped trails and trail connections to adjacent neighborhoods in the Fraser Valley.

GOAL #9: Increase user safety by minimizing conflicts between user groups, improve visibility and reduce pedestrian and wildlife conflicts.

GOAL #10: Reduce pet waste in order to improve quality of the open space experience and mitigate the negative impact on water quality.



Through the public process, it became evident that more detailed recreational opportunities for the Lions Pond area were needed. A conceptual plan was developed for a new riverside park in this area which will activate this space through a variety of community activities and provide a prominent “front door” to the Town of Fraser.

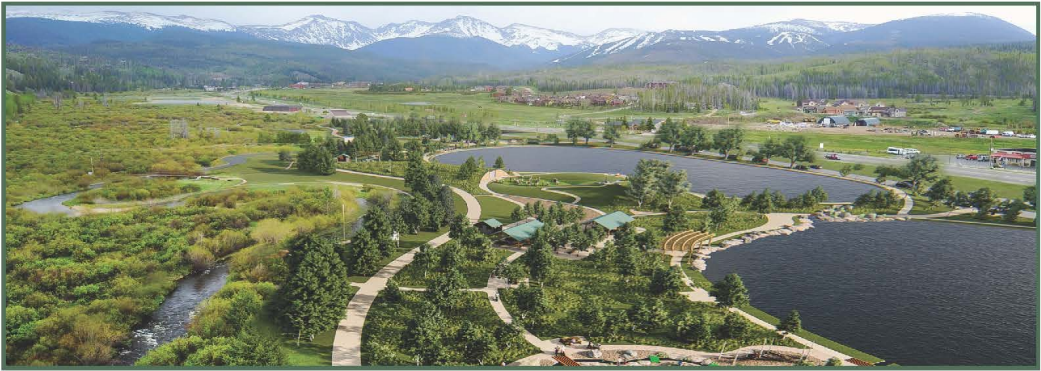
Specific recreational recommendations for proposed elements in the riverside park are included in this Master Plan.

LEGEND

- | | |
|--------------------------------|------------------------------------|
| ① Gateway at US Highway 40 | ⑫ Dispersed Picnic Area |
| ② Frontage Road Improvements | ⑬ Natural Playground at Outfall #2 |
| ③ Parking | ⑭ ADA Accessible Riverside Dock |
| ④ Riverside Park Trailhead | ⑮ Sloped Amphitheater |
| ⑤ Lions Ponds Trails | ⑯ Pond-side Fire Pit |
| ⑥ Tree Canopy | ⑰ Crossroads Station |
| ⑦ Fishing Access at Outfall #1 | ⑱ Fishing Point |
| ⑧ Memorial Area | ⑲ Bike Playground |
| ⑨ Central Plaza | ⑳ Natural Exploration Course |
| ⑩ Pond Access | ㉑ Constructed Wetlands |
| ⑪ River Front | |

In order to ensure the longterm safety and sustainability of the riverside park, a series of regulations are also recommended.

- The park area should be a bike dismount zone with the exception of the bike playground
- Dogs should be kept on leash
- Fishing in the Lions Ponds should follow regulations developed by Colorado Parks and Wildlife (CPW)
- No swimming in the Lions Ponds
- The park should be closed at dark with the exception of scheduled events



Birds-eye perspective of the new riverside park in the Lions Ponds area



Figure ES-2: Lions Pond Area Master Plan



Master Plan Implementation



Pedestrian bridge crossing the Fraser River to the Lions Ponds

Increased ADA accessibility around the Lions Ponds

Tree planting around the Lions Ponds

Enhanced cross-county ski grooming

Marianne's Loop Trail

Bathrooms at the Lions Ponds

Fraser Bike Park - partial opening Fall 2025/
Grand Opening Spring 2026!

Conservation Easement- underway!




Fraser River Corridor Master Plan: Cozens Ranch Open Space Reaches

Reach 6: Activation of Recreational Amenities

Reaches 3-5: Proposed Conservation Easement






LEGEND:

-  FRASER DOWNTOWN
-  LIONS PONDS AREA
-  FRASER RIVER




LEGEND DOWNTOWN FRASER STRATEGIC PLAN (2017):

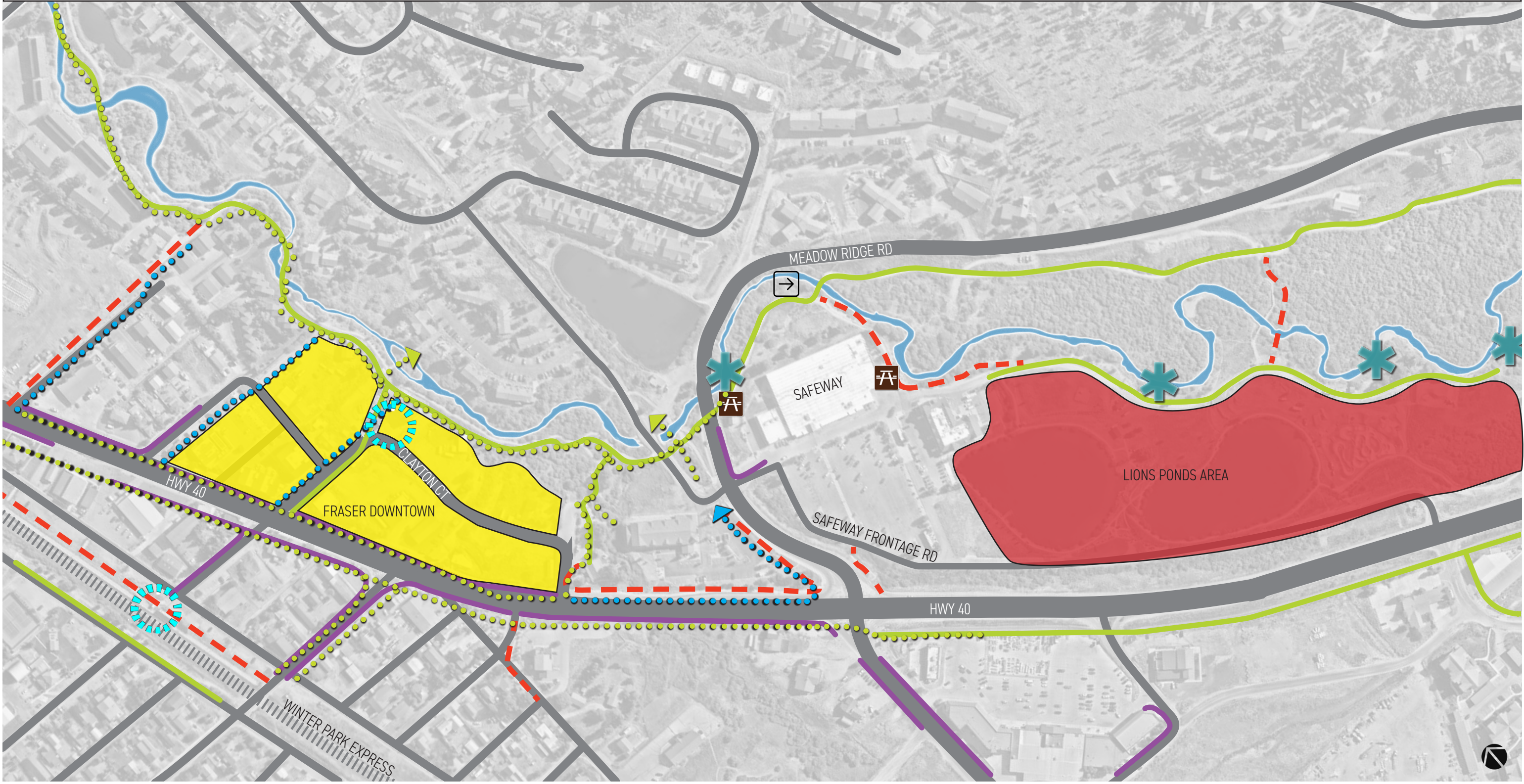
-  EXISTING PEDESTRIAN ROUTE
-  PROPOSED PEDESTRIAN
-  FOCAL POINT

LEGEND COMMUNITY TRAILS PLAN (2014):

-  EXISTING SIDEWALKS
-  EXISTING TRAILS
-  PLANNED TRAILS/WALKS

LEGEND FRASER RIVER CORRIDOR MASTERPLAN (2018):




-  FORMAL RIVER ACCESS POINT
-  EXISTING PICNIC AREAS
-  EXISTING WAYFINDING SIGNAGE






LEGEND:

-  FRASER DOWNTOWN
-  LIONS PONDS AREA
-  FRASER RIVER
-  BUILT
-  UNDER CONSTRUCTION




LEGEND DOWNTOWN FRASER STRATEGIC PLAN (2017):

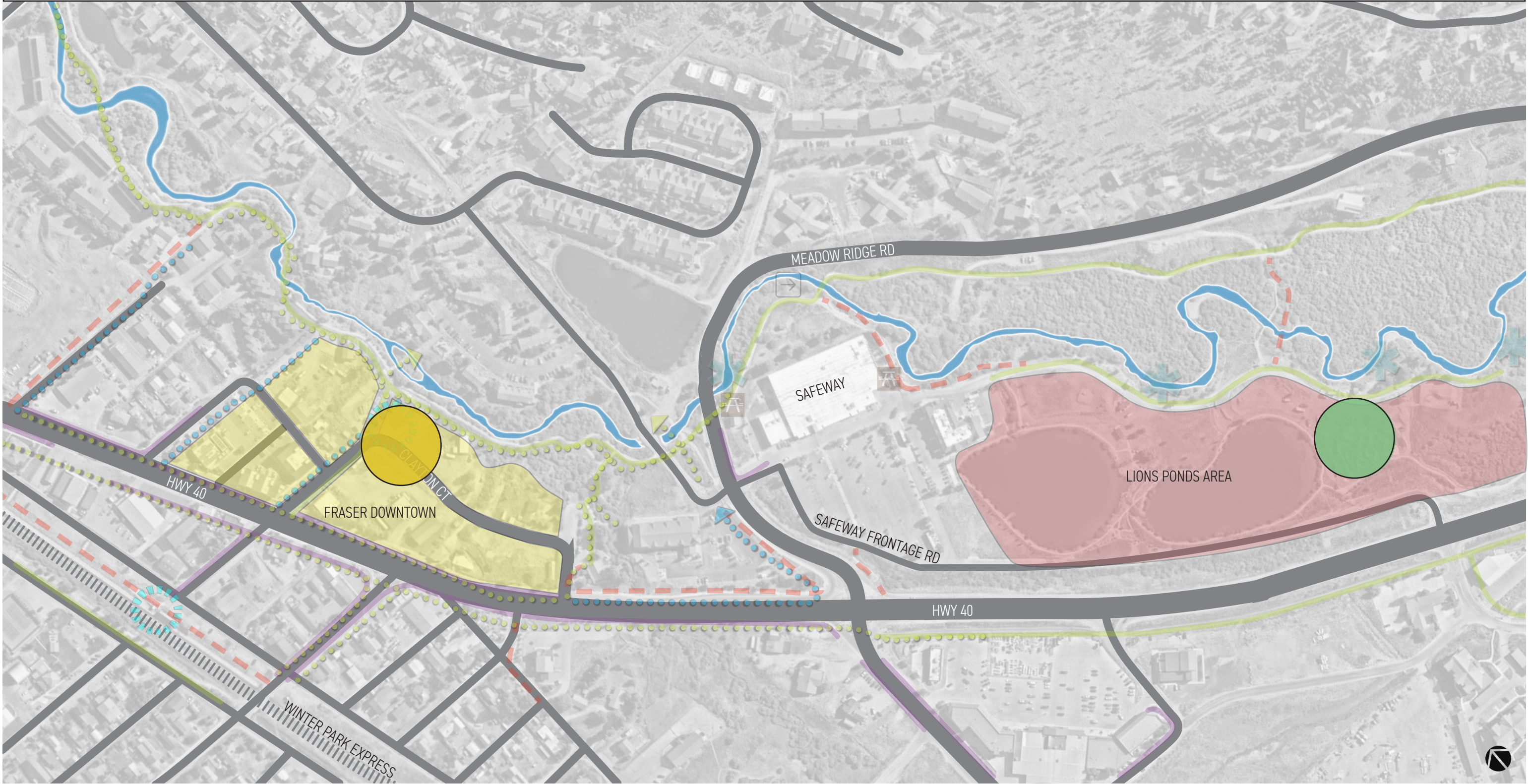
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LEGEND:

- | | | |
|--|--|---|
|  FRASER DOWNTOWN |  RIVER VIEW |  PEDESTRIAN ACCESS |
|  LIONS PONDS AREA |  RIVER ACCESS SECONDARY |  POTENTIAL ROAD REALIGNMENT |
|  FRASER RIVER |  RIVER ACCESS PRIMARY |  AREA OF OPPORTUNITY |

