

# FRASER RIVER CORRIDOR MASTER PLAN

THROUGH COZENS RANCH OPEN SPACE



PREPARED FOR:



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**"THIS PLACE IS AWESOME! AND IT IS SUPER SPECIAL TO ME"**  
**- FRASER VALLEY RESIDENT**

# ACKNOWLEDGMENTS

This project began in August of 2017 and the Master Plan document was completed in April of 2018. Below is a list of those who contributed to the Master Planning Process. The Town of Fraser would like to thank all the community members who attended and participated in multiple public workshops, completed the community survey, and provided valuable input to the Master Planning Process.

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Jeff Durbin

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This Master Plan has been funded by a grant from the Great Outdoors Colorado which invests a portion of Colorado Lottery revenues in parks, trails, wildlife habitats, river corridors, playgrounds and open spaces.





"IT IS A GREAT NATURAL LANDSCAPE IN THE MIDST OF DEVELOPMENT AND A CRUCIAL GREEN SPACE AND ECOSYSTEM FOR SOME OF THE WILDLIFE. IT IS IMPORTANT TO ME THAT IT NOT BE OVER DEVELOPED INTO TOO MUCH ARTIFICIAL PARK ENTERTAINMENT, BUT THAT THERE BE MORE OF A BALANCE BETWEEN NATURE AND ACTIVITIES."

- FRASER VALLEY RESIDENT

# EXECUTIVE SUMMARY

The following document is a Master Plan for the Fraser River Corridor through Cozens Ranch Open Space. This 120-acre open space area is the largest intact piece of healthy riparian habitat in the Town of Fraser and Winter Park. It includes over 3 miles of the Fraser River, an expansive floodplain that serves as vital wildlife habitat and is an important recreational amenity for the Town of Fraser. The Town has done an outstanding job of protecting this important resource and investing in its long-term protection and improvement.

This Master Plan was funded by a \$65,000 Great Outdoors Colorado (GOCO) Planning Grant.

## VISION

The purpose of this Master Plan is to create a community driven vision for Cozens Ranch Open Space that identifies needs, goals and strategies to activate this under-utilized 120-acre open space asset. This Master Plan built 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.

The outcome of the project will protect, connect and inspire! This will be accomplished by incorporating the Fraser River more into the downtown and into the lives of the residents and visitors. The desired outcome is to showcase the Fraser River to one and all and allow the natural beauty of the river corridor to positively impact people of all ages while minimizing any negative impact on the wildlife population.

## GOALS

To achieve this outcome, the Master Plan used public input and technical analysis to create the following goals. These goals influenced the Master Plan recommendations and should be used as a guide for future design in the corridor.

**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.

**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.

## THE PLANNING PROCESS

This Master Plan followed a multi-step approach with a focus on understanding the existing conditions and engaging with the public. A series of public workshops and in person meetings were held throughout the planning process to obtain input from community members. An online community survey was published in the fall of 2017 and received over 300 responses. All of the input received during the public process was compiled and used to guide the development of the Master Plan recommendations.

## EXISTING CONDITIONS

Given the size of the corridor and the complexity of the issues throughout, the corridor was separated into six distinct reaches. Existing conditions for each reach were evaluated separately and detailed recommendations were developed for each reach.

## REACH INFORMATION

| REACH                   | RIVER LENGTH |
|-------------------------|--------------|
| Reach 1 - Headwaters    | 1,310 ft     |
| Reach 2 - Mountain Man  | 330 ft       |
| Reach 3 - Rendezvous    | 4,100 ft     |
| Reach 4 - Lagoons       | 2,995 ft     |
| Reach 5 - Beaver Ponds  | 4,025 ft     |
| Reach 6 - Lions/Safeway | 4,205 ft     |

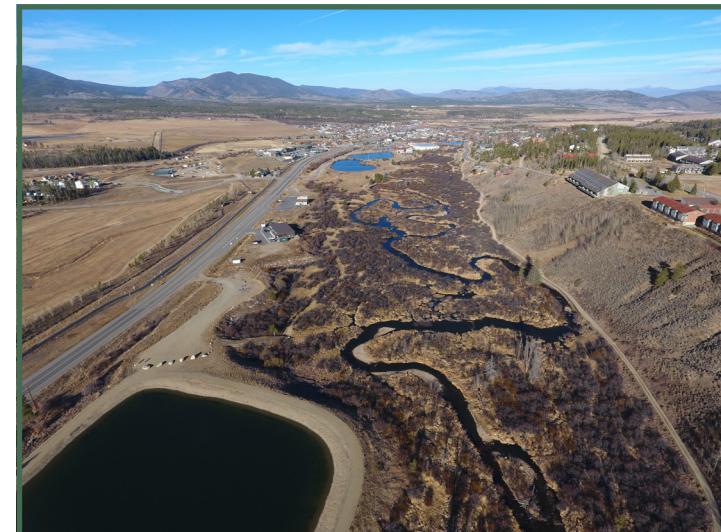
Table ES-1: Reach Information

## RECOMMENDATIONS

The Master Plan provides both detailed recommendations for each reach and conceptual-level recommendations for the entire corridor. The recommendations have been organized into the following sections based on discipline and can be summarized as follows:

### Environmental

- Protect existing floodplain capacity and willow shrubland along the Fraser River
- Implement Best Management Practices (BMPs) for stormwater runoff by working with Grand County Water Information Network (GCWIN)
- Enhance fish passage and aquatic habitat in degraded areas and roadway crossings
- Survey 100' river cross sections to determine success of the 2005 restoration project
- Monitor river functions such as water quality, bug populations, water temperature and flow data
- Establish a wildlife management plan
- Construct and maintain wildlife habitat features



Protecting the current Fraser River floodplain while improving water quality and ecosystem processes is essential to the longterm sustainability of Cozens Ranch Open Space.

## Recreational

- Improve existing recreational amenities along the Fraser River Trail
- Update existing site furnishings
- Create gateways and increased parking at key locations along the corridor
- Work with developers to ensure responsible ecologic stewardship and connections to recreational amenities in new developments

- Partner with the Headwaters Center and the Town of Winter Park to update all educational signage along the Fraser River Trail
- Add pet stations to existing and proposed picnic areas and recycling cans to all existing and proposed picnic areas
- Establish a Western Regional Trail to connect the Lions Ponds with Grand County Water &

## Sanitation District #1 (GCWSD) Fishing Ponds and Rendezvous Road

- Construct a new pedestrian bridge crossing at the GCWSD Fishing Ponds
- Construct hiking/biking trails to connect the Fraser River Trail to adjacent neighborhoods
- Establish and brand a series of looped trails created by new trail connections
- Install new amenities such as wildlife overlooks,

picnic areas, river access points, educational signage and restrooms along the new trails

- Activate the GCWSD Fishing Ponds Area through the creation of a new trailhead and placement of recreational features around the ponds
- Activate the Lions Ponds Area through the creation of a year-round riverside park



Figure ES-1: Fraser River Corridor Master Plan Recommendations

## LEGEND

|  |                                |  |                                |  |                                      |  |                               |  |                                |
|--|--------------------------------|--|--------------------------------|--|--------------------------------------|--|-------------------------------|--|--------------------------------|
|  | - Existing Picnic Areas        |  | - Existing Restroom            |  | - Proposed Wildlife Overlook         |  | - Reach 1: Headwaters Reach   |  | - Reach 6: Lions/Safeway Reach |
|  | - Existing Educational Signage |  | - Proposed Picnic Area         |  | - Proposed Plumbed Restroom          |  | - Reach 2: Mountain Man Reach |  | - Other Open Space Areas       |
|  | - Existing Wayfinding Signage  |  | - Proposed Educational Signage |  | - Proposed Composting Restroom       |  | - Reach 3: Rendezvous Reach   |  | - Lions Ponds Area             |
|  | - Restored River Access Point  |  | - Proposed Wayfinding Signage  |  | - Proposed Western Trail Connection  |  | - Reach 4: Lagoons Reach      |  | - Existing Trailheads          |
|  | - Formal River Access Point    |  | - Existing Bridge Crossing     |  | - Proposed External Trail Connection |  | - Reach 5: Beaver Ponds Reach |  | - Proposed Split Rail Fence    |
|  | - Informal River Access Point  |  | - Proposed Bridge Crossing     |  | - Existing Fraser River Trail        |  |                               |  |                                |

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.

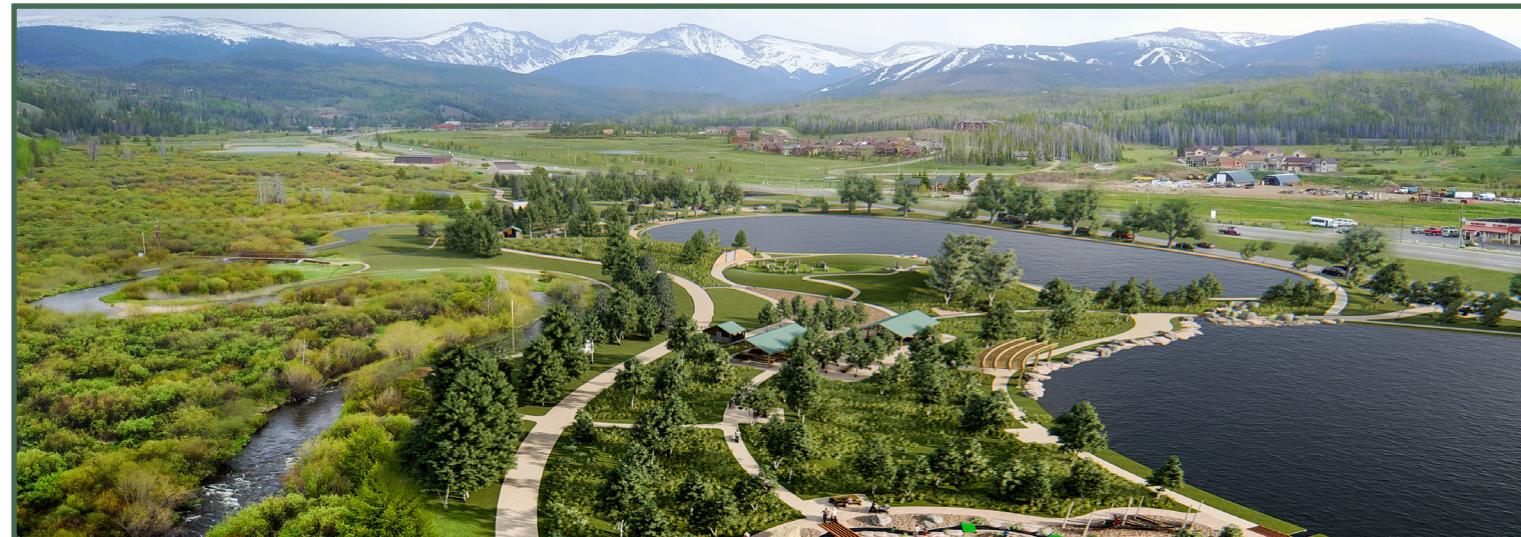
Specific recreational recommendations for proposed elements in the riverside park are included in this Master Plan.

## 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

# FRASER RIVER CORRIDOR MASTER PLAN

Perspective and section images were developed to illustrate the design intent of specific recreational elements recommended in the riverside park.



Gateway at US Highway 40



Lions Ponds Trails



Central Plaza



River Front



Dispersed Picnic Area



Natural Playground at Outfall #2



Sloped Amphitheater



Natural Exploration Course

The Master Plan goes beyond environmental and recreational recommendations to include the steps necessary to maintain proposed elements, increase programming, create a community driven identity and implement projects. A summary of these recommendations is as follows:

## Maintenance

- Manage and work to eradicate invasive weeds
- Monitor and maintain existing maintenance issues
- Continue to work with CPW to manage Beaver Dams
- Establish a Town of Fraser Parks Division under the umbrella of the Public Works Department

## Permitting

- Work with the Army Corp of Engineers and other agencies to acquire necessary permits prior to construction of individual projects

## Programming

- Continue to partner with Stakeholders to develop year-round programming for the site
- Use social media and other digital platforms to market programming events

## Branding

- Develop a brand for Cozens Ranch Open Space and the new riverside park

## Projects

- Partner with Stakeholders and leverage grant funding to construct the six recommended projects
- Construct a pilot project in 2018 to build momentum for additional future projects

By developing this Master Plan the Town has taken the first step to create a community open space that will provide a wide range of recreational opportunities, educational programming and will connect people with one of the most pristine and special places in the Fraser Valley. It will take years and ongoing coordination between the Town and project stakeholders to make this vision a reality. However, to aid in the prioritization of the Master Plan recommendations, six projects have been identified and cost estimates provided.

The six projects are as follows:

## PROJECTS

| PROJECTS                   | COST        |
|----------------------------|-------------|
| Riverside Park             | \$4,180,200 |
| Western Regional Trail     | \$708,300   |
| GCWSD Fishing Ponds        | \$878,500   |
| Pedestrian Bridge Crossing | \$496,900   |
| Hiking/Biking Trails       | \$65,700    |
| Rendezvous Road Trailhead  | \$262,875   |

Table ES-2: Projects

## PILOT PROJECT

In addition to the six projects identified in the Master Plan, an initial Pilot Project will be designed and constructed in 2018. This project will reconstruct the majority of the trails around the Lions Ponds to provide ADA access. This project will also plant a border of shade trees on the southern edge of the Lion Ponds. The project was selected for the following reasons:

- Help build momentum for additional Master Plan improvements
- Improves ADA accessibility
- Visually striking from US Highway 40
- Improves natural aesthetics and ecosystem processes
- Creates more pleasant recreational experiences around the Lions Ponds
- Establishes partnerships with Stakeholders
- Will not be impacted by future construction
- Some funding secured

A public volunteer event will be held during construction to engage the public and aid in the construction process.



Figure ES-3 Pilot Project Plan



## FUNDING

One of the primary goals of the Fraser River Corridor Master Plan is to "Create an implementable community driven vision." To achieve this goal the Master Plan team identified implementable projects that could be funded through various funding sources. Information on applicable granting agencies, grant timelines and potential funding per project are included in the Master Plan.

### PROJECT COSTS AND FUNDING

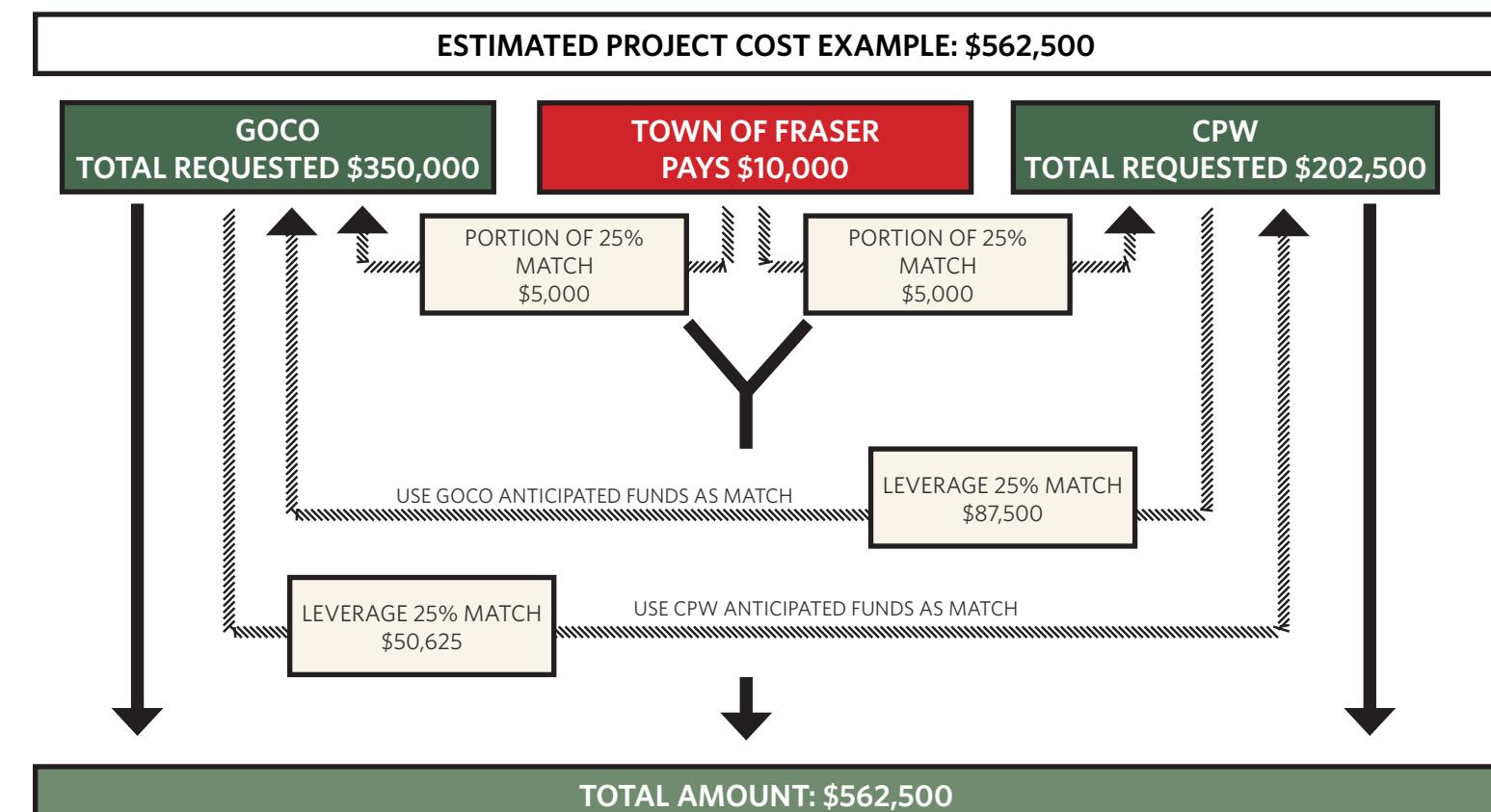
| PROJECT  | COST        | ELIGIBLE GRANTS  |
|--|-------------|--|
| RIVERSIDE PARK                                   | \$4,180,200 | <ul style="list-style-type: none"> <li>▪ GOCO LPOR</li> <li>▪ GOCO PLANNING</li> <li>▪ GOCO HABITAT RESTORATION</li> <li>▪ DOLA EIAF</li> <li>▪ CPW FISHING IS FUN</li> <li>▪ CPW NON-MOTORIZED TRAILS</li> <li>▪ CTF</li> <li>▪ GRAND COUNTY 1A</li> <li>▪ TROUT UNLIMITED EAS</li> <li>▪ COLORADO HEALTH FOUNDATION</li> <li>▪ LAURA JANE MUSSER</li> <li>▪ FREEPORT MCMORAN CIF</li> </ul>      |
| WESTERN REGIONAL TRAIL                           | \$708,300   | <ul style="list-style-type: none"> <li>▪ GOCO LPOR</li> <li>▪ GOCO PLANNING</li> <li>▪ CPW NON-MOTORIZED TRAILS</li> <li>▪ CONSERVATION TRUST FUND</li> <li>▪ GRAND COUNTY 1A</li> <li>▪ FREEPORT MCMORAN - SITE INVESTMENT</li> <li>▪ PEOPLE FOR BIKES</li> </ul>   |
| WESTERN BRIDGE CROSSING                          | \$496,900   | <ul style="list-style-type: none"> <li>▪ GOCO LPOR</li> <li>▪ GOCO PLANNING</li> <li>▪ CPW NON-MOTORIZED TRAILS</li> <li>▪ CONSERVATION TRUST FUND</li> <li>▪ GRAND COUNTY 1A</li> <li>▪ LAURA JANE MUSSER</li> <li>▪ PEOPLE FOR BIKES</li> </ul>  |
| HIKING/BIKING TRAILS                             | \$65,700    | <ul style="list-style-type: none"> <li>▪ GOCO LPOR</li> <li>▪ GOCO PLANNING</li> <li>▪ GOCO YOUTH CORPS</li> <li>▪ CPW NON-MOTORIZED TRAILS</li> <li>▪ FREEPORT MCMORAN - SITE INVESTMENT</li> </ul>   |
| GRAND COUNTY WATER AND SANITATION DISTRICT PONDS | \$878,500   | <ul style="list-style-type: none"> <li>▪ GOCO LPOR</li> <li>▪ GOCO PLANNING</li> <li>▪ GOCO YOUTH CORPS</li> <li>▪ CPW NON-MOTORIZED TRAILS</li> <li>▪ CONSERVATION TRUST FUND</li> <li>▪ TROUT UNLIMITED EAS</li> <li>▪ CPW FISHING IS FUN</li> <li>▪ COLORADO HEALTH FOUNDATION</li> <li>▪ GRAND COUNTY 1A</li> <li>▪ LAURA JANE MUSSER</li> <li>▪ FREEPORT MCMORAN - SITE INVESTMENT</li> </ul> |
| RENDEZVOUS ROAD TRAILHEAD                        | \$262,875   | <ul style="list-style-type: none"> <li>▪ GOCO LPOR</li> <li>▪ GOCO PLANNING</li> <li>▪ CPW NON-MOTORIZED TRAILS</li> <li>▪ HISTORY COLORADO</li> <li>▪ COLORADO HEALTH FOUNDATION</li> <li>▪ CDOT</li> </ul>   |

Table ES-3 Project Costs and Funding

## LEVERAGE GRANTS

Following the completion of the Pilot Project, the next step for the Town of Fraser will be to apply for additional grant funding. The goal for obtaining additional grant funding is to minimize the amount of money that the Town has to pay out of their general fund while maximizing the amount of grant funding received. The following example shows how the Town can save money by leveraging grant money from one grant as a match for another grant.

This process will aid the Town of Fraser in the implementation of this community driven vision for Cozens Ranch Open Space.



# CHAPTER I: PROJECT INTRODUCTION



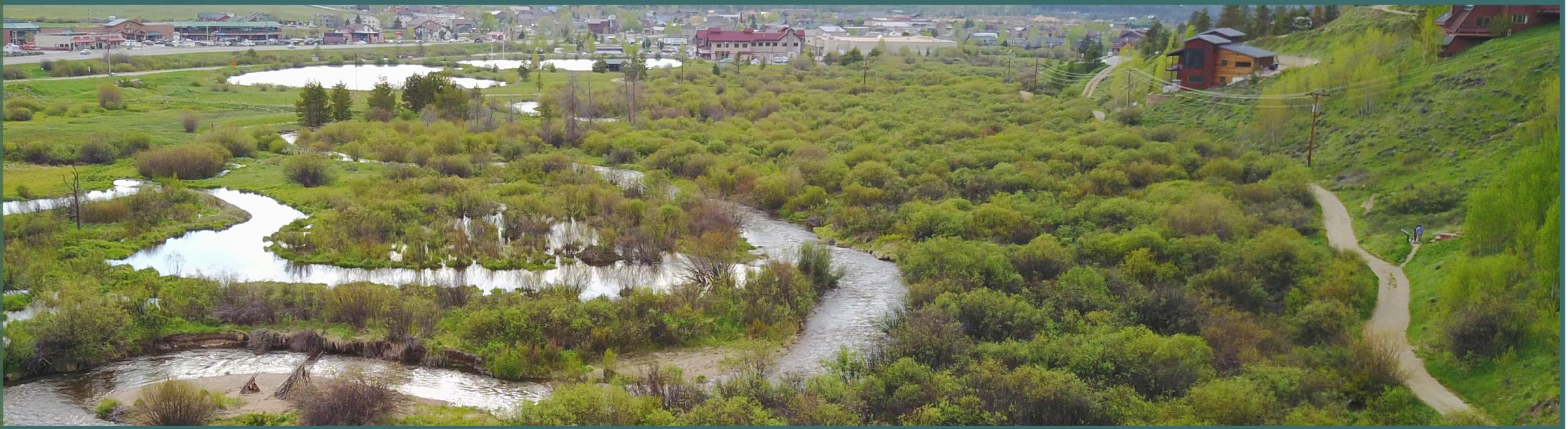
## I.1 INTRODUCTION

## I.2 VISION

## I.3 HISTORY

## I.4 GOALS OF THE MASTER PLAN

## I.5 PROJECT AREA



## I.1 INTRODUCTION

Cozens Ranch Open Space has been an important part of the Fraser Valley since the 1800's when the Cozens family settled in the area. The 120-acre open space is located south of Downtown Fraser on the east side of US Highway 40. Encompassing the largest intact piece of healthy riparian habitat in the Town of Fraser and Winter Park, Cozens Ranch allows residents and visitors alike to connect with the natural world by offering biking, hiking, fishing and wildlife viewing opportunities.

The Town of Fraser understands the importance of protecting and enhancing this natural resource and has completed over \$1,000,000 in maintenance and improvements to this space in the last 15 years alone. In spring of 2017, the Town of Fraser was awarded a \$65,000 Great Outdoors Colorado (GOCO) Planning Grant to develop Fraser River Corridor Master Plan through the Cozens Ranch Open Space.

## I.2 VISION

The purpose of this Master Plan is to create a community driven vision for Cozens Ranch Open Space that identifies needs, goals and strategies to activate this under-utilized 120-acre open space asset. This Master Plan built 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.

The outcome of the project will **protect, connect and inspire!** This will be accomplished by incorporating the Fraser River more into the downtown and into the lives of the residents and visitors. The desired outcome is to showcase the Fraser River to one and all and allow the natural beauty of the river corridor to positively impact people of all ages while minimizing any negative impact on the wildlife population.

## I.3 HISTORY

For hundreds of years, Fraser Valley was the fertile summer hunting grounds for the Ute Indians. These people relied on the Colorado, Blue and Fraser Rivers for sustenance provided by the rich biodiversity of plant and animal life found along these waterways and in the hills. Besides anecdotal stories recorded by pioneers, there is no clear record of Ute presence in Cozens Ranch. At Windy Gap near Granby, the Utes and their ancestors hunted and established indigenous village life as early as 10,500 BP. Given the number of ancient game drives and hunting blinds along the Continental Divide at nearby Rollins and Berthoud Passes, early Utes undoubtedly spent time in the area during their annual, seasonal rounds from the plains to their high altitude hunting grounds.

In 1872, William 'Billy' Zane Cozens, his wife Mary York, and their young children purchased land on the southern end of Cozens Ranch Open Space, in what is now the area of Mountain Man Park, giving the corridor its name. By 1876, the family opened a stagecoach stop, hotel and post office in the buildings that now comprise Cozens Ranch Museum. Over the years the Cozens acquired additional ranch lands and water rights to build one of the largest working ranches in the Fraser Valley.

In the early 1900s, Denver Jesuit priests arrived at Cozens Ranch seeking help with a broken wagon wheel and a campsite for the night. Billy Cozens invited the priests to stay with them and encouraged them to come back the following summer. The priests returned every summer after, conducting Mass daily and even consecrated



The original Cozens Ranch homestead was built between 1875-1881 and still stands today

a small chapel atop a hay-tower for Mary and the children. As the years progressed, Billy and Mary Cozens passed away leaving the property to their children. On her deathbed however, Mary had made her children promise to ultimately deed their land and homestead to the good Jesuits of the Sacred Heart. Portions of the property were subdivided until in 1924, when eldest daughter, Mary Elizabeth Cozens, signed over all of Cozens Ranch to the Jesuits of Regis College and High School. From when son Will passed in 1938, and until Grand County Historical Association negotiated ownership of the property close to 50 years later, the Cozens Ranch house operated as the first Catholic Church in Grand County.

Between 1948 and 1955, the Fraser Valley hosted one of Colorado's most notable visitors. President Dwight D. Eisenhower would stay at Byers Peak Ranch and spend part of his summers fishing St. Louis Creek and the Fraser River near Cozens Ranch Open Space. During his time in the Valley, he also ran his 1952 presidential campaign, hosted many distinguished guests, signed important legislation and carried on the day to day duties of the President. In 2012, the State of Colorado designated this portion of the Fraser River as the Eisenhower Reach Memorial, validating the historic prowess of this section of the Fraser River Valley.

In the 1980's, the Jesuits annexed the Cozens Ranch property into the Town of Fraser as Maryvale. They sold the property to Maryvale LLC which was later sold to Rendezvous LLC. Rendezvous LLC later conveyed a portion of the Cozens Ranch property to the Town where it was dedicated by ordinance as designated open space.

In 1998, Safeway, Inc. acquired a failed development of approximately 64 acres near the north end of Cozens Ranch Open Space. This land included the lot at the intersection of US Highway 40 and County Road 804, the existing Lions Ponds and a large section of the Fraser River. Safeway developed their new store and conveyed the remaining 55 acres to the Town of Fraser. This donation became part of the Cozens Ranch Open Space.

Today, Cozens Ranch Open Space is approximately 120 acres of designated open space. This designation allows the property and all of its historic and ecologic value to be protected. Historical sites such as the original Cozens Family cabins at Mountain Man Park and the original stagecoach stop known as Cozens Ranch Museum remain.

However, the natural environment that earlier generations experienced in the valley has changed substantially. Increased growth in Colorado's Front Range Communities has diverted more water from the Fraser River, changing the very character of the environment that attracted the areas earlier visitors.



A stagecoach outside the Fraser Post Office run by the Cozens



One of the only pictures still available that show the "Tower", the prayer chapel for the Cozens family

## 1.4 GOALS OF THE MASTER PLAN

Based on the project vision described in the GOCO grant application, input from the Town Board, recommendations from past planning efforts and a robust community input process, the following goals for this project were developed.

**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.

**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.

## 1.5 PLANNING AREA

Cozens Ranch Open Space is an 120-acre open space area that runs from the Town of Fraser/Winter Park Town Boundaries to County Road 804. The main portion of the open space is a continuous parcel located between Rendezvous Road and County Road 804.

The planning process also considered external amenities and influences near Cozens Ranch, such as existing recreational elements within a two (2) mile radius, traffic circulation patterns into the corridor, and connections to Downtown Fraser. Further investigation was devoted to understanding development impacts and potential partnership opportunities on adjacent properties such as the Grand County Water and Sanitation District #1 Fishing Ponds (GCWSD Fishing Ponds).

Due to the size of Cozens Ranch Open Space and the unique environmental aspects of individual areas, the corridor was divided into the following six (6) reaches:

- Headwaters Reach
- Mountain Man Reach
- Rendezvous Reach
- Lagoons Reach
- Beaver Ponds Reach
- Lions Safeway Reach

Each reach was analyzed in detail and existing maintenance, environmental and recreational elements and opportunities were identified. The details of the reach analysis and inventory of each reach can be found in Appendix A.

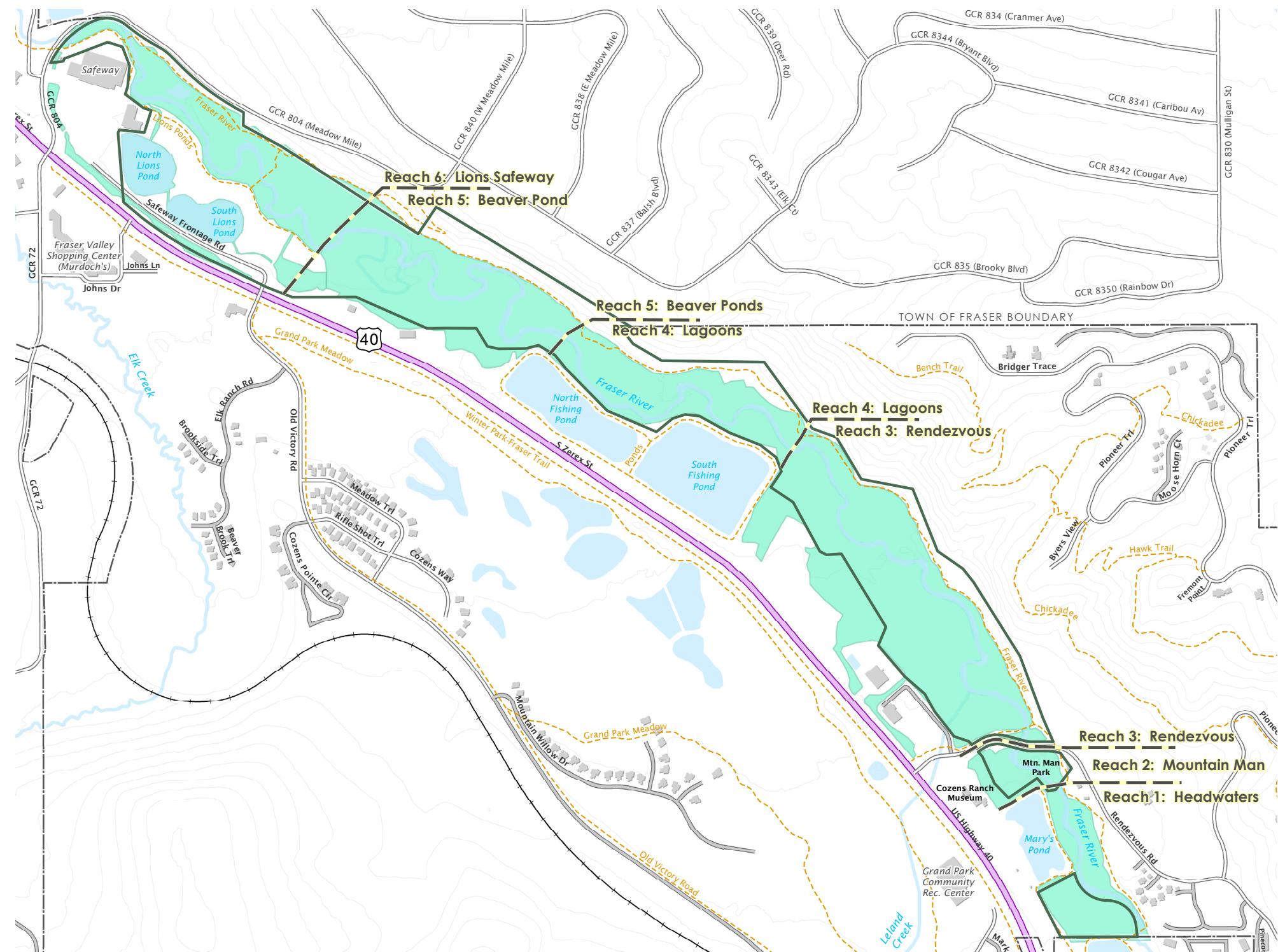
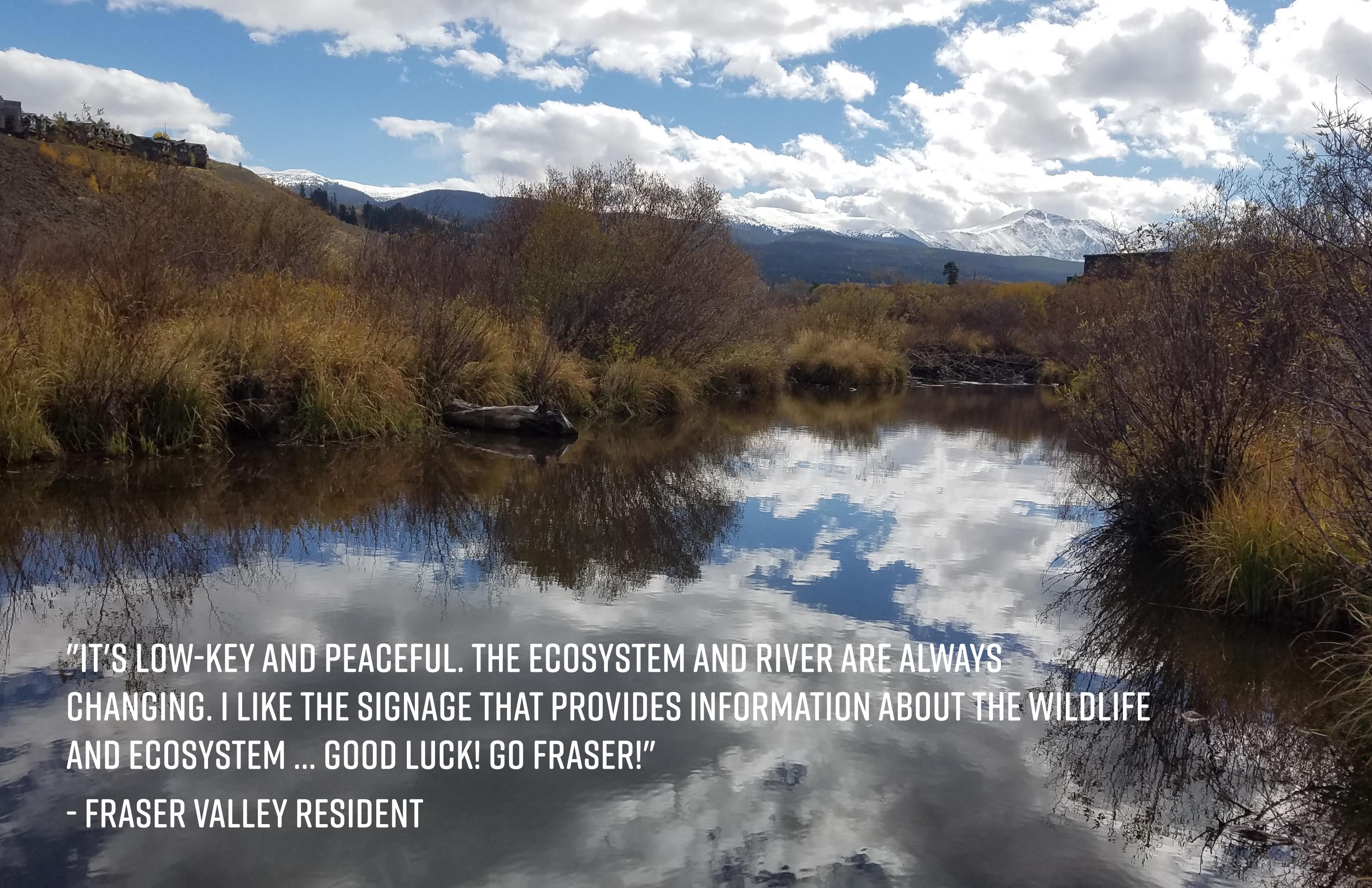


Figure 1: Planning Area

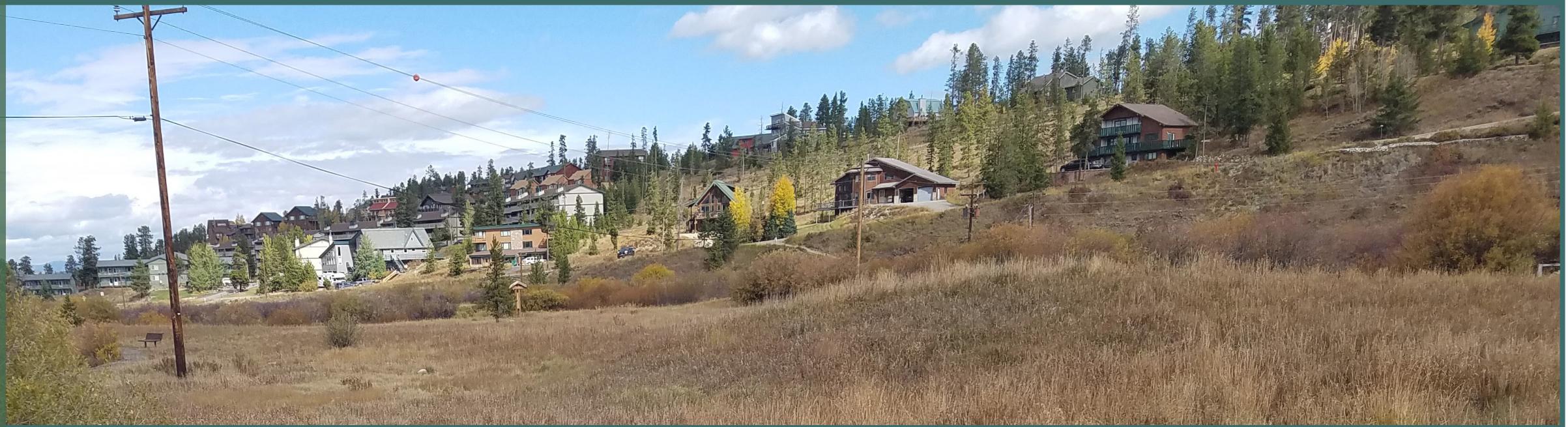


"IT'S LOW-KEY AND PEACEFUL. THE ECOSYSTEM AND RIVER ARE ALWAYS CHANGING. I LIKE THE SIGNAGE THAT PROVIDES INFORMATION ABOUT THE WILDLIFE AND ECOSYSTEM ... GOOD LUCK! GO FRASER!"

- FRASER VALLEY RESIDENT

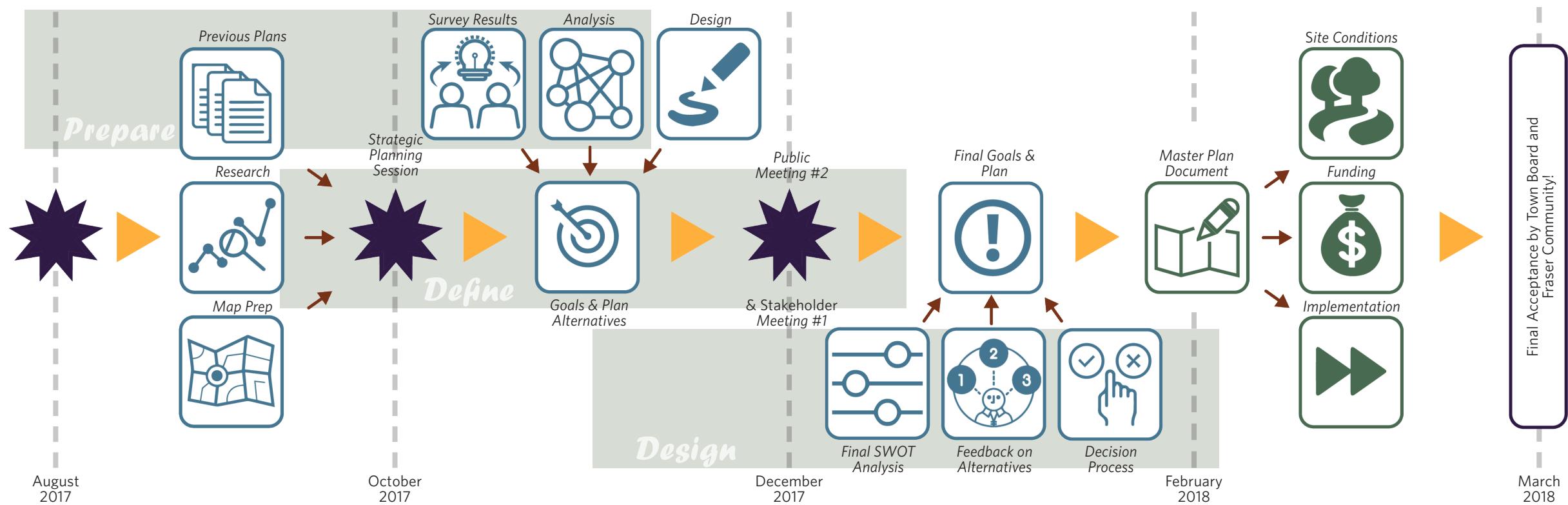
# CHAPTER 2: THE PLANNING PROCESS

- 2.1 PROCESS VISUAL
- 2.2 BACKGROUND INFORMATION
- 2.3 EXISTING CONDITIONS
- 2.4 PUBLIC OUTREACH
- 2.5 CONCEPT PLAN
- 2.6 ALTERNATIVES
- 2.7 COMPILED AND APPLICATION



## 2.1 PROCESS VISUAL

At the project's inception, the Town of Fraser assembled a team of professionals to manage the planning process. The planning process used a multi-step approach with a focus on understanding the existing conditions followed by a thorough public outreach process. The process involved three major courses: preparation of the plan, definition of the project, and design of the Master Plan. The following graphic provides a step-by-step illustration of the Master Planning process.





## 2.2 BACKGROUND INFORMATION

The first step for the project team was to gather historical information in order to understand how and why Cozens Ranch Open Space (Cozens Ranch) was created and developed. To achieve this, background information on the project area was collected and analyzed. The following is a summary of background documents that helped to guide the Master Plan:

### DOWNTOWN FRASER STRATEGIC PLAN (2017)

The Downtown Fraser Strategic Plan provides strategies for near-term and long-term enhancements to downtown Fraser to develop solutions to improve safety and multi-modal functions of US40. The strategic plan identified the desire of the Town to focus on the creation of a Riverwalk District along the Fraser River North of Cozens Ranch Open Space

### FRASER CONNECTIONS: FRASER DART REPORT (2017)

In the fall of 2017, the Town of Fraser garnered assistance to help develop a strategic vision for the future of the Town and promote community resiliency. The report outlines 6 sectors of resiliency to provide an integrated systems-approach to building community resilience: community, economic, health and social, housing, infrastructure, watersheds and natural resources.

### SOURCE WATER PROTECTION PLAN (2017)

The Source Water Protection Plan provides information about the Fraser Valley's public drinking water systems and supplies. The plan outlined best management practices for understanding these source waters and the importance of raising awareness of the value of protecting community drinking water supplies.

### TOWN OF FRASER HOUSING NEEDS AND DEVELOPMENT STUDY (2016)

The Town of Fraser was identified in the Housing Needs and Development Study as being attractive to local and second homeowners. Understanding the projected future of community members in Fraser helped the Master Plan process to gauge its proper targeted audience.

### TOWN OF FRASER COMPREHENSIVE PLAN (2010)

The Comprehensive Plan for the Town of Fraser provides a guiding vision for the Town to enable coordination of legislative, fiscal and administrative policy decisions, administrative actions, capital improvement decisions, and other community initiatives so that the community can achieve its goals developed as part of the plan.

### GRAND PROFILE COMMUNITY PRESENTATION (2015)

The Grand Profile Community Presentation provides a comprehensive collection of economic data for the region. The purpose of this report is to address the community development and enhancement activities that contribute to sustainable development and to plan for the continued progression of the quality of life for existing and future residents of Grand County.

### COMMUNITY TRAILS PLAN (2014)

The Community Trails Plan was created by a partnership between the Town of Winter Park and Fraser with respect to its non-motorized trails plan. The document provided a comprehensive inventory of trail systems throughout the Town of Winter Park and Fraser and highlights the importance of maintaining the existing trails and set in place the importance of trail policies and management considerations. The plan recommended specific improvements to Cozens Ranch Open Space that were taken into consideration during the planning process.

### FRASER VALLEY PARKS, RECREATION, AND GOLF MASTER PLAN (2017)

The Fraser Valley Parks, Recreation and Golf Master Plan provided an inventory of the existing recreational facilities within the Fraser Valley and extensive demographic research and community survey results that assessed the wants and needs of the community. The plan aims to identify future projects and visioning for the recreational district. Identified recreational opportunities for the Fraser Valley were considered in the Master Plan process.

### GRAND COUNTY STREAM MANAGEMENT PLAN (2010)

The Grand County Stream Management Plan analyzed the stream systems in Grand County in order to protect and enhance aquatic habitat and to ensure the long term needs of local water users are met. Recommended flow ranges and restoration opportunities were developed as part of this plan to minimize impacts for low flow conditions on Grand County streams. Existing conditions and recommendations for the Fraser River through Cozens Ranch were included in this study.

### CPW FRASER FISH SURVEY AND MANAGEMENT INFORMATION (2017)

Colorado Parks and Wildlife have been conducting fish surveys on a section of the Fraser River behind Safeway since 2003. The data they have collected show that the 2005 restoration project has been an overwhelming success and the Fraser River is healthy and supports wild reproducing rainbow trout within Cozens Ranch.

## 2.3 EXISTING CONDITIONS

An extensive site analysis of Cozens Ranch was completed in order to provide the planning team with an in-depth knowledge of the site and its existing conditions. As part of the Master Planning process, the following factors were considered within Cozens Ranch Open Space:

- Zoning
- Ownership
- Utilities
- Maintenance
- Environment
- Recreation

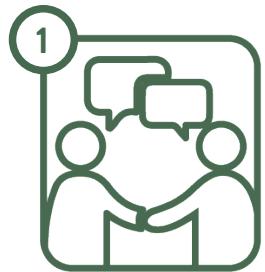
A thorough summary of the existing conditions has been provided in Chapter 3 of this document. Due to the complexity of the existing maintenance issues, environmental conditions and recreational features, additional information is provided in Appendix A.

## 2.4 PUBLIC OUTREACH

A main goal of the Fraser River Corridor Master Plan is to create a community-driven plan through a comprehensive and collaborative public outreach process. The aim of this process was to leverage the local knowledge and experience of the community to enable the Master Plan to be fully inclusive and far reaching. Nobody knows the existing conditions and future opportunities of the area better than those who use it every day. This public process included the following milestones:

### 2-DAY PUBLIC WORKSHOP

A 2-day Public Workshop was utilized to kick off public outreach efforts and was held on September 28 and September 29 in 2017 to:



Introduce the objective of the Master Plan and share current site analysis efforts



Listen to the community's experience to help understand the vision for the Fraser River



Brainstorm potential design ideas and collaborate on concepts for the Master Plan



Members of the community give input at the Kit Klancke Pavilion during the 2-Day Public Workshop.



The first day of the Strategic Planning Session consisted of a meet and greet at the Kit Klancke Pavilion in Cozens Ranch. The planning team walked with interested tour groups around the open space and utilized full-sized maps and preliminary site research presentation material to talk in depth about the community's ideas for the Open Space. An open house was held at the end of the first day to provide a space for community members to share their thoughts on different preliminary site amenity ideas. The second day began in a similar fashion with the project team positioned at the project site and speaking to anyone that stopped by. A community presentation was held at the Fraser Historic Church to recap all the feedback that had been received during the two days with the community and an Open House event closed the effort. This approach made it possible to attract and capture the opinions of many different user groups.

Public input received during the 2-Day Public Workshop guided the Master Plan concepts that were developed.

## INDIVIDUAL STAKEHOLDER MEETINGS

Early in the planning process, a list of Stakeholders was identified. Stakeholders represented various organizations that would be directly affected by the project. These stakeholder organizations included:

- Rendezvous, LLC. (Rendezvous)
- Fraser River Valley Lions Club (Lions Club)
- Colorado Headwaters Land Trust
- Colorado Parks and Wildlife (CPW)
- Colorado River Headwaters Trout Unlimited (TU)
- Grand County Historical Association (GCHA)
- Fraser Valley Metropolitan Recreation District
- Grand County Pet Pals
- Grand County Council on Aging
- Grand County Water Information Network (GCWIN)
- Headwaters Trail Alliance (HTA)
- Mountain States Snowcats
- Plus Size BMX
- The Headwaters Center
- Town of Fraser
- Town of Winter Park
- Winter Park Professionals
- Winter Park Ranch Water & Sanitation District (WPRWSD)
- Grand County Water & Sanitation District #1 (GCWSD)



Public participated in selecting desirable site features during the 2-Day Public Workshop



Site walk during the 2-Day Public Workshop

## TOWN BOARD MEETINGS

The Master Plan Team presented at four Town Board meetings at key points throughout the Master Planning process. These meetings were conducted to review the planning process, receive input and update the Town Board on the planning process.

## COMMUNITY SURVEY

A key piece of this planning process included involving local residents to leverage their expert knowledge about where they live and the environment around them. The feedback provided in the Community Survey guided the Master Plan Team in understanding how residents currently use Cozens Ranch Open Space, how they would like to use it in the future and how they would like to see this area improved overall.

The survey was organized into three sections:

- Demographics
- Current impressions and use of the Open Space
- Future vision of the Open Space

The survey was posted from October 13th through November 29th, 2017 and garnered 318 total participants.

The community survey results identified some important trends of community wants and needs. The results did not identify any specific improvements, but provided a more diverse representation of ideas for Cozens Ranch Open Space.

The following items were key findings of the Community Survey:

- 84% of respondents use Cozens Ranch Open Space
- 81% of respondents believe year-round recreational features are important/very important
- Pet waste disposal stations (68%), looped trails (59%), and trail connections (55%) were the 3 passive summer features community members would like to see incorporated into the space.
- A natural material playground (41%), dog park (36%), and community events (33%) were the top 3 active summer features community members would like to see incorporated into the space.
- More groomed cross country trails (69%), a sledding hill (38%), and a fat bike park or facilities (26%) were the top 3 active winter features community members would like to see incorporated into the space.

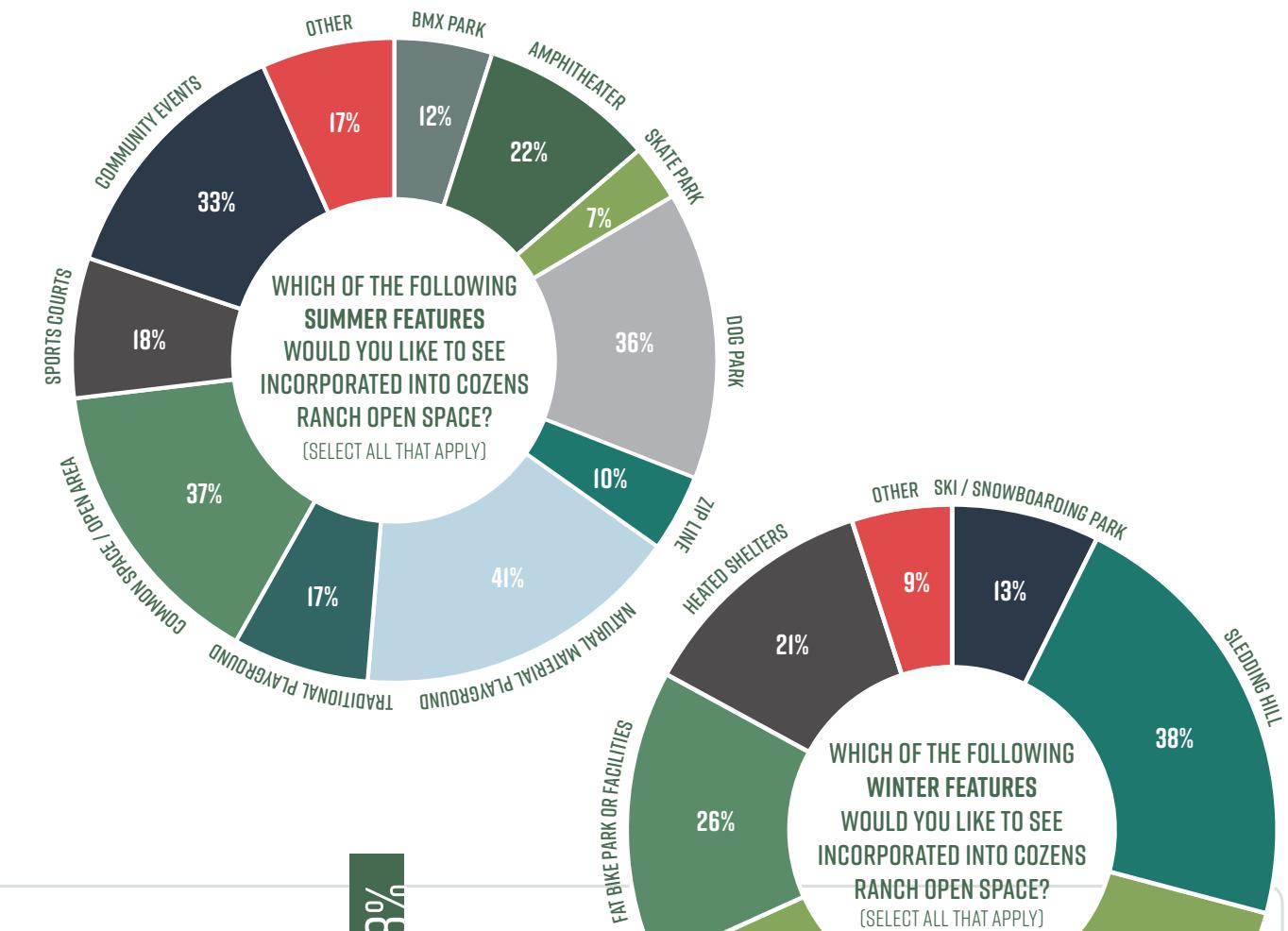
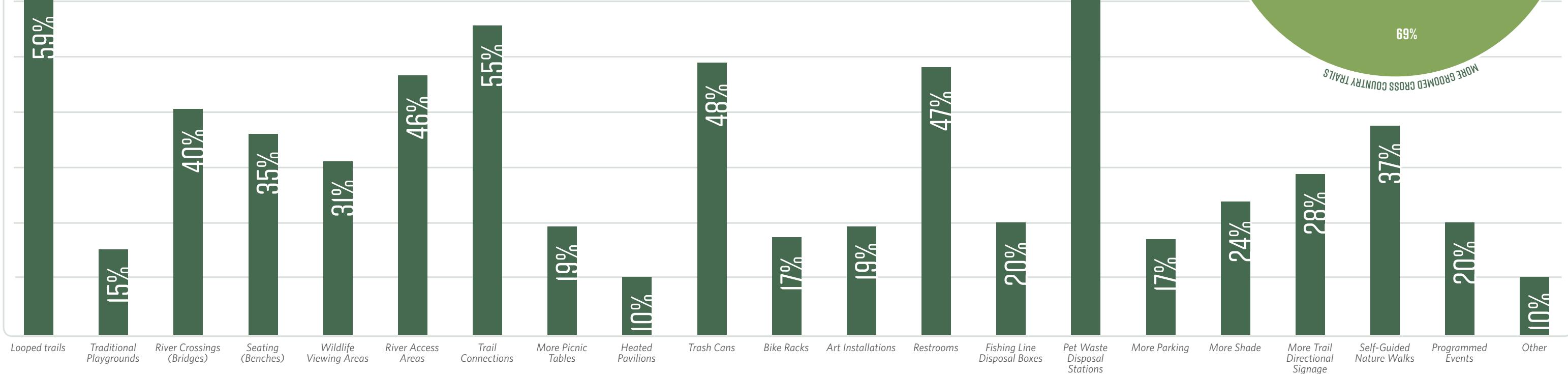
One theme that was present throughout most of the survey results was "Keep it Natural". Participants were open and excited to additional improvements in the area, but were weary of dramatic changes to the character of Cozens Ranch. The community survey results were also weighed against other community survey information found in the Fraser Valley Parks, Recreation, and Golf Master Plan and the DART Report. Together, the information provided in previous plans and the Cozens Ranch Open Space Community Survey helped shape the approach and recommendations of the Master Plan.

Complete results of the community survey are located in Appendix C.

What is most important to you about Cozens Ranch Open Space?

Draw  
Space  
Natural  
Wild  
River  
Access  
Pristine  
Space  
and  
River  
Access  
Preserving Natural  
Safety  
Family  
Community  
Remain  
Draw  
Space  
Natural  
Wild  
River  
Access  
Pristine  
Space  
and  
River  
Access  
Preserving Natural  
Safety  
Family  
Community  
Remain

Which Of The Following Passive Features Would You Like To See Incorporated Into Cozens Ranch Open Space? (Select All That Apply)



## STAKEHOLDER MEETING #1

A stakeholder meeting was held on December 12, 2017 before Public Meeting #2.

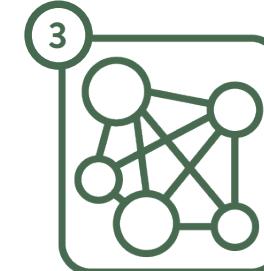
This meeting consisted of a presentation and an open discussion period to obtain input from Stakeholders in attendance. The primary objectives of this meeting were:



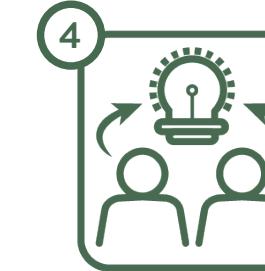
Introduce the objective of the Master Plan and share current progress



Review public input received to date and the results of the on-line community survey



Present design alternatives for Cozens Ranch Open Space



Brainstorm additional ideas in a collaborative workshop

At Stakeholder Meeting #1, the Master Plan team presented one concept plan for the entire Cozen Ranch Open Space and three (3) alternatives for the Lions Ponds Area. The meeting provided Stakeholders an opportunity to voice their opinions about the alternatives together in a round table discussion format so that participants could hear and respond to each others ideas and concerns.

## PUBLIC MEETING #2

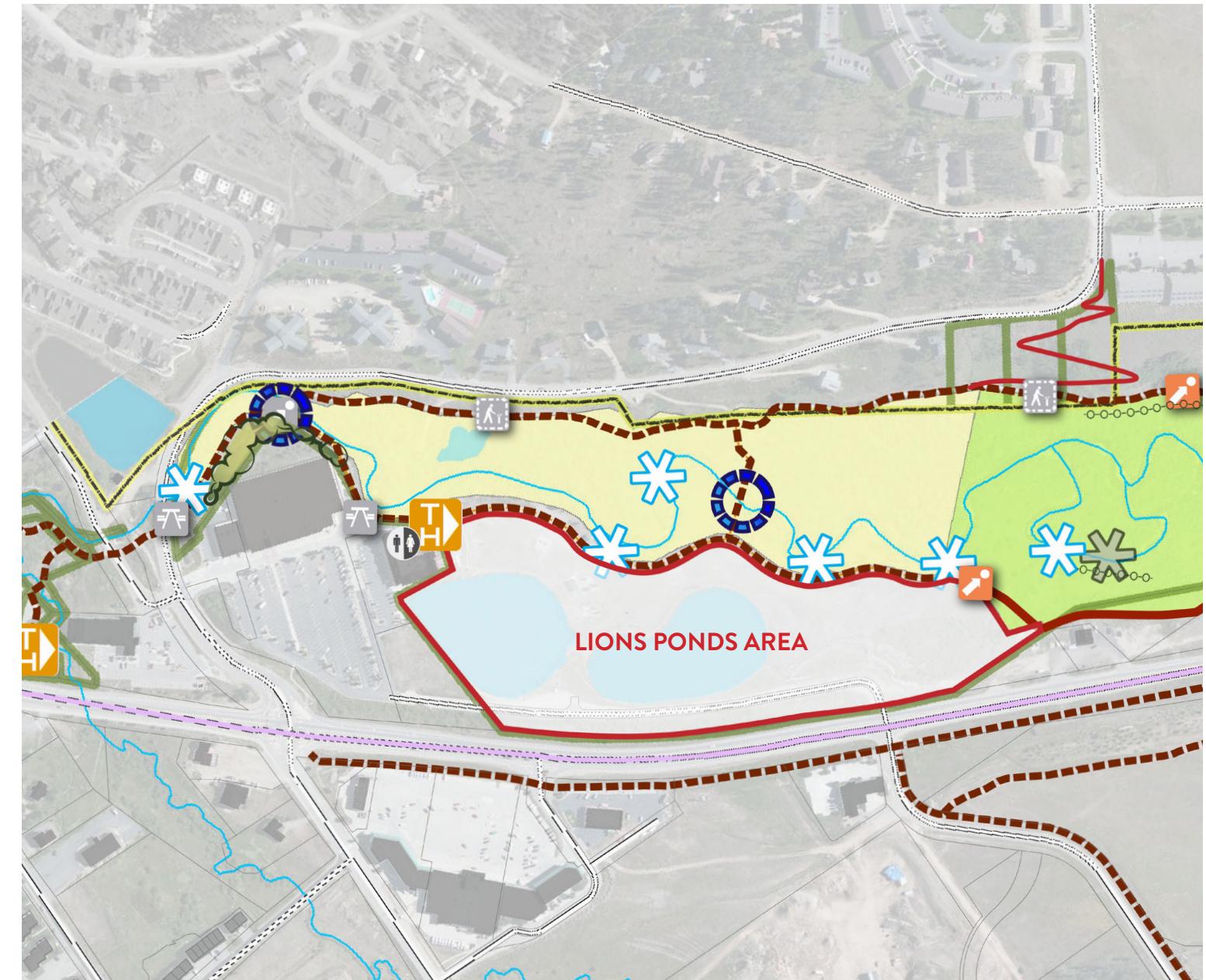
At Public Meeting #2, the Master Plan team shared current progress, reviewed public input, the results of the online community survey. Similar to Stakeholder Meeting #1, each plan was presented to the public to continue to garner ideas and feedback from the community. Participants were not asked to choose between the alternatives, but rather to choose individual features they liked from each plan to be organized into a final preferred design alternative.



Presentation of the Master Plan concepts at the Public Meeting #2

## 2.5 CONCEPT PLAN

The concept plan presented at Stakeholder Meeting #1 and Public Meeting #2 on December 12th summarized community and stakeholder input into a series of recommendations for the entire corridor. The recommendations include additional trail connections, focused river access points, increased picnic opportunities, restroom locations, wildlife observation opportunities and the activation of the Lions Ponds area and GCWSD Fishing Ponds.



### LEGEND

- |  |                                |  |                                |  |                               |
|--|--------------------------------|--|--------------------------------|--|-------------------------------|
|  | - Existing Picnic Areas        |  | - Existing Restroom            |  | - Proposed Wildlife Overlook  |
|  | - Existing Educational Signage |  | - Proposed Picnic Area         |  | - Proposed Restroom           |
|  | - Existing Wayfinding Signage  |  | - Proposed Educational Signage |  | - Proposed Wayfinding Signage |
|  | - Restored River Access Point  |  | - Existing Bridge Crossing     |  |                               |

In order to protect the healthy river system, new trail connections were kept at the edges of the corridor to minimize disturbance of sensitive ecosystems or wildlife habitat. Recreational elements such as picnic areas, wildlife overlooks and restrooms were focused along the proposed trails to further minimize environmental disturbance while maximizing recreational opportunities. Photos of each proposed element were displayed on a series of display boards and Stakeholders and the public were encouraged to identify which elements they preferred.

With the help of TU, existing river access points and social fishing trails were identified. Many of the existing river access points are not located at quality fishing locations and the social fishing trails disturb sensitive environments on their way to the river. In addition to showing proposed recommendations, the concept plan identifies which river access points should remain and which should be fenced off to allow disturbed areas to return to a natural ecosystem.



Figure 2: Fraser River Corridor Preliminary Master Plan

-  - Proposed Bridge Crossing
-  - Proposed Western Trail Connection
-  - Existing Fraser River Trail
-  - Proposed Hiking/Biking Trail
-  - Proposed Split Rail Fence

-  - Reach 1: Headwaters Reach
-  - Reach 2: Mountain Man Reach
-  - Reach 3: Rendezvous Reach
-  - Reach 4: Lagoons Reach
-  - Reach 5: Beaver Ponds Reach

-  - Reach 6: Lions/Safeway Reach
-  - Other Open Space Areas
-  - Lions Ponds Area
-  - Proposed Osprey Nest



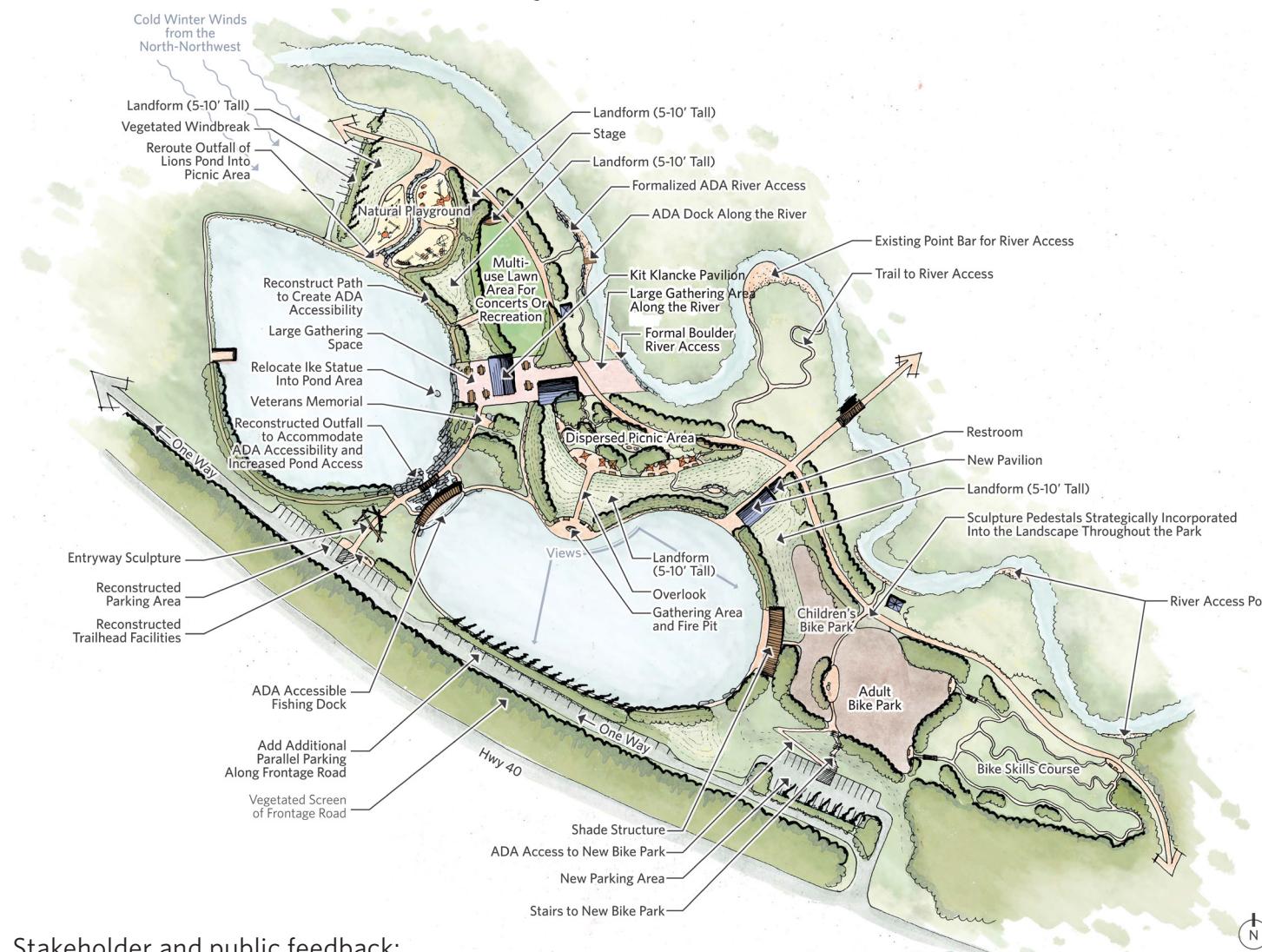
- Existing Trailheads

## 2.6 LIONS PONDS DESIGN ALTERNATIVES

### LIONS PONDS ALTERNATIVE A: YEAR-ROUND ACTIVATION

Lions Ponds Alternative A transforms the Lions Ponds area into a highly programmed park space through a diverse range of uniquely Fraser experiences and elements. Balanced by the surrounding natural environment of Cozens Ranch Open Space, and to better serve the desires of the community and visitors to Fraser, this alternative aims to maximize recreational activity and event opportunities in the disturbed area around the Lions Ponds.

Figure 3: Lions Ponds Alternative A



Stakeholder and public feedback:

#### DESIRABLE AMENITIES:

- Increased Parking
- Entryway Feature
- Relocating Ike
- Reconstructing Outfalls
- Landforms
- Recreational Book Ends
- Fire Pit
- River Access

#### NON DESIRABLE AMENITIES:

- Large Bike Park
- High Level of Activity
- Amount of Development
- Floodplain Impact
- Wildlife Impact
- Noise and Lighting
- Maintenance
- Impact to Neighborhoods on the Hill

### LIONS PONDS ALTERNATIVE B: EDUCATION AND EXPLORATION

Lions Ponds Alternative B balances increased recreational opportunities with natural restoration and environmental education around the Lions Ponds. Pockets of recreation are focused in the center of the site, while a series of outdoor rooms and trail networks create exploratory experiences that blend education and exploration with the natural environment at the edges of the Lions Ponds area.

Figure 4: Lions Ponds Alternative B



Stakeholder and public feedback:

#### DESIRABLE AMENITIES:

- Realigning the Frontage Road
- Sloped Lawn Amphitheater
- Focused Activity around Pavilion
- Restroom
- River Access
- Small Gathering Spaces
- Looped Trails

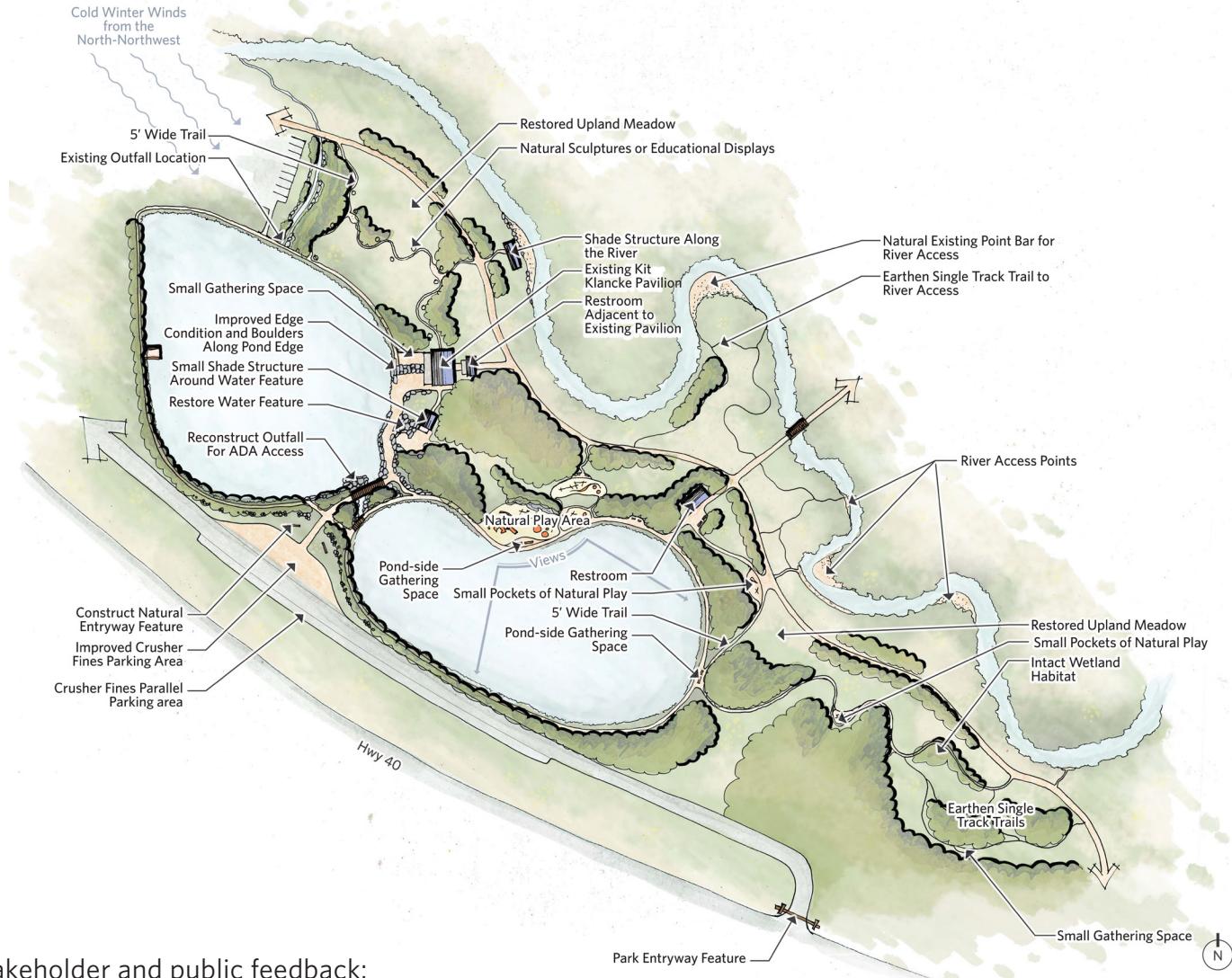
#### NON DESIRABLE AMENITIES:

- Large Bike Park
- Heavy Disturbance on the North End
- Noise from Amphitheater
- Floodplain Impact
- Wildlife Impact
- Noise Lighting
- Maintenance
- Impact to the Neighborhoods on the Hill

## LIONS PONDS ALTERNATIVE C: LEAVE IT NATURAL

Lions Ponds Alternative C restores the previously disturbed Lions Ponds area to a healthy upland ecosystem, while incorporating minimal recreational features. This alternative approaches the Lions Ponds area as a continuation of the natural ecosystem and aims to increase interaction with natural systems through passive elements such as trails, small gathering spaces and small natural play areas dispersed throughout the site.

Figure 5: Lions Ponds Alternative C



## Stakeholder and public feedback:

## DESIRABLE AMENITIES:

- Natural Aesthetic
  - Natural Play Areas
  - Restoration
  - Restroom
  - Small Trails
  - River Access
  - \*Many members of the public preferred to keep the Lions Ponds Area Natural\*

## UNDESIRABLE AMENITIES:

The lack of amenities in Alternative C resulted in no specific amenities identified as undesirable. Instead the largest criticism of Alternative C was that it did not achieve the project goal to activate the Lions Ponds Area.

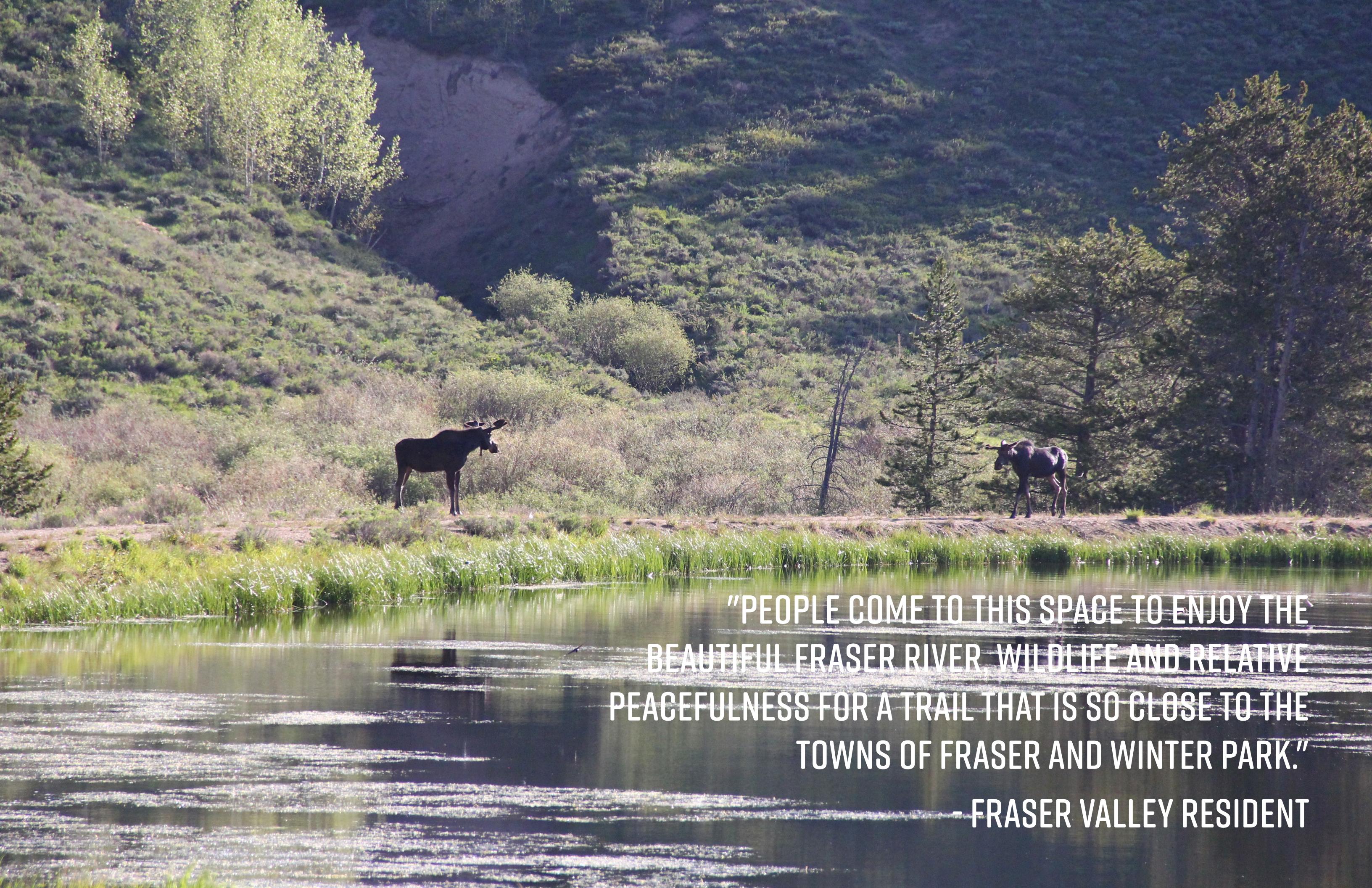


## 2.7 COMPILED AND APPLICATION

After analyzing the background information, defining the site's existing conditions and documenting public input, the project team worked with Town Staff, Stakeholders and Town Board members to further refine the design concepts for the Master Plan. This collaboration allowed the Master Plan team to compile all remaining existing information and recommendations for Cozens Ranch Open Space for inclusion in the Master Plan.

This Master Plan is intended to be used as a guide for future Open Space use and amenity development decisions for the public use of this space. The plan is based on projections from the background information on how the surrounding area will grow and how that will affect the Open Space. The plan is also intended to provide awareness of what is on the site to be able to maintain what is there or to fix any existing issues in the future to give this space more purpose.

Master Plan recommendations can be found in Chapter 4 of this document.



"PEOPLE COME TO THIS SPACE TO ENJOY THE  
BEAUTIFUL FRASER RIVER, WILDLIFE AND RELATIVE  
PEACEFULNESS FOR A TRAIL THAT IS SO CLOSE TO THE  
TOWNS OF FRASER AND WINTER PARK."

- FRASER VALLEY RESIDENT

# CHAPTER 3: EXISTING CONDITIONS

- 3.1 SITE ANALYSIS**
- 3.2 ZONING**
- 3.3 OWNERSHIP**
- 3.4 UTILITIES**
- 3.5 MAINTENANCE ISSUES**
- 3.6 ENVIRONMENTAL CONDITIONS**
- 3.7 EXTERNAL RECREATION**
- 3.8 RECREATIONAL SITE INVENTORY**
- 3.9 SWOT ANALYSIS**



## 3.1 SITE ANALYSIS

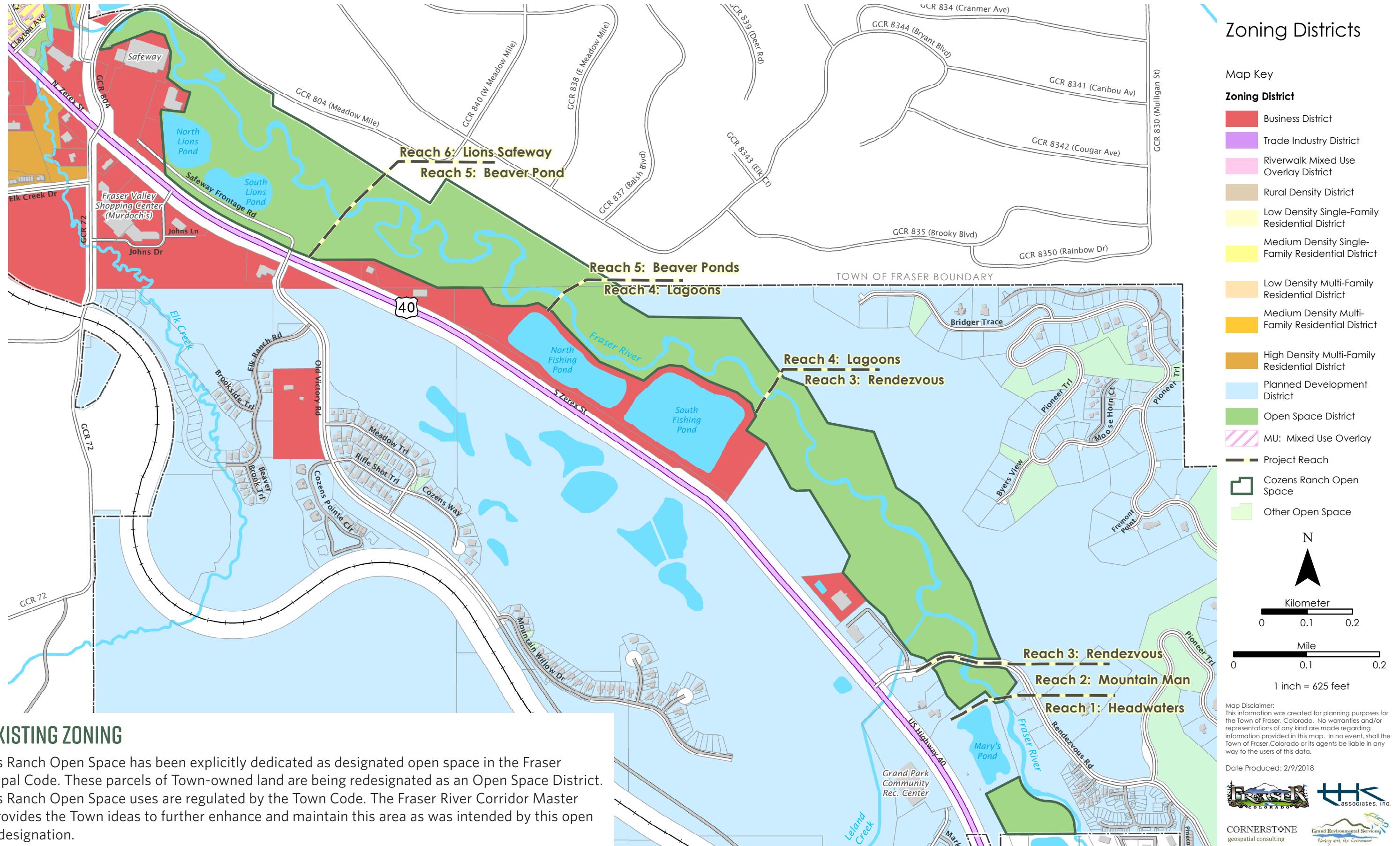
The Master Plan evolved through an in-depth analysis of existing internal and external site conditions.

The objective of this section is to provide the Town with necessary background knowledge of the existing onsite conditions in order to easily move forward from planning to design. This in depth look at these conditions is further analyzed and recorded in Appendix A. During the planning process, the existing environmental conditions and existing recreational amenities were identified by the Fraser community as the most important factors in defining future development for the open space.

Existing Geographic Information System (GIS) information, as well as information gathered during on-site investigations, was overlaid onto base maps to create a comprehensive image of the sites existing conditions. On-site interviews with Town Staff, Stakeholders and members of the public further refined this image, and information was cross referenced with previous studies conducted on the corridor to ensure accuracy.

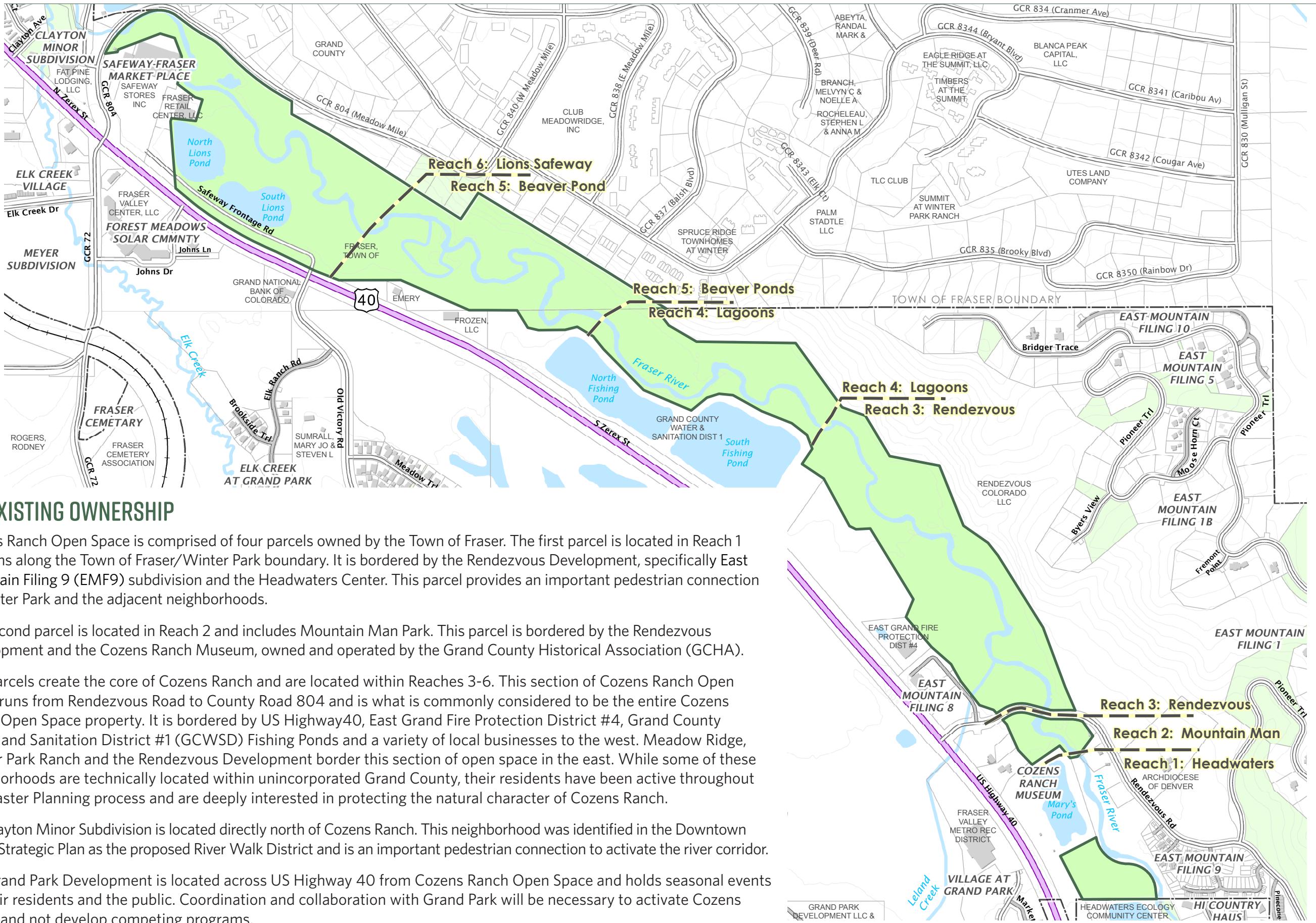


Members of the Master Planning Team, Town Staff and Town Board discuss the existing conditions in Cozens Ranch Open Space during an on-site walk



### 3.2 EXISTING ZONING

Cozens Ranch Open Space has been explicitly dedicated as designated open space in the Fraser Municipal Code. These parcels of Town-owned land are being redesignated as an Open Space District. Cozens Ranch Open Space uses are regulated by the Town Code. The Fraser River Corridor Master plan provides the Town ideas to further enhance and maintain this area as was intended by this open space designation.



### 3.3 EXISTING OWNERSHIP

Cozens Ranch Open Space is comprised of four parcels owned by the Town of Fraser. The first parcel is located in Reach 1 and runs along the Town of Fraser/Winter Park boundary. It is bordered by the Rendezvous Development, specifically East Mountain Filing 9 (EMF9) subdivision and the Headwaters Center. This parcel provides an important pedestrian connection to Winter Park and the adjacent neighborhoods.

The second parcel is located in Reach 2 and includes Mountain Man Park. This parcel is bordered by the Rendezvous Development and the Cozens Ranch Museum, owned and operated by the Grand County Historical Association (GCHA).

Two parcels create the core of Cozens Ranch and are located within Reaches 3-6. This section of Cozens Ranch Open Space runs from Rendezvous Road to County Road 804 and is what is commonly considered to be the entire Cozens Ranch Open Space property. It is bordered by US Highway 40, East Grand Fire Protection District #4, Grand County Water and Sanitation District #1 (GCWSD) Fishing Ponds and a variety of local businesses to the west. Meadow Ridge, Winter Park Ranch and the Rendezvous Development border this section of open space in the east. While some of these neighborhoods are technically located within unincorporated Grand County, their residents have been active throughout the Master Planning process and are deeply interested in protecting the natural character of Cozens Ranch.

The Clayton Minor Subdivision is located directly north of Cozens Ranch. This neighborhood was identified in the Downtown Fraser Strategic Plan as the proposed River Walk District and is an important pedestrian connection to activate the river corridor.

The Grand Park Development is located across US Highway 40 from Cozens Ranch Open Space and holds seasonal events for their residents and the public. Coordination and collaboration with Grand Park will be necessary to activate Cozens Ranch and not develop competing programs.

## 3.4 EXISTING UTILITIES

Due to the protected nature of Cozens Ranch Open Space, few major utilities are located within the open space property. The majority of water and sewer lines are located along bordering roadways and in the adjacent commercial and residential developments. The largest number of utilities located within the open space are in the Lions Ponds Area and are owned and operated by the Winter Park Ranch Water & Sanitation District (WPRWSD). Similar to the rest of the corridor, sewer and potable waterlines boarder the open space property. However, several water wells and a network of raw waterlines are located in and adjacent to the Lions Ponds Area.

A surface water diversion structure is located directly downstream of a WPRWSD well house and serves as an intake that diverts water from the Fraser River to supply the Lions Ponds. The intake works in conjunction with an instream cross vein which directs water into the diversion structure. The instream cross-vein aids the area twofold and also acts as a grade control structure/habitat feature.

An existing raw waterline is located underneath the existing outfall channel of the North Lions Pond and supplies water to a dry fire hydrant for the East Grand Fire Protection District. This hydrant is rarely used and has the potential to be relocated as part of the improvements to the Lions Ponds Area.

Overhead electric lines are also located around the South Lions Pond. The lines partially obstruct views of the continental divide and reduce the overall aesthetic quality of the Lions Ponds Area.

At the south end of the corridor, sewer, water and utility lines cross the open space and river at two points to connect the Rendezvous Development with the main sewer system along US Highway 40.

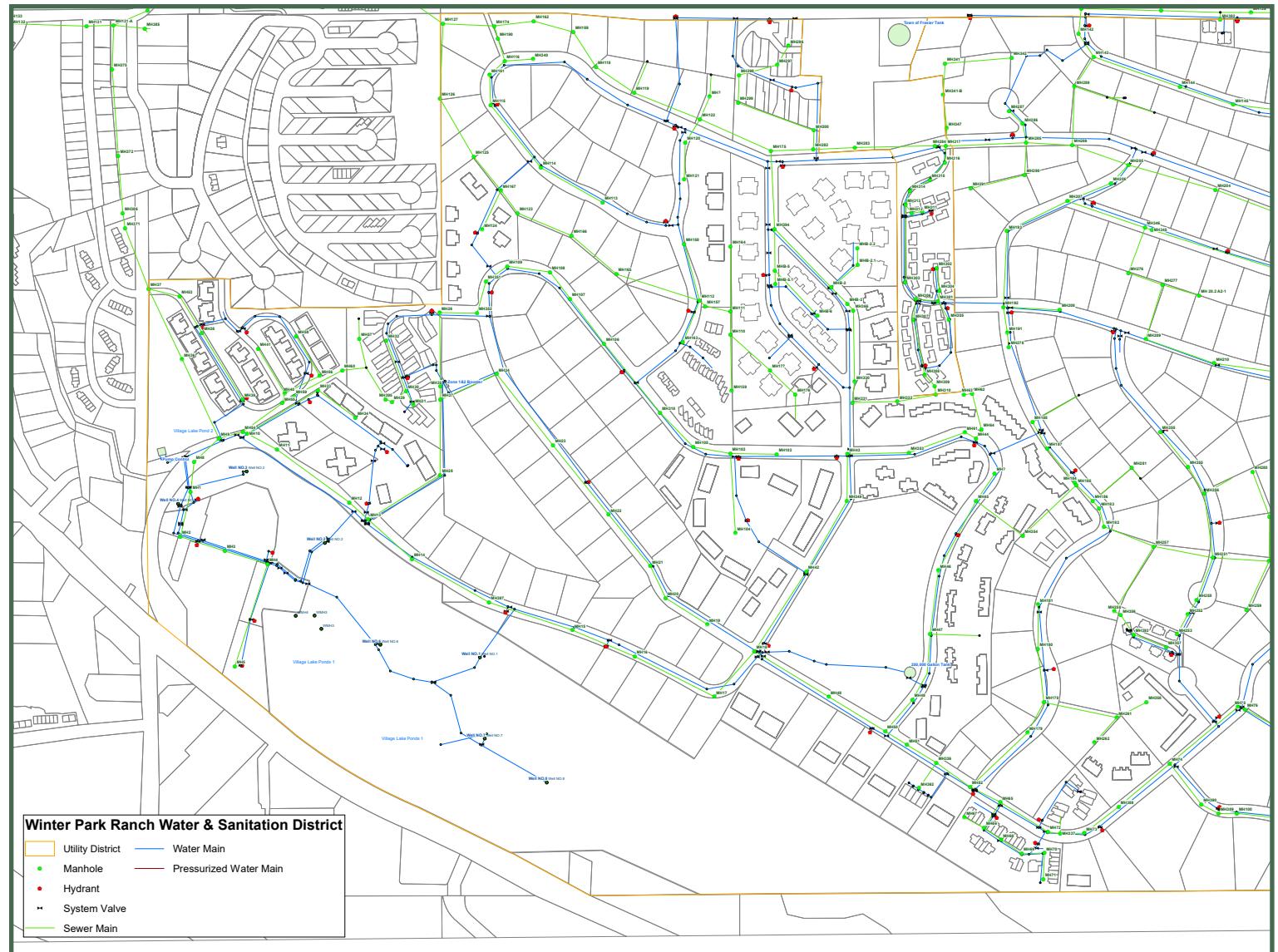


Figure 8: Existing Conditions - Winter Park Ranch Water & Sanitation District



Instream cross vein for the Lions Ponds intake is a popular fishing destination for people in the Lions Ponds Area.



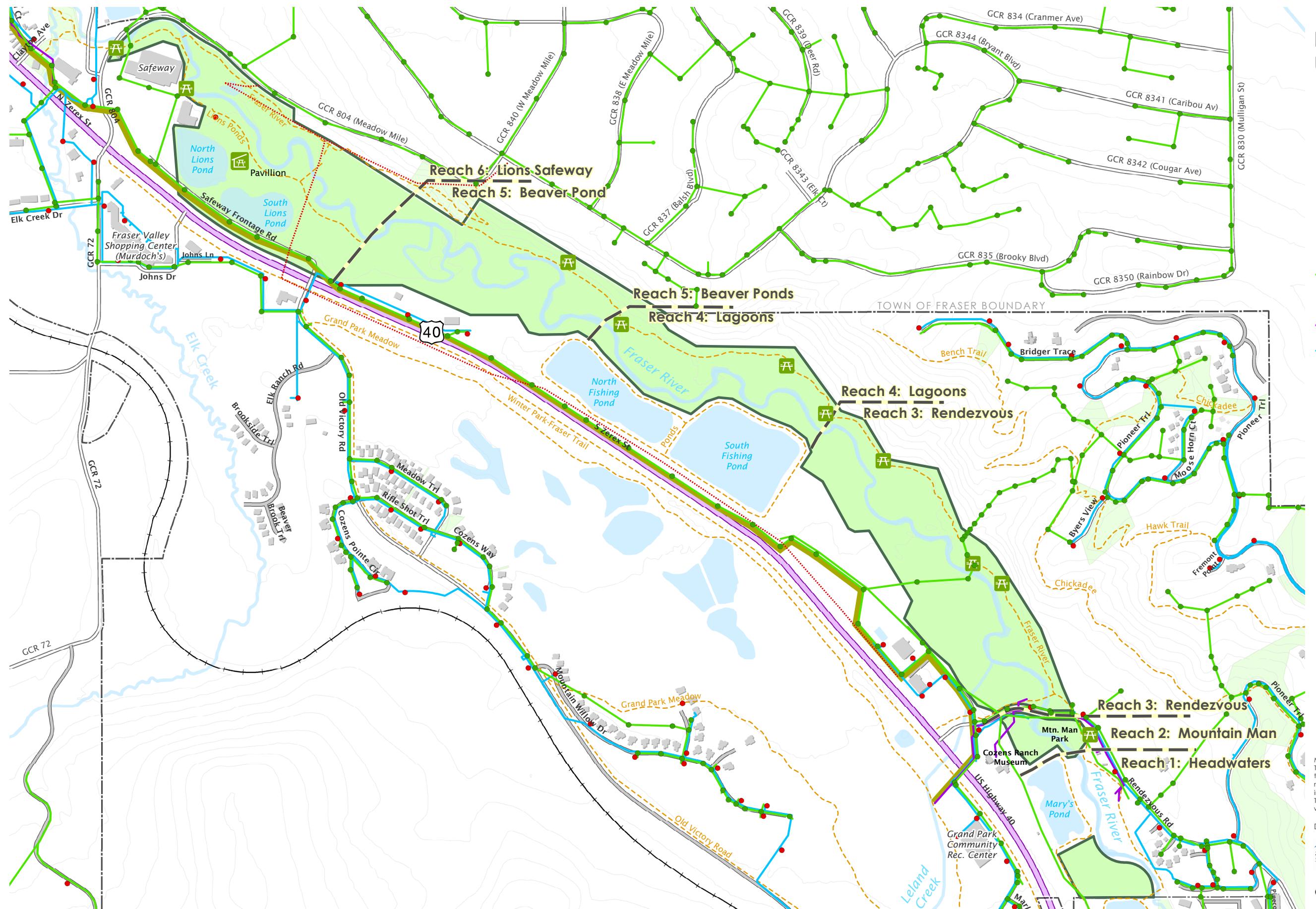
Maintenance access to the Lions Ponds inlet should be protected and maintained as part of site improvement.



Overhead electric lines diminish the existing views and aesthetic quality around the Lions Ponds Area.



Existing non-potable waterline under the North Lions Ponds outfall channel needs to be considered if the outfall channel is relocated.



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Date Produced: 2/9/2018



## 3.5 EXISTING MAINTENANCE ISSUES

During a site visit in September of 2017, the existing maintenance issues in Cozens Ranch Open Space were documented by members of the Master Plan Team, Town of Fraser Staff and WPRWSD Staff.

The following is a list of the general maintenance issues that exist within Cozens Ranch Open Space. For further information on identified maintenance issues, see Appendix A.

### NOXIOUS WEEDS

Noxious weeds are a constant maintenance issue in Cozens Ranch Open Space. The Town of Fraser has implemented a noxious weed program based on the state mandate from the Colorado Noxious Weed Act. Fortunately, there are limited List A weeds in the Town of Fraser; however, there are several List B weed communities currently growing throughout Town that are detrimental to the native ecosystems and pose a threat of proliferation in new areas of development. The Town complies with Grand County's Noxious Weed mandate from The Colorado Department of Agriculture to "control and reduce the spread of noxious weeds in Grand County". Additional information on the Grand County's Noxious Weed mandate can be found on the Grand County website.

### LIONS PONDS BANK EROSION

Due to social use, existing willows have been thinned along the edge of the Lions Ponds to increase fishing access. Thinning occurs whenever willows become overgrown. Exact interval of thinning is unknown, but bank erosion is occurring around the Lions Ponds in places where willows have been removed.

### FRASER RIVER TRAIL

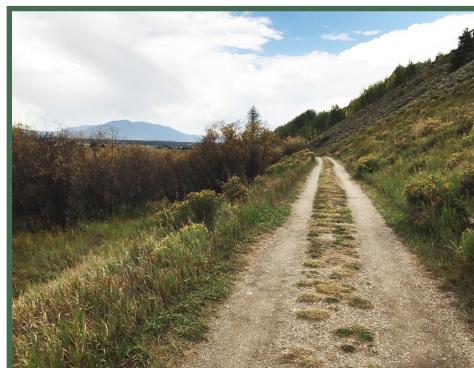
The Fraser River Trail is a heavily utilized commodity for the region. The abundant use of the trail system leads to issues keeping up with maintenance demands for the Town of Fraser. As a result, the trail surface has become uneven and the surrounding vegetation is encroaching on the trail. At the time of this Master Plan, the Town has applied for grant funding from County Issue 1A to resurface the entire Fraser River Trail through Cozens Ranch.

Overgrown vegetation along the Fraser River Trail also creates "blind curves" that result in serious safety issues for trail users. This issue was brought up by many members of the public throughout the public process and can be addressed through regular trimming of vegetation in strategic locations along the trail. Additional traffic calming mechanisms can further reduce this issue and are discussed in detail in Chapter 4.

The Fraser River Trail has been designed to provide adequate clearance for vehicular access for maintenance activities. Any recommendations should plan to continue to allow vehicular access.

### SOCIAL TRAILS

A series of social trails stem off the Fraser River Trail and crisscross the wetland and riparian areas. This causes increased erosion and destruction of sensitive environments.



Uneven and eroding surface of the Fraser River Trail through Cozens Ranch Open Space

## 3.6 EXISTING ENVIRONMENTAL CONDITIONS

In the fall of 2017, an environmental study was conducted to gain a general understanding of the existing environmental conditions within Cozens Ranch Open Space as part of this Master Plan. The goal was to obtain an "ecologic-snapshot" of the existing conditions and assess the drivers of the ecosystem's health in order to balance recreational development with environmental stewardship. Based on this work and previous environmental research conducted as part of other projects, permitting for recommended projects can be streamlined with minimal environmental impact.

### ENVIRONMENTAL CHARACTER

Cozens Ranch Open Space includes one of the largest, relatively intact reaches of river-riparian corridor in the Fraser Valley. The corridor effectively "buffers" watershed stresses such as low flows, water-quality concerns and increasing development. The Fraser River flows for three miles from SE to NW through Cozens Ranch Open Space. The river has a gentle slope and broad meandering characteristics, with varying proportions of boulder and cobble and generally well-vegetated banks that provides the river system resiliency. The macroinvertebrate community is skewed away from the most sensitive species, but fishery is healthy and supports wild reproducing rainbow trout (CPW, 2017).

The riparian corridor is characterized as a tall willow shrubland mosaic with a high diversity of willows, shrubs, grasses and wildflowers. This stable, long-lived community thrives on shallow groundwater fed by the river and precipitation and is the key to system resiliency. The willow shrubland improves bank stabilization, water quality, and wildlife habitat that supports a wide variety of mammals, waterfowl, songbirds and birds of prey. The general river morphology, wide activated flood plain and large connected willow shrubland results in a resilient river corridor. The historic aerial imagery to the following page shows how the geometry of the river has changed overtime.

### EXTERNAL FACTORS

The flows in the Fraser River are heavily modified due to diversions irrigators and municipalities. Some of the diversions are used to fill the GCWSD Fishing Ponds and the Lions Ponds. Each of these ponds is an important water resource and recreational amenity in the corridor.

### GCWSD FISHING PONDS

The fishing ponds were previously operated as sanitation ponds and were affectionately referred to as "Lake Peepee and Poopoo". The reclaimed ponds are now first and foremost water augmentation reservoirs and water levels fluctuate throughout the year. However, over the last decade the GCWSD has made great strides to improve the storage capacity, water quality, fish habitat and public access to the ponds. Colorado Parks and Wildlife (CPW) now stocks the Fishing Ponds with native cutthroat trout making the ponds a popular fishing destination and an important recreational amenity in the corridor.

### LIONS PONDS

The Lions Ponds are on Town of Fraser property, but they are operated by the WPRWSD as augmentation storage ponds. They are used to meet WPRWSD augmentation requirements as dictated by their water rights decrees and the Water Commissioner. The water levels in the ponds can fluctuate between 1'-2' to account for augmentation releases in the summer and fall. The ponds are refilled in the spring during run-off, and typically maintain a fairly constant 1 cfs flow all year for water quality. The south pond will likely remain at a constant level until the point where WPRWSD needs to supplement with additional augmentation water. This is unlikely to occur unless WPRWSD experiences a substantial increase in development, if ever.

The Lions Ponds are also a popular recreational destination in the Fraser Valley. They are stocked with trout by the Lions Club and CPW at different points throughout the year and host a variety of events including the Lions Club Fishing Derby and the Fourth of July annual celebration.

## RIPARIAN HABITAT ASSESSMENT

Riparian surveys were performed on approximately 20 site visits between July and November 2017, focusing on general characterization of vegetation community, hydrology, and soil types per the US Army Corps of Engineers Wetland Delineation Manual. Vegetation communities were categorized according to the Colorado Natural Heritage Program (CNHP) Field Guide to the Wetland and Riparian Plant Associations of Colorado.

Each reach within Cozens Ranch Open Space is primarily dominated by tall willow shrubland but has specific riparian habitat conditions that were documented in detail as part of the riparian habitat assessment.

## AQUATIC MACROINVERTEBRATE SAMPLING

Aquatic Macroinvertebrates (bugs) are a good indicator of healthy water quality and are the foundation of the aquatic food chain that support healthy fish populations. The Master Plan Team performed aquatic macroinvertebrate sampling throughout Cozens Ranch to gain a basic understanding of the health of the aquatic ecosystem and distribution of bug populations within the corridor.

The following is a summary of key findings from the Aquatic Macroinvertebrate Sampling:



Fraser River Aerial taken on September 5, 1999



Fraser River Aerial taken on August 19, 2007



Fraser River Aerial taken on October 9, 2015

- Data shows good populations of typical aquatic bugs - tolerant to higher temperatures and slightly elevated concentrations of Arsenic and metals
- Lagoons Reach has coarsest bed load + most stoneflies

- Beaver Pond Reach has most stoneflies, caddis flies and mayflies
- Lions/Safeway Reach has most periphyton (rock snot) + most black flies, midges and beetles

## AQUATIC GEO-CHEMISTRY SAMPLING

Water quality is the most important factor for stream health. Without good water quality, aquatic organisms cannot survive, fish populations plummet and human health can be compromised. Water quality is especially important in Cozens Ranch because the water in the Fraser River helps recharge the Troublesome and Fraser Alluvial Aquifers and is diverted for agriculture and drinking water in Grand County. For these reasons, an Aquatic Geo-Chemistry Study was conducted to determine the "vital signs" of the Fraser River through Cozens Ranch.

The following is a summary of key findings from the Aquatic Geo-Chemistry Sampling:

### River Water:

- Dissolved Oxygen (DO) levels generally good, 8-9 parts per millions (ppm)
- Temperature and pH are slightly elevated
- Quality improves in Beaver Pond Reach (cooler water temperatures, lower pH), then degrades down stream

### Lions Ponds - from river through ponds and back to river

- Temperatures increase at the pond surface
- Turbidity and specific conductivity increase
- Dissolved oxygen and pH decrease

For more information on the environmental analysis, see Appendix A.

The Grand County Water Information Network (GCWIN) has been monitoring the water quality upstream of Cozens Ranch for many years and has a comprehensive data base on the water quality of the Fraser River near Cozens Ranch. For more information about the water quality near Cozens Ranch please visit [GCWIN.org](http://GCWIN.org)

## WILDLIFE IMPACT

During the course of the environmental study, the Master Plan Team documented a positive correlation between beaver ponds and the health of the river. Beaver ponds create improved water quality downstream of a dam by reducing suspended solids, phosphorus and total nitrogen (Parker 1986). Beaver ponds also decrease the erosive power of water and protect riparian areas from erosion events, within certain limits (Parker 1986). Ponds also raise the water table to create biodiverse riparian habitats that are beneficial to riparian birds and other wildlife such as mink, otter and moose. (Rosell and Parker 2005). The riparian habitats created by the ponds also help to clean the water by absorbing nutrients, process organic wastes and detoxifying runoff toxins (e.g. heavy metals, pesticides and fertilizers) before the water enters back into the river channel. This filtration is believed to lower the water temperature but more research is needed to confirm.

An additional benefit of beaver ponds is their ability to trap sediment and protect spawning areas downstream from sedimentation. According to CPW, rainbow trout are reproducing in the wild through Cozen Ranch, so protecting spawning beds in the river is important for the ongoing success of the species.

### 3.7 EXTERNAL RECREATIONAL SITE INVENTORY

The Fraser Valley has a variety of high quality parks and recreation facilities that serve the Town of Fraser, Winter Park and County residents alike. As part of the Master Planning process, eight (8) parks and recreation facilities were inventoried in an effort to fully understand and catalog the amenities currently available to residents. This information was referenced with potential recreational features proposed with this Master Plan in an effort to reduce redundancy and prioritize the most beneficial recreational features for Cozens Ranch Open Space.

#### FRASER VALLEY SPORTS COMPLEX (GRAND COUNTY)

The Fraser Valley Sports Complex is one of the most fully-developed outdoor recreation sites near Cozens Ranch Open Space. This complex is an all-in-one recreational complex, that is approximately a mile and a half northwest from Cozens Ranch Open Space and offers a consolidated location for a large amount of family and sports activities. This 40-acre park provides an assortment of recreational amenities including the following:

- Partially enclosed, naturally frozen ice rink known as "The Ice Box" that is open during winter months only
- Portable bleachers and concrete dugouts
- The Alex Newberry regulation little league field
- Two regulation soccer fields
- Sand volleyball court
- 20' x 30' picnic shelter
- Adventure Park - climbing skills course available for group rentals (private concessionaire)
- Hot air balloon launching location (private concessionaire)

#### OLD SCHOOLHOUSE PARK (FRASER)

The Old Schoolhouse Park is a civic park located next to Fraser Town Hall and adjacent to Fraser Valley Elementary School. This civic area is located in a residential neighborhood and acts as the current venue of "Picnic in the Park", a weekly event in the summer. The Park provides the following amenities:

- Picnic tables and grills
- Playground
- Bike racks
- Two (2) tennis courts
- Benches and trash cans/ recycling facilities

#### GRAND KIDS DAY CARE CENTER (FRASER)

Grand Kids Day Care Center is located along the Fraser River Corridor, downstream of Cozens Ranch Open Space. This pre-kindergarten center is located within a multifamily residential community and across the river from downtown Fraser. This day care center is connected to the main area of the Fraser commercial zone via a wooden pedestrian bridge across the river. The center provides an enclosed small children's playground with well-maintained play equipment for children that attend the day care.

#### CHILDREN PUMP TRACK AT ST. LOUIS CAMPGROUND (ARAPAHO NATIONAL FOREST)

The St. Louis Campground is located on the west side of US Highway 40 north of Cozens Ranch Open Space at the entrance of the Fraser Experimental Forest. This campground is within a 2.5 mile drive from the center of town and is open seasonally for camping. The campground offers restroom facilities, picnic tables, several primitive camping spots, a camp host, nearby trails, and interpretive signage. A new 1/4 mile kids' bike skills loop was added to the campground and was completed in October of 2017.

#### MOUNTAIN MAN PARK (FRASER)

Mountain Man Park is located directly off of the Fraser River Trail, just south of the project limits of Fraser River Corridor Master Plan at the Rendezvous Bridge over the Fraser River. This park is home to the original Cozens Homestead wood shelter, a historic cornerstone of the river corridor. The park was recently updated and well maintained and provides the following amenities:

- Playground
- Bouldering feature
- Shade structure
- Picnic tables and grills
- Fireplace
- Benches and trash cans

#### CONFLUENCE PARK (WINTER PARK)

Confluence Park is another neighborhood park located on Ski Idlewild Road within a residential neighborhood in Winter Park not far from town. The park follows the Vasquez Creek Trail and boasts a 3/8 mile interpretive loop at the junction of the Vasquez and Fraser Rivers, providing an intimate ADA accessible trail experience with minimal impact to the environment. An ADA accessible fly fishing deck is provided at the river. The Park also provides the following amenities:

- In-stream habitat improvements
- Interpretive signage
- Wetland mitigation
- Boreal toad pond
- Creek access
- Benches and trash cans

#### HIDEAWAY PARK AND SKATE PARK (WINTER PARK)

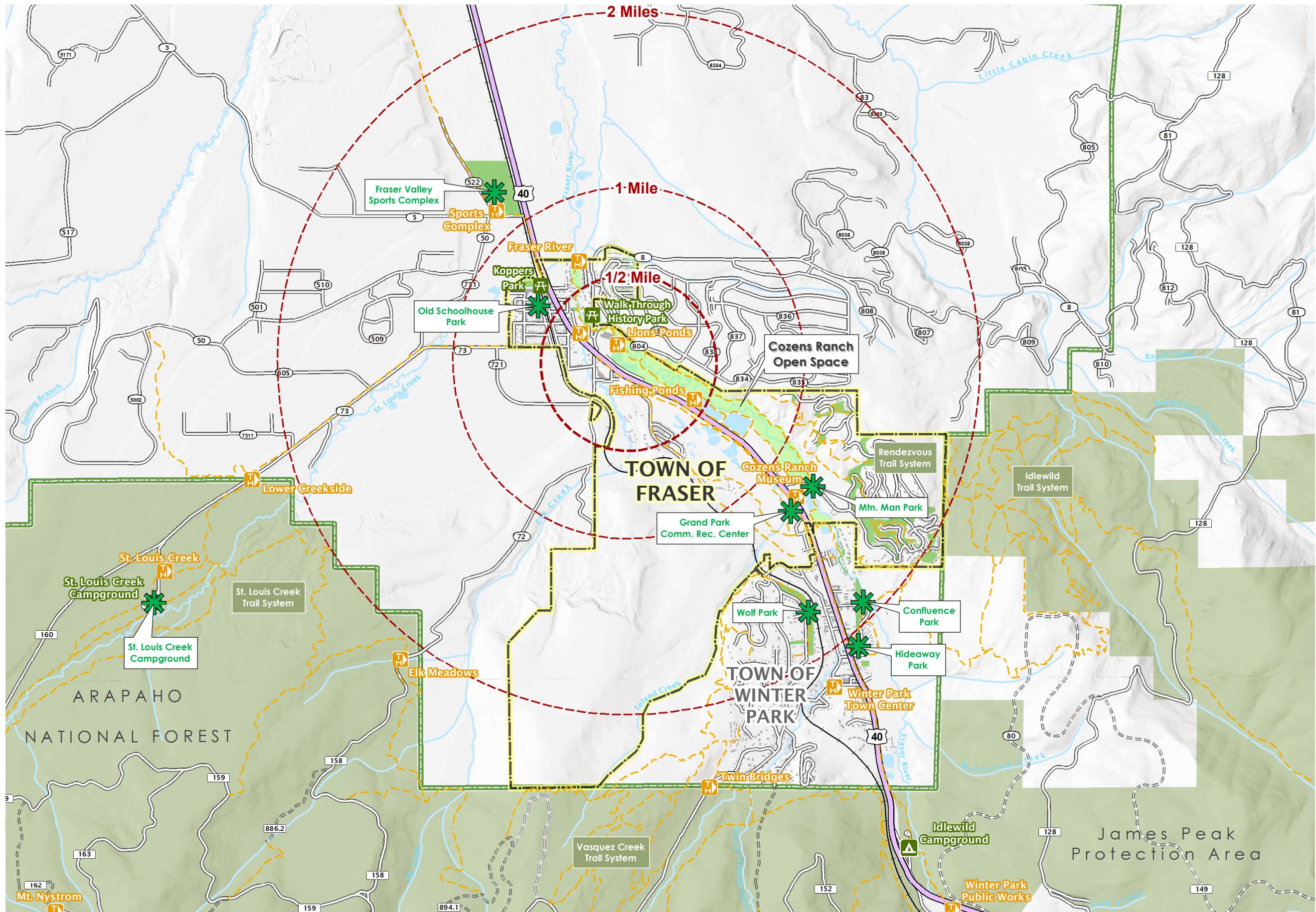
Hideaway Park is located at the heart of Winter Park, across from the Visitor's Center in the neighboring Town's downtown area. The park is home to a skate park built in 2007 and expanded three (3) years later because it was so popular among residents and visitors alike. Hideaway Park also provides the following:

- Picnic shelter with barbecue grill
- Picnic tables and benches
- Restrooms and potable water
- Climbing wall and slide
- Playground
- Paved paths along Vasquez Creek
- Handicap accessible
- Free sledding hill in the winter
- Fire pits
- Amphitheater
- Live music and variety of events in the summer
- Benches and trash cans

#### WOLF PARK (WINTER PARK)

Nestled in a quiet subdivision in Winter Park, Wolf Park is located west of US Highway 40 and offers amazing views of the valley and surrounding mountains. This park is touted as the largest park in Winter Park and contains a picnic pavilion available for reservation along with the following:

- Three (3) barbecue grills
- Gazebo
- Restrooms with potable water
- Playground
- Sand box
- One (1) Volleyball court
- One (1) Tennis court
- One (1) Basketball court
- Bike racks
- Handicap accessible
- Fitness trail
- Interpretive signage
- Creek access
- Benches and trash cans



## External Recreation Site Analysis

### Map Key

- Recreational Facilities Visited
- Distance from Town Center
- Trailhead
- Campground
- Trail (Multi-Use)
- US Highway 40
- County/Local Road
- Forest Service (FS) Road
- FS Primitive/4x4 Road
- FS Non-Motorized Road
- Railroad
- Arapaho NF Administrative Boundary
- Cozens Ranch Open Space
- Other Open Space
- Public Land



Kilometer  
0 0.65 1.3  
Mile  
0 0.5 1

1 inch equals 0.53 miles

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Date Produced: 12/15/2017



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Figure 10: External Recreational Site Analysis

## 3.8 EXISTING RECREATIONAL CONDITIONS

As part of the Master Planning process, an extensive inventory and analysis of the project area's recreational amenities was included to best understand what is currently provided in Cozens Ranch Open Space. With this information, the project team was able to identify recommendations for each existing recreational element identified onsite. For a full inventory of the existing recreational conditions, see Appendix A.

### TRAILS

#### Fraser River Trail

A portion of the Fraser River Trail runs for approximately two miles along the east side of the Fraser River and US Highway 40 through Cozens Ranch. The trail is heavily used by cyclists and pedestrians during the summer months and is groomed in the winter for cross country skiing, snowshoeing, Nordic running and fat tire biking. The Headwaters Trail Alliance (HTA) trail counter located 1/8 of a mile south of Safeway recorded 42,000 trail users throughout 2017 which equals approximately 3,500 average monthly trail users. The number of trail users sharply increases in June through September indicating that the majority of trail use occurs during the summer months.

Three (3) existing pedestrian bridges are located in Cozens Ranch opening year-round trail access to the west side of the river. Less than half a mile of year-round trail exists on the west side of the river and runs from County Road 804 to the south end of the Lions Ponds Area. A winter trail is groomed along the west side of the river providing a winter loop trail within Cozens Ranch.

During the public outreach process, trail safety was identified as a major public concern. The public expressed concerns about bike/pedestrian conflict, bike/dog conflict and dog/pedestrian conflict. Recommendations for addressing the safety issues on the Fraser River Trail can be found in Chapter 4.

#### River Ridge Trail

The River Ridge Trail is a single track, pedestrian only, hiking trail located 0.5 miles south of County Road 804. This trail connects the Fraser River Trail with the Winter Park Ranch Neighborhood and is the only pedestrian trail connection to adjacent neighborhoods.

#### Social Trails

Social trails are prevalent throughout Cozens Ranch and criss-cross sensitive riparian environments. Some of the social trails are caused by wildlife but many are caused by anglers trying to reach the river by following wildlife trails.

### TRAILHEADS / PARKING AREAS

Within the project site, there are currently five (5) existing trailheads/parking areas that are used to access the Fraser River Trail, the Lions Ponds and the Fishing Ponds.

The farthest upstream parking area is a soft surface located at Mountain Man Park that can hold approximately 8 cars.

The trailhead at the intersection of the Fraser River Trail and Rendezvous Road is an informal soft surface parking area that can currently hold approximately 6 cars.

The third parking area is located at the Fishing Ponds. This parking area is accessed directly off US Highway 40 via a dirt road pull-off. There is one sign at the entrance to the parking lot announcing public access. The parking area is an informal crusher fines lot that can hold approximately 25-30 cars. Currently, there are no connections

between the parking area and the Fraser River Trail.

The fourth parking area is located along the frontage road at the Lions Ponds. This parking lot is accessed directly off of US Highway 40 or through the Safeway parking lot. The road off US Highway 40 is currently a one-way road that is used as a secondary entrance into the Safeway parking lot. The road is paved and has a formalized crusher fines parking area in front of the Lions Ponds. This parking area is the most formalized with a trailhead kiosk and a wooden fence to delineate the open space. Approximately 12 cars can park in this parking lot.

The fifth and final parking area is located north of the Lions Pond Area behind the Fraser Marketplace building. This parking area can only be accessed traveling through the Safeway parking lot. This parking lot is shared between the commercial building and the Town of Fraser with 8 spaces owned by the Town and dedicated to open space parking.

### RESTROOM FACILITIES

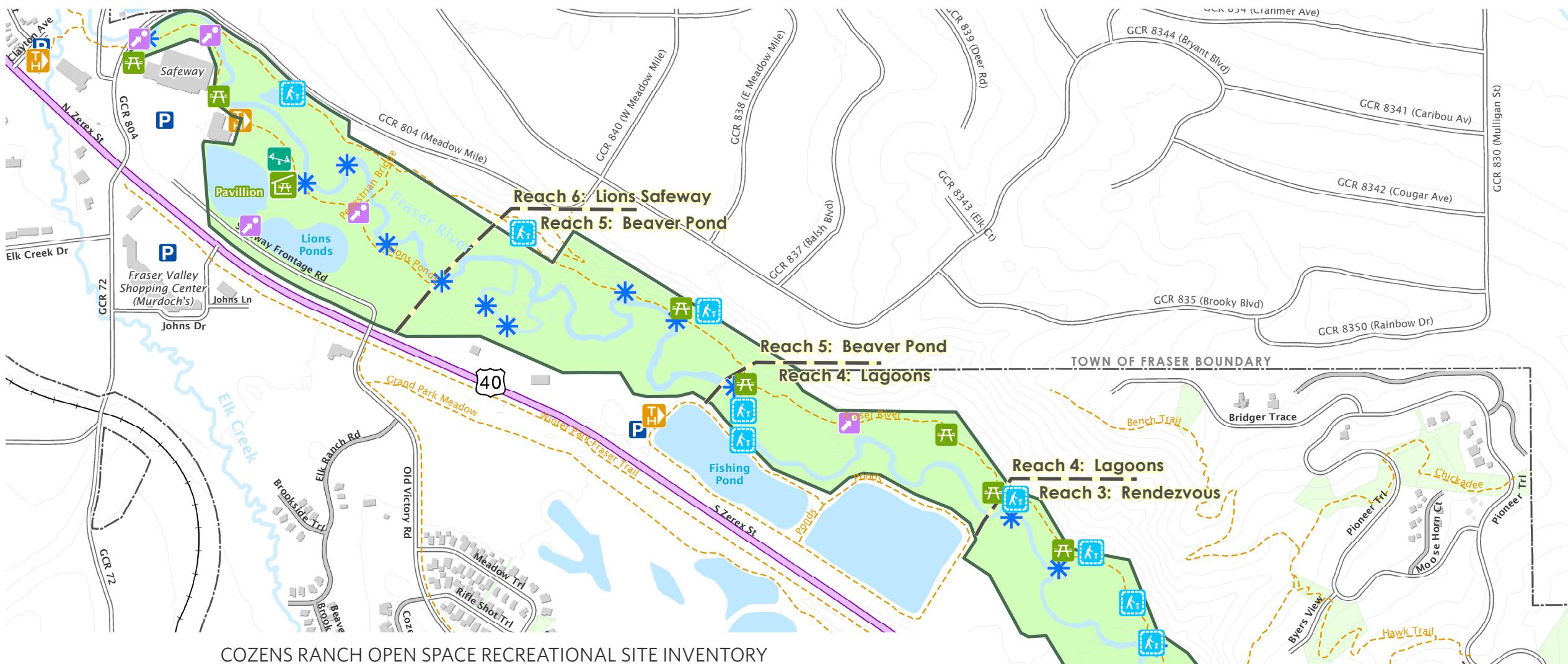
Within Cozens Ranch Open Space, there is one restroom facility available to service the entire 120-acres. The restroom is attached to the Fraser Marketplace building on the north end of the corridor. The bathrooms are plumbed and lit and are open 24 hours during the summer months only. Due to their location and lack of visibility, a large "Restrooms" sign was installed to help guide people to their location.

### PICNIC AREAS, RIVER ACCESS POINTS AND SIGNAGE

Within Cozens Ranch Open Space, there are a number of picnic areas, river access locations and wayfinding and educational signage. Figure 11 shows the location of these amenities. A summary of all existing picnic areas, river access locations and signage is included in Chapter 4.

### PET STATIONS

Pet waste was identified by the public as a leading undesirable element within Cozens Ranch Open Space and negatively impacts water quality. Despite the negative impacts, only two pet waste stations exist in the corridor and they are located at the northern and southern boundary. The town has already identified this as a need of the area and will be installing additional stations in 2018.



## Recreation Features

### Map Key

- River Access Point
- Educational Signage
- Wayfinding Signage
- Trailhead
- Pavilion
- Picnic Area
- Playground
- Trail (Multi-Use)
- Project Reach
- Cozens Ranch Open Space
- Other Open Space



Kilometer  
0 0.1 0.2

Mile  
0 0.1 0.2

1 inch = 625 feet

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Grand Environmental Services  
Working with the Environment

|                      | REACH 1 | REACH 2     | REACH 3 | REACH 4     | REACH 5 | REACH 6               | LIONS PONDS             |
|----------------------|---------|-------------|---------|-------------|---------|-----------------------|-------------------------|
| PICNIC AREAS         | 0       | 0           | 4       | 3           | 1       | 2                     | 1                       |
| TRAILHEADS           | 0       | 2           | 1       | 0           | 1       | 1                     | 1                       |
| RIVER ACCESS         | 2       | 1           | 5       | 2           | 2       | 5                     | 0                       |
| SIGNAGE & WAYFINDING | 0       | 2           | 6       | 2           | 1       |                       | 2                       |
| RESTROOMS            | 0       | 0           | 0       | 0           | 0       | 1                     | 1                       |
| SHADE                | 0       | 1           | 0       | 1           | 0       | 1                     | 1                       |
| UNIQUE FEATURES      |         | Pet Station |         | Pond Access |         | Bus Stop/ Pet Station | Playground/ Pond Access |

Table 1: Recreational Site Inventory Summary

Figure 11: Recreation Features

### 3.9 SWOT ANALYSIS

Based on detailed site inventory and analysis, public input, Town Board and Planning Commission meetings, the following strengths, weaknesses, opportunities and threats (SWOT) were established for Cozens Ranch Open Space. This analysis helped shape the Master Plan recommendations discussed in detail in Chapter 4.

#### STRENGTHS

- Contains a healthy natural riparian environment
- Variety of native wildlife is present
- Diversity of environments from upland grasslands to healthy riparian areas throughout the open space
- Preserved and protected by Town Municipal Code to remain a recreational amenity
- Feels both easily accessible, remote and serene
- Good fishing access is available
- Large quantity of picnic areas and interpretative signs exist along the Fraser River Trail within the project area
- Close proximity to downtown Fraser

- Strong pedestrian connection exists within the project site that connects downtown Fraser and Winter Park
- Key recreational feature for the Town of Fraser and the Fraser Valley
- Summer and winter access is provided by the Town
- The Lions Ponds and the Grand County Water and Sanitation District Ponds provide public access
- Highly visible from US Highway 40 and acts as the "front door" to the Town of Fraser
- Excellent views of the Continental Divide
- Largely undeveloped - plenty of room to grow

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#### OPPORTUNITIES

- Focus river access along the Fraser River
- Ability to create a year-round Western Trail connection
- Increase ecosystem value around the Lions Ponds and the Grand County Water and Sanitation District Ponds
- Provide aquatic recreation access to the Grand County Water and Sanitation District Ponds
- Establish external trail connections to adjacent neighborhoods and developments
- Increase trail connections and trail diversity within Cozens Ranch Open Space through a series of looped trails
- Activate the Lions Pond area through the creation of a riverside park
- Improve the upland environment at the Lions Ponds area
- Add entry feature to bring people into the park
- Increase ADA accessibility throughout the corridor and to the river

- Add educational signage and provide educational opportunities around the Lions Ponds and the west side of the river
- Integrate art into the corridor
- Increase shade throughout the corridor particularly in the Lions Ponds area and existing picnic areas
- Promote wildlife observation and citizen science
- Pair educational improvements with Headwaters Center to create more educational programming opportunities in the corridor
- Encourage partnerships with groups to construct priority projects
- Partner with CPW to promote responsible fishing through regulation and education
- Proximity to a future walkable downtown Fraser provides a "gateway" to downtown.

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- Loved to death in the Safeway reach
- Existing river access points are not focused on key fishing areas
- Wetland and riparian destruction occurring as a result of anglers hiking through sensitive areas
- Invasive weeds are prominent in disturbed areas
- Seasonal flooding and hillside drainage cause trail maintenance issues
- Irresponsible practice of disposal of dog poop along the trail leads to an unpleasant experience and water quality issues
- Diminished quality of sensitive riparian ecosystems due to lack of education and increased population
- Parking is insufficient during large events

- Low programming limits amount of winter recreation
- Lack of external pedestrian connections to Winter Park Ranch and adjacent neighborhoods
- Lack of external pedestrian connections to US Highway 40 reduces connection between Grand Park and Cozens Ranch
- Poor soil, high winds and lack of irrigation in the Lions Ponds area limit landscaping opportunities
- Linear layout and few entrances to site make most areas not easily accessible
- Poor wayfinding currently provided for recreational opportunities and access from US Highway 40
- Unplanned Open Space growth has created a haphazard, unkempt look to the space
- Layout of trails creates user conflicts

**WEAKNESSES**

**THREATS**

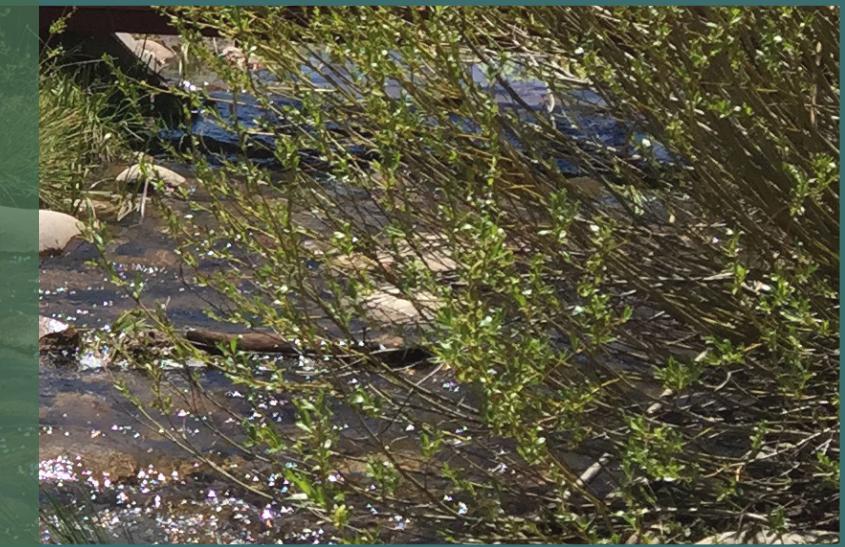
# CHAPTER 4: RECOMMENDATIONS

|                                   |
|-----------------------------------|
| 4.1 SUMMARY OF RECOMMENDATIONS    |
| 4.2 ENVIRONMENTAL RECOMMENDATIONS |
| 4.3 SUMMARY OF KEY ELEMENTS       |
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| 4.5 GCWSD FISHING PONDS           |
| 4.6 POTENTIAL DEVELOPMENT AREAS   |

|                         |
|-------------------------|
| 4.7 RIVER ACCESS POINTS |
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|--|
| 4.13 FRASER RIVER CORRIDOR MASTER PLAN RECOMMENDATIONS |
| 4.14 CORRIDOR SECTIONS                                 |
| 4.15 RECREATIONAL RECOMMENDATIONS                      |
| 4.16 LIONS POND AREA                                   |
| 4.17 SITE CHARACTER                                    |
| 4.18 MAINTENANCE                                       |

|                    |
|--------------------|
| 4.19 PERMITTING    |
| 4.20 PROGRAMMING   |
| 4.21 BRANDING      |
| 4.22 PROJECTS      |
| 4.23 PILOT PROJECT |



## 4.1 SUMMARY OF RECOMMENDATIONS

Based on detailed analysis of the existing onsite conditions, the following Master Plan recommendations have been prepared to meet the Master Plan goals established through the public process. The recommendations have been organized into Environmental, Recreational, Maintenance, Permitting, Programming, Branding and future Projects. The Master Plan recommendations can be summarized as follows.

### ENVIRONMENTAL

- Protect existing floodplain capacity and willow shrubland along the Fraser River
- Implement Best Management Practices (BMPs) for stormwater runoff by consulting the Grand County Source Water Protection Plan and working with Grand County Water Information Network (GCWIN)
- Enhance fish passage and aquatic habitat in degraded areas and roadway crossings
- Survey 100' river cross sections to determine success of the 2005 restoration project
- Monitor river functions such as water quality, bug populations, water temperature and flow data
- Establish a wildlife management plan
- Construct and maintain wildlife habitat features

### RECREATIONAL

- Improve existing recreational amenities along the Fraser River Trail
- Update existing site furnishings
- Create gateways and increased parking at key locations along the corridor
- Work with developers to ensure responsible ecologic stewardship and connections to recreational amenities in new developments
- Partner with the Headwaters Center and the Town of Winter Park to update all educational signage along the Fraser River Trail
- Add pet stations to existing and proposed picnic areas and recycling cans to all existing and proposed picnic areas
- Establish a Western Regional Trail to connect the Lions Ponds with Grand County Water & Sanitation District #1 (GCWSD) Fishing Ponds and Rendezvous Road
- Construct a new pedestrian bridge crossing at the GCWSD Fishing Ponds

### RECREATIONAL (CONTINUED)

- Construct hiking/biking trails to connect the Fraser River Trail to adjacent neighborhoods
- Establish and brand a series of looped trails created by new trail connections
- Install new amenities such as wildlife overlooks, picnic areas, river access points, educational signage and restrooms along the new trails
- Activate the GCWSD Fishing Ponds Area through the creation of a new trailhead and placement of recreational features around the ponds
- Activate the Lions Ponds Area through the creation of a year-round riverside park

### MAINTENANCE

- Manage and work to eradicate invasive weeds
- Monitor and maintain existing maintenance issues
- Continue to work with CPW to manage beaver dams
- Establish a Town of Fraser Parks Division under the umbrella of the Public Works Department

### PERMITTING

- Work with the Army Corp of Engineers and other agencies to acquire necessary permits prior to construction of individual projects

### PROGRAMMING

- Continue to partner with Stakeholders to develop year-round programming for the site
- Use social media and other digital platforms to market programming events

### BRANDING

- Develop a brand for Cozens Ranch Open Space and the new riverside park

### PROJECTS

- Partner with Stakeholders and leverage grant funding to construct the six recommended projects
- Construct a pilot project in 2018 to build momentum for additional future projects

## 4.2 ENVIRONMENTAL RECOMMENDATIONS

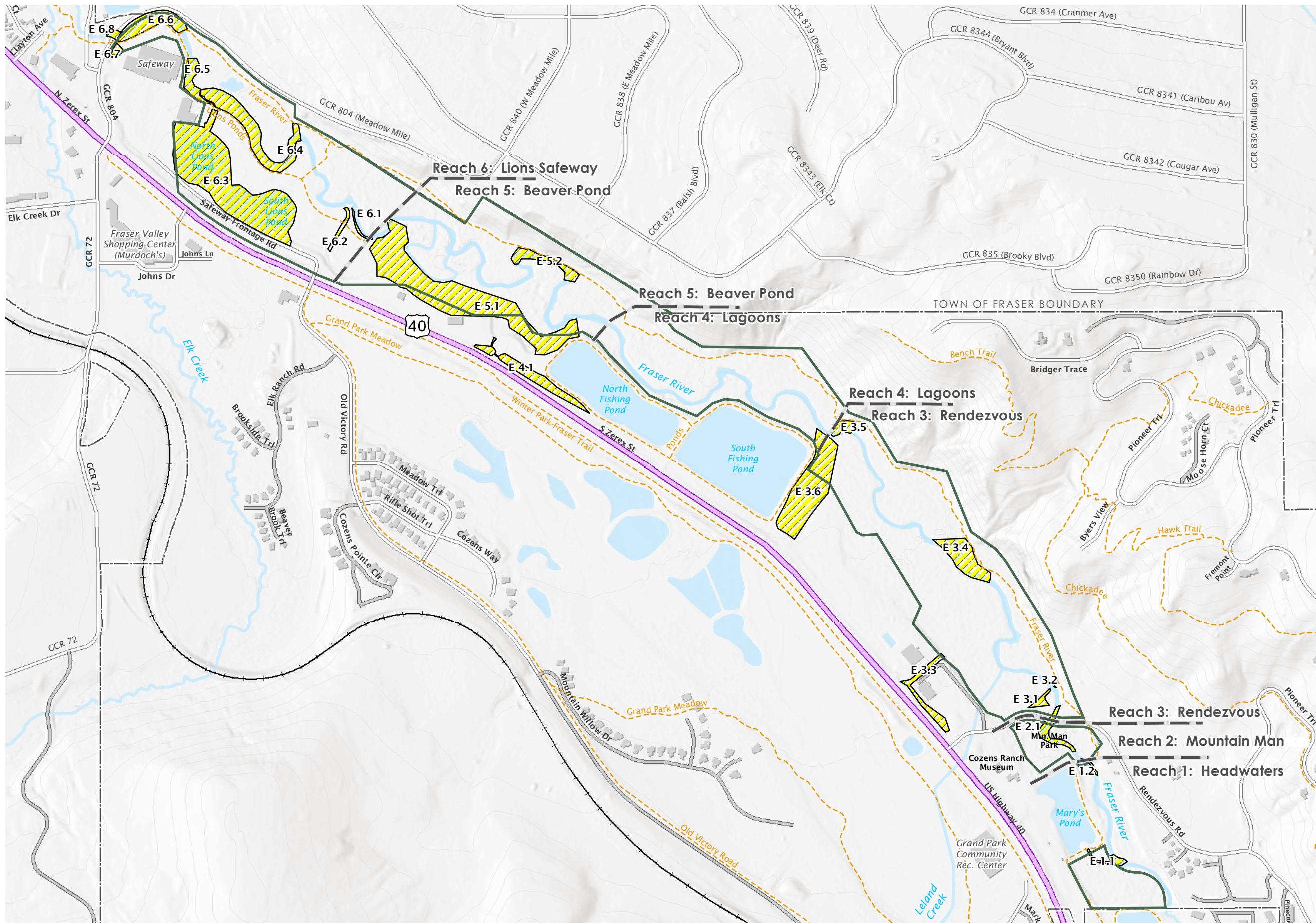
The riparian environment that composes much of Cozens Ranch Open Space is what makes it special. Through responsible stewardship and forward thinking on behalf of the Town and stakeholder groups, the riparian environment of Cozens Ranch is generally healthy and well protected.

In order to continue to protect the healthy riparian environment while creating additional recreation amenities, the Master Plan identified the following general and reach specific recommendations.

For more detailed information on environmental recommendations please see Appendix A.

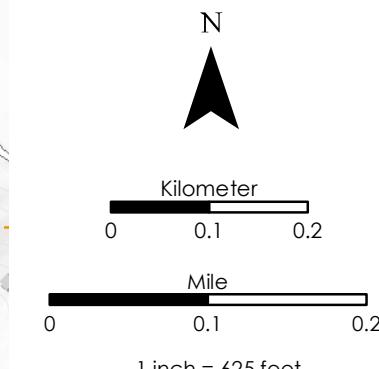
|                 |  |
|-----------------|--|
| OVERALL         | <ul style="list-style-type: none"> <li>▪ Protect the wide floodplain and healthy willow shrubland</li> <li>▪ Coordinate with GCWIN and CPW to continue to monitor water quality, aquatic macro-invertebrate and fish populations</li> <li>▪ Install BMPs at all input locations to the river to improve water quality</li> <li>▪ Develop a wildlife management plan for the riparian corridor</li> <li>▪ Survey river cross sections and compare to the 2005 river restoration project to determine how the restoration project has performed over time and if additional maintenance is needed</li> </ul> |
| REACH 1         | E1.1   |
|                 | E1.2   |
| REACH 2         | E2.1   |
| REACH 3         | E3.1   |
|                 | E3.2   |
|                 | E3.3   |
|                 | E3.4   |
|                 | E3.5   |
|                 | E3.6   |
| REACH 4         | E4.1   |
| REACH 5         | E5.1   |
|                 | E5.2   |
| REACH 6         | E6.1   |
|                 | E6.2   |
|                 | E6.3   |
|                 | E6.4   |
|                 | E6.5   |
|                 | E6.6   |
|                 | E6.7   |
|                 | E6.8   |
| LIONS POND AREA | <ul style="list-style-type: none"> <li>▪ Expand weir at outfalls handle a higher volume of water during a flood event.</li> <li>▪ Improve shading around the ponds</li> <li>▪ Increase angler access to the river</li> <li>▪ Pass drainage from Grand Park through a constructed wetland before flowing into the river</li> </ul>  |

Table 2: Environmental Recommendations Summary



## Environmental Recommendations

- Map Key
- Environmental Recommendations
  - Trail (Multi-Use)
  - Project Reach
  - Cozens Ranch Open Space



Map Disclaimer:  
This information was created for planning purposes for the Town of Fraser, Colorado. No warranties and/or representations of any kind are made regarding information provided in this map. In no event, shall the Town of Fraser, Colorado or its agents be liable in any way to the users of this data.

Date Produced: 12/15/2017

Figure 12: Environmental Recommendations



Existing beaver ponds along the Fraser River



Healthy mature willow shrubland throughout the riparian corridor



Existing drainage from Grand park should be reconstructed and routed through constructed wetlands prior to entering the river



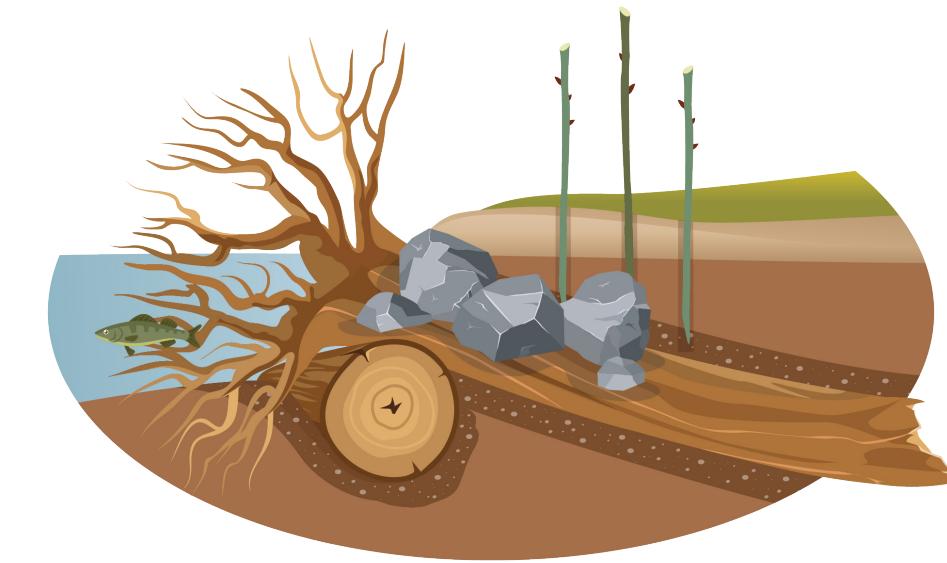
Dead trees can have a second life as instream habitat for a variety of aquatic species and benefit anglers

## WILDLIFE HABITAT FEATURES

Wildlife habitat features may be installed in key areas identified at a later stage in design. Features include aquatic habitat structures, bat or bird houses, nesting platforms and managing the existing landscape to maintain natural habitat features.

### AQUATIC HABITAT STRUCTURES

Aquatic habitat structures are natural structures installed in the river channel or along the bank to promote aquatic habitat. Aquatic habitat structures range from natural grade control structures such as riffles or cross-veins to boulder toes and rootwads for bank stabilization. Need for aquatic habitat structures should be identified in a later design phase and structures should be constructed in Cozens Ranch on an as-needed basis.



A root wad is a bank stabilization and aquatic habitat feature that involves burying a dead tree into the stream bank with the root system still attached. Benefits of installing root wads include bank stabilization, increased fish habitat and insect habitat. CPW recommends using a similar treatment to stabilize the outside bend on the river behind Safeway. (LWOG, 2017)

### NATURALIZED HABITAT FEATURES

Naturalized habitat features cover a wide range of elements within the landscape. They can range from instream aquatic features to wetland pools, tall willow shrubland, existing forests or dead trees. All of the existing environment in Cozens Ranch provide habitat value for the animals that live there. These natural habitats should be protected to the point at which they do not lose current ecosystem function.

One habitat feature that is commonly removed for “maintenance” purposes is dead trees. Dead trees and other woody material are essential habitat for many birds, small mammals, insects and amphibians. They provide instream structures to the river channel, scouring out deep pools and creating habitat for aquatic organisms. As the wood decomposes it adds carbon back into the soils creating a more fertile landscape.

There are many dead trees within Cozens Ranch Open Space that are likely serving as important natural habitat. These trees should not be felled unless they pose an immediate safety risk. If trees must be felled they should be removed with the rootball intact and reused as aquatic or terrestrial habitat onsite.

## BAT HOUSES

Bats can significantly reduce the amount of pest insects, such as mosquitoes, present in a given area. Bat houses are a cost effective wildlife habitat feature that provide a safe roosting space for bats to sleep during the day and raise their young. Bat houses should be mounted on the old spruce and fir trees that are present in Reach 3 of Cozens Ranch. CPW and U.S. Fish and Wildlife (USFW) should be consulted prior to installation to ensure proper placement and construction method.

Constructing and mounting bat houses would be a great volunteer activity and educational opportunity for local groups. GCWIN, the Lions Club and other local organizations should be consulted when bat houses are being considered.



Bat houses can be easily constructed and installed on existing trees within Cozens Ranch

## OSPREY PLATFORMS

Osprey platforms are flat elevated platforms that create an artificial nesting area for osprey. While Cozens Ranch provides optimal osprey habitat, there are pros and cons to promoting their nesting within the Open Space.

### PROS:

- Wildlife viewing opportunities
- Increased biodiversity
- Increase educational opportunities
- Attracts visitors

### CONS:

- Development cannot occur within a 1/4 mile of an active nest site
- Osprey eat the trout that CPW stocks
- Artificial nesting areas can cause osprey to lose the ability to find and build natural nest sites

For more information of osprey and potential nesting platforms, please consult USFW and CPW.



Osprey platforms can provide nesting locations for Osprey but the pros and cons should be weighed prior to installation

## BEAVER DAMS

As previously mentioned in Chapter 3, beaver dams provide many habitat and ecosystem benefits in Cozens Ranch. The current management plan for beavers is to work with CPW to determine when and where beaver dams should be removed. This is a good approach, but additional study of the impacts of beaver dams should be conducted to aid in their management. Ultimately the ecosystem benefits should be weighted with the impacts to downstream infrastructure.

Beaver dams can also be used as a restoration tool. Beaver Dam Analogs (BDAs) are structures completely or partially built by humans that mimic many of the functions of natural beaver dams. They are constructed from natural materials and have the following characteristics (Niezgoda, 2017):

- Reduce velocities
- Reduce sediment transport
- Disperse flow
- Create ponds, pools and wetlands
- Create riparian habitat
- Passable to fish
- 100% Organic
- Ephemeral, dynamic, and porous
- Often used by beaver

In an effort to manage beavers and beaver dams, BDAs can be located in strategic locations and used in conjunction with the beaver management plan.

BDAs should be considered as a restoration strategy if existing beaver dams need to be removed. BDAs can be placed at strategic locations that will not pose a threat to existing infrastructure. The construction of BDAs would also provide a good volunteer activity for groups like GCWIN, Trout Unlimited and Learning By Doing (LBD). A qualified geomorphologist should be consulted prior to construction and placement of BDAs.



Beaver dam analogs can be placed in strategic locations to mimic natural beaver dams

The following sections describe proposed recreational recommendations for Cozens Ranch Open Space.

## 4.3 SUMMARY OF KEY ELEMENTS

During the public process, the following recreational items were brought up consistently by members of the public, stakeholders, Town Staff, the Town Board and Planning Commission. Many of these prominent recreational items were identified in previous plans. Each item was analyzed against the goals for this Master Plan and recommendations were provided based on the items ability to meet those goals.

The following is a summary of the prominent recreational items identified during the public process.

### TRAIL CONNECTIVITY

According to the community survey, the majority of individuals that use Cozens Ranch Open Space walk or ride their bikes to access the area and prefer increased trail connections and the creation of looped trails.

Based on this public input, the Master Plan recommends increased trail connections to adjacent neighborhoods and creating a network of looped trails within the Cozens Ranch.

### TRAIL CONFLICTS

The conflict between cyclist and pedestrians was brought up repeatedly throughout the public process and featured prominently in the comments from the community survey. The main complaint was that cyclists travel too fast on the Fraser River Trail and create a safety issue for pedestrians or dogs off leash. This issue is exacerbated by tall vegetation and blind curves which limit visibility along the trail.

While not as prominent as cyclist/pedestrian conflicts, conflicts between pedestrians and wildlife, such as moose, can occur in Cozens Ranch. These conflicts can be much more dangerous than cyclist/pedestrian conflicts and are generally caused by limited visibility or dogs venturing too far off leash.

The Master Plan addresses these issues by recommending increased trail safety signage and trimming tall existing vegetation around blind curves to increase visibility and further reduce user conflict along the Fraser River Trail.

In addition to trail safety signage and vegetation maintenance, new trail connections should incorporate traffic calming mechanisms to reduce cyclist speed and increase trail safety. New trails should also be elevated above the riparian areas to reduce the pedestrian wildlife conflict.

### WASTE AND RECYCLING

Trash cans are located at almost every picnic area within Cozens Ranch Open Space. Despite this abundance of trash cans, pet waste remains a significant issue along the corridor.

Educational signs should be added describing the environmental issues created by pet waste and increased pet waste stations should be added.

The Town has invested significantly in a new recycling center and program. In order to build upon this investment, recycling cans should also be added throughout Cozens Ranch Open Space.



Cyclists on the Fraser River Trail often do not yield to pedestrian traffic



Bear proof trash/recycling cans should be installed at new picnic areas

### DOG PARK

The creation of a dog park was a prominent desire of the public throughout the public process and the Fraser Valley Recreation District Parks, Recreation and Golf Master Plan. During this Master Planning process, the desire of the public was weighed against the potential environmental impact that a dog park would create. Multiple scientific studies were reviewed and an environmental scientist was consulted to determine the potential environmental impacts of a dog park in Cozens Ranch Open Space. Both the studies and the scientist concluded that a dog park may have a negative impact on water quality and wildlife in Cozens Ranch and ultimately does not meet the goals of the project.

Although a dog park cannot be recommended in Cozens Ranch as part of this Master Plan, there is still a strong public desire for a dog park in the Town of Fraser. This Master Plan does recommend that a dog park be constructed somewhere in Fraser close to US Highway 40, near other recreational amenities and away from the Fraser River.

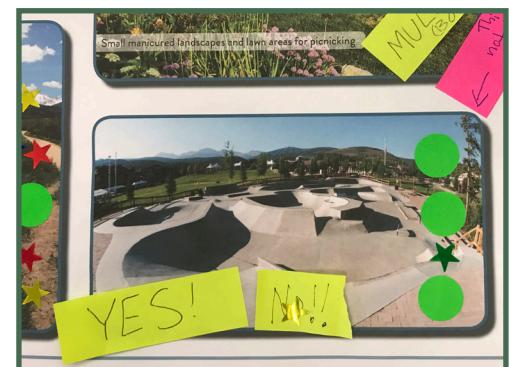


The public are in favor of a dog park but there is concern over the environmental impact it will cause on the Fraser River

### SKATE PARK

A skate park was a desirable recreational element among some community members, however it did not receive much support during the community survey. It is true that the skating community will travel to seek out new skating locations and the Town of Fraser could become a skating destination. However, the Town of Winter Park recently constructed a large skate park less than 5 miles from Cozens Ranch so the need for another traditional skate park was not present. There was also little public desire for a traditional skate park within Cozens Ranch Open Space and it did not support the overwhelming public desire to protect the natural character of the area.

Although a traditional skate park is not recommended, a small bike playground with a small natural color concrete pump track is recommended within the Lions Ponds Area. This natural concrete pump track will be low maintenance and can be ridden by skate boards or longboards as well as bikes.

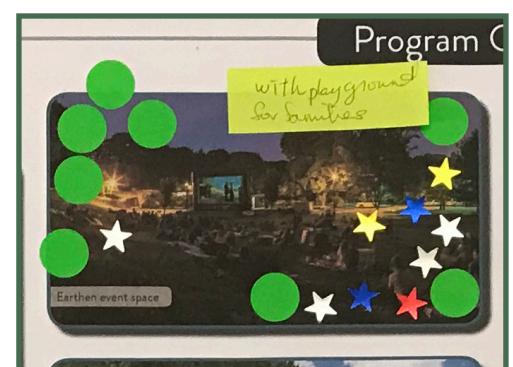


The public supported the idea of a bike playground as opposed to a traditional skate park

### AMPHITHEATER

The creation of an amphitheater was a popular idea throughout the public process. Events such as the Tuesday night concerts could be moved there and it would meet the goal to expand the tourist industry to build and support economic diversification.

Based on the public input received, the Master Plan recommends constructing a small amphitheater in the Lions Ponds Area. The amphitheater should be designed to limit the amount of disturbance to the adjacent neighborhoods and regulations and hours of operation should be established.



There was broad community support for a small amphitheater and landform

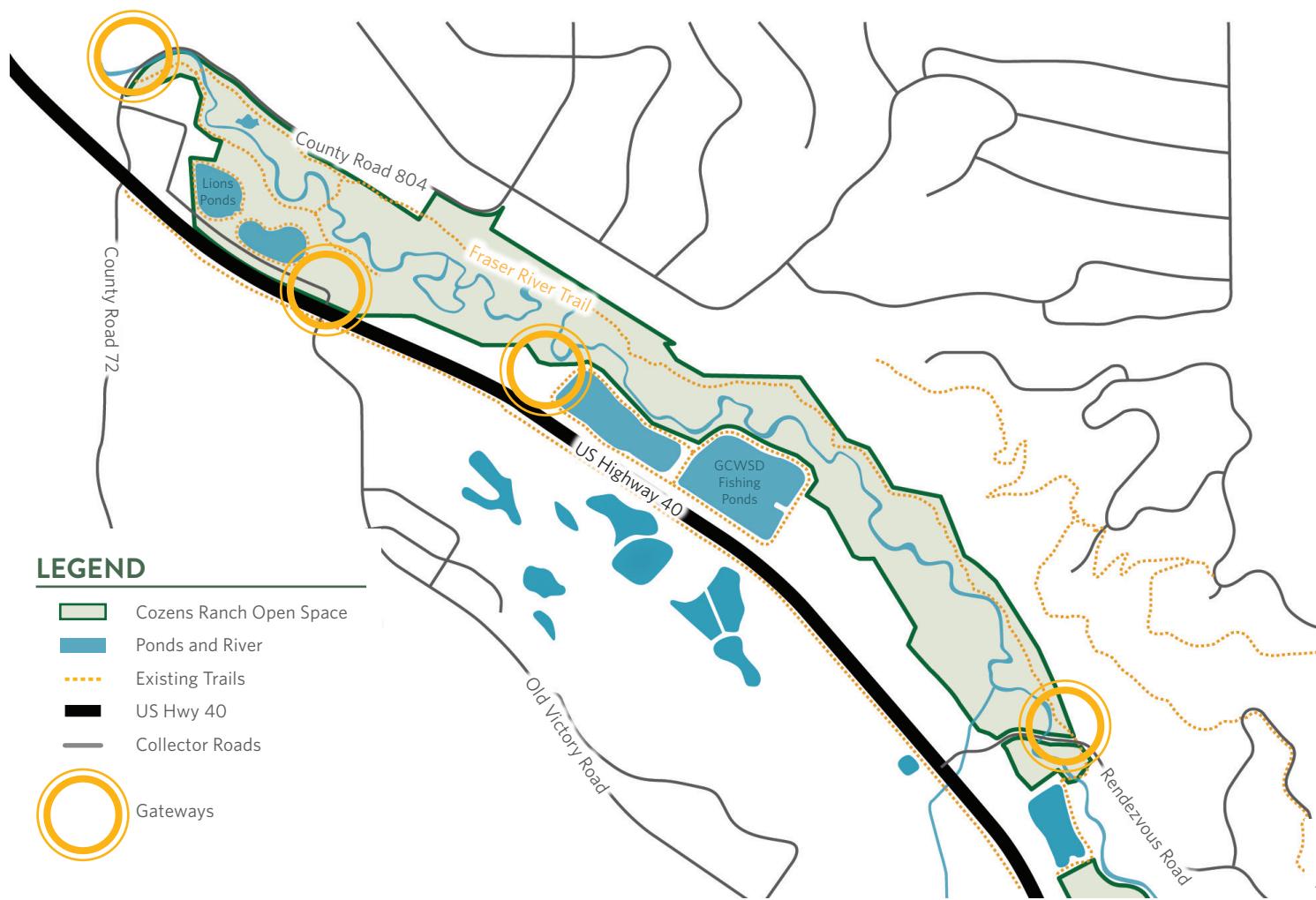
## 4.4 GATEWAYS

Gateways to Cozens Ranch Open Space should be located at the Rendezvous Road Trailhead, the GCWSD Fishing Ponds Trailhead, the Lions Ponds and County Road 804. Each Gateway should be designed to enhance public transportation to the site, provide pedestrian connections, improve vehicular access and represent the place at which they are located.

- The Rendezvous Road Trailhead Gateway should include bike and trail information.
- The GCWSD Fishing Ponds Gateway should represent fishing and wildlife observation.
- The Lions Ponds Gateway should represent the new riverside park and Fraser history.
- The County Road 804 Gateway should create a strong connection to the new Riverwalk District in the Clayton Neighborhood. The current pedestrian crossing should be reconstructed to clearly define the connection between the Riverwalk District and Cozens Ranch.

Each gateway should have a parking area and/or pedestrian access point depending on the space available and proximity to a road.

- Rendezvous Gateway - 8-12 parking spaces
- The Lions Ponds Gateway - 84 parking spaces
- County Road 804 Gateway - Pedestrian Access
- The GCWSD Fishing Ponds Gateway - 20-30 parking spaces



## 4.5 GCWSD FISHING PONDS

The GCWSD Fishing Ponds are owned and operated by (GCWSD) as augmentation ponds. They are stocked annually by CPW with rainbow and cutthroat trout and serve as a fishing destination for the valley.

The Town of Fraser has an intergovernmental agreement (IGA) with GCWSD to use the parking area at the ponds for recreational access. This agreement allows the Town to improve the parking area and create a formal gateway to the ponds area and open the ponds to increased recreation. Should the Town invest in gateway improvements, it should first acquire the parking area from GCWSD, as recommended by previous plans.

The GCWSD Fishing Ponds have the potential to be a prominent recreational destination along the corridor. This Master Plan recommends that the following recreational elements be added around the ponds to increase the recreational opportunities.

- Trailhead - including a shade structure, composting restroom, picnic tables, space for small events, an informational kiosk, educational signage, seat boulders, pet station and trash can
- Two Wildlife Overlooks with educational signage
- Two Picnic Areas with educational signage
- Three river access points
- Vegetative screening along US Highway 40
- Riparian grasses along the ponds edge



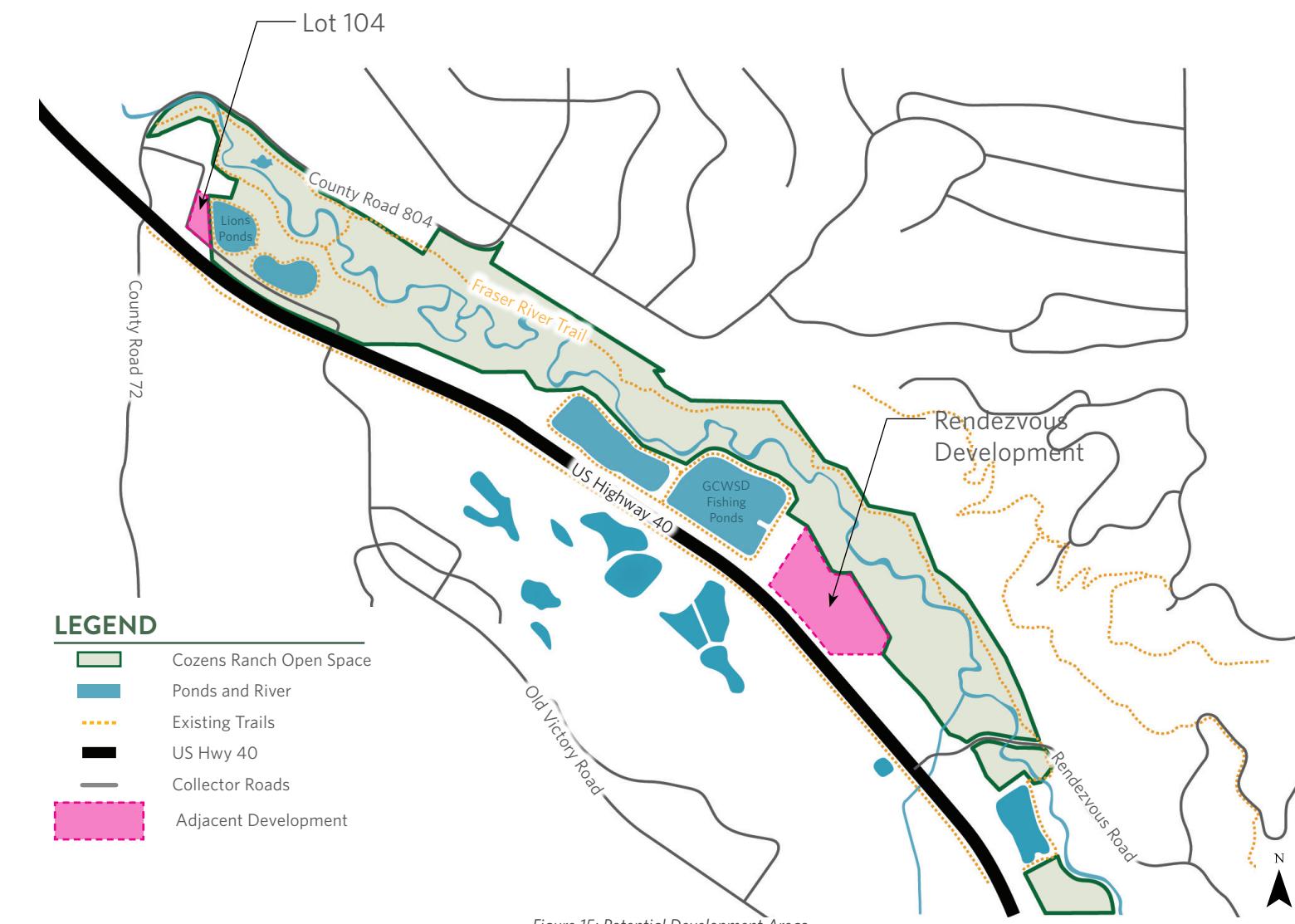
## 4.6 POTENTIAL DEVELOPMENT AREAS

Two parcels of private property bordering Cozens Ranch Open Space are slated for development.

The first parcel is Lot 4 located in the Fraser Marketplace Area on the north end of the corridor. Lot 4 is zoned as a Business District and will be a commercial/retail development similar to the Fraser Marketplace Area.

The second parcel is owned by Rendezvous and is located between the GCWSD South Fishing Pond and the East Grand Fire Protection District. Currently zoned as a Planned Development District, no plans have been made for this parcel.

All future development adjacent to Cozens Ranch Open Space should take the Open Space into account during the planning process. Development should not infringe on the natural character of the Open Space and pedestrian access should be provided to connect visitors to proposed trail networks.



## 4.7 TRAIL CONNECTIONS

Expanding trail connections was a recommendation of the 2014 Winter Park and Fraser Community Trails Plan and has fostered wide community and stakeholder support throughout the public outreach process. Increased trail connections will provide a diversity of experiences and attract different user groups to Cozens Ranch.

The Master Plan proposes 5 new trail connections within Cozens Ranch that will complete gaps in the current trail network and provide increased access to existing and recommended planned features.

1. Construct a Western Regional Trail from the Lions Ponds to Rendezvous Road
2. Construct a pedestrian bridge crossing from the GCWSD Fishing Ponds to the Fraser River Trail
3. Improve the trail connection between Safeway and the Lions Ponds Area
4. Establish and brand three Looped Trails
5. Create external Hiking/Biking Trails to connect adjacent neighborhoods to Cozens Ranch

### WESTERN REGIONAL TRAIL

The Town's recent investment in a pedestrian bridge crossing at the Lions Ponds area was the first step to expanding recreation on the west side of the river. However, a Western Regional Trail connection from the Lions Ponds area to Rendezvous Road will add approximately 3,500 linear feet of new trail to Cozens Ranch and provide increased recreational and educational opportunities by laying the foundation for additional picnic areas, wildlife overlooks and river access points. It will also create a looped trail network that will connect key gateways to Cozens Ranch and allow more people to access this space.

HTA grooms a Nordic Ski trail along the west side of the Fraser River from the Lions Ponds to Rendezvous Road. This winter trail is very popular but with over 90% of people visiting Cozens Ranch during the summer it is important to construct a formal multi-use trail for year-round recreation.

In order to evaluate potential funding and constructability, the western trail connection has been separated into two segments.

#### Segment 1 - Lions Ponds to GCWSD Fishing Ponds:

The proposed trail connection from the Lions Ponds area to the GCWSD Fishing Ponds is approximately 1,200 linear feet of new crusher fines trail and 200 linear feet of raised boardwalk. The trail will extend from the existing trail at the Lions Ponds area, along the embankment for Rocky Mountain Moonshine Liquors and Grand Valley Flooring and across a wetland meadow via the raised boardwalk to the GCWSD Fishing Ponds Trailhead.

For the portion of trail located along the embankment for Rocky Mountain Moonshine Liquors and Grand Valley Flooring, CPW recommends an elevated trail constructed on a 5' tall and 16' wide trail pad to reduce wildlife impacts and allow trail users to see over the dense vegetation along the trail. This will make for a more pleasant trail experience and reduce blind spots. A 3' wide drainage swale should be constructed on the uphill side of the trail to handle drainage from the existing embankment. A 3' wide shoulder should be constructed on the downhill side of the trail to increase safety along this elevated trail section. See Cross-Section B on page 37.

One Wildlife Overlook should be constructed along the raised boardwalk. Built in a wetland environment, this wildlife overlook will provide visitors with bird watching opportunities and include informational signage about the importance of wetland environments to native and migratory bird species.

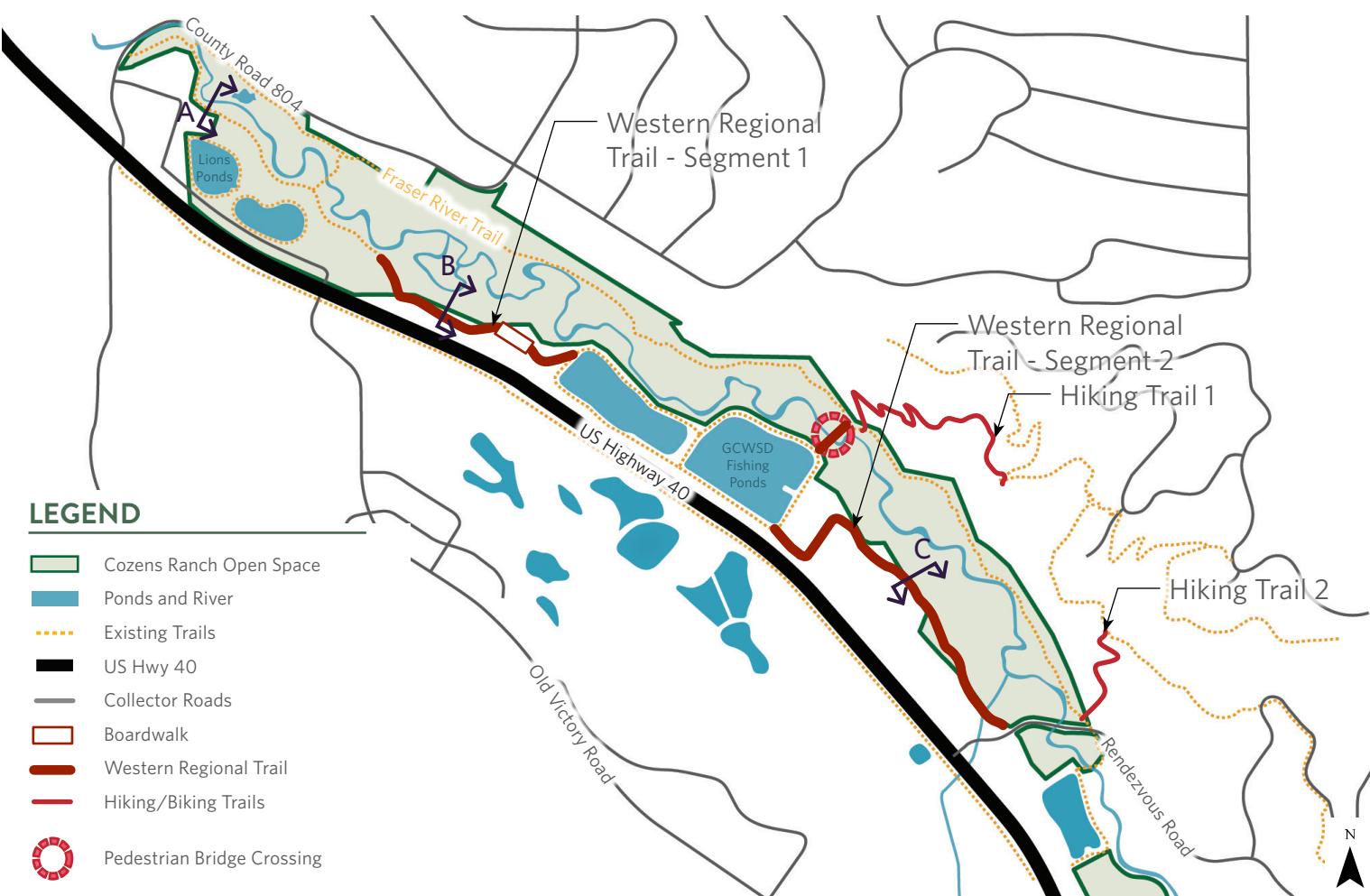
#### Segment 2 - GCWSD Fishing Ponds to Rendezvous Road:

The proposed trail connection from the GCWSD Fishing Ponds to Rendezvous Road is approximately 2,300 linear feet long. It will extend from the existing maintenance road at the south end of GCWSD Fishing Ponds, along the embankment of the East Grand Fire District and Citywide Bank till it joins the existing trail at Rendezvous Road. Similar to Segment 1, the portion of the trail that runs along the embankment should be built on a 5' tall and 16' wide trail pad and include 3' shoulders on either side. See Cross-Section B on page 37.

Portions of both segments are currently routed through private property to avoid environmental impacts. The final alignment should balance the trails impact on the environment with the impact to private property. The Town should engage with property owners to acquire the necessary easements.

The western trail connection should adhere to the guidelines for Major Trail as defined by the Winter Park and Fraser Community Trails Plan, ASHTO Trail Standards, CDOT and ADA Accessibility Standards. General requirements include:

- Width: 10 feet
- Shoulder Width: 3-5 feet preferred
- Surface: Crusherfines or Boardwalks if wetlands are present
- Grade: < 5% maximum sustained grade - 2% cross slope
- Where slopes greater than 3:1 are present with a drop of 6' or greater, barriers should be placed to separate the trail from the embankment



The western trail should be multi-use but cater to pedestrians. To improve trail safety, traffic calming mechanisms such as rubble strips or narrowing of the trail should be designed to minimize cyclists speed. Signage should be installed to remind cyclists to share the road and proceed slowly. Removable bollards should be placed at the entry to the western trail to require cyclists to dismount prior to using the trail.

## PEDESTRIAN BRIDGE CROSSING

The center of Cozens Ranch is extremely hard to access. It is approximately a mile from any access point and is cut off from the west side of the river. A pedestrian bridge crossing is recommended to connect the existing maintenance road at the GCWSD Fishing Ponds with the Fraser River Trail, thus opening access to the center of the open space.

The pedestrian bridge should be constructed with the intent to not obstruct wildlife passage or cause a rise in the 100 year floodplain. A trail or raised boardwalk approaches to the bridge will be required to connect to the Fraser River Trail and the GCWSD Fishing Ponds. The bridge should adhere to the following guidelines:

- Width: 10 foot minimum (must be groomed)
- Bridge Height: The bridge should be high enough to allow moose to pass under it easily. CPW should be consulted during final design.
- Railing: 54" tall weathered steel
- Surface: Wood
- Grade: < 5%
- Character: The design character of the bridge should match other Town pedestrian bridges



Aesthetics of the bridge at the Lions Ponds area should be incorporated in the design of the new bridge

## SAFEWAY - LIONS PONDS TRAIL CONNECTION

The trail behind Safeway ends abruptly at the Safeway parking lot and trail users must use the parking lot to access the Lions Ponds Area. This presents a safety issue and inconvenience for trail users who have to dismount their bikes or take off their skis to access the pond. A new trail should be constructed adjacent to the existing parking lot drive lane to eliminate this issue.

This Master Plan proposes the following recommendations for this trail connection. See Section A on page 37.

- Remove the existing curb and planter between the parking lot and the existing block wall
- Create separation between the parking lot drive lane and the new trail through striping or a curb
- Construct a 5'-8' wide trail at the existing parking lot grade with striping to separate the trail and drive lane
- Monitor and stabilize (if necessary) the existing block wall between the parking lot and the river
- Mature willows should be trimmed but not removed to accommodate the trail
- Work with the U.S. Army Corps of Engineers (USACE) and CPW to acquire all necessary permits



The existing condition does not provide a safe trail connection to the Lions Ponds Area

## LOOPED TRAILS

By constructing the Western Regional Trail, the Pedestrian Bridge Crossing and the Safeway-Lions Ponds Trail Connection, three looped trails will be established.

- Western Loop Trail: 0.58 Miles
- Central Loop Trail: 1.71 Miles
- Eastern Loop Trail: 1.23 Miles

Each loop trail should include individualized branding based on the environmental character of the route. Information on educational signage should be associated with the "brand" of each loop trail.

- Western Loop Trail: External Impacts (i.e. Stormwater, Recreation, Increased Development, etc.)
- Central Loop Trail: Natural Systems (i.e. Wetlands, Riparian Areas, Importance to Wildlife, etc.)
- Eastern Loop Trail: History (i.e. History of Cozens Ranch, Importance of Nature on History, etc.)

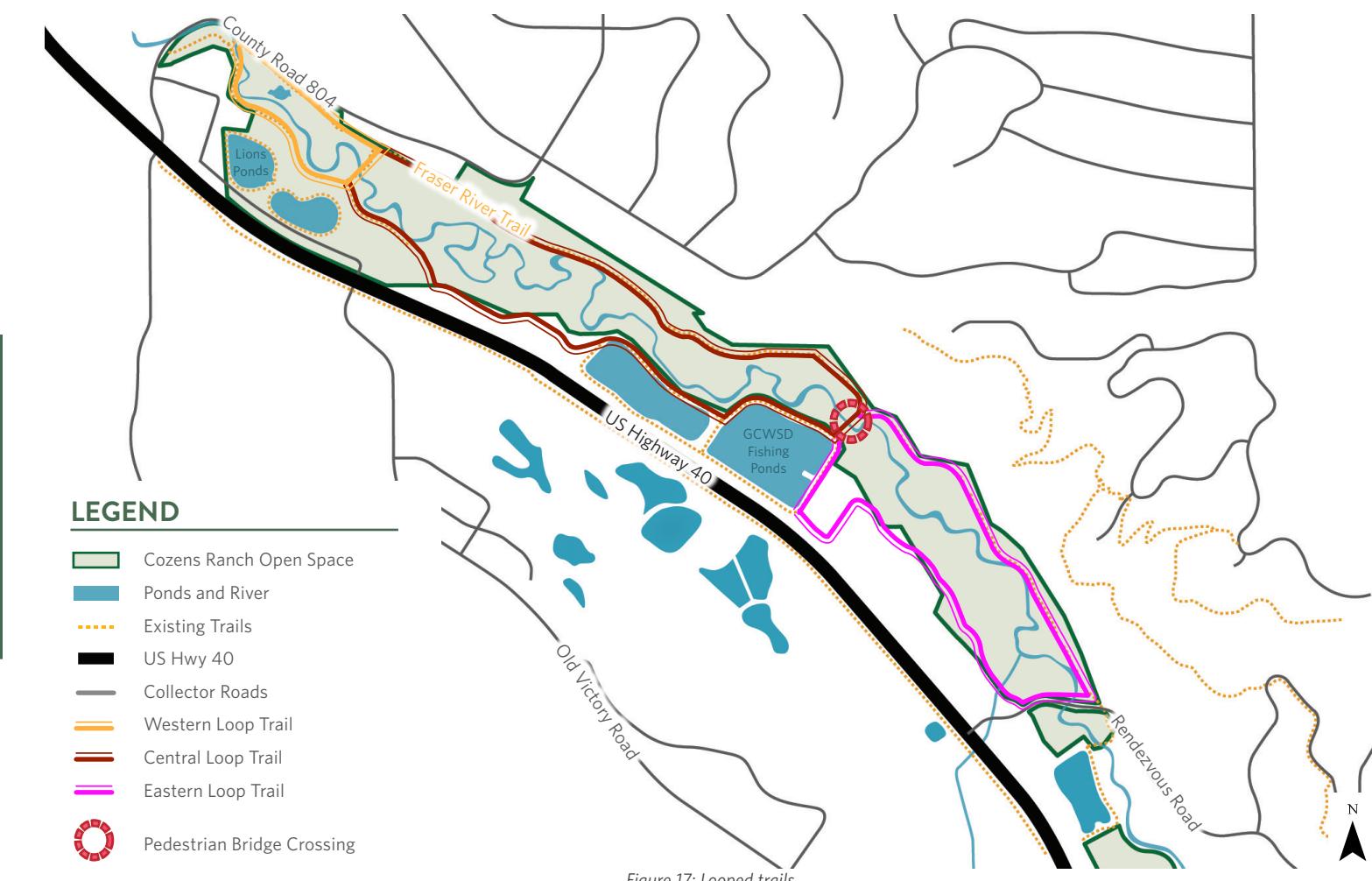


Figure 17: Looped trails

## HIKING/BIKING TRAILS

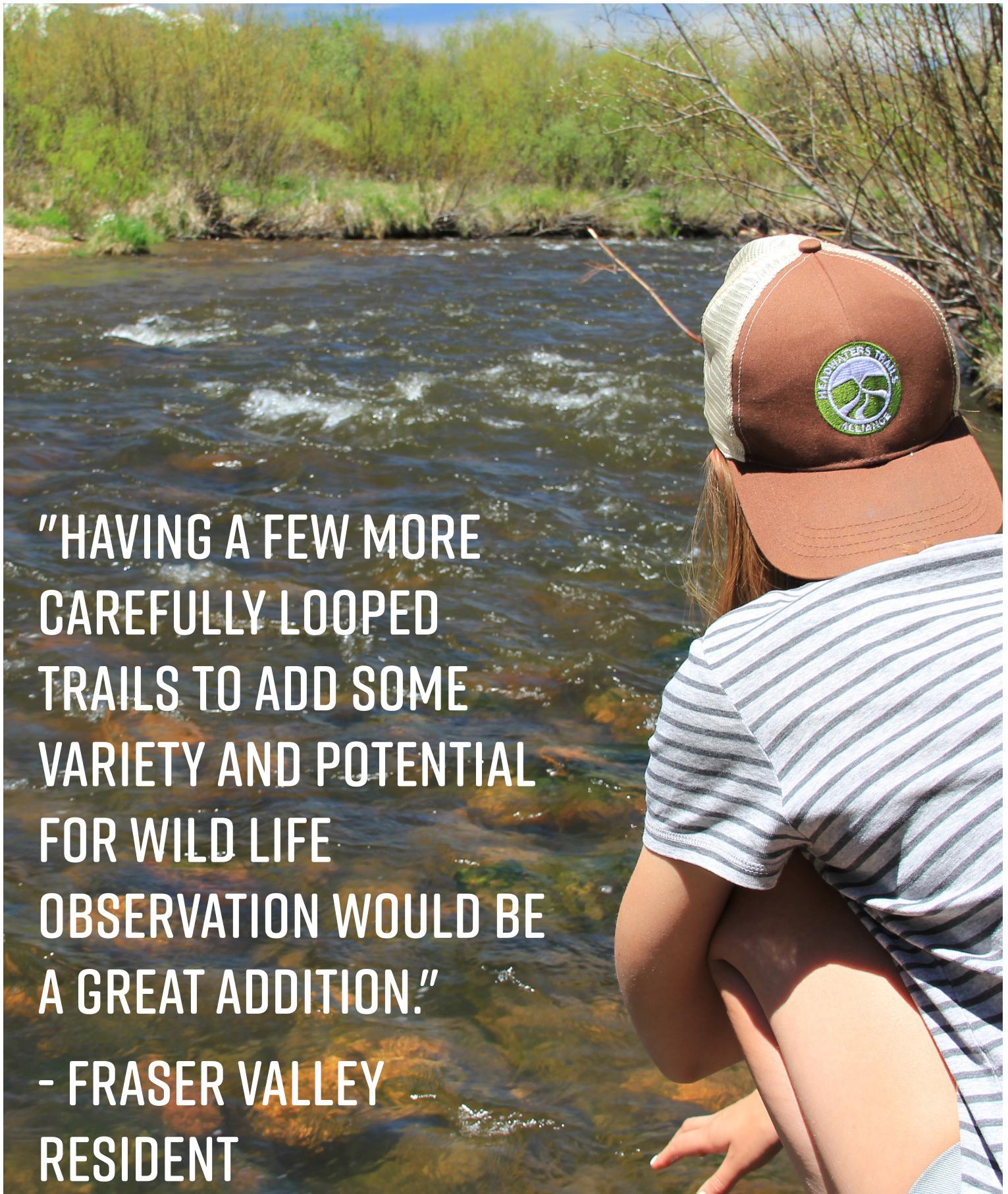
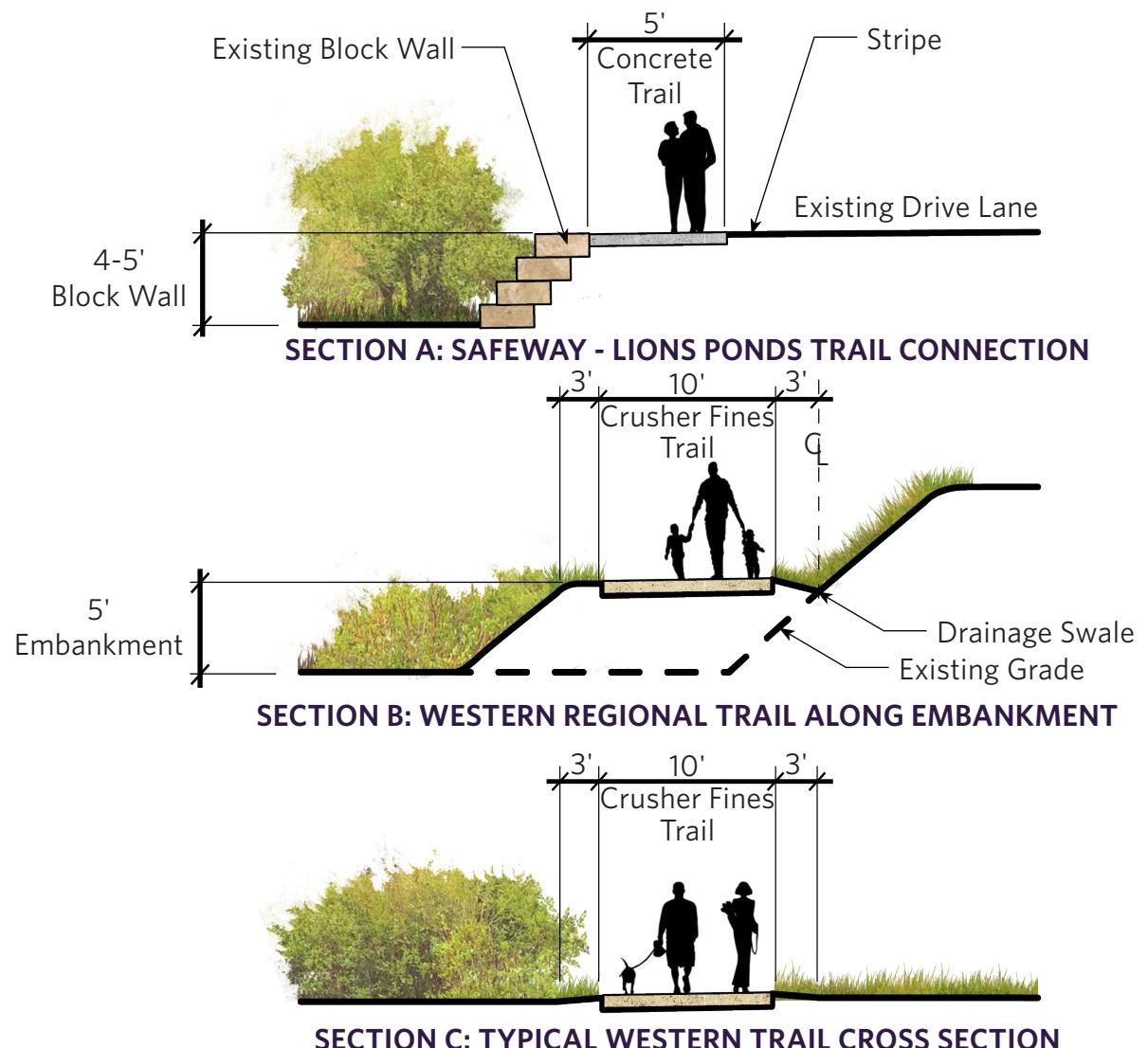
Hiking/biking trails to adjacent neighborhoods will connect Cozens Ranch to the existing Bench Trail and provides panoramic views of the corridor. Two new hiking/biking trails are proposed as part of this Master Plan.

- Hiking/Biking Trail #1 is 2,530 LF
- Hiking/Biking Trail #2 is 1,400 LF

Hiking/biking trails should adhere to the guidelines for Backcountry Trails as defined by the Headwaters Trails Alliance Master Trails Plan.

- Width: 1-3 feet
- Surface: Natural surface
- Shoulder Width: 6-12 inches
- Grade: Flat to 75%

Disturbance to the existing environment should be minimized when constructing hiking/biking trails.



## 4.8 RIVER ACCESS POINTS

Existing river access points range widely from social trails to large open gathering spaces at prominent picnic areas along the river. These river access points often lack formal definition and can cause negative impacts on sensitive environments. River access points should be separated into two distinct types:

**Formal River Access Points** should be prominent gathering spaces at picnic areas that include a 5' wide crusher fines trail, access to the rivers edge, trash cans, recycling cans, seat boulders, and ADA accessible if possible.

**Informal River Access Points** should be designed for anglers or people interested in "getting off the beaten path". They should be no more than a small earthen trail cut into the existing vegetation to provide access to an existing fishing location. They should be well maintained but evoke a sense of discovery and exploration.

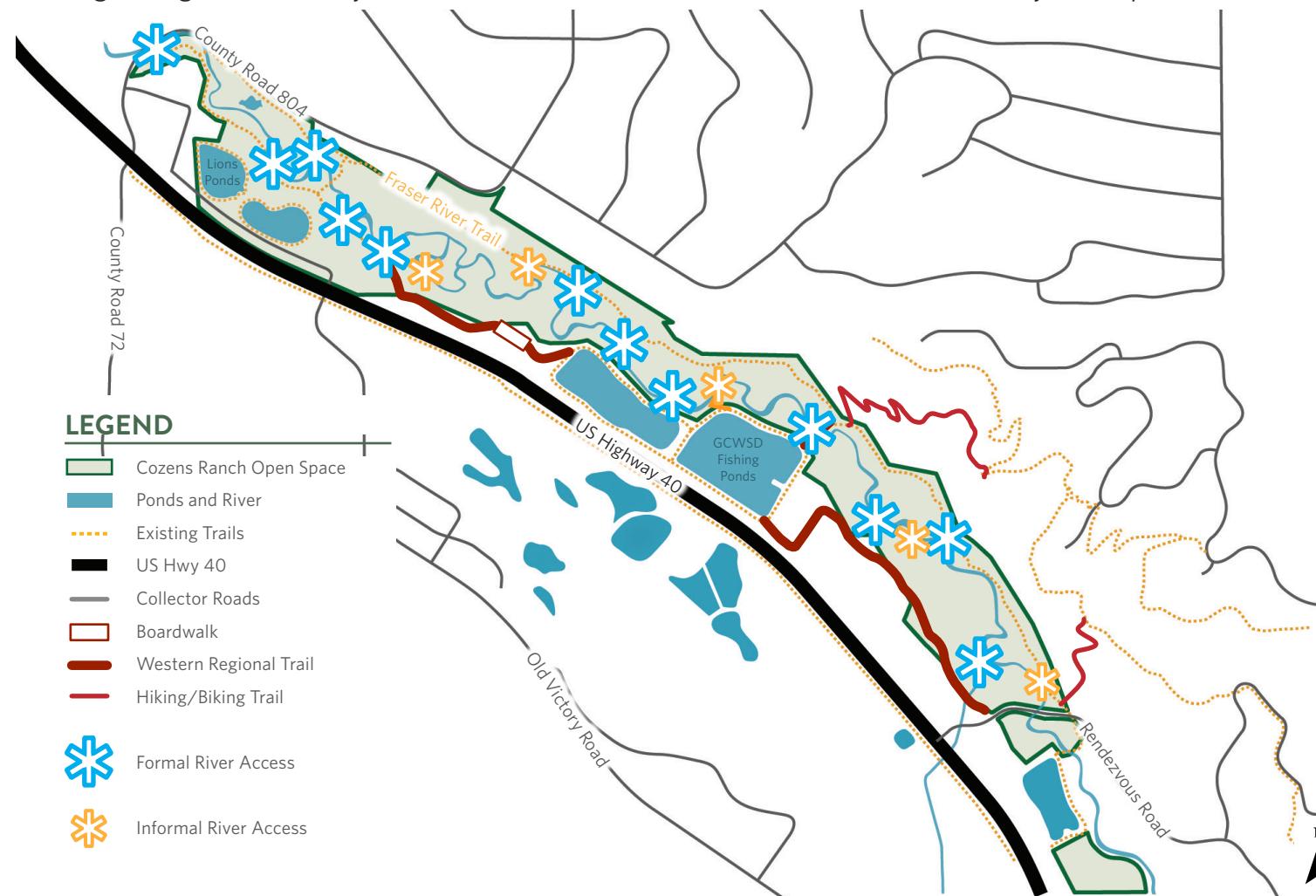
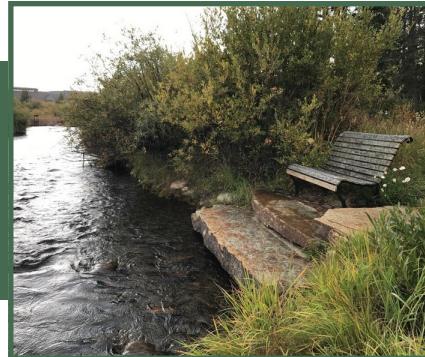


Figure 18: River Access Points

### FORMAL RIVER ACCESS POINTS

- Adjacent to a picnic area
- Opening at the river's edge
- Accessed by 5' crusherfines trail
- Large gathering space



### INFORMAL RIVER ACCESS POINTS

- Small gathering space
- Located at good fishing hole
- 3' wide earthen trail cut into existing vegetation



## 4.9 RESTROOM FACILITIES

Currently, there is one restroom facility located at the Fraser Marketplace building. This is the only restroom facility in the corridor and is open seasonally. Due to its location on the corridor, it primarily serves the people visiting the Lions Ponds Area.

Based on community input, four new restrooms are proposed at the following locations:

- Lions Ponds: 1 plumbed restrooms
- GCWSD Fishing Ponds: 1 composting restroom
- Western Bridge Crossing: 1 composting restroom
- Mountain Man Park: 1 plumbed restroom

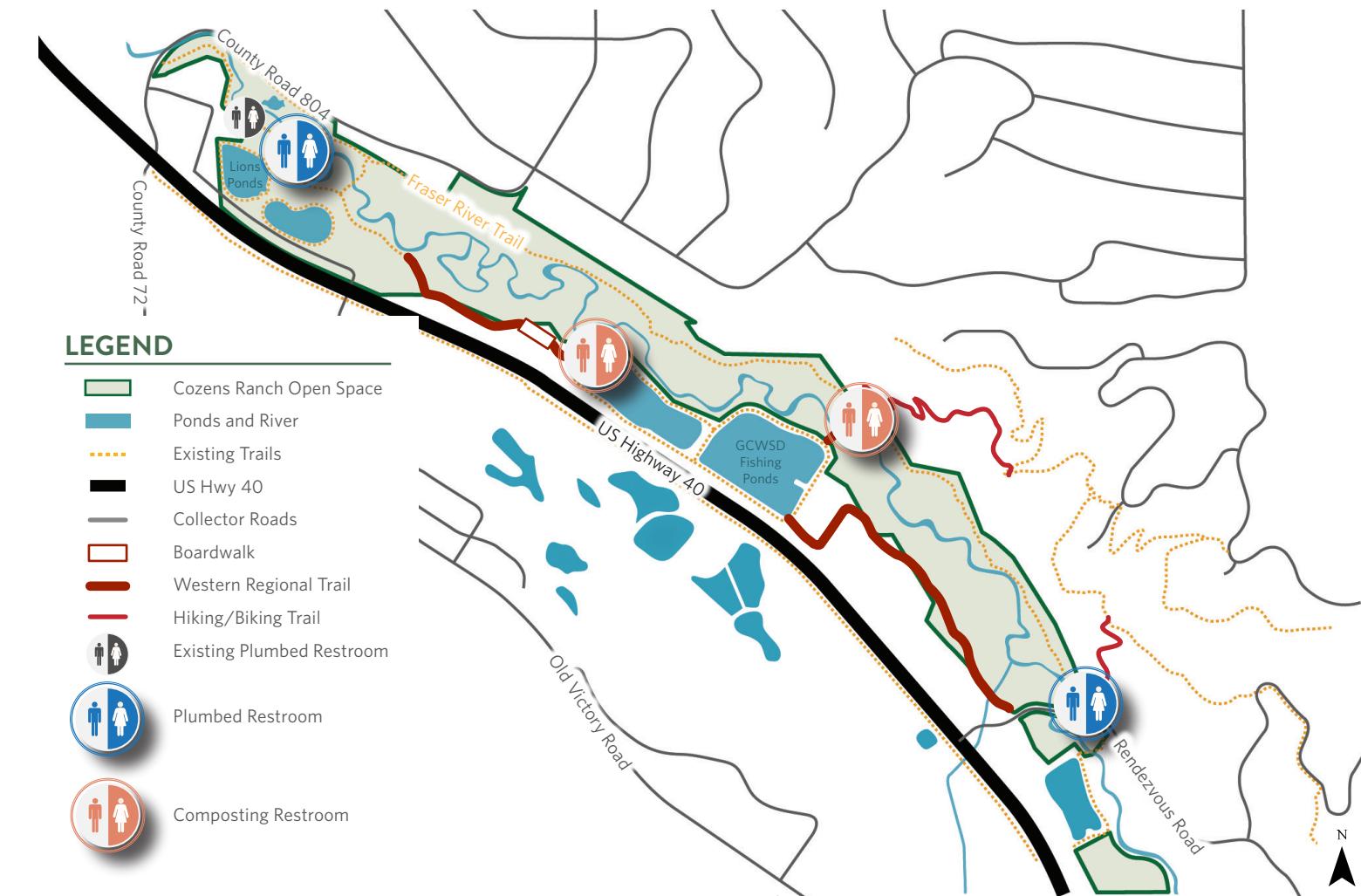


Figure 19: Restroom Facilities

### PLUMBED TOILETS

- Wood and stone facade
- Open year-round
- One stall per gender



### COMPOSTING TOILETS

- Stone and metal facade
- Open year-round
- One stall only



## 4.10 PICNIC AREAS

Four new picnic areas are proposed along the western trail alignment and the GCWSD Fishing Ponds. Each picnic area should include a picnic table, a trash can, recycling can, seat boulders, educational signage, and a river/pond access point. Approximately half of recommended picnic areas should include a pet waste station.

Most of the picnic areas are located in riparian areas or are located slightly above the existing water table. These picnic areas should be surrounded with native trees such as cottonwood, aspen, fur and spruce to provide shade. Due to the pond liner in the GCWSD Fishing Ponds, trees may not be planted around the ponds. In these areas shade structures should be constructed instead of planting trees.



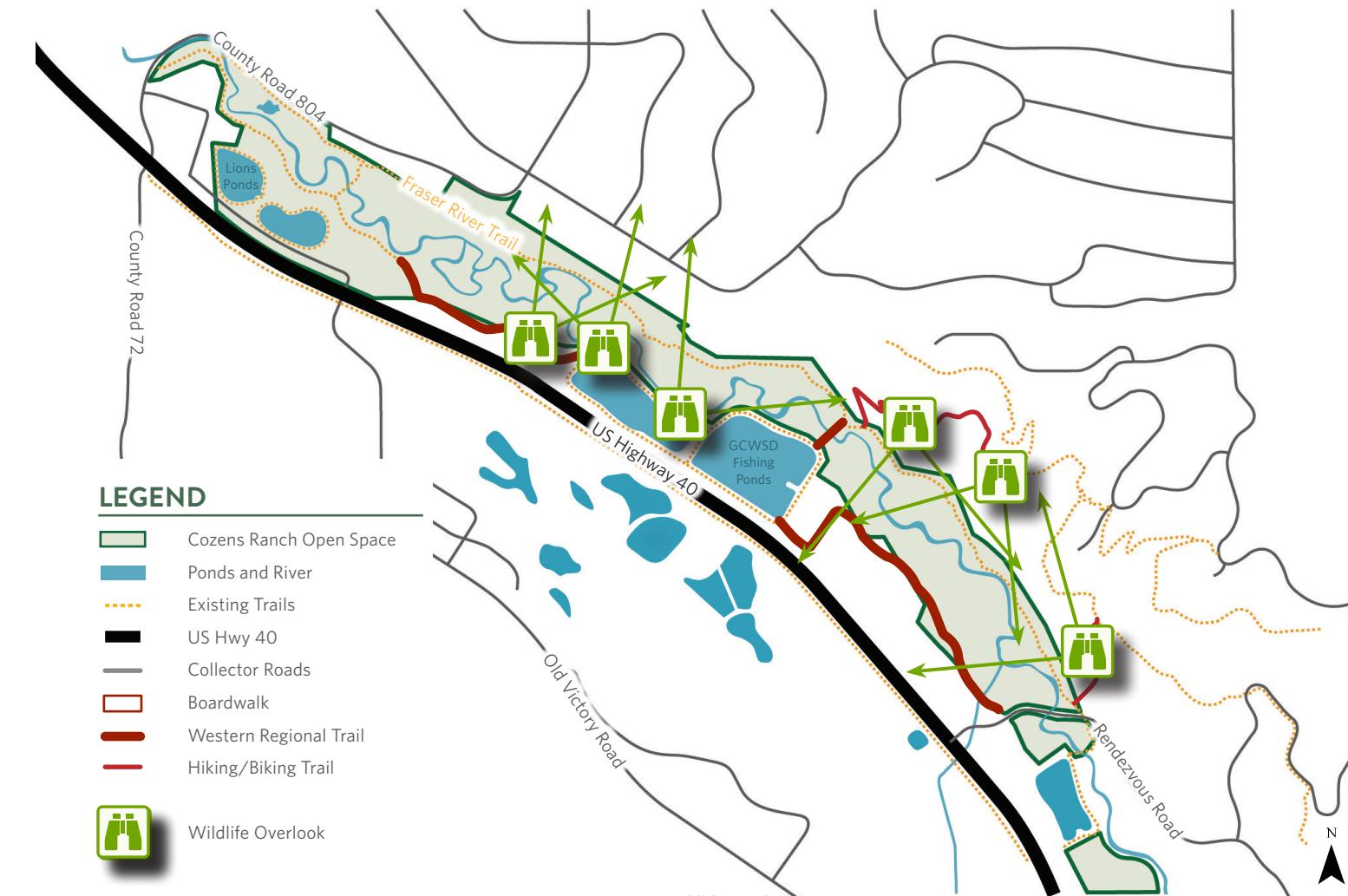
- PICNIC AREAS**
- Crusherfines, stone or compacted earth surfacing
  - Suitable to families, individuals and outdoor education
  - Located in large open areas along the western trail



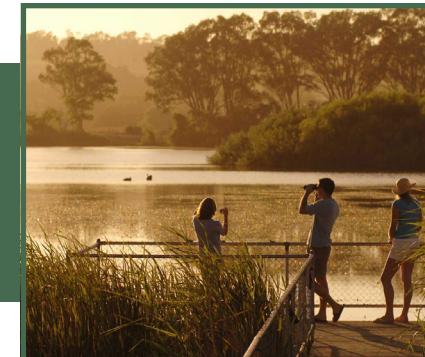
## 4.11 WILDLIFE OVERLOOKS

Wildlife overlooks are small gathering spaces with scenic views or ecologic interest. A total of 6 wildlife overlooks are proposed along new trails within Cozens Ranch. Similar to picnic areas, wildlife overlooks should include seating and interpretative signage elements, but should be less developed.

The proximity of wildlife overlooks to recreational destinations such as the GCWSD Fishing Ponds should determine the overlooks level of development and general character. Overlooks located closer to the GCWSD Fishing Ponds should be more formal, whereas overlooks located on hiking/biking trails should be more natural in character.



- FORMAL OVERLOOKS**
- Wooden elevated platform
  - Traditional bench seating
  - Shade structure or trees, if in riparian area



- NATURAL OVERLOOKS**
- Crusherfines or earth surface
  - Boulder or log seating
  - Position to use existing shade



## 4.12 SIGNAGE

Over a dozen educational signs are located along the existing Fraser River Trail through Cozens Ranch. However, despite the almost 2 miles of trail there is only one existing mile marker (5m) and the only other wayfinding signs are located at either end of the corridor.

Two new 0.5 mile signs should be added to the Fraser River Trail at the 4.5 mile and 5.5 mile markers. Two additional wayfinding signs should be added to the Western Regional Trail. Twelve new educational signs should be added at all picnic areas and wildlife overlooks along the Western Regional Trail. Content of these signs should correspond with the loop trail where they are located.



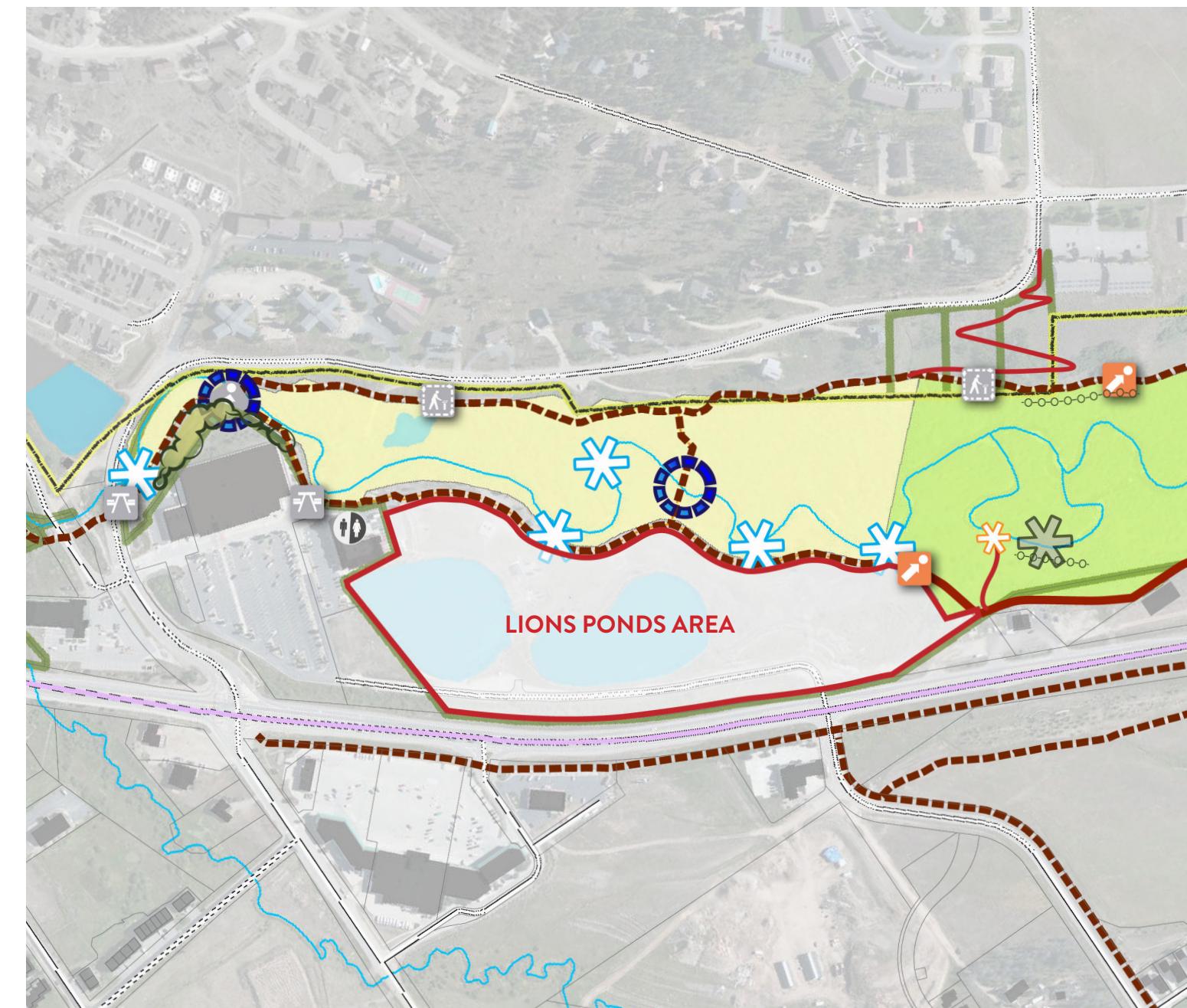
### INTERPRETATIVE SIGNAGE

- Interactive and tactile features
- Content should be developed through the public process and with stakeholder input
- Information should be diverse and engaging to all ages



## 4.13 FRASER RIVER CORRIDOR MASTER PLAN RECOMMENDATIONS

New recreational recommendations for Cozens Ranch have been compiled and are shown on Figure 23 - Fraser River Corridor Master Plan Recommendations.



### LEGEND

- |  |                                |  |                                |  |                                |
|--|--------------------------------|--|--------------------------------|--|--------------------------------|
|  | - Existing Picnic Areas        |  | - Existing Restroom            |  | - Proposed Wildlife Overlook   |
|  | - Existing Educational Signage |  | - Proposed Picnic Area         |  | - Proposed Plumbed Restroom    |
|  | - Existing Wayfinding Signage  |  | - Proposed Educational Signage |  | - Proposed Composting Restroom |
|  | - Restored River Access Point  |  |                                |  |                                |

In general the Town has done a great job of installing recreational amenities along the east side of the river. However, many of the amenities are outdated and need to be updated. All existing site furnishings should be inspected and replaced as needed.



Figure 23: Fraser River Corridor Master Plan Recommendations

 - Formal River Access Point

 - Informal River Access Point

 - Existing Bridge Crossing

 - Proposed Bridge Crossing

 - Proposed Western Trail Connection

 - Existing Fraser River Trail

 - Proposed Hiking/Biking Trail

 - Proposed Split Rail Fence

 - Reach 1: Headwaters Reach

 - Reach 2: Mountain Man Reach

 - Reach 3: Rendezvous Reach

 - Reach 4: Lagoons Reach

 - Reach 5: Beaver Ponds Reach

 - Reach 6: Lions/Safeway Reach

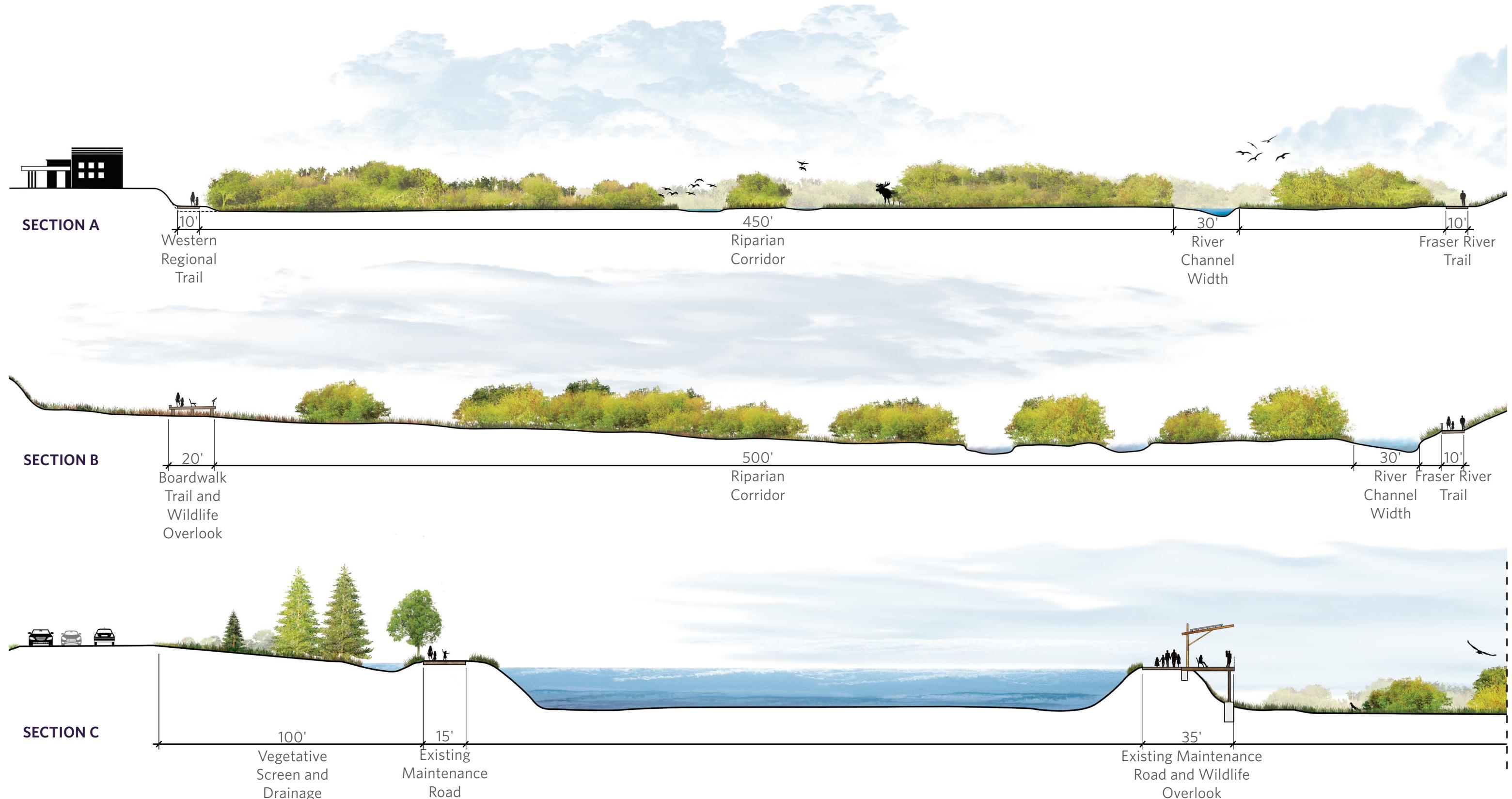
 - Other Open Space Areas

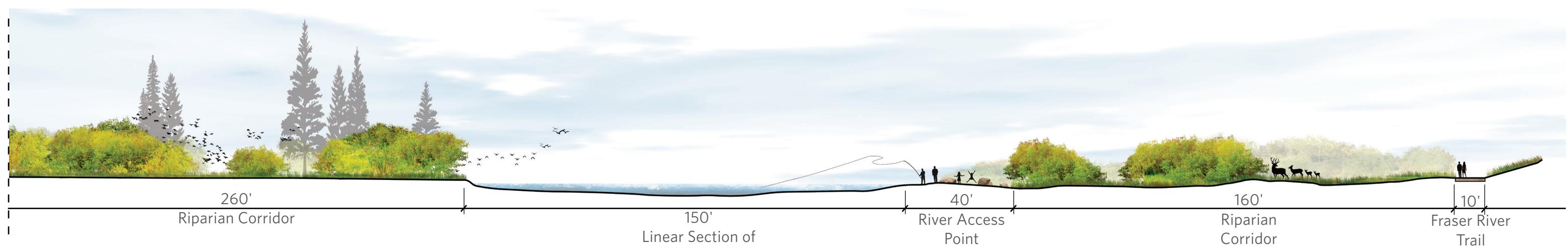
 - Lions Ponds Area

 - Existing Trailheads

## 4.14 CORRIDOR SECTIONS

The following sections show how the proposed recreational recommendations are balanced with the existing natural environment.





## 4.15 RECREATIONAL RECOMMENDATIONS

The following tables provide a summary of the recommendations for existing and proposed recreational elements for the entire corridor. Recommendations for the Lions Pond Area have been broken out separately. Due to the number of recreational features in each reach, recreational features were assigned a letter that corresponds with the type of feature they are, the reach they are located in and quantity of that amenity within the reach. The types of features are defined as follows: P = Picnic Area, T = Trail Heads, O = Overlooks, R = River Access Points, S = Educational Signage and W = Wayfinding Signage. Example: P2.1 = Picnic Area, Reach 2, Area 1

**REACH 1 - REACH 3** For more information on recreational recommendations please see Appendix A.

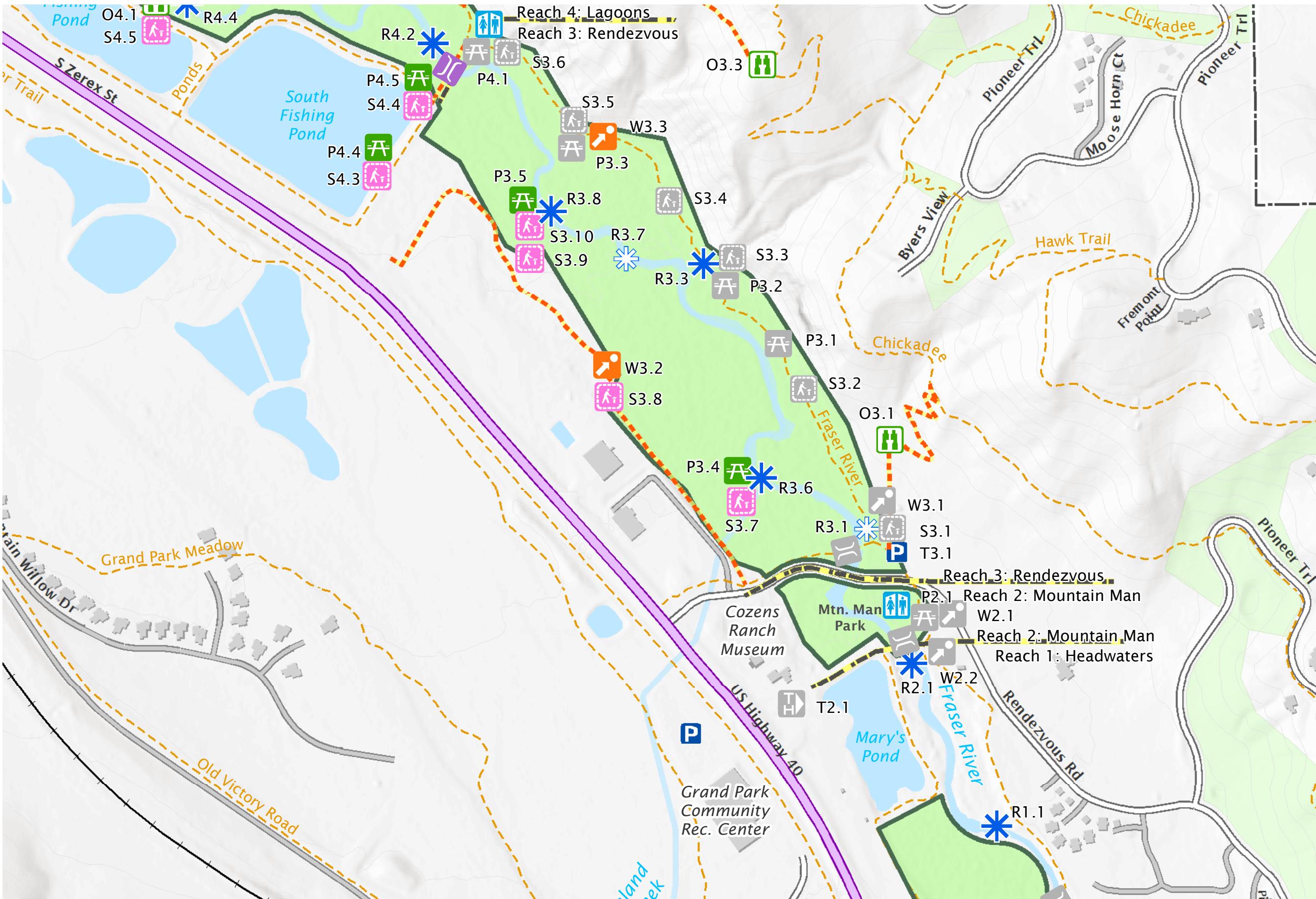
Proposed

Existing

To Be Removed

|         | PICNIC AREAS |   | TRAILHEADS AND OVERLOOKS |       | RIVER ACCESS   |  | SIGNAGE & WAYFINDING  |   |  |  |  |  |
|---------|--------------|---|--------------------------|-------|--|--|---|---|--|--|--|--|
| REACH 1 |              |   |                          |       | R1.1   | ▪ Protect and maintain in good condition |   |   |  |  |  |  |
| REACH 2 | P2.1         | <ul style="list-style-type: none"> <li>▪ Repave and stripe parking lot</li> <li>▪ Add restroom and recycling can</li> <li>▪ Update playground</li> <li>▪ Add educational signage</li> <li>▪ Restore the Cozens Cabin</li> </ul> |                          | T2.1  | <ul style="list-style-type: none"> <li>▪ Add wayfinding signage to the Fraser River Trail</li> </ul>   |  | R2.1  | <ul style="list-style-type: none"> <li>▪ Reconstruct</li> </ul>           |  |  |  |  |
|         |              |   |                          |       |  |  |   | W2.1  |  |  |  |  |
| REACH 3 | P3.1         | <ul style="list-style-type: none"> <li>▪ Decommission</li> </ul>  |                          | T3.1  | <ul style="list-style-type: none"> <li>▪ Add trailhead kiosk</li> <li>▪ Add entryway feature</li> <li>▪ Add restrooms</li> <li>▪ Add seating</li> <li>▪ Repave and stripe parking lot</li> </ul> |  | R3.1  | <ul style="list-style-type: none"> <li>▪ Formalize and improve</li> </ul> |  |  |  |  |
|         | P3.2         | <ul style="list-style-type: none"> <li>▪ Add picnic table</li> <li>▪ Add crusher fines area</li> <li>▪ Add educational signage</li> <li>▪ Add pet waste station and recycling can</li> </ul>                                    |                          |       |  |  | R3.2  | <ul style="list-style-type: none"> <li>▪ Formalize and improve</li> </ul> |  |  |  |  |
|         | P3.3         | <ul style="list-style-type: none"> <li>▪ Reconstruct to match other picnic areas</li> <li>▪ Add recycling can</li> </ul>  |                          |       |  |  | R3.3  | <ul style="list-style-type: none"> <li>▪ Convert to informal</li> </ul>   |  |  |  |  |
|         | P3.4         | <ul style="list-style-type: none"> <li>▪ New Picnic Area</li> <li>▪ Add pet waste station and recycling can</li> </ul>  |                          | O3.1  | <ul style="list-style-type: none"> <li>▪ New Overlook</li> </ul>   |  | R3.4  | <ul style="list-style-type: none"> <li>▪ Decommission</li> </ul>          |  |  |  |  |
|         | P3.5         | <ul style="list-style-type: none"> <li>▪ New Picnic Area</li> <li>▪ Add pet waste station and recycling can</li> </ul>  |                          |       |  |  | R3.5  | <ul style="list-style-type: none"> <li>▪ Decommission</li> </ul>          |  |  |  |  |
|         | R3.6         |   |                          |       |  |  | <ul style="list-style-type: none"> <li>▪ New formal river access</li> </ul>   |   |  |  |  |  |
|         | R3.7         |   |                          |       |  |  | <ul style="list-style-type: none"> <li>▪ New informal river access</li> </ul> |   |  |  |  |  |
|         | R3.8         |   |                          |       |  |  | <ul style="list-style-type: none"> <li>▪ New formal river access</li> </ul>   |   |  |  |  |  |
|         | O3.2         | <ul style="list-style-type: none"> <li>▪ New Overlook</li> </ul>  |                          | S3.9  | <ul style="list-style-type: none"> <li>▪ New educational signage</li> </ul>  |  |   |   |  |  |  |  |
|         |              |   |                          |       | <ul style="list-style-type: none"> <li>▪ New educational signage</li> </ul>  |  |   |   |  |  |  |  |
|         |              |   |                          |       | <ul style="list-style-type: none"> <li>▪ New educational signage</li> </ul>  |  |   |   |  |  |  |  |
|         | O3.3         | <ul style="list-style-type: none"> <li>▪ New Overlook</li> </ul>  |                          | S3.10 | <ul style="list-style-type: none"> <li>▪ New educational signage</li> </ul>  |  |   |   |  |  |  |  |
|         |              |   |                          |       | <ul style="list-style-type: none"> <li>▪ Protect and maintain in good condition</li> </ul>   |  |   |   |  |  |  |  |
|         |              |   |                          |       | <ul style="list-style-type: none"> <li>▪ New wayfinding signage</li> </ul>   |  |   |   |  |  |  |  |

Table 3: Recreational Recommendations Summary A



The types of features are defined as follows: P = Picnic Area, T = Trail Heads, O = Overlooks, R = River Access Points, S = Educational Signage and W = Wayfinding Signage. Example P2.1 = Picnic Area, Reach 2, Area 1

**REACH 4 - REACH 5** For more information on recreational recommendations please see Appendix A.

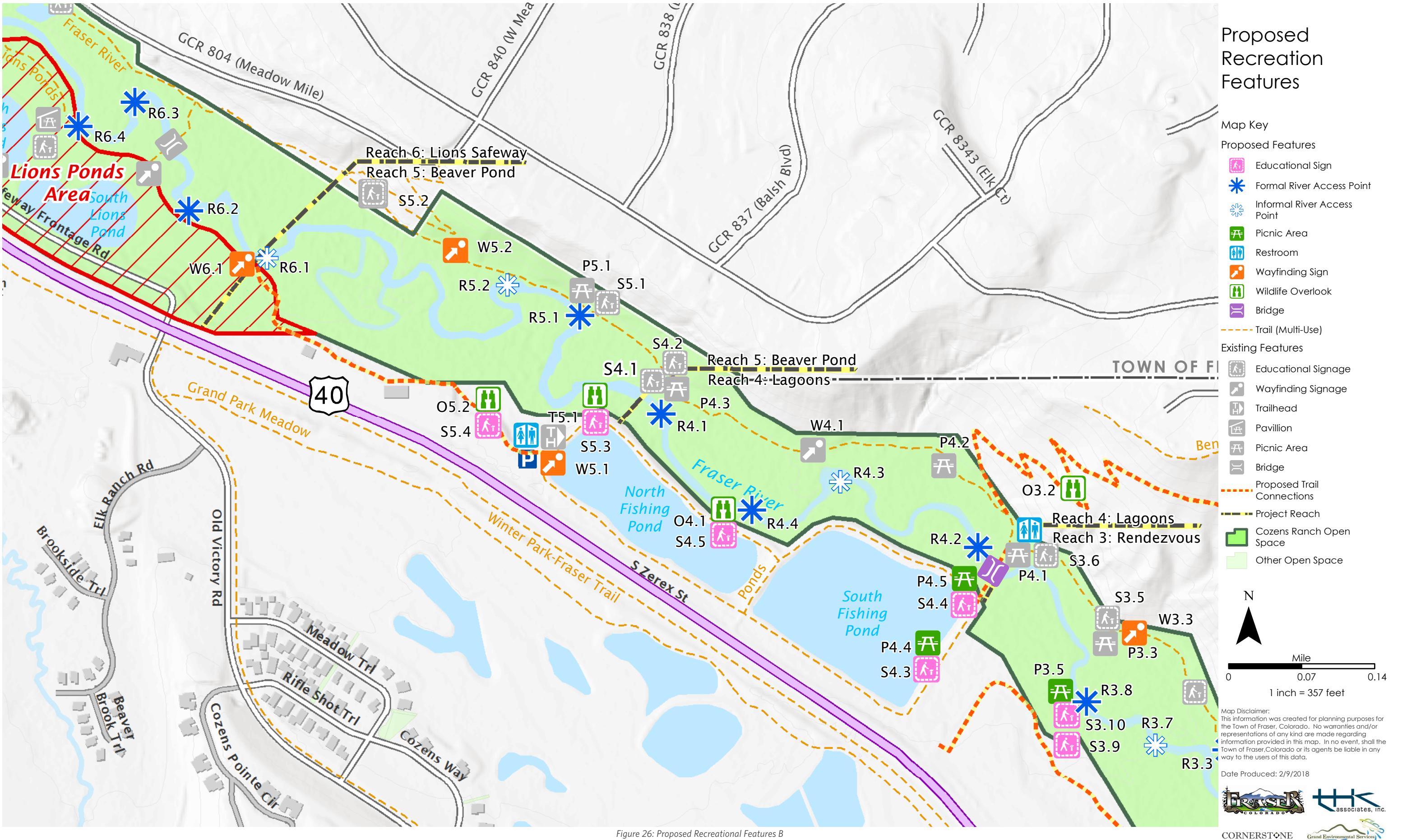
Proposed

Existing

To Be Removed

|         | PICNIC AREAS |  | TRAIL HEADS AND OVERLOOKS |   | RIVER ACCESS |   | SIGNAGE & WAYFINDING |   |
|---------|--------------|--|---------------------------|---|--------------|---|----------------------|---|
| REACH 4 | P4.1         | <ul style="list-style-type: none"> <li>▪ Add pedestrian bridge</li> <li>▪ Add picnic table</li> <li>▪ Add educational signage</li> <li>▪ Add shade</li> <li>▪ Add restroom</li> <li>▪ Decommission existing river access</li> <li>▪ Add pet waste station and recycling can</li> </ul> | 04.1                      | <ul style="list-style-type: none"> <li>▪ New Overlook</li> </ul>  | R4.1         | <ul style="list-style-type: none"> <li>▪ Formalize and improve</li> </ul>   | S4.1                 | <ul style="list-style-type: none"> <li>▪ Update graphic</li> </ul>          |
|         | P4.2         | <ul style="list-style-type: none"> <li>▪ Add educational signage</li> <li>▪ Add shade</li> <li>▪ Add recycling can</li> </ul>  |                           |   | R4.2         | <ul style="list-style-type: none"> <li>▪ New formal river access</li> </ul>   | S4.2                 | <ul style="list-style-type: none"> <li>▪ Update graphic</li> </ul>          |
|         | P4.3         | <ul style="list-style-type: none"> <li>▪ Add shade</li> <li>▪ Add picnic table</li> <li>▪ Consolidate elements</li> <li>▪ Add pet waste station and recycling can</li> </ul>   |                           |   | R4.3         | <ul style="list-style-type: none"> <li>▪ New informal river access</li> </ul>   | S4.3                 | <ul style="list-style-type: none"> <li>▪ New educational signage</li> </ul> |
|         | P4.4         | <ul style="list-style-type: none"> <li>▪ New Picnic Area</li> </ul>  |                           |   | R4.4         | <ul style="list-style-type: none"> <li>▪ New formal river access</li> </ul>   | S4.4                 | <ul style="list-style-type: none"> <li>▪ New educational signage</li> </ul> |
|         | P4.5         | <ul style="list-style-type: none"> <li>▪ New Picnic Area</li> </ul>  |                           |   |              |   | S4.5                 | <ul style="list-style-type: none"> <li>▪ New educational signage</li> </ul> |
| REACH 5 | P5.1         | <ul style="list-style-type: none"> <li>▪ Add shade</li> <li>▪ Add picnic tables</li> <li>▪ Add benches</li> <li>▪ Add educational signage</li> <li>▪ Add pet waste station and recycling can</li> <li>▪ Monitor and remove dam as needed to protect critical infrastructure</li> </ul> | T5.1                      | <ul style="list-style-type: none"> <li>▪ Pave and reconfigure parking area</li> <li>▪ Add educational signage</li> <li>▪ Add shade</li> <li>▪ Add picnic tables</li> <li>▪ Add composting restroom</li> </ul> | R5.1         | <ul style="list-style-type: none"> <li>▪ Add two picnic tables and seat boulders</li> <li>▪ Add shade</li> <li>▪ Add a trash can</li> <li>▪ Install a split rail fence</li> </ul> | S5.1                 | <ul style="list-style-type: none"> <li>▪ Update graphic</li> </ul>          |
|         |              |  |                           |   | R5.2         | <ul style="list-style-type: none"> <li>▪ Convert to informal</li> </ul>   | S5.2                 | <ul style="list-style-type: none"> <li>▪ Update graphic</li> </ul>          |
|         |              |  | 05.1                      | <ul style="list-style-type: none"> <li>▪ New Overlook</li> </ul>  | R5.3         | <ul style="list-style-type: none"> <li>▪ Decommission</li> </ul>  | S5.3                 | <ul style="list-style-type: none"> <li>▪ New educational signage</li> </ul> |
|         |              |  | 05.2                      | <ul style="list-style-type: none"> <li>▪ New Overlook</li> </ul>  | R5.4         | <ul style="list-style-type: none"> <li>▪ Add seat boulders</li> <li>▪ Add shade</li> <li>▪ Add a 5' wide crusher fines trail</li> <li>▪ Install a split rail fence</li> </ul>     | S5.4                 | <ul style="list-style-type: none"> <li>▪ New educational signage</li> </ul> |

Table 4: Recreational Recommendations Summary B



The types of features are defined as follows: P = Picnic Area, T = Trail Heads, O = Overlooks, R = River Access Points, S = Educational Signage and W = Wayfinding Signage. Example P2.1 = Picnic Area, Reach 2, Area 1

**REACH 6** For more information on recreational recommendations please see Appendix A.

Proposed

Existing

To Be Removed

|         | PICNIC AREAS |   | TRAIL HEADS AND OVERLOOKS |  | RIVER ACCESS |   | SIGNAGE & WAYFINDING |  |
|---------|--------------|---|---------------------------|--|--------------|---|----------------------|--|
| REACH 6 | P6.1         | <ul style="list-style-type: none"> <li>▪ Add wayfinding signage</li> <li>▪ Replace picnic table</li> <li>▪ Add trail connection</li> <li>▪ Add pet waste station and recycling can</li> </ul> |                           |  | R6.1         | <ul style="list-style-type: none"> <li>▪ Formalize and improve</li> </ul> | S6.1                 | <ul style="list-style-type: none"> <li>▪ Update graphic</li> </ul>                                       |
|         | P6.2         | <ul style="list-style-type: none"> <li>▪ New Picnic Area</li> <li>▪ Add trailhead kiosk</li> </ul>  |                           |  | R6.2         | <ul style="list-style-type: none"> <li>▪ Formalize and improve</li> </ul> | W6.1                 | <ul style="list-style-type: none"> <li>▪ Protect and maintain in good condition</li> </ul>               |
|         |              |   |                           |  | R6.3         | <ul style="list-style-type: none"> <li>▪ Formalize and improve</li> </ul> | W6.2                 | <ul style="list-style-type: none"> <li>▪ Improve wayfinding signage</li> <li>▪ Improve safety</li> </ul> |
|         |              |   |                           |  | R6.4         | <ul style="list-style-type: none"> <li>▪ Formalize and improve</li> </ul> |                      |  |
|         |              |   |                           |  | R6.5         | <ul style="list-style-type: none"> <li>▪ Formalize and improve</li> </ul> |                      |  |

Table 5: Recreational Recommendations Summary C

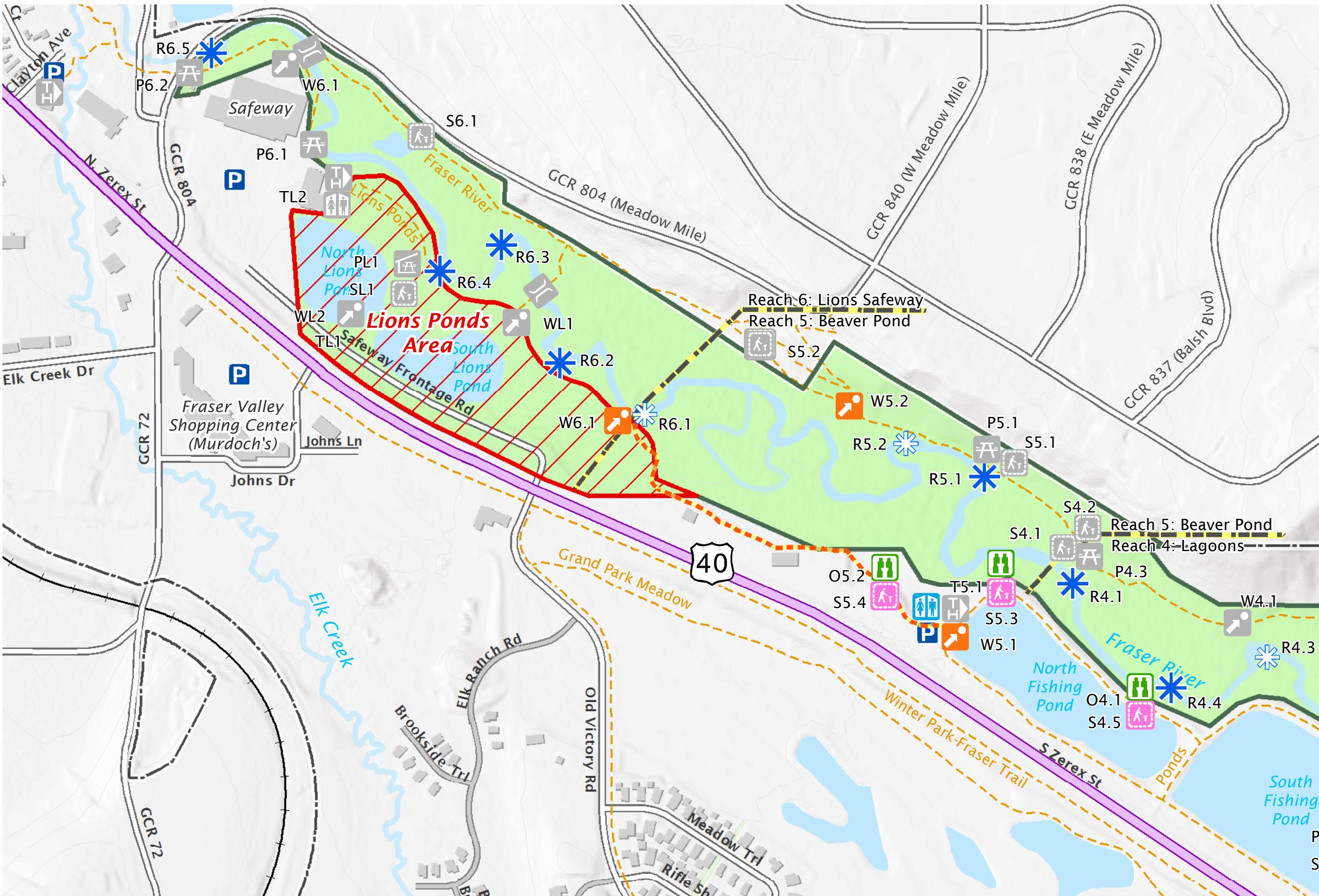
## UNIQUE FEATURES

Several of the reaches in Cozens Ranch Open Space contain unique features that were identified in the site analysis and can incorporate further master plan recommendations.

In Reach 2, Mountain Man's Park playground elements should be replaced as they become faded or no longer meet safety standards and incorporate natural play elements, consolidate play elements, and add a concrete edger around the perimeter of the play area.

Reach 6 is an important and visible area of Cozens Ranch Open Space. Its proximity to Fraser Downtown is a key connection to future growth. Improvements in this reach will focus on wayfinding signage and safety for pedestrian access and multi-modal transportation.

The Lions Pond Area is another important and visible area of the open space. It is unique in the fact it provides one of the only shade structures through Cozens Ranch Open Space and has a small playground nearby. This plan recommends improving this playground, and creating a more cohesive park setting. The next section provides a plan to increase recreational opportunities in this space, more so than any other area of Cozens Ranch.



Proposed  
Recreation  
Features

Map Key

- Proposed Features
- Educational Sign
  - Formal River Access Point
  - Informal River Access Point
  - Picnic Area
  - Restroom
  - Wayfinding Sign
  - Wildlife Overlook
  - Bridge
  - Trail (Multi-Use)

Existing Features

- Educational Signage
- Wayfinding Signage
- Trailhead
- Pavillion
- Picnic Area
- Bridge
- Proposed Trail Connections
- Project Reach
- Cozens Ranch Open Space
- Other Open Space

N

Mile  
0 0.07 0.14  
1 inch = 357 feet

Map Disclaimer:  
This information was created for planning purposes for the Town of Fraser, Colorado. No warranties and/or representations of any kind are made regarding information provided in this map. In no event, shall the Town of Fraser, Colorado or its agents be liable in any way to the users of this data.

Date Produced: 2/9/2018

  
Fraser  
Colorado

  
Grand Environmental Services  
Associates, Inc.



## 4.16 LIONS POND AREA

The Lions Ponds Area was identified early on in the Master Planning process as the area that holds the most potential for a river side park. It is highly visible from US Highway 40, close to downtown Fraser, easily accessible from the Fraser River Trail, holds little ecologic value and is already a popular local destination for recreation and summer events. However, despite its current uses, the Lions Ponds Area is underutilized. Activating this space through the creation of a safe, visible riverside park will promote community activities, help to expand Fraser's tourism and provide a prominent "front door" to the Town of Fraser.

As discussed in Chapter 2, three design alternatives for the potential riverside park were developed and presented to the public and Stakeholders at Public Meeting #2. The goal of this exercise was to explore design alternatives for the park area and gain a clear understanding of what level of development and programming should be included. Input from the December 12th meetings, helped guide the development of the final riverside park plan. The plan blends aspects of each alternative into one cohesive vision for the riverside park by balancing the need for recreation with the overwhelming public desire to protect and connect with the natural environment.

A series of sections and perspective images of individual elements were produced to illustrate the design intent of the riverside park plan. Photographic examples accompany the sections and perspectives to provide examples for the desired details and aesthetics of the individual elements proposed.

### 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 should be established. The regulations should include, but are not limited to, the following regulations identified as part of this Master Plan.

- 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 CPW
- No swimming should be allowed in the Lions Ponds
- The park should be closed at dark with the exception of scheduled events



Figure 28: Lions Pond Area Master Plan

### ① GATEWAY AT US HIGHWAY 40

- Take into account CDOT's future plans for the US Highway 40 and Frontage Road intersection
- Offset gateway feature to accommodate future traffic signals
- Do not obstruct sight lines at intersection
- Gateway character should be a visually striking sculptural entryway feature that captures both the natural beauty of Cozens Ranch Open Space and the fun, funky and unique character of Fraser



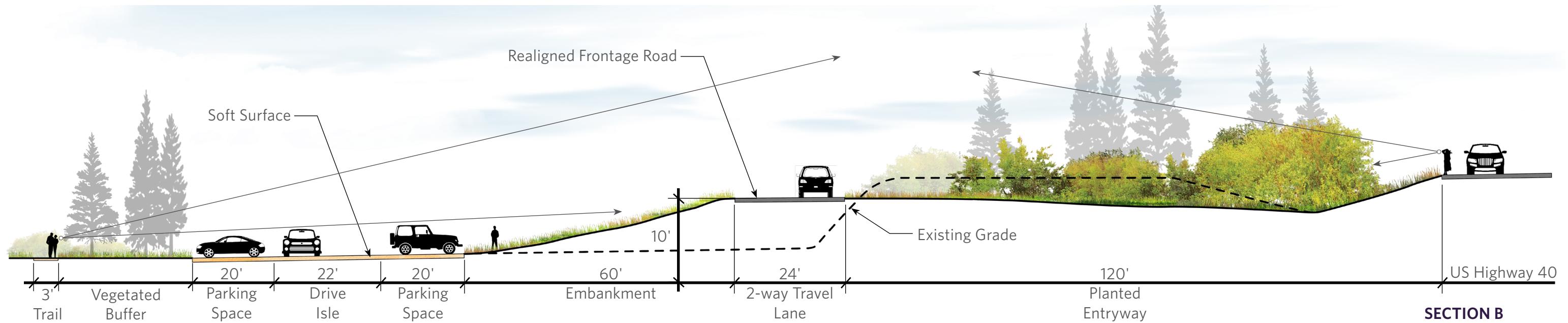
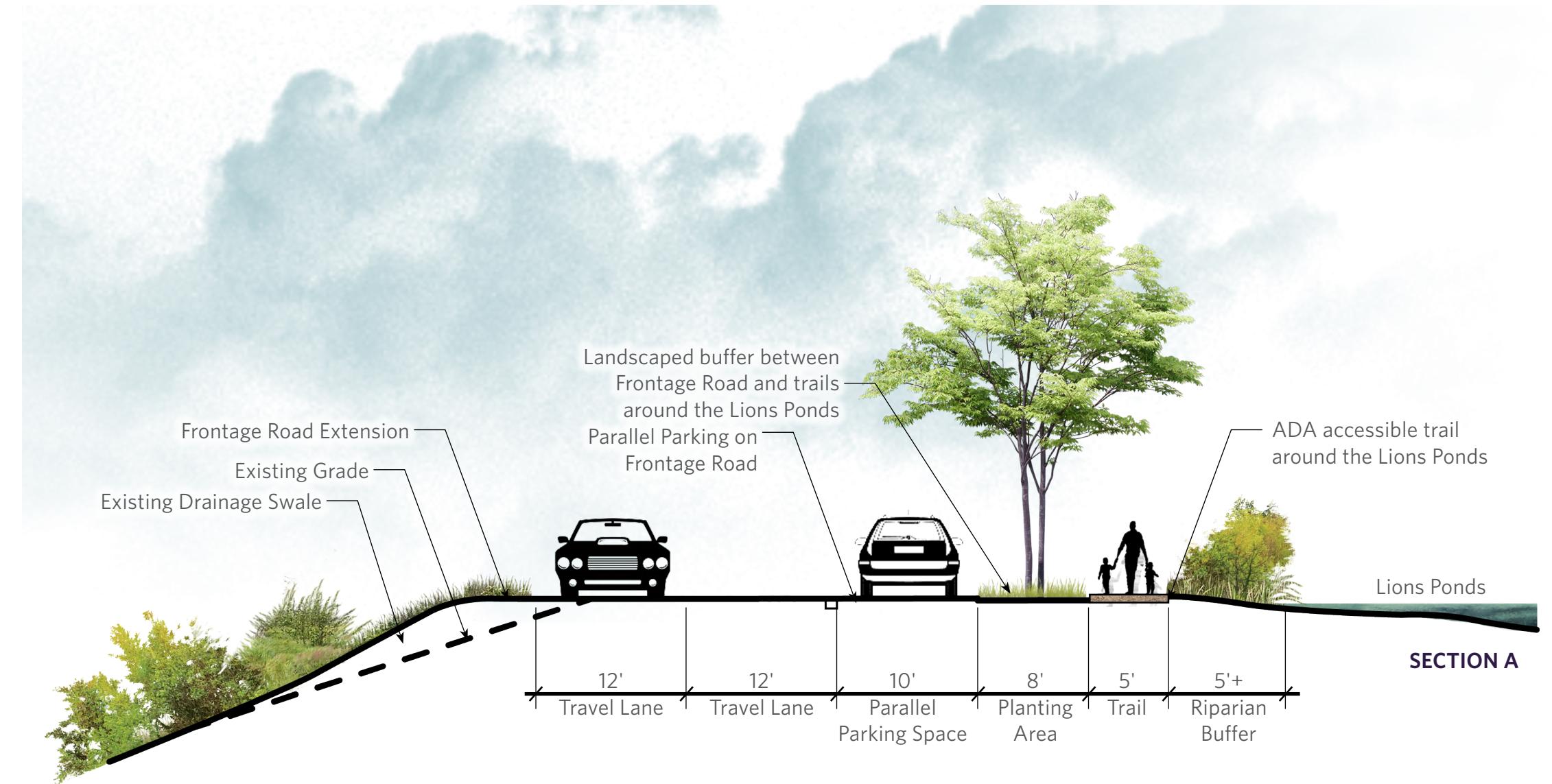
*During the second public meeting the public preferred an abstract natural sculptural gateway*



*Entryway Sign at US Highway 40*

## ② FRONTAGE ROAD IMPROVEMENTS

- Defined parallel parking with increased stripping and signage along frontage road in short term (potential for diagonal parking but approx. 6-8 feet of asphalt patching would be needed)
- Realign and widen frontage road to accommodate full movement intersection and stack up distance at US Highway 40 as part of CDOT's future plans
- Road realignment should aim to not cause a rise in the 100 year floodplain
- The frontage road should be designed to provide a functional yet pleasant arrival sequence into the park



### ③ PARKING

Four improved parking areas and over 80 parking spaces are recommended at the new riverside park.

#### Southern Parking Area:

- Soft surface parking lot located south-west of the South Lions Pond below the realigned frontage road
- Constructed at the same time as the new the frontage road improvements
- Add approximately 28 individual spaces with one handicap accessible space
- Construction of this parking area may impact the 100 year floodplain

#### Parallel Parking Area:

- Parallel parking on the north side of the frontage road
- Add approximately 23 individual spaces

#### Lions Ponds Trailhead Parking Area:

- Reconfigure existing trailhead area to improve circulation, accommodate bus drop-off, define individual spaces and create an aesthetically pleasing entryway into the park
- Add approximately 14 individual spaces with two handicap spaces

#### Fraser Marketplace Parking Area:

- Currently, the Town owns eight (8) spaces in the parking area behind the Fraser River Marketplace
- Add approximately 20 space with one handicap space by expanding this parking area to the east
- The parking areas should promote a sense of arrival and permanence. With the exception of the Southern Parking Area, each parking area should be paved with asphalt and include curb, gutter and landscaping



Figure 29: Parking Exhibit

#### ④ RIVERSIDE PARK TRAILHEAD

- Add entryway feature to the park
- Add a small gathering space with boulder seating
- Add additional kiosk showing park plan and fishing, trail, pet and bike regulations



New kiosk should be the same design as existing kiosk but incorporate park specific information



Entryway feature into the park should define this trailhead as the main entry point for the park and capture the natural but playful character of the park



#### ⑤ LIONS PONDS TRAILS

- Reconstruct all trails around the Lions Ponds to be ADA accessible
- The majority of the trails in the new riverside park should be crusherfines, 5' wide with 1-2 shoulders and maximum sustained grade less than 5% (ADA)
- Trails around the Central Plaza and Amphitheater should be 10' natural color concrete trails to accommodate ADA ramps to the stage and maintenance vehicles



Crusherfines Trail



Natural color Concrete Trail



Trail around the Lions Ponds

**④ TREE CANOPY**

- Plant a variety of native trees around the Lions Ponds Area, including Kremmling Cottonwoods, Narrow Leaf Cottonwoods, Peachleaf Willow, Aspens, Douglas Fir and Colorado Blue Spruce
- Plant a mixture of deciduous and evergreen trees in the interior of the Park to provide biodiversity and visual interest
- Plant shade tolerant evergreen trees after deciduous shade trees have matured to emulate natural systems
- Focus tree planting around gathering spaces to provide shade and screening opportunities
- Irrigate upland trees with rotors or drip
- Plant riparian trees along the river, around the ponds and in constructed wetlands and do not irrigate



Trees will provide needed shade around the Lions Ponds and diversity in species will create a prominent visual interest for the Park

**⑤ FISHING ACCESS AT OUTFALL #1**

- Rework to provide ADA access across the outfall channel
- Reconstruct the outfall to increase opportunity for gathering spaces and fishing – add flat boulders and ornamental vegetation
- Improve edge condition to allow kids to interact with the water



Outfall shall have a natural appearance and channel material



Outdoor educational and play should be incorporated into the outfall structure



Figure 30: Tree Canopy

## ⑧ MEMORIAL AREA

- Keep memorial area in place but re-structure and maintain the brick plaza area
- Keep flag poles in place
- Fix water feature
- Move Ike into the ponds
- Add xeric ornamental vegetation around the memorial



Brick pavers should be re-structured around the flag poles and the existing weeds removed



Xeric ornamental plantings around the memorial will increase the beauty of the memorial



## ⑨ CENTRAL PLAZA

- Reorganize the existing picnic area around the Kit Klancke Pavilion as a plaza space
- Develop programming such as a Snow Sculpting Festival at the new plaza space
- Add formal planting and removable seating to plaza area for large events
- Preserve Kit Klancke Pavilion
- Add an additional year-round pavilion with a fire place in a similar architectural style to the Kit Klancke Pavilion
- Add picnic tables and an outdoor interactive electronic kiosks with educational information, maps and local retail opportunities at each pavilion
- Add a plumbed restroom
- Add a small natural play area adjacent to plaza



The central plaza will promote a sense of community and draw people to Fraser by providing outdoor space for events year-round



Central Plaza Area

**10 POND ACCESS**

- Establish central crusherfines trail access between the pond access and the Central Plaza
- Place boulders along the edge of bank for easy fishing access and seating
- Add shade shelter at the pond edge



Shade shelter shall be a traditional wood and stone shade shelter with a pitched roof



Solar panels could be integrated into the shade shelter to provide energy for a charging station for visitors

**11 RIVER FRONT**

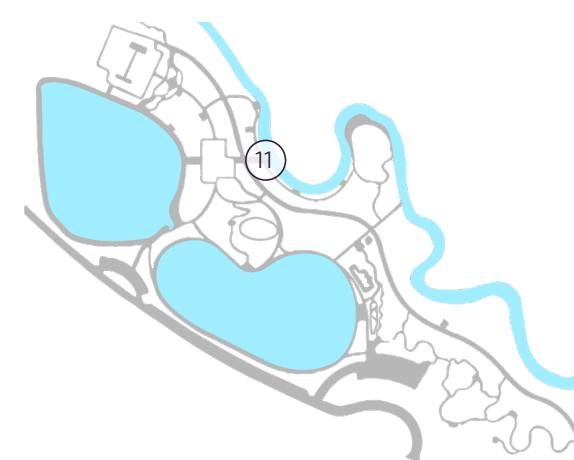
- Add a series of social river access points for people to interact with the river directly adjacent to the Central Plaza
- Protect clumps of mature willows in between river access points
- Plant willow stakes in existing social river access points to restore riparian vegetation



Social river access points at the River Front should be made out of large boulders embedded into the existing river bank



Kids and families should be invited to play safely and experience the Fraser River



Social River Access Point

## ⑫ DISPERSED PICNIC AREA

- Restore the upland grassland by amending the soil with organic compost, reseed with native seed and irrigate
- Plant aspen, cottonwood and spruce trees to provide shade
- Add three small picnic areas at strategic locations
- Add small amenity spaces next to the shelters for horseshoes, cornhole, etc.



*The restored native upland grassland and tree canopy will create an excellent space for people to gather*



*The dispersed picnic area could also be used for a variety of outdoor events such as yoga, boche ball, slack lining and many others*



*Dispersed Picnic Area*

## 13 NATURAL PLAYGROUND AT OUTFALL #2

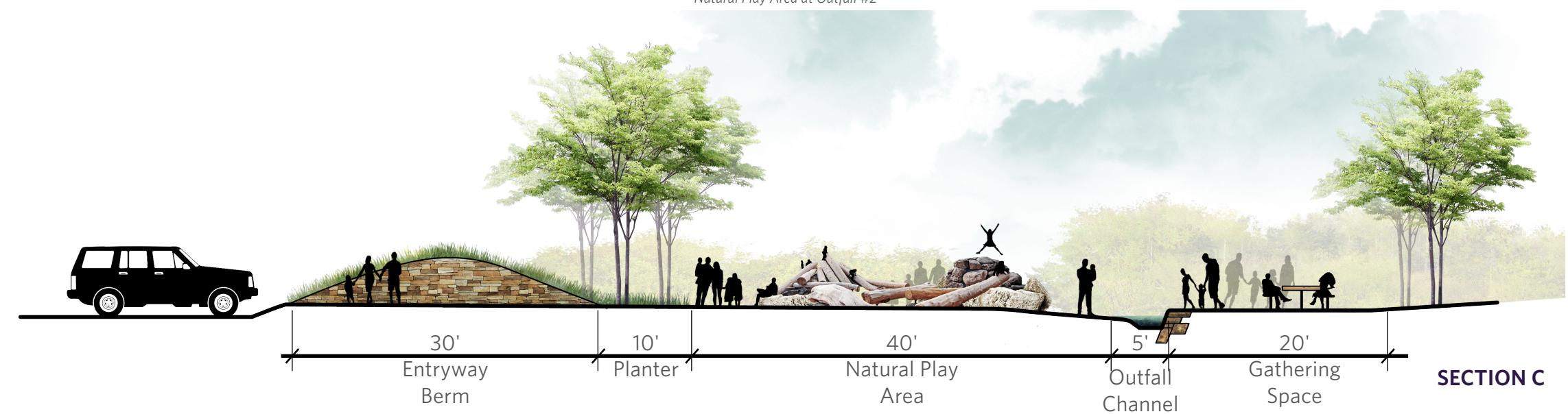
- Realign and widen outfall weir and realign outfall channel
- Increase sinuosity of the outfall channel and emulate natural river processes by constructing point bars and cut banks on a small scale
- Create outdoor classroom space for educational programming
- Add pockets of natural play elements along channel
- Relocate existing playground features to new natural playground
- Plant grasses and shade trees (irrigate with bags or drip)



Natural features such as logs and boulders should be used to construct the natural play elements



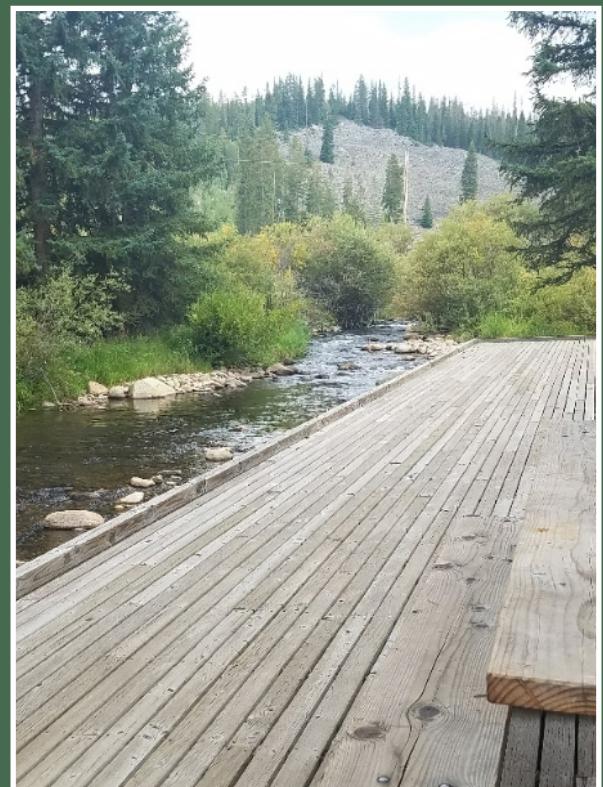
Natural Play Area at Outfall #2



SECTION C

**14 ADA ACCESSIBLE RIVERSIDE DOCK**

- Construct ADA accessible riverside dock in location selected by Trout Unlimited
- Cause no rise in the 100-year floodplain
- The Army Corps must grant a Nationwide Permit prior to construction



ADA accessible fishing dock at Confluence Park should serve as a precedent for this dock

**15 SLOPED AMPHITHEATER**

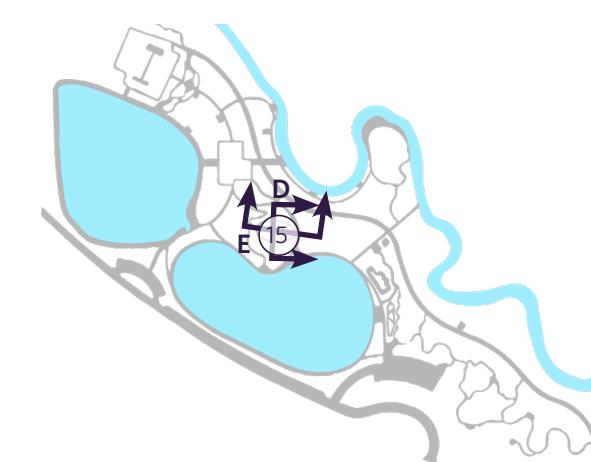
- Construct amphitheater in a large landform to block north-northwesterly winds, absorb the sound from the stage and serve as a seating and recreational element
- Establish a flat turf grass area and small sloped turf grass section on the lower 1/3 of the landform
- Include stage built into the hillside with an overhang to protect from summer showers
- Construct 10' natural colored concrete ADA trail access through stage area



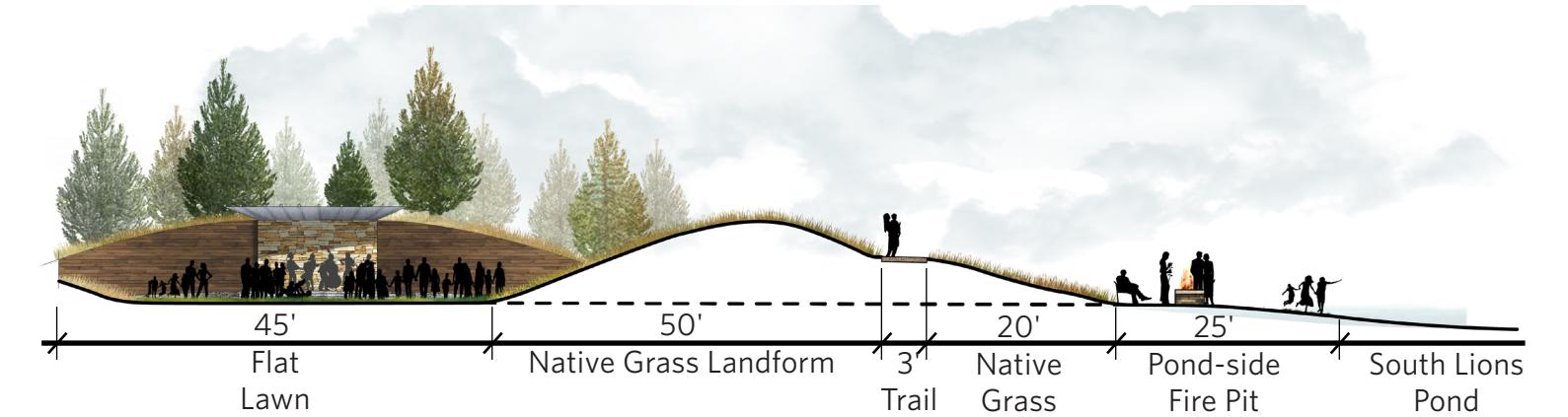
Mix of sloped lawn and native seed will provide the ideal balance between viewing and recreational opportunities



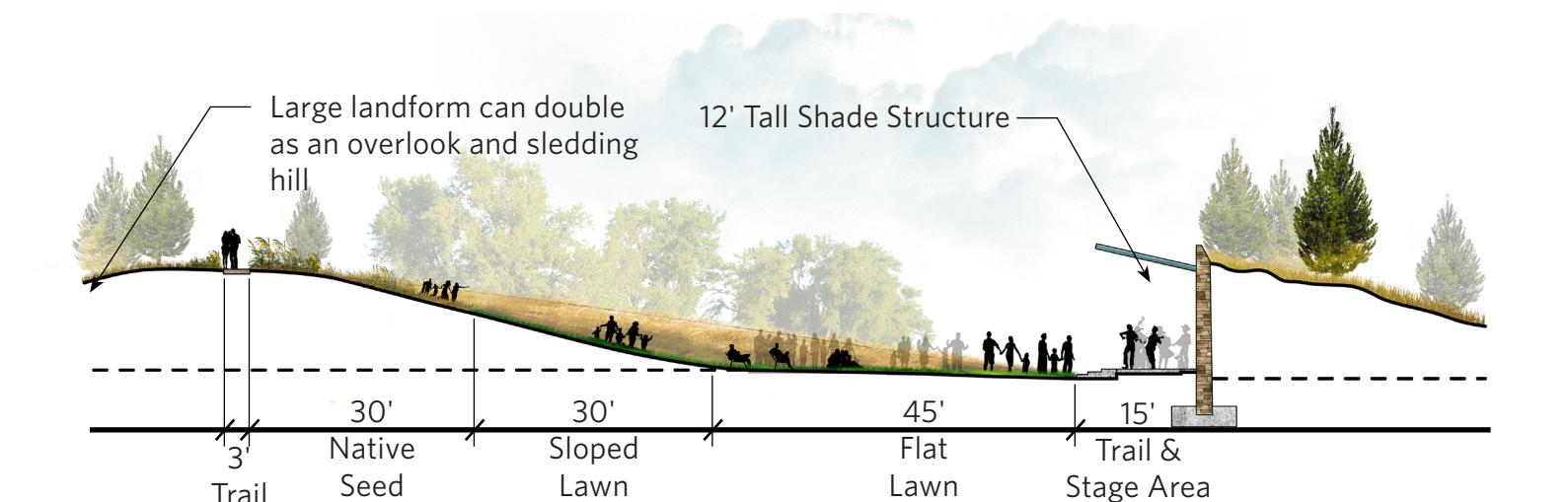
Landform will double as a sledding hill in the winter



Sloped Amphitheater Overlook



SECTION D



SECTION E

**⑯ POND-SIDE FIRE PIT**

- Construct wood fire pit on the inside bend of the South Lions Pond
- Provide comfortable seating next to the fire pit
- Slope the hardscape of the fire pit area into the South Lions Pond so people can interact with the pond



Place fire pit near the sloping edge so that a portion of the area is under the ponds water



Add creative seating around the fire pit that interact with the pit and adjacent landform

**⑰ CROSSROADS STATION**

- Create gathering space between the existing bridge and the South Lions Ponds to transition from the highly programmed central area to the natural southern portion of the site
- Add plumbed restroom
- Add small seating area with natural art sculpture and pet station



Natural art sculpture should create a gateway to the Natural Exploration Course on the south end of the site



A Plumbed restroom should be placed at Crossroads Station to provide facilities to people using the park and the Fraser River Trail



Artistic gateway at the Crossroads Station

**18 FISHING POINT**

- Add crusherfines gathering area along bank at the diversion to the South Lions Ponds
- Include with multiple seat boulders
- Plant cottonwood along the bank to shade the water but not obstruct casting



*Fishing point should be constructed to allow for ADA access but should not impede casting or interaction with the river*



*Existing instream aquatic habitat structures make this an ideal fishing location around the Lions Ponds*

**19 BIKE PLAYGROUND**

- Construct a small low maintenance bike playground with natural color concrete pump track bordered by soft surface trails with a diverse range of beginner mountain bike skills trails available
- Construct outside of the 100-year floodplain
- Create small seating areas throughout so parents can watch their kids
- Intent is family friendly and meant for kids to learn how to ride a mountain bike
- Looped trails will be covered in snow in the winter and groomed for Fat Bike use



*Bike playground will contain a formal pump track and natural trails for a diversity of mountain biking experience*



*Bike Playground*

**20 NATURAL EXPLORATION COURSE**

- Create a series of soft surface trails and boardwalks that weave their way throughout the riparian meadow east of the South Lions Pond
- Place small gathering spaces and imaginative play opportunities along the soft surface trails
- Uses progress from high intensity in the west to more passive in the east
- Encourage natural play, outdoor education, meditation, yoga, painting and relaxation in these areas



Wildflower seed should be spread throughout the riparian meadow



Existing instream aquatic habitat structures make this an ideal fishing location around the Lions Ponds

**21 CONSTRUCTED WETLANDS**

- Reconstruct the drainage channel from Grand Park to include constructed wetland
- Construct boardwalks over the channel and wetlands
- Install an ADA accessible dock at one of the wetland ponds
- Install small gathering spaces around the wetlands to facilitate outdoor education, quite individual contemplation or family gathering educational signage at each gathering space



The constructed wetlands and boardwalks will provide a diverse range of outdoor educational opportunities



Small gathering spaces around the constructed wetlands provide areas for quite contemplation and relaxation in nature



Outdoor Classroom in Natural Exploration Course



Wetland Overlook Dock

## 4.17 SITE CHARACTER

The character of Cozens Ranch Open Space and the new riverside park should embody the goals of the Master Plan by balancing nature with improved recreational opportunities through the placement of natural materials, native plantings and local art in the landscape.

| SURFACES  | SEATING   | SITE FEATURES  | NATIVE PLANTINGS   | LOCAL ART   |
|---|---|--|--|---|
| <b>CRUSHER FINES</b><br>           | <b>ADA ACCESSIBLE PICNIC TABLES</b><br> | <b>TANGIBLE EDUCATIONAL SIGNS</b><br> | <b>SHADE TREES</b><br>            | <b>ROTATING ARTISTS</b><br>          |
| <b>NATURAL COLOR CONCRETE</b><br> | <b>CUSTOM NATURALIZED BENCHES</b><br>  | <b>FISHING LINE RECYCLING</b><br>    | <b>RIPARIAN VEGETATION</b><br>   | <b>ECLECTIC SCULPTURES</b><br>      |
| <b>EARTHEN TRAILS</b><br>        | <b>SEAT BOULDERS</b><br>              | <b>PET STATIONS</b><br>             | <b>NATIVE GRASSES</b><br>       | <b>NATURAL PLAY SCULPTURES</b><br> |
| <b>BOARDWALKS</b><br>            | <b>LOG SEATS</b><br>                  | <b>LOG BIKE RACKS</b><br>           | <b>ORNAMENTAL PLANTINGS</b><br> | <b>NATURAL SCULPTURES</b><br>      |

## 4.18 MAINTENANCE

Based on the Town's investment in Cozens Ranch Open Space, this Master Plan recommends phasing out the current IGA between the Town and the Fraser Valley Recreation District to establish a Town of Fraser Parks Division under the umbrella of the Public Works Department. The Parks Division should be established in the short term to immediately maintain the improvements to Cozens Ranch following construction.

Once the Parks Division is established, existing maintenance issues should be compiled into an operating plan to determine the Division's scope and labor needs.

## 4.19 PERMITTING

During the Master Plan, the Army Corps of Engineers was consulted on the permitting of Outfalls 1 and 2, construction of the a ADA accessible riverside dock and the Western Regional Trail. Each element will likely need the following permits prior to construction:

- Outfalls 1 and 2: Nationwide #46
- ADA Accessible Riverside Dock: Nationwide #42
- Western Regional Trail: Nationwide #14

In order to determine the exact amount of wetland impacts per element, a detailed wetland delineation should be done for each element prior to permitting.

## 4.20 PROGRAMMING

Educational and recreational programming will be a key driver for the ongoing use and success of Cozens Ranch Open Space. The Town should continue to partner with Stakeholders to develop year-round programming for the site. Specific program opportunities identified during the Master Planning process are:

- GCWIN workshops
- The Lions Club Fishing Derby
- Tuesday night concerts in the Park
- Movies in the Park
- River festivals
- Bicycle events
- Bird/wildlife watching events
- Intergenerational historical and environmental walking tours
- Snow sculpting events
- Art walks
- Family Reunions or Weddings

Social media and other digital technologies should be used during educational programming to promote events and encourage collaboration.

## 4.21 BRANDING

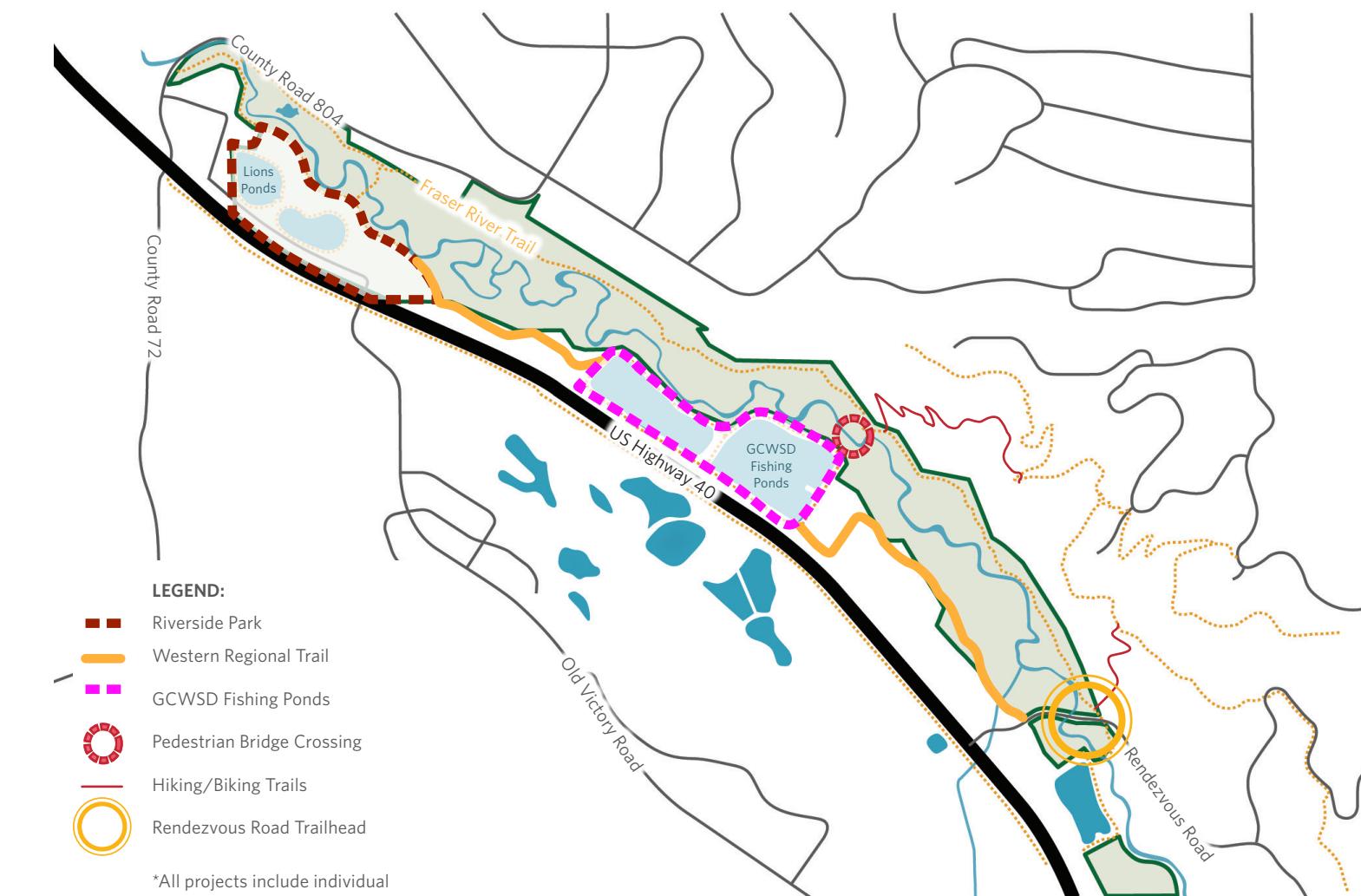
A brand should be developed for Cozens Ranch Open Space and the new riverside park that represents the natural and recreational value of Cozens Ranch. The brand should include an iconic logo and cohesive plan graphics of the corridor. The logo and brand should be placed on kiosks, signage and unique features throughout the open space area and be used for advertising to attract visitors to this unique open space area.

## 4.22 PROJECTS

In order to give the Town of Fraser a better understanding of the cost of the recommendations, the Master Plan Team has prepared the following conceptual cost estimates for six individual projects. This approach will allow the Town to prioritize projects based on available funding and phase construction.

The six projects are as follows:

1. Riverside Park
2. Western Regional Trail
3. GCWSD Fishing Ponds
4. Pedestrian Bridge Crossing
5. Hiking/Biking Trails
6. Rendezvous Road Trailhead



Riverside Park Cost Estimate

| ITEM   | COST               |
|--|--------------------|
| GENERAL  | \$391,200          |
| DEMO   | \$80,100           |
| EARTHWORK  | \$192,400          |
| FRONTAGE ROAD IMPROVEMENTS                                     | \$210,700          |
| PARKING AREAS  | \$81,400           |
| SURFACING  | \$318,700          |
| SITE FEATURES  | \$851,700          |
| SITE FURNISHINGS   | \$217,600          |
| LANDSCAPE  | \$291,300          |
| IRRIGATION   | \$320,300          |
| UTILITIES  | \$111,100          |
| MAINTENANCE  | \$118,000          |
| CONSTRUCTION TOTAL   | \$2,793,300        |
| 30% CONTINGENCY  | \$419,000          |
| CONSTRUCTION GRAND TOTAL                                       | \$3,603,500        |
| PERMITTING, SURVEYING, ENGINEERING AND CONSTRUCTION MANAGEMENT | \$576,700          |
| PROJECT GRAND TOTAL  | <b>\$4,180,200</b> |

Table 6: Riverside Park Cost Estimate

Western Regional Trail Cost Estimate

| ITEM   | COST             |
|--|------------------|
| GENERAL  | \$55,200         |
| SEGMENT 1 - TRAIL  | \$196,200        |
| SEGMENT 1 - SITE FEATURES*                                     | \$9,100          |
| SEGMENT 1 - TOTAL CONSTRUCTION COSTS                           | \$205,300        |
| SEGMENT 2 - TRAIL  | \$153,300        |
| SEGMENT 2 - SITE FEATURES*                                     | \$34,730         |
| SEGMENT 2 - TOTAL CONSTRUCTION COSTS                           | \$188,030        |
| CONSTRUCTION TOTAL   | \$393,330        |
| 30% CONTINGENCY  | \$118,000        |
| CONSTRUCTION GRAND TOTAL                                       | \$566,530        |
| PERMITTING, SURVEYING, ENGINEERING AND CONSTRUCTION MANAGEMENT | \$141,800        |
| PROJECT GRAND TOTAL  | <b>\$708,300</b> |

Table 7: Western Regional Trail Cost Estimate

\*Site features for the Western Regional Trail include all picnic areas, wildlife overlooks, river access points and signage.

## GCWSD Fishing Ponds Cost Estimate

| ITEM  | COST                            |
|---|---------------------------------|
| GENERAL   | \$68,400                        |
| TRAILHEAD PARKING   | \$71,740                        |
| TRAILHEAD AMENITIES   | \$121,044                       |
| SITE FEATURES   | \$135,168                       |
| LANDSCAPE   | \$160,000                       |
|   | <b>CONSTRUCTION TOTAL</b>       |
|   | \$487,952                       |
|   | <b>30% CONTINGENCY</b>          |
|   | \$146,400                       |
|   | <b>CONSTRUCTION GRAND TOTAL</b> |
| <b>PERMITTING, SURVEYING, ENGINEERING AND CONSTRUCTION MANAGEMENT</b> | \$175,700                       |
|   | <b>PROJECT GRAND TOTAL</b>      |
|   | <b>\$878,500</b>                |

Table 8: GCWSD Fishing Ponds Cost Estimate

## Pedestrian Bridge Crossing Cost Estimate

| ITEM  | COST                            |
|---|---------------------------------|
| GENERAL   | \$36,300                        |
| PEDESTRIAN BRIDGE   | \$301,020                       |
|   | <b>CONSTRUCTION TOTAL</b>       |
|   | \$301,020                       |
|   | <b>30% CONTINGENCY</b>          |
|   | \$60,200                        |
|   | <b>CONSTRUCTION GRAND TOTAL</b> |
| <b>PERMITTING, SURVEYING, ENGINEERING AND CONSTRUCTION MANAGEMENT</b> | \$99,400                        |
|   | <b>PROJECT GRAND TOTAL</b>      |
|   | <b>\$496,900</b>                |

Table 9: Pedestrian Bridge Crossing Cost Estimate

## Hiking/Biking Trails Cost Estimate

| ITEM  | COST                            |
|---|---------------------------------|
| GENERAL   | \$5,200                         |
| HIKING TRAIL 1 - TRAIL  | \$14,148                        |
| HIKING TRAIL 1 - FEATURES   | \$7,900                         |
| <b>HIKING TRAIL 1 - TOTAL CONSTRUCTION COSTS</b>                      | \$22,048                        |
| HIKING TRAIL 2 - TRAIL  | \$8,460                         |
| HIKING TRAIL 2 - FEATURES   | \$5,900                         |
| <b>HIKING TRAIL 2 - TOTAL CONSTRUCTION COSTS</b>                      | \$14,360                        |
|   | <b>CONSTRUCTION TOTAL</b>       |
|   | \$36,408                        |
|   | <b>30% CONTINGENCY</b>          |
|   | \$10,900                        |
|   | <b>CONSTRUCTION GRAND TOTAL</b> |
| <b>PERMITTING, SURVEYING, ENGINEERING AND CONSTRUCTION MANAGEMENT</b> | \$52,500                        |
|   | <b>PROJECT GRAND TOTAL</b>      |
|   | <b>\$13,200</b>                 |
|   | <b>PROJECT GRAND TOTAL</b>      |
|   | <b>\$65,700</b>                 |

Table 10: Hiking/Biking Trails Cost Estimate

\*Site features for the Hiking/Biking Trails include all wildlife overlooks and signage.

## Rendezvous Road Trailhead Cost Estimate

| ITEM  | COST                            |
|---|---------------------------------|
| GENERAL   | \$7,500                         |
| TRAILHEAD   | \$161,760                       |
|   | <b>CONSTRUCTION TOTAL</b>       |
|   | \$161,760                       |
|   | <b>30% CONTINGENCY</b>          |
|   | \$48,500                        |
|   | <b>CONSTRUCTION GRAND TOTAL</b> |
| <b>PERMITTING, SURVEYING, ENGINEERING AND CONSTRUCTION MANAGEMENT</b> | \$210,300                       |
|   | <b>PROJECT GRAND TOTAL</b>      |
|   | <b>\$52,575</b>                 |
|   | <b>PROJECT GRAND TOTAL</b>      |
|   | <b>\$262,875</b>                |

Table 11: Rendezvous Road Trailhead Cost Estimate

## 4.23 PILOT PROJECT

In order to build momentum for the overall project, a pilot project will be constructed in the summer of 2018. The pilot project will set an example for future projects in the corridor and address multiple needs of the community expressed during the public process. This project was selected for the following reasons.

- Improves ADA accessibility
- Visually striking from US Highway 40
- Improves natural aesthetics and ecosystem processes
- Creates more pleasant recreational experiences around the Lions Ponds
- Establishes partnerships with Stakeholders
- Will not be impacted by future construction
- Some funding secured

The Pilot Project will reconstruct the majority of the trails around the Lions Ponds providing ADA access, and plant a border of shade trees on the southern edge of the Lion Ponds.

The existing recycled asphalt on the trails do not meet ADA standards. It will be removed and the trails will be resurfaced with a 5' wide, 4" thick crusher fines material to provide a firm and stable walking surface per ADA standards. The only portion of the trail that will not be reconstructed will be the portion of trail at Outfall #1. This section of trail should be reconstructed when the entire outfall is reconstructed.

A mix of Kremmling Cottonwoods, Narrowleaf Cottonwoods, Peachleaf Willows, Aspens, Douglas Fir and Blue Spruce shall be planted around the southern edge of the ponds. These trees will cast shade on the ponds and trail resulting in lower water temperatures and a more pleasant recreational experience. The trees will also provide an immediate positive visual impact for the riverside park and help draw people into the area from US Highway 40.

Irrigation bags will be used to establish the trees prior to a full irrigation system being installed in the riverside park.



Figure 32: Pilot Project



"MY FAMILY, ESPECIALLY THE CHILDREN, HAVE BEEN MESMERIZED WHEN THEY HAVE SEEN THE ABUNDANT WILDLIFE IN THE AREA. IT TRULY IS WONDERFUL AS IT IS RIGHT NOW, AND ONLY NEEDS A FEW THINGS TO HELP IT OUT."

- FRASER VALLEY RESIDENT

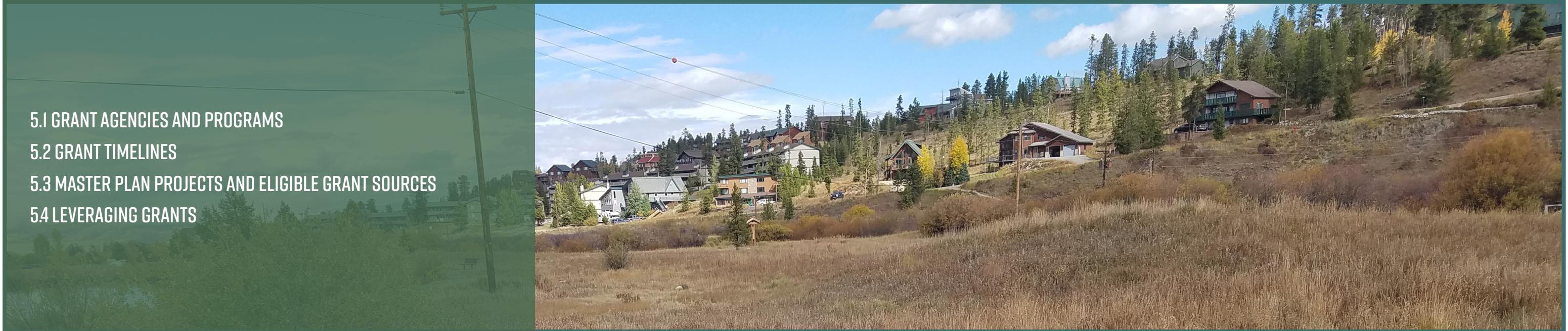
# CHAPTER 5: FUNDING

## 5.1 GRANT AGENCIES AND PROGRAMS

### 5.2 GRANT TIMELINES

### 5.3 MASTER PLAN PROJECTS AND ELIGIBLE GRANT SOURCES

### 5.4 LEVERAGING GRANTS



One of the primary goals of the Fraser River Corridor Master Plan is to “Create an implementable community driven vision.” As the Master Plan was developed, the project team attempted to create implementable projects that could be funded through various funding sources. Several of the projects that are identified in Chapter 4 were specifically designed to create manageable implementation costs that could be covered through grants, increasing the likelihood that these projects could be funded and built within a reasonable timeframe.

## 5.1 GRANT AGENCIES AND PROGRAMS

Several grant agencies and programs exist that can help fund projects in Cozen's Ranch Open Space. These agencies and programs include:

### GREAT OUTDOORS COLORADO (GOCO)

- Local Park and Outdoor Recreation (LPOR) Grants help build or improve community parks, outdoor recreation amenities, outdoor athletic facilities and environmental education facilities. Funding is also available for land acquisitions.
- Youth Corps Grants employ Colorado Youth Corps Association crews on projects like building trails, erosion control after forest fires and eradicating invasive species.
- Habitat Restoration Grants improve and restore Colorado's rivers, streams, wetlands and critical habitat on permanently conserved land.



### COLORADO PARKS AND WILDLIFE (CPW)

Fishing is Fun provides up to \$400,000 in matching grants annually to local and county governments, park and recreation departments, water districts, angling organizations and others for projects to improve angling opportunities in Colorado.



The Colorado State Recreational Trails Grant Program (Non-Motorized Trails) funds projects for large recreational trail grants, small recreational trail grants, trail planning and trail support grants.

### DEPARTMENT OF LOCAL AFFAIRS (DOLA)

Energy/Mineral Impact Assistance Fund Grant (EIAF) is a unique funding opportunity that can be utilized because of the Henderson Molybdenum Mine nearing complete shutdown. The purpose of the EIAF Program is to assist political subdivisions that are socially and/or economically impacted by the development, processing, or energy conversion of minerals and mineral fuels. Funds come from the state severance tax on energy and mineral production and from a portion of the State's share of royalties paid to the federal government for mining and drilling of minerals and mineral fuels on federally-owned land.



Conservation Trust Fund (CTF) The Department of Local Affairs distributes CTF dollars quarterly, on a per capita basis, to over 470 eligible local governments: counties, cities, towns and Title 32 special districts that provide park and recreation services in their service plans.

GRAND COUNTY

Ballot Measure 1A was passed in November 2016 by voters in Grand County. The measure will impose a county-wide sales tax of 0.3 percent that expires in 10 years and will be used for keeping water in the Colorado River and other rivers (such as the Fraser River) available for agriculture, ranching and outdoor recreation; conserving agricultural lands, natural areas, scenic open lands, wildlife habitat, wetlands and river access through acquisition and maintaining hiking and biking trails.

CLIMAX MOLYBDENUM (FREEPORT MCMORAN)

Community Investment Program (CIF) engages community leaders in cultivating and assessing community projects that address identified community priorities (developed at Community Partnership Panels) and allow them to allocate Freeport-McMoRan Foundation funds to programs and projects that encourage a strong focus on local capacity-building, community development and sustainability.



Site Investment Grants are smaller grants that are allocated on a quarterly basis. The average grant award is \$5,000, but can be used to match larger grants.

TROUT UNLIMITED (TU)

Embrace a Stream Program (EAS) is a matching grant program administered by TU that awards funds to TU chapters and councils for cold water fisheries conservation. Since its inception in 1975, EAS has funded more than 1,000 individual projects for a total of \$4.4 million in direct cash grants.

PEOPLE FOR BIKES

PeopleForBikes Community Grant Program supports bicycle infrastructure projects and targeted advocacy initiatives that make it easier and safer for people of all ages and abilities to ride. PeopleForBikes accepts grant applications from non-profit organizations with a focus on bicycling, active transportation, or community development, from city or county agencies or departments, and from state or federal agencies working locally.

COLORADO HEALTH FOUNDATION (CHF)

Activating Places and Spaces supports locally-defined, place-specific efforts to get people outdoors and actively engaged in their neighborhoods – together. The goal of the funding opportunity is to help activate existing infrastructure in public places that contributes to a community's overall health through residential usage and positive experiences. Foundation grant funds will support costs associated with project/program planning and/or implementation for up to one year. In addition, funding for technical assistance for community engagement, communications and marketing is available.

HISTORY COLORADO STATE HISTORIC FUND

The State Historic Fund has 4 different competitive grant programs:

- Acquisition and Development - Stabilization, restoration, rehabilitation, reconstruction, or acquisition of a property or site.
- Education - Providing information about historic sites or historic preservation to the public through interpretation, curriculum development, public outreach, or other educational opportunities that pertain to a site(s).
- Survey and Planning - Identification, documentation, evaluation, designation, and planning for the protection of significant historic buildings, structures, sites, and districts. Also includes construction documents with no physical work.
- Archaeology - Identification, recordation, preservation, and interpretation of archaeological resources. This includes ancient and historic sites as well as artifact collections.

LAURA JANE MUSSER FUND

The Rural Initiative Program encourages collaborative and participatory efforts among citizens in rural communities that will help to strengthen their towns and regions in a number of civic areas including, but not limited to, economic development, business preservation, arts and humanities, public space improvements, and education.

COLORADO DEPARTMENT OF TRANSPORTATION (CDOT)

Transportations Alternatives Program (TAPS) are federal funds that are distributed through State transportation agencies. Although TAPS funds in Colorado have been expended through 2020, CDOT will be releasing Requests for Proposals in the next 18 months for 2021 funded projects.



Senate Bill 17-267 Sustainability of Rural Colorado was passed at the end of May and allocates \$1.8 billion to transportation related infrastructure projects, of which 10% must be used for off highway transportation improvements. This could include trails and parking areas near state highways. It is too soon to understand how and when these funds will be dispersed, but given Cozens Ranch proximity to US Highway 40, it is a potential funding source.

COLORADO DEPARTMENT OF AGRICULTURE NOXIOUS WEED FUND

In 1997, the Colorado Legislature established the Colorado Noxious Weed Management Fund to provide additional financial resources for on-the-ground noxious weed management. Organized private interests, conservation districts, municipalities, and counties have been eligible to apply for assistance provided that awarded funds are used to enhance weed management efforts within the State of Colorado.



## 5.2 GRANT TIMELINES

The following chart displays the current timeline for grant applications, the maximum estimated award and current match requirement. All information is subject to change and should be updated on a yearly basis.

Grant Due Date  Letter of Interest Due Date

| AGENCY                           | AMOUNT                | MATCH                  | 2018 |     |     |     |     |     |     |     |     |     |     |     | 2019 |     |     |     |     |     |     |     |     |     |     |   |
|----------------------------------|-----------------------|------------------------|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|---|
|                                  |                       |                        | FEB  | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | JAN | FEB  | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC |   |
| GOCO LPOR                        | \$350,000             | 25% (10% Cash)         |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |   |
| GOCO Youth Corps                 | 2 Weeks Labor         | Not Required           |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |   |
| GOCO Habitat Restoration         | \$100,000             | 25% (12.5% Cash)       |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |   |
| GOCO Planning                    | \$75,000              | 25% (10% Cash)         |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |   |
| CPW Fishing is Fun               | \$150,000             | 25% (Cash or In-Kind)  |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |   |
| CPW Trail Planning               | \$45,000              | 25%                    |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |   |
| CPW Trail Construction           | \$250,000/\$400,000   | 25%                    |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |   |
| DOLA EIAF                        | \$200,000/\$1,000,000 | 100%                   |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |   |
| DOLA CTF                         | \$25,000              | Not Required           |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |   |
| Grand County Ballot 1A           | Varies                | Not Required           |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |   |
| Freeport McMoran CIF             | \$100,000             | Not Required           |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |   |
| Freeport McMoran Site Investment | \$5,000               | Not Required           |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |   |
| Trout Unlimited                  | \$10,000              | 100% (Cash or In-Kind) |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |   |
| People For Bikes                 | \$10,000              | Not Required           |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |   |
| Colorado Health Foundation       | \$100,000             | Varies                 |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |   |
| State Historic Fund              | \$35,000*/\$200,000   | 25%                    |      |     |     |     |     |     | *   |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     | * |
| Laura Jane Musser Fund           | \$25,000              | NR                     |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |   |
| CDA Weed Management              | \$10,000-\$30,000     | 100%                   |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |   |

Table 12: Grant Timelines

## 5.3 MASTER PLAN PROJECTS AND ELIGIBLE GRANT SOURCES

| PROJECT  | COST        | ELIGIBLE GRANTS  |
|--|-------------|--|
| RIVERSIDE PARK                                   | \$4,180,200 | <ul style="list-style-type: none"> <li>▪ GOCO LPOR</li> <li>▪ GOCO PLANNING</li> <li>▪ GOCO HABITAT RESTORATION</li> <li>▪ DOLA EIAF</li> <li>▪ CPW FISHING IS FUN</li> <li>▪ CPW NON-MOTORIZED TRAILS</li> <li>▪ CTF</li> <li>▪ GRAND COUNTY 1A</li> <li>▪ TROUT UNLIMITED EAS</li> <li>▪ COLORADO HEALTH FOUNDATION</li> <li>▪ LAURA JANE MUSSER</li> <li>▪ FREEPORT MCMORAN CIF</li> </ul>      |
| WESTERN REGIONAL TRAIL                           | \$708,300   | <ul style="list-style-type: none"> <li>▪ GOCO LPOR</li> <li>▪ GOCO PLANNING</li> <li>▪ CPW NON-MOTORIZED TRAILS</li> <li>▪ CONSERVATION TRUST FUND</li> <li>▪ GRAND COUNTY 1A</li> <li>▪ FREEPORT MCMORAN - SITE INVESTMENT</li> <li>▪ PEOPLE FOR BIKES</li> </ul>   |
| WESTERN BRIDGE CROSSING                          | \$496,900   | <ul style="list-style-type: none"> <li>▪ GOCO LPOR</li> <li>▪ GOCO PLANNING</li> <li>▪ CPW NON-MOTORIZED TRAILS</li> <li>▪ CONSERVATION TRUST FUND</li> <li>▪ GRAND COUNTY 1A</li> <li>▪ LAURA JANE MUSSER</li> <li>▪ PEOPLE FOR BIKES</li> </ul>  |
| HIKING/BIKING TRAILS                             | \$65,700    | <ul style="list-style-type: none"> <li>▪ GOCO LPOR</li> <li>▪ GOCO PLANNING</li> <li>▪ GOCO YOUTH CORPS</li> <li>▪ CPW NON-MOTORIZED TRAILS</li> <li>▪ FREEPORT MCMORAN - SITE INVESTMENT</li> </ul>   |
| GRAND COUNTY WATER AND SANITATION DISTRICT PONDS | \$878,500   | <ul style="list-style-type: none"> <li>▪ GOCO LPOR</li> <li>▪ GOCO PLANNING</li> <li>▪ GOCO YOUTH CORPS</li> <li>▪ CPW NON-MOTORIZED TRAILS</li> <li>▪ CONSERVATION TRUST FUND</li> <li>▪ TROUT UNLIMITED EAS</li> <li>▪ CPW FISHING IS FUN</li> <li>▪ COLORADO HEALTH FOUNDATION</li> <li>▪ GRAND COUNTY 1A</li> <li>▪ LAURA JANE MUSSER</li> <li>▪ FREEPORT MCMORAN - SITE INVESTMENT</li> </ul> |
| RENDEZVOUS ROAD TRAILHEAD                        | \$262,875   | <ul style="list-style-type: none"> <li>▪ GOCO LPOR</li> <li>▪ GOCO PLANNING</li> <li>▪ CPW NON-MOTORIZED TRAILS</li> <li>▪ HISTORY COLORADO</li> <li>▪ COLORADO HEALTH FOUNDATION</li> <li>▪ CDOT</li> </ul>   |

Table 7: Eligible Grant Sources

## 5.4 LEVERAGING GRANTS

While granting agencies and programs are an excellent source of funds to help implement projects, many require a significant "match." The amount of funds required for matching grants varies greatly depending on the agency. For example, most GOCO grants require a 25% match for the requested funds, while some DOLA grants require a 100% match for requested funds. Matching funds can also take two forms:

**Cash Match:** Cash matches are funds that are being spent from a specific account or project. For municipalities, these funds are usually provided from General Funds or Capital Improvements.

**In-Kind Match:** In-Kind matches are services or materials that are being provided or donated. This can include labor, planning, building materials, maintenance and other services.

Each grant will have specific language that will help determine how to calculate the overall match and composition of the match.

As shown in Chapter 4, several of the projects identified in the Master Plan have significant costs for implementation. As the Town of Fraser moves forward with grant applications, providing matching funds for numerous grants can be difficult and unrealistic. A more efficient approach to seek funding for implementing projects is to leverage grants and projects against each other. Leveraging grants is utilizing a specific grant for a project as the required matching funds for a second grant for the project and vice versa. For example, a typical grant request to fund a project looks like this:

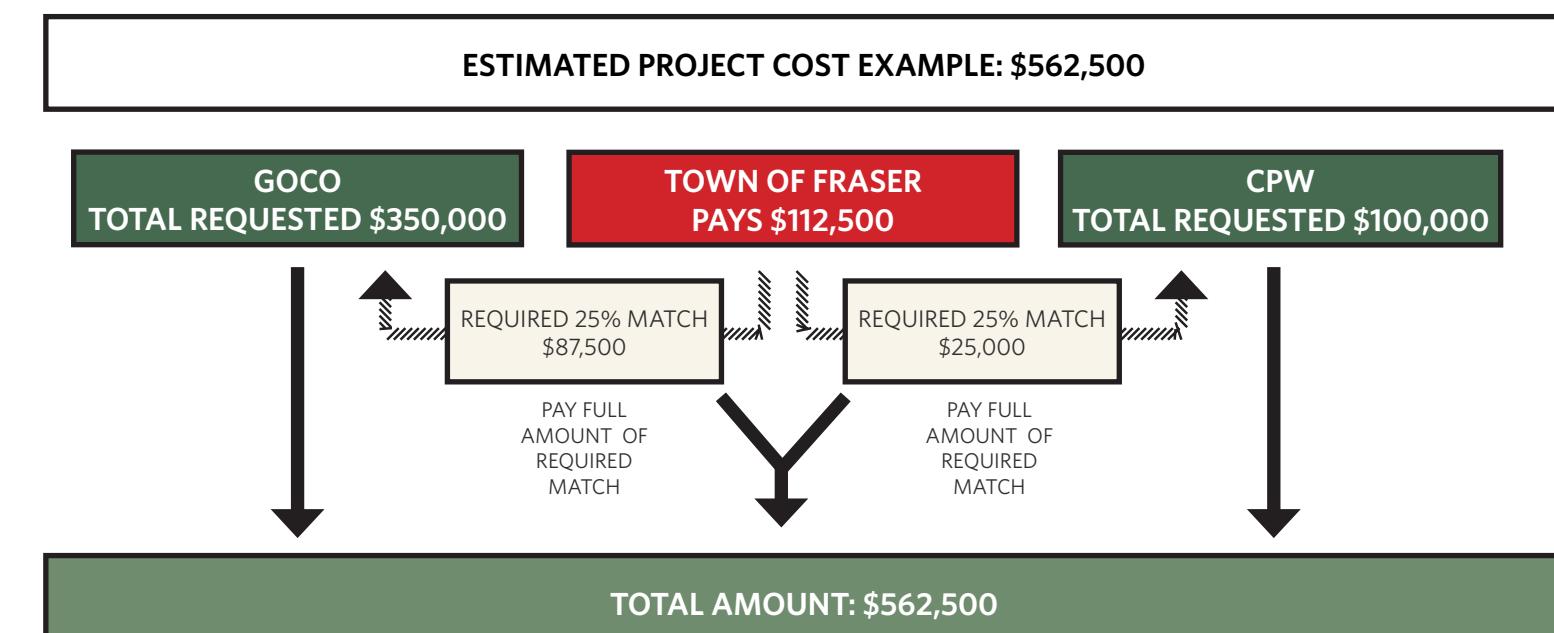


Figure 33: Typical Grant Request Example

In this example, the Town of Fraser would have to provide a combined \$112,500 in matching funds for the grant applications. However, if the grants are leveraged against each other, the process looks more like this:

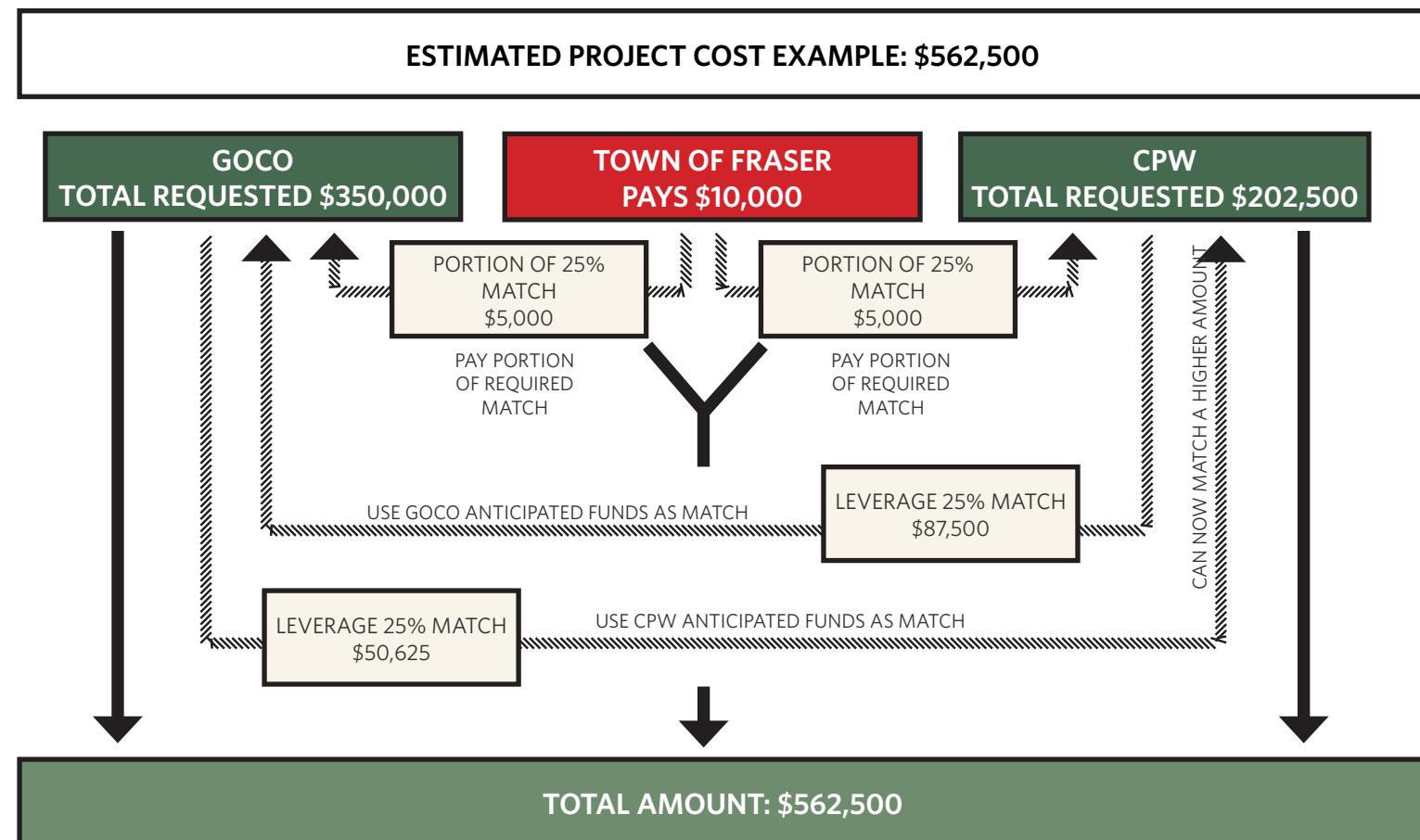
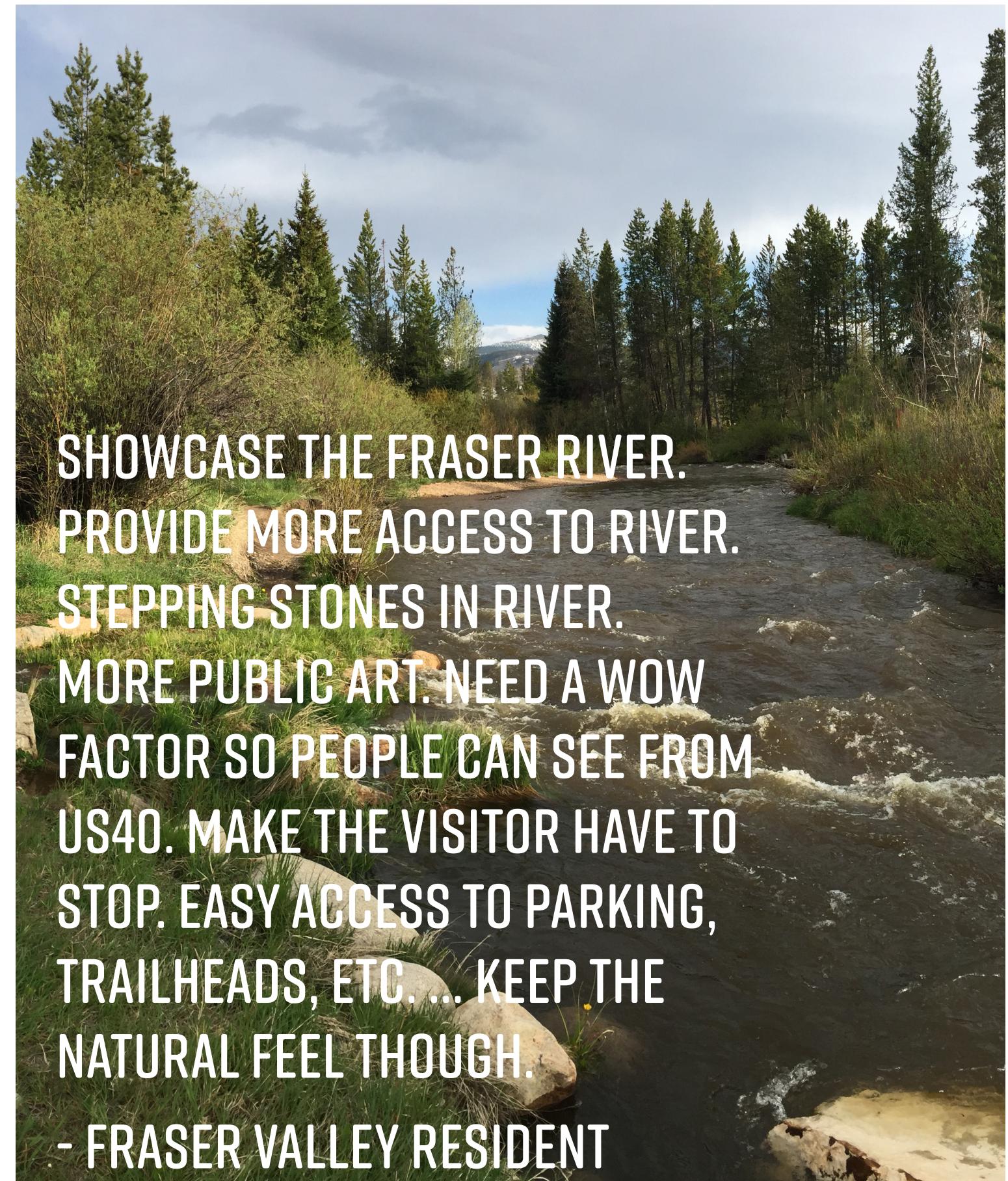


Figure 34: Leveraging Grants Example

In this example, the Town of Fraser would only have to provide \$10,000 in matching funds as a project partner, saving the Town **\$102,500**.

Leveraging can also be done with utilizing project costs from associated projects. For instance, if CDOT is planning roadway improvements along US Highway 40 that include re-constructing the sidewalk alongside Cozen's Ranch, a grant application could be submitted to GOCO for construction of a trailhead that includes the CDOT sidewalk improvements. The sidewalk improvements could be utilized as the necessary matching funds for the grant submittal.



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**"THANK YOU FOR  
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PROCESS ... SIMPLE  
IMPROVEMENTS CAN GO  
A LONG WAY TOWARDS  
IMPROVING THE USER  
EXPERIENCE."**

**- FRASER VALLEY  
RESIDENT**

