



**KNEIVAL
PARK**

**RICHARDSON
PARK**

**WAGGENER
FARM
PARK**

**TOWN
PARK**

Berthoud Recreation Center & Parks Master Plans

September 21, 2018

PART 2 - PARKS MASTER PLANS | WAGGENER FARM PARK

Waggener Farm Park Opportunities and Constraints



View of Existing Conditions



Google Earth View of Existing Conditions



Google Earth View of Existing Conditions

Waggener Farm Park Concept Plan

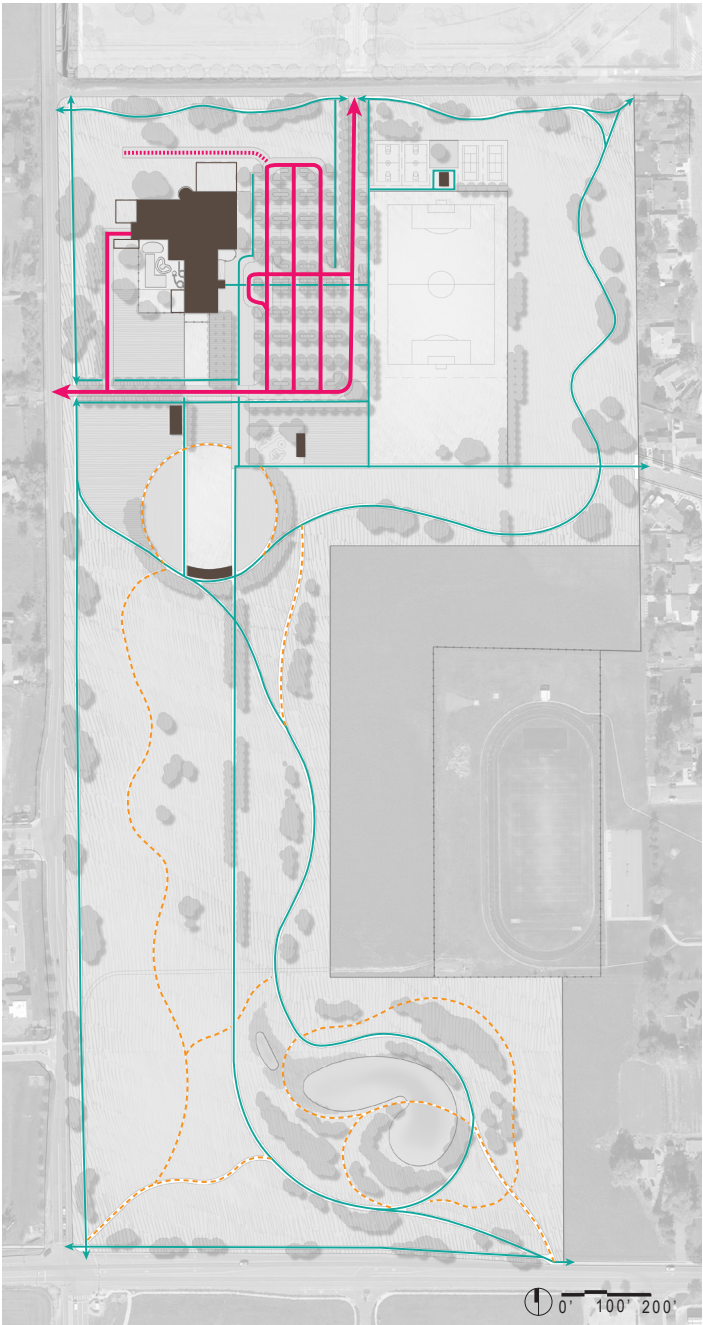


Waggener Farm Park provides a large community park space close to the downtown core of Berthoud. The park will be an important place where residents can celebrate special events, gather on weekends, and emphasize the Town’s strong connection to its agricultural history and conservation of open space.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

Legend

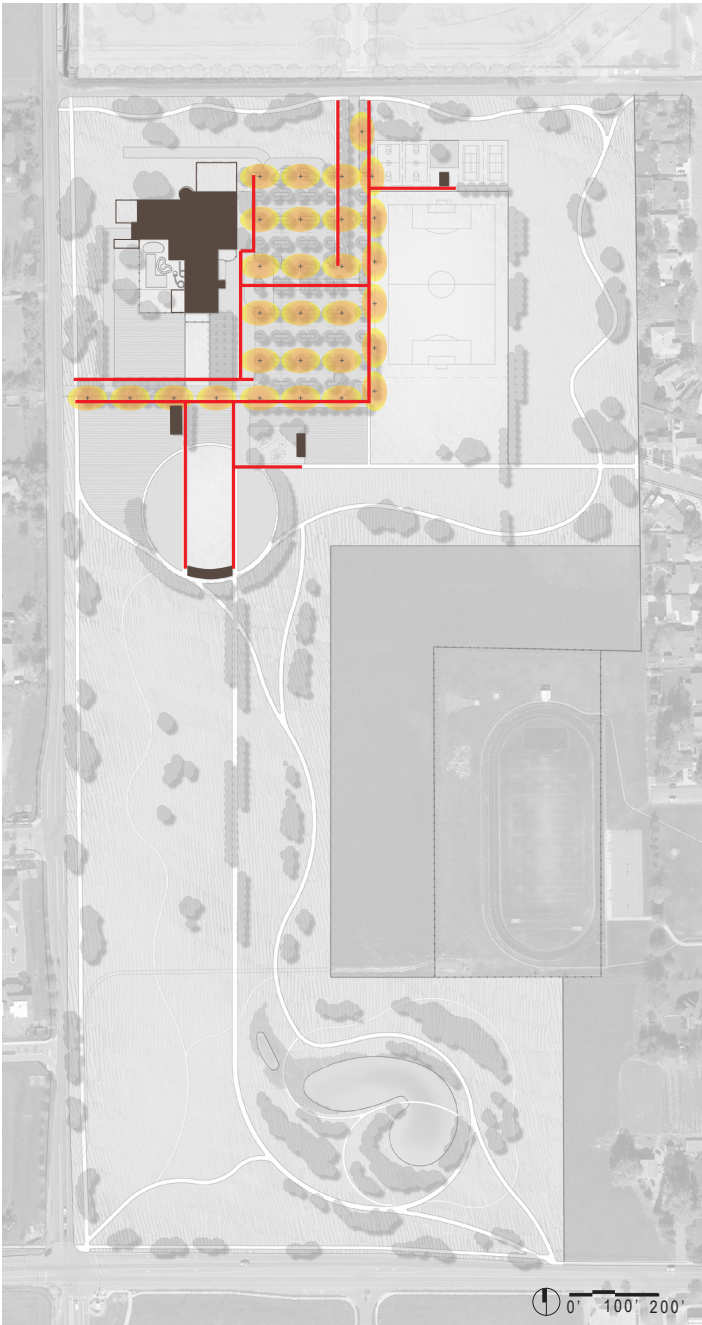
1. Recreation Center
2. Outdoor Aquatics
3. Multi-Purpose Field
4. Pavilion/Special Events
5. Picnic Pavilion + Restrooms
6. Parking
7. Entry Plaza, Auto Drop-off, and Pedestrian Promenade
8. Tennis Courts
9. Basketball Courts
10. Playground/Nature Play
11. Community Gardens
12. Orchard
13. Demonstration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

Waggener Farm Park Diagrams



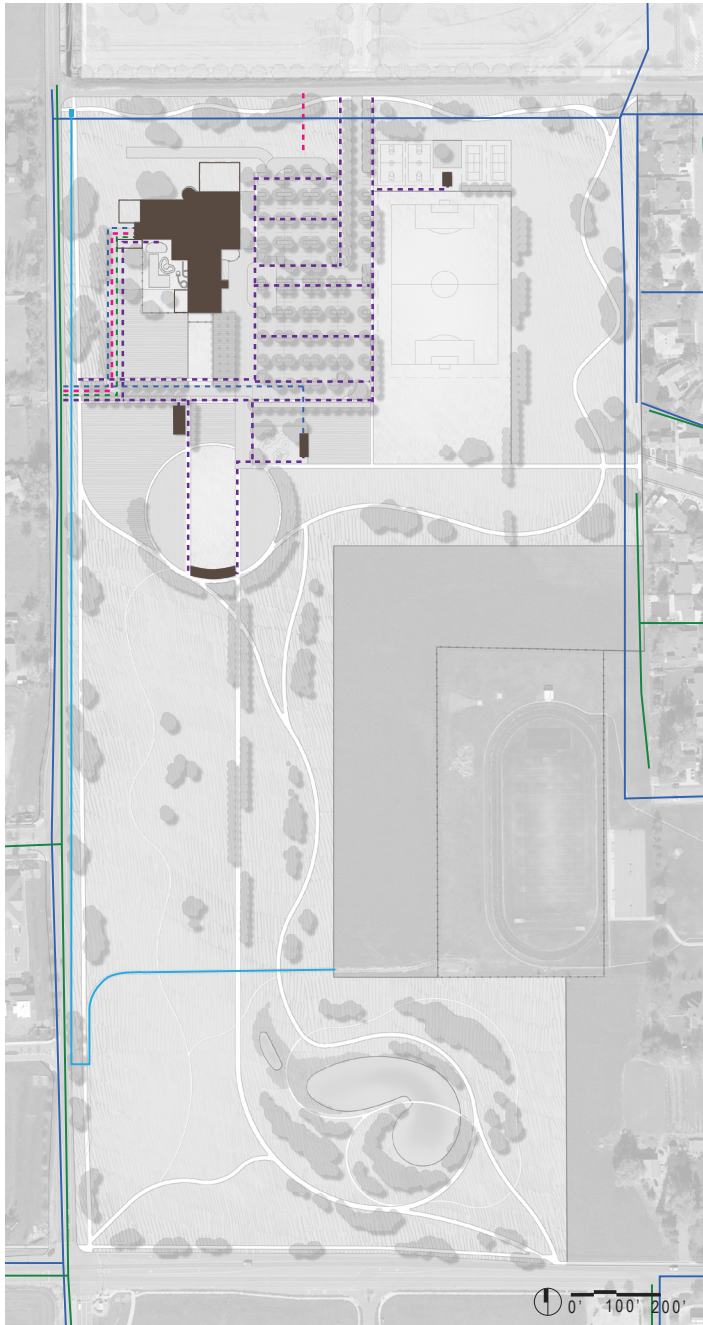
Circulation

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



Lighting

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



Utilities

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

Legend

Circulation

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

Lighting

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

Utilities

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