



Town Board Study Session - PARKS

September 16, 2025



We are here



What is the goal for tonight?



**Garden
Spot of
Colorado**

Proposed Agenda

- 1. What led us to tonight?**
- 2. Quick review of master plan and other park projects.**
- 3. Consider options based on cost, timing, and quality.**
- 4. Provide guidance on what to consider or what to commit to.**



**Garden
Spot of
Colorado**

Park Discussions Since 2024

- Staff presents Richardson Park plans and proposed phasing to PORT Committee
- PORT Committee expresses concerns over the timing of the outdoor pool (Phase 3)
- Town Board holds joint study session with PORT Committee
- Board gives direction to develop concept plan for Outdoor Pool at Rec Center and Staff begins working with BRS Architects and PORT committee on plan
- Final pool concept presented to Board, May 13, 2025. Direction is given to obtain a cost proposal for construction drawings.
- Unrelated to pool, Staff meets with financial advisor regarding the 2012 Wastewater Bond refinancing and other possible Town projects. During conversations learns that COP financing may be option for Richardson. In July, staff receives COP estimate of costs.
- Staff receives design cost proposal from BRS for outdoor pool drawings in July 2025. Staff presents park projects to Town Board in August 2025 with the goal of confirming direction. Study session is scheduled for September.



**Garden
Spot of
Colorado**

2018 Master Plan Park Projects





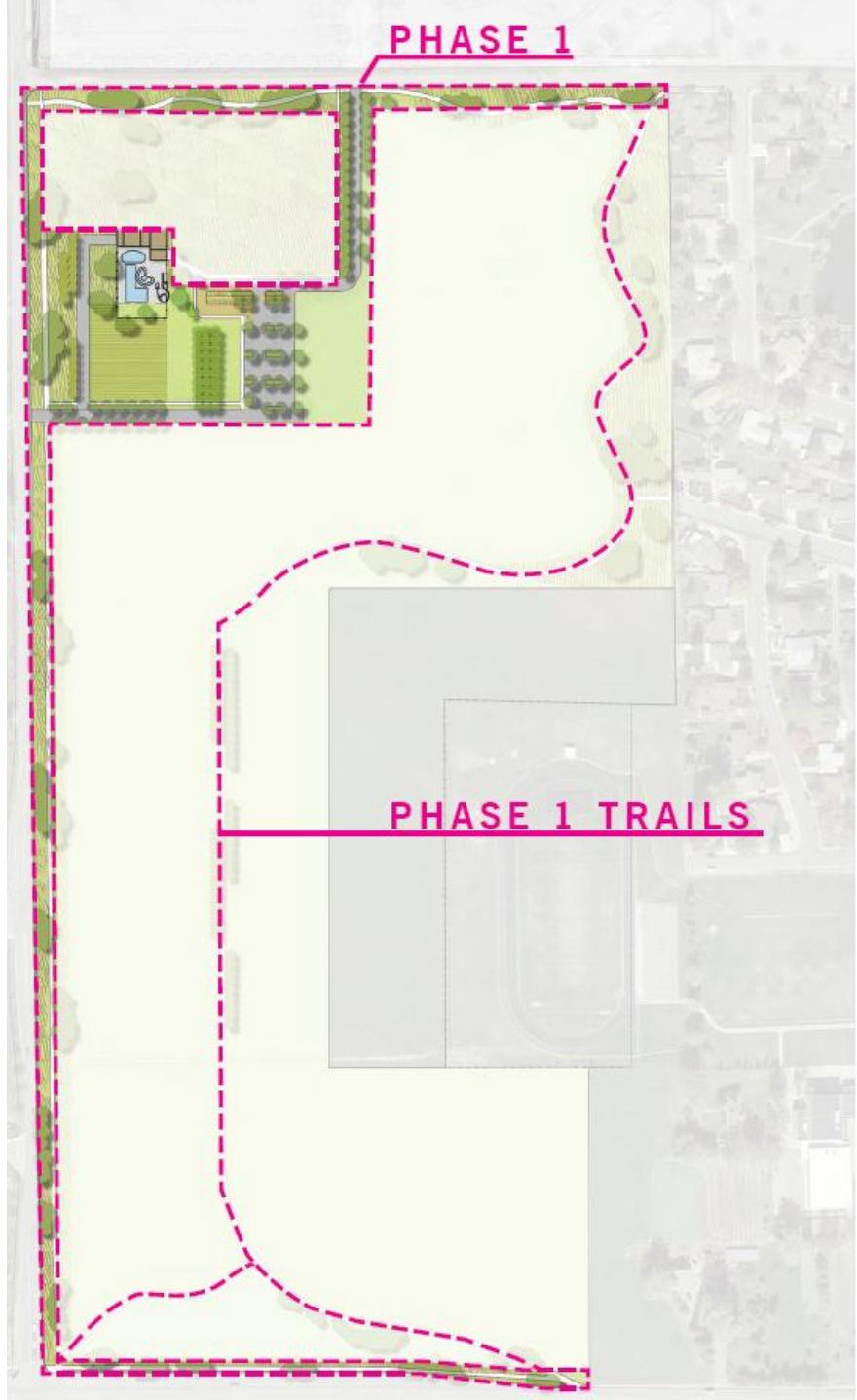
RICHARDSON PARK - PHASE 1

- 1. Parking Lot**
- 2. Four Baseball Fields**
- 3. Two Soccer Fields**
- 4. Site Features**
Benches, Small Playground, and Entry Signs
- 5. Architecture**
Restroom, Concessions, Dugouts, Maintenance Shed
- 6. Trees in Native Areas**
Non-irrigated/Assume Hand Watering
- 7. Native Seeding**
Disturbed Areas Only



TOWN PARK - PHASE 1

- 1. Playground**
2-5 yrs old and 5-12 yrs old
- 2. Splash Pad/Water Play**
- 3. Parking**
- 4. Picnic Area and Leisure Lawn**
- 5. Architecture**
Picnic Pavilion, Shade Trellis



WAGGENER FARM PARK - PHASE 1

1. **Outdoor Aquatics** - Bath House, Pool
2. **Parking**
3. **Trails**
4. **Trees and Seeding in Native Areas** - Non-irrigated

PHASE 2



WAGGENER FARM PARK - PHASE 2

- 1. Recreation Center**
- 2. Parking**
- 3. Trees and Seeding in Native Areas - Non-irrigated**



WAGGENER FARM PARK - PHASE 3

1. Community Playground

2-5 yrs old and 5-12 yrs old, water feature

2. Multi-Use Field

3. Sport Courts

Basketball, Volleyball

Community Lawn

4. Community Gardens

5. Demonstration Agriculture

6. Orchards

7. Irrigation Pond

8. Soft Trails

9. Architecture

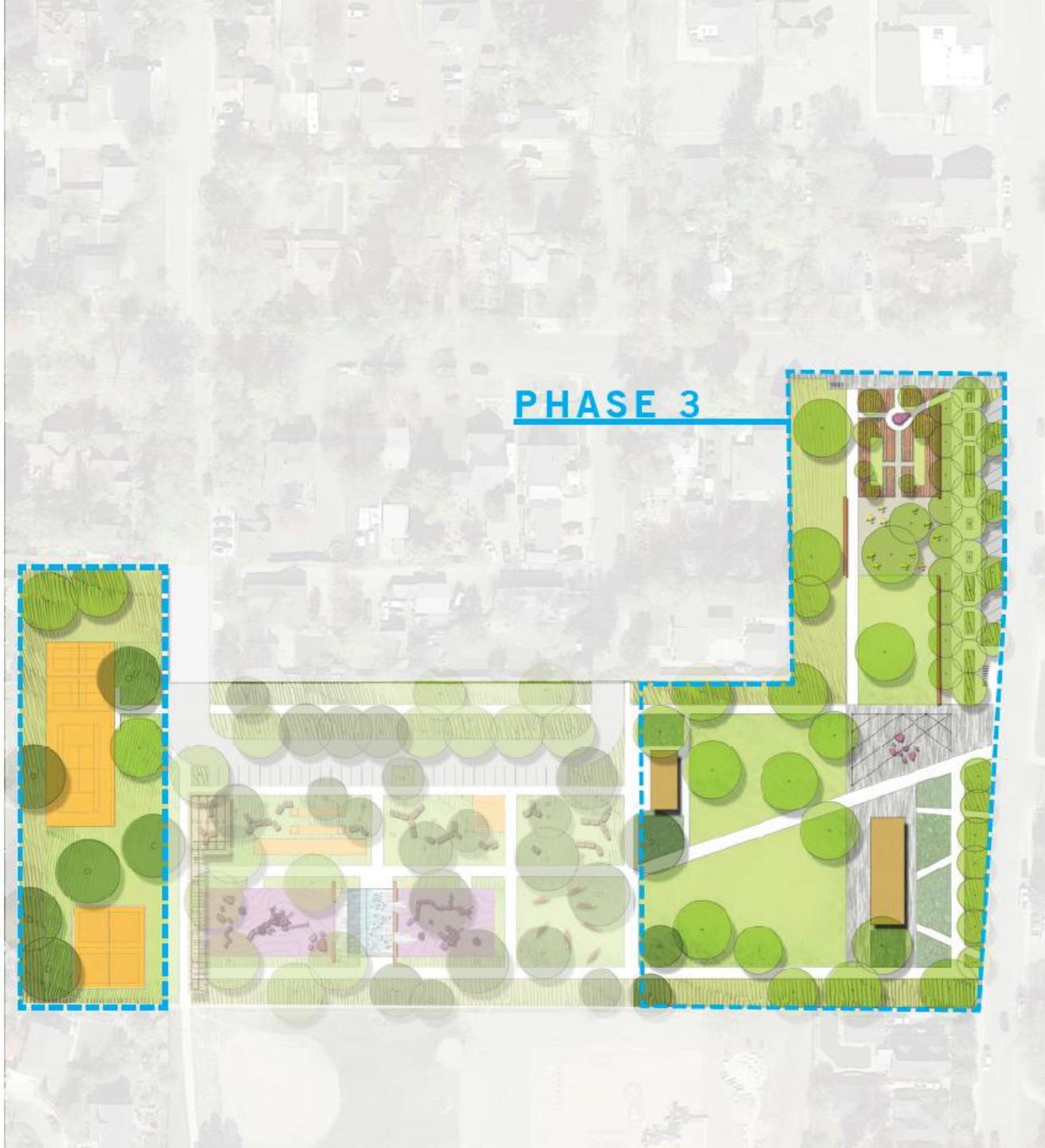
Restroom, Picnic Pavilions

Trees and Seeding in Native Areas - Non-irrigated



RICHARDSON PARK - PHASE 3

- 1. Community Playground**
2-5 yrs old and 5-12 yrs old, water feature
- 2. Community Amphitheater**
Bandshell
- 3. Sport Courts**
Basketball, Volleyball
- 4. Soft Trails**
- 5. BMX/Pump Track**
Southern Parking Lot
- 6. Architecture**
Restroom, Picnic Pavilions
- 7. Trees and Seeding in Native Area**
Non-irrigated



TOWN PARK - PHASE 3

1. Memorial Garden

2-5 yrs old and 5-12 yrs old, water feature

Crusher Fines Plaza

2. 5th Street Promenade

3. Interactive Art Feature

4. 5th Street Parking

5. Architecture

Bandstand, Restroom

6. Sport Courts

Volleyball, Pickleball Court, Tennis Courts



KNIEVEL PARK - PHASE 3

1. Playground

2-5 yrs old and 5-12 yrs old, water feature

Youth/Community Archery Range

2. 18-Hole Disc Gold Course

3. Fenced Dog Park

4. Parking

5. Soft Trails

6. Architecture

Restroom, Picnic Pavilions

7. Trees and Seeding in Native Areas

Non-irrigated

COST SUMMARY

Includes hard costs, contingencies, and soft costs

PHASE 1

1. Waggener Farm Park	\$11,145,343
2. Town Park	\$3,756,159
3. Richardson Park	<u>\$15,774,034</u>
Total Phase 1	\$30,675,536

PHASE 2

1. Waggener Farm Park	<u>\$18,508,696</u>
Total Phase 2	\$18,508,696

PHASE 3

1. Waggener Farm Park	\$7,907,043
2. Richardson Park	\$8,227,176
3. Town Park	\$3,937,750
4. Knievel Park	<u>\$9,538,119</u>
Total Phase 3	\$29,610,088

Grand Total - All Three Phases \$78,794,320

***All costs based on construction costs in 2018**

COST SUMMARY

Includes hard costs, contingencies, and soft costs

PHASE 1

1. Waggener Farm Park	\$11,145,343	Outdoor Pool
2. Town Park	\$3,756,159	
3. Richardson Park	<u>\$15,774,034</u>	Ball Fields
Total Phase 1		\$30,675,536

PHASE 2

1. Waggener Farm Park	<u>\$18,508,696</u>	
Total Phase 2		\$18,508,696

PHASE 3

1. Waggener Farm Park	\$7,907,043	Arboretum
2. Richardson Park	\$8,227,176	
3. Town Park	\$3,937,750	
4. Knievel Park	<u>\$9,538,119</u>	
Total Phase 3		\$29,610,088

Grand Total - All Three Phases \$78,794,320

***All costs based on construction costs in 2018**

Completed Projects

1. Berthoud Reservoir	\$1,100,000
2. Berthoud Rec Center and Waggener Park	\$32,000,000
3. Skate Park	\$750,000
4. Dog Park	\$125,000
5. Pickleball Courts	\$1,300,000
6. Berthoud Bike Park	\$2,200,000
7. Roberts Lake Pavillion and Dock	\$175,000
8. 3.2 Mile Loop and Berthoud Pkwy Trails	\$2,000,000
9. Adaptive Playground	\$650,000
10. Newell Farm Purchase	\$1,400,000
11. Town Park Phase I	\$5,000,000
12. Open Space Acquisitions	\$4,500,000
13. Pioneer Park Expansion	\$350,000
TOTAL	\$51,550,000



**Garden
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Colorado**

Richardson/MVP Park



MOUNTAIN VISTA PARK
DESIGN DEVELOPMENT
1510 N Berthoud Parkway
Berthoud, Colorado 80513



QJ DESIGN
LANDSCAPE ARCHITECTURE



Richardson Park (MVP) – est. \$35-\$60 Million depending on scope and phasing

Location- North of Loveland Reservoir, along the west side of Berthoud Parkway

Planned Amenities:

- Outdoor Aquatics (seasonal facility)- lazy river, zero entry child's playground, tower slides, bathrooms, concessions, staff offices, first aid room, open activity pool with ability to add lap lanes.
- Ballfield complex- Four fields- Youth baseball, Youth softball, High school baseball, adult softball, tee-ball and coach pitch programming. Flag football and soccer programming potentially in outfields.
- Concessions- permanent location in the center of the ballfields with ability to service a large event.
- Regional Playground- different ages and abilities of programmed space and equipment.
- Restroom facility near the parking area.

Opportunities

- Constructing 2-4 additional ballfields will allow more efficient programming. There are currently 2 fields for programming in the older groups (14+, high school, adult leagues) and 2 smaller fields for programming of tee ball/coach pitch programming with 12u teams occasionally.
- The Town programming is needing more ballfields. They are currently maxed for play and need more field time and has been a programming/scheduling issue for the past 7+ years.
- Completing the regional playground will serve a need for the density in the area as well as complementing the newer completed Waggener Farm and Town Park playgrounds already being heavily used in the community.
- It is part of the approved 2018 Parks master plan and is near completion to bid.

Challenges

- High cost will require financing.
- Very large site with complex grading and infrastructure demands.
- More maintenance expense long-term.
- Longest construction timelines relative to other projects.

Current Status - 100% Construction docs complete, Aquatics completed 60% (estimated).

Public Feedback Summary - Community has desired the outdoor pool and ballfields, residents have inquired about the construction timeline to build the park more frequently in the last 8-10 months.

Berthoud Arboretum – Conceptual Design



Waggener Farm Park Concept Plan

Future Development by Developer



Waggener Farm Park provides a large community park where residents can celebrate special events, gather on conservation of open space. The southern portion of the and an irrigation pond with views towards the mountain to the adjacent neighborhoods on the east side. The no needs of the community. In the far northwest corner is community amenities include a multi-purpose field, a demonstration agricultural fields, and orchards transition

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



Berthoud Arboretum at Waggener Farm Park

January 03, 2024

Arboretum – est. \$8-12 Million depending on scope and phasing

Location- Northeast corner of Mountain Ave and Berthoud Pkwy. South of Rec Center. West of Turner Middle School.

Planned Amenities:

- Walking trails
- Nature play areas
- Pond and stream
- Educational opportunities related to trees/forestry, agriculture, water conservation
- Band shell and event lawn
- Tree nursery
- Hills and stargazing areas

Opportunities

- Completes Waggener Farm Park site and Turner School property
- 32 acres of open nature space in the heart of town
- Parks and Trails are top survey priorities
- Also includes event space, pond, and children's areas
- Potential regional attraction and regional educational opportunities
- Provides a space in property for the "Garden Spot" visually
- Lots of trees, native grasses, passive areas to walk and enjoy
- Potential location for historic beet house, currently designed in project
- Hills and walkways are creative for the property, not all flat
- Waggener family memorial identified
- Part of the 2018 Parks Master Plan

Challenges

- Non-pot challenges and coordination with future development
- Potentially need to phase the 800 tree plantings due to budget
- Passive recreation amenities only
- Deed restricted

Current Status - 100% Construction docs expected to be complete November 2025

Public Feedback Summary – Significant positive feedback received from 2024 survey with over 450 responses

Town Park- Phase 1 completed. Phase 2 eastern park.



Phase II is to the right (east) of the red dashed line

Town Park Phase II – est. \$4-6 Million depending on scope and phasing

Location- East of Town Park along 5th street at the current Town ballfield location

Planned Amenities:

- Open Grass Activity Areas/Event Lawn
- Small Pavilion/Band Shell
- Veterans' Memorial Area
- Additional Bathrooms and Event Space
- Walking trail and benches.
- Additional Parking along 5th street.

Opportunities

- It would complete the park into one larger park area, as the ballfields would be removed as well as fencing.
- The community would have a dedicated veteran's memorial area
- Current design has a small band shell for music, events, and other public uses.
- Additional bathrooms for downtown and event use
- Expanded area for event seating/beer gardens
- Additional walking trails, event lawns
- Large common area developed for a better event experience – Berthoud Day, Oktoberfest
- Part of the 2018 Parks Master Plan

Challenges

- Would remove the vintage ballfields from downtown
- Can only start construction when the MVP park is completed
- Construction would impact/relocate annual events for one year

Current Status - 100% Construction docs complete

Public Feedback Summary - The community has provided overwhelming positive feedback about Phase 1 of the park. Phase II would be a significantly positive change for community events like Berthoud Day and Oktoberfest

Knievel Park



The Knievel Park concept includes passive use of native seed and shrub and tree plantings that provide access to new areas for walking, running, 18-hole disc golf course, playground, and more.

Legend

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



Knievel Park – no estimated cost

Location- East of CR 19, North of Mountain Ave, West of US Hwy 287

Planned Amenities:

- Open space and trails
- Archery course
- Athletics fields
- Disc Golf
- Parking

Opportunities

- Would complete the 2018 Parks Master Plan
- While there is a concept for the park, it could be completely reenvisioned in light of other completed projects
- Highly visible park space for regional amenity

Challenges

- Disconnected from majority of town
- Limited infrastructure and access
- Cost to connect bikes and pedestrians could be significant portion of project cost

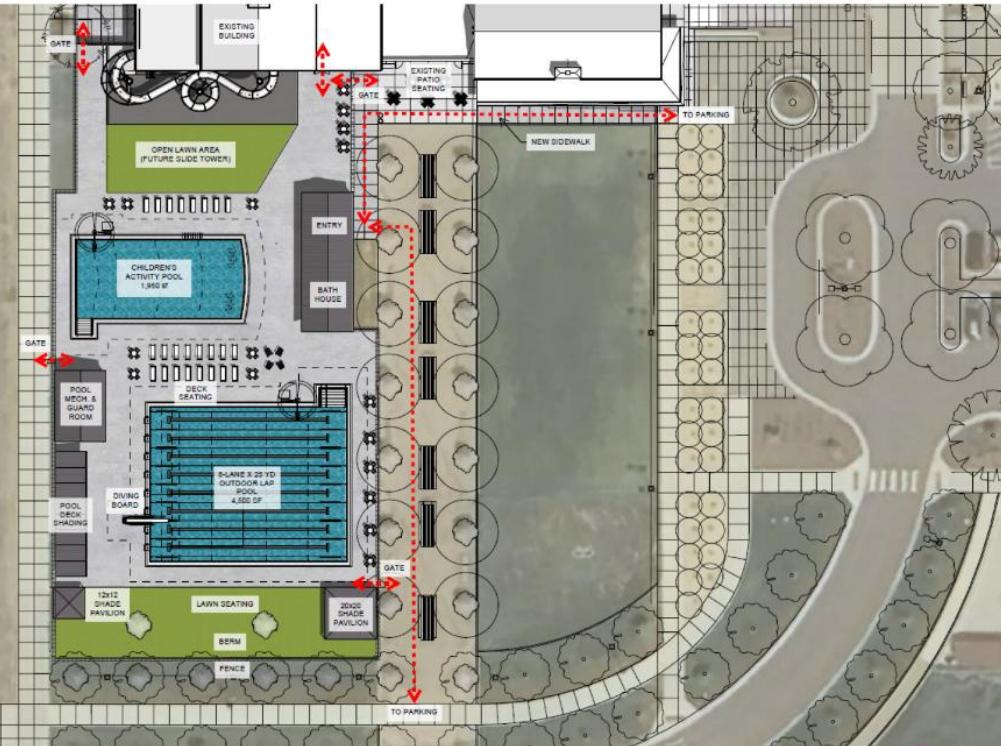
Current Status – No current movement. Concept plan from 2018.

Public Feedback Summary – Limited. Some new interest in pivoting to golf and open space park concept.

Other Potential Park Projects



Outdoor or Indoor Lap/Competition Pool at the Recreation Center



BERTHOUD OUTDOOR POOL STUDY
CONCEPT A.1
4/18/2025



Program Summary:
- Children's Activity Pool
- Bath House & Storage Building
- 8-Lane Lap Pool
- Diving Board
- 20x20 & 12x12 Pavilions
- Life Guard & Pool Mechanical Building
- Pool Deck Shading
- Single Pole Shade Structures



BERTHOUD OUTDOOR POOL STUDY
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If Richardson Park is constructed, with the outdoor aquatics, staff recommends designing and constructing an indoor competition style lap pool at the Recreation Center.

Jaskowski Property, Newell Farm, Golf Park concepts



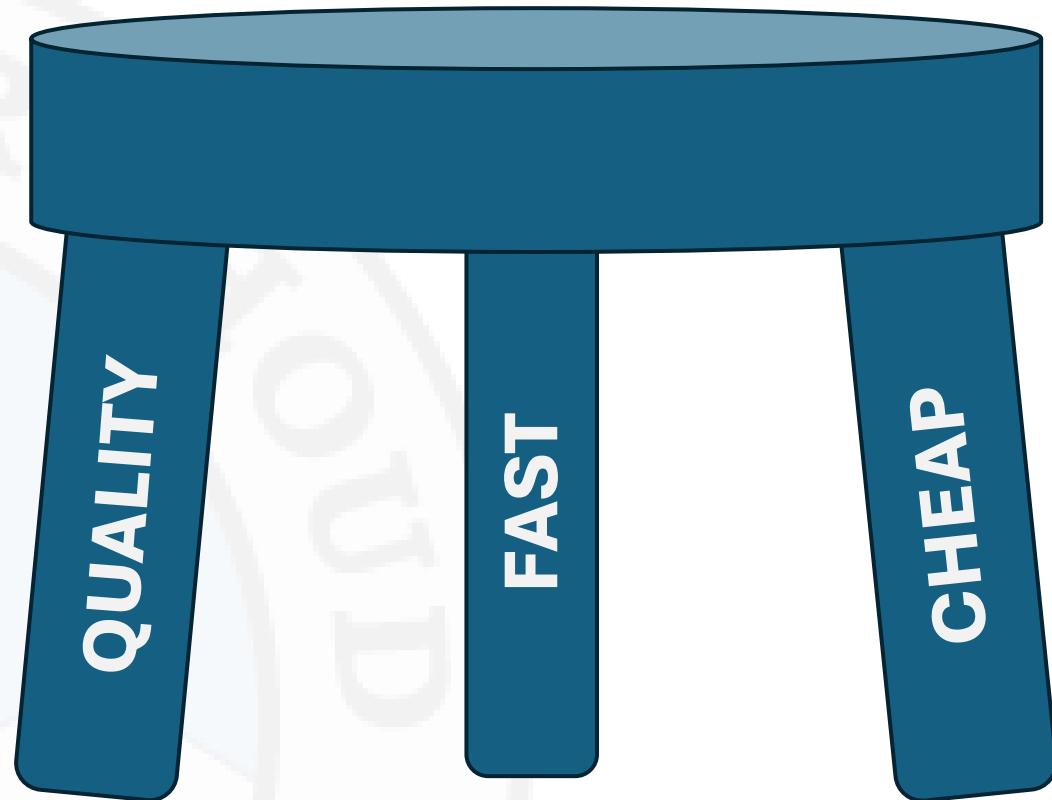
Newell Farm Historic Structures to be Preserved

- (A) North half of Farmhouse, built in the 1870's
- (B) Water cistern, built in the early 1900's
- (C) Granary, built in the late 1800's



Golf in the Garden Spot
WHERE GOOD SWINGS GROW

Three-legged stool



Cost, Scope, Timing



High-level Option with No Financing.
Cash for Outdoor Pool at Rec Ctr and Cash for Arboretum.

NO FINANCING OPTION

	2025 Dollars	All Costs in 2025 Dollars												2034	2035
		2026	2027	2028	2029	2030	2031	2032	2033						
Outdoor Pool at Waggener	\$ 12,000,000.00	Initial Balance	\$ 18,000,000.00	\$ 7,950,000.00	\$ 4,843,500.00	\$ 9,235,522.50	\$ 3,381,265.79	\$ 2,486,110.09	\$ 7,355,623.94	\$ 7,520,570.78	\$ 10,111,915.76	\$ 9,510,832.81			
Arboretum	\$ 9,000,000.00	Annual Development Rev	\$ 4,100,000.00	\$ 4,243,500.00	\$ 4,392,022.50	\$ 4,545,743.29	\$ 4,704,844.30	\$ 4,869,513.85	\$ 5,039,946.84	\$ 5,216,344.98	\$ 5,398,917.05	\$ 5,587,879.15			
Jaskowski	\$ 500,000.00														
Richardson Park (FIELDS ONLY)	\$ 16,000,000.00	One Time Expense	\$ 14,150,000.00	\$ 7,350,000.00	\$ -	\$ 10,400,000.00	\$ 5,600,000.00	\$ -	\$ 4,875,000.00	\$ 2,625,000.00	\$ 6,000,000.00	\$ 8,000,000.00			
Newell Farm Park (D&C)	\$ 7,500,000.00	Ending Balance	\$ 7,950,000.00	\$ 4,843,500.00	\$ 9,235,522.50	\$ 3,381,265.79	\$ 2,486,110.09	\$ 7,355,623.94	\$ 7,520,570.78	\$ 10,111,915.76	\$ 9,510,832.81	\$ 7,098,711.96			
Indoor Pool at Waggener (D&C)	\$ -														
Town Park Phase II	\$ 6,000,000.00														
Knievel Park	\$ 8,000,000.00														
TOTAL	\$ 59,000,000.00														

Includes \$7.5M Gen Fund, \$1M from MM7, \$2M Park Dev, \$2M 1998, and \$5.5M 2018

By 2030

Smaller outdoor pool at Rec Ctr

Arboretum

Jaskowski

Richardson Park Ball Fields

No Newell Farm

No Space South of Existing Rec Ctr

More money in the bank

Initial Balances 2026

	GF	MM7	Park Dev	1998 1%	2019 1%	Financing	TOTAL
	\$ 7,500,000.00	\$ 1,000,000.00	\$ 2,000,000.00	\$ 2,000,000.00	\$ 5,500,000.00	\$ -	\$ 18,000,000.00

Ongoing Revenue for Park Development (starting 2026) - Annual 3.5% escalation

	GF	MM7	Park Dev	1998 1%	2019 1%	COP	TOTAL
	\$ 350,000.00	\$ -	\$ 750,000.00	\$ 1,500,000.00	\$ 1,500,000.00	\$ -	\$ 4,100,000.00

Cost, Scope, Timing



High-Level Financing Option

Richardson Pool and Fields. Cash for Arboretum.

FINANCING OPTION																							
		2025 Dollars				2026		2027		2028		2029		2030		2031		2032		2033		2034	
Richardson Park (POOL and FIELDS)	\$ 39,000,000.00			Initial Balance	\$ 45,000,000.00	\$ 15,620,000.00	\$ 933,500.00	\$ 3,370,522.50	\$ 711,265.79	\$ 1,211,110.09	\$ 4,125,623.94	\$ 1,210,570.78	\$ 4,471,915.76	\$ 7,915,832.81									
Arboretum	\$ 9,000,000.00			Annual Development Rev	\$ 4,100,000.00	\$ 4,243,500.00	\$ 4,392,022.50	\$ 4,545,743.29	\$ 4,704,844.30	\$ 4,869,513.85	\$ 5,039,946.84	\$ 5,216,344.98	\$ 5,398,917.05	\$ 5,587,879.15									
Jaskowski	\$ 500,000.00			Ongoing Debt Service	\$ 1,955,000.00	\$ 1,955,000.00	\$ 1,955,000.00	\$ 1,955,000.00	\$ 1,955,000.00	\$ 1,955,000.00	\$ 1,955,000.00	\$ 1,955,000.00	\$ 1,955,000.00	\$ 1,955,000.00									
Newell Farm Park	\$ 7,500,000.00			One Time Expense	\$ 31,525,000.00	\$ 16,975,000.00	\$ -	\$ 5,250,000.00	\$ 2,250,000.00	\$ -	\$ 6,000,000.00	\$ -	\$ -	\$ -								\$ 11,000,000.00	
Indoor Pool at Waggener	\$ 11,000,000.00			Ending Balance	\$ 15,620,000.00	\$ 933,500.00	\$ 3,370,522.50	\$ 711,265.79	\$ 1,211,110.09	\$ 4,125,623.94	\$ 1,210,570.78	\$ 4,471,915.76	\$ 7,915,832.81	\$ 548,711.96									
Town Park Phase II	\$ 6,000,000.00																						
Knievel Park	\$ -																						
TOTAL	\$ 73,000,000.00																						
		Includes \$27M in Financing, \$7.5M Gen Fund, \$1M from MM7, \$2M Park Dev, \$2M 1998, and \$5.5M 2018																					
Initial Balances 2026																							
		GF		MM7		Park Dev		1998 1%		2019 1%		Financing		TOTAL									
		\$ 7,500,000.00		\$ 1,000,000.00		\$ 2,000,000.00		\$ 2,000,000.00		\$ 5,500,000.00		\$ 27,000,000.00		\$ 45,000,000.00									
Ongoing Revenue for Park Development (starting 2026) - Annual 3.5% escalation																							
		GF		MM7		Park Dev		1998 1%		2019 1%		COP		TOTAL									
		\$ 350,000.00		\$ -		\$ 750,000.00		\$ 1,500,000.00		\$ 1,500,000.00		\$ -		\$ 4,100,000.00									

Finances



COP Statistics	
Net Proceeds	\$30,000,000
True Interest Cost	5.10%
Total Debt Service	\$54,043,525
Avg. Annual Debt Service	\$2,161,741
Final Maturity	12/1/2050

Rates as of 7/25/25 and subject to change; assumes 'A' category rating.

COP Debt Service Schedule			
Year	Principal	Interest	Debt Service
2026	\$610,000	\$1,552,975	\$2,162,975
2027	\$640,000	\$1,522,475	\$2,162,475
2028	\$670,000	\$1,490,475	\$2,160,475
2029	\$705,000	\$1,456,975	\$2,161,975
2030	\$740,000	\$1,421,725	\$2,161,725
2031	\$775,000	\$1,384,725	\$2,159,725
2032	\$815,000	\$1,345,975	\$2,160,975
2033	\$855,000	\$1,305,225	\$2,160,225
2034	\$900,000	\$1,262,475	\$2,162,475
2035	\$945,000	\$1,217,475	\$2,162,475
2036	\$990,000	\$1,170,225	\$2,160,225
2037	\$1,040,000	\$1,120,725	\$2,160,725
2038	\$1,095,000	\$1,068,725	\$2,163,725
2039	\$1,150,000	\$1,013,975	\$2,163,975
2040	\$1,205,000	\$956,475	\$2,161,475
2041	\$1,265,000	\$896,225	\$2,161,225
2042	\$1,335,000	\$826,650	\$2,161,650
2043	\$1,410,000	\$753,225	\$2,163,225
2044	\$1,485,000	\$675,675	\$2,160,675
2045	\$1,570,000	\$594,000	\$2,164,000
2046	\$1,655,000	\$507,650	\$2,162,650
2047	\$1,745,000	\$416,625	\$2,161,625
2048	\$1,840,000	\$320,650	\$2,160,650
2049	\$1,940,000	\$219,450	\$2,159,450
2050	\$2,050,000	\$112,750	\$2,162,750
	\$29,430,000	\$24,613,525	\$54,043,525