



Town of Cedaredge Master Plan/Rec Trails Plan Stakeholder Meeting #1 5.16.2024

INTRODUCTIONS

TOWN OF CEDAREGE

- Carl Holm
- Mark Relph

BHI

- Derrick Webb, AICP
- Gabriel Etengoff

UTAP

- Chris Endreson
- CU Denver College of Architecture & Planning Students



MEETING PURPOSE

What are we up to?

- Master Plan + Recreation and Trails Master Plan

Confirm Existing Conditions

- Key Takeaways
- Missing Pieces?

Set Expectations

PLANS – SEPARATE BUT COORDINATED EFFORTS

TOWN OF CEDAREGE MASTER PLAN

- Incorporate the Values of the Community
- Establish a framework for future growth and development
- Establish strategies to encourage economic development and general improvements to the quality of life for Town residents, businesses, and visitors

TOWN OF CEDAREGE RECREATION AND TRAILS MASTER PLAN

- Create a framework of current and future recreation amenities and opportunities
- Document Community Vision and Values for long range recreation planning

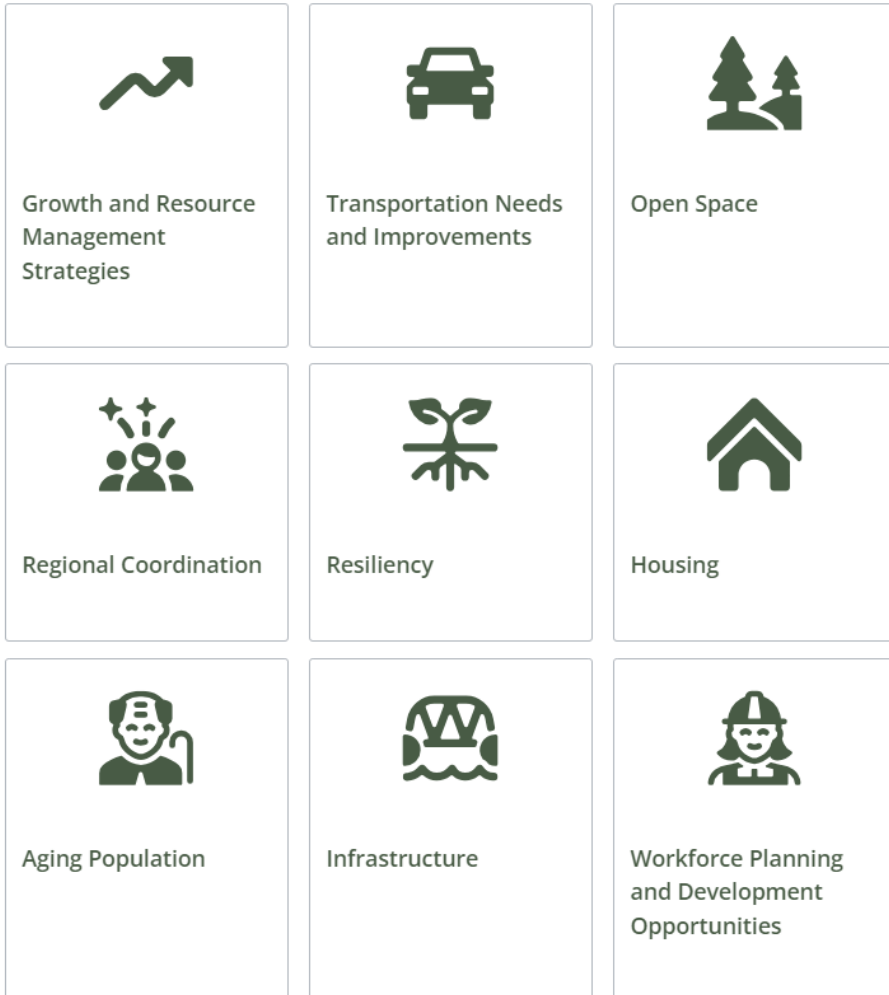
What is a Master Plan?

WHAT IS A MASTER PLAN?

THE TOWN'S MASTER PLAN WILL BE USED TO

- Guide decision-making
- Anticipate opportunities for economic development
- Help inform future decisions
- Identify short- and long-term goals and priorities of the town
- Provide implementation strategies to achieve the vision of the Town

WHAT IS A MASTER PLAN?



KEY OBJECTIVES OF THE PLAN

- A plan for three miles outside municipal boundaries also known as the **three-mile plan** per C.R.S. 31-12-105(1)(e)(I).
- The identification of **risks and vulnerabilities** of natural and human caused hazards and goals, strategies, and/or actions to address these hazards.
- An **assessment of housing needs and affordability issues** and the identification of opportunities to address these gaps. The Board of Trustees and Planning Commission desire to see a balanced and varied approach to a variety of housing options that meet the diverse economic needs of all current and future residents.
- The **identification of the community's goals and values related to water supply and quality** either as a stand-alone element or integrated throughout the plan.
- Updated **Intergovernmental agreement(s) (IGA) with neighboring jurisdiction(s)** to establish the area outside the municipality's boundaries subject to a joint review process for development proposals.



WHAT IS A Recreation and Trails Master PLAN?

WHAT IS A REC/TRAILS MASTER PLAN?

THE REC/TRAILS PLAN WILL BE USED TO

- Access current and future recreation needs
- Establish a long-range vision
- Outline priorities for improvement projects and future development
- Outline strategies to fill recreation gaps short and long-term
- Promote new ideas and partnerships
- Establish a strong foundation for future recreation planning

WHAT IS A REC/TRAILS MASTER PLAN?

KEY OBJECTIVES OF THE PLAN

- Establish a Vision for Cedaredge Parks, Recreation and Trails system.
- Describe current and existing recreation system elements and features to provide guidance on strengths and weaknesses.
- Apply Goals and Objectives to Recommendations for new elements and features to the system as well as future growth opportunities.
- Provide guidance on implementation strategies for priority projects.
- Overall highlight the Communities unique recreation needs and provide diverse, quality, safe and accessible recreation opportunities.



Cedaredge Master Plan

TOWN OF CEDAREGE MASTER PLAN - WORK TO DATE

PUBLIC ENGAGEMENT

PROJECT WEBSITE

INTERACTIVE MAPS

- Transportation
- Housing
- Land Use
- Economic Development
- Environmental
- Other

PROJECT WEBSITE LINK

- [Town of Cedaredge Master Plan | Engage BHINC](#)

Town of Cedaredge Master Plan

We want to hear from you!

What's the best thing about your community?

 4
COMMENTS

 4
PARTICIPANTS

 78
VIEWS

[Read and Contribute](#)

Completed Master Plan Chapters

Community Profile



PDF (6.09 MB)

A key element of any community master plan, the Cedaredge Community Profile (or Existing Conditions) chapter has been completed to support the development of additional elements of the Town's 2024 Master Plan.

What is the Master Plan?

The Town's Master Plan will be used to guide decisions, forecast economic development, and inform future decisions. The new Master Plan involves a careful consideration and evaluation of the Town's economic forecast, the existing land use goals and policies, and the development of a future land use plan. This plan will address the short and long-term goals and priorities of the Town and will contain economic development components that provide realistic tools for growth and development/redevelopment.

Key Objectives of the Plan

Funded in part by the State of Colorado Department of Local Affairs, the final master plan will include the following components.

TOWN OF CEDAREGE MASTER PLAN - WORK TO DATE

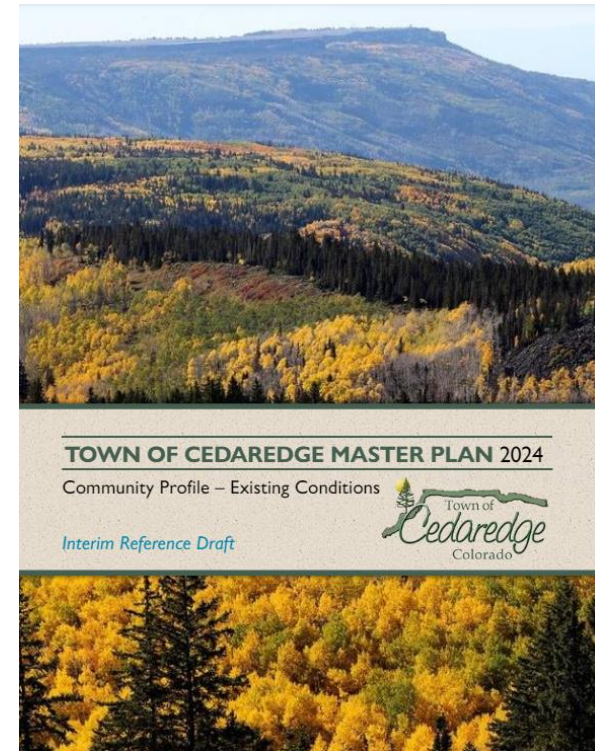
COMMUNITY PROFILE – EXISTING CONDITIONS

KEY TOPICS

- Population and Demographics
- Land Use/Built Environment
- Housing
- Natural Environment
- Economy
- Parks, Open Space, and Trails
- Infrastructure and Services
- Transportation

DRAFT CURRENTLY AVAILABLE ON THE PROJECT WEBSITE

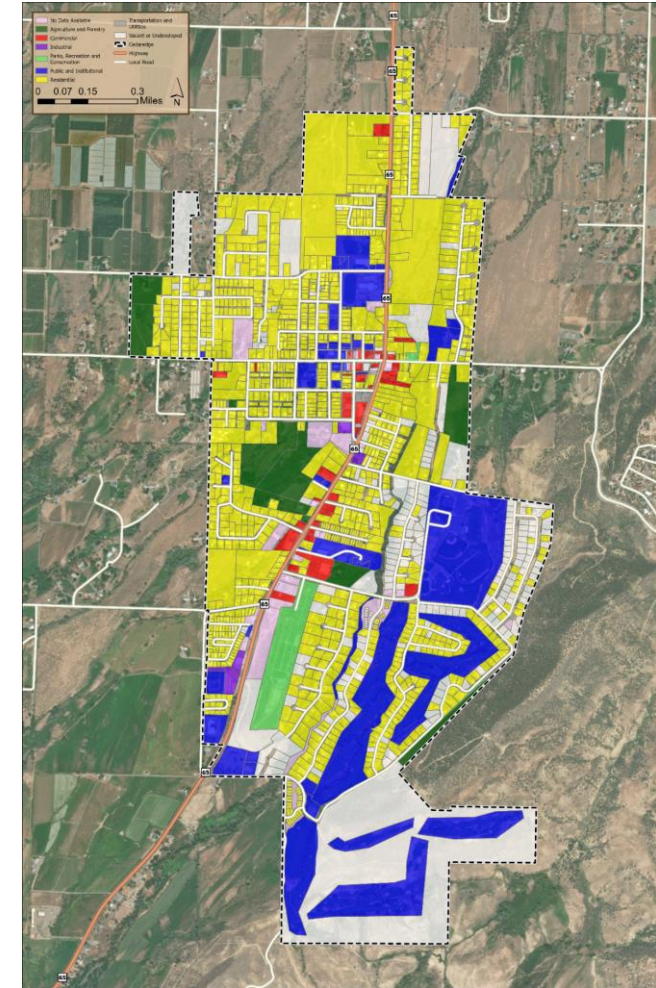
- [Community Profile – Existing Conditions](#) (Interim Reference Draft)



TOWN OF CEDAREEDGE MASTER PLAN – MAPPING

EXISTING CONDITIONS MAPS CREATED

- Waterlines and Fire Hydrants
- Power & Pole Locations
- Gas Lines
- Sewer Lines
- Decreed Wells and Tier 2 Locations
- Existing Land Use
- Road Network
- Growth Management Area
- School/Government Facilities
- Parcels
- Built Environment/Structures
- Trails
- New 100/500 Year Floodplain
- Slope



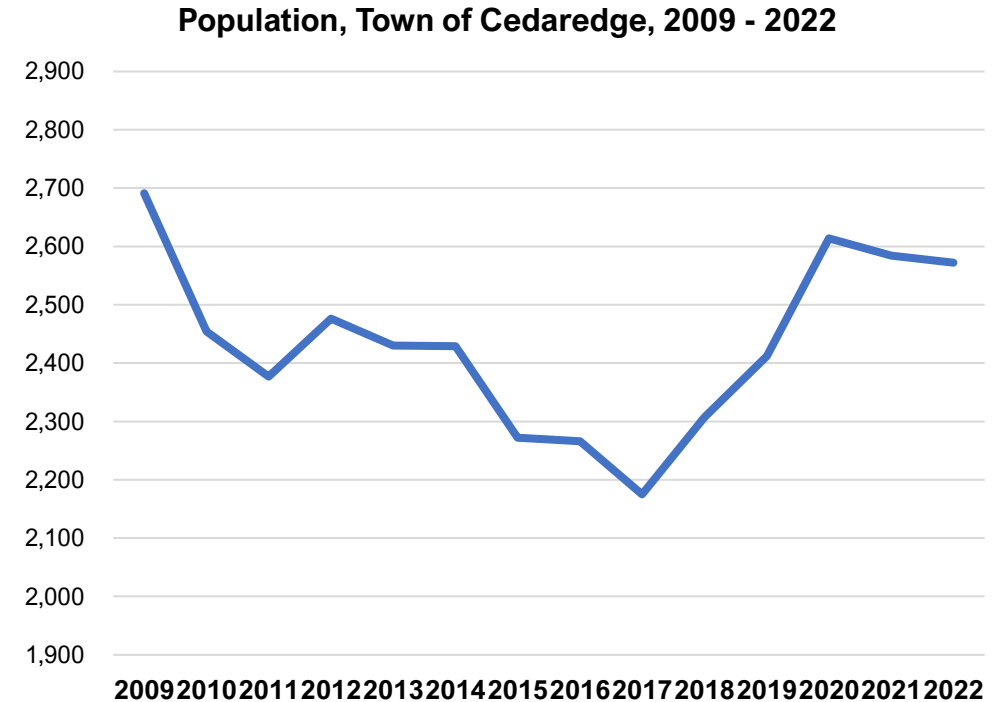
The background image shows a street scene in a historic town. In the foreground, a large, dark, rusted metal sculpture with several oval-shaped cutouts is visible. Behind it, a green lamppost stands on the left. The street is lined with historic buildings, including a two-story white building with a porch and a wooden building with a sign that reads "PIONEER MEAT SAUCON". Two large wooden water towers with conical roofs are visible in the background under a clear blue sky.

Existing Conditions Analysis - Outcomes

MASTER PLAN – Existing Conditions Outcomes

POPULATION AND DEMOGRAPHICS

- Fluctuating population loss (2009– 2022): 2,700– 2,572
- General stagnation in median age since 2010: 51.6 - 51.3
- Slight increase in households with children since 2010: 18% - 20.9%
- Overall, the Town of Cedaredge has an aging population: 55-64 & 65-74 make up the largest share of the Town's population.

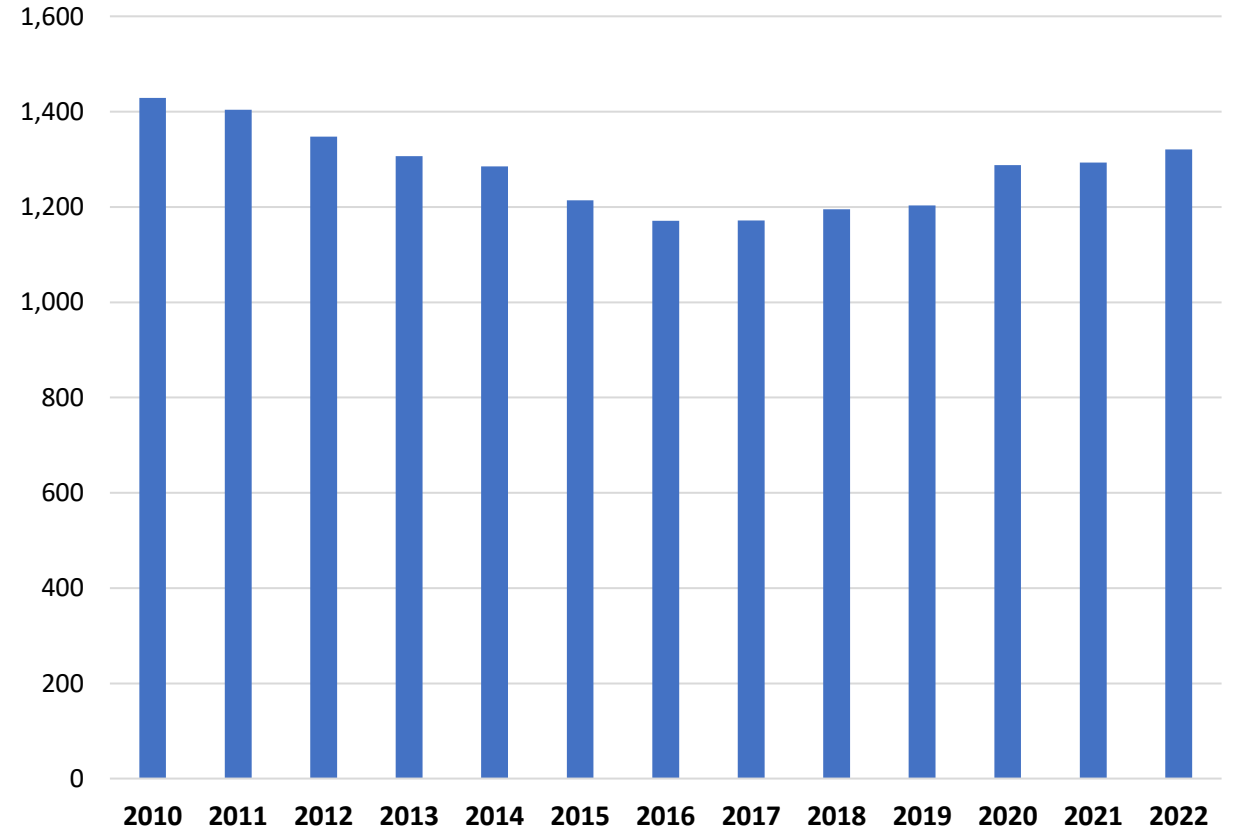


MASTER PLAN – Existing Conditions Outcomes

HOUSING

- Increase in Median Home Value: \$231,100
- Increase in Median Year Structure Built: 1976-1982
- Increased percentage of cost burdened households:
~38% (owners), ~65% (renters)
- Declining vacancy rate since 2017: currently 8.7%

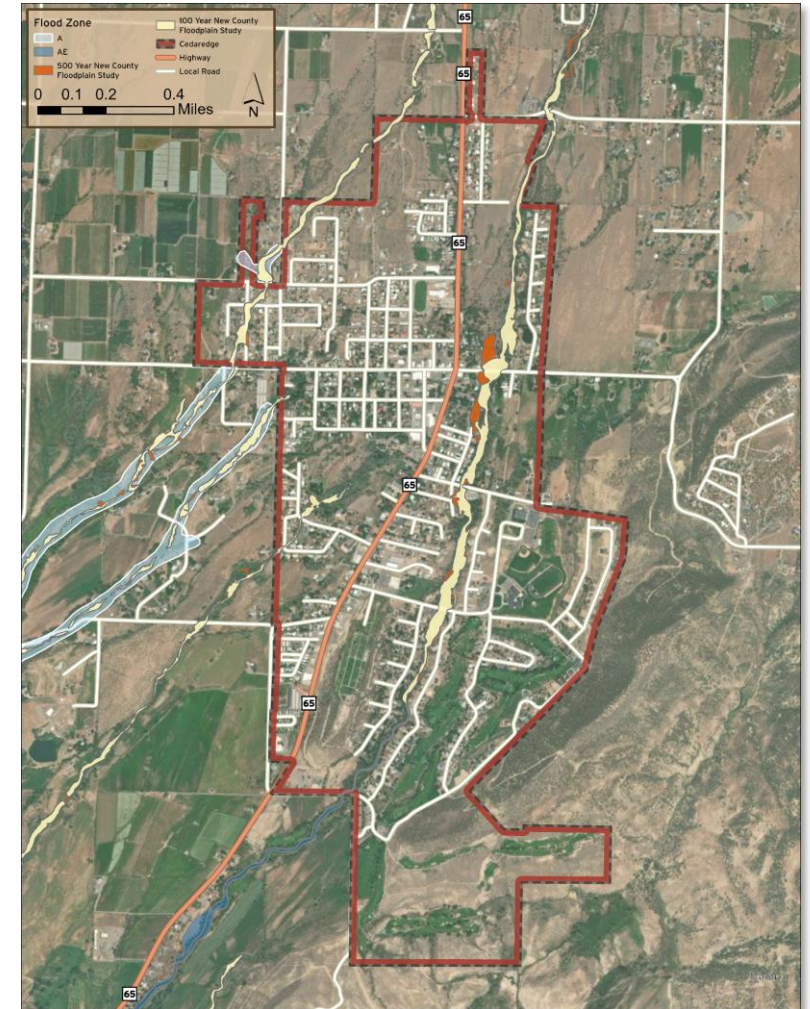
Total Housing Units, Town of Cedaredge, 2010 - 2022



MASTER PLAN – Existing Conditions Outcomes

NATURAL ENVIRONMENT

- Risks and Resiliency Opportunities
 - Drought
 - Wildfire
 - Flooding
 - Landslides
- Opportunity to coordinate with the Delta County Hazard Mitigation Plan

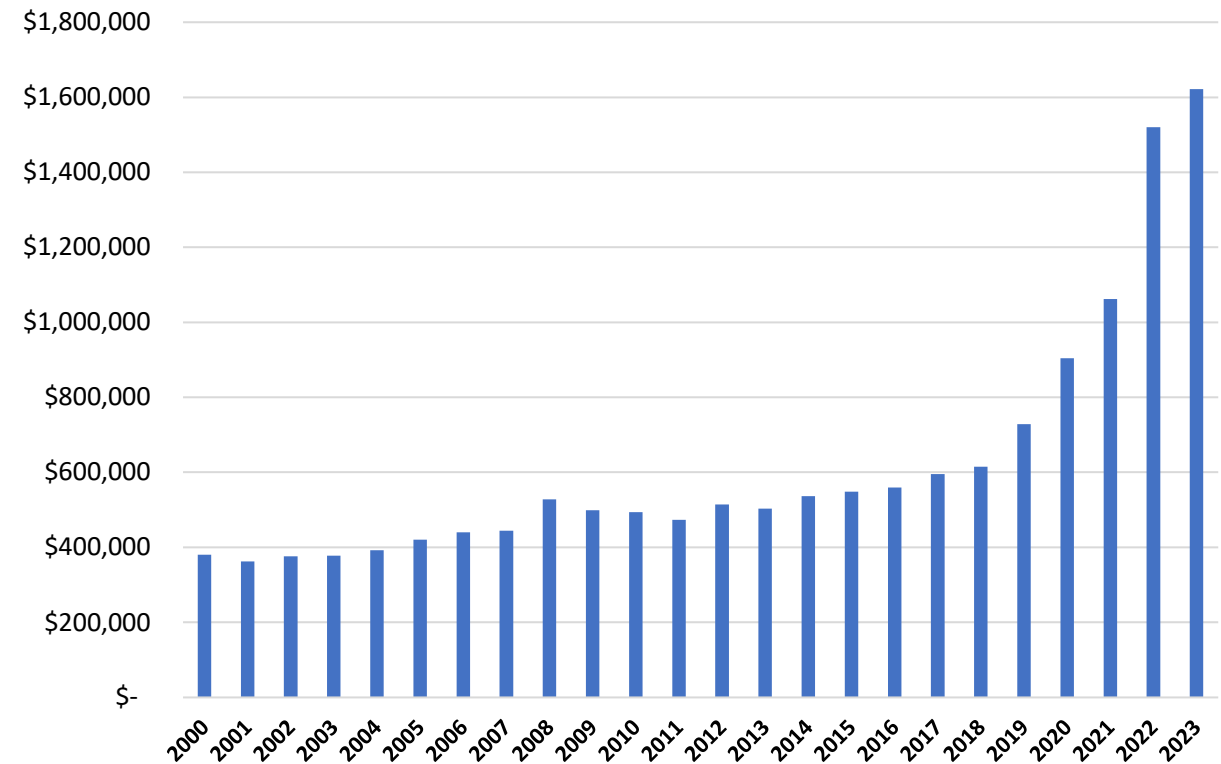


MASTER PLAN – Existing Conditions Outcomes

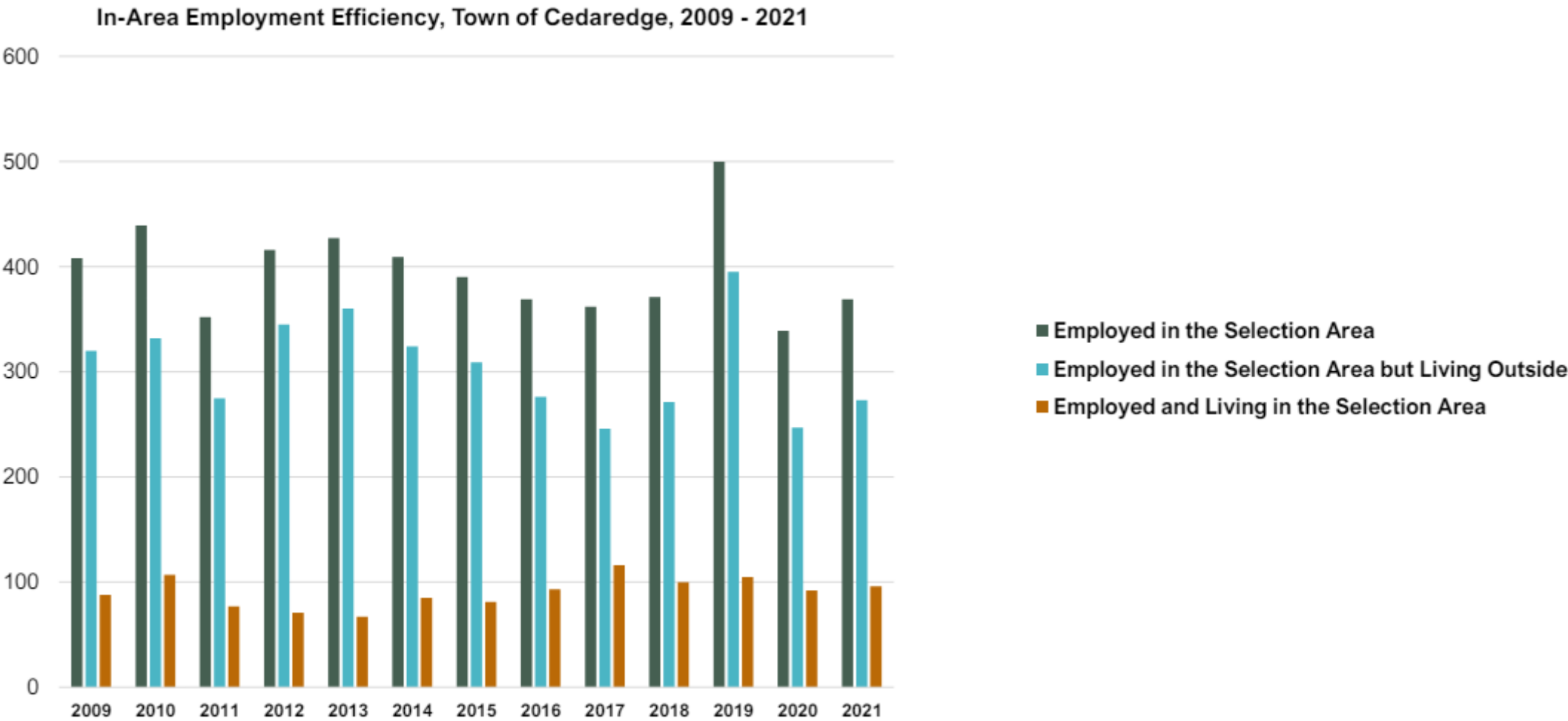
ECONOMY

- Major Town Industries
 - Retail Trade
 - Accommodation and Food Services
 - Healthcare and Social Assistance
 - Public Administration
- Between 2009 and 2021 jobs have fluctuated between 340 and 500 local jobs
 - 369 jobs as of 2021

Sales Tax, Town of Cedaredge, 2000 - 2023



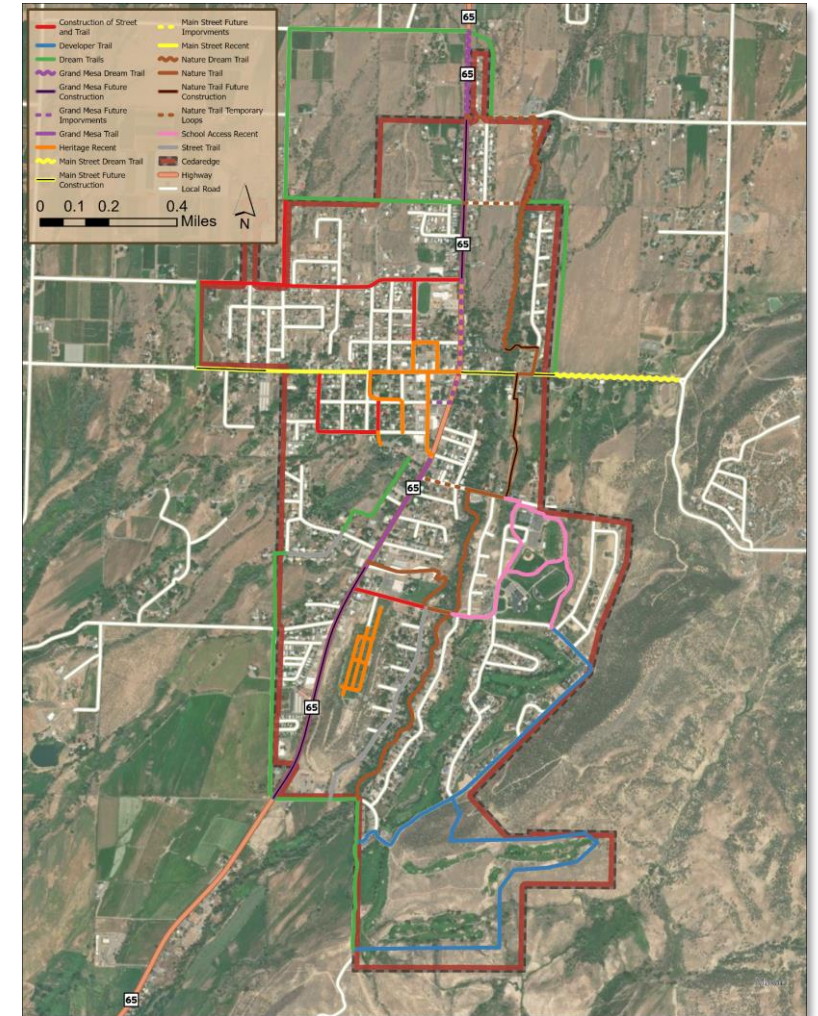
MASTER PLAN – Existing Conditions Outcomes



MASTER PLAN – Existing Conditions Outcomes

PARKS, OPEN SPACE, AND TRAILS

- Town Recreation Amenities
 - Trails
 - Golf course
 - Skatepark
 - Number of Parks
- Separate but coordinated rec/trails master plan
- Will lean heavily on rec/trails process as available



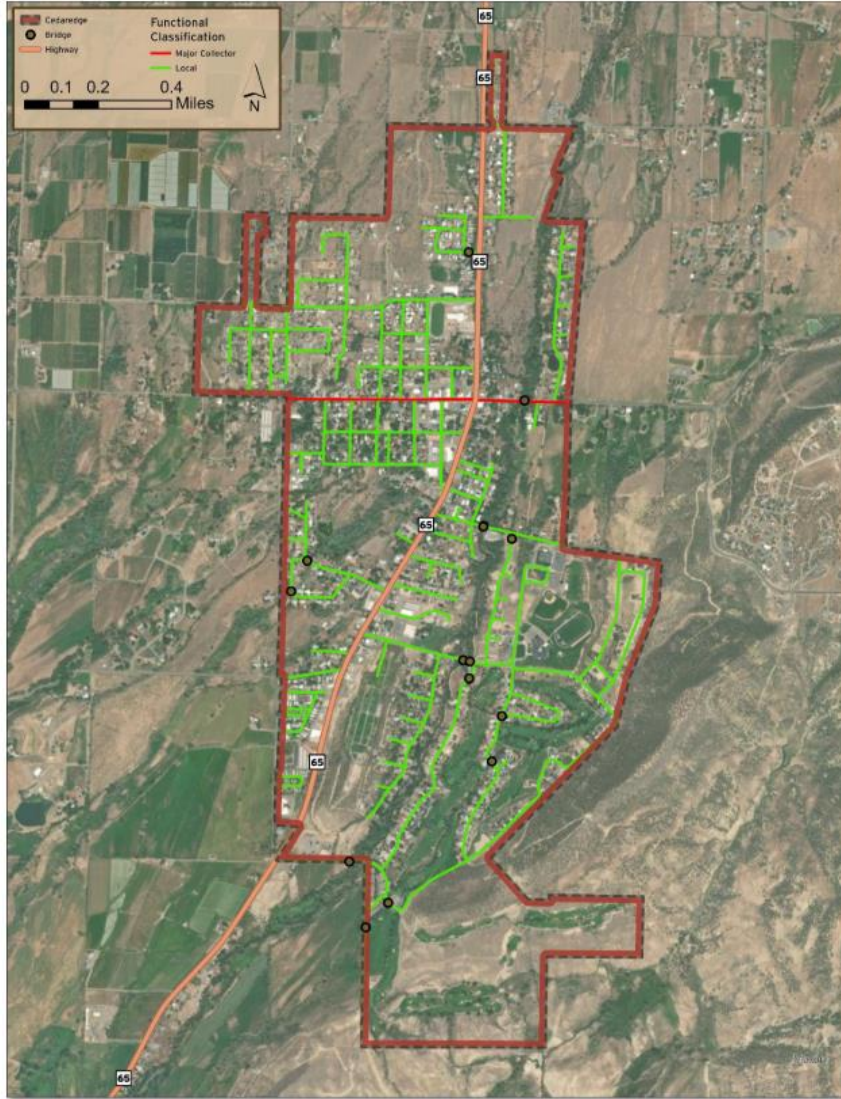
MASTER PLAN – Existing Conditions Outcomes

INFRASTRUCTURE AND SERVICES

- Currently 1,437 water tap connections - 141 of which are out of town
- New sequencing batch reactor plant was installed in 2016
- Currently no franchise agreement for natural gas or waste service
- Higher than average internet speeds compared to surrounding communities



MASTER PLAN – Existing Conditions Outcomes



TRANSPORTATION

- Town's roadway network is predominantly composed of local roads: One Major Collector and State Highway
- Grand Mesa Scenic Byway starts just north of Town – opportunity to leverage?
- Sidewalk connections are sometimes missing or non-existent

MASTER PLAN – Existing Conditions Outcomes

LAND USE/BUILT ENVIRONMENT

- Draft land use map currently in development based on Delta County assessor data
- Majority of town is Residential, followed by Vacant or Undeveloped, then Public and Institutional
- Majority of vacant land is zoned for Residential

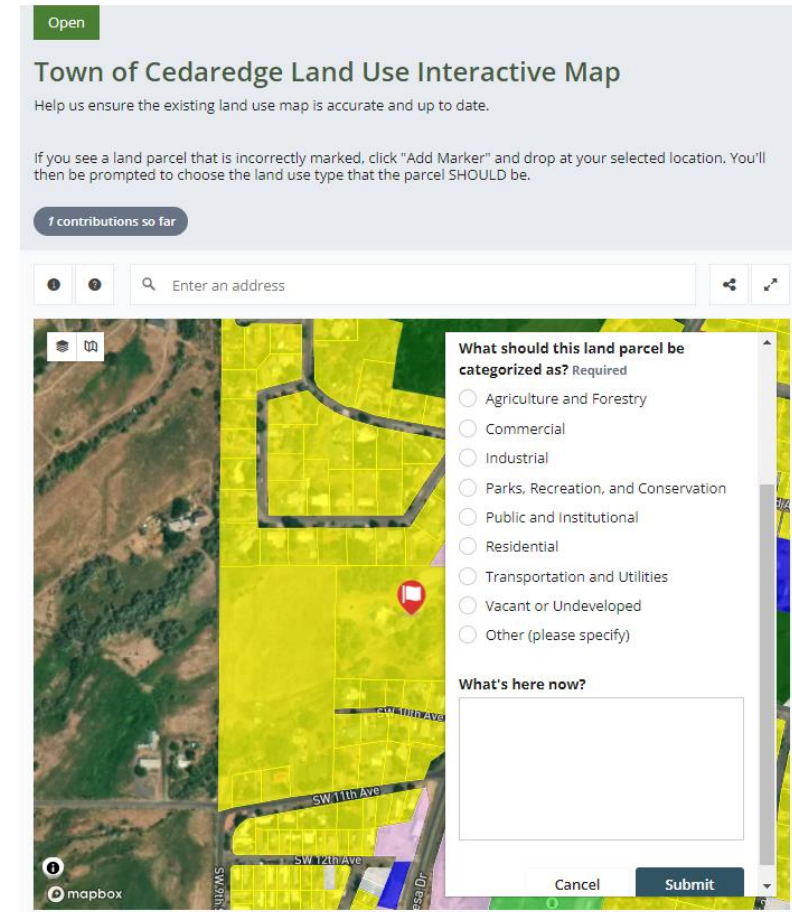
Land Use	Total Square Footage	% of whole
Residential	21,870,268	47%
Vacant or Undeveloped	10,547,091	23%
Public and Institutional	9,617,153	21%
Agriculture and Forestry	2,495,453	5%
Parks, Recreation and Conservation	1,066,363	2%
Commercial	925,899	2%
Industrial	222,554	0%
Transportation and Utilities	31,304	0%
GRAND TOTAL	46,776,085	100%

Table 2: Land Use by Total Square Footage, Town of Cedaredge, 2023

MASTER PLAN – Existing Conditions Outcomes

LAND USE MAP

- Draft land use map is open/available for comments
- Parcel Categories
 - Agriculture and Forestry
 - Commercial
 - Industrial
 - Parks, Recreation, and Conservation
 - Residential
 - Transportation and Utilities
 - Vacant or Undeveloped
 - Other (please specify)



A photograph of three men standing on a grassy bank next to a calm lake. The background is a dense forest of tall evergreen trees under a blue sky with scattered white clouds. The man on the left wears a wide-brimmed hat, sunglasses, and a light-colored button-down shirt. The man in the middle wears a grey long-sleeved shirt and a baseball cap. The man on the right wears a light-colored button-down shirt and glasses. A semi-transparent dark grey banner is overlaid across the middle of the image, containing the title text in white.

Recreation and Trails Master Plan

TOWN RECREATION AND TRAILS MASTER PLAN – WORK TO DATE

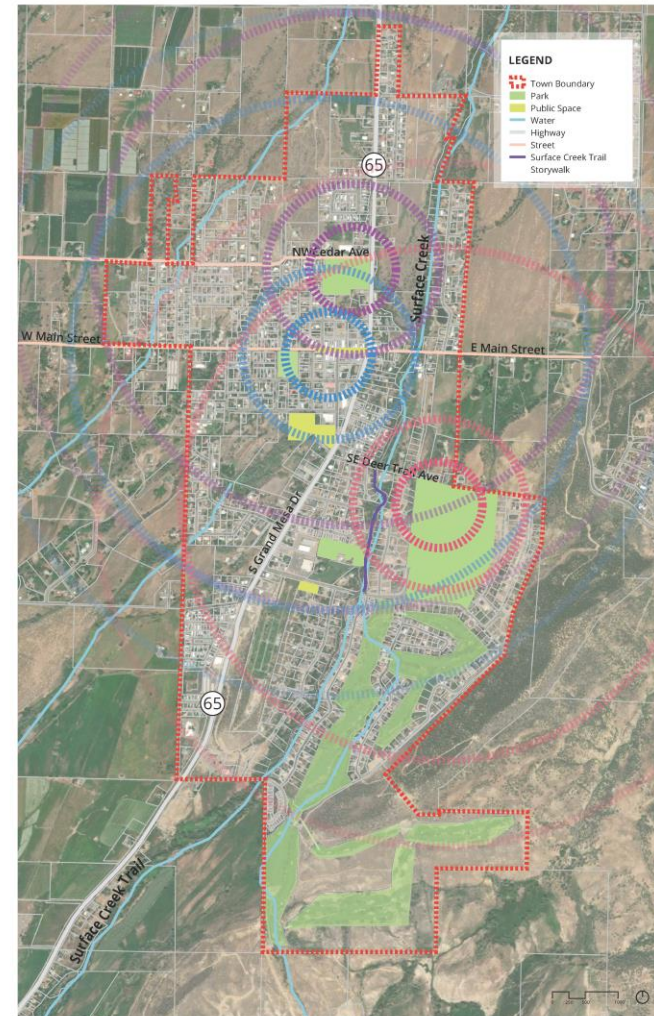
EXISTING CONDITION RESEARCH AND MAPPING

- Review existing plans and studies
- Windshield study of existing park areas and amenities analysis.
- Inventory of current parks and facilities.

TOWN RECREATION AND TRAILS MASTER PLAN – WORK TO DATE

EXISTING CONDITIONS MAPPING

- Walkability
- Connectivity
- Adjacencies



CEDAREEDGE ELEMENTARY SCHOOL

- 1/8 Mile (660 ft)
- 1/4 Mile (1,320 ft)
- 3/4 Mile (3,960 ft)
- 1 Mile (5,280 ft)

MAIN STREET

- 1/8 Mile (660 ft)
- 1/4 Mile (1,320 ft)
- 3/4 Mile (3,960 ft)
- 1 Mile (5,280 ft)

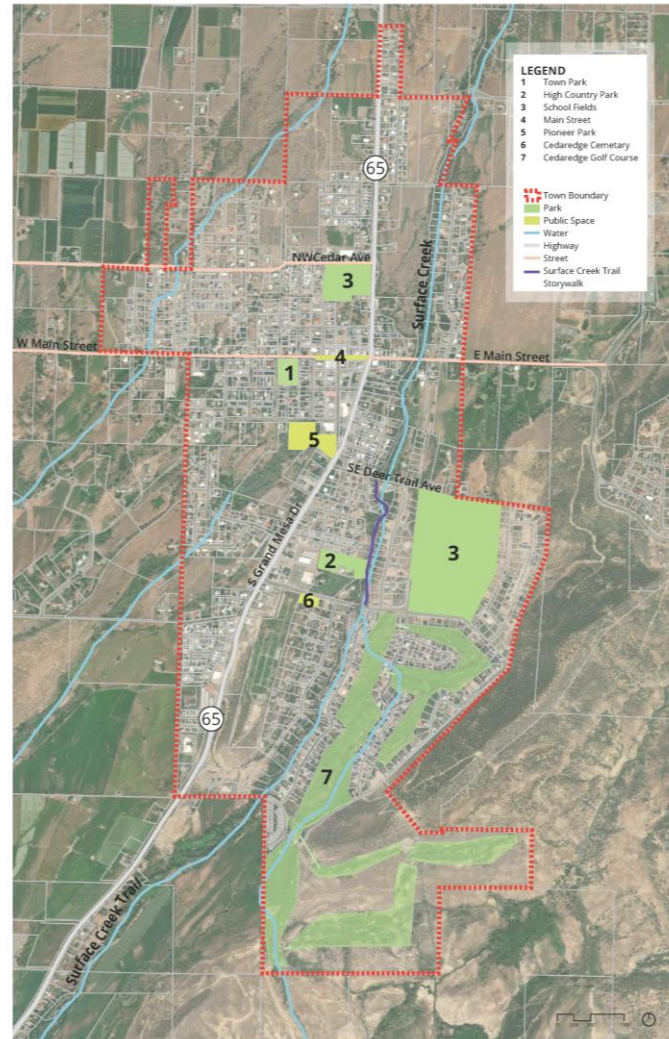
CEDAREEDGE HIGH SCHOOL

- 1/8 Mile (660 ft)
- 1/4 Mile (1,320 ft)
- 3/4 Mile (3,960 ft)
- 1 Mile (5,280 ft)

TOWN RECREATION AND TRAILS MASTER PLAN – WORK TO DATE

EXISTING CONDITIONS MAPPING

- Town Park Space
- Public Gathering
- Amenities
- Features



1 CEDAREGE TOWN PARK

2.75 Acres
Sidewalk? Yes

Lawn: 68%
Hardscape: 20%
Other: 12%

2 HIGH COUNTRY PARK

4.25 Acres
Sidewalk? No

Lawn: 46%
Hardscape: 21%
Other: 33%

3 SCHOOL FIELDS - ELEMENTARY

8.3 Acres
Sidewalk? Yes

Lawn: 27%
Hardscape: 32%
Other: 41%

3 SCHOOL FIELDS - HIGH SCHOOL + MIDDLE

49.5 Acres
Sidewalk? Yes

Lawn: 78%
Hardscape: 13%
Other: 9%

4 MAIN STREET

2 Blocks
Sidewalk? Yes

Lawn: N/A
Hardscape: N/A
Other: N/A

5 PIONEER PARK

5.5 Acres
Sidewalk? Partial

Lawn: 41%
Hardscape: 23%
Other: 36%

6 CEDAREGE CEMETARY

.9 Acres

7 CEDAREGE GOLF COURSE

115.6 Acres
Public Golf Course

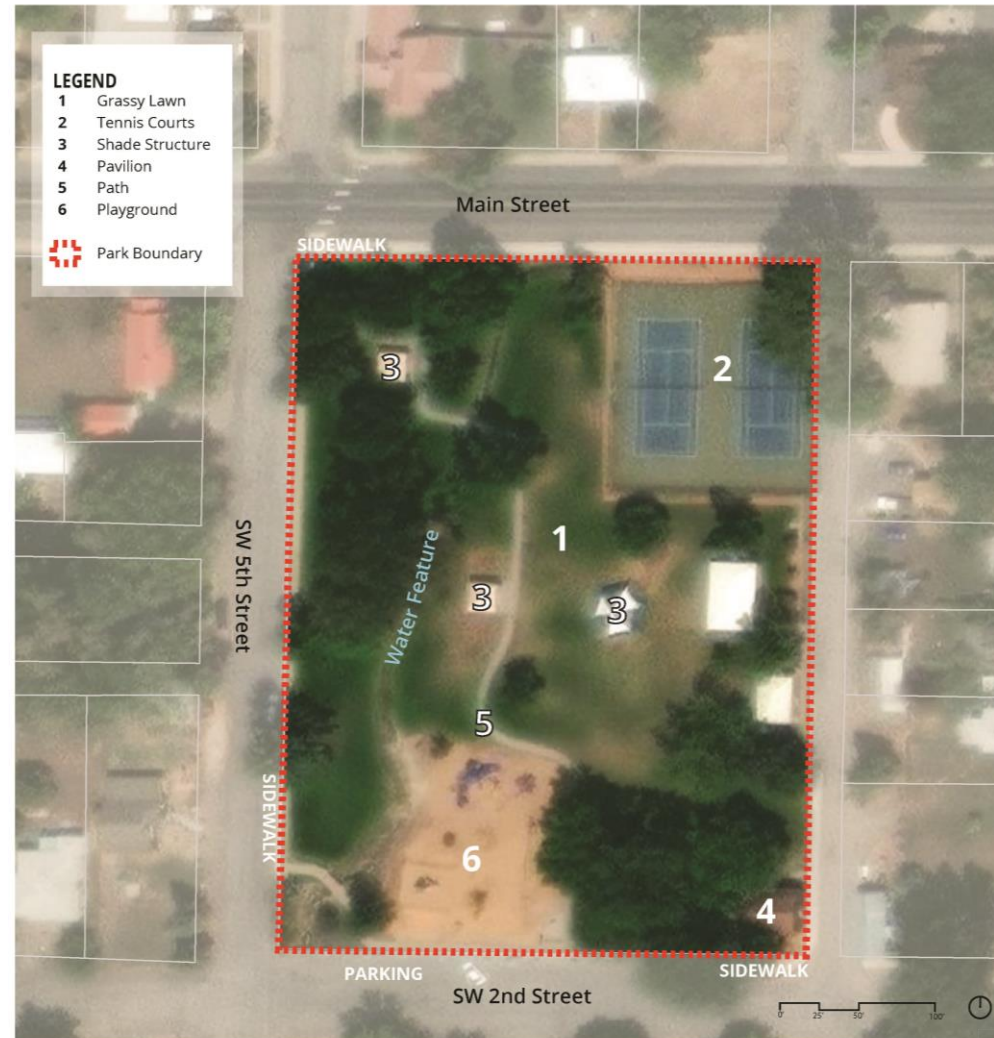
SURFACE CREEK TRAIL

1.1 Miles
Creekside Trail which follows Surface Creek

TOWN RECREATION AND TRAILS MASTER PLAN – WORK TO DATE

EXISTING CONDITIONS MAPPING

- Town Park
 - Assessment
 - Inventory
 - Characteristics



1 CEDAREEDGE TOWN PARK



Area: 112,676 sq. ft.
Sidewalk? Yes

Lawn: 68%
Hardscape: 20%
Other: 12%

Location: Cedaredge Town Park is located in between Main Street and SW 2nd St, three blocks west of Highway 65.

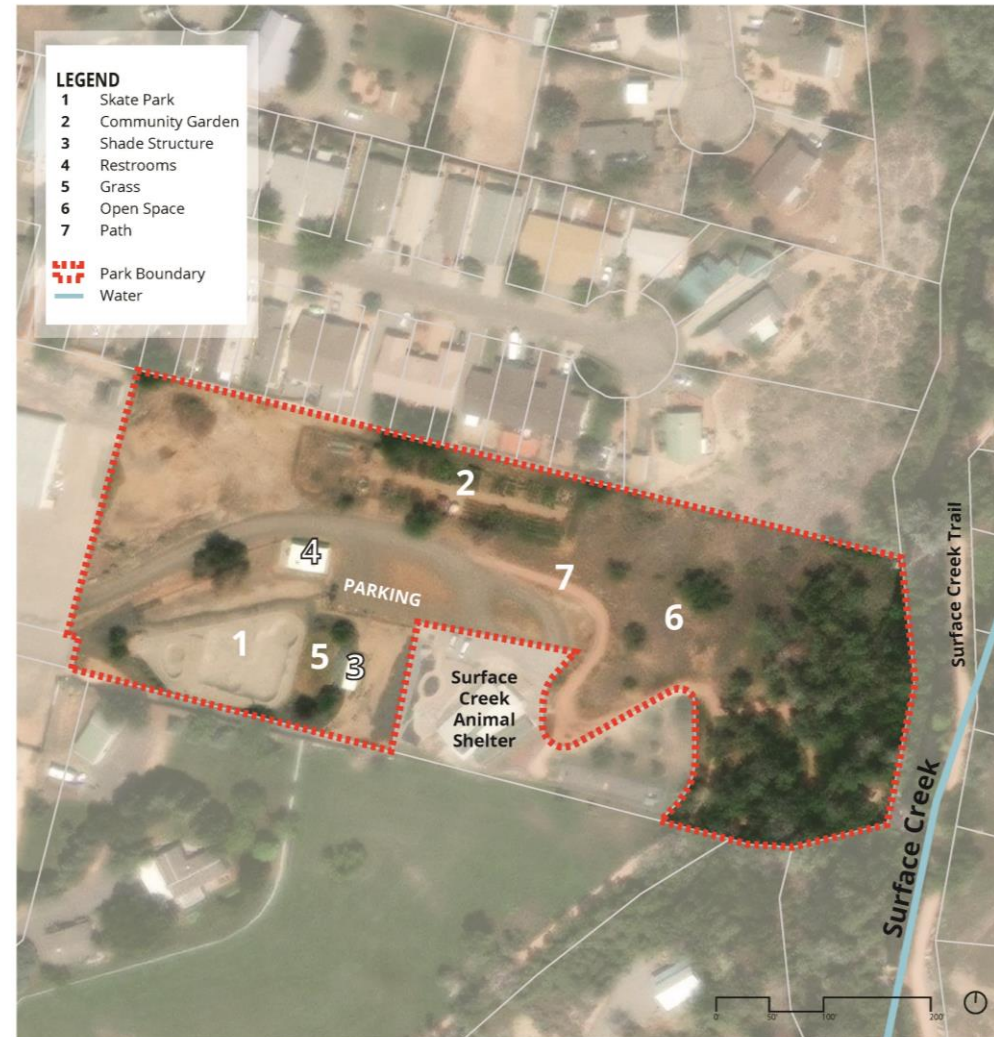
- 2 Regulation Tennis Courts/4 Pickleball Courts
- Playground
- Swing Set
- Shade Structures
- Small Pavilion
- Picnic Tables tables
- Benches
- Grass/Lawn
- Mature Trees
- Path
- Parking
- Parking Bollards situated
- Sidewalks

The park appears to be in overall good condition. The park features many amenities which make it a desirable place to host an event or partake in recreation activities. Perhaps the biggest asset to the park are the many mature trees, which add aesthetic value and provide natural protection against environmental elements.

TOWN RECREATION AND TRAILS MASTER PLAN – WORK TO DATE

EXISTING CONDITIONS MAPPING

- High Country Park
 - Assessment
 - Inventory
 - Characteristics



2 HIGH COUNTRY PARK



Area: 185,064 sq. ft.
Sidewalk? No

Lawn: 46%
Hardscape: 21%
Other: 33%

Location: High Country Park is located north of SE Independence Ave, east of Highway 65, and bordered by Surface Creek to the east. There is a gravel driveway which connects visitors from SE High Country Ave, off of Highway 65.

Amenities:

- Skate Park
- Community Garden
- Grass Turf
- Open Space
- Shade Structure
- Picnic Table
- Restrooms
- Parking
- Path + Trail Connection

The overall condition of the park seems to be good, but additional amenities may be worked in to accommodate both skate park and community garden users. A larger shade structure, or shade trees planted over areas to sit and rest may be beneficial. Additionally, native landscaping and fresh mulching may add aesthetic value to the buffer areas around the skatepark.

TOWN RECREATION AND TRAILS MASTER PLAN – WORK TO DATE

EXISTING CONDITIONS MAPPING

- HS-MS Fields
 - Assessment
 - Inventory
 - Characteristics



3 SCHOOL FIELDS

Cedaredge High School + Cedaredge Middle School



Area: 2,156,761 sq ft.
Sidewalk? Yes

Lawn: 78%
Hardscape: 13%
Other: 9%

Location: Cedaredge High School and Cedaredge Middle School are located within the same parcel on the east side of town. The high school is north of the middle school, both accessed by SE Deer Creek Drive on the west edge of the parcel. An open space area borders the east edge of the parcel.

Amenities:

- Regulation Baseball Court + Batting Cage
- Regulation Track and Field
- Regulation Football Field
- Practice Field
- Bleachers
- Grass/Lawn/Open Space
- Parking

The school campus for both the high school and middle school appear to be in good condition. The sports fields all seem to be well maintained, and there is room for additional activities or club gatherings on the southwest part of the parcel. The middle school's sidewalk accessibility cuts off where SW Deer Creek Dr crosses SE Independence Ave and SE Fairway Dr.

TOWN RECREATION AND TRAILS MASTER PLAN – WORK TO DATE

EXISTING CONDITIONS MAPPING

- Elem. School Fields
 - Assessment
 - Inventory
 - Characteristics



3 SCHOOL FIELDS Cedaredge Elementary School



Area: 361,947 sq ft. Lawn: 27%
Sidewalk? Yes Hardscape: 32%
Other: 41%

Location: Cedaredge Middle School is located in the central part of town, 2 blocks north of Main St. It is bordered by Highway 65 to the east, NW Cedar Ave to the north, and NW 3rd St to the west.

Amenities:

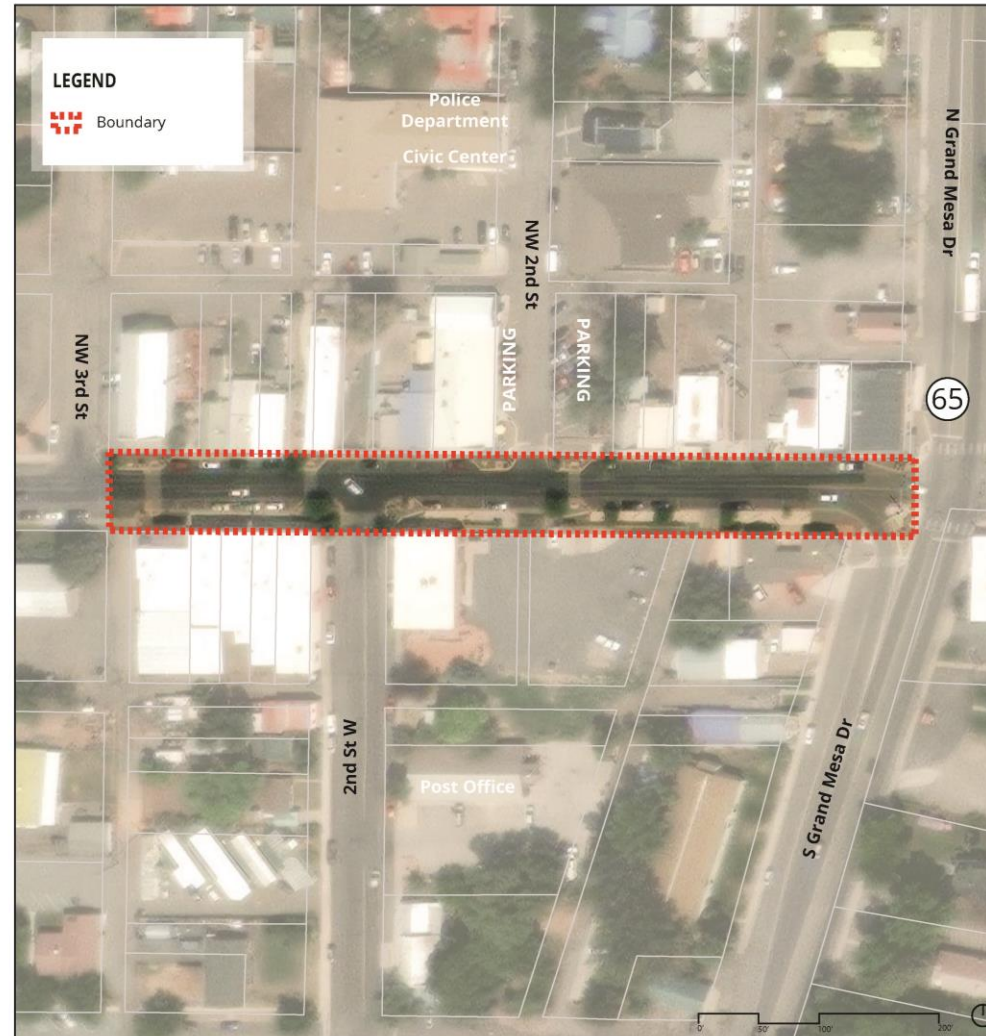
- Sports Field
- Bleachers
- Playground
- Basketball/Multi-Use Courts
- Grass/Lawn
- Parking

The condition of the elementary school is good overall, but there are some elements that could be improved upon. There is no sidewalk along NW 3rd St, and the sidewalk running along Highway 65 should be replaced. Additionally, trees may help provide shade to teachers and students on or around the playgrounds and practice fields.

TOWN RECREATION AND TRAILS MASTER PLAN – WORK TO DATE

EXISTING CONDITIONS MAPPING

- Main Street
 - Assessment
 - Inventory
 - Characteristics



4 MAIN STREET



Area: 50,784 sq. ft.
Sidewalk? Yes

Lawn: N/A
Hardscape: N/A
Other: N/A

Location: Main Street is a public space located in the center of town on W Main St, west of Highway 65. The public space area runs about two blocks, in between Highway 65 to the east and NW 3rd St to the west.

Amenities:

- Sidewalks
- Parallel Parking
- Bump Outs
- Crosswalks
- Planters
- Street Trees

Main Street appears to be in good condition. Safety features like crosswalks and bump outs help to slow traffic and make the space more pedestrian friendly. Newly added street trees and planters create a welcoming aesthetic and invite pedestrians to explore the area on foot. Sidewalks are in good condition and crosswalks and parking lines are easily identifiable.

TOWN RECREATION AND TRAILS MASTER PLAN – WORK TO DATE

EXISTING CONDITIONS MAPPING

- Pioneer Park
 - Assessment
 - Inventory
 - Characteristics



5 PIONEER TOWN



Area: 236,955 sq. ft.
Sidewalk? Partial

Lawn: 41%%
Hardscape: 23%
Other: 36%

Location: Pioneer Town is a public space which expands over 5 acres and includes 24 buildings. The southeast parcel is located west of Highway 65 and the northwest parcel is located south of SW 3rd Street.

Amenities:

- Grass/Lawn Area
- Landscape Buffers
- Flagpoles
- Benches
- Parking
- Sidewalk on Southeast Corner

Pioneer Town is in good condition overall. The landscaped areas seem to be regularly maintained and provide a welcoming aesthetic. Historic adornments and Western style amenities make the space clean and cohesive. There is currently sidewalk running along the Highway 65 edge, but sidewalk along SW 3rd Avenue may make the space more accessible.

REC/TRAILS PLAN - EXISTING CONDITIONS OUTCOMES

COMPREHENSIVE COMMUNITY SURVEY

- Gauge public opinion, interests and beliefs about current recreation and park systems.
- Understand need for new and updated recreation elements.
- Determine opportunities for future recreation projects.



REC/TRAILS PLAN - EXISTING CONDITIONS OUTCOMES

GRASSROOTS COMMUNITY INVOLVEMENT

- Karen Grant and High School Student lead survey.
- 90 responses from 270 district students.



REC/TRAILS PLAN – PHASING

REC/TRAILS PLAN ANTICIPATED DEVELOPMENT STRATEGY

- Phase 1 – Project Kick-Off, Research and Analysis
 - Mapping, Existing resources
- Phase 2 – Vision, Input and Direction
 - Survey, Focus Groups, Stakeholders
 - Goals and Objectives
- Phase 3 – Draft Plan and Evaluation
 - Recommendations and Implementation
- Phase 4 – Final Draft Plan



Wrap Up/Next Steps

STAY CONNECTED!

- Project Website
 - <https://engage.bhinc.com/town-cedaredge-master-plan>
- Interactive Map
 - General comment map
 - Land Use map
- Ways to Stay Informed
 - outreach@bhinc.com
 - Sign up on website



NEXT STEPS

PHASE 3: GOALS, OBJECTIVES, AND STRATEGIES

- Develop Goals and Objectives
- Development Implementation Strategies

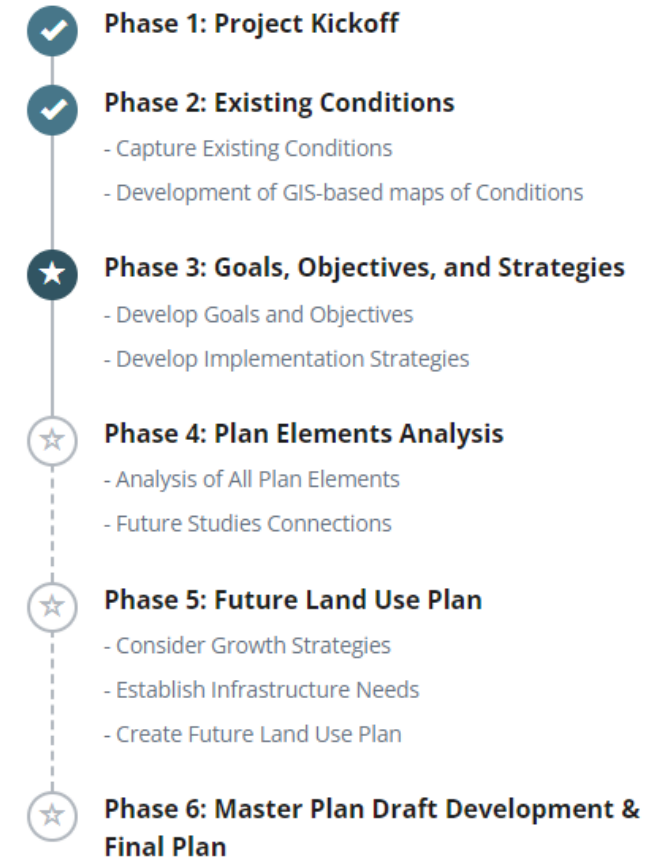
PHASE 4: PLAN ELEMENT ANALYSIS

- Analysis of All Plan Elements
- Future Studies Connections

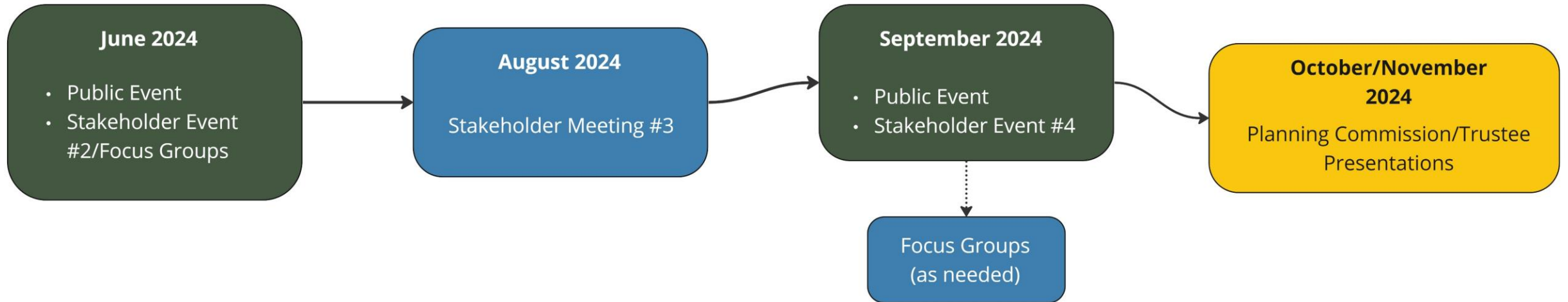
PHASE 5: FUTURE LAND USE PLAN

- Consider Growth Strategies
- Establish Infrastructure Needs
- Create Future Land Use Plan

Project Timeline



Upcoming Engagement Opportunities*



THANK YOU!

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