



CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Parks and Recreation	Diesel Post - Parks and Recreation Director	March 4, 2025

AGENDA ITEM

Resolution 2025-10: A Resolution of the City Council for the City of Salida, Colorado to adopt a Park Development Manual.

BACKGROUND

On January 6th 2025 the director of Parks and Recreation presented a draft of a park development manual to be used by land owners and developers to guide the development of Parkland and open space dedication. At that work session staff discussed the rationale for the manual answered some questions and is now back to formally adopt the manual via resolution.

RECOMMENDATION

The recommendation is to adopt the Park Development manual.

FISCAL IMPACT

There is no fiscal impact.

MOTION

A City Councilmember should state "I move to _____ Resolution 2025-10 approving the adoption of a Park Development Manual for the City of Salida", followed by a second and a roll call vote.

PARK DEVELOPMENT MANUAL

CITY OF SALIDA



**PREPARED BY
CITY OF SALIDA
DEPARTMENT OF PARKS AND RECREATION**

City of Salida Park development types and standards

Background

Chapter 16 of the Salida Municipal code states that developers will “dedicate and develop land or pay fee-in-lieu”. City staff will work with developers in the pre-application phase through the approval process to identify desirable land based on:

- The attached “Preferred Park and Amenities figure”
- Current need
- The 2019 PROST Master Plan
- The Trust for Public Lands ParkServe Park location needs map, and
- Other applicable information

All proposed parks are to be discussed and vetted with city staff prior to the initial platting of any development.

Dedication and development vs. Fee-in-lieu

City staff will determine the most appropriate or desired park for a given location and whether or what percentage of fees will be accepted in lieu of dedicated and developed parkland. The Director of Parks and Recreation will determine if the City will require dedication or the paying of the fee-in-lieu. The P&R Director and the Department of Community Development can negotiate a combination of dedication and development and fee-in-lieu payment. Negotiating reduced requirements of land or fee amount is not permitted under the Land use Code. Any development whose dedicated and developed park is under the size required by the code will pay the remaining proportion of fees-in-lieu.

Design Criteria

Design criteria for parks, trails and open space. Land dedicated for public parks, trails and open space and land set aside for common open space shall meet the following design criteria, as applicable:

- 1) Acceptable land.
 - a) Acceptable land is relatively level, accessible, free from significant environmental constraints like wetlands or steep slopes, and suitable for the intended recreational use, meaning it can be developed into usable park space with features like playgrounds, walking paths, or open green areas; most jurisdictions

will not accept land with features like floodplains, steep inclines, or heavily contaminated areas as credit towards parkland dedication requirements.

2) Connectivity required.

- a) To the maximum extent practicable, parks, trails and open space shall be organized to create integrated systems of open areas that connect with the following types of lands located within or adjacent to the development:
- b) Dedicated public parks or trails;
- c) Dedicated school sites;
- d) Other dedicated or common open spaces;
- e) Regional parks, trails or open lands as specified in Master Plans and the TPL ParkServe map;
- f) Neighborhood shopping and activity centers; and
- g) Adjacent employment centers.

3) Regular shaped and contiguous.

- a) Parks, trails and open space shall be shaped to provide a critical mass for usable park and open space functions and shall be contiguous unless the land is used as a continuation of an existing trail or other linear park or unless specific topographic features require a different configuration. An example of such topographic features would be the provision of open space along a stream.
- b) Wherever possible, public parks should be regularly shaped, with a minimum dimension of three hundred (300) feet.

4) Accessible to residents.

- a) Parks, trails and open space shall be reasonably accessible to all of the residents.
- b) To make them visible to the general public, all public (dedicated) parks shall be bounded on at least one (1) side by a public street. In addition, to the maximum extent practicable, private lots should not back onto a public (dedicated) park, but should be separated from the park by public streets.
- c) Access to dedicated or common open space shall be a minimum of twenty-five (25) feet wide.

5) Recreational facilities.

- a) Recreational facilities constructed in parks and open space shall comply with all applicable County construction standards and specifications.

6) Landscaping and fences/walls on perimeter.

- a) All open space should be left in its natural or existing condition except as determined by the City. Existing trees and vegetation shall be preserved wherever practicable.
 - b) Where public parks or open space are bordered predominantly by private rear or side yards, only open fences (e.g., split rail fences) no higher than forty-eight (48) inches may be erected on the common boundaries with the park or open space. Opaque fences and walls (e.g., privacy fences) are prohibited in yards bordering the park or open space.
- 7) Drainage detention areas dedicated to the City or used as part of a pocket park or common open space.
- a) If a proposal is made to dedicate a detention area to the City, the City shall determine if the detention area serves the public interest. Public interest shall be based on ease of maintenance, potential use of the area for open space or recreation uses by the public, whether the area would complement the Town's park or trail system and/or whether the applicant will provide cash escrow for ongoing maintenance of the facility.
 - b) If the City accepts dedication of a detention area or if the detention area is intended to be part of a pocket park or common open space area, regardless of ownership or maintenance, the following standards shall apply:
 - i) Slopes shall comply with City construction standards and specifications, but in no case shall exceed a slope of 4:1.
 - ii) Adequate access shall be provided to the detention area for pedestrians, the physically disabled and maintenance equipment.
 - iii) Drainage structures shall be designed and located to facilitate maximum use of the detention area for recreational use.
- 8) Landscaping shall be provided.
- a) Landscaping shall be appropriately designed for the location with the consideration of sun angles and wind exposure.
 - b) Landscaping shall be able to be reasonably maintained.
- 9) Amenities, such as benches, play equipment, game courts and playing fields appropriate to the size and location of the park, shall be required and shall be based on proposed/existing adjacent uses unless design cannot reasonably accommodate the amenities.
- a) On one (1) acre or less, fewer amenities are required.

- b) The applicant shall be responsible for installing all amenities per the City's construction standards and specifications, in coordination with the Parks and Recreation Department.

Park classifications and associate amenities required

As per the 2019 City of Salida Parks, Recreation, Open Space, and Trails Master Plan, there are four classifications of parks in the City of Salida. Each classification has different service goals and characteristics. City staff determines the types of parks desired in any location, and can up or downscale parks according to current needs.

All parks.

The following amenities are required for all parks.

- a) Landscaping shall be provided for all impervious areas not used for other amenities.
- b) Tables and seating shall be provided, such as benches, chairs, picnic tables, and ADA seating. The make and model of these amenities must be approved by City staff.
- c) Internal access pathways shall be provided to and between park amenities, parking areas, and the perimeter.
- d) Open turf play areas shall be provided unless agreed upon by staff at the initial concept development of the park.
- e) Universal and inclusive play elements shall be provided to accommodate all ages and abilities. The make and model of play structures must be approved by City staff.
- f) Dog waste stations shall be provided at all pedestrian access points into the park, with a minimum of three (3) per park. The make and model of waste stations must be approved by City staff.
- g) Trash receptacles shall be provided at all seating areas with a minimum of three (3) per park. Trash receptacle make and model must be approved by City staff.
- h) Will be built per the City of Salida Standard of Construction in Parks.

Pocket parks

Pocket parks shall be:

- a) less than 1 acre in size;
- b) centrally located within neighborhoods served;
- c) bordered on at least one (1) side by public streets (excluding collector and arterial streets) to provide easy public access, visual surveillance, and parking;
- d) accessible from the surrounding neighborhoods using sidewalks and/or trails;
- e) owned and maintained by the City, an HOA or metropolitan district;
- f) platted with a dedicated public access easement; and
- g) constructed to City standards and specifications for design and construction of public improvements (per Land Use Code and Parks Construction Standards and Specifications document).

Provide opportunities for passive outdoor recreation at a sub-neighborhood scale. Pocket parks shall be located within 1/4 mile of the residences they are intended to serve and may include:

- lawn areas,
- picnic shelters and tables,
- play equipment,
- artwork or
- other amenities that are appropriate for the demographics and types of activities that the neighborhood may desire.

Neighborhood parks

Neighborhood parks shall be:

- a) not less than a minimum size of one (1) acre;
- b) centrally located within or adjacent to the neighborhood(s) served;
- c) bordered on at least two (2) sides by public streets (excluding arterial streets) providing easy access, visual surveillance and parking;
- d) accessible by sidewalks and/or trails;
- e) accessible from the surrounding neighborhoods using sidewalks and/or trails;
- f) owned and maintained by the City, an HOA or metropolitan district;
- g) platted with a dedicated public access easement; and

- h) constructed to City standards and specifications for design and construction of public improvements (per Land Use Code and Parks Construction Standards and Specifications document).

Provide places for recreation and social gathering within approximately 1/2 mile from most residences being served. Neighborhood parks may Include:

- multi-use lawn areas,
- picnic areas,
- playground,
- small game courts,
- community gardens,
- open playing fields and facilities as appropriate.

Community parks

Serve multiple neighborhoods and focus on the recreational needs and interests of the entire community. They provide opportunities for organized recreational activities as well as community events and gatherings. Community parks shall be:

- (A) a minimum size of 5 acres;
- (B) sited in an area level enough to accommodate play fields or recreational facilities as needed;
- (C) able to maintain a balance between programmed activity facilities and other community activity areas, such as performance areas, festival spaces, gardens, water features, etc. that have broad appeal to the community;
- (D) accessible from a collector or arterial street;
- (E) integrated into the City's trail system;
- (F) owned by the City; and
- (G) constructed to City standards and specifications for design and construction of public improvements (per Land Use Code and Parks Construction Standards and Specifications document).

Regional parks

Serve an entire community and focus on a broad range of recreational needs. They provide opportunities for organized recreational activities as well as community events and gatherings and offer both passive and active recreation and leisure opportunities. Regional parks shall be:

- a) a minimum size of 25+ acres (with exceptions based on use characteristics, special features, etc.) Large tracts of land are often necessary to provide natural resource-based recreation opportunities and protect the natural resources for longterm use for outdoor recreation. This criterion will not be exclusively used to determine whether a park is regional. Parks of less than 25 acres may still be determined regional based upon other criteria.
- b) able to serve a regional clientele (as opposed to mostly local) including drawing tourists from outside the local area.
- c) able to provide outdoor recreation facilities and activities that are primarily natural resource based (camping, picnicking, hiking, swimming, boating, canoeing, fishing, nature study).
- d) able to provide for unique or unusual geologic features, historically significant sites, watersheds, or parks containing characteristics which may be of regional or statewide significance.
- e) accessible from a major arterial street;
- f) integrated into the City's trail system;
- g) owned by the City, State or Federal government; and
- h) constructed to City standards and specifications for design and construction of public improvements (per Land Use Code and Parks Construction Standards and Specifications document).

Exceptional Dedications, Recreational facilities, and Sports Complexes

Any Exceptional Dedications, Recreational facilities, or Sports Complexes negotiated between the Developer and City staff will be contingent on approval by City Council.

Construction standards

All dedicated and developed parks must adhere to the City of Salida Park Construction Standards and Specifications document and following standards:

- a. Construction scheduled to avoid construction activity impact
- b. Have irrigation design and engineering approved by a landscape architect (City approval required)

- i. Must follow Salida irrigation manual standards
- c. Trail construction must follow the City of Salida standards
- d. All water taps are commercial grade and appropriately sized.
- e. All installed electrical service is commercial grade.
- f. Any amenity (playground, bench, lights) must be approved by staff
- g. Provide "as built" documents upon completion of the project
- h. Adhere to the attached exhibits.

Acceptance and Maintenance

Parks are accepted as City owned parks upon approval of the Director of Parks and Recreation via formal letter.

Future Park development planning map

