



Planning Commission Meeting

441 3rd Street, Mead

November 19, 2025

Agenda

6:00 p.m. to 10:00 p.m.
Regular Meeting

In accordance with the Town's Remote Participation and Remote Meeting Policy adopted by the Board of Trustees on March 13, 2023 by Resolution No. 21-R-2023, remote participation will be allowed. The meeting link will be provided on the Town's website/designated posting place at least 24 hours prior to the meeting.

https://us02web.zoom.us/webinar/register/WN_Z2agr40JTBOoPZyNdtM0pA

1. Call to Order – Roll Call

Chair Karen Peterson
Chair Pro Tem Ryan Sword
Commissioner Charles Gehringer
Commissioner William Jorgensen
Commissioner Chad Rademacher
Commissioner Alternate Jean Bratcher
Commissioner Alternate Timothy Corliss

2. Pledge of Allegiance to the Flag

3. Review and Approve Agenda

4. Public Comment:

3 minute time limit. Comment is for any item, whether it is on the agenda or not, unless it is set for public hearing.

5. Approval of Minutes

a. Approval of Minutes - Regular Meeting October, 15, 2025

6. New Business

a. POST Master Plan - Update

7. Adjournment

8. Work Session

a. Overview of Public Comment Guidelines

b. Comprehensive Plan Discussion

The Town of Mead is committed to providing accessible documents and resources for all individuals. However, some complex documents may not be fully accessible in their original format. If you need assistance or reasonable accommodation to access these materials, please contact us by phone 970-535-4477 or email info@townofmead.org.



Planning Commission Meeting

441 3rd Street, Mead

October 15, 2025

Minutes

6:00 p.m. to 10:00 p.m. Regular Meeting

Chair Karen Peterson called the regular meeting of the Planning Commission to order at 6:00 pm

In accordance with the Town's Remote Participation and Remote Meeting Policy adopted by the Board of Trustees on March 13, 2023 by Resolution No. 21-R-2023, remote participation will be allowed. The meeting link will be provided on the Town's website/designated posting place at least 24 hours prior to the meeting.

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1. Call to Order – Roll Call

Chair Karen Peterson
Chair Pro Tem Ryan Sword
Commissioner Charles Gehringer
Commissioner William Jorgensen
Commissioner Chad Rademacher
Commissioner Alternate Timothy Corliss
Commissioner Alternate Jean Bratcher

Attendance

There being present the following members to wit:

Chair Karen Peterson
Commissioner Gehringer
Commissioner Chad Rademacher
Commissioner William Jorgensen
Commissioner Alternate Timothy Corliss
Commissioner Alternate Jean Bratcher

Those absent

Chai Pro Tem Ryan Sword — (excused)

Also present:

Community Development Director, Todd Bjerkaas; Town Planners Collin Mieras & Alexander Ailey; Assistant Town Attorney Silvia Buchenic; Secretary, Ana Bohl; Applicants: Mr. Paul Shokas; Mr. Otto Aichinger; Mr. Dean Brown

2. Pledge of Allegiance to the Flag

The assembly pledged allegiance to the flag.

3. Review and Approve Agenda

Commissioner Gehringer motioned to approve the agenda. Commissioner Jorgensen seconded

the motion.

Ayes: Chair Peterson, Commissioner Gehringer, Commissioner Jorgensen, Commissioner Rademacher, Commissioner Corliss

Nays: None

Abstaining: None

Passed

4. Public Comment:

3 minute time limit. Comment is for any item, whether it is on the agenda or not, unless it is set for public hearing.

Chair Peterson asked if anyone present wanted to provide comments.

There was no public comment at this time

5. Approval of Minutes

- a. Approval of Minutes - Regular Meeting September, 17, 2025

Commissioner Rademacher motioned to approval of Minutes - Regular Meeting September, 17, 2025. Commissioner Gehringer seconded the motion.

Ayes: Chair Peterson, Commissioner Gehringer, Commissioner Jorgensen, Commissioner Rademacher, Commissioner Corliss

Nays: None

Abstaining: None

Passed

6. Public Hearing

- a. North Mead Comprehensive Plan Amendment - Continued from August 20th, 2025

Chair Peterson opened the public hearing at 6:04 p.m.

Mr. Mieras began his presentation by explaining the process and requirements for approval. He provided an overview of the proposed comprehensive plan amendment and outlined the steps to follow if it is approved. He also presented updates and the revisions made to this proposal after meeting with neighboring residents and town staff. Mr. Mieras informed that a traffic study and an ecological characterization plan have been required from the applicant. He also noted that Colorado Parks and Wildlife is a referral agency for all the development proposals; therefore, they have been included in the review of the comprehensive plan amendment submittals and will continue to be involved at each step of that development process. Mr. Mieras pointed out that St. Vrain Valley School District is included in the review of all residential development proposals. Finally, he discussed the benefits of the proposed amendment and outlined the available options for the commissioners' consideration, and described the next steps following their vote.

Mr. Paul Shokas with PCS Group, a land planning and landscape architecture company, began his presentation with a brief note on the developers' background, and presented the updates as a result of the meetings and conversations with the neighborhood. He pointed out that this amendment proposal aligns with the goals and visions of Mead's comprehensive plan.

Mr Otto Aichinger, representing the potential purchaser and developer of the property, made reference to over a dozen meetings with various people, either in person or on the phone, and the outcome of those interactions. He explained there have been changes to the proposed amendment, and now he has support from surrounding neighbors. He mentioned the main changes.

Chair Peterson motioned to reopen the public testimony portion of the hearing to hear the public comments. Commissioner Gehring seconded the motion.

Ayes: Chair Peterson, Commissioner Gehring, Commissioner Jorgensen, Commissioner Rademacher, Commissioner Corliss

Nays: None

Abstaining: None

Passed

Chair Peterson opened the public comment portion of the hearing.

Chair Peterson asked if anyone present wanted to provide comments.

Tony Barela — 2680 Grace Way, representing the Eden's Reserve HOA; Jeff Engelman — 2672 Grace Way; Stephanie Butler — 14515 CR7; Rebecca Conover — 18110 Wagon Trail.; Michael Williams - 14663 CR7; Linda Martin — 3122 Elderberry Ln; David Setter - 14618 Bonsmara Dr; Albert Francis — 16301 11th St; Jennifer Stienike — 2700 Grace Way;

Some residents expressed their support for the adjustments and changes made by the developer to the plan concept drawing, and some expressed strong opposition to the development, citing concerns about density, traffic, infrastructure impacts, and preserving Mead's rural character, and changes to the existing comprehensive plan.

Chair Peterson closed the public comment portion of the hearing.

Commissioners expressed their concerns, commented and asked questions, and they were addressed by the applicants and Mr. Mieras.

Chair Peterson closed the public hearing at 7:15 p.m.

Chair Peterson and Commissioner Rademacher thanked the developer for making the effort to work with the neighbors.

Ms. Buchenic clarified which alternate commissioner would be voting tonight since Commissioner Sword was not present, and Commissioner Corliss was assigned.

- i. **Resolution No. 08-PC-2025 — A** Resolution of the Planning Commission of the Town of Mead, Colorado, Approving the Comprehensive Plan Amendment for a property generally known as North Mead Place ("Resolution") (hearing continued from August 20, 2025)

Commissioner Rademacher motioned to approve **Resolution No. 08-PC-2025 — A** Resolution of the Planning Commission of the Town of Mead, Colorado, Approving the Comprehensive Plan Amendment for a property generally known as North Mead Place ("Resolution") (hearing continued from August 20, 2025). Commissioner Gehring seconded the motion.

Ayes: Chair Peterson, Commissioner Gehring, Commissioner Rademacher, Commissioner Corliss

Nays: Commissioner Jorgensen

Abstaining: None

Passed

- b. Access 25 Logistics Park Subdivision Preliminary Plat

Chair Peterson opened the public hearing at 7:31 p.m.

Mr. Ailey began his presentation of the preliminary plat of the proposed subdivision by describing the location. He explained the steps and process; he presented criteria for approval,

which the project satisfied regarding land use, environmental protection, and transportation infrastructure, and recommended the approval.

Dean Brown with Mead Industrial Development, thanked the town planners, and began his presentation. Mr. Brown highlighted the project's success with the Home Depot development and its status as the top industrial park in North Metro Denver for labor and logistics.

Chair Peterson opened the public comment portion of the hearing.

Chair Peterson asked if anyone present wanted to provide comments.

Brian Postle - 4845 CR 34 Plateville; Cathy Sprague - 5008 CR36

Residents expressed concerns about County Road 11 and its impact on the McKay lateral irrigation system. Both speakers supported the annexation and project overall but opposed the unnecessary collector road, with Mr. Postle noting his extensive property holdings adjacent to the project and Ms. Sprague highlighting potential traffic and groundwater concerns.

Commissioners commented and asked questions, and they were addressed by the applicant, staff, and Ms. Buchenic.

The Commission confirmed that all McKay Lateral concerns must be resolved before the final plat, and Mr. Ailey and Mieras agreed to share additional email correspondence regarding the road alignment.

Chair Peterson closed the Public Hearing at 8:16 p.m.

- i. **Resolution No. 12-PC-2025** — A Resolution of the Planning Commission of the Town of Mead, Colorado, Recommending Conditional Approval of the Access 25 Logistics Park Subdivision Preliminary Plat

Commissioner Gehringer motioned to approve **Resolution No. 12-PC-2025** — A Resolution of the Planning Commission of the Town of Mead, Colorado, Recommending Conditional Approval of the Access 25 Logistics Park Subdivision Preliminary Plat. Commissioner Jorgensen seconded the motion.

Ayes: Chair Peterson, Commissioner Gehringer, Commissioner Jorgensen, Commissioner Rademacher, Commissioner Corliss

Nays: None

Abstaining: None

Passed

7. New Business

Chair Peterson welcomed new Community Development Director Todd Bjerkaas and invited him to introduce himself.

- a. Introduction of new Community Development Director Todd Bjerkaas

Community Development Director, Todd Bjerkaas, gave a brief introduction of himself and his background.

Commissioner Rademacher proposed scheduling a work session of the Comprehensive Plan document to include it in a future agenda. All the commissioners agreed.

8. Adjournment

Commissioner Gehringer motioned to adjourn. Commissioner Corliss seconded the motion. Ayes: Chair Peterson, Commissioner Gehringer, Commissioner Jorgensen, Commissioner

Rademacher, Commissioner Corliss
Nays: None
Abstaining: None
Passed

The Regular Meeting of the Town of Mead Planning Commission was adjourned at 8:25 p.m.
on Wednesday, October 15th, 2025

Karen Peterson, Chair

ATTEST:

Ana Bohl, Secretary

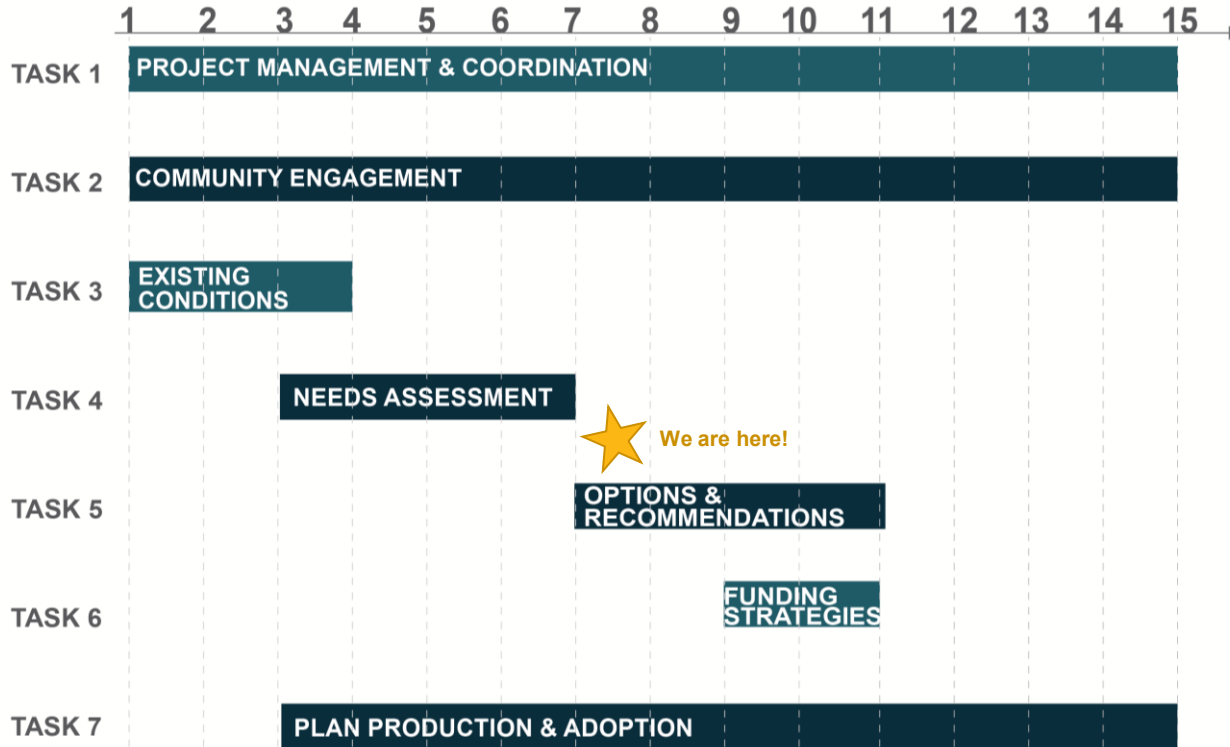


PARKS, OPEN SPACE, & TRAILS MASTER PLAN

Planning Commission; November 19, 2025
Taylor Broyhill, AICP | Logan Simpson



SCHEDULE MONTH





COMMUNITY ENGAGEMENT



- Staff Focus Groups
- Visioning Questionnaire (Planning Commission & Board of Trustees)
- Stakeholder Interviews
- Technical Advisory Committee
- MeadinMotion.com
- Community Questionnaire
- Online Interactive Map
- Open House event
- Independence Day Parade booth
- Mead Community Day booth

Total # Engagements to date: **728**





EXISTING CONDITIONS ASSESSMENT

- Review of existing plans, demographic and growth trends
- Plan audit
- System Inventory
- Parks and trails maintenance assessment
- Review of revenue streams, operating and capital spending on POST services





NEEDS ASSESSMENT

- Statistically Valid Survey
- Population-based Level of Service (LOS) Analysis
- Benchmark Analysis
- Parks and Open Space Walkability
- Conservation Resource Analysis

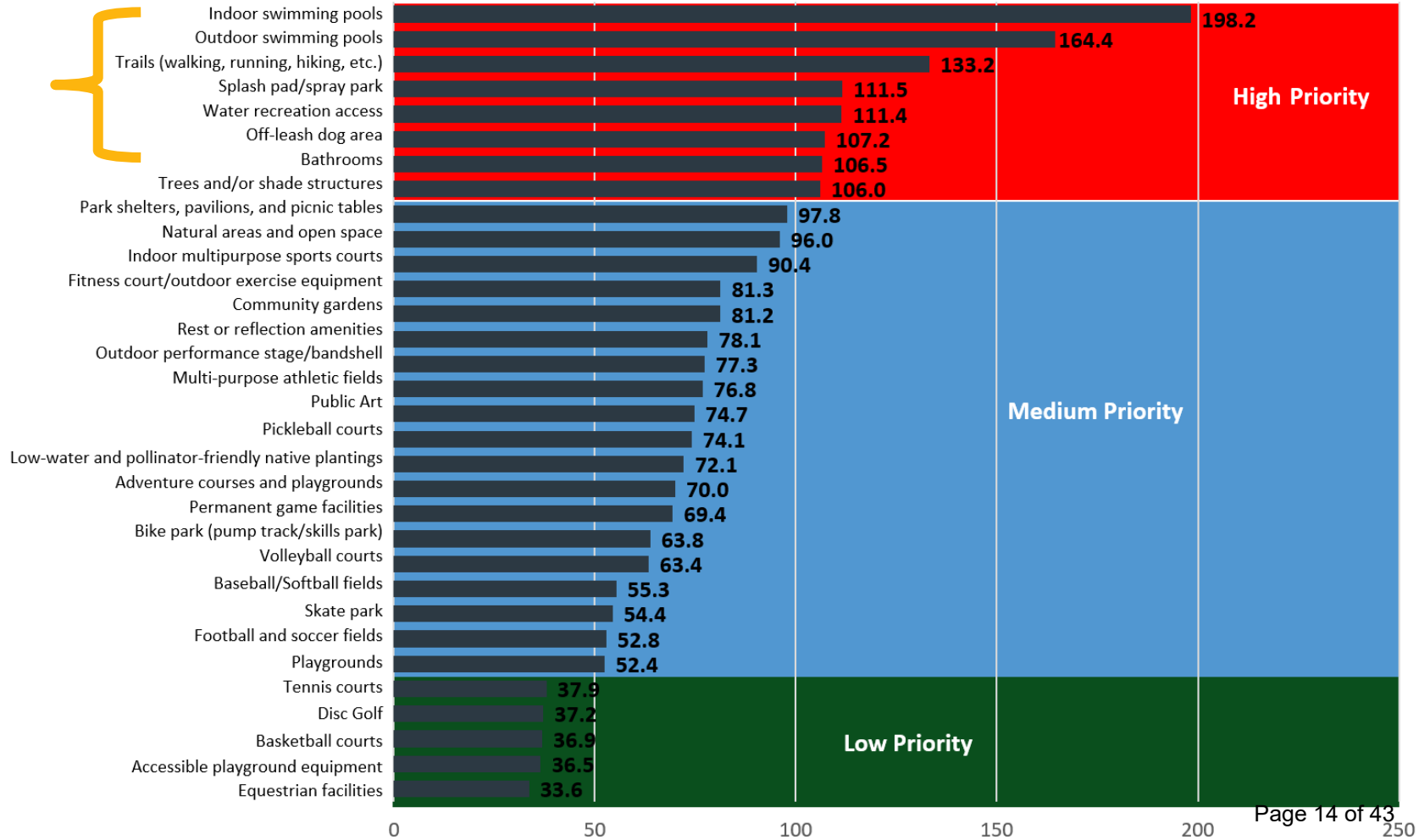




STATISTICALLY VALID SURVEY (SVS)

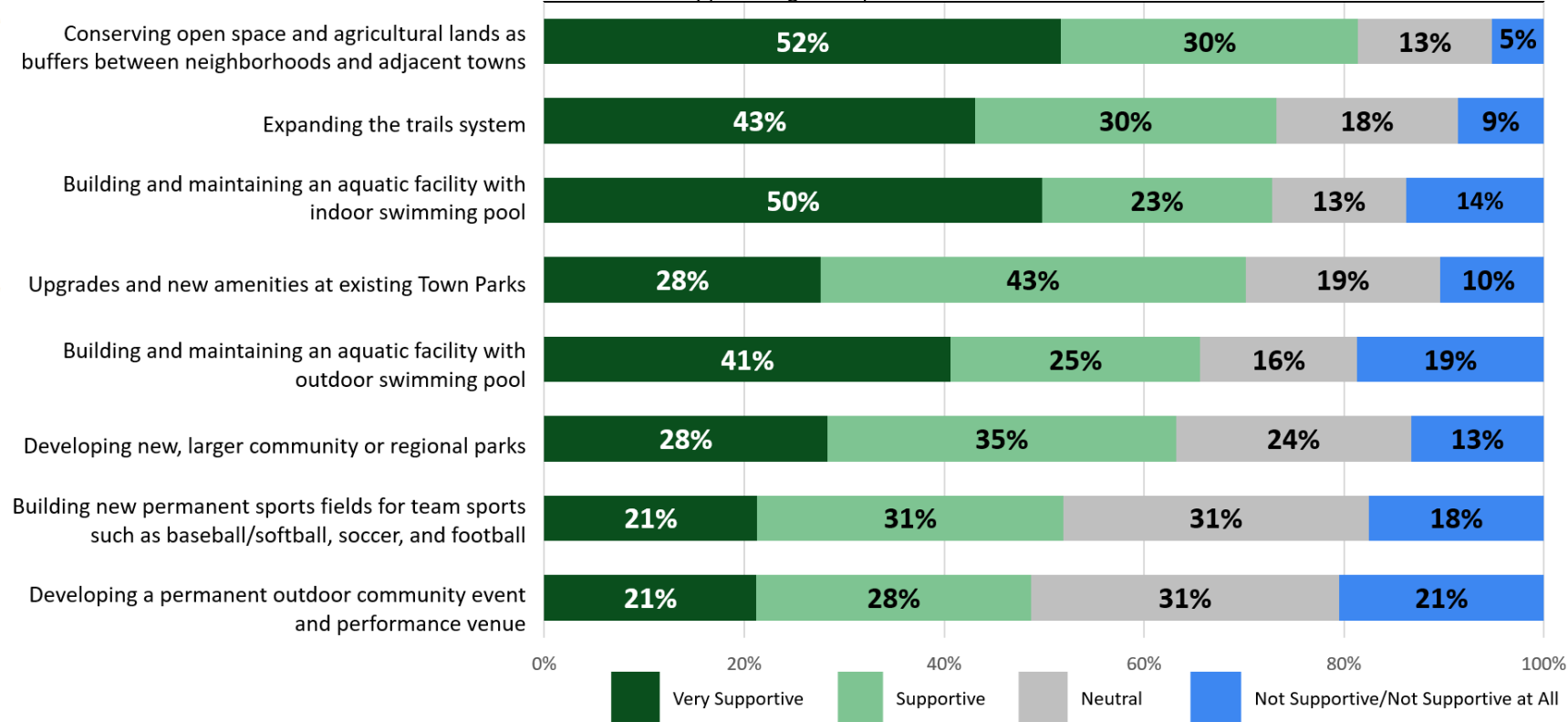
- August-September 2025
- Mailed to all Mead Households and promoted online
- Responses collected through mail (paper) or online version
- Total response: 283 households
- Representative and reliable results

Top Priorities for Investment for Facilities/Amenities



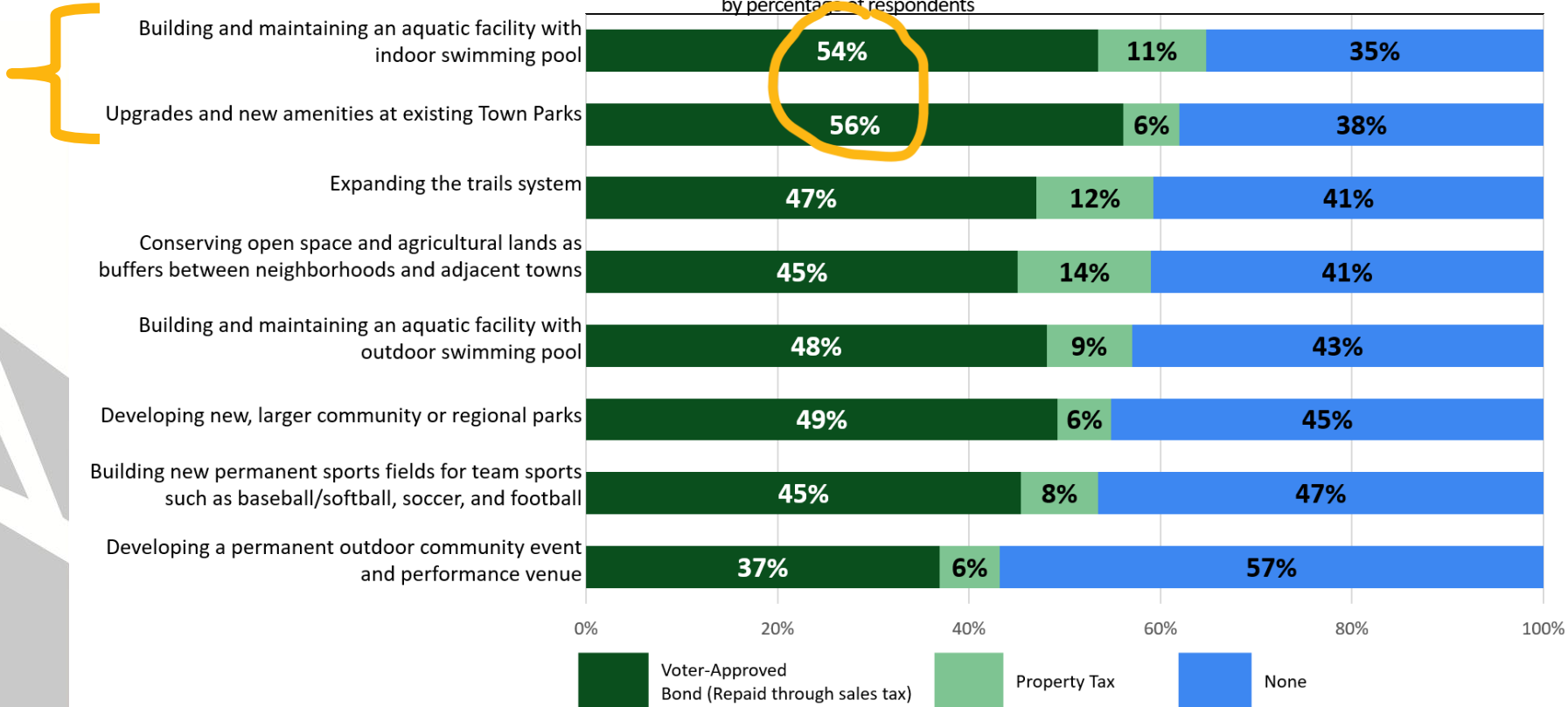
Q9. Support for the Following Actions the Town of Mead Could Take to Improve Parks, Recreation, Open Spaces, and Trails

by percentage of respondents



Q11. Funding Methods Respondents Would Most Support to Help Pay for Potential Improvements

by percentage of respondents





POPULATION-BASED LEVEL OF SERVICE (LOS)

- 2011 LOS = 53.2 acres per 1,000 residents
- 2025 LOS = 33.3 acres per 1,000 residents
- 2038 Projected LOS = 44.1 acres per 1,000
- National Median LOS = 12.9 acres per 1,000

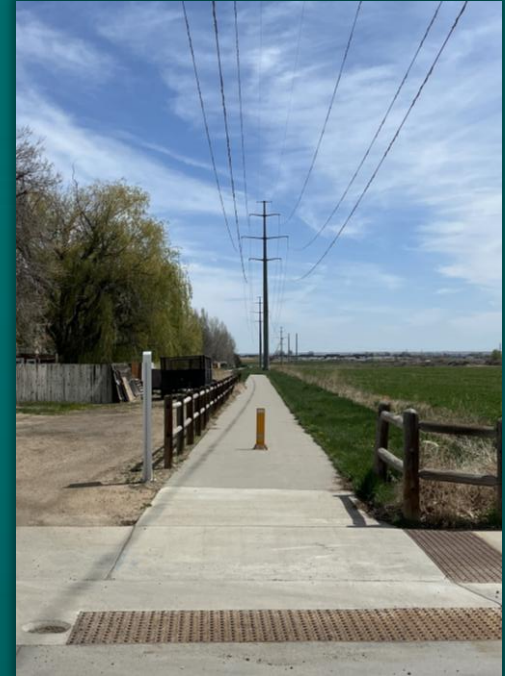
- Majority of park acreage provided as Neighborhood Parks
- LOS for mini/pocket parks and community parks has increased since 2011



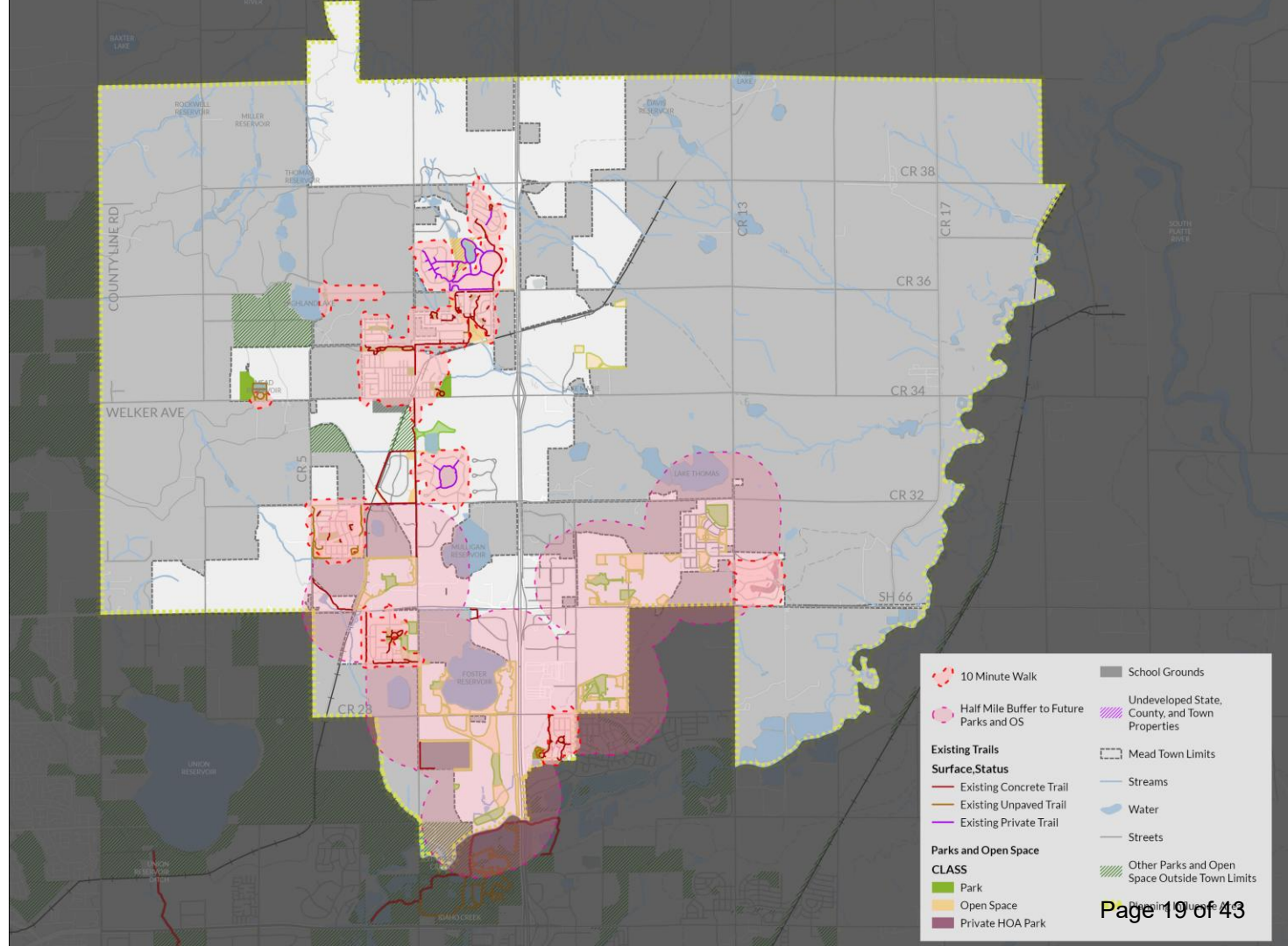


TRAIL LEVEL OF SERVICE (LOS)

- 14.5 miles of trails (paved and natural surface)
- Primary users: pedestrians and cyclists
- Needs
 - Neighborhoods to external destinations
 - Regional connectivity
- National median, cities <20,000 = 4 miles



PARK AND OPEN SPACE WALKABILITY ANALYSIS (10-minute walk)



THE BIG PICTURE: What & Where To Prioritize Efforts



Swimming pool/aquatic facility



Upgrades & new amenities at existing Town parks



Conserving agricultural lands as open space buffers between neighborhoods/adjacent towns



Expand trails system between neighborhoods



Future Community Park Sites



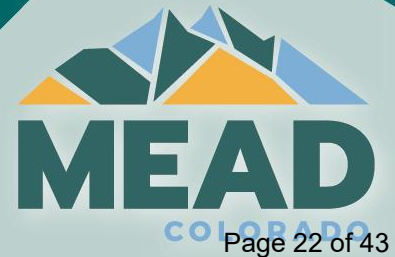
Scale maintenance & operations capacity proportionately as PROST system grows

NEXT UP: Operationalizing this information

- » Cost & funding analysis
- » Maintenance & operations capacity
- » Community Engagement
 - » Park, open space, & Trail recommendations
 - » Visuals & schematics
 - » Priorities

QUESTIONS?

Thank you!





Needs Assessment Summary

October 15, 2025

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Introduction

From June-October 2025, the *Mead in Motion* project team conducted a Needs Assessment of the Town’s parks, open space, and trails (PROST) system. The Needs Assessment consisted several detailed analyses to determine the “what” and the “where” of the Mead community’s PROST needs for improved quality or quantity of services and amenities.

To better understand *what* the community’s PROST needs are, the consultant team conducted a statistically valid survey (SVS), a population-based Level of Service Analysis for parks and open space, and a benchmarking study against peer-city PRL agencies.

To understand geographic areas *where* PROST facilities, amenities, and programs are most needed, the consultant team conducted a Parks and Open Space Walkability Analysis and Conservation Resource Analysis. The results of all five analyses are highlighted on the following pages and conclude with a summary of key takeaways and implications for Town of Mead PROST service delivery. Complete results are available upon request.

What PROST Services are Needed?

Statistically Valid Survey

In August and September 2025, ETC Institute conducted a Statistically Valid Survey (SVS) to understand the needs and preferences of Mead residents for PROST services. Surveys were distributed via mail to all households within the Town of Mead's corporate boundaries. The survey was also promoted online. A total of 283 households completed the survey. The results for the sample of 283 households have a 95% level of confidence with a precision rate of at least +/- 5.4%. The survey results are statistically valid, meaning they can be trusted as representative of all Mead residents. This differs from other forms of community engagement conducted for *Mead in Motion* because it ensures representation from residents who may not be typical parks and recreation users as well as representation that reflects the demographic composition of the Town. Other forms of public engagement are quite valuable; however, they rely on respondents who self-select their participation and may include people who do not live in Mead. These respondents are typically people who already use the Town's parks, open space, and trails or have a vested interest in them. By contrast, the SVS reaches a broader, representative cross-section of Mead residents.

The SVS ensures representation from residents who may not be typical parks and recreation users as well as representation that reflects the demographic composition of the Town.

The SVS results identify opportunities for the Town to strategically direct its efforts and resources to better meet the needs of residents. Notable results and key-takeaways are highlighted below. Full results, including demographic data on survey respondents, are included in the complete SVS report.

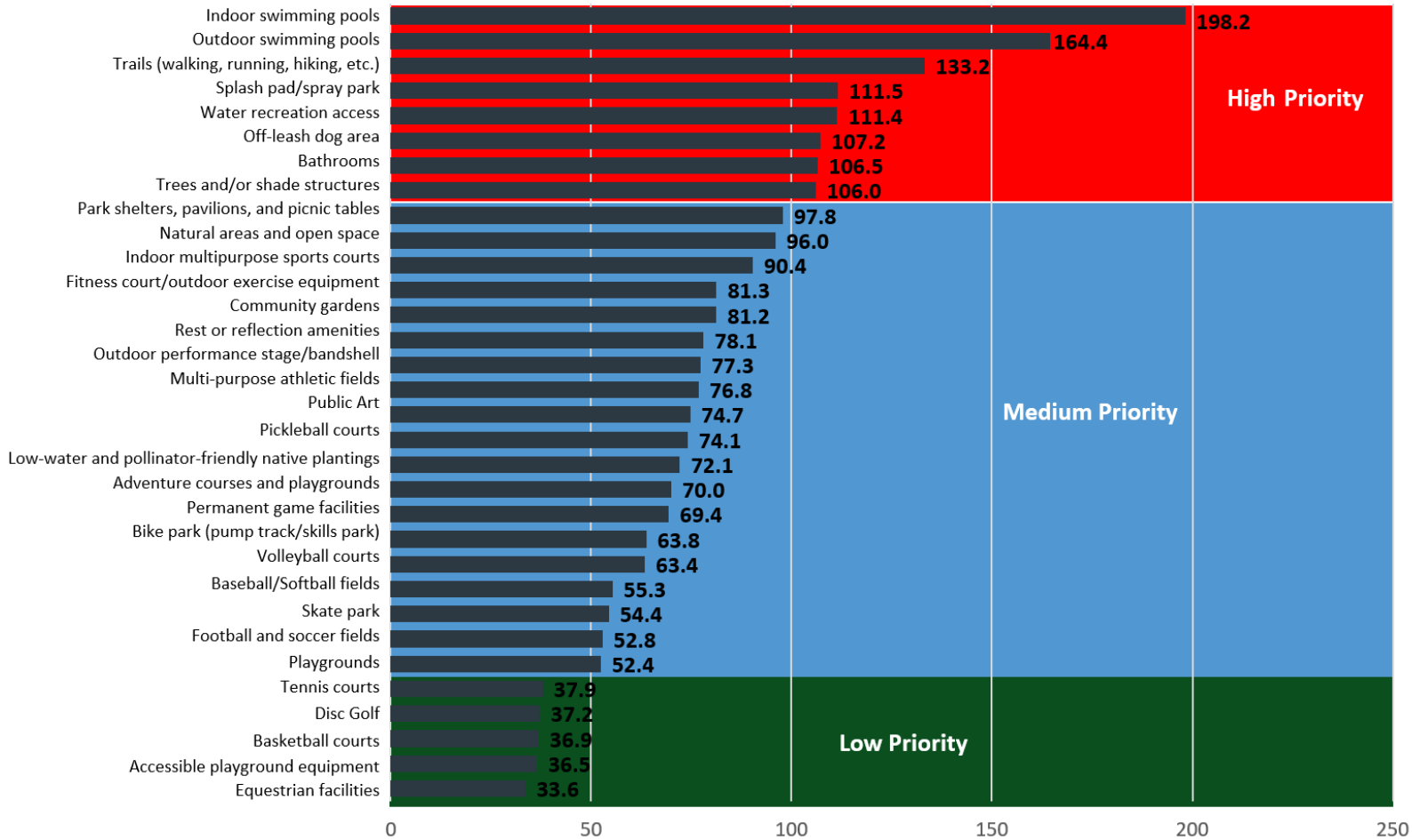
Priority Investment Rating

The PIR equally weighs (1) the importance that residents place on facilities and amenities and, (2) how many residents have an unmet need for the facility or amenity. The chart below shows the Priority Investment Rating for each of the 32 facilities and amenities assessed on the survey. Investment in the facilities or amenities identified as "High Priority" will have the greatest impact on the highest number of households in Mead.

Top 5 facility and amenity priorities for investment based on need and importance:

1. Indoor swimming pool
2. Outdoor swimming pool
3. Trails
4. Splashpad/Spray park
5. Water recreation access (lakes, reservoirs, rivers)

Top Priorities for Investment for Facilities/Amenities

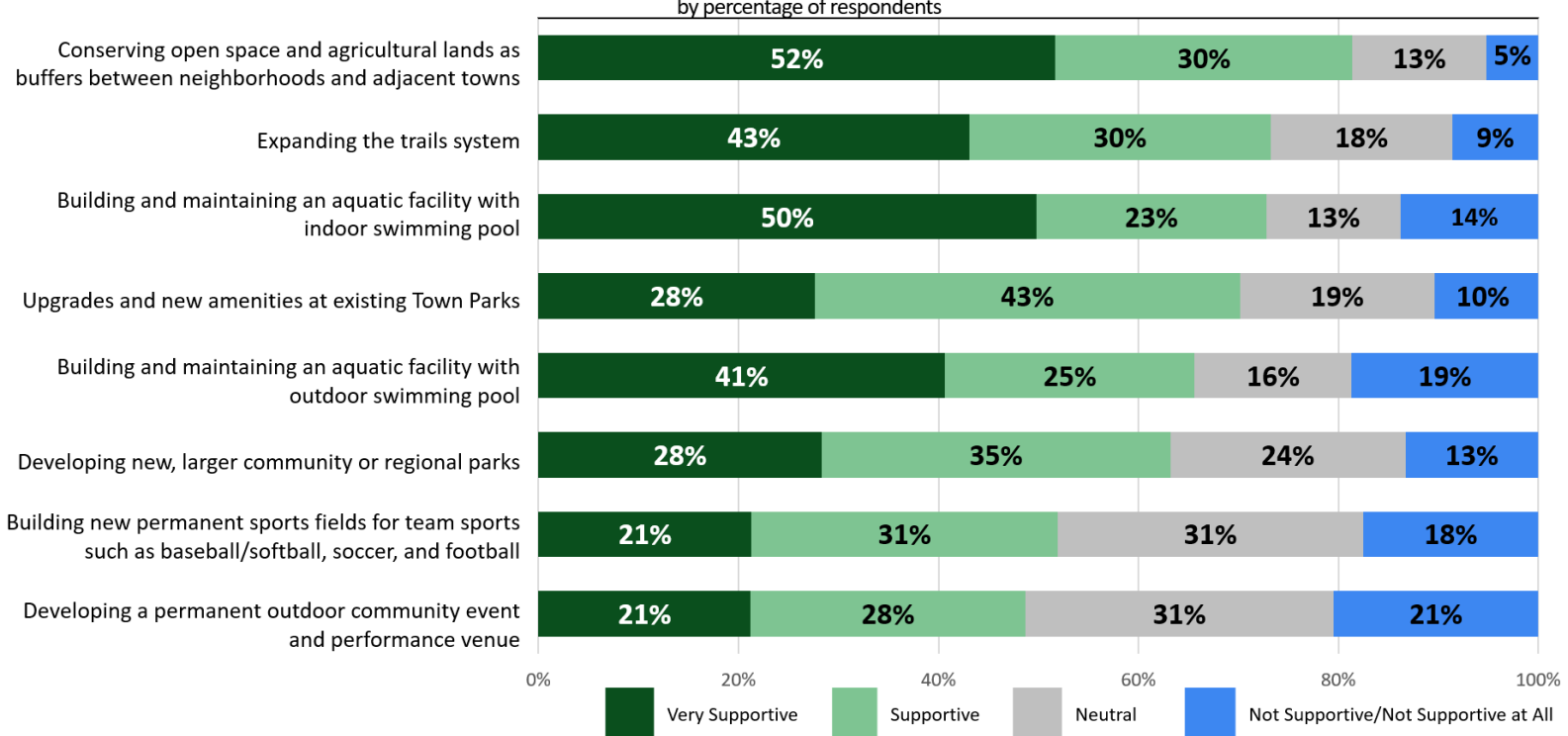


Supported Facility and Amenity Actions

Nearly all proposed improvements and possible new facilities assessed on the survey were supported by at least 50 percent of respondents, however the top four actions received over 70% of respondent support:

- Conserving open space and agricultural lands as buffers between neighborhoods and adjacent towns **(82%)**
- Expanding the trails system **(73%)**
- Building and maintaining an aquatic facility with indoor swimming pool **(73%)**
- Upgrades and new amenities at existing Town Parks **(71%)**

Q9. Support for the Following Actions the Town of Mead Could Take to Improve Parks, Recreation, Open Spaces, and Trails



Support for Public Funding Mechanisms

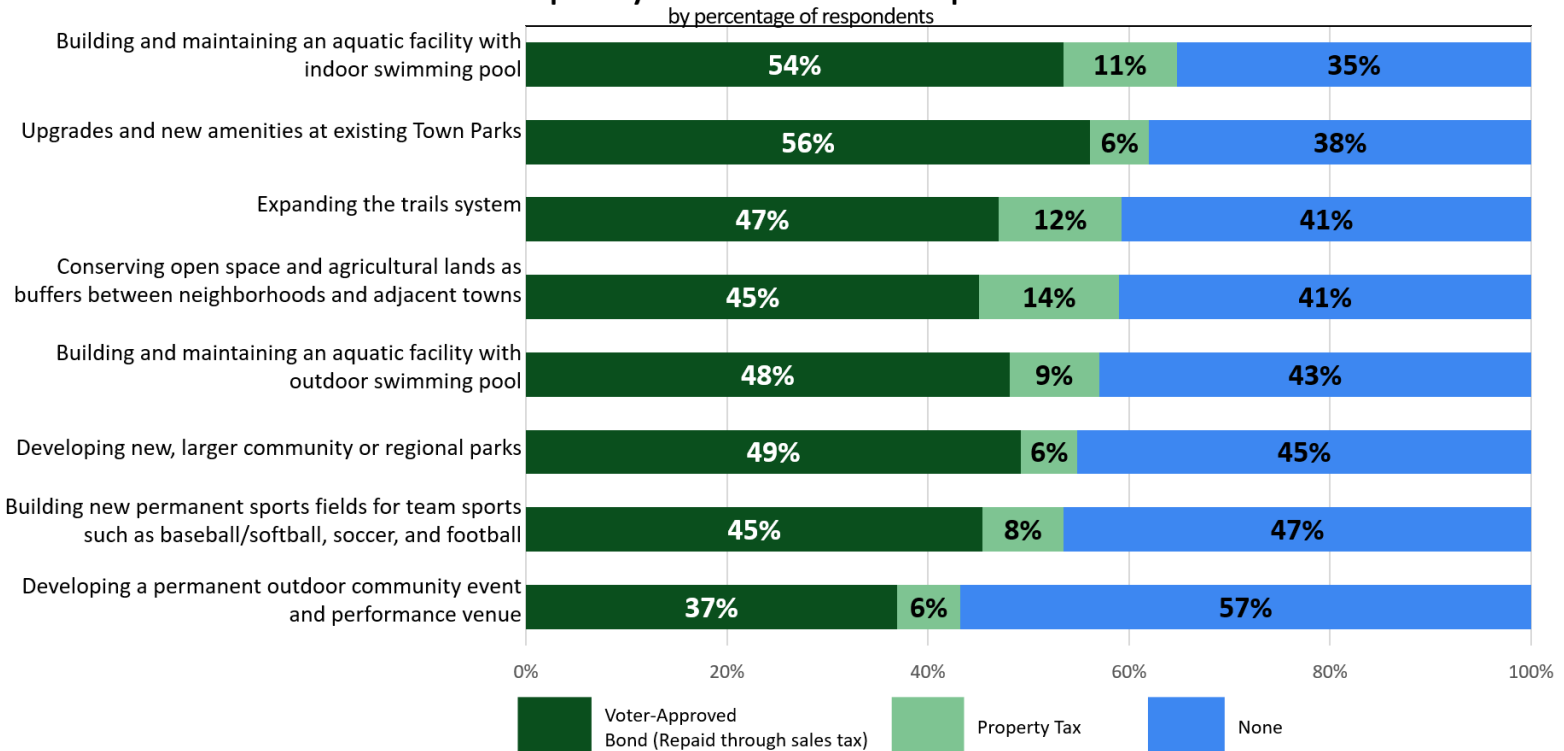
Respondents were asked if they would support public funding in the form of a sales tax or property tax increase for the same facility and amenity actions identified in the chart above. The results of this question are shown in the chart below. As may be expected, support for public funding mechanisms

Indoor pool/aquatic facility and upgrades to existing parks are the only two actions that are favorable to receive voter support for a sales tax revenue bond for funding.

for these actions drops below the levels of general support as indicated in the previous question. Some actions lose support for public funding more than others. Notably, respondents who indicated support for an indoor pool/aquatic facility and upgrades to existing parks are the most willing to support paying for these facilities and amenities with a voter approved bond repaid through a dedicated sales tax. These are the only two actions that are favorable to receive voter support for a sales tax revenue bond for funding. While strongly supported as indicated in the chart on page 5, trail expansion and open space conservation did not receive majority support for a bond and sales tax to pay for these actions. Across all actions, property tax was not well supported as a funding mechanism for PROST facility and amenity improvements.

It should be noted that this survey did not test levels of support for various sales tax percentages or ballot language. This type of testing is strongly advised if the Town desires to pursue a ballot measure to fund an indoor pool/aquatic facility and upgrades to existing parks through a sales tax revenue bond. Additionally, 78% of survey respondents support the use of corporate sponsorship and naming rights to fund new facilities.

Q11. Funding Methods Respondents Would Most Support to Help Pay for Potential Improvements



Population-based Level of Service Analysis

Park and Open Space Lands

Level of Service (LOS) guidelines are targets that define the quantity of parkland and open space relative to population. LOS can and will change over time. As the population increases, LOS standards should be reviewed and revised accordingly to provide a high level of service while remaining realistic and responsive to community values.

The table below compares Mead’s current 2025 LOS for park and open space lands to 2011 LOS and 2038 LOS based on projected population growth and planned or platted parks and open space. The national median LOS for park and open space lands is also included for reference.

Mead Public Park and Open Space LOS Comparison			
Year	Total Public Parks and Open Space Acres (incl. HOA & Metro District) ¹	Population within Town Limits	LOS (acres per 1000 residents)
2011 OSPT Master Plan ²	172	3,233	53.2
2025 Mead in Motion	224	6,735	33.3
2038 Projection ³	644	14,602	44.1
2025 NRPA Median LOS		< 20,000	12.9

Key Conclusions

- Mead’s current LOS for public park and open space lands far exceeds the median LOS acreage (12.9 acres per 1,000 residents) reported by NRPA for jurisdictions with populations below 20,000.
- Mead’s park land and open space dedication and development requirements for new public parks and open space have kept pace with population growth since the 2011 OSPT Master Plan. The Town should continue requiring new developments to provide public, amenitized parks and open space to keep pace with the Town’s projected population growth.
- The 2018 Comprehensive Plan projected that Mead’s population will grow to 14,602, assuming a medium growth rate of 6%. If the Town of Mead stopped requiring new development to provide parks and open space, it would still exceed the current NRPA national median LOS acreage despite the projected population growth in the next 13 years.
- Planned and platted subdivisions as of September 2025 are projected to add 420 acres of new parkland and open space. Assuming these lands provide public access, regardless of ownership and management status, public park and open space acreage will total 644 acres, further raising the Town’s LOS to 44 acres per 1,000 residents.
- Mead is projected to continue exceeding national park and open space population-based level of service standards for quantity of parkland relative to its population.

¹ Parks and open space acres include all types of public-access lands including parcels that do not feature active recreation amenities and serve as open space areas or vacant parcels, courtyards around government buildings, green spaces and function as open spaces used for stormwater and drainage.

² The 2011 OSPT Plan reported LOS using Mead’s Planning Influence Area (PIA) population. The calculation above was created using the 2011 population within Town limits as reported in the OSPT plan.

³ Comprehensive Plan medium projection assumed 6% population growth rate. 420 acres of new park and open space are expected to be created by planned/platted subdivisions within the planning horizon of this year.

- If new developments continue to meet the need for quantity of parkland, this allows the Town to focus on the quality of amenities in public parks and improvements to existing Town-owned community parks and a future site for a new community or regional park.
- Maintenance staff capacity will need to increase proportionately with the addition of new Town-owned or managed parks.
- Mead provides the highest level of service for Neighborhood Parks, although LOS acreage for this category of parks has decreased by approximately one acre as the Town's population has doubled since 2011. Level of service for Mini/Pocket parks and Community Parks has increased over the past 14 years since the previous analysis was conducted.

Trails

Since the 2011 OSPT Master Plan was completed, 9.3 miles of trails have been added to the Mead system, bringing total trail mileage to 14.5 (paved and natural surface trails).

Currently Mead's trails are functioning well for the current volume and modes of travel that it primarily serves (pedestrians and cyclists). Without trail counter data, this analysis relied in a review of StravaMetro data from August 2024-July 2025 that reports travel patterns for varies forms of pedestrian and bicycle travel. StravaMetro data reveals that highest levels of pedestrian travel (run or walk) take place around Town Park, Founders Park, Feather Ridge Estates Trail, CR 7 Trail, Coyote Ridge trails, Vale View trails, and along CR 32 Trail from CR 7 to the Sorrento neighborhood trails. The majority of pedestrian trips, as measured in July 2025, originate and end the Coyote Ridge and Vale View neighborhoods, with an average duration of 39 minutes for the purpose of leisure or recreation.

Mead far exceeds the median number of miles provided by jurisdictions under 20,000 residents as reported by NRPA (2025).

The majority of bicycle trips that take place on trails, as measured in July 2025, originate and end the Coyote Ridge and Vale View neighborhoods, with an average duration of 32 minutes for the purpose of leisure or recreational riding. These paved trails range from approximately 6 to 8 feet. wide and adequately meet current demand for pedestrian and bicycle modes. While not expected, if future redevelopment of these neighborhoods results in higher density and an increased use of trails, trails that are currently 6 feet or narrower will need to be upgraded to widths of 8 to 10 feet to continue safely accommodating bidirectional multi-use travel.

The table below illustrates that Mead far exceeds the median number of miles provided by jurisdictions under 20,000 residents as reported by NRPA (2025). The system has continually expanded as new residential development takes place and is projected to continue growing with many miles of planned and platted trails to be constructed in new subdivisions.

Mead Public Trails LOS Comparison		
Year	Total Miles of Public Trails (incl. HOA & Metro District)	Population within Town Limits
2011 OSPT Master Plan	5.2	3,233
2025 Mead in Motion	14.5	6,735
2025 National Parks and Recreation Association (NRPA) Median LOS	4	< 20,000

Where are PROST Services Needed?

Parks and Open Space Walkability Analysis

A 10-minute walkability standard from residential areas to parks and open space is a common metric used nation-wide to assess access to parks and open space. This analysis identified a walkable network comprised of routes that provide safe pedestrian access to parks and open space via existing trails and sidewalks taking into consideration barriers such as arterial roads where formal crossings do not exist. The walkable network was mapped to Town of Mead parks and open space access points as well as public parks and open space maintained by HOAs or metro districts. The resultant map illustrates the areas of the Town where residents can access park or open space lands within a safe 10-minute, or half-mile, walk of their home. These areas are centered around residential developments with internal neighborhood and pocket parks as well as downtown Mead where Town Park, Founders Park, and Ames Park contribute to significant walkable park access.

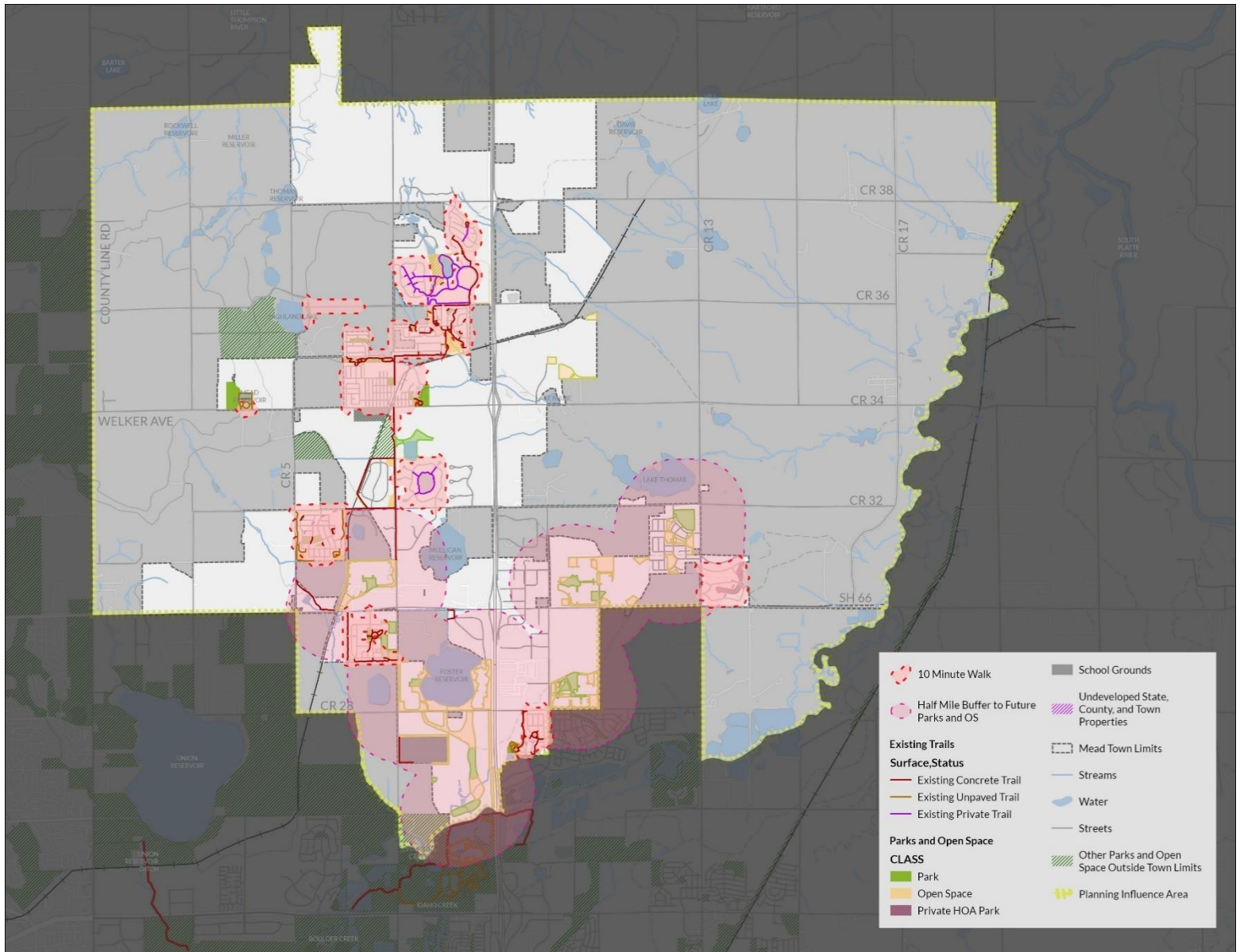
As long as parks, sidewalks, and trails are required in new developments as they currently are, new neighborhoods will continue to benefit from 10-minute walkability to parks and open space.

The analysis also considered future parks and open space walkability according to planned and platted park and open space lands that will be established as new residential developments are constructed in south Mead. Walkability in these areas is predicted using a half mile buffer from the planned or platted park and open space lands since the new sidewalk and trail network in this area is not yet mapped and finalized. While this is a less precise method of assessing walkability, it does provide for some assurance that if parks, open space, trails, and sidewalks are constructed as planned in south Mead, the new residential neighborhoods will enjoy the benefits of access to parks and open space within a 10-minute walkshed.

Key Observations and Conclusions

- As long as parks, sidewalks, and trails are required in new developments as they currently are, new neighborhoods will continue to benefit from 10-minute walkability to parks and open space.
- The most significant factor for expanding access to parks in Mead is expanding the walkable network of sidewalks and trails between residential developments.
- Rangeview Estates does not have a park within the development and therefore lacks current park walkability. However, Rangeview is well connected by paved trails which will provide walkable access to a new park the in West Ridge development, once constructed.
- Singletree Estates presents a notable gap without walkable access to a park or open space. However, large lot sizes in this neighborhood, ranging from two to seven acres, exceed standard lot sizes in most Mead neighborhoods, providing residents with extensive private yard space for outdoor enjoyment. In neighborhoods such as this, residents can be less reliant on centralized parks or open space to provide access to outdoor space and nature.
- Areas to monitor for parkland walkability needs if new residential developments are proposed include areas west of CR 5, east of I-25 and north of CR 32, and areas north of CR 38.

Existing and Future Parks and Open Space Walkability Map



Conservation Resource Analysis

The consultant team conducted a high-level ecological resource assessment of natural resources within the Mead Planning Influence Area to identify high-impact conservation opportunities. This streamlined natural resource analysis examined multiple agency data sets from the U.S. Geological Survey (USGS), U.S. Department of Agriculture (USDA), Colorado Conservation Data Explorer (CoDEX), Colorado Energy and Carbon Management Commission, Federal Emergency Management Agency, Colorado State Forest Service, Colorado Parks and Wildlife, and the Nature Conservancy to reveal high ecological value areas factoring in agricultural soil quality, wildlife habitat and corridors, wetland and riparian areas, potential for natural hazards, and presence of extractive resource activities.

The composite map illustrates where the most compelling locations for conservation are located based on the presence of natural features in and around Mead:

St. Vrain River/Riparian Corridor

- Mule deer migration corridor and winter range
- Great Blue Heron and Bald Eagle Nesting/Roosting Sites
- Floodplain
- Regionally-significant trail corridor

Major Riparian Corridors/Drainages to St. Vrain River East of I-25

- Farmland of statewide and local importance
- Bald Eagle Nesting/Roosting Sites
- Riparian & wetland significance

Major Riparian Corridors/Drainages to St. Vrain River east of CR 7

- Farmland of statewide and local importance
- Riparian & wetland significance
- Recreational trail corridor

Lake Thomas & Surrounding Area

- CNHP Potential Conservation Area with moderate biodiversity significance
- Floodplain
- Farmland of statewide and local importance
- Riparian & wetland significance

Thomas Reservoir & Surrounding Area

- Bald Eagle Nesting/Roosting Site
- Riparian & wetland significance
- Recreational trail loop potential

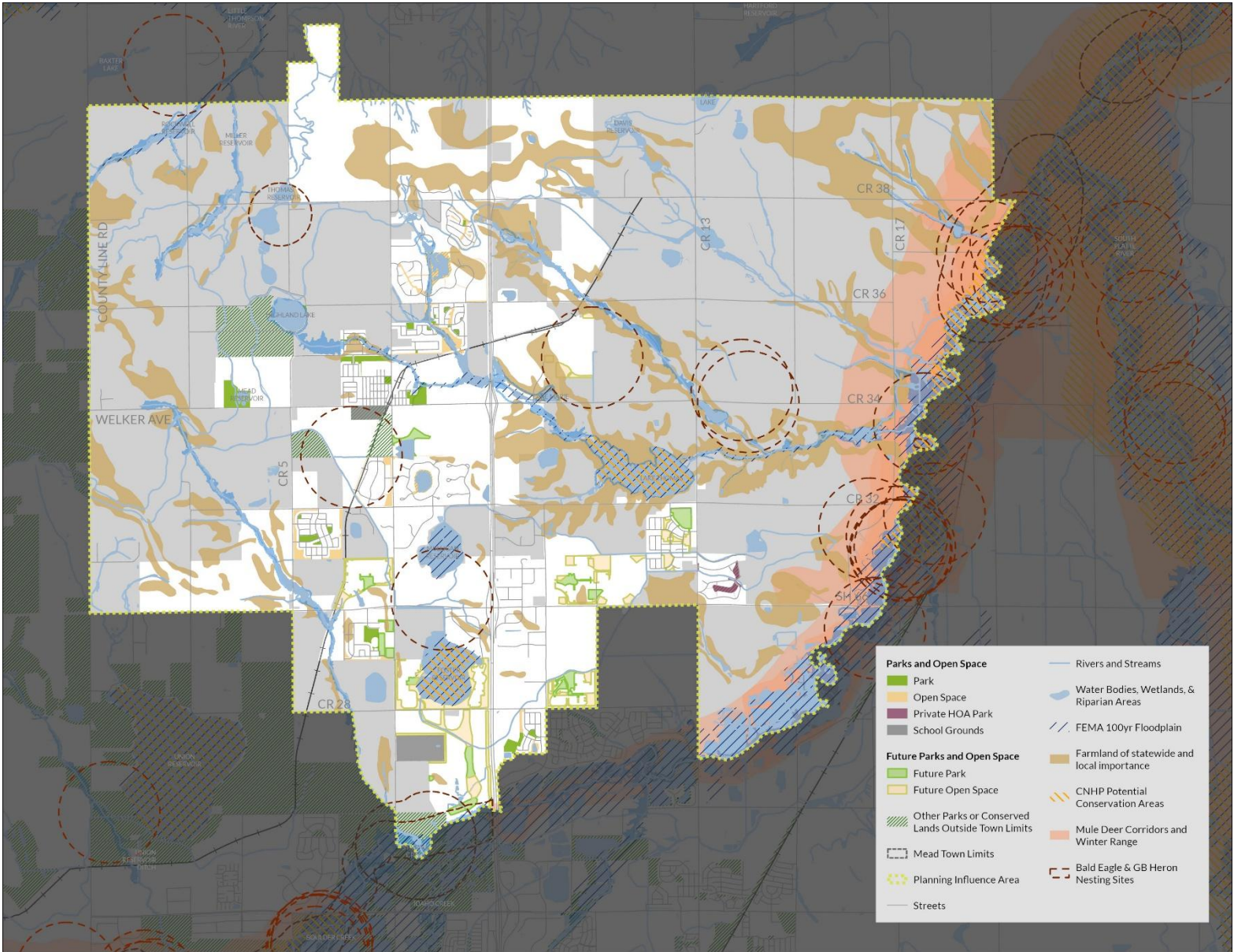
North of CR 38

- Farmland of statewide and local importance

Foster Reservoir & Surrounding Area

- CNHP Potential Conservation Area with moderate biodiversity significance

Conservation Resource Analysis Map



Implications for PROST Service Delivery

The results of each of the five analyses are synthesized and reconciled below to provide a concise list of considerations for PROST service delivery over the next 10+ years. It is important to note that these analyses present a data-driven approach to understanding community needs and preferences and should be supplemented by meaningful community and PROST participant input when considering specific projects or policy changes.

The Big Picture: What and Where to Prioritize

- **Swimming pool/aquatic facility.** Preference for an indoor facility.
- **Upgrades and new amenities at existing Town-owned parks**

These facilities and amenities have the highest potential for funding from a voter-approved sales tax. New park amenities should strive to include high-priority amenities as identified in the SVS Priority Investment rating *and* through direct engagement with surrounding neighborhoods.

- **Conserving open space and agricultural lands as buffers between neighborhoods/adjacent towns**
- **Expanding the public trails system between residential neighborhoods**

These actions are highly supported by a majority of residents.

If conserved, farmland of statewide and local importance north of CR 38 would protect prime agricultural land while preserving an open space buffer between Berthoud and Johnstown to the north

Many priority areas for conservation are also identified as regional or recreational trail corridors. Open space conservation and trail system expansion between neighboring jurisdictions can take advantage of shared resources, increased competitiveness for grant funding, and economies of scale for construction.

- **Future Community Park Sites**

Continue to require new developments to meet the need for neighborhood parkland; this allows the Town to focus on the quality of amenities within existing Town-owned community parks and pursuing a future site for a new community park in southeast Mead and eventually northeast Mead as the town develops. These parks should expand capacity for high-demand sports programs and fields.

- **Scale maintenance staff capacity and operations proportionately with the addition of new PROST facilities and lands.** Consider establishing a separate PROST department to effectively operate, budget for, and track spending of the growing system.



PHASE 1 ENGAGEMENT SUMMARY

APRIL-JULY 2025

OVERVIEW

This summary presents key constituent and community engagement strategies and results that took place from April through July 2025. This stage of outreach included a series of engagement opportunities that engaged approximately **528** Town of Mead constituents and community members at the time of this report.

The Mead in Motion Project Management Team and planning consultants (the project team) utilized a variety of engagement tools to gather valuable feedback from the community regarding their experiences, challenges, opportunities, and values related to parks, open space, and trails in Mead. The purpose of these conversations was to:

- Introduce the project and stimulate community-wide awareness of the planning effort
- Solicit candid feedback from a broad cross-section of the Mead community
- Identify key themes, opportunities, local values, preferences, and needs related to parks, open space, and trails (POST) assets in the Town of Mead

This report is organized into three parts:

1. Summary of events-to-date
2. Results Summary & Methodology: event or outreach strategy format, key themes and takeaways from each engagement
3. Appendix: complete engagement results

EVENTS TO DATE

Date	Event	Location	Number of Attendees/ Respondents
April 16 th	Mead Staff Focus Groups	Mead Town Hall, Public Works	8
April 16 th	Planning Commission Meeting	Mead Town Hall	5
April 26 th - May 6 th 2025	Planning Commission and Board of Trustees Visioning Questionnaire	Online	10
May 7 th -16 th , 2025	Stakeholder Listening Sessions	Virtual	8
June 10 th	Technical Advisory Committee Meeting # 1	Hybrid	7
June 2 nd -July 7 th 2025	Questionnaire #1	Online	272
June 2 nd -July 7 th 2025	Online Interactive Map #1	Virtual	30

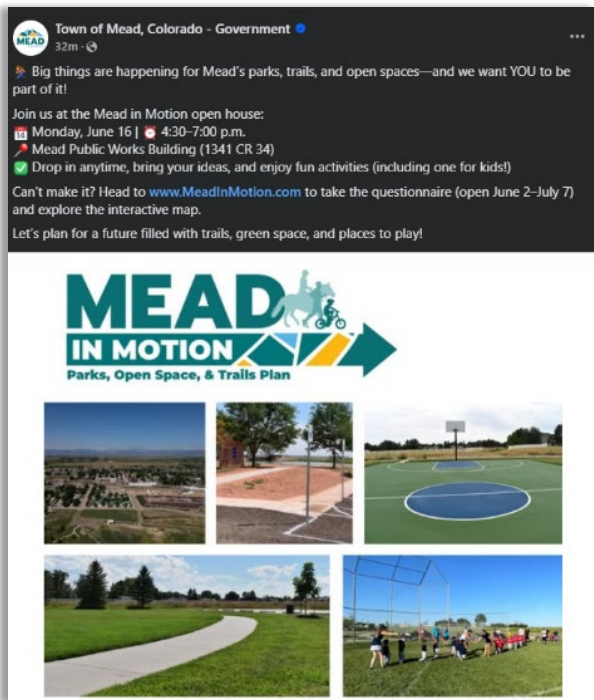
Date	Event	Location	Number of Attendees/ Respondents
June 2 nd -July 21 st 2025	Mead in Motion Website Subscribers	Online	61
June 16 th 2025	Open House	Mead Public Works	~20
July 4 th , 2025	Independence Day Bike Parade	Mead Town Park	100+
July 14 th 2025	Board of Trustees Update	Mead Town Hall	7
TOTAL			528

RESULTS SUMMARY & METHODOLOGY

Over a four-month period from April through July, the project team engaged Town of Mead constituents and community members through a variety of methods including in-person and online engagement opportunities. Each engagement strategy, as well as a high-level summary of the key points and takeaways from each engagement event are provided below. Key themes that emerged consistently across all engagement opportunities are highlighted on the right side of each page below. For additional details, see the complete engagement results at the end of this document.

SOCIAL MEDIA STRATEGY

Phase 1 engagement opportunities were promoted on social media through the Town’s existing platforms on Facebook and Instagram. A total of eight posts directed the community to visit the project website, take the questionnaire, comment on the map, and attend the open house.



POP-UP ENGAGEMENT

Throughout the first phase of engagement, the project team capitalized on opportunities for “pop-up” table engagement at already-occurring events with interactive engagement activities to increase awareness of

the planning process and solicit feedback and direct community members to the website to take the questionnaire and interactive map to share their input. Events included:

- Coffee with the Mayor (June 7th)
- Meet Greet and Eat with Board of Trustees (June 10th, July 29th)
- Summer Cornhole League
- Independence Day Bicycle Parade (July 4th, 2025)



The Independence Day Bicycle Parade, hosted by the Town of Mead, featured bike decorating and a bike parade around Town Park and Town Hall. The event had approximately 100 attendees, mostly representing families with younger kids from across the Town and surrounding area. The project team had a booth set up handing out prizes with informative posters, handouts, and invitations to engage with the questionnaire and interactive map. Kids who visited the table were invited to answer a few questions about parks they love—a range of ages were represented in the comments, from 5 to 11. Many kids noted Town Park as their favorite park and said their ideal park would include a pool or a splashpad and a playground that includes monkey bars and swings.

KEY THEME:
Families with younger kids envision an **ideal parks to include a water feature like a splashpad or pool.**

TAC MEETING #1

To help guide the planning process, a group of individuals representing regional interests in connection to Mead POST assets were invited to serve as a member of the Technical Advisory Committee (TAC) for the plan. The TAC is an ad hoc working group of local and regional subject-matter experts and professionals who are vested in the future of parks, trails, and open space in Mead and surrounding areas of the Upper Front Range. The role of the TAC is to inform development of plan recommendations by advising the planning team on current and future parks, trails, or conservation efforts in the region or adjacent municipality. TAC members also contribute by identifying opportunities for partnership and collaboration between their organization/agency and the Town of Mead. The TAC includes representatives of Larimer County, CPW, City of Longmont, Town of Firestone, Town of Berthoud, Chamber of Commerce, and NFRMPO among others.

KEY THEME:
Emphasis on the importance of **regional collaboration in trails planning to connect Mead to surrounding communities.**

The first TAC meeting discussed opportunities for collaboration and partnership between the agencies represented and the Town of Mead in providing high quality parks, trails, and open space experiences for the broader regional community. The following were emphasized as important considerations that the Mead in Motion plan should address:

- Developing and maintaining regional trail connections through coordination of trails master plans and seamless connections between area trail systems
- Ensuring consistency in regulations/policy on provision of trails and open space, land protection and access
 - Discussion of how developers dedicate parkland and open space, and management/maintenance structures
- Collaboration for open space buffers

- Sharing resources for leveraging opportunities and grant funding
- Regional challenges included the physical barrier of I-25 and resistance of industrial and commercial developers to contribute to POST
- POST is a high priority for residents and broader funding options must be explored
- A successful planning process will demonstrate a solid understanding of community desires and connecting that vision to surrounding communities—a plan not developed in a vacuum.

KEY THEME:
Share resources and get **creative with funding** to access the best opportunities for asset development.

PLANNING COMMISSION AND BOARD OF TRUSTEES

The Mead in Motion process will engage the Planning Commission and Board of Trustees throughout the planning process. To date, the project has contacted these town leaders through a questionnaire, listening sessions, and meeting presentations.

- The project team presented to the Planning Commission on April 16th, 2025 at their regularly scheduled meeting. The presentation addressed the Mead POST Plan scope of work, project goals and objectives, and discussed the timeline and expectations for the Planning Commission’s engagement with the project throughout the planning process.
- From April 24th through May 6th 2025, the Planning Commission and Board of Trustees were invited to complete a short questionnaire to help set the direction for this process and share their vision for the Town’s POST system, communicate challenges that are important to address, and identify opportunities that the plan should incorporate. The questionnaire gathered responses from 10 members of the town leadership, and highlighted key issues in Mead including:

- Need for trail connections within Mead and to communities surrounding Mead
- Encouraging developers to build higher quality parks with more amenities
- Preservation of open space for mountain views
- Importance of informing the public and gathering their input through this process

- The project team invited the Board of Trustees to participate in 1:1 listening sessions from May 7-16, 2025
- On July 14th, 2025, the project team shared an update with the Board of Trustees on phase 1 engagement results and reported on broad themes gathered through engagement to date.

KEY THEME:
Community support for **developers to pay their way** and offer higher quality parks to the residents of Mead.

MEAD STAFF FOCUS GROUPS

Two focus groups were held with Town of Mead staff. One group represented the communications and recreation staff team, while the other group covered staff representing maintenance and operations of parks, trails and open space. Conversations with each group followed a structure of discussing the systems as they exist now, ideas and visions for the future, ideal outcomes of the planning process itself, and what resources the staff members would see to benefit their everyday operation.



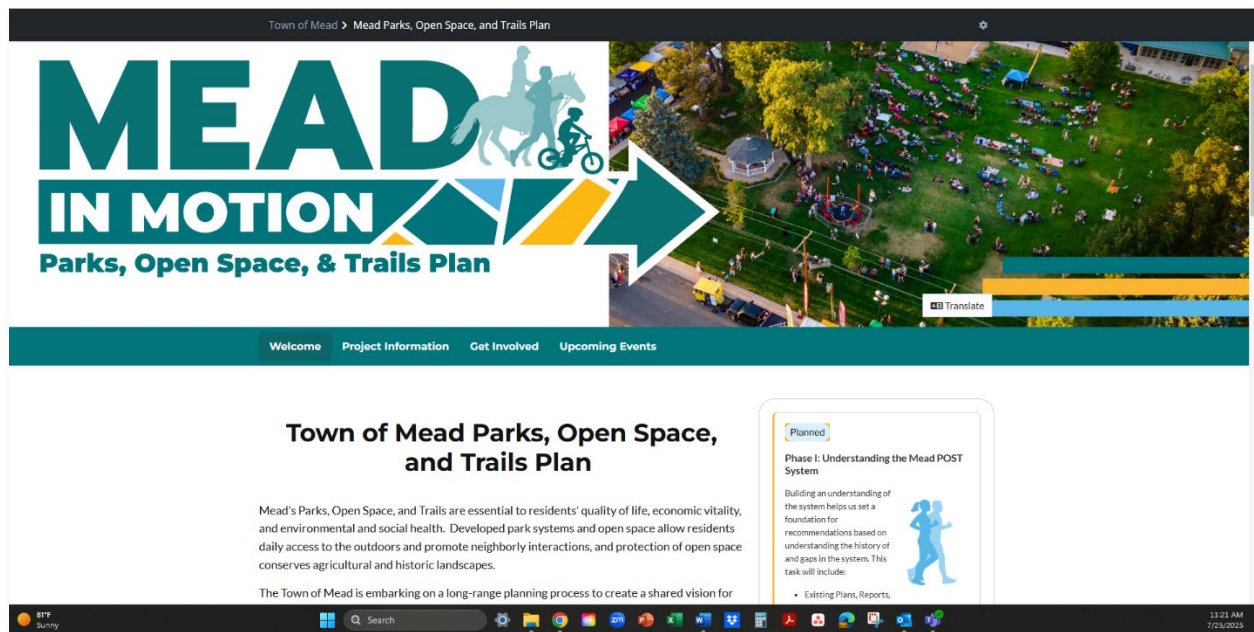
STAKEHOLDER LISTENING SESSIONS

Held virtually from May 7-16 2025, these sessions invited key stakeholders to discuss their vision for the future of POST in Mead. The purpose of the listening sessions was to hear from local stakeholders with

special expertise or insights relevant to the Town’s future provision of open space and trails. Each of the eight individual stakeholders interviewed represented or has expert knowledge related to critical regional infrastructure or community groups, including representatives of HOAs and Metro Districts, Developers, and ditch companies. Each conversation was approximately 20 minutes guided by a series of discussion questions and the stakeholder’s interests and concerns.

MEAD IN MOTION WEBSITE SUBSCRIBERS

The Mead in Motion website, MeadinMotion.com, was established as an online hub of information and a forum for residents to access online engagement opportunities and events and review plan materials. The page is regularly updated to share opportunities to participate in the planning effort, key findings, public outreach results and draft project deliverables. The webpage offers information about the planning process, timeline, and engagement opportunities. It also offers a subscriber sign-up for further notification and information about the Plan. The website currently has 61 subscribers.

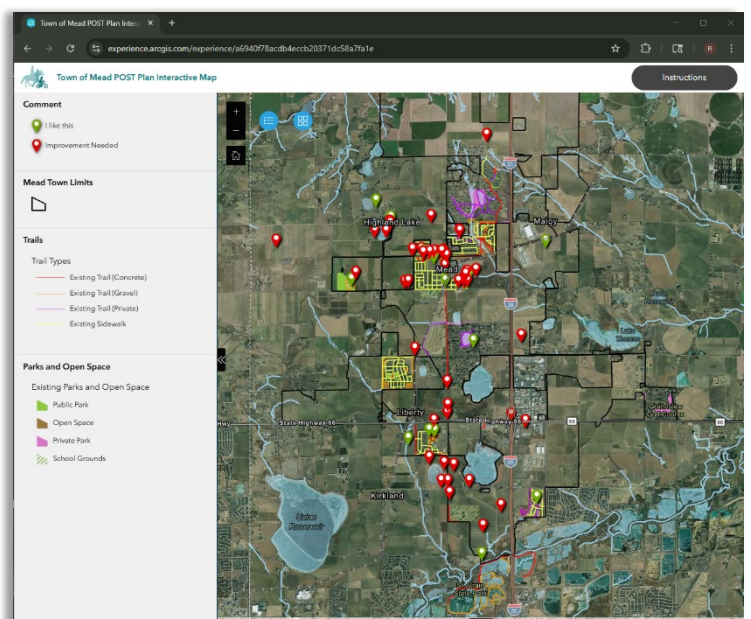


ONLINE INTERACTIVE MAP #1

From June 2nd through July 7th, 2025, an online interactive map allowed participants to identify the location of features of parks, open space, and trails that individuals liked, or that they saw a need for improvement. Users were invited to drop a geolocated pin on the map to comment on a specific feature or area of opportunity. In total, 58 pins and comments were placed on the map including map comments from the Open House event.

Results

- Total number of unique comments: 58
 - “Improvement Needed” comments: 46



- The majority of “improvement needed” comments focused on desires for new trail connections, crossings, and completing gaps in the current system. Some comments also focused on the need for additional features at existing parks such as restrooms, parking, and shade. Other comments indicated the desire for an indoor or outdoor community pool.
 - “I like this” comments: 12
 - The “I like this” comments noted that many parks in the system that are used for community events that bring people together. Commenters communicated their support for future park expansions and improvements. Commenters noted their enjoyment of Liberty Ranch, the Highlands, and Town Park.

KEY THEME:

A top priority for the community is the development of **new trail connections, crossings, and filling in the gaps** in the current trails system.

OPEN HOUSE #1

Hosted at the Town of Mead Public Works building on June 16th, 2025 from 4:30-7pm, this first planned public event for the Mead in Motion Plan was held to provide a formal in-person opportunity to introduce the community to the planning process and provide input on needs, preferences, challenges, and satisfaction with trails, parks, and open space in Mead.



The open house included multiple informational posters with pertinent plan information and interactive activities. A large table map allowed attendees to use sticky notes and markers to identify locations for improvements in parks, additional trail connections, and comment on parks and trails that they love. Approximately 20 community members attended the open house.

Results

- **Neighborhood Representation:** Attendees ranged from neighborhoods west of I-25, but more efforts are needed to reach out to residents living east of the highway.
- **Mapping activity:** Map comments highlighted the need for greater trail connectivity between neighborhoods and public destinations like downtown and Highland Lake. People also highlighted the desire for more amenities at parks like a pool, shade, and open fields for sports.
- **Ideal Park:** When asked to design their ideal park, attendees most frequently included trees or shade structures, picnic tables and gathering areas, and bathrooms.
- **POST System Uses:** Most attendees visited Town Park, Founders Park, and Mead Ponds most frequently, used trails for walking, running, and biking.



KEY THEME:

Shade from trees and other structures in parks and along trails is in high demand from residents.



- **Future Goals:** The attendees indicated that expanding trail system connectivity is the most important goal for this plan, and when asked to vote on revenue generating options, the majority supported fees paid by developers and a voter-approved general obligation bond (repaid through sales tax).

QUESTIONNAIRE #1

The first community-wide online questionnaire launched on June 2nd and collected responses through July 7th, 2025. The questionnaire was structured to gauge community perception and use patterns of the POST system as it currently exists, identify and envision what may be desired for the future of Mead, and gauge support for different potential funding options. A total of 272 responses were collected. A short summary of results is presented below and the full results can be found in the Appendix.

Results

96.4% of respondents are Town of Mead residents.

- **Top Parks Visited:** Town Park (49.3%), Founders Park (35.8%), Mead Ponds (30.2%), and Liberty Ranch Park (26.0%)
- **Other locations visited for parks, open space and trails:** Longmont (80.5%), Berthoud (49.3%) are top locations, with one-third of respondents also visiting the following destinations for POST experiences: Firestone, Loveland, Carbon Valley Recreation District, Weld County, Loveland, Boulder, St. Vrain State Park.

KEY THEME:
River and water access, mountain views and scenery, and access to paved trails are highly valued open space benefits to residents.

- **Typical travel time to a park, open space, or trails:** Most respondents travel less than 30 minutes: 10-15 minutes (33%), 20-30 minutes (32.1%), 5 minutes or less (23.3%)
- **Needs met:** Generally, needs are met by the maintenance and overall quality of parks and trails in Mead. Needs related to park and trail quantity, connectivity, and amenities not as well met, according to questionnaire respondents.
- **Open Space Benefits:** Most respondents highlighted river/water access (52.4%), mountain views and scenery (51.5%), and paved trails (41.7%) as the top benefits important to them.
- **User Types:** The majority of respondents are using the trails to walk/run (84%) and bike (46.1%).
- **Transit to Trails:** When traveling to trails, most respondents walk or use a mobility device (64.1%), drive in a personal vehicle (47.6%), or bike (29.6%).
- **Park amenities:** The top features identified as most needed include outdoor pool (51.8%) and indoor pool/aquatic center (46.7%), followed by sprayground/splashpad, bathrooms, trees or shade, ball fields for team sports, and trails, identified as top needs by 30% of respondents.
- **Actions for Improvement:** Respondents supported expanding trail connectivity between neighborhoods and other destinations (57.9%) as a top action to improve POST, followed by investing in upgrades and new amenities at existing parks (42.1%).
- **Funding:** Overall, respondents supported fees paid by developers and corporate sponsorships and naming rights as the top funding options and generally opposed property tax and a parks and recreation district tax levy as funding mechanisms.

KEY THEME:
Many residents support developer-paid impact fees and corporate sponsorship for generating revenue to support POST facilities.

APPENDIX: FULL ENGAGEMENT RESULTS

- A. STAFF FOCUS GROUPS
- B. PLANNING COMMISSION AND BOARD OF TRUSTEES QUESTIONNAIRE
- C. STAKEHOLDER LISTENING SESSIONS
- D. TECHNICAL ADVISORY COMMITTEE MEETING SUMMARY
- E. QUESTIONNAIRE #1 RESULTS
- F. OPEN HOUSE #1 RESULTS
- G. INTERACTIVE MAP COMMENTS
- H. INDEPENDENCE DAY BIKE PARADE COMMENT CARDS

*Appendices available upon request