

## 6.5 DURANGO EXCELS AT PARK CONNECTIVITY

The City of Durango excels at park connectivity as evidenced by the success of the Animas River Trail (ART) project. While it is clear there are future enhancements to be made to the ART, this is a superb example of community support for pedestrian access to parks and community focal points throughout the City. The challenges of transecting major vehicular thoroughfares and natural barriers, including the Animas River, have been overcome with both the current trail and the near future expansion plans.



The Site and Facility Assessment that follow provide detailed descriptions of site and facility conditions at 35 parks and open space trailheads, three (3) indoor facilities, the extensive hard surface trails of the Animal River Trail system, and numerous additional sites within and near the City in which the Department is responsible for maintenance. Findings are organized by site and key observations, and are listed generally in order from north to south and listed alphabetically according to the following key sections:

1. **Parks** – there are 30 sites assessed within this section that include all mini parks, neighborhood parks, community parks, and linear parks
2. **Hard Surface Trails** – A general assessment of the conditions of the hard surface trails of the Animal River Trail system
3. **Open Spaces** (trailheads and access points only) – A general assessment of the conditions of trailhead and major access points to five (5) of the City of Durango open spaces

A detailed account of conditions of trails and open spaces and associated maintenance requirements are provided in the Trails and Open Space Plans, included in other sections of the Master Plan.

## 6.6 PARKS

Thirty (30) parks were assessed as part of the Master Plan analysis. These include mini parks (less than 1 acre), neighborhood parks (1 - 10 acres), community parks (10 - 100 acres), and linear parks (located in the greenway).

The descriptions that follow are intended to be a basic overview of existing conditions and equipment / facility inventory at each of these sites.

*Parks, Open Space, Trails and Recreation Master Plan*

Below is a summary list of each park type and acreage:

Type	Park	Developed Acres	Undeveloped Acres	Total Acres
<b>Mini</b>				<b>2.61</b>
	Crestview Park	0.33		0.33
	Hillcrest View Park	0.5		0.5
	Needham Park	0.9		0.9
	Ryler Park	0.06		0.06
	Viles Park	0.82		0.82
<b>Neighborhood</b>				<b>38.92</b>
	Brookside Park	1.98		1.98
	Easter Heights Park	0.9	2.19	3.09
	Fanto Park	2.98		2.98
	Fassbinder Park	1.38		1.38
	Folsom Park	6.64	2.03	8.67
	Holly Park		3.72	3.72
	Jenkins Ranch Park	4	3.82	7.82
	Mason Center	3.12		3.12
	Pioneer Park	2.06	0.29	2.35
	Roosa Park	0.18	1.75	1.93
	Third Avenue Parkway	1.88		1.88
<b>Community</b>				<b>25.78</b>
	Lions Den	0.17	10.33	10.5
	Three Springs Confluence Park		15.28	15.28
<b>Linear (Greenway)</b>				<b>105.36</b>
	33rd Street River Access	0.35	0.95	1.3
	Animas City Park	1.05	0.2	1.25
	Cundiff Park	1.65	16	17.65
	Dallabetta Park	4.25	3.23	7.48
	Iris Park	0.48		0.48
	Memorial Park	7.48	7.88	15.36
	Off Leash (Dog) Area	14	9.6	23.6
	Rank Park	6.45		6.45
	Riverfront Park	1.1		1.1
	Rotary Park	1.87		1.87
	Santa Rita Park	12.44	2.05	14.49
	Schneider Park	4.59	2.34	6.93
	Whitewater Park (includes river)	2.82	4.58	7.4
<b>Special Use Area</b>				<b>44.41</b>
	Chapman Hill	12.39	25.19	37.58
	Community Recreation Center	6.83		6.83
<b>Sports Fields</b>				<b>21.82</b>
	FLC Softball Fields	10.6		10.6
	Riverview Sports Complex	11.22		11.22
<b>Cemetery</b>				<b>46.62</b>
	Greenmount Cemetery	39.8		39.8
	Animas City Cemetery	6.82		6.82
<b>TOTAL</b>		<b>174.09</b>	<b>111.43</b>	<b>285.52</b>

Figure 14 – Park Acreages

6.6.1 33RD STREET RIVER ACCESS SITE

<b>Location</b>	3301 East Third Avenue
<b>Size (acreage)</b>	1.3 acres
<b>Predominant Usage</b>	Commercial and private river access

6.6.1.1 ASSET INVENTORY

Park Asset / Amenity	Quantity	Condition
Gravel pull-off / parking	4 – 5 cars	Poor

6.6.1.2 STRENGTHS OF THE PARK

- Park is heavily used by both commercial and private boaters; it is a popular put-in for paddling the Class II-III run on the Animas River through town, as well as for inner-tubers.
- Linear park located along the east bank of the Animas River
- Armoring and bank erosion protection measures are good examples of impact mitigation for human traffic on the river’s edge



6.6.1.3 CHALLENGES OF THE PARK

- The site is poorly configured to manage the traffic it receives, especially on weekends and during the peak summer season
- Nearby residents are consistently concerned about the congestion, illegal roadside parking, and occasional unruliness of the crowds
- The road and road shoulder quality is significantly deteriorated as a result of poor design and insufficient space for the predominant use
- Parking is insufficient and limited to on-street
- The design and limited capacity of the site in contrast to heavy usage and demand places river user groups at odds with residents. Improved site conditions could work to improve the relationships between users, residents, and law enforcement.

6.6.1.4 POTENTIAL OPPORTUNITIES FOR THE PARK

- Collaborate with predominant users groups, residents, and Public Works Department to establish a master plan for this site that can address design and configuration issues that exacerbate user conflicts with residents and congestion

6.6.2 ANIMAS CITY PARK

<b>Location</b>	3274 East 2 <sup>nd</sup> Avenue
<b>Size (acreage)</b>	1.25 acres
<b>Predominant Usage</b>	Neighborhood/Linear park

6.6.2.1 ASSET INVENTORY

Park Asset / Amenity	Quantity	Condition
Playground	1 set	Excellent
Picnic tables	3	Excellent
Gravel parking lot	12 cars	Fair
Animas River Trail segment	Length of park	Excellent
Historical markers (along trail)	Multiple	Excellent
Handicap accessibility	n/a	Excellent

6.6.2.2 STRENGTHS OF THE PARK

- Park is heavily used by the neighborhoods in the near vicinity, as well as members of the community, predominantly for the playground
- Linear park located along the elevated west bank of the Animas River is included in the greenway
- Segment of the Animas River Trail runs through the park, with multiple historic markers that were built in conjunction with local schools
- Turf is in good condition
- Irrigation is linked to the central control system



6.6.2.3 CHALLENGES OF THE PARK

- No challenges observed; the park is in excellent condition

6.6.2.4 POTENTIAL OPPORTUNITIES FOR THE PARK

- Shade shelter for the playground
- Improved bank protection and river access trails between the park and the Animas River

6.6.3 BROOKSIDE PARK

<b>Location</b>	2301 Main Avenue
<b>Size (acreage)</b>	1.98 acres
<b>Predominant Usage</b>	Neighborhood park

6.6.3.1 ASSET INVENTORY

Park Asset / Amenity	Quantity	Condition
Gravel parking lot	8 cars	Fair
Playground equipment	1	Excellent
Bench	2	Good
Picnic tables	2	Good
Handicap accessibility	n/a	Excellent

6.6.3.2 STRENGTHS OF THE PARK

- Park features creek that splits the site from north to south, and is well shaded with mature trees
- Turf is generally in good condition
- Only “chemical free” park in the System
- Irrigation is linked to central control



6.6.3.3 CHALLENGES OF THE PARK

- No challenges observed; the park is in excellent condition

6.6.3.4 POTENTIAL OPPORTUNITIES FOR THE PARK

- Enhance Web site information educating the public about the chemical- free park concept and promote volunteer efforts with maintenance and manual weed removal

6.6.4 CHAPMAN HILL ♦

<b>Location</b>	500 Florida Road
<b>Size (acreage)</b>	37.58 acres/33,600 Sq. ft.
<b>Predominant Usage</b>	Special Use Area



6.6.4.1 ASSET INVENTORY

Park Asset / Amenity	Quantity	Condition
Snow ski/snowboard hill	1	Fair
Ski lift system/rope tow	1	Poor
Maintenance / storage buildings	2	Poor
Ice rink pavilion w/ administrative space, meeting rooms, locker rooms, concessions, and restrooms	1	Excellent
Ice rink w/ team boxes and bleachers	1	Excellent
Paved parking lot	61 cars	Excellent
Handicap accessibility	n/a	Excellent

6.6.4.2 STRENGTHS OF THE PARK

- Park is heavily used by the community for the ski hill and ice rink
- Ice rink pavilion and ice rink is a high quality facility
- In-town ski hill provides unique recreational opportunities for residents and visitors

6.6.4.3 CHALLENGES OF THE PARK

- Rope-tow ski lift is old and in questionable operating condition
- Bottom of ski hill should be re-graded to prevent problems with abrupt ski area boundary to parking area
- Entry stair to ice rink pavilion needs repair
- Parking capacity is inadequate for peak usage
- Old maintenance and storage buildings are deteriorated and need substantial repair

♦ Includes review of ice rink pavilion as an indoor facility.

6.6.4.4 POTENTIAL OPPORTUNITIES FOR THE PARK

- Increased parking capacity
- Upgraded ski hill amenities
- Second sheet of ice to service year round use

6.6.5 CRESTVIEW PARK

<b>Location</b>	1935 Crestview Drive
<b>Size (acreage)</b>	0.33 acres
<b>Predominant Usage</b>	Mini park

6.6.5.1 ASSET INVENTORY

Park Asset / Amenity	Quantity	Condition
Picnic table	1	Good
Grass turf area	1	Fair

6.6.5.2 STRENGTHS OF THE PARK

- Park is enjoyed by neighborhood residents for picnicking and playing in the grass turf area

6.6.5.3 CHALLENGES OF THE PARK

- Irrigation system is poor – battery-powered, stand alone system

6.6.5.4 POTENTIAL OPPORTUNITIES FOR THE PARK

- Upgrade irrigation system with link to central control system
- Small playground equipment





6.6.6 CUNDIFF PARK

<b>Location</b>	149 East 22 <sup>nd</sup> Street
<b>Size (acreage)</b>	17.65 acres
<b>Predominant Usage</b>	River access / Linear park



6.6.6.1 ASSET INVENTORY

Park Asset / Amenity	Quantity	Condition
Picnic table	2	Good
Overlook bench	5	Good
BMX track	1	Excellent/Good
Pedestrian bridge	1	Excellent
River access site	1	Fair
Gravel/dirt parking area	1	Poor

6.6.6.2 STRENGTHS OF THE PARK

- Park is heavily used by commercial and private paddlers, anglers, and the BMX constituency
- Park provides natural area for Animas River overlook and is included in the greenway
- Park amenities support diverse usage

6.6.6.3 CHALLENGES OF THE PARK

- Park is currently used by Public Works for snow stockpiling from road clearing during winter months. This creates usage limitations on the spring shoulder season, as well as significantly damages the park’s parking area by creating rough grades, drainage problems, and litter.
- Parking capacity is not sufficient to support heavy usage of commercial river outfitters and BMX track users
- BMX track is small and has limited support amenities
- Future park redevelopment initiative may be challenging due to competing interests

6.6.6.4 POTENTIAL OPPORTUNITIES FOR THE PARK

- Seek alternative location for Public Works snow stockpiling either on-site or off-site
- Redevelop parking area and additional park support amenities
- Expand amenities supporting BMX track or relocate track to an alternate site



- Stronger volunteer support for maintenance

6.6.7 DALLABETTA PARK

<b>Location</b>	13616 La Posta Road
<b>Size (acreage)</b>	7.48 acres
<b>Predominant Usage</b>	River access/Linear park

6.6.7.1 ASSET INVENTORY

Park Asset / Amenity	Quantity	Condition
Picnic table	5	Excellent
Small pavilion	2	Excellent
Handicap accessible fishing pier	1	Excellent
Restroom (men and women)	1	Good
River access site	2	Excellent
Paved parking area	17 cars	Excellent

6.6.7.2 STRENGTHS OF THE PARK

- Park is heavily used by commercial and private paddlers, and anglers
- Park provides connection to Animas River Trail
- Park is included in the Animas River greenway
- Park amenities support need for improved river take-out sites for river users



6.6.7.3 CHALLENGES OF THE PARK

- Littering and vandalism around restrooms is problematic

6.6.7.4 POTENTIAL OPPORTUNITIES FOR THE PARK

- Additional interpretive signage

### 6.6.8 EASTER HEIGHTS PARK

<b>Location</b>	10 Willow Place
<b>Size (acreage)</b>	3.09 acres
<b>Predominant Usage</b>	Neighborhood park

#### 6.6.8.1 ASSET INVENTORY

Park Asset / Amenity	Quantity	Condition
Grass turf area	1	Fair/Poor

#### 6.6.8.2 STRENGTHS OF THE PARK

- Park is located in a residential development
- Park was provided by the private developer of the residential area

#### 6.6.8.3 CHALLENGES OF THE PARK

- No parking is available – located at end of cul de sac
- General maintenance of the grass turf area is difficult due to lack of irrigation system
- Moles and weed control at the park is a challenge

#### 6.6.8.4 POTENTIAL OPPORTUNITIES FOR THE PARK

- Investment by local residents for aesthetic improvements
- Parking and limited park equipment
- Reinstallation of irrigation system

6.6.9 FANTO PARK

<b>Location</b>	445 East 7 <sup>th</sup> Avenue
<b>Size (acreage)</b>	2.98 acres
<b>Predominant Usage</b>	Neighborhood park



6.6.9.1 ASSET INVENTORY

Park Asset / Amenity	Quantity	Condition
Playground equipment	1	Good
Climbing bars (owned by school)	1	Good
Grass turf area	1	Good
Handicap accessibility	n/a	Excellent

6.6.9.2 STRENGTHS OF THE PARK

- Park is located adjacent to elementary school and provides active outdoor play areas for students and local residents
- Irrigation is linked to central control system and is in good working condition
- Grass turf is in good condition

6.6.9.3 CHALLENGES OF THE PARK

- Predominant use of the park is by the school and its students, but City Parks and Recreation Department is responsible for majority of maintenance

6.6.9.4 POTENTIAL OPPORTUNITIES FOR THE PARK

- Additional support from school for park maintenance

6.6.10 FASSBINDER PARK

<b>Location</b>	140 West Park Avenue
<b>Size (acreage)</b>	1.38 acres
<b>Predominant Usage</b>	Neighborhood park



6.6.10.1 ASSET INVENTORY

Park Asset / Amenity	Quantity	Condition
Playground equipment	1	Good
Swing set	1	Good
Picnic table	5	Good
Restroom (men and women)	1	Excellent
Handicap accessibility	n/a	Excellent

6.6.10.2 STRENGTHS OF THE PARK

- Park is heavily used by both the community and the neighborhood
- Park is well shaded with mature trees
- Turf is generally in good condition

6.6.10.3 CHALLENGES OF THE PARK

- Irrigation system is old and deteriorated
- Irrigation system is not linked to central control system
- Park is popular for the homeless population
- Playground equipment is frequently vandalized

6.6.10.4 POTENTIAL OPPORTUNITIES FOR THE PARK

- Upgrade irrigation system and link to central control system
- Update play equipment

6.6.11 FOLSOM PARK

<b>Location</b>	11 Folsom Place
<b>Size (acreage)</b>	8.67 acres
<b>Predominant Usage</b>	Neighborhood park



6.6.11.1 ASSET INVENTORY

Park Asset / Amenity	Quantity	Condition
Diamond field w/ dug outs	1	Good
Announcer booth / concessions	1	Good
Bleachers	2	Good
Paved parking lot	125 cars	Excellent
Port-a-potty enclosure	1	Good
Restrooms (men and women)	1	Fair/Poor
Small pavilion	1	Good
Multi-purpose turf area (soccer)	1	Good
Basketball court	1	Good
Picnic tables	5	Good
Playground	1	Excellent
Handicap accessibility	n/a	Excellent

6.6.11.2 STRENGTHS OF THE PARK

- Park is heavily used by the community for the sports fields
- Turf is in good condition
- Irrigation is linked to the central control system

6.6.11.3 CHALLENGES OF THE PARK

- Water for the restrooms is on the irrigation feed, therefore interrupting use during irrigation system maintenance
- Sewer line from the restroom runs uphill and sometimes creates back-ups
- Spring use is a challenge due to ground saturation and turf protection issues
- Due to limited sports fields in town, this park is over utilized

6.6.11.4 POTENTIAL OPPORTUNITIES FOR THE PARK

- Relocate restrooms to the center of the park

6.6.12 HILLCREST VIEW PARK

<b>Location</b>	222 Hillcrest Drive
<b>Size (acreage)</b>	0.5 acres
<b>Predominant Usage</b>	Mini park



6.6.12.1 ASSET INVENTORY

Park Asset / Amenity	Quantity	Condition
Grass turf area	1	Good
Playground equipment	1	Excellent
Swing set	1	Excellent
Bench	1	Excellent
Picnic tables	1	Excellent

6.6.12.2 STRENGTHS OF THE PARK

- Turf is in good condition
- Irrigation system is stand-alone, but a good working system
- Good landscaping and landscaping maintenance

6.6.12.3 CHALLENGES OF THE PARK

- No challenges observed; the park is in excellent condition

6.6.12.4 POTENTIAL OPPORTUNITIES FOR THE PARK

- Potential shade structures for play equipment

6.6.13 HOLLY PARK

<b>Location</b>	3095 Holly Avenue
<b>Size (acreage)</b>	3.72 acres
<b>Predominant Usage</b>	Neighborhood park (undeveloped)

6.6.13.1 ASSET INVENTORY

Park Asset / Amenity	Quantity	Condition
Grass turf area	1	Fair/poor
Soft surface trail connection	1	Fair

6.6.13.2 STRENGTHS OF THE PARK

- Park features potential uses as a sports fields, or as a traditional neighborhood park

6.6.13.3 CHALLENGES OF THE PARK

- Neighbors are resistant to development with high level of use
- Noxious weed control is a problem.
- Former landfill site

6.6.13.4 POTENTIAL OPPORTUNITIES FOR THE PARK

- To be determined with future planning efforts



6.6.14 IRIS PARK

<b>Location</b>	1235 Camino del Rio
<b>Size (acreage)</b>	.48 acre
<b>Predominant Usage</b>	Linear park



6.6.14.1 ASSET INVENTORY

Park Asset / Amenity	Quantity	Condition
Picnic table	6	Good
Overlook bench	2	Good
Animas River Trail segment	Length of park	Excellent
Small pavilion	1	Excellent
Pedestrian bridge	1	Excellent
Grass turf area	1	Good
Handicap accessibility	n/a	Excellent

6.6.14.2 STRENGTHS OF THE PARK

- Park is heavily used by the community
- Park provides aesthetic green space along Animas River near center of Durango and is included in the greenway
- Irrigation is well functioning
- Turf is in good condition

6.6.14.3 CHALLENGES OF THE PARK

- No challenges observed; the park is in excellent condition

6.6.14.4 POTENTIAL OPPORTUNITIES FOR THE PARK

- Additional interpretive signage