



**Woodland Park**



**City Above the Clouds**

1891

# RE-IMAGINING BERGSTROM PARK

AUGUST 2025

# Acknowledgments

Individuals and organizations who helped to guide the development of the Re-Imagining Bergstrom Park Master Plan include:

## City of Woodland Park

### Council

Kellie Case, Mayor	Jeffrey Geer	Seth Bryant
Catherine Nakai, Mayor Pro-tem	Steve Smith	
	George Jones	

### Staff

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## Project Advisory Committee

Adam Lancaster, Colorado Department of Transportation	Derek Waggoner, TAVA Development	Jeff Webb, Parks & Recreation Advisory Board Representative & Chairperson
Arden Weatherford, Downtown Development Association	Debbie Miller, Woodland Park Chamber	Laurie Glauth, Historic Preservation
	Charlie Chambers, Ute Pass Historical Society President	

## Consultant Team



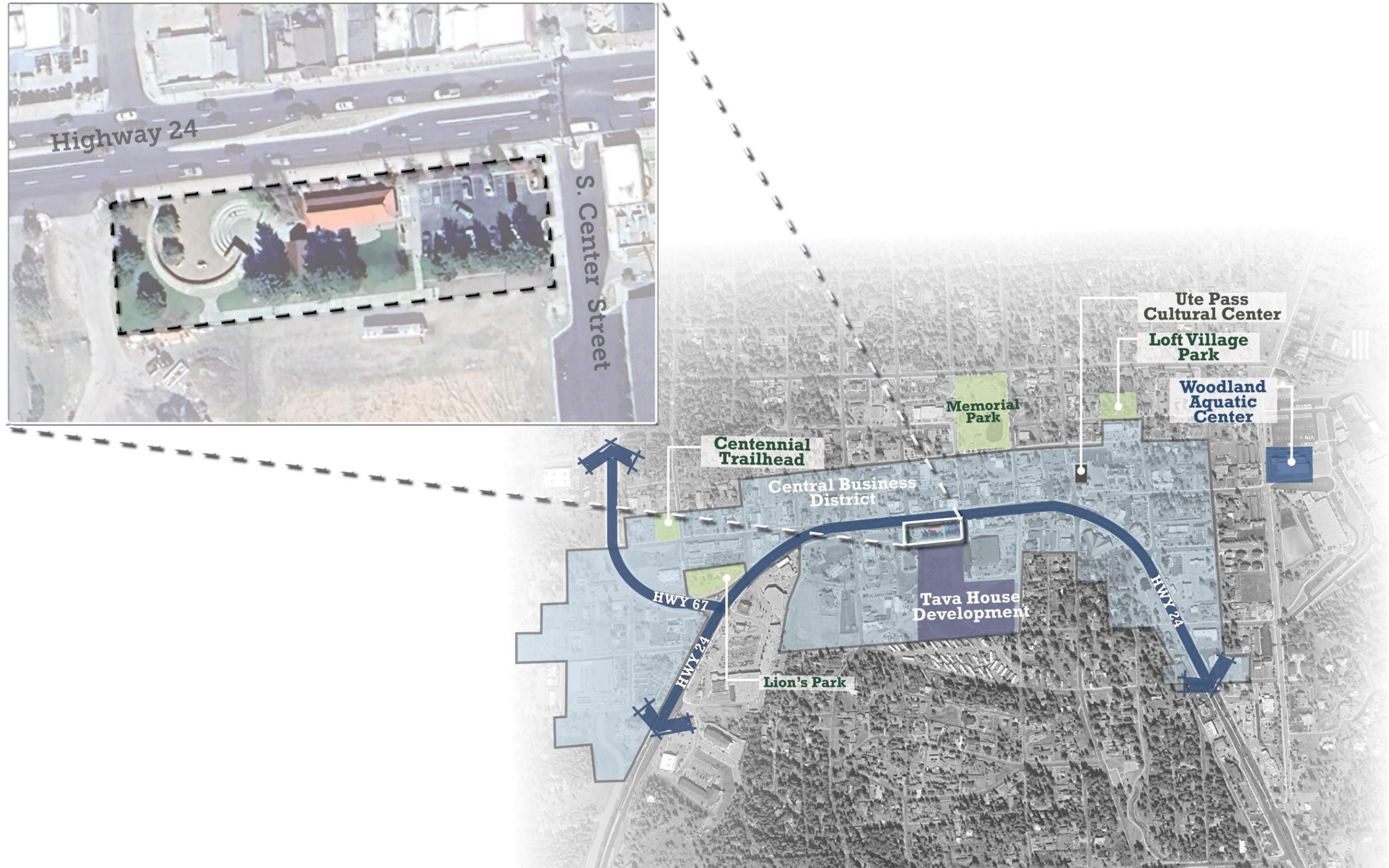
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# Project Location Map

Site Enlargement



# Executive Summary



## COORDINATION WITH PARKS, RECREATION, TRAILS AND OPEN SPACE MASTER PLAN

In 2023, Logan Simpson worked with the City of Woodland Park to develop the Parks, Recreation, Trails, and Open Space (PRTOS) Master Plan. The PRTOS Plan establishes an ambitious, but feasible work plan for the future of the City's parks, recreation, trails, and open space system for the next 10+ years. Project tasks included: assessing facility quality and community needs, benchmarking level of service with peer communities, developing specific and achievable project recommendations, and preparing an implementation action plan that identifies the roles of the City as well as partner agencies who are involved in providing recreational activities in the region. Robust community engagement resulted in 1,420 engagement touch points with residents and visitors. Notably, formation of a technical advisory committee to develop recommendations, strengthen partnerships, and leverage funding opportunities with colleagues at the U.S. Forest Service, school district, Colorado Department of Transportation, and nonprofit agencies. Logan Simpson's planning work set the stage for the Re-Imagining Bergstrom Park Master Plan (a PRTOS Plan opportunity) and generated community momentum around open space and trails, leading to coordination with local landowners and regional partners to identify opportunities for strategic conservation of new open space in support of achieving the City's vision for outdoor recreation and trails.



## BACKGROUND

The 2023 PRTOS plan identified expansion or enhancement improvements to several parks and recreation facilities throughout Woodland Park. Bergstrom Park was identified as one of the mini parks located in Woodland Park to be leveraged for redevelopment and incorporate the American Discovery Trail.

## PURPOSE OF THE MASTER PLAN

In the Fall of 2024, the City of Woodland Park was notified that the Colorado Department of Transportation (CDOT) would require Highway 24 improvements including an east bound deceleration lane at South Center Street which would encroach into Bergstrom Park. In response to the PRTOS plan and construction of the deceleration turn lane the City decided to move forward with the Re-Imagining of Bergstrom Park to create a Master Plan for future improvements.

The Re-Imagining Bergstrom Park Master Plan provides a vision for future improvements to the park. The Master Plan seeks to balance the needs of the downtown businesses, the growing community of Woodland Park and the needs of its tourists. The proposed plan includes recommendations for updating and expanding amenities in addition to programming on site, providing ADA accessible parking and routes to features on site as well as relocating and expanding parking in the downtown area.



## PROCESS

The master planning process involved a comprehensive assessment of the site's existing conditions, amenities, community and tourist needs, safety considerations, and best practices. The project team collaborated with an advisory committee—including members from the Chamber of Commerce, City staff, Colorado Department of Transportation (CDOT), Downtown Development Authority (DDA), Historical Society, Parks & Recreation Advisory Board and TAVA House—as well as the broader public to develop alternative design concepts. Community engagement played a central role in shaping the preferred Master Plan. The first public open house was attended by approximately 60 community members, whose input helped refine initial ideas. Additionally, the community was able to provide additional comments through online engagement, which received 45 comments from 16 individuals. The second and final public open house drew approximately 35 attendees, with an additional 13 comments submitted online by three contributors. Feedback gathered through both open house events and online commenting periods directly informed the development of the preferred Master Plan, which is detailed in this document.

# Master Plan Overview

## MASTER PLAN GOALS

The primary goals are to provide responsible improvements and expansion of facilities for visitors and users of Bergstrom Park. The following goals will guide implementation of the Master Plan vision.

- Providing ADA Accessible parking, sidewalks, and restrooms for site users
- Addressing impacts from CDOT turn lane onto South Center Street
- Updating and increasing amenities such as restrooms, picnic facilities and overall look and feel of park.
- Creating a more easily maintained park for the City of Woodland Park staff
- Increasing safety onsite by providing light and sight lines into the park from the highway and adjacent properties
- Increase Parking on site and for downtown business use

## COMMUNITY OUTREACH

The City of Woodland Park engaged the community through two public open houses and online comment periods, providing accessible opportunities for input on the Master Plan. An Advisory Committee—comprising of Chamber of Commerce, City staff, Colorado Department of Transportation (CDOT), Downtown Development Authority (DDA), Historical Society, Parks & Recreation Advisory Board and TAVA House -also contributed key insights. Combined, this feedback helped shape the plan's vision, theming, and priorities.

## ADVISORY COMMITTEE

The Advisory Committee participated in three workshops prior to public engagement, offering feedback on site-specific needs and opportunities. Their input supported the development of concepts aligned with community needs and values.

## PUBLIC MEETINGS

Two open house meetings were held at the Ute Pass Cultural Center. The first, in May 2025, drew approximately 60 attendees and presented site analysis and three conceptual alternatives. Participants provided feedback in person and online, with 45 comments from 16 individuals during the online commenting period. Input favored a blended concept with historical theming. The second meeting, in July 2025, attracted about 35 attendees and showcased the final Master Plan with renderings, graphics, and a 3D fly-through video. Additional feedback, including 13 online comments from three contributors during the commenting period, which was incorporated into the final plan presented in this document.



## Engagement by the Numbers

**3**  
Advisory Team Meetings

**2**  
Public Open House Events

**90+**  
Open House Attendees

**700+**  
Total Views on Online Commenting Platform

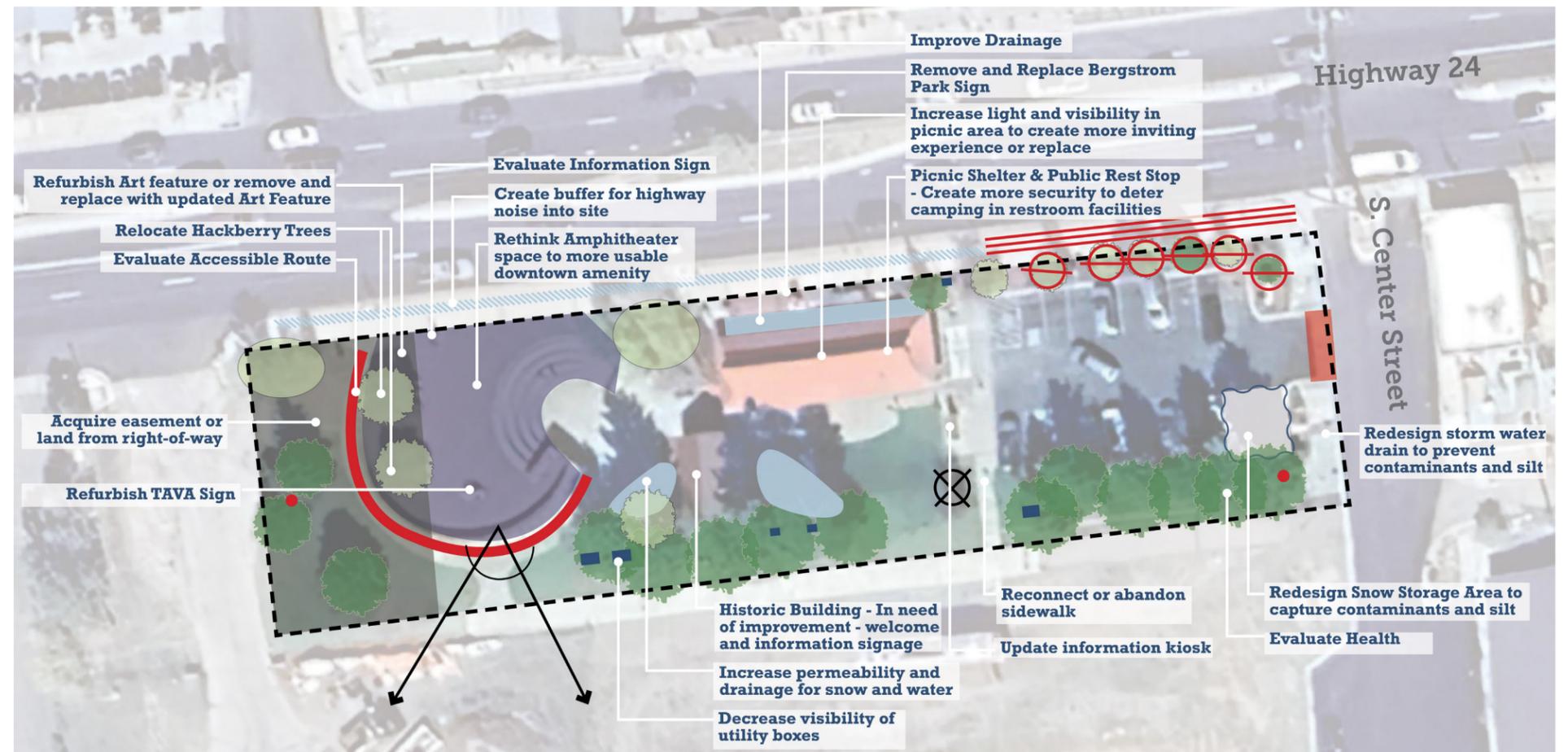
**~60**  
Online Comments

# Site Context and Existing Conditions

## EXISTING CONDITIONS & ANALYSIS

The following existing conditions and analysis listed below influenced the development of the Master Plan.

- Road right of way and utilities easement on western side of project site
- Evaluate tree health in the overall park area
- Underutilized Amphitheater space
- High road noise levels due to proximity to roadway
- Art features on site need refurbishment
- Evaluate informational sign locations
- Updated and relocated Bergstrom Park sign
- Increase lighting and visual sight lines to increase safety
- Evaluate accessible routes and parking for ADA compliance
- Two Electric Vehicle Charging Stations
- Redesign and relocate snow storage to minimize contaminants and sedimentation in stormwater system
- Relocate parking entrance or parking area to increase green space
- Preserve view of Pikes Peak on western side of site



### Legend

- |                         |   |                         |
|-------------------------|---|-------------------------|
| Aspen Grove             | Icy Area with Poor Drainage                       | Snow Storage Area       |
| Coniferous Tree         | Proposed Project Area                             | Utility Box             |
| Deciduous Tree          | Relocate Parking Entrance                         | Viewshed for Pikes Peak |
| Dead Tree to be Removed | Road and Sidewalk Realignment - CDOT Future Phase |                         |
| Relocate or Remove Tree | Road Right of Way                                 |                         |
| Fire Hydrant            |   |                         |



# Master Plan Process

## CONCEPT ALTERNATIVE

During the master planning process, the project team explored ways to improve the usability of Bergstrom Park. Three initial bubble diagrams were shared with stakeholders for feedback, which informed three conceptual Master Plans presented at the first open house. Community feedback favored Concept 1, but there was consensus to combine elements from all three into a preferred plan. The project team then began integrating this input into a unified Master Plan.

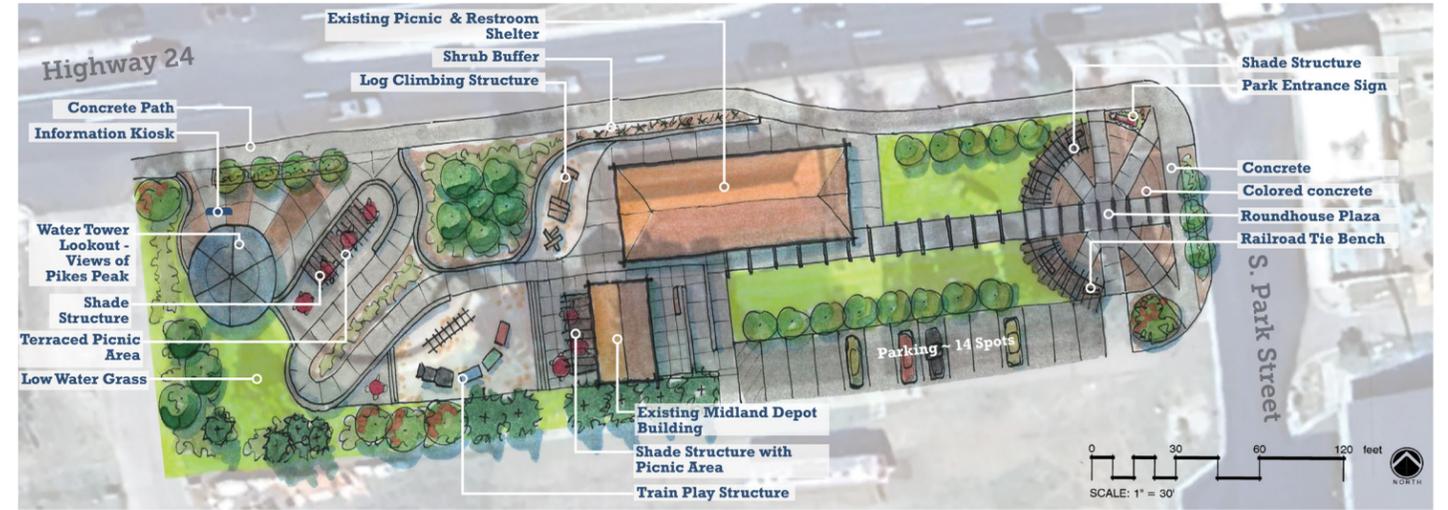
In the second revision phase, the team proposed removing parking from the park area, increasing downtown greenspace. This idea gained support from City staff and led to exploration of alternative parking solutions nearby. As a result, the City pursued the purchase of an adjacent property between Bergstrom Park and Vectra Bank to expand parking for both Bergstrom Park and the downtown area. The property was contracted for purchase during the drafting of this document.

At the final open house, the expanded plan—including the new parking area—received strong community support. The preferred Master Plan reflects feedback from the three initial concepts, two open house events, and online comment periods.

## IMPLEMENTATION

The Master Plan is intended to provide a long-term vision for improving Bergstrom Park with support of City Council, residents and stakeholders. This plan will be implemented over time as resources and partnerships become available.

Preliminary Concept 1



Preliminary Concept 2



Preliminary Concept 3

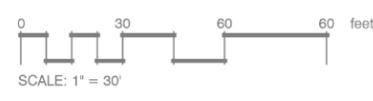


# EXPANDED SITE



## Legend

- Aspen Grove
- Coniferous Tree
- Deciduous Tree
- Access Easement
- Dead Tree
- Fire Hydrant
- Historic Interpretive Sign
- Icy Area with Poor Drainage
- Private Property
- Proposed Project Area
- Property Line
- Removed Sidewalk
- Road Right of Way & Utility Easement
- Sidewalk Entrances
- Snow Storage Area
- Utility Box
- 20 Total Parking Spots - (1 accessible parking spot, 2 Electric Vehicle Parking Spots)



# FINAL MASTER PLAN



Bergstrom Park Entrance



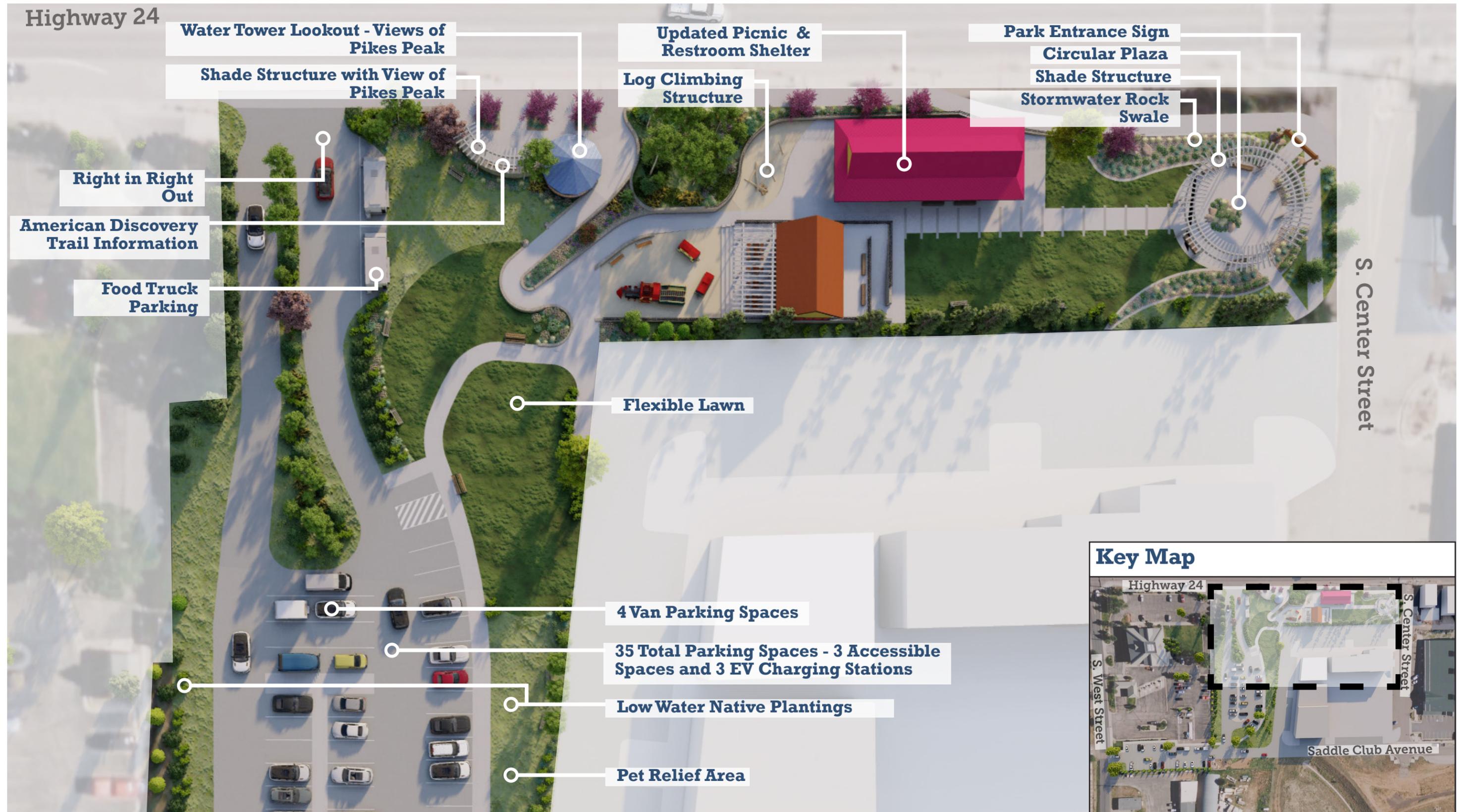
Water Tower Lookout with Views of Pikes Peak



Parking Lot Entrance with Food Truck Parking



# FINAL MASTER PLAN - ENLARGEMENTS



# FINAL MASTER PLAN - ENLARGEMENTS



# Cost Estimate

<b>Re-Imagining Bergstrom Park</b>					
Budgetary Design and Construction Opinion of Probable Cost					
ITEM DESCRIPTION	UNIT	QTY	UNIT COST	TOTAL COST	
<b>MOBILIZATION AND GENERAL CONDITIONS</b>					
General Mobilization	Allow	1	\$ 50,000.00	\$ 50,000.00	
Layout of Work and Surveys	Allow	1	\$ 10,000.00	\$ 10,000.00	
Temporary Construction Fencing	LF	1,800	\$ 5.00	\$ 9,000.00	
Erosion and Sedimentation control	Allow	1	\$ 13,000.00	\$ 13,000.00	
Historical Building Protection Fencing	LF	160	\$ 6.00	\$ 960.00	
Tree Protection Fencing	LF	1,420	\$ 6.00	\$ 8,520.00	
<i>Subtotal Mobilization and General Conditions</i>				\$ 91,480.00	
<b>DEMOLITION</b>					
Remove Concrete (existing concrete edging, concrete walk, haul away)	SF	11,600	\$ 4.00	\$ 46,400.00	
Remove and Dispose Asphalt	SF	6,700	\$ 3.00	\$ 20,100.00	
Existing Tree Removal	EA	12	\$ 1,000.00	\$ 12,000.00	
Planting Beds	SF	2,110	\$ 30.00	\$ 63,300.00	
Walls and Amphitheater	SF	530	\$ 25.00	\$ 13,250.00	
Clear and Grub	SF	68,800	\$ 0.50	\$ 34,400.00	
Topsoil- Strip and Stockpile	SF	35,000	\$ 0.50	\$ 17,500.00	
Uninstall & Store Existing Informational Sign	Allow	1	\$ 1,500.00	\$ 1,500.00	
Misc. Site Demo/ Debris	Allow	1	\$ 15,000.00	\$ 15,000.00	
<i>Subtotal Demolition</i>				\$ 223,450.00	
<b>EARTHWORK</b>					
Cut and Fill Earthwork	CY	1,600	\$ 80.00	\$ 128,000.00	
Fine Grading	CY	1,600	\$ 25.00	\$ 40,000.00	
Drainage- parking area inlets and piping connection to regional detention	Allow	1	\$ 65,000.00	\$ 65,000.00	
Concrete Curb & Gutter	LF	2,500	\$ 22.00	\$ 55,000.00	

# Cost Estimate (Cont.)

<b>Re-Imagining Bergstrom Park</b>					
Budgetary Design and Construction Opinion of Probable Cost					
ITEM DESCRIPTION	UNIT	QTY	UNIT COST	TOTAL COST	
<b>EARTHWORK (CONTINUED)</b>					
Concrete Sidewalks	SF	22,310	\$ 14.00	\$	312,340.00
Asphalt	SF	39,500	\$ 10.00	\$	395,000.00
Brick Edger Pavers - Vehicle Rated	SF	800	\$ 20.00	\$	16,000.00
Retaining Walls - ≤5'	LF	1,415	\$ 200.00	\$	283,000.00
<i>Subtotal Earthwork</i>				\$	1,294,340.00
<b>LANDSCAPING</b>					
Proposed Tree - 2" Cal.	EA	38	\$ 1,500.00	\$	57,000.00
Medium/High water Turf Grass- Seeding	SF	10,350	\$ 1.00	\$	10,350.00
Native Turf Grass - Seeding	SF	26,300	\$ 0.50	\$	13,150.00
Planting Beds - Shrubs & Water Wise Perennial Plantings	SF	5400	\$ 15.00	\$	81,000.00
Irrigation System	Allow	1	\$ 75,000.00	\$	75,000.00
<i>Subtotal Landscape and Irrigation</i>				\$	236,500.00
<b>Site Improvements</b>					
Picnic & Restroom Update	Allow	1	\$ 600,000.00	\$	600,000.00
Shade Structures - Circular Plaza, Historic Building & Water Tower Lookout	Allow	3	\$ 40,000.00	\$	120,000.00
Site Furnishings - Benches & Picnic Tables	Allow	1	\$ 100,000.00	\$	100,000.00
Site Furnishings - Pet Waste Station	Allow	1	\$ 3,000.00	\$	3,000.00
Site Furnishing - Bike Rack	EA	2	\$ 1,500.00	\$	3,000.00
Regulatory and Directional Signage	Allow	1	\$ 8,000.00	\$	8,000.00
Interpretive Signage	Allow	1	\$ 15,000.00	\$	15,000.00
Re-Install Informational Sign	Allow	1	\$ 1,500.00	\$	1,500.00
Play Structures	Allow	1	\$ 350,000.00	\$	350,000.00
Playground Surfacing (Poured-in-Place + Subgrade Prep+Fill)	SF	1900	\$ 28.00	\$	53,200.00
Striping Parking Lot	Allow	1	\$ 15,000.00	\$	15,000.00
Parking Lot Lighting	EA	21	\$ 13,000.00	\$	273,000.00



# Appendix - Community Engagement Results

## OPEN HOUSE #1 COMMENT SUMMARY

Approximately 60 community members attended the Public Open House meeting. The most vocal voices throughout the open house event were community members interested in the history of Woodland Park. Their primary concern was preserving the history of the historic Midland Depot in addition to the Picnic/Restroom shelter that was built in the 1980's. Other community members commented on parking, park attractiveness and appeal from the Highway, and not overdeveloping the park with hardscape.

The online commenting through Konveio received 45 total comments from 16 commenters and approximately 580 views online. A large portion of comments were from community members interested in the historical aspects of the concepts. Other community members were concerned with highway noise, parking – if there was a need to keep or remove parking from the existing park, park safety – current and future, and programming for all ages of visitors. There were several comments made about Concept 1 being preferred but other comments in preference of combining all three concepts into one preferred plan.

## COMMENT RECORD

- Focus on function – would it be a place to park and have folks enjoy town businesses. Make it visible and inviting – easy access for all.
- Least good idea (Concept 1)
- Delete new turn lane.
- Over crowds area blocks highway view of area and does not need to be there.
- Ensure that what you see from the street is attractive – a rest for the eyes.
- Consider access.
- How are you keeping this from becoming a Tava House parking lot?
- Nice use of parking.
- Parking space not feasible utilities in Bergstrom alley.
- 1. Love that you're keeping Midland Station 2. Love the train theme! 3. Too bad the trees are leaving
- Keep historic flavor of "old West" woodland Park horse/ train culture.
- Concept #1 needs more parking slots.
- Parking #2 No parking?
- No amphitheater?
- A big no! No historical content. (Concept 2)
- Replace with grass.
- Look @ Acacia Park in Colorado Springs that includes police substation w/ RR's similar profile w. security.
- Tear down existing RR's & shelter just to build new?
- Get traffic engineer who knows how to do the study to disprove need for turn lanes.
- Tava is strange get rid of.
- Concept #2 no on site parking bad idea.

- Please do not overdevelop with paths, paving, concrete – it's a park keep it green, shady, serene.
- Tava sign out of place here.
- Keep the building- improve maintenance @ RR's by adding police substation and pedestrian function.
- Keep the depot and baggage – charming looks historic attractive as you drive by – visually appealing.
- Replace with picnic area or something no more uses amphitheater.
- Pretty great concept. (Concept 3)
- Why tear down existing RR's to build new one?
- Keep midland station! Pretty plan – but no historic context
- Get traffic engineer who knows how to prove to CDOT that turn lane is not required.
- Needs to be enticing from road, alert signage for distress, strong NE corner.
- This one is simple and merely enhances what is good and practical.

### Comment Card Records

- Concept (1) keeping the depot and restrooms, keep round house with tracks and train play structure, keep water tower, Concept (4) love this plan – but keep the historical building where there are now and items from concept (1).
- No Parking in plan. Would like to see parking.
- Cheri Gamble – As a resident of 50 years, I hate the thought of making over what Bert wanted. We lost the saddle club where many good times were had. People just aren't interested in history as those who are lived here a long while. Keep the UPHS interest in consideration. We don't need more "Play Park."



## OPEN HOUSE #2 COMMENT SUMMARY

Approximately 35 community members attended the second and final public open house meeting. A large portion of the attendees voiced approval for the final preferred master plan with minor changes and consideration to specific elements.

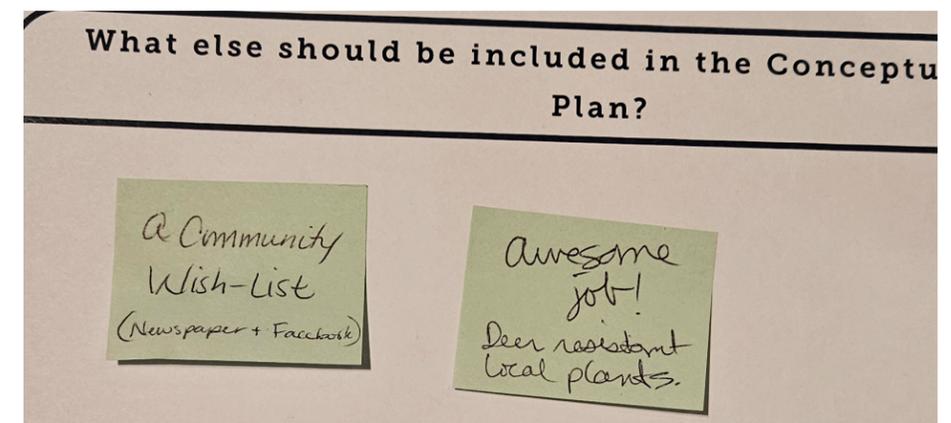
The online commenting through Konveio received 13 total comments from three commenters and approximately 160 views online. Overall comments echoed those at the public open house meeting, where commentors were pleased with the preferred plan and had minor changes and considerations for improving the master plan.

## COMMENT RECORD

- Thank you!
- Need a focal point inside kiosk of local history, event schedule in town, art, ect.
- What is the utility for this circle? Seems open and unusable.
- Do we need this large of a picnic/ restroom area?
- Could Vectra Bank lot be leased/ buy for RV Parking?
- ADA Parking – How many spaces?
- An over-the- highway pedestrian bridge would be great here. CONNECT OUR CITY. This has been proposed for years. Walkable city, please?
- Ingress and egress streets on saddle club avenue.

### 3D Video Fly- through Comments

- A Community Wish- list (Newspaper & Facebook)
- Awesome Job! Deer resistant local plants



**Woodland Park**



**Parks and  
Recreation**