REDLANDS 360°

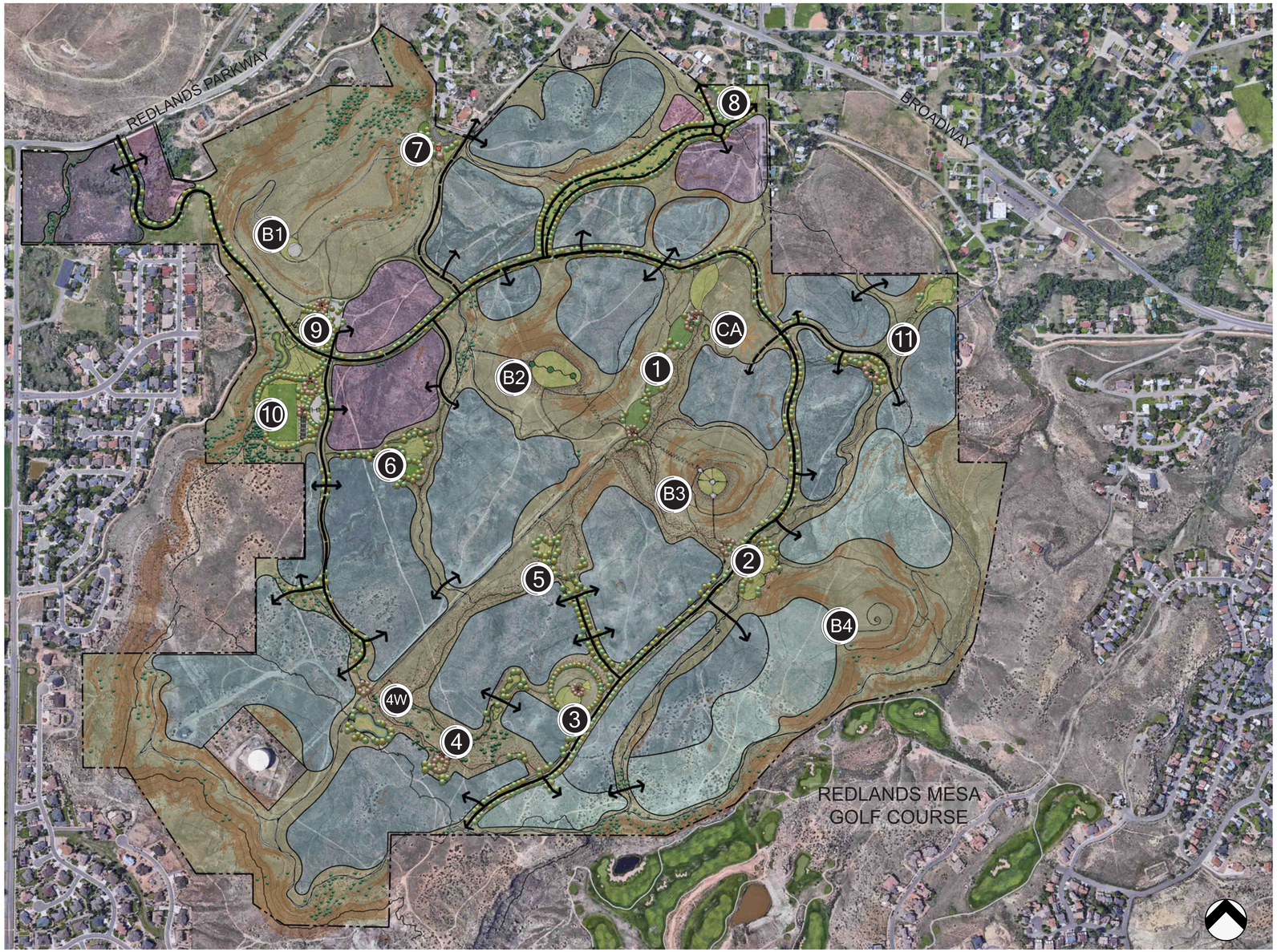
Park and Open Space Master Plan



UPDATED 2026

LA PLATA COMMUNITIES

CONSILIUM DESIGN



PARK 1

- ACTIVE AREA WITH LAWN
- PRESERVED TRAIL
- TRADITIONAL PLAYGROUND & PICNIC SHELTER
- TRAIL CONNECTION*
- FRISBEE GOLF COURSE

PARK 2

- TRAILHEAD*
- RESTROOMS & WATER FOUNTAIN
- TRAIL CONNECTION*
- NATIVE GRASS PASTURE
- INTERPRETIVE TRAIL
- TRAIL TO BROTHER 4

PARK 3

- PICNIC SHELTER
- SLOPE PLAY
- NATIVE GRASS LAWN
- WATER QUALITY & DETENTION

PARK 4

- FRISBEE GOLF
- DOG PARK
- TRAIL CONNECTION*
- PICNIC SHELTER
- ACTIVE LAWN AREA

PARK 4 WEST (4W)

- FRISBEE GOLF
- TRAIL CONNECTION*
- DOG PARK
- IRRIGATION POND

PARK 5

- FRISBEE GOLF
- NATURAL PLAY FEATURE*
- WATER QUALITY & DETENTION POND

PARK 6

- NATURAL PLAY FEATURE*
- SEASONAL RUNOFF FEATURE
- TRAIL CONNECTION*

PARK 7

- TRAILHEAD*
- KIOSK WITH TRAIL MAP
- SHADE STRUCTURE
- PARKING
- ACTIVE LAWN AREA

PARK 8

- TRAILHEAD*
- KIOSK WITH TRAIL MAP
- WATER QUALITY & DETENTION POND
- PARKING

PARK 9

- PICNIC SHELTER WITH RESTROOM
- INFORMAL AMPHITHEATER
- NATIVE GRASS LAWN
- PARKING
- TRAIL TO BROTHER 1

PARK 10

- CITY PARK DEDICATION**
- PROGRAMMED FIELD SPACE
- PARKING
- COMMUNITY PAVILION/ GATHERING SPACE*
- TRADITIONAL PLAY STRUCTURE
- WATER QUALITY & DETENTION
- PICKLEBALL
- RESTROOMS & WATER FOUNTAIN
- DOG PARK

PARK 11

- TRAIL CONNECTION*
- NATURAL PLAY FEATURE*
- MOUNTAIN BIKE SKILLS COURSE
- WATER QUALITY & DETENTION

BROTHER 1 (B1)

- "EASTER HILL" SUNRISE PARK
- TRAIL CONNECTION*
- COMMUNITY GATHERING SPACE*
- SUNRISE CELEBRATION ELEMENT

BROTHER 2 (B2)

- "EARTH"
- INCLINE STEPS
- GEOLOGY WALK & INTERPRETIVE SIGNAGE
- BOULDER SCRAMBLE
- FITNESS CIRCUIT FROM BROTHER 2 TO BROTHER 3*

BROTHER 3 (B3)

- "HORIZON"
- INCLINE STEPS
- SUNDIAL WITH INTERPRETIVE SIGNAGE
- EXERCISE AREA
- BOULDER SCRAMBLE
- FITNESS CIRCUIT FROM BROTHER 2 TO BROTHER 3*

BROTHER 4 (B4)

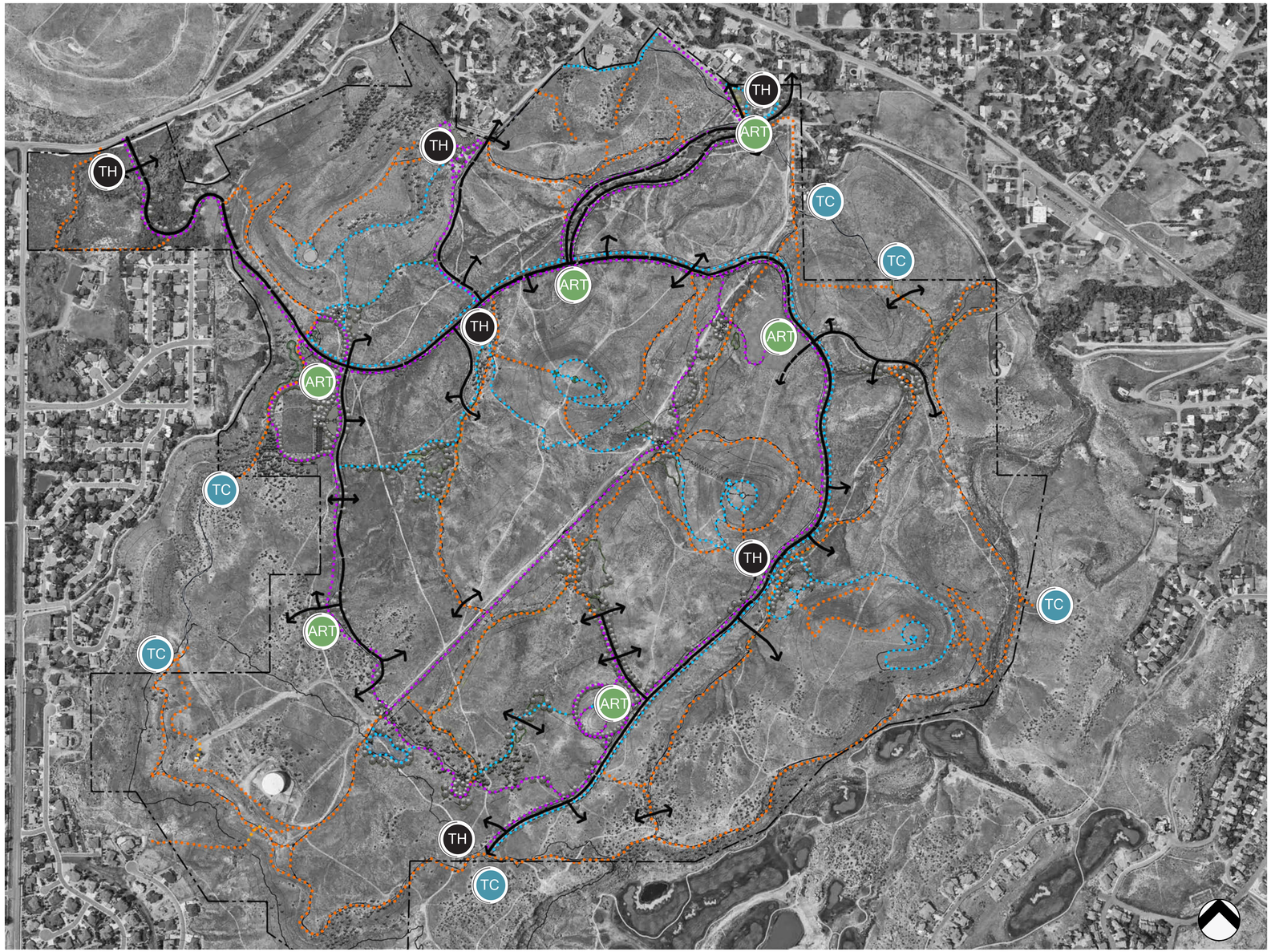
- "NATURE" SUNSET PARK
- BENCHES
- NATURE BLIND
- INTERPRETIVE TRAIL ABOUT FLORA & FAUNA
- TRAIL CONNECTION*

COMMUNITY AMENITY (CA)

In homage to the City of Grand Junction Three Sisters Park, the four prominent mesas that bisect the Redlands 360 site are referred to as "The Four Brothers". They are the backbone of the Redlands 360 parks and open space master plan. Each of the Four Brothers and their unique personalities will connect the Redlands 360 community to the land it sits upon. See more in depth descriptions on the individual Brothers' pages.

* INDICATES TOP 10 AMENITIES WANTED FOR NEW DEVELOPMENTS IN THE PARKS & RECREATION PROS SURVEY
** MEETS IGA REQUIREMENTS

CONCEPT ONLY, NOT FOR CONSTRUCTION



TRAIL SYSTEM

- Multi-use paved trail
- Soft surface improved trail
- Single track trail
- Trailhead
- Art feature
  Art locations and quantity are subject to change
- Trail connection
  Access to adjoining property trails
- Neighborhood Entrance

The open space between Brother 2 & 3 is bisected by the southwest to northeast running corridor that spans Redlands 360 from the top of the site to the planned community amenity at the northern end of the space. All trail corridors converge on this place. Trailheads anchor each end of the Brothers' open space at the main loop road. Redlands 360 also connects to adjacent property trails, including Colorado West Land Trust Conservation Easement and Bureau of Land Management properties.

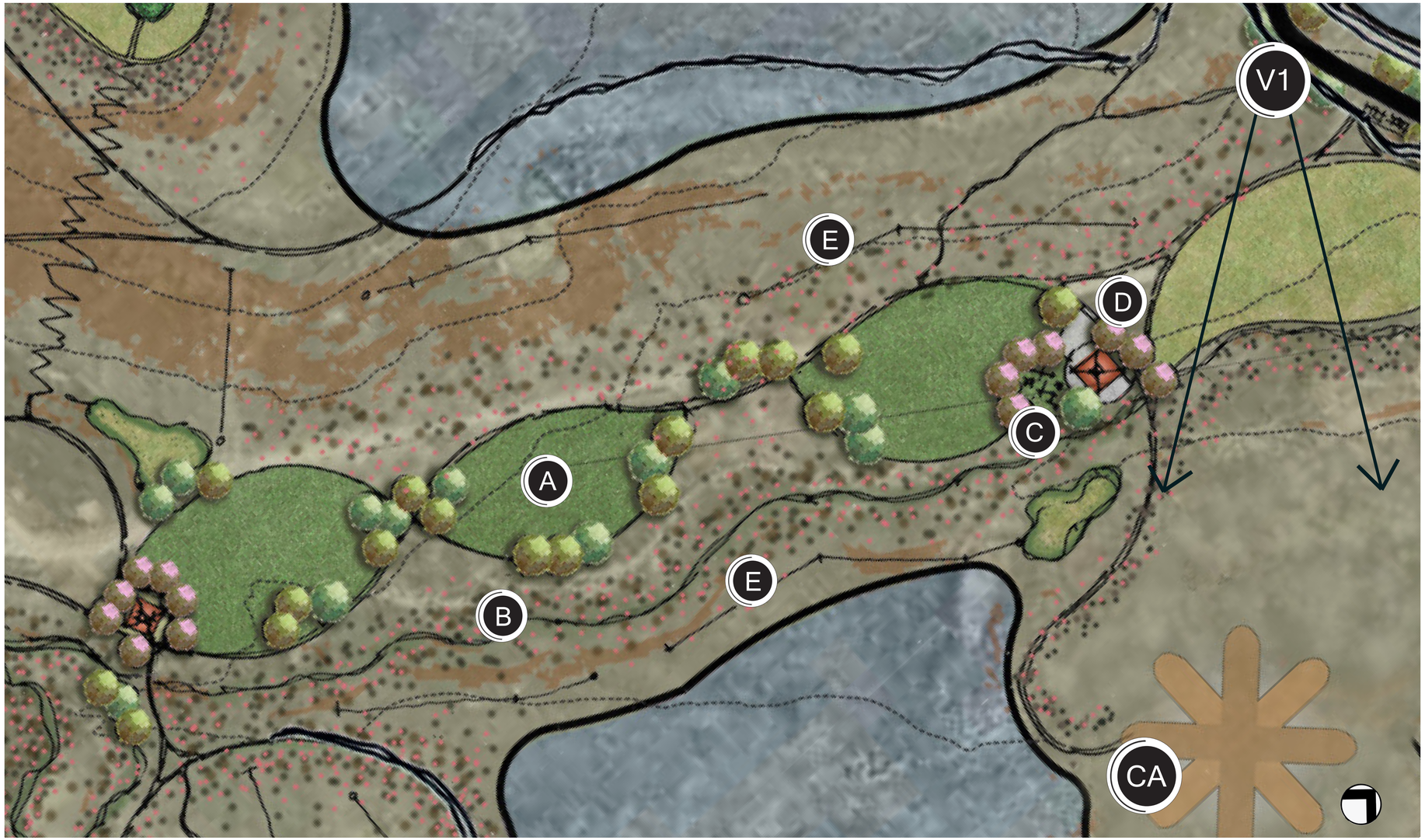
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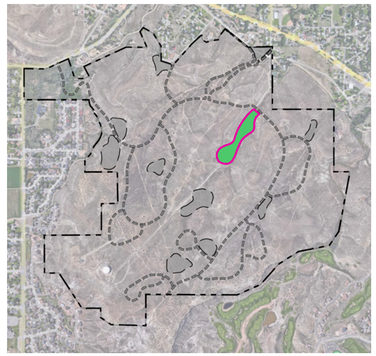
PARKS, OPEN SPACE, AND TRAIL SYSTEM

- Multi-use paved trail
- Soft surface improved trail
- Single track trail
- Open space

CONCEPT ONLY, NOT FOR CONSTRUCTION



KEY MAP



PARK 1

- A — Active area with lawn
- B — Preserved trail
- C — Traditional playground & picnic shelter
- D — Trail connection
- E — Frisbee golf course
- V1 — View from the crest of the hill
- CA — Community amenity

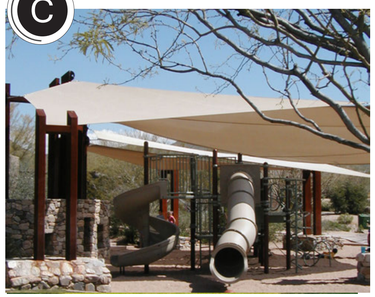
A



B



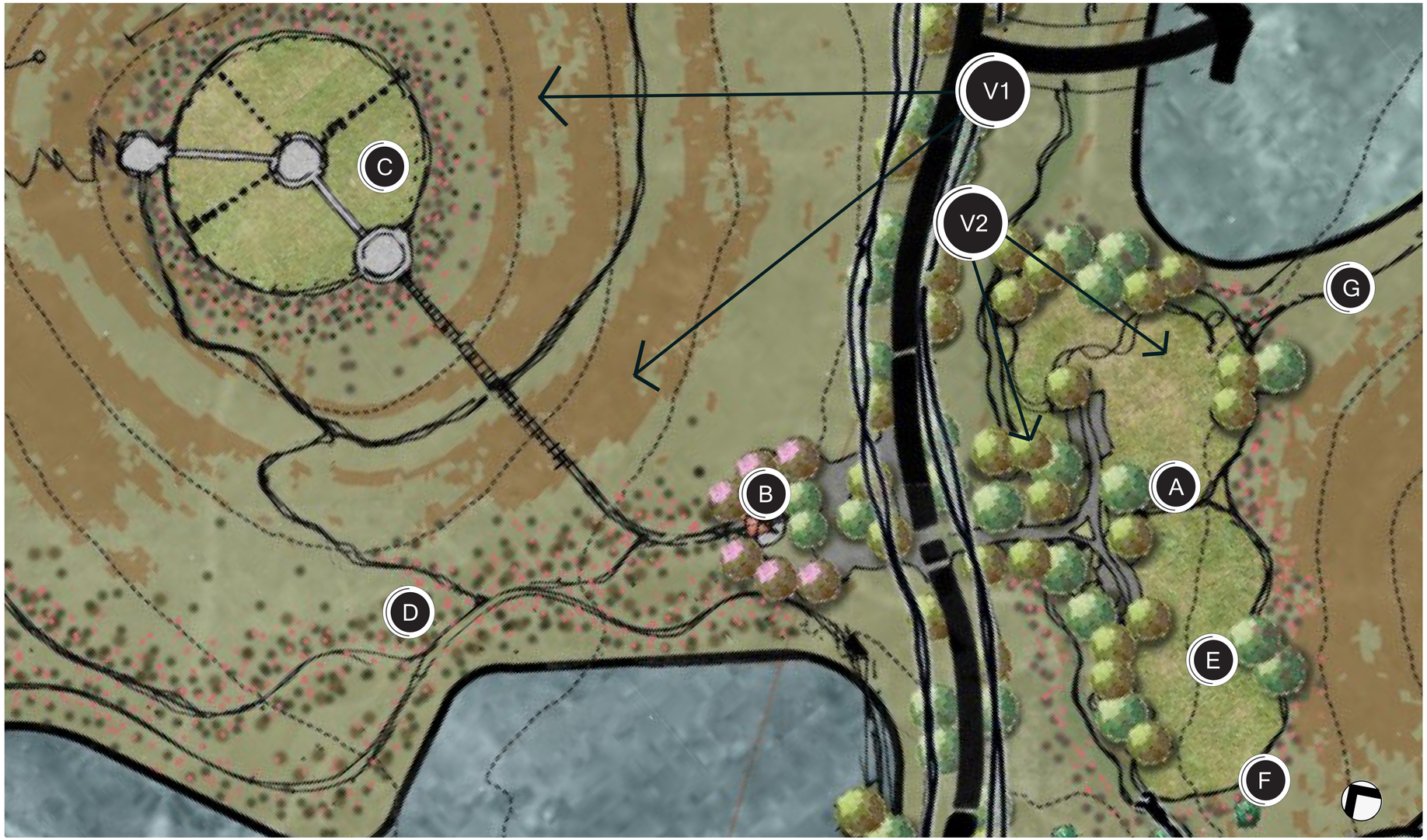
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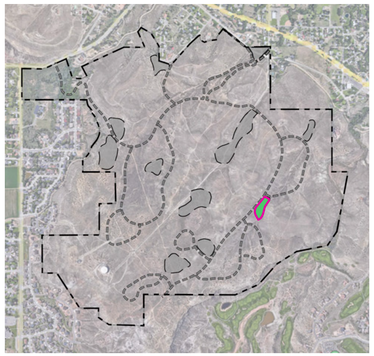
E



CONCEPT ONLY, NOT FOR CONSTRUCTION



KEY MAP



PARK 2

- A — Trailhead
- B — Restroom & water fountain
- C — Brother 3
- D — Trail connection
- E — Native grass pasture
- F — Interpretive trail
- G — Trail to Brother 4
- V1 — View to Brother 3 from community loop road
- V2 — View to Park 2 from communtiy loop road

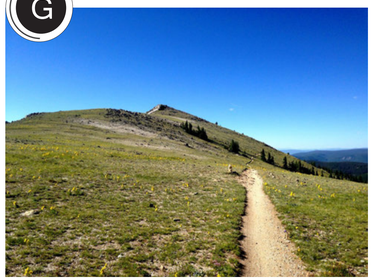
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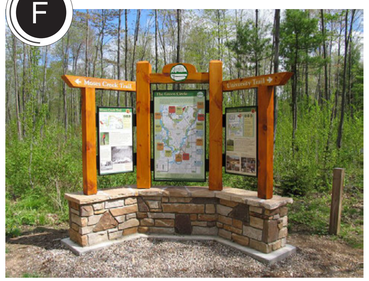
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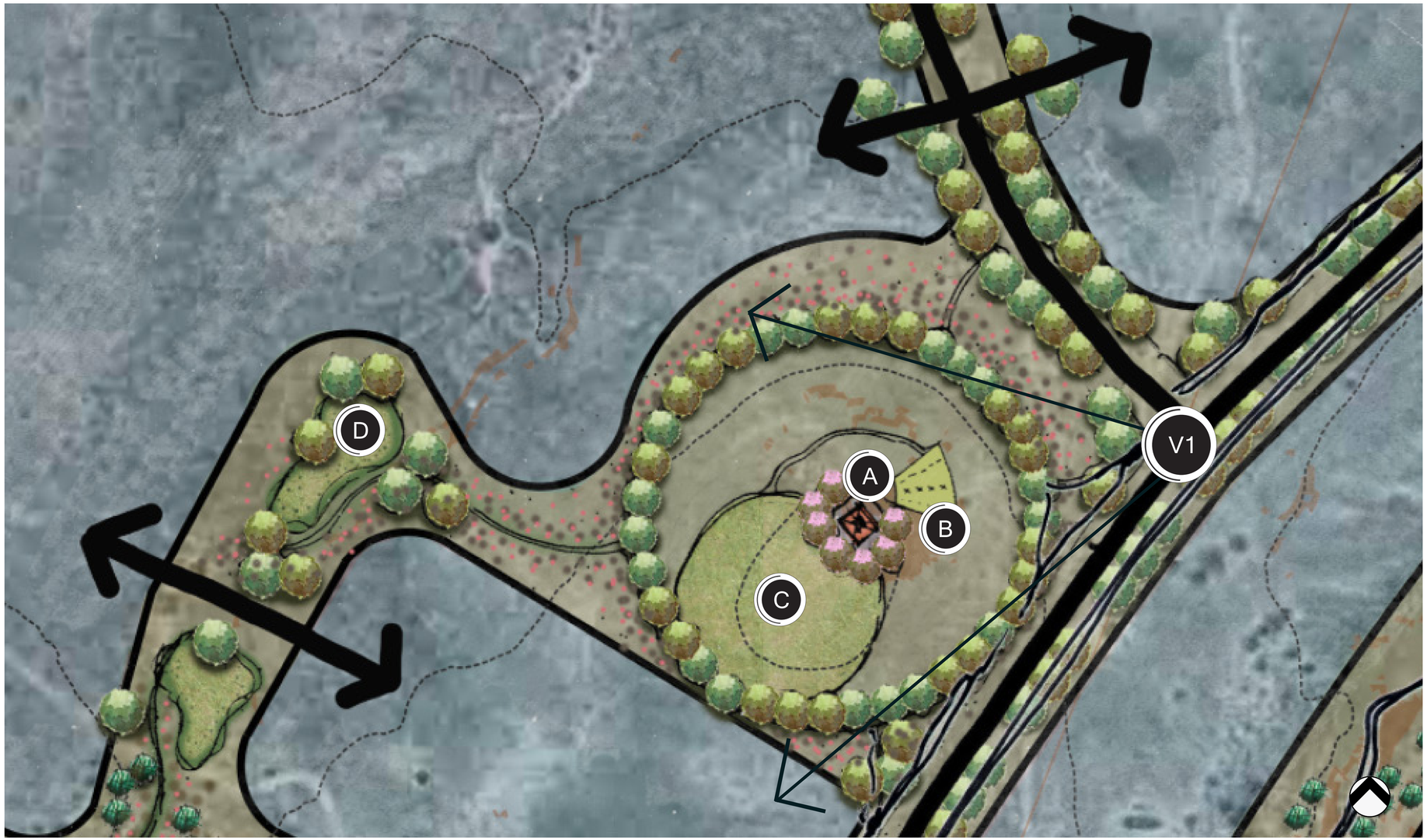
G



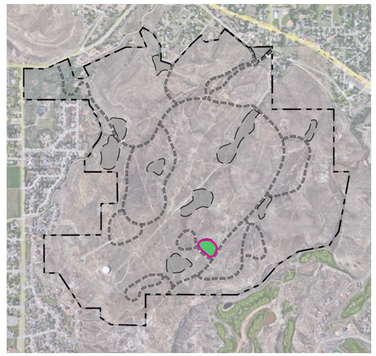
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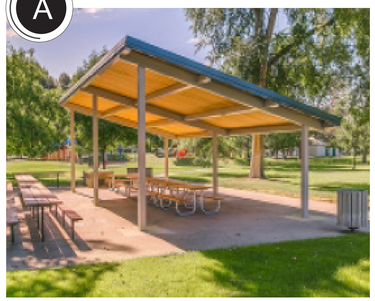
KEY MAP



PARK 3

- A — Picnic shelter
- B — Slope play
- C — Native grass lawn
- D — Water quality & detention
- V1 — View to Park 3 from community loop road

A



B



B



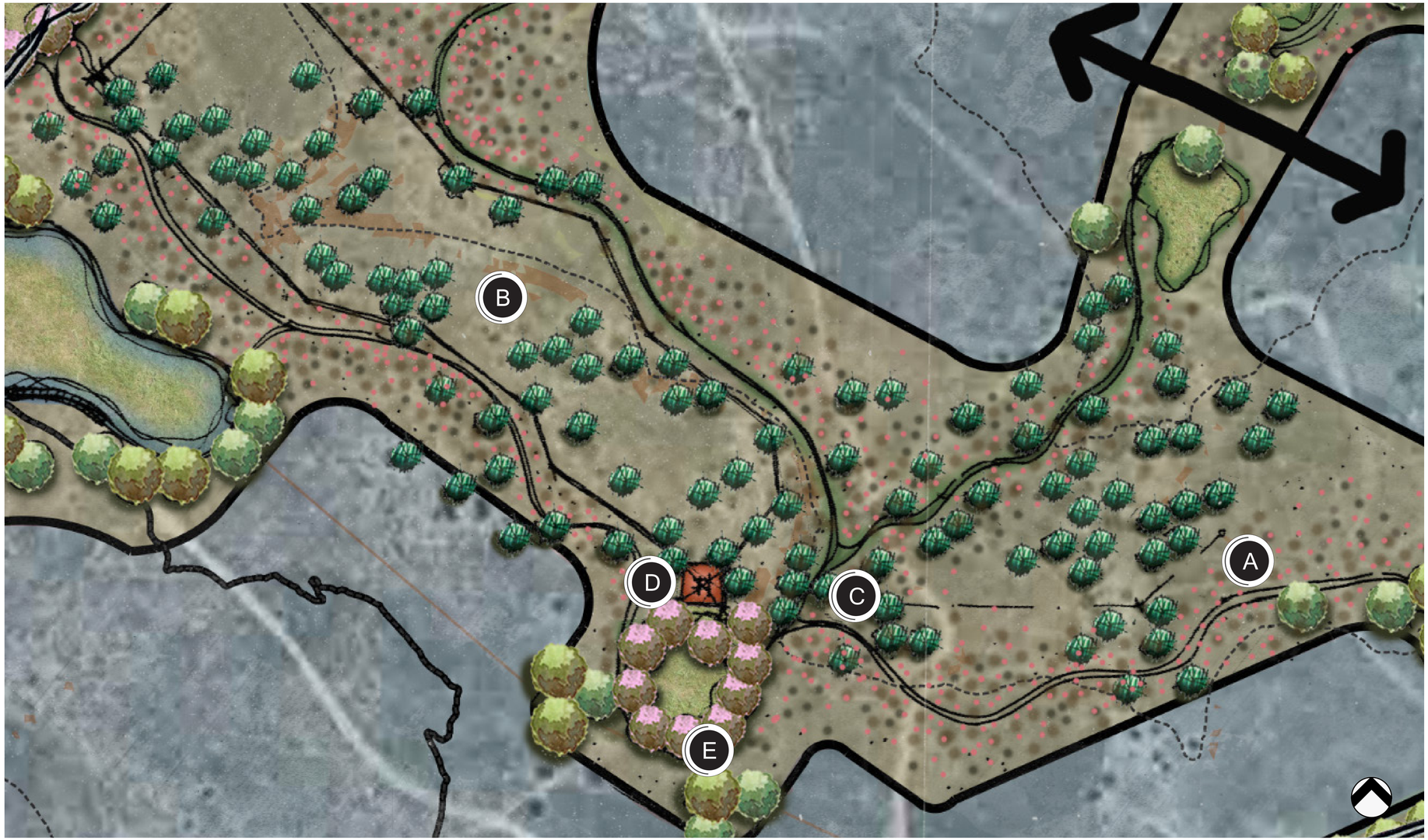
C



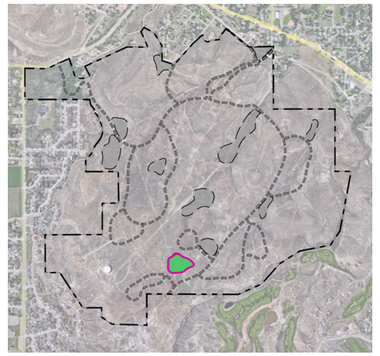
D



CONCEPT ONLY, NOT FOR CONSTRUCTION



KEY MAP



PARK 4

- A Frisbee golf
- B Dog park
- C Trail connection
- D Picnic shelter
- E Active lawn area

A



B



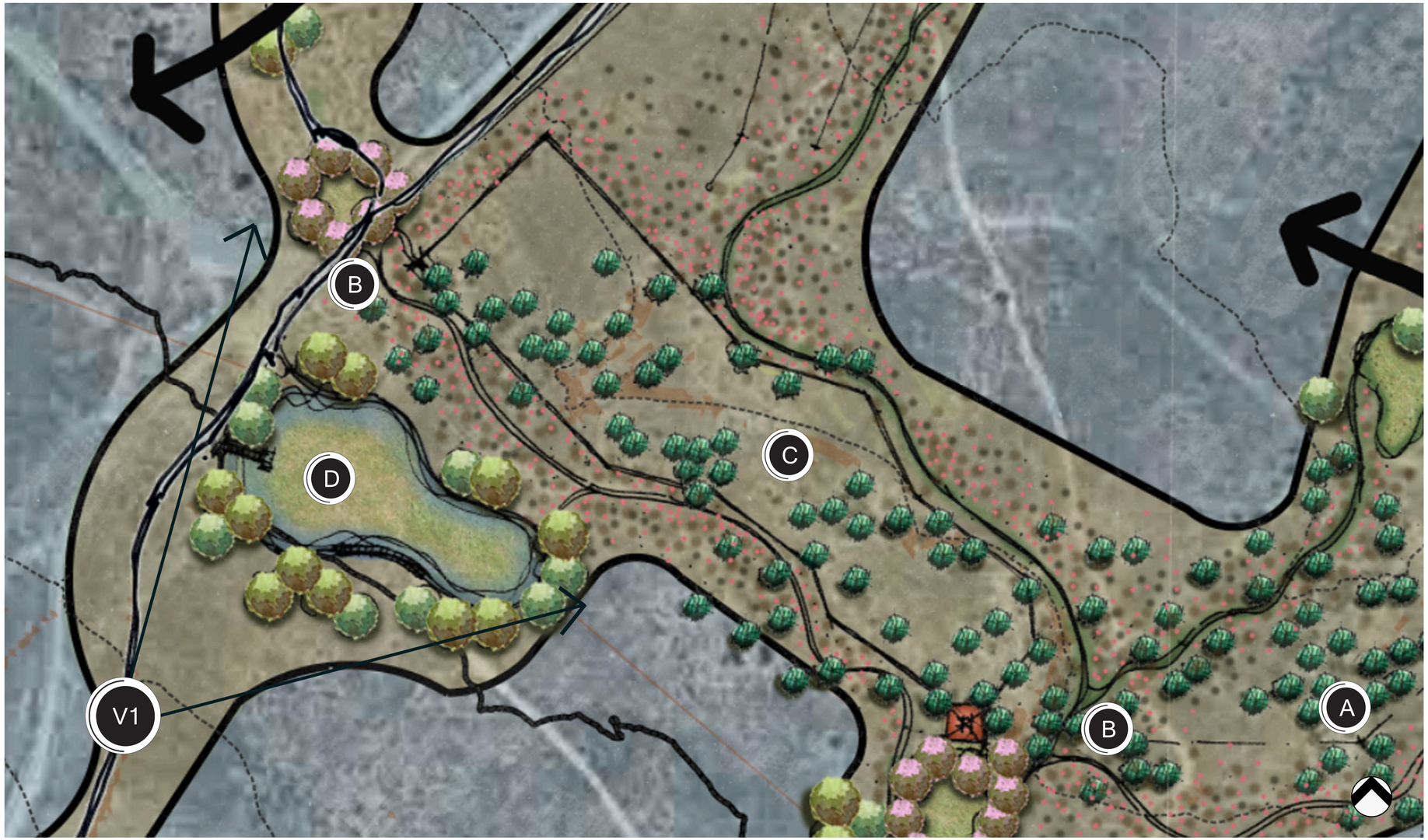
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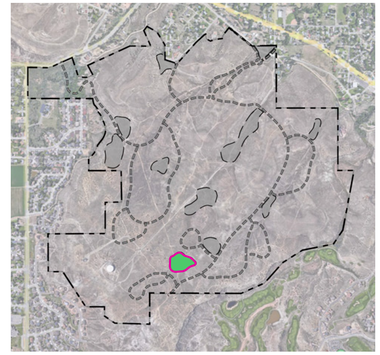
E



CONCEPT ONLY, NOT FOR CONSTRUCTION



KEY MAP



PARK 4 WEST

- A — Frisbee golf
- B — Trail connection
- C — Dog park
- D — Irrigation pond
- V1 — View of irrigation pond from trail

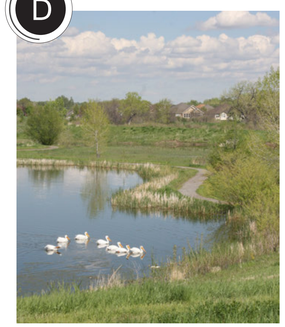
A



C



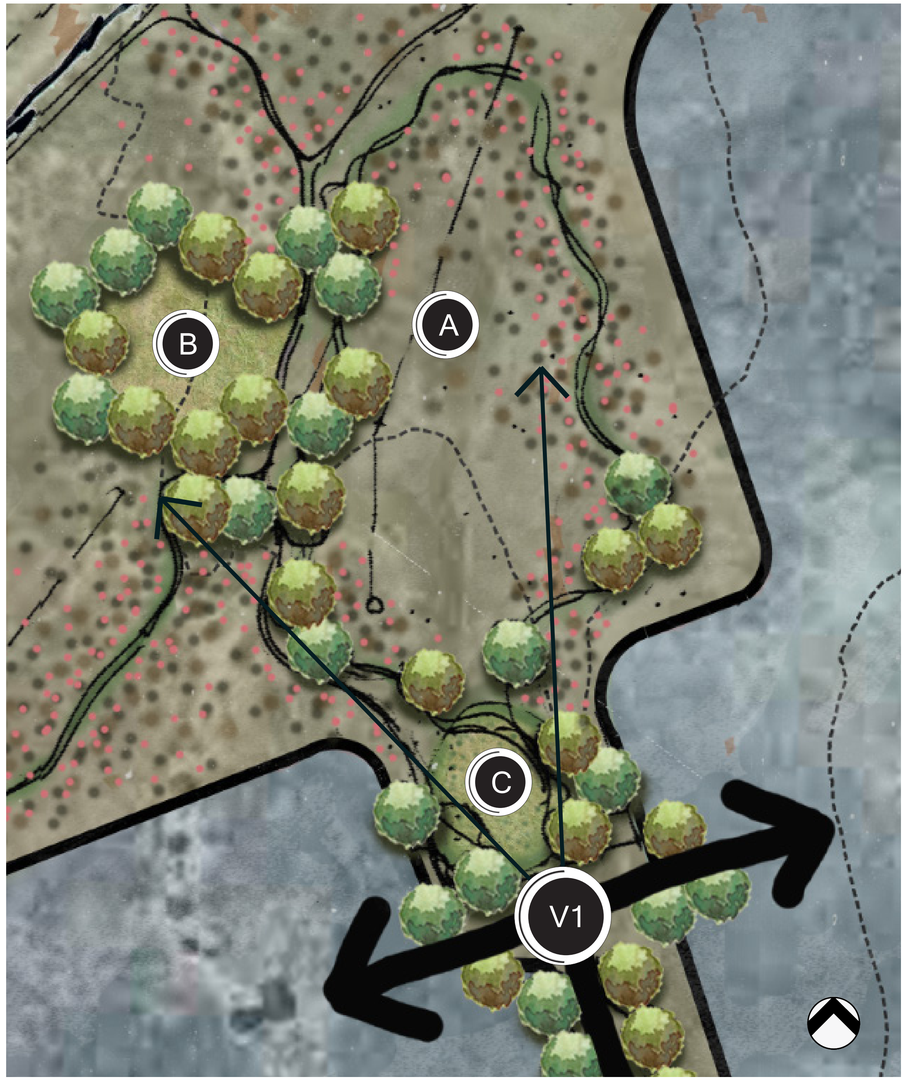
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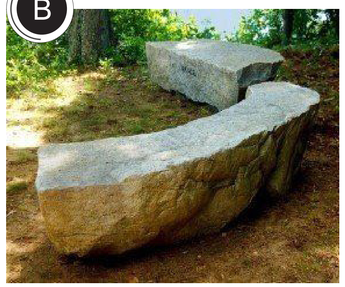
D



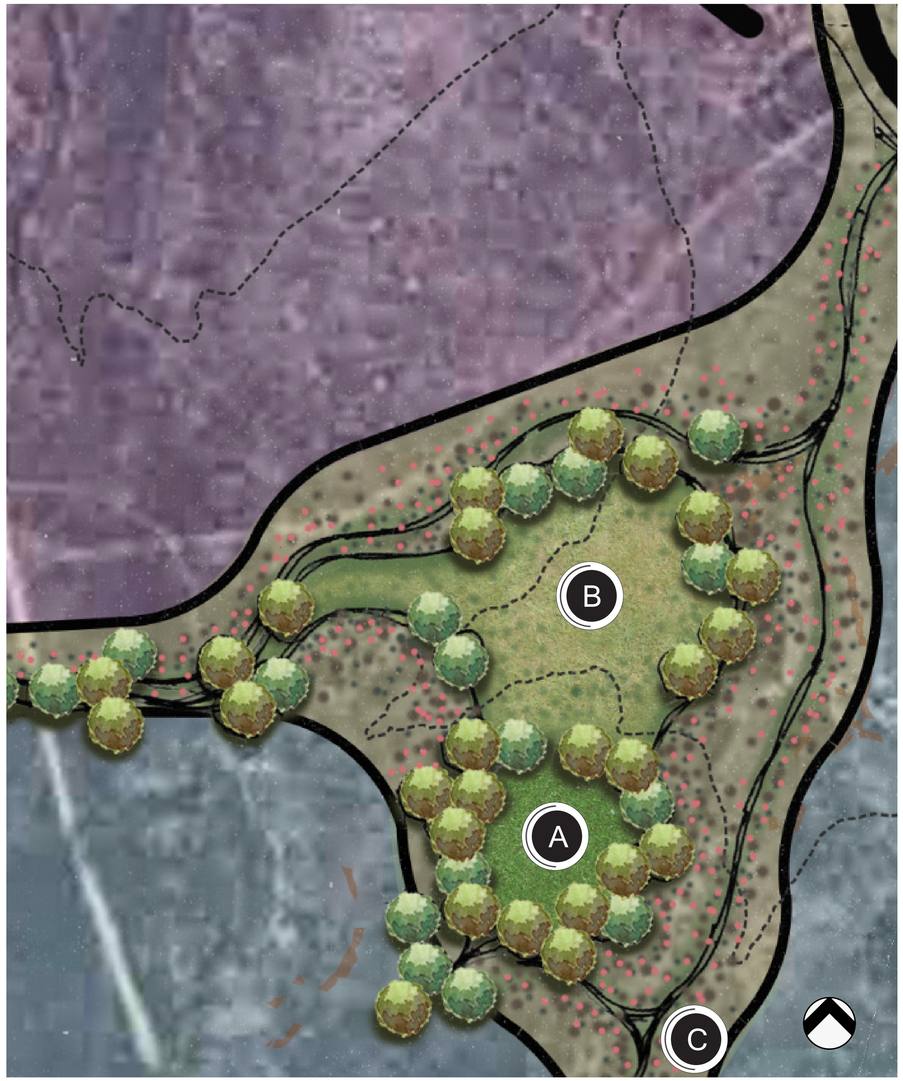
CONCEPT ONLY, NOT FOR CONSTRUCTION



PARK 5





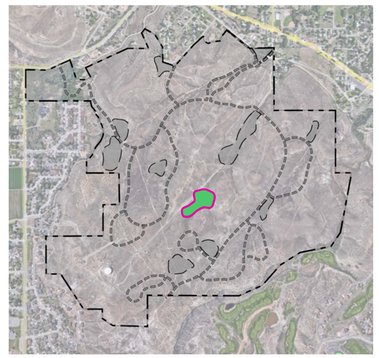


PARK 6





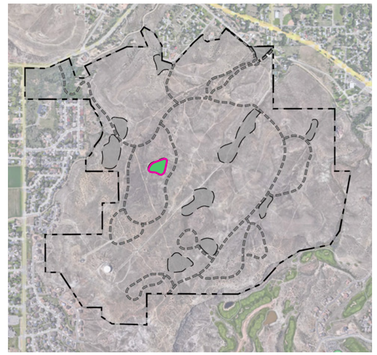
KEY MAP



PARK 5

- A — Frisbee golf
- B — Natural play feature
- C — Water quality & detention pond
- V1 — View of Park 5 from neighborhood entry drive

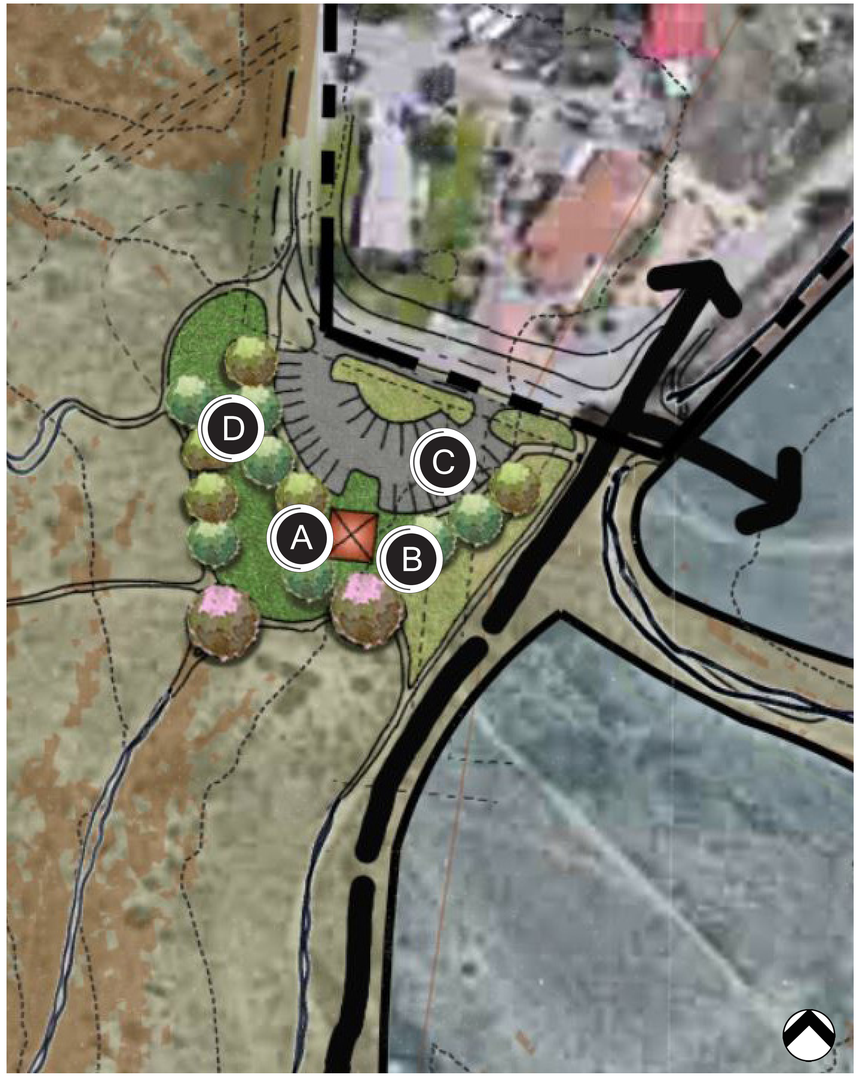
KEY MAP



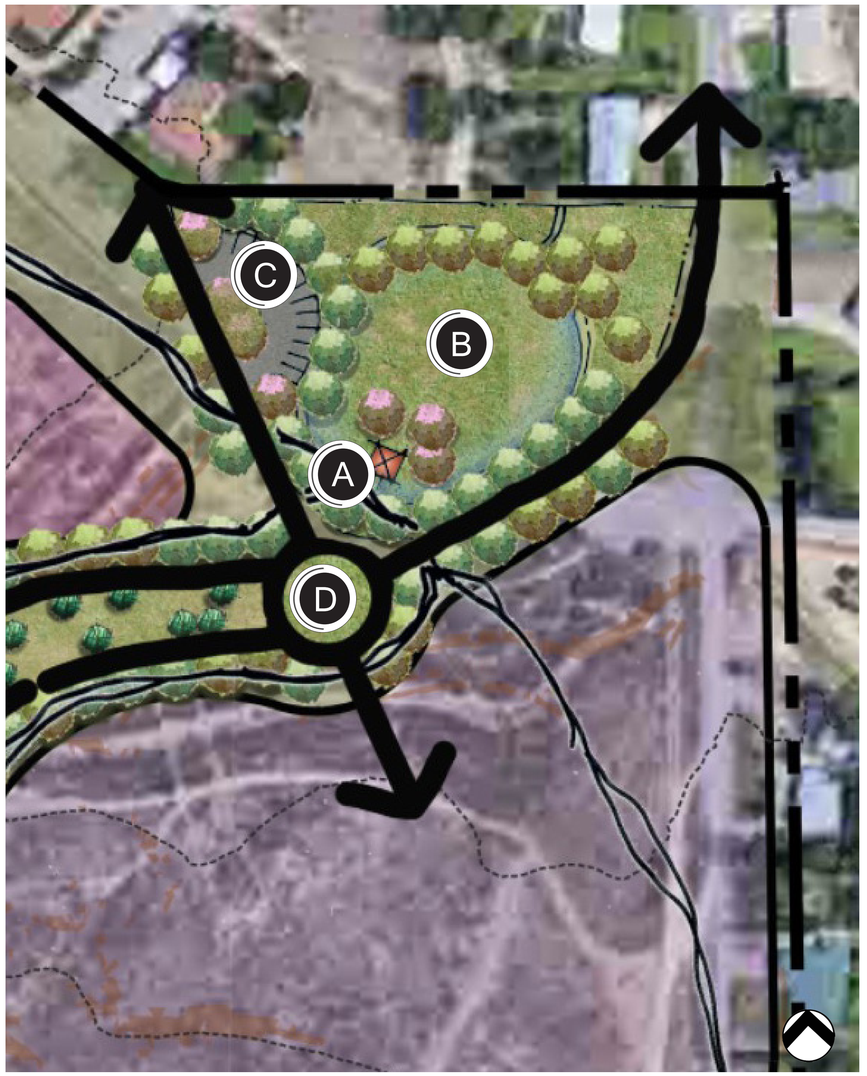
PARK 6

- A — Natural play feature
- B — Seasonal runoff feature
- C — Trail Connection

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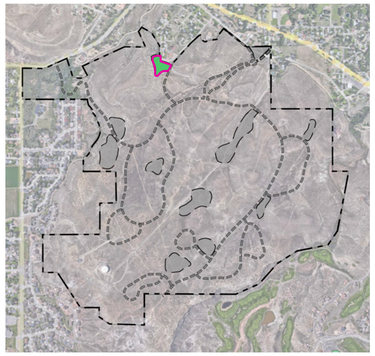


PARK 7



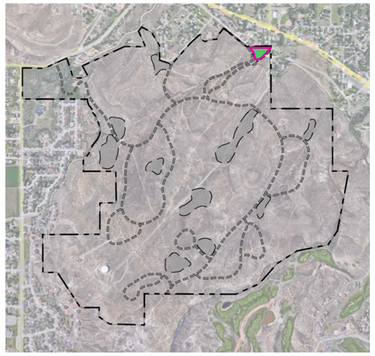
PARK 8

KEY MAP



PARK 7

- A — Kiosk with trail map
- B — Shade structure
- C — Parking
- D — Active lawn area



PARK 8

- A — Kiosk with trail map
- B — Water quality & detention
- C — Parking
- D — Landscape & art feature

A



B



C



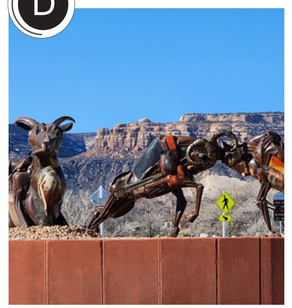
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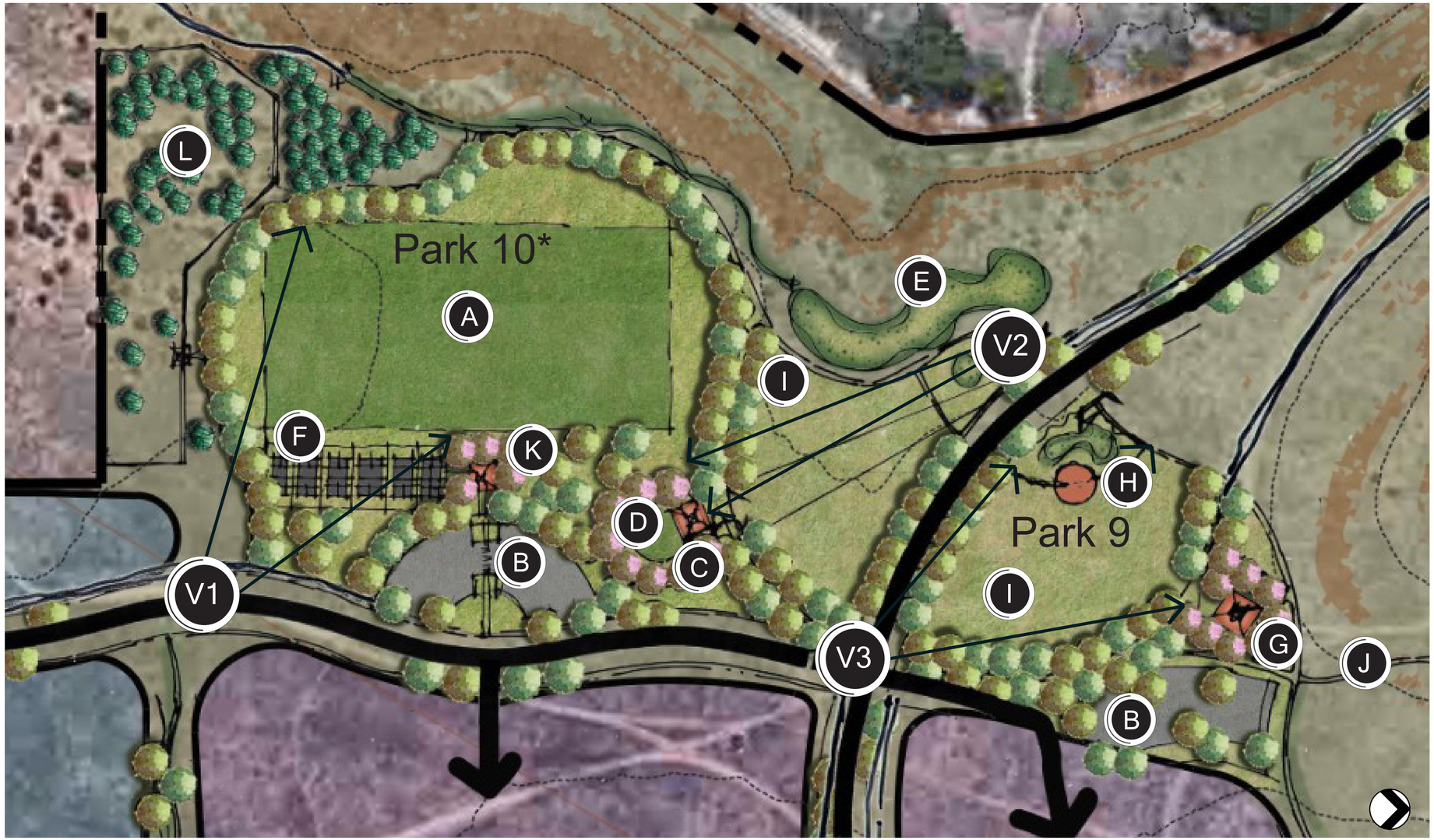
B



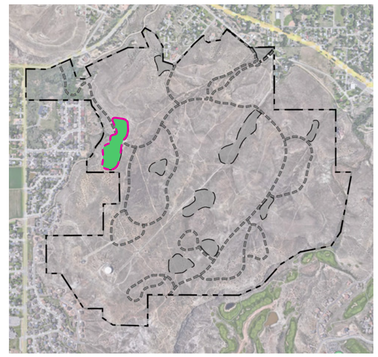
D



CONCEPT ONLY, NOT FOR CONSTRUCTION



KEY MAP



PARK 9 & 10*

*City Park Dedication

- A — Programmed field space
- B — Parking
- C — Community pavilion/gathering space
- D — Traditional play structure
- E — Water quality & detention
- F — Pickleball
- G — Picnic shelter with restroom
- H — Informal amphitheater
- I — Native grass lawn
- J — Trail to Brother 1
- K — Bathrooms & water fountain
- L — Dog park

Views

- V1 — View to Park 10 from adjacent street
- V2 — View over the great lawn to pavilion
- V3 — View of Park 9 from road intersection

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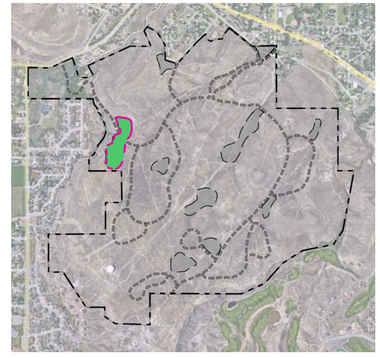








KEY MAP



PARK 9 & 10*

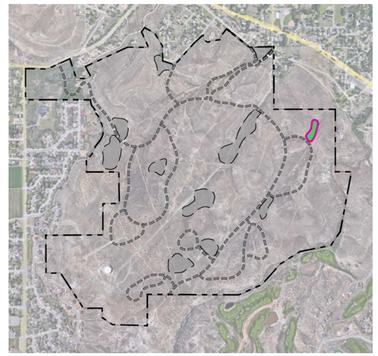
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- D — Traditional play structure
- E — Water quality & detention
- F — Pickleball
- G — Picnic shelter with restroom
- H — Informal amphitheater
- I — Native grass lawn
- J — Trail to Brother 1
- K — Restrooms & water fountain
- L — Dog park

CONCEPT ONLY, NOT FOR CONSTRUCTION



KEY MAP



PARK 11

- A — Trail connection
- B — Natural play feature
- C — Mountain bike skills course
- D — Water quality & detention
- V1 — View to Park 11 from neighborhood entry road

A



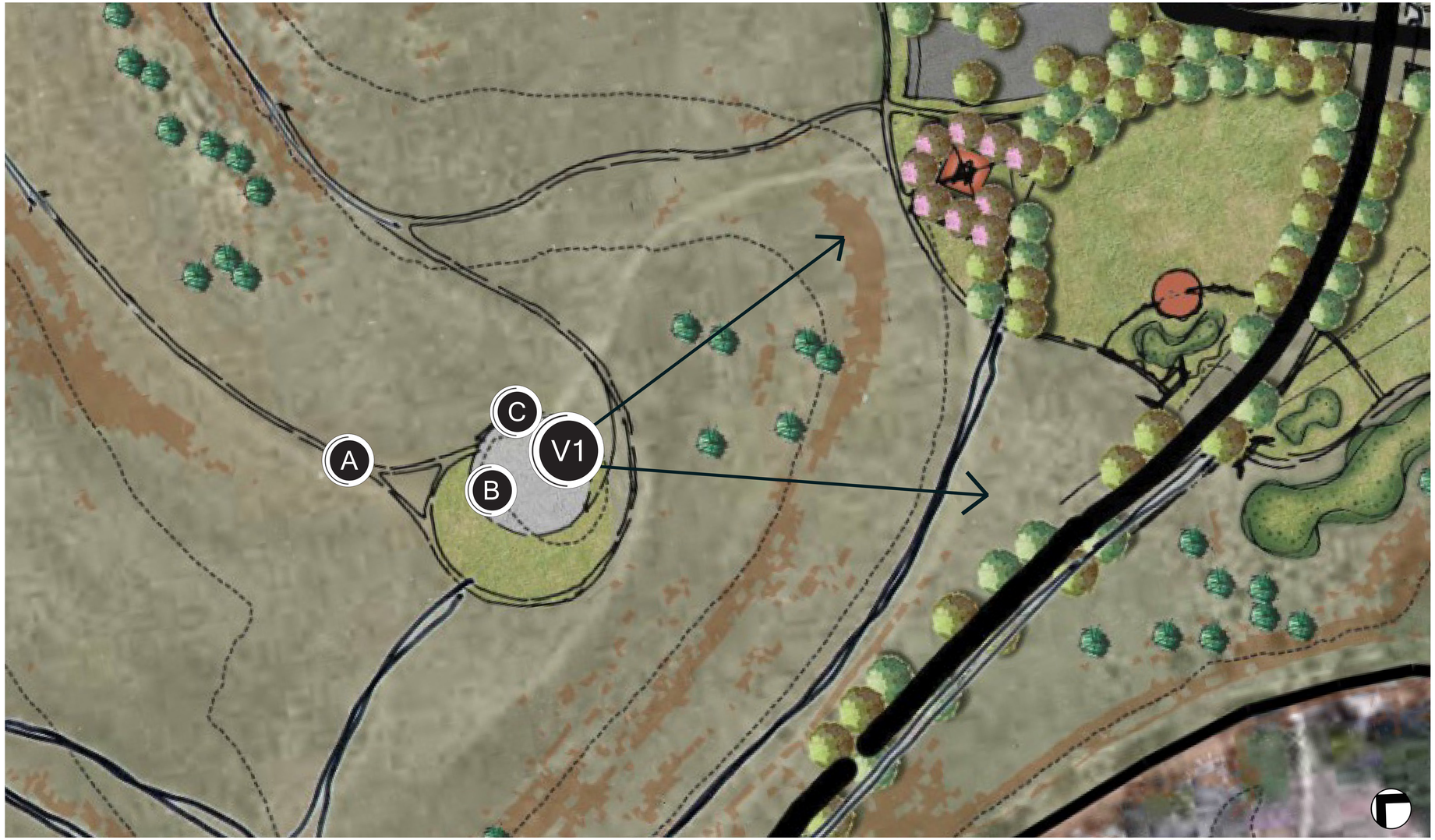
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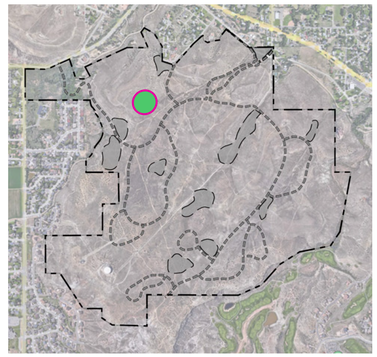
C



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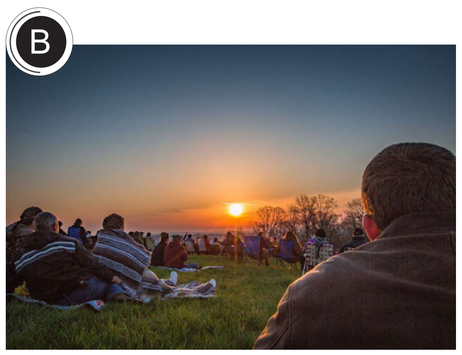


KEY MAP

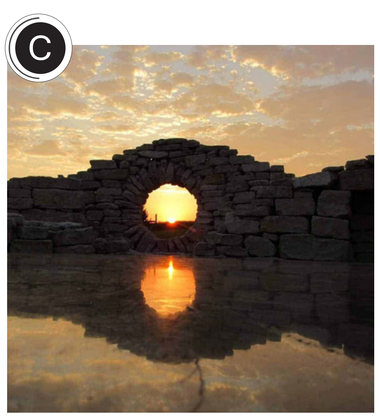


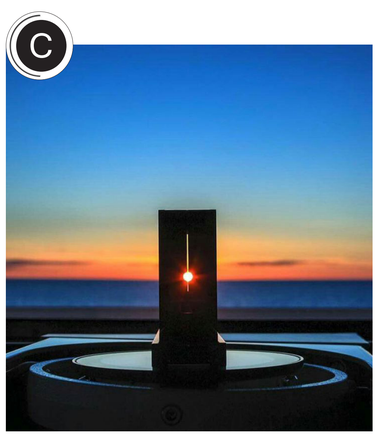
BROTHER 1

- A — Trail connection
- B — Community gathering space
- C — Sunrise celebration element
- V1 — View over Park 9 & Park 10



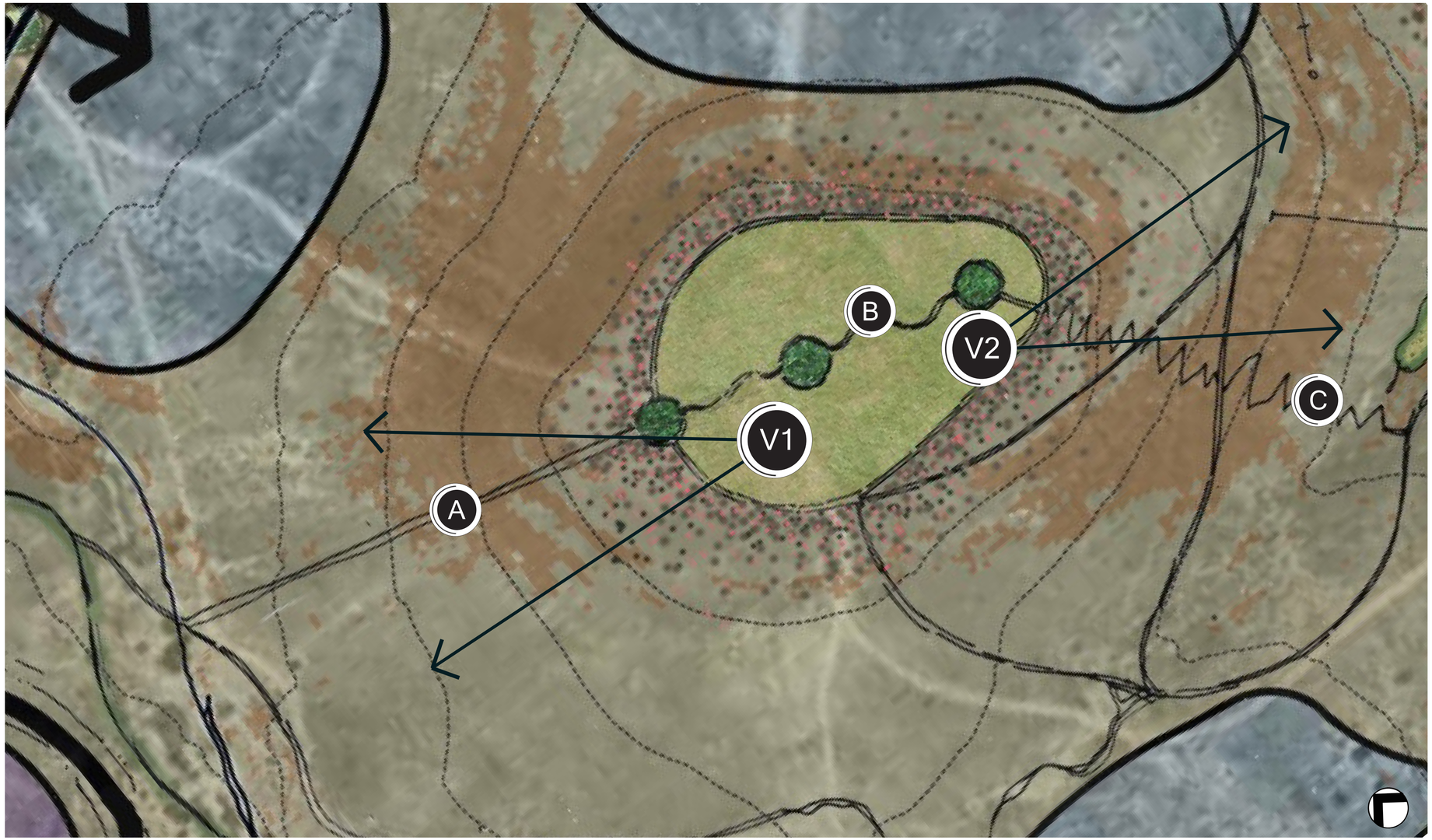




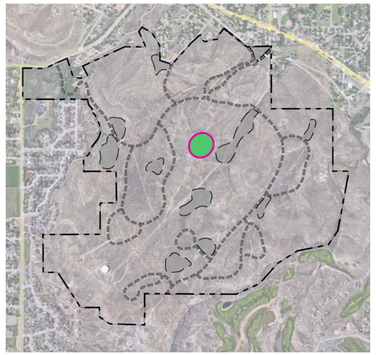


"Easter Hill", or our "Sunrise Park" at the top of Brother 1, will tell the story and continue the historic tradition of sunrise services at the top of the hill. A semiformal gathering place designed to celebrate the sunrise will be included for reflection and other community and family events. Interpretive displays and signage will celebrate the history of this Brother, Redlands 360, and the surrounding community.

CONCEPT ONLY, NOT FOR CONSTRUCTION



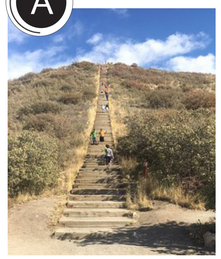
KEY MAP



BROTHER 2

- A — Incline steps
- B — Geology walk & interpretive signage
- C — Boulder scramble
- V1 — View to Brother 1 & beyond
- V2 — View to Brother 3 & beyond

A



B



C



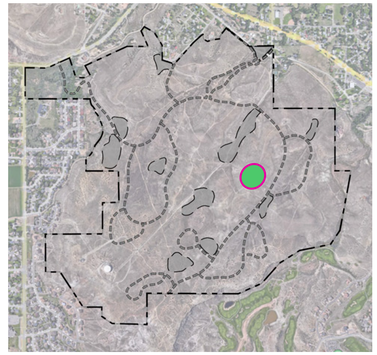
“Earth”, will tell the story of the geology of the Redlands and surrounding mountain ranges. Interpretive displays with stone samples representative of the site and the surrounding mountains, along with maps, graphics and narrative will teach residents about the geology of their community and the region.

An interconnected system of incline stairs and rock scrambles at Brothers 2 & 3 challenges people to summit each mesa as a combined fitness circuit.

CONCEPT ONLY, NOT FOR CONSTRUCTION



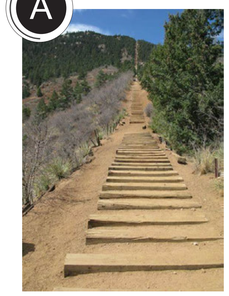
KEY MAP



BROTHER 3

- A — Incline steps
- B — Sundial with interpretive signage
- C — Exercise area
- D — Boulder scramble
- V1 — View over Park 1 to Brother 2
- V2 — View over Park 2 to Brother 4

A



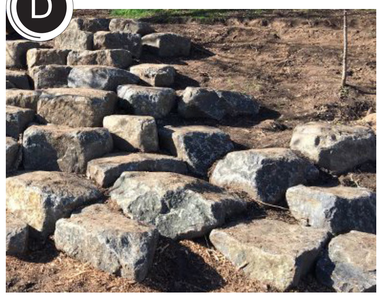
B



B



D

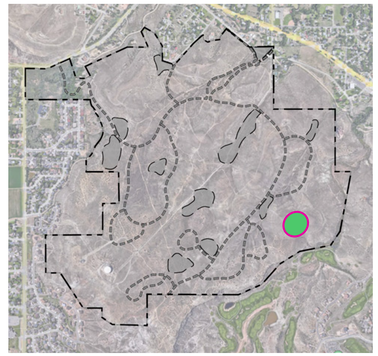


“Horizon”, will tell the story of the geography of the community through interpretive displays. A large “compass” trail will frame the mesa top, and a sundial will be a central feature.

CONCEPT ONLY, NOT FOR CONSTRUCTION



KEY MAP



BROTHER 4

- A — Benches
- B — Nature blind that celebrates sunset
- C — Interpretive trail about flora & fauna
- D — Trail connection
- V1 — View over Park 2 to Brother 3
- V2 — View to greater valley

A



B



B

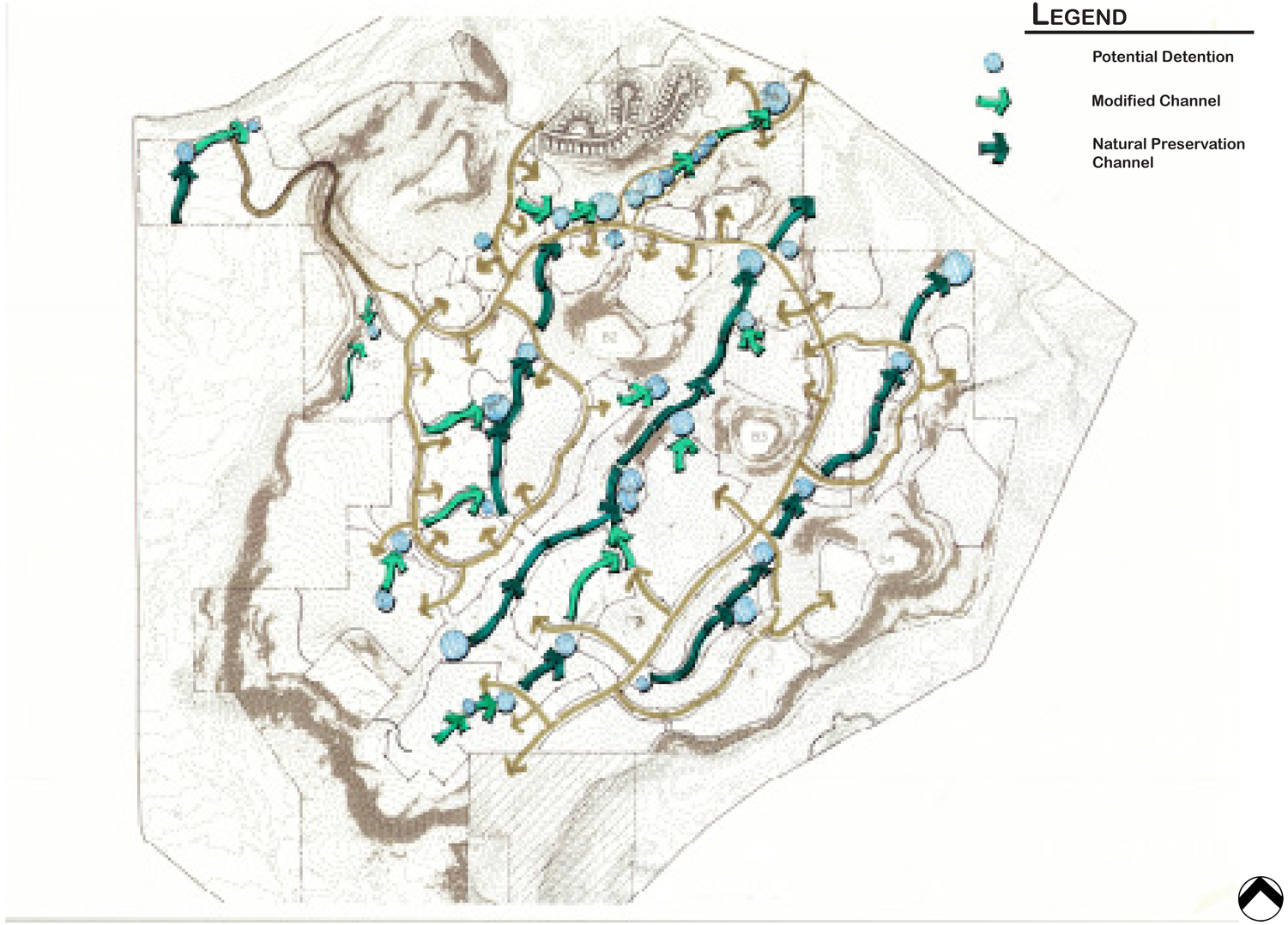


D



“Nature”, will tell the story of the flora and fauna of Redlands 360 at a “Sunset Park” on top of Brother 4. An artful viewing blind will sit upon the top of the mesa which will celebrate the sunset. Spotting scopes will give people a close-up view of the plants and animals that call Redlands 360 home.

CONCEPT ONLY, NOT FOR CONSTRUCTION



Enhanced Natural Drainageways

- Preserve existing vegetation and topography whenever possible
- Use check dams and drop structures to slow flows to minimize channel erosion and encourage infiltration
- Use weirs to direct flows from channel to infiltration and detention basins.
- Integrate infiltration and detention basins into neighborhood parks
- Incorporate on-line infiltration and detention basins at road and trail crossings
- Use sheet flow and curb cuts to allow water to flow directly into adjacent landscape areas wherever feasible

Modified Drainageways

- Integrate open channel drainage into neighborhood designs where feasible, to minimize structured stormwater improvements
- Use small pocket parks for integrated infiltration and detention
- Include shade trees in infiltration and detention basin design
- Use sheet flow and curb cuts to allow water to flow directly into adjacent landscape areas wherever feasible

Open Space and Trails

- Preserve the native landscape wherever possible
- Preserve and reuse topsoil for placement at disturbed landscape areas to restore the native landscape
- Amend soils as needed for improved plant performance at parks and other improved landscapes

Neighborhood and Home Design

- Encourage builders to include two 55-gallon rain barrels with each home for domestic rainwater capture.
- Encourage builders to meet Water Sense standards for home and site design
- Incorporate micro-infiltration basins into lot design where feasible, directing downspout water and sheet flow from drives to shade trees and other plantings
- Use latest technologies in irrigation design including submetering, separate meters or irrigation controllers to monitor landscape water demand






CONCEPT ONLY, NOT FOR CONSTRUCTION