MEMORANDUM

TO: City Council
FROM: Steve Westbay
DATE: June 21, 2016
RE: Lazy K Workshop 2 Summary

On May 26, 2016 the second Lazy K workshop was held at City Hall. Representatives Lorin Crandall (student) and Chris Endreson (project coordinator) from the University of Colorado Denver - Center for Community Development, presented the concept designs to community members. Approximately 20 persons attended the presentation.

The presentation demonstrated how the existing site planning process conforms with the West Gunnison Neighborhood Plan directives and the presenters summarized public feedback derived at the first workshop. The essence of the discussion, however, was focused on five primary site planning elements that will be integrated into a preferred alternative plan:

- Trail and Park Amenities
- Natural and formal landscape concepts
- Housing opportunities
- Water features
- Circulation and Parking

Visual Image boards used in the presentation are attached to the memorandum.

Public comments from the May 26th meeting regarding the five site planning elements will be used to establish a preferred alternative site master plan. The preferred alternative will be completed in the next three to four months. The final planning report will be presented to the Council.

West Gunnison Neighborhood Park

Site Plan

Gunnison, COLORADO

SUMMER 2016

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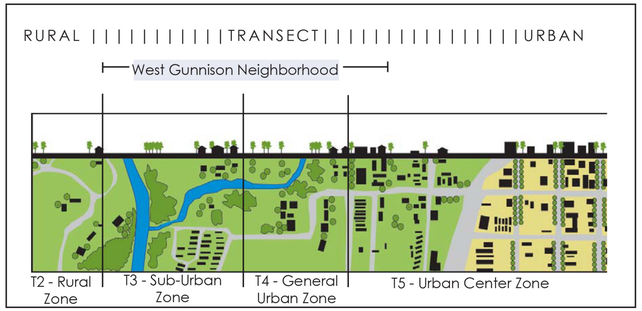
Community Planning

PREFERRED ALTERNATIVE

LAND USE OVERLAY		LAND USE ACRES	%
MIXED-USE COMMERCIAL/OFFICE	(MUCB)	15.9 ACRES	7.7%
MIXED-USE COMMERCIAL/RESIDENTIAL	(MUCR)	8.2 ACRES	4%
MIXED-USE RESIDENTIAL	(MUR)	117.2 ACRES	56.9%
EXISTING PUD (TO BE REZONED FOR RESIDENTIAL USE)		15.9 ACRES	7.7%
PARK/OPEN SPACE		10.9 ACRES	5.3%
CIVIC / TRANSIT		3.7 ACRES	1.8%
ROADS		34.3 ACRES	16.7%
	TOTAL	206 ACRES	
RIVER/PONDS		POSSIBLE ROUNDABOUT LOCATION (ROAD ALIGNMENT MAY VARY ACCORDINGLY)	

Source: West Gunnison Neighborhood Plan



T3 - Mixed-Use Residential/S.F.

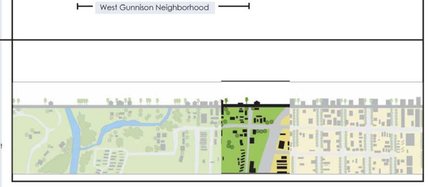
Land Uses:	Low density mixed-use residential
Buildings:	Single- Family Houses and outbuildings
Private Frontages:	Common lawns, porches, fences, naturalistic planting
Public Frontages:	Open Swales, some flat curbs, bike lanes and naturalistic planting
Thoroughfares:	Roads and a few streets; rear alleys
Open Spaces:	Parks and greenways

T4 - Mixed-Use Comm./Res.

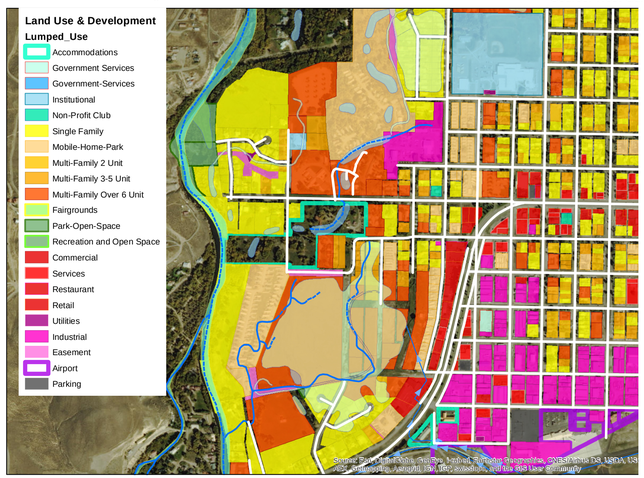
Land Uses:	Medium density residential and commercial
Buildings:	Single-Family Houses and outbuildings, townhouses, live/work units, corner stores, inns
Private Frontages:	Porches and fences
Public Frontages:	Raised curbs, narrow sidewalks, bike lanes, continuous planters, street tree in allee
Thoroughfares:	Streets and rear alleys
Open Spaces:	Squares and playgrounds

T5 - Mixed Use Comm./Office

Land Uses:	Medium density commercial and office: retail, offices, lodging
Buildings:	Townhouses, apartment houses, live-work units, shopfront buildings, and office buildings, hotels, churches and schools
Private Frontages:	Stoops, dooryards, forecourts, shopfront and galleries
Public Frontages:	Raised curbs, wide sidewalks, bike routes, continuous or discontinuous planters, street trees in allee
Thoroughfares:	Boulevards, avenues, couplets, main streets, streets and rear alleys
Open Space:	Squares, plazas and playgrounds



Source: West Gunnison Neighborhood Plan



Author: Lorin Crandall - CCCD
Data Source: City of Gunnison Planning Department - Land Use

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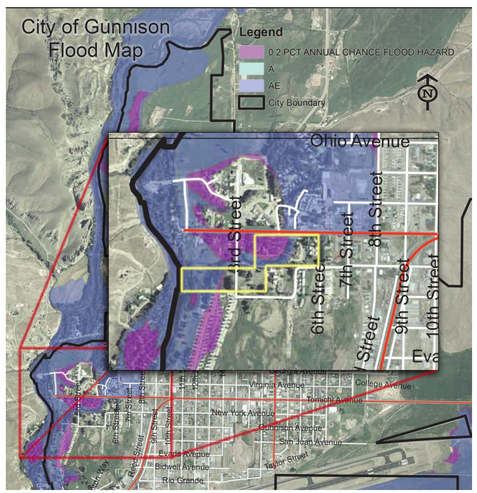


Public Meeting Feedback

Flipboard Notes

At the public meeting we used flipboard to collect general notes and ideas that people shared with us.

Sheet 1
- Site wide Trails and Trailheads
- Accommodate Resident Deer Herd
- Use main building as youth center
  - o Outdoor Courts
  - o Parking
- Fencing (protect private residence to the south along Gunnison River)

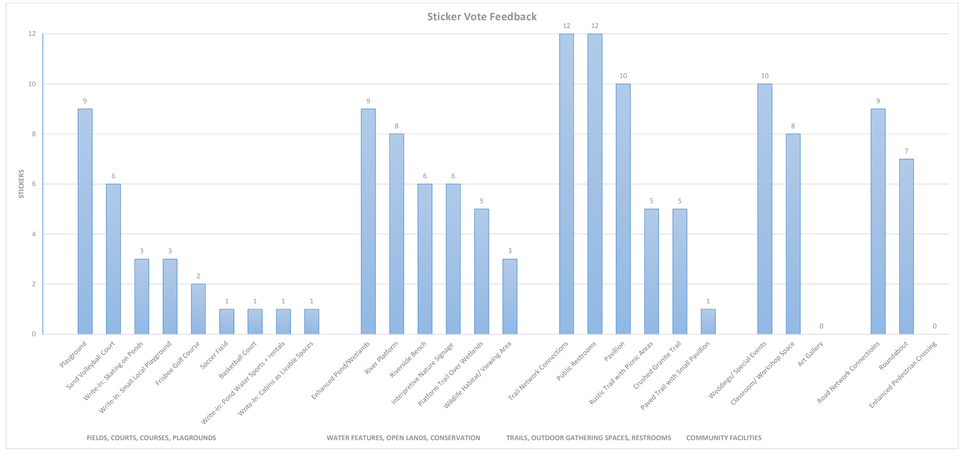
Sheet 2
- Floodplain mitigation maintained to 1983-1984 plan
- Drainage
  - o i.e. storm drainage, flood (100 yr)
  - o Multi-Family next to Riparian River Zone
- Erase Cabins, straighten S. 5th St, Sell lots

Sheet 3
- Connection to Senior Center
- Senior Social & Rec.
- Youth Social & Rec.
- Dredge Ponds for fishing, use for ice skating in winter
- Keep 3rd St. Access
- Non-Profit Incubator/Office space/Multi-purpose Meeting Space

Sheet 4
- Natural Grassland
- Natural Trails
- 1800 S.F. Cap. Homesites on Town Grid
- [Employ] Locals/City & County Workers [For Construction]
- We have more parks per capita than any town on Western Slope.
  - o Do we need another park?

Map Surveys

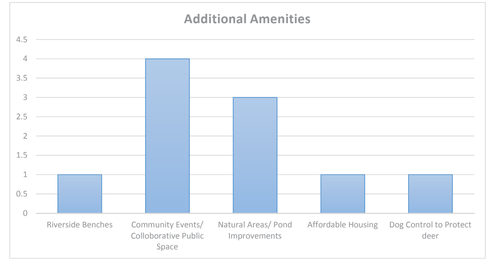
Survey 4. Trails sketched to connect open spaces and community facility space. Note indicating that the property owner of the parcel directly south of the community facility space, was on the site tour.
Survey 5. Sketch of roundabout and straighter alignment of 3rd street. Square north of site on 3rd street may indicate where the person lives. All open space areas circled.
Survey 6. Sketch of box at northwest corner of site at 3rd street and Tomichi indicating the location of Paul Duba's property adjacent to the site. Paul's phone number.

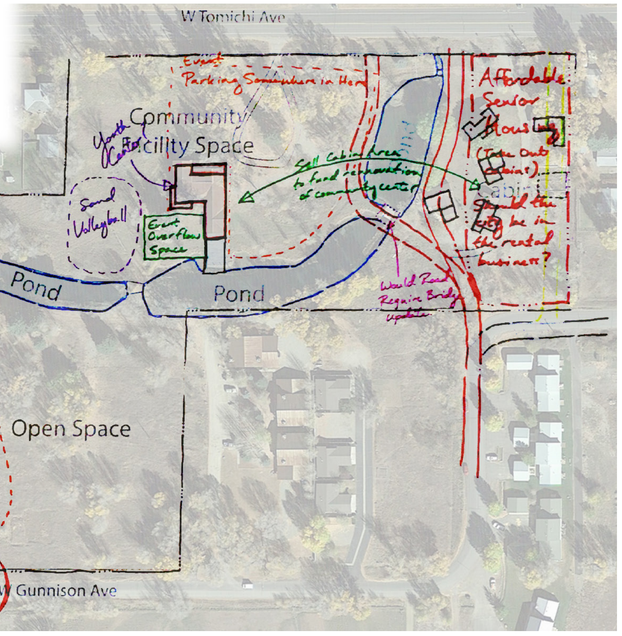


A. What are the best features of the site
Survey 2. Trees + open space, access to river
Survey 3. Open space, potential conference/event center
Survey 6. Water features/ponds, location -> connectivity for W. Gunnison, Built Environment

B. What would be the best amenities or activities to have there?
Survey 2. Parkland w/picnic areas + trails
Survey 3. Park + Trails, Conference/Event Center (a little more upscale than Field Facility)
Survey 6. Affordable housing, trail system/bike path, park space, non-profit partnership, connectivity for multi-modal transportation

C. Other Comments and Notes
Survey 1. Whatever you plan it should include noxious weed control
Survey 2. The commercial building would make a nice conference/events center. Possible ice skating on one or more ponds.
Survey 3. Good idea to connect 5th street to Tomichi – both trail + road. If possible, provide for winter skating on ponds.
Survey 4. High water table.
Survey 6. Worry about water table at 3rd. Any alignment of 3rd could include improvement of culvert capacity for tailwater.





West Gunnison Neighborhood Park

Community Planning & Feedback

Gunnison, COLORADO

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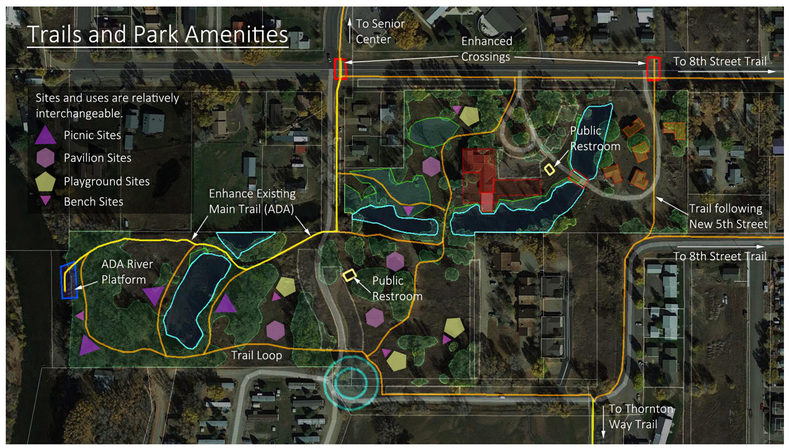
Concept Development

Trails and Park Amenities
- Trails (the most frequent word in our survey)
- Should there be a primary trail that goes right to the river platform, that would have an ADA surface, that would allow seniors access to experience the river?
- How many picnic areas are needed?
- What is ideal material for trails, should any of them be elevated?
- If people really want to see wildlife a viewing platform would be a neat way to get above it.



Natural Landscape
- Identify invasive plant species and explore removal strategies
- Create a plant palette for the park with native species endemic to the conditions on the site
- Native trees, shrubs, wildflowers and grasses should be introduced to create a good natural habitat
- Are there endangered species in the area that could benefit from a certain type of habitat?
- Should some parts of the park, like the area around the community facility, have a more formal landscape?

Forests, Stands
- A tree survey should be conducted to determine the composition and quality of forests and stands
- A forestry plan should be crafted to guide the maintenance and improvement of the sites arboriculture
- Improve forest health, native species diversity and resilience
- Create beneficial wildlife habitat, reduce fragmentation

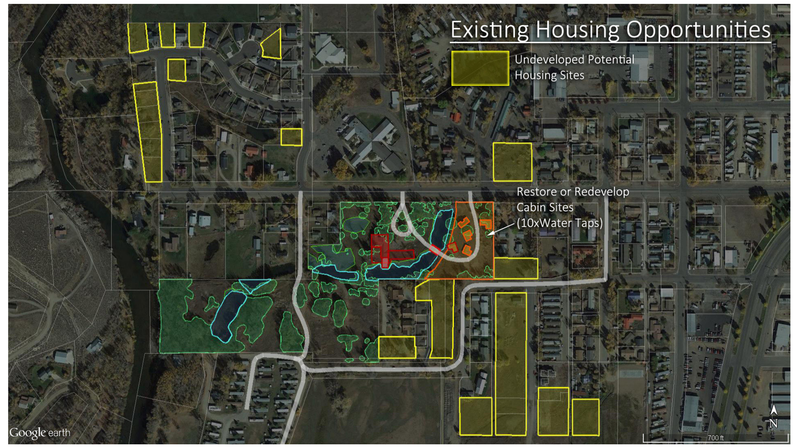
Grasslands
Determine best management practices for grassland areas, create best habitat conditions.

Wetlands
- Can the wetlands be enhanced without disturbing them?
- What plants were found in wetland evaluation?
- Should wetlands be re-evaluated during growing season?
- Could a greater diversity of beneficial and aesthetically pleasing native plants thrive on the extra water?
- Could wetland plants serve as a nice backdrop for wedding photos?

Gunnison River Riparian Corridor and Stream Buffers
- Evaluate riparian buffer zone for erosion and plant community composition
- Enhance buffers on stream flowing to Gunnison River on north side of site

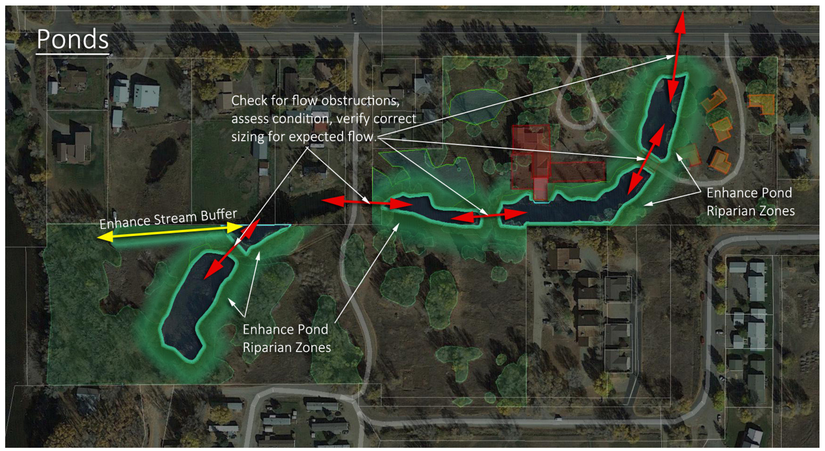
Community Garden (not included in initial public survey)
- Short growing season without a greenhouse
- Where could water come from – Ponds, Taps? How much water needed?

Housing Opportunities
- Affordable and workforce housing have been identified as a need in Gunnison, how could this site be used to help alleviate the pressure on the housing market?
- City may not want to be in charge of rental properties, alternative would be to sell or lease properties to County Housing Authority. The revenue could be used to offset initial cost of park, provide matching for park redevelopment, and support ongoing maintenance.
- What kind of housing is best suited for the site and current housing needs in the community?
  - The area is zoned for multi-family housing
  - Duplex/Townhomes
  - Single Family Detached?
  - A Mix of housing types can be good for a community
- What about other undeveloped housing sites in the area?



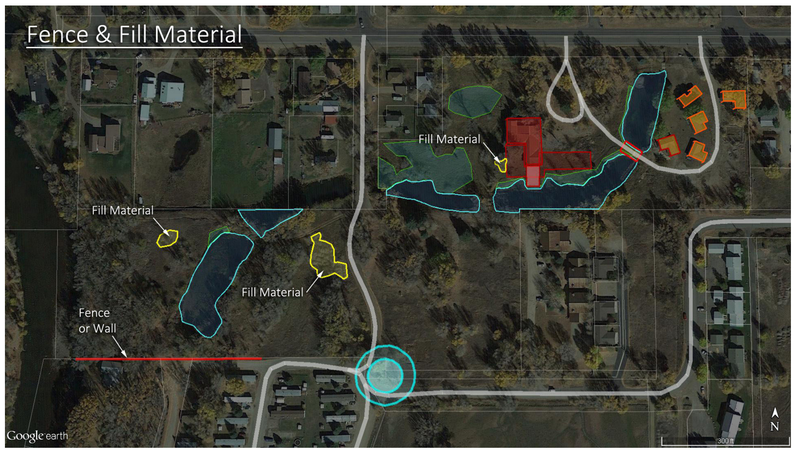
Ponds - Summer
- Could this be made fishable during irrigated months?
- Would dredge to add depth require a permit?
  - How Deep? How often? ~6' was suggested in comment~
  - All ponds or just certain ones? Any advantages?
- What would it cost to stock these ponds?
- If there is fishing should there be a fishing platform?

Ponds - Winter
- What is required to prepare a pond surface for safe ice skating?
- Is a shallow pond better or worse than a deep pond?
- Could and ponds be linked to create a longer skating path?
- What additional amenities would foster skating (picnic tables, skate rental, fire)

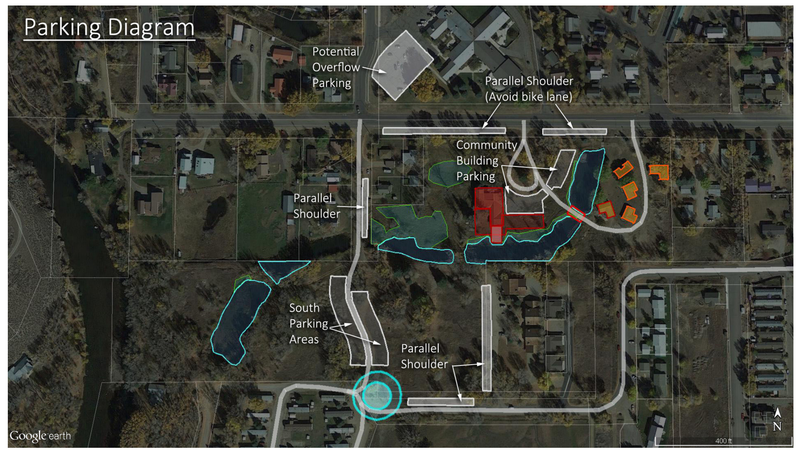


Ecosystem
- Restore riparian pond buffers with native species
- Look into aquatic plant species/hydrophilic natives
- Variable water supply/level must be considered
- How do we create a health aquatic ecosystem?

Site Cleanup & Safety
- Volunteers get together to cleanup junk and remove trash.
  - Recyclables, building materials separated
- Piles/Mounds on site should be repurposed to deal with flood elevation issues on future housing or park amenity projects
- Fences & walls should be considered to create appropriate separations between public, semi-public and private spaces
  - The Partch's requested a tall chain-link fence between the park and their home
  - Existing fences should be assessed (remove barbed wire if present)
- Site hazards should be identified and minimized
  - Deck without guardrail
  - Ponds pose drowning hazard
- Natural areas may have pits, gullies, sharp junk



Parking
- How much parking is actually needed, how much is required?
  - Zoning requirement for parking at community facility or parks?
  - How much on-street parallel parking is available on surrounding roads?
- Large parking lot would take up a lot of valuable park space.
- Can 45° or parallel parking located along roads, provide adequate spaces?
- Need parking for community facility, but not until it is ready for use, probably



West Gunnison Neighborhood Park

Housing Alternatives

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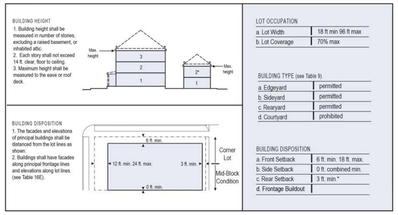
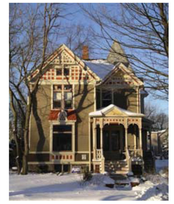
Workforce Housing

-Focus is on low density mixed-use residential, particularly single-family residential





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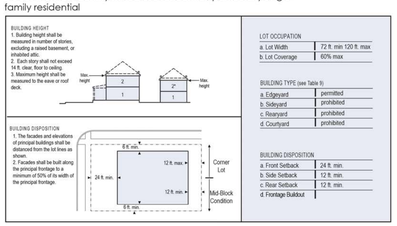
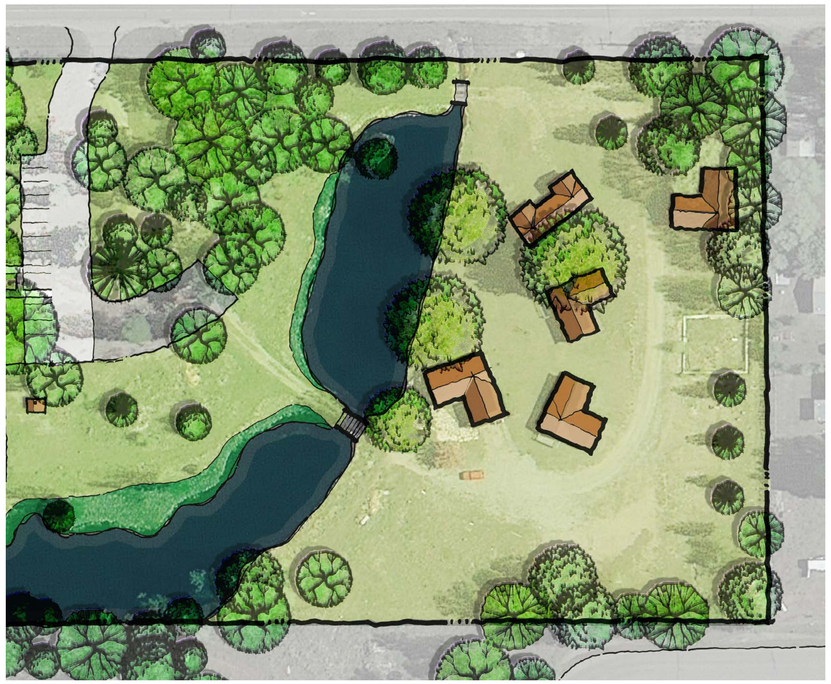


Source: West Gunnison Neighborhood Plan



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Housing Alternatives

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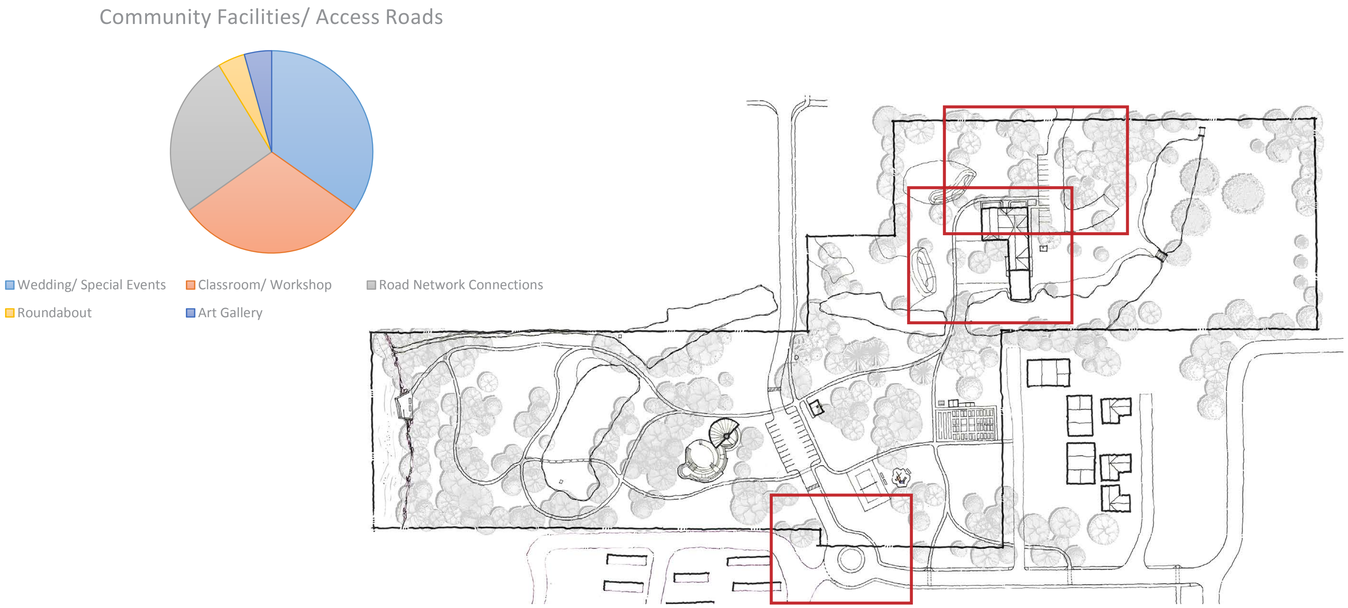

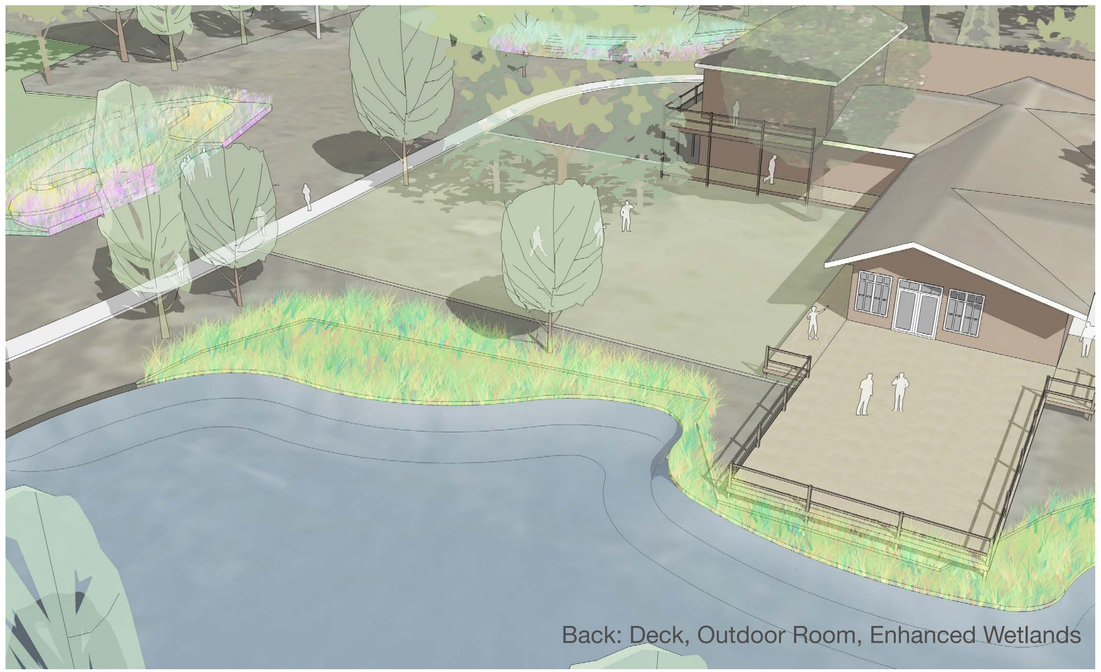

West Gunnison Neighborhood Park

Community Facility & Intersection Improvement

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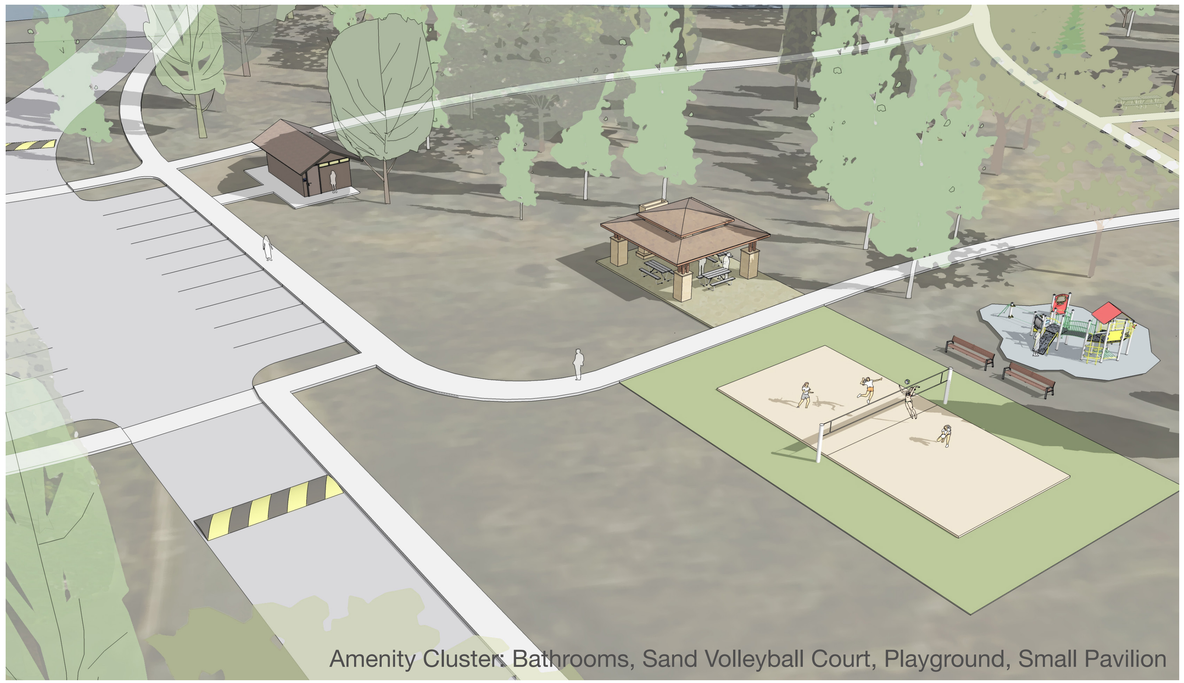

West Gunnison Neighborhood Park

Amenities for Activities

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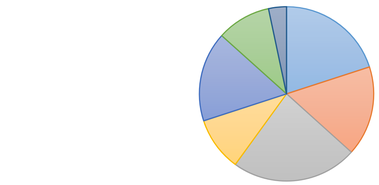
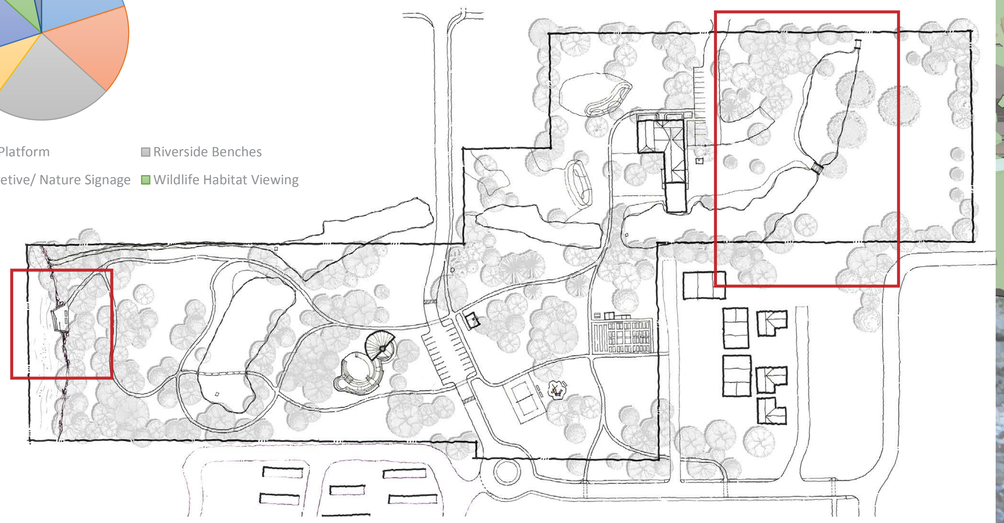
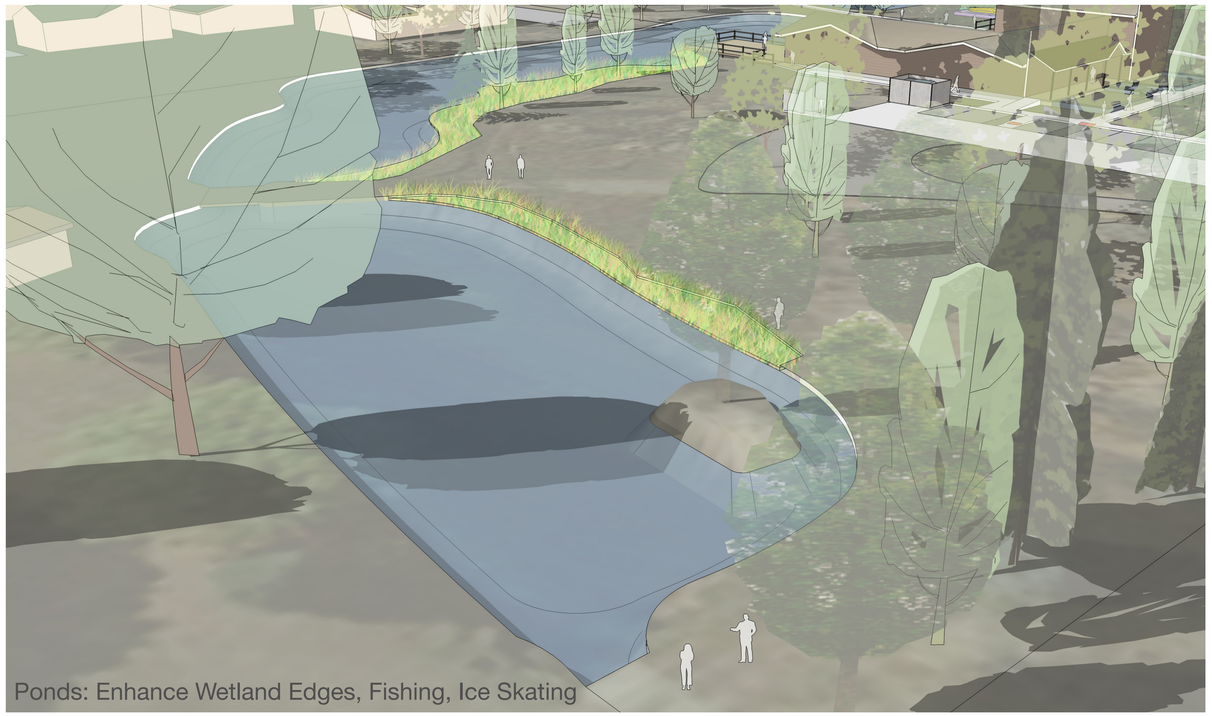
Water Features, Open Lands, Conservation



Enhanced Wetlands/ Ponds
River Platform
Riverside Benches
Platform Trail over Wetlands
Intepretive/ Nature Signage
Wildlife Habitat Viewing
Open Lands/ Conservation



River Platform: Trapezoid Form, Split Rail Fence for Bank Protection



Ponds: Enhance Wetland Edges, Fishing, Ice Skating

River Platform: Teardrop Variation, Split Rail Fence for Bank Protection

West Gunnison Neighborhood Park

Ponds & Riverside

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