

West Gunnison Regional Park Master Plan

Gunnison, COLORADO

JANUARY 2017





Project Partners

Project Members Include:

COMMUNITY

City Council

Richard Hagan	Mayor
Robert Drexel	Mayor Pro-Tem
Lia Morrison	Councilor
Andy Sovick	Councilor
Matt Schwartz	Council

CCCD

Christopher Koziol	Director of CCCD
Vickie Berkley	Assistant Director for Civic Engagement
Christopher Endreson	Technical Assistance Coordinator
Lorin Crandall	Urban and Regional Planning Graduate Student
Keath Flint	Landscape Architecture Graduate Student

Planning and Zoning Commission

Greg Larson	Chair
Bob Beda	Vice Chair
Andy Tocke	Commissioner
Eric Ferchau	Commissioner
Erik Niemeyer	Commissioner
Theresa Hanachek	Commissioner



The Colorado
Center for
Community
Development



University
Technical
Assistance

Parks and Rec Advisory Committee

Kathleen Kinkema
Joey Otsuka
Layne Nelson
Jennifer Swift
Hank Ebbott



Colorado
Department of
Local Affairs



City of
Gunnison
Colorado

CCCD

The Colorado Center for Community Development (CCCD) is a clinical teaching practice of the University of Colorado Denver, College of Architecture and Planning. Our mission is to provide students with real world experiences in design and planning as they provide communities and neighborhoods with services in these areas.

CCCD strives to enhance the quality of community life – through collaboration, applied research and innovative design – for the betterment of all community residents. In the process, students' educational experience is enhanced by taking what is learned in the classroom and academic studio and employing it in projects of public and civic interest. Communities benefit through design work that is continuously being improved through research and innovation. Moreover, together we become partners in the design thinking process, thus expanding our mutual and individual capacities to further envision and implement projects of significant public impact.

Started in 1967, CCCD has worked in partnership with communities and neighborhoods to complete over 2000 projects around Colorado. Projects range in size and scope, but have the common element of improving the community as a place to live, work and play. CCCD is among the longest running university design centers in the United States and will be celebrating its 50th anniversary in 2017.

UTA

The University Technical Assistance (UTA) program provides rural and small communities with assistance on projects that enhance places and spaces. A decades-long partnership between the Colorado Department of Local Affairs (DOLA) and CCCD, the UTA program puts the cost of preliminary design work within financial reach of small communities. Students complete preliminary plans and designs that can be used to inform and engage community members in the project. These plans are used to apply for grants from DOLA and other funders. This saves the community money in preliminary design and community engagement and provides students with valuable experience. Once financing is secured, licensed professionals are hired to take preliminary designs to completion.



Table of Contents

Section One

- A. Introduction and Master Plan Intent
 - 1. Master Plan Intent
- B. Community Profile
- C. Relationship to Previous Plans
 - 1. West Gunnison Neighborhood Plan
 - 2. Gunnison Non-Motorized Plan
 - 3. Parks and Recreation Master Plan
- D. Public Process Summary
 - 1. Introduction
 - 2. Workshop 1
 - 3. Workshop 2
 - 4. Public Comments Summary

Section Two

- A. Project Site Existing Conditions Assessment
 - 1. Wetlands and Ponds
 - 2. Flood Zones
 - 3. Existing Buildings
 - 4. Pedestrian and Vehicular Circulation
 - 5. Adjacent Land Uses
 - 6. Perimeter Fencing
 - 7. Zoning and Entitlement Factors

Section Three

- A. Improvements Program
 - 1. Primary Design Factors
 - 2. Community Facility Improvements
 - 3. Community Housing and Land-banking
- B. Design Concepts
 - 1. Alternative 1
 - 2. Alternative 2
- C. Proposed Design Action
 - 1. Community Facility
 - 2. Pavilions
 - 3. Trails
 - 4. Street Extensions and Parking
 - 5. Playground
 - 6. River Platform
 - 7. Community Garden
 - 8. Landscaping
 - 9. On-site Water Features
 - 10. Bathroom
 - 11. Perimeter Fence
 - 12. Affordable Housing
 - 13. Property Rezoning

Section Four

- A. Parks and Recreation Department Operations
- B. Opinion of Cost Funding Strategies Appendices



SECTION ONE

— Introduction and Master Plan Intent

— Community Profile

— Relationship to Previous Plans

— Public Process Summary

Introduction

The University Technical Assistance Program at CCCD was requested to provide design and planning assistance services to the City of Gunnison. Gunnison requested the development of a conceptual master plan for a community park on 16-acre land tract located in a part of the city generally referred to as West Gunnison. Development of this document was based on written surveys and workshop meetings, and input for various community stakeholders. Over the duration of the project the design team, led by Supervisor Chris Endreson, developed a series of conceptual designs based on site visits, contextual research and public input. Through various iterations, conceptual designs were refined to match the goals and visions of the stakeholders and community.

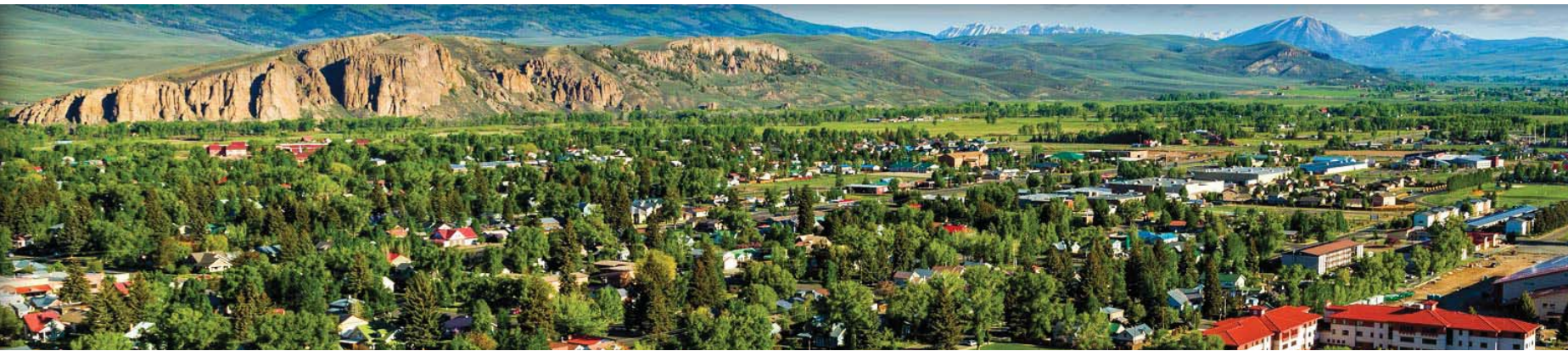
Master Plan Intent

A master plan is a written report which clearly lays out how the goals of a community will be achieved. Typically, shorter term goals are specified and they are often predicated on existing funding availability, as longer range goals may be impacted by fiscal constraints or other complex hurdles. Generally, master plans aim to establish programmatic lists of uses throughout a specifically defined site through imagery and text. Lastly, a master plan can provide a strong foundation to seek additional funding through grants and other opportunities.

This master plan will guide the long term redevelopment of the West Gunnison Regional Park, located on a 15.8 acre site commonly referred to as the Lazy K. It defines an array of park amenities and site improvements that can be implemented over time, as funding and resources become available. It provides meaningful guidance regarding the design, cost and phasing that will lead to the successful transformation of this land tract into a vital community amenity. While the main focus of this plan is to establish a basic blue print to develop a conservation-oriented park, this plan also gives consideration to community transportation system extensions, an event venue, and land banking to support affordable housing needs associated with community strategic goals.

The project site is located in the southwestern quadrant of the city, in an area that has been identified by the City of Gunnison Parks and Recreation Master Plan (2015) as being under-served in regard to easily accessible recreation amenities. The parcel, located within the municipal boundary, is owned by the City of Gunnison.

This master plan builds on several long-range planning documents adopted by the City of Gunnison over the last decade. Specifically, this plan incorporates directives established in the Gunnison Parks & Recreation Master Plan (2015) and the West Gunnison Neighborhood Plan (2008) to ensure the context and community goals established by these previous planning documents are carried forward. Along with the research to ensure conformance with existing long-range planning documents, community input was derived from two public forums where numerous community members, Planning and Zoning Commissioners, City Council and City staff weighed in on the programmatic elements of the site layout and amenity designs. This plan is the culmination of many different voices all looking towards adding a wonderful new park to an under-served area in the Gunnison community.



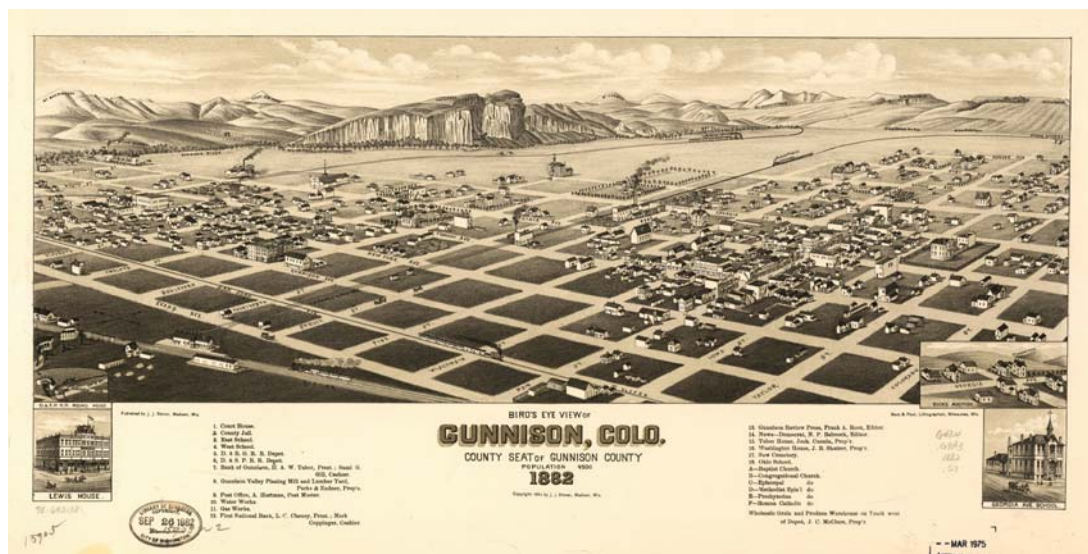
SOURCE: WESTERN COLORADO STATE UNIVERSITY WEBSITE

Community Profile

In the southwestern quarter of Colorado, along the Gunnison River, just a few miles upstream from the Blue Mesa Reservoir, is the City of Gunnison, Colorado. Gunnison occupies the valley formed between the Gunnison River & Tomichi Creek, and the total area of the community is approximately 3,040 acres. Data from the Colorado State Demographer notes that Gunnison is home to 5,867 people, and the median age is 25.2 years, which makes it the youngest incorporated city in the state. The community has 2,645 housing units, and 2,318 households averaging 2.2 persons. Western State Colorado University anchors the eastern edge of the city.

The West Gunnison Regional Park site is adjacent to some developed residential neighborhoods, primarily north and east of the park site. Undeveloped residential tracts are found to the south, and the Gunnison Senior Care Center is located across Tomichi Avenue from the park. The site's western boundary includes a 300± foot reach of the Gunnison River.

The Thornton Way multi-use trail terminates just to the south of the West Gunnison Regional Park site. The site is in the Gunnison River floodplain and is quite level. It is less than one mile from Gunnison's Main Street and Central Business District. An irrigation/stormwater ditch feeding five small ponds, along with several isolated wetlands endow the site. The location is ideal for a park that blends amenities and river access. Established forest stands, grasslands, and wetlands within the park comprise part of a high quality riparian corridor following the Gunnison river course.



SOURCE: LIBRARY OF CONGRESS

RELATIONSHIP TO PREVIOUS PLANS

As previously noted, the West Gunnison Neighborhood Plan and the Gunnison Parks and Recreation Master Plan were assessed in detail to help formulate this park plan on the foundation of the previous planning efforts. In fact, the design team reviewed the following documents to diagnosis other relevant policy facts that may be relevant to this planning effort.

City of Gunnison Parks and Recreation Master Plan, 2015

West Gunnison Neighborhood Plan, 2008

Gunnison County Land Use Analysis, 2012

Stormwater Management Manual, Draft

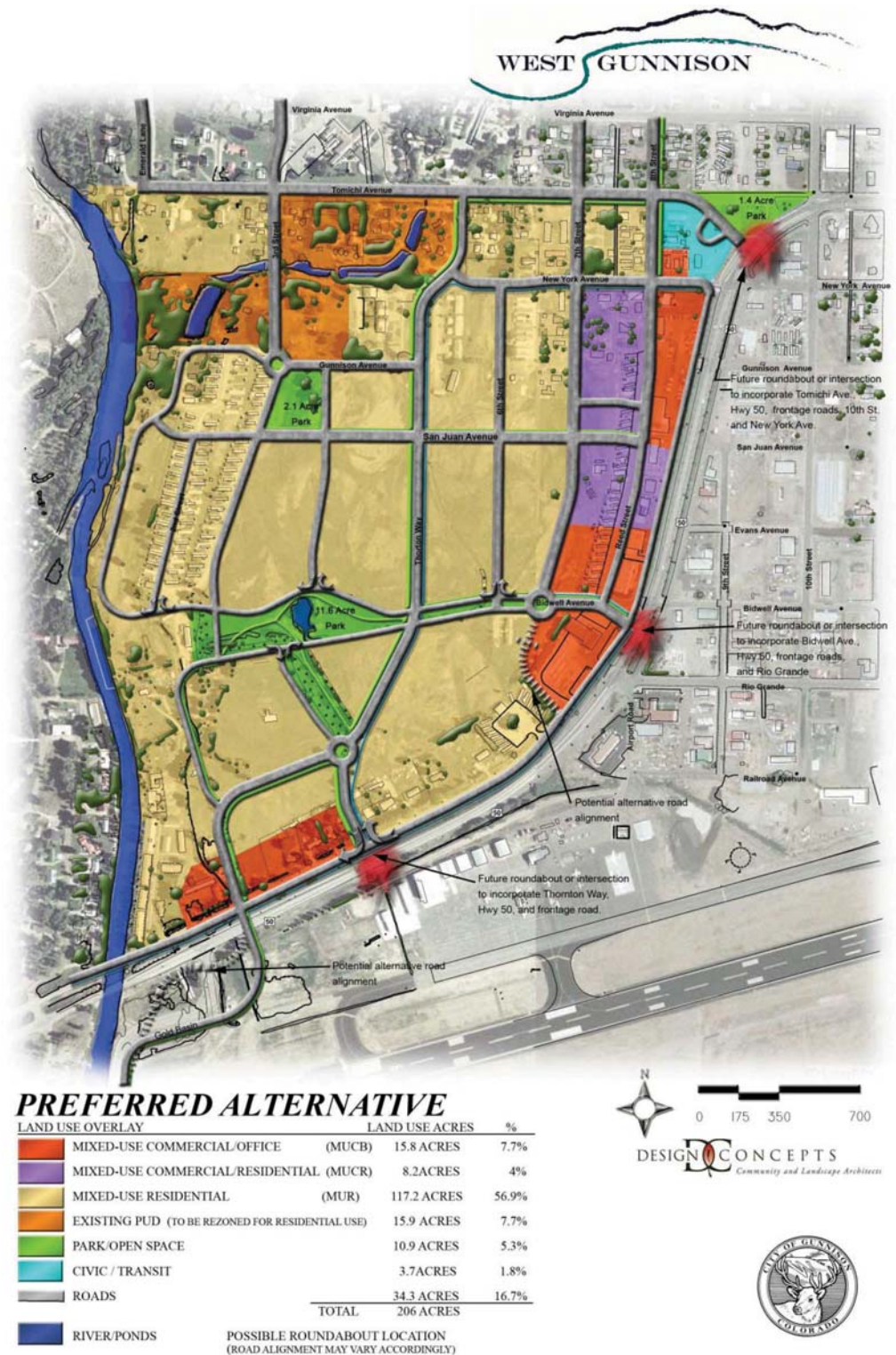
City of Gunnison Master Plan, 2007

City of Gunnison Non-Motorized Transportation Plan, 2013

City of Gunnison Community Analysis, 2015

West Gunnison Neighborhood Plan

The West Gunnison Neighborhood Plan includes a range of considerations that a neighborhood plan should contain, including housing, transportation, parks & open space and stormwater & hydrology. This plan also discusses the existing access to greenspaces and park amenities. As noted in the 2008 neighborhood plan, the potential of the West Gunnison has never been fully realized and has found itself front and center in the middle of rising land and housing values in the area. Demand for affordable housing also points to the potential development in the West Gunnison neighborhood. The following maps and narrative summarizes the significant elements of the West Gunnison Neighborhood Plan that form contextual factors that are germane to this park master planning process.

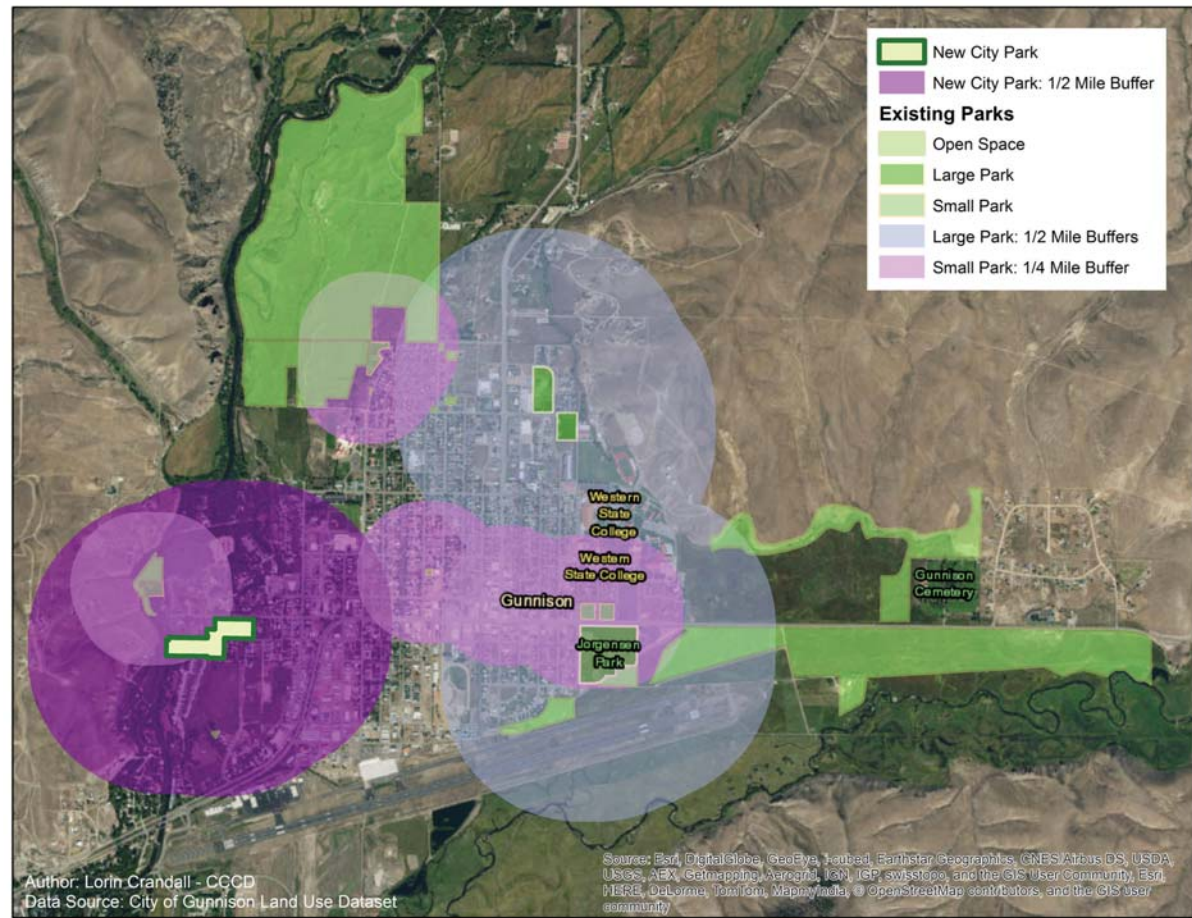


Parks/Open Space/Trails - The West Gunnison Neighborhood Plan addresses the community desire for open space, parks, and trails in this area. Parks with playground equipment for the kids in the neighborhood is a defined need, set forth in the neighborhood plan. Trails and walkways are also of considerable interest; stakeholders desire alternative transportation modes and facilities connecting the neighborhood to retail spaces, schools and recreation amenities located in other areas the community.

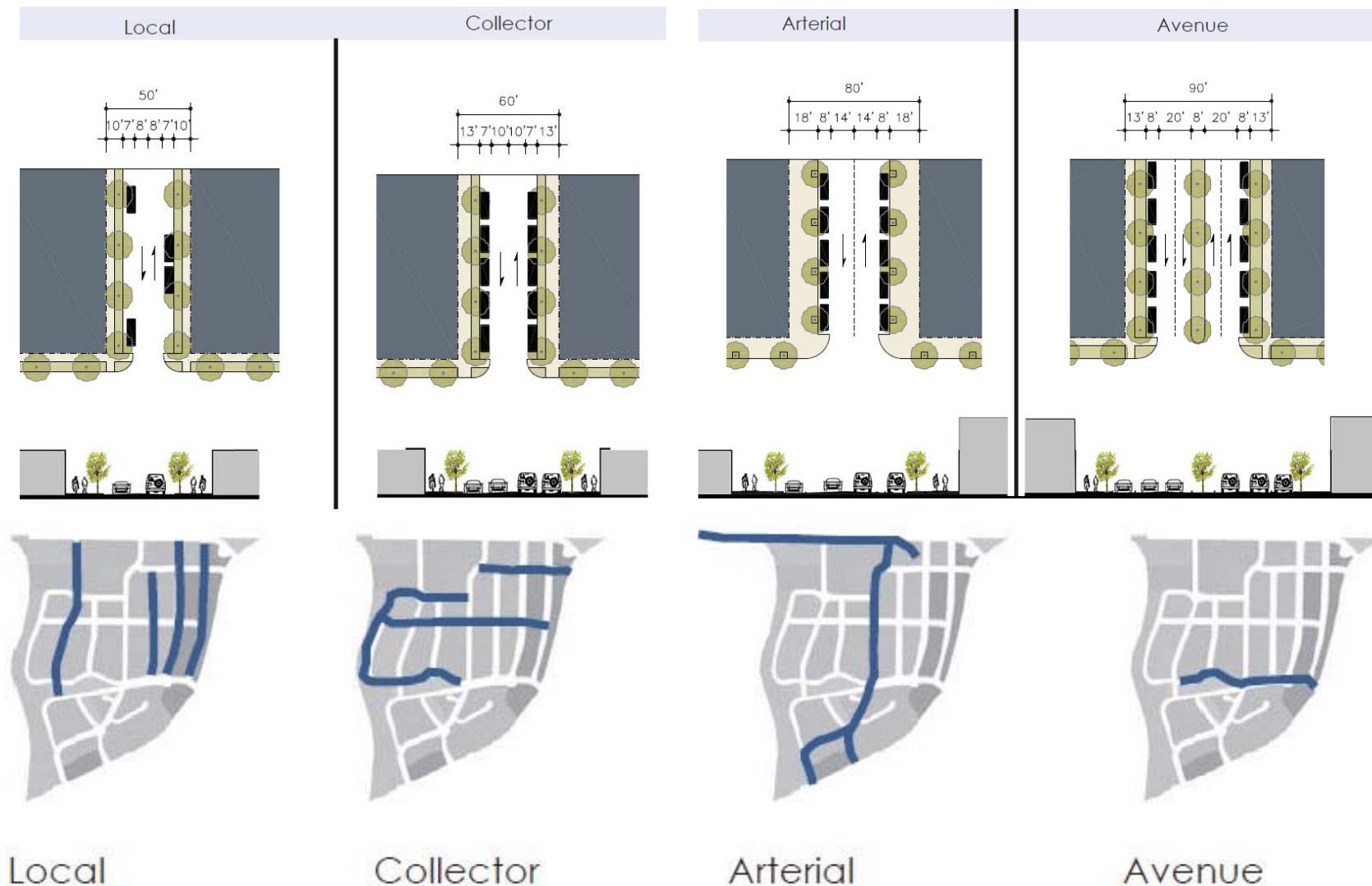
Park Amenities - Gunnison residents enjoy a variety of recreation facilities and parks. Major recreation facilities include Jorgensen Park, Legion Park, the Community Center, VanTuyl Ranch and Meadows Park. Many of these facilities are located on the eastern side of the community. In fact, the south-central and western city areas are not within easy walking distance to existing recreational facilities.

Transportation - As noted in the West Gunnison Neighborhood Plan, US Highway 50 will continue to be the primary arterial corridor serving the area, and will also provide access to the business located along the corridor. The West Gunnison Neighborhood Plan identified specific access controls for maintaining safe and functional connectivity to this neighborhood. Critical highway access intersections defined in the 2008 plan included Tomichi Avenue, Bidwell and the southern terminus of Thornton Way.

In 2016 the City of Gunnison was awarded a Transportation Alternatives Program (TAP) grant from the Colorado Department of Transportation (CDOT) in the amount of \$160,000. This grant will fund the development of a highway corridor plan encompassing the western entrance of the community. This planning study will be completed between 2017 and 2020 depending on the timing of CDOT funding allocations and will address vehicular circulation needs and non-motorized functions.



This map recreates an analysis of park access in Gunnison with the inclusion of the new park proposed in this plan, showing how this park will dramatically increase access to open space and recreation in this neighborhood.



Local Roadway Grid - The City of Gunnison Master Plan (2007) defined some potential extensions of the street grid system into west Gunnison, but it did not elaborate upon these extensions in a neighborhood scale. However, the West Gunnison Neighborhood Plan (2008) established a spatial distribution for internal street connectivity between this developing area and the existing street system. Critical street extensions defined in the 2008 neighborhood plan included the extension of 3rd Street, the extension of Thornton Way through the West Gunnison Regional Park, and the extension of Bidwell Street from the west Gunnison neighborhood to the Highway. Since the 2008 neighborhood plan adoption, the City purchased a private land tract to facilitate the extension of Bidwell Avenue. Furthermore, purchase of the Lazy K site enables to the potential realization to extend Thornton Way to Tomichi Avenue.

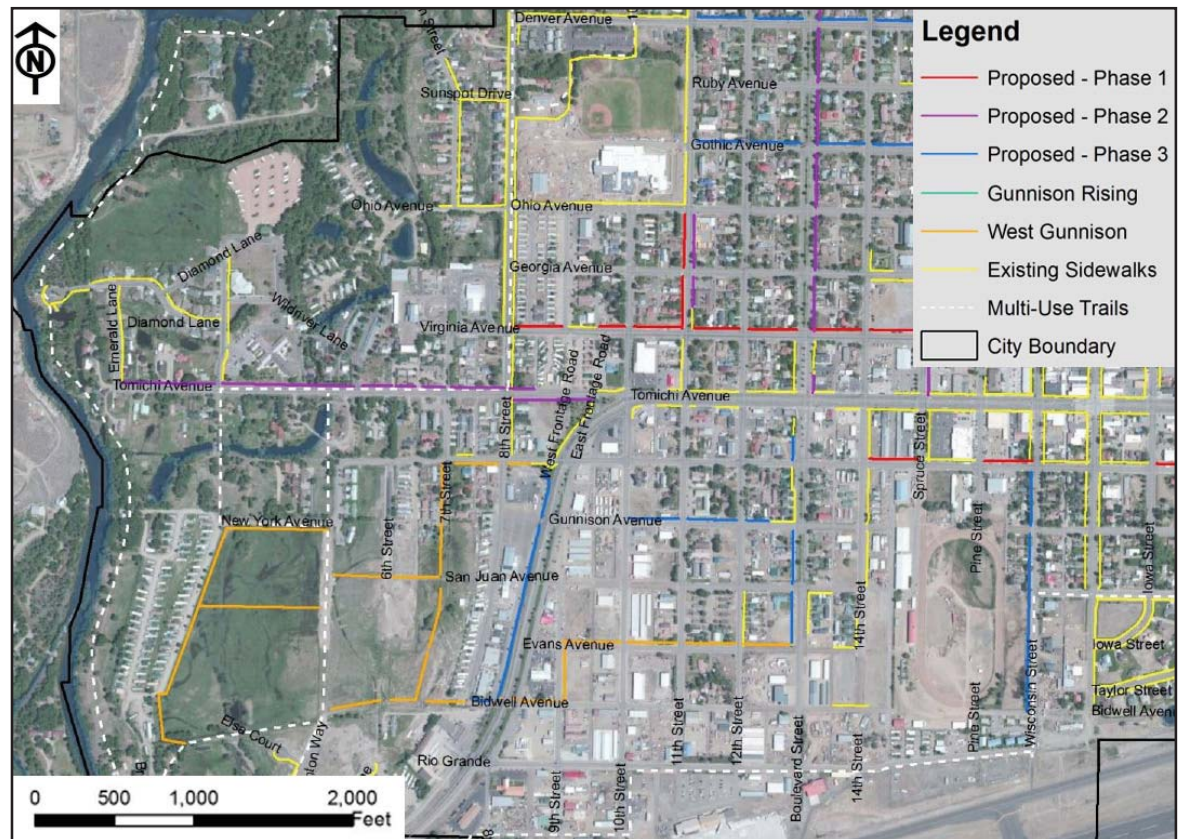
Gunnison Non-Motorized Transportation Plan

Sidewalks. The Non-Motorized Transportation Plan (2013) identifies project priorities that facilitate pedestrian connectivity within the developed urban area. The plan states that "...sidewalks are either missing or incomplete in many developed neighborhoods." It will be necessary to replace existing sub-standard sections and install sidewalks where they currently do not exist in order to facilitate safe and effective pedestrian connections between residential neighborhoods and the commercial centers, parks and schools.

Bike Lanes - Many directives from the 2008 neighborhood plan were carried forward in the *Non-Motorized Transportation Plan* (2013). Bike lanes defined in the *Non-Motorized Transportation Plan* are configured to interconnect all neighborhoods. Bike lane alignments provide connectivity for safe routes to the schools and link congruent core residential areas to the downtown and WSCU campus. Bike lane alignments along Tomichi Avenue and future lanes on the Thornton Way extension, as contemplated in the Non-Motorized Transportation Plan, are important considerations for the West Gunnison Regional Park Master Plan process. Most of the bike lane system is in place within the developed portion of the city. However, direction from the 2015 Complete Streets process defines the Highway 50 corridor to be improved with double buffered bike lanes on each side of the highway.

Multi-Use Trails - Many segments of the "outer loop" trail system have been constructed since 2008 and residents and visitors to Gunnison are taking full advantage of the added amenities.

The bridge-to-bridge connector, conceived in the *City of Gunnison Trails Master Plan* (2008), defines the connection between the Highway 135 Gunnison River bridge, approximately two miles north of the city limits, and the Highway 50 Twin bridges located adjacent to the Gunnison White Water Park. This corridor alignment follows Thornton Way to 8th Street which is adjacent to the high school. The corridor then traverses through the western fringe of the Community School and



connects to the VanTuyl Ranch trail system. The missing link at this point in time is on the northern segment of the alignment, which requires an easement across private property to provide connection to the Highway 135 corridor.

The *Non-Motorized Transportation Plan* also recognizes other alignment opportunities in the West Gunnison Neighborhood. Specifically, a trail alignment along the Gunnison River channel is considered to be a great future community amenity. This long term goal will provide a valuable connection between the existing Twin Bridges underpass, through the West Tomichi Riverway Park, to the VanTuyl Ranch. Acquiring several easements through private property along this river corridor alignment will be necessary. The City will look for opportunities to collaborate with land owners in the future to implement this vision.

City of Gunnison Parks and Recreation Master Plan (2015)

The city's Parks and Recreation Master Plan 2015 (PRMP) was adopted at the same time that negotiations for the purchase of the Lazy K site were underway. The timing precluded the ability of including the Lazy K site into the park planning efforts. However, the PRMP did recognize the need for a park in this quadrant of the city and identified the Lazy K site. The PRMP states that

“...there is a gap in park coverage in the southwest area of town. A future park here could allow for trail head, river access, and/or special use, as well as general recreation for the neighborhoods on the west end of Gunnison. A few park areas are identified in the West Gunnison Neighborhood Plan (approximately 10.9 acres total). The City is in negotiations to purchase the former Diamond K property in the west Gunnison area. The property would add 15 acres of parkland to that area of town.”

The PRMP also notes that community members desire greater accessibility to the Gunnison River, which the West Gunnison Regional Park site affords. And the Plan notes that the City should develop playground, picnic areas, and shade areas shortly after purchase of the property – this directive is captured in this *West Gunnison Regional Park Master Plan*.

The PRMP also defines the need to extend Thornton Way across the West Gunnison neighborhood to facilitate a non-motorized mobility for overall community benefit. It also identifies the 3rd Street corridor as an important element providing connectivity for long term urban transportation function.

Capital plan cost estimates in the PRMP identified allocations for improving the West Gunnison Regional Park site. However, the level of detail provided herein was not fully vetted under the 2015 PRMP. While this West Gunnison Regional Park Master Plan contemplates “phased improvement sequencing,” the funding allocations will be subject to prioritization established by the City of Gunnison Capital Improvement Plan, and approved funding established in the city's approved annual budget. Therefore, specific phasing recommendations cited in this West Gunnison Regional Park Master Plan, are described in relative ranking terms (short term, long term).

PUBLIC PROCESS SUMMARY

Introduction

The key to successful master plans is the inclusion of ideas generated by interested community members and stakeholders. Public involvement in the planning process was accomplished using two public workshops. The first workshop was oriented to providing a tool-kit of amenities that might be viable for including in the developmental process of the site. The first workshop also focused on the spatial context of the site variety, and community members were provided the opportunity to plan and locate improvements within the property boundary. The second workshop built upon the conceptual ideas formulated in the first workshop, and citizens explored a series of alternative site layout options. Community members helped to formulate site design and use functions that are included in a preferred alternative plan.

Public Workshop 1

The first public scoping meeting of the West Gunnison Regional Park planning process occurred in November 2015. Workshop 1 was a combined site visit followed by a public input forum held at Gunnison City Hall. Community participants discussed a variety of potential amenities that may be appropriate for the site; reviewed illustrative site plans and aerials to better understand the spatial context of the site; and engaged in discussions about what should and shouldn't be included in the new park. Workshop 1 was attended by 17 community members.

Documented Input - Participants of Workshop 1 provided feedback in the form of written and verbal comments, sketching on maps of the site and sticker voting to define preferred park amenities and improvements. Flip-boards were used to document citizen comments and allow participants to voice any ideas that came to mind. Understandably, a variety of ideas were presented. Ideas that continued to emerge through the process and are considered as thematic components of this plan include but are not limited to:

- Developing of playground facilities;
- managing the existing drainage facilities;
- maintaining and improving the riparian habitat;
- protecting the integrity of existing adjacent neighborhood and private property;
- transportation function both internal and external to the site; and
- consideration for uses that support community housing needs.

Mapping Input and Survey Comments

The following presentation materials summarize thematic comments derived from the public input process.

What are the best features of the site?

Trees + open space, access to river

Open space, potential conference/event center

Water features/ponds, location -> connectivity for W. Gunnison, Built Environment

What would be the best amenities or activities to have there?

Parkland w/picnic areas + trails

Park + Trails, Conference/Event Center (a little more upscale than Field Facility)

Affordable housing, trail system/bike path, park space, non-profit partnership, connectivity for multi-modal transportation

Other Comments and Notes

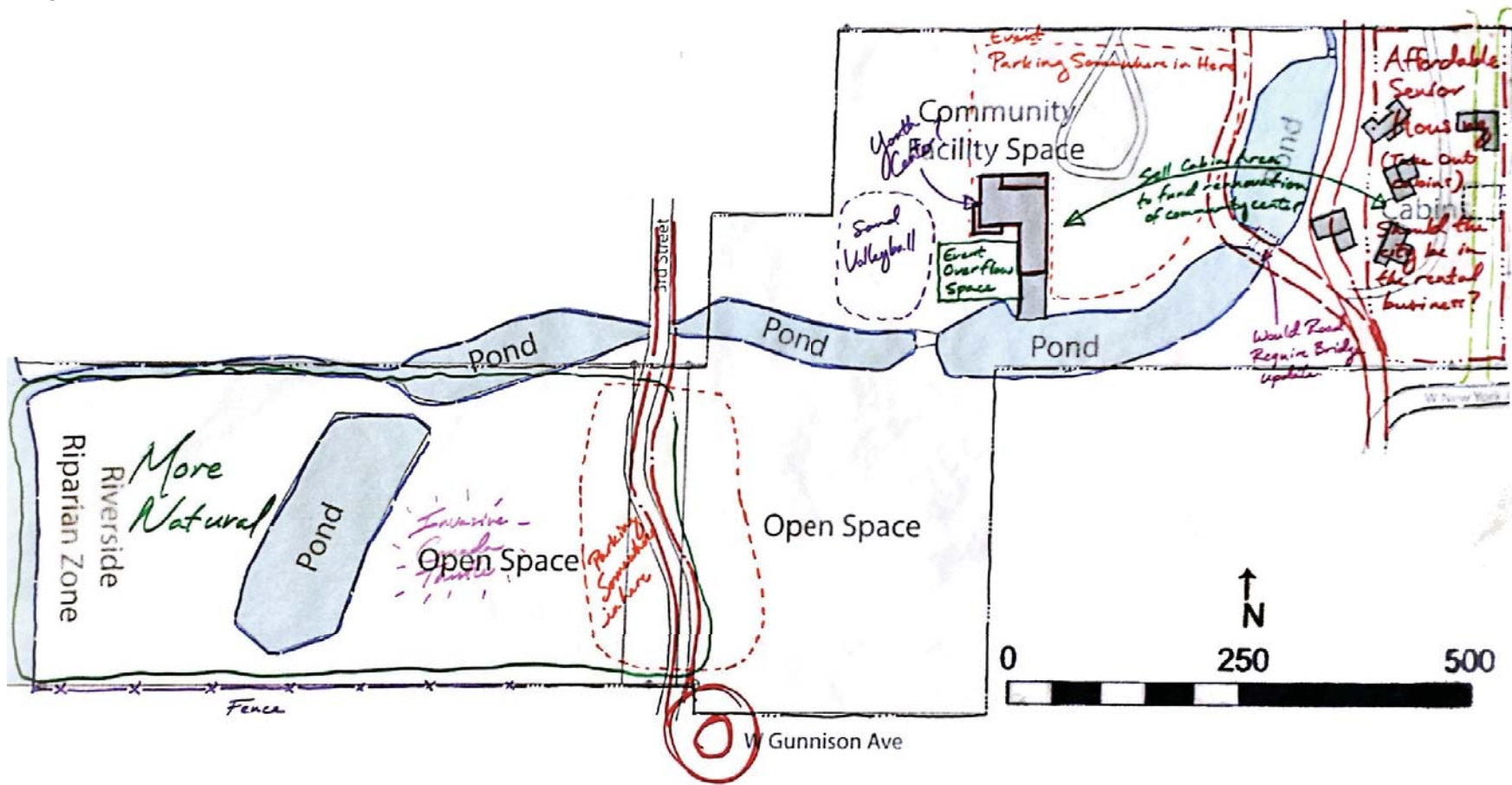
Whatever you plan it should include noxious weed control

The commercial building would make a nice conference/events center. Possible ice skating on one or more ponds.

Worry about water table at 3rd. Any alignment of 3rd could include improvement of culvert capacity for tailwater.

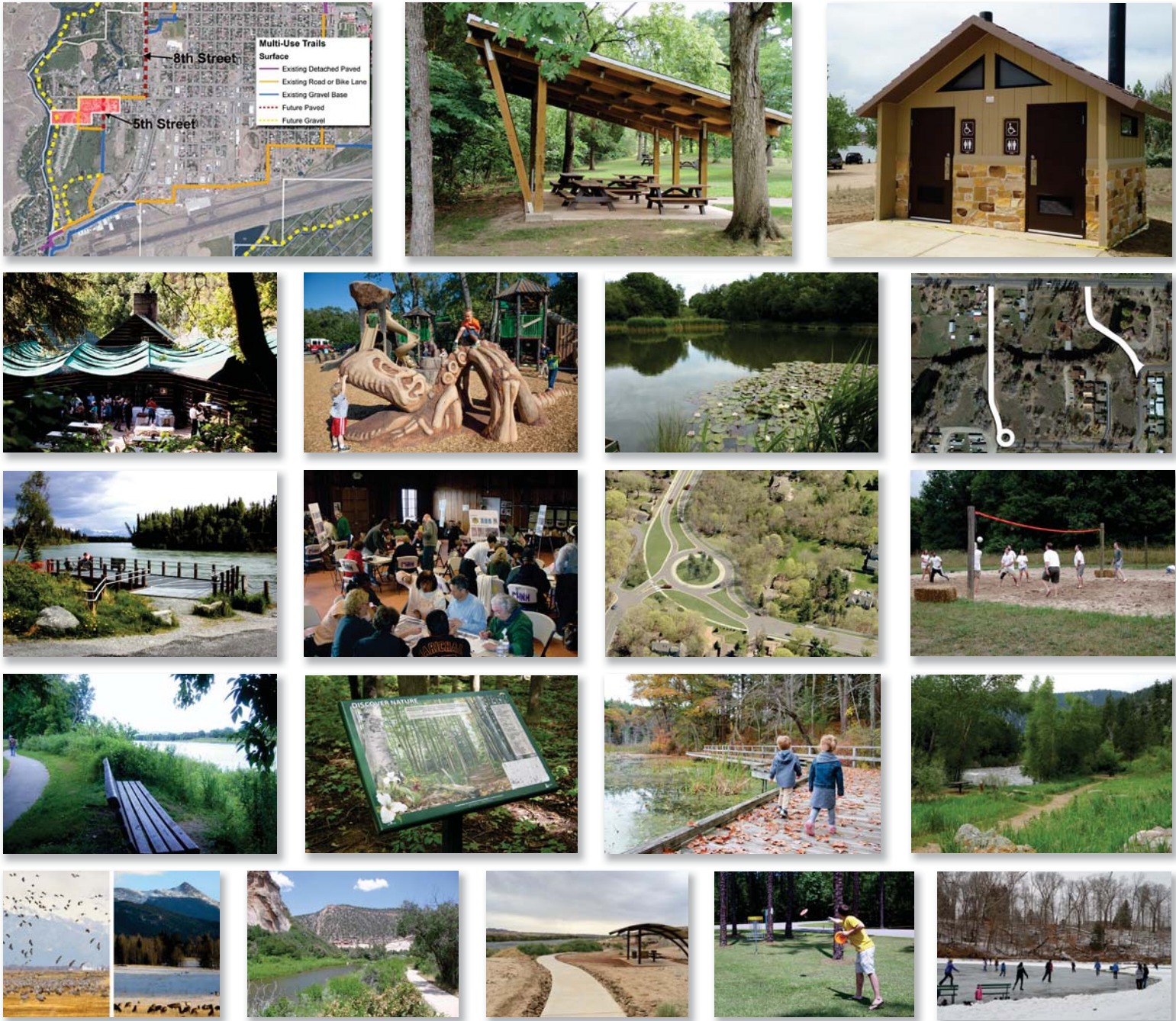
Good idea to connect 5th street to Tomichi – both trail + road. If possible, provide for winter skating on ponds.

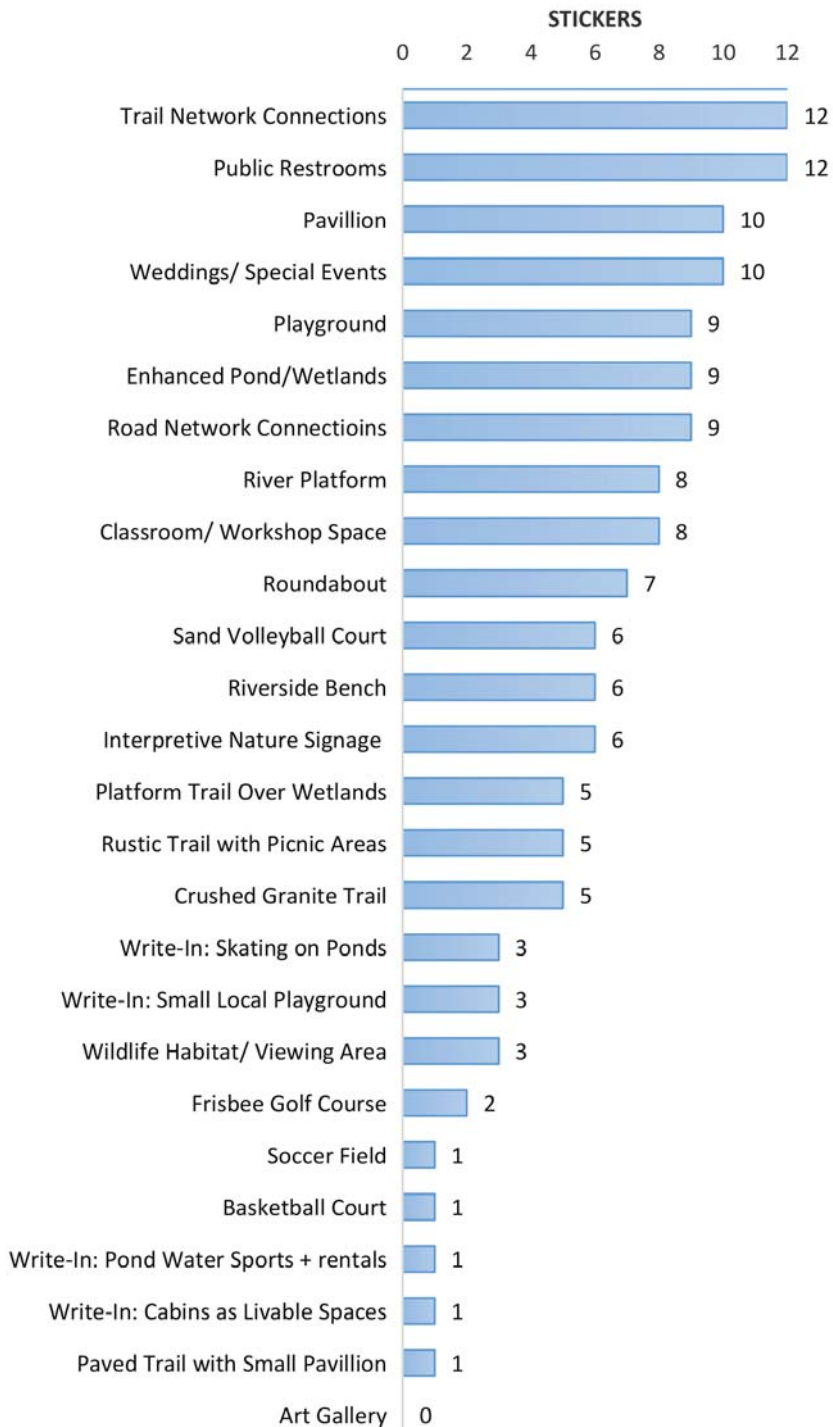
High water table.



This graphic is a compilation of the sketches and notes members of the community made on our site plans at the first meeting.

Boards featuring imagery of a variety of appropriate amenities were presented to community participants. Below are many of the images presented to community participants are arranged to represent their relative popularity based on the sticker vote counts (see bar chart).





Public Workshop #2

The second meeting was held in May 2016. Participants were presented a conceptual park layout capturing the range of feedback received provided in the initial workshop. The conceptual plan served as a starting point from which to discuss the best uses and amenities for the park. There were 27 participants that attended workshop 2. The same evening after Workshop 2 was completed, a formal presentation was also given to the Planning and Zoning Commission. Workshop 2 also included a survey questionnaire which provided the participants the opportunity to weigh-in on more specific concepts being contemplated for the site. The survey was also made available to the greater community after the May 2016 workshop. This allowed interested community members who could not attend the workshops a chance to submit written comments for inclusion in the scoping process.

Public Comments Summary

Feedback from the workshops, in conjunction with survey comments, form the foundation of the design presented in this final plan. Feedback comments are documented in Appendix A of this plan.



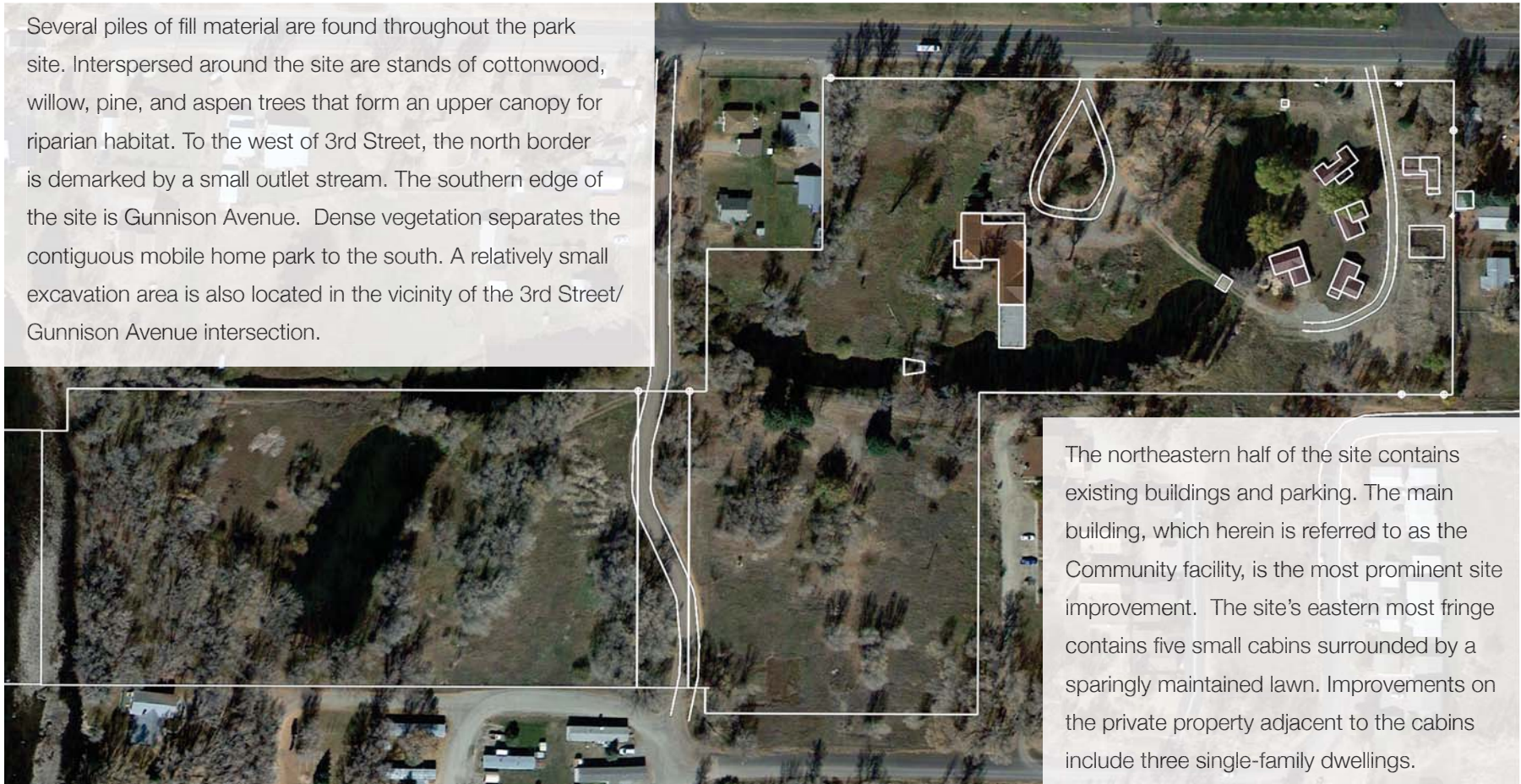
SECTION TWO

— Project Site Existing Conditions Assessment

EXISTING SITE CONDITIONS

The site can be broken down into southwestern and northeastern halves. The southwestern half of the site has an extensive cover of trees, grasses and shrubs comprising the riparian habitat associated with the Gunnison River. An existing narrow trail along the river trends at the northern edge of the site, and runs to the east until it reaches Third Street. The trail tread-width expands as it approaches 3rd Street indicating an old overgrown driveway or agricultural access.

Several piles of fill material are found throughout the park site. Interspersed around the site are stands of cottonwood, willow, pine, and aspen trees that form an upper canopy for riparian habitat. To the west of 3rd Street, the north border is demarked by a small outlet stream. The southern edge of the site is Gunnison Avenue. Dense vegetation separates the contiguous mobile home park to the south. A relatively small excavation area is also located in the vicinity of the 3rd Street/Gunnison Avenue intersection.



The northeastern half of the site contains existing buildings and parking. The main building, which herein is referred to as the Community facility, is the most prominent site improvement. The site's eastern most fringe contains five small cabins surrounded by a sparingly maintained lawn. Improvements on the private property adjacent to the cabins include three single-family dwellings.

The northern edge of the site is defined by Tomichi Avenue, and there are two curb cuts along this border. The eastern access is a gravel drive providing access to the cabins. The western access leads to a gravel turnaround and parking area adjacent to the Community facility. The northeastern half of the site has less dense tree canopy cover.

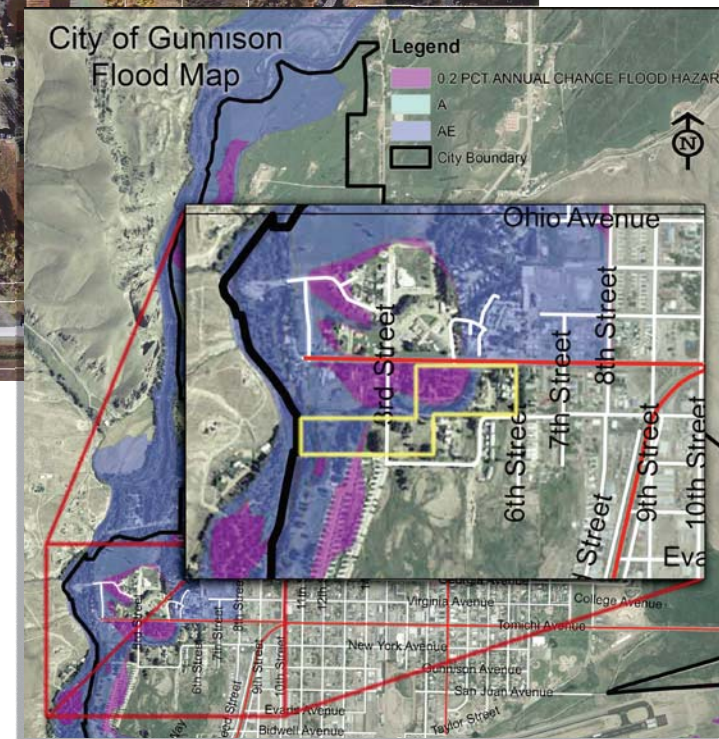
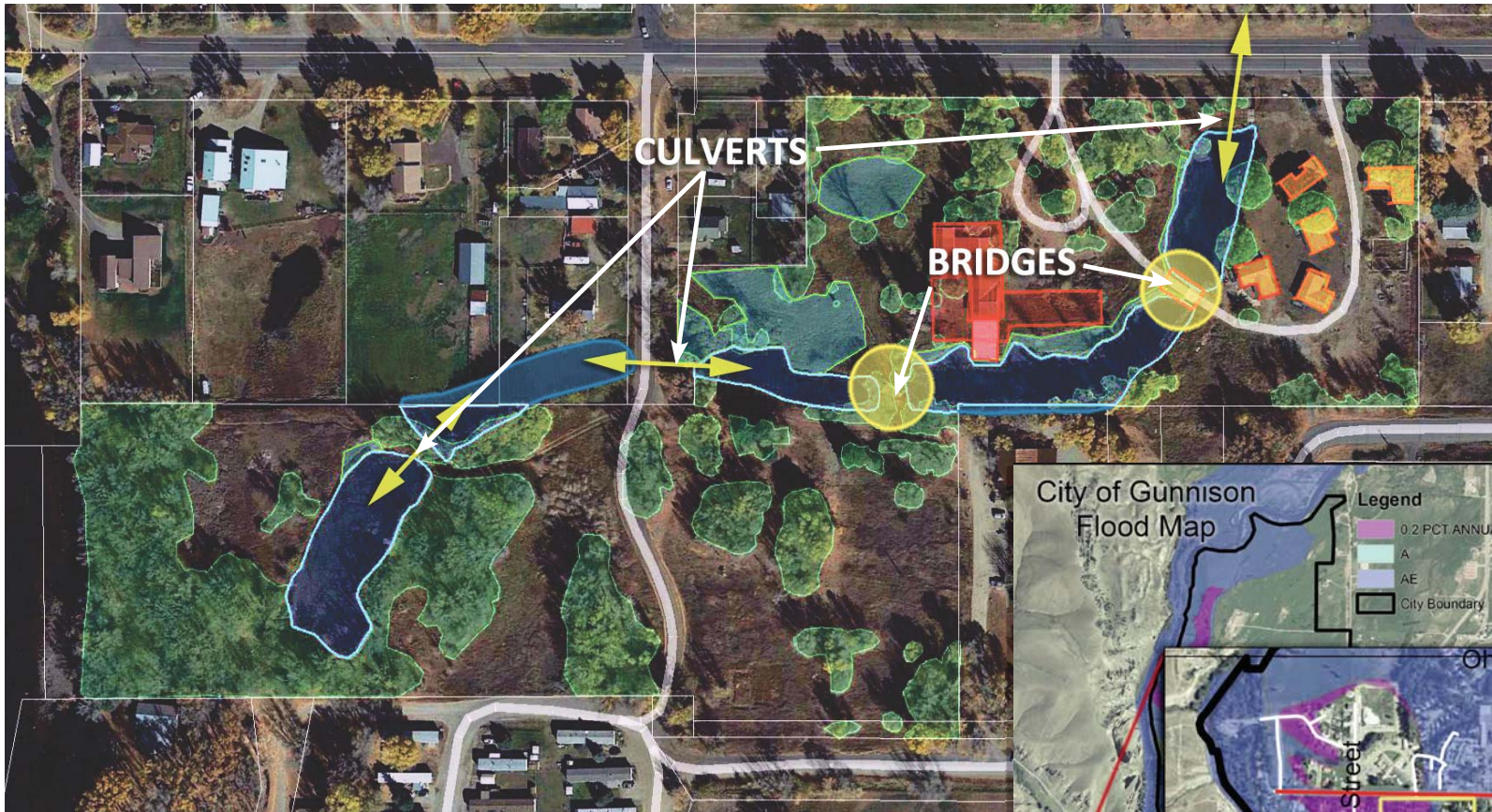
Wetlands & Ponds

A striking feature of this site is the string of interconnected ponds and wetlands that traverse the property and discharge into the Gunnison River. These ponds function as a stormwater detention facility, storing and conveying water within this local drainage basin. Two of the ponds also occupy portions of adjacent private parcels.

There are four interconnected ponds that comprise the system leading to the Gunnison River outlet. One additional 'detention' pond that is not connected to the main channel/pond system is very shallow and holds water only during high runoff periods. Several culverts are in place to accommodate the conveyance of water through this system.

Isolated wetlands are located in the northern half of the site. These isolated wetlands do not have a surface water source, but appear to be connected to the shallow alluvial gravel aquifer. "Jurisdictional Wetlands" and water features on the site, as well as the stream banks and channel of the Gunnison River, are regulated by the Clean Water Act Sections 401 and 404, which set forth dredge and fill standards. Jurisdictional wetlands play a critical role in conveying both stormwater and irrigation return flows.





Flood Zones

The City of Gunnison has a large aerial extent of floodplain due to its relative location in the Gunnison River and Tomichi Creek. About 50% of the new park site is located in the AE Zone (100 yr. floodplain) and the remainder is designed as Zone X (0.2% or 500 yr. floodplain). The City's Flood Damage Prevention Regulations apply to development activities in designated Flood Hazard Zones. These regulations apply to proposed improvements, depending on the nature of the improvement and flood hazard zone designation.

The western property boundary extends about 30 feet out into the Gunnison River channel. The river channel constitutes a "Floodway" under the City's flood hazard regulations and improvements within the Floodway are significantly limited. Additionally, improvements within this river reach will require permit approvals from the Army Corps of Engineers. The conservation ethic described in Section 3 of this report focuses on the protection of the river bank from erosion caused by uncontrolled public access.

Existing Buildings

There are Six existing buildings on the site, five are small cabins and one is the designated Community facility. Four of the five cabins are framed in with exposed stud walls. One cabin is finished and is currently occupied by a renter. The Community facility, previously operated as a restaurant, was gutted. Exterior finishes are completed, to include a quality door and window package. The structure is dried-in, but will require significant improvements to receive a Building Certificate of Occupancy. It is anticipated that the most expensive improvement will be associated with the heating and ventilation system (\$150,00±). Rough-in electrical services exists and the remaining electrical cost will include the installation of light fixtures. Final floor and wall finishes are also required. Based on community input, the building could be used for public assemble purposes (weddings, etc.) and a fire suppression sprinkler system is required for this type of occupancy.

Pedestrian & Vehicular Circulation

Roads - Third (3rd) Street is the only road that currently passes through the park site. It is a gravel surface with an approximate width of 25 feet. It terminates at the intersection of Gunnison Avenue. The existing intersection encroaches onto private property and it should be reconfigured to mitigate the encroachment. Gunnison Avenue and Tomichi Avenue form the southern and northern borders of the site respectively.

Parking - Presently, there is no formal public parking developed on the site, but unimproved parking exists around the cabin sites and the Community facility. Parking can be accommodated along the unimproved shoulders of Tomichi Avenue and future public parking lot can be located on the site. The width of 3rd Street and Gunnison Avenue do not support parallel on-street parking.

Sidewalks & Bike Lanes - Currently no sidewalks exist on or around the park site, Tomichi Avenue has 6 foot bike lanes on both sides of the street.

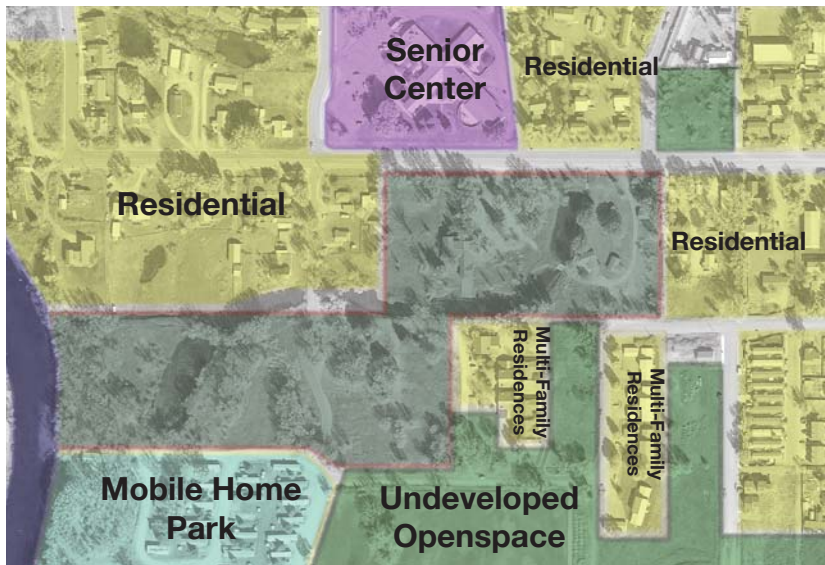
Trails - There are no improved trails on the property, but social trails exist on the site.

Site Cleanup - Fill material and litter found on the site should be collected and dealt with accordingly.

Adjacent Land Uses

Gunnison Valley Health Senior Care Center - In October 2016 Gunnison Valley Health announced the intent for a major renovation to the Senior Care Center. The conceptual project scope includes the construction of a new senior care facility, equipped to provide a full service care facility as well as new assisted living housing for community members. West Gunnison Regional Park provides a potential site for serving seniors recreational amenities. One senior amenity may include the relocation of the existing Hospice Garden to the park site. More in depth discussion with Gunnison Valley Health representatives are occurring as the Senior Care Center project planning evolves. Topics to be discussed in more detail include improved pedestrian crossings, ADA compliant trails and sensory enlivening plantings.

Twin Pine Mobile Home Park - Approximately 100 mobile home spaces are located in the Twin Pines complex, which is located adjacent to the southwest quadrant of the park site. The property owners have stated their desire for a fence along their northern border that is shared with the park. As previously noted, city staff has also identified the need to reconfigure the 3rd Street/Gunnison Avenue intersection to address an existing encroachment issue.



In-Fill Development - Directly to the south of the park there is a very large parcel of undeveloped real property that is zoned for multi-family development. The Thornton Way corridor includes an existing multi-use trail segment providing convenient access to the park site. Based on estimates from the West Gunnison Neighborhood Plan, approximately 963 additional dwelling units may be expected when the area is fully developed. This is the largest undeveloped segment within the community's existing urbanized area. In fill development is an important element of future growth management for the community

Perimeter Fencing

Fencing was a priority requested by several adjacent property owners. Fencing is considered as an important initial improvement for the site. Protecting the viability of adjacent private property owners will be a continued City priority as this park space is improved.

Zoning and Entitlement Factors

West Gunnison Regional Park site is presently zoned as a Planned Unit Development (PUD), with specific, but limiting land use development improvements allowed on the site. Existing zoning PUD plan allows for the following development to occur:

- A total of 11 cabins for seasonal rental
- 48 RV spaces
- 1 studio building
- 1 clubhouse
- 1 restaurant (±4,000 SF)
- 70-unit lodge
- 4 four-plex structures

Entitlements granted under the 1986 PUD zoning have very little relevance to the ideas for this site as articulated in this Master Plan. The property is a prime candidate for rezoning that would be more consistent with ideas generated by community for this property. Specifically, rezoning should contemplate the commercial use of the Community facility. The remainder of the site could be rezoned as a residential mixed-use district, which allows for the urban park and open space concepts to be developed and it also permits residential development for the future "land banking" area defined in the preferred alternative of this plan.

SECTION THREE

— Improvements Program

— Design Concepts

— Proposed Design Action

IMPROVEMENT PROGRAMING

The simple vision for this park is a lightly developed set of park facilities with ample conservation spaces; a place to experience the Gunnison River; a place for community gatherings; and a place for families to picnic and play together and a place to just enjoy nature.

Primary Design Functions

Conservation Ethic - The West Gunnison Regional Park site is endowed with a quality riparian habitat, and surface water features that are considered to be valuable elements for this habitat system. This plan promotes the conservation and enhancement of the existing habitat. Improvements on the site will be integrated with low impact design features that mitigate the increased surface runoff (time and volume) from buildings parking lots, and other impermeable surfaces. Another primary conservation measure is to manage access to the river bank, which is naturally susceptible to erosion. River access should be accomplished with low impact jetty design that facilitates public access but protect the banks from erosion – controlled access is essential. The propagation of invasive species is another concern cited during the public input process. Landscaping improvements on the site should follow the species recommendations of the City of Gunnison Preferred Planting List to guide inclusion of future landscape species.

Urban Park Amenities - Public input gathered during the workshops and through the survey indicate that urban park amenities should be developed on the park site. Ideas presented by the community input included development of playground equipment, picnics accommodations, a new volleyball court, bathroom facilities and internal trails within this new park site. The Parks and Recreation Master Plan (2015) recognized that a lack of park space exists in west Gunnison. However, the Parks and Recreation Master Plan did not contemplate the improvements of this site into the defined prioritization of community-wide park amenities described herein. Therefore, and financing improvements on the West Gunnison Regional Park should not necessarily be prioritized over the pre-existing priorities identified in the 2015 Parks and Recreation Plan.



Community Facility Improvements

One of the primary assets on the park site is the Community facility (±6,200 SF), which is dried-in but has no interior finishes, heating system or electrical fixtures. Public input expressed significant interest in improving the structure to accommodate activities such as weddings, and educational functions. Financing the improvements and establishing a consistent revenue stream to operate and maintain this building is the crux for implementing this vision. While this revenue topic is beyond the scope of this West Gunnison Regional Park Master Plan, the following recommended actions address the protection of this asset and help frame a direction for moving forward.



- Manage mature cottonwood trees surrounding the existing buildings that are considered to be a hazard to the existing structures.
- Conduct periodic maintenance to ensure the long term protection of the structure.
- Establish cost estimates for the finishing the necessary improvements to obtain a Certificate of Occupancy.
- Begin to explore the opportunities to fund building improvements.
- Establish and execute a business plan that ensures a consistent and sufficient revenue source to maintain the facility over time.



Community Housing and Land Banking

Affordable housing is identified by the One Valley Property Plan as a primary need of the greater community. Initial steps to address the affordable housing issue are underway. A Housing Needs Assessment funded by the incorporated municipalities and Gunnison County is now underway, but is not completed to date. Land banking has been identified as a critical component needed to address affordable housing over the long term. The West Gunnison Regional Park site offers opportunities that can help address the local affordable housing issues. First, there are six existing cabins located on the site, but five of the units are building shells without plumbing, heating or electrical services. One cabin is presently finished and occupied by a renter. A Cost-Benefit Assessment would help determine the best course of action.

DESIGN CONCEPTS

The following section outlines the design alternatives for the West Gunnison Regional Park. In addition to the overall design, a number of key elements that were defined through the two workshops and survey are addressed. Two “Alternative Site Plans” presented herein, illustrate design options that may apply for guiding park site improvements. An overview is given for each design element, along with illustrations to reference the overall design intent.

The plan lays out an array of park amenities in appropriate locations around the site, it is up to the city and the community to select from these those things that will best serve the community.



Alternative 1 - This is the more developed alternate with larger and more extensive coverage of park amenities.



Alternative 2 - This is the less developed version of the park, featuring less extensive and elaborate amenities

Alternative 1 (LEFT)

- | | |
|--------------------------|----------------------|
| 1. 5th Street Connection | 9. Event Lawn Area |
| 2. Park Bench | 10. Community Garden |
| 3. Picnic Area | 11. Playground |
| 4. Crosswalks | 12. Sand Volleyball |
| 5. Parking Lot 1 | 13. Amphitheater |
| 6. Parking Lot 2 | 14. River Platform |
| 7. Enhanced Wetlands | 15. Pavilion |
| 8. Trails | 16. Bathrooms |

Alternative 2 (ABOVE)

- | | |
|--------------------------|---------------------|
| 1. 5th Street Connection | 9. Trails |
| 2. Park Bench | 10. Event Lawn Area |
| 3. Picnic Area | 11. Playground |
| 4. Crosswalks | 12. Pavilion |
| 5. Parking Lot 1 | 13. River Platform |
| 6. Parking Lot 2 | 14. Bathroom |
| 7. Hospice Garden | |
| 8. Enhanced Wetlands | |

PROPOSED DESIGN ACTIONS



Community Facility

Summary - The Community Facility is approximately 6,200 square feet with a main floor and a small second story mezzanine. The building is framed with exterior siding and metal roof – the structure is dried-in with exposed framing members. The structure contains a high-quality window and door package. Extensive work on the heating and ventilation system is required to finish the structure for habitation.

Community Dialogue - Public comments overwhelmingly support the idea of completing the building for public occupancy. Ideas included the addition of solar provisions for energy conservation. Community comments addressed potential future uses such as a public space for events such as weddings, family reunions and educational functions.

Community comments also noted the need to explore opportunities for the facility to be financially self-sufficient. For example, one comment suggested “...development of a business plan for build-out, to include use and exploration of ways to maximize potential of facility (eg City vs. private ownership/ management; not for profit vs. for profit).”

Recommended Actions - Both Alternatives 1 and 2 contemplate the continued existence of the structure. Proposed Actions include the following:

- Take initial steps to protect and preserve the existing condition of the structure.
- Assess the building conditions and determine the costs to finish the structure for public occupancy.
- Develop business plan that considers a means for securing funds to finish the structure for public occupancy, and establishing a secure long term revenue source adequate to cover all costs for the building utilities and maintenance needs.
- Public/private partnerships should be explored in the development of the business plan.
- Do not expend funds to complete the building's interior until a business plan is ready for implementation



Pavilions/Amphitheater

Summary - Pavilions and amphitheaters are versatile spaces that give a community the opportunity to hold events or performances in a nice outdoor setting. The size of such a pavilion can vary depending upon the envisioned use of the space. Small picnic shelter structures are likely the best fit for the site since larger pavilions for significant community gathering require adequate parking facilities to accommodate the crowd. The location and scale of such facilities will be determined as the park site is improved.



Community Dialogue - Some public comments support the idea with the thought that music events and public gathering are positive for the community. However, several comments did not support pavilions for large community gatherings because the park site is surrounded by residential land uses and increased traffic and noise would be a detriment to the neighborhood.

Recommended Actions - Site plan Alternate 1 proposes a small picnic pavilion and one medium sized pavilion for gatherings. Alternate 2 identifies a landform amphitheater and one small picnic pavilion. The landform amphitheater cost may be significant depending on the final design. The cost of a small picnic pavilion is estimated to be about \$15,000. It is not recommended to program construction of a large public gathering pavilion on the park site until there is a true defined need for such a facility and only after an in-depth assessment including the neighborhood input regarding the development of such a facility. A small picnic pavilion would provide a functional gathering space and is a prudent improvement to implement as funding becomes available.





ALTERNATIVE 1

Trails

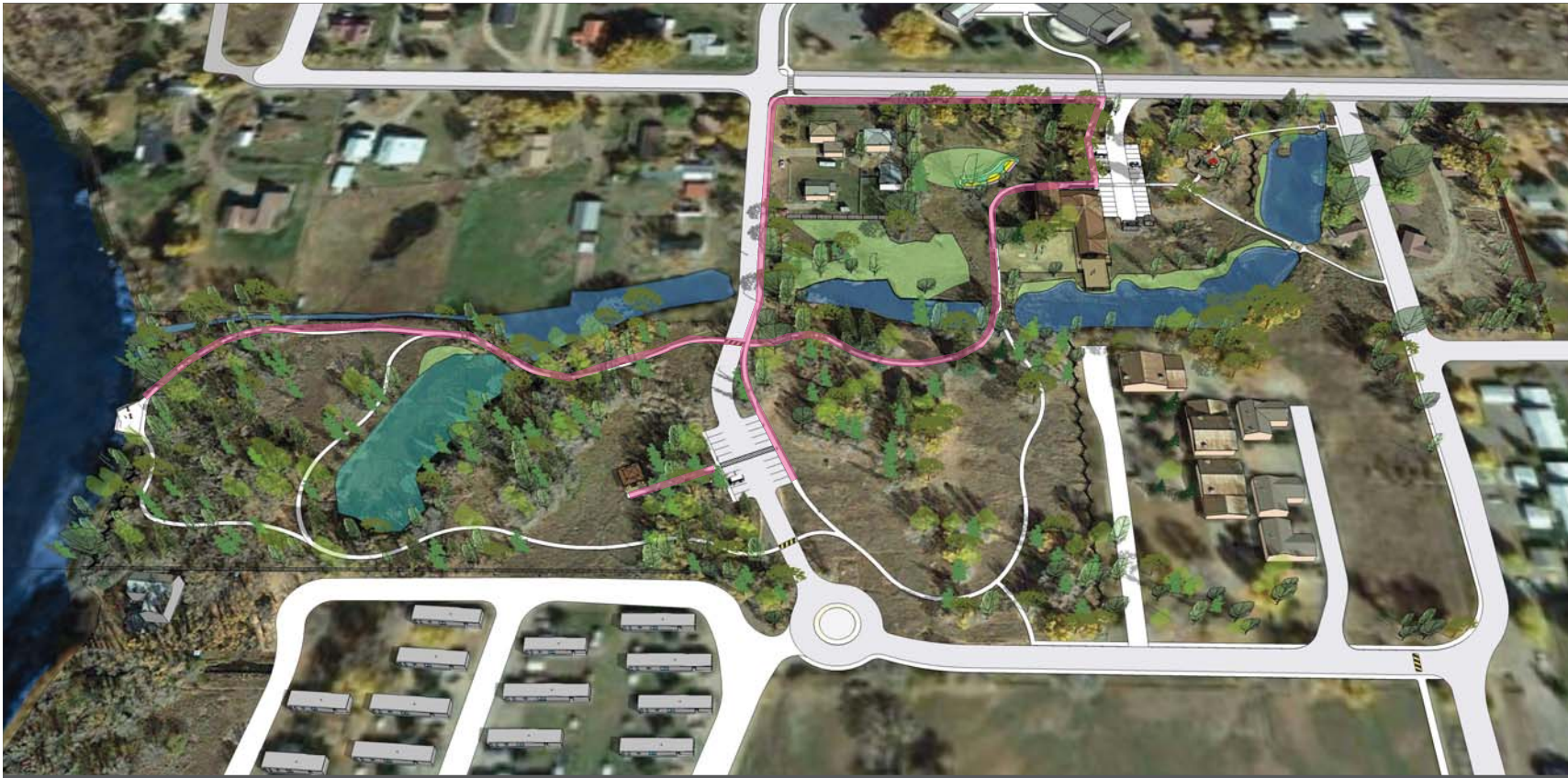
Summary - Community input identified the desire to develop an internal site trail system. The trail system will provide convenient and safe pedestrian movement through the park site, using a nested loop configuration. Connectivity to the community non-motorized transportation system is also contemplated in each alternative. The plan Alternatives propose slightly different internal trail alignments, taking advantage of habitat conditions and providing connectivity to adjacent neighborhoods and the city's regional non-motorized transportation plan. Alternative 1 is aligned with nested loops that maintain a 30 foot buffer on the majority of the site perimeter.



CRUSHER FINES PATH



CONCRETE PATH



ALTERNATIVE 2



PICNIC AREA



MOUNTED BENCH

Alternative 2 pulls the trail alignments to the edge of the site's boundary with five foot buffers established on some of the site perimeter.

Community Dialogue - The community input strongly promotes development of intimate spaces with benches and other amenities. Comments also recognize the advantages of nested loop configurations with trail alignments following the edge of the site boundary, dependent upon site specific conditions.

Recommended Actions - While perimeter alignments provide a means for easy accessibility, internal nested loop provide access to intimate spaces where users can experience the natural habitat amenities of the park site. Final alignment should ensure easy access to the park from adjacent neighborhoods and the city's regional trail facilities. Alignments should maintain a minimum five foot buffer from adjacent private property. Trails adjacent to the street edges are appropriate but the alignment should be established in a manner that avoids buried utilities, minimizes the removal of vegetation, and maintains public safety. Internal trail tread-widths should not exceed six feet. Trail alignments along street edges can accommodate wider width dimension.

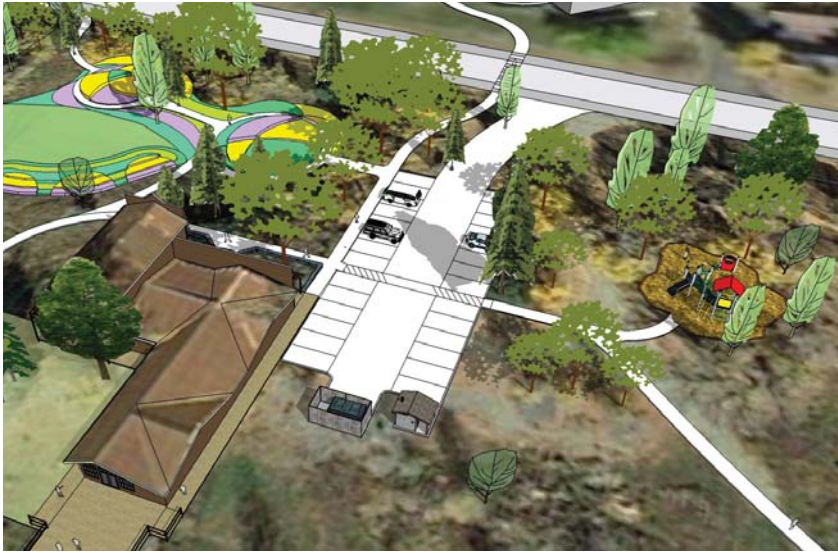
Direct connectivity between the Senior Health Care Center and the park site should be contemplated. Trail designs will be accessible to disabled community members (American with Disabilities Act). Trails and fencing will be developed along the Gunnison river corridor to preclude uncontrolled public access to the channel – this is necessary to protect the river bank from increased erosion.

Gunnison Trails is a strong partner with the City in the construction of non-motorized transportation facilities, and with their in-kind labor help the construction of gravel surface trails will be relatively inexpensive. Trail construction should be set as a high improvement priority.

Street Extensions and Parking

Summary - There is lacking system connectivity between West Gunnison and the other developed portions of the urbanized area. The purchase of this site was partly justified by the opportunity to extend 5th Street. The 5th Street extension is depicted on both Alternative site plans presented above, but they are configured with slightly different horizontal alignments. The Alternative site plans also display a modified 3rd Street/ Gunnison Avenue intersection. Both Alternative illustrations depict a round-about intersection, but a conventional intersection could also work on the 3rd Street/Gunnison Avenue crossing. In essence, these street alterations will provide improved circulation within the developing West Gunnison neighborhood and provide enhanced connectivity to the schools, commerce districts and other city neighborhoods.





the development program. The extension of 5th Street through the site should occur in conjunction with future paving of Thornton Way through the West Gunnison neighborhood. Engineered design of the street extension should occur within the short term to help facilitate accurate construction cost estimates for the extension. The final alignment will also affect any future improvements in the existing cabin area. The 3rd Street/Gunnison Avenue intersection improvements are not critical to implement in the short term, unless the Twin Pines Mobile Home Park owners decide to prohibit the use of their property which presently accommodates the intersection.

The implementation of park improvements necessitates the development of on-site parking because uncontrolled parking will be an ongoing enforcement problem and detrimental to the long term park use. Both of the Alternative site plans depict parking development on the 3rd Street corridor and adjacent to the Community facility. Alternative 1 depicts 28 stalls at the Community facility and Alternative 2 illustrates a 12-stall configuration at the building. On-site parking on 3rd Street depicts a perpendicular stall configuration on the street section, with 18 spaces proposed on both Alternative Plans.



Community Dialogue - While some community members advocated no road extensions through the site, there was equal sentiment supporting the extension of Thornton Way to provide improved connectivity between West Gunnison and the other developed city urban area.

Recommended Actions - Establishing on-site parking is necessary in the short term phase of the site improvement programing. It recommended that on-site parking be developed in the vicinity of the Community Facility and parking improvements on 3rd Street not occur until later in

Playground

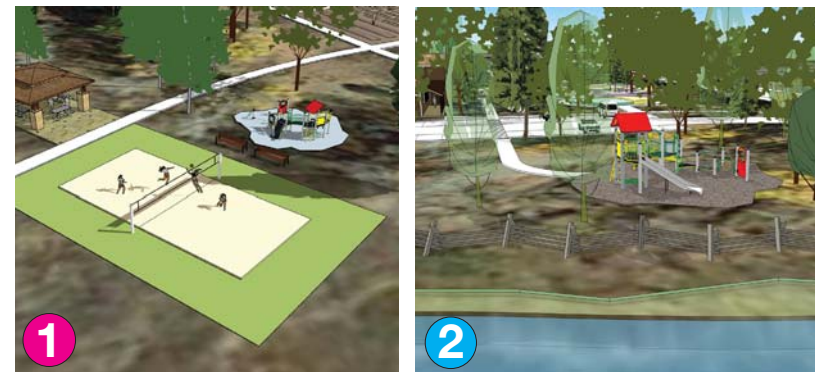
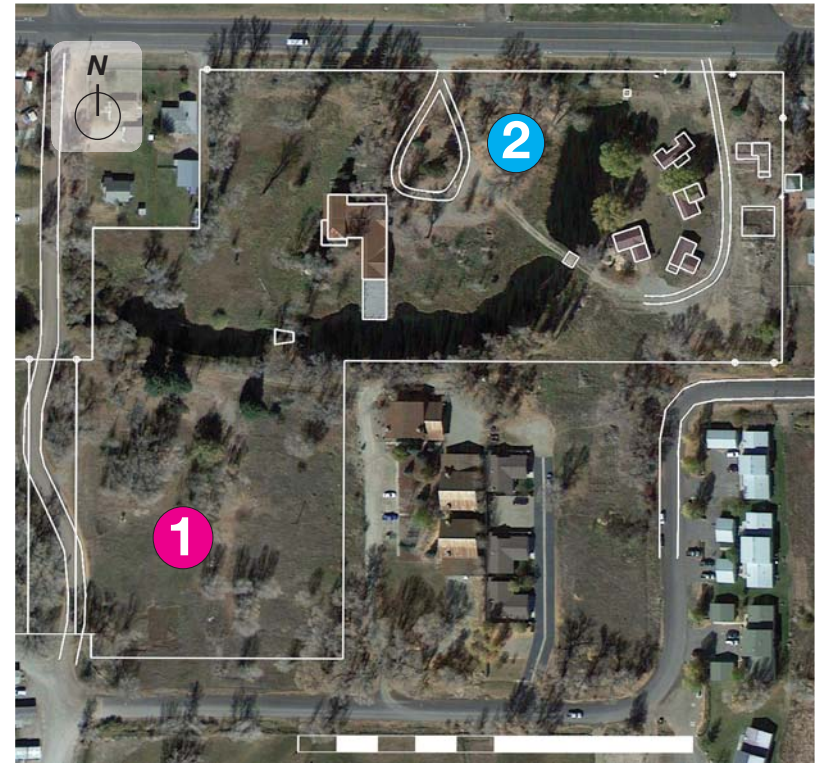
Summary - Playground space is illustrated in each of the Alternative plans. Location options include a space in the south-central part of the site and the other location is defined on the northeast edges of the site. The City purchases playground equipment from established manufactures to ensure that equipment safety thresholds are maintained. Annual inspections of equipment for insurance purposes are also less problematic with manufactured equipment. Various equipment styles are provided in the following images



Alternative 1 illustrates a volleyball court in the east-central portion of the park site. A small playground area, adjacent to the volleyball court is also contemplated in Alternative 1. Alternative 2 does not include a volleyball court facility and this Alternative locates the playground improvements on the eastern most part of the park site.

Community Dialogue - Public input comments support the notion of developing a playground area on the park site – it is sensible since it will serve surrounding residential neighborhoods.

Recommended Actions - Urban park features such as volleyball courts and playgrounds should be concentrated in proximity to improved on-site parking facilities, which are contemplated in the vicinity of the Community facility. Installation of playground equipment should be contemplated in



the early improvement phases, but not until a public parking lot is developed. Demand for a volleyball court has historically been minimal and its development in the long term may be an appropriate action.

River Platform

Summary - The Gunnison riverfront is a prime public destination within the project site; however, it is also the most environmentally sensitive part of the site. Two river platform concepts have been developed which would be connected into the trail network with an ADA compliant pathway. A jetty or platform design feature would allow park users to easily access to the river without causing harmful erosion of the unprotected river banks.

As noted in both of the Alternative site plans, the proposed location for the river access feature is along the northern portion of the river channel boundary. The Alternatives denote two differing feature designs. Alternative 1 depicts a terraced jetty design that allows the public to mingle in the water which enhances the user experience. Alternative 2 depicts a deck feature design but without direct access to the river.

Public Dialogue - User access to the river is strongly supported by community input, but the workshop participants also recognize the conservation management needs and the obligation to preclude unrestricted access causing river bank erosion.

Recommended Actions - Cost for design, permitting and constructing a river platform will be significant and staging for the construction will be challenging. However, it is recommended that Alternative 1 depicting a terraced jetty design that allows the public to mingle in the water enhances the user experience is recommended.

The City may consider an interim solution that would include



RIVER PLATFORM LOCATION



fencing to minimize unrestricted access to the river bank and developing a small portion of the river bank with a boulder-armored protection feature.

Community Garden

Summary - The site offers the possibility for the development of a garden and the Alternative Site plans identify two potential sites. At this point in time six community garden spaces exist, however, the site could also have a garden designed to serve the senior community and families from the senior center across the street. Any future gardening space may be coordinated with the Mountain Roots community gardening organization. Community gardens for food production or botanical enjoyment, are considered to be a compatible use for the site. However, improving a reliable water source to a defined garden site may be costly, especially if a domestic water tap is the proposed source. A defined power source would be required for an irrigation pump system.

Community Dialogue - The public was very receptive to the idea of a community garden on the park site. Input suggested that garden be located in the vicinity of the New York Avenue/5th Street intersection.

Recommended Actions - Prior to implementing development of a garden space on the West Gunnison Regional Park, detailed planning should

be conducted by the Parks and Recreation Advisory Committee. The Committee should consider neighborhood input to determine if a site specific need exists – a large community garden at the Gunnison Valley Mentors site is located about 200 yards east of the park site on Tomichi Avenue. Input from the Mountain Roots organization should also be sought. Specific space needs and water service availability should also be assessed.

Landscaping

Summary - Landscaping on the West Gunnison Regional Park will be integrated in the long term maintenance program for the Park. Some areas may be improved with ornamental species supported by irrigation, and the Gunnison Senior Care Center representatives have inquired whether or not the Gunnison Hospice Memorial Garden could be relocated on the park site.



GRASSLAND



FORMAL LANDSCAPE



LOWLAND FOREST



RIPARIAN BUFFER



The park site is endowed with a thriving riparian habitat that sustains native grasses and shrubs, and tree canopies that vary in height. Therefore, the majority of the site will be maintained in its natural condition using an adaptive conservation management approach.

Community Dialogue - Public input recognizes the value of the riparian habitat found on the site - “There is value in lots of wild space.” Clustering improvements in the vicinity of the Community Facility was also noted as an important idea by public input.

Recommended Actions - Short term action recommendations include the implementation of a tree survey to determine the condition of aging cottonwood trees that may pose a danger. The propagation of Russian Thistle on the site should be addressed by an active spraying program that may be required for a few growing seasons. Disturbed soil areas associated with site improvements should be replanted with species types identified in the City of Gunnison Preferred Planting List (Land Development Code, Appendix A.).

Relocating the Hospice Memorial garden would provide community value that may be appropriate if the corresponding maintenance responsibilities

are borne by the interested third party.

Development of a community garden may also be a short term improvement project, but only after the Parks and Recreation Advisory Committee thoroughly assesses the programming for this this improvement and determines that it is a viable need that can be sustained with community help.

Over the long term, actions should focus on the maintenance of natural areas. Seeking recommendations from the Colorado State Forest Service, Colorado Division of Parks and Wildlife, and other entities will help the city to implement adaptive conservation practices that will help to sustain and improve the existing riparian habitat values of the site.



On-Site Water Features

Summary - The drainageway and pond system crossing the park site is a great amenity. According to the Lazy K Stormwater Management Plan (City Engineer, 2016), the site has five ponds. These ponds are a part of “Basin 8” as identified in the City of Gunnison Stormwater Management Manual (Draft 2010). Basin 8 encompasses a significant portion of Gunnison’s urban area north of Virginia Avenue. Because volume

limitations exist for the infrastructure conveying stormwater through Basin 8, new developments within the basin’s confines are required to have a developed flow discharge rate equal to or less than predevelopment level. Furthermore, development activity in Basin 8 are required to comply with City Best Management Practices designed to reduce or eliminate any potentially harmful contaminants. The Basin 8 collection system, including several detention ponds, is fixed to maintain Water Quality Capture Volumes (WQCV) of design storm events. In general terms, the ponds on this site serve to reduce the discharge of sediment and elevated water levels from rain storm events – the ponds are critical facilities serving to maintain the water quality of the Gunnison River.

Community Dialogue - Community input forwarded the premise that the pond and drainageway system is a unique and valuable amenity. Community comments include the desire for improving the system’s aquatic habitat. Dredging and aeration of the ponds were proposed to improve aquatic habitat.

Recommended Action - The ponds and drainageway traversing the site are part of the community stormwater system infrastructure and must be maintained in a manner to ensure this function into the future. Dredging the ponds may be an option for improving habitat quality, but the ponds are hydrologically connected to the regional alluvial aquifer and specific permits from the Colorado State Engineer would be required. Dredging the ponds may have an unintended effect upon the city’s existing water rights, and based on this possibility such an action should be carefully considered before moving forward.

It is recommended that the City ask for input from the Colorado Division of Parks and Wildlife about steps that may be taken to improve the aquatic habitat in this reach of the Basin 8 drainage system. Thereafter, phased improvements can be programed into City budget documents.



Community Dialogue - There was no substantive community dialogue focusing on the construction of bathrooms on the park site. However, the public expressed the support for developing this site for park and recreation purposes.

Recommended Action - Serving the site with portable toilet will likely be necessary as a short term solution. A vault toilet would provide year round use and is recommended for this park site. In the long term construction of a seasonal bathroom is appropriate to contemplate.

Bathrooms

Summary - Bathroom facilities are considered to be an essential amenity for the long term function of this park space. Seasonal bathrooms are considered most appropriate because year round facilities must be heated and maintained. Higher use thresholds are expected to occur during warmer seasons. Portable toilets may be used as an interim solution until funding for the construction of bathroom facilities are made available.



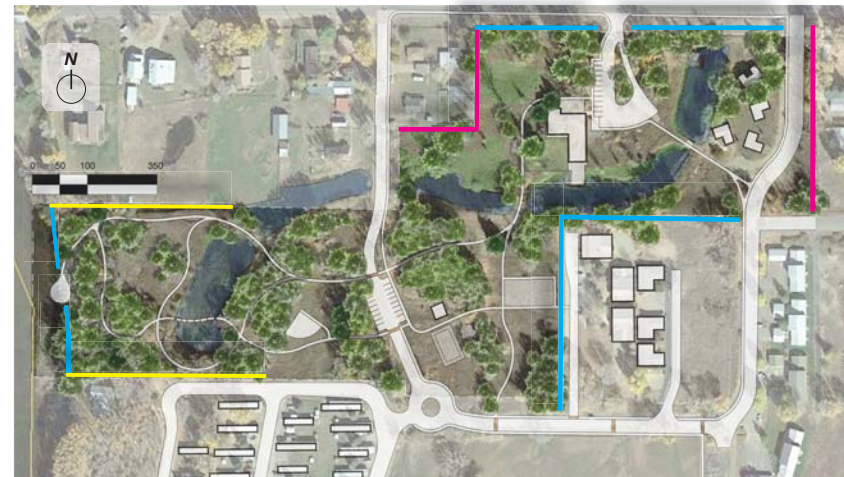
CHAIN LINK FENCE



SPLIT RAIL BOUNDARY FENCE



WOODEN PRIVACY FENCE



Perimeter Fencing

Summary - Fencing is important to community members living adjacent to the park location. The primary concern is that visitors may not be

aware of the site boundaries and could accidentally trespass on private property. Maintaining privacy can be addressed through effective fencing. Internal fencing is contemplated by the Alternative plans. Specifically, split-rail or similar barrier style is needed to protect existing vegetation cover from user-created trails. Barrier fencing is also necessary to protect the Gunnison River bank which is susceptible to erosion from park users.

Community Dialogue - During the public workshops several adjacent neighbors noted concern regarding potential trespassing. The neighbors requested the placement of perimeter fencing to mitigate trespass issues.

Recommended Action - Perimeter fencing of adjacent properties is considered to be a short term implementation project. Additionally, barrier fence to protect the Gunnison River channel banks also qualifies as a short term project.

Affordable Housing

Summary - There are five cabins located on the site, but only one unit is finished to a level of occupancy. The other four cabins are framed structures with no interior finish, heating, electrical service or plumbing.

The One Valley Property Plan (2016) identifies affordable housing as a primary need of the basin. Preliminary estimates indicate that the cost of real estate exceeds the income levels for a large contingent of the basin residents. Preliminary estimates also predict a need to develop approximately 170 additional units in the Gunnison area to support community housing needs. Land banking is identified as a critical component needed to address affordable housing over the long term and the eastern portion of the park site provides a potential land area possibility.

Community Dialogue - The community provided mixed reviews about developing affordable housing units on the site. There were also mixed reviews regarding the finishing the existing cabins to serve as rental units. However, there was consistency in the community input regarding housing location, which overwhelming was restricted to the northeast part of the site where the existing cabins are located.

Housing and growth are significant considerations for this project, especially because the site already has one viable housing unit that is being rented, and the other four cabin units that could come on line in relatively short order. The various jurisdictions in the valley realize that housing pressures are affecting the ability for businesses to fill jobs and residents are being dislocated because of costs and demand.

Recommended Actions - Determine the cost to complete work on the existing unfinished cabin structures. Conduct a cost-depreciation assessment to determine the length of time required to recapture the improvement costs for improving the cabins.

Long term actions need to consider the alignment of the 5th Street extension. Timing and design of the street extension affects all housing decisions. Existing density provided by the cabins is minimal and a residential development with higher density adds value to the property, and helps to offset demand thresholds required to fulfill community housing needs.

Property Rezoning

Summary - The topic of rezoning the property received very little attention during the community input process, but it is a necessary step to contemplate because the underlying PUD zoning is antiquated and does not allow for some of the uses reviewed in this Master Plan.

Recommended Action - In the short term, establish new zoning for the property that contemplates the various uses proposed herein.

SECTION FOUR

— Parks and Recreation Department Operations

— Opinion of Cost

Park and Recreation Department Operations

The City of Gunnison Parks Department provides a number of services to the community. It owns and operates twelve parks sites and recreation facilities (11 parks and the community center) as well as provides programming for all ages and a variety of interests. In addition, the City hosts a number of special community events throughout the year.

The City of Gunnison Parks and Recreation Department operates and maintains approximately 1,000 acres of parks and open space in and around the City of Gunnison. The park system offers a variety of passive and active recreational opportunities for citizens and visitors.

The West Gunnison Neighborhood Park meets the definition of a Regional Facility as defined in the City of Gunnison Parks and Recreation Master Plan (2015). Regional parks tend to be more than 8 acres and offer large areas for a diverse range of active and passive recreational activity areas, such as walking and jogging, family group picnic areas, natural areas for outdoor recreation such as fishing, biking and hiking paths. Regional parks may contain a special use facility or single purpose recreational activity, such as an equestrian facility, fairground, or festival areas.

The City of Gunnison Parks and Recreation Department operates youth and adult recreation programs. In 2012, 3,938 people participated in 105 programs, in 2013 there were 3,436 participants, and in 2014, there were 4,191 participants. The City has programming for a number of areas including but not limited to: aquatics programs; Senior Recreation and Social programs; Adult Athletics Leagues; Children/Youth/Teen Athletics; Special Interest Classes (CPR, Red Cross); Adventure Sports; Elk Hockey; and Special Events (Middle school night, Holiday events (Fright Night, Rudolf Roundup).

The City of Gunnison has an impressive portfolio of Recreational Facility Assets. The Community Recreation Center and Pool host numerous activities, Jorgenson Park include baseball, softball, field sports areas, hockey rinks, and the skateboard park. This park will add additional costs to the Parks maintenance operation budget.

Parks and Recreation Department Budget Summary

Current funding for the Gunnison Parks and Recreation system comes from five main areas: 1) charges for services, 2) the City's General Fund, 3) the Conservation Trust Fund, 4) a 1 percent sales tax designated for funding trails, the ice rink, and the pool, and 5) successful grant applications. The 2017 budgeted expenditures for Parks and Recreation Department is \$3,611,479. Revenues generated specifically by the Parks and Recreation Department totals \$2,502,216, with the balance (\$1,109,263 or 31%) of expenditures supported by unrestricted General Fund revenues such as sales taxes.

Facilities Maintenance and Operations Funding Needs

In 2007, voters approved a 1% increase to the existing 3% city sales tax to finance construction of an addition to the Community Center for the swimming pools and the construction of the indoor rink, as well as construction of an integrated trail system. Twenty-five percent (25%) of the new sales tax revenues were set aside for ongoing maintenance of the facilities. As the facilities approach a decade of age, continuing to maintain the facilities with this level of funding has been a challenge. While the pool and the rink are being operated as enterprise funds, the subsidy necessary from the General Fund to maintain the facilities at a minimal level is just below the maximum threshold to retain enterprise status. Careful attention will need to be given in analyzing current fee structures, the market environment, as well as future capital needs to determine appropriate levels of unrestricted funding.

Existing and Projected Revenues and Expenditures

Revenues specific to the Parks and Recreation Department total \$2,502,216 and are derived from a variety of sources including \$1,588,176 from the 1% Parks and Recreation Sales Tax, \$42,397 from lottery proceeds, \$590,188 from program fees and memberships, \$269,500 from grants, and \$11,955 from investments. All other funding comes from unrestricted revenues in the general fund.

Expenditures total \$3,611,479. \$1,111,824 is used for the operation of the Community Center and pools, \$637,145 for the maintenance of parks and open space, \$478,000 on capital projects, \$548,456 for recreation programs, \$112,003 for event sponsorships, \$379,828 for the operation of the ice rink, \$44,326 for trails, and \$299,897 for miscellaneous expenditures.

Funding Allocation Process

The Parks and Recreation Master Plan (2015) identifies specific project priorities to be funded in the future, and priorities from this list that are contemplated to occur within the next five years are included in the City of Gunnison Capital Plan.

Projects identified in this West Gunnison Regional Park Master Plan must be integrated into the priority list established in Parks and Recreation Master Plan (2015). It is suggested that the Gunnison Parks and Recreation Advisory Committee provide a recommendation to the City Council on the priorities of this project. More specifically stated, the projects defined herein do not necessary trump existing priority projects identified in the 2015 Parks and Recreation Master Plan. This is the reason that projects identified for the new park site are prioritized in relative terms (short term and long term).

COST OPINION - ALTERNATIVE 1

SITE PREPARATION	QTY	UNIT	UNIT COST	ITEM TOTAL	REMARKS
Site clean and grub		SF	\$ -	\$ -	
Pond access earthwork		SF	\$ 5.00	\$ -	
Berm earthwork		SF	\$ 4.00	\$ -	
Subtotal				\$ -	
PAVING	QTY	UNIT	UNIT COST	ITEM TOTAL	REMARKS
Concrete pathways	25040.00	SF	\$ 4.00	\$ 100,160.00	4' width
Crusher fines pathways	5040.00	SF	\$ 2.00	\$ 10,080.00	6' width x 4" depth
Concrete ramp at play pits	1.00	EA	\$ 1,500.00	\$ 1,500.00	
Gathering space paving	4429.00	SF	\$ 14.00	\$ 62,006.00	integral colored
Parking lot, drop off, and driveways asphalt	56010.00	SF	\$ 5.00	\$ 280,050.00	includes striping
Concrete picnic table pads	6.00	EA	\$ 200.00	\$ 1,200.00	4" thick, regular
Concrete bench pads	5.00	EA	\$ 55.00	\$ 275.00	4" thick, regular
Subtotal				\$ 455,271.00	
PLANTING & GROUND COVER	QTY	UNIT	UNIT COST	ITEM TOTAL	REMARKS
Irrigated Sod	4864.00	SF	\$ 4.00	\$ 19,456.00	irrigation included
Tree plantings 1 - 1.5 caliper		EA	\$ 200.00	\$ -	majority of trees
Tree plantings 2 - 2.5 caliper		EA	\$ 400.00	\$ -	select tree locations
Riparian plantings	9400.00	SF	\$ 1.50	\$ 14,100.00	for seeding
Flowerbed plantings	2500.00	SF	\$ 3.00	\$ 7,500.00	perennials and annuals
Kids play surface (12" EWF delivered/installed)	1200.00	SF	\$ 2.70	\$ 3,240.00	
Subtotal				\$ 44,296.00	
PARK STRUCTURES	QTY	UNIT	UNIT COST	ITEM TOTAL	REMARKS
Pavillion	1200.00	SF	\$ 75.00	\$ 90,000.00	
Shade structure	400.00	SF	\$ 75.00	\$ 30,000.00	
River launch ramp					
Volleyball court					
Entry signage	1.00	EA	\$ 5,000.00	\$ 5,000.00	signage and gate
Playground structure	1.00	EA	\$ 35,000.00	\$ 35,000.00	
Picnic shelters	1.00	EA	\$ 9,000.00	\$ 9,000.00	
Raised planters	3.00	EA	\$ 2,000.00	\$ 6,000.00	
Boardwalk bridge	80.00	LF	\$ 250.00	\$ 20,000.00	pre-engineered
Community Garden					
Subtotal				\$ 195,000.00	
PARK AMENITIES	QTY	UNIT	UNIT COST	ITEM TOTAL	REMARKS
Picnic tables	10.00	EA	\$ 300.00	\$ 3,000.00	
Grills	2.00	EA	\$ 300.00	\$ 600.00	optional, near picnic areas
Trash & recycle cans	6.00	EA	\$ 300.00	\$ 1,800.00	
Stone seating slabs (near creek)	4.00	EA	\$ 500.00	\$ 2,000.00	
Benches	6.00	EA	\$ 600.00	\$ 3,600.00	6 and 8-foot
Subtotal				\$ 8,000.00	
Subtotal (total design, 15.8 acres)				\$ 702,567.00	
Survey (2%)				\$ 14,051.34	
Architectural / Engineering Fees (10%)				\$ 70,256.70	
Construction Management (10%)				\$ 70,256.70	
Contractor Overhead & Profit (10%)				\$ 70,256.70	
Contingency (20%)				\$ 140,513.40	
Park Concept Total				\$ 1,067,901.84	

This cost estimate is based upon preliminary conceptual design and planning and should be used for information only for purposes of determining an order of magnitude. The estimate was completed without actual engineering and is subject to change. The estimate should be refined as more detailed design stages provide accurate quantities. The data used to compile the estimate is derived from industry standard sources such as 2016 RS Means data sets. Prices are subject to change with time and other industry related factors.

COST OPINION - ALTERNATIVE 2

SITE PREPARATION	QTY	UNIT	UNIT COST	ITEM TOTAL	REMARKS
Site clean and grub		SF	\$ -	\$ -	
Pond access earthwork		SF	\$ 5.00	\$ -	
Berm earthwork		SF	\$ 4.00	\$ -	
Subtotal				\$ -	
PAVING	QTY	UNIT	UNIT COST	ITEM TOTAL	REMARKS
Concrete pathways	22720.00	SF	\$ 4.00	\$ 90,880.00	4' width
Crusher fines pathways	10560.00	SF	\$ 2.00	\$ 21,120.00	6' width x 4" depth
Concrete ramp at play pits	1.00	EA	\$ 1,500.00	\$ 1,500.00	
Gathering space paving	2025.00	SF	\$ 14.00	\$ 28,350.00	integral colored
Parking lot, drop off, and driveways asphalt	56010.00	SF	\$ 5.00	\$ 280,050.00	includes striping
Concrete picnic table pads	4.00	EA	\$ 200.00	\$ 800.00	4" thick, regular
Concrete bench pads	4.00	EA	\$ 55.00	\$ 220.00	4" thick, regular
Subtotal				\$ 422,920.00	
PLANTING & GROUND COVER	QTY	UNIT	UNIT COST	ITEM TOTAL	REMARKS
Irrigated Sod	4864.00	SF	\$ 4.00	\$ 19,456.00	irrigation included
Tree plantings 1 - 1.5 caliper		EA	\$ 200.00	\$ -	majority of trees
Tree plantings 2 - 2.5 caliper		EA	\$ 400.00	\$ -	select tree locations
Riparian plantings	11000.00	SF	\$ 1.50	\$ 16,500.00	for seeding
Flowerbed plantings	1500.00	SF	\$ 3.00	\$ 4,500.00	perennials and annuals
Kids play surface (12" EWF delivered/installed)	1200.00	SF	\$ 2.70	\$ 3,240.00	
Subtotal				\$ 43,696.00	
PARK STRUCTURES	QTY	UNIT	UNIT COST	ITEM TOTAL	REMARKS
Shade structure	400.00	SF	\$ 75.00	\$ 30,000.00	
Volleyball court					
River Launch Ramp					
Entry signage	1.00	EA	\$ 5,000.00	\$ 5,000.00	signage and gate
Playground structure	1.00	EA	\$ 35,000.00	\$ 35,000.00	
Picnic shelters	1.00	EA	\$ 9,000.00	\$ 9,000.00	
Raised planters	5.00	EA	\$ 2,000.00	\$ 10,000.00	
Boardwalk bridge	60.00	LF	\$ 250.00	\$ 15,000.00	pre-engineered
Subtotal				\$ 104,000.00	
PARK AMENITIES	QTY	UNIT	UNIT COST	ITEM TOTAL	REMARKS
Picnic tables	4.00	EA	\$ 300.00	\$ 1,200.00	
Grills	2.00	EA	\$ 300.00	\$ 600.00	optional, near picnic areas
Trash & recycle cans	6.00	EA	\$ 300.00	\$ 1,800.00	
Stone seating slabs (near creek)	4.00	EA	\$ 500.00	\$ 2,000.00	
Benches	4.00	EA	\$ 600.00	\$ 2,400.00	6 and 8-foot
Subtotal				\$ 6,800.00	
Subtotal (total design, 13 acres)				\$ 577,416.00	
Survey (2%)				\$ 11,548.32	
Architectural / Engineering Fees (10%)				\$ 57,741.60	
Construction Management (10%)				\$ 57,741.60	
Contractor Overhead & Profit (10%)				\$ 57,741.60	
Contingency (20%)				\$ 115,483.20	
Park Concept Total				\$ 877,672.32	

This cost estimate is based upon preliminary conceptual design and planning and should be used for information only for purposes of determining an order of magnitude. The estimate was completed without actual engineering and is subject to change. The estimate should be refined as more detailed design stages provide accurate quantities. The data used to compile the estimate is derived from industry standard sources such as 2016 RS Means data sets. Prices are subject to change with time and other industry related factors.



APPENDIX

Public Comment Summary

Funding Opportunities

PUBLIC COMMENT SUMMARY

Many ideas were obtained throughout the public input process, and categorization of these comments is provided under the following subject headings.

Overall Site Layout

- The value of this property is in its natural character. Too much development would reduce its value.
- I would not want to see more than is currently proposed. I think preserving most of the existing 'natural' feel is a good idea.
- Like the overall design –quiet, individual or small group use on west side –more intense public use on north and east portion
- Cluster development around existing building.
- I think it's a good start but considerations/issues raised in the meeting need to be addressed. You want to build enough, but not overdo it.
- It is tempting to include lots of features, but there is value in lots of wild space.
- Nice compliment between open space, amenities and housing
- For an initial plan, I think the level of development, as shown, is good. As the site is developed over the years, there will be opportunities for amending the improvements to meet the needs of the then-current citizens, but I think it is a great starting point.
- Yes, it needs to be kept a little "wild" or "as is" with walking trails and natural paths.
- Keep as natural as possible, park will be nice to have cleaned up and open to the public.
- The site's best use is mixed use as proposed
- Keep larger section natural
- Like the zones/usage
- I like the proposed layout. It appears to have lots of open space w/good connectivity. Also, I like the separate areas with focus on each parcel dedicated to certain uses/amenities.



- I like the four "use zones" as depicted. The west zone being more natural is preferred.
- Preserving the riparian zone and wildlife habitat is needed in our urban environment. The more active community amenities section in the middle-south portion keeps those activities further away from Tomichi (safety issues)/health care center (noise issues).
- We would like to keep the park as natural as possible. We love that the deer and other wildlife walk right up on our front porch. If you add too much, the wildlife might not come back.
- Cluster park amenities around building by cabins
- Just keep it as natural as possible, conservation/preservation
- The natural environment should be maximized. Amenities should be concentrated in the east part of the property.
- The whole park should be public access & greenspace should be maximized.
- Gunnison Valley Health planning to add numerous Senior housing units and revamp site, housing very important, coordinate to design best usage opportunities for seniors.

Trails

- The best use for this site is for walking trails & interpretive trails, initial focus should be trails.
- More walking trails/trails to housing section. Benches for sitting spots along trails

- A loop trail through the park would be great. It would be a wonderful recreational & educational resource.
- More benches along trails.
- Regardless of what happens on the east side (housing or not), it would be nice to have a connecting trail to the Thornton Way Trail.
- A trail around the perimeter.
- Enhancing the paved (concrete and/or asphalt) trails throughout the entire property is needed. Seniors from the neighboring health care facilities can walk or be pushed through fresh air/nature; children can learn about natural areas from “signed stations”; and families/ individuals can use the trails for fitness.
- Implementing single track bike trails is not a preferred option. There are abundant single track trails in the city now or planned in the near future.
- Trails are well placed
- Trail workout stations.
- Park space on the east side of 3rd street with a trail going along west to the river that crosses over 3rd and a paved trail south to the new housing development between the West Gunnison Regional Park and Hwy 50 towards Thornton Way and Andrews Lane.
- Included a map of the property with a sketch of a trail that would go from the parking area east of the community center building, across the bridge and through the green space along New York Avenue.
- Finalize Trails First – First amenity to be installed
- Explore variations in trail loop

Community Facility

- Focus on event center. Get structure in top shape and go from there, the rest can evolve.
- Like to see event center configured for dinner events, not just classrooms or small groups.
- The event center by the pond is a good location. There is additional parking along west Tomichi for availability during larger events. Having a family reunion or wedding at that location is accessible and activities in the playground area to the south won't interfere with the event center activities.
- Need more parking for event center

- It appears that the community facility could use some additional parking.
- Suggest development of a business plan for build-out, use and operation of the community facility. – Site amenities immediately surrounding the facility can be finalized within this plan (eg. Size, configuration for parking outside event space, wetlands enhancement). – Include exploration of ways to maximize potential of facility (eg City vs. private ownership/ management; not for profit vs. for profit)
- Community building should be developed in a public/private partnership ASAP. ½ finished building will be a blight on the property.
- Try to develop the buildings/amenities as sustainable as possible (solar lighting, “green” building, environmental concerns) etc.
- Need *more parking for event center *natural lot vs. paved –for overflow.
- Community center serve the community, but also generate income.
- If funding were allowed for keeping and upgrading the Lazy K Building, to create a special place to be used as a meeting and wedding/catering venue for the community... rentable space. While the City would not be interested in getting into the restaurant or lodging business, perhaps it could be set up similar to the community building in the CB South Park.
- Add parking
- Commercial Kitchen

Roads

- (East) If a second north/south connector is needed, I would place it as far east on the arcel as possible, to avoid breaking up the park.
- Roads/streets are well designed for access to amenities without cluttering open space.
- 20 mph through the entire park would be optimal.
- it makes sense to have 5th street extended through to Tomichi
- (West) Road between housing and pond.
- (East) Street on east side of property
- (West) Locate the road between the housing units and the pond will help protect the pond area and will be a buffer for

activities at the event center.

- RV traffic – Consider turning radius of a 60' – 80' of a large RV/ Mobile Home
- Push button controlled crossings on Tomichi

Roundabout

- Let go of the round-about for sure!
- Is a roundabout necessary on south end? Stop sign seems sufficient.
- Initially, I wasn't in favor of the traffic circle to the south but when the traffic calming feature was explained, and having the center of that structure used as an "entry feature" for sculpture or something of that nature, I changed my opinion.
- No roundabout.
- RV traffic – Consider turning radius

Ponds

- Teach restoration at the pond/wetland closest to the river.
- NRCS Wetland Restoration a possible resource
- Fishing is Fun Grant
- Pond culvert connections and crossings could be made more formal with stylized pedestrian bridges
- Ponds should be tested to ensure that they are not too polluted to host fish for consumption
- • Ponds may need to be dredged to create adequate fishing habitat conditions
- Ponds could be activated through some kind of aerator/sculptural element

Amphitheater

- I believe the large pavilion/amphitheater is not necessary
- Let go of the pavilion/amphitheater. Put that in town at Jorgenson or Legion Park.
- Development is just right except for Amphitheater. Amphitheaters are often underutilized and expensive to build.
- An outdoor theater might be good for music & plays in the future.
- I like the amphitheater/pavilion area. This could even be an area for the Arts Center Sundays at 6 events where the adjoining traffic noise will be much less and access by foot or bicycle is safer than on Highway 50.
- If the amphitheater will be used by musical groups there should

probably be more parking since this could attract a crowd.

- The large pavilion site would be better served by 1-2 smaller picnic pavilions – perhaps having a raised one like at Jorgenson could also function as an outdoor event venue.
- While impressive, not sure an amphitheater is needed, or in keeping with quiet, natural river Platform
- I like the curved river platform
- Round river deck looks great.
- Like both trapezoid & teardrop form –safety- handi-cap access -> more people can use.

Fencing

- Fence aesthetically anywhere there is private property sharing a boundary line.
- We would like to make sure a wood picket privacy fence is between our property and the park. Also, what would happen to the trees on that property line?
- Ours is a private street, thus we are responsible for maintenance on the street and property.
- We cannot bear any increase in either vehicle or foot traffic on either the street or the property. Are there plans for posting or fencing to prevent such?
- Improved fencing along NE corner of northern half of park, adjacent to residential

Community Garden

- Move community garden to triangle piece of "B" housing drawing
- Consider moving community garden next to housing development in irregular shaped space shown on top/bottom right alternatives.
- Move the community garden near the east end, in the "dead spot" little triangle area near the housing and "ponds."

Playground

- The playground and ponds will be nice to have so close to the house.
- Separate playground from sand volleyball court for safety.

Additional Amenities

- I think that amenities that are consistent with a more tranquil setting should be considered, for example: meditative walk/

labyrinth, area for Thai chi.

- Provide as much viewing/seating as possible along the river, and along ponds as appropriate.
- No need for a boat ramp – there is close public access both upriver and down river.
- Tennis courts where community garden is.
- Not that I can think of, other than lighting.
- No take out for rafts or kayaks. Rafts could stop & use facilities, but not take out raft. (-no parking for this)
- What plans are made for night time use?
- Being on the west and fairly quiet end of the community, I agree that limiting light pollution, to encourage dark skies, is a preferred option. Lights can be turned off and on for community events would be great and safety lighting as well would be good.
- Maze or Labyrinth
- Bike Rack
- Lighting Plan -> Maintain night, avoid light pollution as much as possible

Park Management/Rules

- Bus route close to park.
- If it is a park, will the “leashed pets” ordinance be enforced?
- Increase in use will likely result in increase in noise. The three of us who live on our street, value our location because of the quiet and relative solitude. Are there any steps being taken to ensure no change in that?
- 20 mph through the entire park would be optimal.
- Mosquito Control?
- Public Transit?

Housing

- The lack of workforce housing is an issue in many small communities in Colorado. In Gunnison this is a recognized need, and the presence of pre-existing cabins on this site prompted a discussion about the potential to develop workforce type housing.

Favorable Housing

- Gov’t employees/college/Hospital/school employees – Focused

housing, with housing for public good.

- Prefer including a housing development only if it is a means to finance development and/or maintenance of the rest of the park.
- I like the housing location to the east.
- We need housing space on this property!!
- If housing is required, prefer development along east border. – use existing taps
- Single unit residences on the eastern most edge of the property. Use this housing to fund improvement of the existing lodge structure.
- Higher density is always better
- Small condensed lots; public/public/public partnership (WSCU,



City of Gunnison, Housing Authority, School District) or public/private partnership

- Density -> Applied to school/Gov’t/college/hospital employees
- “[Option] B” or keep road through to housing to keep ponds/trail area open. Higher density/multi-unit, Townhomes? Or keep one house as park mngr. do/Keep taps for temp. housing + “Tiny homes”
- I like housing on east side of entry way/access way – however a trail along that would separate housing from pond.
- I like having the housing to the east side of the property. Housing on the east then matches well with the housing already located to the east. A medium-density mix would be my

preferred option.

- The City could lease that property to the Gunnison Valley Regional Housing Authority for the development of a “tiny-house” rental community. As part of the capital plan, the City could extend **infrastructure to the** homes as the City contribution to the project. Tiny homes are the current trend. About the same size as trailers but much more attractive. The approximately 1000 sq. ft, single family type units, could be rented by the GVRHA as workforce (not necessarily just low-income) housing. The HA would take care of all of the paperwork/ rental, the City would gain workforce housing, and seasonal-type workers or employees new to the community would have a jumping off point to get housing before they are able to purchase a more traditional home in Gunnison. Of course – pets would have to be allowed. This is one of the biggest complaints from renters looking for housing. A small dog run, not a full dog park, could be included in the planning of the development. Having the trails extend through the residential area would be an amenity for the residents as well.
- Finish existing housing and add some on existing foundations. If we do this – street could go through existing housing use the existing apt. upstairs in event center for additional housing.
- Need employee housing of professional (Temp. for local business/ professionals needing housing until they buy?)
- Need more affordable rentals vs. ownership.
- Partnership with GV Health & Housing Authority.
- Temp. housing for Tiny Homes (summer workforce housing)
- Disabled housing/Sec. 8 needs people w/special needs/Mental Health
- good idea: Income from leasing housing for community center development or selling

Anti-Housing

- No housing.
- I would nix the idea of giving over any of the parcel to residential development.
- I like the idea of no housing and putting garden/playground etc. into housing area.
- No housing would be best. Chopping up this park would be a shame.

- Do without housing component – use this area for a few more picnic tables for quiet eating away from other activities – otherwise, keep it natural
- If it's decided to forego housing, I believe this would be a better site for the community garden.
- None [no housing]. I feel there is plenty of developable land in this part of town, so it would be preferable to preserve the entire parcel as public open space.
- I think the housing should be a minimal consideration as there are many other places for housing. I wouldn't like more housing added, but work around existing.
- No Housing. We chose to live in this area because of the quiet neighborhood.
- No housing, all park space
- No housing.
- No housing, all park.
- Show alternate design without any housing for easternmost part of site

Other Housing Comments

- Valley wide housing authority (potential purchaser or manager of housing on site)
- Consider Economics of Taps (\$2500-water, \$5000-sewer)

FUNDING OPPORTUNITIES

LOCAL GRANT OPPORTUNITIES

Colorado Department of Local Affairs - Conservation Trust Fund:

Conservation Trust Fund monies are distributed to more than 400 eligible local governments: counties, cities, towns and special districts that provide part and recreation services in their service plans.

<http://www.colorado.gov/cs/Satellite?c=Page&childpagename=DOLA-Main%2FCBONLayout&cid=1251591547558&pageName=CBONWrapper>

Colorado Health Foundation

The Colorado Health Foundation has a Healthy Living focus – to ensure that every kid in Colorado has the opportunity to eat healthy and engage in physical activity.

www.coloradohealth.org/fundingopportunitiesliving/

Boettcher Foundation

The Boettcher Foundation makes capital grants to Colorado non-profits. One of the three key target categories is Community Enrichment. This includes grants in: Arts and Culture, Community and Multi-Use Facilities and Youth Development.

www.boettcherfoundation.org/home/capital-grants

El Pomar Foundation

The El Pomar Foundation is a general purpose foundation that provides grants across a broad spectrum of focus areas. In recent years, El Pomar has increased its support of areas outside Colorado's Front Range.

www.elpomar.org/what-we-do/grants

Gates Family Foundation

Gates Family Foundation provides capital grants for comprehensive capital campaigns. Applicants should have commitments for approximately 30% of the funds needed to complete the project before submitting an application.

www.gatesfamilyfoundation.org/apply

Great Outdoors Colorado (GOCO)

GOCO provides funding through several programs. Their Local Government Parks and Recreation Mini Grants

program provides grants for smaller projects costing \$60,000 or less for projects such as new park development and enhancing existing park facilities. Their Trail Grants program provides grants for large and small trail projects, planning and maintenance. Call GOCO to discuss a potential project before applying.

www.goco.org/grants

Kerr Foundation, Inc.

The Kerr Foundation, Inc. supports 501(c)3 organizations, programs and institutions that provide new or enhanced opportunity to those living in the granting area (includes all of Colorado), particularly the young.

www.thekerrfoundation.org/guidelines.php

Private Funding

Local fund raising is a key component of a community's funding strategy. For small elements of the recreation master plan, a civic organization, club, or individual may be willing to donate funds and/or labor. Involving the youth in some aspect of implementing the plan will not only build a sense of ownership of the project, it will also reduce chances for vandalism. There are many community fund raising activities that can be included, such as block parties, selling bricks with donors' names on them, silent auctions, special events, local artwork sold as notecards, a spa day for women, outdoor vacation packages that are donated by local companies...the list goes on. A small college generated 100 fund raising ideas for students that you can find on this site:

<http://services.juniata.edu/osa/100FundraisingIdeas.html>

NATIONAL GRANT OPPORTUNITIES

Land and Water Conservation Fund

This grant provide up to 50 percent reimbursement for outdoor recreation projects. Federal money is administered by the state in cooperation with the National Park Service.

<http://www.nps.gov/ncrc/programs/lwcf/index.htm>

Home Depot Building Healthy Communities Grant

Home Depot Grants support community development and improvement projects.

<http://corporate.homedepot.com/wps/portal/Grants>

Aetna Foundation Targets Obesity

Aetna Foundation is providing grants to fight Obesity and fund the education of communities through health literacy programs.

http://www.aetna.com/foundation/grants_reg/index.html

Hilton Hotel's Contribution Request Application

Hilton Charitable giving has a focus on youth programs and k-12 education.

http://hiltonworldwide1.hilton.com/en_US/www/fob/landing/App_Proc/index.do

L.L. Bean Conservation and Recreation Grants

Based on L.L.Bean's heritage and ongoing commitment to ensuring quality outdoor experiences for our customers, we've chosen conservation and outdoor recreation as the primary focus of our corporate charitable giving program. We look to local, state, regional and national organizations to help our customers enjoy the outdoors in a responsible manner.

http://www.llbean.com/customerService/aboutLLBean/charitable_giving.html?nav=ln

General Mills Youth Nutrition and Fitness Grants

The General Mills Foundation, in partnership with the American Dietetic Association Foundation and the President's Council on Physical Fitness, developed the Champions for Healthy Kids grant program in 2002. Each year since inception, the General Mills Foundation awards 50 grants of \$10,000 each to community-based groups that develop creative ways to help youth adopt a balanced diet and physically active lifestyle.

<http://www.generalmills.com/corporate/commitment/champions.aspx>

NATIONAL FUNDING SOURCES FOR NATURE

Youth Garden Grants

National Gardening Association awards Youth Garden Grants to schools and community organizations with child-centered garden programs.

<http://grants.kidsgardening.org/2015-youth-garden-grant-0>

The Melinda Gray Ardia Environmental Foundation

The mission of the Melinda Gray Ardia Environmental Foundation is to support educators in developing environmental curricula that integrate field activities and classroom teaching and that incorporate basic ecological principles and problem solving.

<http://www.mgaef.org/grants.html>

Richard C. Bartlett Environmental Education Awards

The Richard C. Bartlett Environmental Education Award is awarded annually to an outstanding educator who has successfully integrated environmental education into his or her daily education programs. The award is given to an educator who can serve as an inspiration and model for others. A \$5,000 cash award is provided for the recipient to continue their work in environmental education.

<http://www.neefusa.org/bartlettaward.htm>

Other:

Play + Park Structures

<http://playandpark.com/funding/grant-opportunities/>

American Academy of Dermatology: Shade Structure Grant Program

The American Academy of Dermatology's Shade Structure Grant Program awards grants to public schools and non-profit organizations for installing permanent shade structures for outdoor locations that are not protected from the sun, such as playgrounds. Each grant is valued at up to \$8,000, which includes the structure and installation.

<https://www.aad.org/members/volunteer/shade-structure-program>



Colorado Center for Community Development

COLLEGE OF ARCHITECTURE AND PLANNING
UNIVERSITY OF COLORADO **DENVER**

Contact Us to Learn More

e cccd@ucdenver.edu

t 303-315-5890

w <http://cap.ucdenver.edu/cccd>

Mailing Address

Colorado Center for Community Development
College of Architecture and Planning
University of Colorado Denver
Campus Box 126, P.O. Box 173364
Denver, CO 80217-3364

Physical Location:

Colorado Center for Community Development
College of Architecture and Planning
University of Colorado Denver
1250 14th Street, Suite 300
Denver, CO 80202

City Manager Update

January 24, 2017

A. Coffee with Council

The City Manager followed up with Nancy Barnes on using the Library for another Coffee with Council meeting. We have set this meeting for February 2nd at 8:30 a.m. in the Library.

B. Rotary Club

Since this is not traditional professional development. I wanted to ask whether there would be any concerns about the City Manager joining the Gunnison Rotary Club. It is a non-political service club which includes a diversity of community leaders. It has proven to be a very effective means of networking within the community and developing effective relationships with other business leaders. The cost per year is \$300 which could be covered by the budgeted professional development budget.

C. Other

The City Manager may also have other updates to provide since the packet was completed and transmitted to the City Council.

Results/Project Update

The following tables are an update summary on Council Strategic Results (please recognize that this Strategic Plan is focused on the next 8-12 months), direction to staff, and other Capital Projects that may be of interest to the City Council and the community. The 2016 Strategic Plan can be found at:

<http://www.gunnisonco.gov/City%20Clerk/2016.strategic.plan.pdf> . Recent changes are in red.

Council Strategic Results			
Priority Area	Result	Point of Contact	Update/Next Step
Infrastructure	By August 30, 2017 all major (utility infrastructure, roads, buildings, rolling stock) City assets are inventoried and assessed, including a schedule and cost for maintenance and replacement.	Public Works Director	Electric Assessment will be completed by the end of November. City Council approved funding for an assessment of the Sewer Plan at their meeting on December 6 th and a draft report should be provided by the end of January.

			We have budgeted for this action in 2017 as it pertains to City Structures. Staff will prepare an RFP by March 1, 2017 to perform a Facility Assessment.
Infrastructure	By September 30, 2017 consumer rates and funding will be determined to support maintenance and/or replacement of City utilities, where appropriate.	Public Works Director	This will be a project for the new Public Works Director.
Infrastructure	By September 31, 2018 pedestrian safety on Tomichi will be enhanced as evidenced by: <ul style="list-style-type: none"> 90% Residents and visitors will report they feel mostly safe or very safe when crossing controlled intersections on Tomichi Avenue (this would require a survey to measure). Residents and visitors will experience slower average speed rates on Tomichi Avenue (this will require traffic counts). 	Steve Westbay/ Public Works Director	CDOT Region 3 will award approximately \$444,000 between fiscal years FY2018 and FY2020. CDOT's fiscal year begins in July and funding will probably become available in late August 2017. Since federal funding is allocated over 3 years, the city's project schedule may be affected by the amount of annual allocations. Staff is tentatively planning a kick off meeting with CDOT in Gunnison on February 16th
Infrastructure	By December 31, 2017 the Gunnison community will have a Housing Action Plan and Policy developed by the City and its partners to address housing issues in the City for the next 10 years, based on the 2016 Housing Needs Assessment.	Russell Forrest	Housing Assessment has been completed and is being reviewed by staff. City has budgeted for an action plan in 2017. The Housing Authority has engaged Marv Weidner to initiate a strategic housing plan. Meeting are being scheduled to start this process.
Infrastructure	By December 31, 2017, the Gunnison Community will experience abundant and affordable broadband service through the implementation of the Region 10 Broadband Project and cooperation with other entities. Furthermore, a plan will be developed in this time frame to create a plan for redundancy for the valley.	Mike Lee	City Council has authorized that engineering and design commence. Region 10 is actively working on design and engineering in the City.
Vibrant Economy	By August 31, 2017, working in partnership with the business community and community stakeholders, the City will create a timely yet strategic set of	Russell Forrest	The City Manager has been meeting with CBD business owners starting first with merchants on Main Street.

	recommendations to enhance the vitality and prosperity of the Main and Tomichi commercial area consistent with the City's brand.		City Council approved a match of \$25,000 to pursue a Community Builders grant to achieve this result on December 6 th . A grant application was submitted to Community Builders on December 9 th .
Vibrant Economy	By December 31, 2017 residents and visitors will experience branded, wayfinding signage for navigating the community and surrounding areas and an updated trails plan for the City will be completed.	Steve Westbay	Funding is budgeted in the 2017 for this project.
Community Engagement	By May 30, 2017, residents will experience and the City will launch a two-way communications and engagement initiative through multi-pronged strategies, including but not limited to the City's website, social media, local media and in-person meetings.	Russell Forrest	A webinar is being planned with Council with a group of municipal communication professional(s) on January 24th at 4:00 to provide information on what a successful communication program looks like and how to implement a program.
Effective and Efficient City Government	By May 31, 2017 the City will launch the implementation of a system of professional development and accountability in a culture of innovation that is focused on creating positive customer experiences, oriented to solve problems and affirming of good performance.	Russell Forrest	Currently integrating Council Results into Departmental Business Plans. City is executing now on the new Strategic Plan. Departments will also be identifying key operational results to also be included in Departmental business plans. A metric or report card will then be developed by May 2017.

Other Capital Projects of Interest		
Project	Point of Contact	Update/Next Steps
Lazy K	Steve Westbay	A draft plan from University Colorado at Denver (School of Urban Design) has been submitted. City staff is conducting the initial review and providing comments to the UCD team. The full draft plan will be presented to the City Council on January 24 th .
Skate Park Lights	Dan Ampietro	Completed!
Public Works Old City Shops	Greg Summers	Based on direction from the City Council on November 15, 2016, staff will complete design of a new storage facility and pursue competitive

		bids for demolition and construction in the April 2017-time frame.
Ditch Trail & Trail to Dog Park	Steve Westbay and Greg Summers	Complete except for signage-see way finding project
Down town parking lot project	Steve Westbay	Demolition complete of old house.
Stop Sign Project	Greg Summers	Project Complete.
Park/Trail Bathrooms	Dan Ampietro	Completed! Water will be connected in the Spring of 2017.
Follow-up on Council Direction		
Task	Point of Contact	Update/Next Steps
Continue coffee talks/meetings with community	Russ Forrest	See note above
At the Council meeting on October 4 th staff was directed to evaluate free Wi-Fi service with other communities and discuss with IC Connex usage of Wi-Fi and if and how free Wi-Fi could be expanded.	Mike Lee	Staff has met with IC Connex. IC Connex will present to Council on January 24 th .
Evaluate crossing at Denver and Boulevard and see if the cross walk could be improved	Greg Summers	CM will ask Greg to evaluate cross walk with input from the City Manager.
The City Council created a new policy in 2016 related to side walk displays, side walk seating, and improvements in the ROW.	Keith Robinson and Steve Westbay	Council update scheduled on February 14 th .

Roles

One of the important topics we discussed at the recent Council retreat in September, where the roles of the Council and City Manager. As we discussed clarity of roles is critical to creating a high performing organization. The following is what was captured by the facilitators for Council's review and confirmation.

Role of City Council	Responsibilities shared by Council and the City Manager	Role of City Manager
<ul style="list-style-type: none"> • Ambassadors for the City • Appoint Boards and Commissions • Be accessible to and engage the community • Manage 3 Employees – City Manager, City Attorney and City Judge • Policy development, decisions and direction • Quasi-Judicial Role 	<ul style="list-style-type: none"> • Face of the Community • Fiduciary responsibilities • Intergovernmental relations • Manage and lead City government's culture 	<ul style="list-style-type: none"> • Commits staff time • Communicate with the Council • Evaluate operations • Implement policy • Manage to 'no surprises' for the Council • Manage, hire, fire all other City employees except as provided in the City Charter • Model and teach best practices • Professionalism in the organization • Represent Council's decisions