AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

Agenda Item: Presentation; Shady Island River Park Proposal

Action Requested:

Parties to the Agreement:

Term Begins: **Term Ends:** **Grant Contract #:**

Summary:

Presentation to the Board of County Commissioners for the proposed Shady Island River Park Plan by Sprout Studio.

Fiscal Impact:

Submitted by: Rachel Sabbato **Submitter's Email Address:** rsabbato@gunnisoncounty.org

Finance Review: (●) Required ( ) Not Required

Comments:
On-going discussion for project, no concerns. ln

Reviewed by: GUNCOUNTY1\lNienhueser Discharge Date: 9/28/2018

County Attorney Review: (●) Required ( ) Not Required

Comments:
ok db 9/28/18

Reveiwed by: GUNCOUNTY1\dBaumgarten Discharge Date: 9/28/2018 Certificate of Insurance Required Yes ( ) No (●)

County Manager Review:

Comments:

Reveiwed by: GUNCOUNTY1\mbirnie Discharge Date: 9/28/2018

( ) Consent Agenda (●) Regular Agenda ( ) Worksession Time Allotted: 45 minutes

Agenda Date: 10/2/2018

Revised April 2015

Shady Island River Park Master Plan

DRAFT
Board of County Commissioners Review
October 2, 2018

Gunnison County

sprout studio

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ACKNOWLEDGMENTS

Gunnison County Community Members:
A special THANKS to all of the community members who took time to share their thoughts and input on this project!

Gunnison County Staff:

County Manager - Matthew Birnie
Director of Community Development - Cathie Pagano
Director of Public Works - Marlene Crosby
Director of Sustainable Operations - John Cattles
County Commissioner - John Messner
Assistant Director of Community Development - Neal Starkebaum
Land Use Planner - Rachel Sabbato

City of Gunnison:

City of Gunnison Manager - Russ Forrest
City Planner - Andie Ruggera

Colorado Parks and Wildlife:

Office Director - Jay Wenum
Brandon Diamond
Chris Parmeter

Trout Unlimited:

President - Briant Wiles
Vice President - Jesse Kruthaupt

Upper Gunnison River Water Conservation District:

General Manager - Frank Kugel

Sprout Studio Team:

Principal Landscape Architect, Sprout Studio - Margaret Loperfido
Landscape Design Associate, Sprout Studio - Chad Wallace
Survey & Civil Engineering , SGM - Randy Sacket, P.E. , Erik Bjornstad, LSI
Riverside Design, REP - Mike Harvey, P.E.

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CONTENTS

Introduction 7

Project Background 8
Site Analysis 16

Community Engagement & Plan Development 19

Public Outreach & Design Input 20
Staff & Stakeholder Review & Input 23
Concept Development 23

Master Plan Recommendations 35

Design Narrative 36
Summary of Program Elements 36
Infrastructure & Utilties 37
Vehicular & Pedestrian Access & Circulation 38
Riverside Design & In-Stream Improvements 39
Park & Recreational Opportunities 40

Budget, Funding and Next Steps 50

Opinion of Probable Costs 51
On-going Revenue Generation 53
Phasing 53

Appendix

Public Meeting Dot Boards
Public Comments Record

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INTRODUCTION

Project Background

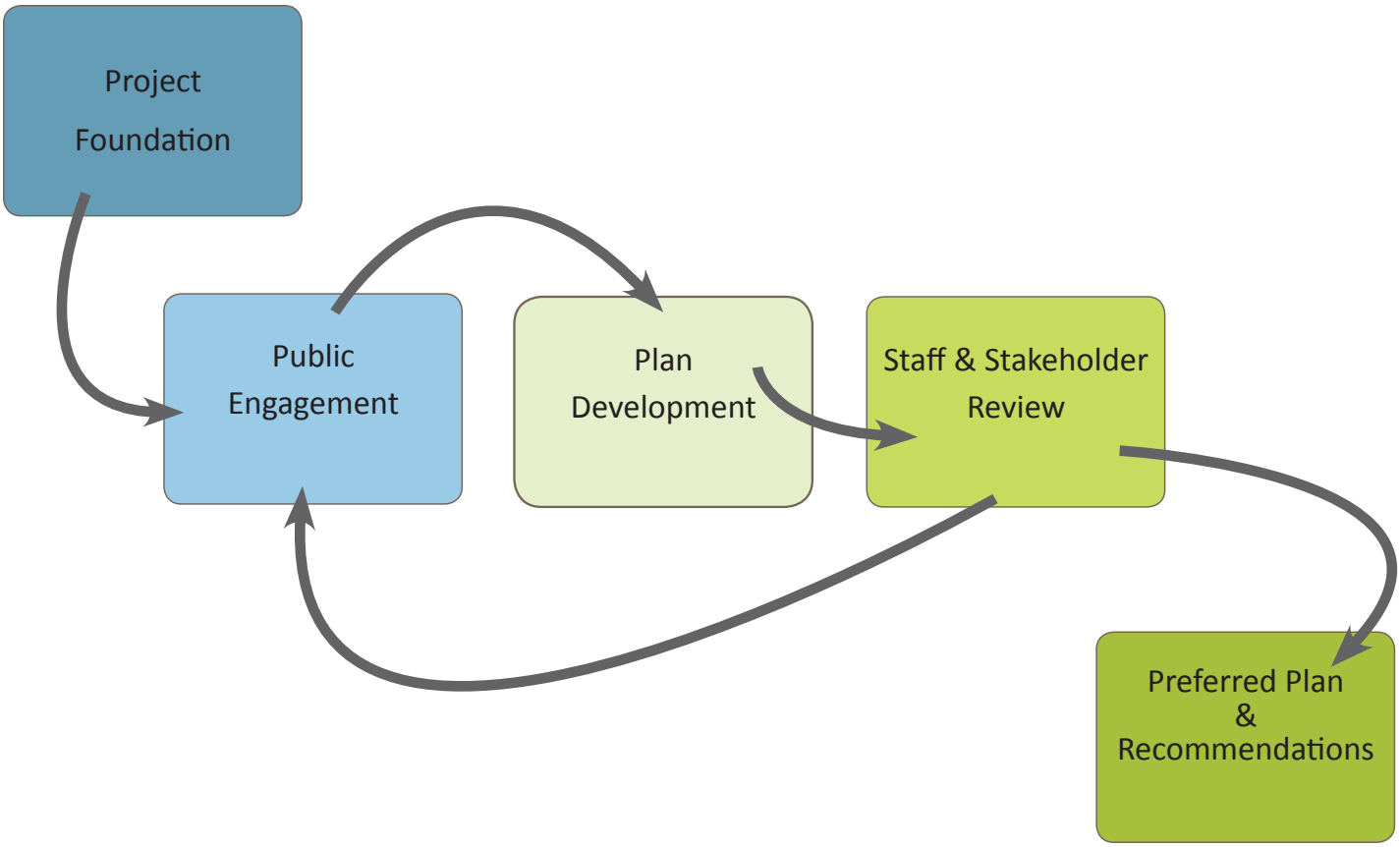
Project Purpose

As the population and the popularity of Gunnison County have grown, so has the use of the Gunnison River for recreation and tourism. River access including trailered boats for fishing and rafting, kayaks and SUPs has out-grown what the current North Bridge river access can support. In addition, the existing put-in at North Bridge is located within the CDOT right-of-way and is at risk of being shut down due to safety concerns. In October, 2017 the County purchased 10.5 acres of property just upstream of the existing river access at North Bridge for $1 million. This parcel was purchased with the intent of providing a new river access area that will better support the current and growing use and provide additional community amenities.

The 10.5 acre parcel, referred to as Shady Island, includes approximately 730 linear feet of river front access along the Gunnison River, a 980 linear feet side channel within the property and abundant mature trees including spruce trees, cottonwoods and willows. Located 1.75 miles from the City of Gunnison limits and directly adjacent to Hwy 135, the property provides great community access to a beautiful site full of natural amenities and opportunities to connect with nature while providing safe access to the Gunnison river recreational areas.. This site provides the County an opportunity to replace the existing North Bridge put-in while providing additional recreational sites and amenities within close proximity to population areas.

Project Approach

A non-linear approach to the design process allows for public input at various stages of the design. This document serves as a record of the design process and sets the foundation for the future design and installation phases of the project.



Site Context Diagram

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Existing Conditions Exhibit

Shady Island River Park

Gunnison County, Colorado

- LEGEND -

- Found No. 5 Rebar w/ Aluminum Cap LS 11250
- Found No. 5 Rebar
- Electric Service Stub
- Utility Pole
- Telephone Ped
- Mailbox
- Well
- Sanitary Sewer Manhole
- Cleanout
- Gas Meter
- Old Electric Meter
- Bollard
- Underground Gas Line
- Fenceline
- Overhead Electric Line
- Treeline
- Concrete
- Gravel
- Asphalt paving

Graphic Scale

0 20 40 80

In Feet: 1" = 40'

SURVEY NOTES:

1. This map has been prepared pursuant to client request for an Existing Conditions Map.
2. Date of field survey: July 18 and July 26, 2018, in addition to previous work done in the summer of 2007.
3. Units of linear measurements are displayed in US Survey Feet.
4. The surface shown hereon is a composite of survey work done in the summer of 2007, and July of 2018.
5. Elevations shown hereon are NAVD88 derived from GPS observations processed through OPUS using Geoid 12B.
6. Any subsurface utilities not shown, were not marked by appropriate utility companies at the time of this survey and therefore may not be shown hereon. Client/contractor must contact specific utility companies to verify both the location and depth of respective utilities. Additional surveying work may be required to show any such subsurface utility locations on this drawing. SGM will not be responsible for protection of subsurface utilities.
7. Fences shown hereon have been shown for general reference and do not necessarily depict limits of ownership.
8. Not all trees on the property are shown hereon. Only large trees along the gravel loop are shown.

SGM
103 W. Tomichi Ave., Suite A
Gunnison, CO 81230
970.641.5355 www.sgminc.com

Shady Island River Park
Gunnison County, Colorado

#	Revision	Date	By
1			

Notice: According to Colorado Law, you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event, may any legal action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

Job No.	2018-326.001
Drawn by:	CF
Date:	08/15/2018
Approved: –	PLS: REB
File:	Shady Island ExC 2018-working

Title: Exisiting Conditions Exhibit

Dwg No. 1

Of: 1

I:\2018\2018-326-Shadyisland\001-Civil\Engineering\Ir-Dwgs\Sim\Dwgs\BreakMaps\Shady Island ExC 2018-working.dwg Plotted: 9/4/2018 1:52 PM By: Erik Bjornstad

Existing Site Survey

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Existing Conditions Site Photos

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Site Context & Adjacent Uses

The existing site is directly adjacent to Garlic Mike's Restaurant and several residential neighborhoods (Clines's Homesites, Riverwalk Estates and Ponderosa Park). These neighborhoods are low density and rural in character. The Gunnison River runs through the property and is used by recreational boaters and rafting and fishing outfitters. Garlic Mike's has an outside dinner area and a river bar and patio directly to the south of the site. The existing North Bridge put-in is located approximately 1/4 mile downstream on the Gunnison River.

Existing North Bridge put-in

Garlic Mike's located directly south of the site

Existing recreation path along Hwy 135, across from the site

Arapaho Road and Gunnison River Neighborhood across Hwy 135 to the west

Mystery Lane, Cline's Homesites north of the site

Shared boundary with Cline's Homesites lot

Site Analysis

Natural Site Features & Habitat

The site includes several mature trees that will provide shade and comfort for park users as well as wildlife habitat. Trees lining the riverbank also provide shade for in-stream habitat along the shoreline. Preservation of mature trees should be a consideration throughout the design process.

A side channel cuts through the property and creates the “island”. The water flow in the channel is not controlled and may be limited considerably during dry years. This provides a unique opportunity for people, especially children, to interact with the riparian zone in a safe setting. It will be important to create concentrated access points and intentionally preserved vegetation and habitat along this channel so that it does not suffer from over-use.

Floodplain & Wetlands

Portions of the site are located within the Gunnison River floodplain as mapped by the Federal Emergency Management Agency (FEMA). FEMA’s Flood Insurance Rate Map (Number 08051C1258D, effective date May 16, 2013) indicates a Special Flood Hazard Area with Base Flood Elevations determined for analysis with proposed uses and improvements to be processed through a Gunnison County Floodplain Development Permit application. The floodplain will be included on mapping to be prepared as a part of this process and to facilitate the final design of the improvements.

A Wetland Delineation Report prepared by Bio-Environs and dated July 18, 2006 apparently indicates approximately 3.56 acres of a 10.3-acre site associated with the underlying Shady Island Subdivision property as being waters of the United States, including wetlands, which are regulated under Section 404 of the Clean Water Act. The final design of the proposed improvements will require incorporation of the current wetland boundaries and permitting of any impacts.

Riverbank and In-Stream Conditions

The banks of the Gunnison through the project area are relatively low and well vegetated. The banks are inherently stable. There is an area where cobble fill was placed on top of the bank for unknown reasons, presumably as flood control. The Gunnison River drops steadily through the project area and lacks diverse in-stream habitat. The upper end of the project area is characterized by a riffle that terminates in a short pool, before dropping again past the Garlic Mike’s property. The project area sits on the outside of the bend.

Access and Circulation

The project site is accessed from Hwy 135 and from the Gunnison River. Existing vehicular access off of Hwy 135 should be shifted to the north to align with the existing Arapaho Rd. The site is also accessed from the Garlic Mike's parking lot. There is an existing agreement between Garlic Mike's and the County for overflow parking for the restaurant. In addition to vehicular access, the property's 730 linear feet of river frontage offers opportunity for boater access (put-in and take-out). The existing bicycle and pedestrian path, part of the North Gunnison Loop recreation corridor connection, is situated along the west side of Hwy 135, across from the site. Extensions of existing acceleration and deceleration lanes pass in front of the site along Hwy 135 and currently are used by vehicles turning into Garlic Mike's restaurant to the south.

Infrastructure

An existing access road serves the site and includes a vehicular bridge to the island. However, this bridge is dilapidated and not safe for traffic. An existing water well and remnants of a water distribution system apparently served the site's former Shady Island Resort development. Similarly, a large buried concrete tank is presumed to be associated with the resort's on-site sewage disposal system. Natural gas, overhead electric and telecommunications utilities are available at or near the adjacent Hwy 135 right-of-way and the North Gunnison Sewer District's gravity sewer main, also in the right-of-way, serves the Cline's Home Sites residential area north of the site and crosses the under highway near the existing access point.

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COMMUNITY ENGAGEMENT AND PLAN DEVELOPMENT

Public Outreach and Design Input

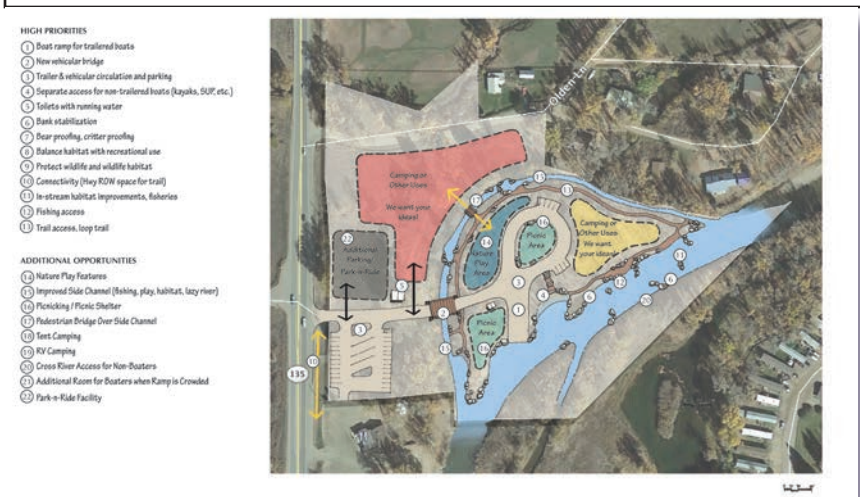
Overview

Several opportunities have been created for public input throughout the planning process. In order to reach a broad demographic, special meetings and presentations have been organized to host specific groups. These groups have included the adjacent property owners, boating community, river outfitters, youth and the Hispanic community. In addition, outreach has taken place in downtown Gunnison during the Downtown Block Party and at the Farmer's Market to reach the general population. Outreach has included site visits, email notices, written notices and presentations with plan view conceptual alternatives supported by image boards. Participants have been invited to "vote" on program elements that they like and provide comments on comment cards and through one on one conversations (See Appendices A and B for dot board images and comment cards). The process was focused on being very inclusive and has resulted in obtaining a lot of great ideas, comments, concerns and broad support from the public.

Public Meeting #1 Outreach Events

- Gunnison River Festival & Downtown Gunnison Block Party - June 23, 2018
- Neighborhood & Outfitters Outreach on site - July 12, 2018
- Youth Group Outreach - August 31, 2018
- Hispanic Community Outreach (Imigrantes Unidos) - July 3, 2018

Public Meeting #1 included the presentation of Existing Conditions, Schematic Diagram of Site Uses and Precedent Image Boards. During the phase of outreach, potential programmatic elements were reviewed and discussed with the community. Locations for and connections between various program elements were reviewed and priorities emerged.



Attendees were invited to cast their votes for their favorite ideas using dot stickers (see appendix for dot board images). In addition, the County and design team members solicited ideas from the community in one on one conversations and with comment cards (see appendix for comment summary).

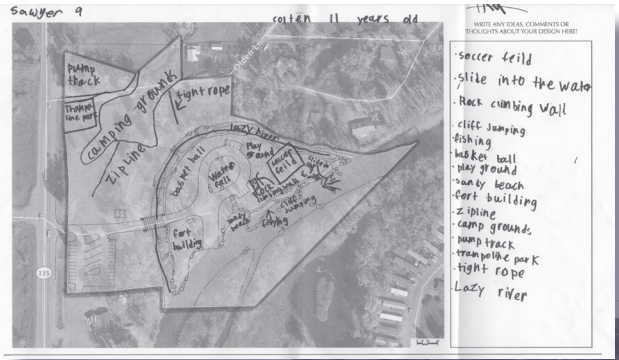
Gunnison River Festival Public Outreach

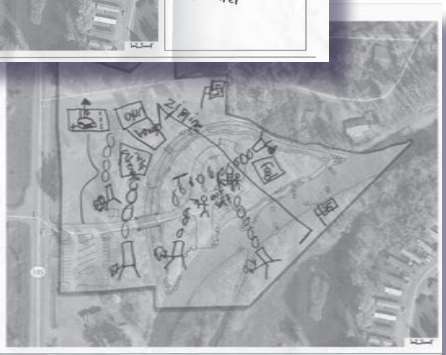
· Dog walking
· easy to access nature experience
· Seniors - access to flat trail in nature

Good Bike Access!

Get the kids/ schools involved for interpretive signage/trails!

Youth Group Public Outreach





Imigrantes Unidos Public Outreach

Me gustaria que pudieran hacer:
- Un Gazibo Grande.
- con cocina incluida para cuando se organizen fiestas se pueda cocinar
- alrededor. cosas para niños para Jugar.

- actividades del invierno en los senderos - esquiar raquetas para la nieve

Public Meeting #2 Outreach Event

- Gunnison Farmer's Market Booth - August 25, 2018

Public Meeting #2 included the presentation of two plan alternatives along with images representing proposed program elements. Participants were engaged in conversation about the two concepts and various options for site uses. Comments cards and a flip chart provided additional options for input. The input received at this meeting along with input from the Stakeholders was used to form the Preferred Master Plan.

Public Meeting #3 BOCC Worksession

- Gunnison County Court House - October 2, 2018

The intent of this meeting is to inform the Commissioners about the project process, present the Draft Master Plan and receive additional input from the Commissioners and community members.

Staff & Stakeholder Review

Stakeholder Review Meetings

Four staff and stakeholder meetings were held throughout the master plan process. The Stakeholder group included Gunnison County staff, City of Gunnison staff, Colorado Parks and Wildlife representatives, Trout Unlimited representatives adnd Upper Gunnison River Water Conservation District representatives. Guides and owners from local river outfitters (rafting and fishing) were included in some of the Stakeholder review sessions as well.

Review meetings took place between public outreach events allowing the design team to inform the Stakeholder group about the community input and receive input from the Stakeholder group related to their areas of interest and expertise.

- Project Kick-off with County Staff and Stakeholders - June 6, 2018
- Staff and Stakeholder Review of Draft Alternatives - August 8, 2018
- Staff and Stakeholder (Rafting Outfitters) Site Visit and Alternatives Review - August 15, 2018
- Staff and Stakeholder Draft Preferred Plan Review - September 18, 2018

Concept Development

Incorporating Public Comment and Stakeholder Review

Through the course of public comment, Stakeholder input and incoporation of the design team's professional recommendation the Master Plan has evolved from a schematic diagram of potenital uses to the the preferred plan. The following exibits show the development of the plan throughout the public scoping process.

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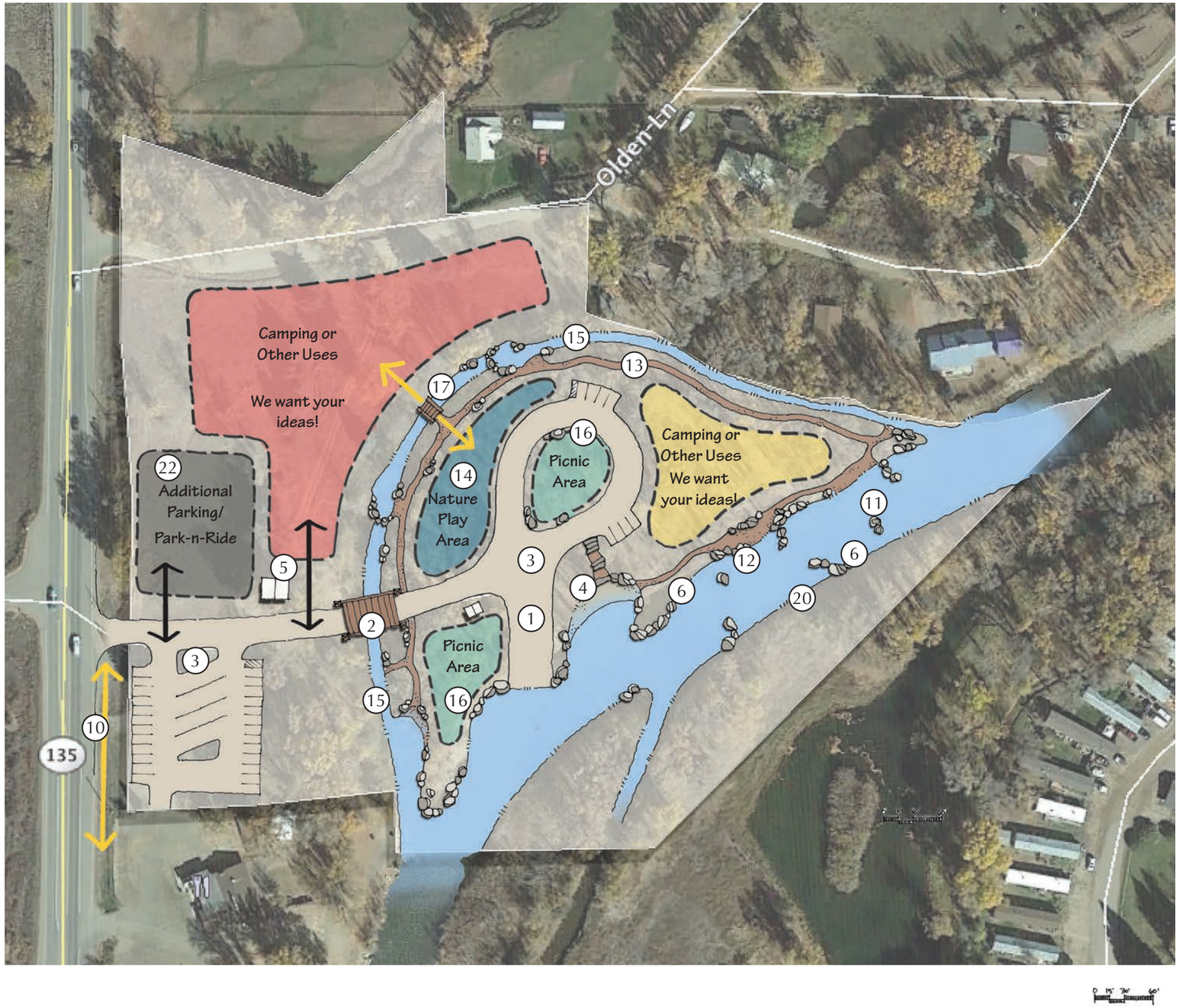
Schematic Diagram of Site Uses

HIGH PRIORITIES

1. Boat ramp for trailered boats
2. New vehicular bridge
3. Trailer & vehicular circulation and parking
4. Separate access for non-trailered boats (kayaks, SUP, etc.)
5. Toilets with running water
6. Bank stabilization
7. Bear proofing, critter proofing
8. Balance habitat with recreational use
9. Protect wildlife and wildlife habitat
10. Connectivity (Hwy ROW space for trail)
11. In-stream habitat improvements, fisheries
12. Fishing access
13. Trail access, loop trail

ADDITIONAL OPPORTUNITIES

14. Nature Play Features
15. Improved Side Channel (fishing, play, habitat, lazy river)
16. Picnicking / Picnic Shelter
17. Pedestrian Bridge Over Side Channel
18. Tent Camping
19. RV Camping
20. Cross River Access for Non-Boaters
21. Additional Room for Boaters when Ramp is Crowded
22. Park-n-Ride Facility



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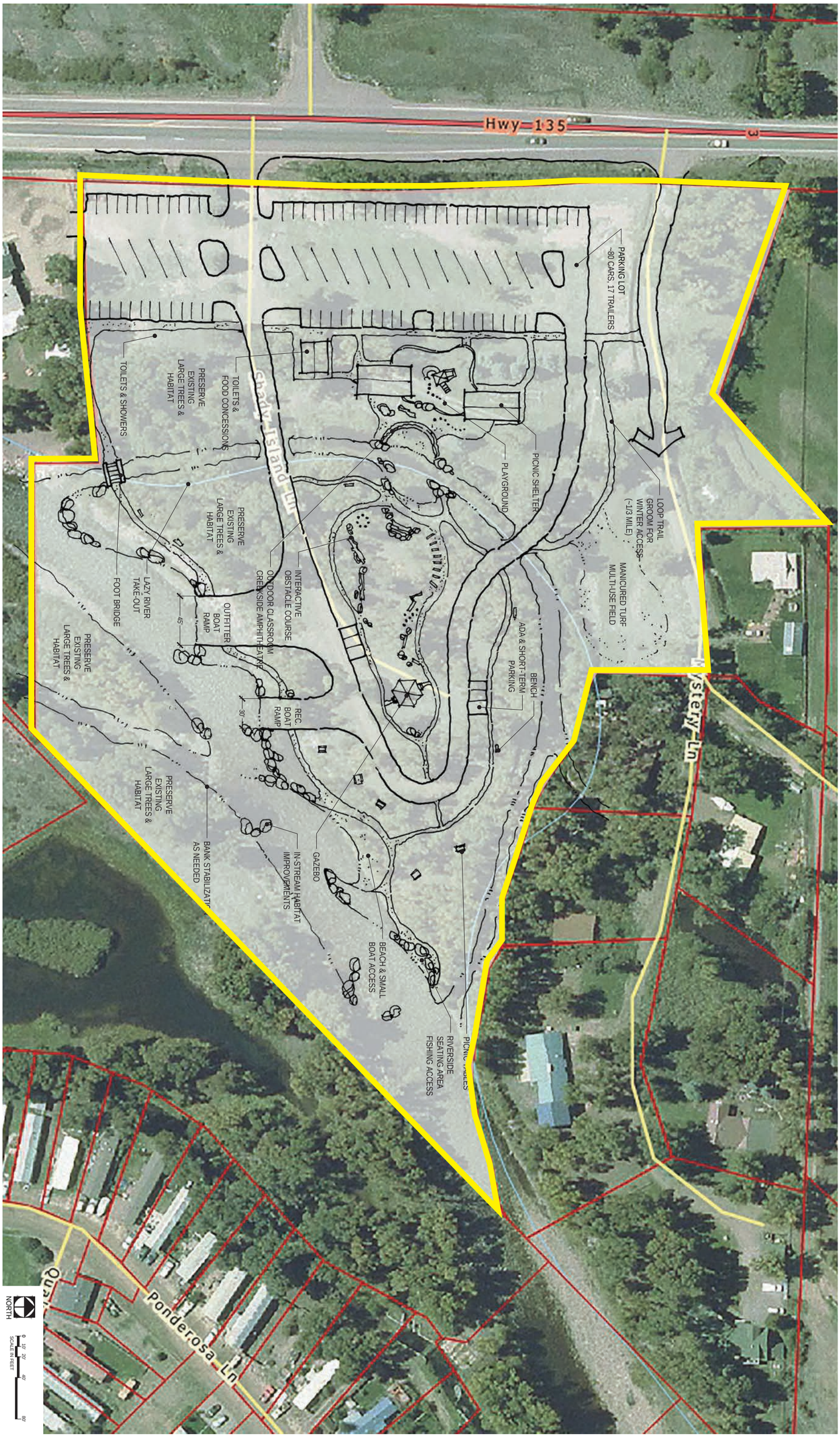

Draft Concept Alternative 1

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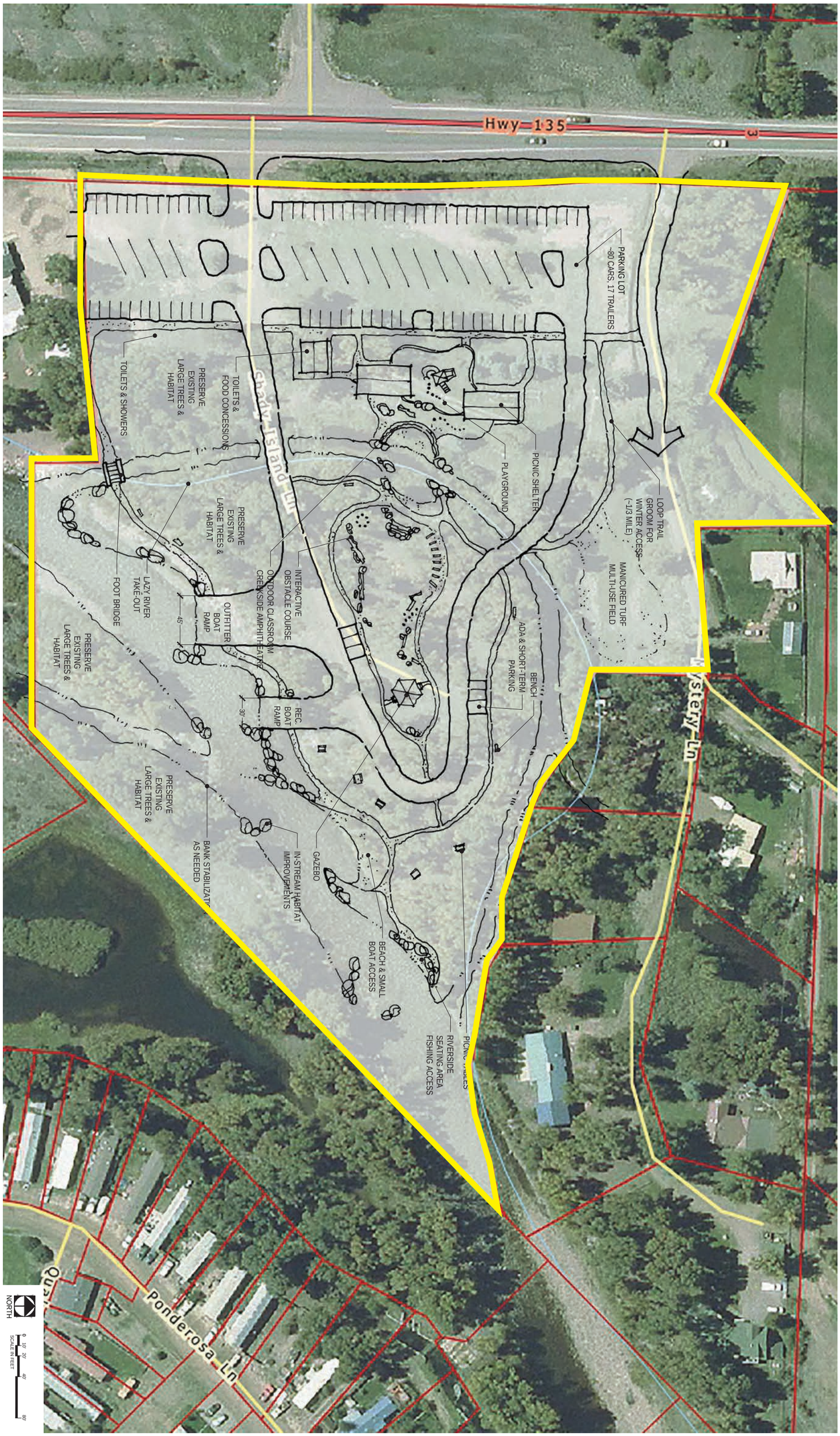

Draft Concept Alternative 2

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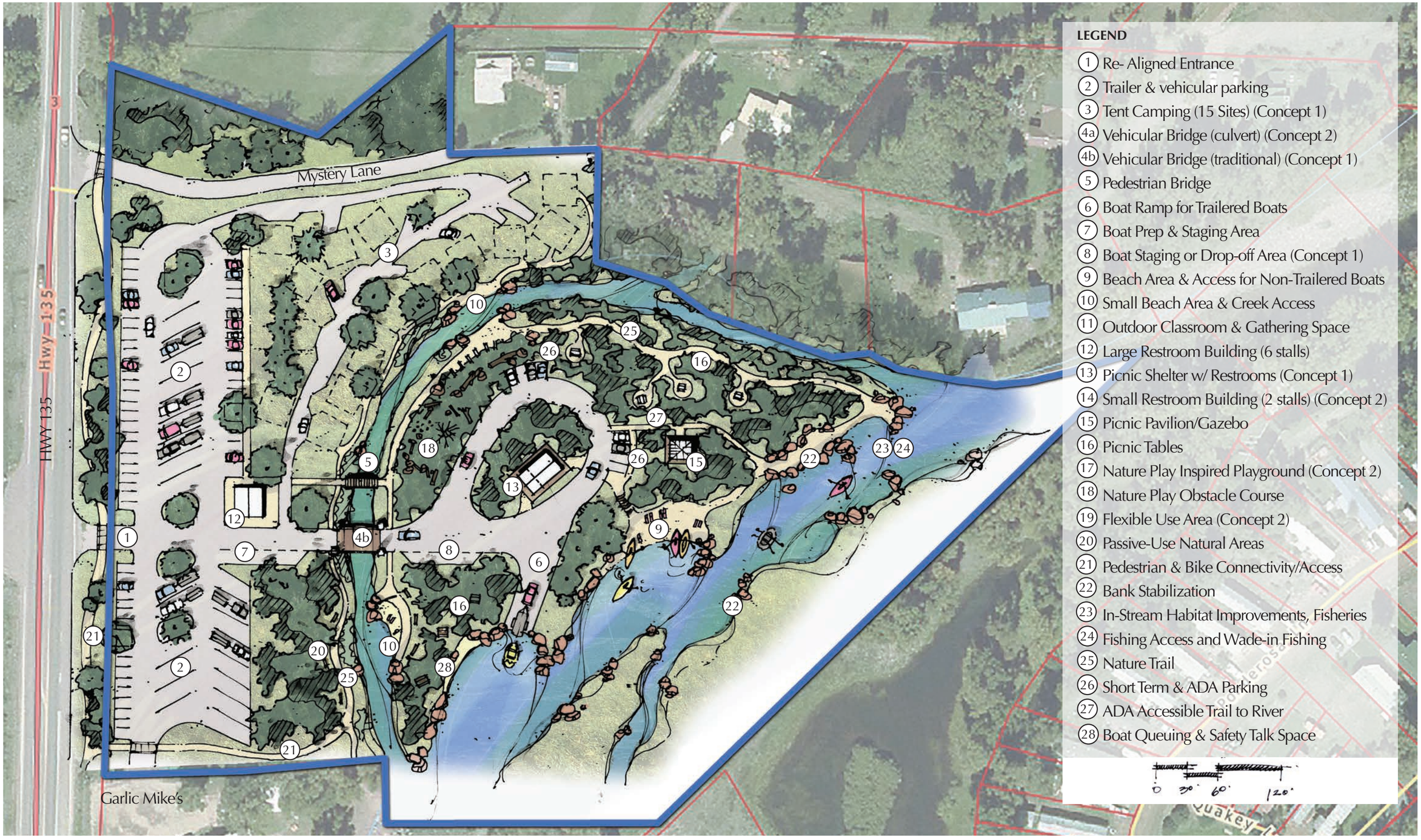

Concept Alternative 1

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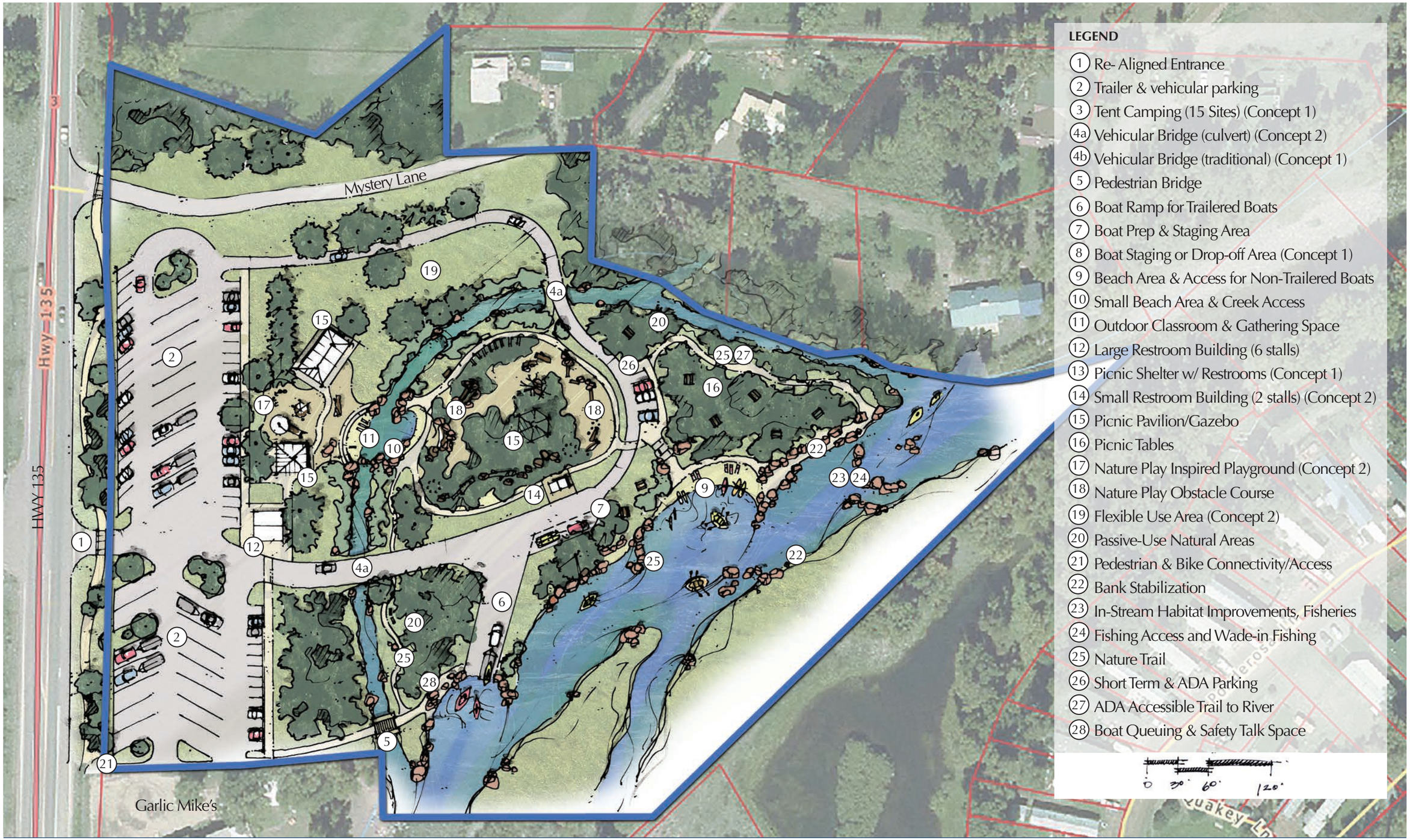

Concept Alternative 2

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Shady Island River Park
Master Plan Recommendations

Design Narrative

Project Goals and Inspiration

The goal of the proposed concept is to improve access to the Gunnison River for both rafts and drift boats on trailers and roof top craft like kayaks and stand up paddle boards. In addition to improved river access, the site offers many other opportunities to connect with nature and provide an excellent amenity for the Gunnison County community members and visitors.

The design inspiration for the development of this site comes from the natural features and the opportunities that they present. This site provides a nature oasis within close proximity to an urban setting. It provides access to the Gunnison River for a variety of recreational uses as well as access to the riparian habitat created by the side channel that runs through the site. The program elements described below come from a combination of need (boat ramp/river access to replace the North Bridge put-in) and community desires with site opportunities (nature play areas, picnicking, fishing access, camping, trails, etc.).

The organization of site elements responds to several factors on the site. The following perameters helped shape the layout and organization of the preferred master plan.

- Preservation of existing trees
- Minimize impact to adjacent residential properties
- Use of existing vegetation to buffer different uses
- Minimize parking on the “island”
- Maximize parking closest to the highway
- Locate Boat Ramp downstream of other river access areas (fishing, small boat, beach)

Summary of Program Elements

Major Program Elements Represented in the Draft Master Plan

- Boat Ramp for Trailered Boats
- Restrooms with Potable Water
- Adequate Parking (current and future needs) (passenger cars & trailered vehicles)
- Clear Vehicular Circulation
- Boat Prep & Staging Area Separate from Boat Ramp
- Vehicular & Pedestrian Bridges
- Variety of Picnicking Opportunities
- Nature Trails and Opportunities to Interact with Nature
- Fishing Access & Fishing Habitat
- Nature Play Features
- Water Play Areas (side channel)
- Beach & Small Boat Access Areas (Gunnison River)
- Camping (tent only, walk-in)
- Campground / Park Host (site with RV hook-ups)

Infrastructure and Utilities

Existing Infrastructure Considerations and Recommendations

It is not anticipated that much, if any, of the existing infrastructure of the site will be useful in serving the proposed improvements. It is recommended that the well be assessed for method of construction, water yield and quality as a part of the final design phase of the project. Similarly, the buried concrete tank located on the island should be further investigated for historical use and actual subsurface extents to verify whether it will conflict with any new facilities and may require removal, or whether it may be abandoned in accordance with the County's On-Site Wastewater Treatment System Regulations. Other abandoned on-site buried facilities, including utility services, may not be discoverable until construction of the proposed improvements but are assumed to be readily removable as needed to resolve conflicts. All existing active utilities will be incorporated into the final design of the improvements.

Proposed Infrastructure

It is anticipated that the proposed improvements will require new water, sewer, and underground electric utility services. If the existing well is determined to be inadequate for a water supply source, a new well will need to be drilled on site. The new public water supply system will also consist of a water plant with a minimum of disinfection and possibly higher-level treatment for ground water under the direct influence of surface water (GWUDI), in accordance with Colorado Department of Health and Environment standards, and distribution piping and appurtenances to serve the proposed restroom buildings and central campground spigots. No fire flow capacity is anticipated to be provided by this system and no RV-type services are anticipated, with the exception of one camp host, at the proposed campground. Final system design considerations will need to include physical and legal availability of water, environmental constraints (e.g., floodplain, wetlands, ground water) and permitting, demand projections, and seasons of use.

Preliminary investigations indicate that the proposed restroom buildings may be served by a gravity sewer connection to the existing North Gunnison Sewer District main. No RV-type services are anticipated, with the exception of one camp host at the proposed campground. Final system design considerations will need to include environmental constraints (e.g., floodplain, wetlands, ground water) and permitting, load projections, and seasons of use.

Electrical utility service to the proposed restrooms and water supply system is anticipated to be provided by Gunnison County Electric Association from the existing overhead power line located in the Hwy 135 right of way. Depending upon the final design of the improvements, a new transformer may be required to serve the site. No RV-type services are anticipated, with the exception of one camp host at the proposed campground. Final system design considerations will need to include environmental constraints (e.g., floodplain, wetlands, ground water) and permitting, and load projections.

Vehicular and Pedestrian Access and Circulation

Access from Highway 135

Preliminary discussions with Colorado Department of Transportation (CDOT) officials indicate the need for review of the site's existing access permit status, including requirements for a likely traffic study to reflect the projected levels of use for the proposed improvements and planning coordination with the surrounding Hwy 135 access points. Depending upon the outcome of this review and approval process, highway lane improvements may be required for vehicle turning movements to and from the site. It is assumed that existing pavement widths are adequate for striping of such configurations; however, final design considerations will need to include environmental constraints and permitting, and traffic study recommendations.

Park signage shall be provided at the access point to the site at Highway 135. Signage shall include the park name and note the access to the river. For example: Shady Island River Park, Welcome to your Public Access to the Gunnison River.

Future Pedestrian Overpass at Highway 135

The existing recreation path provides access to the west side of Hwy 135 directly across the highway from the Shady Island site. Pedestrian and bicycle connectivity to the site will require an underpass or overpass at Hwy 135. Locating the under/overpass just south of Mystery Lane at the north side of the property will minimize conflicts between pedestrians/cyclists and vehicular traffic in the park and provide a connection directly into the park's trail system. ADA accessibility and bicycle connectivity shall be important considerations during the final design phase. Additional review and analysis of costs and feasibility will determine the best solution for providing this important connection.

Vehicular Bridge and Pedestrian Bridge

The proposed roadway and trail improvements will require two crossings of the intermittent Gunnison River side channel that separates the western portion of the site from its island. These are anticipated to consist of short-span, pre-manufactured bridges, but in the case of the vehicular bridge, may be constructed of plate arch-style culvert with stone veneer end treatments for aesthetic purposes. Final structure design considerations will need to include environmental constraints (e.g., floodplain, wetlands, ground water) and permitting, load capacities, and maintenance.

Vehicular Circulation

The proposed roadway and parking improvements are anticipated to consist of asphalt pavement for clear delineation and marking of parking spaces and lanes. Other surfaces will include gravel for the island loop roadway and concrete for the boat ramp. Final design considerations will need to include emergency vehicle requirements and turning movements analyses, American Disability Act (ADA) requirements, environmental constraints (e.g., soils, floodplain, wetlands) and permitting, types and levels of use, and maintenance.

Pedestrian Circulation

The proposed trail and walkway improvements are anticipated to consist of a combination of decomposed granite and concrete surfacing. Final design considerations will need to include emergency vehicle requirements and turning movements analyses, American Disability Act (ADA) requirements, environmental constraints (e.g., soils, floodplain, wetlands) and permitting, types and levels of use, and maintenance.
ADA accessible routes provide access to the river bank and fishing opportunities. Trail surface and gradient will comply with ADA requirements for all accessible routes.

Riverside Design and In-Stream Improvements

Boat Ramp for Trailered Boats

The proposed boat ramp is 36’ wide with an uphill staging area so that on busy days boaters can prep their boats prior to backing down the ramp. Typical boat ramp lanes are 12’ wide. The proposed ramp is three lanes wide The design of the roundabout, orientation of the ramp and location of the staging area are designed to facilitate efficient traffic flow on busy days.

Adjacent to the boat ramp is an area for commercial customers to wait or families with small children to stage to keep the ramp clear of pedestrians. Downstream of the ramp a combination of bank terracing and re-grading of the bank will allow for queuing of boats that are rigged and waiting for other boats in their party to finish putting in at the ramp.

Small Boat Access and Beach Area

Upstream of the boat ramp is an area intended to serve as access for rooftop carried craft like stand up paddle boards (SUP) and kayaks as well as wading/angling access for the public. A combination of thoughtfully placed large boulders and regrading of the bank will allow for access for wide variety of users.

Shoreline Treatment for Fishing & Recreation

The existing shoreline is difficult to access due to thick vegetation and a steep slope to the river. Key areas along the shoreline shall be thinned of vegetation, allowing the bank to lay back, reducing the slope. Large boulders will provide slope retention as needed and hardening of the river bank for stability and safe access to the river. Pockets of existing vegetation will remain along the shoreline to help buffer different use zones (boat ramp vs. fishing area). Adding undulation to the shoreline will help create more habitat variety.

In-Stream Features for Habitat

The Gunnison River channel through the project area is largely a uniform riffle. Adding boulder clusters will enhance habitat creating cover and holding water for fish and allowing for wade angling opportunities at the site.

Park Recreational Opportunities

Walk-In Tent Camping

Increased use of the surrounding public lands camping resources has created a high demand for additional campgrounds in Gunnison County. Providing camp sites at Shady Island will create a revenue source for on-going operations for the Shady Island River Access Park. Walk-in, tent only campsites will provide a low impact recreational camping experience close to the City of Gunnison. The proposed campground includes 19 campsites, with one of those being a group camping site. Two gathering areas are included within the campground- one with a group fire-pit and gathering space including a lawn for games and other uses. The second gathering space is located along the side channel and provides a small beach area and access to the side channel and riparian habitat. A campground/park host site shall include hook-ups for an RV. All other sites shall be tent only.

The area of the site designated for camping includes several mature trees. These trees shall be taken into consideration during the final design and layout of the campground so that the sites best take advantage of this valuable resource while protecting the trees from damage during construction and on-going use of the campsites. Final design shall include in-field layout of individual campsites. Final design must adhere to all applicable standards and guidelines, including the Code of Colorado Regulations, Department of Public Health and Environment, Division of Environmental Health and Sustainability, Campgrounds and Recreation Areas 6 CCR 1010-9.

Nature-Play Obstacle Course & Playground

Nature-play playgrounds provide opportunities for interaction with our natural environment and outdoor spaces. The nature play obstacle course provides an engaging and evolving opportunity for kids to create their own adventure while they interact with natural materials in a natural setting. Boulders, logs, stumps and branches provide physical challenges and creative opportunities for play. Children are encouraged to interact with natural materials by creating their own obstacles, building forts and creating natural sculptures. The obstacle course will include a combination of larger, more permanent features and smaller features that kids can move and manipulate as they wish.

Picnicking and Gathering

Multiple opportunities for picnicking and gathering are provided throughout the site ranging from single picnic tables to picnic pavilions for larger gatherings. Three picnic shelters provide a variety of experiences and opportunities for multiple groups to gather at the park at the same time. Group charcoal grills may be provided at larger picnic pavilions. An outdoor classroom/amphitheater and gathering space located along the side channel creates another opportunity for gathering and connecting to the natural setting.

Passive Park Use

The 10.5 acre site provides several opportunities for passive enjoyment of the park. These include soft surface nature trails and access to the riverbank and side channel. Placement of large boulders and benches throughout the site create spaces to sit, rest and enjoy the natural setting. Preservation of existing vegetation will help to buffer between more active use areas such as the boat ramp and more passive use areas. Interpretive signage along trails will engage park users and provide educational opportunities.

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LEGEND

1. Re- Aligned Entrance Drive
2. Park Entry Signage
3. Trailer Parking (15' x 55') (36 spaces)
4. Vehicular Parking (9' x 18') (43 spaces)
5. Connection for Garlic Mike's Overflow Parking
6. Walk-in Tent Camping (18 Regular, 1 Group)
7. Gathering Area/Fire Pit for Campground
8. Camp/Park Host Site with RV Hookups
9. Vehicular Bridge
10. Pedestrian Bridge
11. Boat Prep & Staging Area
12. Boat Ramp for Trailered Boats (36' Wide)
13. Boater Safety Talk & Waiting Space
14. Boat Queuing Space (~100 lf)
15. Boat Staging or Drop-off Area for Small Crafts
16. Beach Area & River Access for Small Crafts
17. Small Beach Area & Creek Access
18. Outdoor Classroom & Gathering Space
19. Large Restroom Building (6 stalls)
20. Picnic Shelter w/ Restrooms
21. Large Picnic Pavilion (6 picnic tables, group grill)
22. Small Picnic Pavilion (2 picnic tables)
23. Picnic Tables
24. Nature Play Inspired Playground
25. Nature Play Obstacle Course
26. Passive-Use Natural Areas
27. Future Pedestrian/Bike Over/Underpass
28. Bank Stabilization
29. In-Stream Habitat Improvements, Fisheries
30. Fishing Access and Wade-in Fishing
31. Nature Trail
32. Short Term & ADA Parking
33. ADA Accessible Trail to River
34. Privacy Fence Adjacent to Neighbors

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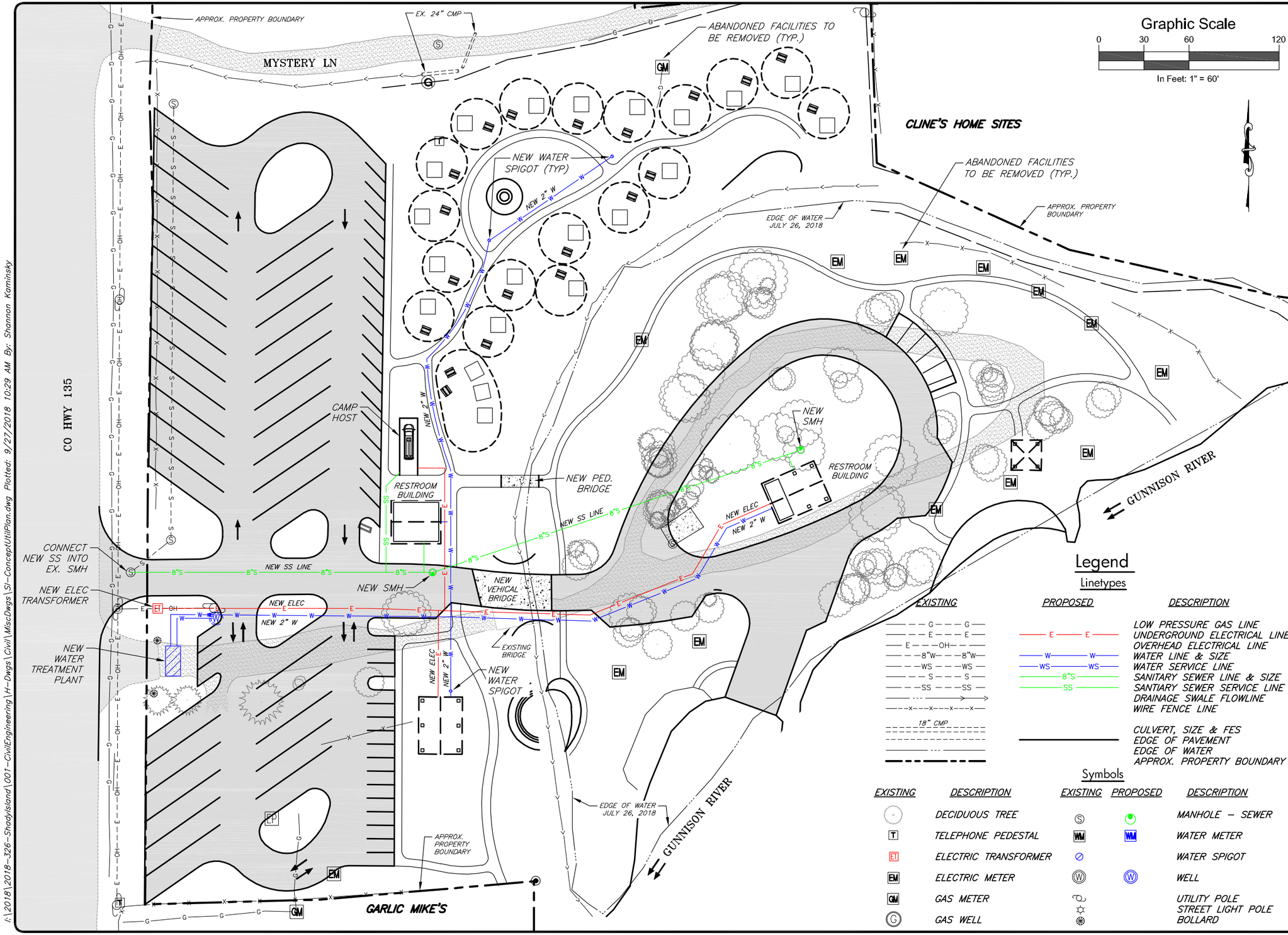

SGM
103 W. Tomichi Ave., Suite A
Gunnison, CO 81230
970.641.5355 www.sgm-inc.com

Shady Island River Park
Gunnison, Colorado

#	Revision	Date	By:
1			

Project Milestone: Preliminary Not For Construction

Job No.	2018-326.001
Drawn by:	SK
Date:	9.27.2018
QC: –	PE: RS
File:	SI-ConceptUtilPlan

Title:
Conceptual Utility Plan

Dwg No.
1
Of: 1

I:\2018\2018-326-ShadyIsland\001-CivilEngineering\H-Dwgs\Civil\MiscDwgs\SI-ConceptUtilPlan.dwg Plotted: 9/27/2018 10:29 AM By: Shannon Kaminsky

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Nature Inspired Playground - Logs & Nets

Nature Inspired Playground - Logs, Sticks, Sandbox

Large Picnic Pavilion w/ Grills, Tables, Benches

Picnic Tables Scattered in the Woods

Nature Play Obstacle Course - Logs & Boulders

Nature Play Obstacle Course - Log Jump

Nature Play Obstacle Course - Interactive Play Elements

Nature Play Obstacle Course - Creek Access

Nature Play Obstacle Course - Challenging Features

Nature Play Obstacle Course - Fort Building and Places to Hide

Tent Camping

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Concrete Boat Ramp - 30′ Wide

Boat Queuing Space Downstream of Boat Ramp

Beach Area & Small Boat River Access

Bank Stabilization & Improved River Bank Access

Beach Area & Small Boat River Access

River Access at Steep Slopes

Passive Use Natural Areas - Benches

Passive Use Natural Areas - Log Lounge

Passive Use Natural Areas - Trails & Interpretive Signage

Passive Use Natural Areas - Exploring

Improved Fish Habitat, Wade-in Fishing Access

Fishing Access for Families & Kids

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Budget, Funding, Next Steps

SHADY ISLAND RIVER PARK GUNNISON, CO MATERIALS QUANTITIES AND ESTIMATED COSTS

Totals are based wholly on conceptual design documents and represents only possible/probable project costs. This estimate is not intended for construction level bidding.

	DESCRIPTION	QTY	UNIT	UNIT COST	SUB-TOTAL	BONDS AND INSURANCE 2.20%	GENERAL CONDITIONS 5%	CONTRACTOR OH / PROFIT 5%	CHANGE ORDER CONTINGENCY 10%	PROJECT CONTINGENCY 10%	COST ESCALATION CONTINGENCY 5%	GROSS RECEIPTS TAX 1%	SUB-TOTAL 38.20%	TOTAL PROJECT
01 | GENERAL CONDITIONS														
Erosion Control		1	Lump Sum	$ 5,000.00	$ 5,000.00	$ 110.00	$ 250.00	$ 250.00	$ 500.00	$ 500.00	$ 250.00	$ 50.00	$ 1,910.00	$ 6,910.00
Permits and Fees (Allowance)		1	Lump Sum	$ 10,000.00	$ 10,000.00	$ 220.00	$ 500.00	$ 500.00	$ 1,000.00	$ 1,000.00	$ 500.00	$ 100.00	$ 3,820.00	$ 13,820.00
Traffic Control		1	Lump Sum	$ 2,000.00	$ 2,000.00	$ 44.00	$ 100.00	$ 100.00	$ 200.00	$ 200.00	$ 100.00	$ 20.00	$ 764.00	$ 2,764.00
Construction Engineering		1	Lump Sum	$ 146,600.00	$ 146,600.00	$ 3,225.20	$ 7,330.00	$ 7,330.00	$ 14,660.00	$ 14,660.00	$ 7,330.00	$ 1,466.00	$ 56,001.20	$ 202,601.20
Construction Surveying		1	Lump Sum	$ 73,300.00	$ 73,300.00	$ 1,612.60	$ 3,665.00	$ 3,665.00	$ 7,330.00	$ 7,330.00	$ 3,665.00	$ 733.00	$ 28,000.60	$ 101,300.60
Detailed Design Engineering with Traffic Study	Includes Constrcution Documents	1	Lump Sum	$ 146,600.00	$ 146,600.00	$ 3,225.20	$ 7,330.00	$ 7,330.00	$ 14,660.00	$ 14,660.00	$ 7,330.00	$ 1,466.00	$ 56,001.20	$ 202,601.20
Quality Control / Special Inspections		1	Lump Sum	$ 5,000.00	$ 5,000.00	$ 110.00	$ 250.00	$ 250.00	$ 500.00	$ 500.00	$ 250.00	$ 50.00	$ 1,910.00	$ 6,910.00
Mobilization and Demobilization		1	Lump Sum	$ 23,090.00	$ 23,090.00	$ 507.98	$ 1,154.50	$ 1,154.50	$ 2,309.00	$ 2,309.00	$ 1,154.50	$ 230.90	$ 8,820.38	$ 31,910.38
Temporary Services		1	Lump Sum	$ 4,000.00	$ 4,000.00	$ 88.00	$ 200.00	$ 200.00	$ 400.00	$ 400.00	$ 200.00	$ 40.00	$ 1,528.00	$ 5,528.00
SUBTOTAL - GENERAL CONDITIONS					**$ 415,590.00**									**$ 574,345.38**
02 | EXISTING CONDITIONS														
Demolition	Removal of existing infrastructure	1	Lump Sum	$ 15,000.00	$ 15,000.00	$ 330.00	$ 750.00	$ 750.00	$ 1,500.00	$ 1,500.00	$ 750.00	$ 150.00	$ 5,730.00	$ 20,730.00
Tree Protection		1	Lump Sum	$ 4,000.00	$ 4,000.00	$ 88.00	$ 200.00	$ 200.00	$ 400.00	$ 400.00	$ 200.00	$ 40.00	$ 1,528.00	$ 5,528.00
Tree Removal		25	Each	$ 1,000.00	$ 25,000.00	$ 550.00	$ 1,250.00	$ 50.00	$ 2,500.00	$ 2,500.00	$ 1,250.00	$ 250.00	$ 9,550.00	$ 34,550.00
Clearing and Grubbing		7687	Cubic Yard	$ 8.00	$ 61,496.00	$ 1,352.91	$ 3,074.80	$ 0.40	$ 6,149.60	$ 6,149.60	$ 3,074.80	$ 614.96	$ 23,491.47	$ 84,987.47
SUBTOTAL - EXISTING CONDITIONS					**$ 105,496.00**									**$ 145,795.47**
03 | GRADING AND DRAINAGE														
Rough Grading	Includes allowance for select fill	80000	Square Feet	$ 1.75	$ 140,000.00	$ 3,080.00	$ 7,000.00	$ 0.09	$ 14,000.00	$ 14,000.00	$ 7,000.00	$ 1,400.00	$ 53,480.00	$ 193,480.00
Finish Grading		100000	Square Feet	$ 0.25	$ 25,000.00	$ 550.00	$ 1,250.00	$ 0.01	$ 2,500.00	$ 2,500.00	$ 1,250.00	$ 250.00	$ 9,550.00	$ 34,550.00
Secondary Creek Dredging - *Including inlet work*		1	Lump Sum	$ 25,000.00	$ 25,000.00	$ 550.00	$ 1,250.00	$ 1,250.00	$ 2,500.00	$ 2,500.00	$ 1,250.00	$ 250.00	$ 9,550.00	$ 34,550.00
Creek Bank Treatment - Boulders and Cobble		1	Lump Sum	$ 40,000.00	$ 40,000.00	$ 880.00	$ 2,000.00	$ 2,000.00	$ 4,000.00	$ 4,000.00	$ 2,000.00	$ 400.00	$ 15,280.00	$ 55,280.00
River Bank Treatment - Boulders, Cobble and Beach		1	Lump Sum	$ 40,000.00	$ 40,000.00	$ 880.00	$ 2,000.00	$ 2,000.00	$ 4,000.00	$ 4,000.00	$ 2,000.00	$ 400.00	$ 15,280.00	$ 55,280.00
SUBTOTAL - GRADING AND DRAINAGE					**$ 270,000.00**									**$ 373,140.00**
04 | UTILITIES														
Demo Existing RV Camping clean-out System		1	Lump Sum	$ 20,000.00	$ 20,000.00	$ 440.00	$ 1,000.00	$ 1,000.00	$ 2,000.00	$ 2,000.00	$ 1,000.00	$ 200.00	$ 7,640.00	$ 27,640.00
Shallow Utility Trenching and Backfill		550	Linear Foot	$ 40.00	$ 22,000.00	$ 484.00	$ 1,100.00	$ 2.00	$ 2,200.00	$ 2,200.00	$ 1,100.00	$ 220.00	$ 8,404.00	$ 30,404.00
Sewer and Water Utility Trenching and Backfill (7' excavation)		1350	Linear Foot	$ 80.00	$ 108,000.00	$ 2,376.00	$ 5,400.00	$ 4.00	$ 10,800.00	$ 10,800.00	$ 5,400.00	$ 1,080.00	$ 41,256.00	$ 149,256.00
Installation of Water Service to Island		1	Lump Sum	$ 18,900.00	$ 18,900.00	$ 415.80	$ 945.00	$ 945.00	$ 1,890.00	$ 1,890.00	$ 945.00	$ 189.00	$ 7,219.80	$ 26,119.80
Sewer Service installation	Sewer Service Tap Fee TBD	1	Lump Sum	$ 5,100.00	$ 5,100.00	$ 112.20	$ 255.00	$ 255.00	$ 510.00	$ 510.00	$ 255.00	$ 51.00	$ 1,948.20	$ 7,048.20
Water Treatment Plant and Building		1	Lump Sum	$ 90,000.00	$ 90,000.00	$ 1,980.00	$ 4,500.00	$ 4,500.00	$ 9,000.00	$ 9,000.00	$ 4,500.00	$ 900.00	$ 34,380.00	$ 124,380.00
Electrrical drop and Transformer (to be confirmed with GCEA)		1	Lump Sum	$ 15,000.00	$ 15,000.00	$ 330.00	$ 750.00	$ 750.00	$ 1,500.00	$ 1,500.00	$ 750.00	$ 150.00	$ 5,730.00	$ 20,730.00
2" Conduit and secondary electrical distributiuon wiring		550	Linear Foot	$ 20.00	$ 11,000.00	$ 242.00	$ 550.00	$ 1.00	$ 1,100.00	$ 1,100.00	$ 550.00	$ 110.00	$ 4,202.00	$ 15,202.00
Lighting Allowance		1	Lump Sum	$ 15,000.00	$ 15,000.00	$ 330.00	$ 750.00	$ 750.00	$ 1,500.00	$ 1,500.00	$ 750.00	$ 150.00	$ 5,730.00	$ 20,730.00
SUBTOTAL - UTILITIES					**$ 305,000.00**									**$ 421,510.00**
05 | STRUCTURES, FURNISHINGS AND NATURE PLAY														
Island Restroom		1	Each	$ 70,000.00	$ 70,000.00	$ 1,540.00	$ 3,500.00	$ 3,500.00	$ 7,000.00	$ 7,000.00	$ 3,500.00	$ 700.00	$ 26,740.00	$ 96,740.00
Camping Restroom and Shower Facility		1	Each	$ 110,000.00	$ 110,000.00	$ 2,420.00	$ 5,500.00	$ 5,500.00	$ 11,000.00	$ 11,000.00	$ 5,500.00	$ 1,100.00	$ 42,020.00	$ 152,020.00
Island Picnic Pavillian		1	Each	$ 34,000.00	$ 34,000.00	$ 748.00	$ 1,700.00	$ 1,700.00	$ 3,400.00	$ 3,400.00	$ 1,700.00	$ 340.00	$ 12,988.00	$ 46,988.00
Vehicular Bridge to Island		1	Each	$ 331,250.00	$ 331,250.00	$ 7,287.50	$ 16,562.50	$ 16,562.50	$ 33,125.00	$ 33,125.00	$ 16,562.50	$ 3,312.50	$ 126,537.50	$ 457,787.50
Secondary Pedestrian Bridge to Island		1	Each	$ 57,500.00	$ 57,500.00	$ 1,265.00	$ 2,875.00	$ 2,875.00	$ 5,750.00	$ 5,750.00	$ 2,875.00	$ 575.00	$ 21,965.00	$ 79,465.00
Picnic Tables		30	Each	$ 400.00	$ 12,000.00	$ 264.00	$ 600.00	$ 20.00	$ 1,200.00	$ 1,200.00	$ 600.00	$ 120.00	$ 4,584.00	$ 16,584.00
Nature Play Area (Allwoance)		1	Lump Sum	$ 60,000.00	$ 60,000.00	$ 1,320.00	$ 3,000.00	$ 3,000.00	$ 6,000.00	$ 6,000.00	$ 3,000.00	$ 600.00	$ 22,920.00	$ 82,920.00
Trash Recepticals		12	Each	$ 200.00	$ 2,400.00	$ 52.80	$ 120.00	$ 10.00	$ 240.00	$ 240.00	$ 120.00	$ 24.00	$ 916.80	$ 3,316.80
Benches		10	Each	$ 250.00	$ 2,500.00	$ 55.00	$ 125.00	$ 12.50	$ 250.00	$ 250.00	$ 125.00	$ 25.00	$ 955.00	$ 3,455.00
SUBTOTAL - STRUCTURES, FURNISHINGS AND NATURE PLAY					**$ 679,650.00**									**$ 939,276.30**
06 | HARDSCAPE														
Demo and Disposal of Existing Roadways		2260	Square Yards	$ 2.00	$ 4,520.00	$ 99.44	$ 226.00	$ 0.10	$ 452.00	$ 452.00	$ 226.00	$ 45.20	$ 1,726.64	$ 6,246.64
Class 6 ABC Gravel Drive on Island	Compacted 1/2"- Crushed Granite over 4" Base	450	Tons	$ 3.00	$ 1,350.00	$ 29.70	$ 67.50	$ 0.15	$ 135.00	$ 135.00	$ 67.50	$ 13.50	$ 515.70	$ 1,865.70
Asphalt Paving for Parking Lot along HWY 135	Over Compactd Road Base	75100	Square Feet	$ 3.00	$ 225,300.00	$ 4,956.60	$ 11,265.00	$ 0.15	$ 22,530.00	$ 22,530.00	$ 11,265.00	$ 2,253.00	$ 86,064.60	$ 311,364.60
Parking Lot Striping (Allowance)		1	Lump Sum	$ 15,000.00	$ 15,000.00	$ 330.00	$ 750.00	$ 750.00	$ 1,500.00	$ 1,500.00	$ 750.00	$ 150.00	$ 5,730.00	$ 20,730.00
Concrete Boat Ramp	6" reinforced concrete over 12" Base (30'x40')	1200	Square Feet	$ 15.00	$ 18,000.00	$ 396.00	$ 900.00	$ 0.75	$ 1,800.00	$ 1,800.00	$ 900.00	$ 180.00	$ 6,876.00	$ 24,876.00
Class 6 ABC Crushed Granite Pedestrian Paths	Compacted 1/2"- Crushed Granite over 4" Base	324	Tons	$ 3.00	$ 972.00	$ 21.38	$ 48.60	$ 0.15	$ 97.20	$ 97.20	$ 48.60	$ 9.72	$ 371.30	$ 1,343.30
Concrete Walkway (5' Width)		4176	Square Feet	$ 8.00	$ 33,408.00	$ 734.98	$ 1,670.40	$ 0.40	$ 3,340.80	$ 3,340.80	$ 1,670.40	$ 334.08	$ 12,761.86	$ 46,169.86
Wayfinding and Signage (Allowance)		1	Lump Sum	$ 15,000.00	$ 15,000.00	$ 330.00	$ 750.00	$ 750.00	$ 1,500.00	$ 1,500.00	$ 750.00	$ 150.00	$ 5,730.00	$ 20,730.00
Handicap Parking on Island		1	Lump Sum	$ 3,000.00	$ 3,000.00	$ 66.00	$ 150.00	$ 150.00	$ 300.00	$ 300.00	$ 150.00	$ 30.00	$ 1,146.00	$ 4,146.00
Concrete RV spot for Park Host		1	Lump Sum	$ 5,500.00	$ 5,500.00	$ 121.00	$ 275.00	$ 275.00	$ 550.00	$ 550.00	$ 275.00	$ 55.00	$ 2,101.00	$ 7,601.00
SUBTOTAL - HARDSCAPE					**$ 322,050.00**									**$ 445,073.10**
07 | LANDSCAPE														
Amended Top Soil		120	Cubic Yards	$ 56.00	$ 6,720.00	$ 147.84	$ 336.00	$ 2.80	$ 672.00	$ 672.00	$ 336.00	$ 67.20	$ 2,567.04	$ 9,287.04
Lawn - Kentucky Bluegrass Turf Sod		4000	Square Feet	$ 2.25	$ 9,000.00	$ 198.00	$ 450.00	$ 0.11	$ 900.00	$ 900.00	$ 450.00	$ 90.00	$ 3,438.00	$ 12,438.00
Composted Mulch Topping		80	Cubic Yards	$ 48.00	$ 3,840.00	$ 84.48	$ 192.00	$ 2.40	$ 384.00	$ 384.00	$ 192.00	$ 38.40	$ 1,466.88	$ 5,306.88
Native Planting (Allowance)		1	Lump Sum	$ 20,000.00	$ 20,000.00	$ 440.00	$ 1,000.00	$ 1,000.00	$ 2,000.00	$ 2,000.00	$ 1,000.00	$ 200.00	$ 7,640.00	$ 27,640.00
Trees (Allowance)		1	Lump Sum	$ 25,000.00	$ 25,000.00	$ 550.00	$ 1,250.00	$ 1,250.00	$ 2,500.00	$ 2,500.00	$ 1,250.00	$ 250.00	$ 9,550.00	$ 34,550.00
Irrigation (Allowance for Temporary and Permanent)		1	Lump Sum	$ 10,000.00	$ 10,000.00	$ 220.00	$ 500.00	$ 500.00	$ 1,000.00	$ 1,000.00	$ 500.00	$ 100.00	$ 3,820.00	$ 13,820.00
SUBTOTAL - LANDSCAPE					**$ 74,560.00**									**$ 103,041.92**
PROJECT TOTAL ESTIMATE COST					$ 2,172,346.00									**$ 3,002,182.17**

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On-Going Revenue Generation Opportunities

Potential Revenue Generation for On-going Maintenance & Operations

The County is currently working on partnerships with other governmental agencies to manage the on-going operations of this amenity. The following list includes ideas for off-setting the on-going expenses to keep the Shady Island River Park well maintained and safe for visitors.

- Tent Camping
- Paid Parking (annual parking pass, day parking pass)
- Pavilion Rental/Wedding Venue
- Commercial Outfitter fees
- Rent space for recreational events or lessons (archery lessons, learn to fish programs)
- Corporate sponsorship programs
- Paid events/competitions hosted on site

Phasing

Potential Revenue Generation for On-going Maintenance & Operations

Implementation for various phases of this project will depend largely on funding. The following phases may not occur in the order listed, but the elements grouped together should be constructed as a phase due to logistics and dependent uses, such as camping and toilet facilities.

The boat ramp and associated improvements are the top priority for development of this site due to the existing conditions of the North Bridge access.

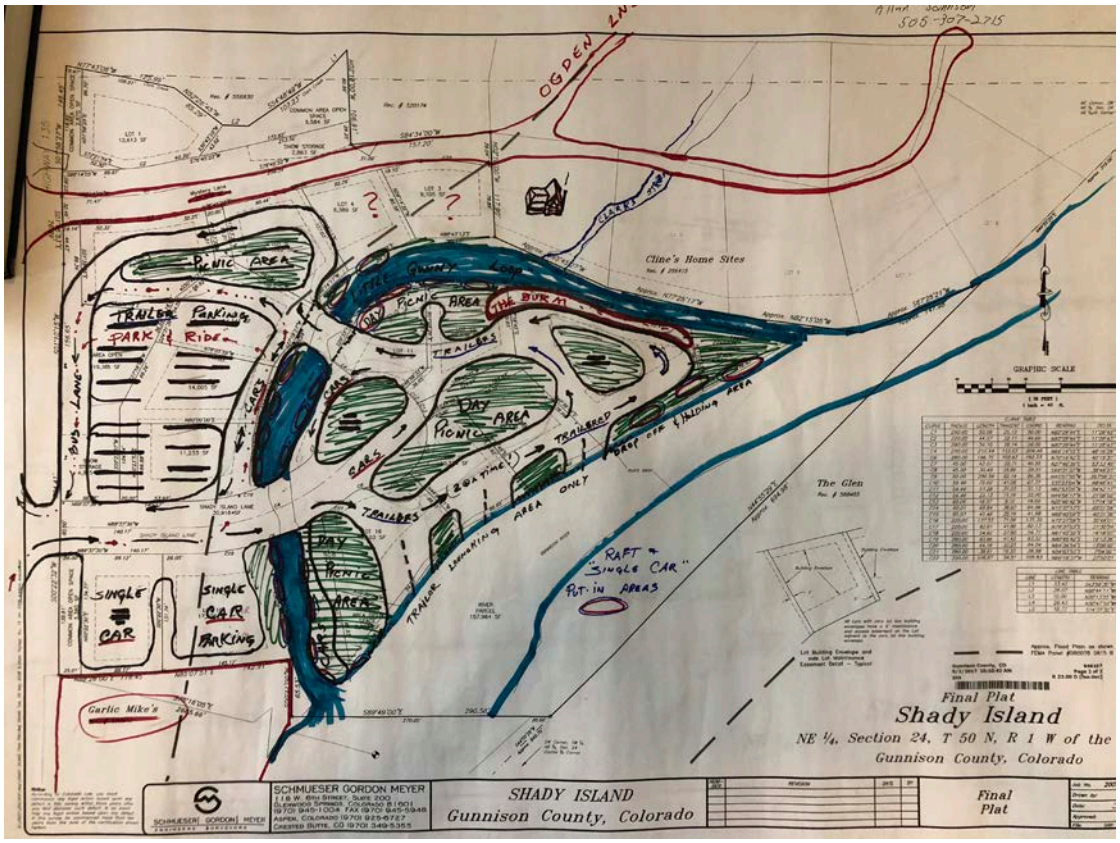
- Phase 1 - Bridge, boat ramp, parking, trash facilities, park entry signage, vehicular circulation, temp toilets
- Phase 2 - River bank and in-stream improvements, nature trails, scattered picnic tables
- Phase 3 - Toilets, campground and campground incidentals, camp host site
- Phase 4 - Picnic pavilion/s and group area picnic tables, benches, Playground, Nature Play obstacle course

Appendix

Appendix A
Dot Board Votes

Nature Play Features - Balancing and Interacting
Playground Structures and Play Equipment
Playing in the Creek
Picnic Structure and Gathering Area
Scattered Picnic Tables
SHADY ISLAND RIVER PARK
IDEA IMAGES
Gunnison County
sprout studio

Appendix B
Public Meeting Comments



Imigrantes Undios

- Actividades del invierno en los seuderos- esquiar requetas parala nieve
- un gazibo grande
- con cocina incluida para cuando se organizen fiestas se pueda cocinar
- alrededor cosas para ninos para jugar

Dot Board Votes
Area amlia para la circulacion de botes-1
Area para botes y sus comididas-0
Acceso para botes pequenos y playa- 0
Mejoramiento del borde del rio y acceso para pescar-3
Elements natural para jugar-3
Arroyo mejorado con areas para jugar- 7
Letreros interpretivos sobre flora y fauna- 3
Sender natural para la observacion de animals-4
Area de acampar rustico-3
Areas de picnic para grupos grandes-6
Areas de picnic para grupos pequenos- 2
Area de pescar mejorado- 3

Public Meeting Comments

Look at long term phases to “shoot for the moon” even if its 5-10 years out

River access only camping, maybe across river, wider ramp, recycling, bathrooms

Camping for walk-in tent camping, no RV, limit number of days, fee

Two vehicular bridges for easier vehicular loop, connect to mystery lane, wider boat ramp, good to separate trailered and non-trailered boaters

Bike park/pump track on mainland area

Bike park/pump track

Park and ride- awesome idea! #19 open space best left open, maybe picnic area

Good bike access

Dog walking, easy to access nature experience, seniors- access to flat trails in nature

Big ramp- at least 4 boats, make access and circulation big enough for trailers, cars etc.

Great Idea!

Need to balance outfitter use and recreational use, limit number of outfitter trips, outfitters contribute funds to take of park/ramp

We love it! Wouldn’t change a thing!

Community volunteers, look at Montrose

Get kids/schools involved for interpretive sinage/trails

More trailer parking, lots of parked. Look at 5 mile layout, most people are day users

Paid camping (RV, Tent), showers, 1 week max stay, keep north bridge access, bathrooms, work with western

Interested in kids river channel to play in, loop trails would be pleasant, would rather not have a campground, nature play features would be great

Will need signage on Mystery Lane near Cline’s Homesites indicating the beginning of private property with no river access and no trespassing. This will protect the homeowners. Will also need a fence with signage along the boundary between Cline’s Homesites and this project
Please no “overnight” camping. I live at 60 Mystery Lane and a buffer should be a must.

Covered pavilion to get out of the rain, winter use

No camping!

Bike tents

No camping, bigger play, spray ground, family friendly, park n ride for boat shuttle, toilets

Garden space, flowers,

Ada fishing access from path (my number one comment) like the idea of using side channel for kids to float/ play area, tent and small campers only, bike should use path connection to the city

RV camping opens a barrel of worms, would need camp host, don't think county should be in RV business, used to have ice blockage/flooding

Keep it day use, nature focused, day use at north end of town, there are already a lot of camping areas near town, nature education

Tent camping!

I believe that the #2 works better. I also believe that camping and RVs would add a whole problem with trying to keep clean and there is so many places to camp not at a boat ramp

Concept #2 looks better, wider boat ramp, no camping- there is a lot of camping around already- this adds a lot more upkeep

Maguires like concept 2Q good traffic flow

Yes on playground, no on tents, leave as natural as possible

Back in parking on vehicle parking, water source for cleaning

Signage to protect adjacent neighbors, worried about overnight camping, we have enough facilities in area for overnight camping, like picnic tables scattered around. Like circulation of opt.2, tent camping opens another set of issues, squatters, more comfortable if managed/host

Must have restrooms, if one boat ramp isn't enough there is flexibility to add a ramp, plan for future growth Like opt 2 circulation/flow, rocks/restoration in river is important, cleaning up south bank is important, like pavilion, campfire circle, day –use preferred (until 11 or midnight) so people can use fire circle at night, like foot bridges

Yes boat ramps, yes parking away from river, trails, picnic pavilion yes, camping will have a lot of road noise

Need a turn lane on hwy, concerned about overnight camping, would like a beautiful park, support camping, trails/circulation, biking loop

Like concept 2, do not support camping, overall great development plan

Outfitters should be supporting the project financially, no camping, strong buffer/berm between private property and park, safety/camping concern-fires! Camping concerns- over use and adjacent land use impact, would like white water features

Youth Group Comments

Horse Riding
Climbing Wall
Climbing Trees
Dirt Bike
BMX Trail/pump track
Zipline
Treehouse
Tire swings
Sandy beach
Swimming hole
Obstacle course/ninja warrior course/relay course
Wishing well
Food/snacks
Arcade
Slide/water slide
Giant rolly polly ballon
Fish hatchery
Spray park
Haunted house
Trampoline park
Camping (RV and tent)
Water park
Basketball
Soccer
Floating gymnastics mat
Raft ride
Archery
Bridge that is all twisty
Tractor ride
Boats/tubes
Lazy river
Fishing
Animals/petting zoo/llamas
Amusement park/Ferris wheel/ carnival park
Playground
Fort building
Tightrope/slack-line
Skate park
Paint-ball
Parkour area
Water fountain
Launch pad
Hide n seek

Thank You!

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