



## MEMORANDUM

Meeting Date: 8/12/2024

To: Town of Grand Lake Board of Trustees  
From: Guy Patterson, Town Manager

**Re: Rocky Mountain Wooden Boat and Folk Schools  
Mobile Community Workshop Location Site Review**

---

At the July 22, 2024, Grand Lake Board of Trustees Work Session, the BOT heard from Mr. Alan Walker and Mr. Timothy Hodsdon, representing the Rocky Mountain Wooden Boat and Folk Schools. Mr. Walker and Mr. Hodsdon were requesting assistance from the Town to locate a structure they termed the "Portable Community Workshop."

This workshop space is designed to serve as a temporary flagship base for the Rocky Mountain Wooden Folk and Boat Schools (two partner non-profits). It is also envisioned to allow for NGO/Private collaborations, with space available for small local startups and a model for collaboration with other local organizations requiring a wood-shop space.

This is a unique concept in that the workshop building is made from two 20' high cube intermodal shipping containers. Both containers open to create an 800-sf workshop and retail space with a prefabricated timber frame tent structure in the center. The portable community workshop is designed as a temporary structure that can be used in all seasons. The intermodal container and tent structure is insulated and heated for year-round use. The base workshop can be assembled for use or disassembled for transport in a very short amount of time. The portable community workshop is designed to be placed on a loaned or leased site with existing electricity and facilities already available. The workshop is heated with EPA-approved pellet stove.

The Board of Trustees tasked the Town Manager to assist the representatives in reviewing the feasibility of five locations for this workshop building:

- Stanley Property
- Pioneer Park
- Near Grand Lake Center
- Town Public Boat Rack Area
- Mary Drive

To be clear, at the time of this review there were fundamental questions about the structure driven by possible code and structure requirements that limit the ability to perform a full review. These questions include the need for water and sewer for potable and non-potable needs, building electricity needs, fire suppression requirements, parking requirements, ADA access, etc. Before a full review can be completed, the architect/engineer will have to provide direction on these issues.

Upon further review, it was determined that the Town Public Boat Rack Area and Stanley Park locations were both inadequate due to overwhelming constraints (distance, prioritized town use, utilities access, etc.). The following is an analysis of the remaining properties in question.

	<b>Pioneer Park</b>
Narrative	Winter's Pioneer Park site is located on a 2.1-acre parcel west of the Grand Lake Center, south of the Public Works facility and north of a private marina and Sailboat Lane. The parcel was donated to the town in the 1980s with the intent to preserve the land for public recreational uses. Currently is used for town storage for snow, boulders and other materials. The site is underutilized as a park and only includes a few picnic tables, a few trees, and native grasses. The northwest corner may have abandoned underground fuel or septic tank.
Useable Footprint Size	7,800 sf
Current Zoning	Public
Zoning use by right/permitted uses	Arts, cultural and recreational activities, buildings and uses. (Chapter 12, Art. 2 12.2.24(A)(B)(10)
Utilities	Water, sewer and electricity adjacent
Distance to water via public ROW	adjacent
Distance to Garfield and Grand via public ROW	.96 miles apx
Town Municipal Lands Master Plan	1-5 years: Perform hazardous materials investigations.
Advantages	Proximity to water. Zoned public. Appropriate use by right. Close to utilities.
Disadvantages	Possible Hazardous materials. Small area for a footprint. Nearly one mile from downtown. Current condition would necessitate considerable clean-up by the Town.



Pioneer Park lot, usable space and 1000sf, 20' tall building rendering



Pioneer Park facing south



Pioneer Park facing north



	<b>Grand Lake Center</b>
Narrative	Grand Lake Center and Open Space is located on a 4.48 acre parcel at west end of Grand Lake between Shadow Mountain Drive, Center Drive, and Marina Drive. Grand Lake Center and Open Space consists of a community center building (formerly an Elementary School), modular buildings used for lease space, a surface parking lot, and open space to the north. The open space was formally a school yard with paved surfaces for tennis and basketball, bleachers, playground, and open field. Play equipment and paved surfaces are in fair to poor condition and outdated. The site is relatively flat. The open field is in fair condition consisting of a primarily dirt surface. Recent repairs include reseeding the area and turning on the existing irrigation system.
Useable Footprint size	5,300 sf
Current Zoning	Commercial Transitional
Zoning use by right/permitted uses	Not-for-Profit Clubs and Service Organizations. (Chapter 12, Art. 2, 12.2.17(A)(5))
Utilities	water, sewer and electricty adjacent
Distance to water via public ROW	.16 miles apx
Distance to Garfield and Grand via public ROW	.78 miles apx
Town Municipal Lands Master Plan	1-5 years: demolish modulares, 5-10 years: Re-use as park site, 10+ years: future housing
Advantages	Shared resources with Grand Lake Center. Close to utilities. Relatively close to water. Easily accessible from Grand Avenue.
Disadvantages	Various plans contemplate other uses. Close to residences. Some infrastructure issues such as underground sprinkling.



Grand Lake Center lot, usable space and 1000sf, 20' tall building rendering





Grand Lake Center lot facing northeast



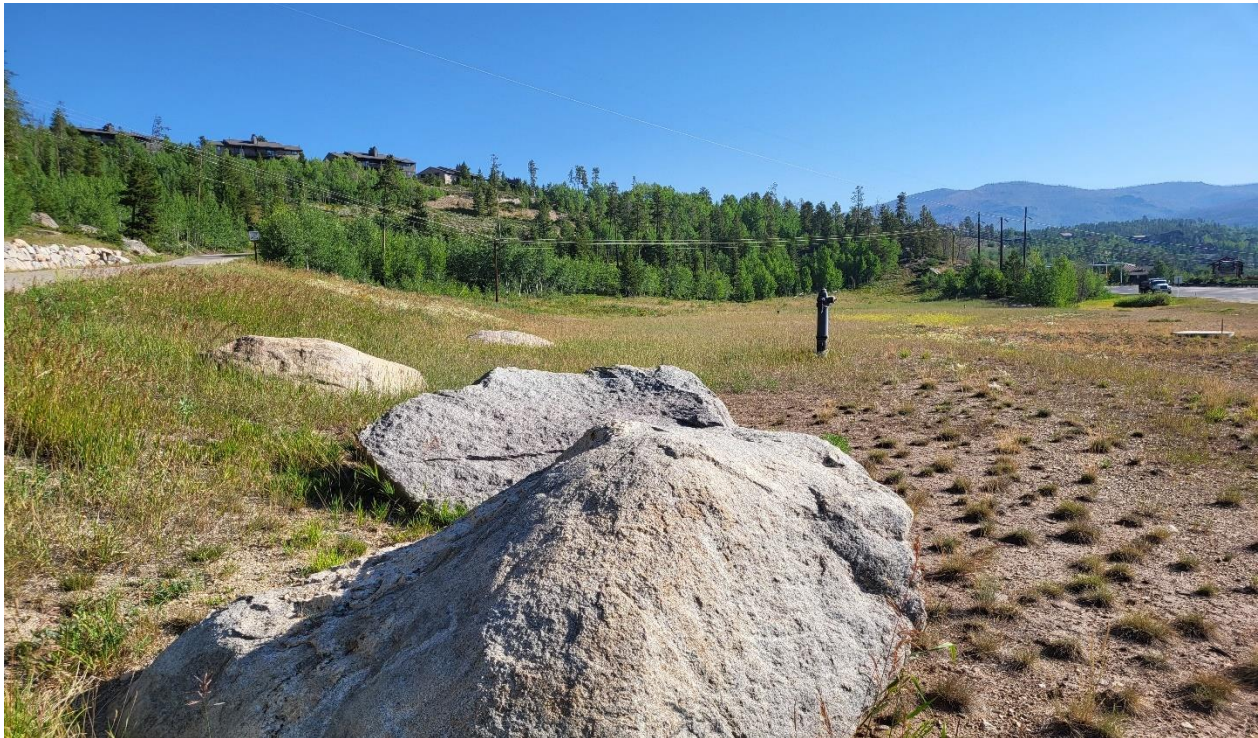
Grand Lake Center lot facing west

	<b>Mary Drive</b>
Narrative	Mary Drive is a 1.17-acre vacant parcel north of US Highway 34 on the west end of Grand Lake. 600 Mary Drive site is zoned for Planned Development. Directly north of the site is single family residential. The site consists of bare ground and native grasses. It has (14) water taps. Located along the US 34 highway corridor and proximity to West Portal Road, the site is the gateway into downtown. This parcel has exceptional visibility and access for a mixed-use, multi-family and/or commercial development or for a town facility, e.g., a visitor center or parking/transportation hub (shuttle, rickshaw, bikes, scooter etc.).
Useable Footprint Size	14,000 sf
Current Zoning	Planned Development
Zoning use by right/permitted uses	Permitted Uses. All uses that are uses permitted by right according to the zone district applicable to the property prior to approval of the Planned Development application shall be permitted in the Planned Development. Additional uses may be negotiated between the applicant and the Planning Commission subject to review and approval by the Board of Trustees. In the course of such negotiations, the Planning Commission and the Board of Trustees shall consider all relevant factors, including but not limited to, the compatibility of the proposed Planned Development with the surrounding area, whether the proposed Planned Development is in harmony with the character of the neighborhood, the need for the proposed Planned Development, the effect of the proposed Planned Development upon the future development in the area, and with due consideration for the Town's comprehensive plan. (Chapter 12, Art. 2 ,12-2-25(D))
Utilities	Water and sewer are not close. Electricity is in the area.
Distance to water via public ROW	.64 miles apx
Distance to Garfield and Grand via public ROW	1.03 miles apx
Town Municipal Lands Master Plan	1-10+ years: Housing Potential. Refer to CHFA study.
Advantages	Excellent visibility. Immediate access of SH 34. useable footprint. Electrical relatively close.
Disadvantages	Not near water. Far from downtown. Not walkable. No water utilities.





Mary Drive lot, usable space and 1000sf, 20' tall building rendering



Mary Drive, facing north