

Grand Lake Municipal Lands Master Plan

Board of Trustees and Planning Commission Feedback Form
7/29/2022

Property	What recommendations do you have that are not listed or shown?	What recommendations do you want removed?	Suggested Funding source/strategy	Suggested Priorities (list by feature i.e 'dog park' or 'pickleball' with each property)	other comments	
1	Matthews Annexation	Subdivide the eastern third into residential lots and keep the rest as a wildlife habitat.	Eliminate the site for the PW facility- remove 100' corridor and add housing in that space.	The lots sales would yield a good ROI for the Town.	The cost for a new PW facility (\$5-\$7m) is not feasible.	what is the density of housing goal?
		Linear Park in 100' corridor for snowshoe trail/x-country trail/ disc golf, hiking loop.	boat storage		too expensive to move public works and to pay for gas and driving into downtown for maintenance.	There is no requirement to leave a "wildlife habitat".
		if Public works goes there, ingress/egress of Town vehicles has to be studied to avoid upsetting all existing neighbors				Habitat fragmentation in this area, makes this "wildlife corridor" useless. Animals will go through yards whether or not housing is there or not.
		concept 1	eliminate PW -because it is costs per hour of use,CDL license required to operate equipment on 34.			
2	Community Center	community really wants a dog park, either here or Pioneer Park				The one item of value to me was to deemphasize tearing up School property but fixing it (ball fields, gopher removal and ideas of tearing everything concept 1 with housing and expanding dog park
		we need a big field, but it is too small for a baseball field and we need a place to land the helicopter				
3	Winter's Pioneer Park	Dog park is too small on all concepts	recreational improvemtns other than dog park			
		recreation assets do not make sense here (They will be expensive to build and maintain and there is no need in this location). Town should pursue the legal process to remove the recreation deed restriction and				
4	Public Works	Expand the PW lot to the western portion of the car wash lots allowing for a large PW shop to house equipment. build workforce housing with phased advanced planning in case the Maintenance Shop is moved.	Covenant restrictions are invalidated due to the 30+ years of not removing. Seek court order to remove the covenant restrictions	Town and DOLA funded (note:\$1-2m reclamation needed if PW were removed). TIFF planning could be done for a current facility for		
5	Center Lots	Western half landscaped (Potential dog park or PAYT location).build workforce housing with phased advanced planning in case the Maintenance Shop is moved.		Town and grand funded.TIFF planning could be done for a current facility for housing with future expansion in a phased plan.		
		huge asset for housing				
6	Lakeside Park	Moving the Marina seems wasteful.	We have tired the ice rink on the lake for many years and just within the last five years moved it to Town Square. The reasoning being that everyone			No work has been done to determine the depth of the water, replacement of the memorial gazebo, cost etc.
7	Pioneer Park	Landscaping, picnic tables, gazebo, volleyball				
8	Lakeside Parking	stage/pavillion - something for the people.	if the Lakefront street is to become pedestrian only, why put a parking garage on the Beach front?	too expensive- only a few extra spots		
			remove the garage			
9	County Rd. 48	Boardwalk over wetlands with two covered picnic areas. Connect to Columbine lake- add educational signs (fire/moose/etc)				
10	Thomasson Park	Improve the surface of the trail. Improve the water quality by improving the wetlands with weirs and more surface area to hold water longer for infiltration and filtration.	too much wildlife to have a boardwalk through the middle of the wetland. There is no parking options.	too much maintenance for our town to maintain wetland boardwalk.		
		Viewing platform on upper hill to view moose safely. common ditch for the highway and trail to help protect wetlands. Educational signage.				
11	600 Mary Dr.	concept 2 is best option for housing. Make available for commercial development. due to its location and lot size could be made into a park with rest stop and dog park as an entrance to Town				too much trouble to put in round about due to issues with CDOT and expense if TOGL takes over that stretch of CDOT for maintenance.\
		given there are no inter-town buses, I don't think we are ready for a transportation hub yet. Maybe later to park cars and shuttle downtown on big event weekends.				like the pedestrian connection that go along with the roundabout- what will happen with the gas station and snow mobile traffic this winter?
		sell to fire department				

		PW at this location.				
12	Chamber of Commerce	if this is the round-about, I think it's a great idea but will be way too expensive and perhaps too difficult dealing with all the parties that would be involved.				
13	Town Park	we have tried the ice rink on the lake for many years and just within the last five years moved it to Town Square. The reasoning being that everyone complained that it was too cold and windy on the Lake. Even I like the idea of having a good ice rink that is in a highly visible location, well lit, with music and supported by a few vendors for skate rental, hot chocolate etc. I think this would be very popular attraction				
14	Veteran's Park	the recently installed Memorial should be the centerpiece. All it needs is more shade trees.		Rotary and Grand Foundation		
		close Portal at Haskel, widen the Veterans park to the north. Widen Portal on the South to make it safer. Could add underground cistern in expanded area to improve ground water infiltration.				
		add raised garden community garden beds.				
15	Trails and Connections	Yes, Portal Road is dangerous for walking and changes to that road (because of the topography) would be very expensive and lengthy, why not use Grand Ave. to access the East inlet. Grand Ave. is already built, Community wants a pedestrian lane along W Portal.				

General plan comments

Overall, I think the report given Monday night to the Board, was a repeat of what had been suggested from our Town Committee a year ago and was disappointed that there were not more different ideas. As is usual, I am wondering why we spend so much money on outside groups repeating suggestions on several of the items that are either way out of the range of funding or on the involvement of other groups (CDOT), etc. I would rather see The emphasis put on projects that are within our reach financially and physically doable now.

Our emphasis seems always to be on TOURISTS that are here 3 or 4 months of the year when the locals seem not to be taken into consideration