

Grand Lake Municipal Lands Master Plan

Project Update

Board Meeting

July 25th, 2022



MUNDUS BISHOP



PROJECT GOALS

Improve land/building use and program for recreational and operational needs.

1. Guide future uses and capital improvements for the next 10-20 years.
2. Preserve the authentic town character and views of Grand Lake.
3. Conserve and protect natural resources.
4. Provide a framework for connected trails and open space and placemaking opportunities.

SCHEDULE



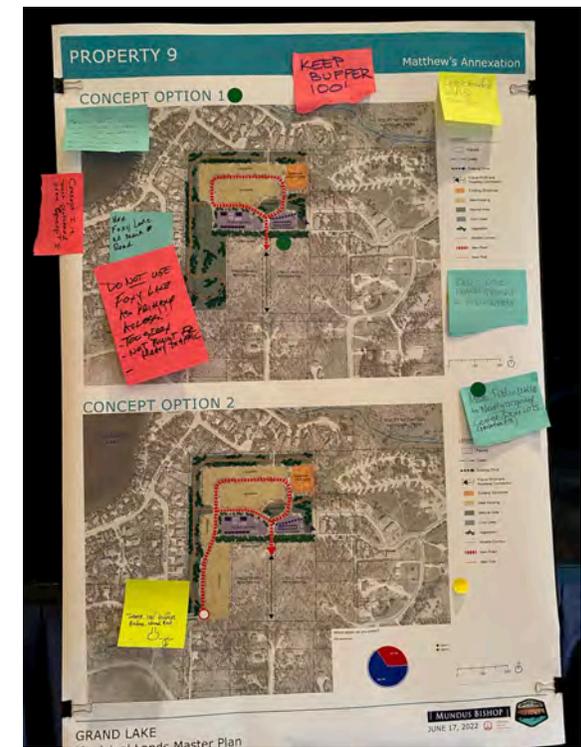
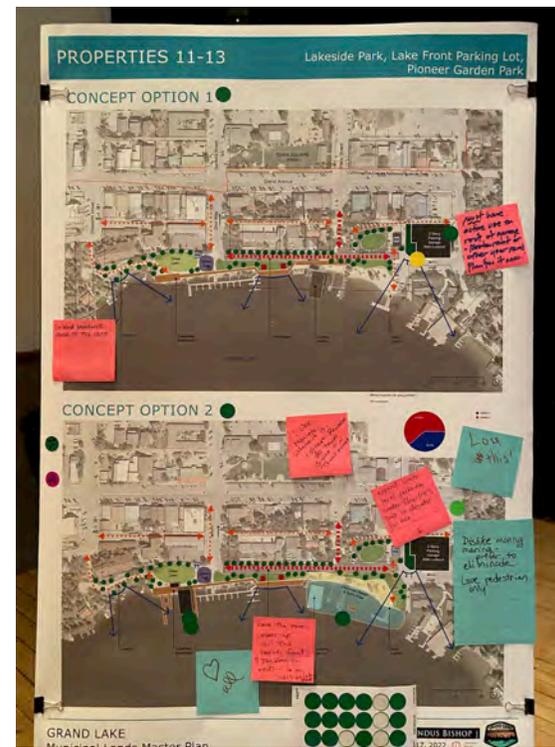
<p>EXISTING CONDITION & ASSESSMENTS</p> <p>SEPT 2021 – DEC 2021</p>	<p>RECOMMENDATIONS</p> <ul style="list-style-type: none">-Stanley Parcel-Community Center, Winter's Pioneer Park, Public Works, & Center Lots-Lakeside Park, Pioneer Park & Lakeside Parking <p>JAN 2022 - MARCH 2022</p>	<p>RECOMMENDATIONS</p> <ul style="list-style-type: none">-County Rd. 48-Thomasson Park-600 Mary Dr.-Chamber of Commerce-Town Park-Veteran's Park-Trails and Connections <p>APRIL 2022 - JUNE 2022</p>	<p>IMPLEMENTATION STRATEGIES</p> <p>FUNDING STRATEGIES</p> <p>COSTS</p> <p>JULY 2022 - AUGUST 2022</p>	<p>FINAL MASTER PLAN REPORT</p> <p>AUGUST 2022– SEPTEMBER 2022</p>
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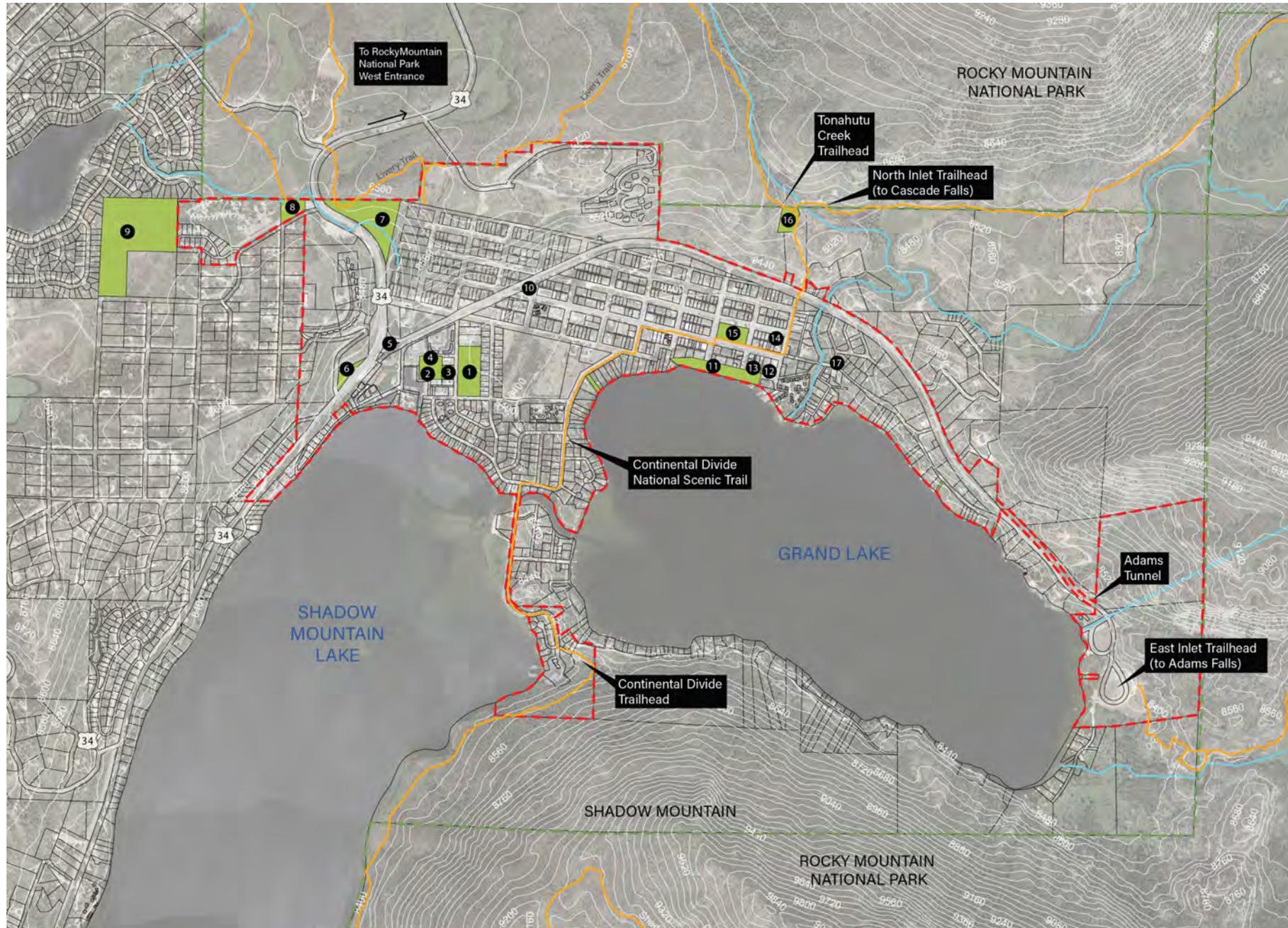
PUBLIC PARTICIPATION : online surveys
STEERING COMMITTEE & STAKEHOLDERS

**OPEN
HOUSE
6/17/22**

PUBLIC PARTICIPATION

- ❑ Steering Committee
 - 3 meetings
 - 13 members
- ❑ Public Online Surveys
 - 3 surveys
 - 100-200 responses each survey
- ❑ Stakeholder Survey
 - 1 survey
 - 40 organizations, 12 responses
- ❑ Open House
 - 1 in person event
 - 50 +/- attendees

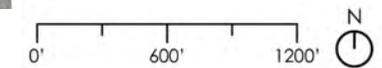




- LEGEND**
- Grand Lake Town Line
 - Rocky Mountain NP Boundary
 - Hydro
 - 40' Contours
 - Major Trails
 - Parcels
 - Town-owned Parcels
- 1 Community Center & Open Space
 - 2 Winter's Park
 - 3 Center Drive Lots
 - 4 Public Works
 - 5 Chamber of Commerce
 - 6 600 Mary Drive
 - 7 Thomasson Park
 - 8 County Road 48
 - 9 Stanley Parcel
 - 10 Triangle Park
 - 11 Lakeside Park
 - 12 Lakeside Parking
 - 13 Pioneer Garden Park
 - 14 1128 Park Ave - Art Space
 - 15 Town Square Park
 - 16 Water Plant
 - 17 1301 Grand Avenue

Mapping source: Grand County GIS

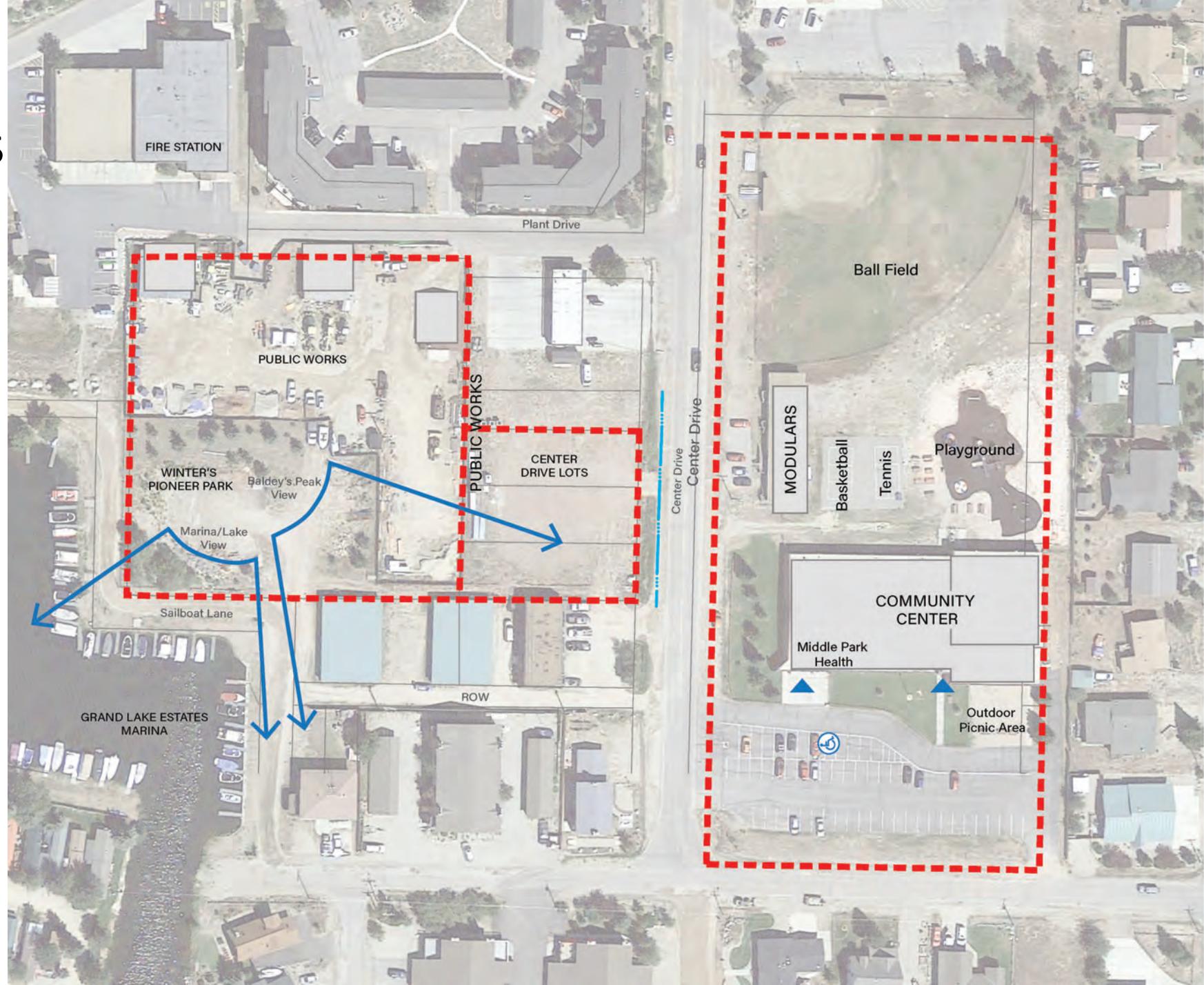
*Parcel locations are approximate when overlaid with aerial imagery. Maps are conceptual and for master planning purposes.



PROPERTIES 1, 2, 3 & 4:
Community Center and Open Space,
Winter's Pioneer Park,
Center Drive Lots &
Public Works

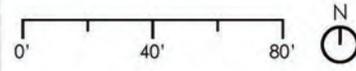
EXISTING CONDITIONS

- Public Works is deed restricted & must relocate



LEGEND

- Property Line
- Parcels
- ADA Parking
- Main Entry
- Drainage Issues
- Views



RECOMMENDATIONS

- ❑ Combine all three properties for recreation and open space
 - Health and Wellness Community Focused Park and Facility at CC
 - Adventure and Nature themed Park at WPP & PW
 - Greenway, pedestrian connection across Center Avenue
 - Indoor/outdoor physical and program connections with CC building
 - Add parking at WPP and improve existing parking circulation and layout at CC
 - Right-of-Way Improvements/Streetscape
 - Landscape and buffer adjacent to residential
 - Affordable/Employee Housing at Center Drive Lots

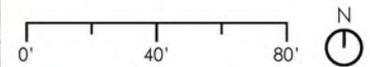


CONCEPT 1



LEGEND

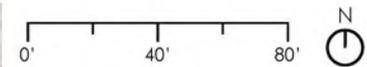
- Pedestrian Routes
- Open Lawn
- Playground / Outdoor Fitness
- Plaza / Social Space
- Court Sports
- Boat Launch
- Dog Park
- Screening
- Existing Building
- New Building
- Park Shelter



CONCEPT 2



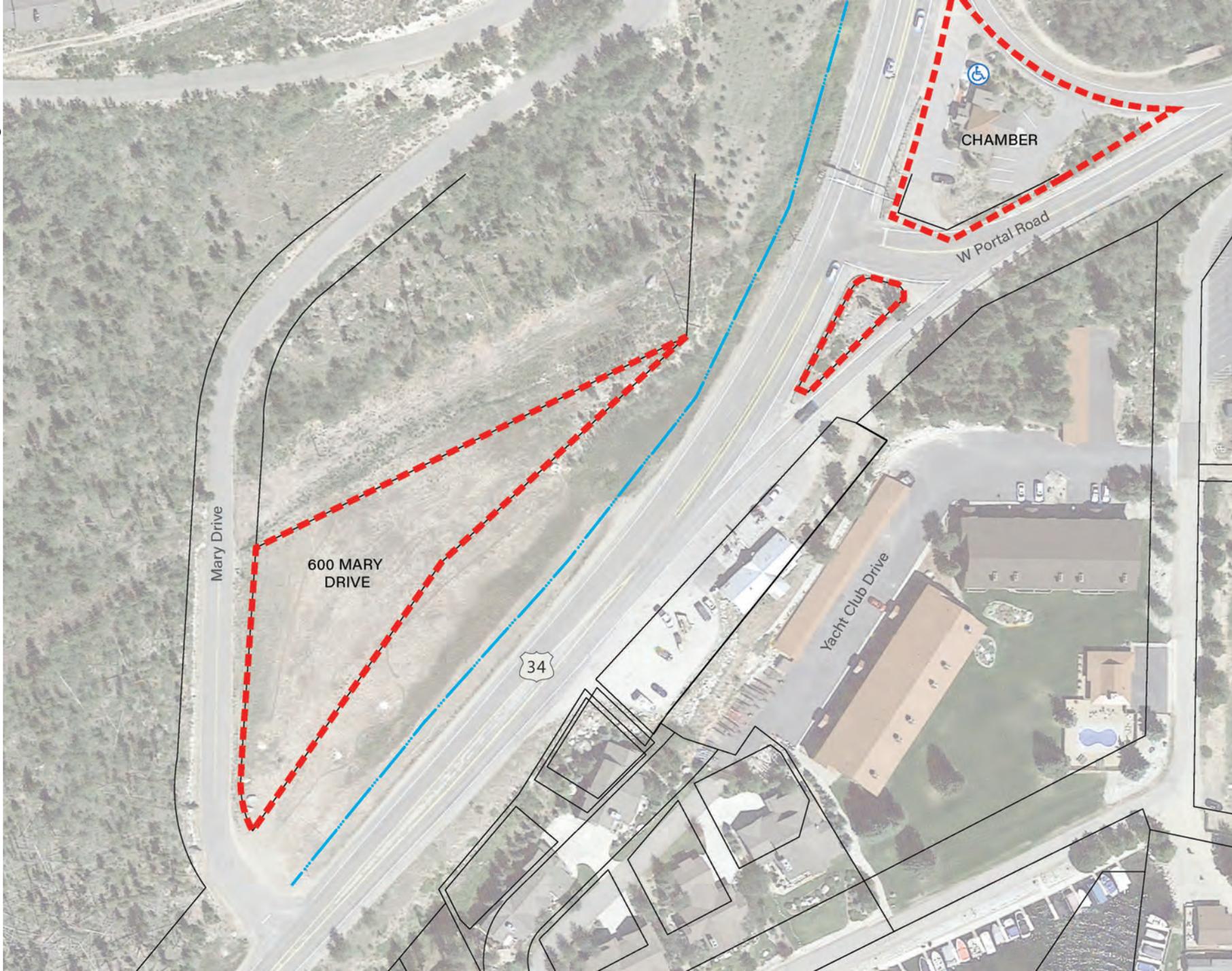
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PROPERTY 5 & 6:

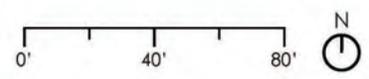
Chamber of Commerce and 600 Mary

EXISTING CONDITIONS



LEGEND

-  Property Line
-  Parcels
-  ADA Parking
-  Drainage



RECOMMENDATIONS

- Roundabout with clear access and circulation with gateway feature
- Safe pedestrian/bicycle connections and crossings
- Transportation Hub/Mixed Use on 600 Mary (parking/bus service/visitor info)
- Wayfinding/signage



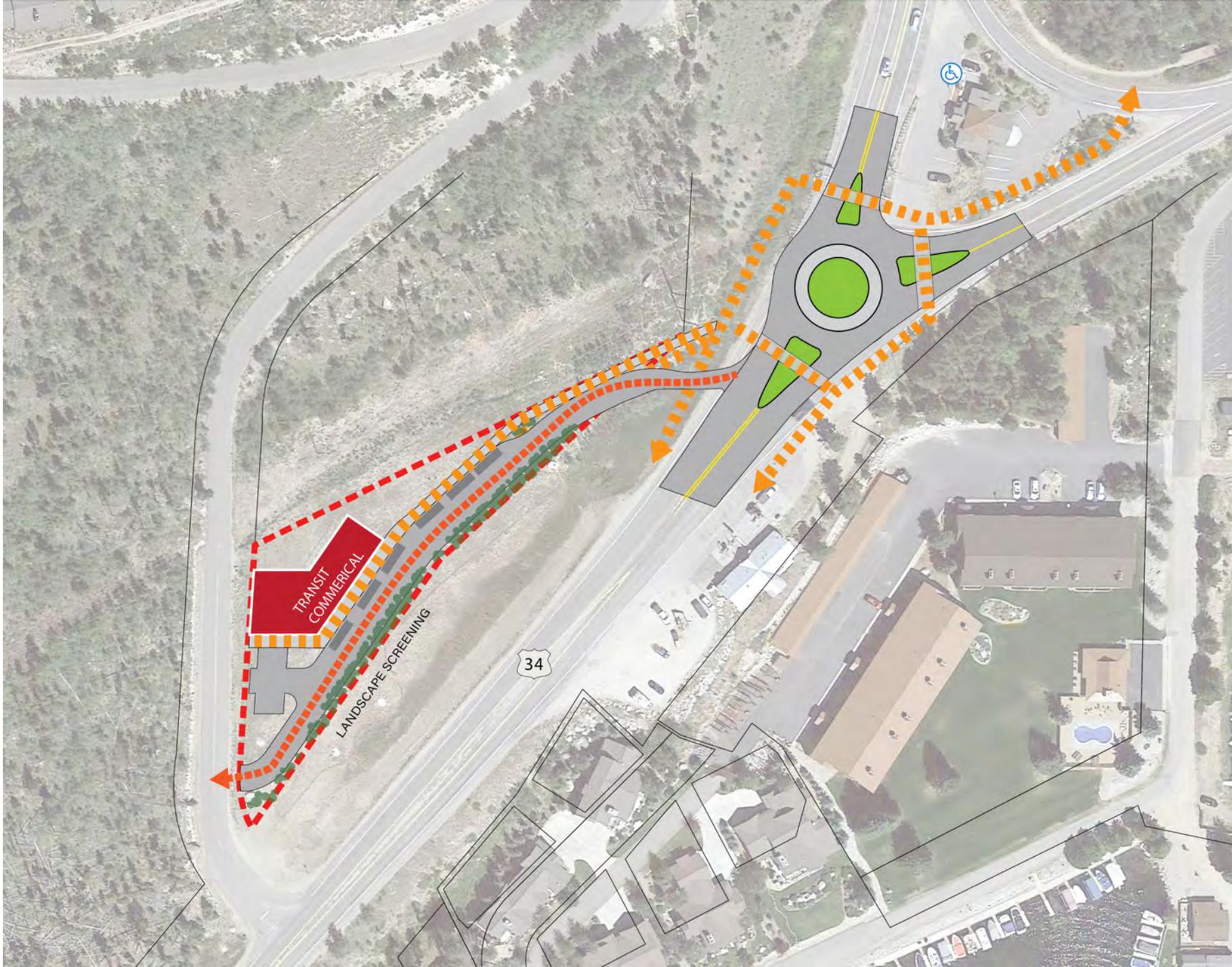
Largest rural transit ridership

In millions. Colorado led the nation in 2017 for boardings on local transit systems serving areas with populations of less than 50,000. Colorado's total excludes the Vail town bus system, which reports 3.2 million boardings a year.



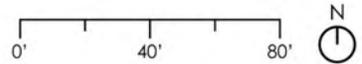
Chart: Jon Murray • Source: CDOT using Federal Transit Administration data • [Get the data](#) • Created with [Datawrapper](#)

CONCEPT 1 TRANSIT HUB

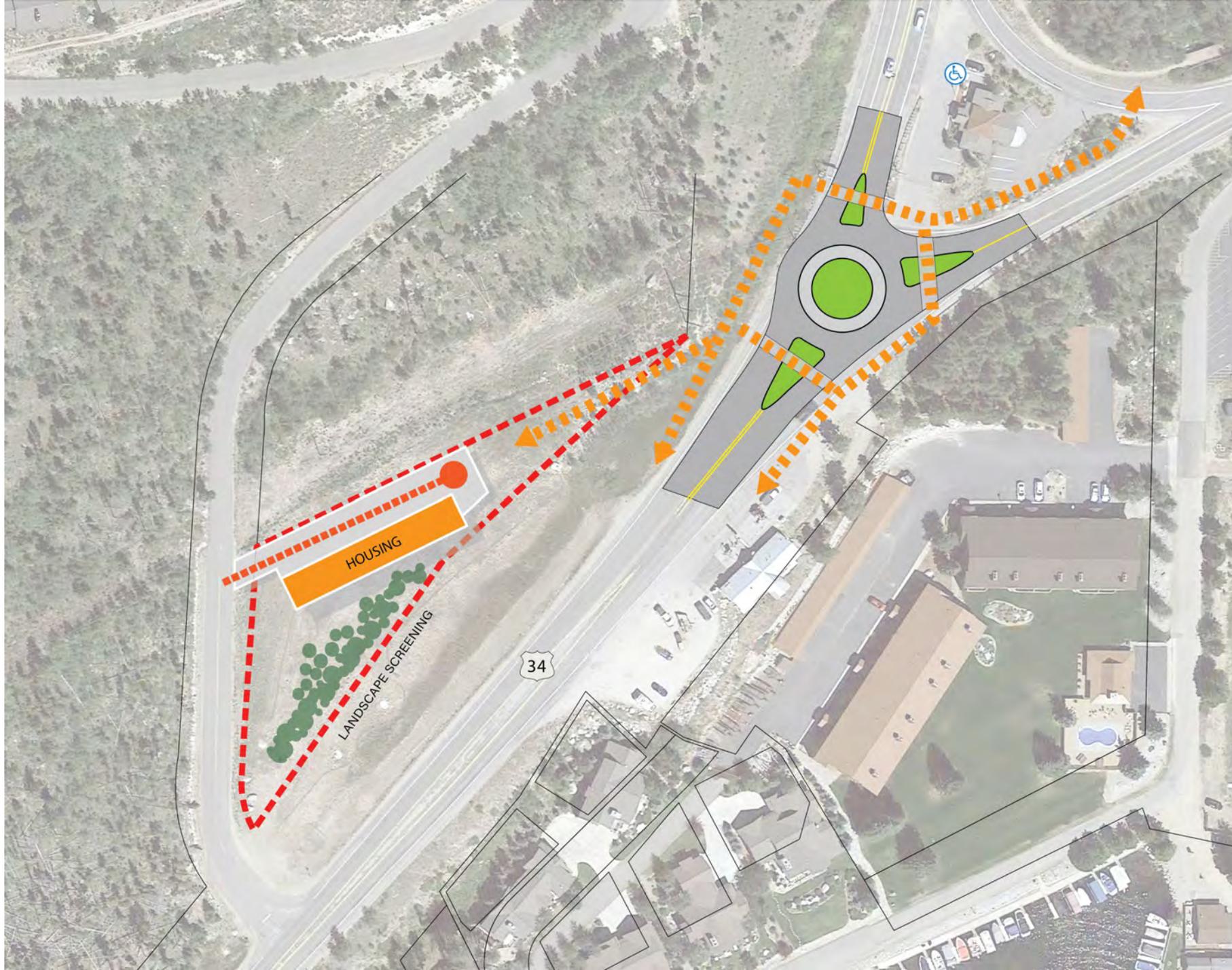


LEGEND

-  Property Line
-  Parcels
-  ADA Parking
-  Roadway
-  Pedestrian Connection
-  Commercial

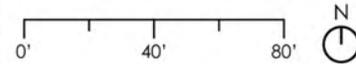


CONCEPT 2 HOUSING



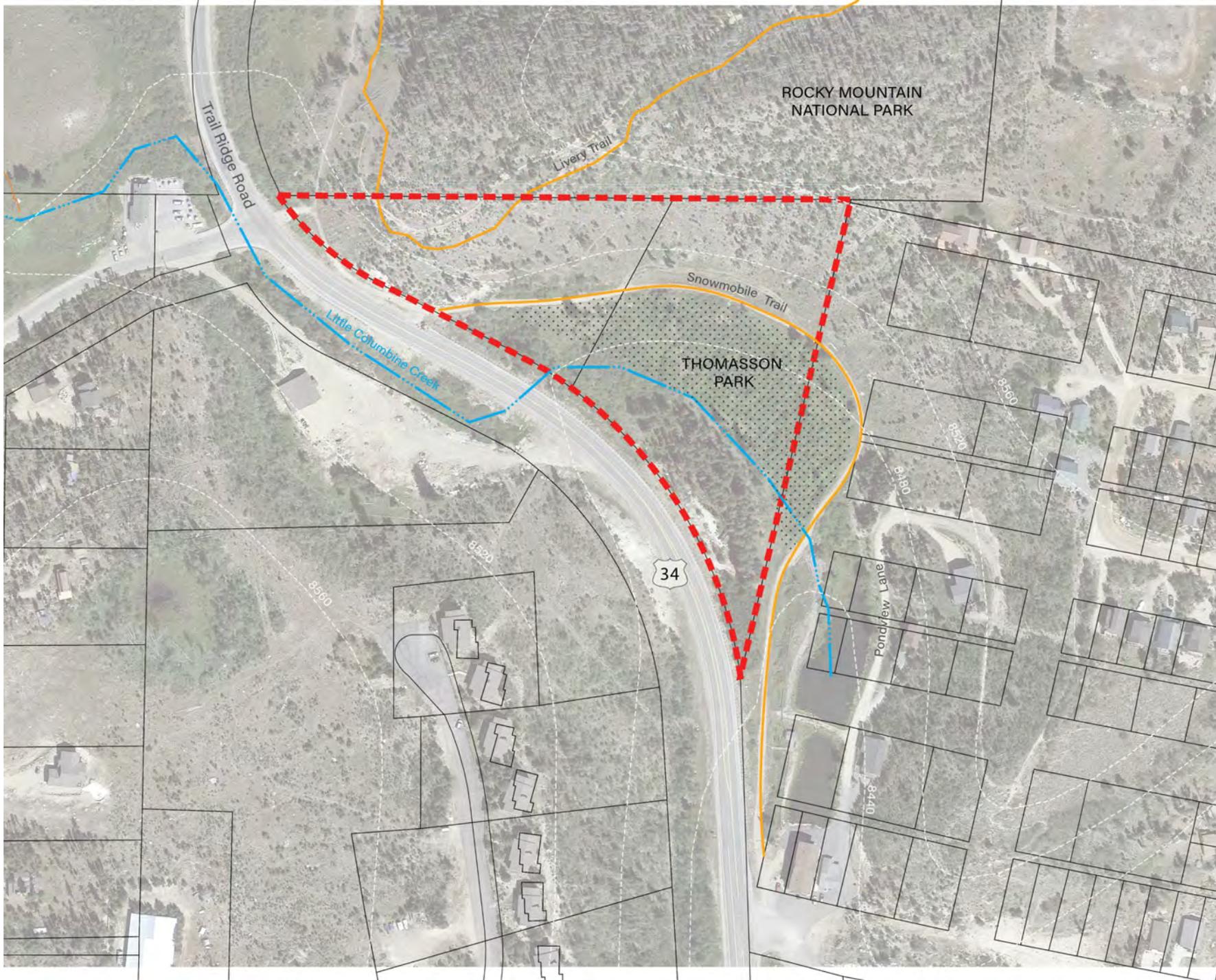
LEGEND

-  Property Line
-  Parcels
-  ADA Parking
-  Roadway
-  Pedestrian Connection
-  Housing



PROPERTY 7:
Thomasson Park

EXISTING CONDITIONS



LEGEND

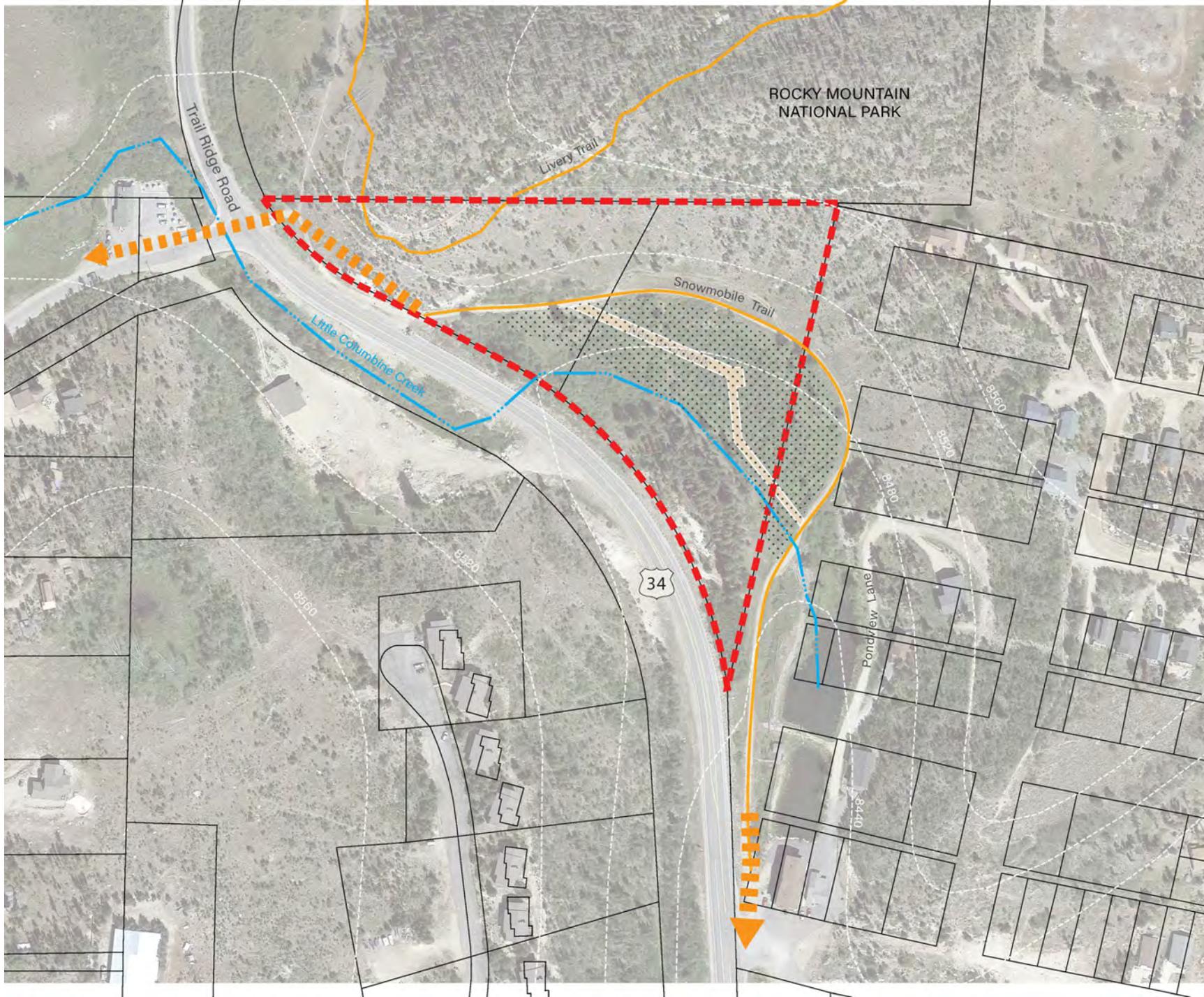
-  Property Line
-  Parcels
-  Creek
-  Trails
-  Wetland

RECOMMENDATIONS

- Multi-seasonal trail connection
- Improve surfacing for pedestrian/bicycle
- Add boardwalks w/ Interpretative signage
- Outdoor gathering space/picnicking
- Add observation/viewing areas to landscape and wildlife
- Restore wetland
- Improve access and trail connections/signage

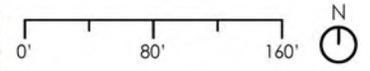


CONCEPT



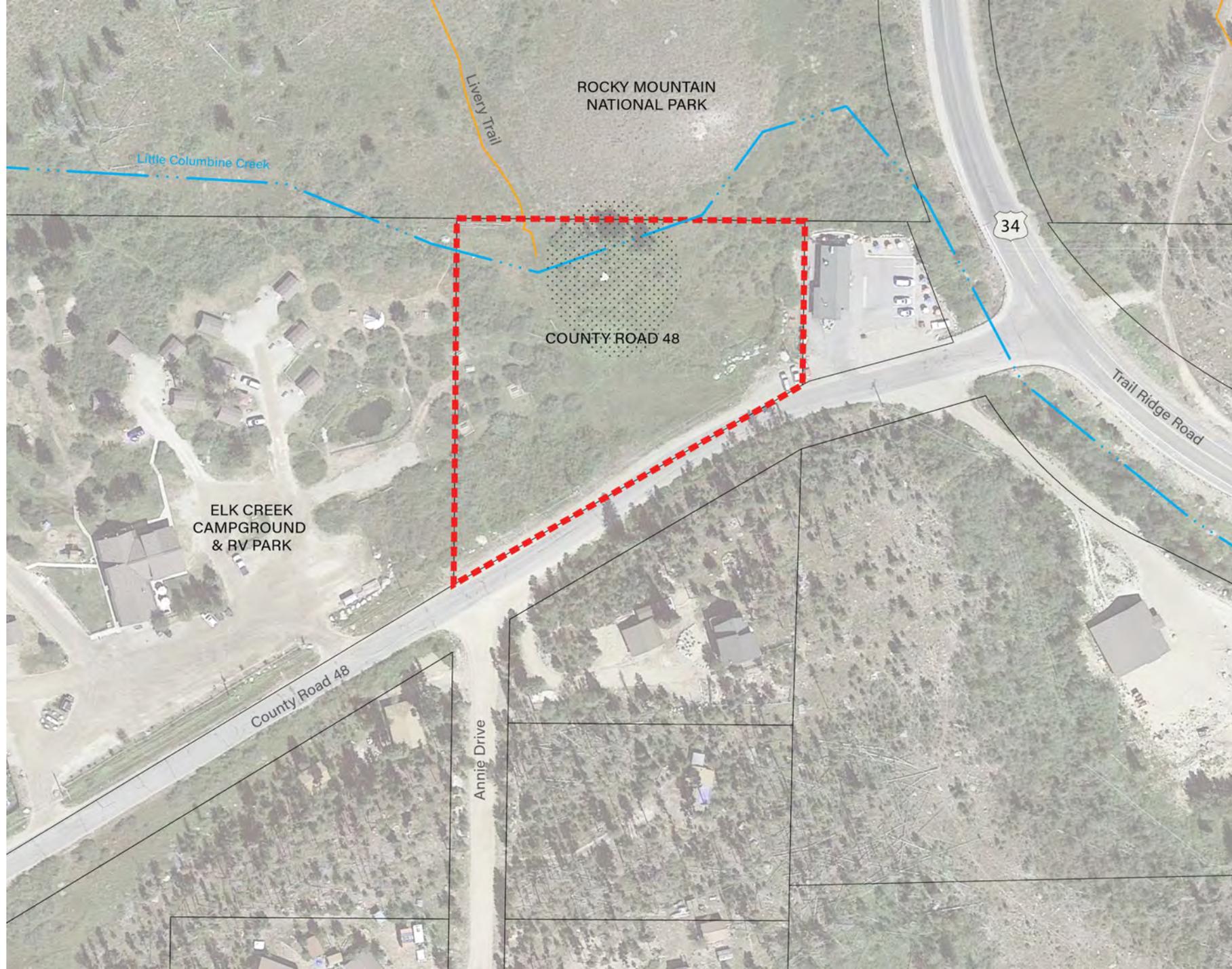
LEGEND

-  Property Line
-  Parcels
-  Creek / Drainage
-  Trails
-  Wetland



PROPERTIES 8:
County Rd 48

EXISTING CONDITIONS



LEGEND

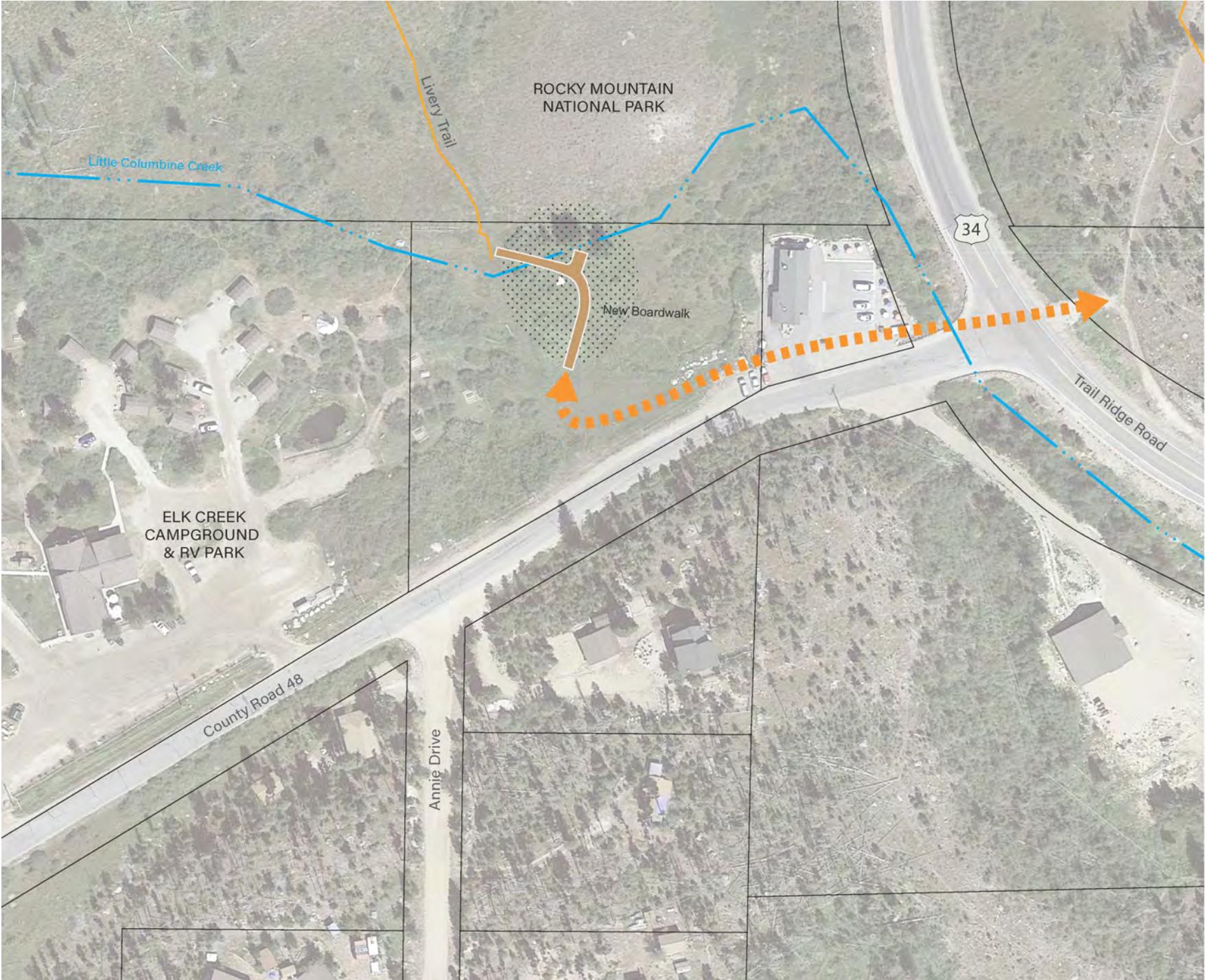
-  Property Line
-  Parcels
-  Creek
-  Trails
-  Wetland

RECOMMENDATIONS

- Multi-seasonal trail connection
- Improve surfacing for pedestrian/bicycle
- Add picnicking areas
- Boardwalk with Interpretive signage
- Restore wetland
- Add observation/viewing areas to landscape and wildlife
- Trailhead with Signage and Parking

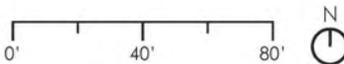


CONCEPT



LEGEND

- Property Line
- Parcels
- Creek
- New Trails
- Wetland



PROPERTY 9:
Matthew's Annexation

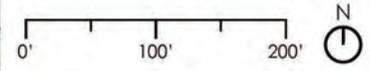
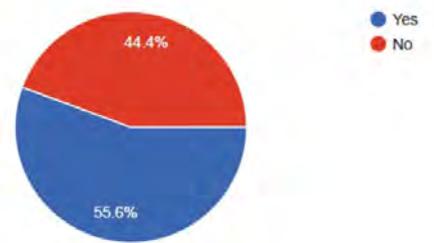


LEGEND

-  Property Line
-  Parcels
-  Existing Structures
-  Creek
-  Future ROW and Roadway Connection
-  Existing Drive

Should part of this site be used to address Grand Lake's housing shortage for multifamily housing, employee resident and/or affordable housing?

284 responses



RECOMMENDATIONS

- Affordable Housing/Employee Housing
- Reuse of existing house and structures
- Private/Public partnerships
- Sale of parcels in order to fund other projects
- Continued use as Storage Area for town-owned boats
- Public Works Relocation
- Ecological Restoration
- Observation/viewing areas to landscape and wildlife
- 100' easement for wildlife migration, open space, buffering adjacent properties and trails

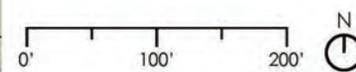
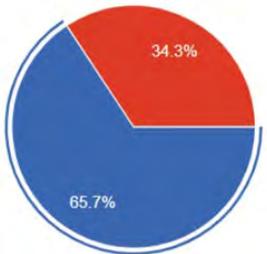


CONCEPT 1 (preferred)



LEGEND

- Parcels
- Creek
- Existing Drive
- Future ROW and Roadway Connection
- Existing Structures
- New Housing
- Natural Area
- Civic Uses
- Vegetation
- Wildlife Corridor
- New Road
- New Trail

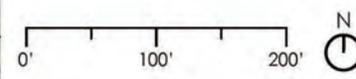


CONCEPT 2



LEGEND

- Parcels
- Creek
- Existing Drive
- Future ROW and Roadway Connection
- Existing Structures
- New Housing
- Natural Area
- Civic Uses
- Vegetation
- Wildlife Corridor
- New Road
- New Trail



PROPERTY 10:
Veteran's Park

EXISTING CONDITIONS



- LEGEND**
-  Property Line
 -  Parcels
 -  Fence
 -  New Mixed-Use Structure
 -  Location of Memorial
 -  New Park sign

RECOMMENDATIONS

- Maintain as a memorial-focused park with open lawn space
- Enhance Gateway to Downtown
- Increase seating/picnicking
- Create a bermed landscaped edge along W. Portal Road
- Add shade trees
- Add safe pedestrian crossings
- Extend Grand Avenue Boardwalk to park.

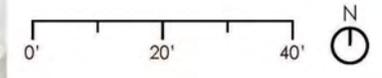


CONCEPT



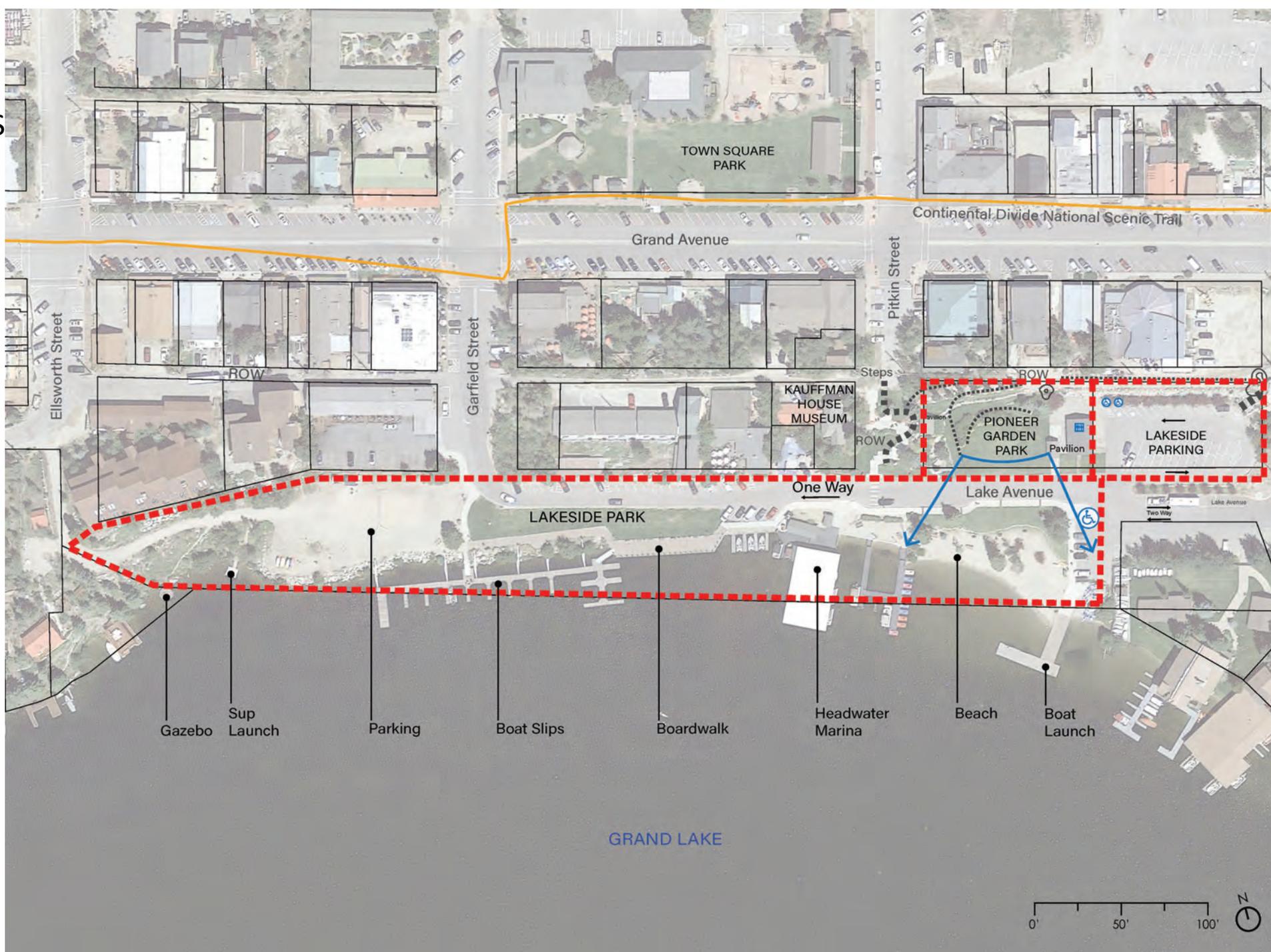
LEGEND

-  Property Line
-  Parcels
-  Fence
-  New Mixed-Use Structure
-  Pedestrian



PROPERTY 11, 12 & 13:
Lakeside Park,
Lake Front Parking Lot &
Pioneer Garden Park

EXISTING CONDITIONS

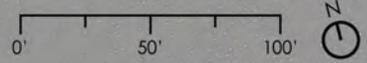


LEGEND

-  Property Line
-  Parcels
-  Trails
-  ADA Parking
-  Restroom
-  Boulder
-  Rock Retaining Walls
-  Views
-  Steps

-  Gazebo
-  Sup Launch
-  Parking
-  Boat Slips
-  Boardwalk
-  Headwater Marina
-  Beach
-  Boat Launch

GRAND LAKE



RECOMMENDATIONS

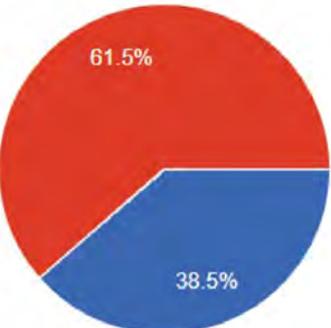
- ❑ Four Season Pedestrian Oriented Waterfront Park
 - Increase open lawn/park space for events and community programs
 - Transform Lake Avenue into a Pedestrian/Shared Street
 - Pedestrian/bicycle connections to Grand Avenue with wayfinding signage
 - Safe Street Crossings
 - Less Street Parking – parallel only
 - Less Vehicular Traffic – one way lane
 - Expand Boardwalk
 - Improve/expand beach
 - Enhance landscaping and gardens with native plants
 - Enhance Memorials/Historic Significance at Pioneer Garden Park
 - Water feature/splash pad
 - Playground
 - Improve accessibility



CONCEPT 1



CONCEPT 2 (preferred)



LAKE AVENUE SHARED STREET OR PEDESTRAIN ONLY



Everyday

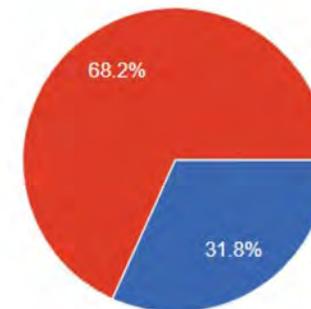
- Sidewalk on northside
- Parallel parking
- One way travel lane
- Unit Pavers
- Removable Bollards
- Pedestrian Lights
- Bioswale/water quality
- Clusters of aspen and evergreen trees
- Expanded Boardwalk

Special Events

- Closed street
- Farmer's Market
- Craft Shows
- Concerts

Which alternative for Lake avenue do you prefer in general?

107 responses



- Shared Street (bikes/cars/pedestrians)
- Pedestrians/bikes only (emergency vehicles exempt)

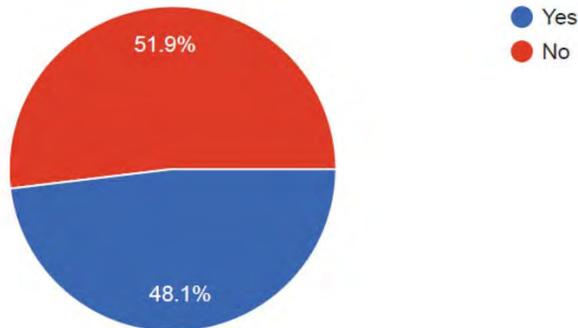
PARKING STRUCTURE

- Promotes pedestrian/bicycle use on Lake Avenue
- Street moves to new parking structure
- Two-deck levels only so that views of lake are maintained
- Top deck includes a partial green roof and green roof



Would a parking garage benefit Grand Lake's lakefront?

287 responses



PROPERTY 14:
1128 Park Ave. Parking Lot
(Future Artspace)

EXISTING CONDITIONS

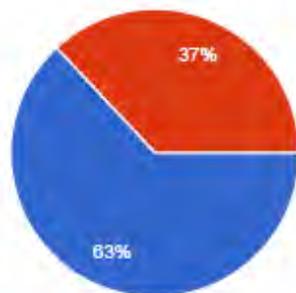


LEGEND

- Property Line
- Parcels
- Trails
- ADA Parking

Do you prefer this location for the project?

311 responses

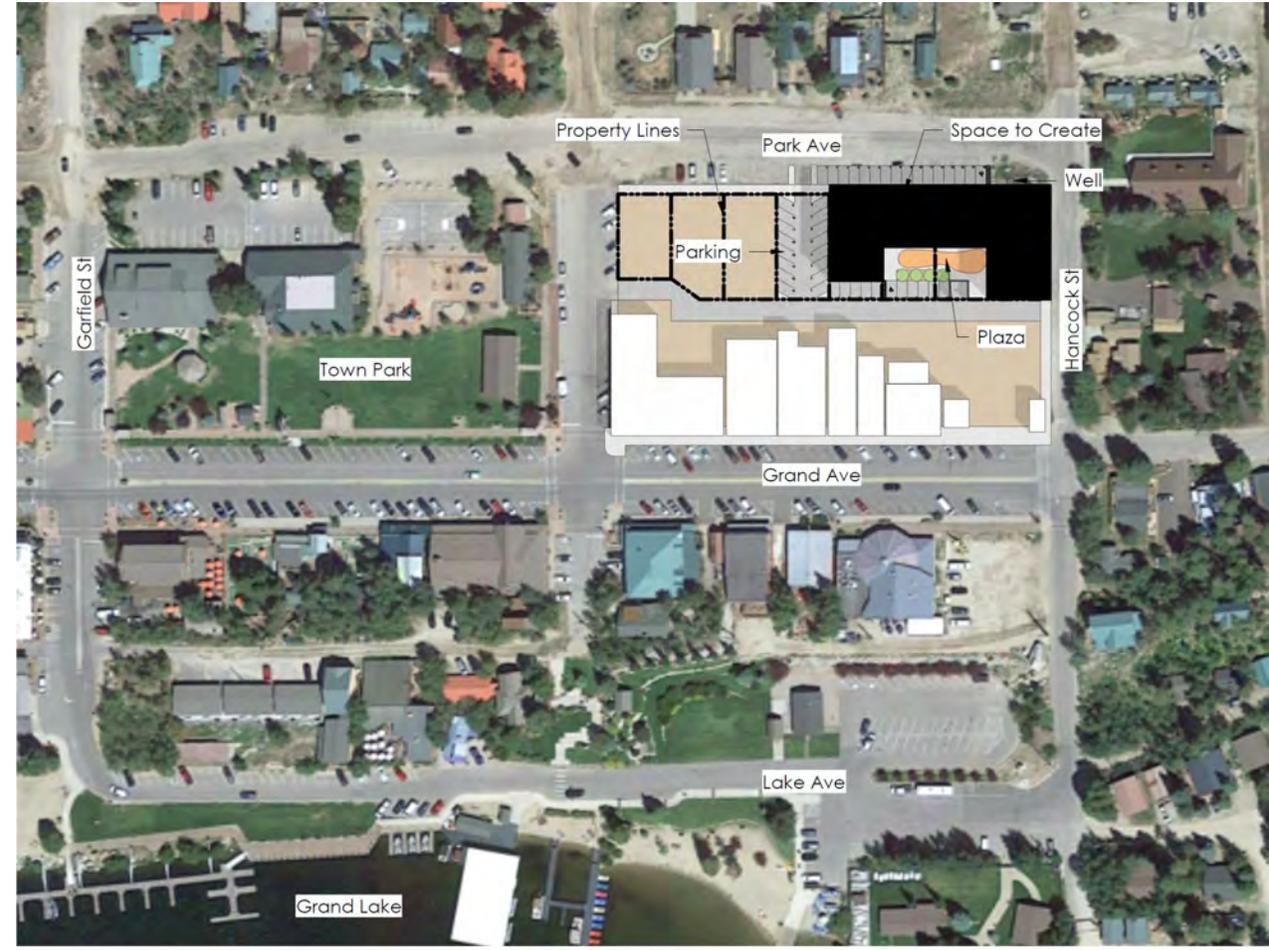


- Yes
- No

FUTURE ARTSPACE PLANS



20 UNIT - SPACE TO CREATE - Site Plan



30 UNIT - SPACE TO CREATE - Site Plan

PROPERTY 15:
Town Hall Park
(Town Hall, Community
House, Pitkin Annex)

EXISTING CONDITIONS



LEGEND

-  Property Line
-  Parcels
-  Trails
-  ADA Parking
-  Restroom
-  Gateway Feature

RECOMMENDATIONS

❑ Civic/Downtown Park

- Update Courts/Ice Rink space
- New Playground w/ Grand Lake Character
- Increase outdoor gathering space/Seating/Picnicking Space
- Encourage vendors and special events
- Provide outdoor lawn games
- Consider permanent stage
- Define park edges and circulation with new walk connections and landscaping
- Improve pedestrian/bicycle connections
- Wayfinding/signage

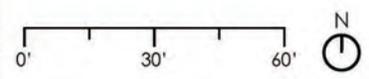
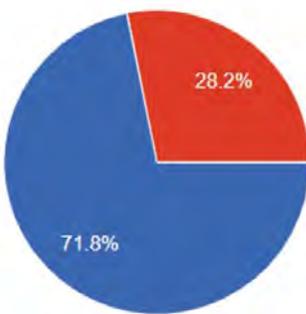


CONCEPT 1 (preferred)

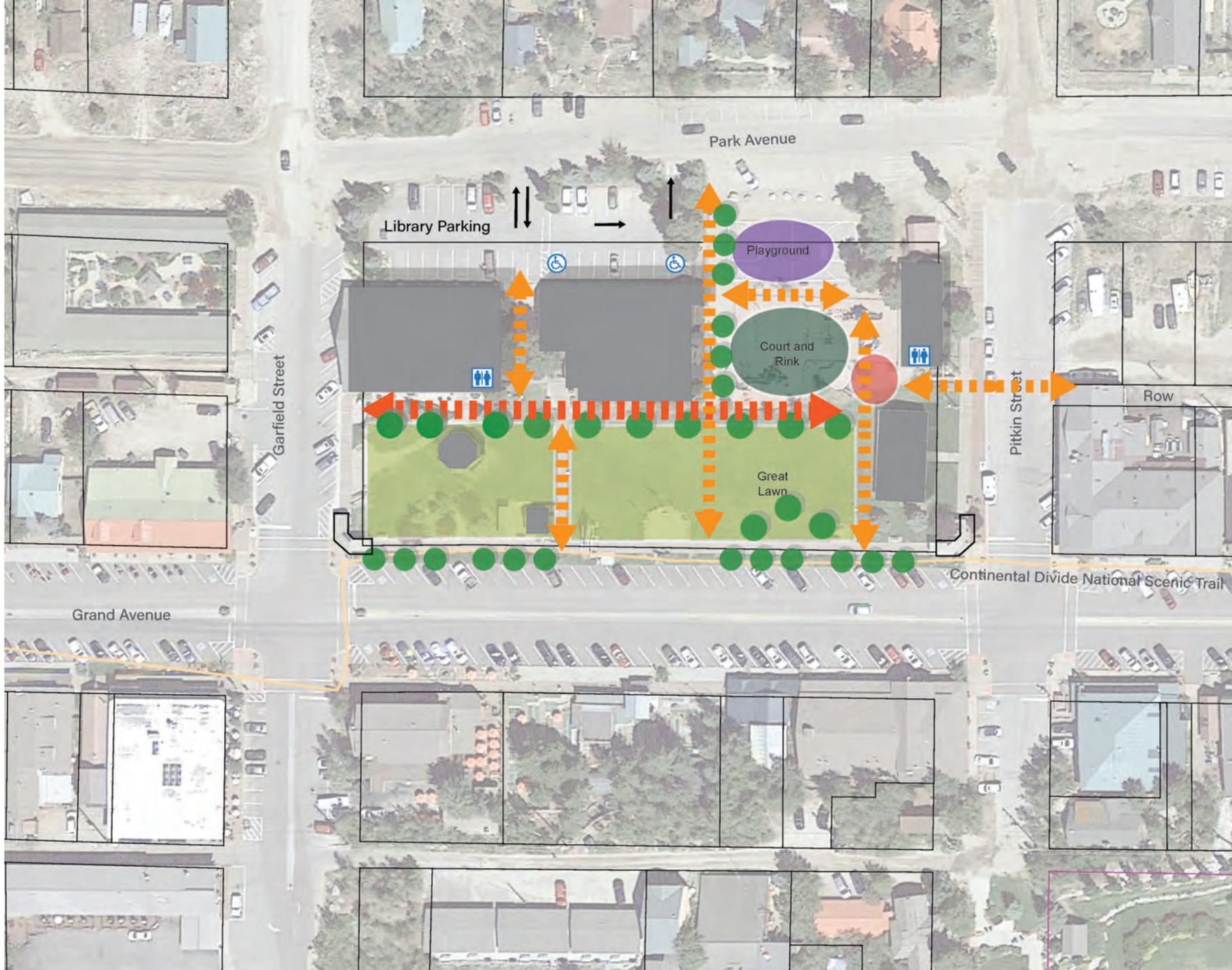


LEGEND

- Pedestrian Routes
- Managed Lawn
- Playground / Outdoor Fitness
- Plaza / Social Space
- Court Sports
- Boat Launch
- Dog Park
- Screening
- Existing Building
- New Structures
- ADA Parking
- Restroom
- Gateway Feature

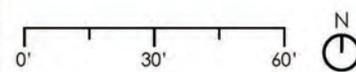


CONCEPT 2



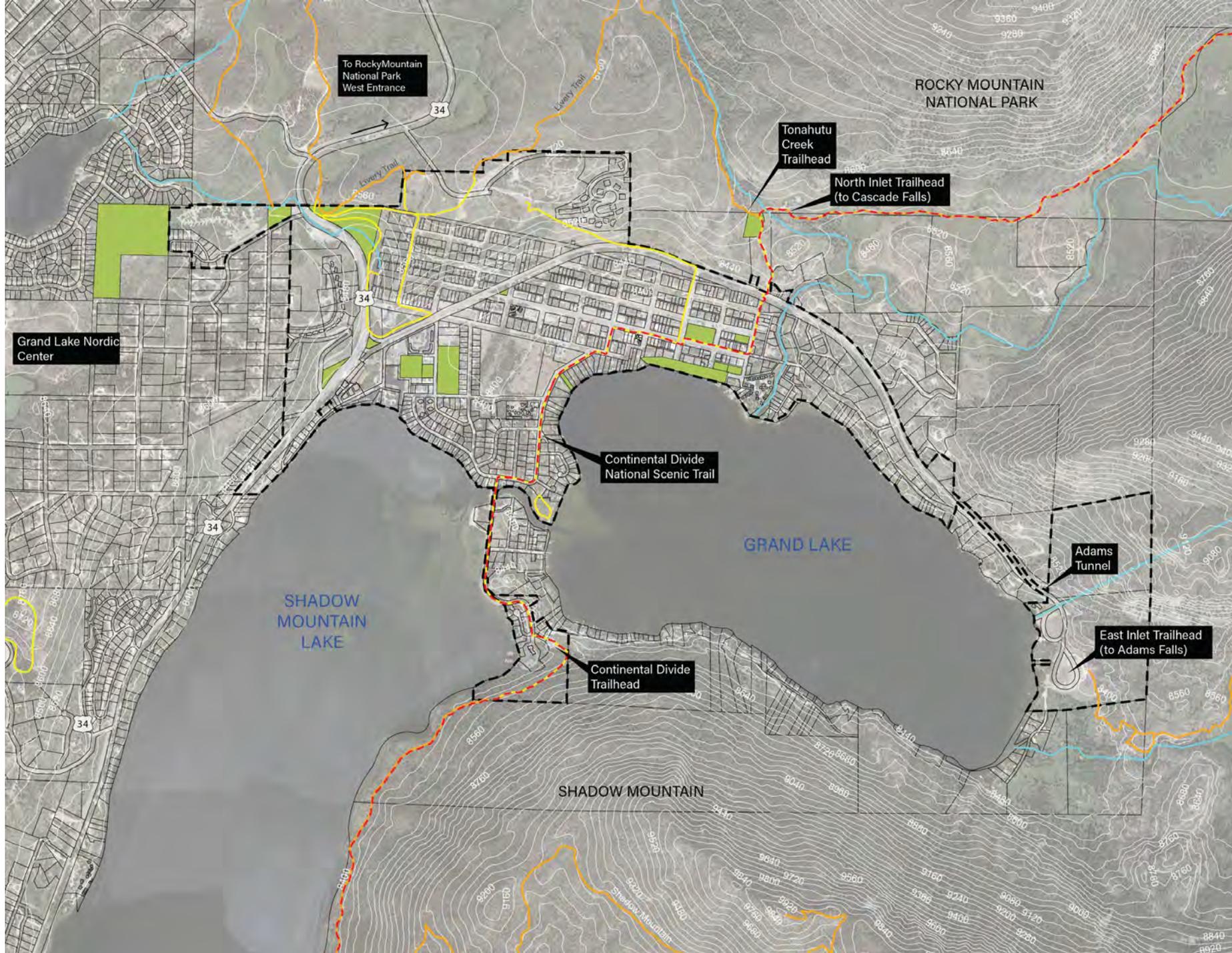
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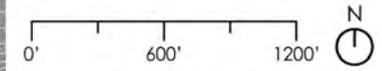
Trails, Connections and Right-of-Way

EXISTING

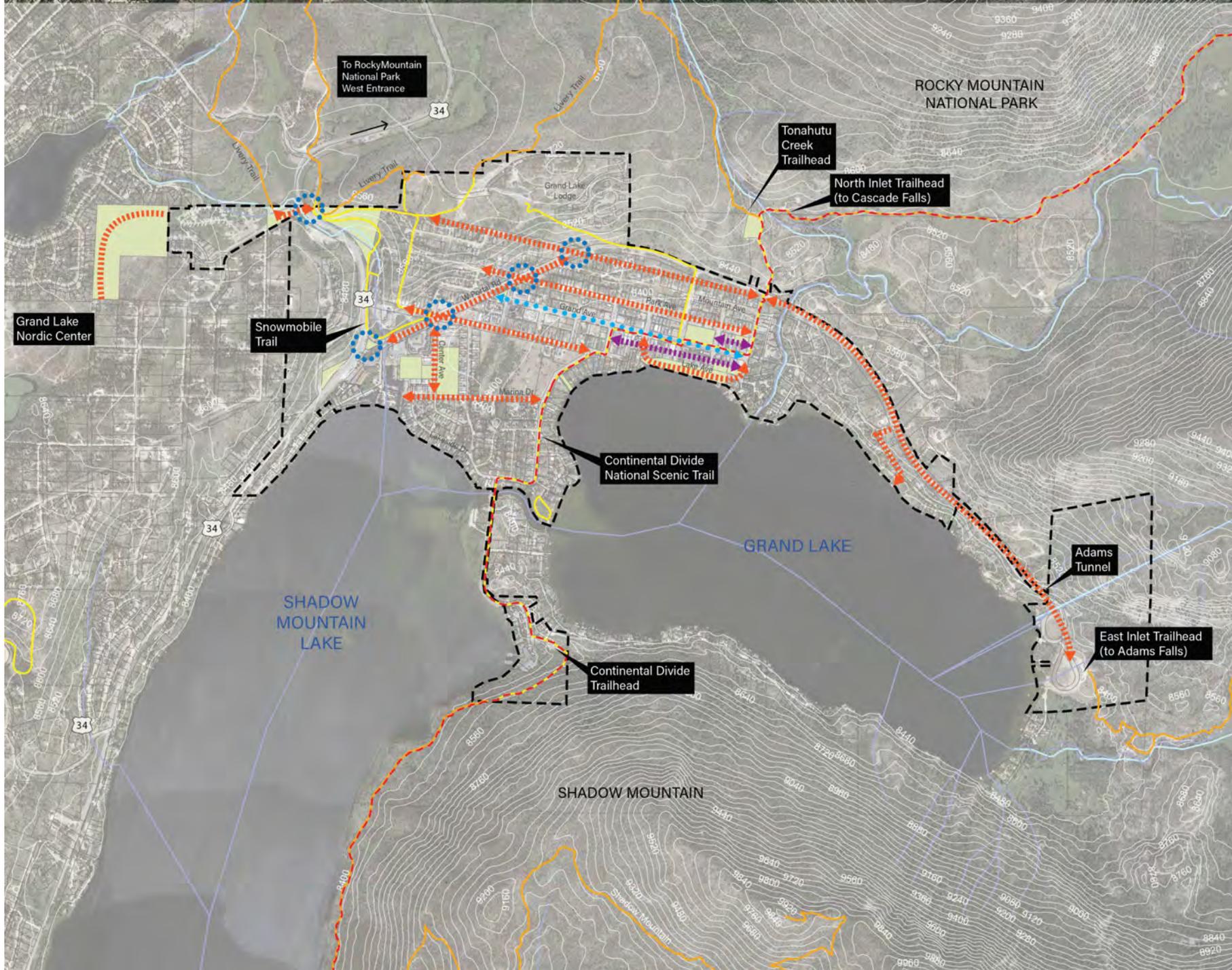


LEGEND

- Grand Lake Town Line
- Hydro
- 40' Contours
- Local Trails
- Rocky Mountain NP Trails
- Continental Divide Trail
- Parcels
- Town-owned Parcels

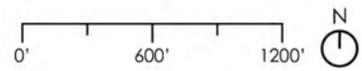


CONCEPT



LEGEND

- Grand Lake Town Line
- Hydro
- 40' Contours
- Local Trails
- Rocky Mountain NP Trails
- Continental Divide Trail
- Parcels
- Town-owned Parcels
- New Pedestrian Routes
- New Pedestrian Alley Routes
- New Bike Lane in Street
- Pedestrian/Bike Crossing



PRIORITIZATION

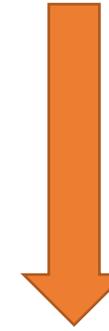
□ PROPERTIES

- Lakeside Park
- Community Center & Open Space
- Matthew's Annexation

□ TRAILS/CONNECTIONS/ROW

- West Portal Road
 - Pedestrian/bikeway connection to North Inlet Trail
 - Pedestrian crossings at intersections and traffic calming

NEXT STEPS



<p>EXISTING CONDITION & ASSESSMENTS</p> <p>SEPT 2021 – DEC 2021</p>	<p>RECOMMENDATIONS</p> <ul style="list-style-type: none">-Stanley Parcel-Community Center, Winter’s Pioneer Park, Public Works, & Center Lots-Lakeside Park, Pioneer Park & Lakeside Parking <p>JAN 2022 - MARCH 2022</p>	<p>RECOMMENDATIONS</p> <ul style="list-style-type: none">-County Rd. 48-Thomasson Park-600 Mary Dr.-Chamber of Commerce-Town Park-Veteran’s Park-Trails and Connections <p>APRIL 2022 - JUNE 2022</p>	<p>IMPLEMENTATION STRATEGIES</p> <p>FUNDING STRATEGIES</p> <p>COSTS</p> <p>JULY 2022 - AUGUST 2022</p>	<p>FINAL MASTER PLAN REPORT</p> <p>AUGUST 2022– SEPTEMBER 2022</p>
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QUESTIONS AND COMMENTS