

Grand Lake Municipal Lands Master Plan

Project Update

Board Meeting

July 25th, 2022



MUNDUS BISHOP



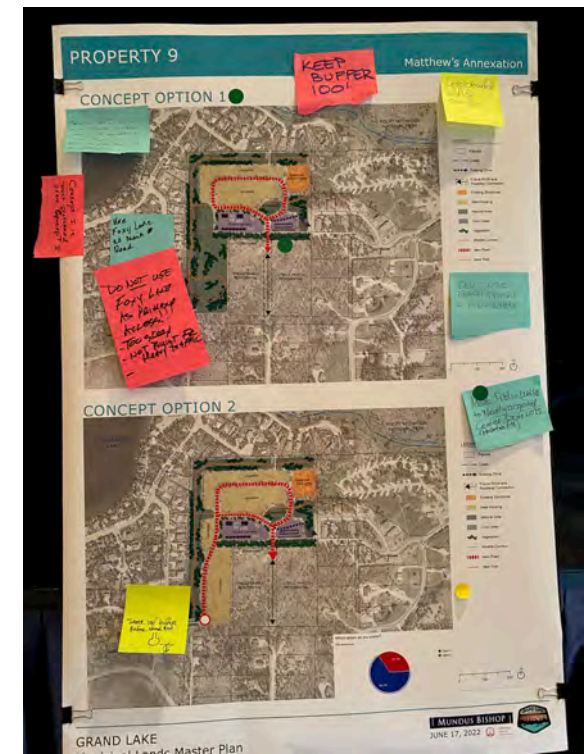
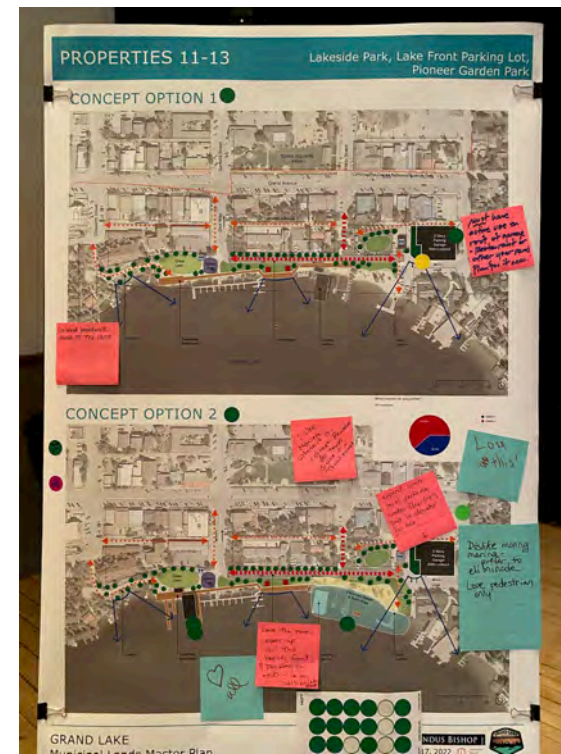
PROJECT GOALS

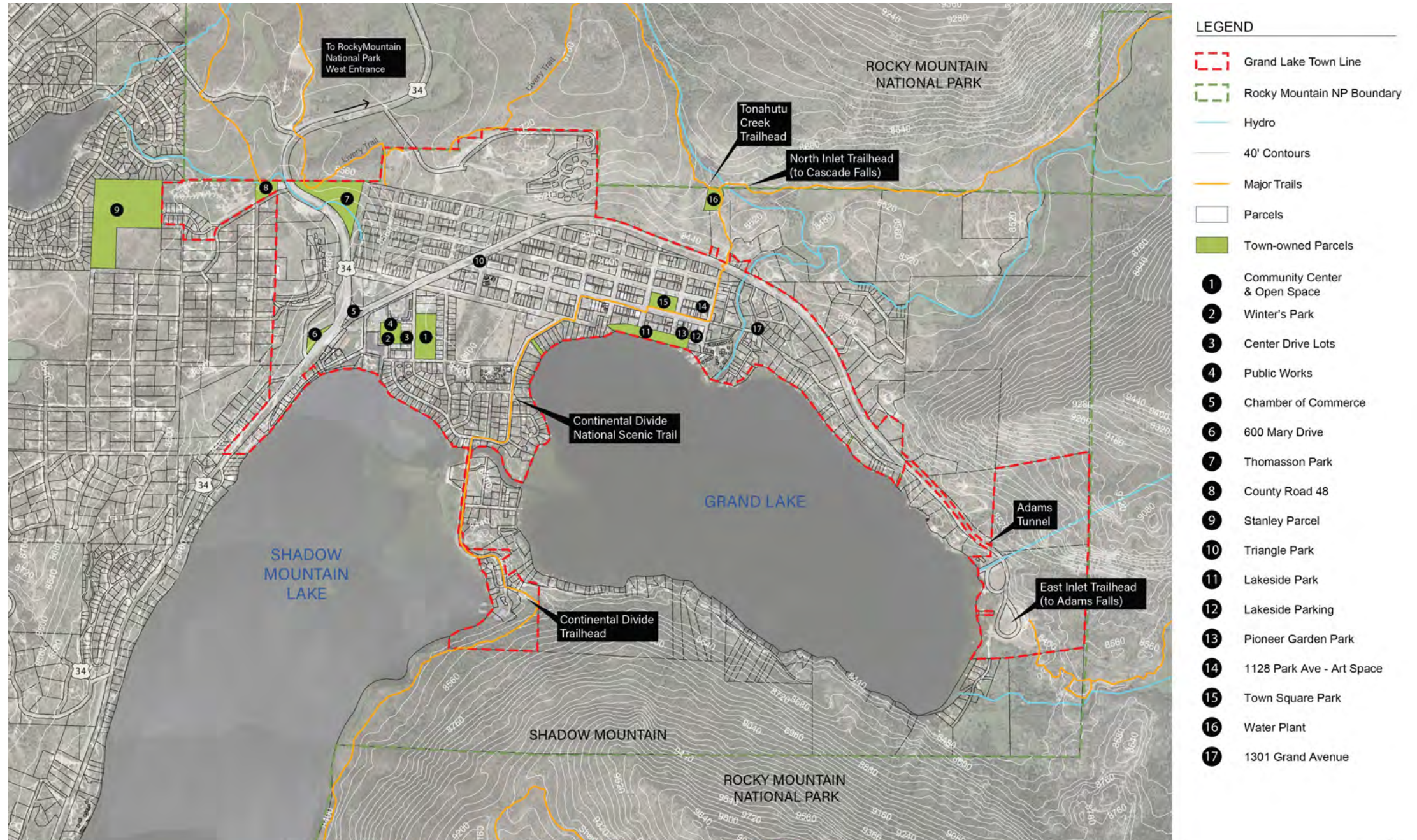
Improve land/building use and program for recreational and operational needs.

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.

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





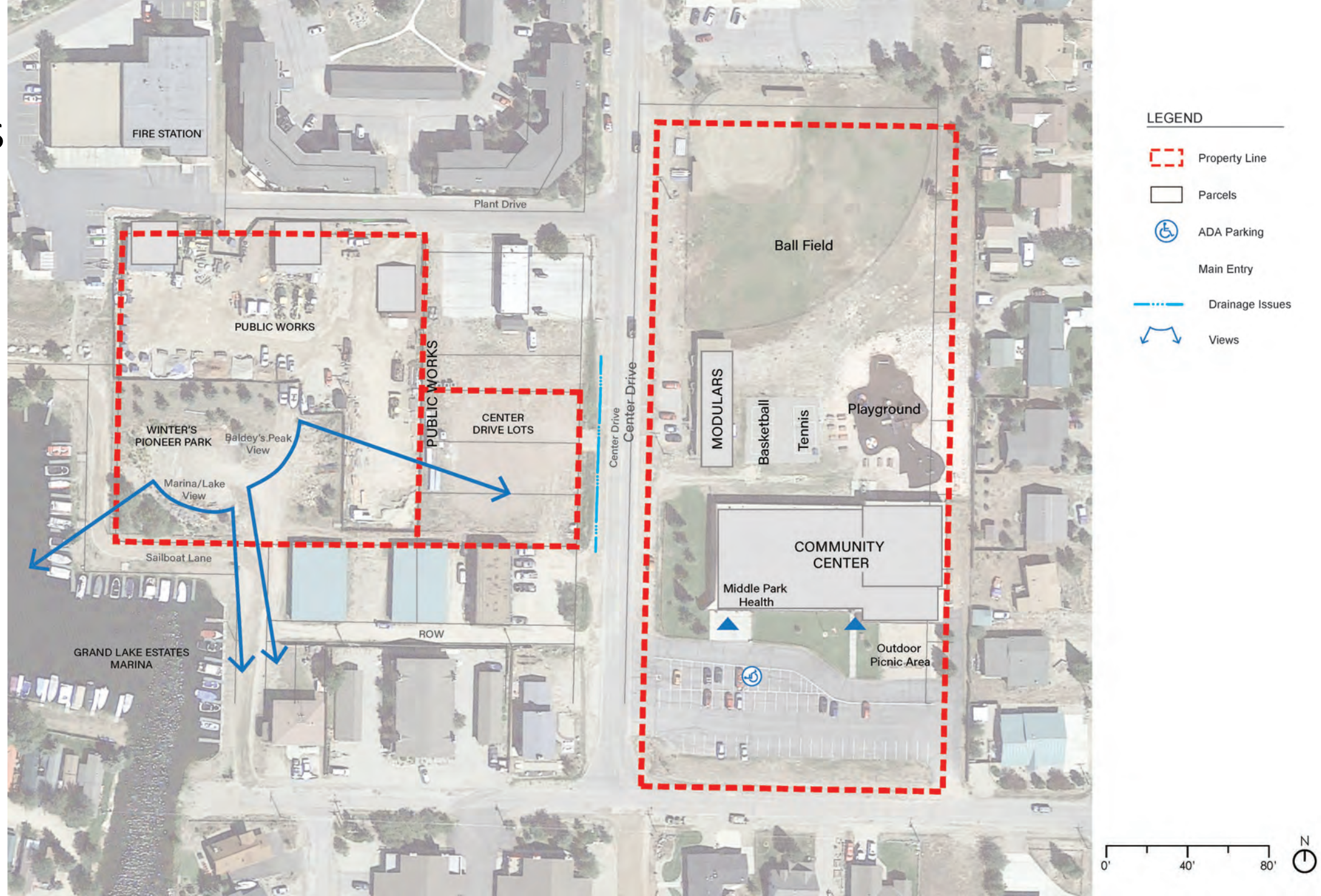
Mapping source: Grand County GIS

*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



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

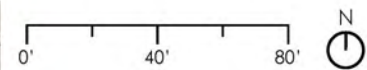


CONCEPT 1



LEGEND

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

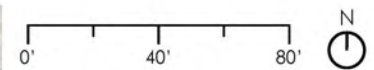


CONCEPT 2



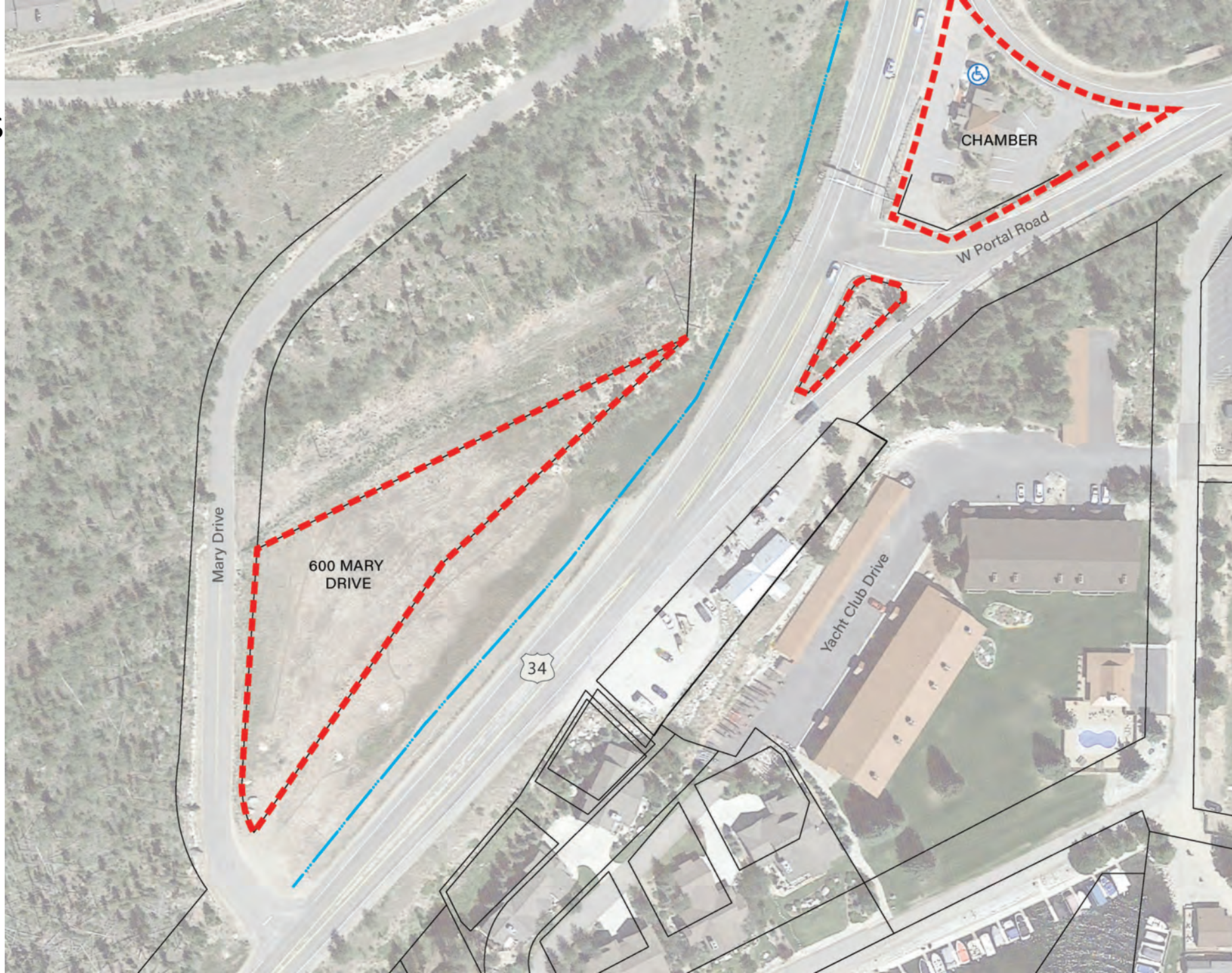
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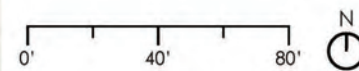
PROPERTY 5 & 6:
Chamber of Commerce and 600 Mary

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



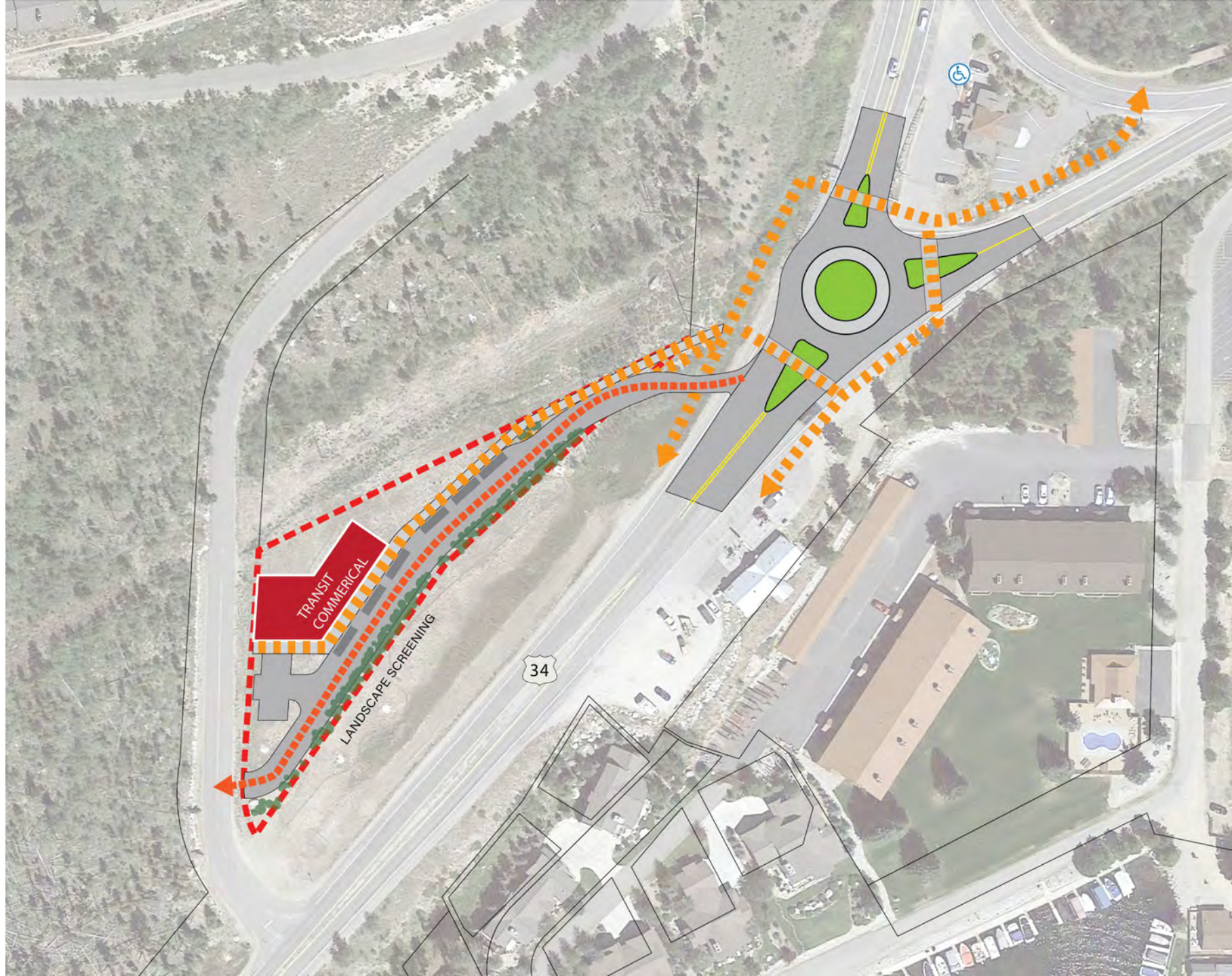
Largest rural transit ridership

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](#)

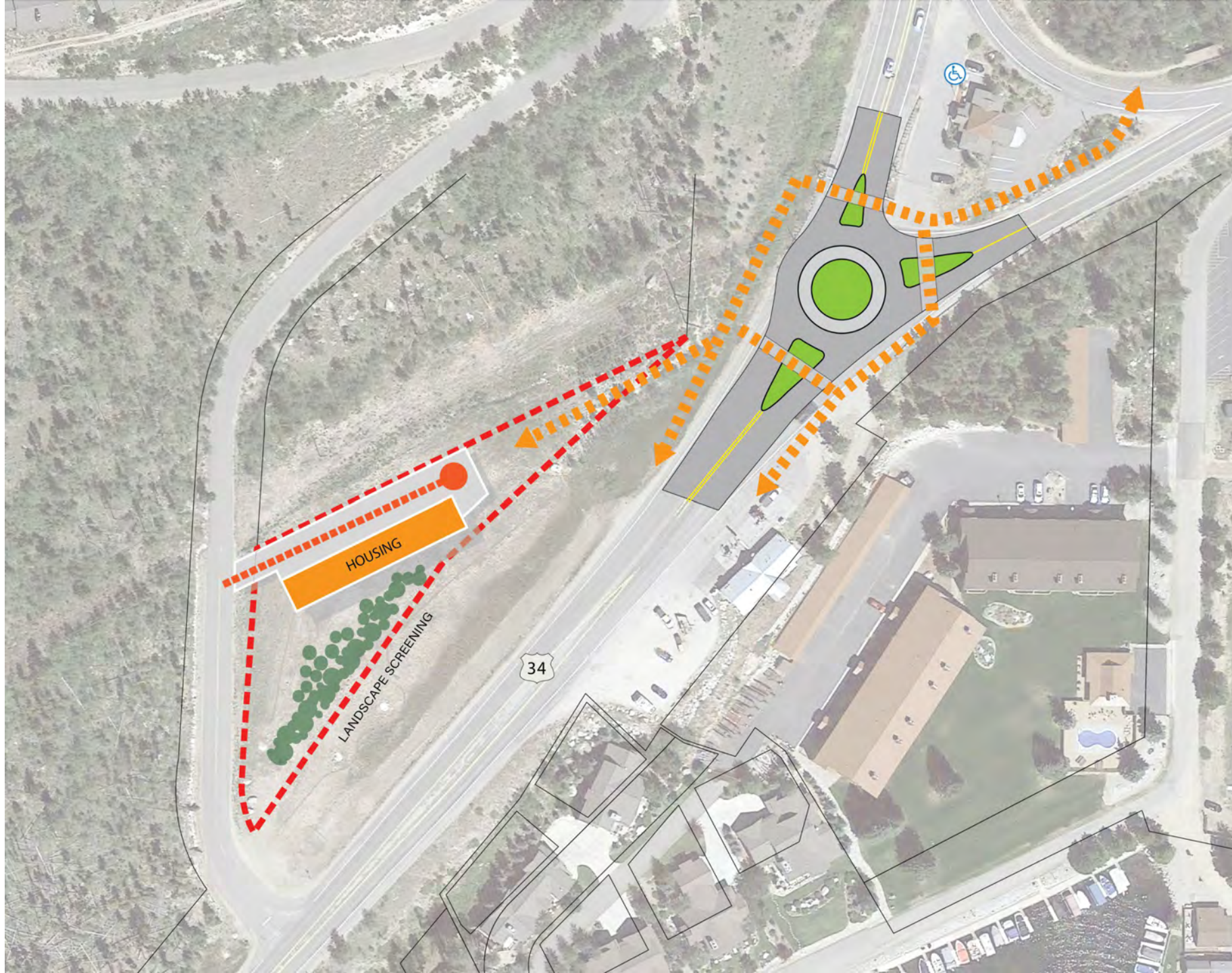
CONCEPT 1 TRANSIT HUB








LEGEND

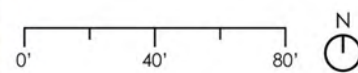
- Property Line
- Parcels
- ADA Parking
- Roadway
- Pedestrian Connection
- Commercial

CONCEPT 2 HOUSING



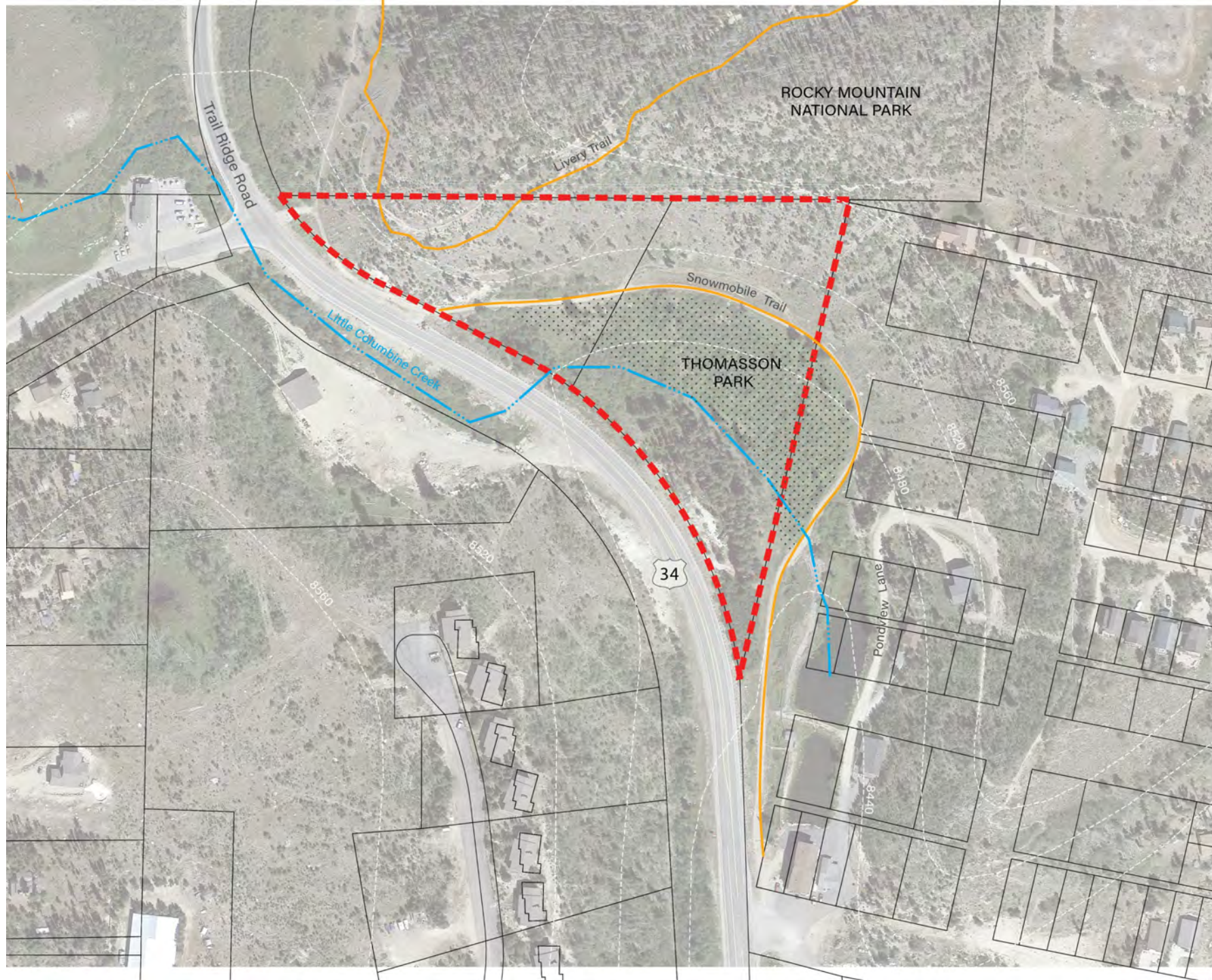
LEGEND

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



PROPERTY 7:
Thomasson Park

EXISTING CONDITIONS



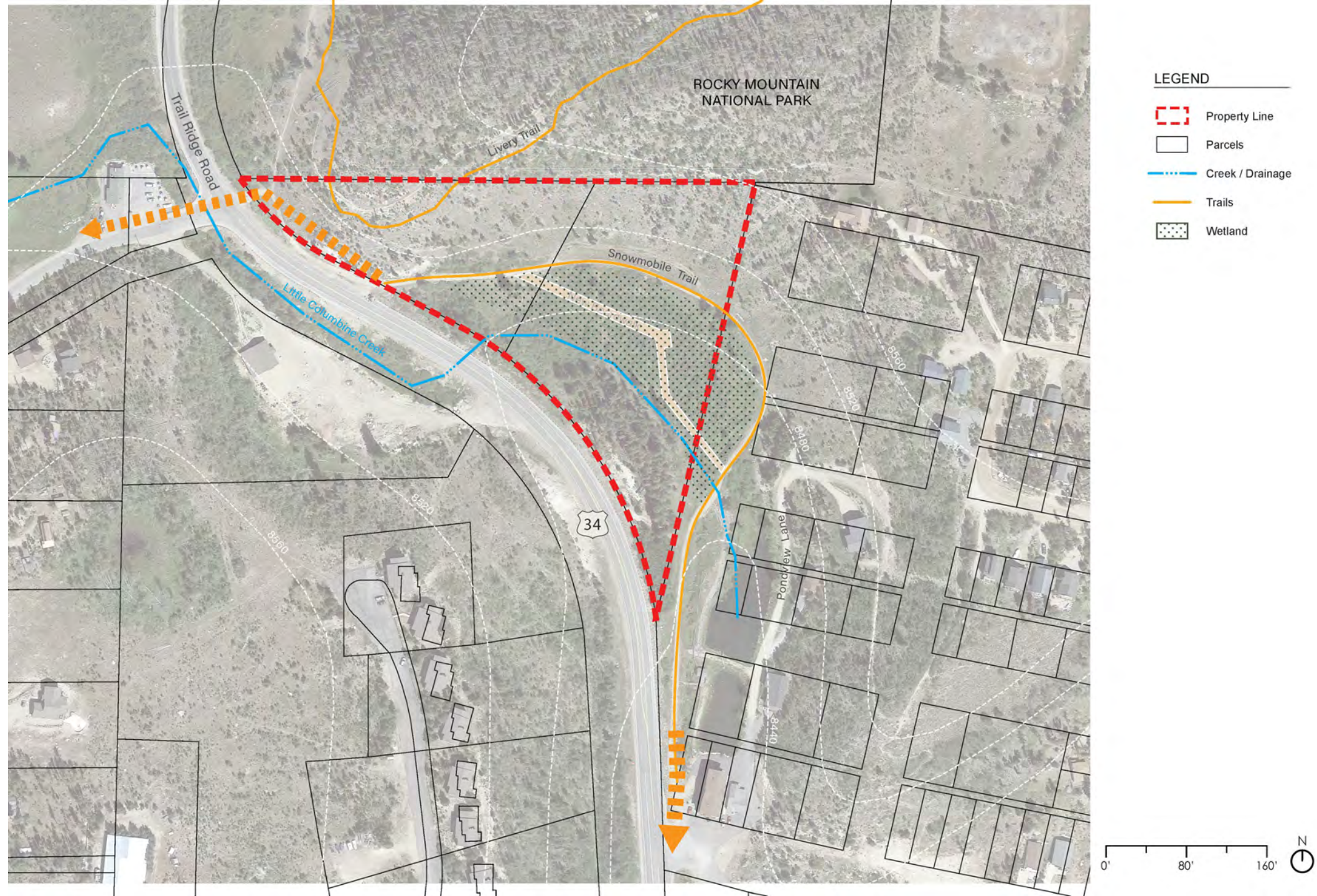
LEGEND

-  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





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



PROPERTY 9:
Matthew's *Annexation*

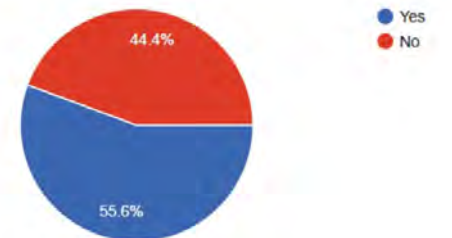


LEGEND

- 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

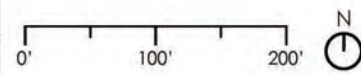
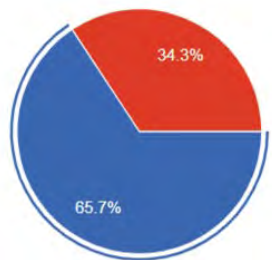


CONCEPT 1 (preferred)



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.

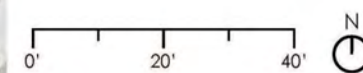


CONCEPT



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



RECOMMENDATIONS

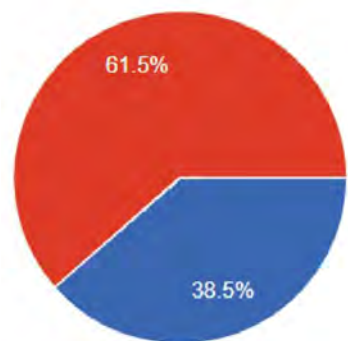
- ❑ **Four Season Pedestrian Oriented Waterfront Park**
 - Increase open lawn/park space for events and community programs
 - Transform Lake Avenue into a Pedestrian/Shared Street
 - Pedestrian/bicycle connections to Grand Avenue with wayfinding signage
 - Safe Street Crossings
 - Less Street Parking – 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

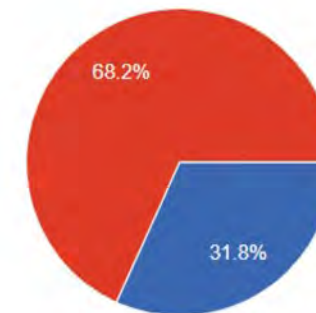
Special Events

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



Which alternative for Lake avenue do you prefer in general?

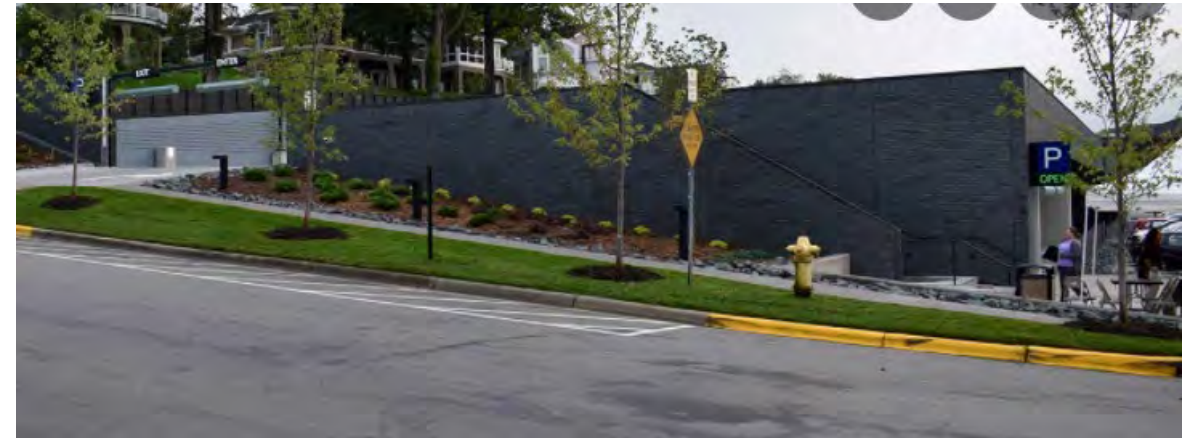
107 responses



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

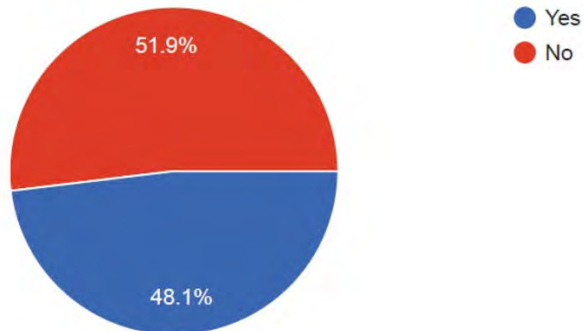
PARKING STRUCTURE

- 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



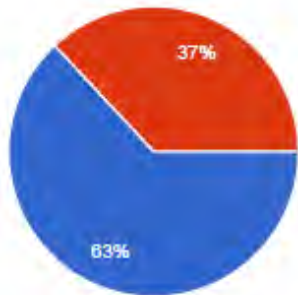
PROPERTY 14:
1128 Park Ave. Parking Lot
(Future Artspace)

EXISTING CONDITIONS



Do you prefer this location for the project?

311 responses

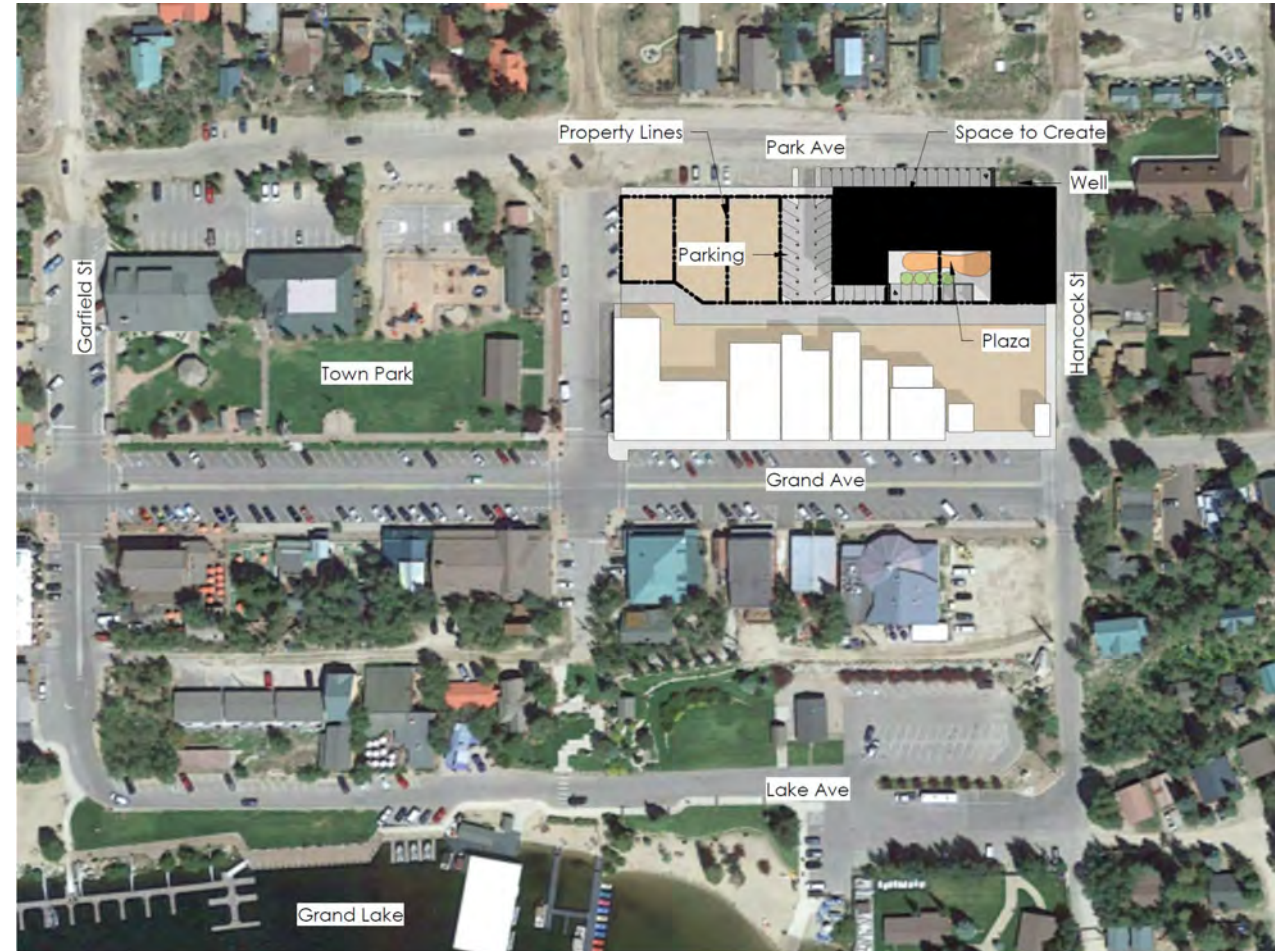


● Yes
● No

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

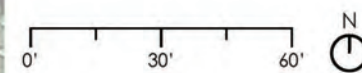
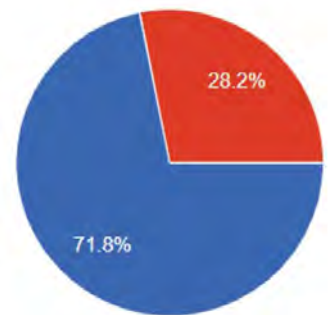


CONCEPT 1 (preferred)



LEGEND

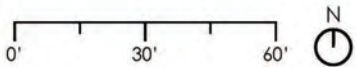
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CONCEPT 2

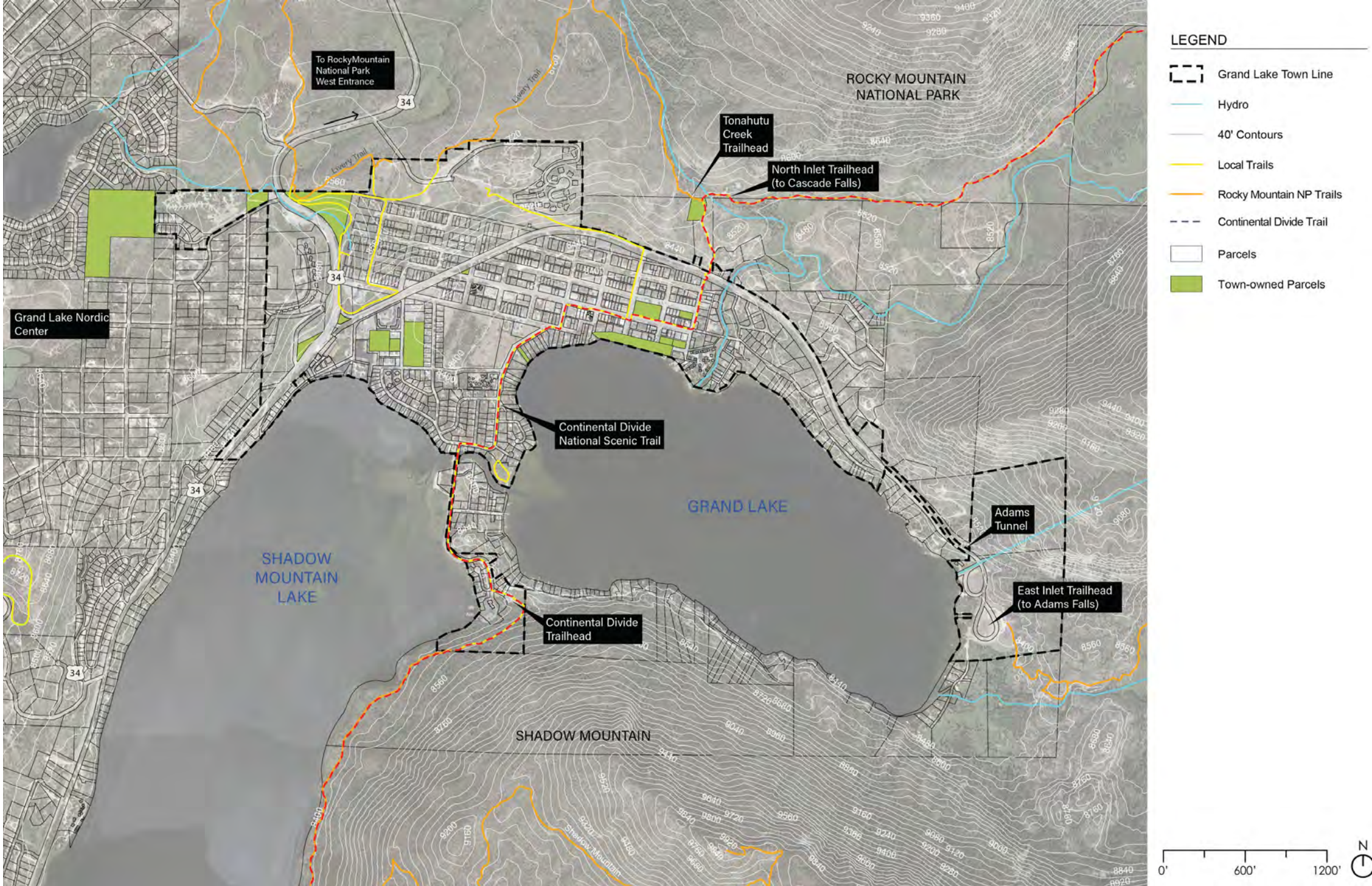


- LEGEND
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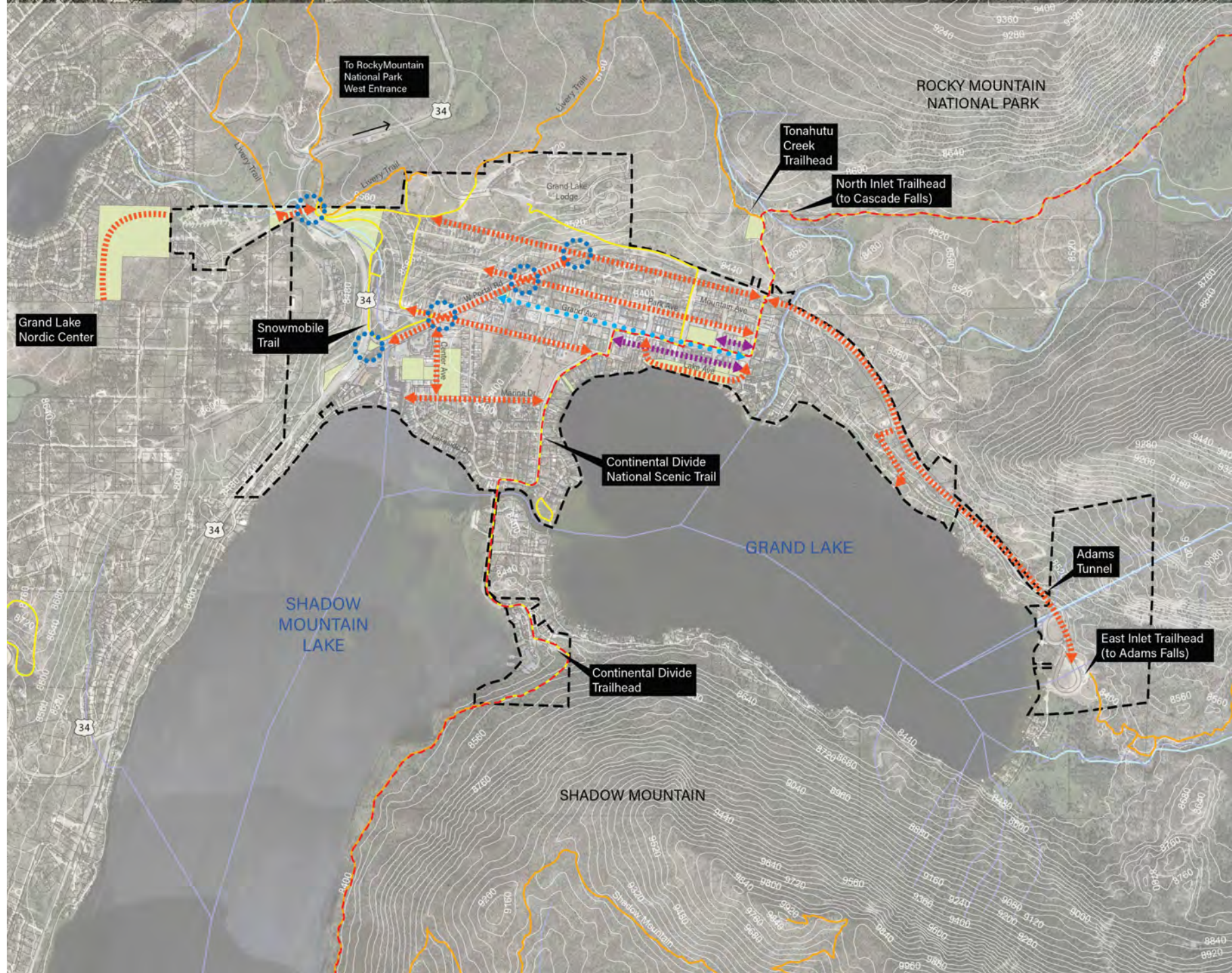


Trails, Connections and Right-of-Way

EXISTING

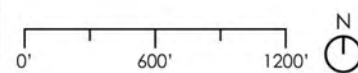


CONCEPT



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

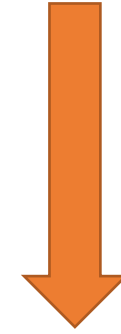
❑ PROPERTIES

- 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



EXISTING CONDITION & ASSESSMENTS	RECOMMENDATIONS -Stanley Parcel -Community Center, Winter's Pioneer Park, Public Works, & Center Lots -Lakeside Park, Pioneer Park & Lakeside Parking	RECOMMENDATIONS -County Rd. 48 -Thomasson Park -600 Mary Dr. -Chamber of Commerce -Town Park -Veteran's Park -Trails and Connections	IMPLEMENTATION STRATEGIES FUNDING STRATEGIES COSTS	FINAL MASTER PLAN REPORT
SEPT 2021 – DEC 2021	JAN 2022 – MARCH 2022	APRIL 2022 – JUNE 2022	JULY 2022 – AUGUST 2022	AUGUST 2022– SEPTEMBER 2022



QUESTIONS AND COMMENTS