



City of Ketchum

March 6, 2023

Mayor Bradshaw and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

Recommendation to approve Task Order #5 with Superbloom Landscape Architects for Professional Services related to the Warm Springs Preserve Master Plan

Recommendation and Summary

At a joint City Council and Planning & Zoning Commission meeting on February 14, the design team (Superbloom & Rio) presented the design details of the master plan following two public open houses. An online survey was launched following the meeting (results attached). During the meeting there was consensus with proceeding to adopt the final master plan scheduled for the March 27 Council meeting.

"I move to approve Task Order #5 with Superbloom Landscape Architects."

Task Order Five allows for the following:

- Superbloom to finalize a design booklet (two examples attached) that would aid with grants/fundraising efforts as well formally documenting the process/public feedback and design details.
- Provide a bridge contract for the next several months should the design team need to participate in any grant/fundraising meetings or FEMA permitting meetings.
- Staff is not recommending proceeding with construction drawings until fundraising/grants feasibility has concluded.

Introduction & History

On April 14, 2022, the city officially acquired the Warm Springs Preserve via private donations. The public was informed early in the fundraising process that the city would complete a detailed master planning process to guide future improvements to the property. The city received \$1 million from the Spur Community Foundation to fund the implementation of the master plan.

During the RFP process, the city sought to engage a professional firm or collection of resources (team) to (1) create a long-term master plan for the Warm Springs Preserve, and (2) serve as architect of record in the development of construction drawings or bid documents to implement the master plan.

The master plan addresses the location of the following passive green space amenities:

- Pedestrian connection points to adjacent neighborhoods, River Run Lodge and Warm Springs Village
- Walking trails
- Public restroom/maintenance facility with a water bottle refill station
- Wayfinding signage
- Donor recognition elements
 - History of the property/donor wall
 - Picnic tables
 - Benches

The plan also addresses the following improvement areas:

- Re-vegetation of portions of the property from water intensive grass to native grasses
- Warm Springs Creek habitat restoration and floodplain conveyance improvements
- Replacement of irrigation system and recommission intake/holding pond area

Significant public engagement has occurred throughout the process with the City Council as the final approval body of the plan. City staff will continue to lead public outreach efforts in concert with the design team.

Sustainability Impact

The master plan will address the following elements:

- New irrigation system to assist with water efficiency
- Revegetation of certain areas from water consumptive grasses to more native species
- Stream restoration to assist with water quality and wildlife habitat
- Flood conveyance improvements

Financial Requirement/Impact

Task Order #5 is proposed to be a not-to-exceed amount of \$18,806. The Wood River Land Trust has agreed to fund \$9,496 of the task order as it relates to the proposed creek/habitat restoration work. Sufficient funds exist in the Warm Springs Preserve Trust Account from donations.

Attachments

- Online survey results
- Examples of design books
- Task Order Five
 - Hours breakdown with tasks

Q1 Master Plan Timeline Any questions or feedback regarding the process & timeline of the Master Plan?

Answered: 26 Skipped: 43

#	RESPONSES	DATE
1	I don't think any money should be put in. I live on the street and use the dog park daily. It works just fine.	3/3/2023 10:00 AM
2	Nope	2/28/2023 9:40 PM
3	We need a back up, simpler plan in case the funds are not raised. Otherwise this could take years.	2/22/2023 9:05 AM
4	NO.	2/19/2023 9:22 PM
5	None	2/19/2023 6:59 PM
6	When the design process built up steam, the impetus switched from honoring the donors vision of a place to bring their dogs into a showplace of restoration and city pride. More like a botanical garden in a place where dogs could run off leash.	2/17/2023 11:24 PM
7	I'm concerned reading p. 72 regarding Public Open House #3 as to Dog Park vs. Nature Park. Besides the title, which carries a negative quality, the two questions regarding management of dogs sound unfriendly to dogs. If this issue leads to no off-leash area or a diminished space as planned, we would be in strong disagreement. I hope for clarification on this important issue.	2/17/2023 9:12 PM
8	Yes, i'm curious how many times I can take this survey	2/17/2023 3:58 PM
9	I beleive the overwhelming response from the public was to keep this preserve "as is". This okan is big-time overkill.	2/17/2023 3:13 PM
10	Well yes, I have a lot of questions because I'm looking at it on my phone. The screen is about 2 inches wide.	2/17/2023 3:06 PM
11	No	2/17/2023 2:10 PM
12	What are the cost estimates and how will each phase be funded?	2/17/2023 12:36 PM
13	NO BIKE! They have taken over every trail! Leave 1 for Dogs	2/17/2023 11:17 AM
14	Until construction starts in 2024, will signage or temporary fencing be placed to prevent further riparian degradation by people and dogs?	2/17/2023 10:59 AM
15	I don't believe we should start any earth moving or construction until all the funds for the stream restoration are in place.	2/17/2023 9:39 AM
16	Opposed to any Norwegian Woods Enhanced Entry. There is not room for any parked cars on Shady Lane which is where if you put in an access point people will find the area to park.	2/16/2023 9:53 PM
17	No	2/16/2023 7:40 PM
18	I just hope "we"the tax payers of Ketchum do not get stuck paying the cost of operation and maintaining the park in the future years!!!!	2/16/2023 7:38 PM
19	No	2/16/2023 7:34 PM
20	I think we need to have no dogs in the creek because of the riparian zone. I also think there should be an area for dogs in the middle terrace for those who can not walk up to the upper terrace. Also should be that area "naturally" leads you to walk up that way and not to the stream.	2/16/2023 5:43 PM
21	The Costs seem excessive and IF the money isn't raised in the next year what will happen Looks like a plan has been put together without a realistic budget. Why don't you put aplan together that is based on the \$1 Million that was initially raised?	2/16/2023 5:32 PM

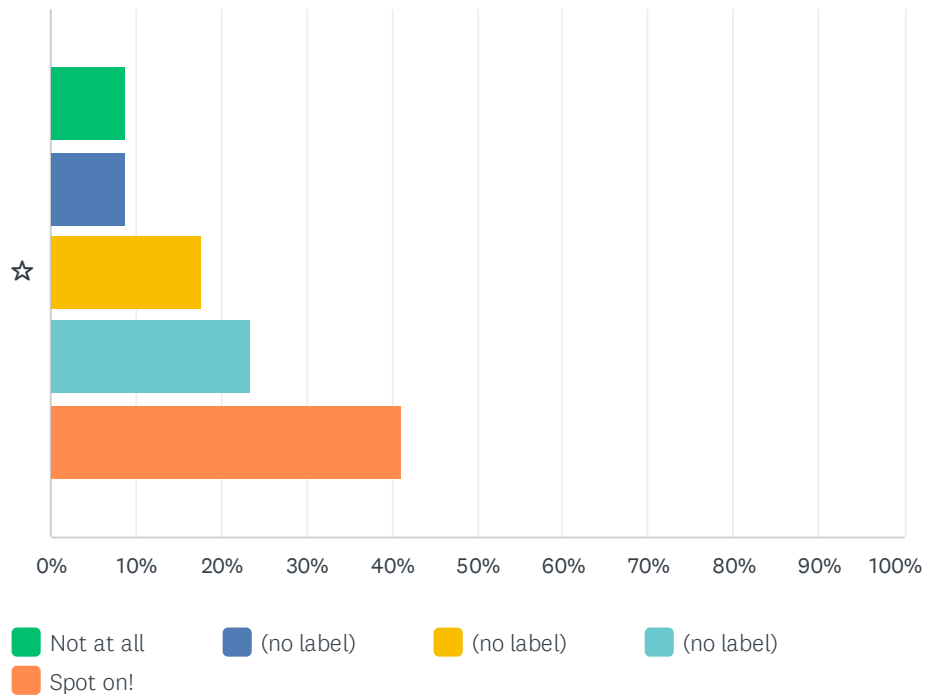
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22	no	2/16/2023 5:12 PM
23	When will there be further input and discussion about the wisdom of the proposed new bridge across Warm Springs Creek at Broadway Blvd.? Also, when will a decision be made on whether or not to build the new bridge at Broadway Blvd. ?	2/16/2023 4:57 PM
24	I think Norwegian Woods entry to this property would be a mistake. The cul de sac at the end of Shady Lane is already very tight and nearly impossible for cars to turn around in, let alone provide emergency vehicles with access. Increasing car traffic there would be a mistake.	2/16/2023 4:55 PM
25	Looks great. I really like the idea of a bridge into Ketchum.	2/16/2023 4:12 PM
26	Looks good	2/16/2023 3:32 PM

Q2 Entry, Parking & Facilities This concept proposes updates to the existing parking area and includes a small storage and amenity building with ADA access close to the parking and entry. Updates include:

Enhanced parking to reduce maintenance 24 total parking spaces, of which 2 are designated as handicap parking ADA accessible soft surface trails connecting the parking with the Fairway and restoration areas A new structure nestled in the existing aspen grove to include: 1,000 square feet for maintenance and storage; two (2) ADA accessible toilets for year-round use; a covered area with a donor wall, trail map, water fountain, waste bins and benches. Reference slides #51-55 for additional concept imagery of the facility. Is the design on the right track?

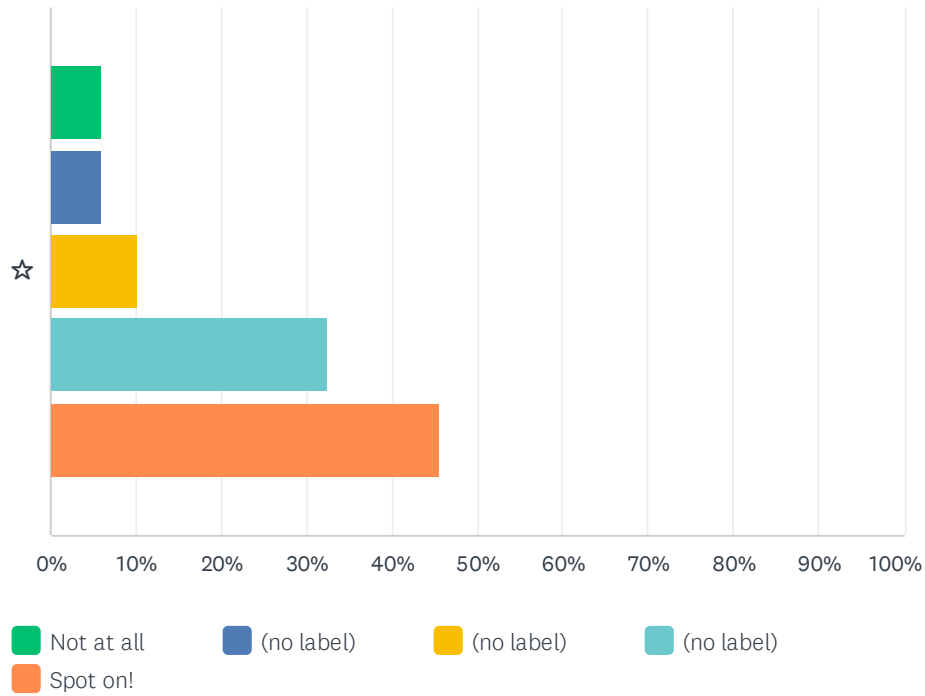
Answered: 68 Skipped: 1



	NOT AT ALL	(NO LABEL)	(NO LABEL)	(NO LABEL)	SPOT ON!	TOTAL	WEIGHTED AVERAGE
☆	8.82%	8.82%	17.65%	23.53%	41.18%	68	3.79
	6	6	12	16	28		

Q3 In-Stream Creek Restoration Several improvements can be made along the creek edge to enhance hydrologic and ecological health of the creek. Increase habitat complexity and diversity (including over-winter habitat) Create main-channel pools and cover Create off-channel habitat Improve habitat connectivity Reference slides #36-42 for additional concepts and details. Is the design on the right track?

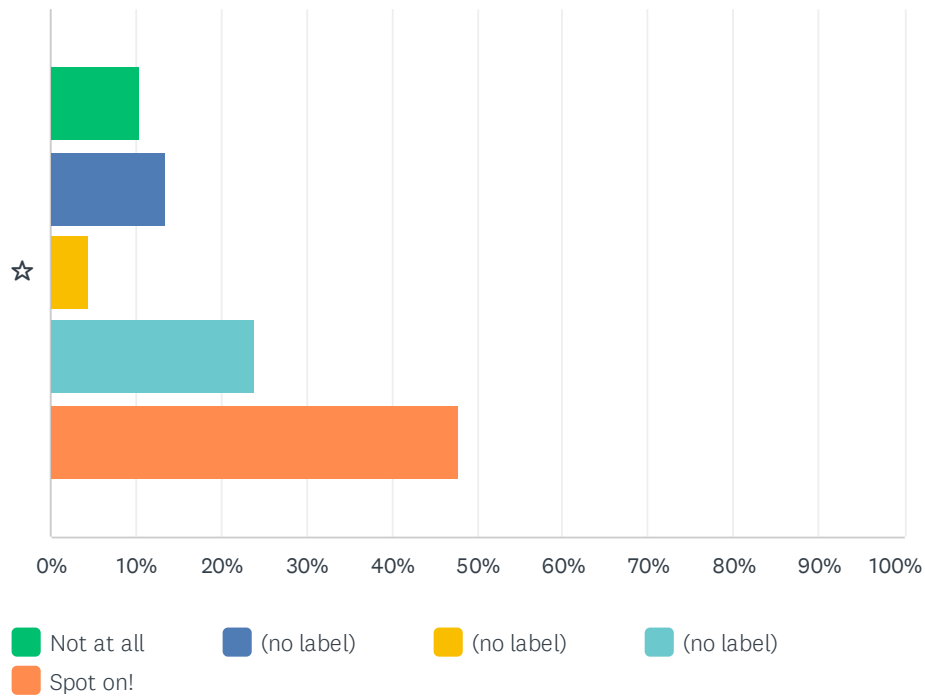
Answered: 68 Skipped: 1



	NOT AT ALL	(NO LABEL)	(NO LABEL)	(NO LABEL)	SPOT ON!	TOTAL	WEIGHTED AVERAGE
☆	5.88%	5.88%	10.29%	32.35%	45.59%	68	4.06
	4	4	7	22	31		

Q4 Lower Creek Edge & Floodplain What's planned: The Lower Creek Edge is proposed to be restored as a floodplain ecosystem including enhanced habitat, biodiversity and native planting. The area would be lowered several feet, and the material would be moved to the middle terrace and retained on site for cost savings. Updates include: Refinements to grading and earthwork Improved water conservation via nighttime irrigation New side channel and pond - dog-friendly to encourage diversion from the creek and riparian areas A "beaver relic" wetland and overlook Small bridges for crossing the side channel Gravel bars for access to the creek (2) and pond (1) Expanded riparian tree canopy Reference slides # 34-48 for additional concepts and details. Is the design on the right track?

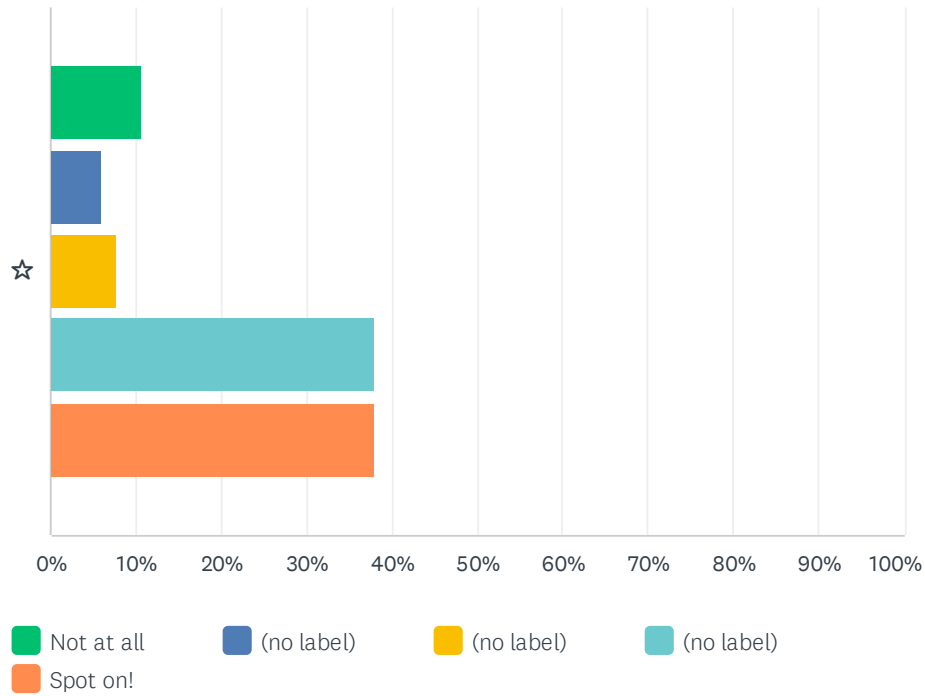
Answered: 67 Skipped: 2



	NOT AT ALL	(NO LABEL)	(NO LABEL)	(NO LABEL)	SPOT ON!	TOTAL	WEIGHTED AVERAGE
☆	10.45%	13.43%	4.48%	23.88%	47.76%	67	3.85
	7	9	3	16	32		

Q5 Southern Floodplain What's planned: Minimal changes are proposed for the Southern Floodplain area, and the plan takes a light touch with strategic floodplain connections and the removal of invasive species. Updates include: Reduced trails to one (1) trail Reduced seating Reference slides #49-50 for additional concepts and details. Is the design on the right track?

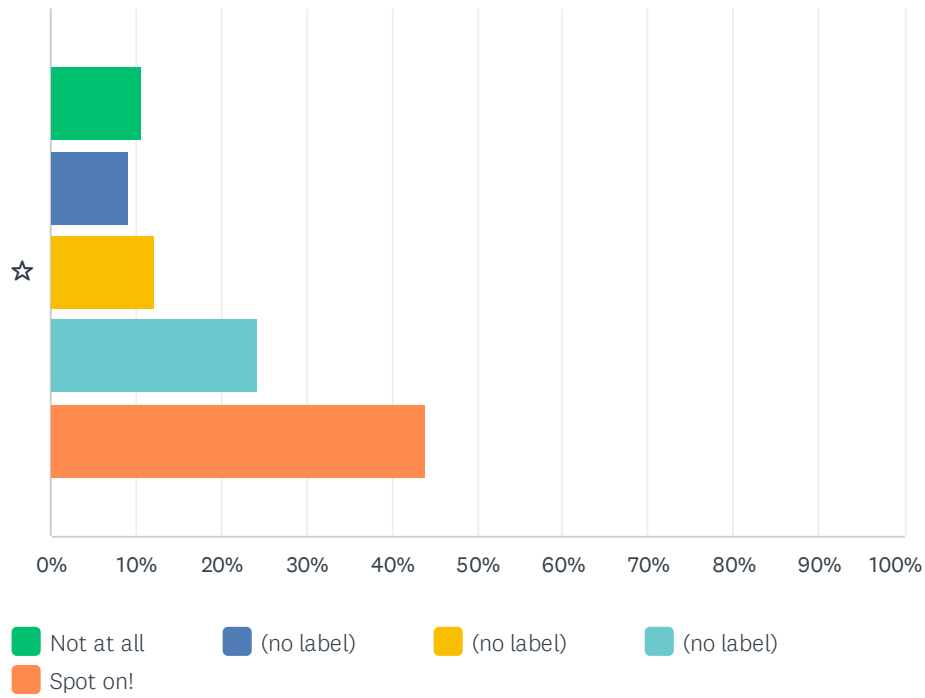
Answered: 66 Skipped: 3



	NOT AT ALL	(NO LABEL)	(NO LABEL)	(NO LABEL)	SPOT ON!	TOTAL	WEIGHTED AVERAGE
☆	10.61%	6.06%	7.58%	37.88%	37.88%	66	3.86
	7	4	5	25	25		

Q6 Middle Terrace What's planned: The extra earth material from the Lower Floodplain will be used to reshape and define the Middle Terrace Zone. Updates include: Refinements to grading to ensure that all material remains on site Development of planting character zones that would include native wildflower meadows for pollinator species Expanded aspen groves for shade and biodiversity ADA soft surface trails Reference slides #56-58 for additional concepts and details. Is the design on the right track?

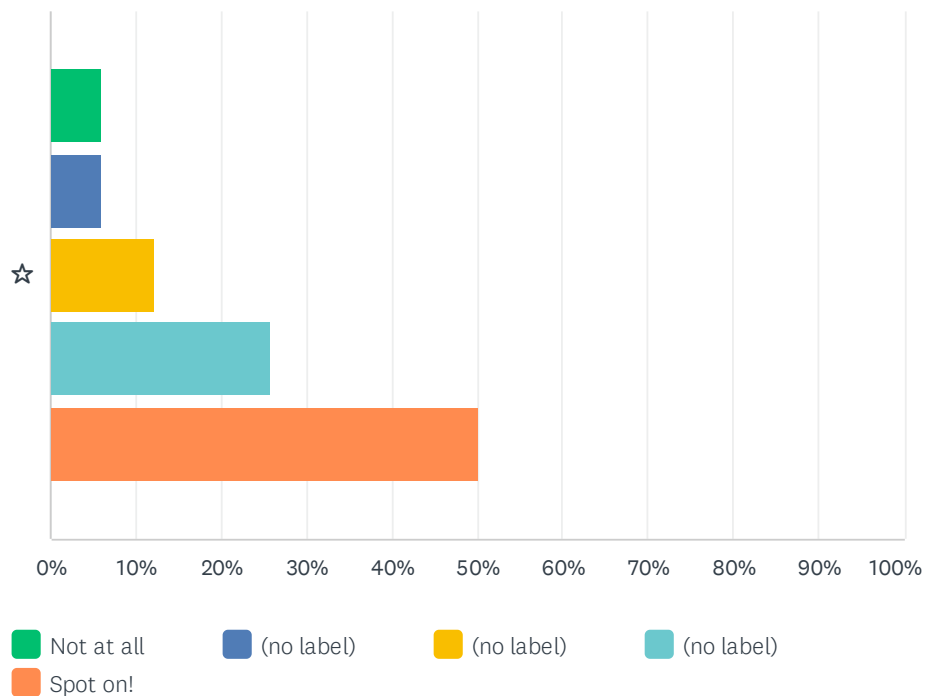
Answered: 66 Skipped: 3



	NOT AT ALL	(NO LABEL)	(NO LABEL)	(NO LABEL)	SPOT ON!	TOTAL	WEIGHTED AVERAGE
☆	10.61%	9.09%	12.12%	24.24%	43.94%	66	3.82
	7	6	8	16	29		

Q7 The Fairway
 What's planned: The Fairway will be preserved as lawn, yet some improvements are needed to replace the inefficient irrigation system in tandem with the creation of the new pond in the Lower Floodplain. New amenities such as benches, picnic tables, dog waste stations, waste receptacles and disc golf baskets would be included as well. Updates include: Refined location of the ADA soft surface pathway Suggested locations for benches and picnic tables Reference slides #59-61 for additional concepts and details.
 Is the design on the right track?

Answered: 66 Skipped: 3



	NOT AT ALL	(NO LABEL)	(NO LABEL)	(NO LABEL)	SPOT ON!	TOTAL	WEIGHTED AVERAGE
☆	6.06%	6.06%	12.12%	25.76%	50.00%	66	4.08
	4	4	8	17	33		

Q8 Any questions or feedback regarding the planting character zones?

Answered: 20 Skipped: 49

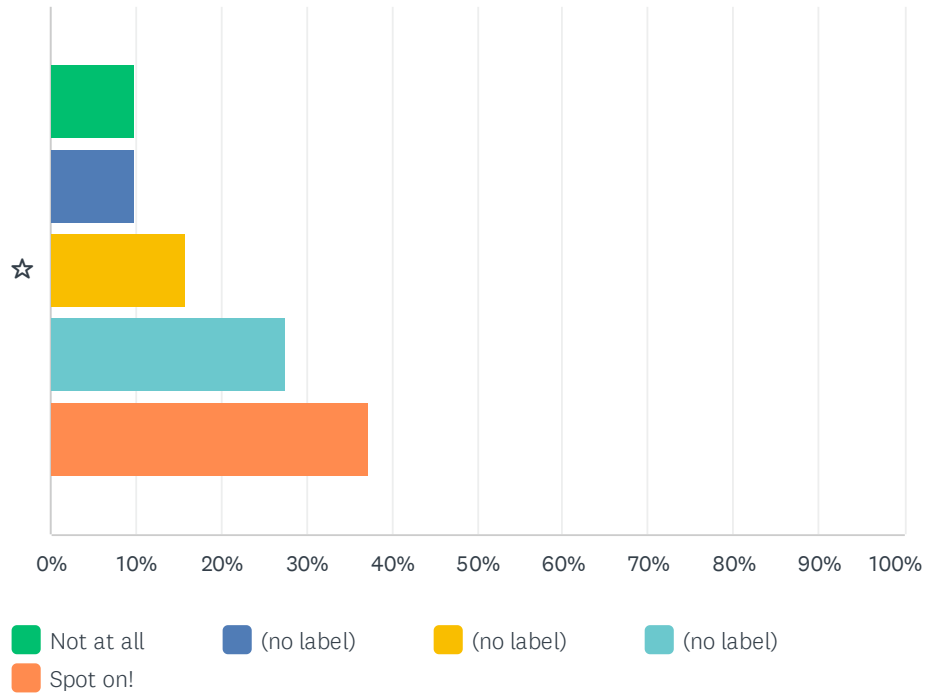
#	RESPONSES	DATE
1	The dogs like to run everywhere and people like to space out. I don't think you need to plant anything.	3/3/2023 10:02 AM
2	No	2/28/2023 9:42 PM
3	This be overdoing. I think people enjoy it like it is. I would like to see dogs discouraged from entering the creek and accessing yards on Irene .	2/22/2023 2:21 PM
4	Saving water? How is this all going to grow?	2/22/2023 9:07 AM
5	Clearly the team knows what they're doing in terms of appropriate planting for the various zones; I have nothing to add there. My concern, and question, is will the entire preserve continue to be off leash for dogs? (I am a dog owner.) If so, I worry that dog activity will quickly wreak havoc on the plantings. I would not rely on dog owners to keep their dogs out of the planted areas. If dog owners are required to keep their dogs out of those areas, then the overall appeal of the preserve as a dog friendly area is diminished.	2/19/2023 7:04 PM
6	Feedback: Maintain open areas for dog running, disk golf and uninterrupted open recreation space	2/18/2023 3:54 PM
7	This concept does not leave the large dog play area, which is an important social aspect of the park available any longer. now to be over planted and not an area for big dogs to play together, it's certainly not what the donors had in mind. Doubtful we would have contributed to an on leash dog park!	2/17/2023 11:44 PM
8	no	2/17/2023 9:34 PM
9	It's been impressive and appreciated to have such a clear visual and written presentation.	2/17/2023 9:19 PM
10	Yes, many. We don't need or want them. And just in case your last text box does not allow me to include my comments I will include some of them here. We contributed thousands of dollars to help preserve the dog park so it could be a DOG PARK not a forest, not a redone stream, not ponds, not a relaxation area, not flower gardens, not manicured walkways, not a visitor center etc. don't you get it the whole point was to preserve the character of a huge open grass area. Yes, I did want that grass to be mowed and irrigated, and yes, I think a drinking fountain would be appropriate. And yes, I think a few poop bag stations would be great along with garbage cans that were picked up regularly and I agree with handicapped accessibility at least to help handicap people get up to the main grass area but everything else is just invented by people who want to spend OUR money to push their environmental addenda and build things that we don't need and don't want IMHO. Jim Huyck, donor, dog owner, citizen.	2/17/2023 3:24 PM
11	Keep as is please, dont need welcome building or any other costly improvements. Just want a leash free dog park.	2/17/2023 3:16 PM
12	How will dogs be kept out of sensitive areas?	2/17/2023 12:40 PM
13	Will any planting be done for potential screening between the Preserve and the homes on the other side of the creek?	2/17/2023 11:05 AM
14	No dogs should be allowed in the replanted and repaired riparian zone near the creek.	2/17/2023 9:42 AM
15	Too much development. Less is more, if in doubt, skip the extra paved path or 'art' center. Get the entrance from norwegian woods and tone the rest down	2/17/2023 8:48 AM
16	Is there a robust native grass or mix of native grasses that replace the lawn? If they were low in height, that would also be nice.	2/17/2023 8:37 AM
17	No	2/16/2023 7:42 PM
18	Trails in middle terrace need to be WIDE!	2/16/2023 5:35 PM

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19	Native plants are great, just worried about invasive weeds/ plants with burrs and cheatgrass getting into dog's fur and paws. Also, people seem less inclined to pick up dog poop when it's out "in the field" (versus on a lawn).	2/16/2023 3:42 PM
20	I like	2/16/2023 3:36 PM

Q9 Overall, do you feel like the concept design is on the right track?

Answered: 51 Skipped: 18



	NOT AT ALL	(NO LABEL)	(NO LABEL)	(NO LABEL)	SPOT ON!	TOTAL	WEIGHTED AVERAGE
☆	9.80% 5	9.80% 5	15.69% 8	27.45% 14	37.25% 19	51	3.73

Q10 Any additional thoughts, questions, or ideas regarding the Warm Springs Preserve?

Answered: 42 Skipped: 27

#	RESPONSES	DATE
1	Love the idea of connecting West Ketchum!!!! Our river ecosystem is a treasure for the community- not just the adjacent property owners who are accustomed to having a private experience.	3/5/2023 3:51 PM
2	too many paved paths, diverting dogs from the river to a pond is naive thinking, too many benches, tables and signage, visitor center is a joke and waste of funding, meadow and extensive landscaping will be trampled by dog use and suffer in the winter	3/3/2023 10:08 AM
3	Not enough handicapped/regular parking spaces? I may have misunderstood about green area including a golf scenario that in my opinion should be not developed—all green area for nature, paths, relaxation.	3/3/2023 8:46 AM
4	I am strongly in favor of the neighborhood access bridge to the southern floodplain at the end of Broadway Court with one caveat. I think this should be pedestrian access only. There is no good place for cars to park so I think this should be for pedestrian and bike access only.	2/28/2023 9:44 PM
5	I must express my opposition to the proposed bridge at Broadway Court. This would make a huge impact on what is a relatively tight and quiet neighborhood - full of families who enjoy the serenity of this area. The access to the proposed bridge is on a Private Road - not a city street. There is already very limited parking in the cul de sac and on the street on Broadway, and in the summer this parking is overflowing making it very difficult for trucks or emergency vehicles to access the area or turn around. In the winter, the road is often only one lane wide - allowing no on-street parking at all. The access to the proposed bridge is on what is now a fisherman's access meant to access the creek, not the land on the other side of the creek. There is no vehicle access on this pathway. The addition of more people and dogs would adversely affect the properties in the close neighborhood with potential trespassing issues . I/we hope to be able to speak with you in person to better address our concerns.	2/27/2023 2:56 PM
6	Everything looks great other than the South Access bridge (#5). Have you walked down this road? That access point would cause a parking and Emergency Services logistics disaster. Also one of the benches (and access via tiny loop trail) is in the riparian zone. It seems it should be removed?	2/27/2023 2:38 PM
7	While it is not covered in this survey, my family and neighbors have sincere concerns about the construction of the Neighborhood Crossing at Creekbend Court. We have lived on Broadway Blvd. at the junction with Creekbend Court for more than 20 years and border the right of way access at Creekbend Court. Any enhancement of this access (e.g, with the construction of a pedestrian bridge) will severely and adversely impact the quality of life in our neighborhood due to the infringement on private property, increased noise, and parking congestion on a narrow, dead-end street which is almost fully lined with single family homes, many of which are owned by families with young children. We are a supporter of the Preserve and contributed financially to its acquisition by the city. We feel the existing accesses to the Preserve should be adequate for those who wish to hike the proposed Ridge Trail. The right of way access at Creekbend Court is currently used by Warm Springs residents and visitors every summer. Additionally, public comment has opined that the Southern Flood Plain should be left as naturally as possible, and we agree. Additionally, the Southern Flood Plain is aptly named as in major snow melt years, the entire plain is under water. My family, neighbors and I strongly recommend that no bridge or further enhancements be considered within the Preserve improvement plans or the city at the Creekbend Court right of way.	2/25/2023 2:45 PM
8	I like the idea of the irrigation pond with beach for dogs to access water and keep dogs and people from degrading the creek bank and accessing property in residential areas.	2/22/2023 2:24 PM
9	We really need an area away from the main fairway for people to play with their dogs and accessible to all. How are we going to pay for this? Interesting that WRLT hasn't actually given	2/22/2023 9:10 AM

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their funds to the project whilst the rest of us have.

10	<p>We built our house here on Shady Lane since 1974. Our family opposes your proposed enhanced access to the preserve through Norwegian Woods. 1. Shady Lane ends up against the steep slope/ of Baldy in a constricted 3 point turnaround . Fire trucks, Safety vehicles, sanitation vehicles have difficulty turning around in both summer and winter even with no cars parked. The FIRE DEPT already restricted access from Shady Lane to Norwegian woods development to 3 lots ONLY due to safety concerns of getting their vehicles getting IN and OUT. People parking and blocking the path for fire and emergency is NOT SAFE . 2. Norwegian woods is private property. private property/No trespassing signs have been posted ever since I was 12 years old. If you encourage an enhanced access from Norwegian woods then it seems you are encouraging continuous trespassing across private property. Ken Dryer from Norwegian woods has continuously replaced no trespassing signs only to be ripped down by others. He has asked police to help enforce it. Poor Ken had to defend himself from Brandon in a fight from the condos. who came on to Norwegian woods land , who built a SECRET GATE to let his dog run free on Norwegian woods , unsupervised on his property.When the dog barks, the owner opens the gate to let the dog back in. encouragement of an enhanced access makes people feel they have a right to trespass. It seems that if you build an "enhanced entrance" you are encouraging this since there is no legal way to get to your park. Thank you for the opportunity for input.</p>	2/19/2023 10:05 PM
11	<p>My primary concerns are in relation to dogs and their owners. (Again, I am a responsible dog owner.) I like the gravel beach areas; from the renderings it appears those are areas for dogs to access the water. However, the presentation materials do not give me a clear picture about access to the current stream (not the diversion areas). Is that access going to be restricted, and if so how? Currently, as you know, the river access along many parts of the preserve has been seriously damaged and/or degraded by dogs and people. I'm assuming that the plan contemplates restoring the river access but how can you possibly insure that it will remain restored? The stream access is a huge amenity in the summertime for dogs. I believe the stream banks should be restored, I just have a hard time imagining that people won't want to access the river with their dogs. My other concern is accessing the upper fairway with a dog. I love that the upper fairway will be left mostly open for dogs. We need a place where dogs can run after balls, play with abandon with other dogs, etc. However if the access to the upper fairway is along the soft paths, I worry about (uncollected or partially collected) poop on the walkways (as opposed to dogs being able to poop in the planted areas. Poop can be messy and not easily cleaned up so I worry that the pathways will get dirty quickly and not great for families with little kids to walk and play on. Other than that I think you all have done an amazing job contemplating and designing the new preserve. Thank you!</p>	2/19/2023 7:29 PM
12	<p>While the parking plan for 24 cars seems adequate, we as neighbors and regular users have often found the lot to be full in all seasons. Perhaps the snow storage area should accomodate more parking spaces in times with no snow. Additionally, some open areas like the new flood plain are now programmed for planting and pathways which while pleasant for walking, will greatly reduce the open areas now enjoyed all year long as open fields supporting recreation of all kinds. Please consider that the walking trails proposed will replace these open areas, and its not like we are short of walking/hiking trails nearby.</p>	2/19/2023 10:32 AM
13	<p>Not big fan of the frisbee golf but other must like it if it made it this far in the process</p>	2/18/2023 2:19 AM
14	<p>Access to the park is imperative, and the plan facilitates this goal. This is a bike-friendly town; need better bike access into and out of the park, to ride a bike up Heidelberg hill to Adams Gulch, around Sunnyside/Shadyside, back down the hill, to the park and then ride the connector trail to Atkinson's Park for a picnic. Do a nice trail ride loop by bike into/out of WSP and into town. No car. That's a nice way to spend an afternoon.</p>	2/17/2023 9:43 PM
15	<p>Only that the p. 72 concern for the "management of dogs" does not take away an off-leash, running free area for valley dogs.</p>	2/17/2023 9:26 PM
16	<p>I think access/neighborhood bridge to Broadway ct is an absolute must. The bridge can be very minimal/low impact and perhaps no parking/limited to pedestrian access. So is there no bike through path? this would be a great way to get from warm springs to ketchum! Also, YES on fat tire trail in winter. (can use nordic trails and the through path?)</p>	2/17/2023 4:04 PM
17	<p>Can anybody tell me how many times I am allowed I took to take this OK survey? Obviously if citizens can take the survey more than once it is not fair to anyone. (it may not be fair for other reasons, but that's not my point.). Also, regarding the huge sign that was put up when funds were being collected to buy the property the first two items listed were to preserve green</p>	2/17/2023 4:03 PM

Warm Springs Preserve - Vision Plan Feedback

space, and to have an off leash dog Park now the proposal is called "more than a Dog Park!". This is false advertising, very misleading.

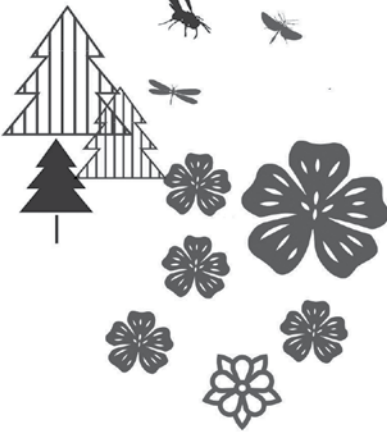
18	Great work. Thank you for all your efforts. This will be a wonderful community resource.	2/17/2023 3:48 PM
19	I think I pretty much expressed my comments in the last text box. The dog park was charming the way it was ... when we contributed to save it. We wouldn't have donated at all had we known it was going to be filled up with all kinds of special "projects".	2/17/2023 3:30 PM
20	I was at ine of those meetings and we all wanted to keep this preserve simple. What happened? Is this another typical government (ketchum) over-reach. Please modify this and leave out 3/4 of all the new stuff listed. Even the bridges look hideous. We could have some locals build nice simple benches.	2/17/2023 3:19 PM
21	Can ADA pathways be made to look more natural? This city needs to start licensing local dog walker businesses. It would be safer for the dogs and provide a source of revenue for maintaining public spaces. There needs to be a limit as to how many dogs one person can walk in order to maintain control of the dogs and clean up waste. I've seen one person open the back of their SUV and allow 7-8 dogs to jump out and run in all directions. One person per 3-4 dogs seems reasonable.	2/17/2023 12:49 PM
22	NO BIKES!!	2/17/2023 11:22 AM
23	Access to the creek by people and dogs is contrary to riparian health. Will this be addressed?	2/17/2023 11:05 AM
24	Important to remind disc golf players that it is primarily a preserve and dog park and sharing with everyone includes being mindful of likely intrusions to their course including dogs grabbing discs!	2/17/2023 9:59 AM
25	The plan should eliminate the encouragement of dogs to the replanted and repaired riparian areas along the creek. The gravel bar paths to the creek should be eliminated from the plan.	2/17/2023 9:44 AM
26	Can you please incorporate pedestrian facilities for the many neighbors who access the preserve by foot?	2/17/2023 8:38 AM
27	Need more of an idea on the layout of the disc golf. I feel there is a lack of direction there	2/17/2023 8:22 AM
28	How can you proceed with permits and drawings if you don't know what your funding source will be? It seems like Ketchum should be much more concerned with resolving the housing issue than a \$9Million dog park and why was it ever limited to 24 parking spots?	2/16/2023 10:00 PM
29	1. The existing nordic trail is very well laid out and maintained. Thanks for that, it is very enjoyable. Signage is needed to ask walkers to avoid trampling the classic skiing tracks since many seem unaware of this issue. We are also concerned that extensive wetlands may negatively affect the current track layout. 2. The proposed area for local art is not at all in line with the spirit and intention of a nature preserve so we would vote against that. 3. The southern area needs more than one trail, especially if this is ever to be connected to West Ketchum. Any ideas of limiting access or use of this area are contrary to the concept of a park being for the residents of Ketchum. We are surrounded by millions of acres that exist in their natural state which involve limited or difficult access. The concept of this park is not to just add to those millions of acres but to have an area that has that feeling but with easy trail access so that everyone can enjoy it, regardless of their age or level of mobility. 4. We like the idea of being able to ride bikes into and through the park but this may require separate bike trails. It is likely that bikers will be chased and harassed by the many dogs in the park that are not under physical or voice control.	2/16/2023 8:17 PM
30	Everyone that uses the park should help pay and maintain it.minimal \$ at the gate? Buy a pass for the constant users? I don't think the taxpayers of the city of Ketchum be held responsible in our taxes for maintaining the park . everyone utilizing the park should put it into it.	2/16/2023 7:47 PM
31	The entrance station is too modern. And the interpretive areas and planned development is to urban for this area. this is a local hangout - and it feels like what is planned should be in Central Park. In fact it reminds of the West side of NYC by the old battery park - too urbanized	2/16/2023 5:46 PM
32	The area below the fairways looks far too formal and discouraging for wandering and exploration. It gives the impression that you would be asking dogs and people to have extremely limited freedom, and the area will feel confining and formal city "park like". There should be a toilet facility at the far end. People are using the bushed now.	2/16/2023 5:44 PM

Warm Springs Preserve - Vision Plan Feedback

33	<p>A great deal of really good work has been done--and it is very exciting. This preserve will be a great asset to the community. I do have a couple of concerns/suggestions I would like to see considered and discussed: 1. I hope we do not over-develop the Preserve and we leave it as an example of open space, animal habitat and Nature's beauty---as opposed to too much man made "improvements." 2. I believe strongly that the "neighborhood bridge" at Broadway Blvd. is a very bad idea and in a very bad location. It is very important to have time for a thorough review of that propose bridge before it is approved or becomes deemed approved because it is in drawings. The existing foot trail access to Warm Springs Creek at Broadway Blvd. gives very good access and can be improved if necessary. Good access is important, but too many access points damages the Preserve and the adjoining areas. The Preserve will have good access at the main entrance, pedestrian bridge to West, and other propose entrances. The neighborhood bridge concept is harmful, not helpful to the Preserve.</p>	2/16/2023 5:37 PM
34	<p>This is A LOT of money for this project at a time when DONOIR FUNDS are needed in affordable housing</p>	2/16/2023 5:36 PM
35	<p>Again, I am strongly against access from Norwegian Woods. The area is dense with resident parking and existing homes and already poses an emergency evacuation hazard. Please don't exacerbate the situation.</p>	2/16/2023 4:57 PM
36	<p>It would be nice to maintain the feeling of the mown field (fairway) for dogs to romp in. It helps to give a freer more, open feeling. The trails are nice, but a little urban</p>	2/16/2023 4:19 PM
37	<p>I hope there are access points to Norwegian Woods and Ketchum.</p>	2/16/2023 4:17 PM
38	<p>Not happy with the location of the structure near the parking lot. It is in the line of site of the property owners on Bald Mountain Road</p>	2/16/2023 3:50 PM
39	<p>Parts of it look like they plan to do too much. Maybe not so many hard features like tables and signage. I think I heard that some rich lady hates bicycles, but I hope they will be allowed with a speed limit.</p>	2/16/2023 3:42 PM
40	<p>Excited for the new dog park. Hopefully the new irrigation pond won't fill up with algae</p>	2/16/2023 3:42 PM
41	<p>Please extend grass lawn area west of parking lot (southwest of maintenance shed) - any water or stream in that area would also be appreciated by the dogs - thanks</p>	2/16/2023 3:37 PM
42	<p>It looks great!!</p>	2/16/2023 3:30 PM

Landscape Design Narrative

March 2020



WILD BEAR

NATURE CENTER

Nederland, Colorado

CIVI Arch
TAS 11

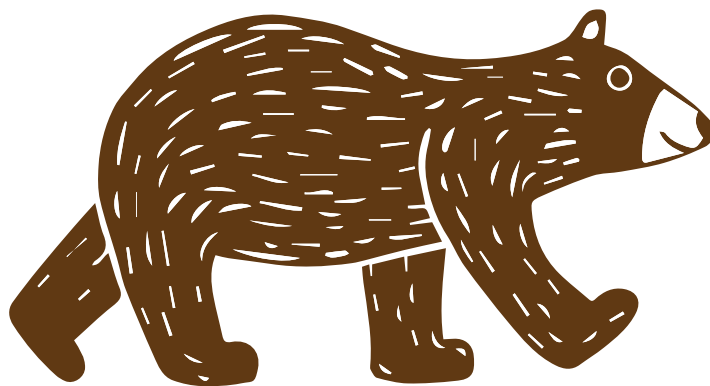


Wild Bear's mission

is to foster a lifelong appreciation of the environment and promoting an environmentally aware, responsible and ecologically sound community.

The new Nature Center Building and Landscape will be an inclusive and welcoming place for all people, expanding the organization's role as a destination for environmental education.

lodgepole pine tree
Pinus contorta



This booklet is
a summary of the landscape design
concepts developed in collaboration
with the Wild Bear Nature Center
Board and Building Committee,
Civitas (Landscape Architecture),
Arch 11 (Architecture), and Ecos
Communications.

We are nature.

For 25 years, Wild Bear has helped children and adults forge lifelong connections to nature through creative exploration of the outdoors. Specializing in mountain ecology, Wild Bear will welcome visitors and students to its new hands-on nature center and landscape and continue to provide year-round educational programs for people of all ages. The following principles guide the landscape design concepts described and illustrated herein:

Landscape Principles

01 Walk Lightly on the Land

Preserve and enhance natural character of the place, and accentuate its special qualities

02 Create a community hub

A place to connect, learn, discover

03 Curate opportunities for discovery and learning

Fostering deeper connections, appreciation and curiosity for the natural world

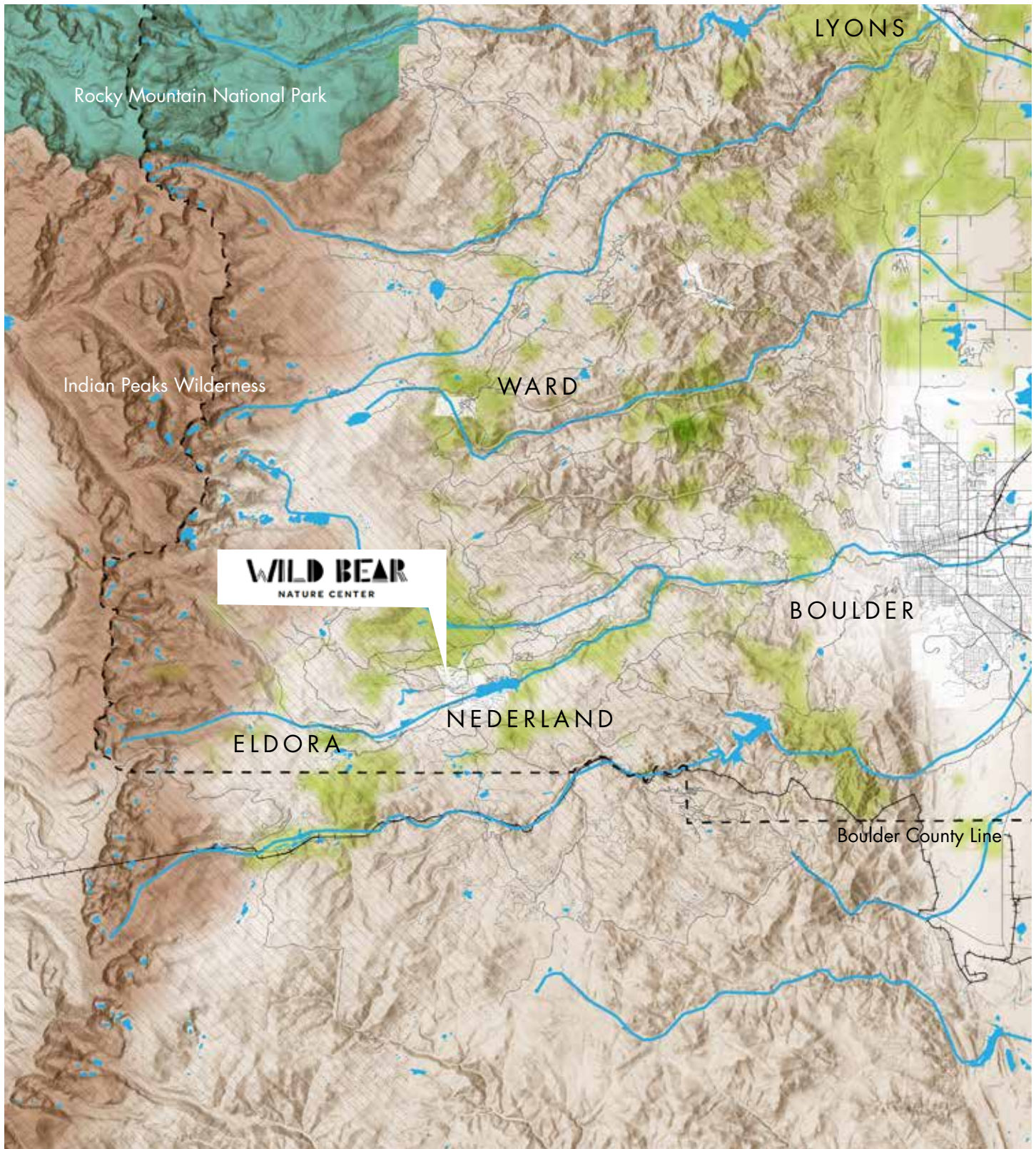
04 A Place for Everyone

Access and activities accessible to people of all ages and abilities

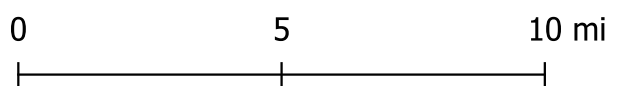


The new Wild Bear Nature Center will be integrated with and celebrate the ecology of the region

- Boulder County Open Space
- National Park Service
- U.S. Wilderness Area
- U.S. Forest Service Managed Land
- Water
- Municipality



Context: The Nature Center is located in the Town of Nederland, in Boulder County, adjacent to the Indian Peaks Wilderness and extensive open space lands.

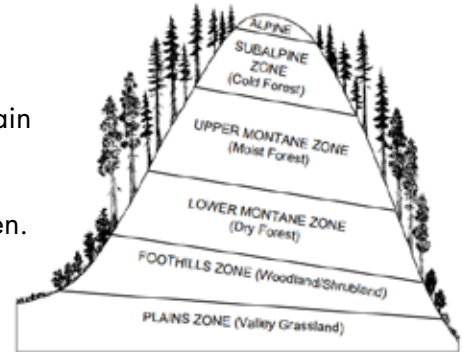


Work with the Ecology of Site and Region

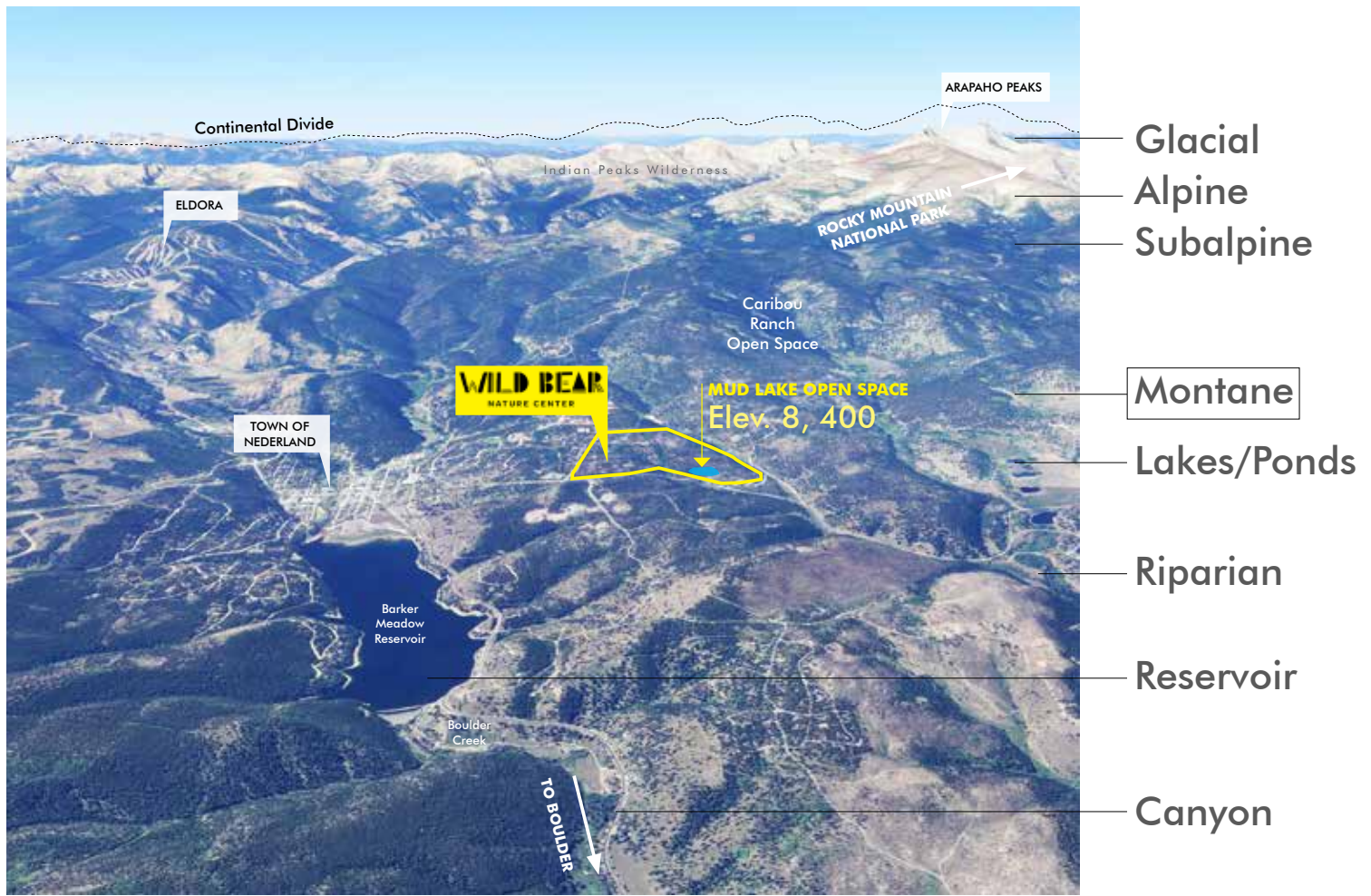
The new Wild Bear Nature Center is located on a 5-acre parcel nestled inside the 230-acre Mud Lake Open Space, at approximately 8,250 to 8,600 feet elevation. The site is also connected to Caribou Ranch Open Space and the Indian Peaks Wilderness through roads, hiking and biking trails.

Generally the montane ecosystem is characterized by a great diversity of plant and animal species, including bobcat, coyote, elk, moose and mountain lion and a wide range of birds, insects and plants. The Nature Center site itself has a history of mining and logging, and therefore is dominated by a regrowth of lodgepole pine with limited stands of ponderosa pine and aspen. The understory is thin and underdeveloped, and offers opportunities for restoration and soil enhancement.

The proposed landscape concepts aim to celebrate and enhance the condition of this montane ecosystem to expand biodiversity, habitat and opportunities for discovery and education about this unique high-alpine environment.



Primary vegetation zones in Colorado. South-facing slopes receive more solar radiation than flat surfaces, and north-facing slopes receive less, creating these microclimates.



Regional Ecological Zones

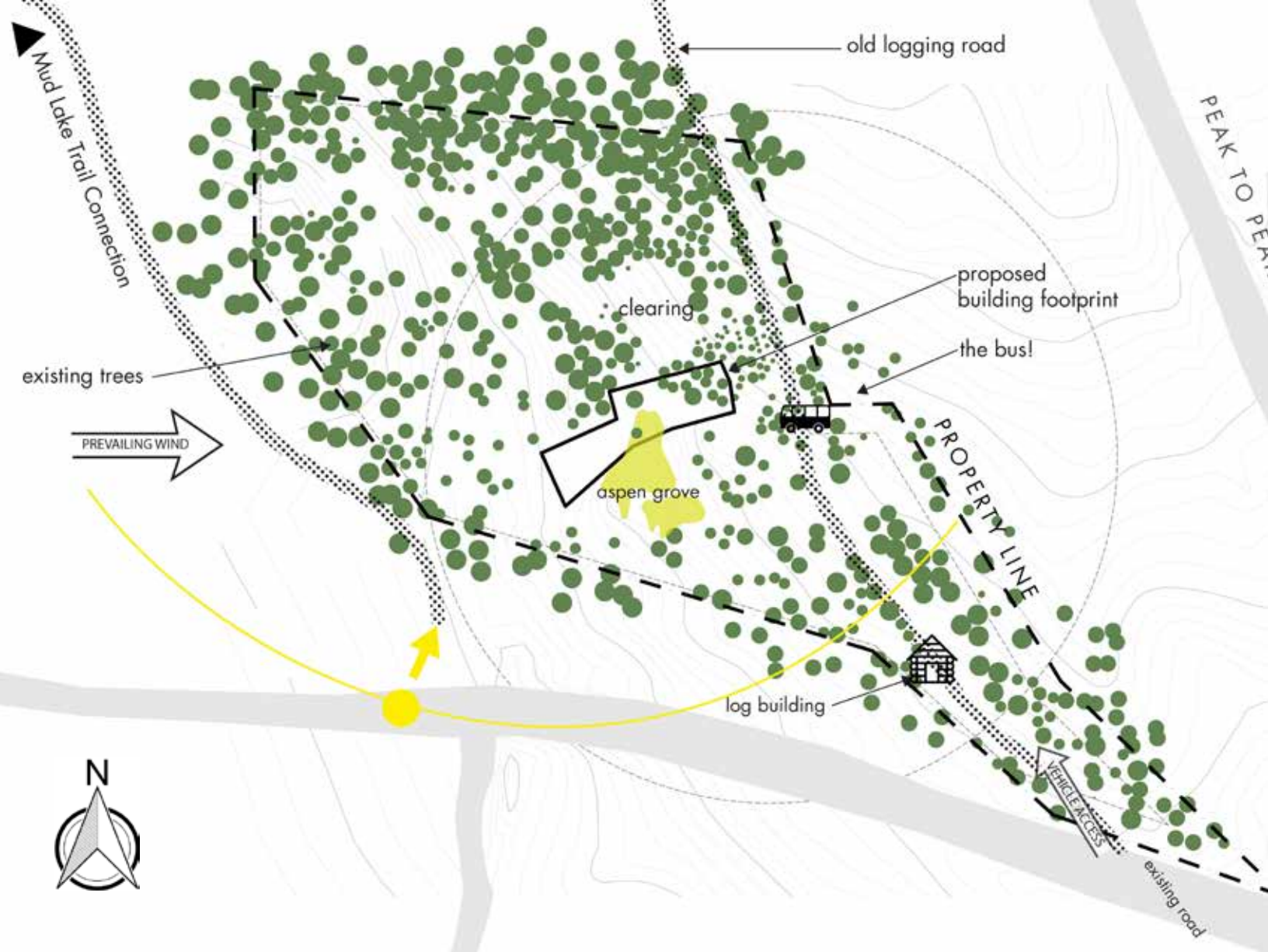


Location within Mud Lake Open Space

Outdoor Program

The following program was outlined in the Wild Bear Design Brief issued in the Fall of 2019. Creative designs for integrating outdoor and indoor educational and public zones were identified and include:

- Hiking and dog walking trails
- Snowshoeing, cross country skiing
- Identifying and celebrating local features of flora and fauna – xeriscape gardens or exhibits, interpretive trails
- Outdoor arts and sculptures
- Fairy garden central – creative, artistic space where children can create and build things.
- Biking on nearby trails; people will be arriving by bike
- Outdoor events – Enchanted Forest, formal programs, classes, entertainment
- Self-guided opportunities – inclusive for all physical abilities
- Composting/disposal for dog waste
- Bicycle Parking Area
- Hitching posts for horses
- Outdoor Patio and or Deck Space: with seating and or tables. Prioritize ease of access and views
- Ski/snowshoe racks
- Abandoned Bus Outdoor Exhibit: location on site to be determined.
- Outdoor Equipment/Trail Maintenance Shed
- Lockable gate on driveway to secure it
- Amphitheater
- Underground gathering space for programs/exhibits
- Parking
- Observation tower to be placed for mountain views should have seating space & area where telescopes could be used
 - o Designed as an outdoor education space, possibly integrated with amphitheater. Would be great to be able to host 20 people for formal programming (star watching, bird watching)



Existing Conditions Map



An existing bus is a prominent feature of the existing site



An existing young aspen grove is located near the future proposed building site

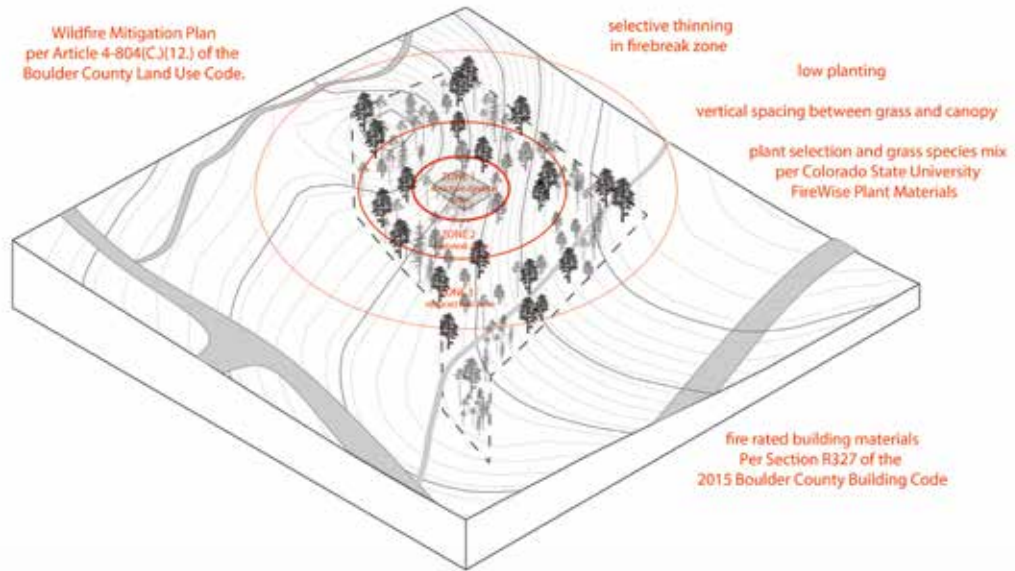


The understory is underdeveloped and as a result soil depletion and erosion are issues

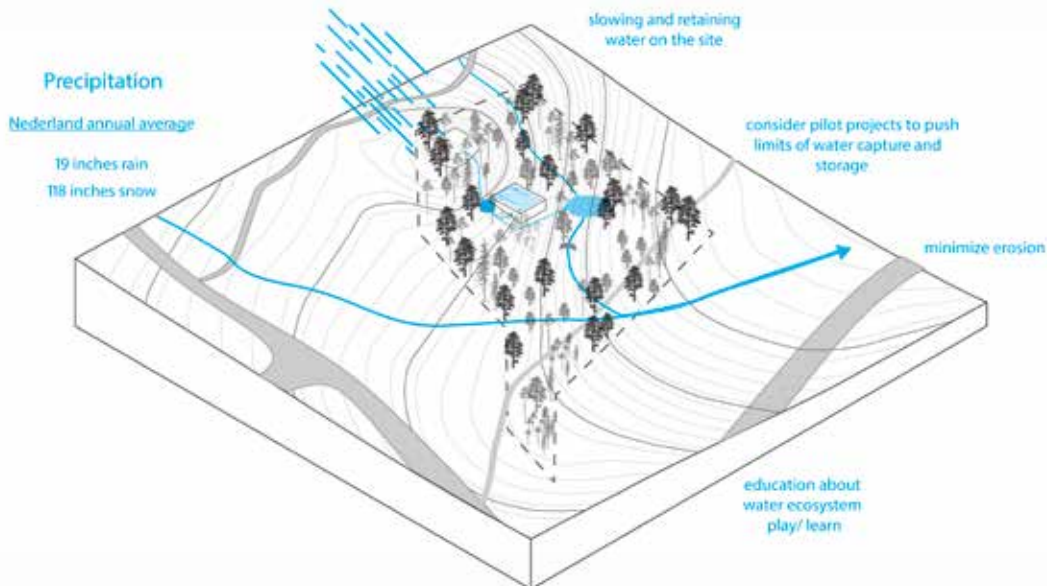
Site Systems

The following environmental systems were analyzed and incorporated into the landscape and building design.

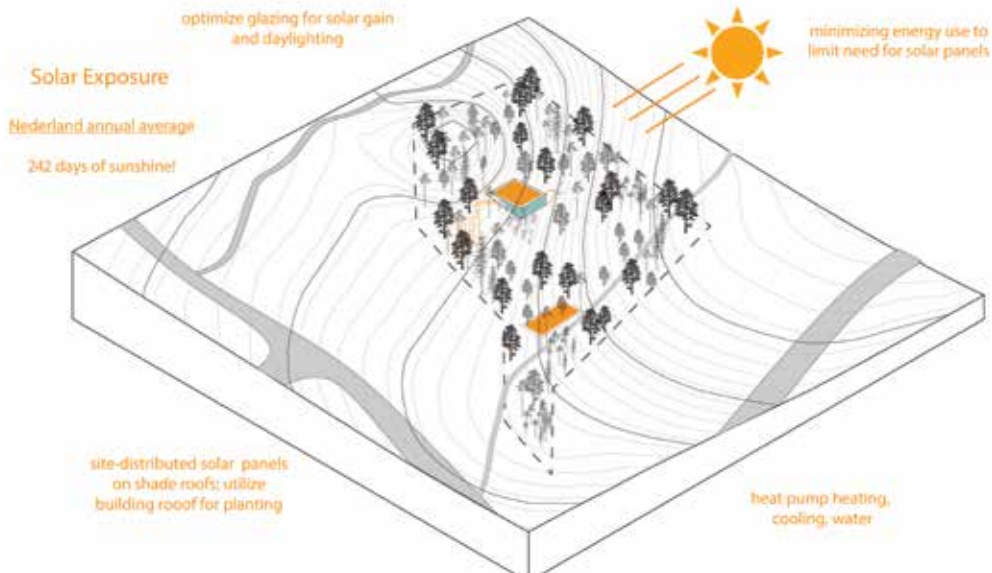
Wildfire



Water



Energy





View from the site of the predominately lodgepole pine and ponderosa forest

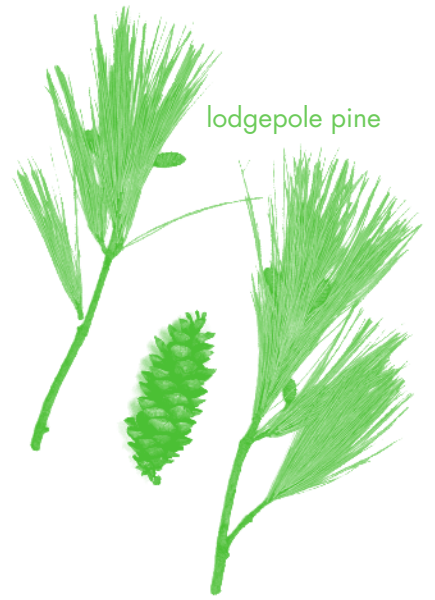
douglas fir
pinecone



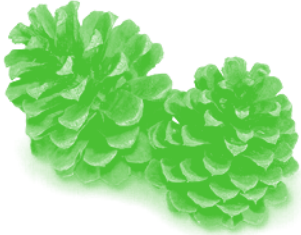
chipmunk



lodgepole pine



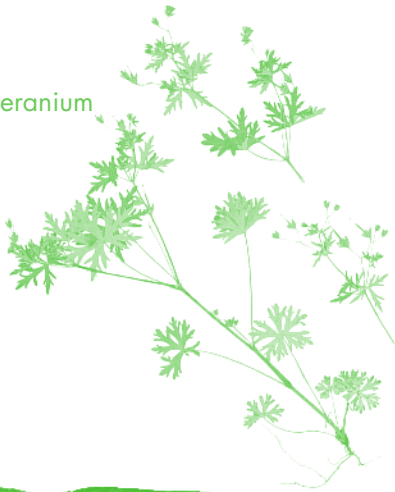
ponderosa
pinecone



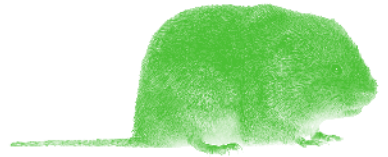
purple aster



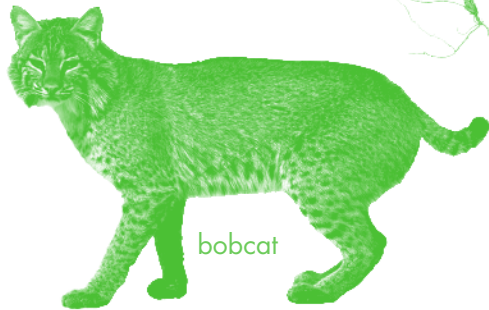
wild geranium



montane vole

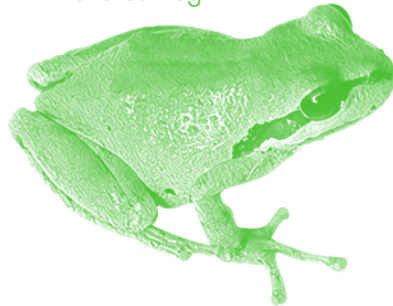


warbler



bobcat

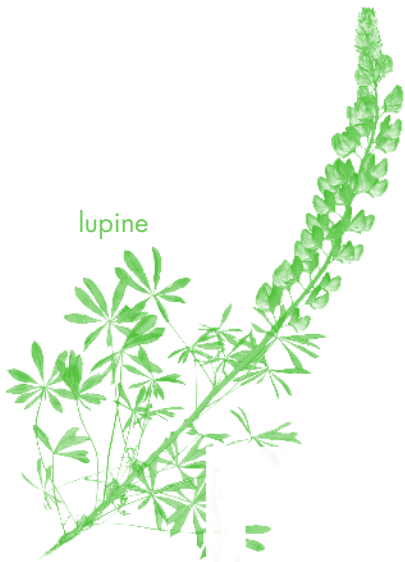
chorus frog



kinnikinnick



lupine



blue spruce

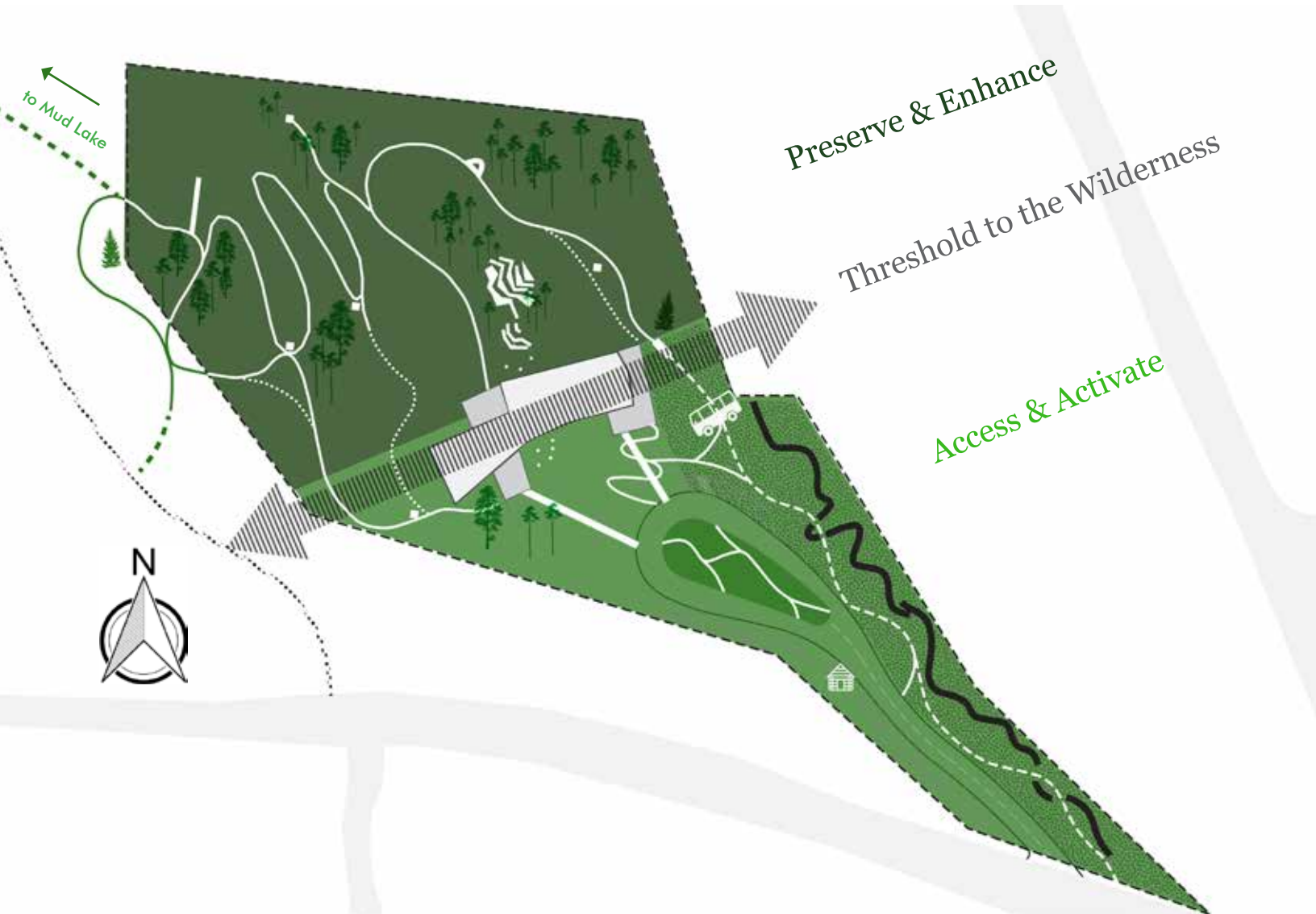


elk



The Nature Center Building acts as a
threshold to the larger forest and Mud
Lake Open Space System

Landscape Zones



Goals

- Design a landscape that enhances the experience nature
- Restore native vegetation and enhance soils
- Connect to trails
- Create nature playscapes for learning and free play
- Develop places for discovery, outdoor classrooms and informal learning places
- Incorporate interactive pause places





SKY NEST

OBSERVATION STATION

CANOPY WALK

AMPHITHEATER &
OUTDOOR CLASSROOM

COMPOSTING
TOILETS

FIRE PIT

DETACHED
STORAGE

SKI/SNOWSHOE
STORAGE

WILD BEAR
NATURE CENTER

OBSERVATION STATION

BIKE STORAGE

TO MUD LAKE

Overall Landscape Site Plan

ATURE PLAYSCAPE

EXISTING BUS

NATURE PLAYSCAPE

WILDLIFE GARDENS

PLAYSCAPE PATH

SCULPTURAL PLAY WALL

PEDESTRIAN GATEWAY

PEAK TO PEAK HIGHWAY

TO NEDERLAND





Wild Bear Nature Center Rendering
Main Entrance





Subalpine Rocky Outcrop
wildflowers, flowering shrubs



existing aspen grove

Expanded Aspen Bosque
thicket understory with grasses, ferns, horsetail



Dense and Intense Conifer Forest
enhanced biodiversity and understory



Hillside Ponderosa Meadow
Ponderosa forest with tallgrass understory



Ecological Systems

Opportunities for enhancing the existing ecosystems and plant communities to further support habitat and biodiversity.

Outdoor Learning Meadow + Bus
grassy terraced activity areas

Seasonal Creative Play Garden

planted with materials for fairy gardens, educational exploration and interaction



Wetland Glade

exploration area for riparian plant and animal species intensification of biodiversity





Wild Bear Nature Center Rendering
North Side

The landscape design includes three primary categories and types of design: the nature playscape area, the outdoor amphitheater and classrooms, and a constellation of observation stations

Landscape Typologies



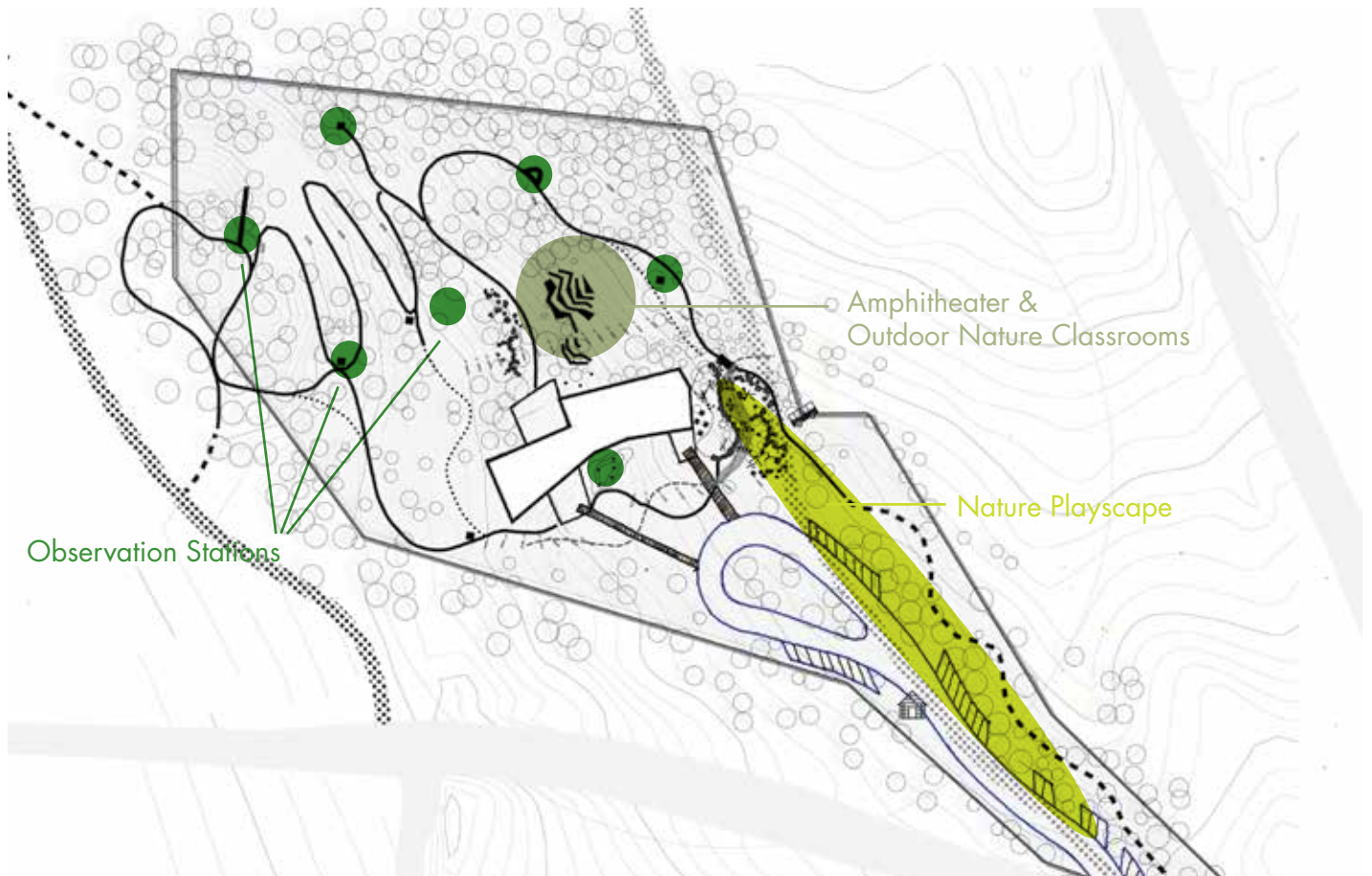
Nature Playscape



Amphitheater & Outdoor Nature Classrooms



Observation Stations



Nature Playscape

Vision:

A nature playscape is a designed landscape made of natural materials and integrated in the landscape. The design should be a resilient version of local habitats that celebrates biodiversity, connects children & families with nature and promote health & well-being, while nurturing an environmental ethic. The playscape engages childrens' senses as they explore, discover and learn and is an accessible, joyful & safe destination for nature-based experiential education. At Wild Bear, the nature playscape is inspired by the surrounding geology, forest, and incorporates a central sculptural "play wall" that represents the continental divide and includes a variety of educational and play elements.

The overall nature playscape includes many opportunities for:

- Learning about the geology, montane ecosystem and life-cycle of the forest
- Shelter building
- Mud, sand and earth play
- Climbing and gross motor skills
- Hill slides
- Places for crafts and outdoor projects
- Mazes and child-scaled trails
- Open ended paths
- Anarchy zones
- Loose parts
- Quiet places
- Water works
- Wildlife and plant species observation
- Boulders and
- Weaving
- Seating for adult supervision
- Clear boundaries

In general, this designed play landscape should inspire exploration, curiosity and wonder.





Retrofitted Bus

Sculptural Play Wall

THE MEETING PLACE

Wooden Fence at Boundary Line

Platforms

Nature Playscape Section



Gateway

Woodland
Meadow Walk

peaceful walk through textured grass and wildflower understory as place to explore meadow species and observe birds and insects

Wildlife Maze
Gardens

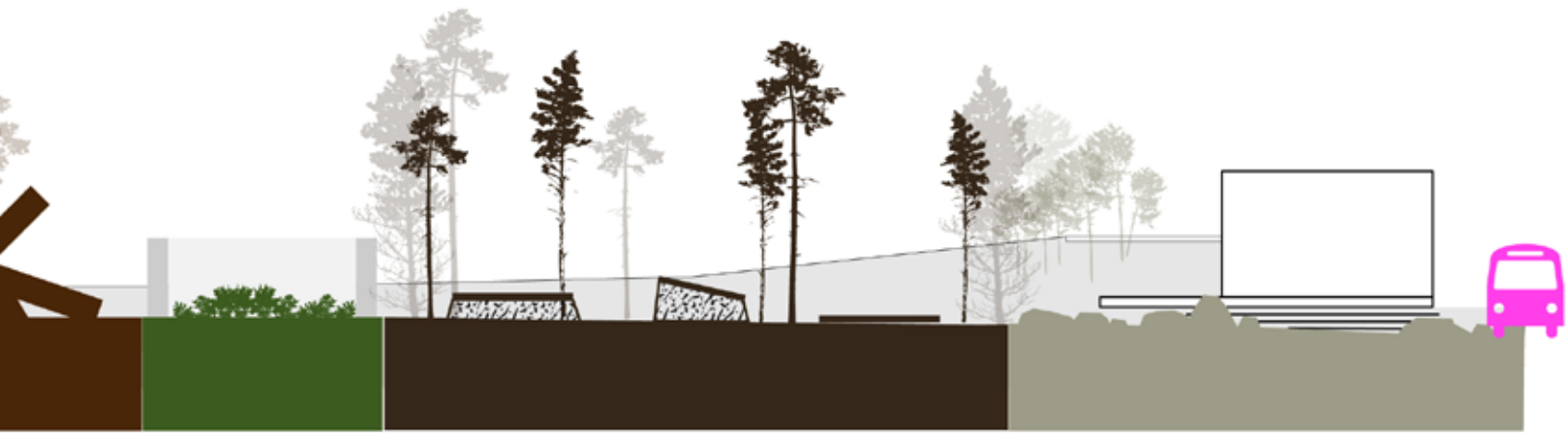
play with living nature, make, weave, craft and harvest from planted gardens accenting unique alpine plants, design for close observation and fine motor skills

Timber Forest

fallen logs, stumps, posts and cut timber create dynamic and gross playscape

less active





Moss Garden

vertical
create a
motor

a secret
fairy garden
hidden through
a passage in
the wall

The Meeting Place

varying platforms and table
top surfaces for climbing,
sitting and gathering

Tumble Playscape

geologic playscape with
rocks, sand, mud, and loose
parts for free form play

more active



Sculptural Play Wall



sloped

bench

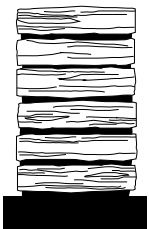
nook

peep holes

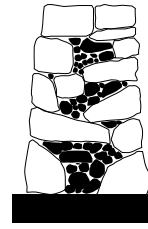
tunnel

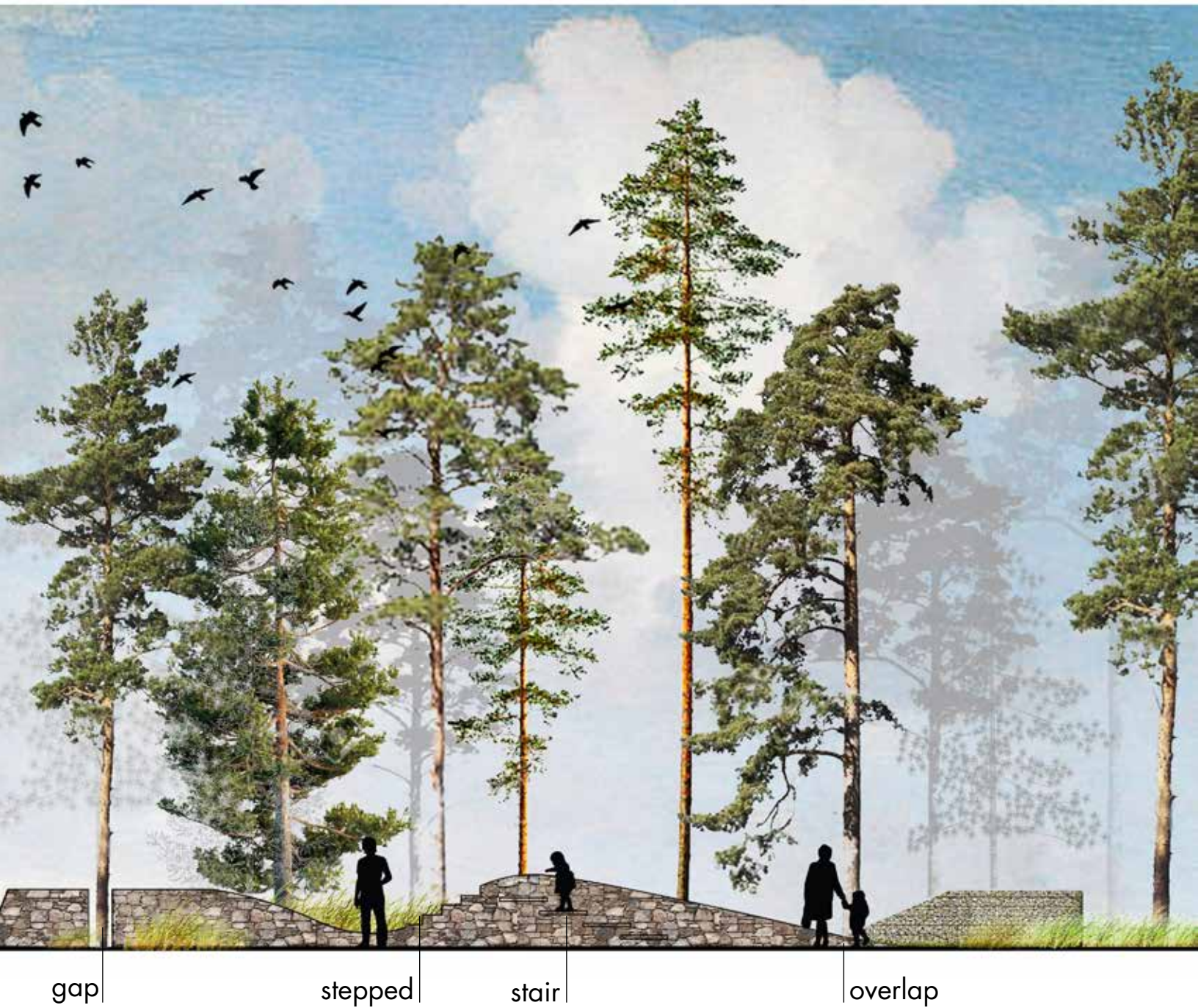
low wall bench

STACKED LOG WALL



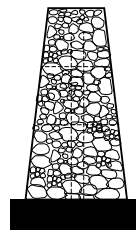
STACKED STONE WALL





The sculptural play wall can be constructed of various types and scales of natural materials, but mainly wood and stone. The wall should vary and optimize the experience of play and opportunities for learning about this unique environment.

GABION WALL





Wild Bear Nature Center Rendering
Nature Playscape



Nature Playscape Elements



Discover

quiet places

Music

Shelter

Wood Platforms

hollow logs

hills

Loose Parts

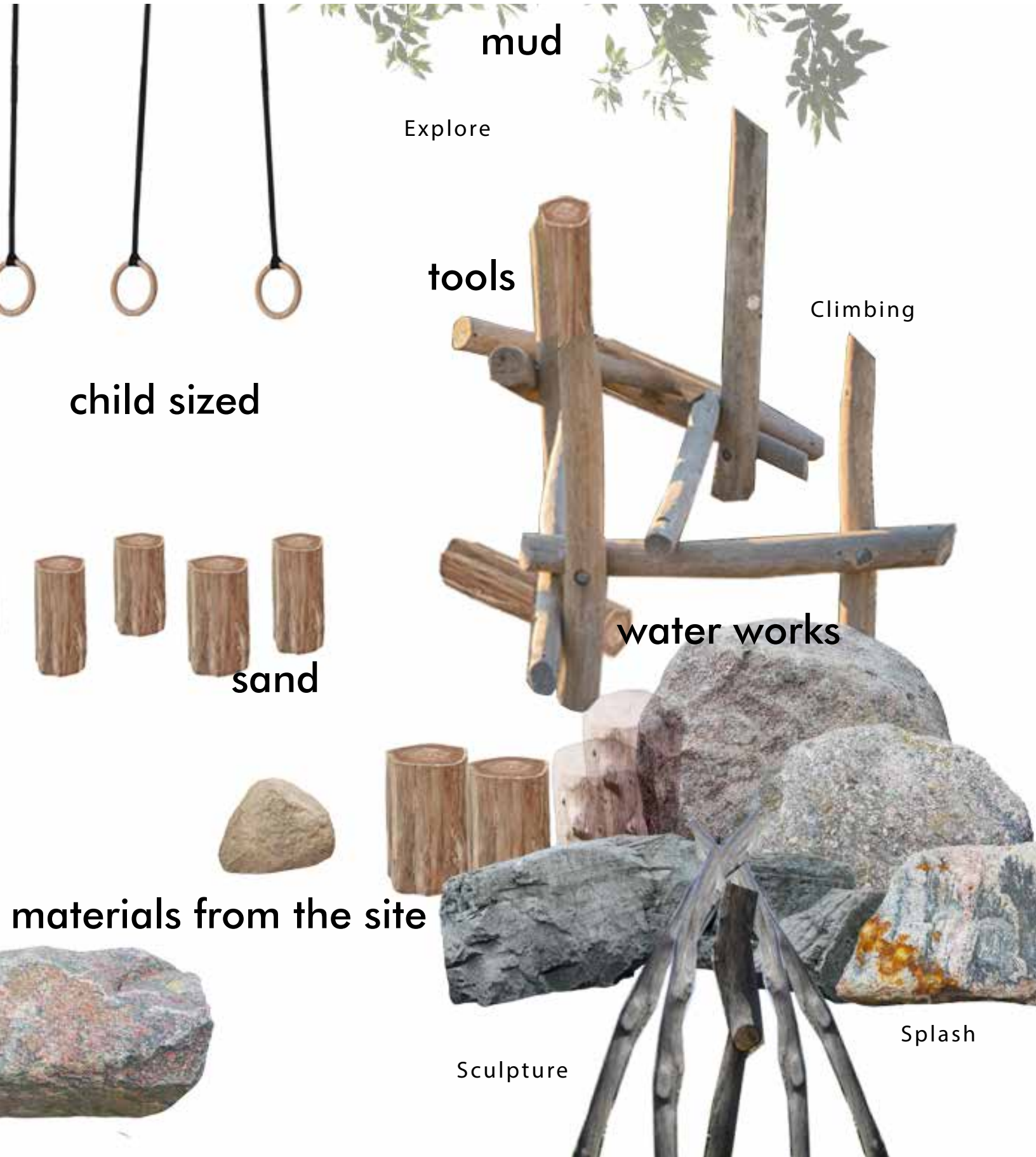
seating

weaving

Connection with Nature

Dig

plants and habitats



mud

Explore

tools

Climbing

child sized

water works

sand

materials from the site

Sculpture

Splash

Amphitheater & Outdoor Classrooms

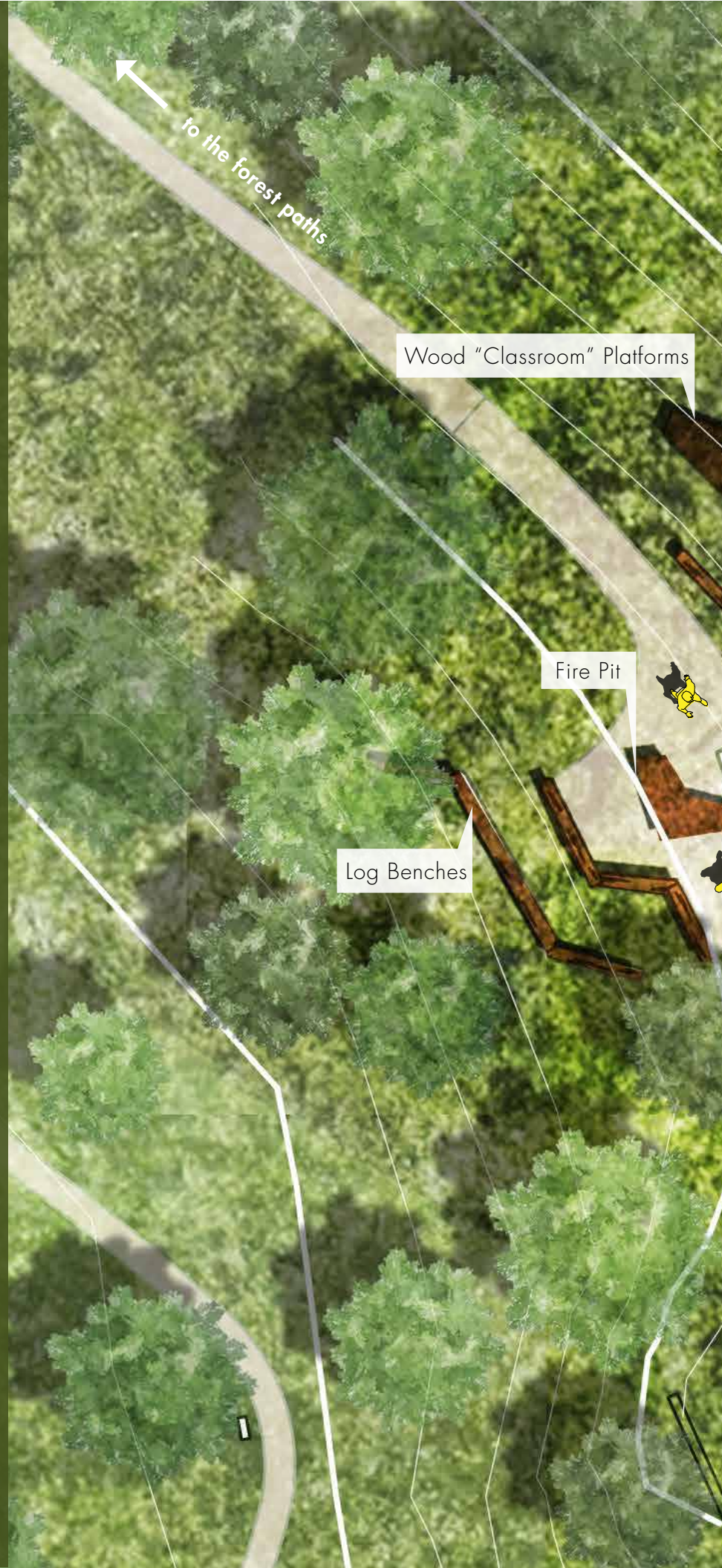
Vision:

The amphitheater and outdoor classrooms will provide spaces for seating and gathering adjacent to the Nature Center building.

The amphitheater is a flexible and hybrid space, that can be used for small, medium or large groups. The log benches that terrace down the hillside can host as many as 100 people seated looking towards the large stage on the downhill side.

For smaller groups or school programs, the wooden platforms can hold 5-10 people for small instruction, conversation or activities.

The design also includes an outdoor fire pit for community gatherings.



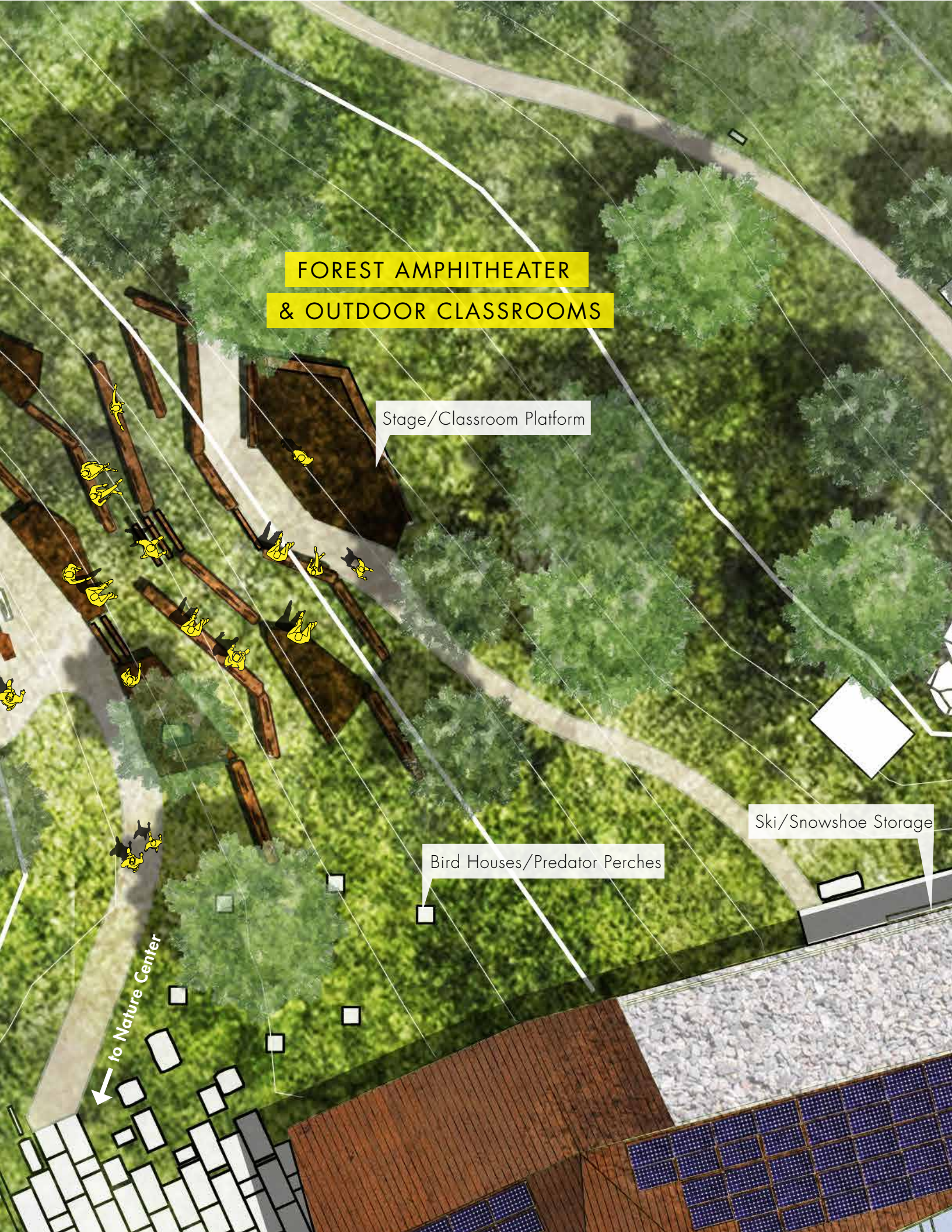
**FOREST AMPHITHEATER
& OUTDOOR CLASSROOMS**

Stage/Classroom Platform

Ski/Snowshoe Storage

Bird Houses/Predator Perches

to Nature Center



Amphitheater



Informal log benches.
Use beetle-kill wood timber, if possible

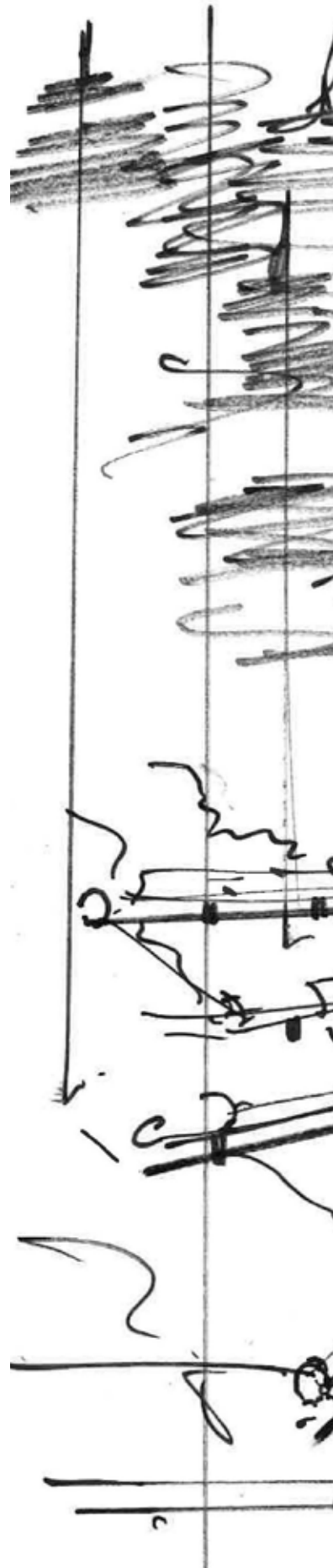


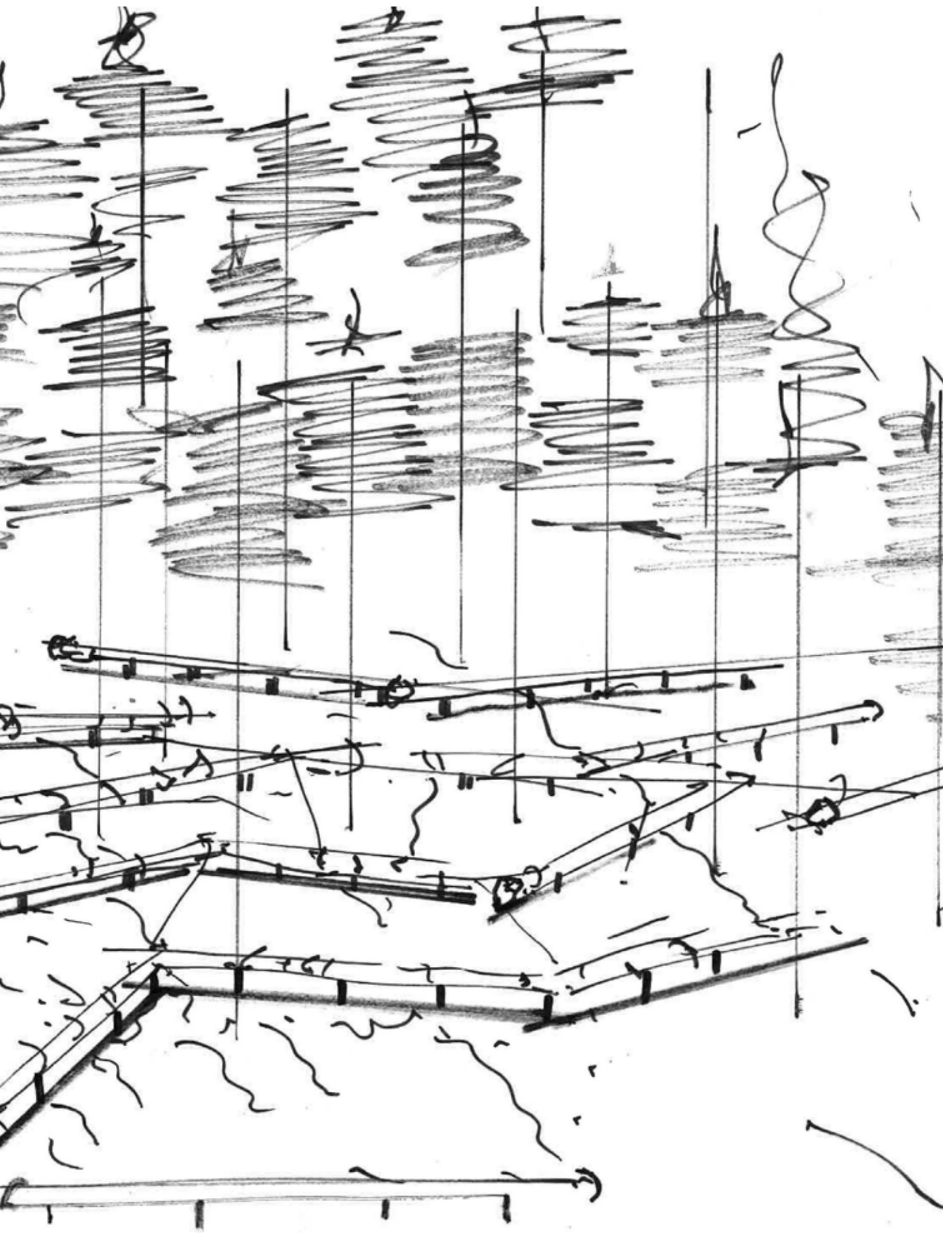
Wooden platforms that terrace and step down the hillside



Natural timber steps set into the hillside with steel braces

The irregular design of the amphitheater blends with the existing topography and forest cover





Observation Stations

Vision:

The constellation of observation stations are inspired to encourage visitors to learn “how to be a naturalist” and will be programmatically developed in conjunction with the larger Wild Bear exhibit strategies and a ‘junior ranger’ or scavenger hunt type program. These distributed landscape moments should be self-guided, invoke the senses and integrate the elements. Examples of this include:

- Provide children with a passport or naturalist notebook for notes, sketches.
- Include a scavenger hunt for kids and families to follow. Build posts with rubbings at each station for visitors to mark notebooks.
- Develop an orienteering program for visitors to learning skills for basic wildlife tracking, wilderness survival, animal tracking, bird language. Include station with sundial for basic orienteering.
- Focus on different scales or elements of nature.
- Provide sensory themed learning trail.
Focus on smell, touch, sound, sight, taste.
Smell: Learn about the vanilla scent of ponderosa pine
Touch: Compare two different tree species with sense of touch
Listen: Stay quiet and listen to bird song
- Other observation stations could include:
 - Look at tree ecologies, roots and undergrowth, bark, branches, insect, animal habitats, leaf structure, photosynthesis
 - Understand issue of pine beetle
 - Study geological differences of rocks on site
 - Understand fire ecology

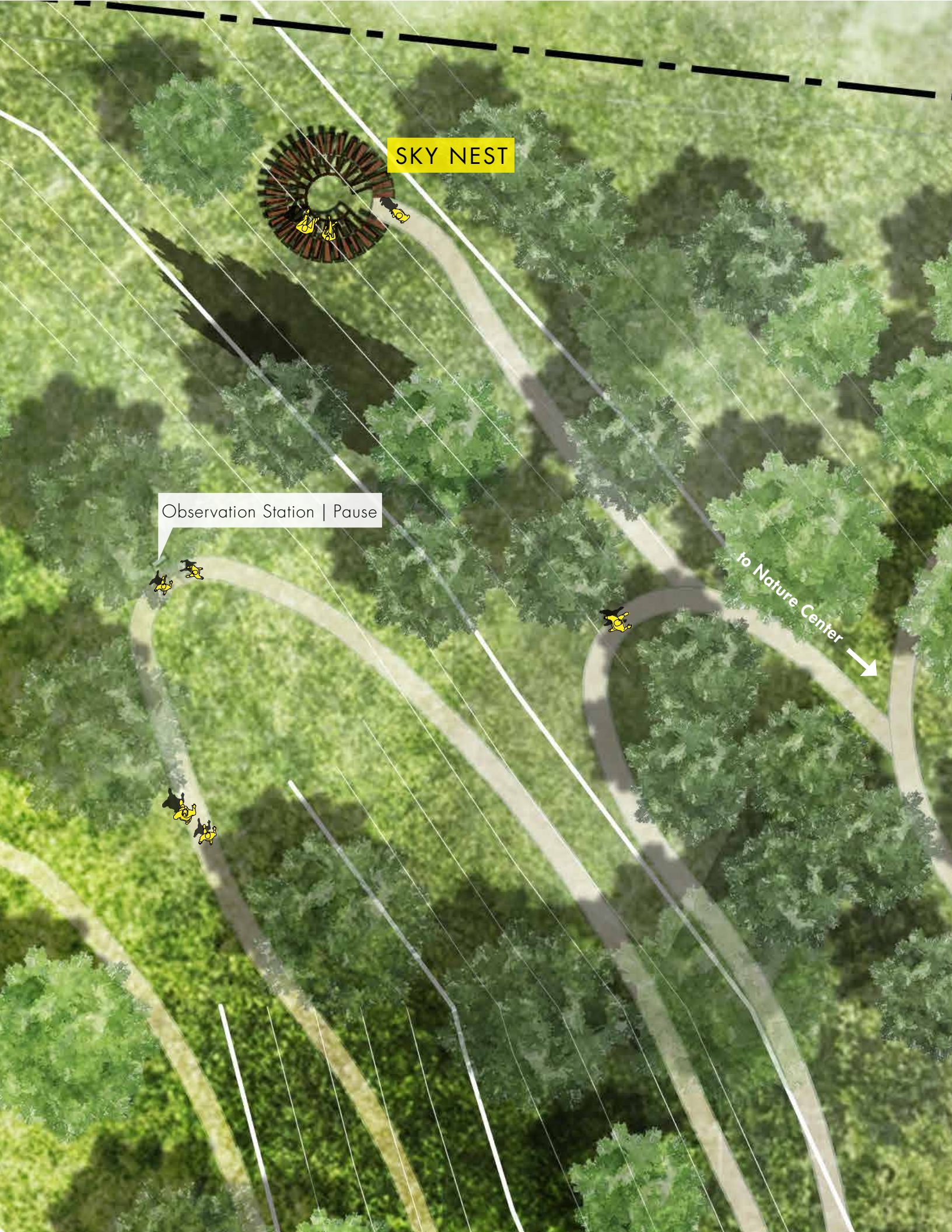


High Point | Rocky Outcrop

SKY NEST

Observation Station | Pause

to Nature Center →



Observation Stations

There are three levels and types of “observation stations included in the design. Type 1 is a larger more architectural intervention, Type 2 is a medium platform for a small gathering and to observe or study a single environmental element, and Type 3 is a small sign or art feature that can be discovered.

TYPE 1 | INHABIT 5-10 people



TYPE 2 | OBSERVE 3-5 people



TYPE 3 | PAUSE 1-2 people



ALL STATIONS INCLUDE THE FOLLOWING:

1. Small flip panel or signage plaque describing intent of station
2. Include rubbing station at each of the station for children and people of all ages to interact with
3. A bench or seating element

MACROSCALE:

A larger architectural intervention that can be inhabited by a larger group of people for more prolonged gatherings, events or activities
Connects with the larger scale landscape, looking outwards, macro/regional scale understanding.

example: sky nest, canopy walk

MICROSCALE:

A platform space for small gathering
Encourages the investigation of a smaller detail.
Platform focuses view on a particular landscape element, species or environmental aspect
Stations include a bench or seating element, interpretive sign, rubbing/activity,

example: forest floor study platform

ART+NATURE:

A brief moment to pause along the trail and discover a surprise element or educational moment
Simple interpretive sign post with sign or challenge, "hidden gift", sculpture or piece of art

example: simple interpretive sign + artwork

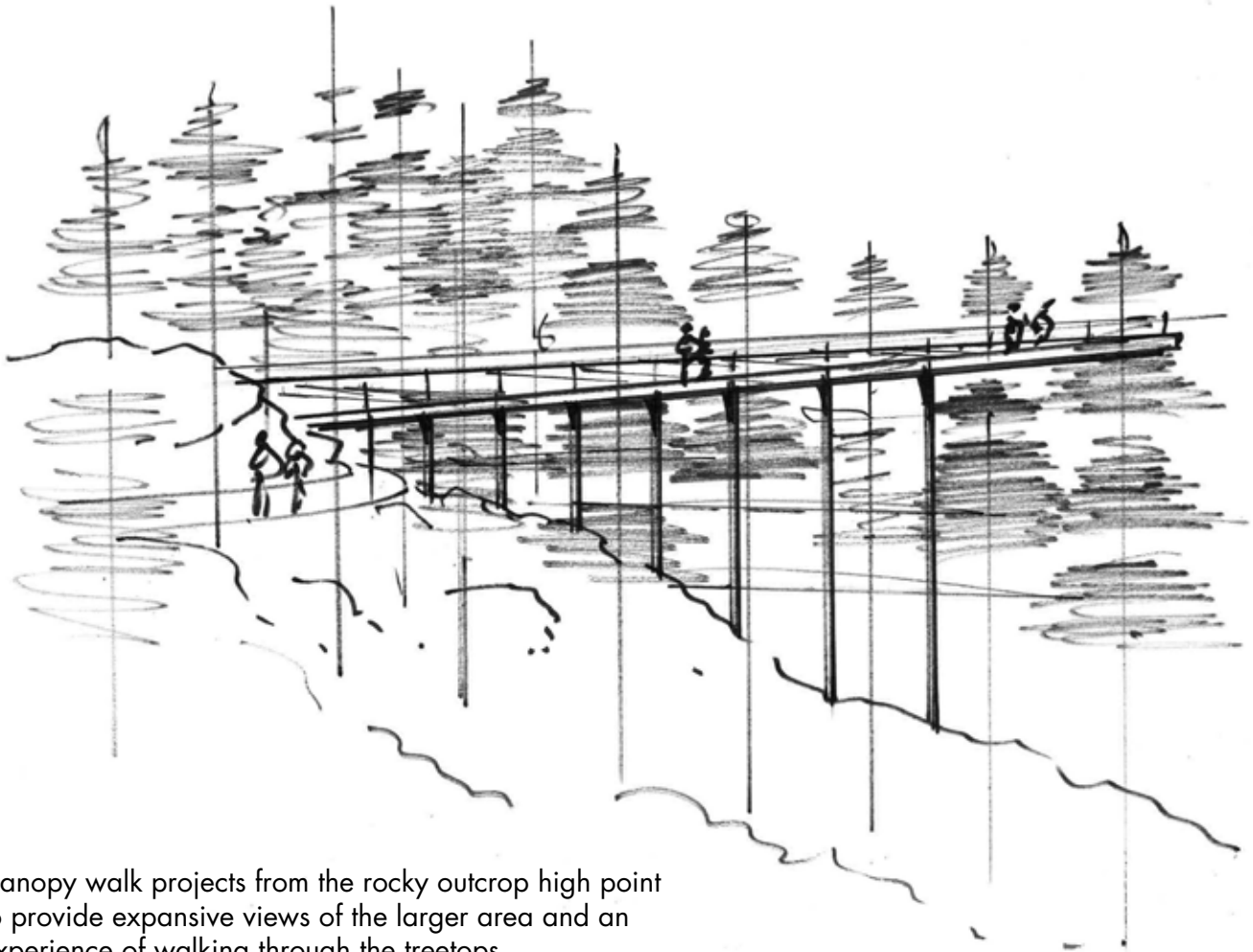
Observation Station | Type 1 Example Canopy Walk



Boardwalk deck should be accessible, if possible



Incorporate natural materials, or mining aesthetics



Canopy walk projects from the rocky outcrop high point to provide expansive views of the larger area and an experience of walking through the treetops.

Canopy Walk Section - Study of the Forest Layers

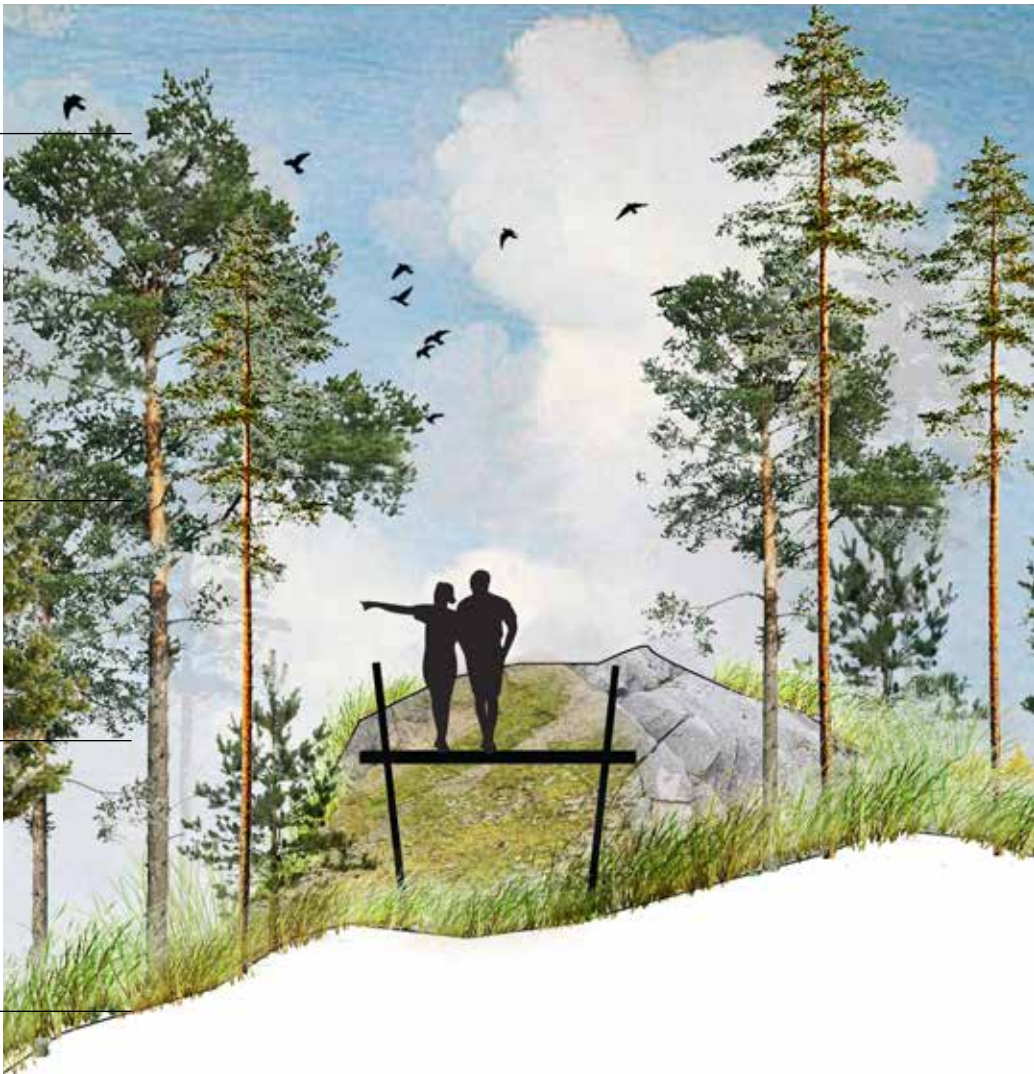
canopy layer

midstory layer

understory/shrub layer

forest floor

underground





Type 1 | Sky Nest

Partially set into the hillside, this feature could be constructed from wood or masonry, and would act as a gathering place for looking up and observing the sky and treetops above.



Type 2 | Platform

These intermediate sized elements would include a simple platform that integrates with the existing slope and forest, aimed at focusing the visitors view on a unique detail about the forest, such as the forest floor or shrub layer, or a special plant species.

This platform example is constructed of log ends.



Type 2 | Platform

This example hybridizes different natural materials to highlight unique landscape conditions.

Small groups or classes could also take place at these platforms in the forest as part of Wild Bear's educational programming.



Type 3 | Pause

Seating that highlights a unique feature or element of the landscape, or possibly a piece of natural sculpture. These moments are intended to show visitors the connection between people and the landscape through the relationship of art and craft.

Benches and artworks should incorporate natural materials and materials from the site as much as possible.



All | Signage

Simple signage made of natural materials or corten steel that incorporate unique educational messages about the site and surrounding forest context, as well as the work furthering the mission of Wild Bear.



All | Rubbing Activity

A custom designed activity that is connected to a map or scavenger hunt to encourage and support greater exploration and appreciation of the ecosystem.

MT. CRESTED BUTTE TOWN PARK & WEDDING GARDEN

Schematic Design Plan
August 2021

T O W N P A R K
M T . C R E S T E D B U T T E

S U P E R B L O O M



**"The great thing is that
the park is on a hill and
the difficult thing is that
it's on a hill"**

Tim Roybal

TOWN OF MT. CRESTED BUTTE

Isa Reeb
Town Manager

Tim Roybal
Director of Parks and Open Space

SUPERBLOOM

Landscape Architecture
Community & Regional Planning

23 Lincoln Street, Suite 200
Denver, Colorado 80203
+1 720
superbloom.net

Diane Lipovsky, RLA
Co-Founder/Principal

Stacy Passmore, AICP
Co-Founder/Principal

Helen Davidoski
Landscape Designer

MT. CRESTED BUTTE TOWN PARK & WEDDING GARDEN

This Report is a summary of a schematic design level study of the Town Park & Wedding Garden.

Working with the Town of Mt. Crested Butte, Superbloom synthesized the initial analysis and research to create a schematic design master plan for improving the accessibility and safety of the park. The design proposal focuses on the connectivity, accessibility, year round use, and ecological elevation detailed here.

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Town Hall & Facilities

- Offices for Town of Mt. Crested Butte government
- Parks Department
- Operations and Maintenance
- Parking for 20 cars

Wedding Pavilion

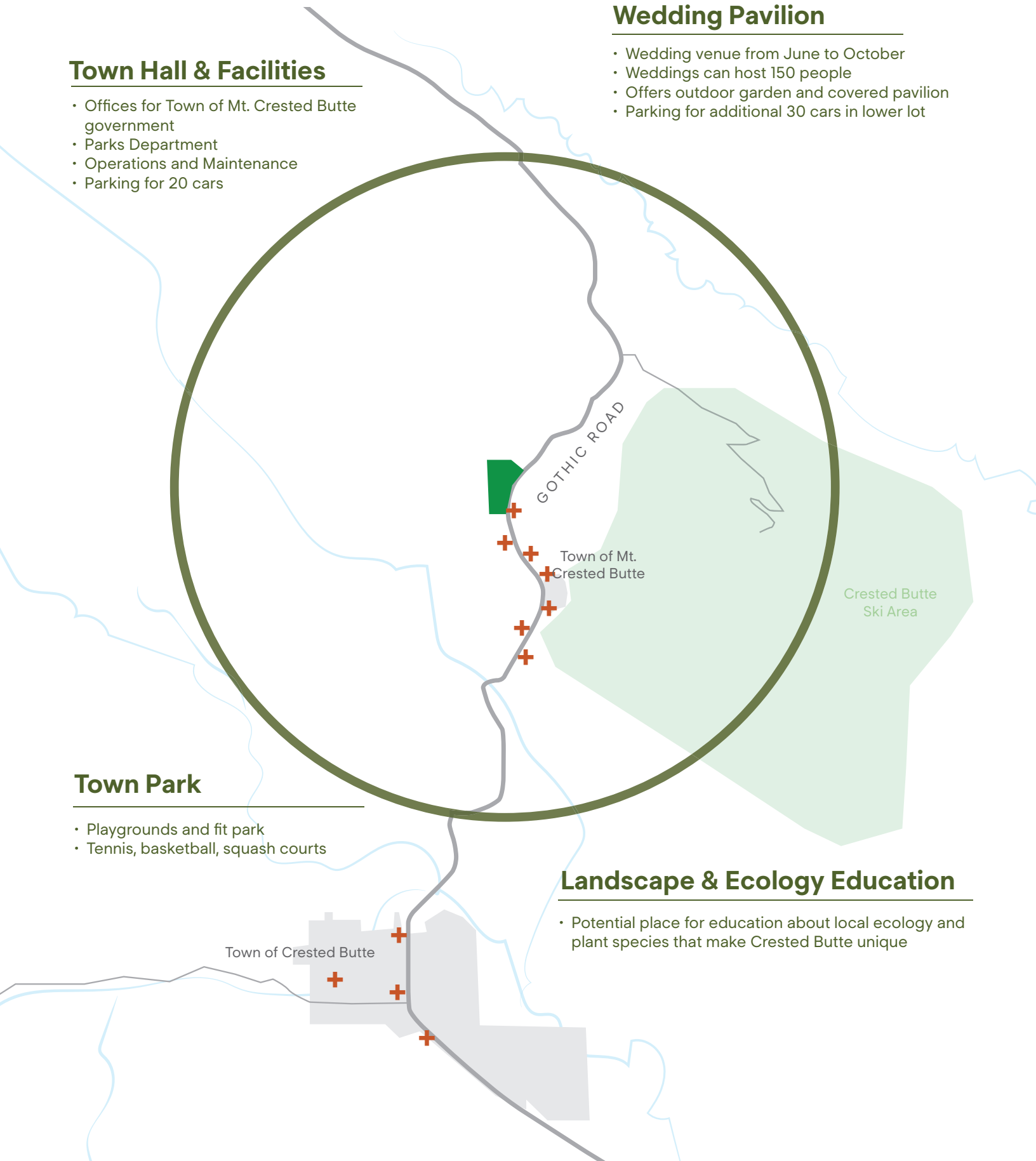
- Wedding venue from June to October
- Weddings can host 150 people
- Offers outdoor garden and covered pavilion
- Parking for additional 30 cars in lower lot

Town Park

- Playgrounds and fit park
- Tennis, basketball, squash courts

Landscape & Ecology Education

- Potential place for education about local ecology and plant species that make Crested Butte unique



Context & Identity

Mt. Crested Butte Town Park & Wedding Garden is an Essential Community Public Space for both Locals & Visitors

Approximately 4 miles north of Crested Butte, Mt. Crested Butte Town Park and Wedding Garden is a community hallmark providing a beautiful immersive mountain experience close to home. The space provides exercise and play opportunities, event space, and ecological educational opportunities. We aim to elevate these existing experiences and expand access year round to people of all abilities.

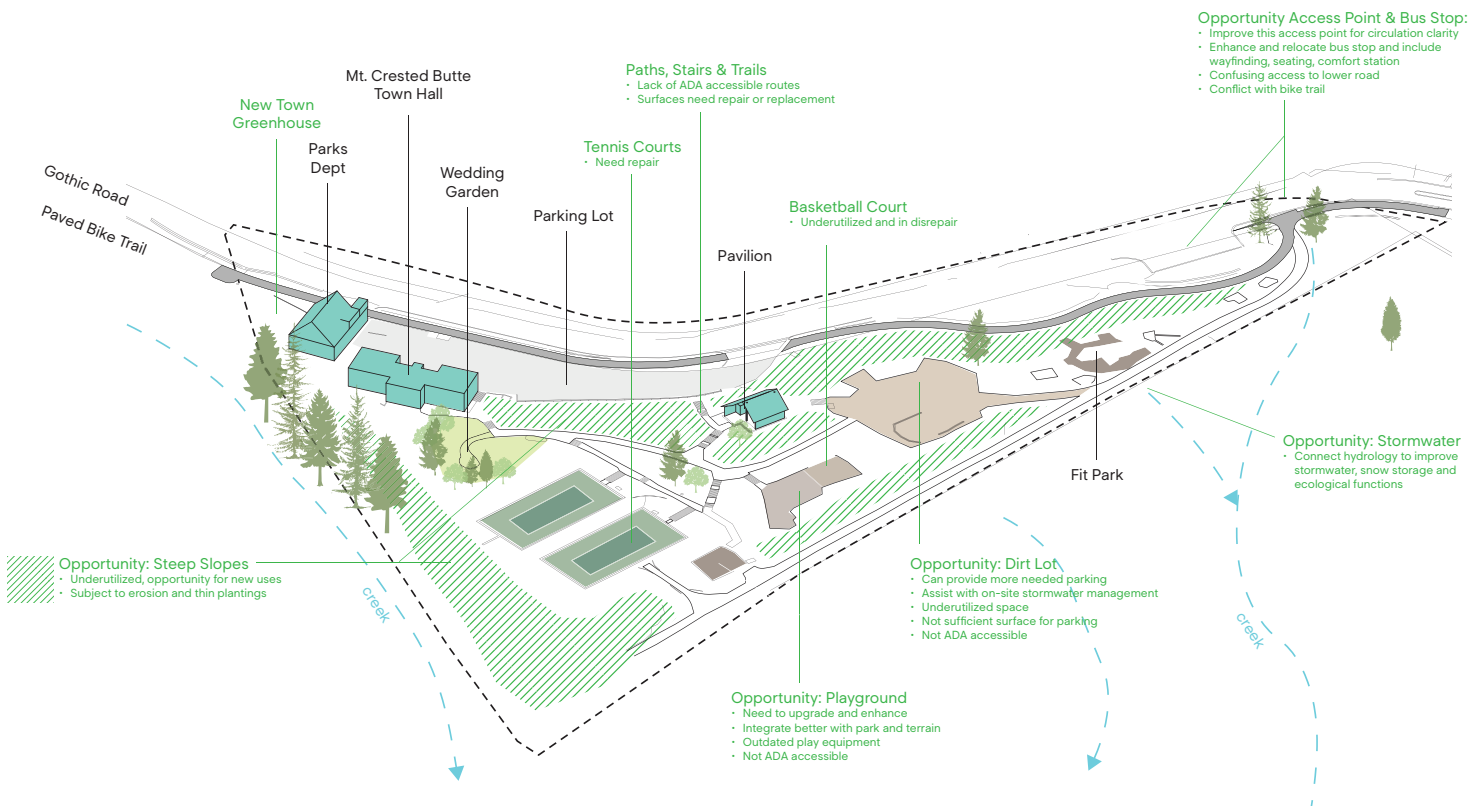




Existing Conditions

Mt. Crested Butte Town Park & Wedding Garden is an Essential Community Public Space for both Locals & Visitors

The space currently includes two municipal buildings, Park Department and Mt. Crested Butte Town Hall & Police station. Existing parking near buildings lead to a walking path throughout the core of the park. A pavilion sits adjacent to a dirt lot used for overflow parking and fit park outfitted with exercise equipment. A large part of the park is undeveloped hillside to the East.



Wedding Garden at Mt Crested Butte Town Park situated immediately behind Town Hall and existing parking. Below: Wedding pavilion adjacent to existing dirt lot.

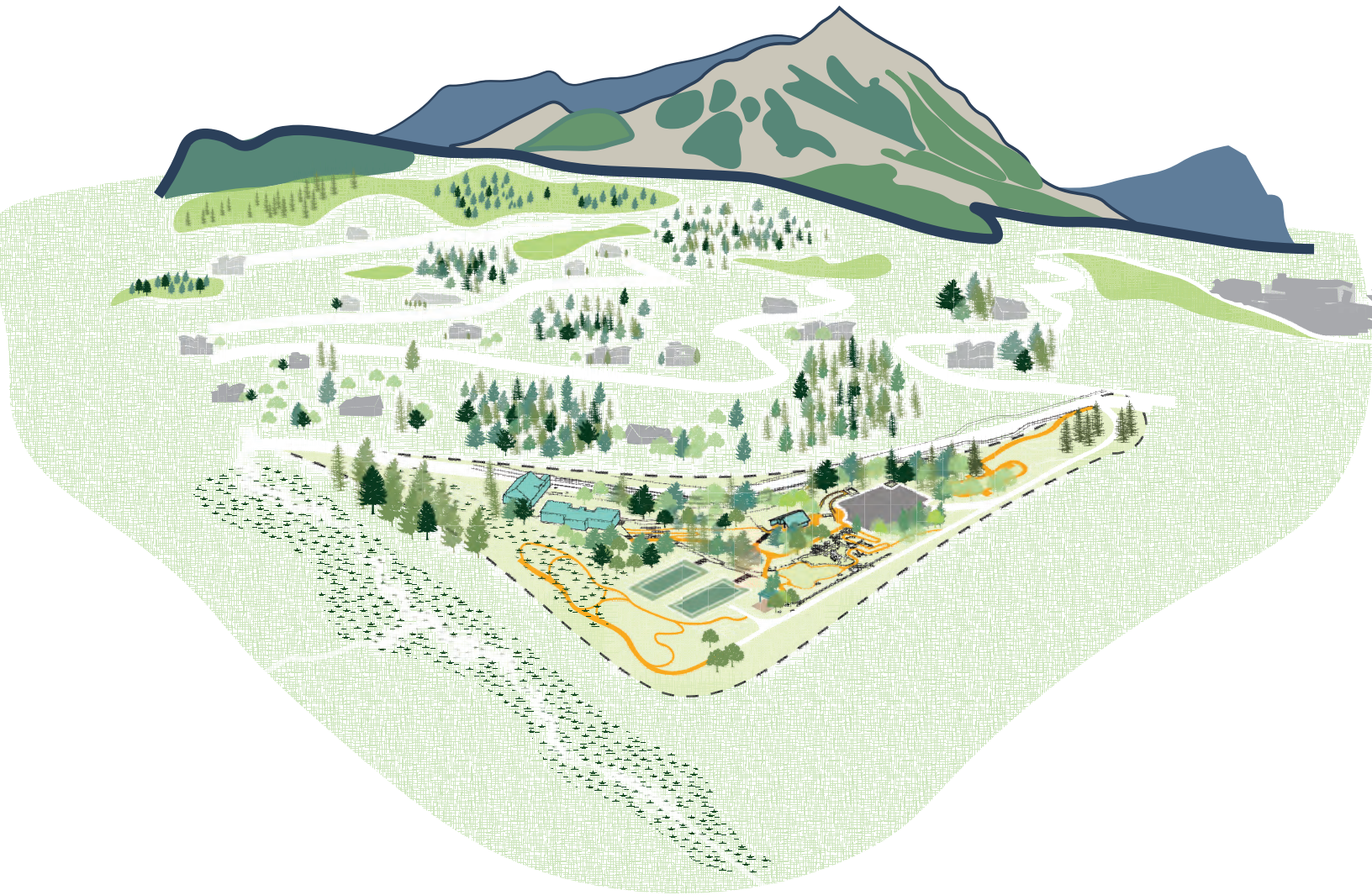


View of existing playground and mountainside.
Below: Existing play equipment.

Right: Existing trash receptacle in dirt lot adjacent to Wedding Pavilion. Below: Existing signage for parking including police station, town hall, and park address.



Existing stair conditions. Left: Steps made of local wood and connected by brick paved landings. Gravel paths below. Right: Climbing existing steps heading toward the parking lot.



Principles & Strategy

Accessibility is #1 Priority, Diverse, Year Round Activities, Enhanced Facilities & Landscape that Celebrates local Ecosystems

A new enhanced network of trails and pathways will provide accessibility to people of all ages and abilities. Outdated play equipment & park features can be modernized to be better

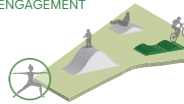
utilized by the local community all seasons of the year. Through utilizing the steep slopes more creatively we can expand how the park is used and better integrate the facilities with the landscape.

PATHWAYS



Create safe & universally accessible pathways to all major areas of the park

YEAR-ROUND ENGAGEMENT



Modernize park spaces for year round use, emphasizing activities for local residents

AMENITIES



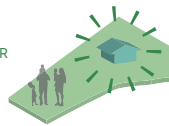
Provide new amenities such as bike racks, improved way finding & signage, furnishings, fountains, lighting

PLAY



Improved play areas, including bike trails for kids

PARK SHELTER

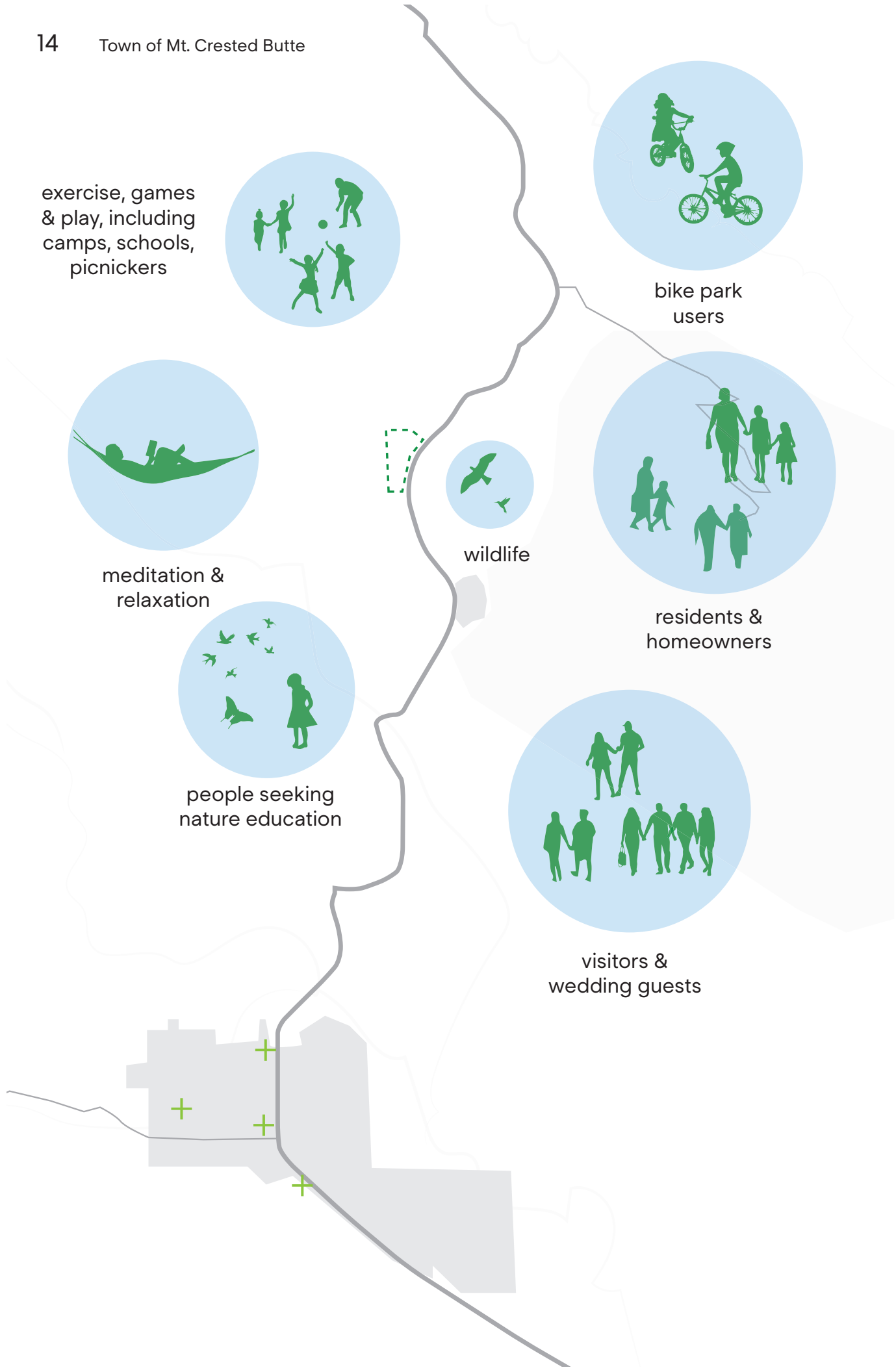


Build a community park shelter & comfort station

LEARNING



Enhance the overall planting to create a learning landscape about Mt. Crested Butte ecology and wildflowers



exercise, games
& play, including
camps, schools,
picnickers



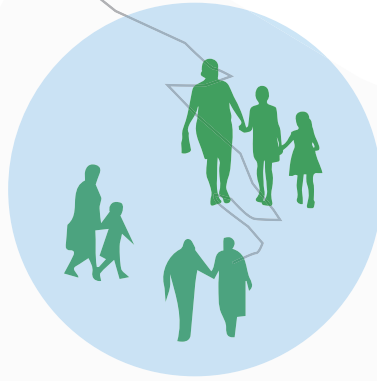
bike park
users



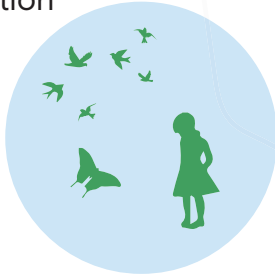
meditation &
relaxation



wildlife



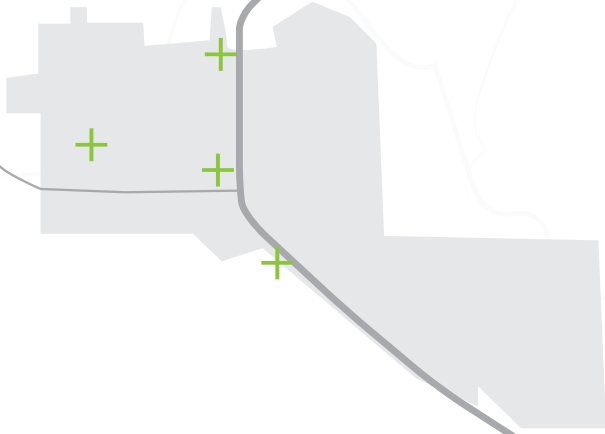
residents &
homeowners



people seeking
nature education



visitors &
wedding guests



Future Social Life of the Park

Who are the primary future users?



Summer Wedding Guests



Local Family



Summer Camp





Town Hall

new ADA pathways

Wedding Garden

tennis court

tennis court

bike trails

new shade pavillion

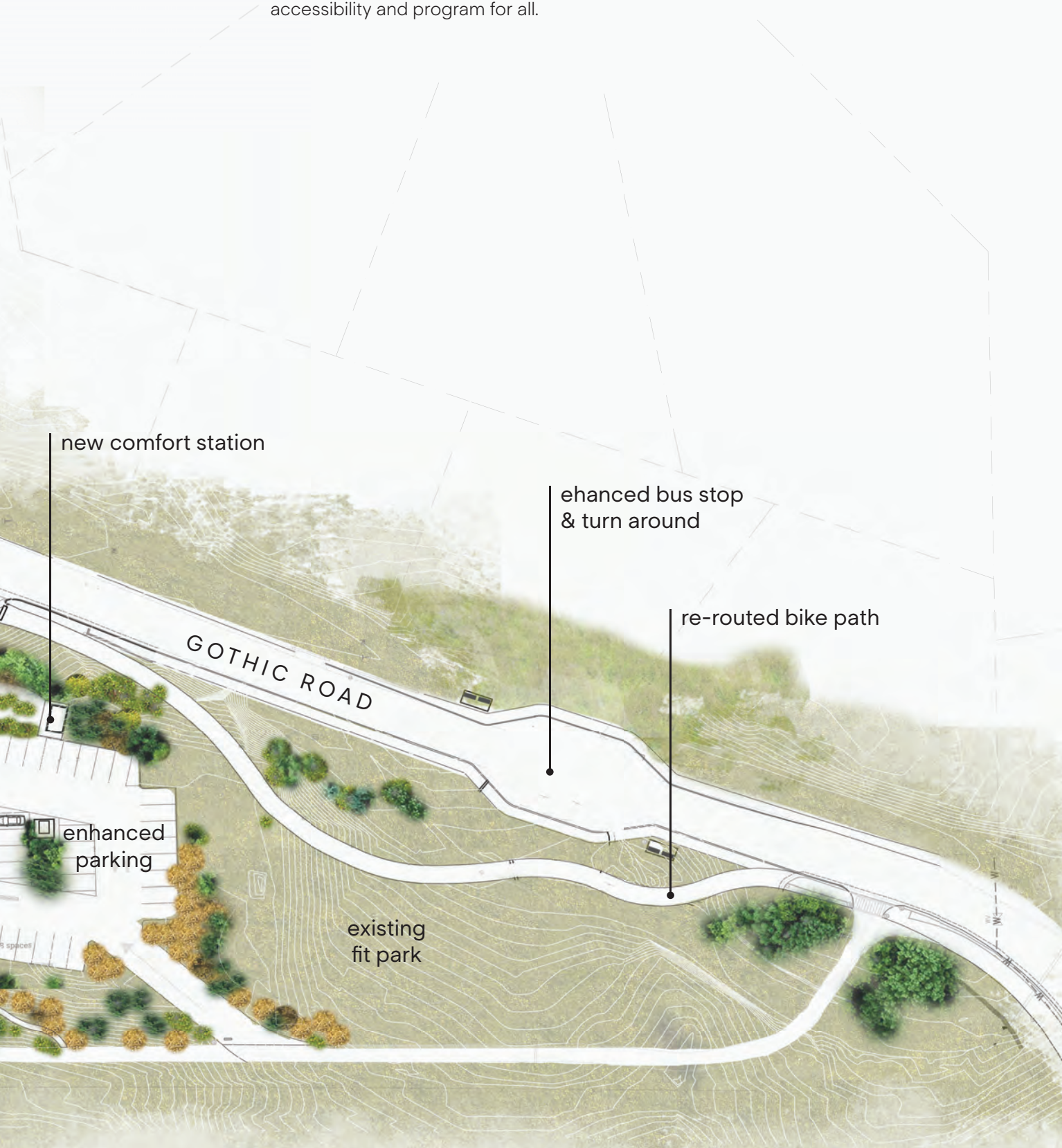
new parking

new ADA pathways

new playscape

Proposed Design

A variety of path types (ADA, bike paths, roads, pedestrian, etc.) weave through the mountain side topography punctuated by updated site features and structures ensuring accessibility and program for all.



new comfort station

enhanced bus stop
& turn around

re-routed bike path

GOTHIC ROAD

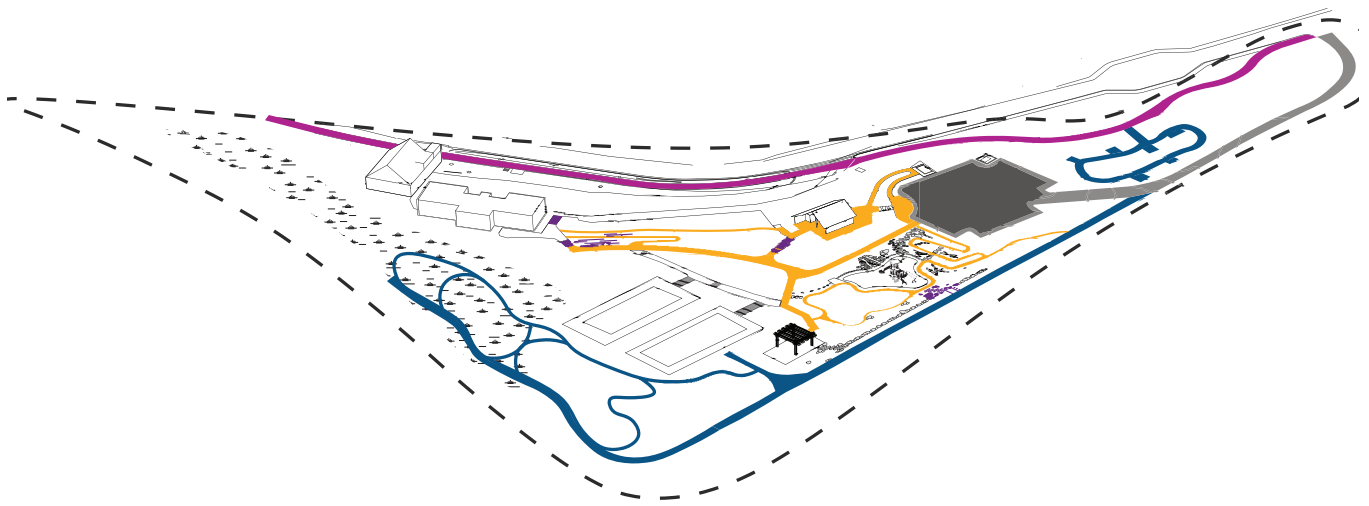
enhanced
parking

existing
fit park



Program Diagram

The new program prioritizes accessibility, year-round use, and creative use of existing topography to expand the opportunities for activity and play in the park.



Circulation Diagram

A variety of path types have been designed to ensure dynamic use of the entire park. ADA accessible pathways weave throughout wildflower hillsides. Bike paths connect to the town's infrastructure and steeper trails in the bike park activate the steep hillside. The new accessible pathways connect the Wedding Garden, Wedding Pavilions, parking and restrooms, which are currently not accessible. Ample parking provides multiple points of entry and access to the space.

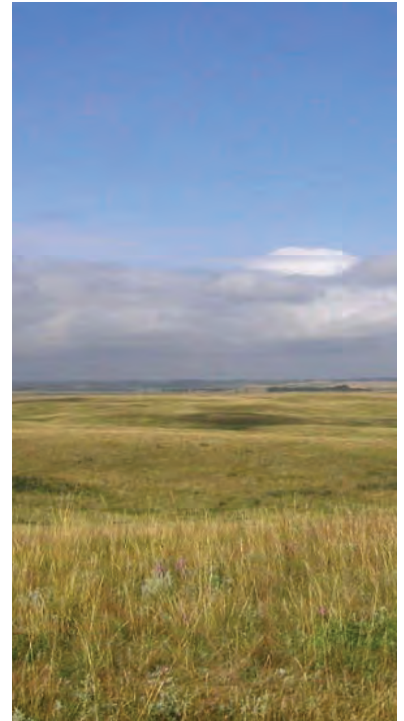
Planting Zones

Planting zones reflect Mt. Crested Buttes diverse and expansive landscape typologies. Wherever possible Colorado native and locally sourced plant materials are to be used.



Wildflower Hillside

Hillside disturbed by the project will be planted and re-seeded with native wildflowers to match the existing condition.



Shortgrass Alpine Meadow

Replanting designated areas with Shortgrass Alpine Meadow mix.



Lawn

Existing lawn space may be maintained for users to relax and play.



Aspen Grove Amphitheater

Amphitheater steps near the Town Hall will be shaded by Aspen grove plantings providing beautiful dappled shade.



Rock Outcrop Playscape

A nature playscape mimics mountain rock outcrops and provides children a variety of play features including play equipment, natural play features, slides, and nature play opportunities with fallen logs, stumps, and rocks.

Playscape Features

The new playscape will feature a mixture of conventional, modern, and natural features including a new play structure, climbing and rope features, hillside slide, fallen logs, bike trails, and stump/rock assemblies interwoven in plantings.

Home Tree

An ID Sculpture's play feature that provides climbing, shelter, and creative play uses.



Play Equipment

A play feature including slides, bars, etc. especially made for the space to replace existing structure.



Hillside Slide

A Landscape Structure's slide follows the slope of the adjacent hillside and leverages the hillsides for expanded play.



Fallen Logs

Logs and stumps are scattered throughout the playscape to provide a less structured opportunity for creative play.



Bike Trails

A series of bike trails loop across the steep hillside to provide varying levels of difficulty.



Arroyo

A naturalized playscape with rocks, stumps, paths, and plants for creative play/



New Structures

Updated structures will be incorporated into the park to provide shade, restrooms and accommodate waste. These structures can better support future programming for gatherings, events, and daily activities.

Shade Pavilion

An open structure that can accommodate small gatherings, or space for rest and enjoying the view.



Bathroom with green roof

A new comfort station with bathrooms is proposed adjacent to the new parking area and close to the Wedding Pavillion.



Trash Enclosure

The waste and recycling can be enclosed with steel or wood structure to protect against the elements, from wildlife and enhance the experience of the park.



SUPERBLOOM

TASK ORDER # 5

March 2, 2023

Project: WARM SPRINGS PRESERVE | Ketchum, ID

Scope of Work: This proposal provides for additional consulting services as described below.

Client: City of Ketchum, Idaho ("The City"), PO Box 2315, Ketchum, ID 83340

05 Bridge Phase (10-14 weeks)

Budget/Fee

\$18,806
hourly,
not-to-exceed

This proposal is for Task Order #5, which provides for hourly consulting services during the fundraising period for the project. This task order provides for refinements to the vision plan as requested by City Council at the last meeting and for creation of a PDF Vision Plan book for formal adoption/approval by Council. The task also provides for the continuation of regular, virtual biweekly client check-in meetings in addition to minor donor grant coordination as well as assisting the Client with RFP review and interviewing for a CMGC for the project.

This task order does not include any construction or permit drawings, which will be provided in a future contract, pending fundraising period.

Meetings

It is anticipated the Client will make necessary arrangements to meet with stakeholders and obtain site access as needed. This Task Order includes:

- 12 Virtual Client Meetings (biweekly, 1 hour)
- Donor/Grant Coordination (up to 6 hours)

Deliverables

- Modeling Refinements
- Revised Illustrated Final Master Plan
- Vision Book (PDF)
- FEMA and Permitting Coordination
- CMGC Bid Coordination and Cost Estimate Updates

Total Fee (Task Order #5)

\$18,806
hourly, NTE*

**includes fees for Rio / Ecosystem Sciences scope, under subconsultant agreement with Superbloom (PLEASE SEE ATTACHED for Breakdown).*

***fee excludes reimbursable expenses (such as printing, travel, etc.) to be billed At Cost.*

This exhibit is attached to and made a part of the Client's master agreement dated June 15, 2022 between the Client and Superbloom for the purposes of providing professional landscape services. Additional services or hours beyond above noted hours will be billed at the following rates only with prior approval from Client:

Standard Billing Rates, 2023 (please note new billing rates, effective January 1, 2023)

Team billing rates below, provided for reference only. Rates subject to change annually. Superbloom will notify Client of updates 30 days prior to change.

Superbloom		Rio ASE	
Principal/Landscape Architect	\$200.00/hr	Senior Principal Geomorphologist	\$150
Senior Associate	\$150.00/hr	Principal Geomorphologist	\$145
Associate	\$135.00/hr	Principal Engineer	\$145
Senior Project Leader	\$125.00/hr	Staff Engineer II	\$115
Project Leader	\$115.00/hr	Staff Engineer I	\$95-110
Designer	\$100.00/hr	Office Manager	\$85
Intern	\$75.00/hr		

Reimbursable Expenses

Expenses are included in the above fees except where noted.

IN WITNESS WHEREOF, the Parties have executed this Agreement.

By:  03/02/23
 Stacy Passmore or Diane Lipovsky, Principal

Studio Superbloom, LLC

By: _____
 (signature)

Printed Name/Title: _____

By signing, Client acknowledges that they have read and understand this proposal, any additional scope of work and material selections and all documents referenced therein, along with the terms and conditions attached hereto. Client agrees that upon signature this Proposal becomes the sole contract between Client and Superbloom. By signing, Client confirms that it is the owner or duly authorized representative of the owner, of the property where work is to be performed and has full, binding, legal authority to enter into this Agreement.

SUPERBLOOM

23 Lincoln Street, #200 Denver, CO 80203
 720.440.2668 | superbloom.net

Estimated Labor & Expenses
SUPERBLOOM, Rio/ASE, and Ecosystem Sciences

Council Meeting to Approve Vision Plan	March 6, 2023						
RIO Subtotal	\$9,496.00						
Superbloom Subtotal	\$9,310.00						
Total TO #5	\$18,806.00						
RIO Applied Science & Engineering	Rob	Joe	Mark	Zach	Erin		
Rate	\$157.00	\$157.00	\$130.00	\$108.00	\$92.00		
Task	Hours					Expenses	Total
PM and Meetings	12				2	\$0.00	\$2,068.00
FEMA and Permitting Coordination		8	8			\$0.00	\$2,296.00
CMGC Bid Coordination and Cost Estimate Up	6	4	4			\$0.00	\$2,090.00
Modeling Refinements		4	4			\$0.00	\$1,148.00
Finalize Master Plan	2	4	4	4		\$0.00	\$1,894.00
Total:	20	20	20	4	2	\$0.00	\$9,496.00
Superbloom	Principal	Senior Assoc.	PM/Assoc.	Designer	Intern		
Rate	\$200.00	\$150.00	\$135.00	\$100.00	\$85.00		
Task	Hours					Expenses	Total
Finalize Master Plan & Create Vision Book	12		4		4	\$0.00	\$3,280.00
PM and Meetings	12					\$0.00	\$2,400.00
FEMA and Permitting Coordination	1	1				\$0.00	\$350.00
CMGC Bid Coordination and Cost Estimate Up	6	4				\$0.00	\$1,800.00
Modeling Refinements					6	\$0.00	\$510.00
Donor/Grant Coordination	4				2	\$0.00	\$970.00
Total:	35	5	4	0	12	\$0.00	\$9,310.00

Warm Springs Preserve - Bridge Phase (prep for 60%)

Anticipated Timeline March - May 2023
 Council Meeting to Approve Vision Plan March 6, 2023

RIO Subtotal \$9,496.00
 Superbloom Subtotal \$9,310.00
Total TO #5 \$18,806.00

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Finalize Master Plan	2	4	4	4		\$0.00	\$1,894.00
Total:	20	20	20	4	2	\$0.00	\$9,496.00

Notes
 Bi-weekly meetings for 3 months; 1hr/week coordination; invoicing
 Review FEMA data; meetings to evaluate new FEMA data; identify scoping needs for permitting
 Log schedule; bridge pricing; phasing breakdowns; refine budget estimates for construction
 Refine based on last minute changes to surface and FEMA reviews
 Discuss, decide, and update plans based on final feedback

Superbloom	Principal	Senior Assoc	PM/Assoc.	Designer	Intern		
Rate	\$200.00	\$150.00	\$135.00	\$100.00	\$85.00		
Task	Hours					Expenses	Total
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Modeling Refinements				6		\$0.00	\$510.00
Donor/Grant Coordination	4				2	\$0.00	\$970.00
Total:	35	5	4	0	12	\$0.00	\$9,310.00

Notes
 Revisions to final plan, per City, Compilation into Final Vision Book
 Bi-Weekly meetings for 3 months; 1hr/week coordination
 Review FEMA data; meetings to evaluate new FEMA data; identify scoping needs for permitting
 Includes reviewing RFP draft, interviews with 2-3 bidders, Revisions to budget estimates for construction
 Refine based changes from Council and to coordinate with RIO
 Meetings with potential donors, additional coordination or meetings for grants