

Crested Butte South Parks Master Plan

MEMORANDUM OF RECOMMENDATIONS

December 2022

ACKNOWLEDGMENTS

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FUNDING

Gunnison County Metropolitan Recreation District (METREC)

INTRODUCTION

The Crested Butte South Parks Master Plan provides a high-level look at how available park space in Crested Butte South can be optimized for recreational use and operational and resource savings, and improved for user experiences and access. The master plan provides recommendations for the improvement of two park spaces equaling approximately 11 acres: Red Mountain Park, Crested Butte South's central park space encompassing 8.5 acres, and Brackenbury Park, an undeveloped land parcel of approximately 3 acres. The need for the master plan is clear as many existing park facilities are more than 30 years old, most are in need of repair or require improvement to meet current recreation standards, and the extent of current facilities is not adequate to meet the needs of the Crested Butte South POA and growing community.

The Parks Master Plan provides direction to the community, the Crested Butte South Property Owner's Associate (CB South POA) Board, and staff and park stakeholders on appropriate facility and park improvements to meet the community's recreational needs. The plan provides guidance on budgeting and prioritization of short-term vs long-term park investment and identifies opportunities for collaborative partner funding mechanisms to assist in sustaining operations budgets and securing capital improvements funding. The plan identifies a need for a sustained community process, which resulted in the creation of Park Committee who will assist in defining priorities and implementation.

As Crested Butte South's central park, Red Mountain Park is envisioned as the community's key active park, supporting a broad range of recreational and cultural activities. League sports, court sports, community gatherings, farmer's markets, and everyday activities will be better accommodated in a reconfiguration of its 11 acres. The master plan for Red Mountain Park envisions a centralized park space with a shade pavilion and restrooms, and a great lawn with connecting park walkways to easily access improved multi-use fields, sports courts, hockey rink, play spaces, and community garden. New amenities, which include a skatepark, picnicking, pickleball court(s), and pump track are seamlessly integrated in the park master plan.

Brackenbury Park is envisioned to be developed as a passive neighborhood park to include park amenities. These are envisioned to be a small shade shelter, a lawn for informal play, nature play, a bike course and trail, and limited parking. The 3-acre parcel will continue to serve as snow storage and storm water collection, and will be improved with native plantings.

The Crested Butte South Parks Master Plan provides a multi-faceted funding strategy for the improvement of Red Mountain Park and Brackenbury Park. The strategy is a holistic approach built upon improving park land through phased implementation. Funding strategies for each phase may include pursuing public funding opportunities, i.e., available through METREC and Gunnison County, or grant funding such as partnering with Gunnison County for Great Outdoors Colorado (GOCO). Other partner funding mechanisms may include those identified for specific park improvements, such as the hockey rink or skate park, and may include private donations. The goal of the multi-faceted funding strategy is to provide long-term cost-effective solutions to meet the recreational needs and desires of park users from within the CB South POA, and within the broader community of the Upper Gunnison Valley. Strong partnerships with county, state, and local agencies along with community-based organizations and volunteers are essential to implementing the vision of the Crested Butte South Parks Master Plan.



Community Ice Cream Social | June 2022



MASTER PLAN PROCESS

The CB South Parks Master Plan was developed through a collaborative process that encompassed a twelve-month timeline. The master plan was guided by a committee of dedicated CB South POA board members, staff, and stakeholders that engaged community members through surveys, an open house / park event, and informal presentations. Nearly 900 people participated in the planning effort.

The master plan process was developed through input of park stakeholders, including representatives from league sports such as hockey and soccer, representatives of specialized recreation such the skate park committee, and others with a focused interest in capital improvement funding and fiscal responsibility.

Surveys, in-person discussions, and work sessions with the community and stakeholders throughout the master plan process identified the need for improved multi-use fields and court sports to meet the recreational needs for league soccer and hockey and everyday play for baseball, basketball, tennis, pickleball, and a skatepark. Shade, play, nature play, an improved pond and pump track, plus more restrooms, walkways, and parking were other identified needs.

RED MOUNTAIN PARK

Red Mountain Park is envisioned as the community's key active park, supporting a broad range of recreational and cultural activities and continuing its legacy as CB South's central park. A reconfiguration of the park's 11 acres will create a centralized park space defined by a new shade pavilion with restrooms and new park walkways that will connect to the park's multi-use sports fields, court sports, hockey rink and pond, play spaces, Sunset Hall, and the bus stop. League sports, special events, and everyday activities will be better accommodated in improved fields and courts, park irrigation, and through the addition of new amenities that include a skatepark, picnicking, pickleball court(s), and pump track. Access to all park uses will be improved with a new perimeter walkway, new parking spaces at select locations on the park edge, and by improving the trail to the business district.

Red Mountain Park improvements envisioned by the master plan include the following uses, facilities, and upgrades. Design of improvements will be through a collaborative and open community process at each phase of park implementation.

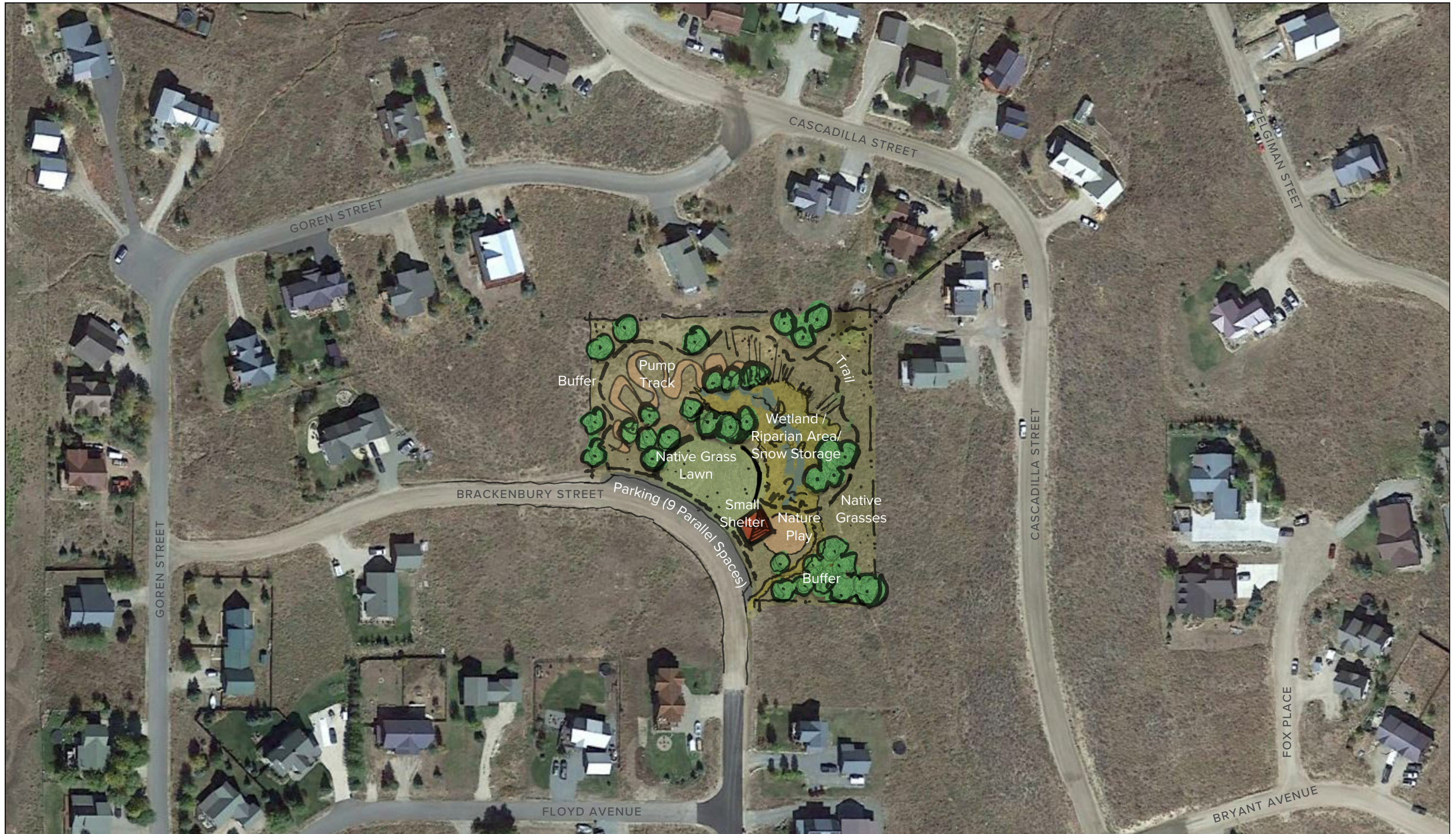
- The park will be reconfigured to provide a park center;
- An improved and enlarged multi-use field with new grading, sod, and irrigation to meet regulation league play for soccer (11 v 11). The improved multi-use field will accommodate day-to-day community use as the park's 'great lawn,' and informal use including baseball and pick-up sports;
- A new park center with a pavilion, restrooms, and connected walkways is envisioned. This area will host community events, be available for resident use, be immediately adjacent to the 'great lawn,' and will be located in the area of the existing hockey rink;
- A lighted and covered hockey rink with refrigeration is envisioned and will be located in the area of the existing playground;
- A destination playground with a kids pump track, swings, climbing, and other activities for <5 years old and for 5 to 12 years old is envisioned. It will be located adjacent to the park center, near the park pavilion and restrooms;
- Improved and new court sports include basketball, tennis, and pickleball;
- Improvements to the park's landscape includes a community garden at the southwest corner of the park, improved irrigation, native plantings, and protection of existing trees;
- Improvements include a perimeter trail, a park promenade (wide trail) to provide pedestrian and service access, and parking along the park edges will greatly improve access and use;
- Improvements at Sunset Hall include a potential building addition to accommodate community amenities and expanded parking that includes spaces with EV chargers.

Broader community needs will be met by providing better access to public and commercial areas within CB South and providing community amenities. These recommendations are not included in the costing for Red Mountain Park.

- A pedestrian crossing at the intersection of Teocalli Road and Cascadilla Street and a pedestrian route on the north edge of Teocalli Road will provide better access between Red Mountain Park and the commercial area. Better access between Red Mountain Park and Brackenbury Park is also envisioned.
- A sheriff's substation is envisioned for the future and could be accommodated in a building addition to Sunset Hall.
- Mailboxes are an on-going need for the community. These could be accommodated at Red Mountain Park or in other public areas within Crested Butte South.



Program / Use	Facility	Area / Size	Uses	Notes
Buildings and Structures				
CB South Fire Protection District and parking	building		CB Fire Protection District offices / fire cache	
Sunset Hall	building / events / 2 restrooms		Permitted Events;	Future planning for indoor programming and restroom expansion
RTA Bus Stop @ Cascadilla Street	1 shelter; pull-in	120 LF		
POA Mailboxes	structure	TBD		potential locations within CB South
Park Pavilion with restrooms / storage	large scale sheltered space; two mens / two womens restrooms	40' x 100'	gathering, rentals, restrooms	
Sheriff Substation Addition	building	TBD	sheriff substation	
Connection and Access				
Parking				
CB South Fire Protection District dedicated parking	parking spaces near building	6 sp + 1 accessible	dedicated parking	
Internal Park and Shared Use parking	internal parking area, east of Sunset Hall; EV spaces; parking lot lighting	43 sp + 2 van accessible + 2 EV	public parking - park, Sunset Hall, bus stop	
Parking at Park Edges - Teocalli Road, Cascadilla Street, Packer Way	Parallel or head-in along park edges; 51 spaces, incl. accessible + EV	55 sp + 2 van accessible + 2 EV	public parking - incl. bus stop	
Park Walks and Trails Perimeter Walkway				
Park Promenade	internal east west, connecting center of park and uses	width varies	gathering, walking, kid bike use	
Perimeter Trail	at park edge with connections to neighborhood, parking, business district	6' wide (2,500 LF)	walking, kid bike use	
Internal Park Walkways	Connecting park uses with one another	widths vary	walking; service access; bike access	
Trail Easement to Business District	internal east west, connecting center of park and uses	TBD	gathering, walking, kid bike use	
Recreation, Active and Passive Uses				
Full Soccer Field / Open Lawn	Irrigated Bluegrass Lawn	11 V 11 Regulation Field	permitted soccer (WESA); overlap for baseball use; open lawn for events and daily use; multi-purpose fields	Orient N / S; comply with CSA;
Lighted Hockey Rink w/ Cover - Summer Plaza and Pavilion	winter - standard hockey rink with paved flooring; lighting; boards; score board; stands; cover ; summer - shade cover, large scale pavilion, multi-purpose	85' x 120' STD	shade; events; cover (partial cover) for hockey rink	location could be slightly modified but needs to stay close to Zamboni Shed;
Tennis Court	one tennis court	STD	tennis	location could be modified - Orient N / S - near pickleball
Pickleball Court	two pickleball courts	STD	pickleball	location could be modified - Orient N / S
Basketball Court	full court / half court	STD / TBD	pick up basketball	
Skate Park		9,200 SF	size/design provided by skate committee	
Kids Pump Track at Playground		200 LF		partner with CBMBA
Winter Pond / Summer Volleyball	maintained as pond in winter; graded for courts sports in summer	3,750 SF	winter - ice skating; summer - volleyball;	
Playground		6,500 SF	Swings; Climbing Boulder; Structure / Activities for <5 yrs and for 5 to 12 yrs +/-;	
Informal Picnicking	Picnic Table Spots with Access			
Landscape Improvements				
Grading and Drainage for Park Improvments		200,000 SF		excl. soccer field
Irrigated Landscape	Irrigation for lawns and plantings	120,000 SF		
Native Grasses, Planting Areas / Gardens	at park edges and inbetween spaces	135,000 SF		establishment irrigation only
Community Garden	at park entry	7,000 SF		
Site Furnishings				
Benches, Trash and Recycling Receptacles, Bike Racks, Picnic Tables				
Bike Parking	at Shade Shelter and Park edge			



BRACKENBURY PARK

Brackenbury Park is envisioned to be developed as a passive neighborhood park with small-scale amenities, including a small shade shelter, open field, nature play, a bike course and trail, and limited parking. The 3-acre parcel will continue to serve as snow storage and storm water collection, which will be improved with native plantings.

Brackenbury Park will be developed as a neighborhood plan with the following improvements and addition of facilities to meet community needs as envisioned by the master plan. Design of improvements will be through a collaborative and open community process at each phase of park implementation.

- An open lawn of low native grasses will provide for informal play and gathering;
- A dedicated play space with play activities;
- A small shade shelter for informal picnicking and everyday use;
- An all-ages pump track;
- A park trail;
- Landscape improvements of native plantings, a wetland or riparian area within the snow storage and drainage area;
- Parking at the park edge for nine spaces.

Program / Use	Facility	Area / Size	Uses	Notes
Connection and Access				
Parking	Parallel or head-in along Brackenbury Road; 9 total spaces; incl. 1 accessible and 1 EV space	200 LF	park parking	Coordinate with Metro District
Park Walkways	Connecting to neighborhood; connecting to parking	6' wide (260 LF)	walking, kid bike use	
Trail	Connecting Trail at Brackenbury Road;	5' wide (920 LF)	hiking; mountain biking; kid use	
Recreation and Passive Uses				
Informal Open Lawn / Green Space / Gathering	Irrigated Low Water Use Native Grass Lawn	7,600 SF		
Playground - Nature Play (preschool through 12+)	Dedicated play space	1,500 SF	Define with community input at design stage: i.e. climbing, adventure	
Shade Shelter	Free-standing structure	20' x 20'		With space for picnic tables and/or chairs or benches
Informal Picnicking	Picnic Table Spots with Access			
All Ages Pump Track	All ages pump track	200 to 400 LF		Potential volunteer build
Landscape Improvements				
Grading and Drainage for Park Improvements and Drainage		30,000 SF		
Irrigated Landscape for Low Water Use Native Lawn	informal lawn only	7,600 SF		
Native Grasses, Planting Areas / Gardens	establishment irrigation	55,000 SF		
Wetland / Riparian Area	establishment irrigation	15,000 SF		
Site Furnishings				
Benches, Trash and Recycling Receptacles, Bike Racks, Picnic Tables				
Bike Parking	at Shade Shelter and Park edge			

IMPLEMENTATION STRATEGY

The Crested Butte South Parks Master Plan estimates needed improvements and upgrades to Red Mountain Park to range between \$5 and \$6 million dollars, dependent on scope and timing. The plan estimates a cost of between \$400 and \$700 thousand dollars to develop Brackenbury Park. The costs were derived using 2022 construction and design costing with an annual escalation rate.

A phased approach is recommended for implementing the Crested Butte South Parks Master Plan recommendations for Red Mountain Park. This approach is based upon a holistic strategy to improving park land through phased implementation of park facilities by prioritization. The phased approach provides for repair of critical facilities, readily completed improvements of park features for multiple recreation opportunities, and in sync with funding opportunities. Brackenbury Park can also be implemented in a phased approach following similar criteria. Design of improvements will be through a collaborative and open community process at each phase of park implementation.

A strategy for a phase one implementation has been identified to meet the highest uses and needs. This phase is likely to be designed and built in stages based upon available funding and identified priorities.