

Report on Subcommittees (Parks, Short Term Rentals, and Commercial District)

For close to a year and a half, three subcommittees have been meeting and working to address specific issues and develop long-term plans for:

- Assessing the financial feasibility of the Parks Master Plan for Red Mountain and Brackenbury Parks, particularly towards addressing the first phase of the plan.
- Crafting regulations, restrictions, and guidelines for the oversight of properties being short term rented.
- Assessing and designing parking, traffic flow, snow storage, and walkability of the burgeoning Commercial District.

The Commercial District group has completed an initial assessment and paused their work. The STR group is hoping to wrap up their work on Wednesday, April 3 with a set of recommendations to the Board of Directors. The Parks group is poised to shift their work from completion of the Parks Master Plan and Financial Feasibility study to divide into two groups in order to address funding through 1) a grants teams 2) an events and donations team.

We are now looking to restructure the Parks Committee to be two separate groups focused on different aspects of fundraising for the redesign and development/redevelopment of the two parks. Please see the attached subcommittee interest form. The submission window runs from Thursday March 28th through Wednesday, April 3. The two groups are:

- Major grants (we have secured funding in recent years from MetRec and plan to continue to work with MetRec for a portion of funding. We will also be pursuing larger grants from entities such as GOCO.
- An events and donations group who will be focusing on more homegrown efforts to fundraise for the parks. In order to access most grants, we also need to demonstrate further collaboration and contributions from within our organization; of which these sources will be a part.

The first phase of the redesign of the park involves, resurfacing the athletic field with updated irrigation, and movement of the playground and the hockey rink to be able to accommodate regulation sized athletic field space.

The STR committee is in their final phase of work to craft proposed policies for the board of a mix of good neighbor practices (how we welcome visitors into our community with an understanding of how to integrate in positive and low impact ways); regulations for property owners, management companies, and renters to abide by during any rental period; and lastly restrictions which put some limitations on STR's as an otherwise unregulated aspect of CB South (this last one would come in the form of a membership vote on a covenant change). This group has their next (and likely final meeting) on Wednesday, April 3 at 4:30 at the POA office or via zoom.

<https://us02web.zoom.us/j/85147198741>

The full set of recommendations will be sent to the Board of Directors to be assessed and then adopted and implemented with part, all, or as an amended version. Recommendations are slated to be presented to the Board during the April 10th Board meeting from 6-8 PM at the POA office or via zoom also at the link above.

Lastly, the Commercial District Committee wrapped up their initial work earlier in the winter. The group was tasked with crafting plans to address issues of parking, pedestrian access, traffic flow, and snow storage for a vibrant and viable Commercial District as it continues to be built out. During this process, the Board of Directors also worked with Adagio (owner of block 6 in the commercial district), to craft agreements and letter of approval such that Adagio can continue to the Gunnison County Planning Department for further approval and implementation of subdivision of the property. Paramount here was the establishment of pedestrian pathways to be created early in the phase of subdivision and development.

What the Commercial District team found was that in moving to a one-way loop of Elcho to Haverly to Gillaspey, opens up more of the road right of way to be able to provide more day use parking and snow storage. Next for this process is to survey the Right of Way (ROW) of the roads within the commercial district to be able to fully utilize the space. A trial of this was created last spring with a resurfacing of the ROW across from Tully's opening up roughly 10 nose in parking spaces (this always depends upon the size of vehicles and the attention to detail in parking choices).

These are the highlights of some tremendous work that these three subcommittees have done over the past 15 months and what is anticipated to come next. There is the opportunity to see where things are aligning in the final recommendations with the STR Subcommittee and to further participate in phase one of our Parks Subcommittees with various forms of fundraising (don't worry skatepark folks and pickelballers, you haven't been forgotten, there are just some other areas to be addressed in phase 1).

In the last phase of putting a call out to our community to join these subcommittees, we had 39 applicants for 15 spots. This was a tremendous response of a community engaged in the realization of our own processes and direction. While we have plenty more work to do, we have already done some quality foundational work. Thank you to all who have been a part of these various processes and, in advance, to all who will be stepping in to the next phases.