



MEMORANDUM

Date: December 3, 2013 – 6:00 p.m. work session
To: Mayor Dickson and City Council
From: Dara MacDonald
RE: General items

I. DOLA/CU proposals

The Colorado Department of Local Affairs has restarted a program that facilitates graduate students assisting local communities with design projects. The program is now housed with University of Colorado, Denver and headed by architect Jeff Wood. Staff has discussed two projects with Jeff and his proposals for assistance are attached. The students are paid for their work on the design projects and the cost is shared between the municipality and DOLA.

The two projects identified are playgrounds and the Scout Hut. For the playground project the students would evaluate each playground, host neighborhood meetings and make recommendations for improvements. Their plan would also help the City to prioritize the order in which to make improvements. The cost to the City for this assistance is estimated at \$2,535 for approximately 375 student hours of effort.

The Scout Hut project would include public engagement and all design and drawings for use in cost estimating. With an estimated 200 hours of student work, the cost to the City for this assistance would be \$1,680.

The two proposals are attached for Council consideration. If the Council would like to proceed the next step is to execute a memorandum of understanding with DOLA.

II. Council participation on various boards and commissions

The list of boards and commissions for Council or staff participation is attached. Council should consider whether they want to take an active role in these boards assign those roles accordingly.

III. Upcoming meetings

December 4th – CCEDC annual meeting 4:00 – 6:00 p.m., Mt Princeton Resort

December 5th – CDOT enhancement grant public meeting – 6:00 p.m. Council Chambers

December 10th – Public meeting with CDOT on road diets – 6:00 p.m. – SteamPlant

December 11th – NRCDC hosted public meeting on future uses of the Vandaveer Ranch – 6:00 p.m. - SteamPlant

Salida, CO

Renovated Scout Hut/Community Center

(Assessment, Documentation, and Conceptual Design)

Background:

Salida is a town in central Colorado. An historic mining town, today the town is more dependent on tourism, in the form of skiing, rafting and kayaking on the Arkansas River, bicycle touring and other outdoor activities. The town is situated near, but not at, the intersection of State Highway 50 and State Highway 285. Salida requires some effort to visit, which makes the resurgence of its downtown district all the more amazing. The climate is typical of an alpine valley in Colorado, with warm summer days, cool nights and Rocky Mountain winters.

The Project:

The “Scout Hut” was built in the 1950’s by the Boy Scouts of America and was turned over at some point to the City of Salida with a tacit agreement that local and even far flung Scout troops be allowed to use the hut from time to time (primarily winter for ski trips). In exchange, the city maintains the building, and uses it for various events ranging from wedding receptions to yoga classes. The BSA retains some storage areas within the building at the lower level. The main level is simply a large space with restrooms accessed from the exterior. The Lower Level (not inspected at the time of this report) has a kitchen, restrooms and storage. The building sits at the southeasterly end of Riverside Park, the most used and prominently located park in the city.

The building is showing signs of age. There is notable cracking in the concrete steps and foundation, and there are some signs of the exterior walls rotating out of plumb. Anecdotally, there was a discussion of the electrical system being inadequate and perhaps even dangerous in terms of its current use. The kitchen is old and needs updating as do the restrooms on the lower level. The windows are mostly original and should be replaced functionally as well as from an energy standpoint. The entire building should be renovated with an eye toward sustainability and energy conservation.

The use of the building has changed over the years and the city would like it updated accordingly. There is little connection to the exterior, though it is well situated next to the river. There is need for some exterior spaces (perhaps decks or terraces) from the building that would allow a better dialogue with the attributes of the site. There is a liquor license in



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place and the boundaries are beyond the perimeter of the building and it would be good to demarcate those boundaries with either hardscape, landscape or some other visual clue that clearly stipulates where alcohol consumption is allowed. The kitchen should be renovated to allow catered functions. In addition, the community should be engaged to determine what other uses the building should be prepared for and any improvements made to make it more widely used. Though it is not seen as a money maker, additional rentals (at a higher rate) would likely result from a thoughtful renovation.

The Scout Hut:



Steps:

- [] Document and assess the existing building (thorough building survey)
- [] Prepare “As Built Drawings” for use in initial presentations and as base for future work.
- [] Arrange, attend and conduct “Town Hall” type meeting to solicit input from community.

- Prepare 2-3 design concepts per site for presentation to community, Park and Rec staff and city officials.
- Presentation to Salida community and solicit further comments and answer questions.
- Refinement of each plan, leading to detailed Conceptual Plan suitable for cost estimation, fundraising, neighborhood engagement and concepts, and implementation plan based on priorities. Drawing set will include Site Plan, Floor plans, Exterior and Interior elevations and sections.
- Final Presentation to the City of Salida.
- Produce documents for funding support and suitable for construction document completion (by others).

Other issues:

- Incorporate Boy Scouts of America into the planning, and programming of the project.
 - Remove or relocate nearby volleyball court.
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Salida, CO

Neighborhood Playground Renovations

(Assessment, Master Plan, and Community Engagement)

Background:

Salida is a town in central Colorado. An historic mining town, today the town is more dependent on tourism, in the form of skiing, rafting and kayaking on the Arkansas River, bicycle touring and other outdoor activities. The town is situated near, but not at, the intersection of State Highway 50 and State Highway 285. Salida requires some effort to visit, which makes the resurgence of its downtown district all the more amazing. The climate is typical of an alpine valley in Colorado, with warm summer days, cool nights and Rocky Mountain winters.

The Project:

The initial phase is to document, assess, and survey five (5) neighborhood parks slated for renovation, at a pace of roughly one facility per year. In addition to the city operated playgrounds, we are to assess whatever similar facilities exist at the various schools within the city limits and possibly explore what additional sites might exist for future development in underserved residential neighborhoods. As a part of documenting the facilities, a series of neighborhood meetings are to be held in order to engage the local community and ascertain the individual preferences for each playground.

Following the pre-design meetings, student interns will prepare various conceptual designs customized for each location. These designs will again be presented to both the neighborhoods as well as City officials and Park and Recreation personnel for final comments and direction leading to a Master plan for developing the parks, which will include an assessment of the order that the improvements should be made.

In addition to the Master Plan, site specific implementation plans will be produced for each location for use in fundraising, garnering public support and as sources of information to guide the professionals used for final construction detailing and subsequent installation.



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The Neighborhood Parks:

Alpine Park



Alpine Park features some newer equipment alongside some older pieces. We can explore reuse of some of the equipment. Given the good repair of this playground, this might be an obvious choice for later renovation.

Centennial Park



Centennial Park features some older equipment alongside some areas where equipment has notably been removed. Some safety issues were noted as well as tennis courts in disrepair.

Chisholm Park



A smaller truly neighborhood park featuring a swing set and slide in a sand box. Not much room for expansion given the park's size.

Riverside Park



Riverside Park is likely the most utilized park of the group and features a blend of new and older equipment, a bronze turtle for climbing amidst a grassy expanse.

Marvin Park



Likely the oldest equipment (best described perhaps as “retro”), Marvin Park is situated in the area beyond the outfield fence of two baseball diamonds (and seemingly within range of a well struck home run ball). We might explore alternate placement as well as renovation.

Steps:

- [] Document and assess all facilities as detailed above.
- [] Prepare presentation boards showing existing layout for use in conducting neighborhood meetings.
- [] Make use of alternate communication methods (Facebook, MindMixer, etc) to inform public and solicit commentary.
- [] Prepare 2-3 design concepts per site for presentation to neighborhoods, Park and Rec staff and city officials.
- [] Present to Salida community and solicit further comments and answer questions.



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- Refinement of each plan, leading to detailed Master Plan offering final concepts, and implementation plan based on priorities.
- Produce documents for funding support and construction document completion.

Other issues to consider:

Assess School playgrounds

Identify possible locations for add'l playgrounds in underserved area



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Boards, Committees and Commissions City of Salida Elected Officials May Serve as Board Members or Liaisons

Airport Board: Meetings are held the fourth Wednesday of the month at 9:00 a.m. at Harriet Alexander Field. Two of the five members are appointed by the City. Currently, Jim Dickson (term expires 1/31/14) and Keith Baker sit on the Board.

Chaffee County Heritage Area Advisory Board: Meetings are held every 6 weeks and alternate between Salida (Methodist Mountain Room in City Hall) & Buena Vista. Currently, staff member Kristi Jefferson sits on the Board.

Small Business Development Center: Meetings are held as needed to review prospective tenants. Currently, there are no Salida elected officials represented.

Golf Club: Meetings are held _____. Mayor appoints one member of the City Council to represent the City on the Board of Directors and shall serve as an ex-officio member without voting rights. Next meeting is Jan. 14, 2014. We need a Salida representative on the board.

Upper Arkansas Area Council of Governments: Meetings are held every two months and rotated between Fremont, Custer, Lake and Chaffee. There are two appointments at a time from Chaffee County, including one County Commissioner and one elected official from a municipality in the County. An elected official seat is open.

Building Management Committee: Meetings are held the 1st Wednesday of each month at 8:30 a.m. in Methodist Mountain Room. Currently, Keith Baker attends as do staff members Jan Schmidt and Dara MacDonald.

Fire EMS Consolidation Committee: Meetings are held the 2nd Wednesday of each month from 4:00-6:00 p.m. The location alternates between Buena Vista and Salida. Currently, staff members Dara MacDonald and Doug Bess are on the committee.

Historic Salida Inc.: Meetings are held the 4th Thursday every month at noon at the Methodist Church. The City's seat is at-large and is not a voting member seat and is currently held by Kristi Jefferson.

Chaffee County E-911 Board: Meetings are held once every two months at 8:00 a.m. at the Chaffee County Emergency Operations Center. Currently, Police Chief Terry Clark sits on the Board.

Upper Arkansas Water Conservancy District: Meetings are held the 2nd Thursday of each month at 1:30 p.m. at 339 East U.S. 50. The City may have an ex-officio member of the Board. Public Works Director Bob Salmi attends the meeting.

Salida Natural Resource Center Development Corporation Board of Directors: Meetings are held the 1st and 3rd Tuesday of the month at 11:00 a.m. in City Council Chambers. The Board is appointed by City Council. Number of directors is seven. Those city council members currently appointed are Keith Baker and Tom Yerkey (terms expire January 15, 2014)

Chaffee County Economic Development Corporation Board: Board allows for one government representative. Currently, that is Dennis Giese.

Chamber of Commerce: Meetings are held the first and third Wednesday of each month at 5:30 p.m. at the Mountain River Credit Union. Currently, two City staff members sit on the board: Theresa Casey and Michael Varnum.

Library Board of Trustees: Meetings are held regularly on the 4th Tuesday of every month at 5:00 p.m. Currently, there is no City representative.

Salida Business Alliance (SBA): Meetings are held the first and third Thursday of every month at 8:00 a.m. at the River's Edge Café. City Administrator Dara MacDonald and Theresa Casey regularly attend. Elected officials are encouraged to attend.