



IK Ranch Property Park Master Plan

Spring 2015



COLORADO
Department of Local Affairs



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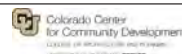
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Introduction

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INTRODUCTION

The University Technical Assistance Program at CCCD has been requested to provide design and planning assistance services to the Town of Gypsum. Gypsum desires to develop a conceptual master plan for a community park of roughly 13 acres of town property between Gypsum Creek Middle School and Red Hill Elementary School off Grundel Way. Work is to be based on community input from past surveys and meetings along with current input and will include follow up meetings as the plans are prepared.

Over the duration of the project the design team, led by Supervisor Chris Endreson, will develop a series of conceptual designs based on site visit, contextual research and public input. Through various iterations these designs will be refined to match the goals and visions of the stakeholders and community.

Town of Gypsum Town Council

Steve Carver, Mayor
Richard Mayne, Mayor Pro Tem
Tom Edwards, Council Member
Beric Christiansen, Council Member
Gary Lebo, Council Member
Chris Estes, Council Member
Pam Shultz, Council Member

Town of Gypsum Administration and Staff

Jeff Shroll, Town Manager
Lana Gallegos, Senior Town Planner

Gypsum Recreation Committee

Citizens of Gypsum

Department of Local Affairs

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University of Colorado Denver College of Architecture and Planning

Colorado Center for Community Development University Technical Assistance

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Community Development (CCCD)

The Colorado Center for Community Development (CCCD) is a clinical teaching practice of the University of Colorado Denver, College of Architecture and Planning. Our mission is to provide students with real world experiences in design and planning as they provide communities and neighborhoods with services in these areas. CCCD strives to enhance the quality of community life – through collaboration, applied research and innovative design – for the betterment of all community residents. In the process, students' educational experience is enhanced by taking what is learned in the classroom and academic studio and employing it in projects of public and civic interest. Communities benefit through design work that is continuously being improved through research and innovation. Moreover, together we become partners in the design thinking process, thus expanding our mutual and individual capacities to further envision and implement projects of significant public impact. Started in 1967, CCCD has worked in partnership with communities and neighborhoods to complete over 2000 projects around Colorado. Projects range in size and scope, but have the common element of improving the community as a place to live, work and play.



About University Technical Assistance (UTA)

The UTA program provides rural and small communities with assistance on projects that enhance places and spaces. A decades-long partnership between the Colorado Department of Local Affairs (DOLA) and CCCD, the UTA program puts the cost of preliminary design work within financial reach of small communities. Students complete preliminary plans and designs that can be used to inform and engage community members in the project. These plans are used to apply for grants from DOLA and other funders. This saves the community money in preliminary design and community engagement and provides students with valuable experience.



Gypsum, Colorado town history

The town of Gypsum, Colorado was first settled in 1881 and later incorporated as a city in 1911. The town was named after gypsum deposits that were found in a nearby creek.

Gypsum has a strong history of agriculture as well as ranching, which are crucial influences contributing to the growth of their city. Growth from the farming and ranching industry prompted other business ventures like retail stores, blacksmiths, restaurants, and lodging. These businesses formed what is now the downtown area. In addition to these businesses an industrial marketplace formed; for example mills to process wheat into flour.

The railroad service played a vital role for the survival and growth of Gypsum, much like any western American town. Railroad services that contributed to the town's existence were the Denver and Rio Grande Railroad systems.

Town of Gypsum Community Profile

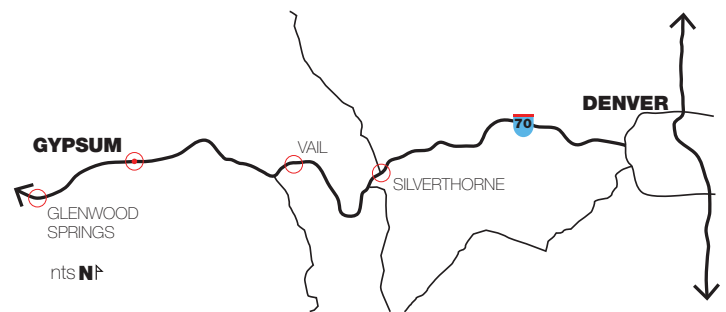
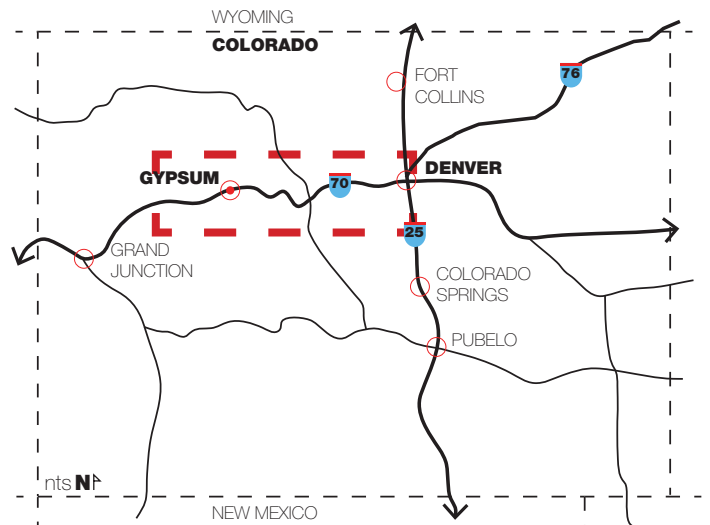
General Background

The Town of Gypsum is a Home Rule Municipality with a population around 6,700 residents in Eagle County situated along the Eagle River and the I-70 corridor. Outdoor activities are very popular around the area including hiking, fishing, camping, biking, skiing, hunting, and off highway recreation. The town sits at an elevation of around 6,300 feet, where a primary economic driver in the region is mining of local gypsum deposits. Residents enjoy affordable family housing in a great mountain valley setting.

Gypsum Parks

There are currently eighteen parks identified in Gypsum Colorado ranging from small pocket parks to large recreation centers. Gypsum also has a 6,900 yard 18 hole golf course, The Gypsum Creek Golf Course. The parks identified that will later be further assessed are: Chatfield Corners I, Chatfield Corners II, Eagle River Estates Park, Estes Lane

Park, Gypsum Estates Park, Town Hall Park (lower), Mountain Glen Park, Quail Run Park, Second Street Park, Sports Complex (upper), Gypsum Shooting Sports Facility, Lundgren Amphitheater, Recreating Center, Buckhorn Pocket Park, McHatten Creek Park, Buckhorn Sports Complex, Fox Den, and Yorkview Park. Gypsum also has a long stretch of bike and walking paths that supports connectivity throughout the park system and other communities within the valley.



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PROJECT GOALS

The goal of this study is to develop a conceptual park master plan that includes drawings and illustrations to identify potential uses of the undeveloped open space for the community park. In order to develop future use of the open space preparation of site mapping, design concept alternatives, community meetings, and a final design and presentations will be completed. This study will be guided and heavily influenced by historical research of the town, the overall character of Gypsum, community input from public meetings, as well as survey results. The final master plan developed within this study is intended to be used to direct future design, funding, and construction phases.

The first stakeholder meeting was held on October 14th, 2014 at Gypsum's Town Hall. The design team created various mapping such as site analysis, park proximity analysis, and park inventory analysis to aid future design goals for the IK Bar Ranch property. After understanding the proximate parks amenities, the design team and the stakeholders discussed various ideas and visions that would be appropriate for the site.

Goals identified in this meeting are but not limited to:

- Create an identity for the IK Bar Ranch
- Ensure community input throughout process
- Amend site analysis diagrams
- Inclusion of multiple park concepts for community feedback
 - active vs passive design concepts
- Minimum parking requirements
- Pavilion space
- Neighborhood connection + privacy
- Seasonal activities



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Site Information.

- Analysis
- Existing conditions

Design Inspiration

Design Concepts

- Various Alternatives

Initial Public Meeting Information



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SITE INFORMATION

The IK Bar Ranch property lies on the south end of Gypsum, CO near the intersection of Valley Road and Grundel Way. This location is extremely suitable for use as a park due to the surrounding land use including residential homes and schools. To the east and west sit Red Hill Elementary School and Gypsum Creek Middle School, respectively.

In the future, the city plans to develop the property directly adjacent to the east as a third school. To the north lies a golf course with a small community of approximately 50 homes. The southern land contains a suburban residential community of approximately 150 homes with bike trails leading to Valley Road and a small playground.

Currently the site is relatively flat with a slight grade to the north, although a steep hill rises to meet Gypsum Creek Middle School, which is approximately 20 feet higher in elevation. Water drains through a small stream on the east side of the site and continues off-site flowing under Grundel Way.



Plants are limited to native grasses and other species that may have taken root after disturbance of the area. A social trail shows evidence of desire to link the southern community to Red Hill Elementary School. Another trail links Gypsum Creek Middle School to this trail and others to the east. Other types of use include dog walking, and jumps for bikes.

In addition to the golf course to the north other recreation in the immediate area includes basketball courts, baseball fields, a football field, playgrounds at the schools, as well as a multi-use recreation trail.

Although there are views of the mountains throughout the site, two areas exist that provide better vistas of the surrounding topography. One location is at the south end of the site looking north towards the ridge on the north side of I-70, the other is on the east side of the site looking southwest towards Hardscrabble Mountain.

Overall this site sits at an intersection of social, ecological, and cultural realms. Developing the site as a park will link communities and schools while providing a place for social interaction and exercise. The site can aid in cleaning run-off water and allow people to connect to, and appreciate, the adjacent stream – all in a beautiful setting surrounded by the Rocky Mountains.



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SITE CONTEXT MAP



- GOLF COURSE
- SPORTS FIELDS
- SITE
- FUTURE SCHOOL
- EXISTING SCHOOL
- RESIDENTIAL HOMES
- BIKE PATHS
- SOCIAL PATHS

After diagramming and evaluating the I K Bar property the design team developed eight different designs to test various scenarios that were established within the initial objectives highlighted by the community. These eight designs were then refined and consolidated into five different themed designs that were showcased at the first public meeting for feedback.

Each themed design was comprised of an overall plan, section/perspectives and a short narrative in order to aid the clarity of each proposal. The five design themes were titled as follows:

- mountain
- seasons
- fields
- sports and rec
- water play + overlook



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Basic design inspirations were given during the initial meeting with stakeholders. This list of ideas gave us a foundation for which to develop various concepts for the IK Bar Ranch. Certain design inspiration was pulled from the need to include physical and recreation activities that can be found across Gypsum's various parks. Some of these activities also address the current trend that can be found across the county, including pump track/BMX style racing. Leisure and passive activities were also suggested by the town of Gypsum, an amenity that is not highly prevalent throughout their parks systems. Some of these amenities include open space, moveable chairs and tables, and shade structures.

The adjacent schools and the proposal of an additional school inspired the design team to include various educational amenities, for instance, educational gardens or plant identification tags throughout the park.

Inspiration was also found in some of the unique characteristics surrounding the sites including the slight topography of the overall and its abrupt edges along with the quaint irrigation creek. The design team sought to find a way to break up the flatness of the sight with the inclusion of mounded elements. The mounds could be used for sitting, vegetation, or view/sound blocking mechanisms. A developed water space also adds a unique opportunity for this site that addresses the interest of a water feature without the high maintenance cost but also an educational element.



waterplay



berm | mounds



customized play structure



pergola structure



pump track



perennial plantings



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Option A: Mountain

The Sawatch Mountain Range is described as high, massive, and relatively gentle in contour and plays an influential role throughout this design process. By utilizing scale, the relationship between elements within a space, we are able to create a more alpine experience, which also represents the surrounding landscape. Gently sloping, yet grand hills lie on the south side of the park with paths carving between each hilltop. The hill tops, which create expansive views, are covered with predominantly evergreen type trees and some rugged rocks for climbing and light hiking. The park also includes a walking

and bike trail, flowering nature trail, tennis courts, playground, and an athletic field.



[SEE APPENDIX A FOR OPTION A SITE PLAN]



Option 2: Fields

Finding inspiration from regional agricultural farming techniques, Fields Park creates a series of designated spaces offering users unique views and activities. Moving north to south, the fields vary in size in order to accommodate different activities including a community garden, floral garden and a children's play structure and picnicking spaces. The site is divided by a miniature alpine forest that includes regional and local tree types. On the south portion of the site, three unique spaces offer user opportunities for various activities. An athletic field accommodates recreational activities, a leisure field,

and a riparian field that exposes portions of the creek. The site is oriented in a manner that frames the local mountain landscape.





[SEE APPENDIX B FOR OPTION B SITE PLAN]