

# Strategic Master Plan for RIDGWAY VISITOR CENTER & HERITAGE PARK

PREPARED BY DHM DESIGN MAY 2019

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## ACKNOWLEDGMENTS

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**Ridgway Visitor Center:** Heritage Park holds the Ridgway Railroad Museum. The railroad museum plans to be completely moved to a new location by the summer of 2020 leaving the building open for use by the Chamber of Commerce.

# PROJECT PURPOSE

## **EXECUTIVE SUMMARY**

This Strategic Plan for Ridgway Visitor Center & Heritage Park summarizes the public and design processes involved in determining proposed future park development. A public process was conducted in the format of two public meetings where community members were able to give input on the precedent images and designs that were displayed by the design team. The community input was utilized to create two plan designs for the park and visitor center that compiled the community members' ideas; these preliminary options featured one design with a new visitor center building and one that focused on outdoor kiosks which would not need volunteers to staff them. Community members commented on these preliminary site design options, which in correlation with the Town of Ridgway and Chamber of Commerce representatives' ideas, was used to create the final Preferred Site Plan and Long Term Option 2 - New Visitor Center site designs that will act as a guide for future park and visitor center development. The primary difference between these site plan options is that the Long Term Option 2 design features a new visitor center building that would need staffing to be open to the public, while the Preferred Site Plan does not have a new visitor center building and relies on information kiosks (which could be staffed or unstaffed) to welcome park visitors. The cost of the Long Term Option 2 plan is higher than that of the Preferred Site Plan. Phasing the construction of different park elements may vary as funding is acquired. A list of potential funding sources is also included in this Strategic Plan document.

## **BACKGROUND**

Ridgway's Heritage park is located at the intersection of Highway 550 and Sherman Street/Highway 62—acting as the entrance into town from the east side. This site, which is owned by the Town of Ridgway, has most recently been used by the Ridgway Railroad Museum for their outdoor displays of railroad cars and indoor historical information. Currently, the Railroad Museum has been moving out of the site to a new location (200 North Railroad Street). A majority of the train cars have already been relocated to this new site. The remainder of the train museum information (the historical photos and documents) on display in the Visitor Center are planned to be moved to the new location by the summer of 2020. This will leave the current Visitor Center and Heritage Park as a blank slate for new park and visitor information uses.

## **PURPOSE**

The purpose of this project was to obtain community input regarding the vision and direction of Heritage Park and Visitor Center—a critical gateway area to the Town of Ridgway and surrounding region. With the Railroad Museum moving out in 2020, the park will be empty and the Ridgway Chamber of Commerce will occupy the Visitor Center. The park site itself is in a key and highly visible location for the Town, although it is currently sparsely vegetated and is in need of maintenance and cleanup. Due to these changes happening with the park and visitor center, there was a clear need to get additional direction on determining future goals for the site. Therefore, with the goal of developing a strategic plan for the park and visitor center, the Chamber secured state grant funding to use towards re-imagining and redesigning this space. The funding was used to hire a team of design professionals to conduct a public process in order to gain community input on wish list items to incorporate in the strategic master plan design for the site. The public process consisted of several public meetings where precedents and concept plans were displayed and discussed with meeting attendees. (Refer to page 10 for a detailed description of the public process.)

## DESIGN PROCESS & GOALS

The design process involved using community input to guide the site plan layout until a Preferred Site Plan and Long Term Option 2 were developed. (See these plans on pages 12-15.) The plan features site elements, such as signage, information kiosks, play features, planting areas, picnic areas, walks, and restrooms. These park elements were determined to be important and were edited based on the community feedback at the public meetings and the final versions of these are reflected in this document. Precedent images and photomontages of these elements are featured on pages 18-29. The site plan and these features comprise the Strategic Plan for Ridgway Visitor Center and Heritage Park. The primary goal of this strategic plan document is to outline a cohesive and achievable site master plan for the Town of Ridgway that can guide future park developments and improvements as funding is acquired. (Refer to page 30 for a preliminary cost estimate of the preferred site plan and to page 34 for a list of funding options.)

Goals that the community, Town of Ridgway, and Chamber of Commerce had for this project include the following:

- Attract visitors to stop year-round
- Develop visitor center options that feature self-guided informational signage so that volunteers do not have to be present for the visitor center to function
- Improve park amenities and aesthetics
- Develop a plan for ADA restrooms that can be accessible from the exterior so that the visitor center doesn't have to be open for passers-by to use these facilities
- Develop a parking organization plan for the gravel lot
- Determine park purpose and amenities needed in order to be successful
- Develop ideas for small play features and other desired community resources
- Offer visitors rest area amenities such as picnic space, restroom facilities, dog walk, play opportunities, etc.



**Ridgway Visitor Center:** The current Visitor Center building was historically used by the Fairgrounds as a hog barn.



# EXISTING CONDITIONS

Heritage Park features the museum building, a gravel parking lot, a large empty linear gravel area that was recently being used to hold railroad cars on display for the Ridgway Railroad Museum, and an existing gateway sign and plantings near Highway 550. There is also a small wooden pergola located near the Visitor Center. Numerous railroad ties that would be removed and replaced with new, non-toxic, pressure-treated railroad ties in the overall park master plan. There are two small structures between the parking lot and the fairgrounds—an old kiosk sign and a small storage shed; these site elements are in poor condition and may be in need of replacement. The parking lot holds about 30 cars and is currently functioning as a bus “park and ride” drop-off/pick-up and carpool location for workers commuting to and from Telluride. The Ouray County Fairgrounds are located directly to the south of Heritage Park and can be accessed through the main entry location off of Highway 550 or by passing into and through Heritage Park via Race Course Road. Event parking for the Fairgrounds may fill up the Heritage Park parking lot on occasion.

Much of the site has piles of debris and weeds and is in need of some clean up. There are several trees that have grown to block visibility of key locations on site; these may need to be trimmed or removed to open up site views.



Park Entry - Park users may enter the site by passing beneath the old Fairgrounds sign via Race Course Road.



ADA Parking - The parking lot features a designated ADA parking space sign close to the Visitor Center building.



Gravel Parking Lot - The park has a gravel parking lot with undefined parking spaces and usually holds about 30 vehicles.



Old Structures - An old storage shed and information kiosk have been placed in Heritage Park near the Fairgrounds.



Trestle - Railroad ties have been shaped into a trestle feature near the east end of the park next to the Fairgrounds.



Train Car - The Ridgway Railroad Museum left one of its train cars in the park, which could be used in the new park plan.



Debris - Small piles of debris are located in Heritage Park. These spaces are in need of some cleanup and weeding.



Visitor Center - The interior of the visitor center building is small and tight in its current layout. The restroom is not ADA.



Planting - Some of the existing park vegetation has grown to screen key site elements—such as this gateway sign in the park near Highway 550.



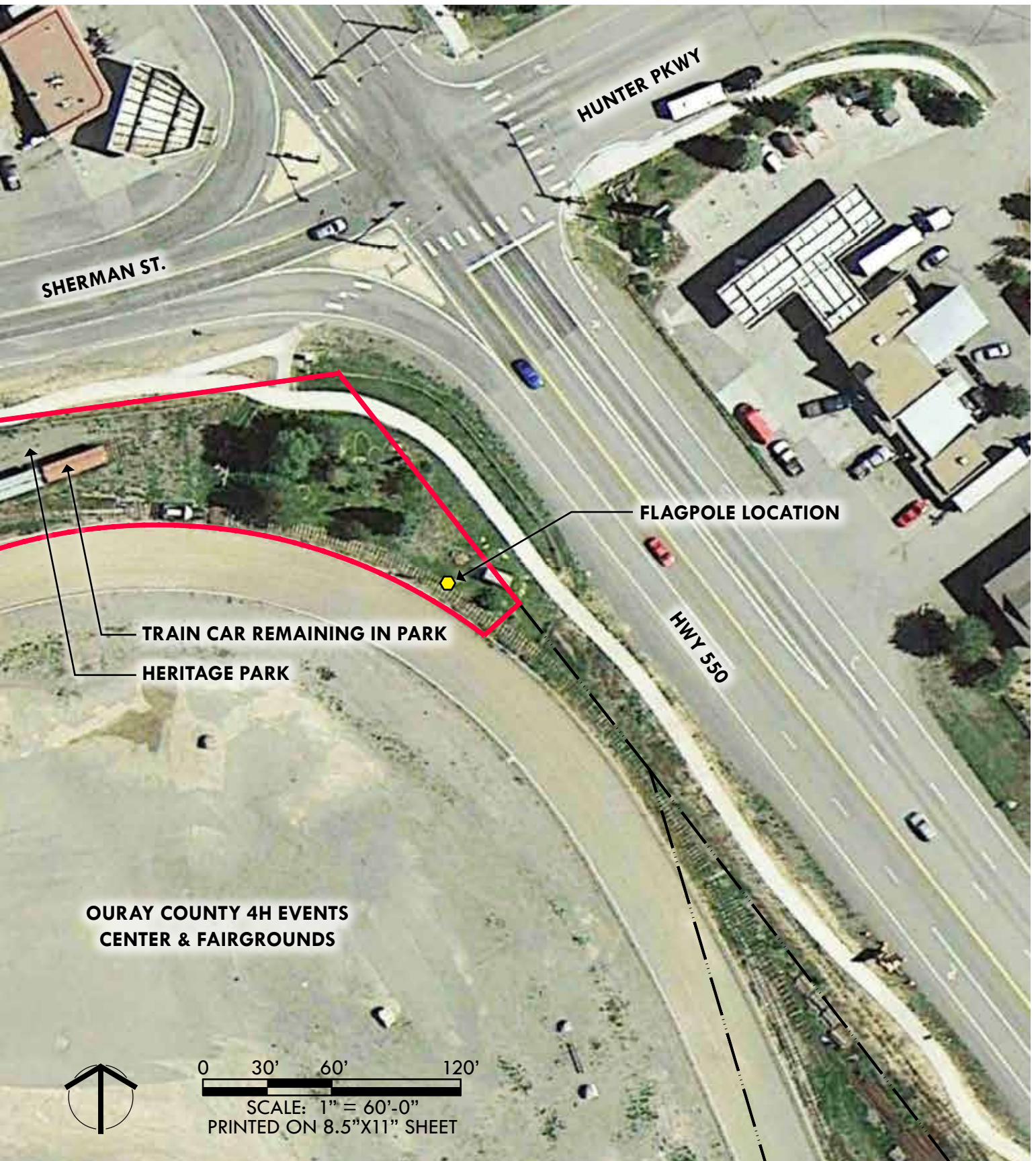
Gateway Sign - A current Ridgway sign is located in the park near the 550 & Sherman St. intersection. This sign is undersized and outdated—featuring the old Town catchphrase.



# EXISTING SITE BASE MAP









# PROPOSED DESIGN

## USING PUBLIC PROCESS TO GUIDE DESIGN

The proposed Master Plan Design was created with the input provided at the Public Meetings held in the Ridgway Town Hall Community Center on Thursday, March 28th, 2019 and Monday, April 29th, 2019. The initial public meeting showcased precedent image boards that were discussed by the community members in attendance to determine likes and dislikes. The Design Team then took this input to develop two schematic design options (in plan view) and their associated site element precedent images and photomontages that were presented at the second and final public meeting held on April 29th. Community members were able to express their concerns and ideas for the two schematic design options as well as the proposed site element designs. This input was then discussed with Ridgway Chamber of Commerce members in order to develop a proposed design that fit the community goals expressed by public meeting attendees with the Chamber's budget goals for renovating Heritage Park and the Visitor Center. The design team used this input to create the final Preferred Master Plan Design Option and Long Term Option 2 shown on pages 12 - 15 of this document. Precedent images and photomontages of the proposed site elements found in the Preferred Master Plan design are featured starting on page 18 of this document.

The precedent image boards and meeting notes showcased at these public meetings can be seen in Appendix A of this document. The two schematic master plan designs can also be viewed in Appendix A.



**Public Meeting Input:** The images above show comments made during the Public Meeting held on March 28th. Meeting attendees were able to place green dots on images they liked and red dots on images they disliked.



## PREFERRED MASTER PLAN DESIGN DESCRIPTION

The Preferred Site Plan uses site features reminiscent of Ridgway's history such as the car already present on site and new railroad ties to organize the park layout. Also, the site itself is more linear from East to West, which necessitates a more path-oriented design. As a result, the proposed design features several interweaving paths to guide users through the space. Key park features are listed in the bulleted list below; they are listed the order they progress through the site from East to West. Images of these features can be seen starting on page 18 of this document.

### KEY PARK FEATURES

- A new Ridgway **Gateway Sign** is located near the Highway 550 and Sherman St. intersection in a demonstration xeric garden area with berms, bollards, and crusher fines pathways.
- A **Photo Opportunity Area** with ADA access is located on top of the existing railroad trestle; this photo area has the mountain range including Mount Sneffels in its backdrop. There is also a platform for the camera person taking the photo. Stone benches are included in a crusher fines plaza nearby.
- A series of **Containers Retrofitted for Visitor Center Information** are located along the railroad tie pathway and would feature the existing train car along with additional storage containers that have been retrofitted to include visitor information, seating, and interactive displays. There are several ornamental xeric planting areas in between the railroad ties located at either end of the containers.
- Lawn Spaces will be located along Sherman Street to provide some grassy areas in the park for locals and passers-by to enjoy.
- A **Planting Bed of Rabbitbrush, Sage, Wildflowers, and Ornamental Grasses** will act as a xeric buffer along the west side of the site along the Fairgrounds. This buffer will help stabilize the steep grades occurring in this area.
- **Themed Informational Signage** is also located along the railroad tie pathway in line with the retrofitted containers. An aspen tree grove would create a scenic backdrop for these signs. These signs feature the five themes that were developed to capture the unique attractions of the Ridgway area; the themes include: Arts and Entertainment, Culinary Experiences, Health and Wellness, Outdoor Adventure, and History and Heritage. The signage will match the aesthetics of other signs in place around town.
- Play areas in the park will include an iconic **Climbing Boulder** with safety surfacing for older children and adults and a **Tot Lot** with smaller natural climbing features such as stepping logs and smaller boulders.
- The existing **Visitor Center** building would remain in place for several years in order to bridge the gap between acquiring funding and needing something in the short-term to accommodate for visitors now. This building is plumbed for up to two restrooms and has one functioning restroom now. In the short-term, the Ridgway Chamber of Commerce is considering small renovation options to open the restroom up to the outside so that people could access the restroom even when volunteers aren't available to staff the visitor center.
- A large **Visitor Center Sign** featuring icons for other park amenities including the photo opportunity area and restrooms would draw people into the site and inform visitors of the park amenities available. Other park amenities include a picnic area and water fountain.
- In order to maximize parking, the unpaved gravel **Parking Lot** should have the spaces delineated in some way, whether by using seasonal painting of stripes in the summer or some other means. If parking was organized in this lot, there would be parking spaces for up to 39 vehicles, 5 motorcycles, and two trailers/RVs. Trees could be planted in the parking lot to aid in delineating spaces and to add shade and improve aesthetics. The Fairgrounds has also mentioned the option to accommodate some parking within the center of the track. The Town of Ridgway may have to annex a portion of this area within the fairgrounds to offer more spaces for the Park & Ride.
- The site furnishings used throughout Heritage Park would match the style of site furnishings used in Downtown Ridgway, such as the bollards, bike racks, and natural-toned benches.

\*Another site element that was desired at the public meetings for Heritage Park was informational signage describing the Ute tribe's history and influence on the area. Such signage would require design input and approval from Ute tribal members prior to installation.

# PREFERRED SITE PLAN









# LONG TERM OPTION 2 - NEW VISITOR CENTER





Long Term Option 2 - New Visitor Center was presented at the April 29th public meeting. This option was well-liked by community members in attendance; they were favorable of a new Visitor Center building. (See additional information about this on page 17 of this document.) A precedent image of a visitor center building that was well-liked by public meeting attendees can be viewed on page 19. The cost estimate for this option can be seen on page 32.



# PHASING & PRIORITIES

## PHASING

The below list groups park elements based on importance of installation. Priorities or phasing may change as funding is acquired or as grants for various items become available. Initial site cleanup, creating accessible restrooms, and signage were some of the items that were identified as being key features needed in the short term. Other items that would add to the overall park experience—such as the climbing boulder area and other signage and plantings—would be phased in later as the funding and resources for those items becomes available. These items are explained in further detail with associated images starting on page 18 of this report.

### PHASE 1 - HIGH PRIORITY

- Initial Site Cleanup; trim and remove vegetation
- Landscape and Irrigation along Highway 62/Sherman St. for initial site beautification
- Temporary signage on current Visitor Center Building; made to be movable as more permanent signage structures are installed
- Themed Informational Signs
- Photo Opportunity Area
- Parking Delineation in unpaved gravel parking lot
- Accessible Restrooms (ADA accessible and accessible from the building exterior for public use when there are no volunteers at the Visitor Center)
- New Gateway Sign

### PHASE 2 - MEDIUM PRIORITY

- Demolition of old Visitor Center Building
- Install new Restroom & Picnic Area - includes new pergola/shade structure, tables, and trash/recycling receptacles
- Installation of New Visitor Center Kiosks (Retrofitted Containers) - includes any seating in the kiosks, water fountain, and informational signage and interactive displays in new kiosks. See precedent images on page 18.
- Install new Railroad Ties to create park layout framework
- Install pathways through site
- Install sod areas
- Visitor Center Sign with park amenity icons such as the restroom, picnic, and camera symbols

### PHASE 3 - LOW PRIORITY

- Remove existing pergola and replace with Climbing Boulder & safety surfacing
- Nature Play-Themed Tot Lot play area
- Crusher fines plaza area and secondary crusher fines pathways
- Site Furnishings (bollards, benches and stone benches, bike racks, etc.)
- Xeric planting areas & demonstration gardens



## A NEW VISITOR CENTER BUILDING (LONG TERM OPTION 2)

Another item that the public meeting attendees identified as a wish list item is the addition of a new Visitor Center building—see this option on pages 14 and 15. This is not included in the phasing list on page 16 and below because planning for a new community building would require additional long-term visioning, public process, and fundraising efforts before such an addition could be made to the site design. The desired Visitor Center, as expressed by community members, would feature local meeting space as well as visitor and museum information. The Chamber's vision of this new visitor center building is for a 1,700 SF building (proposed in Long Term Option 2 - New Visitor Center Building) that is a suitable fit for a low-staff visitor center building with bathrooms accessible from the outside. (Refer to page 19 for a precedent image of a visitor center structure that was well-liked at the public meetings held in Ridgway.) Due to budgetary and space constraints, we will need to find a compromise to fit the desires of community members that want a state-of-the-art building that can also be used as community space. (If the new visitor center were not built, new ADA accessible restrooms would still be constructed in this option.)

\*If a more iconic and eye-catching building were desired, then the space constraints at Heritage Park would be prohibitive from locating this new Visitor Center building on the current park site. If funding was acquired to develop such a large-scale facility, then a more extensive space would need to be acquired by the Town of Ridgway at a similar high-visibility site location along primary access routes. More public process is needed to align on a design and plan for a new visitor center building.

### PHASING DIAGRAM KEY

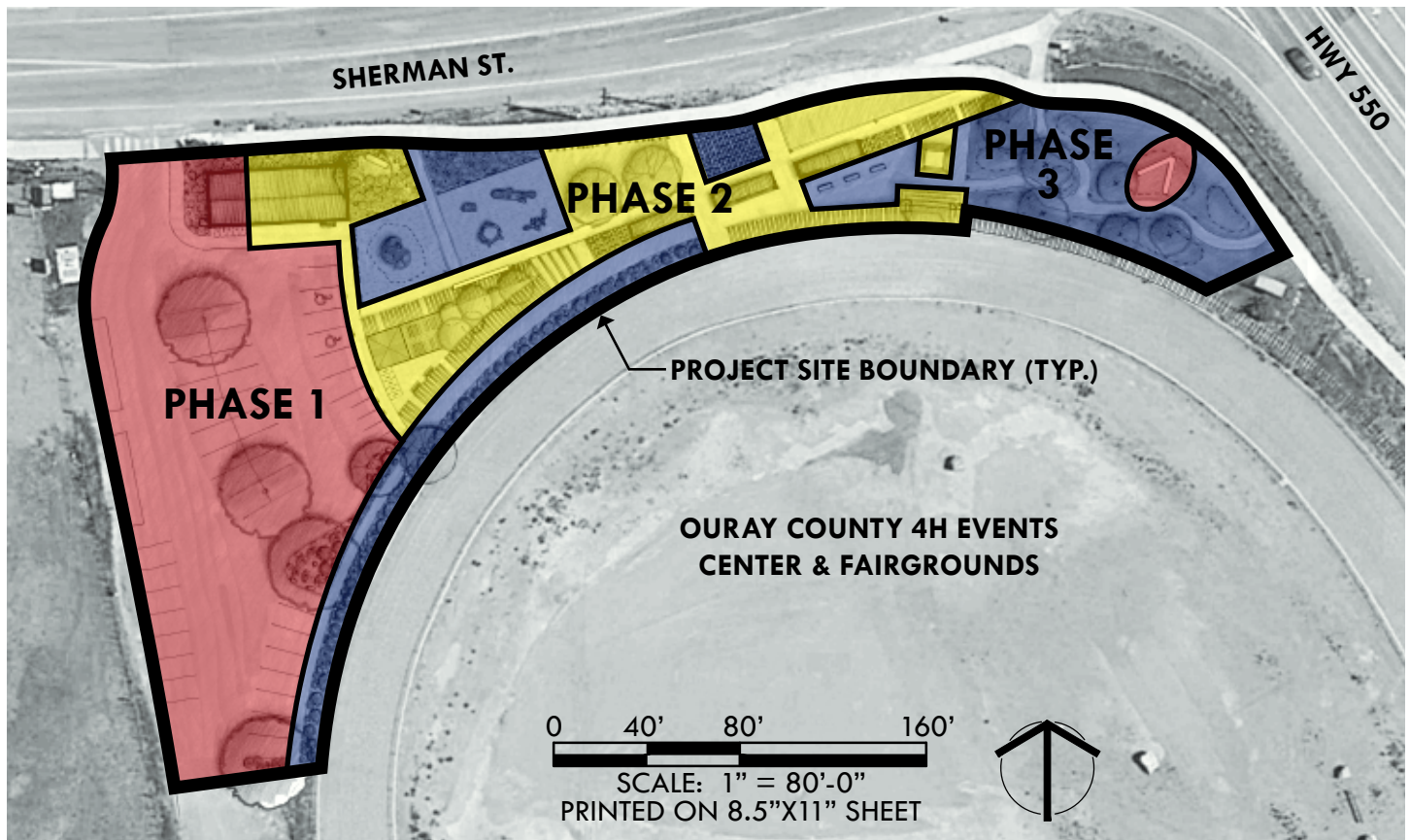
### DESCRIPTION

PHASE 1/1ST PRIORITY

PHASE 2/2ND PRIORITY

PHASE 3/3RD PRIORITY

The Phasing Diagram is a graphic representation of the order in which the new design components of Heritage Park would be installed. The phasing order is based on the priorities shown on page 16 of this document that were determined with public input. Some items may be moved as funding is acquired or as community priorities change.



**Phasing Diagram:** The above diagram features the proposed implementation order of park elements. These elements can be interchangeable as funding is acquired or grants become available or as community priorities shift.

# PROPOSED SITE ELEMENTS - PRECEDENTS

Precedent images and photomontages of the proposed site elements found in the Preferred Master Plan and the Long Term Option 2 - New Visitor Center designs are featured on pages 18-29 of this document. The numbers on these features relate to the numbers locations shown on the plan renderings on pages 12-15. Refer to the plan sheets for the proposed site locations of site elements.

## NEW VISITOR CENTER KIOSK



### 19 CONTAINERS RETROFITTED FOR VISITOR CENTER INFORMATION

A series of containers would act as kiosks to serve as the new Visitor Center in the proposed design. These containers could be retrofitted to host seating, shade areas, informational signage, and interactive displays. They could function with or without staff.



### 19 INTERACTIVE DISPLAYS IN VISITOR CENTER

Interactive displays, such as this topographical map would be on display in the Visitor Center kiosks.



### 22 EXISTING RAILROAD CAR TO REMAIN

The Railroad Museum has offered to leave this car to supplement the Visitor Center storage container kiosks.



# NEW VISITOR CENTER BUILDING



## 35 ALTERNATE: LONG TERM OPTION 2 - NEW VISITOR CENTER BUILDING

The above precedent images of existing visitors centers were shown on a precedent image board at the April 29th public meeting and were the most well-liked images by meeting attendees for the overall architectural style of the proposed structure. The New Visitor Center building would feature accessible restroom facilities. (If the new visitor center was not built, new ADA accessible restrooms would still be constructed in this option.)

# ADAPTIVE REUSE OF EXISTING VISITOR CENTER

## CONVERTED TO OPEN-AIR PERGOLA SLATS IN MIDDLE SECTION

One of the design ideas shown at the public meetings was to remodel the existing visitor center building to become an adaptive reuse restroom and picnic area structure. The concept for this adaptive reuse design is shown in the images adjacent and below on this page. The meeting attendees agreed that removing the structure and replacing it with information kiosks or a new visitor center building would be preferable to renovating the existing structure. However, the idea of creating a designated picnic area with shade was considered as important to feature in the Heritage Park master plan. The picnic area could have a slatted pergola-type roof or a full-coverage roof. Both of these options are shown below in the adaptive reuse sketches. A new picnic area structure would be constructed once the existing pergola is removed to make room for the large Climbing Boulder feature shown on page 25 of this document.

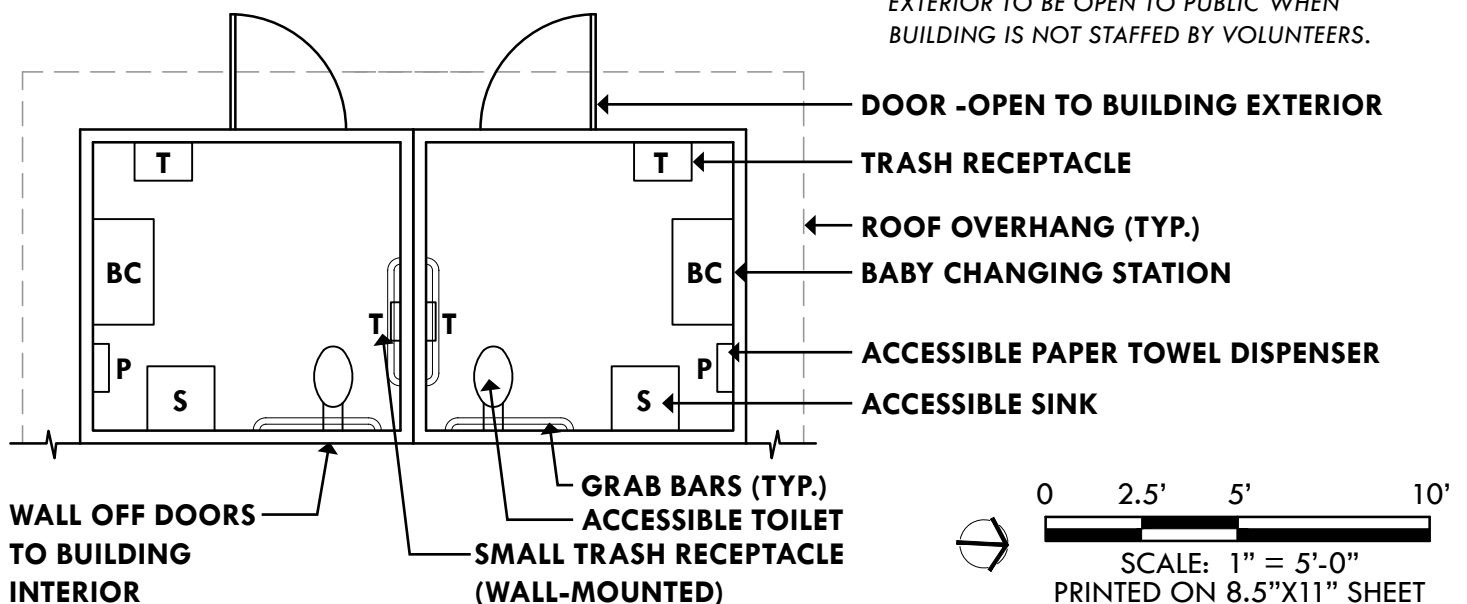


## 3D MODEL OF CONVERTED VISITOR CENTER



## ADA ACCESSIBLE GENDER NEUTRAL RESTROOM PLAN

\*NOTE: MAKE RESTROOMS ACCESSIBLE FROM EXTERIOR TO BE OPEN TO PUBLIC WHEN BUILDING IS NOT STAFFED BY VOLUNTEERS.



## ② ACCESSIBLE RESTROOMS - PLAN VIEW

The current Visitor Center building has a functioning restroom. However, this restroom is not ADA accessible, nor does it open to the exterior of the building. The above plan features a layout of two ADA accessible restrooms that could aid with the renovation of the current restroom as shown in the "Preferred Site Plan" option to improve accessibility.



# SIGNAGE



## 10 THEMED INFORMATIONAL SIGNS

This sign, which is based off of the existing banner pole sign frame located near the Town Hall Community Center in Ridgway, features the (5) themes identified by the Chamber of Commerce as capturing the unique attractions of the Ridgway area. The themes include Arts & Entertainment, Culinary Experiences, Health & Wellness, Outdoor Adventure, and History and Heritage.



## 12 NEW VISITOR CENTER ARROW SIGN

This sign would be located near Sherman Street/Highway 62 and would feature "Visitor Information" text as well as park amenity icons (including parking, restroom, camera, playground, and picnic table symbols) to attract passers-by to stop at Heritage Park.



### PLAN VIEW

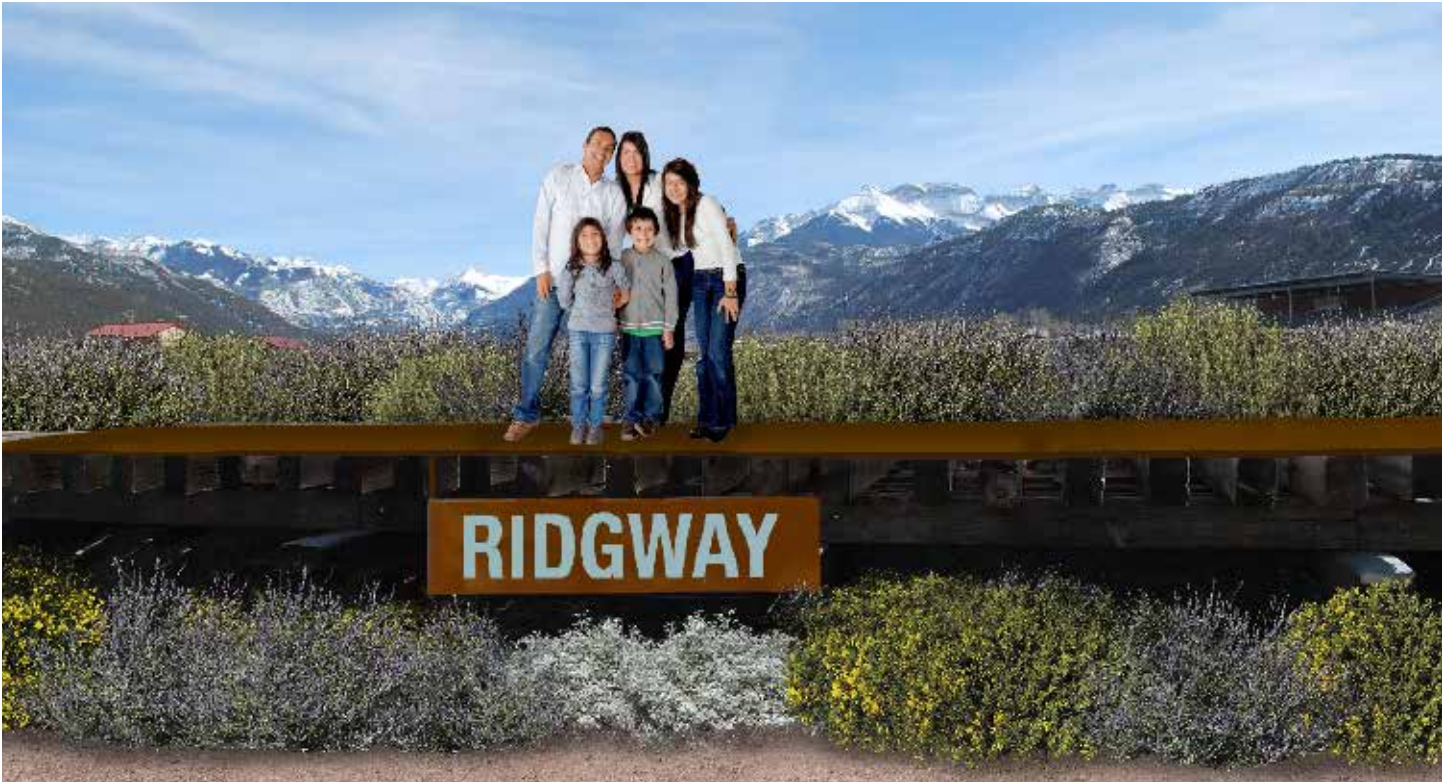
Making an angled version of the Gateway Sign will allow for the ideal viewing angles to be used for traffic approaching from different directions.

## 29 NEW RIDGWAY GATEWAY SIGN

This sign would replace the current Gateway sign located near the Highway 550-Sherman St. intersection; it could be a simple front-back sign or triangular (see plan above). The sign would be approx. 20'-0"W x 10'-0"HT. with 30"HT. Ridgway letters.



# PHOTO OPPORTUNITY AREA - OPTION 1



## 26 RAILROAD TRESTLE PHOTO OPPORTUNITY AREA

The existing trestle made of railroad ties near the northeast side of the fairgrounds in Heritage Park was identified as a great location for a photo opportunity with a mountain backdrop in the park. This frame-less option lets the background have the focus.



## 27 PHOTO PLATFORM & CAMERA SIGN

A raised platform will allow the person taking the photo to get a good angle of the scene. A photo symbol sign directs park users to the photo opportunity area—since without the frame outline it is less visible to passers-by.



# PHOTO OPPORTUNITY AREA - OPTION 2



## 26 RAILROAD TRESTLE PHOTO OPPORTUNITY AREA - OPTION 2

Option 2 features a full frame for the photo opportunity and is large enough in scale to attract motorists from the road to stop and check out the park feature. This high visibility design would encourage increased usage of the Photo Opportunity Area.



## 27 PHOTO PLATFORM & CAMERA SIGN - OPTION 2

The framed option directs the camera person to center the image with a specific view of the background scenery; this makes it easier on the photographer to take a quick picture.



# RAILROAD TIES



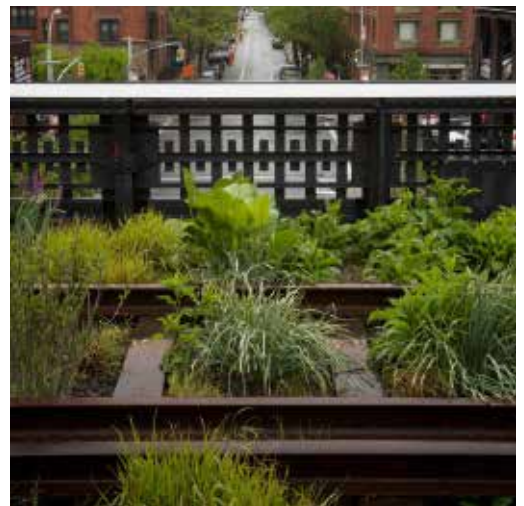
## 8 RAILROAD TIE PATHWAY IN CRUSHER FINES

In the proposed site design, new pressure-treated, non-toxic railroad ties would be acquired to form pathways through the site that are reminiscent of Ridgway's railroad history.



## 13 VERTICAL RAILROAD TIE FENCE -30" HT. MAX. (TYP.)

One potential idea for the park is to install some of the new railroad ties vertically to form a fence that creates a buffer between site features and Sherman Street.



## 24 ORNAMENTAL GRASSES PLANTED BETWEEN RAILROAD TIES

Planting between the railroad ties can also add visual interest to the preferred design's railroad tie pathways.



# PLAY FEATURES - CLIMBING BOULDER



## 11 LARGE CLIMBING BOULDER PLAY FEATURE

A large climbing boulder feature was identified in the public meetings as a key site element that would be useful to both residents and park visitors. The boulder should match the local rock formation aesthetic in terms of colors and shapes.



# PLAY FEATURES - TOT LOT



## ⑨ NATURE-THEMED PLAY AREA (TOT LOT)

The Tot Lot play area would be natural in its appearance to match the Large Boulder play feature. A series of smaller boulders, logs, and stumps can be used to create this look. Public meeting attendees expressed a desire to see “no plastic play equipment.”



# SITE FURNISHINGS & PLANTING ELEMENTS



## 3 BIKE RACKS

Bike racks, matching those in Downtown, are utilized in the proposed design to encourage bike use and parking.



## 15 BENCHES

Park benches would match those in Downtown. Meeting attendees expressed concern with hot metal benches.



## 16 STABILIZED CRUSHER FINES PATHWAY

Stabilized crusher fines is ADA accessible and will be utilized in pathways throughout the site and in a small plaza area with stone slab benches.



## 17 RABBITBRUSH, SAGE, WILDFLOWERS, & ORNAMENTAL GRASSES PLANTING BED

These plantings are xeric and would act as a buffer between Heritage Park and the Fairgrounds.



## 20 BLUE AVENA ORNAMENTAL GRASS PLANTING BED

Blue avena grass is xeric and only grows to an 18" height. These plants will be incorporated near the retrofitted containers to emphasize their importance in a subtle way.



## 25 STONE BENCH

Stone benches would be located in the crusher fines plaza by the photo opportunity area and the retrofitted container kiosks. They are natural in appearance and would complement the style and aesthetic of the park.

# SITE FURNISHINGS CONTINUED...



## 31 BOLLARDS

Light bollards are incorporated along pathways in the preferred design plan to improve park safety; they would match those found throughout Downtown. By keeping site furnishings in a similar look with Downtown, the whole Town will feel more connected.



## Pet Waste Station & Dog Etiquette Sign Information:

Dogipot features a range of pet waste station items and offers an entire pet station including a pet waste bag dispenser, a trash receptacle, and a directional sign.

The sign enlargements feature different graphic options for asking pet owners to clean up. The green sign is from SafetySign.com and the white sign is from ComplianceSigns.com. Such signs encourage pet owners to be responsible on the Town's park property.

## 32 PET WASTE STATION



## Water Fountain Information:

The provision of a water fountain was identified at the public meetings as an important site feature to include in the preferred site plan design. Both of these Elkay fountain options include an ADA accessible drinking fountain and dog bowl. The left most water fountain is from Restroom Direct.com. The right water fountain also includes a bottle-filling station and is from PlumbersStock.com.

## 33 WATER FOUNTAIN





# COST ESTIMATES

## PRICES MAY ESCALATE WITH THE PASSAGE OF TIME

The cost estimate shown on page 32 represents the design team's educated "best guess" prices of the proposed design elements featured on the Preferred Site Plan. (There is also a preliminary cost estimate for the "Long Term Option 2 - New Visitor Center" design shown on page 33 of this document.) These prices are based off of recent construction bids on current projects, supplier prices, and estimates from past site design projects. Prices represent the cost of building these park features in 2019. Assume an average 3.5% escalation annually from current total depending on the date of construction. Also, there may be a bump up in materials costs, such as the recent increase in steel prices, that cannot be predicted; factors such as this may increase the project costs as well.

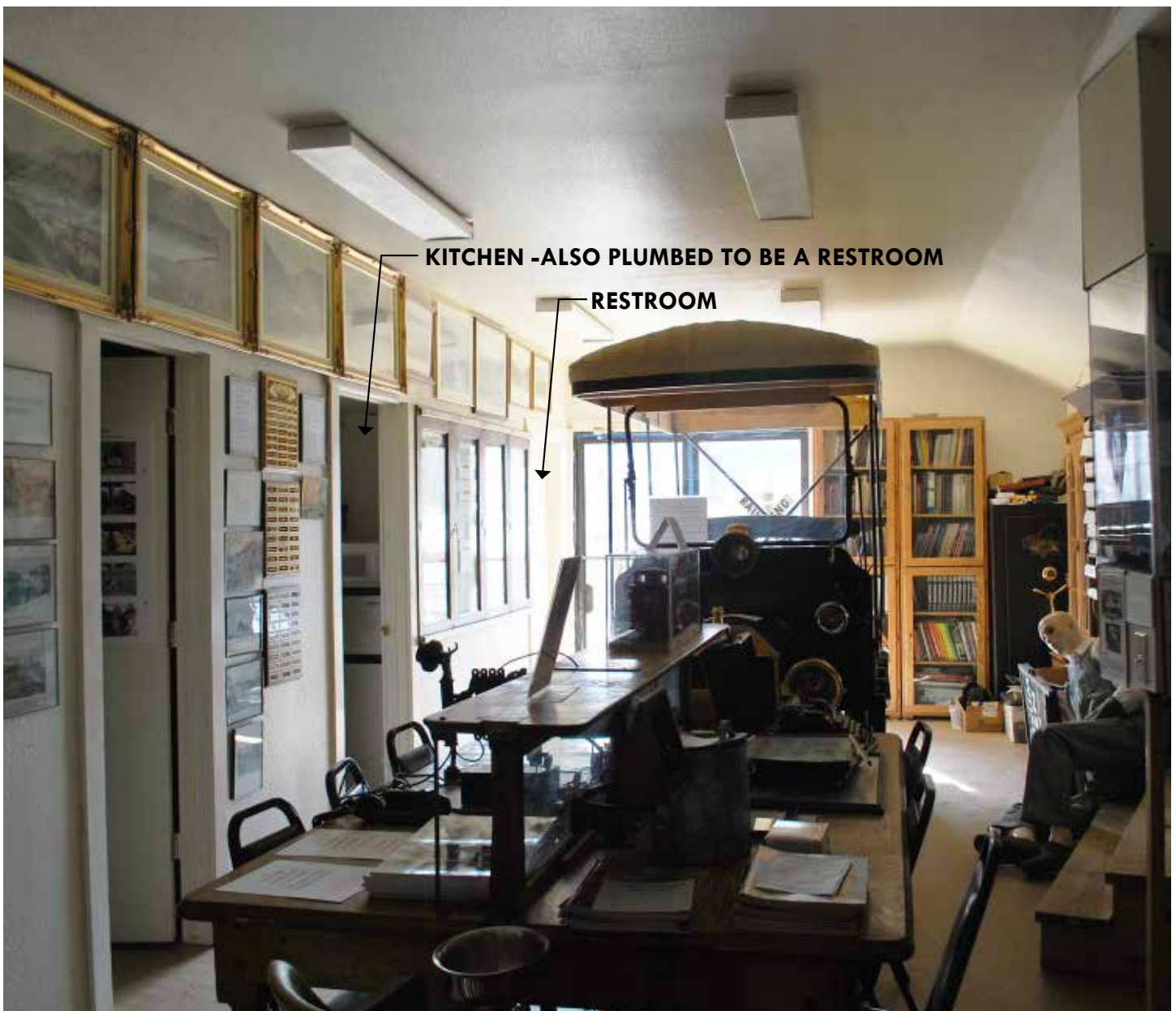


**Existing Site Photo:** This photograph shows the railroad ties that are present at Heritage Park, a small pergola, and the parking lot and Visitor Center building in the background.



### ACCESSIBLE RESTROOM

Both designs feature ADA accessible restrooms. The cost estimate for the Preferred Site plan features a renovated restroom cost for the existing visitor center building of approximately \$30,000. The cost of an accessible restroom in the Long Term Option 2 is included in the overall cost of the new visitor center building. (It would be approximately \$35,000 to \$43,000 of the total cost of the new building, which is listed as approximately \$595,000 in the cost estimate.) Depending on funding and decisions by the Town of Ridgway and community members, one option or the other may be selected. Should funding be acquired to enable the Long Term Option 2 plan be installed sooner, renovating the existing restrooms may not be needed.



**Existing Restroom:** This photograph shows the interior of the existing Ridgway Railroad Museum building. The restroom is currently not ADA accessible and is not open to the building exterior; therefore, volunteers must be staffing the building for it to be open to the public.

# PREFERRED SITE PLAN - COST ESTIMATE

<b>Ridgway Heritage Park &amp; Visitor Center</b> Preliminary Cost Estimate - Preferred Option Prepared by DHM Design in May 2019				
Item	Quantity	Units	Cost	Total
<b>Site Furnishings</b>				
Picnic Tables - Type 1 (ADA)	1	EA	\$ 3,000.00	\$ 3,000.00
Picnic Tables - Type 2	3	EA	\$ 3,000.00	\$ 9,000.00
Benches	7	EA	\$ 2,360.00	\$ 16,520.00
Bike Racks	10	EA	\$ 200.00	\$ 2,000.00
Trash/Recycling Receptacles	2	EA	\$ 1,305.00	\$ 2,610.00
Water Fountain	1	EA	\$ 5,000.00	\$ 5,000.00
Dog/Pot Pet Waste Station	1	EA	\$ 330.00	\$ 330.00
			<b>Subtotal</b>	<b>\$ 38,460.00</b>
<b>Playground</b>				
Playground Boulder (Large)	1	LS	\$ 75,000.00	\$ 75,000.00
Playground Boulder (Small)	1	LS	\$ 10,000.00	\$ 10,000.00
Hollow Log (ID Sculpture)	1	EA	\$ 5,665.00	\$ 5,665.00
Balance Log (ID Sculpture)	1	EA	\$ 4,356.00	\$ 4,356.00
Charlotte's Web (ID Sculpture)	1	EA	\$ 16,390.00	\$ 16,390.00
Staggered Stumps	1	EA	\$ 4,831.00	\$ 4,831.00
Playground Thickened Edge	280	LF	\$ 20.00	\$ 5,600.00
Engineered Wood Fiber Safety Surfacing	2,500	SF	\$ 5.00	\$ 12,500.00
			<b>Subtotal</b>	<b>\$ 134,342.00</b>
<b>Hardscape/Site Work</b>				
Clearing and Grubbing	1	LS	\$ 15,000.00	\$ 15,000.00
Concrete Sidewalk	5,165	SF	\$ 8.00	\$ 41,320.00
Stabilized Crusher Fines	5,340	SF	\$ 5.00	\$ 26,700.00
Concrete Mow Edge	190	LF	\$ 15.00	\$ 2,850.00
Steel Edger	100	LF	\$ 3.50	\$ 350.00
Railroad Ties (new, pressure-treated)	300	EA	\$ 60.00	\$ 18,000.00
Railroad Trestle Feature	1	LS	\$ 20,000.00	\$ 20,000.00
Landscape Boulders (to edge parking lot)	15	EA	\$ 100.00	\$ 1,500.00
Earthwork	1	LS	\$ 12,000.00	\$ 12,000.00
Lighting and Electrical	1	LS	\$ 25,000.00	\$ 25,000.00
			<b>Subtotal</b>	<b>\$ 162,720.00</b>
<b>Planting</b>				
Deciduous Trees (10 gallon)	12	EA	\$ 250.00	\$ 3,000.00
Shrubs (5 gal.)	60	EA	\$ 50.00	\$ 3,000.00
Ornamental Grasses (1 gal.)	125	EA	\$ 15.00	\$ 1,875.00
Sod	3,000	SF	\$ 1.00	\$ 3,000.00
Native Grass	500	SF	\$ 0.20	\$ 100.00
Shrub & Perennial Planting Beds ( 1 gal)	300	EA	\$ 15.00	\$ 4,500.00
Cedar Bark Mulch	15.5	CY	\$ 100.00	\$ 1,550.00
Topsoil (6" for Turf)	55	CY	\$ 35.00	\$ 1,925.00
Topsoil (4" for Seeded Areas)	4	CY	\$ 35.00	\$ 140.00
Soil Amendment (4 CY/1000 SF in sod areas)	12	CY	\$ 70.00	\$ 840.00
Soil Amendment (1 CY/1000 SF in shrub bed areas)	4	CY	\$ 70.00	\$ 280.00
Irrigation	1	LS	\$ 10,000.00	\$ 10,000.00
			<b>Subtotal</b>	<b>\$ 30,210.00</b>
<b>Signage</b>				
Photo Area	1	LS	\$ 15,000.00	\$ 15,000.00
Gateway Sign	1	LS	\$ 75,000.00	\$ 75,000.00
Themed Signs	5	EA	\$ 12,000.00	\$ 60,000.00
Arrow Sign	1	EA	\$ 15,000.00	\$ 15,000.00
Historic Map	1	EA	\$ 2,000.00	\$ 2,000.00
ADA Parking Signs	2	EA	\$ 250.00	\$ 500.00
Interpretive Signage/Exhibits (allowance)	1	LS	\$ 15,000.00	\$ 15,000.00
			<b>Subtotal</b>	<b>\$ 182,500.00</b>
<b>Structures</b>				
Retrofit Old Visitor Center Building (Accessible Restrooms)	150	SF	\$ 200.00	\$ 30,000.00
Visitor Center Kiosk (Container)	1	LS	\$ 50,000.00	\$ 50,000.00
Secondary Kiosk	1	LS	\$ 50,000.00	\$ 50,000.00
			<b>Subtotal</b>	<b>\$ 130,000.00</b>
			<b>Subtotal</b>	<b>\$ 678,232.00</b>
			<b>Design and Construction Documents</b>	<b>\$ 67,823.20</b>
			<b>Total</b>	<b>\$ 746,055.20</b>
<b>Assumptions:</b>				
Gravel parking area will be regraded and maintained by City as needed.				
Xeriscape garden would be phase in by volunteers.				
Could do signage on current building in short term, and move to freestanding steel structure in future.				



# LONG TERM OPTION 2 - COST ESTIMATE

<b>Ridgway Heritage Park &amp; Visitor Center</b> <b>Preliminary Cost Estimate - Long Term Option 2 (New Visitor Center)</b> <b>Prepared by DHM Design in May 2019</b>				
Item	Quantity	Units	Cost	Total
<b>Site Furnishings</b>				
Picnic Tables - Type 1 (ADA)	2	EA	\$ 3,000.00	\$ 6,000.00
Picnic Tables - Type 2	4	EA	\$ 3,000.00	\$ 12,000.00
Benches	6	EA	\$ 2,360.00	\$ 14,160.00
Bike Racks	6	EA	\$ 200.00	\$ 1,200.00
Trash/Recycling Receptacles	2	EA	\$ 1,305.00	\$ 2,610.00
Dog Pot Pet Waste Station	1	EA	\$ 330.00	\$ 330.00
			<b>Subtotal</b>	<b>\$ 36,300.00</b>
<b>Playground</b>				
Playground Boulder (Large)	1	LS	\$ 75,000.00	\$ 75,000.00
Playground Boulder (Small)	1	LS	\$ 10,000.00	\$ 10,000.00
Hollow Log (ID Sculpture)	1	EA	\$ 5,665.00	\$ 5,665.00
Balance Log (ID Sculpture)	1	EA	\$ 4,356.00	\$ 4,356.00
Charlotte's Web (ID Sculpture)	1	EA	\$ 16,390.00	\$ 16,390.00
Staggered Stumps	1	EA	\$ 4,831.00	\$ 4,831.00
Playground Thickened Edge	280	LF	\$ 20.00	\$ 5,600.00
Engineered Wood Fiber Safety Surfacing	2,500	SF	\$ 5.00	\$ 12,500.00
			<b>Subtotal</b>	<b>\$ 134,342.00</b>
<b>Hardscape/Site Work</b>				
Clearing and Grubbing	1	LS	\$ 15,000.00	\$ 15,000.00
Concrete Sidewalk	5,165	SF	\$ 8.00	\$ 41,320.00
Stabilized Crusher Fines	5,340	SF	\$ 5.00	\$ 26,700.00
Concrete Mow Edge	190	LF	\$ 15.00	\$ 2,850.00
Steel Edger	100	LF	\$ 3.50	\$ 350.00
Railroad Ties (new, pressure-treated)	300	EA	\$ 60.00	\$ 18,000.00
Railroad Trestle Feature	1	LS	\$ 20,000.00	\$ 20,000.00
Landscape Boulders (to edge parking lot)	15	EA	\$ 100.00	\$ 1,500.00
Earthwork	1	LS	\$ 12,000.00	\$ 12,000.00
Lighting and Electrical	1	LS	\$ 25,000.00	\$ 25,000.00
			<b>Subtotal</b>	<b>\$ 162,720.00</b>
<b>Planting</b>				
Deciduous Trees (10 gallon)	12	EA	\$ 250.00	\$ 3,000.00
Shrubs (5 gal.)	60	EA	\$ 50.00	\$ 3,000.00
Ornamental Grasses (1 gal.)	125	EA	\$ 15.00	\$ 1,875.00
Sod	3,000	SF	\$ 1.00	\$ 3,000.00
Native Grass	500	SF	\$ 0.20	\$ 100.00
Shrub & Perennial Planting Beds (1 gal)	300	EA	\$ 15.00	\$ 4,500.00
Cedar Bark Mulch	15.5	CY	\$ 100.00	\$ 1,550.00
Topsoil (6" for Turf)	55	CY	\$ 35.00	\$ 1,925.00
Topsoil (4" for Seeded Areas)	4	CY	\$ 35.00	\$ 140.00
Soil Amendment (4 CY/1000 SF in sod areas)	12	CY	\$ 70.00	\$ 840.00
Soil Amendment (1 CY/1000 SF in shrub bed areas)	4	CY	\$ 70.00	\$ 280.00
Irrigation	1	LS	\$ 10,000.00	\$ 10,000.00
			<b>Subtotal</b>	<b>\$ 30,210.00</b>
<b>Signage</b>				
Photo Area	1	LS	\$ 15,000.00	\$ 15,000.00
Gateway Sign	1	LS	\$ 75,000.00	\$ 75,000.00
Themed Signs	5	EA	\$ 12,000.00	\$ 60,000.00
Arrow Sign	1	EA	\$ 15,000.00	\$ 15,000.00
Historic Map	1	EA	\$ 2,000.00	\$ 2,000.00
ADA Parking Signs	2	EA	\$ 250.00	\$ 500.00
Interpretive Signage/Exhibits (allowance)	1	LS	\$ 15,000.00	\$ 15,000.00
			<b>Subtotal</b>	<b>\$ 182,500.00</b>
<b>Structures</b>				
Retrofit Old Visitor Center Building (Shade Shelter)	1	LS	\$ 20,000.00	\$ 20,000.00
New Visitor Center Building	1,550	SF	\$ 350.00	\$ 542,500.00
New Accessible Restrooms	150	SF	\$ 350.00	\$ 52,500.00
			<b>Subtotal</b>	<b>\$ 562,500.00</b>
			<b>Subtotal</b>	<b>\$ 1,108,572.00</b>
			<b>Design and Construction Documents</b>	<b>\$ 110,857.20</b>
			<b>Total</b>	<b>\$ 1,219,429.20</b>
Assumptions:				
Gravel parking area will be regraded and maintained by City as needed.				
Xeriscape garden would be phase in by volunteers.				
Could do signage on current building in short term, and move to freestanding steel structure in future.				

# FUNDING OPTIONS

## POTENTIAL FUNDING SOURCES

The below list describes several different sources of funding that could help in developing the Preferred Site Plan design for Heritage Park. These options do not list every funding or grant option available. For example, some playground supplier companies, such as KaBOOM! or BCI Burke, or businesses, like Home Depot, offer grants, discounts, or supplies to help with project developments at parks. Some groups, such as Boy Scouts of America, help with constructing small projects. In short, there are numerous options in terms of receiving financial, labor and /or materials assistance to build park projects. The funding that the Town of Ridgway is able to acquire may adjust park priorities and enable different amenities to be developed before others. (See more information on the initial Phasing and Priorities for Heritage Park on page 16 of this document.) Additional grant information can be found on the next page.

- **Grants** - see lists below and on next page
- **Local Appropriations** - Town and County revenues/budgets
- **Creation of a Designated Fund** - special taxes, typically a sales tax increase at the county level which is dedicated to open space, trails, and parks development
- **Individual, Corporate, and Philanthropic Giving** - gifts, grants, bequests, fundraising events, and other forms of giving
- **In-Kind Volunteerism** - public agencies or private participants both in land donations and possibly use of equipment, labor, or materials



**Sign in Heritage Park:** A sign near the Visitor Center at Heritage Park features local humor.



# GRANT FUNDING SOURCES

## COLORADO GRANT PROGRAMS

- BEST Grant Program
- Colorado Brownfields Foundation
- Colorado Department of Local Affairs
- Colorado Department of Public Health and Environment
- Colorado Health Foundation
- Colorado Office of Economic Development
- Corporate Programs
- Department of Transportation
- Great Outdoors Colorado
- History Colorado
- Private Foundations

## NATIONAL GRANT PROGRAMS

- Department of Commerce Economic Development Administration
- Federal Transit Administration
- National Endowment for the Arts
- National Energy Technology Laboratory
- National Inclusion Project
- National Institute of Health
- National Science Foundation
- Rural Business Enterprise Grants
- Rural Community Assistance Corporation
- The Daniels Fund

## FUNDABLE PROJECT ELEMENTS

- Recreation
- Interpretation
- Education
- Restoration
- Public Access
- Specialized programming (biking, trails, etc.)
- Energy efficiency
- Public art
- Public transportation

## ELIGIBLE LOCAL PROJECTS

- Playgrounds
- Trails within local parks
- Environmental education facilities
- Outdoor amenities located at fairgrounds
- Infrastructure (irrigation, sprinkler systems, drainage pipes, parking lots, lighting)
- Amenities (restrooms, drinking fountains, benches, picnic tables, pavilions, etc.)

## DOLA FINANCIAL ASSISTANCE PROGRAMS

- Colorado Main Street
- Community Development Block Grant
- Rural Economic Development Initiative