

RIDGWAY VISITOR CENTER & HERITAGE PARK MASTER PLAN

PREPARED BY DHM DESIGN
AND AMENDED JUNE 2022

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TABLE OF CONTENTS

Project Purpose	4
Existing Site Base Map	6
Master Site Design	8
Final Site Plan	12
Initial Indigenous Cultural Consultation	14
Phasing & Priorities	18
Precedent Images	20
Signage.....	20
Photo Opportunity Area	22
Railroad Ties	23
Play Features - Climbing Boulder	24
Site Furnishings & Planting Elements.....	25
Cost Estimates	27
Funding Options	30

ACKNOWLEDGMENTS

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Ridgway Railroad Museum
Public Meeting Attendees

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Photo Opportunity Area: This photo area has the mountains of the Sneffels Range in its backdrop.

PROJECT PURPOSE

EXECUTIVE SUMMARY

This Ridgway Visitor Center & Heritage Park Master Plan ("Master Plan") summarizes the public and design processes involved in determining proposed future park development. Since 2019, there have been multiple rounds of public engagement and input on various design iterations and site changes at the Visitor Center and Heritage Park. This document lays out a clear strategic direction for the property. The revised Master Plan was approved by the Ridgway Town Council on June 8, 2022. Phasing of the construction of different park elements may vary as funding is acquired. A list of potential funding sources is also included in this 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. Now that the Railroad Museum has moved to a new location (200 North Railroad Street). The train cars have been relocated to this new site. This leaves the current Visitor Center and Heritage Park available 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 is now empty and the Ridgway Area Chamber of Commerce leases and occupies the Visitor Center. The park site itself is in a key and highly visible location for the Town. There has been 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 Master Plan design for the site.

GOALS

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 photo-montages of these elements are featured on pages 20-26. The site plan and these features comprise the Ridgway Visitor Center & Heritage Park Master Plan. The primary goal of this Master Plan document is to outline a cohesive and achievable plan for the Town of Ridgway that can guide future park developments and improvements as funding is acquired. (Refer to pages 28-29 for a preliminary cost estimate of the Master Site Plan and to page 30 for a list of funding options.)

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

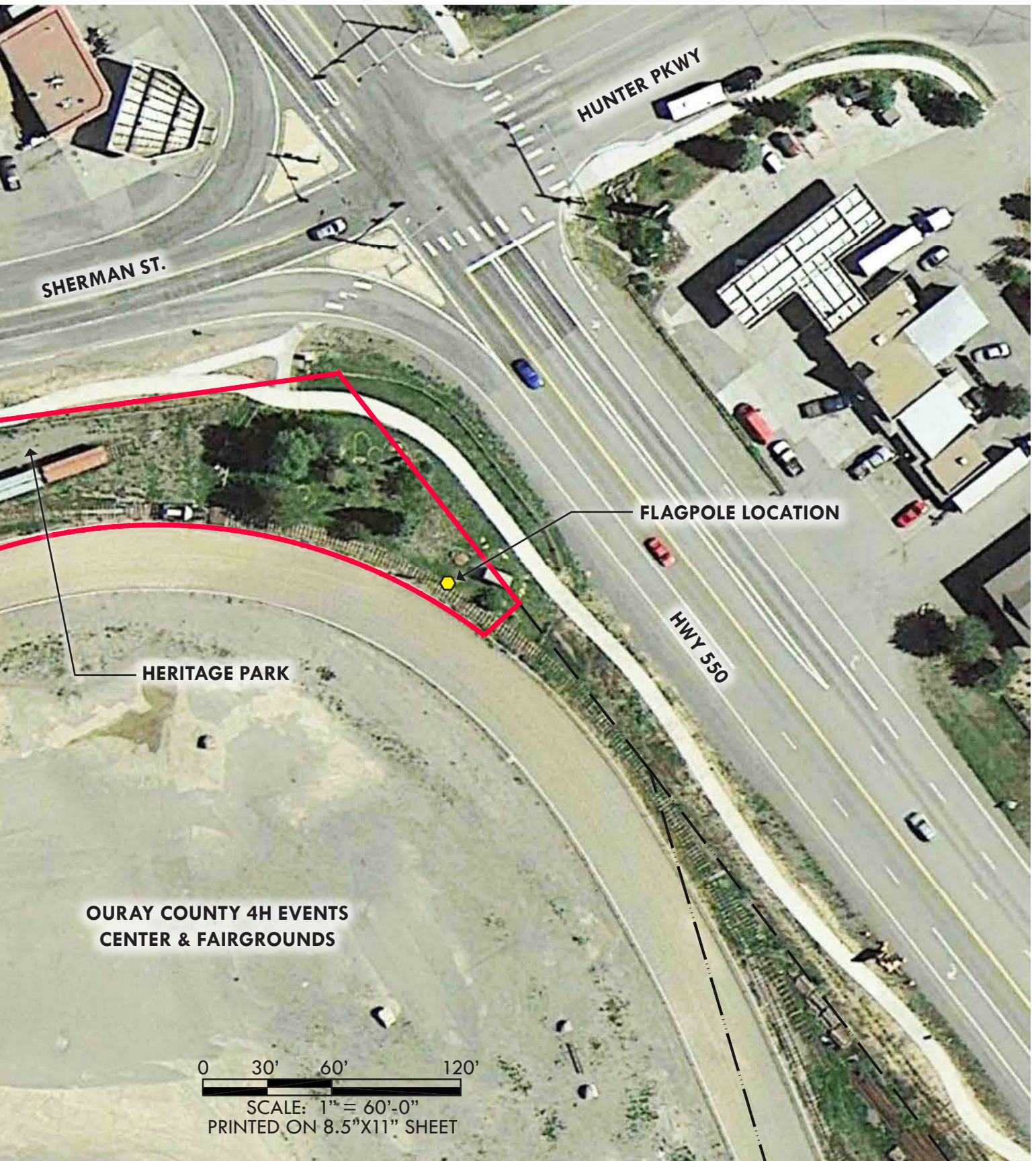
- Attract visitors to stop year-round
- Develop visitor center options that feature self-guided informational signage so that volunteers do not have to be present for the visitor center to function
- Engage with the Ute Tribe for input on park design and cultural interpretation/education
- Improve park 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.



New Visitor Center Arrow Sign: Artistic Rendering of New Visitor Sign

EXISTING SITE BASE MAP





MASTER SITE DESIGN

USING PUBLIC PROCESS TO GUIDE DESIGN

The Master Site Design was created with the input provided at the public meetings held in the Ridgway Town Hall Community Center on March 28, 2019 and April 29, 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 and their associated site element precedent images and photo-montages that were presented at the second 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. A design team used this input to create the Preferred Master Plan Design Option.

During the summer of 2020, the Colorado Main Street 2019 mini-grant allowed the Town to clean up the Heritage Park area, in addition to leveling, laying gravel and placing picnic tables near the parking lot, south of the Visitor Center's pergola, with labor and equipment from Public Works used as the match for the \$5,000 grant. In the spring of 2021, the Town completed Phases 1 and 2 of the Heritage Park/Visitor Center landscape and irrigation improvements. Phase 1 of the project generally consisted of delivery, set-up and general construction for all labor, materials, and services for Phase 1 irrigation and landscaping around the Ridgway Visitor Center, including installing irrigation system, soil improvements, planting shrubs, perennials, and ornamental grasses. Phase 2 generally consisted of delivery, set-up and general construction for all labor, materials, and services for installing hardscape, landscape, and irrigation along Highway 62 at Ridgway Heritage Park. As a Graduate Community in the Colorado Main Street Program, the Town was able to utilize \$30,000 of our Main Street Mini-Grant funds to support this project.

An additional community process was required to address the changes to the area and the Visitor Center-Heritage Park Advisory Committee was established in January 2021. The committee was composed of representatives from Town Council, the Ridgway Area Chamber of Commerce board of directors, the business and nonprofit sectors, and citizens at large. This group met 4 times between February and June 2021 to formulate recommendations regarding options in the Master Plan, such as whether to build a new Visitor Center, the locations of restrooms and picnic shelter, and the empty space left by the departure of the railroad car. The Town utilized an outside facilitator for these meetings, paid for by Colorado Main Street technical assistance. As a result of thorough and thoughtful discussions, the Visitor Center-Heritage Park Advisory Committee presented their recommendations and the Long-Term Implementation Plan and Strategy intended to guide the improvements. The group's recommendations were approved by Council in July 2021.

In late 2021/early 2022, Town staff worked with Colorado Main Street to utilize technical assistance support to hire a contractor to update the Heritage Park site plan to depict the latest recommendations of the Long-Term Implementation Plan and Strategy. DHM Design was selected and in February 2022, DHM Design met with Town staff to gather initial input and guidance to inform their first go at updating the site plan. In March 2022, an updated site plan was presented to staff and shared with members of the Visitor Center-Heritage Park Advisory Committee and other stakeholders for input. A number of community members provided feedback on the new concept. Feedback is summarized as follows:

- High design quality: Ensure the building design communicates a sense of “you are welcome here” and put our “best foot forward” design-wise.
- Consider harmonizing with the design of the Frontier Park pavilion and/or Hartwell Park.
- Prioritize shade and covered outdoor space, multi-purpose outdoor gathering space
- Design for ease of maintenance
- Maximize the view down valley, Sneffels vistas
- Consider dynamics of seasonal sun, wind, snow vectors in design
- Separate restrooms from visitor center/picnic area as per Indigenous practices that were shared
- Placement of interpretive information in proximity to the buildings should be well thought out, so it is easy to access, and plan for interpretive signage for mountain peaks.
- Consider modeling net-zero construction.
- Continue to incorporate Indigenous cultural perspectives into the site.

Taking into account the feedback that was received, DHM Design furnished a new site plan that can be viewed on page 12 and 13.



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.

FINAL SITE PLAN

The Final Site Plan uses site features that reference Ridgway's history to add character and organize the park layout. Also, the site itself is more linear from East to West, which lends itself to a design oriented along a central path. Key park features are listed below; they are in the order they progress through the site from East to West. Images of these features can be seen starting on page 20 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 centrally; this photo area has Mount Sneffels in its backdrop. Stone benches are included in a crusher fines plaza nearby. **Interpretive Signs** that identify the peaks will also be a part of this area.
- At the very center of the site is an important aspect of the areas history. Space has been identified for a **Sculpture** that would be themed on the three indigenous Ute tribes of the area. There may be an opportunity for a call to artists for this piece, similar to what was done for the sculpture at Lena/Hwy 62 and the highway bridge parapets.
- The **New Visitor Center** will be repurposed shipping containers with a large **Shade Structure** (similar to the Hartwell Park stage). The Visitor Center would be designed in more detail in the future to include visitor information, seating, storage and interactive displays. The orientation of the building is excellent for solar panels and will help block wind from the southwest. The shade cover will help keep snow off of the entry plaza in the winter.
- 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.
- An area at the north end of the parking lot has been identified for **educational/interpretive signage** that would go in-depth on the **Brunot Agreement**. This is a very important piece to the history of the area. The Town would work in consultation with the Ute tribe to tell this story.
- The existing Visitor Center building would be removed and replaced with a new **ADA Accessible Restroom**. This building would be able to be open even when the volunteers are not available at the visitor center. This would include two unisex restroom stalls. The structure would be prefabricated and include finishes such as board formed concrete and corrugated metal wainscoting.
- 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 38 vehicles, including 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.

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RIDGWAY HERITAGE PARK FINAL SITE PLAN - ADOPTED





INITIAL INDIGENOUS CULTURAL CONSULTATION

Introduction

In response to the Visitor Center-Heritage Park Advisory Committee's recommendation to include Ridgway's Ute heritage in the site, the Community Initiatives Facilitator (CIF), Tera Wick conducted three separate informational interviews with two different local Indigenous leaders, reviewed written materials about Ridgway's Ute heritage, summarized best practices in Tribal consultation and communicated with State of Colorado Historic Preservation staff about appropriate processes for Indigenous cultural and historic preservation projects.

Summary of Cultural Consultation with local Indigenous leaders

CJ Brafford, Executive Director of Ute Indian Museum, Montrose Colorado.

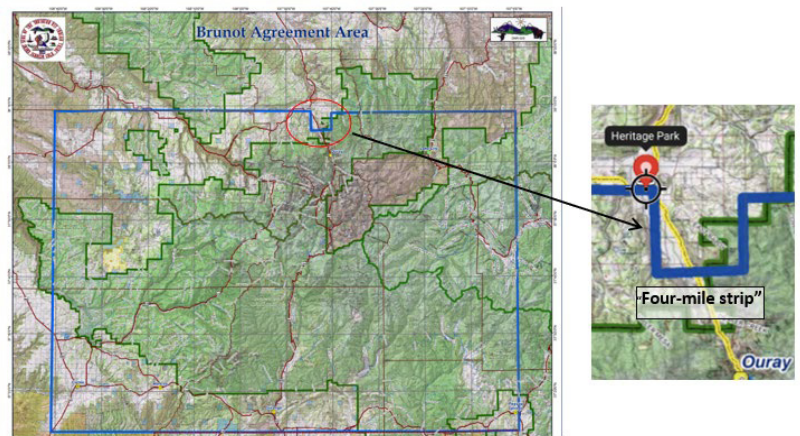
Ms. Brafford who comes from the Lakota Oglala Sioux Indian tribe, worked closely with the three Ute Tribes to lead a \$3 Million expansion of the Ute Museum, part of History Colorado. She was awarded Governor's Award for Excellence in Public Service in 2018 and was awarded the Colorado Women's Day Spirit Award in 2022.

O. Roland McCook Sr, Founder Native American Cultural Programs

Mr McCook met with Ms. Wick to share his considerable knowledgeable about local Ute history. He was speaking as a private individual and not representing or speaking for any Ute Tribe. He belongs to the Uncompahgre Ute band whose ancestral homeland is in the Ridgway area. Mr McCook retired, is the Founder of Native American Cultural Programs, a 501c3 nonprofit committed to sharing and caretting sacred space for unifying different Native American backgrounds and people who live in the Western Slope Colorado area. He is also a former elected representative and Chairman of the Business Committee of the Northern Ute Tribe - now called the Ute Indian Tribe of the Ute Indian Tribe of the Uintah & Ouray Reservation. He served on the Smithsonian's Repatriation Review Committee in Washington DC and has over twenty years of experience working with the Bureau of Land management and the Bureau of Indian Affairs.

Brunot Agreement

The Brunot agreement of 1873 was negotiated with the Confederated Utes and the U.S. government, represented by Felix R. Brunot, at the Los Pinos Agency on September 13, 1873. Ute chiefs, headmen and other members of the Tabeguache, Mouache, Caputa, Weenuchiu, Yampa, Grand River and Uintah bands of Ute Indians were present when the Agreement was signed. The Brunot Treaty was ratified by the United States in 1874, and is most often remembered by Utes as the agreement when their land was fraudulently taken away. The Utes were led to believe that they would be signing an agreement that would allow mining to occur on the lands located only in the San Juan Mountain area, the site of valuable gold and silver ore. About four million acres of land not subject to mining would remain Ute territory under ownership of the tribe. However, they ended up forcibly relinquishing the lands to the U.S. government. (Source: Southern Ute Tribe). The northern border of the Brunot Agreement area runs through present-day Ridgway.



Four Mile Square

Both Ms. Brafford and Mr. McCook brought up the cultural and historical significance of “Four Mile Square” when conversing separately about Heritage Park. Mr. McCook told the story of Four Mile Square as part of the Brunot Agreement in a conversation with DHM Design on February 22, 2022:

“This area has a high significance, especially to the Uncompahgre Utes who used to live in this area for hundreds and hundreds of years. It holds some local history that I think would be very helpful for anyone that wants to know about the area and be informative. Two or three historical happenings here: One was that this was the original Ute Indian reservation. Second, it was impacted by the miners that came into the area. The [Ute Indians] had to give away a portion of the land – and that was called the Brunot Treaty. The highway that borders on the north side of [Heritage] park was the north baseline for that survey. They took all the south area down to the state line and it became the Brunot Treaty. That was taken away from the Ute Indians. Included in that was the hot springs, known today as the Orvis Hot Springs. That was not intended to be part of that withdrawal. And so, Chief Ouray and the Ute Tribe battled for that piece of ground and those hot springs to be reinstated back into their ownership of their reservation. That is called Four Mile Square. Congress gave that back to the Ute Indians so they could enjoy the Orvis Hot springs, as it's known today. That is a significant piece of local history there. When [the Ute people] were removed, they lost the whole thing anyway. So, the significance of those two congressional acts is a local history that is not told anywhere else except here. I believe it has significant meaning to the area, and people who come there would be surprised to know some of those happenings.”

Mr. McCook explained that Uncompahgre means “red lake” or “red water” and refers specifically to the hot springs at the base of the mountain south of Ridgway within Four Mile Square currently known as Orvis Hot Springs. Ute people had visited the sacred hot springs for generations for healing and other cultural practices. The Heritage Park site sits at the corner of the Four-Mile Square area which can be seen on the Brunot Area map (source: Southern Ute Tribe) and close-up with annotations added by staff, based on conversations with Mr. McCook.

Conversations with Mr. McCook were very enlightening and made staff aware of the historical and cultural significance of the Heritage Park site. The CIF realized this project may be more than just a park, but a potential historic preservation project. The CIF asked the Colorado State Historic Preservation office for guidance in how to approach historic preservation of Indigenous culture and history. State staff instructed that the Town consult with Tribal Historic Preservation Offices around developing interpretive materials related to the culturally significant history of the site. Any state level Historic preservation funding opportunities for this project would be contingent on collaboration with THPOs.

Tribal Historic Preservation Offices

In keeping with The National Historic Preservation Act, Tribal Historic Preservation Offices (THPO) were established in all three Ute Tribes in 2021 to educate and inform tribal members and the general public regarding the rich cultural heritage of the Ute people and their land and to advise and assist (where appropriate) Federal and State agencies and local governments in carrying out their historic preservation responsibilities.

Conclusion:

Heritage Park's proximity to the northern border of the Brunot Agreement and the disputed Four Mile Square area is culturally and historically significant, representing a piece of Ridgway area history not well-known to the public. While the Ridgway community has committed to preserving and promoting local ranching, railroad, and Western film heritage, we have not yet publicly commemorated the heritage of the Ute people, on whose ancestral homeland our community is located. Centering Ute heritage in Heritage Park presents an opportunity to begin to address this omission.

Doing this would be in keeping with Community Value 2: Sense of Community & inclusivity "Residents would like to see Ridgway remain a diverse and inclusive community, not one that is homogeneous and unwelcoming of 'others'" and Community Value 3, "Small Town Character & Identity" Goal 2, "Protect and preserve Ridgway's historic assets."

Requesting consultation with the Tribes in via formal government-to-government communication is the appropriate approach, respecting Tribal sovereignty and processes established through The National Historic Preservation Act. Requesting consultation at this early point would allow adequate time to establish relationship, mutual respect, and authentic collaboration on all aspects of developing the interpretive materials and public art installation.

NATIVE PLANTS, MEDICINAL AND FIRST FOOD SOURCES LIST.

Provided by Native American Cultural Programs

PLANT TYP.	USES AND BENEFITS
Hyssop and Giant hyssop	Asthma and Bronchitis, Cold and Chest Congestion
Amaranth	High Protein Grain
Yarrow	Stops Bleeding, Respiratory, Astringent, Edible, Tea, Vitamins B and K
Raspberry	Used during Childbirth, Astringent Cleaning, Berries eating, Dried in breads and mush.
Big Sage Bush	Smudging and Prayers, Keep bugs away
Common Juniper	Purification, Arthritis, Rheumatism, Urinary Problems, Branches and Boughs were used in sweat lodges and to bathe their horses to give coats a high sheen.
Mormon Tea - Bluestem	Respiratory issues and tea
Pinion Pine	Pine Nuts and Spruce tip tea, Vitamin C
Nettles, Urtica Dioica	Iron and Vitamin C, Arthritis, Rheumatism
Willow Bark	Fever and Headache
Aspen Bark	Aspirin, Pain, Antifungal, Antibacterial
Elderberries	Vitamin A and Encourage Sweating, Anti Inflammatory
Comfrey	Indian Knit Bone, contains allantoin and steroids for sprains and cell growth, promote healing.
Three Wing Sumac	
Mullein	Expectorant, Dry Cough, Inflammations, Earache, Asthma, Smoked, Flowers Tea, Colds. Wrapped around fruits to preserve them
Dandelion	Eczema and Acne. All parts Edible, Vitamin A, B, C, D
Salsify	
Prickly Pear	
Lambs Quarter	
Mallow	
Penny Cress	
Western Blue Flax	
Rose	
Sunflower	
Valerian	
Shepherds Purse	
Yampa	
Wild Onion	
Rabbit Brush - Sunflower Family	Yellow Dye, Tea and Chewing Gum
Cattail	Roots, Grilled or Baked, Antiseptic from Ashes of Leaves, Secretes a sap, Antiseptic

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. The idea is to develop detailed construction drawings for new construction for high and medium priority areas. Initial site cleanup, creating accessible restrooms, 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 20 of this report.

PHASE 1 - HIGH PRIORITY

- New Visitor Center - (Retrofitted Containers) - includes any seating, water fountain, informational signage and interactive displays in new kiosks. See precedent images on page 20.
- Photo Opportunity Area
- Themed Informational Signs

PHASE 2 - MEDIUM PRIORITY

- Demolition of old Visitor Center Building replacement with ADA restroom
- Install pathways through site using new Railroad Ties to create park layout framework
- Design and install interpretive art piece (potential call to artists)
- Visitor Center Sign with park amenity icons such as the restroom, picnic, and camera symbols
- Parking Delineation in unpaved gravel parking lot
- Remove existing pergola and replace with Climbing Boulder & safety surfacing
- Crusher fines plaza area and secondary crusher fines pathways
- Site Furnishings (bollards, benches and stone benches, bike racks, etc.)
- Xeric planting areas & demonstration gardens
- New Gateway Sign
- Remove existing pergola and replace with Climbing Boulder & safety surfacing

A NEW VISITOR CENTER BUILDING

The community expressed the need for a new Visitor Center that could be staffed with volunteers but also function when staff is not around. This would include outdoor signage and displays. While a custom designed building was explored in the public process, it was decided that was cost prohibitive. There may be premanufactured structures or repurposed shipping containers that could be a unique design solution. See the image below on this page for a concept of shipping containers in combination with a large shade shelter that plays off the style of the existing stage in Hartwell Park.

*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.



Ridgway Visitor Center: 3D visualization of Visitor Center at Ridgway Heritage Park

10

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.



SIGNAGE CONTINUED...



(32) 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.

(26) 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



25 PHOTO PLATFORM & CAMERA SIGN

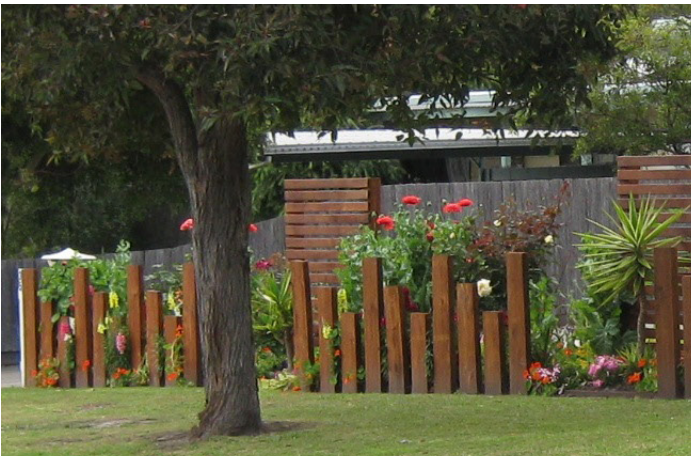
A raised platform will allow the person taking the photo to get a good angle of the scene. A photo symbol sign directs park users to the photo opportunity area—since without the frame outline it is less visible to passers-by.

RAILROAD TIES



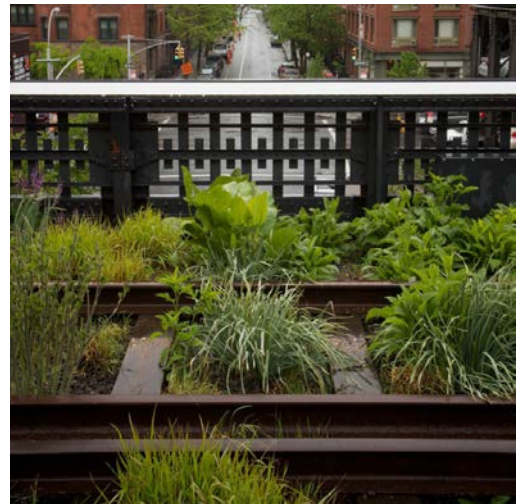
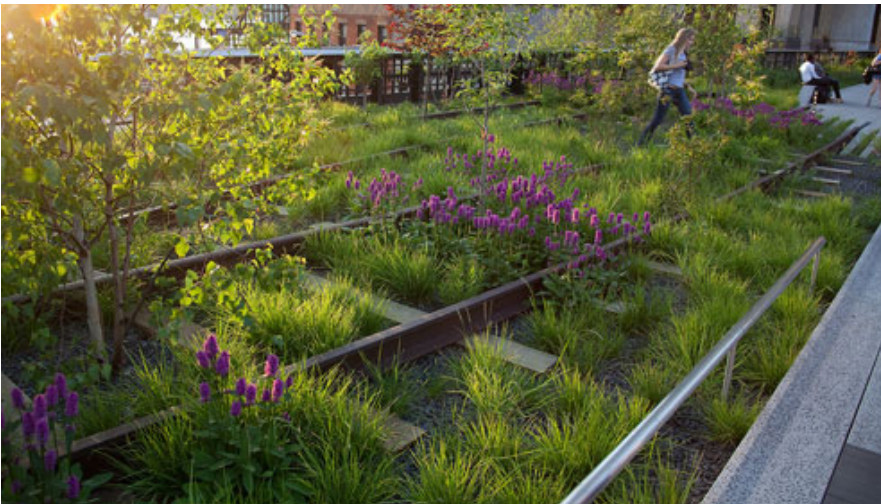
8 RAILROAD TIE PATHWAY IN CRUSHER FINES

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.



30 VERTICAL RAILROAD TIE FENCE -36" 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.



11 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



9 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.

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.



14 BENCHES/PICNIC TABLES

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



15 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.



16 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 XERIC 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.



24 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...



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.

PET WASTE STATION



WATER FOUNTAIN



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.

COST ESTIMATES

PRICES MAY ESCALATE WITH THE PASSAGE OF TIME

The cost estimate shown on page 28 and 29 represents the design team's educated "best guess" prices of the proposed design elements featured on the Preferred Site Plan. 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 2022. Annual escalation has been volatile and has seen dramatic jumps in the past 5 years. 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.

MASTER SITE PLAN - COST ESTIMATE

Ridgway Heritage Park & Visitor Center Preliminary Cost Estimate - Master Plan Update Prepared by DHM Design in April 2022				
Item	Quantity	Units	Cost	Total
Site Furnishings				
Picnic Tables - Type 1 (ADA)	2	EA	\$ 3,600.00	\$ 7,200.00
Picnic Tables - Type 2	4	EA	\$ 3,000.00	\$ 12,000.00
Café Tables and Chairs	3	EA	\$ 1,500.00	\$ 4,500.00
Benches	8	EA	\$ 2,500.00	\$ 20,000.00
Bike Racks	8	EA	\$ 250.00	\$ 2,000.00
Trash/Recycling Receptacles	4	EA	\$ 1,500.00	\$ 6,000.00
Water Fountain	1	EA	\$ 5,000.00	\$ 5,000.00
Dogi Pot Pet Waste Station	2	EA	\$ 380.00	\$ 760.00
			Subtotal	\$ 57,460.00
Playground				
Playground Boulder (Large)	1	LS	\$ 75,000.00	\$ 75,000.00
Playground Thickened Edge	140	LF	\$ 20.00	\$ 2,800.00
Engineered Wood Fiber Safety Surfacing	1,000	SF	\$ 7.50	\$ 7,500.00
			Subtotal	\$ 85,300.00
Hardscape/Site Work				
Hot Mix Asphalt	725	Ton	\$ 195.00	\$ 141,375.00
Class 6 Structural Base	700	CY	\$ 90.00	\$ 63,000.00
Concrete Curb and Gutter	750	LF	\$ 55.00	\$ 41,250.00
Concrete Sidewalk	8,550	SF	\$ 9.50	\$ 81,225.00
Clearing and Grubbing	1	LS	\$ 15,000.00	\$ 15,000.00
Stabilized Crusher Fines	6,500	SF	\$ 7.00	\$ 45,500.00
Concrete Mow Edge	190	LF	\$ 15.00	\$ 2,850.00
Steel Edger	1,785	LF	\$ 3.50	\$ 6,247.50
Railroad Ties (new, pressure-treated)	300	EA	\$ 60.00	\$ 18,000.00
Railroad Trestle/Photo Opportunity Area	1	LS	\$ 30,000.00	\$ 30,000.00
Landscape Boulders (to edge parking lot)	15	EA	\$ 225.00	\$ 3,375.00
Earthwork (allowance)	1	LS	\$ 40,000.00	\$ 40,000.00
Storm Water Management	1	LS	\$ 5,000.00	\$ 5,000.00
Lighting and Electrical	1	LS	\$ 40,000.00	\$ 40,000.00
			Subtotal	\$ 287,197.50
Planting				
Deciduous Trees (2" caliper)	8	EA	\$ 750.00	\$ 6,000.00
Shrubs (5 gal.)	100	EA	\$ 75.00	\$ 7,500.00
Shrubs (1 gal.)	250	EA	\$ 25.00	\$ 6,250.00
Ornamental Grasses (1 gal.)	50	EA	\$ 20.00	\$ 1,000.00
Native Grass	12,250	SF	\$ 0.35	\$ 4,287.50
Shrub & Perennial Planting Beds (1 gal)	50	EA	\$ 15.00	\$ 750.00
Cedar Bark Mulch (4" depth)	15.0	CY	\$ 120.00	\$ 1,800.00
Topsoil (4" for Seeded Areas)	148	CY	\$ 60.00	\$ 8,880.00
Soil Amendment (1 CY/1000 SF in shrub bed areas)	12	CY	\$ 150.00	\$ 1,800.00
Irrigation	1	LS	\$ 30,000.00	\$ 30,000.00

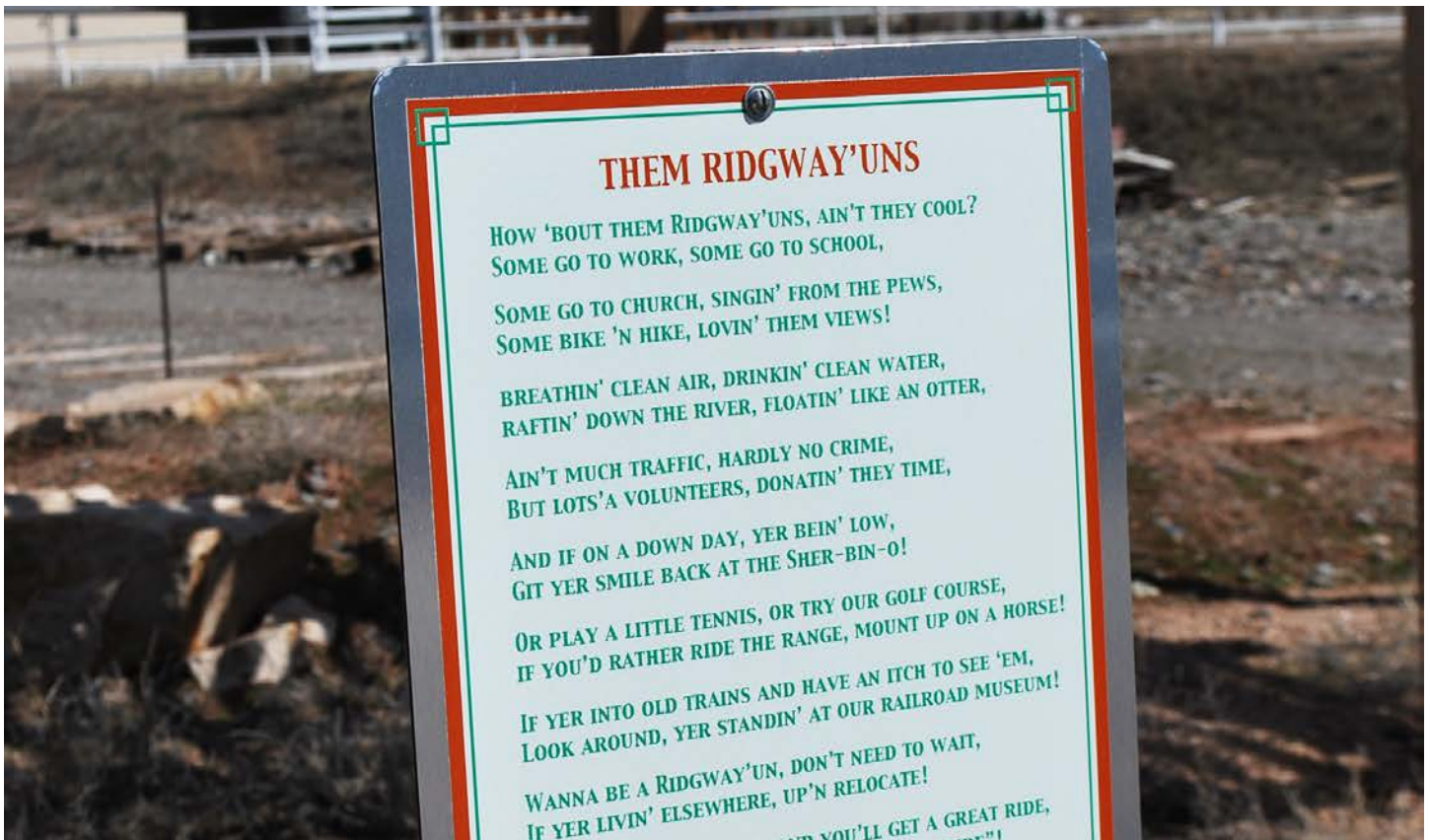
Signage/Public Art				
Photo Area Sign	1	LS	\$ 10,000.00	\$ 10,000.00
Ute Art Piece / Boulder (allowance)	1	LS	\$ 25,000.00	\$ 25,000.00
Gateway Sign	1	LS	\$ 75,000.00	\$ 75,000.00
Themed Signs	5	EA	\$ 12,000.00	\$ 60,000.00
Ute Native Plant Garden Signs	1	LS	\$ 5,000.00	\$ 5,000.00
Arrow Sign	1	EA	\$ 15,000.00	\$ 15,000.00
ADA Parking Signs	2	EA	\$ 250.00	\$ 500.00
Mountain ID Signs	1	LS	\$ 12,000.00	\$ 12,000.00
			Subtotal	\$ 202,500.00
Structures				
Visitor Center (2) 8' x 40' Containers-base finishes	1	LS	\$ 160,000.00	\$ 160,000.00
Window and Door Packages	1	LS	\$ 40,000.00	\$ 40,000.00
Steel Stairs	25	LF	\$ 500.00	\$ 12,500.00
Railing for Rooftop Patio	50	LF	\$ 200.00	\$ 10,000.00
Deck for Rooftop Patio	152	SF	\$ 25.00	\$ 3,800.00
Bathrooms (CXT prefab with exterior modifications)	1	LS	\$ 90,000.00	\$ 90,000.00
Shade Structure (1150 sqft)	1	LS	\$ 75,000.00	\$ 75,000.00
			Subtotal	\$ 391,300.00
Administration & Overhead (if entire project completed at one time by General Contractor)				
Mobilization (3%)	1	LS	\$ 31,036.95	\$ 31,036.95
Bonding and Insurance (2.5%)	1	LS	\$ 25,864.13	\$ 25,864.13
Construction Staking (3%)	1	LS	\$ 31,036.95	\$ 31,036.95
Construction Administration Services (3%)	1	LS	\$ 31,036.95	\$ 31,036.95
Material Testing (2%)	1	LS	\$ 20,691.30	\$ 20,691.30
Contractor Fee (7%)	1	LS	\$ 72,419.55	\$ 72,419.55
Contingency (20%)	1	LS	\$ 206,913.00	\$ 206,913.00
			Subtotal	\$ 418,998.83
			Subtotal	\$ 1,511,023.83
			Design and Construction Documents	\$ 151,102.38
			Total	\$ 1,662,126.21
Assumptions:				
Does not include interior furniture or displays for Visitor Center. Does not include historic map inside building. Storage for maintenance is assumed to be part of new shipping container building. Provide separate access.				
For Information Only (not included in estimate)				
Hydronics Concrete Heating System (2,000 sqft)	1	LS	\$ 85,000.00	\$ 85,000.00
Photovoltaic System (25 kW, 25% of Heating System)	1	LS	\$ 87,500.00	\$ 87,500.00

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 and International Trade - Colorado Creative Industries
- Corporate Programs
- Department of Transportation
- Great Outdoors Colorado
- History Colorado
- Private Foundations

FUNDABLE PROJECT ELEMENTS

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

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

GRANT RESOURCES

- <https://www.historycolorado.org/our-grant-types>

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