

Town of Buena Vista

Recreation Facilities Master Plan

July 13, 2010

Revision 1: January 2011



RESOLUTION NO. 13
(Series 2011)

A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF BUENA VISTA, COLORADO, ADOPTING THE REVISED RECREATION FACILITIES MASTER PLAN OF 2011.

WHEREAS, in 2010 the Town of Buena Vista adopted a recreation facilities master plan reflecting an analysis of the current conditions of recreation facilities and the goals and desires of the Town for future recreational opportunities, and

WHEREAS, the Recreation Advisory Board provided direction to the recreation master plan formation and ongoing revisions; and

WHEREAS, recreation advocates have proposed additions and revisions at Recreation Advisory Board meetings, which have been added to the 2011 Recreation Facilities Master Plan; and

WHEREAS the Board of Trustees recognizes that the recreation master plan is an advisory document to be used as a guide for planning decisions in relation to the maintenance of existing facilities and construction of new facilities; and

WHEREAS, the Board of Trustees finds and determines that it would be in the best interests of the Town of Buena Vista and its residents to approve the revised Recreation Facilities Master Plan of 2011.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES FOR THE TOWN OF BUENA VISTA, COLORADO that the Recreation Facilities Master Plan of 2011, a copy of which is attached hereto and incorporated herein as Exhibit 1, is hereby approved and adopted.

RESOLVED, APPROVED AND ADOPTED this 8th day of February, 2011.

TOWN OF BUENA VISTA, COLORADO

BY: 

Mayor, Joel Benson

ATTEST:


Town Clerk, Mary Jo Bennetts

Table of Contents

I.	Executive Summary.....	5
II.	Introduction	6
III.	Master Plan process.....	6
IV.	Existing Facilities	7
V.	Short Range Proposed Improvements – revised January 2011.....	13
A.	Rodeo Grounds Improvements	16
B.	Pump Track – revised January 2011	17
C.	Town Pond at McPhelemy open for paddling (non-motorized boating).....	19
D.	New Playground at McPhelemy Park-revised January 2011.....	20
E.	9-Hole Disc Golf (tie with Dog Park)-revised January 2011	22
F.	Dog Park (tie with 9-Hole Disc Golf) – revised January 2011.....	23
G.	Skate Park –revised January 2011	25
H.	Forest Square Improvements.....	26
I.	Remote Controlled Airstrip Improvements	27
J.	Baseball Field Improvements – added January 2011	27
K.	Sportsmens Club.....	28
L.	Whitewater Park– added January 2011.....	28
VI.	Long Range Proposed Improvements – revised January 2011.....	29
A.	Improvements at the rodeo grounds	29
B.	New recreation center.....	29
C.	New additional soccer field	30
D.	Camping at the River Park– added January 2011.....	30

E.	Performace stage or amphitheater– added January 2011	30
VII.	Economic Information	31
A.	Fiscal Agent.....	31
B.	Staff Time.....	31
VIII.	Conclusion.....	31

List of Tables

Table 1:	2010 Existing Park Facilities	9
Table 2:	Priority 1 Hazards proposed to be addressed in 2011.....	10
Table 3:	Priority 1 Hazards proposed to be addressed in 2012, if needed	10
Table 4:	Maintenance items to be addressed in 2011/2012 – revised January 2011.....	11
Table 5:	Projects proposed for construction 2011-2016– revised January 2011.....	15

List of Figures

Figure 1:	Proposed day-use parking at Rodeo Grounds.....	13
Figure 2:	Proposed Pump Track	17
Figure 3:	Proposed new patio area at McPhelemy.....	21
Figure 4:	Proposed new path at McPhelemy	21
Figure 5:	Proposed 9- Hole Disc Golf	22
Figure 6:	Example of proposed new skate park.....	25
Figure 7:	Proposed path and landscaping in Forest Square Park	26
Figure 8:	Proposed shrubs at Forest Square.....	26
Figure 9:	Proposed event center and improvements at Rodeo Grounds.....	29
Photo 1 (on cover):	Unidentified boy	

I. Executive Summary

The desire to offer more opportunities within Town for numerous popular forms of recreation is addressed within this plan. The scope of the Recreation Facilities Master Plan is to manage the proposals, prepare cost estimates, and determine suitable locations for the proposed amenities. This Master Plan report is expected to be a guidance document for the Board of Trustees while preparing capital improvement and annual operating budgets.

The Master Plan is divided into four sections: existing facilities, short-range proposed improvements, long-range proposed improvements, and economic information.

The Recreation Board proposes that existing facilities are maintained properly prior to spending Town resources on new facilities. Five hazardous facilities were identified as the primary concern of the Recreation Board, and should be addressed as soon as possible. An additional five facilities are proposed to be removed in their entirety in the near future, while facilities at the River Park picnic tables, the softball field, and rodeo grounds are proposed to be maintained.

Ten items have been identified and prioritized as projects proposed for construction between 2011 and 2016. These facilities are: rodeo grounds improvements, a pump track, Town pond at McPhelemy open for paddling (non-motorized boating), a new playground at McPhelemy Park, a 9-hole disc golf course, a dog park, a new skate park, Forest Square Park improvements, and remote controlled airstrip improvements. These items should be constructed based on the availability of funds from the Town, grants, and/or advocacy group support and donations. Therefore, some items may be built before their priority, if for instance an advocacy group has raised the needed funds to construct the facility.

There are three projects that are proposed for long-term planning, as the cost of the projects are quite high and therefore require special budgeting and planning. These projects are: improvements at the rodeo grounds, a new recreation center, and a new additional soccer field.

The economic information section of the Master Plan addresses the possibility of the Town acting as fiscal agent for advocacy groups that raise funds for new projects and discusses the use of staff time for recreation projects.

II. Introduction

From its inception, Buena Vista has marketed its beautiful setting for natural recreational facilities. The Sawatch Mountain Range lies directly to the west, with 153 peaks over thirteen thousand feet in elevation. Trailheads to four “Fourteeners” are located in Chaffee County, and the Continental Divide Trail and the Colorado Trail are found within a twenty to thirty minute drive from the center of Town. Hiking, bicycling, horseback riding, camping, and rock climbing on all sides of town are very popular. The Arkansas River forms Buena Vista’s eastern border, providing rafting, kayaking, and fishing opportunities. A pedestrian bridge across the Arkansas River connects to mountain-biking and hiking trails on Town-owned and BLM land. Winter activities nearby include downhill skiing, snowmobiling, and backcountry snowshoeing and skiing.

The desire to offer more opportunities within Town for numerous popular forms of recreation is addressed within this plan. Existing recreational activities within Town include amenities such as the 93-acre River Park containing softball and soccer fields, tennis courts, and sand volleyball court; the Rodeo Grounds; and a half-dozen parks offering playground equipment, picnic tables and grills, a beautiful fishing pond, basketball courts, a skate park, and a bouldering park. Proposals within this report include a dog park, bicycle pump track, disc golf course, and rodeo ground improvements, just to name a few items.

III. Master Plan process

The Recreation Advisory Board was formed in the mid 1990s, and is composed of dedicated volunteers that were charged in 2010 with advising development of a master plan for recreation facilities. In conjunction with the master plan, the Recreation Advisory Board has been hearing proposals from the public for suggested improvements regarding recreational amenities in the Town of Buena Vista, and making recommendations to the Board of Trustees. The scope of the Recreation Master Plan is to manage the proposals, prepare cost estimates, and determine suitable locations for the proposed amenities.

This Master Plan report is expected to be a guidance document for the Board of Trustees while preparing capital improvement and annual operating budgets. Additionally, the Recreation Advisory Board believes that it is important to integrate the proposed and existing facilities in this Master Plan document with the proposed and existing facilities in the Community Trails Plan that has been prepared by the Trails Advisory Board.

As part of the current process, the Recreation Advisory Board considered the ‘Buena Vista River Park’ plan developed in 2002 by a student intern from the University of Georgia. The 2002 plan outlined a general arrangement for improvements at the River Park, including a disc golf course,

skate park, a mountain bike station, and a climbing/bouldering area. However, the 2002 plan, as well as others that have been drafted in past years, had minimal or zero public input, and were not as thorough as the 2010 plan in encompassing the entire town limits.

The 2010 Recreation Master Plan includes detailed proposals for maintaining and construction facilities, with locations, design detail and estimated costs, maintenance plans, and a proposed timeline for construction presented herein. This plan is intended to become the guidance document for the Town of Buena Vista when determining grant applications, budgets, and public land use for future years.

IV. Existing Facilities



Photo 2: Children playing at Community Center Playground

Please see the map on the following page titled ‘Existing Facilities’ for the location of existing facilities and Town-owned parcels.

The Town of Buena Vista Public Works Department maintains the facilities listed alphabetically in Table 1.

Ballfields - softball, baseball, soccer
Boathouse
Boulder gardens/Rocks and Ropes
Columbine playground and bathrooms
Community Center Fitness Center
Community Center Playground
Community Center restrooms/showers
Dog stations (20)
Forest Square
McPhelemy park and bathrooms
Millie Crymble Park
Remote Controlled Airstrip
Rodeo Grounds
Skate Park
South Main Square
Volleyball and tennis courts

Table 1: 2010 Existing Park Facilities



Photo 3: Existing Dog Station



Photo 4: Existing Boulder Garden

The Recreation Board proposes that existing facilities are maintained properly prior to spending Town resources on new facilities. During a parks safety assessment performed in 2008, a small number of maintenance concerns at existing facilities were identified as Priority 1 hazards. Priority 1 hazards are described as conditions resulting in permanent disability, or loss of life or body part, and therefore should be addressed before new facilities are constructed. Table 2 displays the

immediate Priority 1 hazards with estimated costs for repair. These items, not listed in any particular order, have been identified as the primary concern of the Recreation Board, and should be addressed as soon as possible.

Item	Location	Estimated Cost
Path to ADA ramp	Columbine	\$3,200
Compliant surfacing (engineered wood fiber)	Columbine	\$12,200
Head entrapment on arched climber	Columbine	N/A manufacturer
Head entrapment on horizontal ladder	Columbine	N/A manufacturer
Compliant surfacing (engineered wood fiber)	Forest Square	\$7,300
TOTAL ESTIMATED COST		\$22,700

Table 2: Priority 1 Hazards proposed to be addressed in 2011

The playground at Columbine was installed in the 1990s and includes structures for handicapped children, however there is no handicapped-accessible ramp from the parking area to the playground equipment. Additionally, the surface under the playground equipment is sand, while in order to be in compliance with the requirements for soft-fall material, the sand should be replaced with twelve inches (12”) of engineered wood fiber, similar to the material at the Boulder Garden, shown in Photo 4. Sand should also be replaced by engineered wood fiber at Forest Square Park.

There were other Priority 1 hazards identified during the safety assessment; however during the master planning process these facilities have been proposed to be removed and replaced. Table 3 lists the remaining Priority 1 hazards, in no particular order, facilities which are proposed to be removed in their entirety in the near future. If the facilities listed in Table 3 are not replaced by 2012, it is proposed that these additional hazards are addressed in the 2012 budget.

Item	Location	Estimated Cost
Compliant surfacing (engineered wood fiber)	McPhelemy	\$3,900
Remove handrails from slides	Community Center	\$500
Replace bolts on slide	Community Center	\$150
Compliant surfacing (engineered wood fiber)	Community Center	\$4,900
Skate park (maintenance of existing facility)	Community Center	\$5,000
TOTAL ESTIMATED COST		\$19,450

Table 3: Priority 1 Hazards proposed to be addressed in 2012, if needed

Sand should be replaced by engineered wood fiber at McPhelemy and the Community Center playground, per current guidelines. However, if the existing playground structures are removed and replaced by a new playground, as proposed in Section 2 of this report, then this item should be

completed when the new playground is installed, rather than immediately. In Section 2 the Community Center playground is proposed to be removed in order to expand the Community Center, therefore if the proposal to expand the Community Center is approved then there is less need to spend money on maintaining the existing facility if it will be removed in the near future.

The skate park has sections that are in disrepair; however the manufacturer does not provide replacement parts for this facility and is suspected of closing its business. It is recommended that the Town investigate alternatives for repairing the facility, such as welding parts together or purchasing new sections, such as a new 'Funbox'. This facility is also in Section 2 with a proposal to be removed and built anew in a new location with new materials such as concrete, however the Recreation Board suggests that the existing facility at the existing location is repaired so that the children can continue to use the facility without an interruption in time.

Table 4 lists items that require maintenance, but are not known safety issues. In 2011 or 2012 the Recreation Advisory Board proposes that the following existing structures are addressed with the improvements outlined in Table 4. Items are not listed in priority.

Item	Location	Estimated Cost
Shade structures over 2-3 existing picnic tables	River Park	\$12,000 (6,000 ea)
Improve lights at softball field	River Park	\$10,000-\$30,000
Existing outdoor arena: grandstand structural upgrades, improve lighting, PA system, and day use parking	Rodeo Grounds	\$50,000 approx
Paint for existing buildings and dugouts, and repair bull-pen poles	Baseball Field	Minimal
TOTAL ESTIMATED COST		\$72,000

Table 4: Maintenance items to be addressed in 2011/2012 – revised January 2011

Photo 5 displays the existing picnic tables adjacent to the Arkansas River Trail lacking shade structures, and Photo 6 is an example of a shade structure in McPhelemy Park, which is the type of structure proposed for installation at the River Park.



Photo 5: Existing picnic tables in River Park



Photo 6: Example of permanent shade structure

A typical summer season sees over 200 men, women, and children using the softball field every week. There are existing lights at the softball field, which need to be improved by increasing the height of the poles, and adding more lights to the top of the extended poles.

The rodeo grounds were constructed by volunteers and the DOC decades ago, and are regularly use by Collegiate Peaks Stampede Rodeo, Region 5 National Barrel Horse Association, 4-H Horsemanship, the Roping Club, outfitters during hunting season, and leisure riders, as well as annual special events that attract hundreds to thousands of spectators, such as Contin-tail Gem and Mineral Show, Balloon-a-Vista, and the Fourth of July Fireworks.

At the rodeo grounds, the covered west grandstand provides seating for 700 spectators and should be inspected for structural integrity due to its age. There appear to be safety issues in the railings that could pose safety concerns, especially for small children. The announcer's booth is adequate, however the public address system is not functioning – event sponsors currently bring their own sound equipment. Night lighting exists at the arena, but could use improvements in order to increase the ability to hold night-time events. Currently no lighting exists in the parking lot, therefore adding lights at the parking would increase safety. Additionally, the parking area needs to be graded to remove potholes, and parking delineators and a sign with rules and hours would be quite helpful. Graveled pullthroughs or back-in pads for horse trailers for day-use visitors are desired, as shown in Figure 1 below.

The items listed in Table 4 for the rodeo grounds should be improved as funding becomes available, i.e. all the improvements do not need to be addressed at the same time. A phased approach is proposed, due to the large costs and range of improvements discussed.

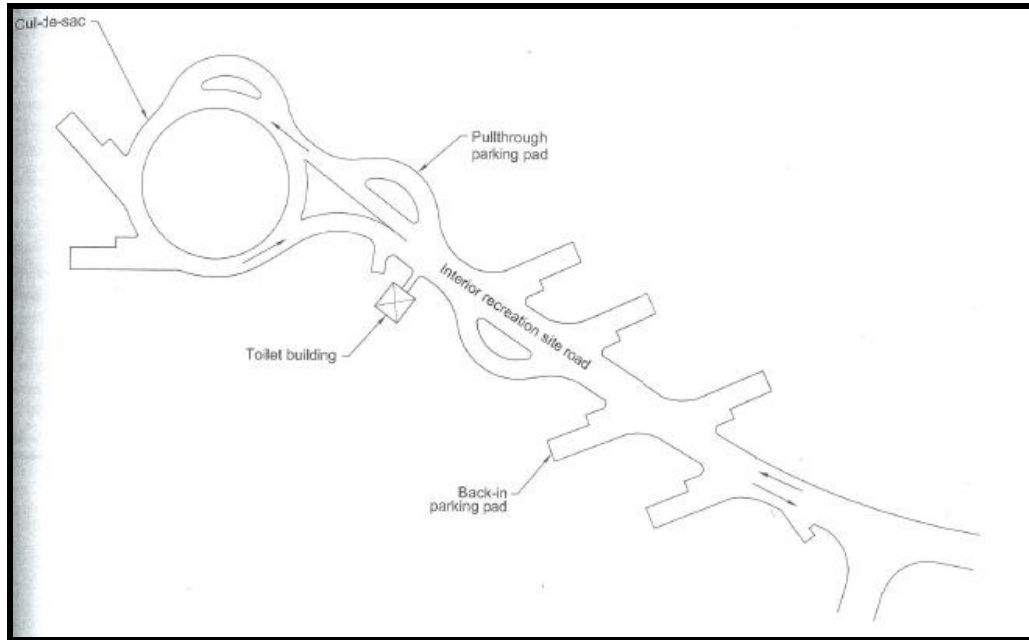
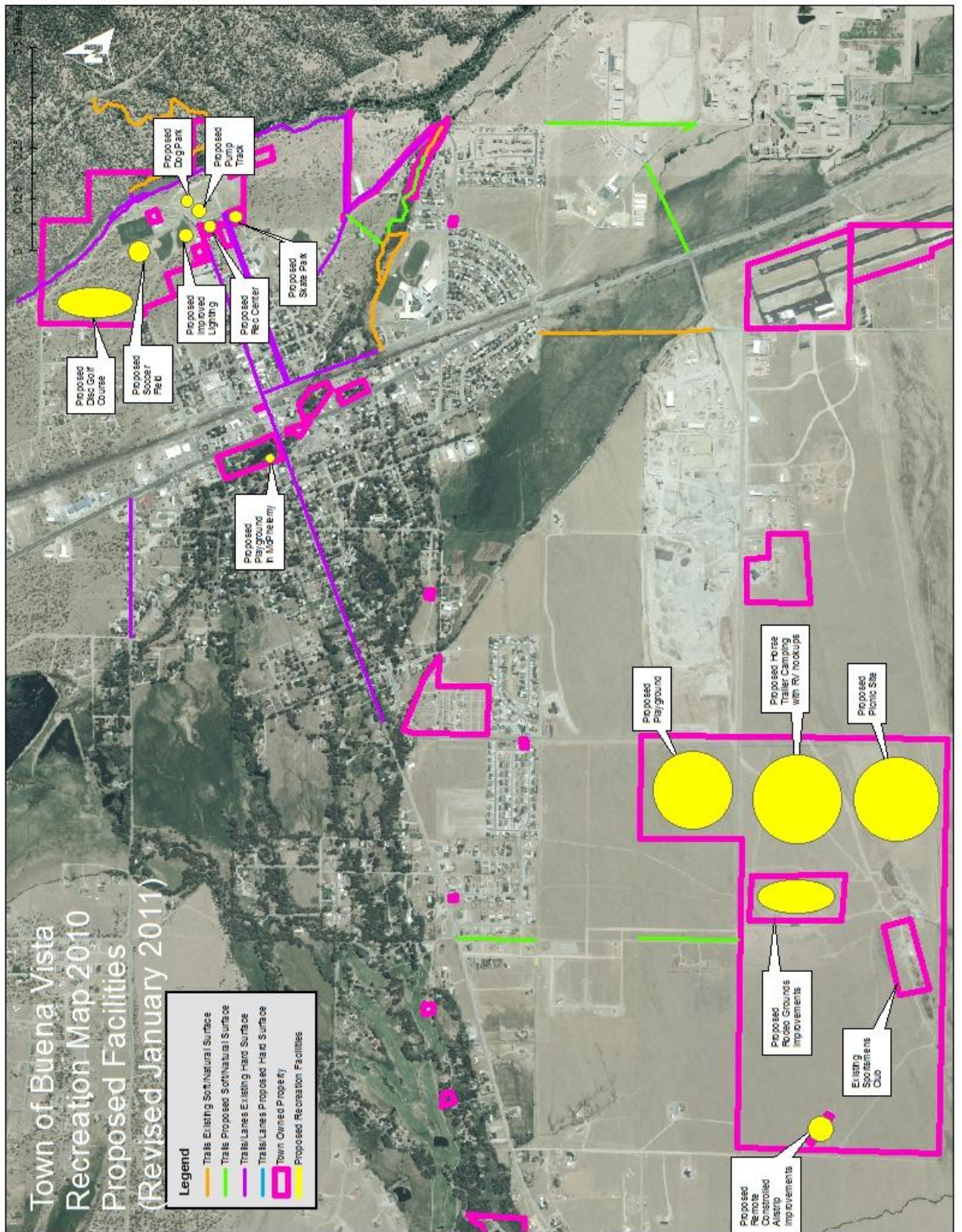


Figure 1: Proposed day-use parking at Rodeo Grounds

V. Short Range Proposed Improvements – revised January 2011

The Recreation Advisory Board compiled comments and proposals from dozens of interest groups, and held two public input meetings in May, 2010 which had over 60 people in attendance. Each attendant was given small stickers and was asked to place the stickers on their favorite proposals, and the number of stickers on the proposals was tallied to prioritize the projects. Table 5 displays the priority level that was identified by the community at the public input meetings. These items have been identified as projects proposed for construction between 2011 and 2016. The map titled ‘Proposed Facilities’ displays the proposed locations for the facilities.



Although Table 5 displays priority, the items should be constructed based on the availability of funds from the Town, grants, and/or advocacy group support and donations. Therefore, some items may be built before their priority, if for instance an advocacy group has raised the needed funds to construct the facility.

#	Item	Possible Location	Estimated Cost to Town
1	Signage, fencing, trails, camping, additional eastside seating and shade structure	Rodeo Grounds	\$40,000
2	Pump track	East of Community Center	\$3000 (-)*
3	Town pond open for paddling 1 night/wk	Town pond at McPhelemy	\$100
4	New playground, patio, and path	McPhelemy	\$50,000 min
5-tie	Add 9 more holes at disc golf	North of soccer field	none
5-tie	Dog Park	East of proposed pumptrack	\$10,000 (-)*
7	Skate park relocated/new construction	South of Community Center	\$24,000
8	Walkway, landscaping improvements	Forest Square	\$8,000 min
9	Lawnmower, security, airstrip improvements	Remote Controlled Airstrip	\$2,000 (+)**
10	Shade/rain structure for bleachers, replace infield material every 5 years	Baseball Field	\$20,000 approx

Table 5: Projects proposed for construction 2011-2016– revised January 2011

*(-) denotes that the advocacy group plans to raise funds or donations to fray costs, the estimated cost listed is the maximum

**(+) denotes that the advocacy group has asked for more improvements, the estimated cost listed is the minimum

The Town of Buena Vista contracted with the Department of Local Affairs (DOLA)/ and Colorado State University (CSU) extension for the purpose of receiving conceptual designs prepared by landscape architects. Artistic renderings of the proposed facilities are included in the descriptions of the proposals herein. Note: Artistic renderings are conceptual and do not represent proposed designs or locations; detailed design has not been completed for this Master Plan.

A short summary of each proposal is included on the following pages.

A. Rodeo Grounds Improvements

In order to attract more users and possibly revenue generators at the rodeo grounds, there are numerous proposals for improvement. Pay-for-use horse trailer camp sites with corrals/RV hook-ups with electric, water hydrants, and grills are proposed. The perimeter post/rail fence has been neglected and should either be completely dismantled or repaired, as shown in Photo 7.



Photo 7: Existing Rodeo Grounds entry and perimeter fencing

The entrance could use enhancements including ticket booths for events, signage, and unmanned visitor information station displaying local attractions and nearby trails. The east side aluminum bleacher seating is in good condition, but is subject to direct afternoon sun and open to rain showers. A cover and additional seating would be a welcome improvement. There are no well-defined trails within the entire 40 acres, therefore building a multi-purpose perimeter trail loop for riding and carriage driving is proposed. These proposed improvements may be phased, and built separately, as funding is made available.

B. Pump Track – revised January 2011

A bicycle pump track is a nearly level closed circuit that can be ridden (and accelerated upon) without pedaling. A well designed pump track can be ridden in either direction. To ‘pump’ you push down into the depression after an elevation and then pull up when there's a bump coming, and the bicycle doesn't require pedaling. The pump track is proposed to be installed across South Main Street from the Community Center, north of the future extension of Cedar (see ‘Proposed Facilities’ map for location). The pump track would be free, open to the public from dawn to dusk, and offer racing opportunities, bike rodeos, fundraisers, training for the new Arkansas Valley High School Mountain Bike League, beginner to advanced instructional lessons, and other events, attracting dozens of riders daily.

The proposed location of the pump track is ideal for this type of facility, because the site is a landfill site, which therefore presents difficulties in constructing any type of load-bearing facility or facility which would require excavation for foundations or footings. The pump track would be created with imported dirt, which could also be removed quite easily at a future date, if needed.



Figure 2: Proposed Pump Track

Ark Valley Velo, a Buena Vista-based bicycling club, is donating all design and planning time and will conduct fundraising efforts to offset the cost of materials, construction, maintenance and equipment needs. The pump track will be constructed by shaping, wetting, and compacting imported soil. Minimal Town resources are being requested for the construction of this feature, only water is requested. Since a water tap is not currently available, Ark Valley Velo is asking the

Town to provide a water truck to fill a 1000-gallon plastic tank for use during construction, and 1-2 times per month during the months of April-August. As soon as possible, Ark Valley Velo will raise funds to purchase a water tap for the pump track to easily and efficiently water the earthen features/track, enhance reclamation efforts, and ensure success of native plantings on a routine basis during the dry season. The pump track will have signs according to Sign Design Manual (IMBA Book), alerting visitors to technical challenges, hours of use, and rules. Additionally, Ark Valley Velo proposes to present quarterly reporting to City Council, organize and manage cleaning up trash/debris within the site and/or caused by the operation of the site, and volunteer management.

Revision: Construction has begun on the pump track as of January 2011. Date of completion TBD.

C. Town Pond at McPhelemy open for paddling (non-motorized boating)

The past years have seen an increased interest in non-motorized boating in the Town Pond, due to the special events such as PaddleFest which receive permits allowing participants to enter the pond, as depicted in Photo 8, and the growing interest in kayaking and stand-up paddle boards.



Photo 8: Town Pond during PaddleFest 2010

Municipal Code prohibits swimming or tubing in the Pond, but with the approval of this proposal, a sign would be erected at the pond signifying that paddling is allowed on one specific day of the week, notifying anglers that the pond will be shared, and also notifying the public that this is an allowed use on only the specified weekday. If the community support for paddling on the pond continues to grow, it is proposed that the option of allowing paddling more days of the week be analyzed in the future by the Board of Trustees. The only cost associated with this proposal is the cost of the sign.

D. New Playground at McPhelemy Park-revised January 2011

McPhelemy Park is the only playground on the west side of Highway 24, and therefore sees much use by the hundreds of children that live west of the highway, not to mention the throngs of tourists that frequent the park for fishing, special events such as Gold Rush Days, and picnics. Currently, McPhelemy Park contains a swing set and a small play feature with a slide and ladder, located at separate locations within the park, shown in Photos 9 and 10. The features are not ADA-accessible, and also require replacement of the sand surface with engineered wood fiber. The Recreation Advisory Board proposes that instead of renovating the existing outdated features, the features are removed and replaced with one newer, compliant feature, similar to Columbine Park's playground, shown in Photo 11.



Photos 9 and 10: Existing playground features at McPhelemy Park



Photo 11: Existing playground at Columbine Park, shown as example for proposed playground at McPhelemy Park

In addition, landscaping improvements are proposed at McPhelemy Park, including a patio south of the train depot, at the location of the existing patio table on the corner of Highway 24 and West Main Street, and a path parallel to Highway 24. (This path was constructed in the Fall of 2010.) This corner is very focal and well-used, therefore beautification improvements that can be utilized by the public would be beneficial for both the Town and the community. Figures 3 and 4 depict the proposed landscaping improvements.



Figure 3: Proposed new patio area at McPhelemy



Figure 4: Proposed new path at McPhelemy



Photo 12 : Constructed path at McPhelemy

Revision: It is proposed that a master planning process be undertaken in 2011 for complete design of McPhelemy Park to include the community interests.

E. 9-Hole Disc Golf (tie with Dog Park)-revised January 2011

For many years people within the community have been proposing the installation of a disc golf course on the north end of the River Park, as documented in the 2002 River Park plan. The advocates have been circulating a sponsorship drive and accepting pledges for the creation of the disc golf course at a later date. Pledges are proposed for baskets, benches, paths, and other course improvements such as signs displaying rules, hours, and etiquette. The group plans to raise all the money required to construct the first 9 holes, and also offers volunteer time for installation and some maintenance of the facility. The only request from the Town is the use of the land, and some Public Works staff time for installation and maintenance. No live trees will be cut down for the proposed course.



Figure 5: Proposed 9- Hole Disc Golf

Revision: The BV disc golf club installed 9-holes and cleaned up the area in the summer of 2010. The club currently is planning to install 9 additional holes, and corresponding signage. The club maintains vegetation continually.



Photo 13: Existing 9- Hole Disc Golf

F. Dog Park (tie with 9-Hole Disc Golf) – revised January 2011

The Municipal Code requires all dogs on public (Town) property to be leashed at all times, therefore a proposal for a dedicated dog park where dogs can play off-leash has been submitted, with a proposed location of the vacant acre of land east of the community center and pump track. This site is ideal because adequate parking is available, both at the community center and at the river park on the east side of South Main. Additionally, the proximity to rest rooms and a water source at the community center or the boathouse are substantial benefits. A fenced area measuring 300' x 125' for large dogs and 75' x 25' for small dogs is proposed. The manager of Rocky Mountain Lumber, Ray Brooks has agreed to sell the materials for the park at cost.

The Bark Valley Dog Club, with a membership of approximately 40 members, has offered to help defray some of the cost via fund raising and has organized a committee for this purpose. Park maintenance would be accomplished by a joint partnership of the Town and local volunteers. Dog club members and other interested volunteers would be responsible for general maintenance tasks. A club volunteer would be assigned to check the area at least once daily to assure that trash and dog waste is deposited appropriately for the Town to collect. Rules would be posted, as well as trash cans for waste. Photo 14 displays Salida's dog park, and Photo 15 is Salida's posted dog-park rules.

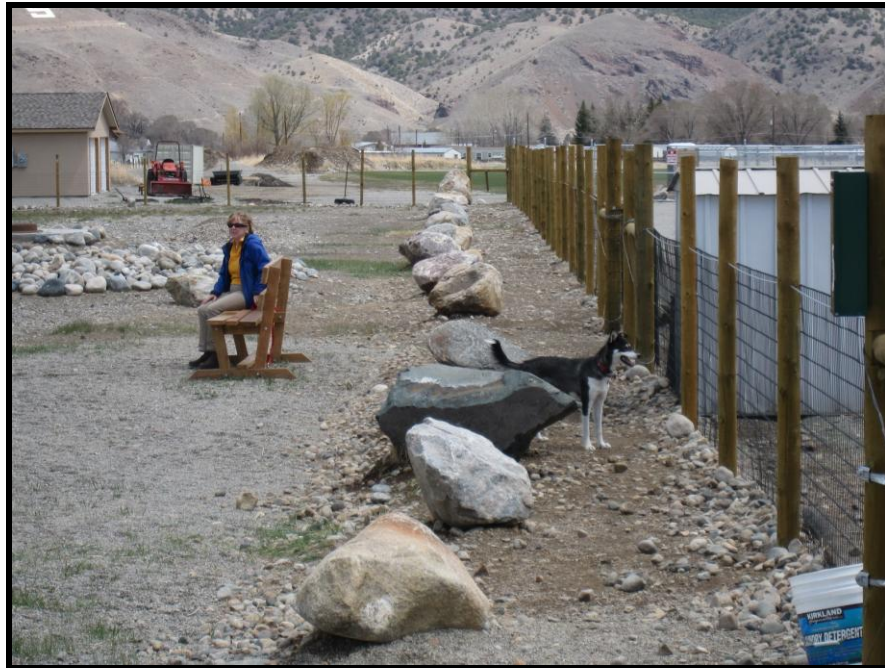


Photo 14: Salida's dog park



Photo 15: Dog Park Rules

G. Skate Park –revised January 2011

The existing skate park is constructed with 2x6, plywood, and a material called Skatelite. The Skatelite material chips and cracks, leading to leakage between the seams. The leakage causes the 2x6 boards and plywood to rot, which then diminish the structural integrity of the skate park. The bolts in the wood cannot be tightened or maintained after the wood has rotted. Parks staff maintains the equipment by replacing the rotten wood, replacing cracked and chipped sections of the Skatelite, and caulking the seams, but leakage cannot be stopped and thus the problem continues. Therefore it is proposed that the existing facility is removed, and replaced by a concrete facility in a new location. Items that can be salvaged, such as metal rails, may be relocated to the new location, which is proposed on the vacant lot south of the Community Center, on the southwest corner of Cedar and South Main. This site was chosen for its proximity to the proposed pump track, the recognition that it would be cost-prohibitive to install a skate park on the landfill, and to create space near the community center for possible expansion of the building. A drawing depicting the type of proposed new facility is shown in Figure 6.



Figure 6: Example of proposed new skate park

H. Forest Square Improvements

Forest Square is located south of Columbine Park, parallel to Highway 24. There is a large picnic pavilion with a grill, a basketball court, and playground equipment within the park, which are heavily visited by locals and visitors. Proposed improvements include adding a path within the park, offset from the highway, so that there is a safe place to walk through the park in the winter when there is snow piled adjacent to the highway, and in the summer when traffic on the highway is very high. Due to the maturity of the existing trees and the prevalence of tree roots, the path should be built slightly above-grade to protect the vegetation, perhaps with engineered wood products. Flowering shrubs are proposed on the east side of the playground, to provide privacy for the adjacent neighborhood directly across the local street from the swingset, as shown in Figure 8.

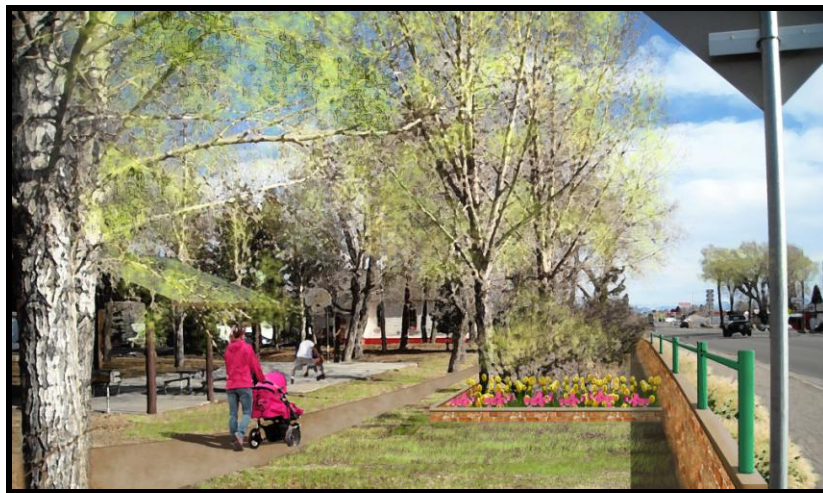


Figure 7: Proposed path and landscaping in Forest Square Park



Figure 8: Proposed shrubs at Forest Square

I. Remote Controlled Airstrip Improvements

The runway was built in the 1990's on Town property west of the rodeo grounds, and is used by approximately 1 person per day. The Town has mended the existing airstrip with crackseal as recently as 2010. However, airplanes are now generally much bigger, requiring a longer runway, and high winds necessitate widening the runway for safety of the remote-controlled airplanes. Additionally, to prevent vandalism and unsafe practices at the airstrip, placing a cable lockable, removable side posts across middle of runway is proposed. Photo 16 displays the existing remote controlled airstrip facility in its current condition.



Photo 16: Existing Remote-Controlled Airstrip facility

J. Baseball Field Improvements – added January 2011

A request was received by the Recreation Board from the Baseball Association regarding improvements to the baseball field. Two items were added to the list in Table 4 of maintenance issues that should be addressed in 2011: Paint existing building and dugouts, and repair bull-pen poles. Three items are proposed for short term scheduling: Install a shade/rain structure for bleachers, repair existing shed, and replace the infield material. The infield material should be replaced every five years, and has not been replaced since 2003. The estimated cost for replacing the material is approximately \$1000 for the clay blend material. The existing shed is unsecured due to rotting wood, therefore the wood should be replaced and a secure lock installed. The roof also needs repairs. If the repairs are not within reason, then the entire shed should be replaced when possible.

K. Sportsmens Club

The Sportsmens Club has requested that improvements are added to the area, to prevent anyone from straying onto the shooting field. The Sportsmens Club is also concerned that the community could claim they are a public/private nuisance. Therefore, they have requested signage to warn the public that they are entering a shooting range, with signs every 30 yards around the east, north and west boundaries. The Club also requested the installation of a berm on the east and north side of the shooting range to inhibit public access. The Sportsmens Club has a ten year ground lease for the 28.68-acre property valid from 2004-2014, in which is written that the Lessee may erect or maintain permanent signs on the Lease Premises with the prior written approval of Lessor (the Town). Therefore, this Master Plan is hereby providing, in writing, approval for the Sportsmens Club to erect and maintain the warning signs, at their expense. The Recreation Advisory Board proposes that a berm is constructed at the time that Town construction activities in the vicinity may provide the material and equipment, such as improvements to the Rodeo Grounds.

L. Whitewater Park– added January 2011

Buena Vista’s Whitewater Park is very popular to both guests and residents in Chaffee County. It is the largest whitewater park in the USA and has a retail value of over \$750,000. The whitewater park has numerous uses from users of all backgrounds including: The river rafting industry, the popular fishing industry, hikers, sightseers, bikers, and numerous special events. The Whitewater Park has been built in stages since 2003, as a community effort including donations and involvement from the Buena Vista Whitewater Project, South Main, grant funding, and Town budget and staff time. A grassroots group of people built the first play wave on a shoestring budget just upstream of the foot bridge in 2002 and was slightly modified again in 2003, to make the first play spot. In 2005 South Main donated their river front property to the Town a GOCO grant was awarded to build the next 3 play spots and improve the Arkansas River trail system. In 2008, another GOCO grant was awarded to fund the newest play wave and its adjacent bank work and to build the Buena Vista Boulder Garden and Town Square Boulder.

Similar to any recreational facility that must survive unpredictable weather patterns and the elements, river systems are dynamic and unpredictable; therefore it is not realistic to construct river features that do not require maintenance. The Recreation Board requests for the town to budget \$3500 each year for continual maintenance starting in 2012. The community has proposed a match of \$3500 annually, would give the town a \$7000 operating budget to keep Whitewater Park top notch and as safe as possible for all its users.

VI. Long Range Proposed Improvements – revised January 2011

There are five projects that are proposed for long-term planning, as the cost or scope of the projects are quite high and therefore require special budgeting and planning. The rodeo grounds and the recreation center have potential to be improved in stages, therefore it is recommended that both phased construction and bond issuance be analyzed for these improvements. These five long-term proposed facilities are:

A. Improvements at the rodeo grounds

Proposed improvements at the rodeo grounds includes: Construction of a multi-purpose indoor arena (Event Center) with restrooms, food service facility, public address system, bleachers, electronic timers, and stock pens for cattle events. This would require infrastructure (electric, water and central sewer) installation/upgrades, however alternative energy sources such as solar and wind turbine technology should be considered. Installation of group picnic pavilion(s) with tables and grills, a restroom/shower facility, and stall structure with paddocks for overnight stabling are also proposed.

An artistic rendering of the event center adjacent to the existing grandstand seating is shown in Figure 9.

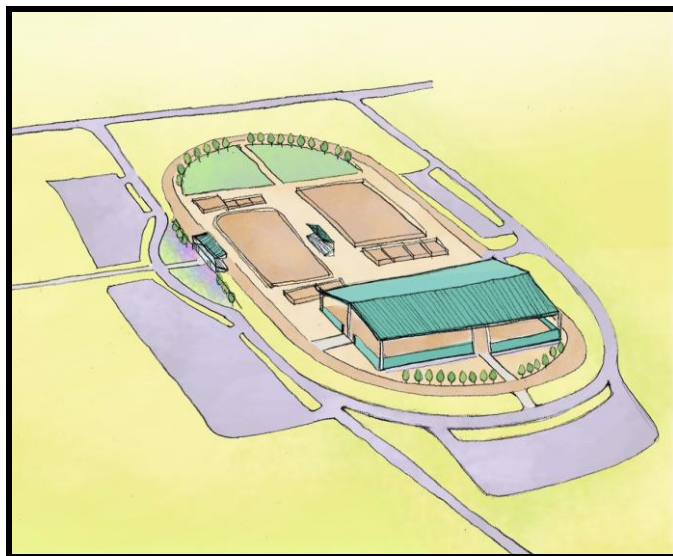


Figure 9: Proposed event center and improvements at Rodeo Grounds

B. New recreation center

A new recreation center is proposed to be constructed at the existing community center location, using the skate park parcel to the west and the playground parcel to the north. As mentioned in

section 3. Short Range Proposed Improvements, the existing skate park can no longer be maintained due to rot, and should be removed, and replaced in a new location. The existing playground and fitness area is not as heavily used as the other playgrounds in Town, and the playground has numerous Priority 1 Hazards, as shown in Table 3. Therefore, removing the playground when the community center has funding to expand is proposed. Proposed additions to the community center include: a pool, space for indoor recreation programs, gymnastics center/dance studio, and a public gymnasium. The existing community center is an ideal location for a combined recreation/community center because it is located in close proximity to the River Park, which contains the Town's ballfields, boulder gardens, and possibly a disc golf course, dog park, pump track, and skatepark, therefore parents do not have to drive to different locations throughout town for their children's, or their own, recreational plans.

If the properties adjacent to the community center that are currently privately owned become available for purchasing in the future, it is advised that the Town attempts to purchase the properties, for use as the community center/recreation center expands in the future.

C. New additional soccer field

An additional soccer field is proposed in the River Park. The group Buena Vista Youth Soccer Association has indicated that they have more children enrolled in the program than they can schedule on the one existing field. Therefore, the Recreation Advisory Board proposes that the area west of the existing soccer field is dedicated for future construction of a new soccer field, when funding is available.

D. Camping at the River Park- added January 2011

Discussions are ongoing regarding the location, management, and rules regarding camping at the River Park, but it has been suggested that paid camping spots be created at the existing pull-outs along the dirt road north of the soccer field. Currently these areas are used illegally for camping, and if they were renovated to allow for paid camping the Town could generate revenue and provide affordable short-term accommodations for visitors.

E. Performance stage or amphitheater- added January 2011

The Colorado Performing Arts Center (CPAC) has a lease agreement with the Town for a parcel of land on the southeast corner of Cedar and South Main for construction of an amphitheater. However, this site is not ideal due to the landfill material located at the site. Therefore, CPAC is currently in the process of seeking a new site for their proposed amphitheater or stage.

VII. Economic Information

A. Fiscal Agent

Numerous advocacy groups have been raising funds and support for their particular interest, as shown in Appendix B – Proposals. Some groups, such as the disc golf proposal and the pump track proposal, have received pledges of money or construction items, in preparation of a potential project. It would be beneficial for both the Town and the advocacy groups if the Town acted as fiscal agent for these projects; thereby managing expenses, contracts, and construction. The Town would set up line-items for each project, with the ability to receive donations from the public to the accounts, for use in construction and design of the facilities.

B. Staff Time

In order to save money, construction management and physical construction of some of the projects may be able to utilize Public Works personnel where practical and possible. Prior to construction of each specific project, the Board of Trustees shall approve the expenditure of money and the level of in-kind work to be provided by the Town.

Maintenance of the existing and proposed facilities would be the responsibility of Public Works staff, which over time may require the addition of personnel. Some of the activities, such as the dog park and pump track, have proposed using volunteer hours from community members to aide in maintenance and clean-up of the facilities. For the groups that have offered to provide maintenance, it is proposed that the Town enter into a maintenance agreement, or Memorandum of Understanding, with the organization, and offer insurance to the facility under the Town's CIRSA policy.

Facilities such as camping at the Rodeo Grounds could generate revenue if a pay-for-use system were implemented, which could pay a portion of the salary of a part-time seasonal parks employee.

VIII. Conclusion

The Recreation Advisory Board has invested much attention and care while hearing public input, and involving the community, in order to create a complete recreation master plan for the Town. More important to the Recreation Advisory Board than the conscientiousness of the plan, however, is the implementation of this plan, and seeing the plan become on the ground reality. Please use this recreation master plan as a road map to move forward and increase the plentiful recreational opportunities within the Town of Buena Vista, which have made this special town as liveable and healthy as it is, and will continue to be for many years.