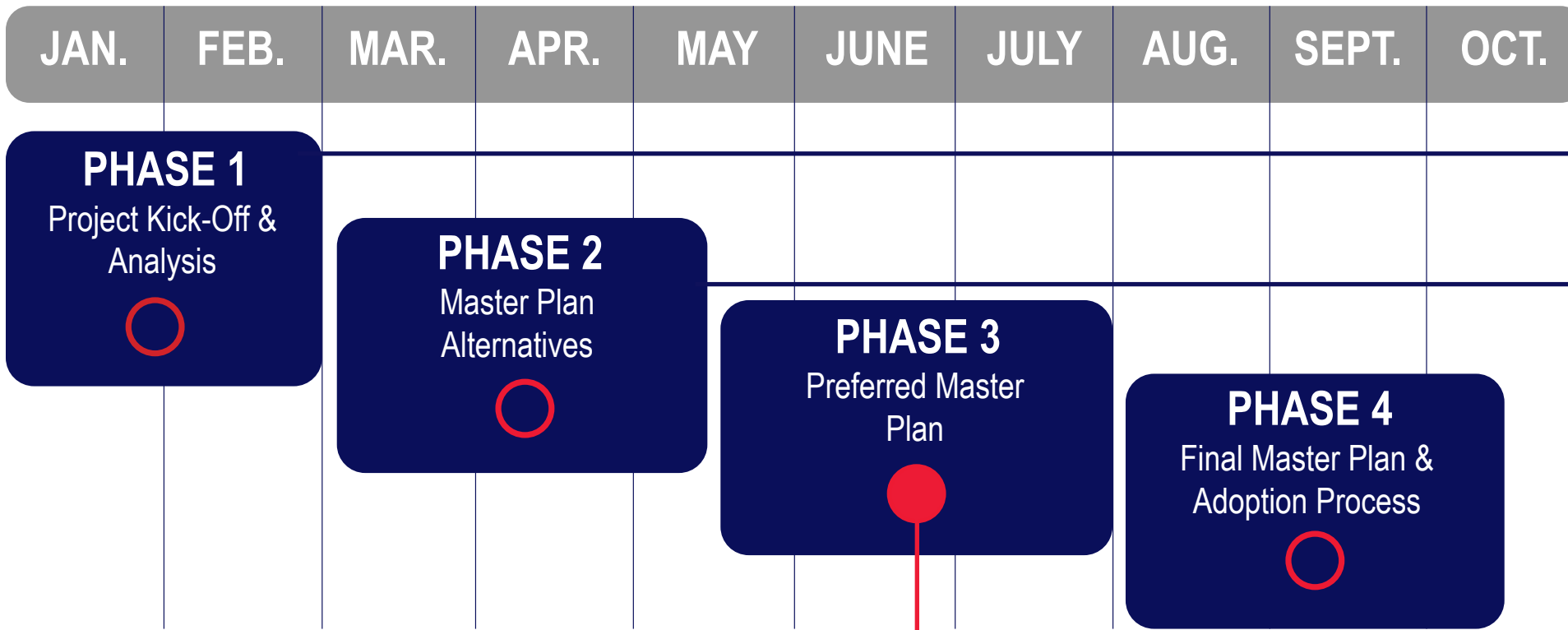


2023 PROJECT TIMELINE

 = Engagement Check-In (public, stakeholders, online)



PHASE 1 ENGAGEMENT:

- *January 31, 2023 Project Kick-Off Open House at Steamplant* (250-300 Attendees)
- *Online Survey* (898 Responses)
- *Approx. 30 Stakeholder Interviews*

PHASE 2 ENGAGEMENT:

- *March 6, 2023 - City Council / Planning Commission* (Project Update)
- *March 28-30, 2023 Design Charrette + Site Tours + Open House* (150 Attendees)
- *Online Survey* (456 Responses)
- *Renter Focus Group Meeting* (20 Attendees)
- *Follow-Up Stakeholder Meetings*

PHASE 3 ENGAGEMENT - WE ARE HERE!

- *Developer and Builder Interviews*
- *Wetlands Mapping*
- *Housing Authority Board & Development Group Presentations*
- *Follow-Up Stakeholder Meetings* (Housing Trust, Environmental/River Groups, Senior Housing Group)
- *Refinements to Preferred Site Plan*
- *June 20, 2023 - City Council Work Session* (Project Update)
- *July 31, 2023 - City Council/Planning Commission Joint Work Session* (tonight)
- *Last week of August (TBD) - Public Presentation of Preferred Master Plan*

PREFERRED ALTERNATIVE 1A



PREFERRED ALTERNATIVE 1B



PRIMARY DIFFERENCES:

- Location of future Rec Center / Civic Bldg.
- Location of Neighborhood Park & SW neighborhood configuration

QUESTIONS:

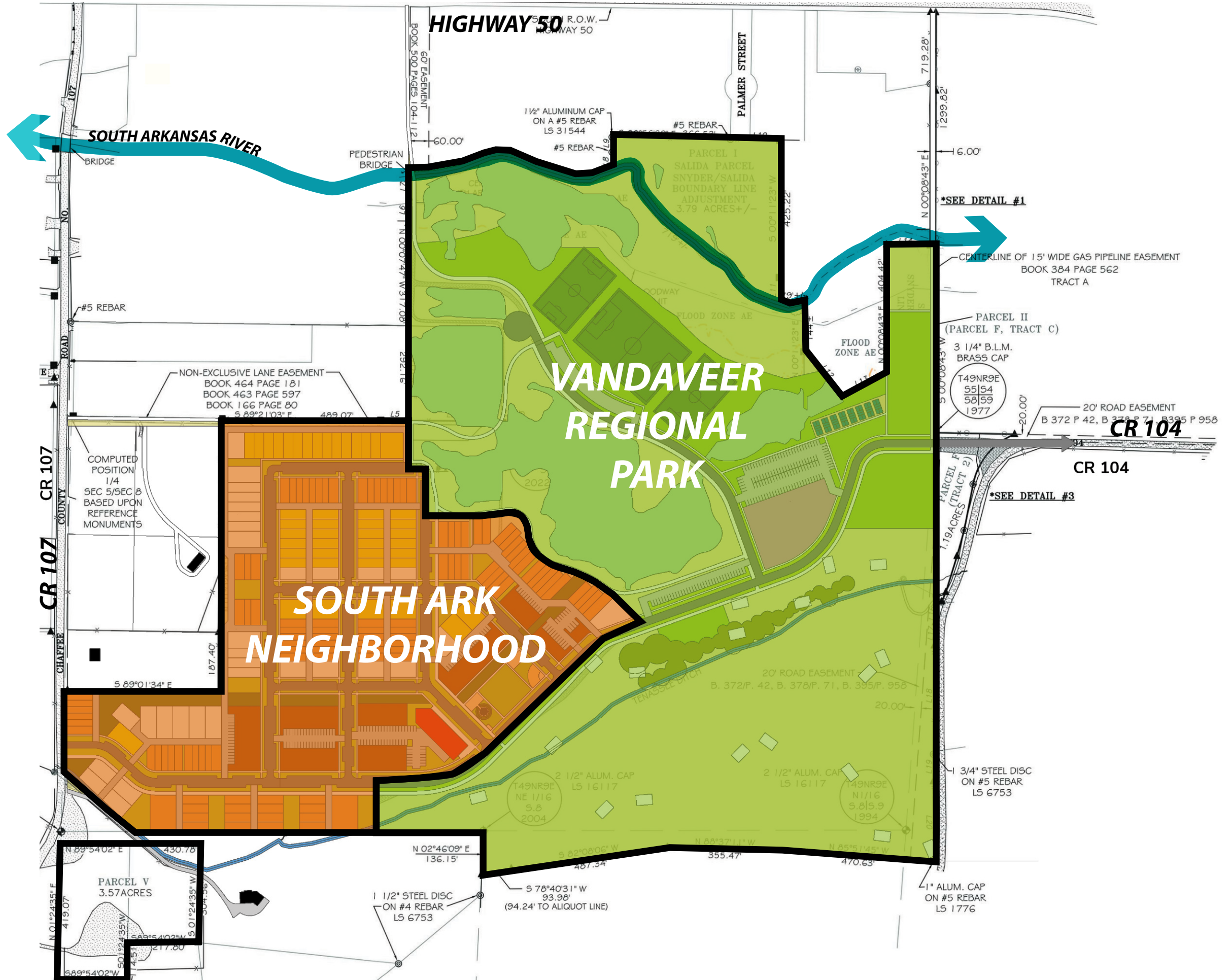
- Should we take both options to public open house or is there a clear preferred option from Council / Planning Commission?

VANDAVEER REGIONAL PARK

- ~67.2 Acres of Regional Park
- Combination of river corridor, natural wetlands/spring area, hillside area - maintaining disc golf and trails, and opportunities for recreational amenities such as fields, courts, a rec center and supporting parking.
- Potential for a day care use to be colocated in this area

SOUTH ARK NEIGHBORHOOD

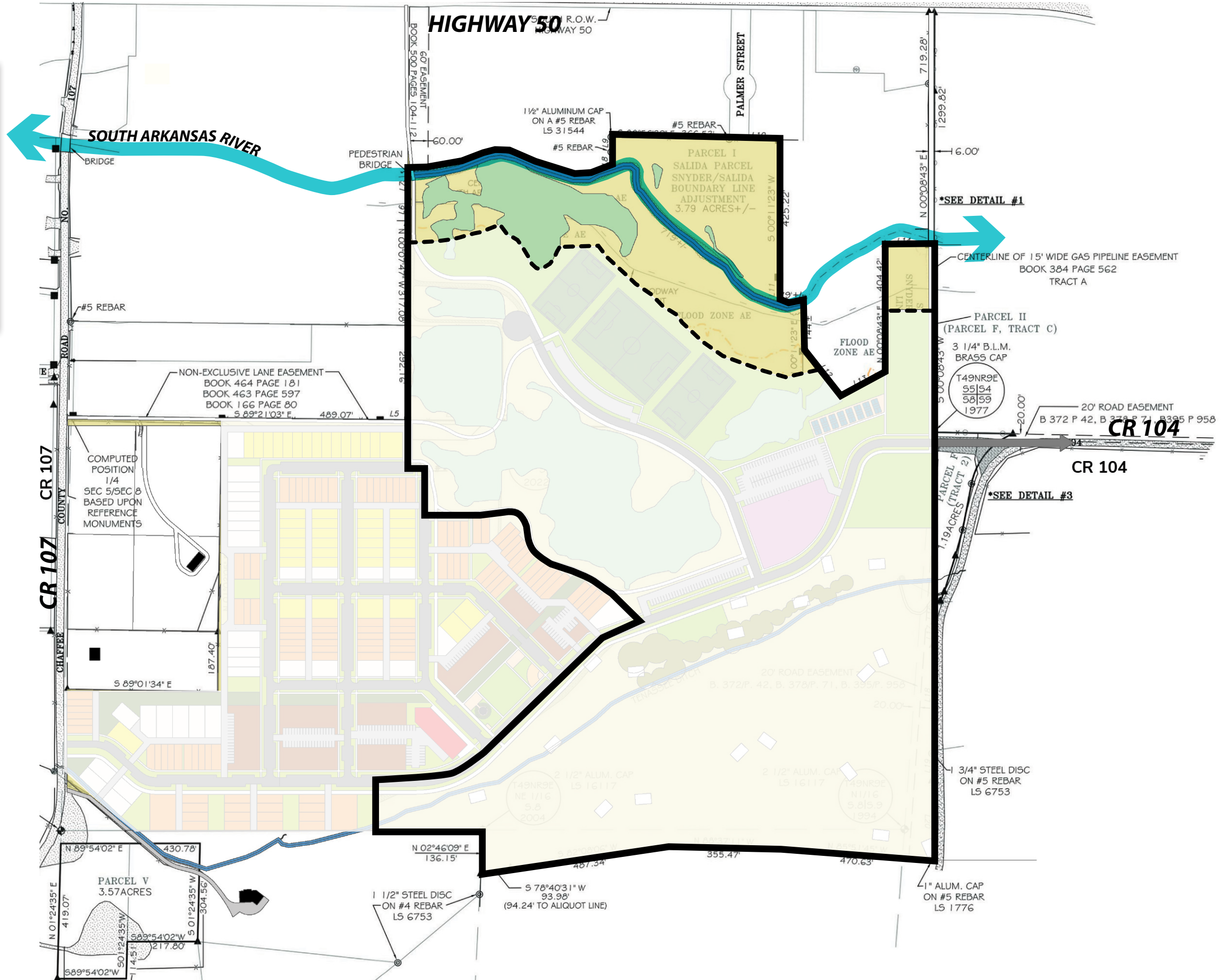
- ~28.8 Acres of new, walkable neighborhood
- Mix of Housing Types; 370-400 overall units
- Neighborhood greenway connecting CR 107 frontage to Vandaveer Regional Park
- Neighborhood Park with amenities





SOUTH ARKANSAS RIVER CORRIDOR

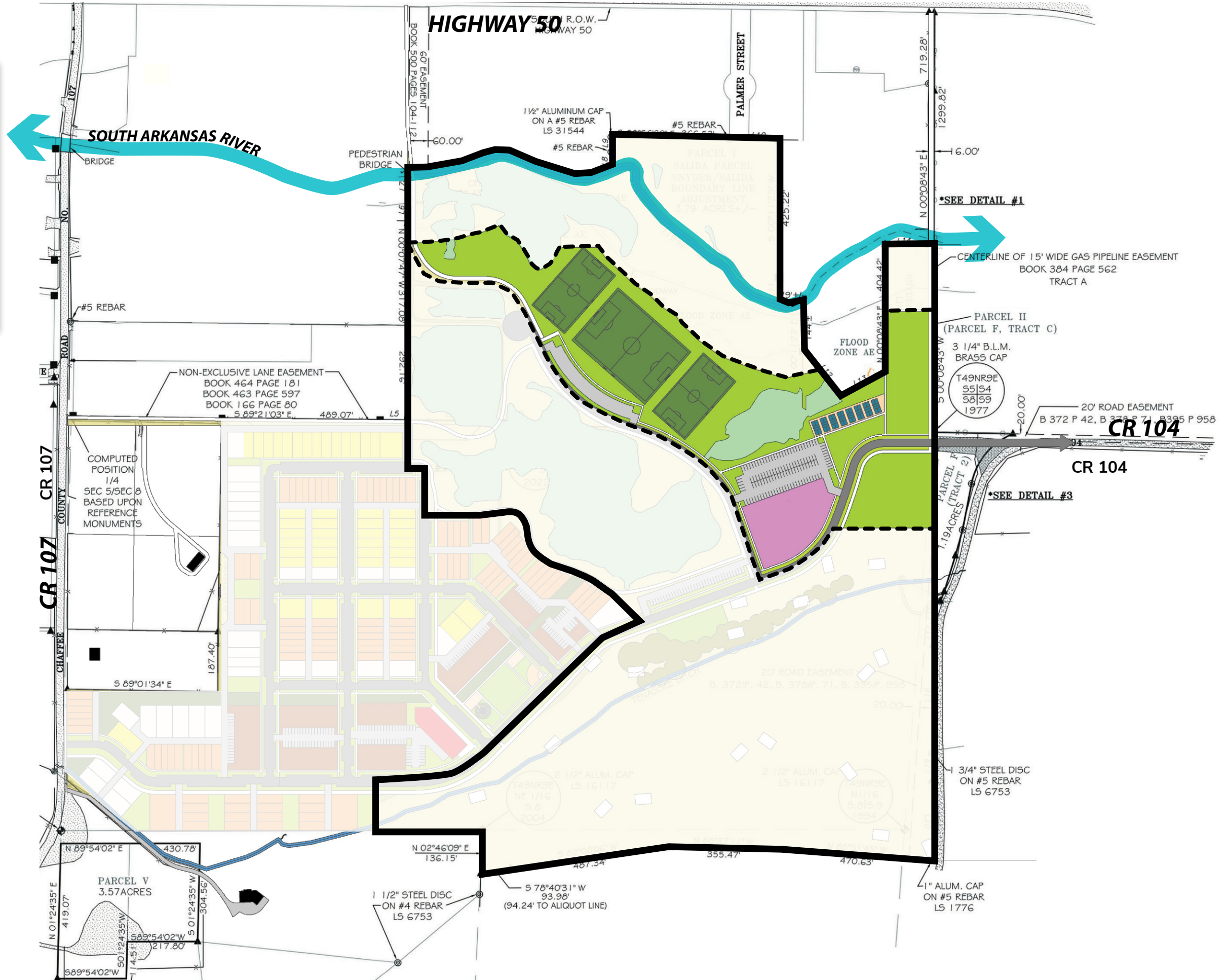
- Natural wetlands/Riparian Area
- Floodplain/Floodway Untouched
- Opportunities to maintain and enhance river and angler trails

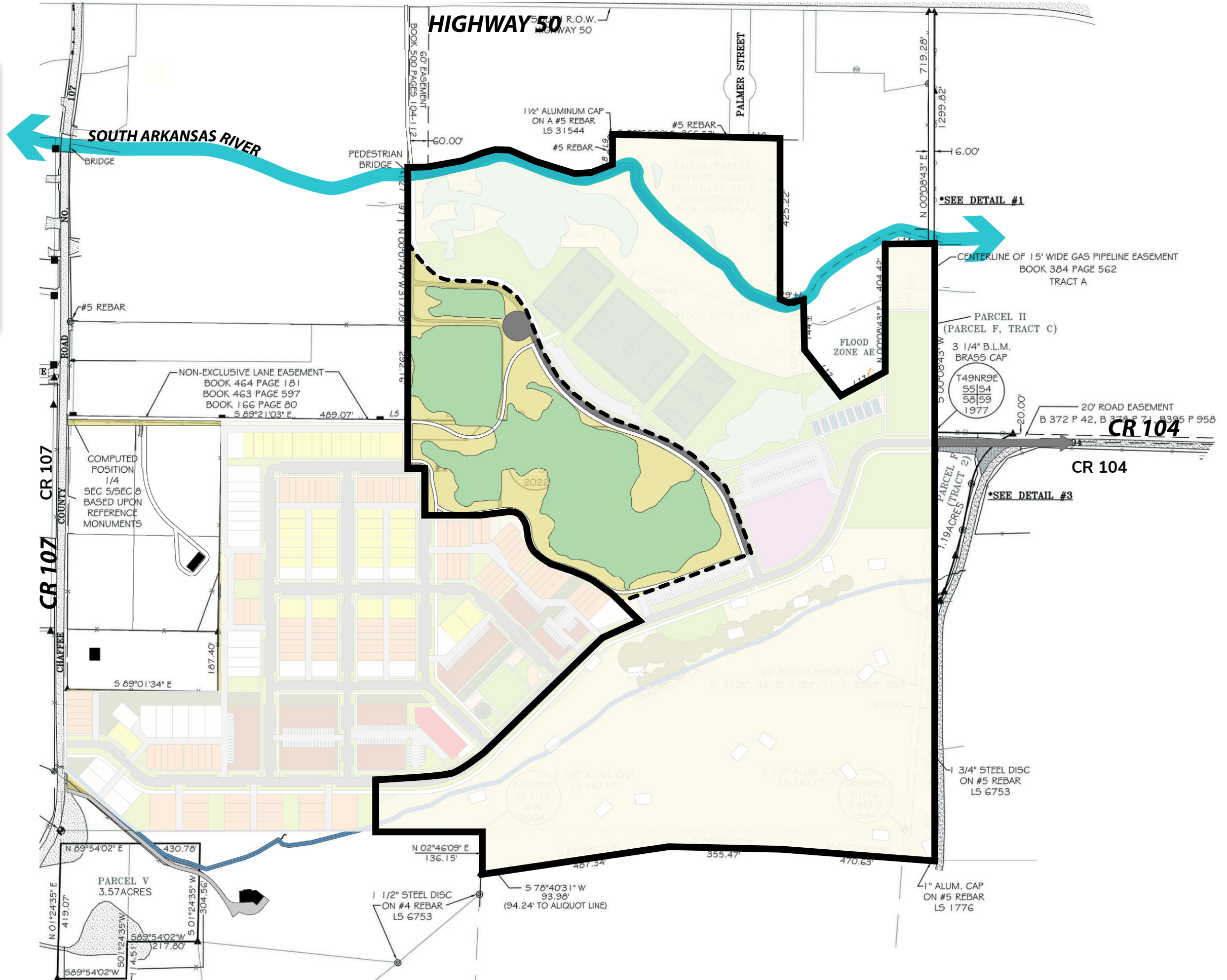




RECREATION AREA

- Outdoor Soccer/Multi-Use Fields
- Courts - Tennis/Pickleball
- Indoor Fieldhouse/Rec Center
- Daycare Potential
- Parking for Rec Amenities & Trailhead Access





WETLANDS / SPRING AREA

- Preserve natural open space / wetlands and natural spring areas
- Create trail system to connect to Rec Amenities, River Corridor and South Ark Neighborhood

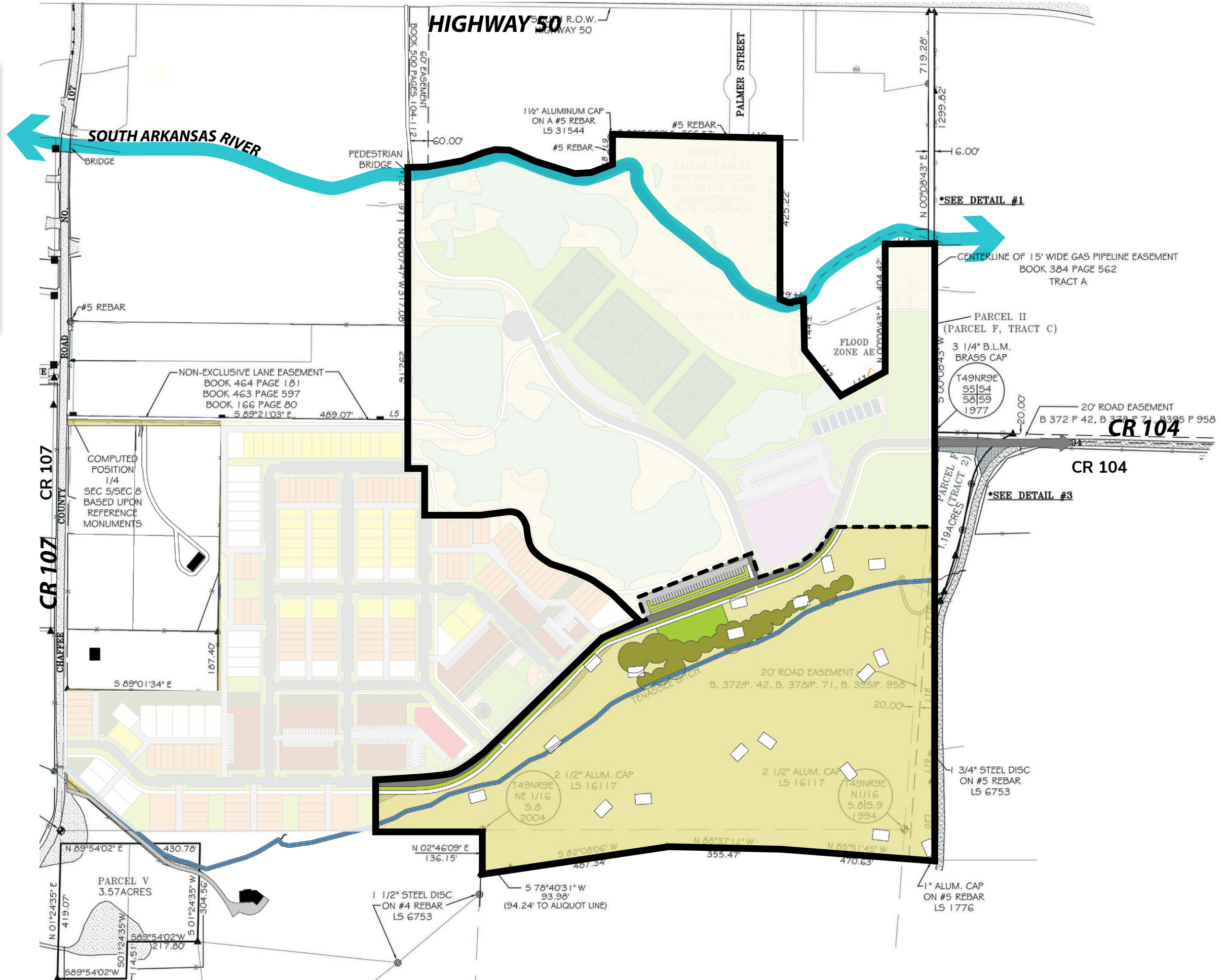
SITE PLAN DIAGRAMS - PARK AREAS (3)

Joint Work Session - July 31, 2023



HILLSIDE AREA

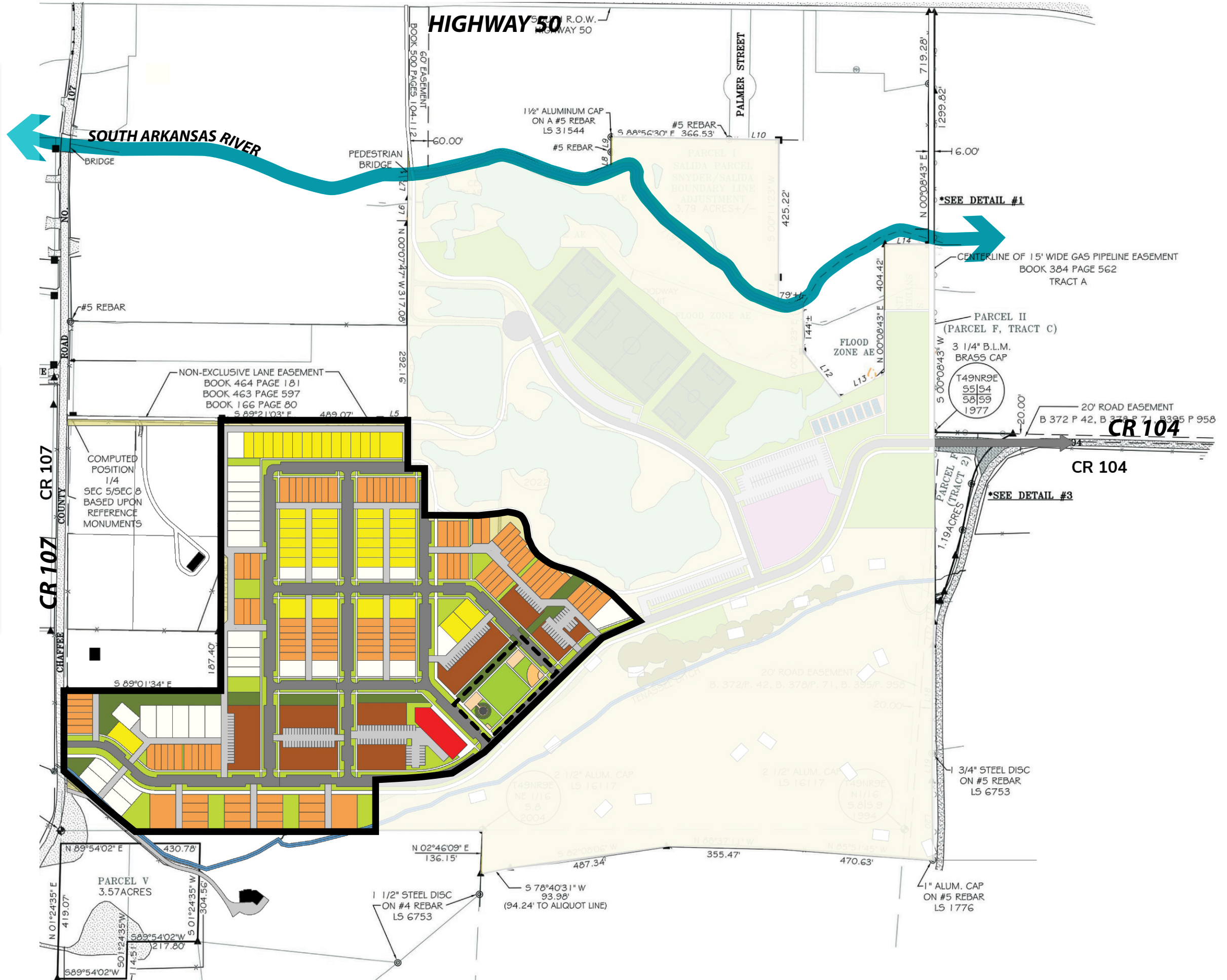
- Preserve natural open space
- Trailhead Parking & Trails
- Restroom opportunity
- Maintain Heart of the Rockies Disc Golf Course
- ~1 Acre Dog Park under Cottonwoods





NEIGHBORHOOD PARK

- .83-Acre Neighborhood Park
- Includes a playground, pavilion, grills, lawn, bike parking, etc.



SITE PLAN DIAGRAMS - NEIGHBORHOOD

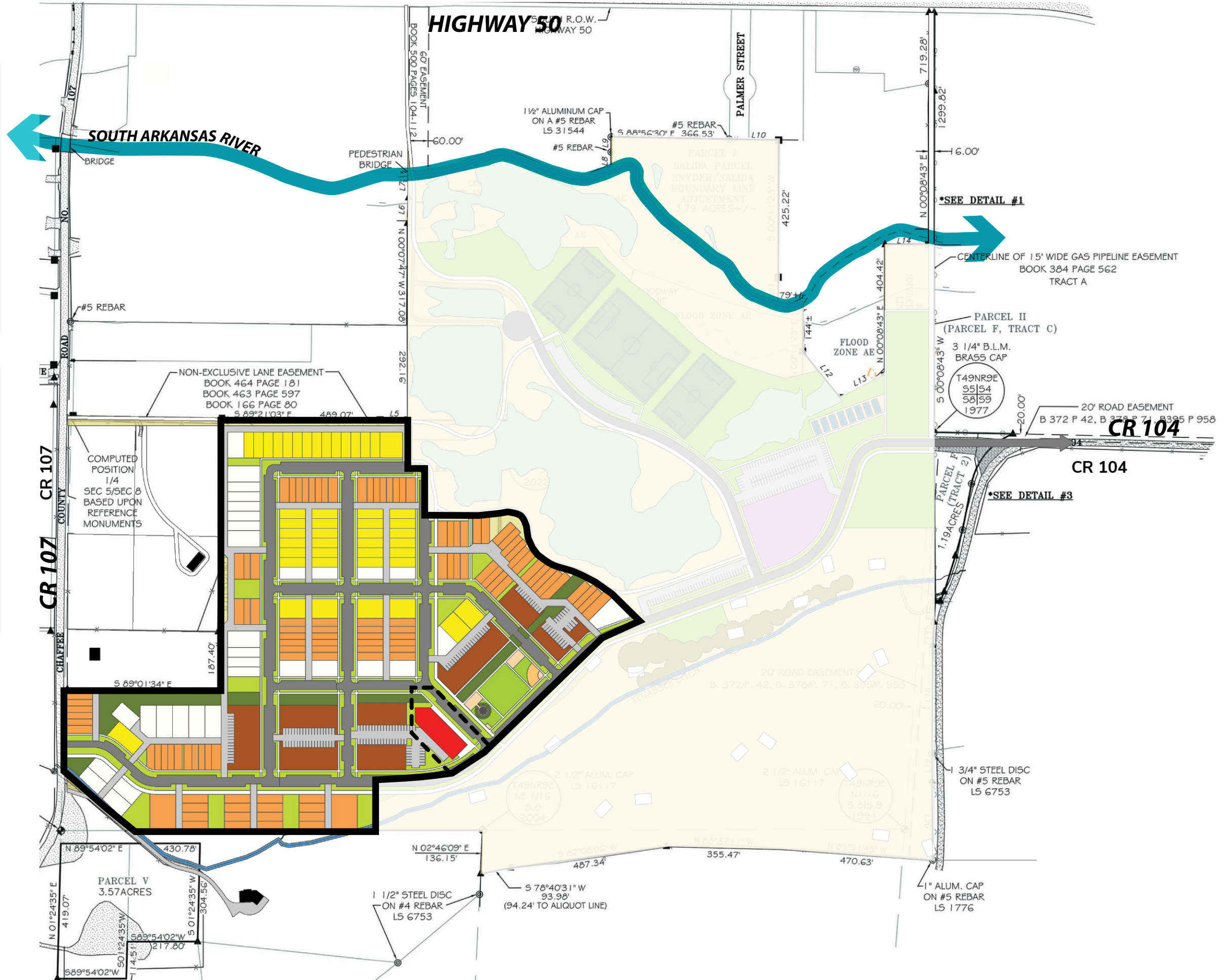
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MIXED USE BUILDING

- 30,000 SF Mixed Use Bldg.
(20 Units + 10,000 SF commercial use)



SITE PLAN DIAGRAMS - NEIGHBORHOOD

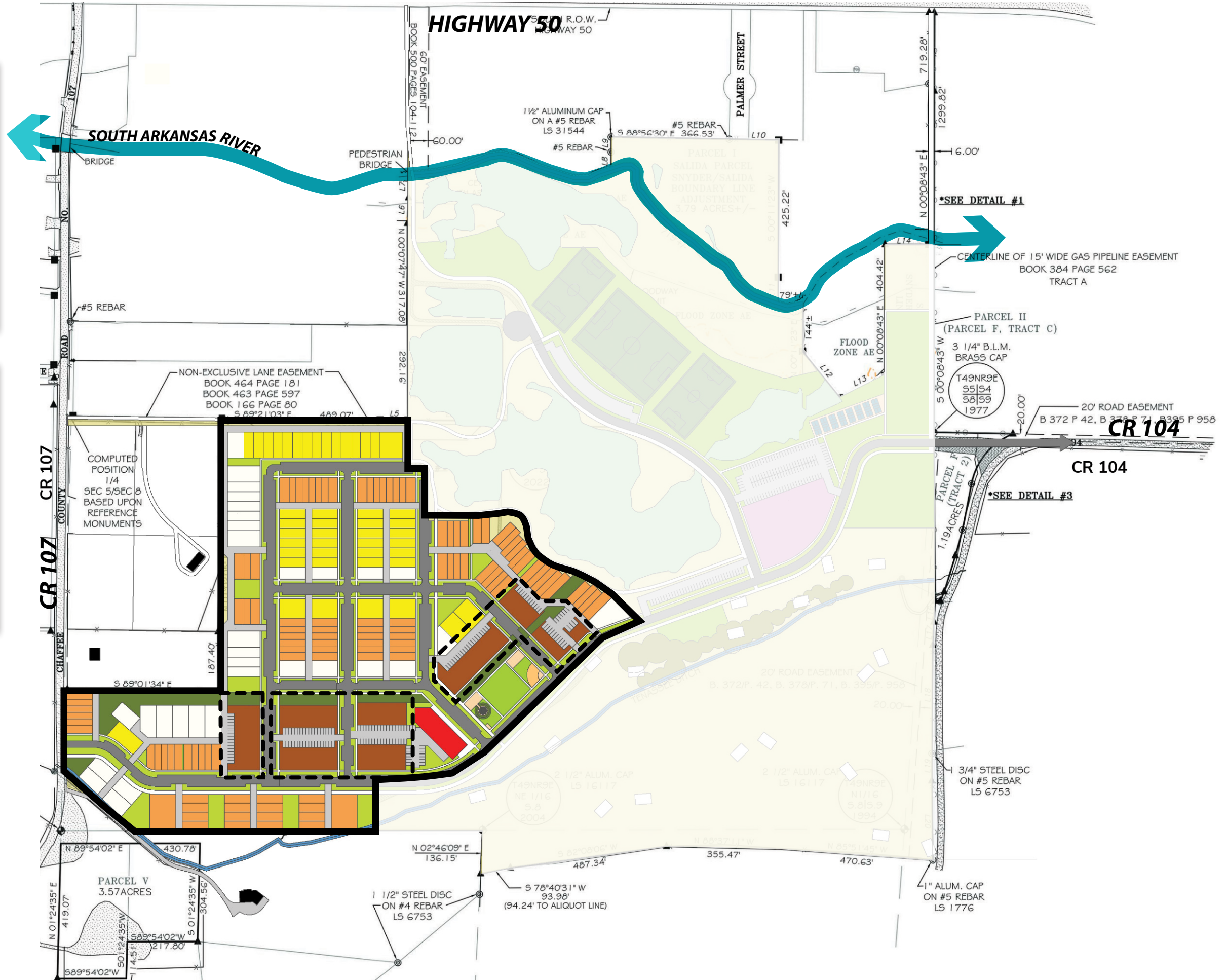
Joint Work Session - July 31, 2023





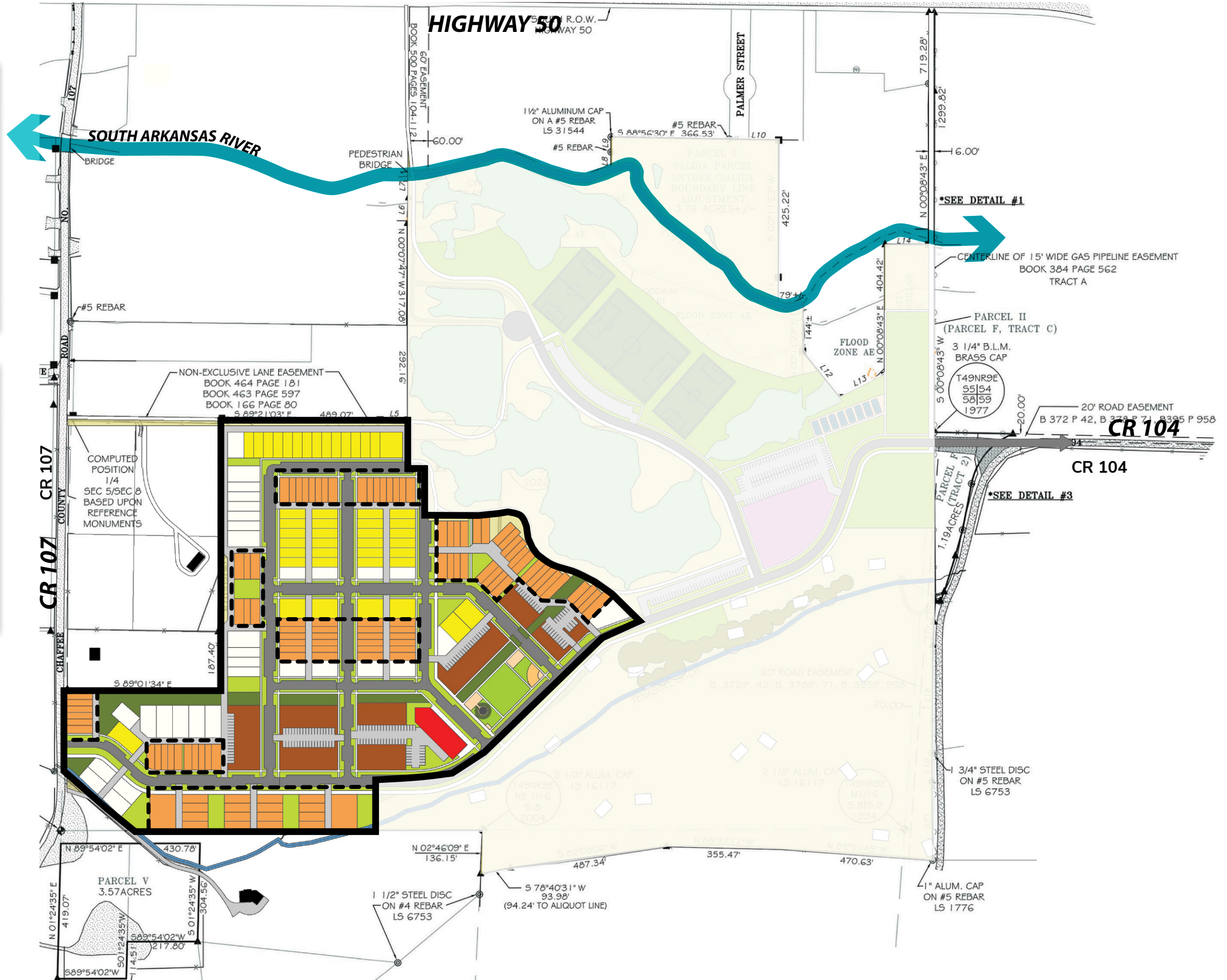
APARTMENTS

- 44 Units of 4-Pack Walk-ups
- 34 Units of Over/Under Walk-ups
- 72 Units in two, 36-Unit Apartments



SITE PLAN DIAGRAMS - NEIGHBORHOOD

Joint Work Session - July 31, 2023



TOWNHOMES / ROWHOMES

- 115 Lots sized to allow for Townhomes / Rowhomes (1,600-2,000 SF Lots)

SITE PLAN DIAGRAMS - NEIGHBORHOOD

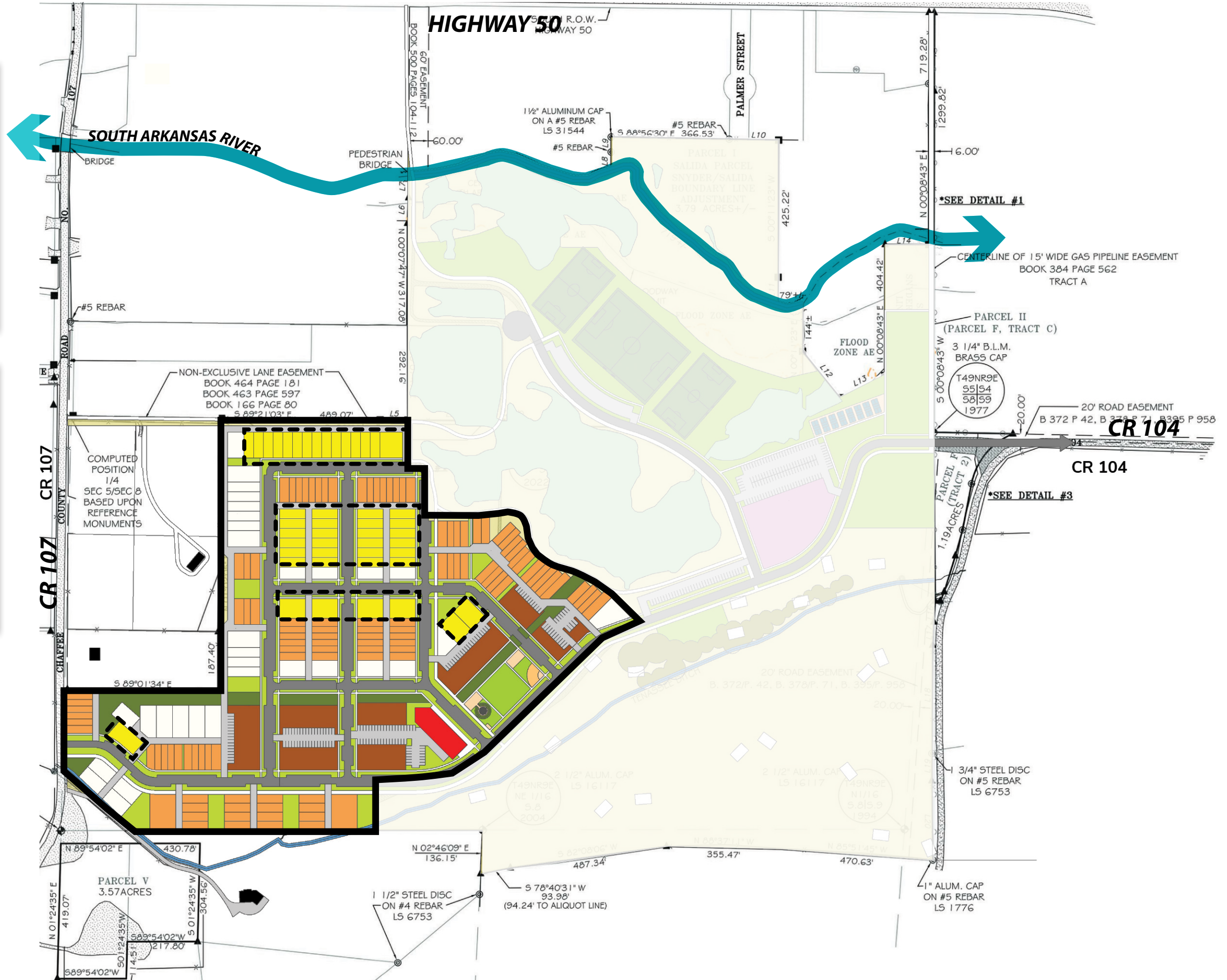
Joint Work Session - July 31, 2023





DUPLEX HOMES

- 27 Lots sized to allow for Duplex Homes (4,800-5,000 SF Lots)



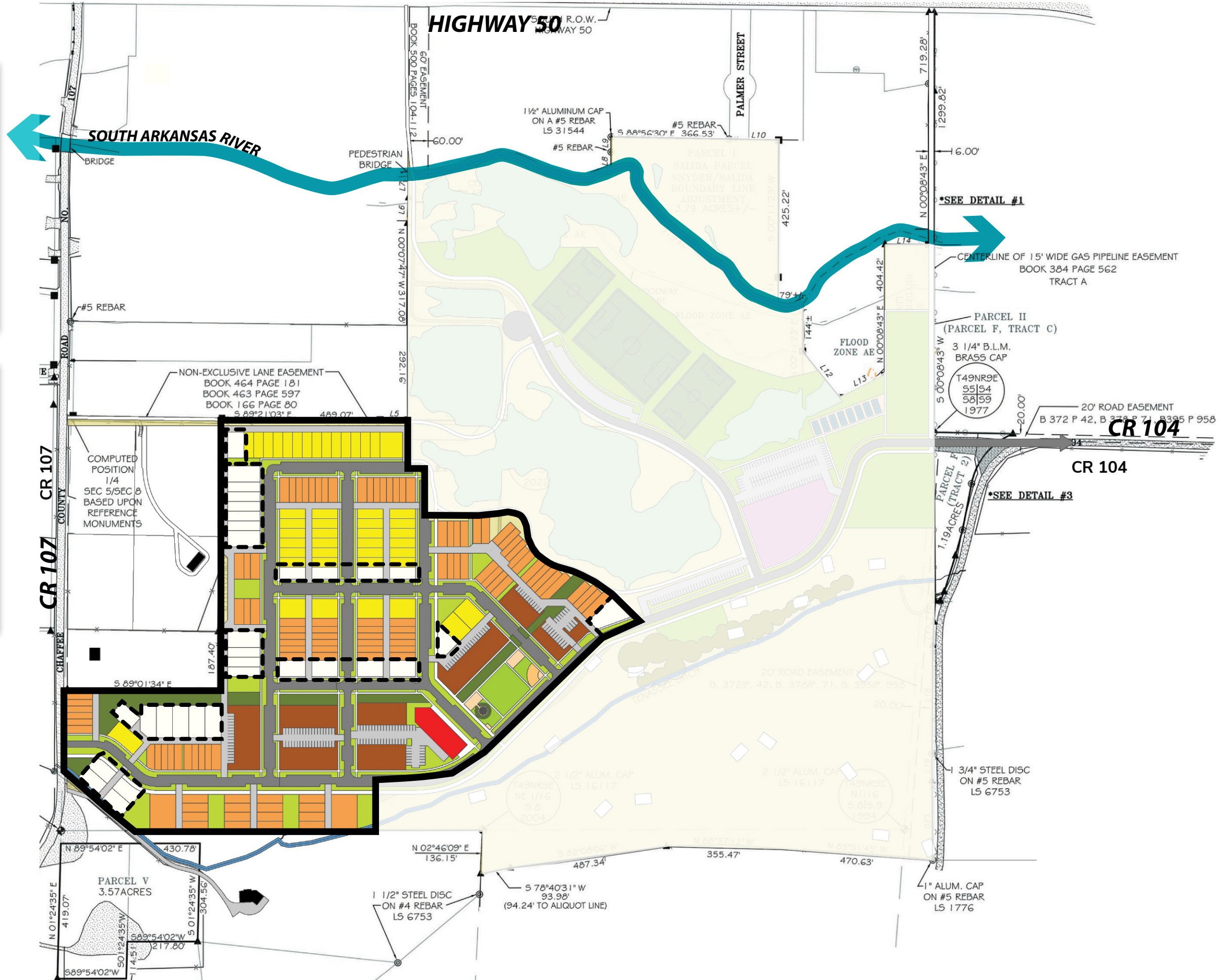
SITE PLAN DIAGRAMS - NEIGHBORHOOD

Joint Work Session - July 31, 2023



SINGLE FAMILY HOMES

- 22 Lots sized to allow for Single Family Homes + ADUs (3,600-5,000 SF Lots)
- Often corner lots and/or lots fronting greenways



SITE PLAN DIAGRAMS - NEIGHBORHOOD





Joint Work Session - July 31, 2023

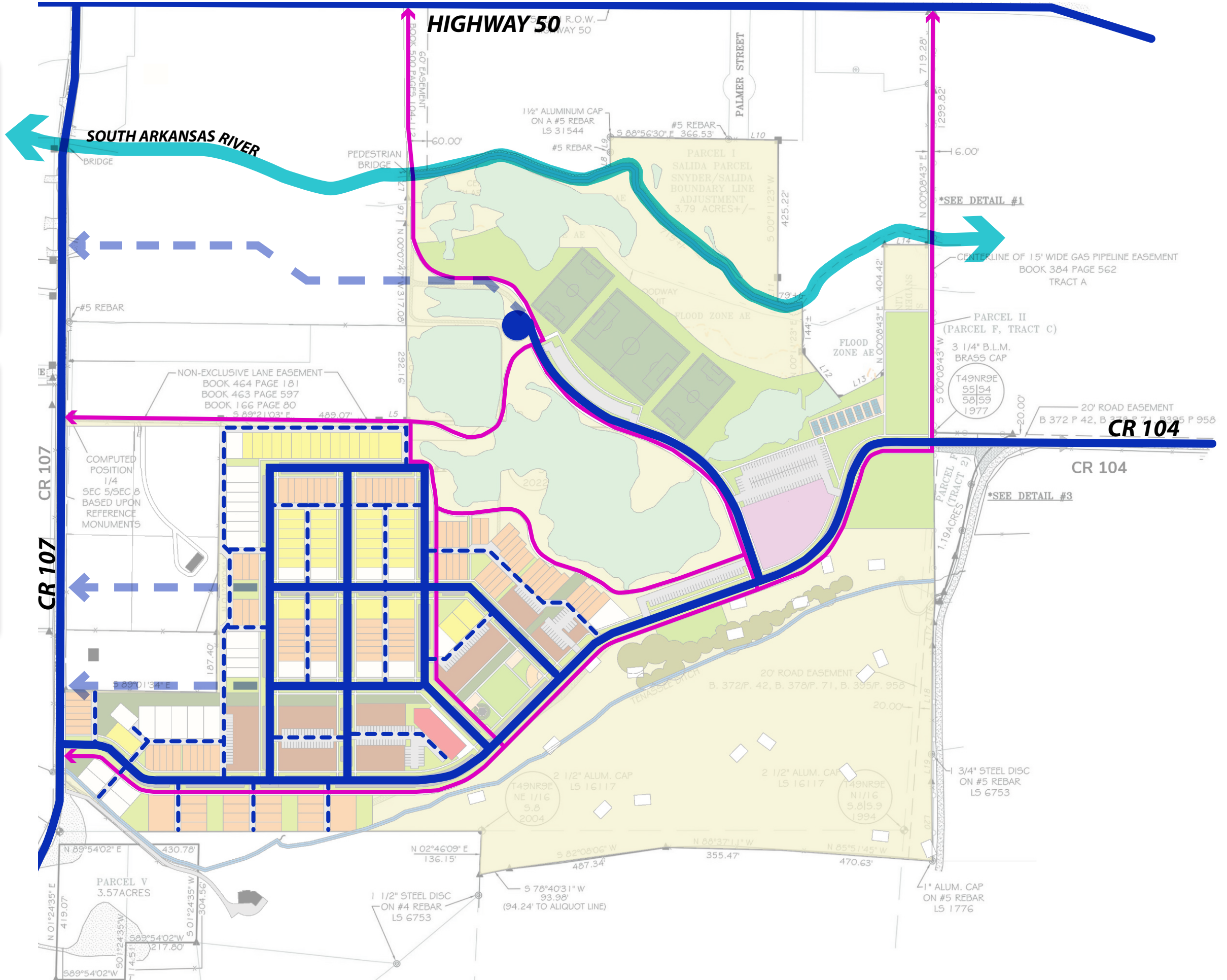




STREET & TRAIL NETWORK

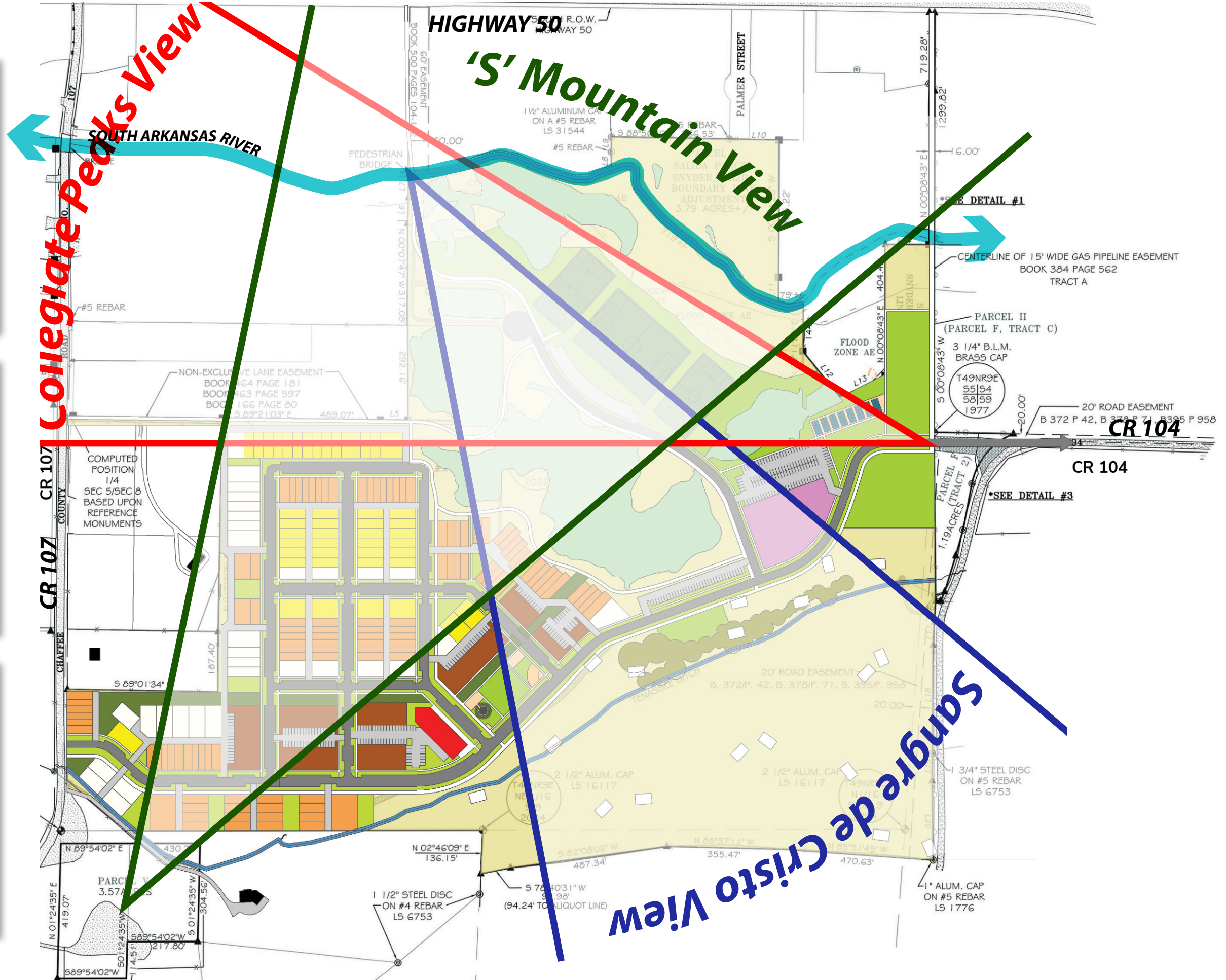
- Clear and intuitive circulation

-  Street
-  Alley
-  Trail
-  Potential Future Street Connections



SITE PLAN DIAGRAMS - STREETS & TRAILS

Joint Work Session - July 31, 2023



INFRASTRUCTURE COST ESTIMATES

**** NOTE:** Estimates are planning-level estimates for Sanitary Sewer, Water, Electrical, Telecom, Natural Gas, Streets, Stormwater, and Grading. Includes additional **25% for contingency and soft costs****

PHASE 1

~\$5,000,000

PHASE 2

~\$2,000,000

PHASE 3

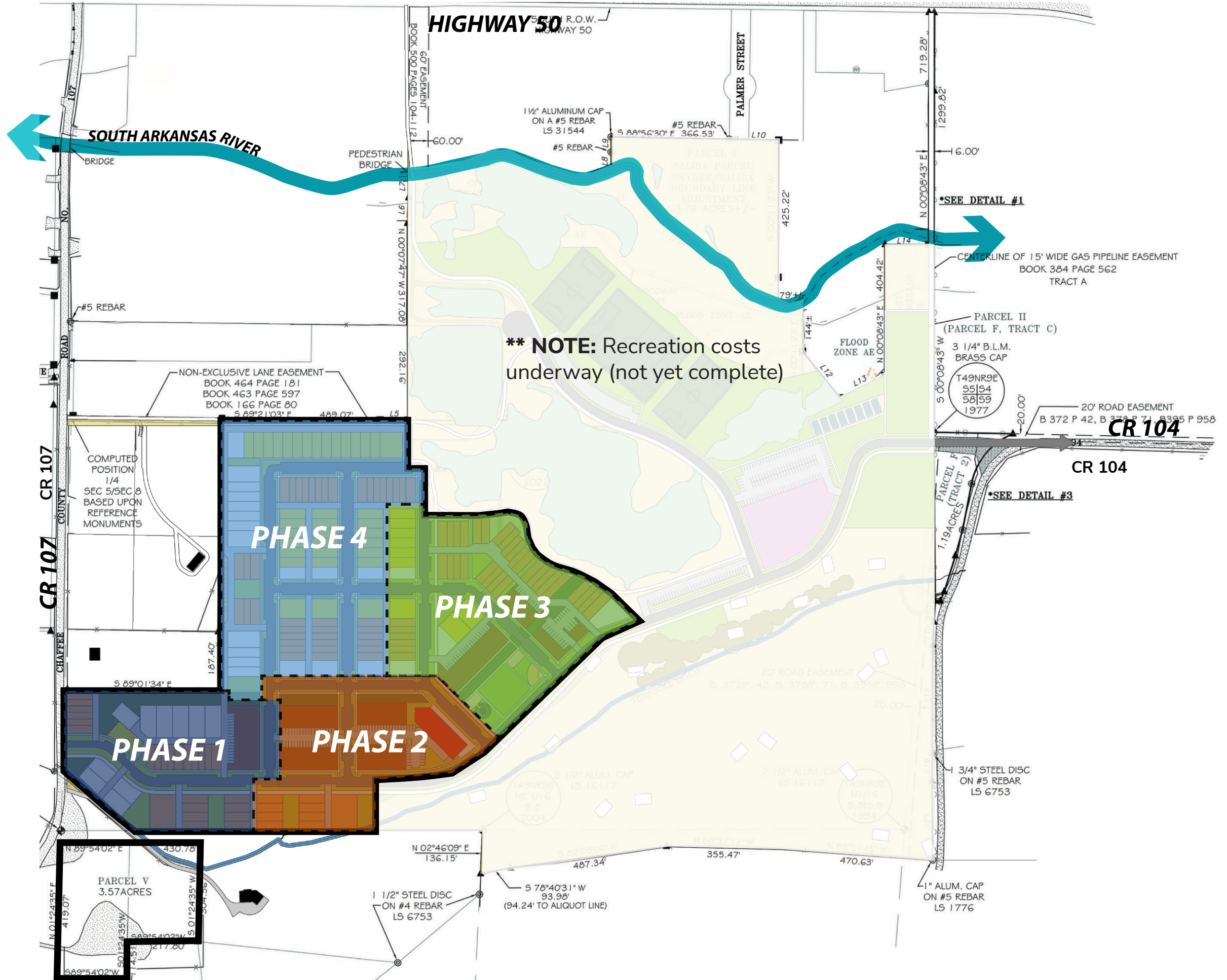
~\$3,400,000

PHASE 4

~\$3,700,000

TOTAL

~\$14,100,000



SITE PLAN DIAGRAMS - PHASING & COSTS

Joint Work Session - July 31, 2023



**** NOTE:** Final renderings still in development



**** NOTE:** Final renderings still in development

HOUSING & INFRASTRUCTURE:

STATE GRANT OPPORTUNITIES:

- **DOLA More Housing Now Initiative - up to \$2M** to fund infrastructure that supports affordable housing construction (December 2023 next application)
- **DOLA Strong Communities Infrastructure Grant - up to \$4M w/ 20% match** to fund infrastructure that supports affordable housing construction (LOI August 2023; Award January 2024)
- **Prop 123 Funds - TBD** - for planning assistance to help with implementation and affordable homeownership
- **Community Development Block Grants (CDBG)**
- **CDOT Transportation Alternatives or Multimodal Options Fund** to fund multimodal infrastructure.

PARTNERSHIPS / OTHER POTENTIAL FUNDING:

- **Chaffee County** assistance with funding “spine road” and improvements to CR107 to improve emergency access needs for County residents.
- **Chaffee County Housing Trust & Housing Authority** - assist with grant applications, administration of deed restrictions, developing units, etc.
- **Partner with CMC** (land in exchange for infrastructure assistance)
- **Sell land to a developer (local housing developer, etc.)** - to help fund initial phase(s) of infrastructure.
- **Low Income Housing Tax Credits (LIHTC)**
- **Capital Improvement Program (CIP - General Fund)**
- **Streets Fund**
- **Occupational Lodging Tax (OLT) Revenues**

RIVER & RECREATION:

GRANTS / OTHER FUNDING:

- **CWA Colorado Healthy Rivers Fund** to fund design/construction of South Arkansas (underway - Trout Unlimited leading)
- **Great Outdoors Colorado (GoCo) Grants** for parks, open space, trails, recreation components.
- **Philanthropic Organizations** - to help fund recreation, parks, open space.
- **Bond** - voter approval to fund a specific “package” of things
- **Recreation District** - voter approval to fund recreation needs.
- **Parks Fund (General Fund)**
- **Land and Water Conservation Fund**