

Last Updated: November 2018

## Colorado Water Conservation Board

### Water Plan Grant Application

#### Instructions

To receive funding for a Water Plan Grant, applicant must demonstrate how the project, activity, or process (collectively referred to as "project") funded by the CWCB will help meet the measurable objectives and critical actions in the Water Plan. Grant guidelines are available on the CWCB website.

If you have questions, please contact CWCB at (303) 866-3441 or email the following staff to assist you with applications in the following areas:

Water Storage Projects  
Conservation, Land Use Planning  
Engagement & Innovation Activities  
Agricultural Projects  
Environmental & Recreation  
Projects

Anna.Mauss@state.co.us  
Kevin.Reidy@state.co.us  
Ben.Wade@state.co.us  
Alexander.Funk@state.co.us  
Chris.Sturm@state.co.us

**FINAL SUBMISSION:** Submit all application materials in one email to

**[waterplan.grants@state.co.us](mailto:waterplan.grants@state.co.us)**

in the original file formats [Application (word); Statement of Work (word); Budget/Schedule (excel)]. Please do not combine documents. In the subject line, please include the funding category and name of the project.

#### Water Project Summary

|                          |   |           |
|--------------------------|---|-----------|
| Name of Applicant        | Gunnison County                               |           |
| Name of Water Project    | Shady Island River Park                       |           |
| CWP Grant Request Amount |   | \$330,000 |
| Other Funding Sources    | <u>GOCO LPOR grant TBD</u>                    | \$350,000 |
| Other Funding Sources    | <u>Colorado Watershed Restoration Program</u> | \$50,000  |
| Other Funding Sources    | <u>Gunnison Met Rec</u>                       | \$30,000  |
| Other Funding Sources    | <u>Trout Unlimited</u>                        | \$10,000  |
| Other Funding Sources    | <u>Western Colorado University</u>            | \$2,000   |
|                          |   |           |

Last Updated: November 2018

|                                |  |
|--------------------------------|--|
| Applicant Funding Contribution | \$837,190 (total matching Gunnison County funds minus total pending and secured funds) |
| Total Project Cost             | \$1,527,035  |

| Applicant & Grantee Information  |  |
|--|--|
| Name of Grantee(s): Gunnison County  |  |
| Mailing Address: 200 East Virginia Avenue, Gunnison Colorado 81230   |  |
| FEIN: 84-6000770   |  |
| Organization Contact: Cathie Pagano  |  |
| Position/Title: Community and Economic Development Director  |  |
| Email: <a href="mailto:cpagano@gunnisoncounty.org">cpagano@gunnisoncounty.org</a>  |  |
| Phone: 970-641-7985  |  |
| Grant Management Contact: Cathie Pagano  |  |
| Position/Title: Community and Economic Development Director  |  |
| Email: <a href="mailto:cpagano@gunnisoncounty.org">cpagano@gunnisoncounty.org</a>  |  |
| Phone: 970-641-7985  |  |
| Name of Applicant<br>(if different than grantee)   |  |
| Mailing Address  |  |
| Position/Title   |  |
| Email  |  |
| Phone  |  |
| Description of Grantee/Applicant   |  |
| Provide a brief description of the grantee's organization (100 words or less).   |  |
| <p>Gunnison County cherishes its sense of community and place. We strive to preserve and promote the well-being of the County's citizens, natural environment and rural character. We will deliver services and set standards that reflect our values and preserve our unique quality of life for present and future generations to enjoy.</p> <p>Gunnison County is the local governing agency in the Gunnison valley. Municipalities include Gunnison, Crested Butte, Pitkin and Marble. The county has a total area of 3,260 square miles of which 3,239 square miles is land and 21 square miles is water. It is the fifth-largest county in Colorado.</p> |  |

Last Updated: November 2018

| Type of Eligible Entity (check one) |   |
|-------------------------------------|---|
| X                                   | <b>Public (Government):</b> Municipalities, enterprises, counties, and State of Colorado agencies. Federal agencies are encouraged to work with local entities. Federal agencies are eligible, but only if they can make a compelling case for why a local partner cannot be the grant recipient. |
|                                     | <b>Public (Districts):</b> Authorities, Title 32/special districts (conservancy, conservation, and irrigation districts), and water activity enterprises.   |
|                                     | <b>Private Incorporated:</b> Mutual ditch companies, homeowners associations, corporations.   |
|                                     | <b>Private Individuals, Partnerships, and Sole Proprietors:</b> Private parties may be eligible for funding.  |
|                                     | <b>Non-governmental organizations (NGO):</b> Organization that is not part of the government and is non-profit in nature.   |
|                                     | <b>Covered Entity:</b> As defined in <a href="#">Section 37-60-126 Colorado Revised Statutes</a> .  |

| Type of Water Project (check all that apply) |   |
|--|---|
|  | Study                                   |
| X  | Construction                            |
|  | Identified Projects and Processes (IPP) |
|  | Other                                   |

| Category of Water Project (check the primary category that applies and include relevant tasks) |   |          |
|--|---|----------|
|  |   |          |
|  | Water Storage - Projects that facilitate the development of additional storage, artificial aquifer recharge, and dredging existing reservoirs to restore the reservoirs' full decreed capacity and Multi-beneficial projects and those projects identified in basin implementation plans to address the water supply and demand gap..<br><i>Applicable Exhibit A Task(s):</i> |          |
|  | Conservation and Land Use Planning - Activities and projects that implement long-term strategies for conservation, land use, and drought planning.<br><i>Applicable Exhibit A Task(s):</i>  |          |
|  | Engagement & Innovation - Activities and projects that support water education, outreach, and innovation efforts. Please fill out the Supplemental Application on the website.<br><i>Applicable Exhibit A Task(s):</i>  |          |
|  | Agricultural - Projects that provide technical assistance and improve agricultural efficiency.<br><i>Applicable Exhibit A Task(s):</i>  |          |
| X  | Environmental & Recreation - Projects that promote watershed health, environmental health, and recreation.<br><i>Applicable Exhibit A Task(s):</i>  |          |
|  | Other   | Explain: |

Last Updated: November 2018

| Location of Water Project   |                 |
|---|-----------------|
| Please provide the general county and coordinates of the proposed project below in <b>decimal degrees</b> . The Applicant shall also provide, in Exhibit C, a site map if applicable. |                 |
| County/Countries  | Gunnison County |
| Latitude  | 106.551248      |
| Longitude   | 38.345754       |

| Water Project Overview  |
|---|
| <p>Please provide a summary of the proposed water project (200 words or less). Include a description of the project and what the CWP Grant funding will be used for specifically (e.g., studies, permitting process, construction). Provide a description of the water supply source to be utilized or the water body affected by the project, where applicable. Include details such as acres under irrigation, types of crops irrigated, number of residential and commercial taps, length of ditch improvements, length of pipe installed, and area of habitat improvements, where applicable. If this project addresses multiple purposes or spans multiple basins, please explain.</p> <p>The Applicant shall also provide, in Exhibit A, a detailed Statement of Work, Budget, Other Funding Sources/Amounts and Schedule.</p>  |
| <p>The County plans to develop the Shady Island River Park on the Gunnison River (10.5 acres, 730 feet along north bank of Gunnison River, 670 feet along south bank) to create riverside boat access, recreation amenities, improvements to riparian, wildlife and in-stream fish habitat. The Park will improve access to the Gunnison River for boating, angling, and community members, and will restore riparian, stream and fisheries habitat. The Park also includes camping, picnic areas, nature trails, and expanded parking. The River Park will replace the existing North Bridge access (across Highway 135) which is insufficient, unpermitted and unsafe. Gunnison County utilized a GOCO planning grant in 2018 to develop conceptual maps and a master plan (please see Exhibit C) based on public input and engagement. The CWP Grant funding will be used for construction, including final engineering and permitting, utility and infrastructure installation (wells, electric, roads, parking), bathrooms, and boat ramp construction. Gunnison County was awarded \$50,000 from CWCB for restoration including: bank stabilization efforts, bank softening, and installation of boulders to provide slope retention. The riparian and instream restoration and improvements will help to mitigate many of the impacts caused by the heavy recreation use in this area.</p> |



Last Updated: November 2018

| Measurable Results   |   |  |
|--|---|--|
| To catalog measurable results achieved with the CWP Grant funds, please provide any of the following values as applicable: |   |  |
|  | New Storage Created (acre-feet)   |  |
|  | New Annual Water Supplies Developed or Conserved (acre-feet), Consumptive or Nonconsumptive |  |
|  | Existing Storage Preserved or Enhanced (acre-feet)  |  |
| 730 feet north bank,<br>670 feet south bank  | Length of Stream Restored or Protected (linear feet)  |  |
|  | Efficiency Savings (indicate acre-feet/year OR dollars/year)                                |  |
| 10.5 acres   | Area of Restored or Preserved Habitat (acres)   |  |
|  | Quantity of Water Shared through Alternative Transfer Mechanisms                            |  |
|  | Number of Coloradans Impacted by Incorporating Water-Saving Actions into Land Use Planning  |  |
| 12,600 annually  | Number of Coloradans Impacted by Engagement Activity  |  |
| 1  | Other   | Explain: Construction of a boat ramp, road, new expanded parking area and two bathroom facilities. |

- |   |       |  |
|---|-------|--|
| 1 | Other | Explain: Construction of a non-trailer boat access for SUP and kayak users.  |
| 1 | Other | Explain: Bank stabilization and in-stream improvements for fish habitat revitalization.  |
| 1 | Other | Explain: Tent campground and new nature trail system utilizing the native and undeveloped portion of the parcel.   |
| 1 | Other | Explain: Conversion of 16-lot residential subdivision to public recreation amenity with improved habitat protections and limited development of structures within the 100-year floodplain. |

Last Updated: November 2018

## Water Project Justification

Provide a description of how this water project supports the goals of [Colorado's Water Plan](#), the most recent [Statewide Water Supply Initiative](#), and the applicable Roundtable [Basin Implementation Plan](#) and [Education Action Plan](#). The Applicant is required to reference specific needs, goals, themes, or Identified Projects and Processes (IPPs), including citations (e.g. document, chapters, sections, or page numbers).

The proposed water project shall be evaluated based upon how well the proposal conforms to Colorado's Water Plan Framework for State of Colorado Support for a Water Project (CWP, Section 9.4, pp. 9-43 to 9-44;)

The Shady Island Park will be the only park in the north Gunnison area which will encourage new users and will also accommodate users of the existing North Bridge site.

The City of Gunnison is home to 6,530 people and 2.26 people per household according to the U.S. Census and includes 2,800 students enrolled at Western Colorado University. The Gunnison Valley is also home to the Towns of Crested Butte and Mt. Crested Butte which are 30 miles to the north of Gunnison and include another 2,300 residents.

The Shady Island project will serve a wide array of our community members from youth, Latino-community, WSCU students, seniors, neighbors, boaters, anglers, walkers, and nature lovers. The park's location is across Highway 135 from a paved recreation path and is accessible from the City of Gunnison and suburbs to the north, via bike, car or on foot. Users come from the entire Gunnison Valley and surrounding areas (Crested Butte, Mt. Crested Butte, Pitkin, Irwin) to utilize the site because it is one of three access points available to float the Gunnison River.

This project aligns with the following goals of the Upper Gunnison River Water Conservancy District's, Gunnison Basin Implementation Plan (GBIP, Section 1.2):

1. Protect existing water uses in the Gunnison Basin.
5. Quantify and protect environmental and recreational water uses.
6. Maintain or, where necessary, improve water quality throughout the Gunnison Basin.
7. Encourage the beneficial relationship between agricultural and environmental recreational water uses.
9. Create and maintain active, relevant and comprehensive public education, outreach and stewardship processes involving water resources in the eight sectors of the Gunnison Basin.

The Statewide Water Supply Initiative states that, "The Water Plan establishes a goal of having Management Plans developed for 80% of priority streams identified by the BRTs, focused on solution-based approaches for integrating environmental and recreational values with traditional agricultural and municipal values. The Conceptual Framework in the Water Plan further directs all interests to work to "identify, secure funding for, and implement projects that help recover imperiled species and enhance ecological resiliency." The Upper Gunnison River Basin Watershed Management Planning Process is taking the first steps over the next couple years (set to finish in 2020) to conduct needs assessment inventories for the eight watersheds in the basin. Once these eight assessments are completed, then work on an overall Upper Gunnison River Basin Watershed Management Plan will begin to identify priorities and best funding sources from federal and local sources. Julie Nania from the Upper Gunnison River Water Conservancy District staff agreed that Shady Island's recreational access to the Gunnison River, improved amenity safety, riparian restoration and in-stream improvements for fish habitat and floodplain connectivity align with the objectives of the Watershed Management Planning process as well as the Statewide Water Supply Initiative recommendations.

This project supports the Colorado Water Plan on numerous goals and meets the environmental action items 3,4,5,7 &10 in Section 6.6-157. The overarching goal of collaboration for long-term sustainability

Last Updated: November 2018

and resiliency in the Colorado Water Plan is modeled in the Shady Island Park Project by incorporating public engagement and feedback throughout the design process. Goals such as monitoring, evaluating progress and incorporating a campground as a revenue stream will allow for long-term maintenance and upkeep of this high quality amenity, which successfully aligns with Section 7.1-3 and Section 10.1-3.

Gunnison County and our stakeholders and partners understand the importance of a healthy river ecosystem and the surrounding communities for generations to come. Section 5-14, *Overview of Environmental and River-Based Recreational Needs* states: “Environmental and recreational water needs often overlap. For example, the ability to keep a stream flowing can be beneficial for aquatic life as well as for anglers. Boulders and other structures that enhance boating experiences can also improve aquatic habitat for fish.” During the 2018 summer public engagement phase, this sentiment was heard repeatedly from the public, it is important to the public that this parcel remain as natural as possible. And, within that lies the inherent values of recreational experience and ecosystem health that the Shady Island River Park Project encompasses. Conversion of this parcel from a 16-lot residential subdivision to a public park amenity enhances the habitat for all ecosystems on the parcel and will also enable a greatly improved recreation experience.

### Related Studies

Please provide a list of any related studies, including if the water project is complementary to or assists in the implementation of other CWCB programs.

Summer 2018 Public Engagement and Planning study.

Gunnison County was able to utilize a GOCO grant to complete this phase of the project. The project team led three different outreach phases to allow the public to provide comment and feedback on updated designs for the park. Outreach included site visits, email, written notices and presentations with conceptual alternatives supported by image boards. Participants voted on program elements and provided comments on cards and through one on one conversations. The process focused on inclusivity and resulted in obtaining great ideas, comments, concerns and broad support from the public.

This concluded with a Master Conceptual plan and final public engagement report by landscape architect firm, Sprout Studio, please see Exhibit C.

### Previous CWCB Grants, Loans or Other Funding

List all previous or current CWCB grants (including WSRF) awarded to both the Applicant and Grantee. Include: 1) Applicant name; 2) Water activity name; 3) Approving RT(s); 4) CWCB board meeting date; 5) Contract number or purchase order; 6) Percentage of other CWCB funding for your overall project.

Gunnison County, Shady Island River Park Project, Colorado Watershed Restoration Program (CWRP) in the amount of \$50,000, awarded January 23, 2019.

Last Updated: November 2018

| Taxpayer Bill of Rights  |  |
|--|--|
| The Taxpayer Bill of Rights (TABOR) may limit the amount of grant money an entity can receive. Please describe any relevant TABOR issues that may affect your application. |  |
| Gunnison County is not subject to TABOR limitations as it is a local government organization.  |  |

| Submittal Checklist                           |  |
|---|--|
| X   | I acknowledge the Grantee will be able to contract with CWCB using the <a href="#">Standard Contract</a> . |
| Exhibit A                                     |  |
| X   | Statement of Work <sup>(1)</sup>   |
| X   | Budget & Schedule <sup>(1)</sup>   |
| X   | Engineer's statement of probable cost (projects over \$100,000) <b>PLEASE SEE BUDGET SHEET</b>             |
| X   | Letters of Matching and/or Pending 3 <sup>rd</sup> Party Commitments <sup>(1)</sup>                        |
| Exhibit C                                     |  |
| X   | Map (if applicable) <sup>(1)</sup>   |
| X   | Photos/Drawings/Reports  |
| X   | Letters of Support (Optional)  |
| X   | Certificate of Insurance (General, Auto, & Workers' Comp.) <sup>(2)</sup>                                  |
|   | Certificate of Good Standing with Colorado Secretary of State <sup>(2)</sup>                               |
| X   | W-9 <sup>(2)</sup>   |
|   | Independent Contractor Form <sup>(2)</sup> (If applicant is individual, not company/organization)          |
| Engagement & Innovation Grant Applicants ONLY |  |
|   | Engagement & Innovation Supplemental Application <sup>(1)</sup>  |

(1) Required with application.

(2) Required for contracting. While optional at the time of this application, submission can expedite contracting upon CWCB Board approval.

Last Updated: November 2018

|  |
|--|
| <b>Colorado Water Conservation Board</b> |
| <b>Water Plan Grant - Exhibit A</b>      |

| <b>Statement Of Work</b>   |   |
|--|---|
| <b>Date:</b>   | <b>January 30, 2019</b>                                       |
| <b>Name of Grantee:</b>  | <b>Gunnison County</b>  |
| <b>Name of Water Project:</b>  | <b>Shady Island River Park project</b>                        |
| <b>Funding Source:</b>   | <b>Water Plan Grant, Environmental and Recreation Project</b> |
| <b>Water Project Overview:</b>   |   |
| <p>The Shady Island project will serve the residents and visitors of the Gunnison Valley, including Gunnison and Crested Butte. Shady Island is approximately 1.5 miles north of the City of Gunnison and surrounded by suburban residential development. The Gunnison Valley is the primary population corridor in the county and includes the City of Gunnison, and Towns of Crested Butte and Mt. Crested Butte. The City of Gunnison and residential developments that are within the County have limited river access for parks and recreation opportunities. There are two river access points within the City of Gunnison, both of which have limited infrastructure. River access for area residents and visitors is limited, as noted in the City of Gunnison 2015 Parks and Recreation Master Plan. The area north of the City of Gunnison continues to see development pressure and is expected to continue to grow.</p> <p>The Shady Island site was developed as an RV park with some small cabins on the property approximately 40 years ago. In 2006, a developer purchased the parcel and received approval to develop 16 residential subdivision lots on the property. At that time, the developer removed the dilapidated cabins that were existing on the property. Today there still exist some buried utilities on the site such as septic tanks. There are no structures on the property.</p> <p>Shady Island Park is envisioned as one component of a future river corridor system that begins in Almont (10 miles north of the City of Gunnison) with a new river access and redesigned campground on US Forest Service land, continuing to Shady Island as the next river access point approximately 7 miles to the south. The river corridor would continue through the City of Gunnison with possible pull out points at Tomichi River park or Lazy K park. The river corridor would continue to the Gunnison Whitewater Park, approximately 5 miles from Shady Island and continue to McCabe's take-out (administered by the National Park Service). This river park system would be a catalytic amenity for the community and demonstrate cross-agency collaboration. There is support for this concept from the federal agencies and the Sustainable Tourism and Outdoor Recreation Committee.</p> <p>The Shady Island parcel is across Highway 135 from the Gunnison recreation path. There is a high demand for river access in this area. Currently, river users access the Gunnison River via the North Bridge site. The North Bridge site is an unpermitted site that is a dirt parking area within the CDOT highway right-of-way. There is no infrastructure at the site. There are two porta-potties and limited trash service which do not accommodate the existing demand during the busy summer season which can see upwards of 60 vehicles (including vans, trucks, trailers, boats, etc.) all day, every day parked at the 0.5 acre site. Commercial and private boaters utilize this site as access for river trips. The current North Bridge site does not have any opportunity for river access for anglers, walkers, or others that may be interested in interacting with the river.</p> |   |

Last Updated: November 2018

The Park will provide safe public access for community members, visitors, anglers and boaters with the construction of a formal boat launch area. Shady Island River Park will allow ample parking for bicycles, cars, trucks, and trailers. The site will also include twenty camping sites, picnic shelters with restrooms, trail loop system, recreation path connection, fishing access, boat staging area, beach area and access for non-boaters, outdoor classroom and gathering areas, picnic tables, and boat queue area. This River Park project has focused on collaboration between multiple stakeholders to pool resources and engage community members.

The Gunnison Valley community places a high value on recreation and access to the outdoors. Our community members value maintaining a high quality experience and maintaining our natural resources in a responsible and sustainable manner. The current North Bridge site is not sustainable nor is it a good experience for our community. The site is congested, chaotic and does not have the necessary infrastructure (bathrooms, trash service, parking areas, unloading and prep zones) to accommodate users.

Total projected visitors per day during the season (May – October) are 50 - 150. The total number of visitors is based on data from the Gunnison Whitewater Park. We expect that visitors to this site will be higher than the Gunnison Whitewater Park because there will be more amenities available for a variety of users (picnics, pavilions, education facilities, children's nature play area, camping). Approximately 3,600 commercial trips are expected to use the site during the boating season based on Colorado River Outfitters Association 2017 stats.

Stakeholders include the Upper Gunnison River Water Conservancy District, Colorado Parks and Wildlife staff, Trout Unlimited local and regional representatives, City of Gunnison staff and Gunnison County staff. Through a diverse array of public outreach opportunities throughout the planning process multiple participants have been involved. To reach a broad demographic, special meetings and presentations were organized to host specific groups. These groups include government and nonprofit stakeholders (City of Gunnison, Trout Unlimited, Upper Gunnison River Water Conservancy District, Colorado Parks and Wildlife), neighboring property owners, boating community, river outfitters and guides, general public, youth and the Latino community. This collaborative stakeholders effort and extensive outreach for public engagement and input has created investment in this project as well as assurance that recreational, environmental and educational aspects will be incorporated.

The project phasing is as follows:

Phase 1: Site prep, install and pave parking areas; infrastructure for water, sewer, electric; boat ramp; staging areas; one pre-fab multi-stall bathroom (second to follow in Phase 2); river, riparian, and habitat restoration. Habitat restoration work includes installation of larger boulders to provide slope retention along shoreline; river bank stabilization, added undulation to shoreline for habitat variety, adding boulder clusters to enhance habitat-creating cover and holding water for fish and enhancing wade angling. Installation of 36 trailer parking spaces and 43 vehicle spaces. Boat ramp is for larger craft; small craft (kayaks, SUPs, peds) will utilize small craft access area upstream of ramp. Pedestrian access will include trail and walkway improvements and routes to riverbank for fishing opportunities.

Phase 2: Second pre-fab multi-stall bathroom, picnic pavilions; campground; picnic tables; trails, highway access (pedestrian under or overpass)

Gunnison County will invest \$1 million into the purchase (2017) of the parcel and budget reflects payments toward note in 2017, 2018, and 2019. Phase 1 enables development of infrastructure, parking areas, and boat ramp, supporting a vision that is long term, restores river ecology, and is sustainable.

Last Updated: November 2018

|  |
|--|
| <b>Project Objectives:</b>   |
| <ol style="list-style-type: none"> <li>1. The construction of a new boat ramp, non-trailer watercraft access point, roads and parking.</li> <li>2. Improved riparian and in-stream fish habitat</li> <li>3. 10.5 acres of intact floodplain that will remain undeveloped from heavy commercial or residential use.</li> <li>4. Public access to a revitalized fishery on the Gunnison River.</li> <li>5. Pavilions and natural play areas to interact with the river channel.</li> <li>6. Tent camping, nature path and expanded parking lots</li> <li>7. Bathroom facilities</li> </ol> |

| Tasks   |  |
|---|--|
| <b>Task 1 – Public engagement and feedback</b>  | <b>PROJECT SCHEDULE: Summer 2018-completed</b> |
| <b>Description of Task:</b>   |  |
| <p>The project team met with government and nonprofit stakeholders to seek advice on water, riparian, fisheries and wildlife habitat. Seven stakeholders attended including the Upper Gunnison River Water Conservancy District; CPW staff aquatic biologist and district wildlife manager, representatives from Trout Unlimited's local and regional offices, City of Gunnison manager, and Gunnison County staff. The stakeholders discussed:</p> <ul style="list-style-type: none"> <li>• Wildlife habitat; impacts are limited since site is surrounded by development.</li> <li>• Fisheries habitat; the habitat can be improved on the northeast side of the site and on the south side of the river. The south side of the river will remain in its natural state with restoration and improvements planned. The north side of the river will be restored and improved creating better habitat and fishing access to walk in anglers.</li> </ul> |  |
| <b>Method/Procedure:</b>  |  |
| <p>The project team conducted three different outreach phases from June 2018 through September 2018 to allow the public to provide comment and feedback on updated designs for the park. Outreach included site visits, email, written notices and presentations with conceptual alternatives supported by image boards. Participants voted on program elements and provided comments on cards and through one on one conversations. The process focused on inclusivity and resulted in obtaining great ideas, comments, concerns and broad support from the public.</p>  |  |
| <b>Deliverable:</b>   |  |
| <p>Master conceptual plan and recommendation report by Sprout Studio, please see Exhibit C.</p>   |  |



Last Updated: November 2018

| Tasks  |  |
|--|--|
| <b>Task 2 – Project Engineering and Permitting</b>   | <b>PROJECT SCHEDULE: Jan –Aug 2019</b> |
| <b>Description of Task:</b>  |  |
| <p>Phase 1: Implement designs from Shady Island Master Plan (Sprout Studio), complete engineering and permitting for project including: concrete boat ramp, a new well(s), utility lines for water and sewer, one bathroom, road and parking lot, environmental permitting.</p> <p>Land Use Change application with Gunnison County reviewed as a Minor Impact project. An application will be submitted and will go before the Planning Commission with work sessions, site visit and public hearings.</p> <p>Work with Colorado Parks and Wildlife and water engineering firm to design bank stabilization, in-stream improvements and boat ramp.</p> <p>US Army Corps 404 Permitting including wetland delineation.</p> <p>Well permitting from Colorado Division of Water Resources.</p> <p>Access permits from Colorado Department of Transportation.</p> <p>Floodplain Development Permits from Gunnison County.</p> |  |
| <b>Method/Procedure:</b>   |  |
| <p>SGM Engineering has completed surveys of the parcel for utility and road placement. Currently the County is soliciting a water engineering firm to design the boat ramp, in-stream improvements, and river bank stabilization. An updated wetland delineation assessment and report will be completed this spring by BioEnvirons. Applications for US Army Corps of Engineers 404 permits will then be submitted. In addition to the water engineers, Colorado Parks and Wildlife have participated in wildlife management and in-stream mitigation strategies.</p>   |  |
| <b>Deliverable:</b>  |  |
| <p>SGM Engineering and the selected water engineer firm will coordinate for the final designs of the boat ramp, utility lines, road and parking area, in-stream improvements and riverbank stabilization. All permits required for construction include the US Army Corps of Engineers 404 permit, a Colorado Department of Public Health and Environment for public water sources assessment and permit and, the Gunnison County Floodplain development permit.</p> <p>LUC, Access, etc.</p>  |  |



Last Updated: November 2018

| Tasks   |   |
|---|---|
| <b>Task 3 – Construction</b>  | <b>PROJECT SCHEDULE: TBD- Grant award dependent</b> |
| <b>Description of Task:</b>   |   |
| <p><b>Phase 1:</b> (focus of this grant application)</p> <p>Construction including; installing utilities, boat ramp, parking lots and one pre-fab multi-stall bathroom, access from Highway 135, internal roads.</p>  |   |
| <b>Method/Procedure:</b>  |   |
| <p>Gunnison County will hire contractors to install utilities, build the boat ramp, roads, parking lots, and bathrooms through a bid process. Once selected, contractors will excavate and prep for the concrete boat ramp. Contractors will work with water engineer and Colorado Parks and Wildlife officials on the installation of riverbank stabilization and in-stream improvements. Install site utility lines, gravel and asphalt roads/parking lots and pre-fab bathroom facility.</p> |   |
| <b>Deliverable:</b>   |   |
| <p>Phase 1 construction complete. New boat ramp, improved bank stabilization, in-stream improvements, parking lots, roads, bathroom and utilities installed.</p>  |   |

| Tasks  |                                      |
|--|--------------------------------------|
| <b>Task 4 – Construction</b>   | <b>PROJECT SCHEDULE: Summer 2021</b> |
| <b>Description of Task:</b>  |                                      |
| <p><b>Phase 2:</b> (funding not allocated at this time, future funding will be needed)</p> <p>Second pre-fab multi-stall bathroom, picnic pavilions; campground, picnic tables; trails, pedestrian highway access (pedestrian under or overpass)</p> |                                      |

Last Updated: November 2018

| Tasks   |
|---|
| <b>Method/Procedure:</b><br><br>Gunnison County will hire contractors to install second pre-fab bathroom, picnic pavilions, campground, picnic tables, trails, pedestrian access via under or overpass. |
| <b>Deliverable:</b><br><br>Phase 2 construction complete. Second pre-fab bathroom, pavilions and picnic tables, campground, trails and pedestrian access via a under or overpass.                       |

| Tasks  |
|--|
| <b>Task 5 – Monitoring</b> <b>PROJECT SCHEDULE: Summer 2022</b>  |
| <b>Description of Task:</b><br><br>Careful site assessment before, during and after boat ramp construction, riverbank stabilization and in-stream improvements. Continued monitoring of general ecosystem health and boater/angler/camper experience.  |
| <b>Method/Procedure:</b><br><br>Working with the contracted water engineer to ensure all project components are completed to contracted specifications and continued performance of features is assured. Continued partnership with local CPW office regarding fishery health and other wildlife patterns. User surveys to gauge project experience. |
| <b>Deliverable:</b><br><br>High quality river experience to any Shady Island visitor. Riverbank stabilization will successfully mitigate user impacts. In-stream improvements will provide boat friendly eddies while specific improvements will assist in fishery restoration.<br><br>Overall satisfaction rating from user experience.             |

Last Updated: November 2018

| Tasks  |
|--|
| <b>Task 6 – Project Management and Ongoing Community Education and Outreach</b><br><b>PROJECT SCHEDULE: Summer 2022</b>  |
| <b>Description of Task:</b>  |
| Full time camp host to manage the campground and other general issues at Shady Island River Park, collection of campground fees, general maintenance and upkeep. Education venue for school or other organizations.  |
| <b>Method/Procedure:</b>   |
| Hiring and training of full time camp host to manage campground. Fee collection and reconciliation directed into Shady Island maintenance fund. General repair and monitoring of amenity features. Outreach to schools, non- profits, etc. to host educational programs on site. |
| <b>Deliverable:</b>  |
| Appropriate contracts with camp host and other contractors are adequate and up to date. Funds collected from campground will allow for high quality user experience. Project repairs are completed in timely manner and anticipated costs.                                       |

| Budget and Schedule   |
|---|
| This Statement of Work shall be accompanied by a combined Budget and Schedule that reflects the Tasks identified in the Statement of Work and shall be submitted to CWCB in excel format. |

| Reporting Requirements  |
|---|
| <b>Progress Reports:</b> The applicant shall provide the CWCB a progress report every 6 months, beginning from the date of issuance of a purchase order, or the execution of a contract. The progress report shall describe the status of the tasks identified in the statement of work, including a description of any major issues that have occurred and any corrective action taken to address these issues.  |
| <b>Final Report:</b> At completion of the project, the applicant shall provide the CWCB a Final Report on the applicant's letterhead that: <ul style="list-style-type: none"> <li>Summarizes the project and how the project was completed.</li> <li>Describes any obstacles encountered, and how these obstacles were overcome.</li> <li>Confirms that all matching commitments have been fulfilled.</li> <li>Includes photographs, summaries of meetings and engineering reports/designs.</li> </ul> The CWCB will pay out the last 10% of the budget when the Final Report is completed to the satisfaction of CWCB staff. Once the Final Report has been accepted, and final payment has been issued, the purchase order or grant will be closed without any further payment. |

Last Updated: November 2018

### Payment

Payment will be made based on actual expenditures and must include invoices for all work completed. The request for payment must include a description of the work accomplished by task, an estimate of the percent completion for individual tasks and the entire Project in relation to the percentage of budget spent, identification of any major issues, and proposed or implemented corrective actions.

Costs incurred prior to the effective date of this contract are not reimbursable. The last 10% of the entire grant will be paid out when the final deliverable has been received. All products, data and information developed as a result of this contract must be provided to CWCB in hard copy and electronic format as part of the project documentation.

### Performance Measures

Performance measures for this contract shall include the following:

(a) Performance standards and evaluation: Grantee will produce detailed deliverables for each task as specified. Grantee shall maintain receipts for all project expenses and documentation of the minimum in-kind contributions (if applicable) per the budget in Exhibit B. Per Water Plan Grant Guidelines, the CWCB will pay out the last 10% of the budget when the Final Report is completed to the satisfaction of CWCB staff. Once the Final Report has been accepted, and final payment has been issued, the purchase order or grant will be closed without any further payment.

(b) Accountability: Per Water Plan Grant Guidelines full documentation of project progress must be submitted with each invoice for reimbursement. Grantee must confirm that all grant conditions have been complied with on each invoice. In addition, per Water Plan Grant Guidelines, Progress Reports must be submitted at least once every 6 months. A Final Report must be submitted and approved before final project payment.

(c) Monitoring Requirements: Grantee is responsible for ongoing monitoring of project progress per Exhibit A. Progress shall be detailed in each invoice and in each Progress Report, as detailed above. Additional inspections or field consultations will be arranged as may be necessary.

(d) Noncompliance Resolution: Payment will be withheld if grantee is not current on all grant conditions. Flagrant disregard for grant conditions will result in a stop work order and cancellation of the Grant Agreement.

Colorado Water Conservation Board

Water Plan Grant - Detailed Budget Estimate

Fair and Reasonable Estimate

Name of Applicant:

Gunnison County

Name of Water Project:

Shady Island

Public river recreation access and boat launch

Construction

Task 1 - Land acquisition, Planning, and Engineer

| Sub-task                               | Unit | Quantity | Unit Cost | Total Cost   | CWCB Funds | Matching Funds |
|--|------|----------|-----------|--------------|------------|----------------|
| Land acquisition                       | EA   | 1        | 1,000,000 | \$ 1,000,000 | \$ -       | \$ 1,000,000   |
| In-stream improvements engineering     | EA   | 1        | \$ 38,900 | \$ 38,900    | \$ 21,900  | \$ 17,000      |
| Land use permitting and public process | EA   | 1        |           | \$ -         | \$ -       | \$ -           |
| Civil Engineering/ surveying           | EA   | 1        | 40,000    | \$ 40,000    | \$ 4,000   | \$ 36,000      |

Task 2 - Construction phase 1

| Sub-task                                | Unit   | Quantity | Unit Cost    | Total Cost   | CWCB Funds | Matching Funds |
|---|--------|----------|--------------|--------------|------------|----------------|
| well                                    | ft.    | 80       | \$ 150.00    | \$ 12,000    | \$ 4,800   | \$ 7,200       |
| water distribution                      | ln.ft. | 200      | \$ 85.00     | \$ 17,000    | \$ 1,700   | \$ 15,300      |
| sewer service                           | ln.ft. | 480      | \$ 75.00     | \$ 36,000    | \$ 3,600   | \$ 32,400      |
| Road base and prep                      | ton    | 654.00   | \$ 45.00     | \$ 29,430    | \$ 29,430  | \$ -           |
| Parking lot prep. (2 lots)              | ton    | 2787.00  | \$ 45.00     | \$ 125,415   | \$ 125,415 | \$ -           |
| Underground electric lines              | ln.ft. | 800      | \$ 65.00     | \$ 52,000    | \$ 20,500  | \$ 31,500      |
| gravel path                             | ln.ft. | 1500     | \$ 6.00      | \$ 9,000     | \$ 9,000   | \$ -           |
| sidewalk paving (ADA path)              | sq.yd. | 130      | \$ 33.00     | \$ 4,290     | \$ 4,290   | \$ 4,290       |
| Concrete abutments                      | ea.    | 2        | \$ 4,000.00  | \$ 8,000     | \$ 8,000   | \$ 8,000       |
| Traffic bridge                          | sq.ft. | 420      | \$ 150.00    | \$ 63,000    | \$ 4,500   | \$ 58,500      |
| Walking bridge                          | ln.ft. | 20       | \$ 200.00    | \$ 4,000     | \$ 4,000   | \$ -           |
| Playground equip. (natural)             | ea.    | 1        | \$ 15,000.00 | \$ 15,000    | \$ 15,000  | \$ -           |
| Streambank improvements                 | ea.    | 90       | \$ 275.00    | \$ 24,750    | \$ -       | \$ 24,750      |
| Fish habitat improvements               | ea.    | 30       | \$ 275.00    | \$ 8,250     | \$ -       | \$ 8,250       |
| clearing and grubbing                   | ea.    | 1        | \$ 20,000.00 | \$ 20,000    | \$ 4,000   | \$ 16,000      |
| Clean up buried tanks/ old utilities... | ea.    | 1        | \$ 20,000.00 | \$ 20,000    | \$ -       | \$ 20,000      |
| Pre-fab restroom                        | ea.    | 1        | \$ 70,000.00 | \$ 70,000    | \$ 70,000  | \$ -           |
| TOTAL                                   |        |          |              | \$ 1,527,035 | \$ 330,135 | \$ 1,279,190   |





## LEGEND

- ① Re- Aligned Entrance Drive
- ② Park Entry Signage
- ③ Trailer Parking (15' x 55') (36 spaces)
- ④ Vehicular Parking (9' x 18') (43 spaces)
- ⑤ Connection for Garlic Mike's Overflow Parking
- ⑥ Walk-in Tent Camping (18 Regular, 1 Group)
- ⑦ Gathering Area/Fire Pit for Campground
- ⑧ Camp/Park Host Site with RV Hookups
- ⑨ Vehicular Bridge
- ⑩ Pedestrian Bridge
- ⑪ Boat Prep & Staging Area
- ⑫ Boat Ramp for Trailered Boats (36' Wide)
- ⑬ Boater Safety Talk & Waiting Space
- ⑭ Boat Queuing Space (~100 lf)
- ⑮ Boat Staging or Drop-off Area for Small Crafts
- ⑯ Beach Area & River Access for Small Crafts
- ⑰ Small Beach Area & Creek Access
- ⑱ Outdoor Classroom & Gathering Space
- ⑲ Large Restroom Building (6 stalls)
- ⑳ Picnic Shelter w/ Restrooms
- ㉑ Large Picnic Pavilion (6 picnic tables, group grill)
- ㉒ Small Picnic Pavilion (2 picnic tables)
- ㉓ Picnic Tables
- ㉔ Nature Play Inspired Playground
- ㉕ Nature Play Obstacle Course
- ㉖ Passive-Use Natural Areas
- ㉗ Future Pedestrian/Bike Over/Underpass
- ㉘ Bank Stabilization
- ㉙ In-Stream Habitat Improvements, Fisheries
- ㉚ Fishing Access and Wade-in Fishing
- ㉛ Nature Trail
- ㉜ Short Term & ADA Parking
- ㉝ ADA Accessible Trail to River
- ㉞ Privacy Fence Adjacent to Neighbors





# SHADY ISLAND RIVER PARK MASTER PLAN

Board of County Commissioners Review  
October 17, 2018

Gunnison County



# ACKNOWLEDGMENTS



## **Gunnison County Community Members:**

A special THANKS to all of the community members who took time to share their thoughts and input on this project!

## **Gunnison County Staff:**

County Manager - Matthew Birnie  
Director of Community Development - Cathie Pagano  
Director of Public Works - Marlene Crosby  
Director of Sustainable Operations - John Cattles  
County Commissioner - John Messner  
Assistant Director of Community Development - Neal Starkebaum  
Land Use Planner - Rachel Sabbato



## **City of Gunnison:**

City of Gunnison Manager - Russ Forrest  
City Planner - Andie Ruggera



## **Colorado Parks and Wildlife:**

Office Director - Jay Wenum  
Brandon Diamond  
Chris Parmeter



## **Trout Unlimited:**

President - Briant Wiles  
Vice President - Jesse Kruthaupt



## **Upper Gunnison River**

## **Water Conservation District:**

General Manager - Frank Kugel



## **MET REC**

**Gunnison County Metropolitan  
Recreation District**

## **Sprout Studio Team:**

Principal Landscape Architect, Sprout Studio - Margaret Loperfido  
Landscape Design Associate, Sprout Studio - Chad Wallace  
Survey & Civil Engineering, SGM - Randy Sacket, P.E., Erik Bjornstad, LSI  
Riverside Design, Recreational Engineering & Planning - Mike Harvey, P.E.





# CONTENTS

|  |           |
|--|-----------|
| <b><u>Introduction</u></b>   | <b>4</b>  |
| <a href="#"><u>Project Background</u></a>                                  | 5         |
| <a href="#"><u>Site Analysis</u></a>                                       | 10        |
| <b><u>Community Engagement &amp; Plan Development</u></b>                  | <b>12</b> |
| <a href="#"><u>Public Outreach &amp; Design Input</u></a>                  | 13        |
| <a href="#"><u>Staff &amp; Stakeholder Review &amp; Input</u></a>          | 16        |
| <a href="#"><u>Concept Development</u></a>                                 | 16        |
| <b><u>Master Plan Recommendations</u></b>                                  | <b>22</b> |
| <a href="#"><u>Design Narrative</u></a>                                    | 23        |
| <a href="#"><u>Summary of Program Elements</u></a>                         | 23        |
| <a href="#"><u>Infrastructure &amp; Utilities</u></a>                      | 24        |
| <a href="#"><u>Vehicular &amp; Pedestrian Access &amp; Circulation</u></a> | 25        |
| <a href="#"><u>Riverside Design &amp; In-Stream Improvements</u></a>       | 26        |
| <a href="#"><u>Park &amp; Recreational Opportunities</u></a>               | 27        |
| <b><u>Appendix</u></b>   | <b>35</b> |
| <a href="#"><u>Public Meeting Dot Boards</u></a>                           |           |
| <a href="#"><u>Public Comments Record</u></a>                              |           |



# INTRODUCTION

# Project Background

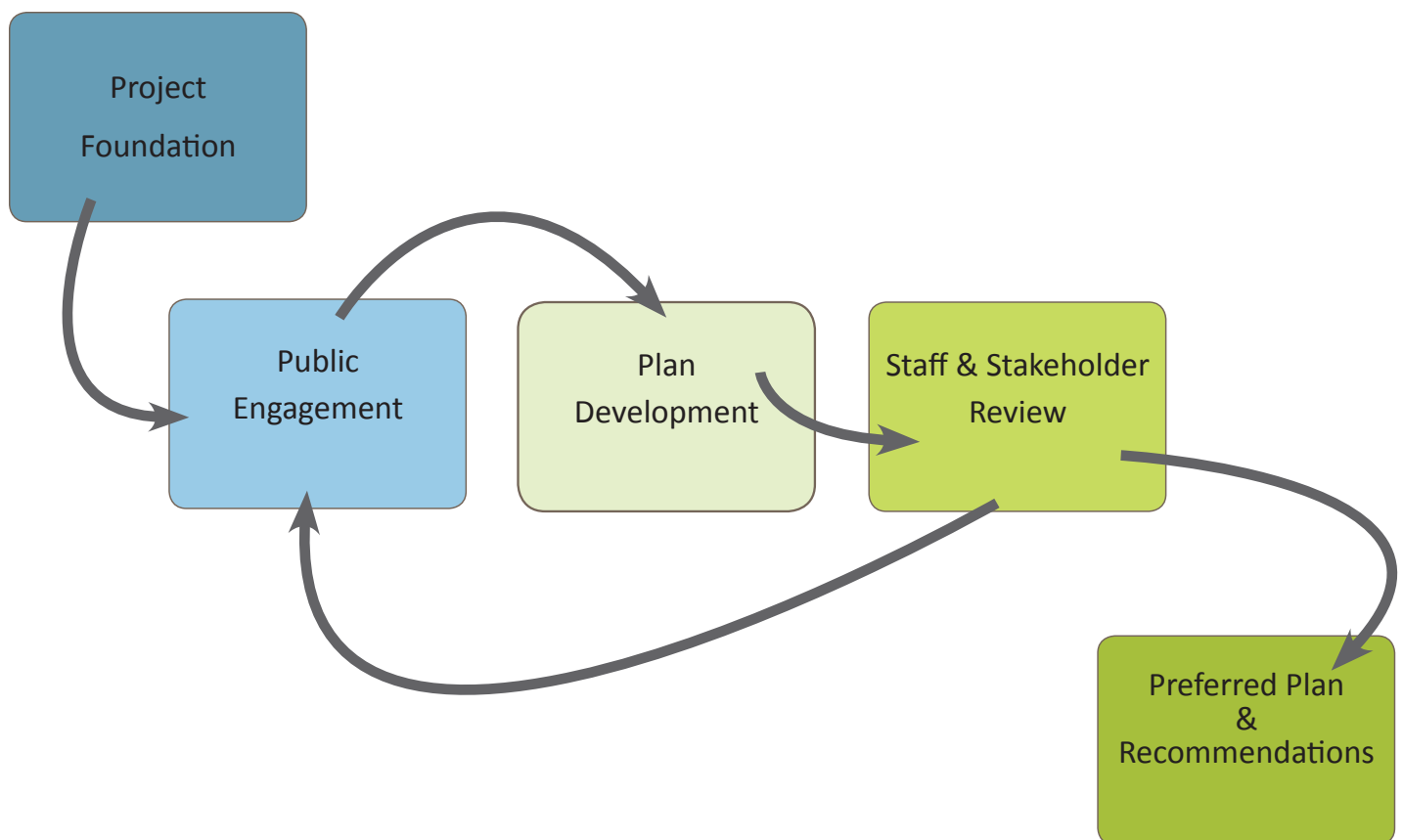
## Project Purpose

As the population and the popularity of Gunnison County have grown, so has the use of the Gunnison River for recreation and tourism. River access including trailered boats for fishing and rafting, kayaks and SUPs has out-grown what the current North Bridge river access can support. In addition, the existing put-in at North Bridge is located within the CDOT right-of-way and is at risk of being shut down due to safety concerns. In October, 2017 the County purchased 10.5 acres of property just upstream of the existing river access at North Bridge for \$1 million. This parcel was purchased with the intent of providing a new river access area that will better support the current and growing use and provide additional community amenities.

The 10.5 acre parcel, referred to as Shady Island, includes approximately 730 linear feet of river front access along the Gunnison River, a 980 linear feet side channel within the property and abundant mature trees including spruce trees, cottonwoods and willows. Located 1.75 miles from the City of Gunnison limits and directly adjacent to Hwy 135, the property provides great community access to a beautiful site full of natural amenities and opportunities to connect with nature while providing safe access to the Gunnison river recreational areas.. This site provides the County an opportunity to replace the existing North Bridge put-in while providing additional recreational sites and amenities within close proximity to population areas.

## Project Approach

A non-linear approach to the design process allows for public input at various stages of the design. This document serves as a record of the design process and sets the foundation for the future design and installation phases of the project.









# Existing Conditions Exhibit

---

Shady Island River Park  
Gunnison County, Colorado



- LEGEND -

- - Found No. 5 Rebar w/ Aluminum Cap LS 11250  
 □ - Found No. 5 Rebar  
 ○ - Electric Service Stub  
 U - Utility Pole  
 TP - Telephone Ped  
 M - Mailbox  
 W - Well  
 S - Sanitary Sewer Manhole  
 C - Cleanout  
 G - Gas Meter  
 E - Old Electric Meter  
 B - Bollard
- G — G — Underground Gas Line  
 — X — X — X — Fenceline  
 — E — OH — Overhead Electric Line  
 ~ ~ ~ ~ ~ Treeline
- [Concrete Pattern] - Concrete  
 [Gravel Pattern] - Gravel  
 [Asphalt Pattern] - Asphalt paving

**SGM**  
103 W. Tomichi Ave., Suite A  
Gunnison, CO 81230  
970.641.5355 [www.sgm-inc.com](http://www.sgm-inc.com)

Shady Island River Park  
Gunnison County, Colorado

|           |                              |     |
|-----------|------------------------------|-----|
| Job No.   | 2016-326-00                  |     |
| Drawn by: | CF                           |     |
| Dates:    | 09/15/2016                   |     |
| Approved: | -   PLS:                     | REB |
| File:     | Shady Island Euc 2016-326-00 |     |

Title: Existing Conditions Exhibit

|         |   |
|---------|---|
| Dwg No. | 1 |
|---------|---|

Of: 1

- SURVEY NOTES:

1. This map has been prepared pursuant to client request for an Existing Conditions Map.
2. Date of field survey: July 18 and July 26, 2018, in addition to previous work done in the summer of 2007.
3. Units of linear measurements are displayed in US Survey Feet.
4. The surface shown herein is a composite of survey work done in the summer of 2007, and July of 2018.
5. Elevations shown herein are NAVD88 derived from GPS observations processed through OPUS using Geoid 12B.
6. Any subsurface utilities not shown, were not marked by appropriate utility companies at the time of this survey and therefore may not be shown herein. Client/contractor must contact specific utility companies to verify both the location and depth of respective utilities. Additional surveying work may be required to show any such subsurface utility locations on this drawing. SQM will not be responsible for protection of subsurface utilities.
7. Fences shown herein have been shown for general reference and do not necessarily depict limits of ownership.
8. Not all trees on the property are shown herein. Only large trees along the gravel road are shown.







## Site Context & Adjacent Uses

The existing site is directly adjacent to Garlic Mike's Restaurant and several residential neighborhoods (Clines's Homesites, Riverwalk Estates and Ponderosa Park). These neighborhoods are low density and rural in character. The Gunnison River runs through the property and is used by recreational boaters and rafting and fishing outfitters. Garlic Mike's has an outside dinner area and a river bar and patio directly to the south of the site. The existing North Bridge put-in is located approximately 1/4 mile downstream on the Gunnison River.



Existing North Bridge put-in



Garlic Mike's located directly south of the site



Existing recreation path along Hwy 135, across from the site



Arapaho Road and Gunnison River Neighborhood across Hwy 135 to the west



Mystery Lane, Cline's Homesites north of the site



Shared boundary with Cline's Homesites lot

# Site Analysis

## Natural Site Features & Habitat

The site includes several mature trees that will provide shade and comfort for park users as well as wildlife habitat. Trees lining the riverbank also provide shade for in-stream habitat along the shoreline. Preservation of mature trees should be a consideration throughout the design process.

A side channel cuts through the property and creates the “island”. The water flow in the channel is not controlled and may be limited considerably during dry years. This provides a unique opportunity for people, especially children, to interact with the riparian zone in a safe setting. It will be important to create concentrated access points and intentionally preserved vegetation and habitat along this channel so that it does not suffer from over-use.

## Floodplain & Wetlands

Portions of the site are located within the Gunnison River floodplain as mapped by the Federal Emergency Management Agency (FEMA). FEMA’s Flood Insurance Rate Map (Number 08051C1258D, effective date May 16, 2013) indicates a Special Flood Hazard Area with Base Flood Elevations determined for analysis with proposed uses and improvements to be processed through a Gunnison County Floodplain Development Permit application. The floodplain will be included on mapping to be prepared as a part of this process and to facilitate the final design of the improvements.

A Wetland Delineation Report prepared by Bio-Environs and dated July 18, 2006 apparently indicates approximately 3.56 acres of a 10.3-acre site associated with the underlying Shady Island Subdivision property as being waters of the United States, including wetlands, which are regulated under Section 404 of the Clean Water Act. The final design of the proposed improvements will require incorporation of the current wetland boundaries and permitting of any impacts.

## Riverbank and In-Stream Conditions

The banks of the Gunnison through the project area are relatively low and well vegetated. The banks are inherently stable. There is an area where cobble fill was placed on top of the bank for unknown reasons, presumably as flood control. The Gunnison River drops steadily through the project area and lacks diverse in-stream habitat. The upper end of the project area is characterized by a riffle that terminates in a short pool, before dropping again past the Garlic Mike’s property. The project area sits on the outside of the bend.



## Access and Circulation

The project site is accessed from Hwy 135 and from the Gunnison River. Existing vehicular access off of Hwy 135 should be shifted to the north to align with the existing Arapaho Rd. The site is also accessed from the Garlic Mike's parking lot. There is an existing agreement between Garlic Mike's and the County for overflow parking for the restaurant. In addition to vehicular access, the property's 730 linear feet of river frontage offers opportunity for boater access (put-in and take-out). The existing bicycle and pedestrian path, part of the North Gunnison Loop recreation corridor connection, is situated along the west side of Hwy 135, across from the site. Extensions of existing acceleration and deceleration lanes pass in front of the site along Hwy 135 and currently are used by vehicles turning into Garlic Mike's restaurant to the south.

## Infrastructure

An existing access road serves the site and includes a vehicular bridge to the island. However, this bridge is dilapidated and not safe for traffic. An existing water well and remnants of a water distribution system apparently served the site's former Shady Island Resort development. Similarly, a large buried concrete tank is presumed to be associated with the resort's on-site sewage disposal system. Natural gas, overhead electric and telecommunications utilities are available at or near the adjacent Hwy 135 right-of-way and the North Gunnison Sewer District's gravity sewer main, also in the right-of-way, serves the Cline's Home Sites residential area north of the site and crosses the under highway near the existing access point.

# COMMUNITY ENGAGEMENT AND PLAN DEVELOPMENT

# Public Outreach and Design Input

## Overview

Several opportunities have been created for public input throughout the planning process. In order to reach a broad demographic, special meetings and presentations have been organized to host specific groups. These groups have included the adjacent property owners, boating community, river outfitters, youth and the Hispanic community. In addition, outreach has taken place in downtown Gunnison during the Downtown Block Party and at the Farmer's Market to reach the general population. Outreach has included site visits, email notices, written notices and presentations with plan view conceptual alternatives supported by image boards. Participants have been invited to "vote" on program elements that they like and provide comments on comment cards and through one on one conversations (See Appendices A and B for dot board images and comment cards). The process was focused on being very inclusive and has resulted in obtaining a lot of great ideas, comments, concerns and broad support from the public.

## Public Meeting #1 Outreach Events

- Gunnison River Festival & Downtown Gunnison Block Party - June 23, 2018
- Neighborhood & Outfitters Outreach on site - July 12, 2018
- Youth Group Outreach - August 31, 2018
- Hispanic Community Outreach (Imigrantes Unidos) - July 3, 2018

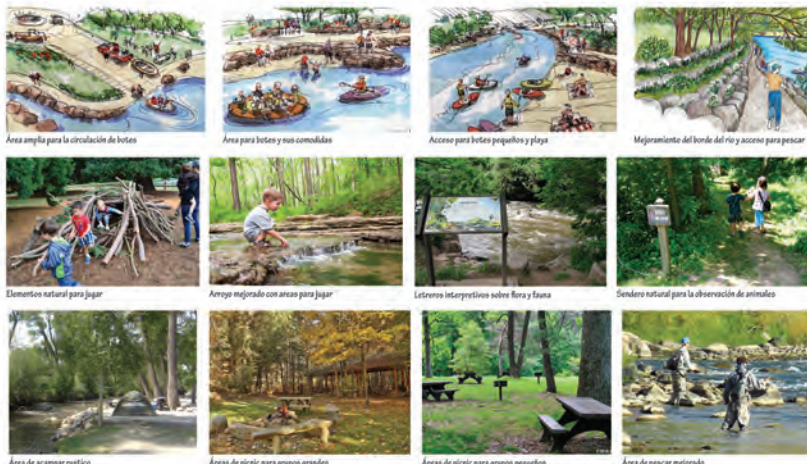
Public Meeting #1 included the presentation of Existing Conditions, Schematic Diagram of Site Uses and Precedent Image Boards. During the phase of outreach, potential programmatic elements were reviewed and discussed with the community. Locations for and connections between various program elements were reviewed and priorities emerged.

- HIGH PRIORITIES**
- 1 Boat ramp for trailered boats
  - 2 New vehicular bridge
  - 3 Trailer & vehicular circulation and parking
  - 4 Separate access for non-trailered boats (kayaks, SUP, etc.)
  - 5 Toilets with running water
  - 6 Bank stabilization
  - 7 Bear proofing, critter proofing
  - 8 Balance habitat with recreational use
  - 9 Protect wildlife and wildlife habitat
  - 10 Connectivity (Weg ROW space for trail)
  - 11 In-stream habitat improvements, fisheries
  - 12 Fishing access
  - 13 Trail access, loop trail

- ADDITIONAL OPPORTUNITIES**
- 14 Nature Play Features
  - 15 Improved Side Channel (Fishing, play, habitat, lazy river)
  - 16 Picnicking / Picnic Shelter
  - 17 Pedestrian Bridge Over Side Channel
  - 18 Tent Camping
  - 19 RV Camping
  - 20 Cross River Access for Non-Boaters
  - 21 Additional Room for Boaters when Camp is Crowded
  - 22 Park-e-Ride Facility



Attendees were invited to cast their votes for their favorite ideas using dot stickers (see appendix for dot board images). In addition, the County and design team members solicited ideas from the community in one on one conversations and with comment cards (see appendix for comment summary).







Gunnison River Festival Public Outreach

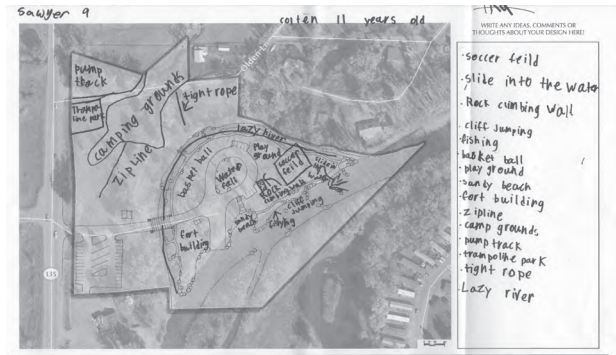
• Dog walking  
• easy to access nature experience  
• Seniors - access to flat trail in nature

Good Bike Access!

Get the kids/  
Schools involved for  
interpretive signage/trails!



Youth Group Public Outreach



Immigrantes Unidos Public Outreach

Me gustaria que pudieran hacer:  
- Un Gqzibo Grande.  
- con cocina incluida para cuando se organizen fiestas se pueda cocinar  
- alrededor cosas para niños para jugar.

- actividades del invierno en los senderos - esquiar raquetas para la nieve

## Public Meeting #2 Outreach Event

- Gunnison Farmer's Market Booth - August 25, 2018

Public Meeting #2 included the presentation of two plan alternatives along with images representing proposed program elements. Participants were engaged in conversation about the two concepts and various options for site uses. Comments cards and a flip chart provided additional options for input. The input received at this meeting along with input from the Stakeholders was used to form the Preferred Master Plan.



## Public Meeting #3 BOCC Worksession

- Gunnison County Court House - October 2, 2018

The intent of this meeting is to inform the Commissioners about the project process, present the Draft Master Plan and receive additional input from the Commissioners and community members.

# Staff & Stakeholder Review

## Stakeholder Review Meetings

Four staff and stakeholder meetings were held throughout the master plan process. The Stakeholder group included Gunnison County staff, City of Gunnison staff, Colorado Parks and Wildlife representatives, Trout Unlimited representatives and Upper Gunnison River Water Conservation District representatives. Guides and owners from local river outfitters (rafting and fishing) were included in some of the Stakeholder review sessions as well.

Review meetings took place between public outreach events allowing the design team to inform the Stakeholder group about the community input and receive input from the Stakeholder group related to their areas of interest and expertise.

- Project Kick-off with County Staff and Stakeholders - June 6, 2018
- Staff and Stakeholder Review of Draft Alternatives - August 8, 2018
- Staff and Stakeholder (Rafting Outfitters) Site Visit and Alternatives Review - August 15, 2018
- Staff and Stakeholder Draft Preferred Plan Review - September 18, 2018

## Concept Development

### Incorporating Public Comment and Stakeholder Review

Through the course of public comment, Stakeholder input and incorporation of the design team's professional recommendation the Master Plan has evolved from a schematic diagram of potential uses to the preferred plan. The following exhibits show the development of the plan throughout the public scoping process.

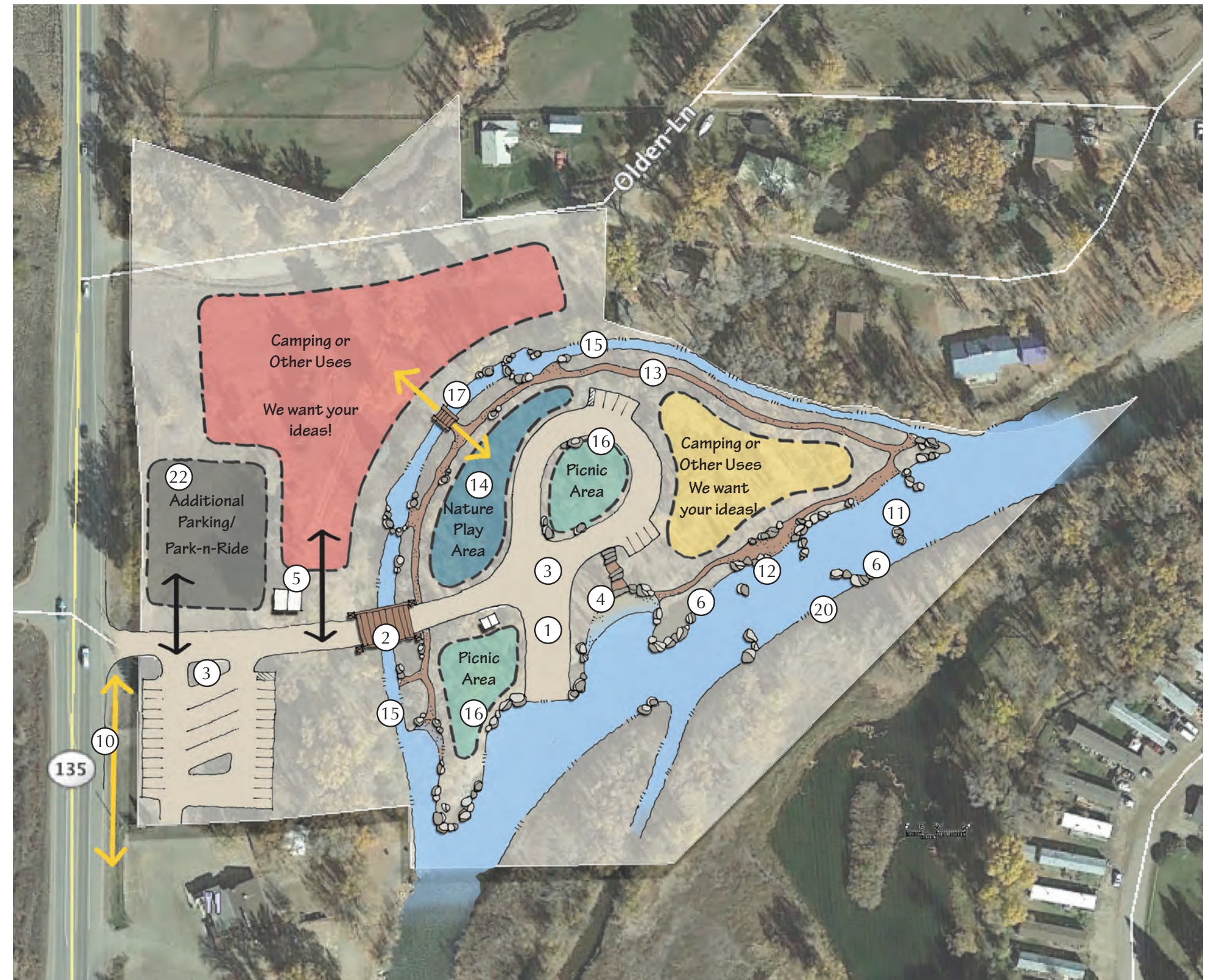


## HIGH PRIORITIES

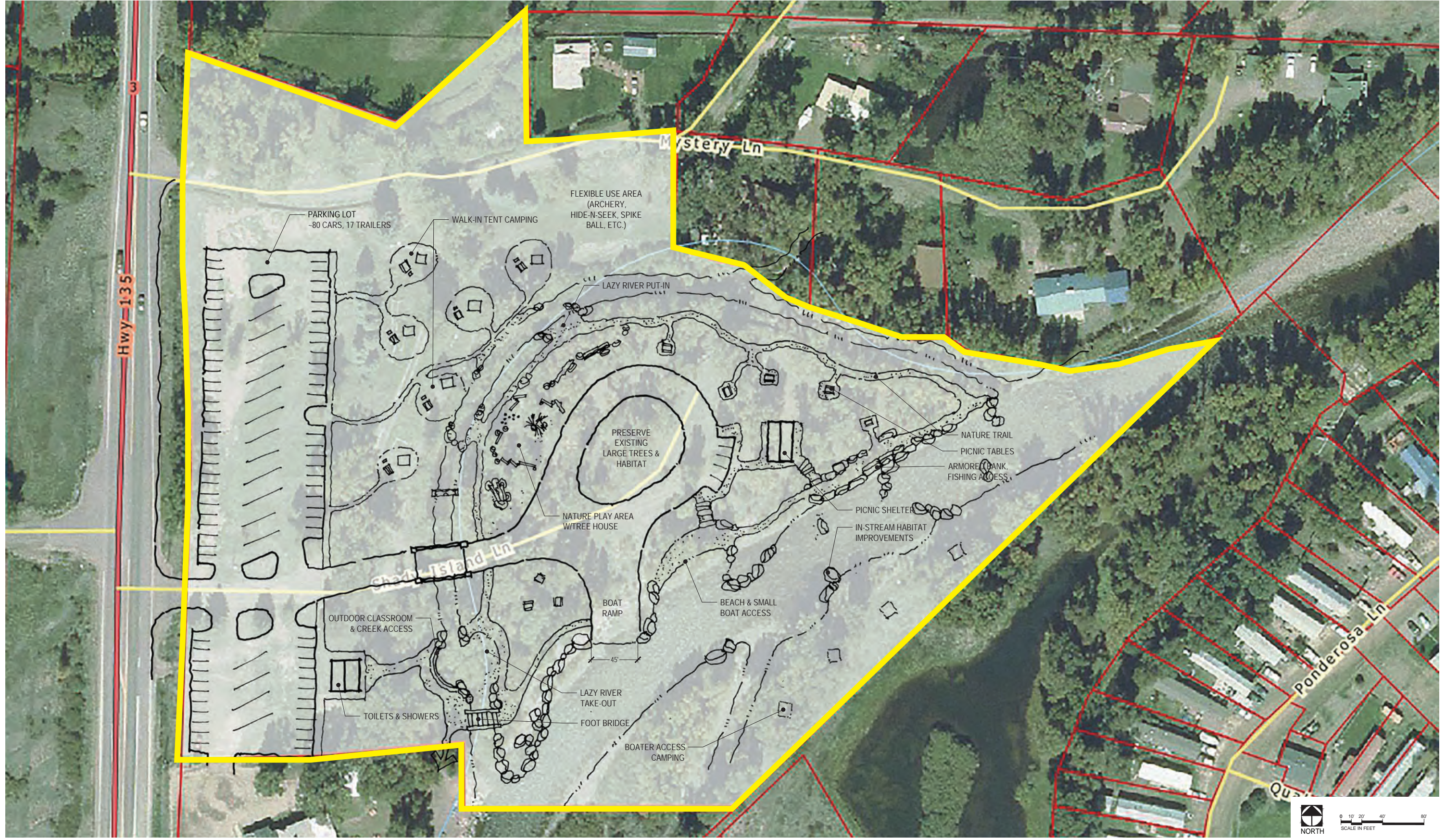
- ① Boat ramp for trailered boats
- ② New vehicular bridge
- ③ Trailer & vehicular circulation and parking
- ④ Separate access for non-trailered boats (kayaks, SUP, etc.)
- ⑤ Toilets with running water
- ⑥ Bank stabilization
- ⑦ Bear proofing, critter proofing
- ⑧ Balance habitat with recreational use
- ⑨ Protect wildlife and wildlife habitat
- ⑩ Connectivity (Hwy ROW space for trail)
- ⑪ In-stream habitat improvements, fisheries
- ⑫ Fishing access
- ⑬ Trail access, loop trail

## ADDITIONAL OPPORTUNITIES

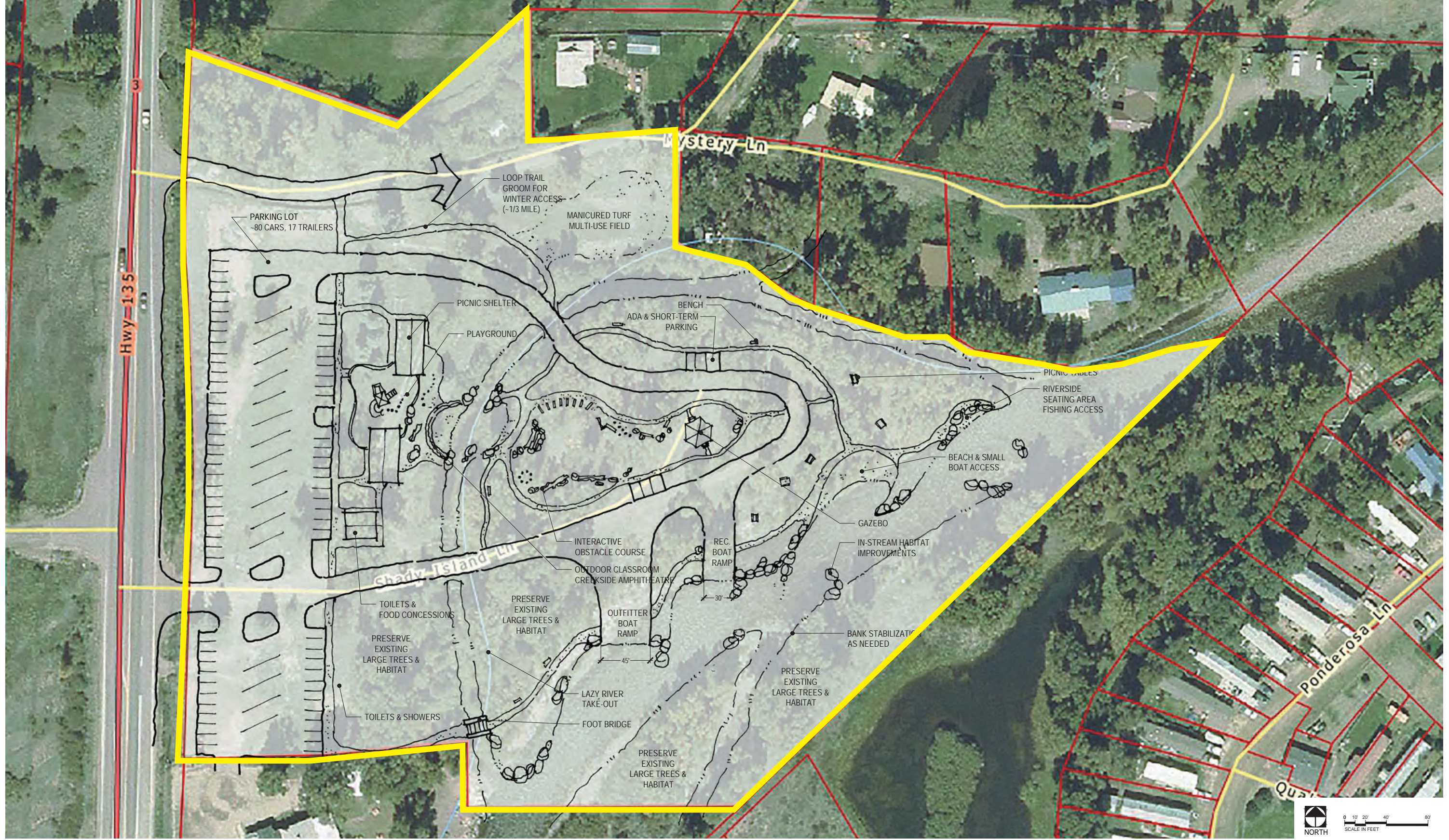
- ⑭ Nature Play Features
- ⑮ Improved Side Channel (fishing, play, habitat, lazy river)
- ⑯ Picnicking / Picnic Shelter
- ⑰ Pedestrian Bridge Over Side Channel
- ⑱ Tent Camping
- ⑲ RV Camping
- ⑳ Cross River Access for Non-Boaters
- ㉑ Additional Room for Boaters when Ramp is Crowded
- ㉒ Park-n-Ride Facility



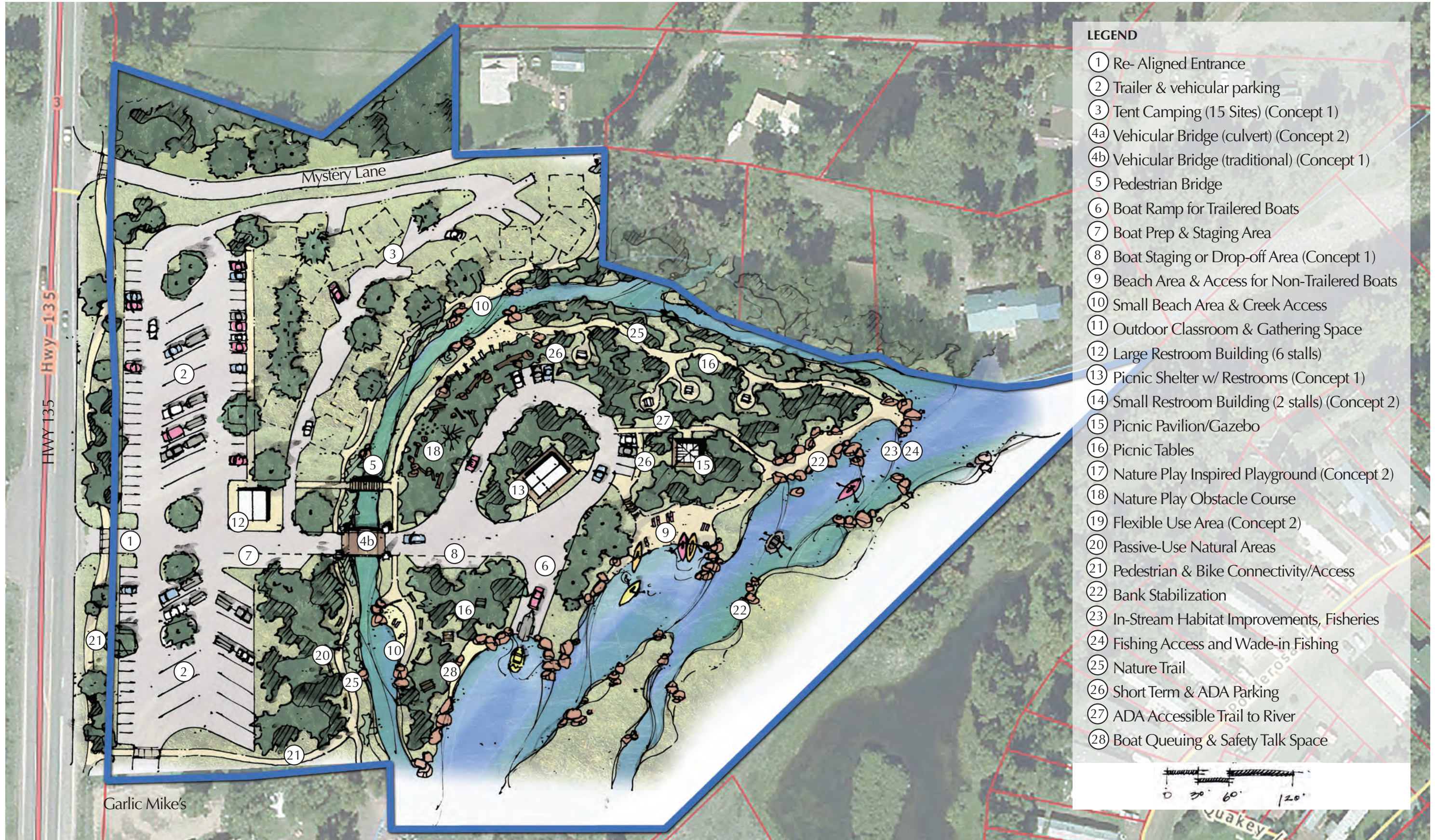




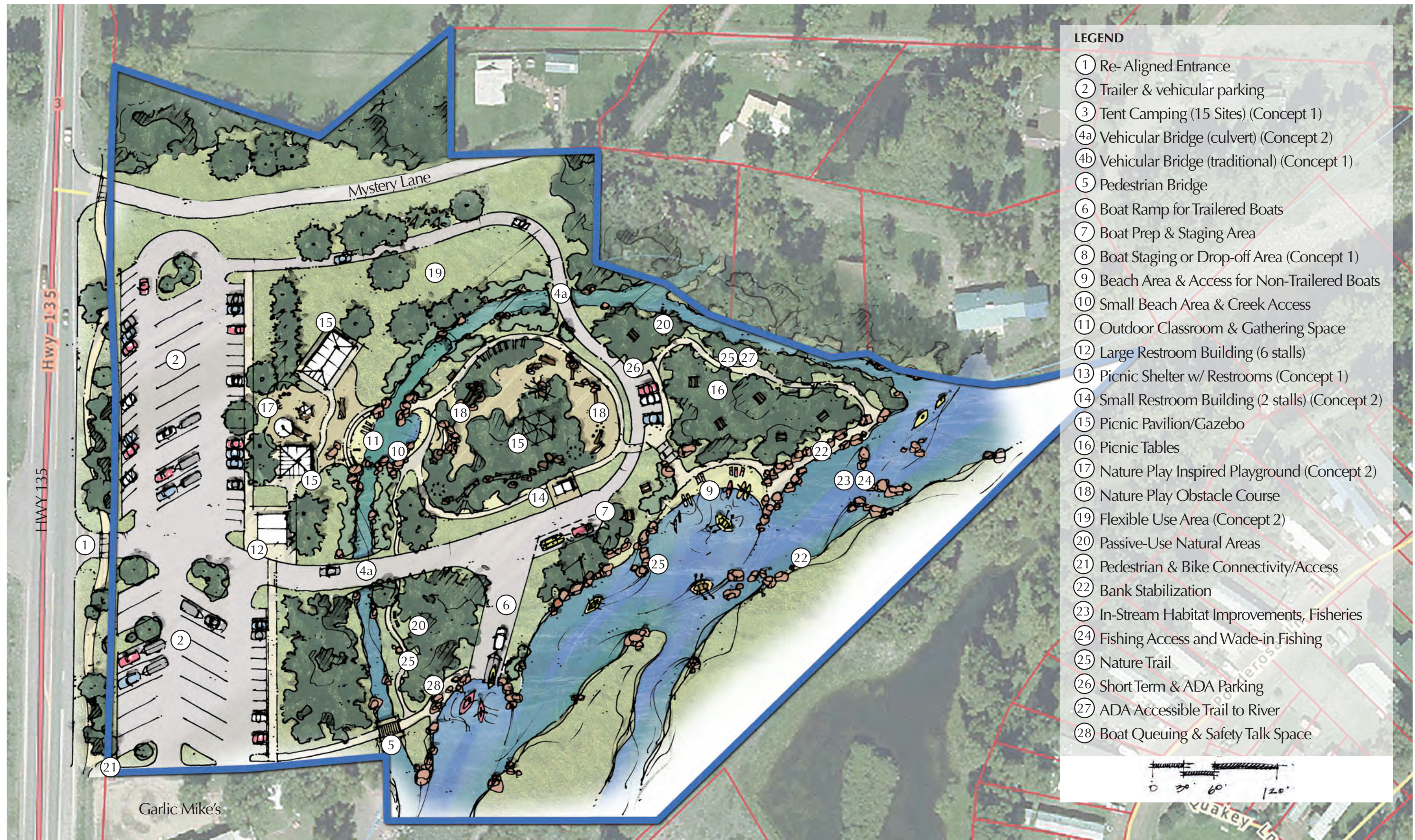














# Shady Island River Park Master Plan Recommendations

# Design Narrative

## Project Goals and Inspiration

The goal of the proposed concept is to improve access to the Gunnison River for both rafts and drift boats on trailers and roof top craft like kayaks and stand up paddle boards. In addition to improved river access, the site offers many other opportunities to connect with nature and provide an excellent amenity for the Gunnison County community members and visitors.

The design inspiration for the development of this site comes from the natural features and the opportunities that they present. This site provides a nature oasis within close proximity to an urban setting. It provides access to the Gunnison River for a variety of recreational uses as well as access to the riparian habitat created by the side channel that runs through the site. The program elements described below come from a combination of need (boat ramp/river access to replace the North Bridge put-in) and community desires with site opportunities (nature play areas, picnicking, fishing access, camping, trails, etc.).

The organization of site elements responds to several factors on the site. The following parameters helped shape the layout and organization of the preferred master plan.

- Preservation of existing trees
- Minimize impact to adjacent residential properties
- Use of existing vegetation to buffer different uses
- Minimize parking on the “island”
- Maximize parking closest to the highway
- Locate Boat Ramp downstream of other river access areas (fishing, small boat, beach)

## Summary of Program Elements

### Major Program Elements Represented in the Draft Master Plan

- Boat Ramp for Trailered Boats
- Restrooms with Potable Water
- Adequate Parking (current and future needs) (passenger cars & trailered vehicles)
- Clear Vehicular Circulation
- Boat Prep & Staging Area Separate from Boat Ramp
- Vehicular & Pedestrian Bridges
- Variety of Picnicking Opportunities
- Nature Trails and Opportunities to Interact with Nature
- Fishing Access & Fishing Habitat
- Nature Play Features
- Water Play Areas (side channel)
- Beach & Small Boat Access Areas (Gunnison River)
- Camping (tent only, walk-in)
- Campground / Park Host (site with RV hook-ups)

# Infrastructure and Utilities

## Existing Infrastructure Considerations and Recommendations

It is not anticipated that much, if any, of the existing infrastructure of the site will be useful in serving the proposed improvements. It is recommended that the well be assessed for method of construction, water yield and quality as a part of the final design phase of the project. Similarly, the buried concrete tank located on the island should be further investigated for historical use and actual subsurface extents to verify whether it will conflict with any new facilities and may require removal, or whether it may be abandoned in accordance with the County's On-Site Wastewater Treatment System Regulations. Other abandoned on-site buried facilities, including utility services, may not be discoverable until construction of the proposed improvements but are assumed to be readily removable as needed to resolve conflicts. All existing active utilities will be incorporated into the final design of the improvements.

## Proposed Infrastructure

It is anticipated that the proposed improvements will require new water, sewer, and underground electric utility services. If the existing well is determined to be inadequate for a water supply source, a new well will need to be drilled on site. The new public water supply system will also consist of a water plant with a minimum of disinfection and possibly higher-level treatment for ground water under the direct influence of surface water (GWUDI), in accordance with Colorado Department of Health and Environment standards, and distribution piping and appurtenances to serve the proposed restroom buildings and central campground spigots. No fire flow capacity is anticipated to be provided by this system and no RV-type services are anticipated, with the exception of one camp host, at the proposed campground. Final system design considerations will need to include physical and legal availability of water, environmental constraints (e.g., floodplain, wetlands, ground water) and permitting, demand projections, and seasons of use.

Preliminary investigations indicate that the proposed restroom buildings may be served by a gravity sewer connection to the existing North Gunnison Sewer District main. No RV-type services are anticipated, with the exception of one camp host at the proposed campground. Final system design considerations will need to include environmental constraints (e.g., floodplain, wetlands, ground water) and permitting, load projections, and seasons of use.

Electrical utility service to the proposed restrooms and water supply system is anticipated to be provided by Gunnison County Electric Association from the existing overhead power line located in the Hwy 135 right of way. Depending upon the final design of the improvements, a new transformer may be required to serve the site. No RV-type services are anticipated, with the exception of one camp host at the proposed campground. Final system design considerations will need to include environmental constraints (e.g., floodplain, wetlands, ground water) and permitting, and load projections.

# Vehicular and Pedestrian Access and Circulation

## Access from Highway 135

Preliminary discussions with Colorado Department of Transportation (CDOT) officials indicate the need for review of the site's existing access permit status, including requirements for a likely traffic study to reflect the projected levels of use for the proposed improvements and planning coordination with the surrounding Hwy 135 access points. Depending upon the outcome of this review and approval process, highway lane improvements may be required for vehicle turning movements to and from the site. It is assumed that existing pavement widths are adequate for striping of such configurations; however, final design considerations will need to include environmental constraints and permitting, and traffic study recommendations.

Park signage shall be provided at the access point to the site at Highway 135. Signage shall include the park name and note the access to the river. For example: Shady Island River Park, Welcome to your Public Access to the Gunnison River.

## Future Pedestrian Overpass at Highway 135

The existing recreation path provides access to the west side of Hwy 135 directly across the highway from the Shady Island site. Pedestrian and bicycle connectivity to the site will require an underpass or overpass at Hwy 135. Locating the under/overpass just south of Mystery Lane at the north side of the property will minimize conflicts between pedestrians/cyclists and vehicular traffic in the park and provide a connection directly into the park's trail system. ADA accessibility and bicycle connectivity shall be important considerations during the final design phase. Additional review and analysis of costs and feasibility will determine the best solution for providing this important connection.

## Vehicular Bridge and Pedestrian Bridge

The proposed roadway and trail improvements will require two crossings of the intermittent Gunnison River side channel that separates the western portion of the site from its island. These are anticipated to consist of short-span, pre-manufactured bridges, but in the case of the vehicular bridge, may be constructed of plate arch-style culvert with stone veneer end treatments for aesthetic purposes. Final structure design considerations will need to include environmental constraints (e.g., floodplain, wetlands, ground water) and permitting, load capacities, and maintenance.

## Vehicular Circulation

The proposed roadway and parking improvements are anticipated to consist of asphalt pavement for clear delineation and marking of parking spaces and lanes. Other surfaces will include gravel for the island loop roadway and concrete for the boat ramp. Final design considerations will need to include emergency vehicle requirements and turning movements analyses, American Disability Act (ADA) requirements, environmental constraints (e.g., soils, floodplain, wetlands) and permitting, types and levels of use, and maintenance.

## Pedestrian Circulation

The proposed trail and walkway improvements are anticipated to consist of a combination of decomposed granite and concrete surfacing. Final design considerations will need to include emergency vehicle requirements and turning movements analyses, American Disability Act (ADA) requirements, environmental constraints (e.g., soils, floodplain, wetlands) and permitting, types and levels of use, and maintenance.

ADA accessible routes provide access to the river bank and fishing opportunities. Trail surface and gradient will comply with ADA requirements for all accessible routes.

# Riverside Design and In-Stream Improvements

## Boat Ramp for Trailered Boats

The proposed boat ramp is 36' wide with an uphill staging area so that on busy days boaters can prep their boats prior to backing down the ramp. Typical boat ramp lanes are 12' wide. The proposed ramp is three lanes wide. The design of the roundabout, orientation of the ramp and location of the three staging areas are designed to facilitate efficient traffic flow on busy days.

Adjacent to the boat ramp is an area for commercial customers to wait or families with small children to stage to keep the ramp clear of pedestrians. Downstream of the ramp a combination of bank terracing and re-grading of the bank will allow for queuing of boats that are rigged and waiting for other boats in their party to finish putting in at the ramp.

## Small Boat Access and Beach Area

Upstream of the boat ramp is an area intended to serve as access for rooftop carried craft like stand up paddle boards (SUP) and kayaks as well as wading/angling access for the public. A combination of thoughtfully placed large boulders and regrading of the bank will allow for access for wide variety of users.

## Shoreline Treatment for Fishing & Recreation

The existing shoreline is difficult to access due to thick vegetation and a steep slope to the river. Key areas along the shoreline shall be thinned of vegetation, allowing the bank to lay back, reducing the slope. Large boulders will provide slope retention as needed and hardening of the river bank for stability and safe access to the river. Pockets of existing vegetation will remain along the shoreline to help buffer different use zones (boat ramp vs. fishing area). Adding undulation to the shoreline will help create more habitat variety.

## In-Stream Features for Habitat

The Gunnison River channel through the project area is largely a uniform riffle. Adding boulder clusters will enhance habitat creating cover and holding water for fish and allowing for wade angling opportunities at the site.



# Park Recreational Opportunities

## Walk-In Tent Camping

Increased use of the surrounding public lands camping resources has created a high demand for additional campgrounds in Gunnison County. Providing camp sites at Shady Island will create a revenue source for on-going operations for the Shady Island River Access Park. Walk-in, tent only campsites will provide a low impact recreational camping experience close to the City of Gunnison. The proposed campground includes 19 campsites, with one of those being a group camping site. Two gathering areas are included within the campground- one with a group fire-pit and gathering space including a lawn for games and other uses. The second gathering space is located along the side channel and provides a small beach area and access to the side channel and riparian habitat. A campground/park host site shall include hook-ups for an RV. All other sites shall be tent only.

The area of the site designated for camping includes several mature trees. These trees shall be taken into consideration during the final design and layout of the campground so that the sites best take advantage of this valuable resource while protecting the trees from damage during construction and on-going use of the campsites. Final design shall include in-field layout of individual campsites. Final design must adhere to all applicable standards and guidelines, including the Code of Colorado Regulations, Department of Public Health and Environment, Division of Environmental Health and Sustainability, Campgrounds and Recreation Areas 6 CCR 1010-9.

## Nature-Play Obstacle Course & Playground

Nature-play playgrounds provide opportunities for interaction with our natural environment and outdoor spaces. The nature play obstacle course provides an engaging and evolving opportunity for kids to create their own adventure while they interact with natural materials in a natural setting. Boulders, logs, stumps and branches provide physical challenges and creative opportunities for play. Children are encouraged to interact with natural materials by creating their own obstacles, building forts and creating natural sculptures. The obstacle course will include a combination of larger, more permanent features and smaller features that kids can move and manipulate as they wish.

## Picnicking and Gathering

Multiple opportunities for picnicking and gathering are provided throughout the site ranging from single picnic tables to picnic pavilions for larger gatherings. Three picnic shelters provide a variety of experiences and opportunities for multiple groups to gather at the park at the same time. Group charcoal grills may be provided at larger picnic pavilions. An outdoor classroom/amphitheater and gathering space located along the side channel creates another opportunity for gathering and connecting to the natural setting.

## Passive Park Use

The 10.5 acre site provides several opportunities for passive enjoyment of the park. These include soft surface nature trails and access to the riverbank and side channel. Placement of large boulders and benches throughout the site create spaces to sit, rest and enjoy the natural setting. Preservation of existing vegetation will help to buffer between more active use areas such as the boat ramp and more passive use areas. Interpretive signage along trails will engage park users and provide educational opportunities.



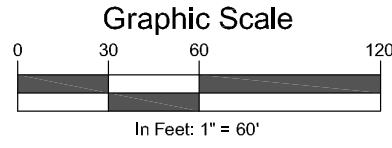
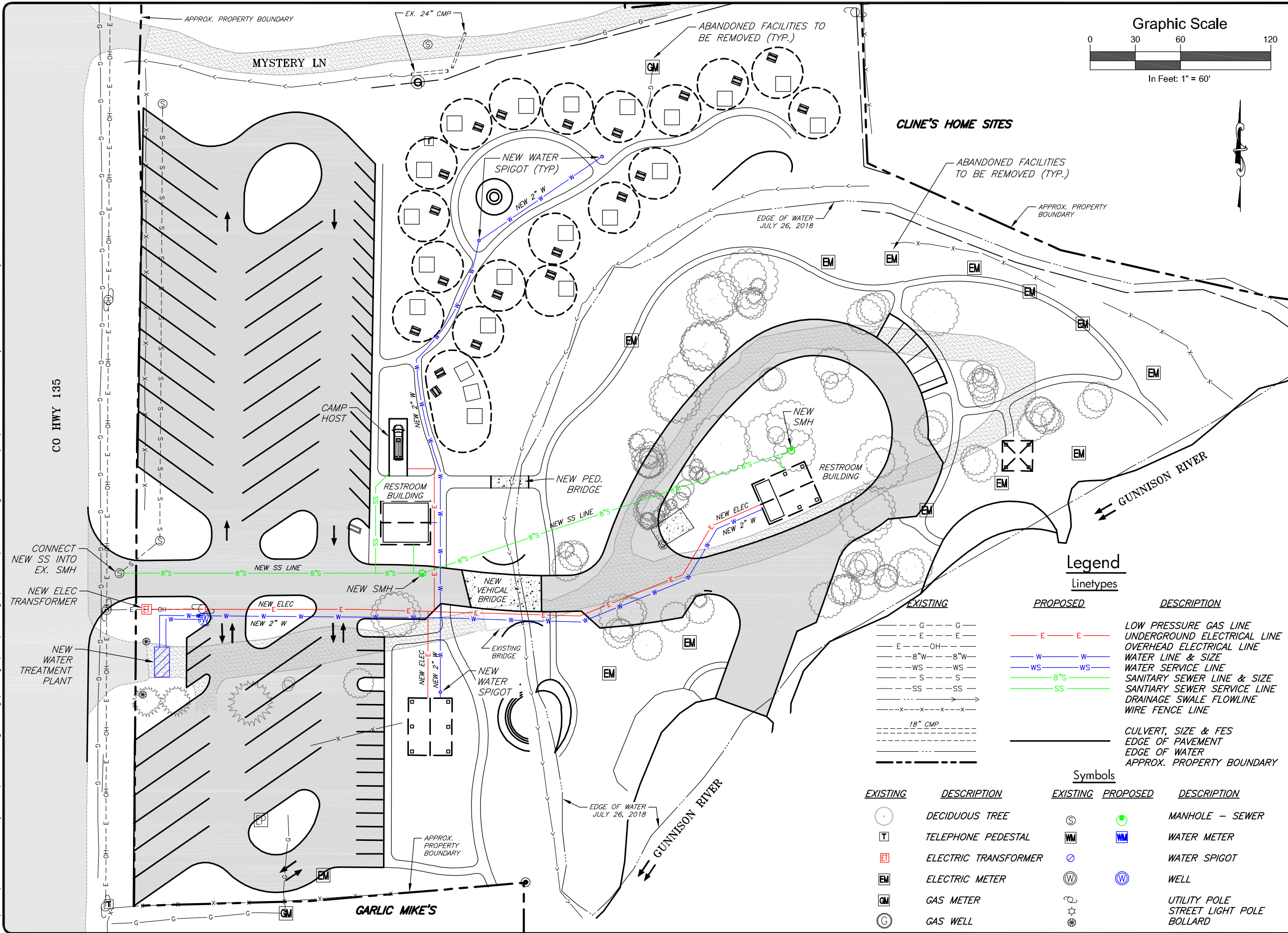


## LEGEND

- ① Re- Aligned Entrance Drive
- ② Park Entry Signage
- ③ Trailer Parking (15' x 55') (36 spaces)
- ④ Vehicular Parking (9' x 18') (43 spaces)
- ⑤ Connection for Garlic Mike's Overflow Parki
- ⑥ Walk-in Tent Camping (18 Regular, 1 Group)
- ⑦ Gathering Area/Fire Pit for Campground
- ⑧ Camp/Park Host Site with RV Hookups
- ⑨ Vehicular Bridge
- ⑩ Pedestrian Bridge
- ⑪ Boat Prep & Staging Area
- ⑫ Boat Ramp for Trailered Boats (36' Wide)
- ⑬ Boater Safety Talk & Waiting Space
- ⑭ Boat Queuing Space (~100 lf)
- ⑮ Boat Staging or Drop-off Area for Small Craf
- ⑯ Beach Area & River Access for Small Crafts
- ⑰ Small Beach Area & Creek Access
- ⑱ Outdoor Classroom & Gathering Space
- ⑲ Large Restroom Building (6 stalls)
- ⑳ Picnic Shelter w/ Restrooms
- ㉑ Large Picnic Pavilion (6 picnic tables, group g
- ㉒ Small Picnic Pavilion (2 picnic tables)
- ㉓ Picnic Tables
- ㉔ Nature Play Inspired Playground
- ㉕ Nature Play Obstacle Course
- ㉖ Passive-Use Natural Areas
- ㉗ Future Pedestrian/Bike Over/Underpass
- ㉘ Bank Stabilization
- ㉙ In-Stream Habitat Improvements, Fisheries
- ㉚ Fishing Access and Wade-in Fishing
- ㉛ Nature Trail
- ㉜ Short Term & ADA Parking
- ㉝ ADA Accessible Trail to River
- ㉞ Privacy Fence Adjacent to Neighbors



I:\2018\2018-326-ShadyIsland\001-Civil\Engineering\H-Dwgs\Civil\MiscDwgs\SI-ConceptUtilPlan.dwg Plotted: 9/27/2018 10:29 AM By: Shannon Kaminsky





103 W. Tomichi Ave., Suite A  
Gunnison, CO 81230  
970.641.5355 www.sgm-inc.com

Shady Island River Park  
Gunnison, Colorado

|         |  |                    |  |           |  |   |  |
|---------|--|--------------------|--|-----------|--|---|--|
| By:     |  | Date:              |  | Revision: |  | Project Milestone: Preliminary Not For Construction |  |
| #       |  | 1                  |  |           |  |   |  |
| Job No. |  | 2018-326.001       |  | Drawn by: |  | SK  |  |
| Date:   |  | 9.27.2018          |  | QC:       |  | PE: RS  |  |
| File:   |  | SI-ConceptUtilPlan |  | Title:    |  | Conceptual Utility Plan                             |  |
| Dwg No. |  | 1                  |  | Of:       |  | 1   |  |

Legend  
Linetypes

| EXISTING | PROPOSED | DESCRIPTION                 |
|----------|----------|-----------------------------|
| ---      | ---      | LOW PRESSURE GAS LINE       |
| ---      | ---      | UNDERGROUND ELECTRICAL LINE |
| ---      | ---      | OVERHEAD ELECTRICAL LINE    |
| ---      | ---      | WATER LINE & SIZE           |
| ---      | ---      | WATER SERVICE LINE          |
| ---      | ---      | SANITARY SEWER LINE & SIZE  |
| ---      | ---      | SANITARY SEWER SERVICE LINE |
| ---      | ---      | DRAINAGE SWALE FLOWLINE     |
| ---      | ---      | WIRE FENCE LINE             |
| ---      | ---      | CULVERT, SIZE & FES         |
| ---      | ---      | EDGE OF PAVEMENT            |
| ---      | ---      | EDGE OF WATER               |
| ---      | ---      | APPROX. PROPERTY BOUNDARY   |

Symbols

| EXISTING | DESCRIPTION          | EXISTING | PROPOSED | DESCRIPTION       |
|----------|----------------------|----------|----------|-------------------|
| ⊙        | DECIDUOUS TREE       | ⊙        | ⊙        | MANHOLE - SEWER   |
| ⊙        | TELEPHONE PEDESTAL   | ⊙        | ⊙        | WATER METER       |
| ⊙        | ELECTRIC TRANSFORMER | ⊙        | ⊙        | WATER SPIGOT      |
| ⊙        | ELECTRIC METER       | ⊙        | ⊙        | WELL              |
| ⊙        | GAS METER            | ⊙        | ⊙        | UTILITY POLE      |
| ⊙        | GAS WELL             | ⊙        | ⊙        | STREET LIGHT POLE |
|          |                      | ⊙        | ⊙        | BOLLARD           |





Nature Inspired Playground - Logs & Nets



Nature Inspired Playground - Logs, Sticks, Sandbox



Large Picnic Pavilion w/ Grills, Tables, Benches



Picnic Tables Scattered in the Woods



Nature Play Obstacle Course - Logs & Boulders



Nature Play Obstacle Course - Log Jump



Nature Play Obstacle Course - Interactive Play Elements



Nature Play Obstacle Course - Creek Access



Nature Play Obstacle Course - Challenging Features



Nature Play Obstacle Course - Fort Building and Places to Hide



Tent Camping





Concrete Boat Ramp - 30' Wide



Boat Queuing Space Downstream of Boat Ramp



Passive Use Natural Areas - Benches



Passive Use Natural Areas - Log Lounge



Beach Area & Small Boat River Access



Bank Stabilization & Improved River Bank Access



Passive Use Natural Areas - Trails & Interpretive Signage



Passive Use Natural Areas - Exploring



Beach Area & Small Boat River Access



River Access at Steep Slopes



Improved Fish Habitat, Wade-in Fishing Access



Fishing Access for Families & Kids



## Site Context & Adjacent Uses

The existing site is directly adjacent to Garlic Mike's Restaurant and several residential neighborhoods (Clines's Homesites, Riverwalk Estates and Ponderosa Park). These neighborhoods are low density and rural in character. The Gunnison River runs through the property and is used by recreational boaters and rafting and fishing outfitters. Garlic Mike's has an outside dinner area and a river bar and patio directly to the south of the site. The existing North Bridge put-in is located approximately 1/4 mile downstream on the Gunnison River.



Existing North Bridge put-in



Garlic Mike's located directly south of the site



Existing recreation path along Hwy 135, across from the site



Arapaho Road and Gunnison River Neighborhood across Hwy 135 to the west



Mystery Lane, Cline's Homesites north of the site



Shared boundary with Cline's Homesites lot









## LEGEND

- 1 Re-Aligned Entrance Drive
- 2 Park Entry Signage
- 3 Trailer Parking (15' x 55') (36 spaces)
- 4 Vehicular Parking (9' x 18') (43 spaces)
- 5 Connection for Garlic Mike's Overflow Parking
- 6 Walk-in Tent Camping (18 Regular, 1 Group)
- 7 Gathering Area/Fire Pit for Campground
- 8 Camp/Park Host Site with RV Hookups
- 9 Vehicular Bridge
- 10 Pedestrian Bridge
- 11 Boat Prep & Staging Area
- 12 Boat Ramp for Trailered Boats (36' Wide)
- 13 Boater Safety Talk & Waiting Space
- 14 Boat Queuing Space (~100 lf)
- 15 Boat Staging or Drop-off Area for Small Crafts
- 16 Beach Area & River Access for Small Crafts
- 17 Small Beach Area & Creek Access
- 18 Outdoor Classroom & Gathering Space
- 19 Large Restroom Building (6 stalls)
- 20 Picnic Shelter w/ Restrooms
- 21 Large Picnic Pavilion (6 picnic tables, group grill)
- 22 Small Picnic Pavilion (2 picnic tables)
- 23 Picnic Tables
- 24 Nature Play Inspired Playground
- 25 Nature Play Obstacle Course
- 26 Passive-Use Natural Areas
- 27 Future Pedestrian/Bike Over/Underpass
- 28 Bank Stabilization
- 29 In-Stream Habitat Improvements, Fisheries
- 30 Fishing Access and Wade-in Fishing
- 31 Nature Trail
- 32 Short Term & ADA Parking
- 33 ADA Accessible Trail to River
- 34 Privacy Fence Adjacent to Neighbors





## *Upper Gunnison River Water Conservancy District*

210 West Spencer Avenue, Suite B • Gunnison, Colorado 81230  
(970) 641-6065 • [www.ugrwcd.org](http://www.ugrwcd.org)

January 28, 2019

Colorado Department of Natural Resources  
Colorado Water Conservation Board  
1313 Sherman St., Room 718  
Denver, CO 80203

Re: Shady Island River Park Project

To Whom It May Concern,

The Upper Gunnison River Water Conservancy District is writing to express our support for Gunnison County's Shady Island River Park project and application to Colorado's Water Plan Grant Program.

Our Mission at the Upper Gunnison River Water Conservancy District (UGRWCD) is to be an active leader in all issues affecting the water resources of the Upper Gunnison River Basin. Within that statement the mission of the Watershed Management Planning Group (WMPG) is to help protect existing water uses and watershed health in the Upper Gunnison Basin as we face growing pressure from increased water demands and permanent reductions in overall water supply.

The Shady Island Park project will provide public access to the Gunnison River, a new boat launch, expanded parking, bathroom facilities and river access for anglers, outfitters and community members and visitors. The Shady Island access will relieve the current boat access point known as "North Bridge" which has seen a dramatic increase in use from both private and commercial user groups. The North Bridge access point exceeds its capacity regularly and impacts to the river and parking area are evident. The 10.5 acres at the Shady Island River Park will address a much larger parking area, a bigger boat ramp, several bathroom facilities and a small tent campground. UGRWCD is overwhelmingly in support of these improvements as well as the Shady Island emphasis to revitalize and protect the fishery and high-quality watershed and riparian areas within this parcel.

I am pleased to offer this letter of support for Shady Island River Park project, the long-term stewardship that will result speaks to the very values that our mission encompasses.

Sincerely,

Frank Kugel

General Manager, UGRWCD





To Whom It May Concern:

High Country Conservation Advocates (HCCA) would like to offer our general support of the Shady Island River Park proposal.

Prior to the County's purchase of the 10.5 acre Shady Island parcel it was slated for housing a development. The County intends to develop the property for recreational use while taking important measures to preserve the riparian and river ecosystem. In particular, we support the County's objectives to maintain riparian buffers along the Gunnison River, maintain side channels that help preserve the river's natural floodplain, and to keep mature trees intact. Proposed streambed enhancements have the potential to improve fish habitat by offering refuge and riparian cover will offer shade for the aquatic community.

We encourage the County to continue considering potential impacts to onsite wetlands and to take into consideration geomorphic conditions as site design progresses. We appreciate Gunnison County's efforts at community outreach during project development and look forward to continuing this dialogue.

Sincerely,

A handwritten signature in cursive script that reads "Julie Nania".

Julie Nania  
High Country Conservation Advocates  
Water Director





January 24, 2019

Re: Gunnison County - Shady Island

To whom it may concern,

I am writing in support of Gunnison County's Colorado Water Plan grant application to fund development of the Shady Island project. I am the Executive Director of Gunnison Trails, a non-profit trail advocacy group located in Gunnison, Colorado. Gunnison Trails formed in 2006 to assist our local land managers with trail maintenance and to educate users on responsible trail-based recreation. We are excited about the recreational connectivity the Shady Island project provides, and we look forward to assisting the County in trail development and construction.

Gunnison Trails is dedicated to developing interconnected trail networks accessible from downtown Gunnison. We are currently developing a new trail system in the Signal Peak area to the northeast of town, providing quick and easy access to the surrounding BLM lands via a system of non-motorized trails. Our goal is to one day connect the Signal Peak trail network with trails to our south at Hartman Rocks, to our west at the Van Tuyl trail network and to the recreation path that runs from the City center to Shady Island. This connectivity offers community members and visitors a chance to explore our incredible surroundings without the need to travel by vehicle. A network of managed trails creates safe routes to commute across town or access the myriad of recreational opportunities found throughout the valley.

We look forward to assisting Gunnison County with trail development, construction and maintenance at Shady Island to provide the residents and visitors to Gunnison with a world-class river recreation opportunity. We strongly support Gunnison County's GOCO grant application for Shady Island, and we appreciate the opportunity to comment.

Sincerely,

Tim Kugler  
Executive Director, Gunnison Trails  
[tim@gunnisontrails.org](mailto:tim@gunnisontrails.org)  
703.599.1873





# Three Rivers Resort

"The Gateway to Taylor Canyon"

January 31, 2019

From : Mark Schumacher

To: Whom It May Concern

Re: Shady Island Project

I first used the North Bridge access on the Gunnison River in the early 1970's. Parking was on the shoulder of State Hwy 135 and users would walk through the willows to get under the bridge to the river. Although boating was only beginning its growth in popularity in the Gunnison Valley, the North Bridge access to the river was the most popular, especially on weekends. Fishermen in dory boats, canoers, kayakers and rafters all utilized that put-in/take-out. Today boaters try to avoid that area because of lack of: parking space, adequate restrooms and litter control.

As a private boater and owner of a fishing and rafting business for over 35 years, I have seen the local boating community explode. In spite of the problems listed above, The North Bridge put-in/take-out is still the most congested and popular one from Taylor Dam to Blue Mesa Reservoir. A conservative estimate for the busiest 60 days of summer is well over 12,000 users. Safety has become the primary issue with the current situation. There are no turn lanes on that section of Highway 135, vehicles are parked on the shoulder of the highway and pedestrians are frequently standing along and crossing the busy State Highway.

The purchase of the Shady Island property by Gunnison County is an excellent long-term plan and a solution to a longstanding land use problem. It is an ideal location and solves all the issues I have raised. It not only serves the boating community but provides river activity for many different user groups. It has excellent natural site features and in-stream habitat. Riverbank stability is needed on the site which in turn will help with high water flooding and instream fishery.

I fully support the proposed plan and believe it is worthy of grant money.

Sincerely,

Mark Schumacher

President of Three Rivers Resort and Outfitting

Past President, Gunnison Chamber of Commerce

Past President, Gunnison/Crested Butte Tourism Association

Past President, Upper Gunnison River Water Conservancy District



Scenic River Tours, Inc.  
703 W Tomichi Ave Gunnison, CO 81230  
Phone (970) 641-3131

Email: [info@scenicrivertours.com](mailto:info@scenicrivertours.com)  
Web Site: [www.scenicrivertours.com](http://www.scenicrivertours.com)



To Great Outdoors Colorado,

Scenic River Tours is a local river rafting outfitter in Gunnison, Colorado. We have been operating on the Gunnison and other rivers in the area since 1980.

We have seen a huge increase in private boaters over the years, and the resources boaters have to launch their boats is very stretched. The North Bridge put-in/take-out boat launching area is not anywhere close to adequate for the activities that take place there, and some would call it just plain dangerous. The completed Whitewater Park development below the North Bridge is a great facility for boaters and people to enjoy the river in many ways. This would tie into that and complete another section of river access and parking that is critically needed now.

The diligent work of our county representatives has opened up a huge opportunity to build a boat ramp, park, restrooms, and so much more. The Shady Island property is a great location for this. When Ode and Arlee operated Shady Island as a cabin/RV resort, we had a partnership with them and we launched 2 commercial trips with a few boats from that property every day all summer. This is a great location for this use. We highly encourage any support we can get from GoCO to keep moving this idea and welcome this project to provide outdoor recreation and community parks to the Gunnison area.

It is in the exact right place, it is absolutely the right time to do it as boating continues to gain popularity, it is already connected to the city by a bike path, it will solve a big safety problem on the highway we currently fret about, and it fits in with existing infrastructure currently in place.

We ask you to please support the Shady Island Subdivision project.

Thank you,

Ches & Carollynn Russell  
Owners/Operators





**COLORADO**

**Parks and Wildlife**

Department of Natural Resources

Gunnison Office  
300 W New York  
Gunnison, CO 81230  
P (970) 641-7060 | F (970) 641-7883

October 31, 2018

Great Outdoors Colorado

RE: Letter of support for Shady Island River Park-Gunnison County

Dear GOCO:

Please consider this letter of support from the Colorado Parks and Wildlife Gunnison office for the proposed Shady Island River Park.

As the population and tourist visitation of Gunnison County has grown, so has the recreational use of the Gunnison River. River access, including trailered boats for fishing and rafting, kayaks and Stand Up Paddle boards (SUPs), has far outgrown current river access points. In October 2017, Gunnison County purchased a 10.5 acre parcel with the intent of providing a new river access area that will better support the growing use as well as provide additional amenities to the community.

The parcel, referred to as "Shady Island", includes approximately 730 linear feet Gunnison River frontage, 980 linear feet of side channel, and is forested with spruce, cottonwood and willow. It is located less than 2 miles from the City of Gunnison, and is directly adjacent to Hwy 135.

Shady Island provides the County an opportunity to replace the existing North Bridge river access (an undeveloped dirt pull off in the CDOT right-of-way) with a safe river access park full of natural and developed amenities for the myriad river users from whitewater enthusiasts to walk/wade anglers.

The development plan for this parcel is the product of the collaboration of stakeholders (including CPW), and has involved extensive public input. The result is a plan for meeting current and anticipated future needs and desires of river enthusiasts, with safer highway ingress /egress, adequate trailer parking and restroom facilities, wide launch and staging areas, picnic and camping sites, and in-stream improvements for fish habitat and angler access.

This project will help build a stronger connection and appreciation between the community of Gunnison and its guests, and the incredible natural asset that flows through our valley. Colorado Parks and Wildlife's Gunnison office supports Gunnison's County's request, and looks forward to partnering with fellow stakeholders in the seeing this project to fruition for the benefit of river recreationists and the by-product of stewardship that such projects cultivate.

Sincerely,

J Wenum  
Area Wildlife Manager - Gunnison

cc: CPW SW Region, Gunnison County Planning





October 31, 2017

To: Great Outdoors Colorado  
1900 Grant St, Ste 725  
Denver, CO 80203

From: John Norton, Executive Director, Gunnison Crested Butte Tourism Association

Subject: Gunnison County Grant Request for Shady Island

The GCBTA (TA) applaud our county commissioners for the purchase of Shady Island. Our marketing messages for summer include a strong push to fishermen. Our valley boasts the state record rainbow, brown, cutbow, and tiger trout, along with a state record kokanee salmon. All these fish with the exception of the tiger inhabit the Gunnison River.

Unlike the easy access offered by Paradise Valley or the Upper Missouri, the Gunnison offers a checkerboard of public access and no-trespassing private waters. For that reason, float fishing has grown in popularity over the years because it is so confusing to wade fish.

The Gunnison North Bridge access parking lot has become grossly overcrowded over the past years and now spills float fisherman into restaurant parking lots and along the highway, either an irritation or a danger depending on someone's perspective.

Shady Island will fix that problem and provide for more and better access to the river that is enjoyed by so many residents and visitors alike.

This is a HUGE good move by our commissioners. We applaud the action and hope that you can support them in their efforts to make our valley a better place to live and to visit.

Thank you.

John Norton





## City of Gunnison

September 27, 2018

GOCO

Madison Brannigan Program

Officer mbrannigan@goco.org

Subject: Letter of Support for Gunnison County Shady Island Boat Access Project

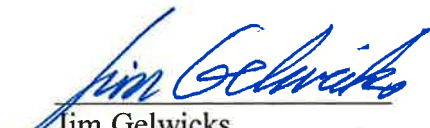
To Whom it May Concern:

The Gunnison River provides both a critical natural and recreational resource for the City of Gunnison and the County as a whole. Fly fishing, rafting, floating, stand-up paddle boarding are all critical economic and recreational uses of the Gunnison River. These uses are accommodated by both put in and take-out locations on the River. One of the most significant "put in" locations is north of the City of Gunnison in the Colorado Department of Transportation Right of Way. The use of this site which was not designed for the amount of summer recreational use it currently experiences is creating an unsafe situation for motorists, bicyclists, and pedestrians entering and leaving Highway 135.

The County's new proposed plans at Shady Island would provide a sound, well-planned recreational boat access for the Gunnison River. It would allow for safe vehicular access onto and from Highway 135. It also could be the beginning of a network of public lands and parks along the river corridor to improve natural resource management and recreational access to the Gunnison River. The City has one whitewater river park and is planning another river park. The County has also created a River Park to the west of Gunnison accessed from Highway 50. These sites along with other properties owned by the National Park Service and Colorado Parks and Wildlife have the opportunity to be managed cooperatively to improve natural resource and recreational resources.

In conclusion, the Shady Island Boat Access Project will remedy an existing vehicular safety issue and provide an anchor for a system of public lands which will improve recreational access and help protect this critical natural resource.

Sincerely,

  
Jim Gelwicks  
Mayor, City of Gunnison

  
Russell Forrest  
City Manager

received  
10-24-18

SCANNED



# Hispanic Affairs Project



1010 S. Cascade Ave, Suite A1, Montrose CO 81401  
P. O. Box 2024, Montrose, CO 81402  
[www.hapgj.org](http://www.hapgj.org) (970) 249.4115

October 5, 2018

To Whom It May Concern,

My name is Marketa Zubkova and I work for Hispanic Affairs Project (HAP) as a Legal Representative and Community Organizer. HAP is a non-profit organization working on immigrant integration in western Colorado through seven different programs: Immigration Legal Assistance, Pro-immigrant Policies and Advocacy, Welcoming Colorado Initiative, Migrant Outreach, Combating Human Trafficking, Community Resource Center and Leadership Development through Community Organizing.

We perceive immigrant integration as a two-way street in which the immigrants and the receiving society work together to facilitate integration and both work on strengthening the community through integration process. HAP has an office in Gunnison in order to work on the integration of immigrants in the Gunnison County. Our local immigrant committee Inmigrantes Unidos de Gunnison (IUG) meets once a month and promotes integration in the Gunnison Valley by collaboration with a number of local organizations and agencies. Our monthly meetings also serve our (not only) immigrant community to learn about events, activities, campaigns and issues impacting our immigrant community.

We learned about Shady Island River Park at one of our meetings last summer and we loved it! We love the idea of having a bigger park by the river with many recreational and educational opportunities for the whole community. Many times our immigrant families are not aware of the opportunities that are in the community, they are afraid of the language barrier, and they don't have a reliable transportation. However, they loved the location of this park because it would be within a walking distance from a mobile home park where many members of our immigrant community reside. The park would also provide opportunities for the whole family- they can go fishing, have a picnic while their children will be playing in the park. The Latino culture likes to celebrate a lot and having an amphitheater where "fiestas" can be held would make everyone happy. HAP would also use the amphitheater for meetings and events.

We strongly supports this project because we believe that Shady Island River Park would help us facilitate immigrant integrations, improve health of our immigrant families and strengthen families and their values.

Sincerely,

Marketa Zubkova

[marketa@hapgj.org](mailto:marketa@hapgj.org)

970-209-1807

*Engaging the Immigrant and Refugee Communities in Western Colorado*





**WESTERN STATE**  
**COLORADO UNIVERSITY**

**STUDENT AFFAIRS**

October 18, 2018

Chris Sturm  
Colorado Water Conservation Board  
1313 Sherman Street, Room 721  
Denver, CO 80203

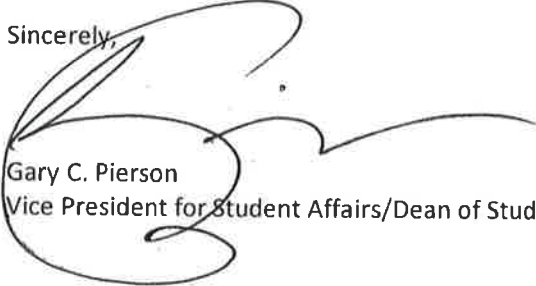
Dear Mr. Sturm:

On behalf of Western Colorado University, I am writing this letter to express the University's support for the Colorado Water Conservation Board Grant application that is being submitted by Gunnison County for the new North Gunnison River Access property, formerly known as the Shady Island Subdivision.

This additional access point will serve to enhance the overall recreational amenities of the Gunnison River for our local community, including Western students, faculty and staff. With close proximity to our campus, the Gunnison River has been instrumental in offering ample educational opportunities for our academic programs along with recreational amenities that enrich the student experience in Gunnison. Western believes that this type of amenity helps attract and retain students and is a true asset to the entire Gunnison Valley. To that end, the North Gunnison River Access will allow water sports enthusiasts of all abilities and interests greater access, and more importantly, provide Gunnison Valley residents and our visitors with an additional recreational amenity.

I am confident that the increased access to the Gunnison River will provide a great benefit to Western Colorado University. However, I also believe that with grant funding we can enhance the North Gunnison River Access as an important recreational amenity for our entire community, which in turn will provide significant local economic benefits. Please know that as a University we understand the importance of collaboration in our valley and, in this spirit, we will also be making a financial contribution to this project.

Sincerely,



Gary C. Pierson  
Vice President for Student Affairs/Dean of Students