

# Westcliffe, Colorado

Parks, Open Space, Trails, and Main Street  
Master Plan



DHM DESIGN LANDSCAPE ARCHITECTURE  
URBAN DESIGN + LAND PLANNING  
ECOLOGICAL PLANNING

Town of  
**WESTCLIFFE**  
EST. 1887

ADOPTED - 01/17/2022





# Acknowledgments

## Westcliffe Town Council

Mayor - Paul Wenke  
Mayor Pro-Term - Bess Cole

### Trustees

Art Nordyke  
Gary Frickell  
Cathy Snow  
George Mowry  
Randy Wilhelm

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### Master Plan Consultant Team

DHM Design  
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*A special thanks to the community for all the input and consideration in preparing the Master Plan to guide improvements to their community.*

ADOPTED - 01/17/2022







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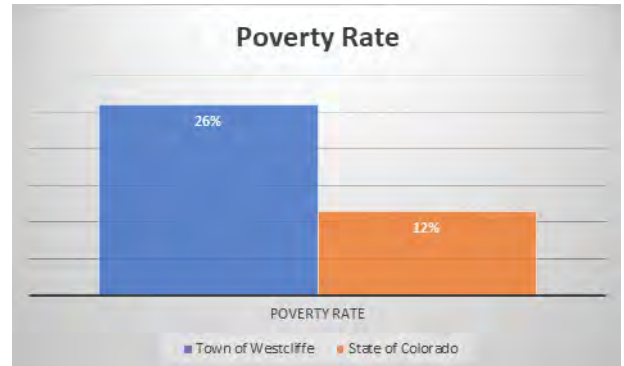
# Executive Summary



# Section 1: Executive Summary

As Westcliffe, Silver Cliff and Custer County continue to rapidly grow and dynamics change there is an opportunity to update planning efforts for the Town of Westcliffe. This Parks, Open Space, and Trails Master Plan (POST) provides a roadmap for the future. Westcliffe is a vibrant and growing community with a strong connection to the outdoor spaces and this POST Master Plan is meant to serve the community by identifying opportunities, casting vision, developing an implementation strategy, and development of budgetary order of magnitude cost.

The Town of Westcliffe has experienced a 12% population growth in the past 10 years. Based on the last census projection, the population is 644 with the median age of 54 years old. In comparison, Colorado's median age is 37. Per the last census, Westcliffe has a poverty rate of 26%, 17% higher than the state average.



The objectives of this POST Master Plan is to research and develop planning documents including; updating inventory of the parks system, capture public desires and record recent planning initiatives. To achieve this, the following steps were taken:

1. Facilitate an inclusive public process to solicit active input from community members and stakeholders regarding parks and trails with particular emphasis on expectations for aesthetic character, park program elements, trail connections, recreation uses and needs, safety, and pedestrian activity.
2. Develop a Westcliffe Parks, Recreation, Trails and Open Space Master Plan using a public stakeholder process including:
  - a. A site-specific Master Plan for Memorial Park, 401 S. 3rd Street
  - b. A site-specific Master Plan for Hermit Park, 390 Hermit Road
3. Develop a Street Scape Master Plan including:
  - a. A site-specific Master Plan for the Main Street area from the west end of Main to 6th and Main.
4. Review existing trails and sidewalk connections and provide a plan of improvements.
5. Outline implementation and phasing strategies for the Westcliffe Board of Trustees to help aid the Town with budgeting for capital improvements, construction sequencing, funding and maintenance.

In the summer 2021 DHM Design was selected to prepare a POST Master Plan for the Town of Westcliffe. The first site visit was held on Thursday August 25th and two separate meetings were conducted: Stakeholder Meeting and Public Meeting. During the Stakeholder Meeting the group walked all the Town Parks including Bluff Park, Pocket Park, Jess Memorial Park, Hermit Park and Memorial Park. Throughout this working meeting, the Stakeholders recognized both needs and opportunities in their community parks. On the following page is a short list of the higher priority needs:

- Connectivity between Hermit and Memorial Park was a highly recognized need.
- Provide shade in the form of trees and pavilions.
- The existing pavilion at Hermit Park is well utilized and more covered space could be beneficial.
- A restroom facility is desired at Hermit Park and renovations done at Memorial Park restroom.
- The tennis court is indisrepair and needs resurfacing.
- Consideration should be given to needs for one of the town’s largest events; The High Mountain Hay Fever Bluegrass Festival.
- With the town’s limited staff, it is critical any design considers maintenance needs.
- Funding strategies will need to be developed to implement design considerations.

The input from this Stakeholder Meeting has helped shape the direction for the town’s POST Master Plan. In the evening of the 25th we held an in person public meeting that further solicited input from park users and members of the community. This meeting was well attended with roughly 18 attendees ranging the demographic spectrum. In addition to many of the needs the stakeholders mentioned, the community voiced a few more needs:

- Safe connectivity along Main Street was a concern.
- Accessible design to be inclusive of a broad range of users.
- Art within the community parks and trails.
- Trail connections through town to connect parks, schools and Main Street.

The input from both stakeholders and the community were captured with a survey that was utilized to shape the goals and designs of the parks.

Another stakeholder meeting and two more public meetings were conducted on September 28th, September 30th and November 4th to further gain input from the community and provide progress updates. These additional meetings informed the conceptual design process and helped shape the goals for the POST Master Plan future improvements.

## GOALS

- 1. Address safety concerns and connectivity between Memorial Park and Hermit Park.**
- 2. Provide park amenities to better meet the needs of the public.**
- 3. Address aging structures and infrastructure to ease maintenance and meet the needs of the public.**
- 4. Improve connections between all parks and downtown.**
- 5. Provide a more pedestrian-oriented Main Street experience.**
- 6. Continue to seek funding sources to implement the POST Master Plan.**
- 7. Develop Construction Documents for park improvements to be shovel ready when funds become available.**

The Town of Westcliffe is dedicated to meeting the needs of the community and see this POST Master Plan as the first step in providing vision and direction to make improvements to the parks system and Main Street. For this POST Master Plan to be a success, it will require good leadership to carry it forward, commitment to securing funds, and community involvement. It is recommended to build a committee of community members, passionate about the Town of Westcliffe’s parks and open space, to help continue the momentum forward and help implement this plan.



## Summary of Public Process/ Community Meetings

The Public Process included the establishment of a citizens advisory committee and multiple meetings with the community, stakeholders, focus groups, and town staff. Please refer to the Appendix in the back of this document for meeting notes.

- Community Meeting/Workshop #1 - August 25, 2021
- Community Meeting/Workshop #2 - September 30, 2021
- Stakeholder Meeting - October 28, 2021
- Community Meeting/Workshop #3 - November 4, 2021
- Presentation of Final Master Plan - December 20, 2021



The Town of Westcliffe  
invites you to attend the next **Public Meeting**



**DATE:** September 30th  
**TIME:** 5:30 PM  
**LOCATION:** Town Hall - [Virtual Zoom Meeting](#)

Please join us at Town Hall or follow the [Zoom Link](#) and share your thoughts and ideas for improvements to **Memorial Park, Hermit Park, and Main Street.**



DHM DESIGN



**DATE:** November 4, 2021  
**TIME:** 4:00 PM  
**LOCATION:** Town Hall - [Virtual Zoom Meeting](#)



DHM DESIGN





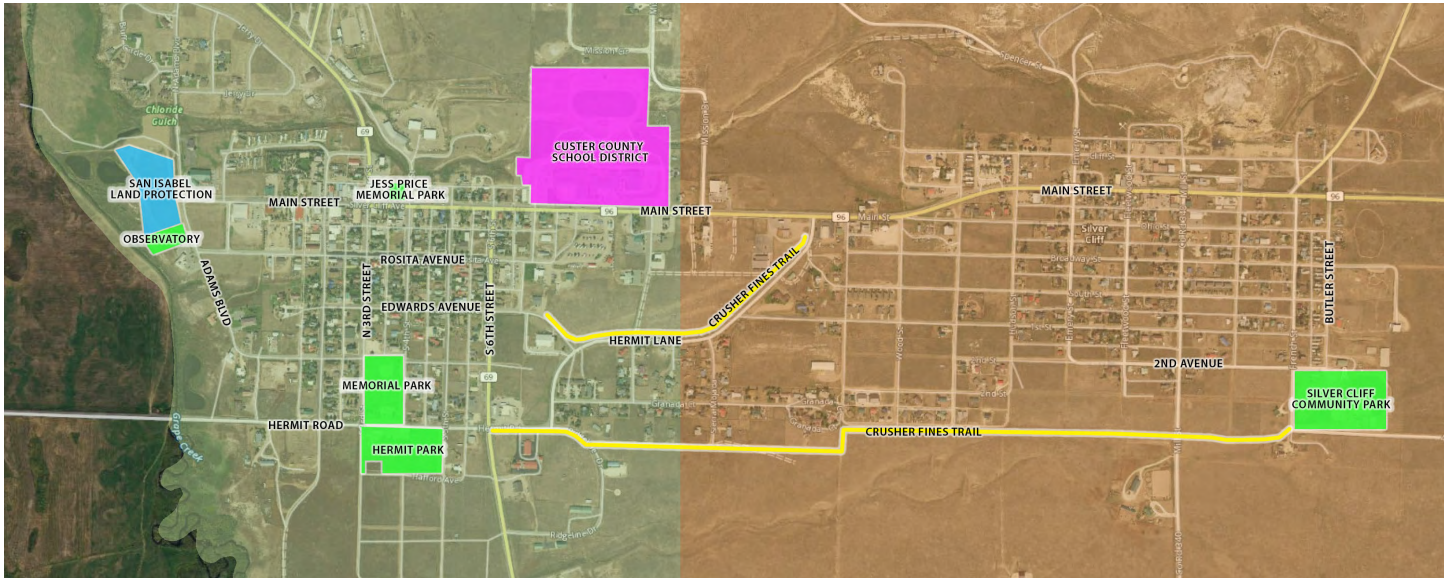
# Existing Inventory and Analysis



# Section 2: Existing Inventory and Analysis

## Westcliffe and Silver Cliff Connectivity

Westcliffe and Silver Cliff are two closely connected communities with overlapping resources. For instance, Silver Cliff's Community Park is home to a pair of baseball fields and a basketball court that well utilized by both communities. The connections between the two Towns are strengthened by connecting crusher fines trails. These trails are well utilized, but are difficult to maintain.



Above is an existing trails map. Please refer to page 65 in the Appendix for larger map.

## The Existing Soft Surface Trails









# The Bluff

Bluff Park is a wonderful amenity to the Town of Westcliffe. Located at the terminus of Main Street. Bluff Park is utilized for The High Mountain Hay Fever Bluegrass Festival, open play and observatory. The park has a Conservation Easement to protect views the Sangre De Cristo Mountains.



*The Bluff offers splendid views of the Sangre De Cristo Mountains.*





There are opportunities for this park to be on the greater town trail connection, improved overflow parking and shade shelters on sections outside of the Conservation Easement. There is also opportunity to gain access to existing spring fed ponds and Grape Creek. This improved access may require land donations, easements or acquisitions. Further consideration should be given to providing ADA accessible routes to the observatory and the existing restrooms located at Bluff Park.





# Memorial and Hermit Park

Centrally located in Westcliffe, Memorial and Hermit Park service the entire town. The existing playground is a well utilized asset to the community. New play equipment was installed in 2016. The existing playfields are well utilized for football and soccer practices. The shade shelter, adjacent to the multipurpose playfields, is consistently used throughout out the summer months. One restroom services both parks and a busy street must be crossed to utilize it.

## Existing Amenities

- 1 – Baseball field
- 3.7 acres Sports Fields
- 1 – Playground
- 3 – Picnic Pavilions
- 2 – Tennis Courts
- Restrooms



Above is a inventory map of Memorial and Hermit Park. Please refer to page 71 in the Appendix for larger map.



Need bleachers and shade. Bleachers and fencing need maintenance.



Perimeter parking can be full at large events. Over grown and weedy.



Baseball field incandescent lights are outdated and expensive to operate.





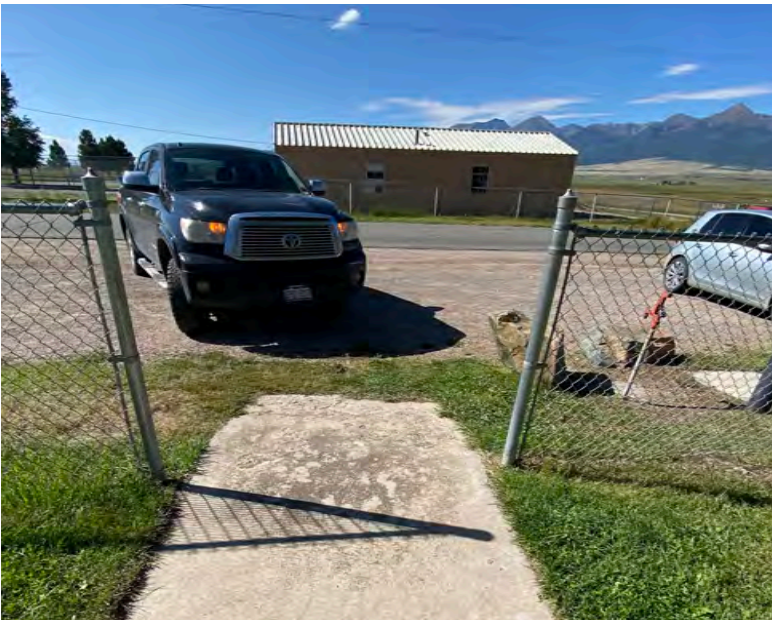
Picnic areas need updates. Well utilized by the community.



Playground, play surface not ADA compliant.



No ADA access to the playground and shelters.





Planter is very nice. Nice, unique feature with history.



Restrooms in disrepair and needs updating.



Concrete perimeter of play area does not meet ADA guidelines for cross slope.



Turf and irrigation is in good condition.





Pavilion well utilized. Rented for \$25.00 per event. Currently there is no lighting but could be beneficial.

BBQ grills would be beneficial. National night out park is utilized.



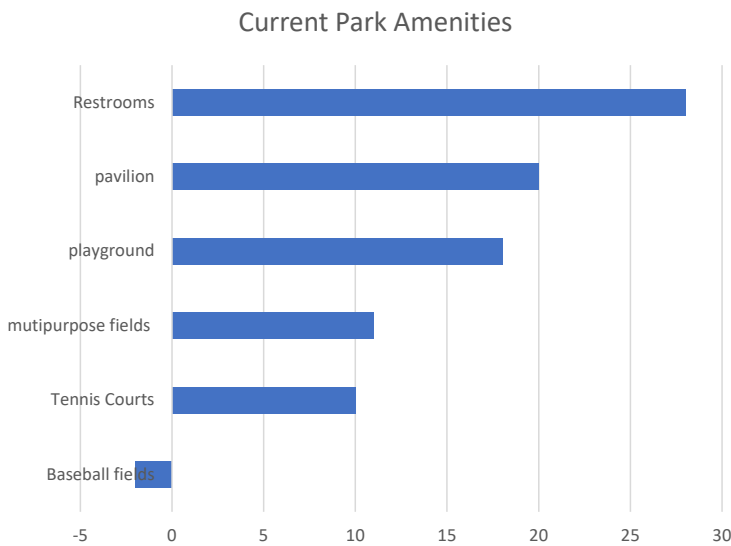
Add restroom to Hermit Park, south of road.





# Park Users

At the top of the list of needs, the community voiced that an additional restroom at Hermit Park would be important and improvements made to the existing one at Memorial Park. At 8,000' elevation and above average sunny days; at 260, an escape from the sun is strongly desired. Consideration should be given to providing shade at the playground. In addition to these needs, the community voiced desires for a paved walking trail, exercise equipment, tennis courts, pickle ball courts and basketball courts. The below survey results identify how the community ranks the current park amenities.



Aerial of Memorial and Hermit Park

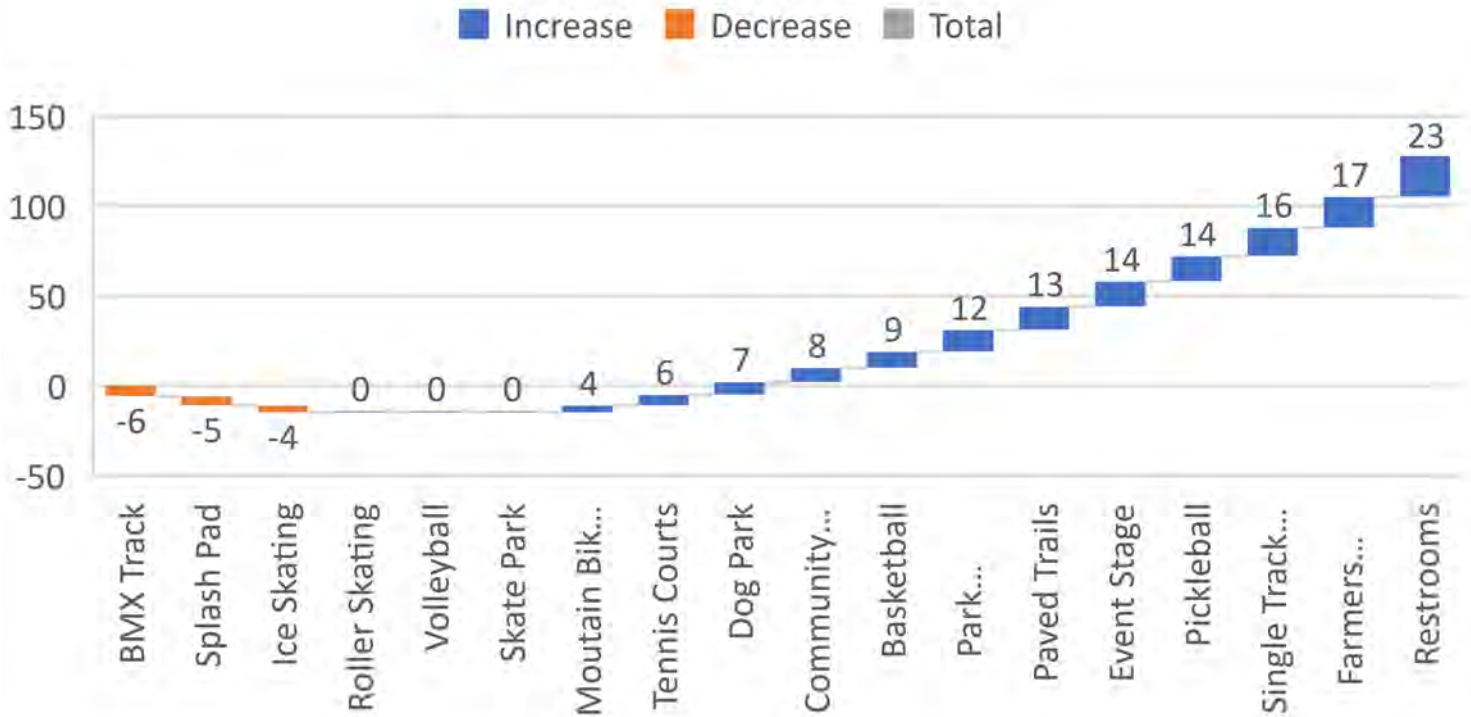


Existing Playground



In the community survey, restroom additions/improvements were identified as the most important park amenity needs. The below survey results identifies how the community ranks some noted park amenities for the future.

## New Amenities



Existing bathroom at Memorial Park



Existing tennis court surface at Hermit Park.



# Main Street

Main Street is the central hub of Westcliffe. Main Street is adjacent to Highway 69 and Highway 96 providing connections to Silver Cliff, and Pueblo to the east, Salida to the north, and the picturesque Sangre de Cristo mountains to the west. This majestic view to the west, at the terminus of Main Street, is one of the defining factors of Westcliffe and is forever preserved by a conservation easement. This bustling Main Street, that was once fueled by the agriculture and mining community, is now fueled by the continued strong agriculture presence and tourism. With the increase in tourism the need to provide a walkable community with an aesthetic that maintains the quaint character of Westcliffe, has become increasingly evident.

There is a wonderful character along Main Street. This quintessential mountain town, with heritage storefronts, on street parking, pedestrian paths lined with trees and Victorian light fixtures leading the way creates a community that is inviting to all. The objective of any design is not to replace, harm, or shield this character, but protect it for generations to come.



Above is a inventory map of Main Street. Please refer to page 67 in the Appendix for larger map.



Mainstreet looking East



# Main Street Inventory

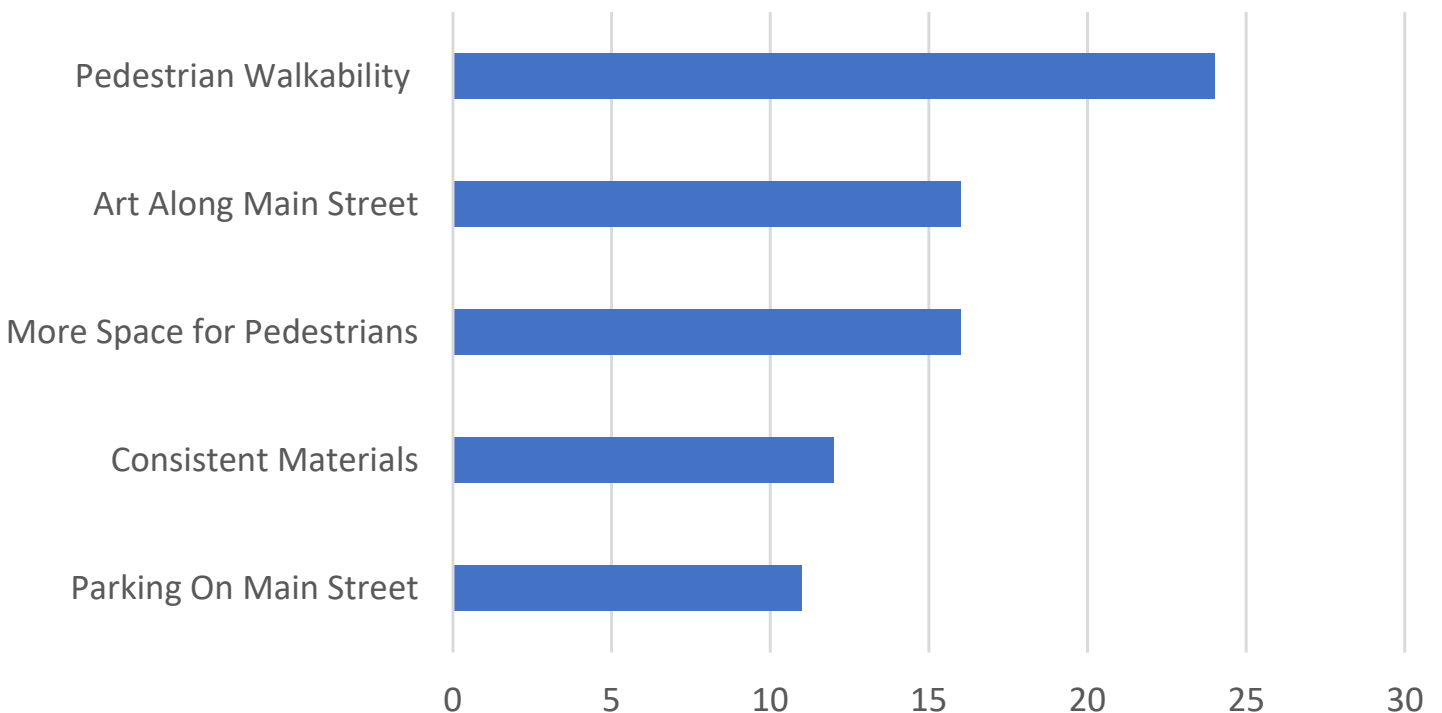
- 75' Right of Way
- 50' Roadway
- East West orientation – South side of street may ice over
- 1 four way stop
- Bluff Park – Western terminus
- Angled and parallel on street parking
- 5 – ADA Parking locations – New intersection ADA ramps
- Paver walkways
- Restrooms at Jess Price Memorial Park
- 7 traditional street lights
- 32 decorative light fixtures – 8 per block
- 42 – Shade trees
- Existing Parking = 90 stalls (Estimate)



Refer to pages 68 and 70 in the Appendix for larger maps.

In the community survey, pedestrian walkability was ranked as the most desired attribute along Main Street. Main Streets current configuration is focused more on vehicular circulation.

## Main Street





## Existing Conditions

As Westcliffe sees an increase in users, safety improvements are at the top of the list. Current pedestrian crossings stretch the entire width of the street of roughly 50'. ADA accessibility is also a concern. Current ADA curb ramps were recently improved; however, they tie into the uneven paver surface that does not meet accessibility requirements. Much of the community voiced a desire to improve pedestrian crossing safety and accessible routes along Main Street.



Aerial view of Main Street



ADA ramps with grooves parallel to the walking direction are difficult for wheelchairs to navigate.



Historic Main Street



## Existing Conditions

Main Streets east/west orientation to the Sangre De Cristo Mountains lends itself to spectacular views. However, this east/west orientation creates deep winter shadows along the south side of the street, caused by the tall store fronts. These shadows create icing issues that are dangerous for pedestrians and drivers alike. Members of the community also voiced, that due to the deep shadows and cold microclimate, vegetation struggles to thrive. Consideration should be given to provide a wider pedestrian space and sunlight if possible in this area.



Some crossings are not well defined.



Tree planting areas are small and some are over grown.



Beautiful pavers yet is an uneven walking surface.



Light fixtures are attractive.





Bumpouts to increasing dining space.



Narrow walks with a mix of materials.



Small dining and planting space narrow walking space.



Beautiful character with benches, trees, pavers and plants.



Narrow walking spaces.



## Users and Events

Westcliffe is known for its inviting community. There are frequent festivals and gatherings that must be considered. The growing, annual High Mountain Hay Fever Blue Grass Festival draws thousands. The Valley Strong annual event shuts down Main Street to have a unique community wide dinner attended by hundreds in Custer County. In the summer you can find members of the Farmers Market serving the community weekly.



Photo Courtesy of: [www.valleystrong.us](http://www.valleystrong.us)



Photo Courtesy of: Sally Seck / Daily Record



Photo Courtesy of: Ellen & Doug; July 2018



The Westcliffe Garden Club





# Proposed Design



# Section 3: Proposed Design

## Town Wide

One of the joys of Westcliffe is its walkability. An opportunity is to expand a trail along the Chloride Gulch. It is recognized that much of this proposed route is on private land. This is a long term vision, simply shown as a possibility to meet the voiced desires of the community. Negotiations with current land owners or future owners would be necessary if it is desired to make this connection.

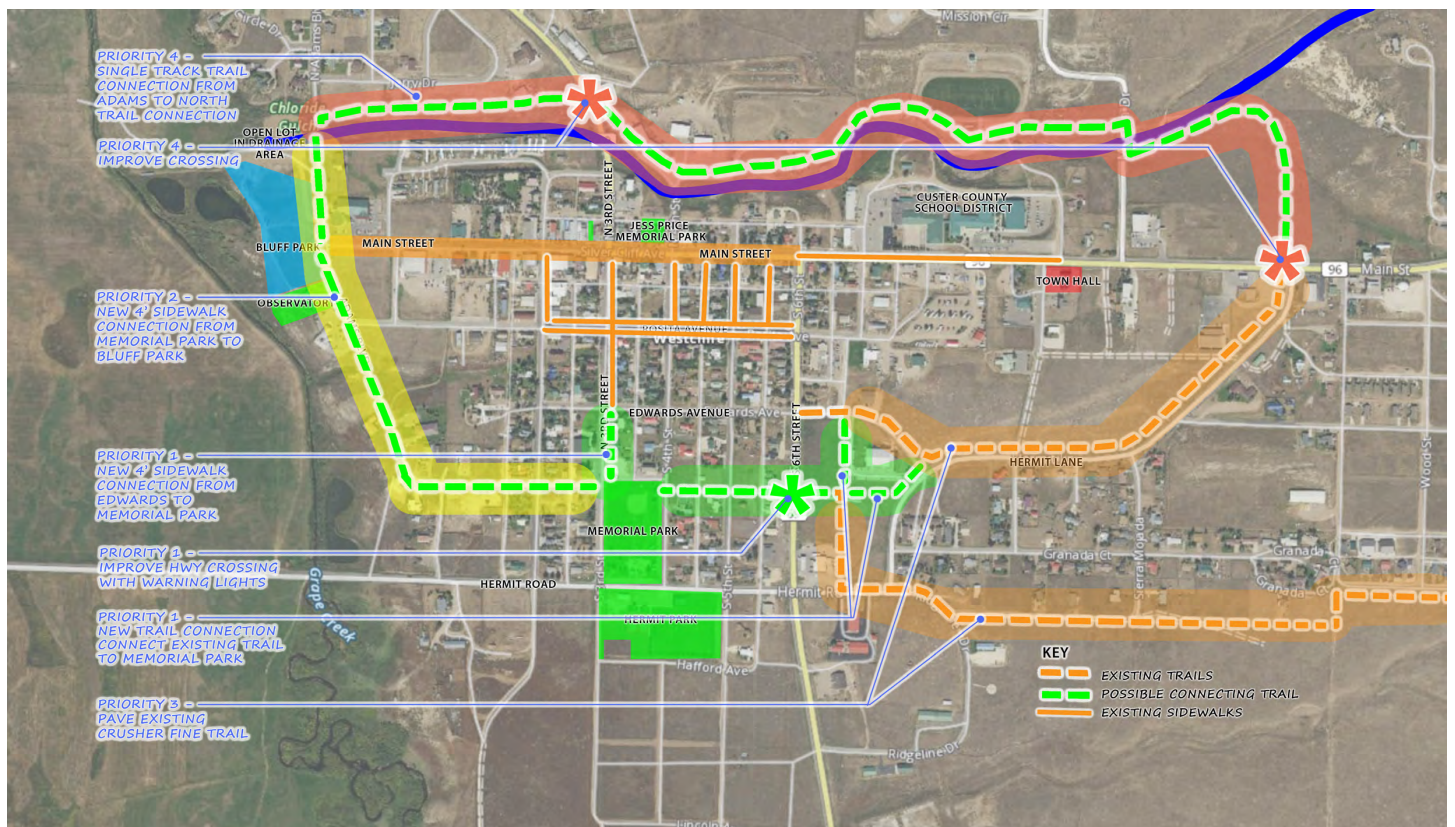
Other connections that will be beneficial is connecting Bluff with Memorial Parks as well as with Main Street. By strengthening these connections, it will further connect the community and allow for connecting opportunities for large events, such as the Bluegrass festival. The below map identifies in green a proposed route to further connect Westcliffe. This trail can begin as a single track trail, expand to a crusher fines trail and as funds are available, further convert these connections to concrete; concrete being easier to maintain and have a longer life span.



Example of an Asphalt trail.



Example of a Concrete Paved trail.



Refer to page 66 in the Appendix for larger map.



The Town of Westcliffe has a great start on trails and connectivity in and around town. Below are some identified areas for improvements for implementation as funds become available.

**Priority 1 – Extend Existing Trails**

Westcliffe has two soft surface trails that are in good condition. These trails both provide connections to Silver Cliff and their community park. Both trails currently terminate at 6th street. Priority 1 would focus on continuing these trails to Memorial Park. These short connections will require some coordination with adjacent landowners. West from 6th Street is proposed a paved sidewalk to make a connection to Memorial Park. A secondary short sidewalk is proposed along 3rd Street to connect with existing back of curb sidewalks. Finally, safety improvements at the 6th Street crossing should be explored. Flashing lights and signage improvement should be a minimum consideration.

Description	Quantity	Unit	Unit Cost	Cost
4" Concrete sidewalks fiber reinforcement	4,280	SF	\$12.00	\$51,360.00
class 6 base for sidewalks	99	CY	\$150.00	\$14,861.11
Crusherfines path	7,520	LS	\$5.00	\$37,600.00
Curb and Gutter	1,070	LF	\$65.00	\$69,550.00
Flashing Light intersection	1	LS	\$15,000.00	\$15,000.00
<b>Sub-Total</b>				<b>\$188,371.11</b>
<b>15% Contingency</b>				<b>\$28,255.67</b>
<b>Design Fee Estimate</b>				<b>\$32,494.02</b>
<b>Total</b>				<b>\$249,120.79</b>

**Priority 2 – Memorial Park/Bluff Park Connection**

A sidewalk connection from Memorial Park to Bluff Park is recommended. This can be a simple, back of curb sidewalk along Adams and Powell Avenue. Currently there is not a curb and gutter in place. This sidewalk connection can be considered as a standalone project, or part of a greater project when road improvements are done along these roadways.

Description	Quantity	Unit	Unit Cost	Cost
4' wide x 4" Concrete sidewalks fiber reinforcement	9,200	SF	\$12.00	\$110,400.00
Class 6 base for sidewalks	213	CY	\$150.00	\$31,944.44
Curb and Gutter	2,300	LF	\$65.00	\$149,500.00
Asphalt patch	4,600	SF	\$5.00	\$23,000.00
Curb Ramps	11	EA	\$1,500.00	\$16,500.00
<b>Sub-Total</b>				<b>\$331,344.44</b>
<b>15% Contingency</b>				<b>\$49,701.67</b>
<b>Design Fee Estimate</b>				<b>\$57,156.92</b>
<b>Total</b>				<b>\$438,203.03</b>



### Priority 3 – Pave Existing Trails

To increase the life cycle, and decrease maintenance expenses for the Town, it is recommended to pave the existing soft surface trails. By paving the trails this will also provide a safer and better surface for users.

Description	Quantity	Unit	Unit Cost	Cost
8' x 4" Concrete sidewalks fiber reinforcement	29,000	SF	\$12.00	\$348,000.00
class 6 base for sidewalks	671	CY	\$150.00	\$100,694.44
Grading	500	CY	\$35.00	\$17,500.00
<b>Sub-Total</b>				<b>\$466,194.44</b>
<b>15% Contingency</b>				<b>\$69,929.17</b>
<b>Design Fee Estimate</b>				<b>\$80,418.54</b>
<b>Total</b>				<b>\$616,542.15</b>

### Priority 4 – Single Track Loop

As a long-term vision, and only in coordination with adjacent landowners it is proposed to connect the Town of Westcliffe trail network with a northern Single-Track Trail. The proposed alignment is along the existing Chloride Gulch drainage. The proposed alignment crosses private property and negotiations will be necessary to purchase land or easements to make it possible. Highway crossing improvements should be considered at both Highway 96 and Highway 69.

Description	Quantity	Unit	Unit Cost	Cost
Single Track Trail	5,000	LF	\$10.00	\$50,000.00
Easement Acquisition - estimate	1	LS	\$100,000.00	\$100,000.00
Flashing Light intersection	2	LS	\$15,000.00	\$30,000.00
<b>Sub-Total</b>				<b>\$180,000.00</b>
<b>15% Contingency</b>				<b>\$27,000.00</b>
<b>Design Fee Estimate</b>				<b>\$31,050.00</b>
<b>Total</b>				<b>\$238,050.00</b>



# Hermit and Memorial Park

Below is a conceptual master plan for Memorial and Hermit Parks, the proposed designs, priorities and cost estimates are explained in more detail on the following pages.





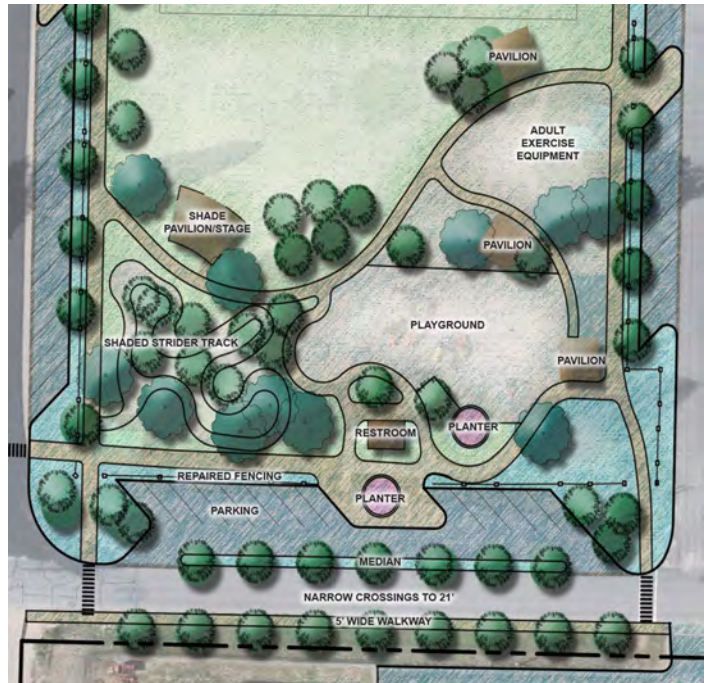
# Memorial Park

The proposed Memorial and Hermit Park plans took into account the input from 3 stakeholder meetings, 3 public meetings and a community survey. The current parks are well utilized, but with some moderate additions and defining of spaces, the parks can better serve the community. New accessible restrooms for both Hermit Park and Memorial Park are identified as main priorities.

As with all small towns, maintenance is a concern. To ease the burden of maintenance, it is proposed to incorporate native grasses that only need annual mowing. This grass, along with a straight mow edge created by the walkways, is intended to reduce maintenance demands.

The community also voiced a desire to incorporate art that further gives character to the park. It is always important to create multi-use areas for a community this size. It is proposed to provide a pavilion that can double as stage for small events.

In future planning it is important to consider the useful life span of each element to allow for planned replacements. The playground is well utilized by the community and can become safety risk if not maintained. It is recommended to plan for replacement of play equipment every 10 years. Some communities may get up to 15 years on their equipment if inspected regularly and well maintained. Much of any lifespan is determined by how well the facility is maintained. A maintenance plan should also be implemented that plans for playground safety surfacing replacement, irrigation repairs, sealing of timbers, roofing replacement, restroom fixture replacements etc.



Example of a pavilion that can also be utilized as a stage during events.



It is proposed to replace the existing playground surface with an engineered wood fiber surface.



Example of a pre-fabricated bathroom.



Example of a stryder/pump bike track.



# Tennis Area

Westcliffe's average age is 54. To meet the needs of the older population it is proposed to provide a paved walking path and adult outdoor exercise equipment. Providing versatile spaces is important for small communities. The proposed tennis court will also double as pickle ball courts to better meet the needs of the community in the same space. An alternative is to include pickleball striping on the basketball court.



An example of a sports court striped for Pickleball and Tennis.



Example of adult outdoor fitness equipment.



An example of a sports court striped for Pickleball and Tennis.



An example of a basketball court within a park.



## Site Amenities

The design also accounts for more passive recreation such as providing picnic tables and benches throughout the park. As this project is developed it is also recommended to provide space for art installations. These could be fixed pieces, or rotating ones, but the introduction of art will further allow the community to express itself and heritage while enhancing passive recreation.



*An example of a custom furnished bench.*



*An example of an art installment celebrating the History of the area.*



*An example of pre-fabricated picnic table.*



*Example of a locally crafted art installment in Ridgway, Colorado.*



*Example of art celebrating the West and its history.*

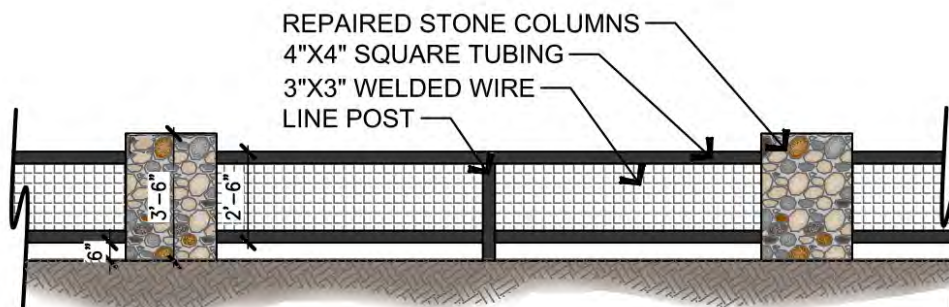


# Perimeter Fencing

As with the Main Street, it is important to maintain the unique character found at these parks. There are existing columns, that are currently dilapidated, that could be improved to bring back the historic character in this park. These columns were built at the time of Veteran Memorial Arch, that is desired to be protected. By repairing the columns, it will further anchor the design of the Memorial Arch to the entire park.



It is proposed to restore the existing stone columns to their past grandeur as they bring a sense of character to the park and better ties into the existing Veterans Memorial. These restored columns can support the necessary perimeter protection fence and allow the removal of the less attractive chain link fencing.





# Crossing

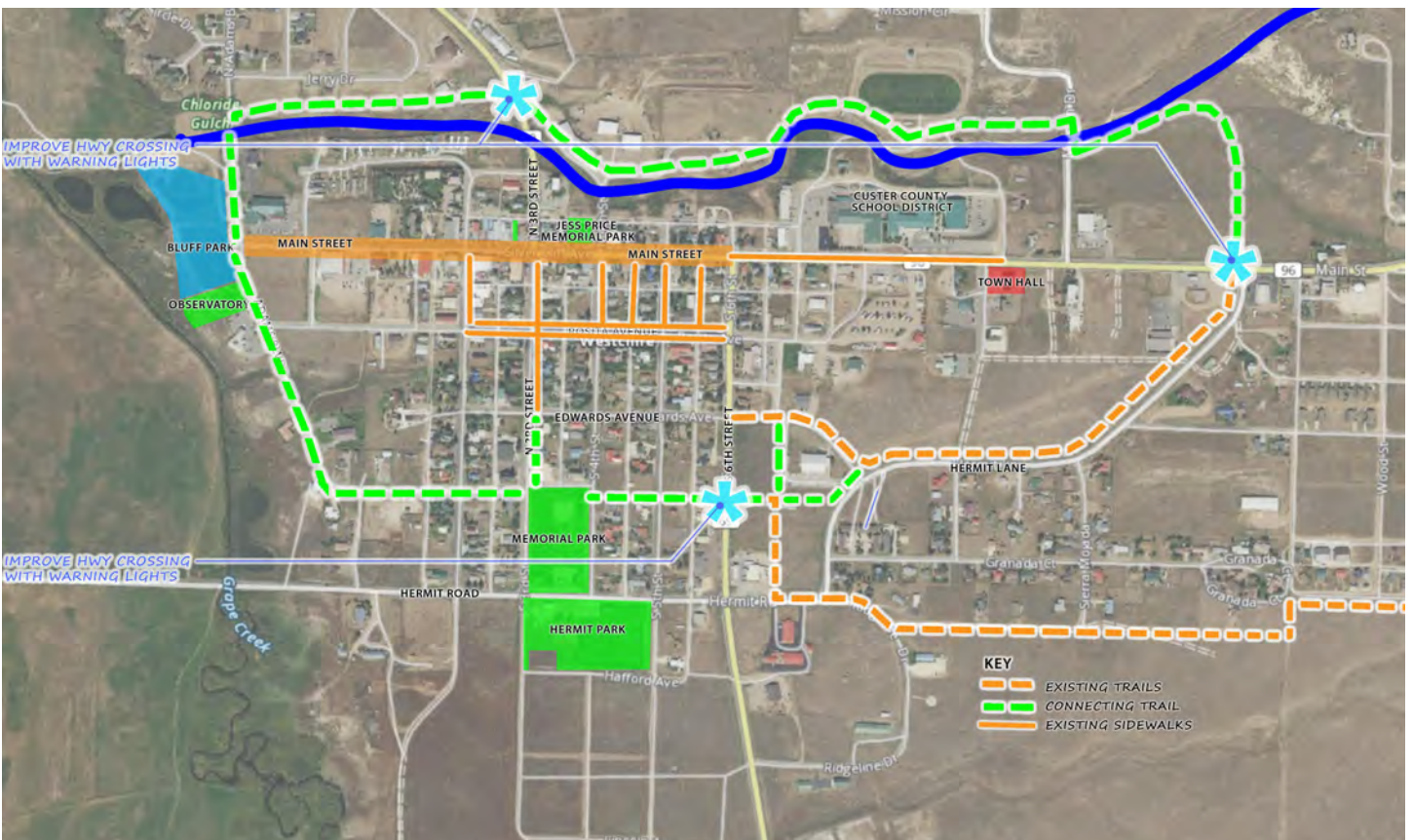
The safety of all users is important. The proposed concept provides parking at the southern access, adjacent to the playground area. A median has been proposed that allows for planting of trees and a slight narrowing of the roadway to slow vehicular traffic. It is also proposed to install a sidewalk along Hermit Road so those pedestrians have a safe walking path. Consideration should be given for the installation of a flashing crossing to further protect pedestrians.



An example of a solar powered crossing signal.



Existing crossing by Memorial Park.



There are a few dangerous crossings within walking distance of both Hermit and Memorial Park, these are shown on the above map. Refer to page 74 in the Appendix for larger map.



# Hermit and Memorial Park Priority Program

## Priority 1

- Improve Crossings at Hermit Road
- Install 8' wide walkway at perimeter of Memorial Park
- Repair Fence Columns and install fencing



Description	Quantity	Unit	Unit Cost	Cost
4" Concrete sidewalks fiber reinforcement walk	21,100	SF	\$9.00	\$189,900.00
Class 6 base for sidewalks	488	CY	\$85.00	\$41,516.20
Repair Fence Columns	86	EA	\$950.00	\$81,700.00
New Fence	1,850	LF	\$135.00	\$249,750.00
Demolition	1	LS	\$5,000.00	\$5,000.00
Curb and Gutter	1,250	LF	\$65.00	\$81,250.00
Grading	1,500	CY	\$15.00	\$22,500.00
Topsoil	260	CY	\$55.00	\$14,300.00
Curb Ramps	4	EA	\$1,500.00	\$6,000.00
Striping crossings	1	LS	\$1,000.00	\$1,000.00
Wayfinding signage/ ADA signage	1	LS	\$1,500.00	\$1,500.00
Native Seeding/site stabilization	20,000	SF	\$0.55	\$11,000.00
Irrigation rerouting	1	LS	\$7,500.00	\$7,500.00
Irrigation new	6	VLV	\$2,500.00	\$15,000.00
Playground surfacing - engineered wood fiber	325	CY	\$125.00	\$40,625.00
<b>Sub-Total</b>				<b>\$768,541.20</b>
<b>15% Contingency</b>				<b>\$115,281.18</b>
<b>Design Fee Estimate</b>				<b>\$132,573.36</b>
<b>Total</b>				<b>\$1,016,395.74</b>



Priority 2

- Restroom at Memorial Park
- Shade pavilion/stage
- Small Picnic Shelters



Description	Quantity	Unit	Unit Cost	Cost
Demolition - restroom	1	LS	\$9,500.00	\$9,500.00
Restrooms-Memorial Park	1	EA	\$65,000.00	\$65,000.00
Shade Pavilion/Stage at Memorial Park	1	EA	\$75,000.00	\$75,000.00
Small Picnic Shelters	3	EA	\$45,000.00	\$135,000.00
Benches	2	EA	\$1,200.00	\$2,400.00
Trees	46	EA	\$950.00	\$43,700.00
Raised Planters	4	EA	\$9,500.00	\$38,000.00
New Fence	1,850	LF	\$135.00	\$249,750.00
Repair Fence Columns	86	EA	\$950.00	\$81,700.00
Raised Planters	4	EA	\$9,500.00	\$38,000.00
<b>Sub-Total</b>				<b>\$368,600.00</b>
<b>15% Contingency</b>				<b>\$55,290.00</b>
<b>Design Fee Estimate</b>				<b>\$63,583.50</b>
<b>Total</b>				<b>\$487,473.50</b>



Priority 3

- Tennis court and small parking area
- Restroom at Hermit Park
- Large pavilion at Hermit Park
- Basketball court



Description	Quantity	Unit	Unit Cost	Cost
Demolition tennis courts	1	LS	\$9,500.00	\$9,500.00
Grading	1,500	CY	\$35.00	\$52,500.00
Top Soil	300	CY	\$55.00	\$16,500.00
Large pavilion at Hermit Park	2,800	SF	\$45.00	\$126,000.00
Restrooms-Hermit Park	1	EA	\$65,000.00	\$32,500.00
Tennis Courts-post tension slab	14,500	SF	\$26.00	\$377,000.00
Basketball Court-post tension slab	5,500	SF	\$24.00	\$132,000.00
4" Concrete sidewalk	2,000	SF	\$9.00	\$18,000.00
Class 6 base for sidewalks	46	CY	\$85.00	\$3,935.19
Asphalt Parking at tennis courts	67	TON	\$190.00	\$12,747.27
Class 6 Base at Parking	77	CY	\$150.00	\$11,500.00
Curb and Gutter	170	LF	\$65.00	\$11,050.00
Picnic Tables	8	EA	\$2,000.00	\$16,000.00
ADA Picnic Tables	3	EA	\$2,200.00	\$6,600.00
BBQ Grill	1	LS	\$6,500.00	\$6,500.00
Benches	6	EA	\$1,200.00	\$7,200.00
Wayfinding signage/ ADA signage	1	LS	\$1,500.00	\$1,500.00
Turf Grass	21,600	SF	\$0.55	\$11,880.00
Irrigation rerouting	1	LS	\$8,000.00	\$8,000.00
Trees	46	EA	\$950.00	\$43,700.00
<b>Sub-Total</b>				<b>\$904,612.46</b>
<b>15% Contingency</b>				<b>\$135,691.87</b>
<b>Design Fee Estimate</b>				<b>\$156,045.65</b>
<b>Total</b>				<b>\$1,196,349.98</b>



Priority 4

- Strider Track
- Pave Parking areas
- Install median and trees at south parking area
- Exercise equipment



Description	Quantity	Unit	Unit Cost	Cost
Strider Track	1	LS	\$45,000.00	\$45,000.00
Parking Area Asphalt - all parking areas	415	TON	\$190.00	\$78,838.34
Class 6 Base at Parking	475	CY	\$150.00	\$71,236.11
Exercise Equipment	1	LS	\$25,000.00	\$25,000.00
Striping	1	LS	\$6,500.00	\$6,500.00
Curb and Gutter at south parking	960	LF	\$65.00	\$62,400.00
Playground surfacing at exercise equipment	100	CY	\$125.00	\$12,500.00
Trees	16	EA	\$950.00	\$15,200.00
<b>Sub-Total</b>				<b>\$316,674.45</b>
<b>15% Contingency</b>				<b>\$47,501.17</b>
<b>Design Fee Estimate</b>				<b>\$54,626.34</b>
<b>Total</b>				<b>\$418,801.96</b>



Priority 5

- Upgrade Baseball field lights
- Install bleachers and dugouts
- Sidewalk around Hermit Park



Description	Quantity	Unit	Unit Cost	Cost
4" Concrete sidewalks fiber reinforcement	7,270	SF	\$9.00	\$65,430.00
Class 6 base for sidewalks	168	CY	\$150.00	\$25,243.06
Curb and Gutter at 5' walk at road	1,500	LF	\$65.00	\$97,500.00
Grading	1,500	CY	\$15.00	\$22,500.00
Lighting Upgrade	1	LS	\$250,000.00	\$250,000.00
Bleachers and Dugouts	1	LS	\$40,000.00	\$40,000.00
Curb Ramps	4	EA	\$1,500.00	\$6,000.00
Turf Grass overseeding and care	235,000	SF	\$0.15	\$35,250.00
Turf Grass overseeding and care	235,000	SF	\$0.15	\$35,250.00
Trees	16	EA	\$950.00	\$15,200.00
<b>Sub-Total</b>				<b>\$541,923.06</b>
<b>15% Contingency</b>				<b>\$81,288.46</b>
<b>Design Fee Estimate</b>				<b>\$93,481.73</b>
<b>Total</b>				<b>\$716,693.24</b>



# Main Street Plans and Sections

The new design strives first for safety improvements, second, improve the pedestrian experience, and finally, maintain the vehicular connection. It is important that all these elements keep the sense of place that is unique to Westcliffe. The proposed concepts do this by changing the parking to parallel parking. This helps keep drivers from backing into oncoming traffic.



Refer to page 73 in the Appendix for larger map.

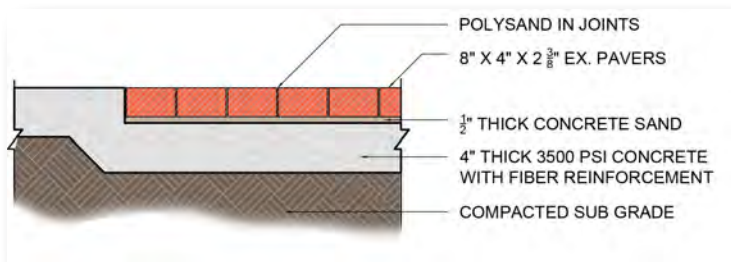
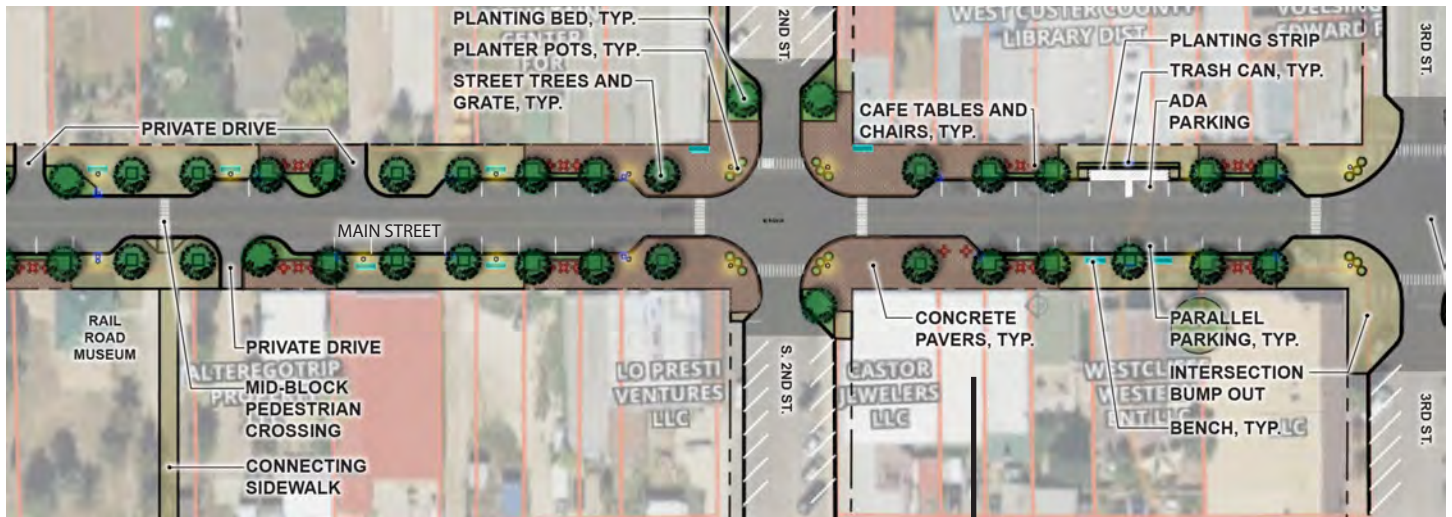
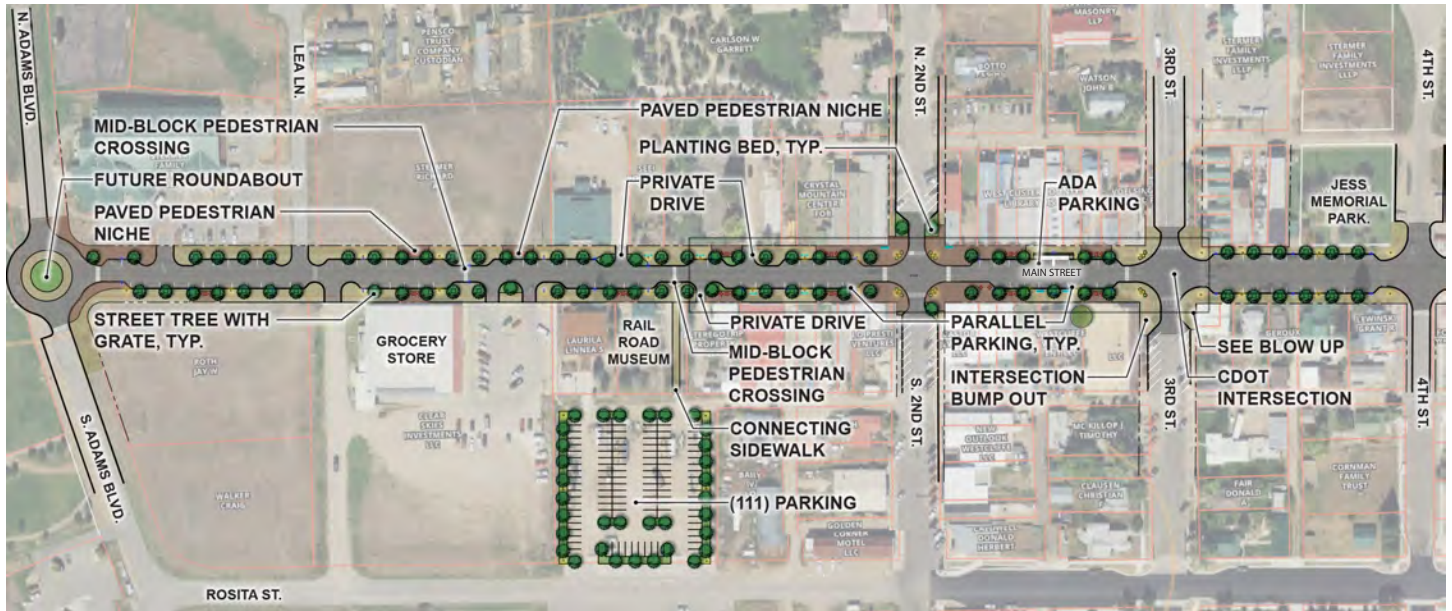


Main Street looking East.



# Main Street Plans and Sections

Bump outs are proposed at all corners to provide pedestrian areas as well as shorten the crossing distance from 50' to 22'. By changing the parking to parallel it provides larger walking spaces that create spaces for seating, dining and vendor use. The wider walking space also push the street trees closer to the center line of road to provide more shade in the summers and outside of the shadow line of buildings in the winter.



Refer to page 75 in the Appendix for larger map.





Existing intersection on Main Street.



Artistic rendering of curb bumpouts on Main Street.



# Main Street Tree Inventory

Tree selection will be important for both Main Street and the Parks. Westcliffe's elevation of 8,000 feet limits the selection of viable trees. Below are a few species that are well suited for Westcliffe.



*White Birch*



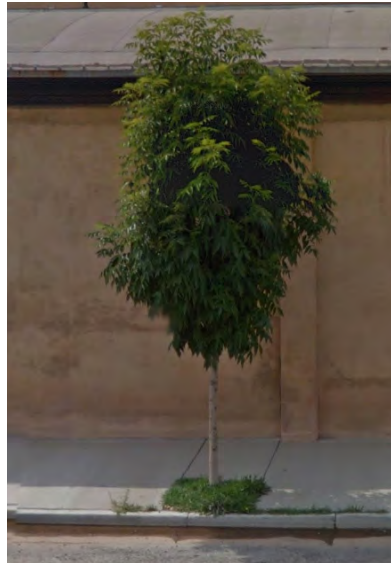
*Bigtooth Maple*



*Cottonwood*



*Spring White Crabapple*



*Mancana Ash*



*Schubert Chokecherry*



*Quaking Aspen*

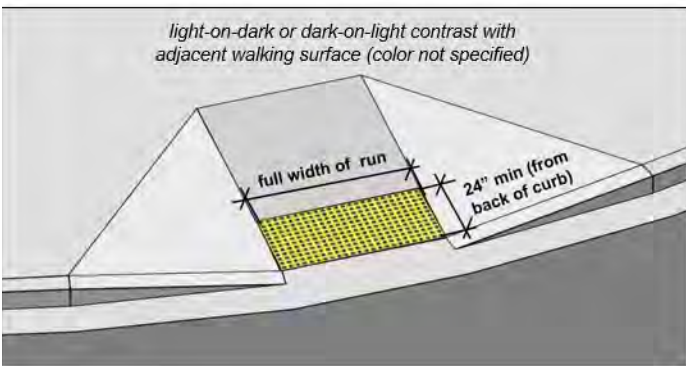


It is important to maintain the unique character found on Main Street. Future design should consider the inconsistent walking surfaces, drainage issues, safer crossings and a more pedestrian friendly corridor.

Picnic and Bench type examples.



Curb ramp improvement examples.



Cross walk delineation.



Planter examples.



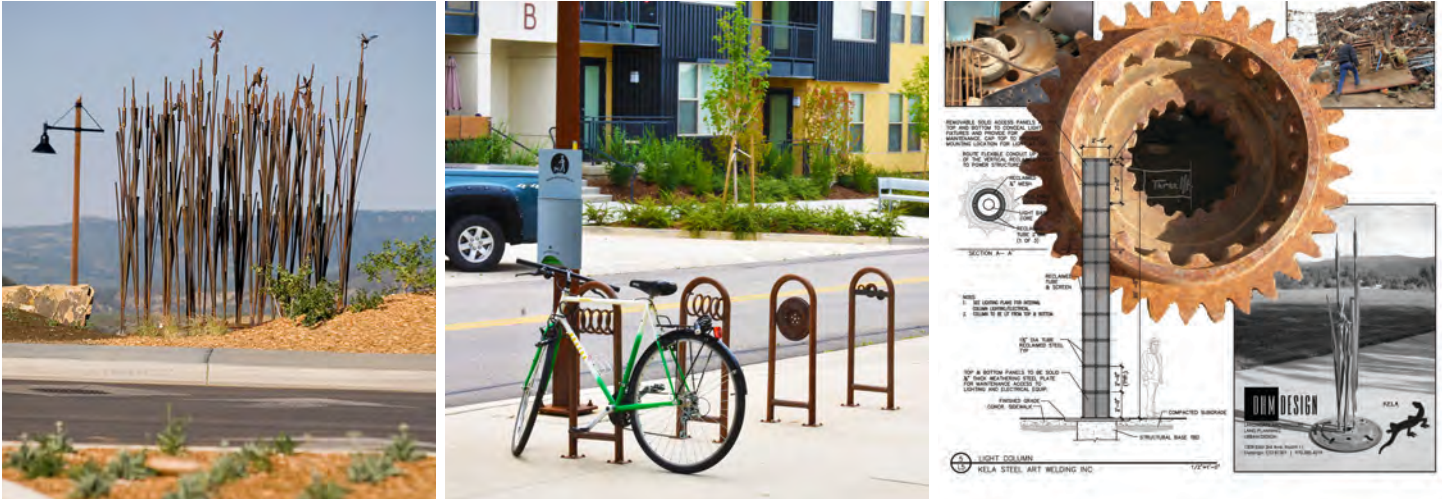
Tree grate examples.





## Local Materials, Artists, and Craftsmen

Communities should take advantage of local resources as much as possible. This is sustainable from an environmental and economic perspective. Using reclaimed materials and local artists to create benches, bike racks and other site furnishings are great ways to implement this idea. This way the community is reusing resources that do not need to be delivered from far away as well as creating income for local residents. In Three Springs, Colorado recycled and reclaimed materials were used to develop site furnishings such as bike racks, tree grates, light bollards, and art pieces.



Durable materials can be found throughout Westcliffe. Incorporating these items as art, paving or site furniture are just a few ideas of how to highlight Westcliffe's existing character. The local furniture store Yoder's, could be a great resource to include the community for developing new amenities. A few of their products are below.





Description	Quantity	Unit	Unit Cost	Cost
4" Concrete sidewalks fiber reinforcement (main)	33,400	SF	\$12.00	\$400,800.00
Class 6 base for sidewalks (main)	773	CY	\$150.00	\$115,972.22
4" Concrete pavers with concrete subgrade (Reuse existing pavers)	20,000	SF	\$17.00	\$340,000.00
Class 6 base for sidewalks	463	CY	\$150.00	\$69,444.44
Demolition	1	LS	\$250,000.00	\$250,000.00
Curb and Gutter	3,600	LF	\$65.00	\$234,000.00
Grading	3,500	CY	\$15.00	\$52,500.00
Topsoil	300	CY	\$55.00	\$16,500.00
Light Fixtures	27	EA	\$10,000.00	\$270,000.00
Planters	24	EA	\$1,500.00	\$36,000.00
Trash Can	8	EA	\$1,800.00	\$14,400.00
New Asphalt	2,000	TON	\$190.00	\$380,000.00
Benches	12	EA	\$2,500.00	\$30,000.00
Curb Ramps	22	EA	\$1,500.00	\$33,000.00
Striping	1	LS	\$8,000.00	\$8,000.00
Signage	1	LS	\$12,000.00	\$12,000.00
Planting area	3,555	SF	\$10.00	\$35,550.00
Irrigation	1	LS	\$35,000.00	\$35,000.00
Trees	64	EA	\$950.00	\$60,800.00
Tree grate 6'x6'	35	EA	\$3,500.00	\$122,500.00
Traffic Control	1	LS	\$30,000.00	\$30,000.00
<b>Sub-Total</b>				<b>\$2,546,466.67</b>
<b>25% Contingency</b>				<b>\$636,616.67</b>
<b>Design Fee Estimate</b>				<b>\$477,462.50</b>
<b>Total</b>				<b>\$3,660,545.83</b>



Main Street looking West.





# Funding and Partnering Opportunities



# Section 4: Funding and Partnering Opportunities

## Local Funding Sources

The Town should explore local funding sources to assist in providing capital to go after larger grants.

- Private Donations
- Corporate Sponsorships

## State of Colorado Funding Sources

The State of Colorado is a good partner for improvements to parks, trails, open space, and streetscapes. The following is a list of funding sources that could be considered depending upon the particular type of the project.

- Great Outdoors Colorado (GOCO)
- Colorado Municipal League
- Conservation Trust Fund (CTF)
- Colorado Division of Parks and Outdoor Recreation (State Parks)
- Conservation Easement Tax Credit
- Colorado Council on the Arts
- Colorado Tourism Office — Marketing Matching Grant Program
- State Historical Fund
- Tourism Cares
- Colorado Division of Wildlife
- Department of Local Affairs — Energy and Mineral Impact Assistance
- Department of Local Affairs — Heritage Grants Through the Smart Growth Initiative

## Federal Funding Sources

The following is a list of federal funding sources that could be examined for possible application.

- Land and Water Conservation Fund (LWCF)
- Environmental Protection Agency (EPA)
- Community Block Development Grant Program (HUD-CBDG)
- Economic Development Administration
- Farm Service Administration
- National Trust for Historic Preservation
- National Endowment for the Arts
- National Endowment For The Humanities
- Preserve America
- Small Business Administration
- USDA Community Facilities Grant Program
- USDA Rural Development Cooperative Service Grants
- USDA Farm and Ranch Lands Protection Program
- U.S. Fish & Wildlife Service



### Private Foundations/Philanthropic Sources

The following private citizens, foundations and philanthropic organizations are a few that have been identified in Colorado as having supported local government improvement programs.

- El Pomar Foundation
- Save America's Treasures
- W. K. Kellogg Foundation
- Arbor Day Foundation
- Daniels Fund - Amateur Sports Grants Program

### GOCO

A great source of funding for local governments is **Great Outdoors Colorado**. There are grants for trails, open space, planning, local government, and conservation excellence. The following is current information on the GOCO grants.

#### *Case Study: Skate Park, Ridgway, Colorado*

- Teens came to Town with idea for skate park
- Design & construction cost: approx. \$145K
- Teens raised: \$10K
- Town provided: \$25K
- Private Donor: \$20K
- GOCO: \$90K
- Town donated earthwork and some labor.

### Partnerships, In-Kind Resources, Volunteer Labor and Other Programs

- Volunteers for Outdoor Colorado (build trails, provide labor)
- Adopt-a-bench, brick, paver, etc. (Sponsorship and donations)
- Volunteer labor and equipment from Community
- Design Services

First, the funding cap grant amount for the Community Impact Grant will typically fund projects from \$100,000 – \$1,000,000, however they will consider more. The intention of this increase is to enable applicants to pursue and apply for larger park and recreation development projects. Applicants will work closely with the Program Manager to set the match amount based on the communities ability to put together funding.

Second, with respect for the fact that proper design is invaluable to the successful construction of a park development project and that investments in design, architect and engineer fees can be part of the funds request from GOCO. GOCO funds cannot be used to pay for design, architectural and engineering costs.



## ELIGIBLE COSTS

Costs associated with project planning/coordination/implementation/communications/celebration

Staff expenses incurred by the applicant and any contracted service providers for professional services directly related to project outcomes and administration.

Costs of surveys, engineering, design, GIS/mapping, land acquisition due diligence costs, etc.

Costs associated with volunteer engagement and retention, e.g., prizes, awards, food, etc.

**BEFORE YOU BEGIN:** Contact your GOCO regional program officer to discuss your project in detail using the contact information on our staff webpage. Together, you will determine whether your vision will compete well in the Community Impact Program. **APPLICANT ELIGIBILITY:** This program is open to entities eligible to receive GOCO local government and open space funds as listed below. Ineligible entities can partner with an eligible entity to apply. As always, GOCO strongly encourages partnerships.

- a. Colorado municipality or county
- b. Title 32 special district eligible to receive distributions from the Conservation Trust Fund
- c. Political subdivision of the State of Colorado that includes in its mission the identification, acquisition, or management of open space and natural areas
- d. 501(c)(3) non-profit land conservation organization that includes in its mission the identification, acquisition, or management of open space and natural areas, e.g., land trusts
- e. Colorado Parks and Wildlife

**APPLYING:** Applicants must first submit a concept paper in consultation with your GOCO regional program officer. GOCO will accept concept papers on a rolling basis up to the deadlines listed here. Staff will collectively consider concept papers and invite the most competitive projects to submit a full application. GOCO may ask clarifying questions of applicants at the concept or application stage to better understand your project. We may also seek additional 3 written information for certain proposals. The content of conversations and any additional information submitted become part of the concept or application and open for discussion during staff or peer review as a means of vetting the merit of individual projects.

**PROGRAM VALUES:** Projects should encompass one or more of GOCO's program values as identified in our 2020 strategic plan:

- Resource conservation | We value strategic land conservation and resource protection work.
- Outdoor stewardship | We support sustainability of and improvements to the state's natural and recreational resources.
- Community vitality | We invest in conservation and outdoor recreation efforts that support communities and quality of life.
- Equitable access | We partner with communities to break down barriers to the outdoors.
- Youth connections | We believe children and their families deserve opportunities to get outside and experience all the benefits of doing so.

**GRANT AMOUNT AND MATCH REQUIREMENTS:** GOCO will consider grant requests between \$100,000 and \$1,000,000, with consideration for requests outside that range on a case-by-case basis. Please remember that GOCO serves communities throughout Colorado and appreciates applicants keeping requests reasonable and reflective of expected outcomes. Applicants will work with their GOCO regional program officer to customize a match amount for your project based on your community's ability to match and to identify expenses eligible as match.



**TIMELINE FOR COMPLETION:** Applicants will work with their GOCO regional program officer to customize a timeline for your project based on the various deliverables. **GOCO will prioritize projects that will begin immediately upon notice of award or execution of a grant agreement.**

**Guidance for Completing the Community Impact Grant**

The GOCO Community Impact Grant process is very competitive. GOCO receives requests for approximately two to three times the amount of funding available in each grant cycle. Here are a few tips that will support the success of your application:

- Call Regional program officer prior to beginning work on your application and at any point during the completion of this application. They are always willing and happy to assist you.
- Review the entire application prior to beginning work on it.
- Submit a draft application to GOCO staff up to two weeks prior to the submission date for comments.
- Ask staff for sample applications.
- Be shovel ready.
- Include the community as much as possible. Have public meetings frequently to discuss progress, projects and their needs.

**Grant schedule 2021**

**Triennial Grants (running 3 times per year)**

*Planning & Capacity, Land Conservation, Stewardship Impact, and Community Impact*

	Fall	Winter	Spring
Concepts accepted up to:	August 23, 2021	November 22, 2021	February 21, 2022
Applications invited:	August 31, 2021	November 30, 2021	March 1, 2022
Applications due:	September 30, 2021	December 31, 2021	March 31, 2022
Grants awarded:	December 9, 2021	March 10, 2022	June 9, 2022

GOCO has additional grants that can also be pursued:

- Land Acquisition - Land Acquisition Grants to support important landscape, waterway, habitat, and public access land protection priorities.
- Planning and Capacity - Planning and Capacity Grants invest in planning, capacity, research, education, and storytelling projects that address opportunities, explore issues, and examine trends in the outdoors.
- Restore Colorado - RESTORE Colorado Grants to improve and restore Colorado’s rivers, wetlands, grasslands, forests, and other critical habitat.
- Stewardship Impact - Stewardship Impact Grants support collaborative stewardship work that demonstrates meaningful improvements to ecological and recreational amenities.
- Conservation Service Corps – Conservation Service Corps Grants employ conservation service corps crews, including young people and veterans, on projects like trail building, fire mitigation and restoration, and eradicating invasive species.
- Generation Wild - Generation Wild invests in diverse, local coalitions offering culturally relevant programs that provide youth and families with quality outdoor experiences as well as leadership and career opportunities.
- Centennial Program - Centennial Program Grants for high-value, once-in-a-generation visions and projects that will create lasting impacts on the state and future generations.









# Appendix



Town of Westcliffe POST Master Plan Survey

August 25,2021

Strong Town Connections: Rank the strength of each connection, 1 being very weak and 5 being very strong. Circle one.

- 1 2 3 4 5 - Memorial Park and School
1 2 3 4 5 - Main Street and School
1 2 3 4 5 - Main Street and Jess Price Memorial Park
1 2 3 4 5 - Main Street and Bluff/Summit Park
1 2 3 4 5 - Main Street and Memorial Park
1 2 3 4 5 - Silver Cliff Community Park and Memorial Park

Important town values: Rank the importance of the following, 1 being the least important and 5 being the most important.

- 1 2 3 4 5 - How important are Dark Skies?
1 2 3 4 5 - Does the story of mining need to be told?
1 2 3 4 5 - Does the story of the railroad need to be told?
1 2 3 4 5 - Does the story of ranching need to be told?

Current Park Amenities: Rank the importance of the following, 1 being the least important and 5 being the most important.

- 1 2 3 4 5 - Baseball field
1 2 3 4 5 - Sports Fields/Multipurpose fields
1 2 3 4 5 - Playground
1 2 3 4 5 - Pavilion Space
1 2 3 4 5 - Tennis Courts
1 2 3 4 5 - Restrooms
1 2 3 4 5 - Other amenity? \_\_\_\_\_

Possible New Park Amenities: Rank the importance of the following, 1 being the least important and 5 being the most important.

- 1 2 3 4 5 - Event stage
1 2 3 4 5 - Park amphitheater and stage
1 2 3 4 5 - Splash Pad
1 2 3 4 5 - Basketball
1 2 3 4 5 - Pickleball
1 2 3 4 5 - Volleyball





1 2 3 4 5 - Ice Skating

1 2 3 4 5 - Roller Skating

1 2 3 4 5 - Skate Park

1 2 3 4 5 - BMX Track

1 2 3 4 5 - Mountain Bike Pump Track

1 2 3 4 5 - Dog Park

1 2 3 4 5 - Community Garden

1 2 3 4 5 - Farmers Market

1 2 3 4 5 - Single track trails

1 2 3 4 5 - Paved trails

1 2 3 4 5 - Tennis Courts

1 2 3 4 5 - Restrooms

1 2 3 4 5 - Other amenity?  
\_\_\_\_\_

**What are the top 5 needs for Memorial and Hermit Park?** 1 being the least important and 5 being the most important.

1 2 3 4 5 - \_\_\_\_\_

1 2 3 4 5 - \_\_\_\_\_

1 2 3 4 5 - \_\_\_\_\_

1 2 3 4 5 - \_\_\_\_\_

1 2 3 4 5 - \_\_\_\_\_

**What are the top 5 needs for Main Street?** 1 being the least important and 5 being the most important.

1 2 3 4 5 - \_\_\_\_\_

1 2 3 4 5 - \_\_\_\_\_

1 2 3 4 5 - \_\_\_\_\_

1 2 3 4 5 - \_\_\_\_\_

1 2 3 4 5 - \_\_\_\_\_

**Possible Main Street Layout and Designs:** Rank the importance of the following, 1 being the least important and 5 being the most important.

1 2 3 4 5 - Pedestrian walkability

1 2 3 4 5 - Parking on Main Street

1 2 3 4 5 - More space for pedestrians

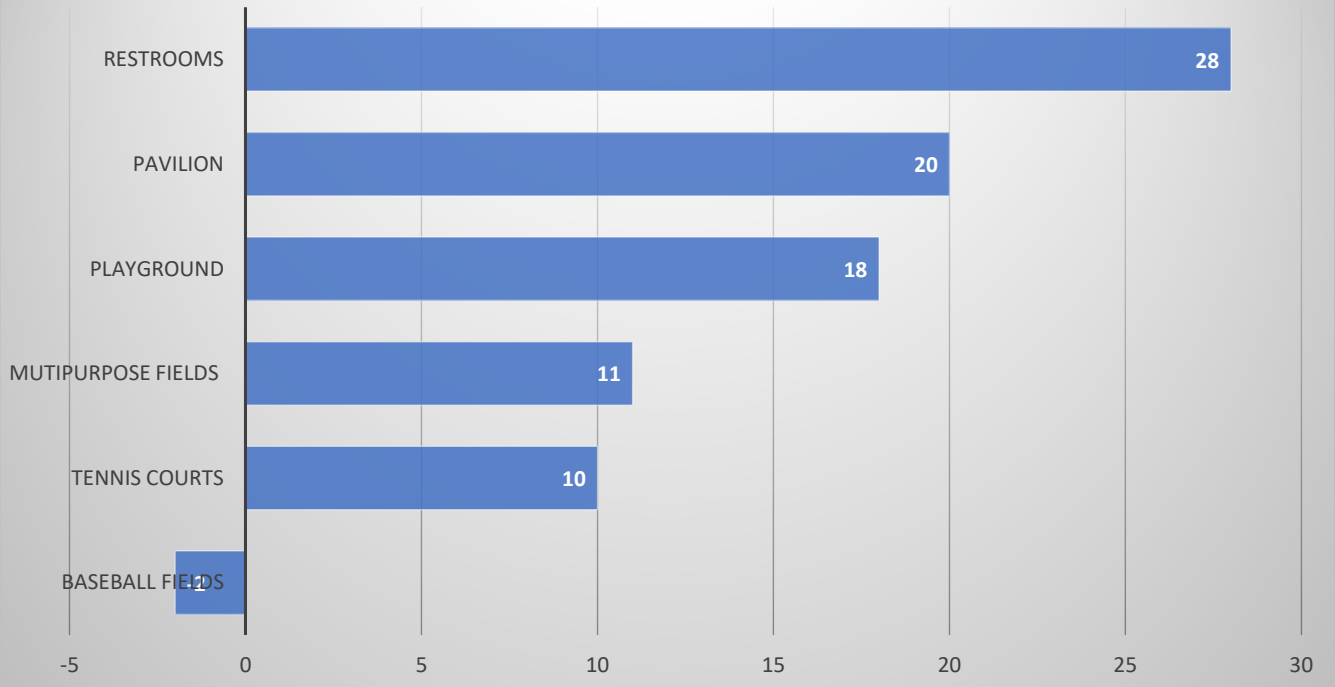
1 2 3 4 5 - Consistent materials, and landscape throughout Main Street

1 2 3 4 5 - Art along Main Street

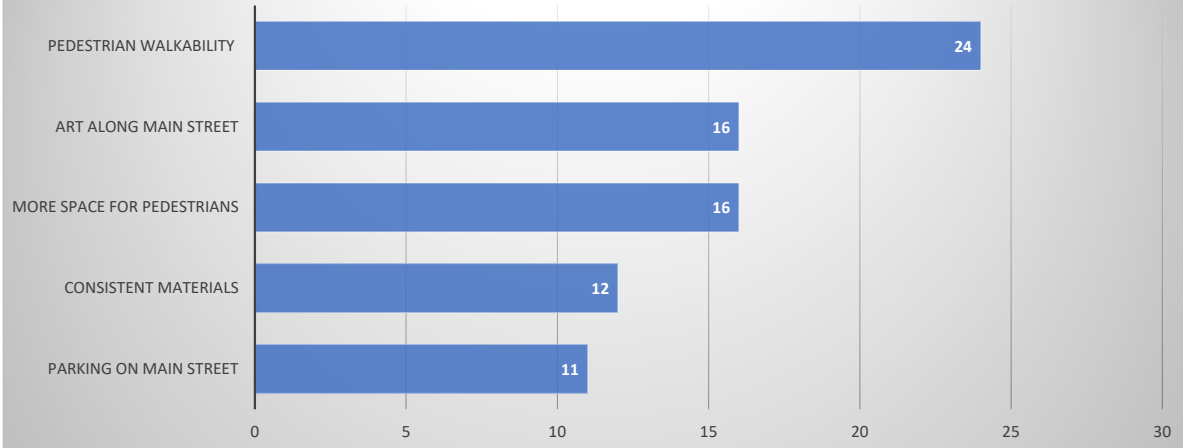
Completed surveys can be dropped off at Town Hall or emailed to [lpetty@dhmdesign.com](mailto:lpetty@dhmdesign.com).



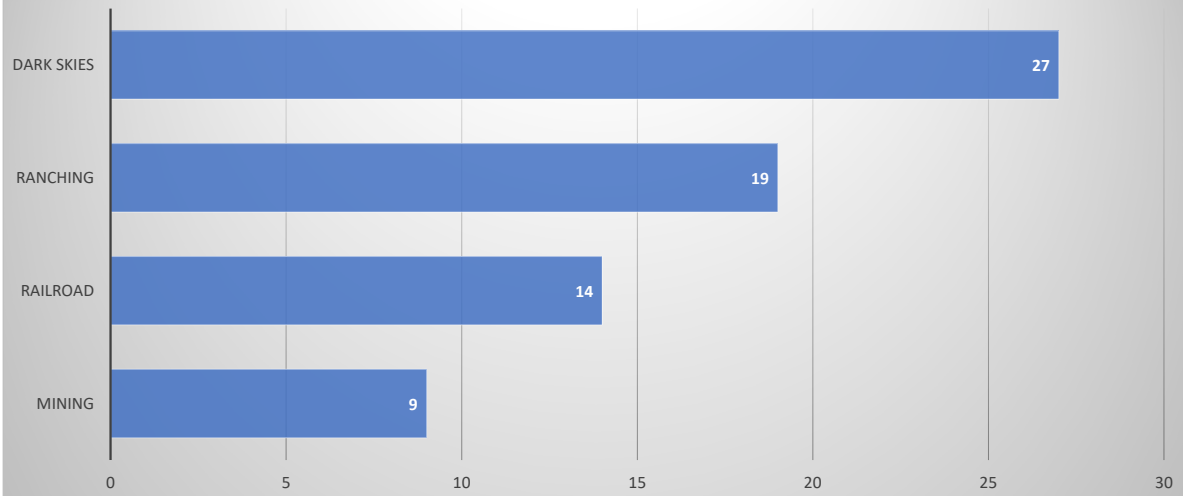
## Current Park Amenities



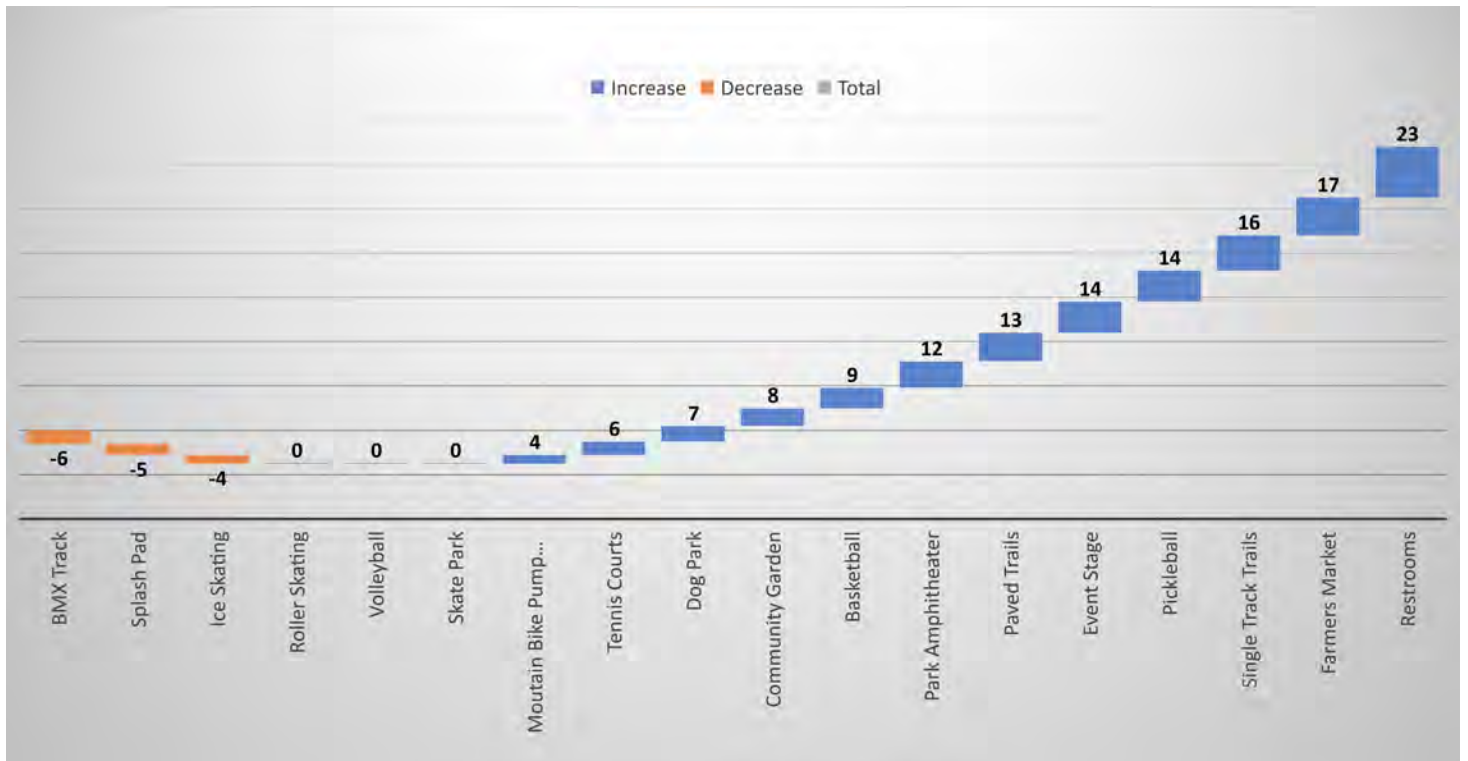
## Main Street



## Town Values









## **Westcliffe POST 30% Review Meetings**

### **Notes from Westcliffe Stakeholder Meeting (9/28) and Public Meeting (9/30)**

#### **Facilitators:**

Lee Petty (DHM) Prepared Notes

Walker Christensen (DHM)

### **Meeting Notes – Cumulative from the Stakeholders meeting and public meeting**

#### ***Town Trail System:***

- Crosswalk will be added at Hermit Lane and Main Street. Sidewalk will be added from Hermit lane to N 7<sup>th</sup> Street along Main Street.
- Consider Art along the trail. Rotating pieces or pieces local businesses can sponsor. History signage would be nice along the trail as well.
- Sidewalk connection on 3rd Street to Main is a good Idea. The sidewalk needs to be replaced from 3<sup>rd</sup> street to Main Street.
- Consider nature prints in pavement. IE: elk, deer, birds, flowers, leaves. Label for a nature walk. Great opportunity at the existing pond.
- Benches along trail.
- Wayfinding signage is important. Typical of entire park system.
- American Rescue Plan – Kathy to share details with us to see if trail can be funded with these funds.

#### ***Main Street:***

- Round inside corners of bulb outs for easier snow removal.
- Town is paving parking lot SE of Grocery Store. Connection to Main will be made. Roughly 158 parking spaces to be added. This can help offset reduction in parking along Main Street.
- Concept 2B – Flip to have angle parking on the north and parallel on the south.
- Concept 3 is the preferred option. Double check turning radii and vision triangles at intersections. Count parking spaces in comparison to existing.
- Irrigation will be a must in any Main Street redevelopment.

#### ***Memorial and Hermit Park:***

- Paving of parking lot at Hermit has been completed.
- Split pavilion that is adjacent to playground in to 2 or 3 for more shade. West sun should be considered.
- Exercise equipment is a desired amenity.
- Discussion concerning Baseball field and it's use. The baseball field seems to be well utilized by the community for pickup games, family events and kickball and is an asset.
- Some mentioned that a water feature would be fun, especially for children.
- Strider park was well received.
- Repair of columns is good but the chain link is to keep children from running into the street. Consider safety of 2 rail, or net fencing.
- Electricity to structures and for possible food trucks is a need.



# DHM DESIGN

- Site amenities and benches are important.
- Wifi in the park would be a good addition.
- Children's Art would be really fun to include.
- Some have expressed interest in upgrading lighting at the field.

**Action Items:** *As we begin looking forward, how would we implement the concept plan? This will be a basis of priority in grant applications and for planning funding for the Town of Westcliffe.*

**Ranking Trail System:** *Please look at the following and rank how we would begin implementing it. Below is my suggested ranking, but you and your team have more familiarity with your needs.*

1. Install paved sidewalk from Memorial Park, along Powell Ave., east to 6<sup>th</sup> street.
2. Install paved trail from Memorial Park, along Powell and Adams Ave. west to Bluff Park.
3. Pave existing gravel trail from Main street south, along Hermit Road.
4. Install gravel trail connection from Bluff Park, along Chloride Gulch, to Hwy 69 and North to the fair grounds.
5. Acquire easements and install gravel trail, along Chloride gulch, east from Hwy 69 to existing trail connection to Hermit Lane.
6. Pave gravel trail connection from Bluff Park, along Chloride Gulch, to Hwy 69 and North to the fair grounds.
7. Pave gravel trail, along Chloride gulch, east from Hwy 69 to existing trail connection to Hermit Lane.

**Ranking Main Street:** *Please look at the following and rank how we would begin implementing it. Below is my suggested ranking, but you and your team have more familiarity with your needs.*

1. Implement Main Street Layout from 3<sup>rd</sup> street west to the grocery store.
2. implement Main Street layout from the grocery store west to Bluff Park.
3. implement Main street layout from 3<sup>rd</sup> street east to 6<sup>th</sup> street. Coordinate with CDOT.

**DHM Action Item:** DHM to proceed with concept 3 as the Main Street solution. Please advise if this is correct.

**Ranking Hermit and Bluff Park:** *Please look at the following and rank how we would begin implementing it. Below is my suggested ranking, but you and your team have more familiarity with your needs.*

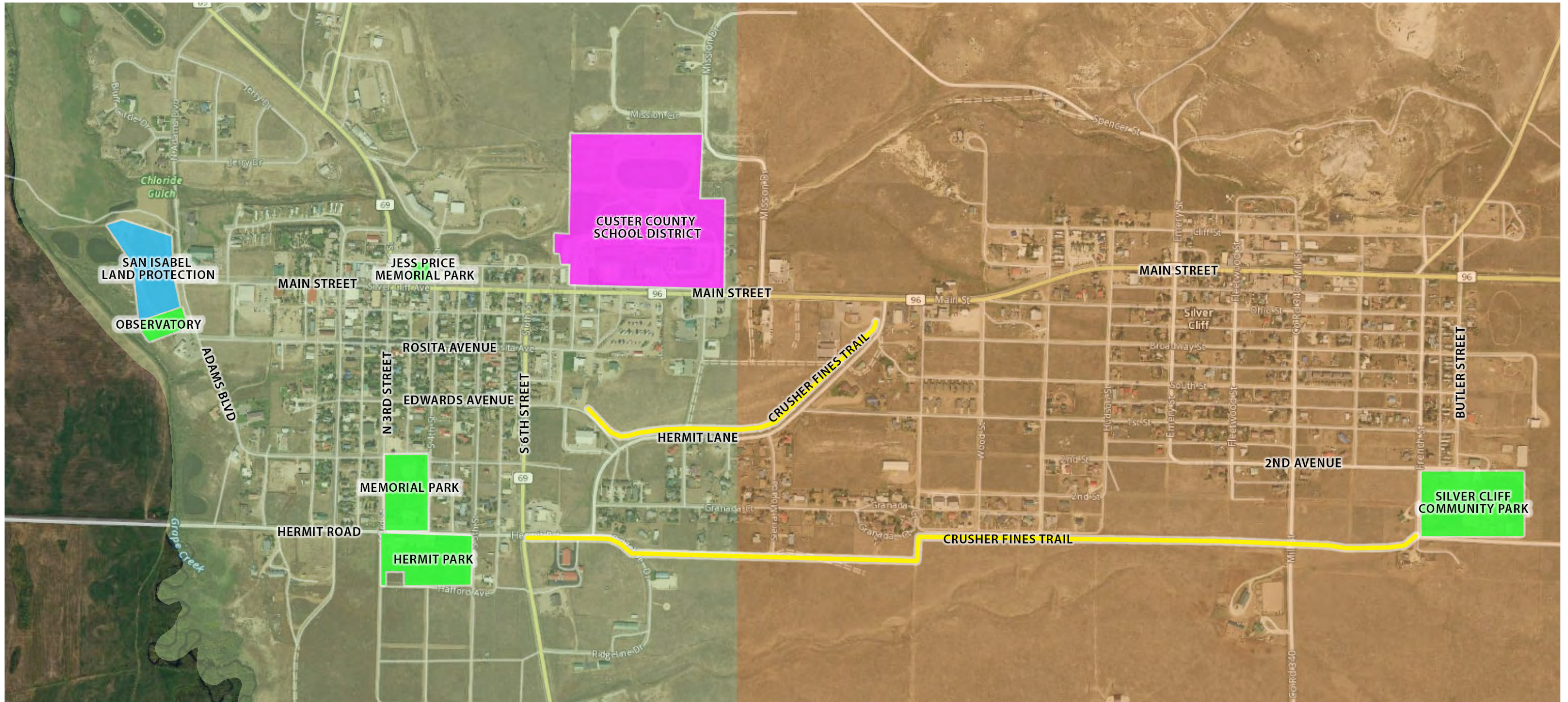
1. Bump outs, median and parking on the south side of Memorial. This will create the safe crossing to Hermit Park. I believe the safe crossing and improved connection is the most important.
2. Restroom, Tennis courts and pavilion at Hermit Park.
3. Perimeter 8' wide paved sidewalk, Columns and fence restoration, trees and irrigation. If funds allow, construction of pavilions and restroom as well. Also includes planters.
4. Construction of pavilions and restroom if not implemented in phase 3, and paving of parking areas, strider track (as this can be done with asphalt) and basketball court. Also Exercise equipment.
5. Basketball courts and paved walkway around Hermit Park.
6. Upgrade baseball field lighting and install dugouts.



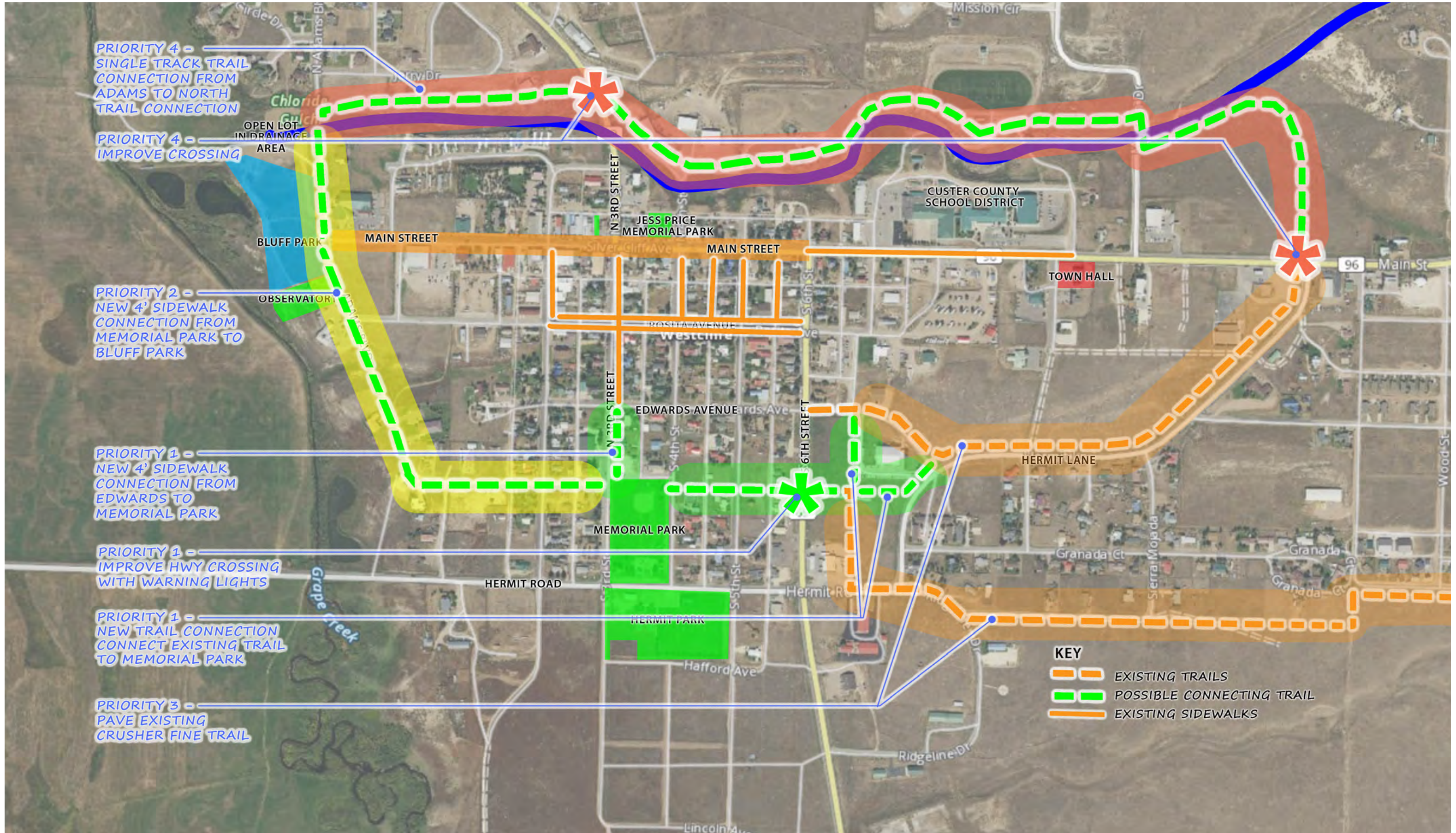




Existing Trails Map; refer to Page 12.









Main Street Inventory Map; refer to Page 23.

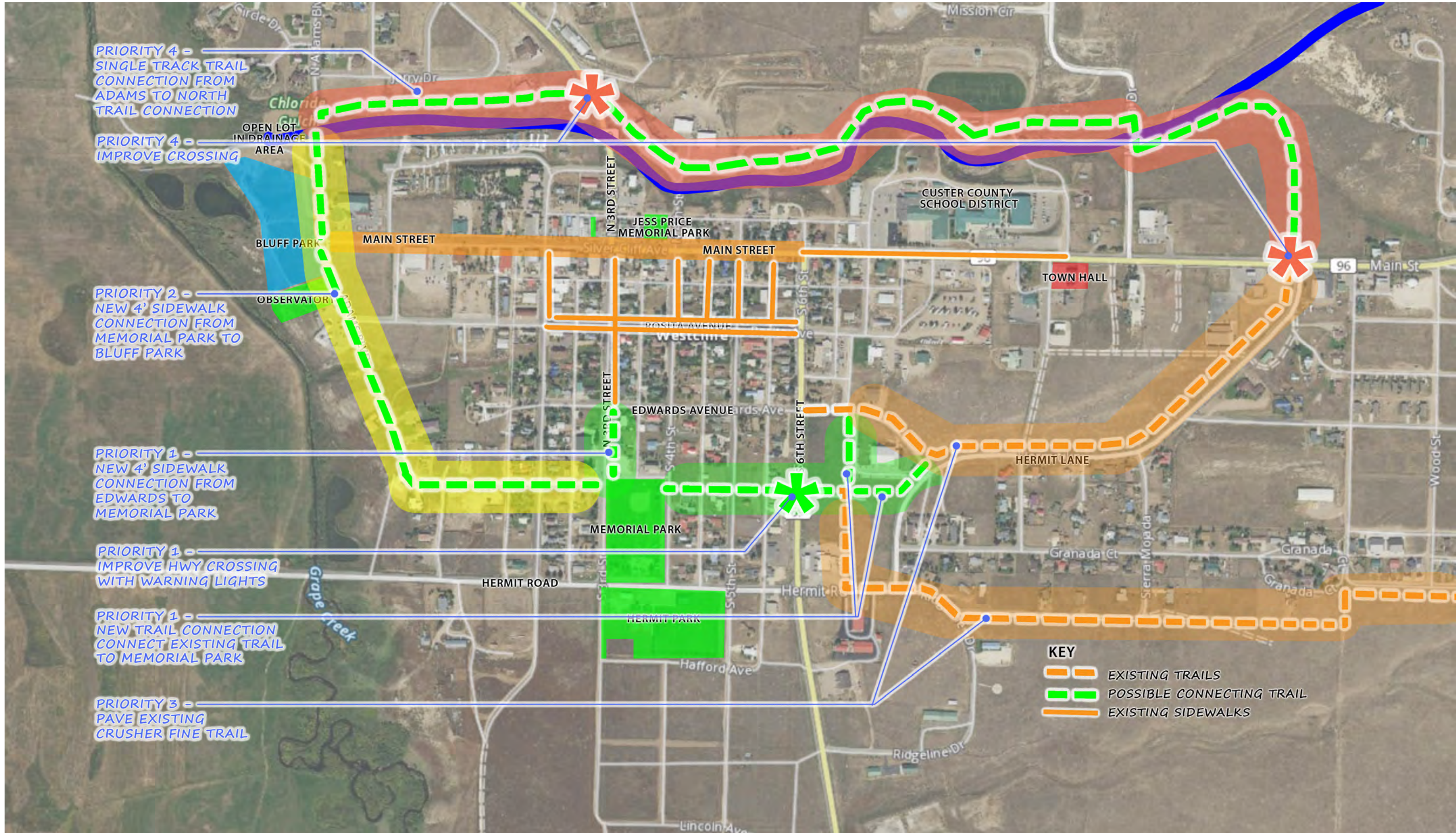




Map from page 24









Map from page 24





Park Inventory Map from page 16

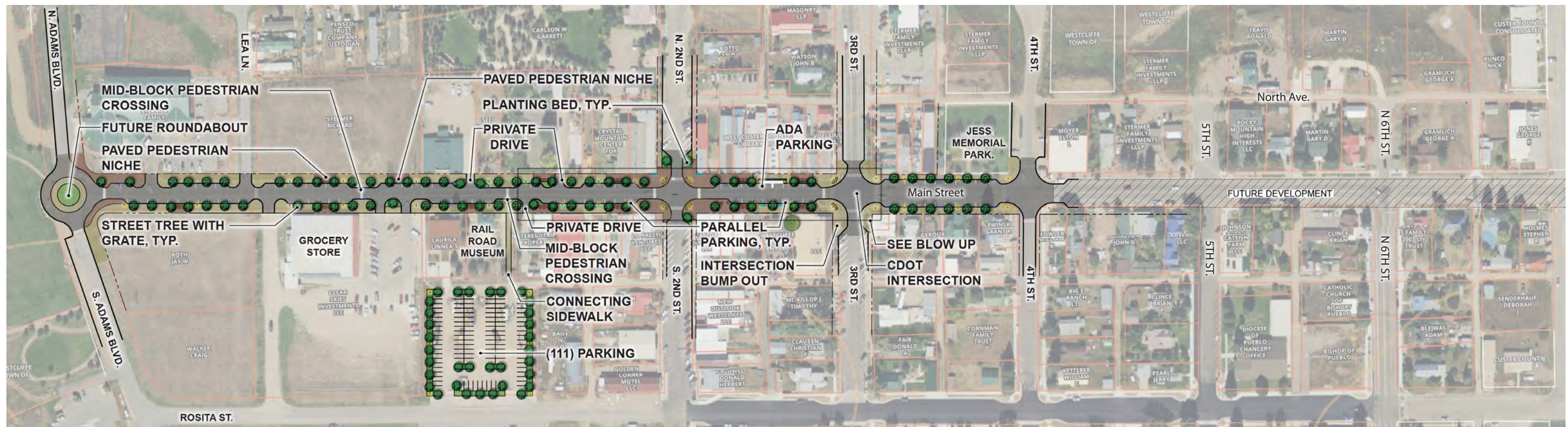








Main Street Conceptual Graphic, page 44









Main Street Conceptual Graphic more detail, page 45.

