

# BAYFIELD CONCEPTUAL PARK DESIGN UPDATE

FINAL REPORT

PREPARED FOR:

TOWN OF BAYFIELD, COLORADO

PREPARED BY:

**groundworkstudio**

DECEMBER 2023





# ACKNOWLEDGMENTS

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## TOWN OF BAYFIELD, COLORADO

Town Manager: Katie Sickles

Community Development Director: Nicol Killian

Resources and Recreation Director: Dustin Hayden

Parks Director: Mark Robinson

*Cover Image: Baseball dugout at Joe Stephenson Park/Sports Complex. Photo by Groundwork Studio, January 2023.*

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# INTRODUCTION

In 2018, the town of Bayfield, Colorado (The Town) — in service of the Parks and Recreation Department's mission to provide "all citizens of Bayfield the opportunity to participate in a full range of quality recreational programs and enjoy well-maintained park facilities." — selected Groundwork Studio (GWS) to create a Conceptual Park Plan (The Plan). The Plan was to function as a short to long-range guide for the improvement and development of parks, open space, recreation facilities, and trails along the east side of the Pine River from Bayfield Parkway to the southern town boundary. The Plan was to be phased, matching the maximum Great Outdoors Colorado (GOCO) grant available at that time.

Three major changes prompted The Town to revisit The Plan: Bayfield recently annexed 220 acres of land which will be used mostly for housing, potentially doubling the size of the community; the existing arena property will no longer be relocated south of the Waste Water Treatment Facility (WWTF), it will remain at its current location; and in 2020 GOCO revised their strategic plan, increasing funding for projects by removing maximum grant dollars.

January 2023 marked the beginning of the conceptual design revision process and the creation of a new plan with updated programming and revised phasing. With the Parks and Recreation Department's mission in mind, GWS developed concepts for an improved outdoor recreation area at Joe Stephenson Park/Sports Complex, the Pine River Senior Center, the Rodeo Arena, the 23.8-acre Riverbank parcel, and the WWTF property.

## DESIGN PROCESS

The revised Bayfield Parks Conceptual Master Plan evolved through a series of meetings between The Town and GWS from January 2023 through October 2023. In March 2023, The Town gathered community feedback to inform the final outcome of the revised design; in August 2023, the Board of Trustees and Planning Commission approved the revised plan (Figure 1).

Upon approval of the revised plan, GWS developed a five phase construction schedule, and an opinion of probable cost for the entire project.

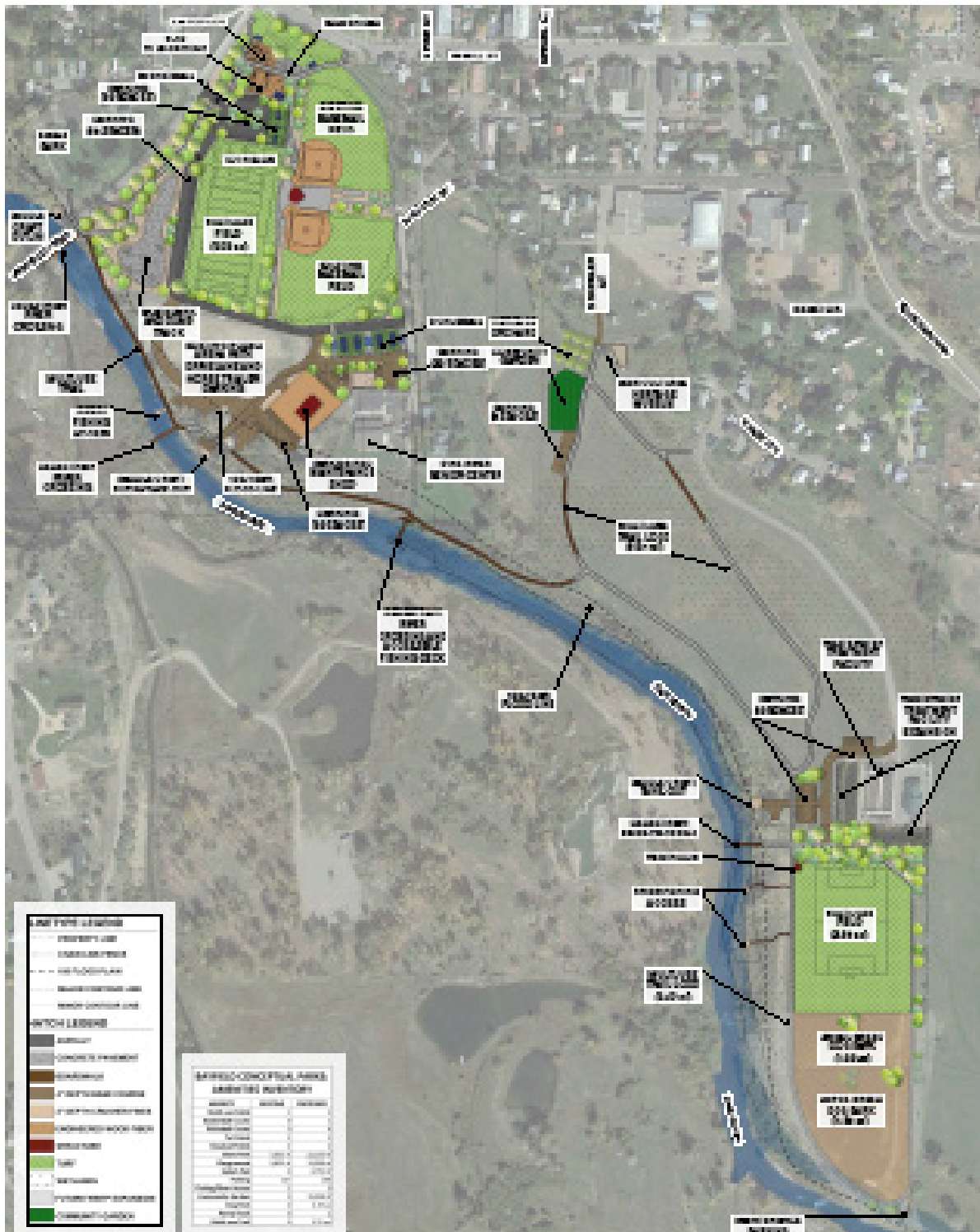
## DESIGN OUTCOMES

The final revision of the new Bayfield Parks Conceptual Master Plan includes improvements to the Joe Stephenson Park/Sports Complex, the Pine River Senior Center, the Rodeo Arena, and the WWTF property. Adjustments to the 2018 Conceptual Park Plan omit the stage, sand volleyball, and improvements at Eagle Park. The 23.8-acre Riverbank Parcel remains unchanged.

**Joe Stephenson/Sports Complex** and adjacent area renovations increase the playground area incorporating a splash pad and age appropriate play structures, and doubling the area of the tot fields. The skatepark is a larger in-ground park that integrates a pump track. One basketball court is suggested as The Town already offers many options for both indoor and outdoor basketball. The **Rodeo Arena** will remain in its existing location on land granted by the Bayfield School district, with the addition of a clearly defined road and dedicated horse trailer parking. Four pickleball courts, plus bleachers and shaded areas for spectators are proposed near the **Pine River Senior Center**.

Parking spaces were reduced from the previous plan with the increases in area of many of the proposed amenities at, or neighboring, the Joe Stephenson Park/Sports Complex. The original 2018 Conceptual Park Plan offered approximately 229 spaces. The revised plan offers 160, not including the addition of horse trailer parking.

**Waste Water Treatment Facility** property updates include one recreation field, a public restroom and a dog park. Access to Pine River and perimeter trail around the property remain as designed in the original plan.



Bayfield Conceptual Park Design



Figure 1: Final revision for Bayfield Conceptual Park Design Update

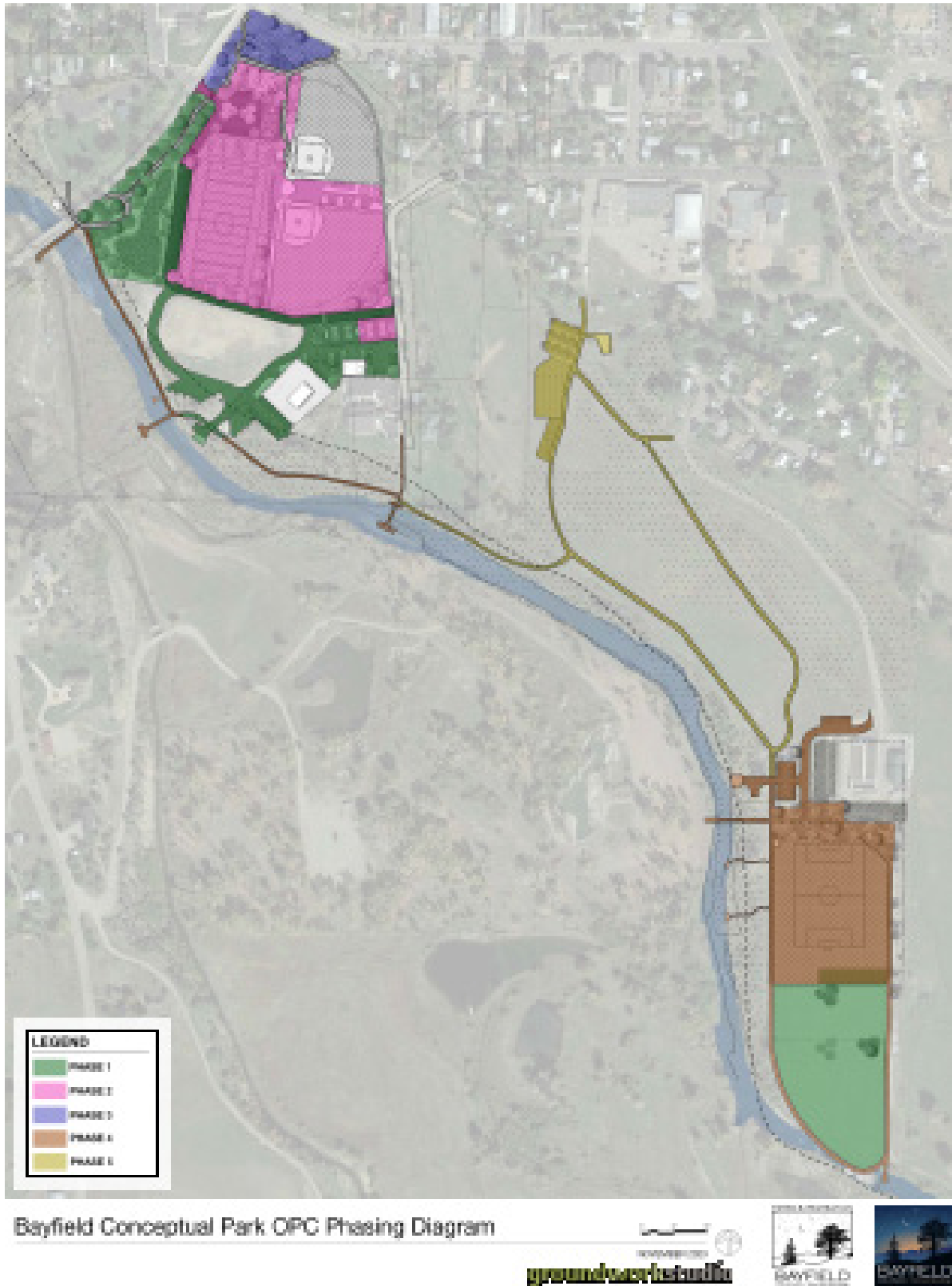


Figure 2: Phasing Diagram



## OPINION OF PROBABLE COST AND PHASING

Implementation has been divided into five phases based on The Town's priorities, and logical construction sequence. In 2018, the maximum funding allowable by GOCO meant an estimated 18 project phases were required to reach completion. GOCO's removal of the funding ceiling enabled the reduction of phases from 18 to 5 (Figure 2). Total probable construction cost at the time this report was composed (December 2023) is \$18,086,682.36 (Figure 4). Phase 1 has the highest probable construction cost at \$6.3 million (Figure 5). The proceeding phases continue to decrease with the total probable cost of Phase 5 at \$1.3 million (Figures 6 - 9).

**Phase 1** Includes, in order of priority; two pickleball courts near the senior center, adjacent parking improvements for pickleball near the senior center, the Rodeo Arena access road and parking improvements, temporary Dog Park at the WWTF property with a temporary gravel parking lot adjacent to the north side of the dog park fenced area, skate park and pump track with adjacent parking, and a portion of the landscape.

**Phase 2** Completes the road through Joe Stephenson Park/Sports Complex, creating a connection between West South Street and Bayfield Parkway with consideration for pedestrian circulation. The Joe Stephenson Park/Sports Complex multi-

use fields, complete with turf and irrigation, are included, as is the basketball court, remaining two pickleball courts, and improvements to the existing playground area. The second phase of landscape will be installed. The priority of projects will be as follows: 2 pickleball courts, existing playground area, road connection to Bayfield Parkway, basketball court and parking lot, and ball fields.

**Phase 3** Consists of the following improvements listed by priority; splash pad installation, the toddler playground, and landscape to its north.

**Phase 4** Includes parking, landscape, multi-use field, and river access on the WWTF property. Additionally, the multi-use trail around the field and dog park at the WWTF property will be constructed. The trail and boardwalk from Bayfield Parkway south to a new pedestrian river crossing and accessible fishing deck, near the senior center, will be also be built. Priority projects for Phase 4 includes the field, parking, and river access of equal importance.

**Phase 5** Concludes the design with Heritage Farm; a community garden and orchard, and Phase 4 boardwalk connection within a 3/4 mile multi-use loop trail, contained by the 23.8-acre Riverbank parcel. The trails are considered highest priority for Phase 5 and will be completed first, followed by Heritage Farm.



Image 4: Pine River west of Rodeo Arena. Photo by Groundwork Studio, January 2023.

# OVERALL OPINION OF PROBABLE COST

Bayfield Conceptual Park Plan - Overall, No Phasing - Opinion of Probable Cost - November 2023

Item No.	Item Description	Quantity	Unit	Unit Cost	Item Cost
1	Site Preparation (demolition, grading)	1	LS	\$250,000.00	\$250,000.00
2	Asphalt pavement	850	CY	\$800.00	\$680,000.00
3	Roadway and Parking Striping	1	LS	\$10,000.00	\$10,000.00
4	Accessible Parking	1	LS	\$60,000.00	\$60,000.00
5	Concrete Curb and Gutter	9,100	LF	\$50.00	\$455,000.00
6	Concrete Pavement	950	CY	\$900.00	\$855,000.00
7	Base Course	1,850	CY	\$70.00	\$129,500.00
8	Boardwalk	26,250	SF	\$30.00	\$787,500.00
9	Turf Sod and Irrigation	280,000	SF	\$4.00	\$1,120,000.00
10	6' Chainlink Fence	2,250	LF	\$65.00	\$146,250.00
11	Landscape - trees, shrubs, crusher fines, irrigation	240,000	SF	\$12.00	\$2,880,000.00
12	Splash Pad	1	LS	\$350,000.00	\$350,000.00
13	14" Depth Engineered Wood Fiber for Playground	560	CY	\$40.00	\$22,400.00
14	Dog Park Temporary Gravel Parking	10,000	SF	\$1.50	\$15,000.00
15	10' Chainlink Fence for Pickleball	675	LF	\$75.00	\$50,625.00
16	Gate for Pickleball Courts	4	EA	\$350.00	\$1,400.00
17	Post Tension Concrete Pickleball Court (4)	10,250	SF	\$30.00	\$307,500.00
18	Playground Equipment	1	LS	\$750,000.00	\$750,000.00
19	Skatepark and Pump Track	1	LS	\$1,000,000.00	\$1,000,000.00
20	Basketball Court	4,700	SF	\$15.00	\$70,500.00
21	Community Garden and Orchard	1	LS	\$10,000.00	\$10,000.00
22	Lighting and Electrical	1	LS	\$300,000.00	\$300,000.00
23	Site Furnishings (tables, benches, trash receptacles, bleachers)	1	LS	\$100,000.00	\$100,000.00
24	Hip Roof Shade Structure (3 - park area, 3-pickleball)	1	LS	\$320,000.00	\$320,000.00
25	Restroom	1	LS	\$250,000.00	\$250,000.00
26	Signage	1	LS	\$30,000.00	\$30,000.00
<b>SUBTOTAL, ITEMS 1-26</b>					<b>\$10,950,675.00</b>
30% Contingency					\$3,285,202.50
<b>SUBTOTAL, INCLUDING CONTINGENCY</b>					<b>\$14,235,877.50</b>
10% Mobilization					\$1,423,587.75
<b>SUBTOTAL, INCLUDING MOBILIZATION</b>					<b>\$15,659,465.25</b>
5% Escalation					\$782,973.26
<b>SUBTOTAL, INCLUDING ESCALATION</b>					<b>\$16,442,438.51</b>
10% DESIGN FEE INCLUDING SURVEY, GEOTECH AND CONSTRUCTION ADMINISTRATION					\$1,644,243.85
<b>TOTAL, INCLUDING DESIGN FEE:</b>					<b>\$18,086,682.36</b>

Figure 3: Overall, No Phasing Opinion of Probable Cost

# PHASE 1 OPINION OF PROBABLE COST

Bayfield Conceptual Park Plan - Phase 1 - Opinion of Probable Cost - November 2023

Item No.	Item Description	Quantity	Unit	Unit Cost	Item Cost
1	Site Preperation (demolition, grading)	1	LS	\$75,000.00	\$75,000.00
2	Asphalt Pavement	600	CY	\$800.00	\$480,000.00
3	Concrete Curb and Gutter	5,500	LF	\$50.00	\$275,000.00
4	Concrete Pavement	50	CY	\$900.00	\$45,000.00
5	Base Course	1,300	CY	\$70.00	\$91,000.00
6	Accessible Parking	1	LS	\$30,000.00	\$30,000.00
7	Roadway and Parking Striping	1	LS	\$6,000.00	\$6,000.00
8	Landscape - trees, shrubs, crusher fines, irrigation	100,000	SF	\$12.00	\$1,200,000.00
9	Dog Park Temporary Gravel Parking	10,000	SF	\$1.50	\$15,000.00
11	6' Chainlink Fence for Dog Park/Pickleball	1,675	LF	\$65.00	\$108,875.00
12	10' Chainlink Fence for Pickleball	375	LF	\$75.00	\$28,125.00
13	Gate for Pickleball Courts	2	EA	\$350.00	\$700.00
14	Post Tension Concrete Pickleball Court (2)	5,125	SF	\$30.00	\$153,750.00
15	Site Furnishings (trash receptacles, bleachers)	1	LS	\$15,000.00	\$15,000.00
16	Hip Roof Shade Structure (1-pickleball)	1	LS	\$30,000.00	\$30,000.00
17	Skatepark and Pump Track	1	LS	\$1,000,000.00	\$1,000,000.00
18	Lighting and Electrical	1	LS	\$300,000.00	\$300,000.00
<b>SUBTOTAL, ITEMS 1-18</b>					<b>\$3,853,450.00</b>
30% Contingency					\$1,156,035.00
<b>SUBTOTAL, INCLUDING CONTINGENCY</b>					<b>\$5,009,485.00</b>
10% Mobilization					\$500,948.50
<b>SUBTOTAL, INCLUDING MOBILIZATION</b>					<b>\$5,510,433.50</b>
5% Escalation					\$275,521.68
<b>SUBTOTAL, INCLUDING ESCALATION</b>					<b>\$5,785,955.18</b>
10% DESIGN FEE INCLUDING SURVEY, GEOTECH AND CONSTRUCTION ADMINISTRATION					\$578,595.52
<b>TOTAL, INCLUDING DESIGN FEE:</b>					<b>\$6,364,550.69</b>

Figure 4: Phase 1 Opinion of Probable Cost

# PHASE 2 OPINION OF PROBABLE COST

Bayfield Conceptual Park Plan - Phase 2 - Opinion of Probable Cost - November 2023

Item No.	Item Description	Quantity	Unit	Unit Cost	Item Cost
1	Site Preperation (demolition, grading)	1	LS	\$100,000.00	\$100,000.00
2	Asphalt Pavement	250	CY	\$800.00	\$200,000.00
3	Concrete Curb and Gutter	1,450	LF	\$50.00	\$72,500.00
4	Concrete Pavement	175	CY	\$900.00	\$157,500.00
5	Accessible Parking	1	LS	\$30,000.00	\$30,000.00
6	Roadway and Parking Striping	1	LS	\$4,000.00	\$4,000.00
7	14" Depth Engineered Wood Fiber for Playground	360	CY	\$40.00	\$14,400.00
8	Playground Equipment	1	LS	\$425,000.00	\$425,000.00
9	10' Chainlink Fence for Pickleball	300	LF	\$75.00	\$22,500.00
10	Gate for Pickleball Courts	2	EA	\$350.00	\$700.00
11	Post Tension Concrete Pickleball Court (4)	5,125	SF	\$30.00	\$153,750.00
12	Site Furnishings (Playground and Pickleball)	1	LS	\$50,000.00	\$50,000.00
13	Hip Roof Shade Structure (2-pickleball, 1 Playground)	1	LS	\$190,000.00	\$190,000.00
14	Basketball Court	4,700	SF	\$15.00	\$70,500.00
15	Landscape - trees, shrubs, crusher fines, irrigation	70,000	SF	\$12.00	\$840,000.00
16	Turf Sod and Irrigation	120,000	SF	\$4.00	\$480,000.00
17	6' Chainlink Fence	575	LF	\$65.00	\$37,375.00
<b>SUBTOTAL, ITEMS 1-17</b>					<b>\$2,848,225.00</b>
30% Contingency					\$854,467.50
<b>SUBTOTAL, INCLUDING CONTINGENCY</b>					<b>\$3,702,692.50</b>
10% Mobilization					\$370,269.25
<b>SUBTOTAL, INCLUDING MOBILIZATION</b>					<b>\$4,072,961.75</b>
5% Escalation					\$203,648.09
<b>SUBTOTAL, INCLUDING ESCALATION</b>					<b>\$4,276,609.84</b>
10% DESIGN FEE INCLUDING SURVEY, GEOTECH AND CONSTRUCTION ADMINISTRATION					\$427,660.98
<b>TOTAL, INCLUDING DESIGN FEE:</b>					<b>\$4,704,270.82</b>

Figure 5: Phase 2 Opinion of Probable Cost

# PHASE 3 OPINION OF PROBABLE COST

## Bayfield Conceptual Park Plan - Phase 3 - Opinion of Probable Cost - November 2023

Item No.	Item Description	Quantity	Unit	Unit Cost	Item Cost
1	Site Preperation (demolition, grading)	1	LS	\$25,000.00	\$25,000.00
2	Landscape - trees, shrubs, crusher fines, irrigation	30,000	SF	\$12.00	\$360,000.00
3	Splash Pad	1	LS	\$350,000.00	\$350,000.00
4	14" Depth Engineered Wood Fiber for Playground	200	CY	\$40.00	\$8,000.00
5	Playground Equipment	1	LS	\$325,000.00	\$325,000.00
6	Site Furnishings (tables, benches, trash receptacles)	1	LS	\$35,000.00	\$35,000.00
7	Hip Roof Shade Structure (2)	1	LS	\$100,000.00	\$100,000.00
<b>SUBTOTAL, ITEMS 1-7</b>					<b>\$1,203,000.00</b>
30% Contingency					\$360,900.00
<b>SUBTOTAL, INCLUDING CONTINGENCY</b>					<b>\$1,563,900.00</b>
10% Mobilization					\$156,390.00
<b>SUBTOTAL, INCLUDING MOBILIZATION</b>					<b>\$1,720,290.00</b>
5% Escalation					\$86,014.50
<b>SUBTOTAL, INCLUDING ESCALATION</b>					<b>\$1,806,304.50</b>
10% DESIGN FEE INCLUDING SURVEY, GEOTECH AND CONSTRUCTION ADMINISTRATION					\$180,630.45
<b>TOTAL, INCLUDING DESIGN FEE:</b>					<b>\$1,986,934.95</b>

Figure 6: Phase 3 Opinion of Probable Cost

# PHASES 4 AND 5 OPINION OF PROBABLE COST

Bayfield Conceptual Park Plan - Phase 4 - Opinion of Probable Cost - November 2023

Item No.	Item Description	Quantity	Unit	Unit Cost	Item Cost
1	Site Preperation (demolition, grading)	1	LS	\$25,000.00	\$25,000.00
2	Base Course	475	CY	\$70.00	\$33,250.00
3	Concrete Curb and Gutter	1,750	LF	\$50.00	\$87,500.00
4	Concrete Pavement	300	CY	\$900.00	\$270,000.00
5	Boardwalk/River Access	15,500	SF	\$30.00	\$465,000.00
6	Turf Sod and Irrigation	160,000	SF	\$4.00	\$640,000.00
7	Landscape - trees, shrubs, crusher fines, irrigation	40,000	SF	\$12.00	\$480,000.00
8	Restroom	1	LS	\$250,000.00	\$250,000.00
<b>SUBTOTAL, ITEMS 1-8</b>					<b>\$2,250,750.00</b>
30% Contingency					\$675,225.00
<b>SUBTOTAL, INCLUDING CONTINGENCY</b>					<b>\$2,925,975.00</b>
10% Mobilization					\$292,597.50
<b>SUBTOTAL, INCLUDING MOBILIZATION</b>					<b>\$3,218,572.50</b>
5% Escalation					\$160,928.63
<b>SUBTOTAL, INCLUDING ESCALATION</b>					<b>\$3,379,501.13</b>
10% DESIGN FEE INCLUDING SURVEY, GEOTECH AND CONSTRUCTION ADMINISTRATION					\$337,950.11
<b>TOTAL, INCLUDING DESIGN FEE:</b>					<b>\$3,717,451.24</b>

Figure 7: Phase 4 Opinion of Probable Cost

Bayfield Conceptual Park Plan - Phase 5 - Opinion of Probable Cost - November 2023

Item No.	Item Description	Quantity	Unit	Unit Cost	Item Cost
1	Site Preperation (demolition, grading)	1	LS	\$25,000.00	\$25,000.00
2	Concrete Pavement	425	CY	\$900.00	\$382,500.00
3	Base Course	75	CY	\$70.00	\$5,250.00
4	Concrete Curb and Gutter	400	LF	\$50.00	\$20,000.00
5	Boardwalk	10,750	SF	\$30.00	\$322,500.00
6	Community Garden and Orchard	1	LS	\$10,000.00	\$10,000.00
7	Signage	1	LS	\$30,000.00	\$30,000.00
<b>SUBTOTAL, ITEMS 1-7</b>					<b>\$795,250.00</b>
30% Contingency					\$238,575.00
<b>SUBTOTAL, INCLUDING CONTINGENCY</b>					<b>\$1,033,825.00</b>
10% Mobilization					\$103,382.50
<b>SUBTOTAL, INCLUDING MOBILIZATION</b>					<b>\$1,137,207.50</b>
5% Escalation					\$56,860.38
<b>SUBTOTAL, INCLUDING ESCALATION</b>					<b>\$1,194,067.88</b>
10% DESIGN FEE INCLUDING SURVEY, GEOTECH AND CONSTRUCTION ADMINISTRATION					\$119,406.79
<b>TOTAL, INCLUDING DESIGN FEE:</b>					<b>\$1,313,474.66</b>

Figure 8: Phase 5 Opinion of Probable Cost

# APPENDIX 1

## MEETING NOTES

## Bayfield Conceptual Park Design Update – Kickoff Meeting

### Notes

January 11, 2023, 9:30 a.m.

### Present

Karla Sichelos, Town Manager, Town of Bayfield  
Mical Killian, Community Development Director, Town of Bayfield  
Ryan O'Randorff, Director of Parks and Recreation, Town of Bayfield  
Andrea Schall, Recreation Director, Town of Bayfield  
Mark Robinson, Parks Supervisor, Town of Bayfield  
Amy Ball, Groundwork Studio (GWS)  
Will Moses, GWS

### Notes

#### ✓ Communication

- o Submittal format
  - Digital – shared folders and email
- o Time needed for town review – 2 weeks
- o Invoicing – point of contact for billing: Ryan
- o Project promotion options:
  - Monthly newsletter in utility bill
  - social media
  - flyers at rec desk
  - Mail Chimp email list
- o Comprehensive Plan Working Group is not specifically involved in this project although should be aware of it.

#### ✓ Outline of Services

- o Develop two draft concepts for each of the three sites.
  - Concepts will be developed as presentation boards for the Town to use to present to the public for review and selection of a preferred option.
  - After presentation to the public, Groundwork Studio and the Town will present the options to the Bayfield Planning Commission and Board of Trustees. Planning Commission and BOT make decisions separately; BOT prefers to hear projects the Commission has heard and recommended.
- o Finalize the preferred options, develop a phasing plan, and an opinion of probable construction cost (OPC).
- o GWS and the town will present to Planning Commission who will provide a recommendation to the Board of Trustees. GWS and the Town will then present preferred options, phasing plan, and OPC to the Board of Trustees for final approval based on the Planning Commission's recommendation.





#### ✓ **Draft Schedule**

- Development of two concepts per site (8 total) – complete by end of February
- Community outreach and survey – complete first week of April.
  - Easter event (April 8<sup>th</sup>) will include public engagement.
  - Held at Senior Center if weather is bad.
  - Provide activity for kids so adults can engage more easily.
- Process date - April
- Initial presentation to Planning Commission and Board of Trustees – early May
- Develop final concept, Phasing, and OPC – End of May
- Final presentation to Board of Trustees – June
  - Planning commission meeting June 13<sup>th</sup>
  - If recommended for adoption, Board of Trustees meeting June 20<sup>th</sup>

#### ✓ **Desired amenities**

- Same programs, same public priorities as identified in Master Plan and original Conceptual Plan
  - Young families: parks, trails, fields, river access.
- Bridge crossings
  - Include new town parcels on west side of river, consider access
  - Consider plans for new RV park on west side of river, bridge crossings/access agreement
  - Loop trail possible?
- Joe Stephenson/Eagle Parks
  - Less parking at playground area
  - Need formalized easement for access to the arena
  - Get rodeo grounds involved to improve appearance
    - Could arena provide a place for overflow parking?
  - Coordination with Pine River Baseball
    - Extension of outfield fence no longer feasible
    - Permanent mound doesn't work well with other events (softball, etc.)
    - Taller fence might be an option
  - GWS will provide one Joe Stephenson option with Parkway access and one without
  - The Town would like to replace the existing playground at Joe Stephenson with new equipment, add tot playground by the willow
  - Design options should provide at least one basketball/pickleball court
  - Senior Center has a lift station only, no leach field (more flexibility in event location)
  - Look at Eagle Park for additional space/parking area
  - Stage/gazebos: Pagosa has a portable stage they rent out (if design options require new equipment like this, be sure to include consideration to expand the storage yard for more space)
  - Tubing – provide locations for put in and take out
  - Add splashpad to desired elements
  - Indoor rec center: would require a sales tax increase, which community would vote on
  - Federal government is changing/decreasing floodplain areas – confirm new boundaries, may allow for structures in areas where they were not previously feasible.
  - Skate park: current is 20 years old
    - More permanent structures desired
    - Street style instead of bowls

- o **Waste Water Treatment area (WWT)**
  - **Baseball field**
    - Day use only, no lights, discharge would be used for irrigation
  - Dog park
  - Pump track around dog park
  - Additional restroom
  - WWT needs expansion, will change the road route and consider wetlands
  - Discharge at the south corner needs to be protected (no river access in this location)
- o **23.8 Acre/Wetland Parcel / Trail connections**
  - Access from Buck highway? Property owners were not previously interested.
  - Easements south of Senior Center: David Foster is the property owner.
  - Heritage Farm: Pine River Shares would manage it.
    - Existing orchard
    - Use buildings for goats and chickens
- ✓ **Needs**
  - o Any materials detailing updates to site since completion of previous work (drawings, etc.)
    - Automatic irrigation has been installed at JSP
  - o Initial conceptual ideas the Town would like GWS to explore
  - o SGM – Town engineers based in Durango, can assist with survey information if needed
  - o La Plata County Parcel Map is a good resource; County GIS staff can also help with shapefiles if needed. Nicol can help coordinate.
- ✓ **Additional Items**
  - o Bi-weekly check in – via zoom
  - o GOCO grants have changed: amounts are bigger and fewer phases required.
  - o Bayfield is annexing 220 acres for housing. Will double the size of the community.



## Bayfield Conceptual Park Design Update – Review Meeting

### Notes

February 16, 2023, 1:00 pm.

### Present

Kate Siches, Town Manager, Town of Bayfield  
 Nicci Killen, Community Development Director, Town of Bayfield  
 Ryan Orendorf, Director of Parks and Recreation, Town of Bayfield  
 Will Moses, Groundwork Studio (GWS)  
 Toby Levin, GWS

### Notes

- ✓ **Concept plan review – Concept A**
  - o Consider swapping placement of dog parks and multi-use field at Wastewater Treatment Plant
  - o Town approves of the playground expansion and splash pad as shown.
  - o GWS will identify areas around the skate park where permeable materials can be used.
  - o Eastern parking lot can be used for vendors.
- ✓ **Concept plan review – Concept B**
  - o Town approves of the combination of dog parks and pump track.
- ✓ **Other comments**
  - o There are three existing fishing access points.
  - o Critically evaluate use of pavement to minimize impervious surfaces and maximize permeability.
    - Are there places where permeable pavers or grass pavers could be used?
    - Concrete needs to be appropriate for freeze-thaw cycles.
  - o The existing fence at the baseball field is acceptable as-is.
  - o Consider ways to minimize long-term maintenance for the skate park.
  - o Consider ways to make the trails in the Open Space parcel usable for winter use (cross-country skiing and snowshoeing).
  - o Include a parking area for maintenance vehicles at south end outfall on both conceptual plans.

## Bayfield Conceptual Park Design Update – Review Meeting

### Notes

March 3, 2023, 10:30 a.m.

### Present

Kalle Siches, Town Manager, Town of Bayfield  
Nicci Kilian, Community Development Director, Town of Bayfield  
Ryan Orandorf, Director of Parks and Recreation, Town of Bayfield  
Will Moses, Groundwork Studio (GWS)  
Toby Levin, GWS

### Notes

#### ✓ Comments

- The Town approves of both design concepts with minor updates to the colored plans.
- GWS will update colored plans to include field sizes, including dog park sizes, and trail length (overall and for each parcel).
- GWS will relabel “fishing access” to “fishing and river access” on colored plans.



## Bayfield Conceptual Park Design – Concept Design Review (remote meeting)

August 30, 2023; 10:30 am.

### Present

Nicol Kilian, Community Development Director, Town of Bayfield  
 Katie Siddles, Town Manager, Town of Bayfield  
 Mark Robinson, Parks Supervisor, Town of Bayfield  
 Kristie Naber, Groundwork Studio (GWS)  
 Will Moses, Groundwork Studio (GWS)

### Discussion

Groundwork Studio met with representatives of Bayfield, CO to review concept design, budget and phasing for Bayfield Park Conceptual Park Design Update

1. Concept Design Updates
  - a. Open up parking area south of maintenance building
    - i. Less structured
    - ii. Remove neck down entrance and exit
    - iii. No striping
    - iv. Keep parking bumpers in existing lot
  - b. Add labels and dimensions for rodeo arena updates
2. Potential Action Item
  - a. Open space conservatory area behind senior center
  - b. Need delineation study to determine if trail is impacting waters of the U.S.
    - i. Yes – Need permit
    - ii. No – Need letter
  - c. Bayfield representatives to work with Army Corp. and contact SME
3. Phasing and Budget
  - a. GoCO Funding – the bigger the project the more the funding, no limit – anticipating more funding
  - b. Voting in November for 1% portion of the Park Culture and Heritage sales tax
  - c. Phasing will be based on the logical sequence of construction. Once primary infrastructure is in place, everything else can be phased in easier.
    - i. City requests pickleball and dog park in phase 1.
    - ii. Phase 1
      1. Roads – paved or just base course
      2. Curbs and gutters
      3. Accessible parking
      4. Arena base course
      5. Circulation – sidewalks and pathways
      6. Pickleball – at least 2 courts
      7. Dog park – add temporary parking in field
  - d. Skate park and pump track will be a stand alone phase, needing a specific designer, builder, and contractor.
  - e. Central area will be constructed last.
4. GWS next steps
  - a. Narrative with OPC
  - b. Logical sequence of construction versus desired amenities.

## Bayfield Parks Conceptual Master Plan

Notes: Phasing Meeting  
October 23, 2023  
11:30a  
Zoom

### Present

Kellie Siskies, Town Manager, Town of Bayfield  
Micol Kilian, Community Development Director, Town of Bayfield  
Mark Robinson, Parks Director, Town of Bayfield  
Krislie Haber, Landscape Designer, Groundwork Studio (GWS)  
Will Moses, Principal Landscape Architect, Groundwork Studio (GWS)

### Action Items

- GWS to update phasing plan to include skate park in Phase 1 and existing playground improvements in Phase 2.
- GWS to finalize graphics and draft final report to Town of Bayfield by middle of November.
- Town of Bayfield to inquire about dog park parking.
- Town of Bayfield to send GWS list of priorities for each phase.

### Key Takeaways

Prioritize public desires and safety within each phase to make OPC more manageable.

### Items Discussed

#### Parking

- Include parking near dog park in Phase 1
  - Add improvements to gravel lot east of water treatment facility
  - Temporary parking closer to dog park area with gravel and parking bumpers
  - Move parking north of water treatment facility from Phase 4 to Phase 1
- Phase 1 parking will need to remain if skate park is included in Phase 1, if not, Phase 1 parking could move to Phase 2

#### Priorities

- Existing skate park and playground should be improved before new playground and splash pad due to aging equipment and surfaces
- To keep maintenance cost to a minimum Town of Bayfield would like to keep dog park ground surface as is, no mulch, grass or other surface improvements, only a perimeter fence in Phase 1

#### Moving Forward

- Planning Commission and Board of Trustees have given final approval for concept design
- Still waiting on feedback from arena president regarding updates to arena drive area and horse parking

#### Adjourn

## APPENDIX 2

### 2018 ORIGINAL CONCEPTUAL DESIGN

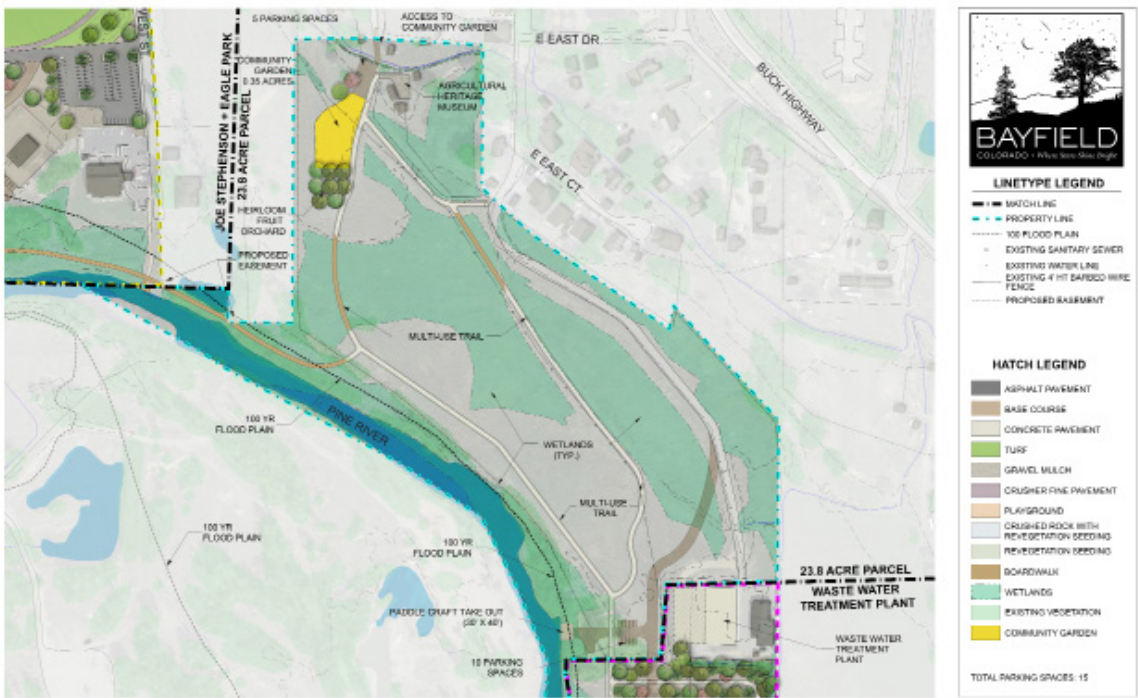
# BAYFIELD CONCEPTUAL PARK DESIGN UPDATE



Bayfield Conceptual Park Design  
Joe Stephenson Park & Eagle Park



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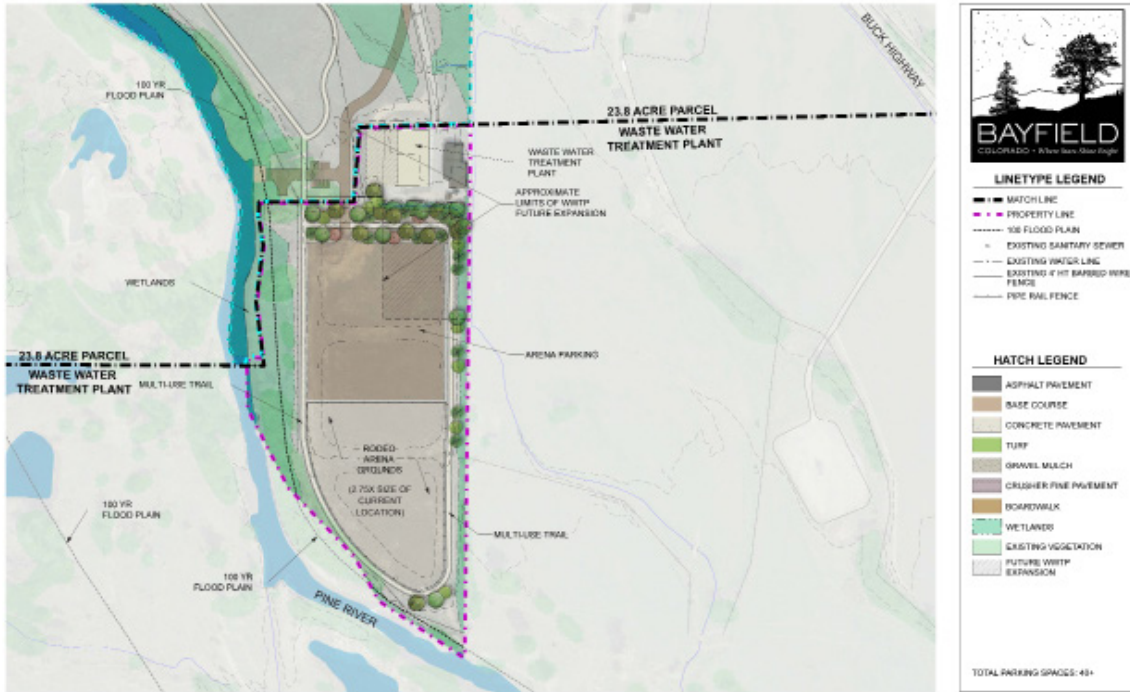


Bayfield Conceptual Park Design  
23.8 Acre Parcel



groundworkstudio





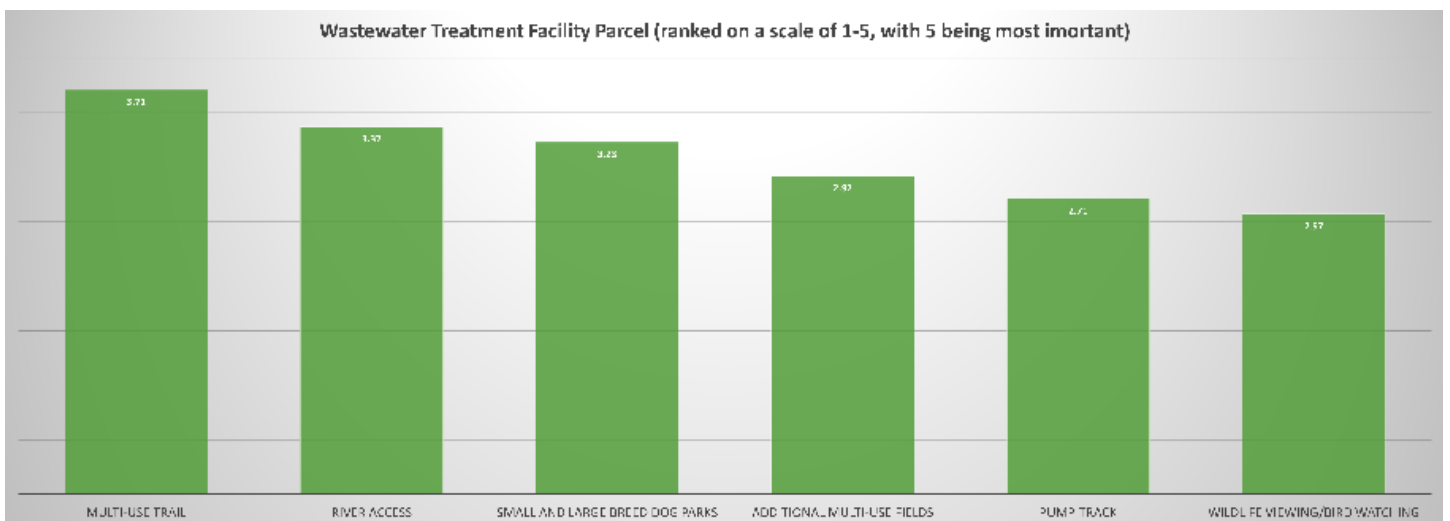
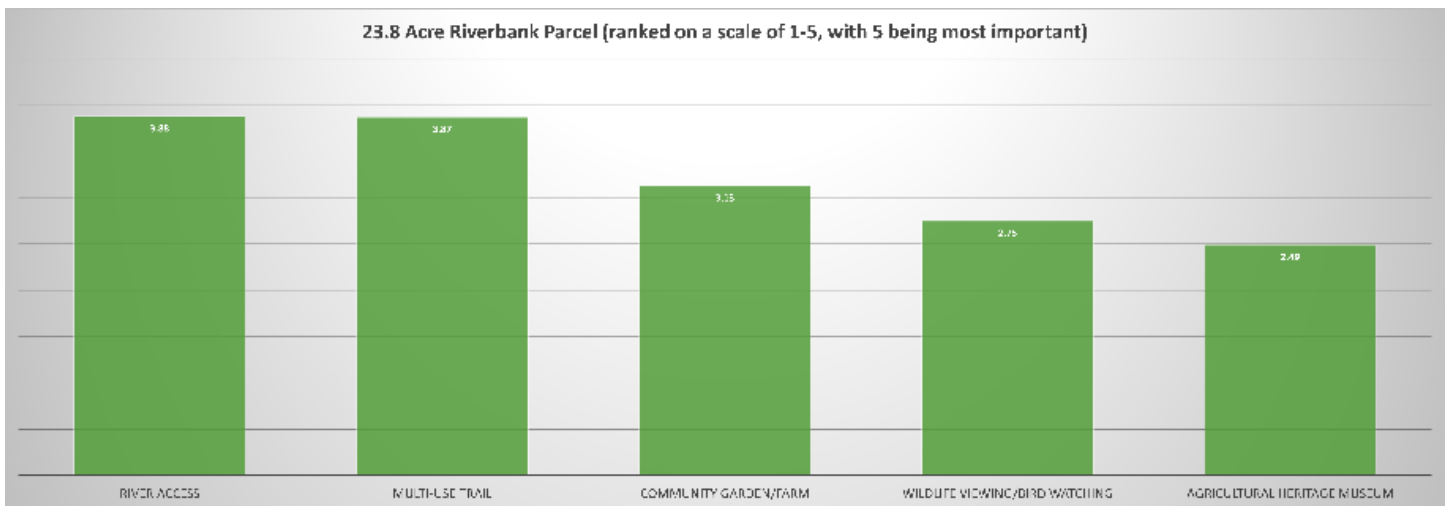
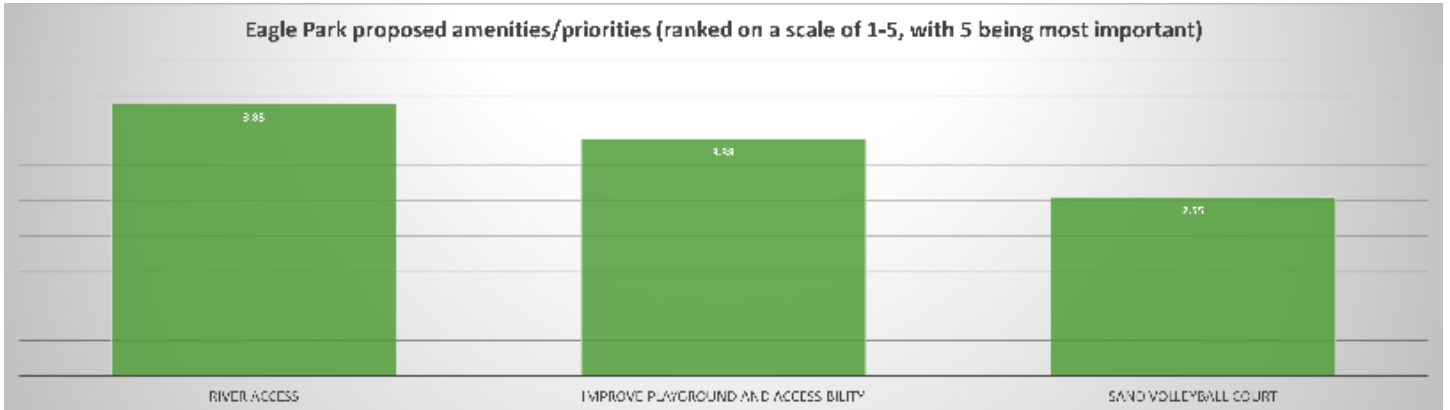
Bayfield Conceptual Park Design  
Waste Water Treatment Plant

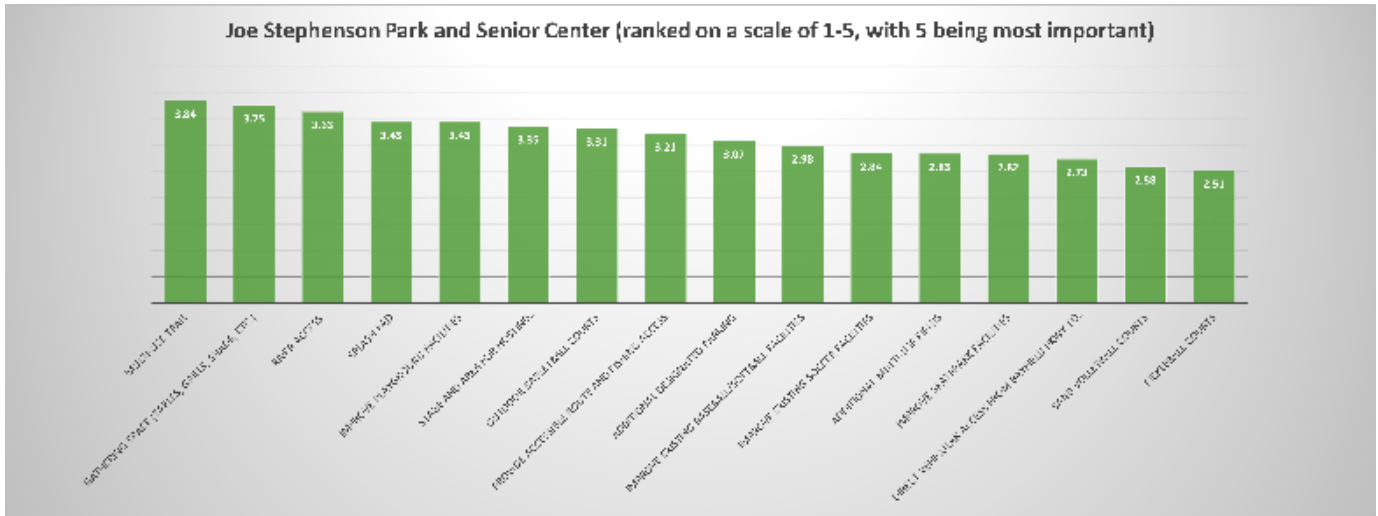


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# APPENDIX 3

## MARCH 2023 PUBLIC FEEDBACK SURVEY RESULTS





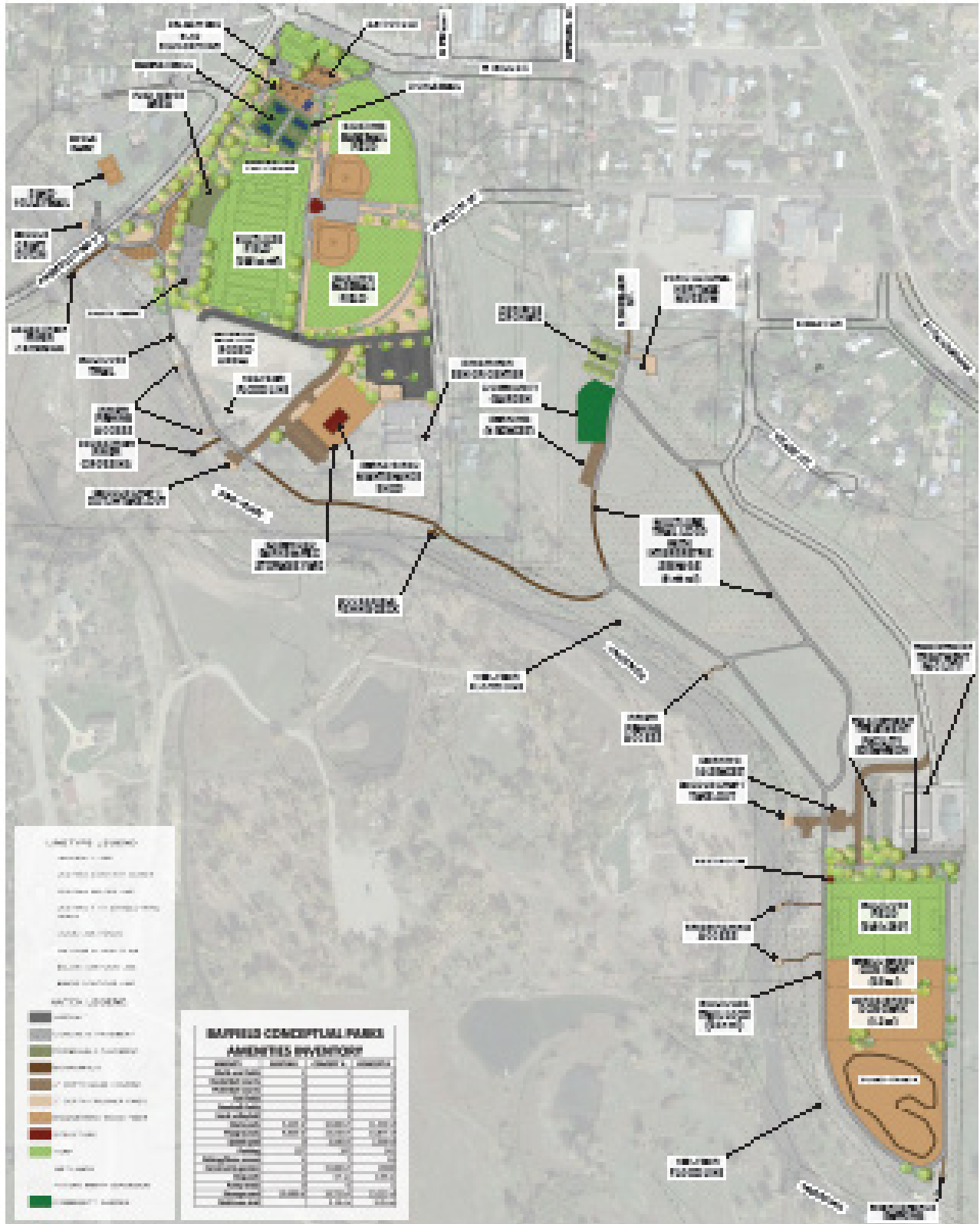
## Additional Comments w/ # of Mentions

<b>River access</b>	<b>6</b>
<b>Prefer Option B</b>	<b>5</b>
<b>Trail connectivity</b>	<b>4</b>
<b>Dog park</b>	<b>4</b>
<b>I think access from Bayfield Parkway to the parking facilities at Joe Stephenson Park and the senior center is a must.</b>	<b>3</b>
<b>Splash pad</b>	<b>3</b>
<b>Improve skate park</b>	<b>3</b>
<b>Improve playground accessibility for kids with disabilities. Fall surface other than wood chips or sand.</b>	<b>2</b>
<b>More bicycle options: trails, pump tracks, dirt jumps, would be great!</b>	<b>2</b>
<b>Build something like Yamaguchi Park in Pagosa Springs</b>	<b>2</b>

# APPENDIX 4

## 2023 REVISED CONCEPTUAL DESIGNS A AND B





**Bayfield Conceptual Park Design Update**  
 Concept B

