Grand Lake Center

Grand Lake, Colorado

Spring 2016
PROJECT PARTNERS

The Colorado Center for Community Development

Colorado Department of Local Affairs

Grand Lake, Colorado

Grand County Economic Development

Project Members Include:

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Introduction

About CCCD and About University Technical Assistance
The Colorado Center for Community Development (CCCD) is a clinical teaching practice of the University of Colorado Denver, College of Architecture and Planning. Our mission is to provide students with real world experiences in design and planning as they provide communities and neighborhoods with services in these areas.

CCCD strives to enhance the quality of community life – through collaboration, applied research and innovative design – for the betterment of all community residents. In the process, students' educational experience is enhanced by taking what is learned in the classroom and academic studio and employing it in projects of public and civic interest. Communities benefit through design work that is continuously being improved through research and innovation. Moreover, together we become partners in the design thinking process, thus expanding our mutual and individual capacities to further envision and implement projects of significant public impact.

Started in 1967, CCCD has worked in partnership with communities and neighborhoods to complete over 2000 projects around Colorado. Projects range in size and scope, but have the common element of improving the community as a place to live, work and play.

The UTA program provides rural and small communities with assistance on projects that enhance places and spaces. A decades-long partnership between the Colorado Department of Local Affairs (DOLA) and CCCD, the UTA program puts the cost of preliminary design work within financial reach of small communities. Students complete preliminary plans and designs that can be used to inform and engage community members in the project. These plans are used to apply for grants from DOLA and other funders. This saves the community money in preliminary design and community engagement and provides students with valuable experience.
SECTION - 2

Contextual Information

<table>
<thead>
<tr>
<th>Community Background &amp; Demographics</th>
<th>9</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Building Conditions</td>
<td>10</td>
</tr>
<tr>
<td>Existing Site Conditions</td>
<td>12</td>
</tr>
</tbody>
</table>
Grand Lake is a town of under 1,000 residents nestled at the western gateway of Rocky Mountain National Park. Though the year-round population is small, there are a number of summer-only residents and it is not uncommon for weekend visitors to swell the population to over 5,000 people. The town sits at 8,369 feet, and the nearby lake for which the town is named is the headwaters of the Colorado River and is the largest natural lake in the state. As such, the lake is a popular destination for summer recreational activities; sailing, boating, fishing, swimming and hiking are popular choices. There is also an assortment of shops, restaurants and saloons in this western themed town. The climate is typical of the mountain west, with warm summer days, cool evenings and winters marked by cold temperatures and abundant sunshine.

With the decline in school age children, the Grand Lake Elementary School became an underused resource and it was decided to bus local children to Granby (16 miles away) instead of keeping the building open. This left a notable absence in the Grand Lake community. An elementary school is more than just a place to educate children. It is, in effect, a physical community message board. School functions, even just the dropping off and picking up of children, create a ripe opportunity for sharing events of interest to other residents, as well as a place to bond, make friends, and create a greater sense of belonging. Without this simple daily contact with others, there is a loss of the connections that build a community. In some sense, this project is about putting some of that back.

The school building has been obtained by the Town of Grand Lake and a number of uses have been proposed. At community meetings, the most often identified use has been to fill the need for a local recreation center where residents and visitors can use exercise equipment, and participate in dance, yoga or martial arts classes. There is also a need for some sort of continuing education, from art classes, poetry and writing workshops to cooking demonstrations as well as providing meeting space for various organizations.

A number of other uses were mentioned, specifically geared toward filling needs not currently provided in Grand Lake: a sheriff’s department sub-station, a pharmacy, a youth hostel, a meeting space for various support groups and special interest clubs, etc.

The most pressing issue is the need to create an events center capable of hosting various conferences and works shops. This would require a transformation of the existing spaces in a manner that would allow for the gym function to remain when not otherwise in use.
Existing Building Conditions

1. Interior hallway and meeting rooms.
2. Classroom and lab space.
3. Indoor sports facility with banners and a basketball court.
4. Exterior view of the Grand Lake Center.
Existing Site Conditions
1 Existing conditions; photograph, playground
2 Existing conditions; photograph, basketball courts and modular structure
3 Existing conditions; photograph, parking lot from roof
4 Existing conditions; photograph, main facade from Center Dr.
5 Existing conditions; aerial site photo, courtesy of Google
Public Engagement

SECTION - 3

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Community Meeting

On November 16th we held a community meeting at The Grand Lake Center which was very well attended despite snow. At this meeting four different floor plans were presented to the public labeled A, B, C, and D, along with two different site plans. The different schemes were shown and described to the community, both in a presentation and open house formats so community members were able to ask questions and provide feedback on the various ideas. Community members were also able to provide additional ideas what uses should be included in the center as the plans move forward. Meeting participants were given nine different categories in which to make suggestions, these categories were: children's programs, cultural, recreation, education, conferences/multi purpose workshops, family programs, outdoor space, business space, and other.

Overall, in talking with community members during the open house, Floor Plan D was the one the one that most people were the most interested in, as well as the corresponding site plan. The ideas or issues that came up the most in discussion were the possible need to have an indoor venue in town capable of hosting large events like weddings, possible traffic or noise impacts on the surrounding neighborhood generated by increased activity at the Center and the strong desire to make sure that any businesses or amenities offered by the center not compete with other existing business in the town.
Community Survey

Following the November 16th community meeting at The Grand Lake Center a survey was assembled to get further feedback from the community on what The Grand Lake Center should be and what role it should serve in the community. The survey was released on December 16th and consisted of nine questions:

1. In your opinion, is it important for the center to generate revenue and be financially self-sustaining?
2. Please indicate the importance of these uses in your opinion. Keeping in mind some uses would generate more revenue for the center than others.
3. Any other uses you would like to suggest?
4. Please indicate the floor plan you like the best, A, B, C, or D. (Feel free to also indicate why)
5. Please rank site feature in order of their importance in your opinion, with 1 being the most important.
6. Is child care in the center important?
7. If so, what kind(s)? (Multiple responses accepted)
8. What should the primary mission of The Grand Lake Center be?
9. What are the greatest problems associated with the re-purposing of the center? (Multiple responses accepted)

This survey was left open until January 27th and received 208 responses from members of the community. These results can be generally summarized as follows:

- 79% of survey respondents said it was important for the center to generate revenue and be financially self-sustaining.
- The six uses that were the most important (ranked as “very important” by 40% or more of respondents) were:
  - Recreation Center
  - Year Round Gym Use
  - Community Center
  - Public Meeting Space
  - Conference Center
  - Continuing Education Facility
- The most popular floor plan of the four pictured in the survey was Floor Plan D (47%).
- The three site features ranked as most important were:
  - Lit Helipad
  - Baseball Field
  - Community Garden
- 73% of respondents said child care in the center was important.
- The three most important kinds of child care were:
  - Small Children
  - After School Care
  - Infants
- 65% of respondents said the primary mission of The Grand Lake Center should be “To provide Community support as a gathering place, information hub, and to provide exercise, education and social opportunities for residents.”
- The three issues that were designated as being the greatest problems associated with a re-purposing of the center were:
  - Hours of Use
  - Distance from Town Center
  - Non-Residents/Visitors Utilizing the Building

The results from this survey were used to inform further development of floor plans for the center as well as a feasibility study evaluating the various options for amenities and programming in the center. In total, the feasibility study evaluated different use options for the Center that were generated through the survey and other stakeholder and community input.

“For more detailed survey results see Appendix, p. 39-50”
Throughout the course of this project so far there have been three town council meetings that were conducted. The first meeting was on January 11, 2016 and the primary purpose was to present project progress as well as the results of the survey that was conducted. Floor plans A, B, C, and D, as seen by the public at the first community meeting Nov. 16th, were presented as well as a new floor plan, Floor Plan E that had evolved since the community meeting in response to feedback and input received. A summary of the survey results was also presented to the public and the council at this meeting and the opportunity to ask questions was given.

The second meeting was on March 21, 2016 for stakeholders and it consisted of a presentation of the entirety of the project as well as the “final” floor plan that was arrived at. Meeting attendees were walked through floor plans A-E and then asked to consider an event center addition as opposed to gutting the whole building to accommodate an event center. The plan layout that accomplishes this was discussed along with the rationale for it. The site and plaza options that accompany the plans were also presented and the meeting concluded with a discussion of the phasing plan and comments from those in attendance.

The third meeting was on May 23, 2016 where the plan in its entirety was present to town council, many of the members of which were newly elected. At this meeting the general process of the project was discussed with more emphasis placed on the final floor plan and site plans. There was then time for questions, of which there were only a couple. The overall response to the desired plan and the work that had been done was positive and the main issue seemed to be related to financing.
Community Events

After the bulk of our design work was completed for the Grand Lake Center we participated in a couple of community events to promote the center and the proposed modifications to the building.

The first of these events was Ride the Rockies which took place in June. The Grand Lake Center was the camp site for the riders as they came through Grand Lake so we set up a tent with materials advertising and explaining the work we had done for the proposed redevelopment of the elementary school building into a community center. We had materials depicting the various remodels of the different spaces in the center as well as a model of the building and printed materials explaining the process to people who wanted to stop by and learn about it. The project was well received by the people who stopped by to talk.

Another event we attended was the Buffalo BBQ in July. We again set up a display at this event where we could talk to people about the proposed changes to the building so they could be better informed of and involved in the process. We again set up the display and brought the model and printed materials for review by community members. Overall, most of the people who came by the booth were supportive of the work that had been done and the proposed changes.
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Design

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Vision and Goals

The Grand Lake Elementary school building is just over twenty thousand square feet and was built in the 1980’s. The school underwent an electrical and lighting update in the last decade but very few changes have been made to original structure. The current building program includes an administrative area, eight classrooms, a library, a media room with storage, two sets of children’s restrooms, a gymnasium with a stage/storage, a small kitchen adjacent to the gym and two large mechanical rooms.

The site program includes a recently updated playground north of the school, a baseball field north of the playground, a small parking lot south of the school and two large plots of grass/sand along the south end of the school building.

The town wishes for the building to be reconfigured to meet the needs of the community as both a social gathering place and a regional conference/event center. The intention of this project is not to “step on the feet” of current Grand Lake businesses but to tap into revenue areas the community lacks, providing an income generator for the town and a stronger sense of community amongst the users. Specific programmatic needs within the building have been developed from community feedback received in meetings and through surveying.

Goals of this project include providing:

- An appealing event space to facilitate current conference and meeting needs as well as drawing new events to the town. These events vary in size from 50 to 250+ participants.
- Support space for such event center i.e. catering kitchen, larger restrooms with adequate fixture numbers, storage and breakout space, parking and an administrative office.
- A gymnasium with space to accommodate basketball, pickleball and many other indoor games ideally without interfering with conference events.
- A recreation center to allow residents and visitors to stay active year-round including a workout/cardio space, locker room with showers, and a studio space for yoga and dance.
- Flexible rooms that can facilitate small to larger community gatherings such as art classes, continuing education events, and regular youth or senior activities.
- A small clinic room that can facilitate weekly immunization or health drives.
- A short-term rental business incubator office area with an open desk space, conference room, kitchenette, restroom and receptionist.
- An office space for the sheriff.
- An outdoor gathering space to support community gatherings and events.
- An updated look for the exterior replacing the dated, institutional aesthetic of the current building.
- An emergency aircraft helipad, lit for nighttime pick-ups.
Preliminary Designs

Grand Lake Center

2016 University of Colorado Denver
### Description

#### Event Center

The event space is designed to be dually used as a community center, accommodating business meetings, concerts, movie nights, lectures, and other social gatherings. Besides just special events, the space will be able to flex between a number of other uses, from providing a place to enjoy coffee with friends to acting as a senior center. While this space will draw many new visitors seeking accommodations for events, allowing for the flexibility to be used as a community center makes the project invaluable to the residents of Grand Lake.

#### Office

The business incubator concurrently serves a variety of purposes. The administration space serves the community center's staff, providing a kitchenette, conference room, and waiting area for office needs. These amenities are also adjacent to five offices included to be offered to rent out to those that need access to basic business needs, such as printers and desk space. The new sheriff's office will be included in this area as well, with access to all the office amenities as well.

#### Rec Center

The gym space allows for volleyball, pickleball, basketball, and other indoor sports while also serving as a place for theatrical rehearsals, with the stage adjacent to the gym. Also included in the rec center is the yoga & dance studio, weight room, and full shower & locker room facility accessible to rec center patrons and visitors. Paid showers may also be made available to campers and other visitors. In addition to providing space for athletic activities, there will also be a community art studio incorporated into the rec center.

#### Child Care

Adjacent to the existing playground, the childcare center will be continuously staffed to provide childcare after school, while parents are at work or using the rec center. The space is flexible to allow for additional use as a teen center and for tutoring services.

#### Health Care

The health center will be sporadically staffed for health fairs, immunizations, and blood drives, serving as an accessible wellness center for the community.

#### Mechanical

These two spaces will serve to store all necessary mechanical equipment for the building.
EXISTING BASEBALL FIELD TO REMAIN
YOUTH SOCCER FIELDS WITH REMOVABLE GOALS
DESIGNATED HELIPAD AREA WITH LIGHTING
RUNNING TRACK
OUTDOOR PICKLEBALL COURT
REFURBISHED BASKETBALL COURTS
EXISTING PLAYGROUND TO REMAIN
SMALL DOG PARK
LARGE DOG PARK
EXISTING BUILDING
NEW EVENT CENTER
PLAZA
REARRANGED PARKING TO MAXIMIZE EFFICIENCY
PLANTED PARKING LOT BUFFER WITH ASPEN TREES
SCREEN OF TALL JUNIPER SHRUBS FOR PRIVACY
Site Plan

PLAZA OPTION 1

A. Existing Building
B. New Event Center
C. Seat Wall
D. Water Feature
E. Raised Planters

PLAZA OPTION 2

A. Existing Building
B. New Event Center
C. Xeriscape Garden Bed
D. Water Feature
E. Planted Tree Pits

PLAZA OPTION 3

A. Existing Building
B. New Event Center
C. Raised Planter
D. Water Feature
E. Lighted Bollards
Design Renderings
Remodel Phasing Plan

Phase 1

Addition of new event center can be done without displacing users of the existing spaces.

Construction includes:
- Demolishing existing interior of kitchen and kindergarten classroom
- Building interiors of commercial kitchen, storage area, restrooms and breakout room
- Building new event space, and entry hall
- Site work to create the entry courtyard/outdoor event space and landscaping
- Replace and enlarge windows along south facade of classrooms
Phase 2

Phase 2 can be completed without disrupting use of the new event center and with minor disruption of the gymnasium.

Construction includes:

- Demolishing existing restrooms, library, media room and interiors of classrooms for new rec center space
- Building interior of new locker rooms, yoga/dance studio and cardio/weight room
- Updating finishes is the hallways
- Replace and enlarge windows along north facade of art room, cardio/weight room and childcare area
Remodel Phasing Plan

Phase 3

The final phase can be complete with Phase 2 or done later with little disruption of other building activities.

Construction includes:

- Demolish some of the existing administrative area but leaving most interior walls
- Building new sheriff’s office, admin office, conference room, open office space, kitchenette, restroom and health clinic room
- Replace and enlarge windows along west facade.
Cost Estimating

Preliminary Opinion of Cost / Order of Magnitude

Grand Lake Center Total Project Cost

Spring 2016

Building Area

| New Construction | 4650 sf |
| Renovated Area (estimated) | 7850 sf |
| Restrooms/Kitchens (Gross) | 2180 sf |
| Courtyard/Landscaping | 3400 sf |

Assessment of Construction Cost

<table>
<thead>
<tr>
<th>Low Range</th>
<th>High Range</th>
</tr>
</thead>
</table>
| **A. Building Cost**  
(All costs of construction within 5 ft of building) |  |
| |  |
| New Constr. | $299,400.00 |
| Renovation: |  |
| New Constr. | $299,400.00 |
| SITE A: Total Cost | $1,954,750 |
| **B. Fixed Equipment**  
(10% of Line A) |  |
| (Lockers, fixed seating, casework, etc.) |  |
| | $395,475.00 |
| | 10% of Line A | $299,400.00 |
| **C. Site Development**  
(10% of Line A) |  |
| (Landscaping, hardscaping, lighting, drainage, etc.) |  |
| | $395,475.00 |
| | 10% of Line A | $299,400.00 |
| **D Communications Allowance** |  |
| | $3,000 |
| | 4,000 |
| **E Demolition**  
(10% of Renovated Cost) |  |
| (Removal of existing electrical, refrigeration) |  |
| | 10% of Renovated Cost | $17,918.00 |
| | 10% of Renovated Cost | $17,918.00 |
| **F Estimated Construction Cost:**  
(A + B + C + D + E) |  |
| | $2,407,575 |
| | $2,407,575 |

Other costs to consider:

| G Site Acquisition / Demolition | NA | 0 |
| H Moveable Equipment | 10% of Line A | $157,350.00 |
| I Professional Fees | 10% of Line F | $240,757.50 |
| J Contingencies | 10% of Line F | $240,757.50 |
| K Administrative Costs | 2% of Line A | $157,350.00 |

**L Total Budget Suggested**  
(P = G thru K) | $3,811,175 |

This cost estimate is based upon preliminary conceptual design and planning and should be used for information only for purposes of determining an order of magnitude. The estimate was completed without actual engineering and is subject to change. The estimate should be refined as more detailed design stages provide accurate quantities. The data used to compile the estimate is derived from industry standard sources such as 2014 RS Means data sets. Prices are subject to change with time and other industry related factors.
Preliminary Opinion of Cost / Order of Magnitude

Grand Lake Center Phase 2
Locker Rooms, Yoga/Dance Studio, Cardio/Weight Room, Circulation

**Building Area**
- New Construction: 0 sf
- Renovated Area (estimated): 4000 sf
- Restrooms/Kitchens (gross): 100 sf
- Courtyard/Landscaping: 0 sf

**Assessment of Construction Cost**

<table>
<thead>
<tr>
<th>Low Range</th>
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</thead>
<tbody>
<tr>
<td>Total Cost</td>
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<tr>
<td>Demolition</td>
<td>$51,600.00</td>
</tr>
<tr>
<td>Site Development</td>
<td>$277,500.00</td>
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</tbody>
</table>

**Estimated Construction Cost:**
10% of Line A - $143,750

---

Preliminary Opinion of Cost / Order of Magnitude

Grand Lake Center Phase 3
Sheriffs Office, Workspace Area, Clinic Area

**Building Area**
- New Construction: 0 sf
- Renovated Area (estimated): 1650 sf
- Restrooms/Kitchens: 50 sf
- Courtyard/Landscaping: 0 sf

**Assessment of Construction Cost**

<table>
<thead>
<tr>
<th>Low Range</th>
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</thead>
<tbody>
<tr>
<td>Total Cost</td>
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<tr>
<td>Demolition</td>
<td>$51,600.00</td>
</tr>
<tr>
<td>Site Development</td>
<td>$277,500.00</td>
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</table>

**Estimated Construction Cost:**
10% of Line A - $143,750

---

This cost estimate is based upon preliminary conceptual design and planning and should be used for information only for purposes of determining an order of magnitude. The estimate was completed without actual engineering and is subject to change. The estimate should be refined as more detailed design stages provide accurate quantities. The data used to compile the estimate is derived from industry standard sources such as 2014 RS Means data sets. Prices are subject to change with time and other industry-related factors.
SECTION - 5

Appendix

Survey Results Summary
Q1 In your opinion, is it important for the center to generate revenue and be financially self-sustaining?

Answered: 198  Skipped: 18

<table>
<thead>
<tr>
<th>Answer Choices</th>
<th>Responses</th>
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<tbody>
<tr>
<td>Yes</td>
<td>79.29%</td>
</tr>
<tr>
<td>No</td>
<td>20.71%</td>
</tr>
<tr>
<td>Total</td>
<td>198</td>
</tr>
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</table>

Q2 Please indicate the importance of these uses in your opinion. Keeping in mind some uses would generate more revenue for the center than others.

Answered: 207  Skipped: 1
<table>
<thead>
<tr>
<th>Club</th>
<th>Grand Lake Center</th>
<th>SurveyMonkey</th>
</tr>
</thead>
<tbody>
<tr>
<td>Professional Kitchen for...</td>
<td>55.50%</td>
<td>53.61%</td>
</tr>
<tr>
<td>Public Meeting Space</td>
<td>36.80%</td>
<td>31.98%</td>
</tr>
<tr>
<td>Recreation Center and...</td>
<td>7.38%</td>
<td>14.43%</td>
</tr>
<tr>
<td>Senior Center (Adult)</td>
<td>105</td>
<td>104</td>
</tr>
<tr>
<td>Sheriff's Department</td>
<td>70</td>
<td>62</td>
</tr>
<tr>
<td>Town Hall (Relocated)</td>
<td>15</td>
<td>29</td>
</tr>
<tr>
<td>Trail Support/ Destination...</td>
<td>191</td>
<td>194</td>
</tr>
<tr>
<td>University Extension</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td>Wedding Facility</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td>Year Round Gym Use (Sports/exercise)</td>
<td>100</td>
<td>100</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Activity</th>
<th>Not Very Important</th>
<th>Important</th>
<th>Very Important</th>
<th>Total</th>
<th>Weighted Average</th>
</tr>
</thead>
<tbody>
<tr>
<td>Art Studio Space for Rent</td>
<td>35.50%</td>
<td>36.80%</td>
<td>7.38%</td>
<td>191</td>
<td>0.00</td>
</tr>
<tr>
<td>Business Incubator/Shared Space for Business Use</td>
<td>45.31%</td>
<td>38.02%</td>
<td>16.67%</td>
<td>192</td>
<td>0.00</td>
</tr>
<tr>
<td>Childcare Facility (Young children play are for winter, etc.)</td>
<td>10.60%</td>
<td>43.72%</td>
<td>36.68%</td>
<td>192</td>
<td>0.00</td>
</tr>
<tr>
<td>Cooking School</td>
<td>45.18%</td>
<td>43.60%</td>
<td>11.17%</td>
<td>107</td>
<td>0.00</td>
</tr>
<tr>
<td>Community Center</td>
<td>19.31%</td>
<td>35.15%</td>
<td>45.54%</td>
<td>202</td>
<td>0.00</td>
</tr>
<tr>
<td>Community Information Board/ Kiosk/ Message Board</td>
<td>45.83%</td>
<td>37.06%</td>
<td>16.87%</td>
<td>192</td>
<td>0.00</td>
</tr>
<tr>
<td>Conference Center</td>
<td>23.71%</td>
<td>34.56%</td>
<td>41.75%</td>
<td>104</td>
<td>0.00</td>
</tr>
<tr>
<td>Continuing Education Facility (Art Classes, Photography, Construction, etc.)</td>
<td>21.83%</td>
<td>37.06%</td>
<td>41.52%</td>
<td>197</td>
<td>0.00</td>
</tr>
<tr>
<td>Dance/ Yoga Studio/ Martial Arts Gym (Swing Dance, etc.)</td>
<td>28.43%</td>
<td>46.76%</td>
<td>24.87%</td>
<td>197</td>
<td>0.00</td>
</tr>
</tbody>
</table>
Q3 Any other uses you would like to suggest?

Answered: 56 Skipped: 136

<table>
<thead>
<tr>
<th>#</th>
<th>Responses</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Weekly Church services and other related church activities on a continuous basis (retreats, seminars, study classes)</td>
<td>1/13/2015 4:36 PM</td>
</tr>
<tr>
<td>2</td>
<td>Low-income housing. Cheap studio/one room apartments for locals.</td>
<td>1/12/2015 1:51 AM</td>
</tr>
<tr>
<td>3</td>
<td>Bear down the bills; sell the lots with the proceeds build a rec center on the lot closest to the ball fields. don't spend $$5 we don't have.</td>
<td>1/8/2015 3:17 PM</td>
</tr>
<tr>
<td>4</td>
<td>After school program. Summer program for school aged children.</td>
<td>1/7/2016 7:11 PM</td>
</tr>
<tr>
<td>5</td>
<td>Real estate center</td>
<td>1/22/2015 5:44 PM</td>
</tr>
<tr>
<td>6</td>
<td>Real estate office very important</td>
<td>1/1/2016 3:18 PM</td>
</tr>
<tr>
<td>7</td>
<td>Very important to not compete with current local business</td>
<td>1/1/2016 2:04 PM</td>
</tr>
<tr>
<td>8</td>
<td>Public restroom</td>
<td>1/1/2016 1:45 PM</td>
</tr>
<tr>
<td>9</td>
<td>Community church of the Rockies</td>
<td>12/30/2015 10:42 AM</td>
</tr>
<tr>
<td>10</td>
<td>Real estate center, central location to list all of the empty main street business</td>
<td>12/30/2015 9:04 AM</td>
</tr>
<tr>
<td>11</td>
<td>Real estate office very important</td>
<td>12/30/2015 12:23 PM</td>
</tr>
<tr>
<td>12</td>
<td>Affordable housing for summer workers very important</td>
<td>12/29/2015 12:03 PM</td>
</tr>
<tr>
<td>13</td>
<td>Very important for non compete with current business for event space, wedding venue</td>
<td>12/29/2015 11:39 AM</td>
</tr>
<tr>
<td>14</td>
<td>Real estate mecca, put all of the realtors under one roof, a one stop shop for all of the potential customers</td>
<td>12/29/2015 11:14 AM</td>
</tr>
<tr>
<td>15</td>
<td>Sunday church services</td>
<td>12/28/2015 5:00 PM</td>
</tr>
<tr>
<td>16</td>
<td>Parking for July 4 fireworks</td>
<td>12/28/2015 11:28 AM</td>
</tr>
<tr>
<td>17</td>
<td>Same use as current community center, one bed to city hall</td>
<td>12/26/2015 9:58 PM</td>
</tr>
<tr>
<td>18</td>
<td>Not to compete with a private business</td>
<td>12/26/2015 4:57 PM</td>
</tr>
<tr>
<td>19</td>
<td>Child care facility, affordable housing</td>
<td>12/26/2015 1:54 PM</td>
</tr>
<tr>
<td>20</td>
<td>not to compete with local business as this is funded by the tax dollars they generate, put that money back into marketing.</td>
<td>12/24/2015 8:32 AM</td>
</tr>
<tr>
<td>21</td>
<td>Church. Extremely important.</td>
<td>12/23/2015 1:28 PM</td>
</tr>
<tr>
<td>22</td>
<td>I am disturbed because grand lake retailers are suffering. There are 17 stores and businesses for sale. What good is it to keep taking venues from downtown and not putting into the business area. And yet the businesses help support the town...and will be accessed money for landscaping. No one is very happy in town. We don't even visit from anyone in government. We had an event for Christmas and no one showed up...not from the town and not the mayor and yet we are supposed to be excited about start up business space? Not going to happen.</td>
<td>12/23/2015 11:10 AM</td>
</tr>
<tr>
<td>23</td>
<td>Let's spend fewer dollars now. Then we can spend later when we learn what works. Commercial kitchen and gym are the best. No police substation. They already have one at town hall.</td>
<td>12/23/2015 12:20 AM</td>
</tr>
<tr>
<td>24</td>
<td>I believe that the center would benefit by being used for a rental space to all. They should continue to rent space to all church and state...</td>
<td>12/22/2015 9:25 PM</td>
</tr>
<tr>
<td>25</td>
<td>Community Church of the Rockies meets here and has for the past year. **VERY IMPORTANT!!</td>
<td>12/22/2015 7:58 PM</td>
</tr>
<tr>
<td>26</td>
<td>Something non competing with local businesses</td>
<td>12/22/2015 7:29 PM</td>
</tr>
<tr>
<td>27</td>
<td>Local church meeting place - very important</td>
<td>12/22/2015 1:43 PM</td>
</tr>
<tr>
<td>28</td>
<td>Housing for the disabled combined with other income stream. - Extremely needed and important</td>
<td>12/22/2015 12:02 PM</td>
</tr>
</tbody>
</table>
Q4 Please indicate the floor plan you like the best.

Answered: 162  Skipped: 46

<table>
<thead>
<tr>
<th>Floor Plan</th>
<th>Responses</th>
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<tr>
<td>Floor Plan A</td>
<td>27.78%</td>
</tr>
<tr>
<td>Floor Plan B</td>
<td>8.54%</td>
</tr>
<tr>
<td>Floor Plan C</td>
<td>16.67%</td>
</tr>
<tr>
<td>Floor Plan D</td>
<td>46.91%</td>
</tr>
</tbody>
</table>

Total | 162

# Why? | Date
1 | Provides the most flexibility with its many classrooms for a variety of interests. | 1/13/2016 10:47 PM
2 | Allows for simultaneous activities and easier scheduling of large groups. Physical separation of activities is important (less setup time; can leave resources in place without storage conflicts). This would allow increased generation of revenue. | 1/13/2016 4:39 PM
3 | I like how the large rec/workout area is on the opposite side of the building from the conference center so that both can be open and being used without interfering with each other. I also like the classrooms all together on the south side of building plus the extra classroom that split from the childcare center. I don’t believe a super large childcare center is needed as there really aren’t THAT many kids in the community (although it’s still important and much needed, just doesn’t need to be half of the north side of the building). The gym area being on the end of the building with windows is also important as well as still fitting in the kitchen/cooking class in there. And in being flexible, instead of using the classroom by the childcare area for a classroom, it could potential be a small police hub, info kiosk, or some other miscellaneous office area. | 1/12/2016 1:51 AM
4 | Allows for simultaneous use of gym (which is close to and therefore available for use by daycare) and events. Having two spaces for child care allows for more flexibility to best meet needs dictated by age ranges and activities. | 1/11/2016 9:15 PM
5 | It seems to facilitate more of those programs I felt were most beneficial to the community. | 1/9/2016 10:50 AM
6 | I don’t believe we should add on to the current building that is over 30 years old it is a bad investment. | 1/8/2016 3:17 PM
33  most child care space
34  can the child care facility be larger than the event space?
35  This plan incorporates a "shared space" business area with a dedicated office for the Sheriff. Excellent move!
36  Best mix of services without large remodeling expenditures
37  Event space larger than child care, seems town hall board has again got the cart in front.
38  None. No cost estimate with each plan Who pays for this?
39  can you make a plan with child care the majority of square footage? why would the event space dominate? is the tv going to compete with current local vendors?
40  what are costs associated with a plan? how much asbestos will be disturbed
41  It provides more diversity and the ability to use the facilities simultaneously
42  It's geared more towards childcare and rec center type activities
43  Too much space is allocated to children on all floor plans. There are currently very few children residing in Grand lake and this amount of space allocation will detract from other revenue opportunities. It is also important to maintain the current gymnasium as the closest facility of this type is in Winter Park and the gym space is necessary for current revenue producing sports such as pickball and hopefully baseball and other indoor activities.
44  At this point it is hard to deal with... I am more concerned about retailers and their needs
45  How will we raise the money to do so many extreme changes? It's pretty scary when you think about the what's happened to all the dreams everybody had for the Arts Council Building. Can't the renovations be done in stages?
46  Not sure. All depends on what events will be utilizing the space. Child care and teen programs should be a high priority to meet the needs of the community. Safe secure child care a must.
47  Gym
49  I believe it gives enough space for everyone, and keeps it divided space.
50  I like having the stage still incorporated for events
51  Least expensive? Any asbestos removal required
52  It gives multiple use space at one time - event room and gym, so that if you had an "event", the gym would still be available for rent to another party
53  I believe it is important for the Center to pay for itself and its own maintenance. If you can have multiple events going at the same time, that means more revenue. Multiple events also creates excitement and people waiting all the events in one outing. If the same events were held at separate locations, people may only go to one event.
54  I think keeping the event center separate from the gym is a good idea, much more practical use of space.

55  I would like to see a plan that incorporated residential space, with a commercial kitchen and exercise facility. The kitchen could be used for Senior Meals that also serve persons with disabilities. I do like having some office space for the Sheriff Dept staff as well as community space. If funding this project is in question here is a contact (Chris Roe) at the State level who may be of assistance. From Chris Roe -- >> Chris Roe Home Modification Team Division of Housing 303-864-7831 | 303-789-6944 Fax 1313 Sherman St, Room 500, Denver, CO 80202 christopher.roe@state.co.us / www.CGLA.Colorado.Gov Under the Colorado Open Records Act (CORA), all messages sent by or to me on this state-named email account may be subject to public disclosure. Are Section 811, Multifamily Housing (MFH) and Project-Based Housing anonymous? Section 811 Project Rental Assistance is a type of Project-Based Housing specifically for people with disabilities. It can only be used in Multifamily housing developed using Low Income Housing Tax Credits, HUD funding, or other funding for affordable housing. Multifamily Housing is a building or complex with more than four units designed to house different families or individuals in separate units. It can be developed either as affordable housing or as market housing (with the rent restrictions). Project-Based Housing (Section 811) is a general term that describes multifamily housing in which unit rents are subsidized to make them affordable to low income populations. Section 811 is one kind of project-based housing. If an adult is currently receiving services through the waiver program but where they live has been changed (close to where they benefit from this program?) They would be eligible if they were willing to move into a building that has units subsidized by the program. How do we refer clients to this program? What is the application process? DOH will begin developing a waiting list for the Section 811 program once we have selected programs for the property. Applicants will use a version of the standard DOH pre-application. Do People "age out of this program" when they turn 60? Tenants can stay in their unit as long as they want to as long as they comply with their lease. Can the complex have a mix of 811 and VASH funding? Yes, as long as no more than 25% of units either are specifically for or have an occupancy preference for persons with disabilities. This means that the Section 811 and project based VASH units cannot exceed 25% of the building. Do you have to have the building prior to apply for the funding? No. The Request for Applications (RFA) that DOH will release on 8/1/13 will soon include a request for existing properties, for new construction, and for acquisition/renovation. In the case of existing housing or acquisition/renovation there would have to be an identified funding. If an application requests funding for new construction, a project would have to be in the process of being developed. They would need to have a site identified and general plan for what the project will look like (number of units, schematic designs, target population, etc.)
56  none, leave basketball court/gym intact!
57  larger rec usage.
58  II incorporates multiple ideas for the space fairly well. I don't particularly care for any of the plans that much though as none have space for moving of the town offices out of the town park. I believe that the central location of the building in the town park would be much more conducive to many of the community enrichment ideas being floated for the Grand Lake Center.
59  Like the big gym for playing basketball, practicing soccer, pickball, etc. Also like the larger space for childcare.
60  I like having the police station there.
61  I like the use of space that includes a larger exercise area, with a smaller childrens area. There is plenty of room for events with this floor plan. I am not sure about the cooking class room. I would attend cooking classes if they were after working hours. I think the cost of this area is going to be very expensive and could be completed on a 1 year basis. We don't need a Sheriff office in this building. Keep those spaces in the existing town building. Will the gym and yoga spaces be funded and managed privately or through the Town's Recreation dollars? I would recommend an expansion of the town's Recreation District that would oversee this space.
62  What are the costs for these renovations and who is paying for them? Seems like you would have renters lined up before you would remodel the whole building first. Who has come to the town with money on the table to remodel and get it? I'm telling folks with $$$ but lots of groups showing an interest as long as the town picks up most of the expense
63  Functional
64  If leaves space for locals to use, better child care location, and still allows commercial uses to occur at the same time, that won't preclude locals use.
65  It provides a number of reasonable options rather than larger spaces for some of the programs that may be hard to fill and maintain.
66  Lay out better
67  More options of use for gym space
68  None of the above. The building as it exists should be used to see how/what people want it. It is ridiculous to spend money doing things before you know how it will be used. Many of the ideas will only take away from the character of this building. RESPECT the fact that the community built this building and used if for years as it is. Clean it up, open the doors, and let people decide what they want to use it for. This project has turned into a joke. It is an embarrassment to the town and a slap in the face to the people who originally supported this project.
69 It has the most of all the choices I thought it would be most important.  
12/10/2015 7:44 PM
70 I can’t see C as by default: I chose D. After being present for the Disney Way I thought the gym felt cold as an event center. It makes more sense to use the gym as a gym in my opinion.  
12/10/2015 12:12 PM
71 None, too expensive  
12/10/2015 11:20 AM
72 Floor plan depends on the survey results so this question is pre-mature!  
12/10/2015 10:47 AM
73 which plan is the least expensive? Under the Asbestos Hazard Emergency Response Act (AHERA) the school district was required to do an inspection with updates every three years. Has this report been looked at, or made available to the public?  
12/10/2015 9:36 AM
74 larger gym  
12/10/2015 8:17 AM
75 Looks like the least amount of renovation and cost.  
12/10/2015 7:32 AM
76 This has to be the most misguided survey and opinion of anything i have seen in Grand County. Why don't we just call it a senior building and get it over with. A survey about use options, yet the floor plan is already done? Why bother with the survey?  
12/10/2015 10:14 PM
77 has the most flexibility to offer more than one large activity at one time so we can always have a rec area for kids/adults throughout the year.  
12/10/2015 8:32 PM
78 This plan has an enlarged convention space, and a separate gym for kids and polidec;) it includes oversized cardio,  
12/10/2015 12:36 PM
79 None of the above because I see no floor plan that shows a use for town hall relocation.  
12/10/2015 11:54 AM
80 I like the cardio & yoga studio  
12/10/2015 10:52 AM
81 Appears to be the most flexible for various, shifting uses  
12/10/2015 10:36 AM
82 Separating the events and rec centers make sense. Making a substation of the Sheriff's is also a good idea  
12/10/2015 10:21 AM
83 I like both A and C. I really don't feel that the Sheriff needs a substation there. I do like the fact that businesses can rent desks. I would be down for that in the summer once in awhile  
12/10/2015 9:53 AM
84 Think the gym and events should be separate and make the events center/theatre state of the art  
12/10/2015 9:43 AM
85 It seems to be the most flexible and would accommodate the most potential uses.  
12/10/2015 9:35 AM
86 Seems to accommodate the uses I think are important.  
12/10/2015 9:35 AM
87 This plan, while appearing to require some major renovation is the most appropriate in terms of the child care set up with bathrooms located in the child care classrooms.  
12/10/2015 9:29 AM
88 I think we should focus on making this a profitable center and this plan gives more space to accommodate events.  
12/10/2015 9:18 AM
89 I see the floor plans at the meeting and don't have a real preference other than I think the less disturbing the existing floor plan the better. Therefore, I think A, B or C would be my preference.  
12/10/2015 9:08 AM
90 I like the sheriff's substation plan and keeping childcare adjacent to the playground.  
12/10/2015 9:01 AM
91 how much asbestos removal is required with each plan?  
12/10/2015 8:50 AM
92 will the town be in direct competition with private business for event space, and wedding venues?  
12/10/2015 8:38 AM
93 Though it will be more expensive it is more functional so all of the exercise oriented activities can occur on a regular basis and the conference center can be used simultaneously. Please DO NOT mothball this facility!!  
12/10/2015 8:36 AM
94 Any one because Somebody will change it to what they like  
12/10/2015 8:34 AM

SurveyMonkey
118 I think the opportunity for healthy outlets in this town is severely lacking. In addition, I know personally I (and many others), would stay in GL much longer if we had the opportunity for continuing education.
119 Because the event space will help the center be sustainable.
120 Provides what is needed in the most cost-effective way.
121 I think it’s important to keep the current gym. I like where the child care is at the back of the building so children can go out the back doors to the play ground and fields. I also think the business center is important rather than a police substation, for business convention use as well as a place for hikers and such to access when they come in off the trails. I think also the shower facilities should have a pay option for these hikers, there is currently no place in town for hikers who are hiking the continental divide trail to clean up before continuing on with their journey. Grand Lake is a hot stopping place for people who do this long journey. If there are pay washers and dryers as well I think that would be beneficial for these hikers as well as currently there is no public laundry facility in Grand Lake for them to wash their clothes. There are some businesses in town who will help these people but if Grand Lake center had a pay shower option and laundry facility it would definitely be much needed. I think we don’t need a police substation. The fire department is right across the street. Maybe they could work with them instead? It just doesn’t seem like the right fit for this building and I also feel Town that should stay where it is. I feel this building should be mainly used for fitness/rec and convention, not town uses especially if it is for profit.
122 I don’t think you need a big childcare facility.
123 I like that the gym can still be used during conferences. Love having a wonderful workout space.

Q5 Please rank site features in order of their importance in your opinion, with 1 being the most important

<table>
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<th>Feature</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
<th>6</th>
<th>7</th>
<th>8</th>
<th>9</th>
<th>10</th>
<th>Total Score</th>
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<tr>
<td>Baseball Field</td>
<td>28.3%</td>
<td>16.6%</td>
<td>13.21%</td>
<td>9.43%</td>
<td>8.81%</td>
<td>8.18%</td>
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<td>6.29%</td>
<td>3.32%</td>
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<td>Community Garden</td>
<td>13.9%</td>
<td>13.9%</td>
<td>10.46%</td>
<td>12.66%</td>
<td>13.92%</td>
<td>20.89%</td>
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<tr>
<td>Dog Park</td>
<td>12.16%</td>
<td>13.38%</td>
<td>9.55%</td>
<td>10.18%</td>
<td>10.19%</td>
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<td>Lit Hall-Pad</td>
<td>28.94%</td>
<td>11.35%</td>
<td>10.18%</td>
<td>16.77%</td>
<td>13.77%</td>
<td>4.79%</td>
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<td>8.98%</td>
<td>167</td>
<td>5.51</td>
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<td>Memorial Garden</td>
<td>6.69%</td>
<td>1.99%</td>
<td>8.21%</td>
<td>7.38%</td>
<td>18.87%</td>
<td>10.64%</td>
<td>19.87%</td>
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<td>Out Door Running Track</td>
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<td>19.02%</td>
<td>19.43%</td>
<td>14.72%</td>
<td>16.56%</td>
<td>15.34%</td>
<td>10.43%</td>
<td>8.13%</td>
<td>163</td>
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<tr>
<td>Pickle Ball Court</td>
<td>12.94%</td>
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<td>5.88%</td>
<td>12.94%</td>
<td>5.29%</td>
<td>12.35%</td>
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<td>Soccer Field</td>
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<td>9.30%</td>
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<td>172</td>
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Q6 Is child care in the center important?

Answered: 199  Skipped: 2

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<th>Responses</th>
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<td>Yes</td>
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<tr>
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<td>26.63%</td>
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Q7 If so, what kind(s)? (You may select multiple responses)

Answered: 146  Skipped: 62

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<th>Responses</th>
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<tr>
<td>Small Children</td>
<td>86.35%</td>
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<tr>
<td>Teens</td>
<td>28.77%</td>
</tr>
<tr>
<td>After School Care</td>
<td>63.61%</td>
</tr>
<tr>
<td>Study Hall/Homework Help</td>
<td>41.78%</td>
</tr>
<tr>
<td>Tutoring</td>
<td>36.30%</td>
</tr>
<tr>
<td>Total Respondents: 146</td>
<td></td>
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</tbody>
</table>

# Other (please specify)                           Date
1. The population of children is small. I don't believe this population should be serviced.   1/20/2016 8:08 AM
2. Short term childcare for parents working out at the rec center or attending an event conference.  1/12/2016 1:51 AM
3. What ever the largest age range is                                                      1/11/2016 9:15 PM
4. The school closed because our community has no children I don't believe children should be our focus. 1/3/2016 3:17 PM
5. I don't see enough kids up here to require a care center.  1/3/2016 9:38 AM
6. And drop in for parents using the center.                                                 1/3/2016 7:04 AM
7. Summer, Spring, and, Winter Break childcare.                                            1/23/2016 12:20 PM
9. Currently few children reside in Grand Lake so why the emphasis on childcare??
   12/23/2015 11:21 AM

10. It would be great to have an operating preschool and a recreation district to collaborate with especially in the summer months too.
    12/23/2015 10:18 AM

11. Not aware this is a pressing need, sorry.
    12/22/2015 12:02 PM

12. It would be nice to have a place to take the kids when to attend exercise classes, cooking classes, etc.
    12/21/2015 5:05 AM

13. I am not sure since I don’t know the exact needs of Grand Lake families and I don’t have children. But Grand Lake needs to do more to attract more families. Without the school, it’s becoming an old folks retirement town. A community can’t grow without children.
    12/20/2015 5:41 PM

14. Make sure this is done LEGALLY!!!
    12/19/2015 8:40 PM

15. We don’t have children so it’s not important to us, but I’m sure it’s important to others.
    12/19/2015 10:36 AM

16. Please keep in mind we have virtually very few families left in our community with children at child care age. There are minimal ways for families to make a living. Child care in town would probably not be self sustainable although I am sure it would be appreciated by the few who would take advantage of it.
    12/18/2015 10:24 AM

17. Summer child care for school age children would also be great. Please talk to Grand Beginnings before moving forward for an understanding of supply and demand in the Grand Lake area and the requirements of state licensing for any child care space.
    12/18/2015 9:29 AM

18. My children are adults so I am guessing what the needs might be.
    12/18/2015 8:36 AM

19. The town of grand lake has a few kids that’s why we have no school.
    12/18/2015 8:34 AM

20. Small children while family is using facility and after school because there is a need based on what we see in schools in the Denver Metro area
    12/17/2015 8:46 AM

21. I do not agree with any Child Care facilities even though I have children.
    12/17/2015 8:23 PM

22. Drop-in emergency child care, sick child care. BTW it has been pointed out that a large percentage of GL children are homeschooled and need a place to go to connect with other children after school and on weekends. This is probably the single most important benefit the Center could provide - youth community.
    12/17/2015 4:37 PM

23. Drop in for children under 12 for parents who are taking classes, mainly in the afternoon and evening
    12/17/2015 3:00 PM

24. School of Rock
    12/17/2015 2:09 PM

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SurveyMonkey

Q8 What should the primary mission of The Grand Lake Center be?

Answered: 205 Skipped: 3

Answer Choices

- To attract Visitors to... 66.37% 134
- To provide Community... 35
- To serve the needs of... 17.07% 35
- To serve Seniors 2.44% 5
- To serve Businesses & Economic Development 10.24% 21

Total 205

17 / 23 18 / 23
**Q9 What are the greatest problems associated with a re-purposing of the center? (You may select multiple responses)**

<table>
<thead>
<tr>
<th><strong>Distance from Town Center</strong></th>
<th><strong>Hours of Use</strong></th>
<th><strong>Noise</strong></th>
<th><strong>Non-Residential...</strong></th>
<th><strong>Parking</strong></th>
<th><strong>Traffic</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Answer Choices</strong></td>
<td><strong>Responses</strong></td>
<td><strong>%</strong></td>
<td><strong>%</strong></td>
<td><strong>%</strong></td>
<td><strong>%</strong></td>
</tr>
<tr>
<td>Distance from Town Center</td>
<td>30.80%</td>
<td>33</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hours of Use</td>
<td>55.00%</td>
<td>55</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Noise</td>
<td>9.89%</td>
<td>10</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Non-Residents/Visitors Utilizing the Building</td>
<td>18.18%</td>
<td>20</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parking</td>
<td>14.55%</td>
<td>16</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Traffic</td>
<td>10.80%</td>
<td>11</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Answer Choices**

- **Distance from Town Center**: 30.80% (33)
- **Hours of Use**: 55.00% (55)
- **Noise**: 9.89% (10)
- **Non-Residents/Visitors Utilizing the Building**: 18.18% (20)
- **Parking**: 14.55% (16)
- **Traffic**: 10.80% (11)

**Total Respondents**: 110

**Q9 What are the greatest problems associated with a re-purposing of the center? (You may select multiple responses)**

<table>
<thead>
<tr>
<th><strong>Date</strong></th>
<th><strong>Time</strong></th>
<th><strong>Responses</strong></th>
<th><strong>%</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>6/21/2016 8:05 AM</td>
<td>1</td>
<td>I am concerned about light pollution. It's wonderful now to be able to see stars! I would hope that low lighting would be used. Please consider tours, neighborhoods and all of us in selecting lighting. Big box stores/malls can wreck an environment due to their light fixtures. This space needs to reflect our way of life and be a peaceful, quiet and reflective space.</td>
<td>30.80%</td>
</tr>
<tr>
<td>8/2/2016 4:30 PM</td>
<td>2</td>
<td>The existing parking lot is a good start and the only place that emergency lights for fire/ice can land in Grand Lake.</td>
<td>10.80%</td>
</tr>
</tbody>
</table>

**Grand Lake Center**

**SurveyMonkey**

<table>
<thead>
<tr>
<th><strong>Date</strong></th>
<th><strong>Time</strong></th>
<th><strong>Responses</strong></th>
<th><strong>%</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>1/2/2016 1:51 AM</td>
<td>3</td>
<td>Why would “hours of use” be an issue? Is this ref center never going to be open? Or would it just be an issue for the neighbors because of the long hours? It is also a bummer that it’s located outside of the downtown area, however this may allow it to be used more by locals and less logged down with tourists. Not saying tourists aren’t welcome, but I’d like to have something for the local community in a town that almost every business is exclusive to the tourism industry.</td>
<td>11.0/2016 3:17 PM</td>
</tr>
<tr>
<td>1/2/2016 10:50 AM</td>
<td>9</td>
<td>Agreement on the purposes</td>
<td>18/2016 5:05 PM</td>
</tr>
<tr>
<td>1/2/2016 5:58 AM</td>
<td>13</td>
<td>I assume cost would be the first. Other items listed should not be a problem. Not sure on hours of use since none listed</td>
<td>18/2016 8:44 AM</td>
</tr>
<tr>
<td>1/2/2016 8:44 AM</td>
<td>14</td>
<td>I don’t see any of the above serious problems. The biggest problem would be the financing!</td>
<td>18/2016 8:16 AM</td>
</tr>
<tr>
<td>1/2/2016 8:50 AM</td>
<td>15</td>
<td>Cost of adapting and operating the facility</td>
<td>18/2016 6:56 AM</td>
</tr>
<tr>
<td>12/2/2016 1:45 PM</td>
<td>16</td>
<td>tax payer support with no return</td>
<td>12/30/2015 9:04 AM</td>
</tr>
<tr>
<td>12/2/2016 9:04 AM</td>
<td>20</td>
<td>long term costs bandshell project parking issues street paving affordable housing</td>
<td>12/2/2015 6:21 PM</td>
</tr>
<tr>
<td>12/2/2015 6:23 PM</td>
<td>22</td>
<td>Town involved should be contract to private sector</td>
<td>12/2/2015 12:11 PM</td>
</tr>
<tr>
<td>12/2/2015 12:17 PM</td>
<td>24</td>
<td>heating in the winter time</td>
<td>12/2/2015 12:11 PM</td>
</tr>
<tr>
<td>12/2/2015 12:17 PM</td>
<td>25</td>
<td>town management</td>
<td>12/2/2015 12:11 PM</td>
</tr>
<tr>
<td>12/2/2015 12:17 PM</td>
<td>26</td>
<td>ownership; will the town sell it as real estate as soon as it can?</td>
<td>12/2/2015 12:03 PM</td>
</tr>
<tr>
<td>12/2/2015 12:17 PM</td>
<td>27</td>
<td>who will run the facility will it be the town or a municipality</td>
<td>12/2/2015 11:42 AM</td>
</tr>
<tr>
<td>12/2/2015 11:42 AM</td>
<td>28</td>
<td>managed by the town real estate investment by the town of Grand Lake thank you sales tax dollars!</td>
<td>12/2/2015 11:38 AM</td>
</tr>
<tr>
<td>12/2/2015 11:14 AM</td>
<td>29</td>
<td>under competition for events wedding venues already existing in the area</td>
<td>12/2/2015 11:14 AM</td>
</tr>
<tr>
<td>12/2/2015 11:59 PM</td>
<td>30</td>
<td>Cost</td>
<td>12/2/2015 11:59 PM</td>
</tr>
<tr>
<td>12/2/2015 11:59 PM</td>
<td>31</td>
<td>Non-competition for events with local existing business</td>
<td>12/2/2015 11:28 AM</td>
</tr>
<tr>
<td>12/2/2015 11:28 AM</td>
<td>32</td>
<td>Cost</td>
<td>12/2/2015 11:28 AM</td>
</tr>
<tr>
<td>12/2/2015 11:28 AM</td>
<td>33</td>
<td>Town ownership, funding, Town can’t determine or enforce sign code, parking, or board walk maintenance. Why compete with local businesses for event space?</td>
<td>12/2/2015 11:58 PM</td>
</tr>
<tr>
<td>12/2/2015 11:58 PM</td>
<td>34</td>
<td>Cost</td>
<td>12/2/2015 11:58 PM</td>
</tr>
<tr>
<td>12/2/2015 11:58 PM</td>
<td>35</td>
<td>Cost City management Town of Grand Lake has too many failed projects. Is current community center used for anything? With demand so high, needing a new facility and all, the current community room must be busy!</td>
<td>12/2/2015 11:57 PM</td>
</tr>
<tr>
<td>12/2/2015 11:57 PM</td>
<td>36</td>
<td>needs what about existing town community center? Is this not a new enough structure? oh wait the town board would like to see something else sit empty near main street (grand ave), why does the rep theater ask for donations from town but offer no support for community events the place sits empty oh wait they do ask for special considerations for the housing they provide, the parking spaces they get...</td>
<td>12/2/2015 11:54 PM</td>
</tr>
</tbody>
</table>
Grand Lake Center

SurveyMonkey

37 something non-competitive with local private business 12/24/2015 3:33 AM
38 Where is the money coming from to re-purpose the building? 12/23/2015 1:25 PM
39 None 12/23/2015 12:20 PM
40 None of the above; the problems are getting the Town to agree on future use. Regarding revenue generation, the Town should adopt a realistic 5 year plan that eventually make the center sustainable at break even revenues. 12/23/2015 11:21 AM
41 It serves no purpose other than to continue to take away money from the town. The community building could be redone for less money and have the same purposes but also leave activity more in town. I think it is ridiculous when so many spaces are unoccupied in the town. 12/23/2015 11:10 AM
42 Questions #4 my answer is all of the above. #4 It would be nice to have this building open to all! 12/23/2015 10:15 AM
43 Sustainability 12/23/2015 9:25 AM
44 Another project for town to fail! 12/23/2015 7:29 PM
45 I would think the greatest problem would be paying for the changes needed for re-repurposing. Then hoping that the center is utilized for the most profitable way and hopefully still serving the community. 12/22/2015 5:30 PM
46 none 12/22/2015 12:15 PM
47 I have been a resident in Grand Lake for 20 years and we have needed a place for a gym for exercising, classes, etc. in the cold months. I think this would be nice for basketball too. Not sure if it is in the interests of the other towns and they are very popular. Adult Education would be great too- There is not much to do after work in Grand Lake. It is a perfect building for the proposed use of C (I) would like to see more about the funding for construction and operation costs. Could bring some jobs to Grand Lake- That would be nice too. 12/21/2015 5:55 AM
48 $$$$ EVEN MAINTANCE 12/21/2015 5:30 PM
49 If it becomes a commercial center that hosts events with alcohol, noise and traffic could be a problem since it is mostly a residential neighborhood 12/21/2015 4:54 PM
50 Cost concerns and self sufficiency so that it is sustainable over time. 12/20/2015 3:47 PM
51 Cost to remodel, but I think it will be well worth it. 12/20/2015 1:34 PM
52 Maintain full use 12/20/2015 12:14 PM
53 The plans as they currently exist. There is not a vision for what should be done. This project has turned into a diorama to the town. The people who live here paid for this building and should receive the benefits of the building. I personally supported this project and now wish I had not because of mismanagement. 12/19/2015 8:45 PM
54 Parking for the Dayway Event was crowded and needs to be addressed. 12/19/2015 12:12 PM
55 Expense Town has not completed board walk project Not many paved streets, parking issues, poor infrastructure under consideration before acceptance of Grand Avenue approved. No further development in town results in maintenance costs. The building is empty and, heated now with how many days of ownership? Where is support for non main street business? 12/19/2015 11:20 AM
56 There are no real negatives except for the gamble that the spaces will actually be used enough to justify the costs. The center must be for diverse, flexible use and be well managed. The "temporary" buildings on the site should be removed. The entire site should be well landscaped and maintained. Ours is a tourist, second home community that needs to look nice. The public facilities must always get the good project in this regard. So, the final budget must include funds for landscaping/baudification. For the purposes reflected in the survey, the building is well located. The city hall should remain where it is. There is no reason for it to be relocated. 12/19/2015 10:47 AM
57 competition with private business, tax payer funding 12/19/2015 9:59 AM
58 You have life or nothing to kids to do. This is certainly missed in the direction of the center. 12/19/2015 10:14 PM
59 I think funding for building and having a professional experienced business manager to run the center is key factors to the success of this building. This manager needs to be someone who has the skill set and passion to see this through over the next 1-3 years. And there are opportunities for the community to by pulling the Grand Lake Rec District, Chamber and the town of Grand Lake to have a clear and united vision for the operation and use of this building. There is no unity now and this needs to be addressed with help with marketing, operation, funding on a long term basis for all three organizations. The community wants and needs this more than we realize so we need to have strong champions to move it forward. 12/19/2015 8:32 PM
60 All these ideas have been tried before, and failed. We don't have children in the area; should focus on this as a retirement community . The town doesn't maintain its existing facilities; shouldn't expect any different with an additional facility. How large a staff will be needed to be added to the town payroll? 12/18/2015 15:42 PM

Grand Lake Center

SurveyMonkey

61 none of the above...don't anticipate any of the above items. the current physical appearance is uninviting 12/18/2015 3:38 PM
62 the problem is we are funding support. 12/18/2015 2:01 PM
63 Why in the world is this taking SO LONG, the school has been closed for 70+?, 2.5 YEARS NOVHH! The East Grand Board of Education actually voted to close the school back in May of 2011. Make it a community recreation center (for the locals not the golfani tourists) and be done with it already! Thankful Grand County citizen, residing within 4 miles of the center. 12/18/2015 1:27 PM
64 Making very little changes to keep the cost down. 12/18/2015 1:12 PM
65 Having the Town Hall located here would free up the current town hall for arts, culture events and keep the customer base in the business district of town, where all the stores, restaurants and lake activities are. 12/18/2015 11:44 AM
66 Funding 12/18/2015 11:40 AM
67 Cost to operate, including hiring a full-time, experienced Event Coordinator who can proactively keep the Center filled with interesting activities and promote use from Grand County full-time residents and weekend home owners. 12/18/2015 10:36 AM
68 40 years ago and before we were a summer town only… we finally became more of a year round community due to the late 80’s and early 2000’s. Now $ came into town purchasing “old money” businesses, creating new debt services that had to be paid, and each of us supported each other in keeping our community resilient. M homes were built, new families came to play and spend money, new winter activities and a stronger economy we were a tightknit community at one time. After the last recession, (it was a tough one) we have basically lost our community base. Families had to move out because they could no longer make a living and support their families. You can count the children in our community using your fingers and toes. We are in keeping another good family after the holidays as they too cannot afford to live in our town any longer. This families even works for the town. Asking for our opinions on the “Grand Lake Center” is a nice gesture but like many times when it seems the town fathers are extending the olive branch... they break it off to serve what “they believe” to be the best interest of the town… The community hands down did not want the school to be lost permanently. Privately raising funds to keep it alive. The school board shut it down. Then when the decision and opportunity to hold onto it became a topic of discussion the community once again stood up and stated that they did not want the town to purchase the building. If the town did it would never be used as a school again. Because we never had the children to support this school we deemed the best decision in the town boards mind… now someone thinks we have enough kids for school care? Economic Development of some kind has to be the use of this building. Diane Butler has worked enormously to help us in this direction. If in fact it ends up supporting no one but our senior citizens the road to recovery will have another detour. We have now turned back into a summer only economy with the exceptions of the Sage Brush. (Justin & Dave, I saw the other restaurants struggling daily to stay open), grocery store (one-dose well the other struggles) and liquor store… (well the local working man has to have something to take the waste away), and I think the hardware store does ok. The rest of the stores barely make it. It is cheaper to stay closed than to be Open. Or you can only work so many hours yourself as you cannot afford to hire full time help. We have to bring in people to rent rooms, shop & dine out, the grand lake center has to be a building that brings them here for their own needs because we here in Grand Lake (mother nature) have run out of things for people to do in our community. The town took away the bumper boats and arcades, Cheryl has decided it is not worth the effort to run the pull pubs, the theater seems totally self serving with out getting involve in to use their million dollar facility to help stimulate our economy year round. With all the talk they received it should be known that mandated that this building was a year round facility. We all just watched the bowling alley quietly go down the drain. Sombreros shuts out of town. Poltas moved out. And then there is always the show of the town board beating up the chamber who seems to be the only entity working towards helping businesses economically. Our community does NOT need a place for seniors to gather for arts and crafts. Except during the three peak months of summer we do not need child care because no “child care” age children live here. WE NEED ECONOMIC RELIEF. 12/18/2015 10:24 AM
69 How to fund the upgrades 12/18/2015 10:21 AM
70 I don't see any problems with re-purposing 12/18/2015 9:43 AM
71 Cool! 12/18/2015 9:35 AM
72 I don't see any problems. The town bought the property now let's make it useful for more than pickel ball. 12/18/2015 9:18 AM
73 Cost justification! 12/18/2015 9:06 AM
74 Cost 12/18/2015 8:54 AM
75 creating a town funded (owned) direct competitor with local business for meeting and event space is the town willing to compensate existing business owners with tax credits to offset the expense incurred with the ownership of the building? Private business owners do not have the tax coffers to cover expenses. 12/18/2015 8:36 AM
76 direct competition with private business for event space. 12/18/2015 8:36 AM
77 The location is NOT ideal to be used as Town Hall, nor an information center as it is not at the center of tourist activity nor is it on the CD Trail. It is, however, a great location for local residents as an activity center. Our community caters so much to tourists that sometimes it’s hard for locals to be able to have access to our own community amenities. A community center is a fabulous amenity for locals. It is also a good location for conferences especially if the gym and conference center are 2 separate spaces.
12/18/2015 8:36 AM

78 What will be the cost and hours of use? Will it be worth the cost to drive there/pay entrance fees for Grand County residents? As a retired resident, the facility seems great and needed, but not if Grand Lake is going to pull a repeat of Fraser Valley Rec Center, where the average Grand Lake resident cannot reasonable afford to enjoy a facility that is a 15 min drive away.
12/18/2015 8:23 AM

79 Funding Competition with private business
12/18/2015 5:14 AM

80 Need to recruit competent people to teach classes and provide services so subsequent reputation and on line reviews will draw people and support growth of programming. Marketing and advertising expense. A reasonable percentage of services in town need to be open during the off season to support out of towners that come for community center program offerings. (i.e. Conference) Problem of decline in attractiveness family activities available in GL. (Miniature golf, bowling) Need these businesses to attract people/families to come to GL and subsequently utilize community center services. Residents that want GL to stay just the way it is, while a considerable portion of its people struggle to make ends meet and many businesses fail/are for sale. VS residents that want GL maintain its charm but at the same time see visitor growth so it can thrive on a year round basis. Thus, can see some residents opposing the development of the community center.
12/17/2015 11:04 PM

81 I don’t see any of the above as problems. The biggest problem is maintaining a strong community vision to support sustainability.
12/17/2015 8:42 PM

82 Cool
12/17/2015 5:26 PM

83 no problems
12/17/2015 5:29 PM

84 I believe the Town’s resources are being divided between a downtown area that is in desperate need of a facelift and attention (after all, we paid $55k plan for a new Streetscape Plan v. a dormant building in the rustic area of town. I think the services provided by the Grand Lake Center should not take away business from downtown thus, I believe a conference center, a meeting space, weddings or anniversary venue or any activity that brings groups (and income) to Grand Lake should be a focus of the space planning v. small activity rooms which just would not support income generation on a larger scale. Although, I am a member of this town, I just do not think that a senior center is in the best interest of the town even though the average age of Grand Lake is now 50.
12/17/2015 5:23 PM

85 I see where none of the above cannot be managed.
12/17/2015 4:59 PM

86 The site is not in an obvious place. It can be tied into the overall town design much more strongly by: a) putting a roundabout and wayfinding signage at the 5-point intersection of W. Portal Rd. and Center St. to make the turnoff well defined and to ease the potential increased traffic at this intersection. A roundabout would also greatly ease holiday and summer traffic in general, as Center St. is the main route to Jericho Rd. b) a walking path plus wayfinding signage from town center to the Grand Lake Center (this is in the works)
12/17/2015 4:57 PM

87 Proper management of the facility. A director and staff will be a must in properly managing/maintaining the Center. So who will fund.
12/17/2015 4:10 PM

88 None, use this space
12/17/2015 3:29 PM

89 Sustainability
12/17/2015 3:03 PM

90 cost to re-purpose it.
12/17/2015 2:51 PM

91 The town needs better restaurants and places to stay in the shoulder seasons.
12/17/2015 2:59 PM
Acknowledgements
Matthew Breen is a Masters of Architecture candidate at the University of Colorado Denver. His undergraduate degree in Architecture is from the University of New Mexico in Albuquerque where he was born and raised. His love for snowboarding, cycling and the outdoors brought him to Colorado in 2012 where he is never too far from a great biking trail or freshly roasted green chile, one of his favorite foods. Matthew expects to graduate in the spring of 2016 after which he plans to stay in Colorado and focus on mixed-use and residential design. He joined the CCCD in the Spring of 2015.

Kaitlin Lucas is a Masters in Architecture candidate at the University of Colorado Denver, College of Architecture and Planning. She graduated from The University of Vermont with a Bachelor of Science degree in 2011 and moved to Colorado to work as a construction supervisor with Habitat for Humanity. Kaitlin loves all of the skiing, sunshine and mountains Colorado has to offer and hopes to continue to practice architecture in the West after graduation in Spring 2016. Kaitlin joined the CCCD in Summer 2015.

Ross Williams completed his Bachelor’s Degree in Environmental Design with an emphasis in Architecture at the University of Colorado Boulder and is currently an M Arch candidate at the University of Colorado Denver. A native of Colorado, Ross grew up playing soccer and enjoys just about any outdoor activity. With an expected graduation date of May 2016, his plan is to work his way up through a local firm in order to build a long term future in the Greater Denver area.

Katie Benz is a Masters of Landscape Architecture candidate at the University of Colorado Denver. Katie received a Bachelor of Design in Architecture from the University of Minnesota-Twin Cities. Originally from Wisconsin, Katie moved to Colorado for the mountains and graduate school, but still maintains her love of fresh cheese curds and a good Brandy Old Fashioned. She will graduate after the Fall 2015 semester and plans to stay in Colorado to pursue a career in public/private projects at a variety of scales. She joined CCCD in the Fall of 2013.

Serena McClintick is a Masters of Architecture candidate at the University of Colorado Denver. She graduated from the Environmental Design Program at the University of Colorado Boulder in 2014. Serena grew up in San Diego, where her love of regional architecture, outdoor activity and Mexican food were born. After graduation, she hopes to practice architecture and design responsible, beautiful environments. She joined the CCCD in the spring of 2015.

Lyris Sanchez is a Masters in Architecture candidate at the University of Colorado Denver. She received her Bachelor of Science in Architecture degree from the University of Colorado Denver in 2015. As a native Coloradan, she enjoys any outdoor activity the mountains have to offer. Her goals are to work for a local Colorado architecture firm and focus in residential design. Lyris also plans on traveling around the world to different destinations after graduation in Spring 2017. She joined CCCD in the Spring of 2014.

Kelsey Blaho is a Colorado native and a Masters of Urban and Regional Planning candidate at the University of Colorado Denver. She received her Bachelor of Science in Urban Ecology degree from the University of Utah in 2014. She hopes to stay in the Denver region and work in urban planning and design after graduation in May 2016. Kelsey loves travel, baseball, yoga and spending time in the mountains. She joined CCCD in the Summer of 2015.

Aalok Bhattarai is a Masters in Architecture Candidate at the University of Colorado Denver. Born and raised in Austin, Texas, Aalok received his Bachelor of Science in Architectural Engineering from the University of Texas at Austin. Aalok enjoys cooking (and eating), basketball, traveling, and fields of design ranging from structural to urban. His plan after finishing school is to work as a licensed engineer/architect in areas that are in need of responsible and optimistic design.
Maddie Meyer is an undergraduate student currently pursuing her Bachelor's Degree in Architecture at the University of Colorado Denver. Growing up in Colorado led to her love of snowboarding, skiing, hiking, and nearly any other outdoor activity available to her. Expecting to graduate in May 2016, her plan is to begin working on a Masters in Architecture the following school year. She joined CCCD in the Fall of 2015.