

# REDSTONE PARKS AND OPEN SPACE MANAGEMENT PLAN



December 2010

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## 1. INTRODUCTION

The upper Crystal River Valley has some of the most spectacular scenery in Pitkin County. The community of Redstone is located in the heart of the valley where the red cliffs rise steeply off the valley floor and Coal Creek meets the Crystal River. It is here that coal was king in the early 20<sup>th</sup> century. With that valuable resource, human history has defined the architecture of Redstone, but amazingly left some parcels free from development. Several of these parcels were purchased by Pitkin County and transformed into parks and open space.



Redstone Park

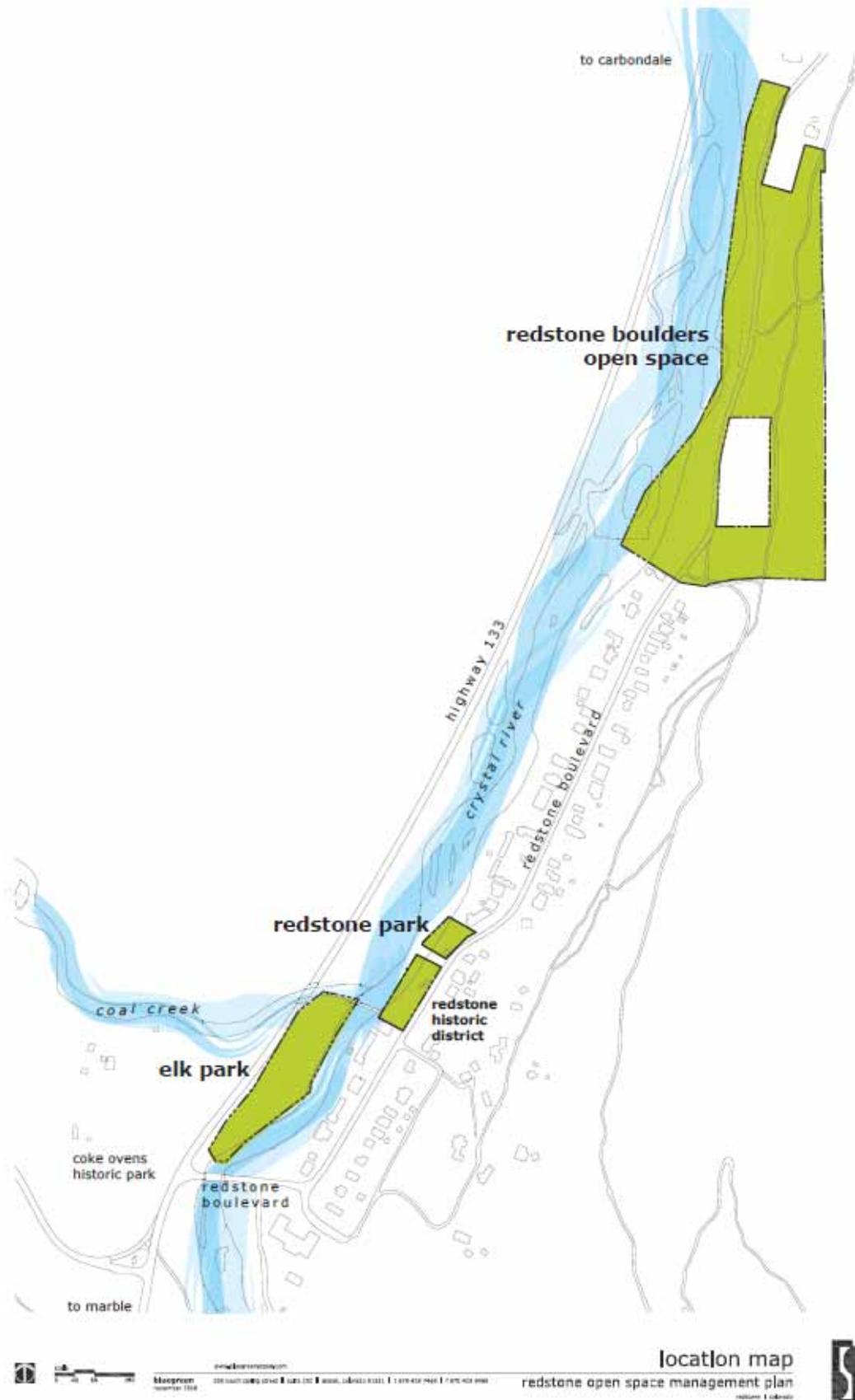
Redstone Park, Elk Park, with the adjoining Coke Ovens Historic parcel defines the south entrance to Redstone and Redstone Boulders Open Space at the north entrance providing residents and visitors with a great recreational resource. There is approximately one mile of river front connecting these properties that provides both a physical and visual connection to the river. Restoring and stabilizing key sections of the river bank, enhancing the physical and visual connection and improving wildlife and fish habitat are goals of this plan.

Redstone Park is centrally located and heavily used. The addition of a parcel on the north end, from the Meredith Family will allow Redstone Park to expand. Elk Park defines the entry to Redstone and has tremendous potential as it provides significant open space to the town but is currently underutilized. The Redstone Boulders Open Space is becoming increasingly popular due to the great trail connections and rock climbing opportunities and has great potential for riparian improvements.

The Redstone Parks and Open Space management plan is conceptual in nature. The ideas illustrated in the conceptual plans for each property not final, but will provide a basis for developing the final plans and to enable Pitkin County Open Space and Trails (OST) to seek partners and grant funding. The planning effort was community driven and facilitated by OST with the assistance of a planning and landscape architecture firm Bluegreen. As with all management plans created by OST, they are adaptive and can be updated with current information through a public process.

The Conceptual Plans are for future amenities that will need to go through further analysis and permitting to ensure the final plans comply with the Pitkin County Land Use Code along with any other State or Federal laws and regulations.

The Conceptual Plans for each property along with the Analysis Maps used to create the management plan are included in Appendix A.



## 2. PLANNING PROCESS



Planning Committee Meeting

Bringing together residents of the Crystal Valley to create a vision for the future of these properties has been an amazing experience in open space and park planning and is a model for Pitkin County Open Space planning in the future. The process lasted over one year and consisted of twelve monthly meetings, with some lasting three hours. A planning committee was formed of citizens that had a passion for the parks and open space in Redstone and volunteered many hours to a process that formed the foundation of this plan. Consensus was reached on almost all of the major concepts. The conceptual plans and ideas in this plan came directly from the residents on this committee and the success of this process is based on transparency and consistent community outreach. OST is

grateful for the time these citizens volunteered. OST is also thankful for the time Pitkin County Community Development and Public Works dedicated to the planning effort.

The Planning Committee members are:

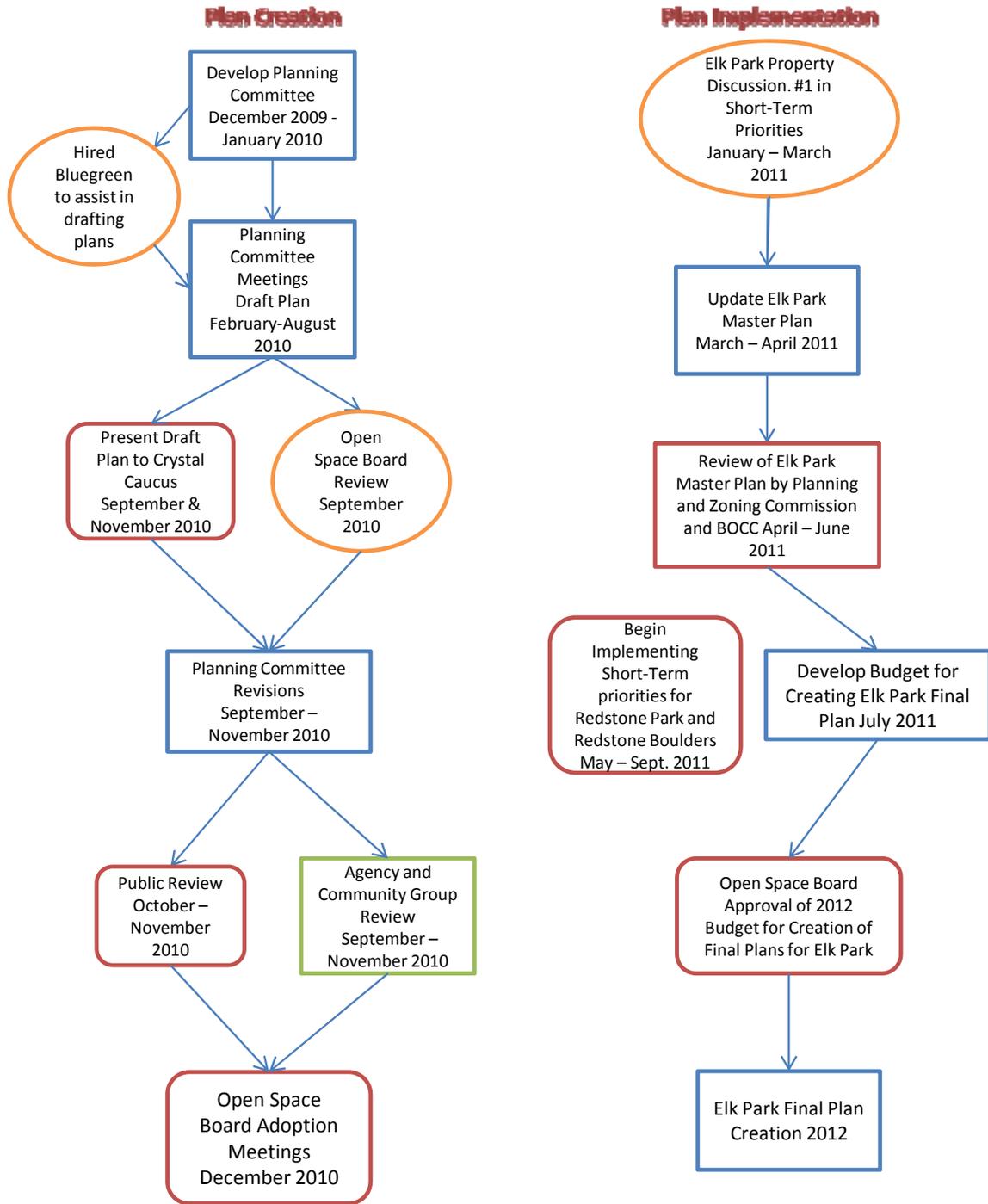
- 🌲 Bob McCormick
- 🌲 Chuck Downey
- 🌲 Greg Meredith
- 🌲 Jayson Jaynes
- 🌲 Jeff Bier
- 🌲 Jennifer Stanaszek
- 🌲 John Emerick
- 🌲 Lisa Wagner
- 🌲 Melissa McBurney
- 🌲 Nancy Chromy
- 🌲 Ron Sorter
- 🌲 Sharon Clarke

Planning and Design Consultant: Bluegreen

### Next Steps

The following process map illustrates the next steps for implementation of the Redstone Parks and Open Space Management Plan:

## Redstone Parks and Open Space Management Plan Process Map



### 3. HISTORY

OST thanks Ron Sorter for the following history of the properties. It is in the perspective of the Crystal River Railroad as it enters Redstone from the north.



Crystal Railroad

**Redstone Boulders:** In 1905 the Crystal River Railroad left Carbondale at 10 AM and pulled into the Redstone Depot at 11:31 AM. As it approached Redstone it passed through the Redstone Boulders parcel on a raised rail bed between Redstone Boulevard (then called the River Road) and the Crystal River. Passengers might have seen men quarrying maroon building stone here; a partially quarried specimen still remains hidden under

the trees near the trail.

The maroon cliffs here are the outwash, 300 million years old, from the ancient range Uncompahgria. Those climbing the boulders here are in fact also climbing part of the Ancestral Rockies.

Pitkin County Open Space and Trails purchased the property in 2009.

**Elk Park:** At the south end of the Boulders, behind the first house next to the river, a switch allowed the Redstone spur and the mainline to slowly diverge. The mainline crossed the river for the first time on a bridge near the Crystal Club. As the cars approached the coke ovens, passengers could look west and see where Coal Creek had been diverted into a new northern estuary. The existing highway lies on the old rail bed and when CDOT installed the Coal Creek Bridge, it reengineered the stream to its original bed.

East of the train, passengers would alight at the Depot and also see the Doctor's office, the Washhouse and the Carpenter's Shop. Later, when the property was sold, these buildings were razed and the site was used for both residential and commercial purposes. When it came under development threat in the mid-nineties it was purchased by Pitkin County, renamed Elk Park, and the High Line passenger bridge was built connecting Elk Park to Redstone Park.

**Redstone Park:** This train, later assembled to return to Carbondale, could go north past the switch, then back onto the Redstone spur. The spur ran behind the houses next to the river, eventually onto Redstone Park where the track curved to proceed in front of the remaining buildings to the end of the line at the company store. There were never any houses built on this site.

In the seventies, a threat of development prompted the county to buy this parcel and in 1974 a patron donated funds for a two-week public works project to build Redstone Park. In the early eighties, Coal Basin's original Lamphouse was brought to the park to serve as the Museum and the bathrooms were built then, as well. The Meredith parcel was added in 2009.

This park, with its grass, trees and open space next to the river has been a favorite gathering place for residents and visitors for longer than anyone can remember.

#### **4. VISION**

The Redstone Parks and Open Space Plan has created short and long term priorities for the management and enhancement of Redstone and Elk Park and the Redstone Boulders Open Space. While working with the Planning Committee and other residents of the Crystal Valley on the completion of this plan some major themes emerged. These themes formed the vision for the plan and were incorporated at each property.

##### **Maintain the Culture, History, and Character of Redstone**

All participants in the creation of this management plan wanted to improve the parks, but a common theme emerged that prevailed in the creation of the plans that all improvements will enhance the entire community and not change the character and culture of Redstone that everyone is so passionate about.

##### **Accessibility**

Providing parks and open space that welcomes visitors and residents was critical for the future enhancements. Increasing use of and access to Elk Park is a priority for the community. Providing safe access is also important and lead to the concepts in the Elk Park plan to look at improving the entrance to the park, coke ovens, and the entrance to Redstone Boulevard.

##### **Ecology**

Sustainable design, enhancing riparian and wildlife habitat, and improving river function to control flooding and enhance water quality were major themes that guided the design of the plans for each property.

##### **Economy**

The scenic beauty of the Crystal River Valley is a major draw for visitors. Providing places for visitors to recreate and to learn about Redstone is one theme that emerged through the planning process and everyone realized how important the parks are to the future sustainability of the economy in Redstone. Attracting more visitors while providing current and future residents with places to recreate and gather is critical to the future of Redstone. Each property plan has numerous concepts that will enhance the parks and contribute to the economy of Redstone.

## 5. REDSTONE PARK

Redstone Park is the focal center of Redstone. From summer concerts, kids playing in the playground, to people admiring the Crystal River, the park provides an essential amenity to the community of Redstone. Through the planning process for the future use of the park, the main theme heard throughout all the meetings is that people are passionate about Redstone Park and don't want to see a large amount of change. Generally, the park is working well in its current state and any future improvements should be subtle and enhance the existing character.



Redstone Park

Key concepts from the planning committee include:

- 🌳 Improved accessibility
- 🌳 Simplified spaces to reduce “clutter”
- 🌳 Habitat enhancements and stabilization to the river bank and preserved views to the river and landscape beyond.

The planning committee worked through some difficult issues while deciding what is best for the future use of the park and the conceptual plan that is attached provides updates to the existing infrastructure, connects the newly acquired parcel, and provides much better access. This plan also provides a memorial, special and commercial use policy that is clear and works for both the residents and visitors.

The planning committee was also unified in requesting no artificial permanent lighting in Redstone Park.

### Infrastructure

While creating the conceptual plan for future infrastructure for the park it was identified that some of the existing infrastructure could be improved in the near term to provide a better park experience. This would enhance the park while final plans were being completed and implemented.

The conceptual plan illustrates several new concepts for the park:

- 🌳 Remove existing picnic structure (Gazebo) and build a larger open air pavilion to meet the needs of the community, providing a band shell for concerts/gatherings in the park. This will be clustered behind the existing restroom and museum and not obstruct any views of the river.

- ✿ Cluster existing playground equipment to allow a new access and provide better parental viewing. This area could include more seating around the playground by installing grade beams to retain the slope and function as an informal seating opportunity.
- ✿ Incorporate a Woodland Grove to the north area of the park to provide a shaded area for a future uses, such as a small theater or open grass area for weddings and picnic gatherings. Lighting was discussed on this parcel since there is existing electricity. The planning committee decided that no lighting is necessary and that the removal of the power pole will improve the aesthetics of this area. When the property was purchased from the Meredith Family it was discussed that a small memorial be developed in conjunction with the final plans for the Woodland Grove. The planning committee felt this was appropriate since this parcel truly enhances the existing park and it is a small way to recognize the former owners.
- ✿ Riparian improvements to enhance native vegetation and the natural function of the Crystal River.
- ✿ Add more dog waste stations at all access points with education signage to start addressing the current dog waste issue. It was identified in the planning process that dog waste is a problem in Redstone Park and to provide more dog waste stations at the access points with education signage as to why everyone needs to pick up the dog poop.
- ✿ During final planning explore the possibility of a dog free area on the newly acquired parcel on the north end of the park.

With all of these new uses the costs for maintaining the restrooms will be visited annually by the Open Space Board.

## Access

Current access to the park is limited to the area at the restrooms and informally through private property. The conceptual plan defines four future access points:

- ✿ At the south end of the park an enlarged ADA accessible entry with direct view to the river would be created to directly connect with the pedestrian bridge to Elk Park. This will allow better pedestrian flow to Redstone Blvd. and assist with making Elk Park a true parking area and extension of Redstone Park.
- ✿ Widen the existing entrance to the playground and future pavilion. Removing the existing Gazebo would allow a better view of the park and future pavilion from Redstone Blvd.
- ✿ Provide improved access by removing existing parking spaces north of the museum. As noted in parking section 3.3, more parking will be created overall and this area is the largest open area in the park. Preserving and enlarging the open space while improving access to the river will enhance views and access to the river from Redstone Blvd.

- ❖ Create access to the new Woodland Grove on the north edge of Redstone Park. This access will open the newly acquired Meredith Parcel to pedestrian uses.

## Parking

Parking along Redstone Blvd. is one of the biggest issues during the busy summer season. Redstone Park currently has approximately 8-10 spaces. The conceptual plan illustrates approximately 16 spaces. This increase is small due to the plans for Elk Park to actually capture some of the cars coming into Redstone and provide ample parking for visitors to Redstone. The conceptual plan for parking at Redstone Park will go through a much more thorough review when the final plans for each area of the park is developed.

No overnight parking will be allowed at Redstone Park.

## Natural Resources

The Crystal River is the most important natural resource in Redstone Park. The focus of the park is its direct connection to the river. Enhancing the riparian area is a high priority for future improvements to the park. Nothing proposed in the Redstone Park Conceptual Plan will limit the future improvement of the riparian area. The riparian zone currently in the park does not contain much native vegetation and the structure of the levee does not provide easy access to the river (see Figure 1).



Figure 1 - Redstone Park Riparian Area

The conceptual plans call for riparian improvement and river access zones. The concept of a riparian improvement zone is:

- ❖ Areas along the riparian edge that will be restored with low native vegetation.
- ❖ River bank stabilizing materials will enhance the native vegetation and will work with the river's dynamics and variable flows.

The concept for a river access zone is:

- ❖ Provide physical access to the river.
- ❖ Incorporate natural features that provide access to the river and sandy areas when the river level is low.
- ❖ Allow the natural river dynamics to function.

There is currently a memorial garden located along the river bank and the conceptual plan allows for this to remain and be enhanced so it can be incorporated into future riparian improvements.

Existing trees will be evaluated on an ongoing basis to determine health and safety and opportunities will be sought for new trees to be planted with the park.

## Trails

Surface material for access corridors, the Woodland Grove and the trail along the river will be determined during final plan creation. It is envisioned that all trails will be natural surface with very limited use of hardened surfaces like asphalt or concrete. Trails will be composed of pervious materials.

## Maintenance

Incorporating the new areas to the park will increase use and maintenance responsibility. All concepts were designed to limit maintenance needs and the existing grass in the park could be changed to a low irrigation sod to reduce maintenance in the future. These concepts will be reviewed during final plan completion.



Elk Park

## 6. ELK PARK

In 1996, a Master Plan was created for Elk Park (Appendix B). The main uses of the park were to be parking, picnicking, potential relocation of the fire house, and use of the existing cabin for residential use by County employees. The parking area was created in 2000 with the installation of a pedestrian bridge to connect to Redstone Park. The plan was to provide an inviting parking area to reduce vehicle traffic and parking problems along Redstone Blvd.

Over the next ten years the parking area has received a limited amount of use, the cabin has been vacated by Pitkin County Public Works due to infrastructure failure, and the picnic area and the banks of Coal Creek have degraded. The conceptual plan illustrates a major change to the existing park and 1996 Master Plan. The new plan's major concepts are:

- 🌳 Activate the use of the park by creating an attractive visitor information area to provide guidance to travelers along the Scenic Byway.
- 🌳 Create a new entrance to Redstone by working with the Colorado Department of Transportation to slow down traffic and create safer entrances to Elk Park, Coke Ovens, and Redstone.
- 🌳 Provide trails and play areas throughout the entire area of the park and a potential pedestrian bridge and connection to Redstone Boulevard next to the existing main vehicle entrance to Redstone.
- 🌳 Enhance the riparian areas along the Crystal River and Coal Creek.

## Infrastructure

Pitkin County Public Works manages the existing cabin. For the past 10 years the water line servicing the cabin and irrigation to the park has had major problems, which has cost the County substantial funds to repair. During the winter of 2009-2010 the water line into the cabin failed and then during a windstorm the electric lines to the cabin were knocked down. Due to these major issues, combined with the need for roof repairs, additional insulation, and upgrades to the heating system, the Public Works Department has deemed the cabin uninhabitable. Through the development of the conceptual plans the planning committee wrestled with the future of the cabin. It was determined that the concept of removing the existing cabin and preserving the existing footprint to create a visitor information area was the preferred option. On the conceptual plan for Elk Park the visitor information area is labeled the Depot to give the historical context of the Redstone train depot (see Figure 2) that existed on the property. This option will preserve the use of the structure's existing footprint on the property, but turn the use from residential to public. The planning committee would like to preserve the ability for the county to use the existing footprint for a public use and recommends OST owning the entire parcel. If the use is for a visitor information area OST will work with the Redstone Historic Preservation Commission, the Redstone Historical Society, Redstone Community Association, Scenic Byway Committee, and others to create final plans for the visitor information area.

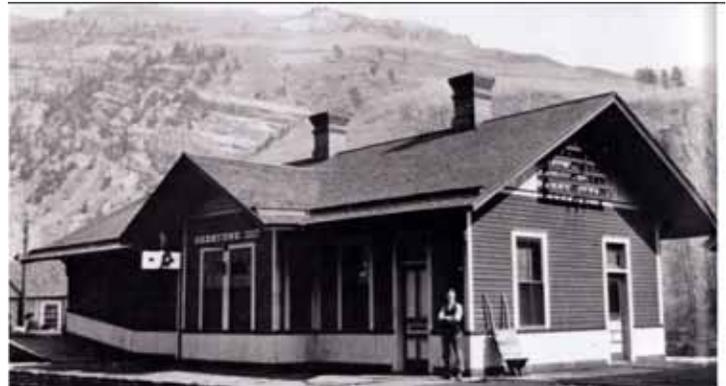


Figure 2 - Historic Train Depot on Elk Park around 1925. Photo by Del Gerbaz

## Parking

The conceptual plan proposes a major change to the existing parking area. The entire parking area would be moved to closer to the visitor information area and to a safer entrance to Elk Park. Additional parking spaces could be created along with parking areas for larger recreational vehicles and trailers. Lowering the grade for the parking area along with landscaping will provide visual mitigation.

No overnight parking will be allowed unless parking for overnight stays originating from the East Creek Trailhead are directed to Elk Park during the final plans for Redstone Boulders Open Space to keep the small parking area at the East Creek Trailhead free for day users.

## Trails and Access

The conceptual plan locates many different trails through the property. All trails will be soft surface, pervious, and ADA accessible. These could include overlooks of the Crystal River. Limiting access to the Crystal River in Elk Park will protect the riparian area and leave room for riparian and floodplain improvements. Access to the Crystal River from Coal Creek can be accommodated in the final planning effort for Coal Creek. It is envisioned that in Elk Park

visitors will have a visual connection to the Crystal River and to leave the physical connection to Redstone Park.

Currently, Redstone and Elk Park are connected by a pedestrian bridge that links the two parks well. There is no safe connection between Elk Park and the Coke Ovens and to the recreation corridor of Coal Creek Road. There is also not a safe pedestrian friendly connection from the south entrance of Redstone to Elk Park and the Coke Ovens. The conceptual plans show how these parks and Redstone could be connected and provide safe pedestrian access. Elk Park is the link between the coke ovens and Redstone Park and the connectivity between each of them is a critical component of the conceptual plans.



Pedestrian Bridge connecting Redstone and Elk Park

## Open Space Areas

Currently in Redstone there are limited open fields for recreation and events. In the conceptual plan for Elk Park there are two new open space areas that would provide opportunities for open field play area and potentially a skating rink. These areas will be low maintenance turf grass that requires minimal and limited mowing. These new fields will maintain a natural character yet include the potential for many different activities and/or events.

## Natural Resources

### Crystal River

Like Redstone Park, the Crystal River is the main natural resource at the park and restoration and improvement of the riparian zone is a listed as a concept. However, the riparian improvements will not incorporate access to the river. Keeping the riparian zone intact is a concept the planning committee felt was important since there is plenty of access being contemplated at Redstone Park. Trails will be located far enough away from the riparian edge to allow the widening of the riparian corridor with limited overlooks to keep the current views of Redstone from Highway 133 and the park.

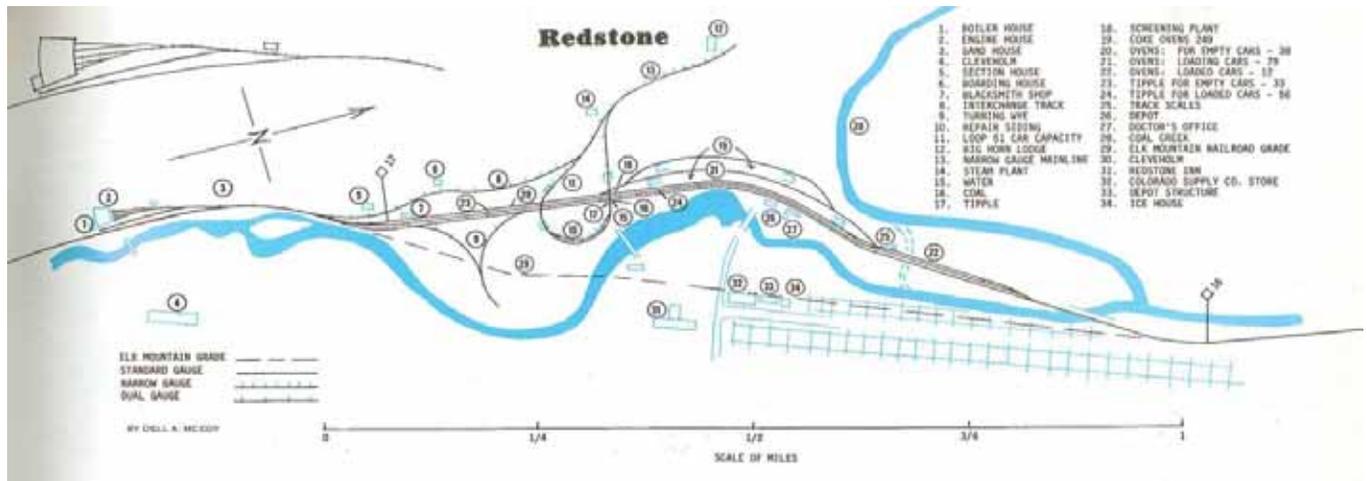


Figure 3 – Map of Redstone in early 1900’s by Del McCoy.

### Coal Creek

The flow of Coal Creek was dramatically changed when the coke ovens were built and the community of Redstone was planned. The community of Redstone sits in the historic floodplain for Coal Creek and the Crystal River and when the coke ovens were built, Coal Creek was diverted northward to prevent Redstone from flooding and allow the construction of the coke ovens (see Figure 3, between #25 and #22 the historic channel of Coal Creek is drawn in dashed lines). When the Colorado Department of Transportation built the Highway 133 bridge at Elk Park the creek was returned back to its original channel, but now has little floodplain due to the levee built in Redstone to prevent flooding. The absence of a floodplain allows extensive sedimentation to flow directly into the Crystal River and still poses a major flood risk to Redstone. When Coal Creek was diverted it developed an extensive floodplain west of Highway 133 before joining the Crystal River North of Redstone (see Figure 4).

OST staff has met with the Roaring Fork Conservancy, the USDA Forest Service, and the Colorado Division of Wildlife to see if it is feasible to begin a larger planning process to plan for restoration of Coal Creek. From that meeting, and with the current degradation of the creek banks and sediment loading occurring from Coal Creek to the Crystal River it is imperative to continue to work with the Roaring Fork Conservancy and other agencies to determine the scope of a planning process to restore the floodplain of Coal Creek at the junction with the Crystal River. These agencies along with the planning committee have determined some of the benefits that could be achieved with

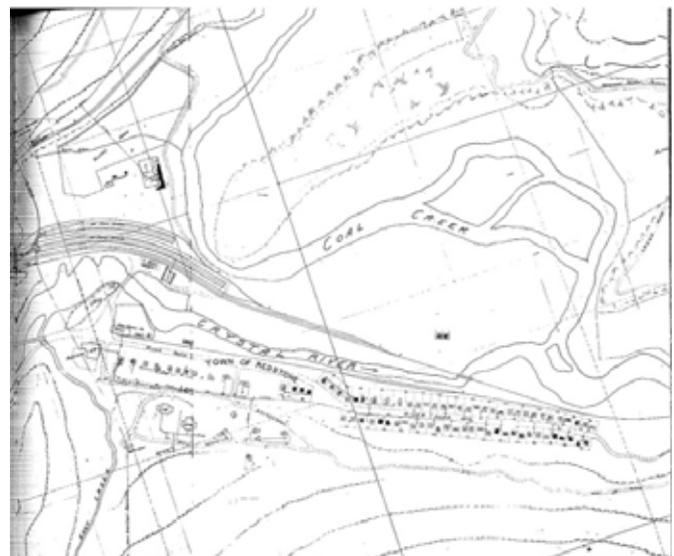


Figure 4 - Map of Coal Creek floodplain after dams were built to redirect flow away from Redstone. From the Richard A. Ronzio Collection.

restoration planning for Coal Creek are:

- 🌳 Reduce the risk of flooding for Redstone.
- 🌳 Remove sediment from Coal Creek before it reaches the Crystal River.
- 🌳 Creation of a floodplain for the Crystal River and Coal Creek.
- 🌳 Wetland creation due to creation of a floodplain could reduce heavy metals from entering the Crystal River.
- 🌳 Wildlife habitat

## Maintenance

There will be an increased need for maintenance once the concepts are finalized. Increasing the use of Elk Park will increase maintenance. During the creation of the conceptual plans this increased use and maintenance that comes with it was analyzed and concepts such as native low water grasses are envisioned in the play areas and only a small increase in waste containers are envisioned. The skating rink and other winter uses of the park will be analyzed during the final plans since plowing the parking areas and providing water to create the skating rink are a change to current management.

## 7. REDSTONE BOULDERS OPEN SPACE

Bordering the main residential part of town and providing a natural corridor between the Forest Service lands to the west and the Crystal River, Redstone Boulders Open Space is a property that many people in Redstone are just discovering. An old trail connects the USDA Forest Service Redstone Campground to the East Creek Trailhead. This trail along with public access to the boulders climbing area is bringing more people to the property, which is



Redstone Boulders Open Space

creating management challenges. The East Creek Trailhead is informal and parking is haphazard with no signage or information to visitors. The existing trail is overgrown and eroded in sections and the old road into the property is in poor condition. There is also sizeable riparian habitat that has good potential and warrants some research to determine any restoration needs. Also, a concern about the amount of signing was brought up during the planning meetings and it was decided that less signage is better on this property. The following are the main concepts for Redstone Boulders Open Space:

- 🌳 Provide drainage on the main trail through the property and reduce the width of existing road to a sustainable trail and close motorized access to the property
- 🌳 Provide limited informational signage.

- ✿ Work with the USDA Forest Service to create final plans for the Redstone Boulders Open Space, the surrounding National Forest lands containing the majority of the climbing boulders, riparian improvements, and trail connections.

### Restrictive Covenant

OST purchased the property with OST funds after transferable development rights (TDRs) were granted to remove the development potential from the property. When the TDRs were issued a restrictive covenant was placed on the property that limits the future use of the property to only existing uses. The trails, roads, trailhead parking, and fishing access are the only prior uses that occurred on the property when the covenant was placed on the property. The conceptual plan for the property only improves the existing uses and is in compliance with the restrictive covenant.



Trail through Redstone Boulders Open Space

### Trails

The current trail on the property is a great connection to the Redstone Campground and the boulders climbing area. This trail will be improved to provide better drainage. This trail will remain a natural surface without imported materials.

The existing road on the property will be closed to motorized use and realigned to sustainable grades to control erosion and provide a direct trail connection to the boulders climbing area.

### Trailheads

#### East Creek Trailhead Parking

The existing trailhead parking for the East Creek Trail is poorly defined with no informational signage. Improvements to this trailhead are listed on the conceptual plan and will be limited in size to provide just the necessary information for users of the Redstone Boulders Open Space and National Forest Lands.

The parking area will be limited in size to approximately the current size of the parking area, but parking will be better defined using only natural materials as parking delineators and fences. It will also be designed to allow a turnaround for vehicles and community events.

There is a lot of use by people with dogs on the trails on and around Redstone Boulders Open Space and a dog waste station should be explored to reduce the amount of dog waste currently littering the site. Details on how the station will be maintained will be worked out prior to installation, but the location would be at this trailhead.

Horse trailers are not currently accommodated well in the current parking area. OST will work with the outfitters permitted on the USDA Forest Service lands to accommodate horse trailer access to the trailhead. Parking of horse trailers is conceptualized at Elk Park with accommodations at the East Creek Trailhead for unloading of pack animals and supplies. A hitching post with areas for supplies can be created in the final plan to accommodate this use. The Colorado Division of Wildlife has stated the need for providing trailer access to the East Creek Trailhead especially during hunting season. The actual use by trailers will be decided during the final planning for the property. This will also determine if overnight parking will be allowed at this trailhead. Until final plans are created overnight parking is allowed at the East Creek Trailhead.

### Boulders Trailhead

A small kiosk or sign at the entrance to the trail accessing the boulders is contemplated at this site to provide Open Space and Forest Service maps and regulations. No parking is envisioned here or along Redstone Boulevard since there is parking at the East Creek Trailhead just 100 yards from the Boulders Trailhead.

### **Natural Resources**

Redstone Boulders Open Space provides a great natural buffer to the residential area of Redstone. The riparian area along the Crystal River has great potential and a plan could be created with the adjacent USDA Forest Service and private land to restore a significant section of the Crystal River. This will be examined in the future and is allowed by the restrictive covenant.

Wildlife use of the property has not been studied, but from site visits and Division of Wildlife Maps it is within elk winter range. The amount of elk use of the property has not been analyzed, but OST will work with the Division of Wildlife as it plans for improvements to the trails. Mature vegetation is abundant on the property which support habitat for small mammals and birds.

### **Maintenance**

The main maintenance need at Redstone Boulders Open Space will be the dog waste station. Since there is already waste removal at Redstone and Elk Park this one container should not be a large increase in cost.

## **8. MEMORIAL POLICY**

During the planning process it was determined that limiting memorials to necessary infrastructure and natural vegetation will provide opportunities for memorials without oversaturating the park. Memorials include picnic tables, benches, plaques, naming properties or trails, or any other structures or vegetation that recognizes the memory of a person, group, or event. The conceptual plans for Redstone and Elk Park do illustrate potential locations for memorials. Until a final plan for specific locations for memorials in Redstone Park is completed, no new memorials will be allowed. The priority list for the



Memorial in Redstone Park

Redstone Parks and Open Space Plan is included in the conceptual plan and will outline the timetable for completing final plans for each property. In the final plans, designs and locations for new picnic tables, benches, and other infrastructure will be developed that meet the community desires and provide a memorial opportunity. OST encourages people wishing to memorialize people at Redstone and Elk Park to donate living memorials or funds towards infrastructure, like the pavilion or depot, riparian improvements, or the creation of new playfields at either park

once final plans are complete. Memorial recognition will be consistent with the type of memorial. OST staff will work with the donors to develop appropriate recognition on the donated memorial. Conceptually, plaques could be created listing all the names of the donors for larger infrastructure like the pavilion or depot and engraving could be contemplated for benches or picnic tables. For living memorials a map will be created with every known memorial planting and this map will be updated and accessible on the OST website.

Existing memorials are identified on the conceptual plans and all will remain through their usable life. A list is being developed identifying all of the existing memorials and the condition will be evaluated.

## 9. SPECIAL AND COMMERCIAL USE

### Redstone and Elk Park

Special Use requests for Redstone and Elk Park have increased dramatically and there are no guidelines in place to direct the types of uses the community would like to see in each park and at what times. The planning committee and OST staff agrees that some uses of the parks like the summer concert series and events like Winter Fest that are open to the public, attract community members and visitors to gather in the community center, and provide an economic benefit to the town are events that should be encouraged and accommodated. The challenge is to provide clear guidelines and coordinate events. The following policy will cover Special and Commercial Uses at Redstone and Elk Park:

- 🗳️ All community organized events that will occur only in Redstone and/or Elk Park will be coordinated with OST staff as soon as dates and times are finalized. Community organized events that are open and free to the public. Pending submittal and approval of a Land Use Code amendment to allow OST to administer Special Use Permits on OST properties, Special Use Permits will not be necessary for these events.
- 🗳️ Community organized events that are free and open to the public, but that use the parks and other non-OST locations in the area must go through the Pitkin County and/or other agency Special Use Permit process. OST will be involved in that process and ensure that the resources of Elk and Redstone Park are protected.
- 🗳️ Private events with over 20 participants that only use Redstone and/or Elk Park will go through the Pitkin County Open Space Special Use permit

process. Applications are available through OST staff and on the OST website. Guidelines for private use of the parks are as follows:

- Community organized events have first priority.
- OST Staff will consult with the Redstone Community Association on the proposed use.
- The limit on number of participants are 75.
- Tents or other shelters are not allowed. Use of the Gazebo or future pavilion is allowed, but must be reserved via special use permit.
- No private events at the parks during Memorial Day weekend, July Fourth, or Labor Day weekend.
- The future Woodland Grove can be reserved via special use permit.
- Parking for the events will be at Elk Park since parking at Redstone Park is limited.
- All events must end by 9 pm and be cleaned up that night.
- No electrified lighting or amplified sound.
- Alcohol is allowed in County Parks and Open Space unless it is provided by a public event, which would then require a liquor license be obtained from the County. For private parties or alcohol brought in to the park by individuals a liquor license is not required.

🚫 No commercial activity is allowed on Redstone or Elk Park.

### **Redstone Boulders Open Space**

For Redstone Boulders Open Space there is a restrictive covenant on the property that limits the amount of use on the property. No special or commercial use is allowed on the property except for the following:

- 🚫 Environmental education programs approved by OST.
- 🚫 Research on the property approved by OST.
- 🚫 Commercial outfitters accessing the East Creek Trail. Details on parking commercial horse trailers will be worked out with OST staff.

## **10. PLAN IMPLEMENTATION PRIORITIES**

The following list details the priority the Planning Committee has placed on action items in the conceptual plans for the properties.

### **Short Term Priorities 1-3 years**

#### Redstone Park

1. Remove existing picnic tables that are in poor condition.
2. Repair fence around park.
3. Explore the possibility of locating the existing trash dumpster to a less visible location.

4. Work with Pitkin County Community Development on amending the land use code to allow OST to administer special use permits on OST property.
5. Identify all existing memorials and evaluate condition.
6. Adopt memorial policy for Redstone and Elk Park.
7. Remove utility pole and exposed water lines. OST will keep water tap for future irrigation.
8. Continue mechanical noxious weed management.
9. Remove concrete slab and revegetate area with native vegetation on the Meredith Parcel.

### Elk Park

1. Determine the fate of the cabin, historical significance, and future ownership of the parcel. The planning committee recommends removing the existing cabin, OST assuming ownership of the parcel, and OST reserving the existing cabin footprint for future public use.
2. Develop a funding recommendation for the 2012 budget for creating the final plans for Elk Park. This will include working with CDOT on the access plan to the park and defining the improvements to Highway 133.
3. Continue to collaborate with the Roaring Fork Conservancy, the USDA Forest Service, and the Colorado Division of Wildlife on the future of the Coal Creek floodplain.

### Redstone Boulders Open Space

1. Close motorized access at the Boulders Access Trailhead.
2. Explore the potential for placing a dog waste station at the East Creek Trailhead. This will determine how this station would be maintained.
3. Work with the USDA Forest Service and Division of Wildlife on the trail connecting to the campground and to place limited visitor information signage.

## **Long Term Priorities 3-10 years**

### Redstone Park

4. Develop final plans for the park. This will refine the pavilion and woodland grove concept and create an access plan.

### Elk Park

5. Implement final plans.
6. Continue working on solving the floodplain issues on Coal Creek.

Redstone Boulders Open Space

7. Begin a collaborative planning process with the USDA Forest Service and the community for the trails, trailheads, riparian area, and recreational resources of the Redstone Boulders area.

## **APPENDIX A**

source:  
 Base information from the following sources: Pitkin County GIS Department, Pitkin County Community Development (Land Use Code), digital surveys acquired for Meredith, Argeros, Redstone Coke Ovens parcels. Elk Park survey digitized from previous master plan. Floodplain data digitized from FEMA mapping. Drawings based on this data and assumptions, additional surveying is required for accurate representation of existing conditions.



**revegetation improvement 'zone'**  
 may include tiered boulder revetments, rip-rap, live-stakes, live crib-walls & native vegetation to accommodate ephemeral nature of river and stabilize the bank

**hard bank improvement 'zone'**  
 may include tiered boulder revetments, rip-rap & boulder clusters and river rock to accommodate ephemeral nature of river and stabilize the bank

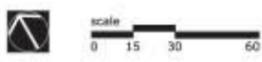
**in-stream improvement 'zone'**  
 may include rock weir(s), wing deflectors, log & rock vanes, step pools & boulder clusters

**interpretation opportunities**  
 may include: river ecology, streambank restoration/stabilization, aquatic species identification, floodplain, historic flow of coal creek, history of redstone-town development

Plans are conceptual and diagrammatic. Additional review required by Pitkin County Community Development, CDOT, Army Corps of Engineers, U.S. Forest Service and other agencies. Plans may be revised per comments from these and other agencies.

# redstone park | conceptual site plan

redstone open space management plan



www.bluegreenaspen.com  
 bluegreen november 2010 300 south spring street | suite 202 | aspen, colorado 81611 | t 970 429 7499 | f 970 429 9499



**location & context**

- both parks are within the redstone historic district within the town core
- within walking distance of greater park system including the redstone coke ovens historic park and redstone boulders open space

**legal boundaries & zoning**

- refer to plan for zoning (pitco-luc 3) & dimensional requirements (pitco-luc 5), see pitco-luc for allowable uses
- setbacks for streams, highways, roads, yards
- elk park master plan was digitized from previous maps
- stream setbacks are based on best available information as high water line has not been digitized
- floodplain data digitized from fema maps; new floodplain data to be mapped by others
- elk park has significant setback requirements

**natural features**

- crystal river watershed
- potential improvements to the riparian zones along the crystal river and coal creek (significant erosion issues)
- minimal steep slopes found on each site
- within low wildfire hazard areas

**built features**

- historic character of buildings
- redstone park- redstone historical museum, memorials, picnic areas, bathroom and gazebo
- elk park- cabin (future use?) & parking lot
- historical redstone boulevard/streetscape
- historic rail lines?
- pedestrian bridge connecting elk and redstone park
- existing signage
- utilities?
- within the water & sanitation district

**cultural**

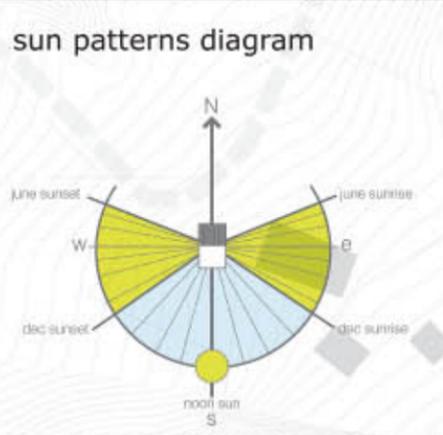
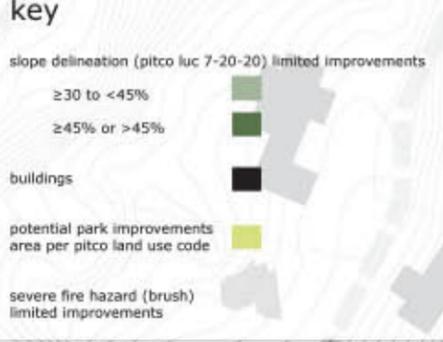
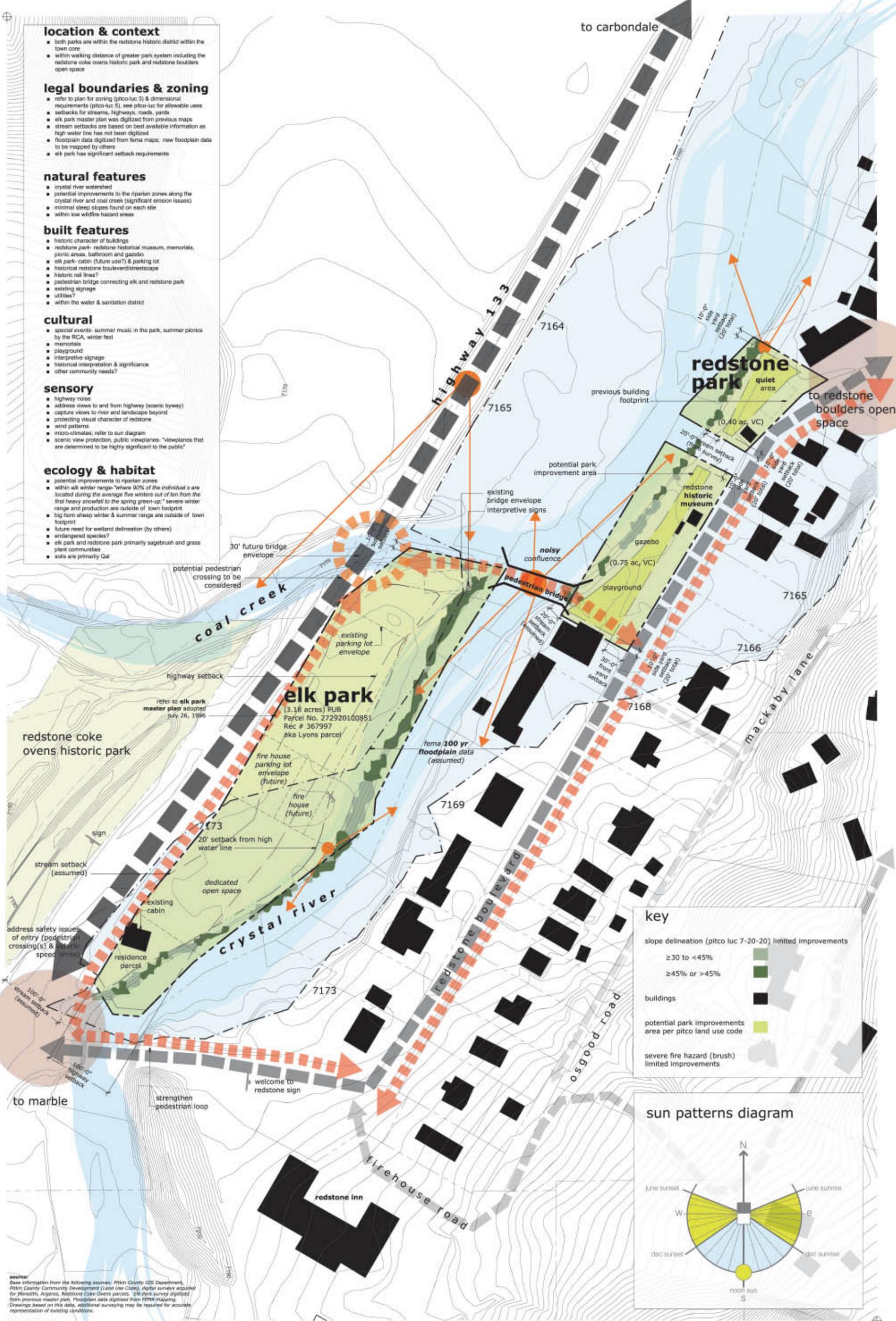
- special events- summer music in the park, summer picnics by the RCA, winter fest
- memorials
- playground
- interpretive signage
- historical interpretation & significance
- other community needs?

**sensory**

- highway noise
- address views to and from highway (scenic byway)
- capture views to river and landscape beyond
- protecting visual character of redstone
- wind patterns
- micro-climates; refer to sun diagram
- scenic view protection, public viewplanes- "viewplanes that are determined to be highly significant to the public"

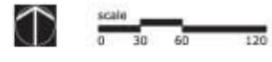
**ecology & habitat**

- potential improvements to riparian zones
- within elk winter range- "where 90% of the individual elk are located during the average five winters out of ten from the first heavy snowfall to the spring green-up;" severe winter range and production are outside of town footprint
- big horn sheep winter & summer range are outside of town footprint
- future need for wetland delineation (by others)
- endangered species?
- elk park and redstone park primarily sagebrush and grass plant communities
- soils are primarily Qsf



sources:  
Base information from the following sources: Pitkin County GIS Department, Pitkin County Community Development (Land Use Code), digital surveys acquired for Mendocino, Argonne, Redstone Coke Ovens parcels. Elk Park survey digitized from previous master plan. Floodplain data digitized from FEMA mapping. Drawings based on this data, additional surveying may be required for accurate representation of existing conditions.

2' contour interval





source:  
Base information from the following sources: Pitkin County GIS Department, Pitkin  
County Community Development (Land Use Code), digital surveys acquired for  
Meredith, Argeros, Redstone Coke Ovens parcels. Elk Park survey digitized from  
previous master plan. Floodplain data digitized from FEMA mapping. Drawings based  
on this data and assumptions, additional surveying is required for accurate  
representation of existing conditions.

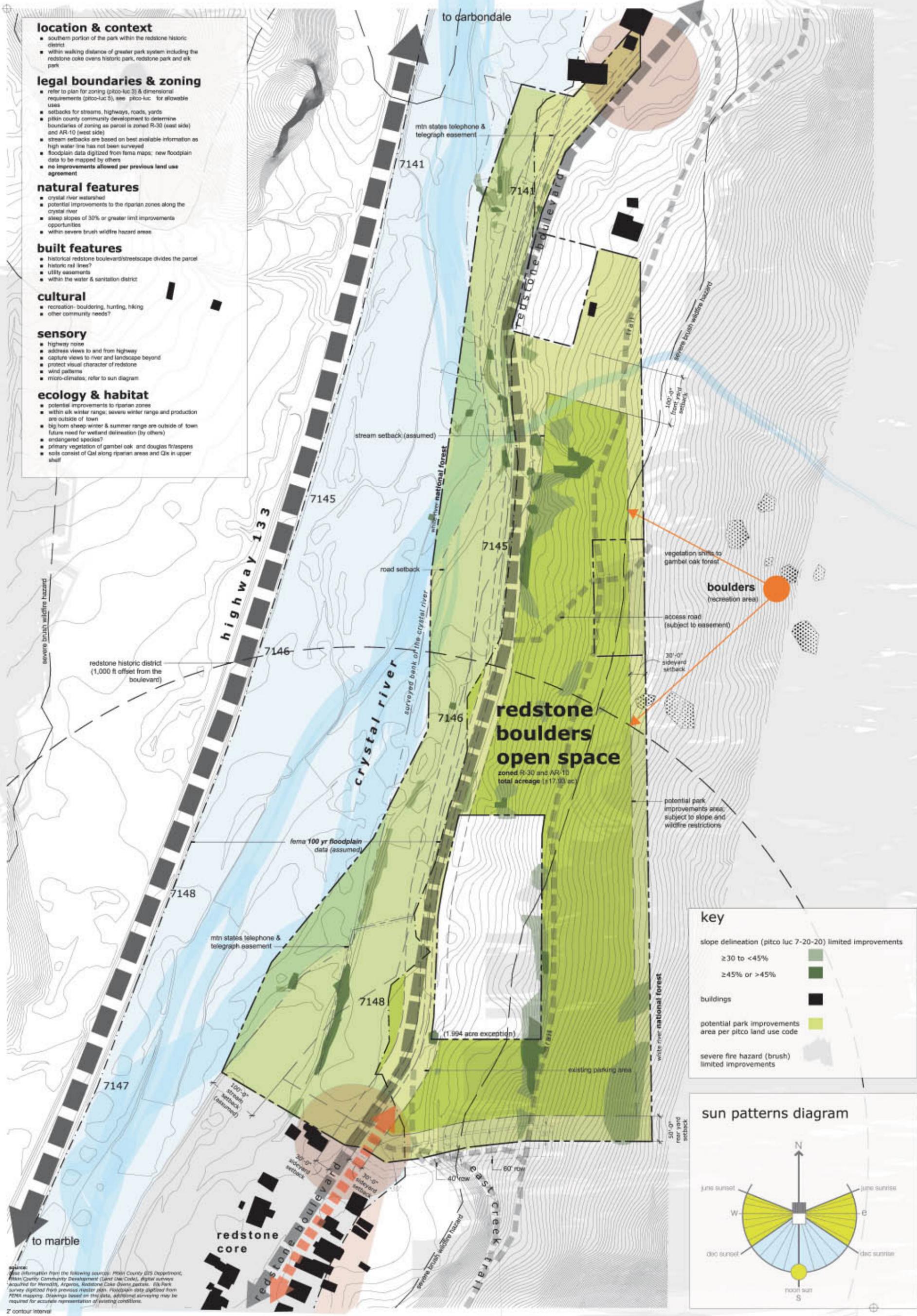
Plans are conceptual and diagrammatic. Additional review required by Pitkin County  
Community Development, CDOT, Army Corps of Engineers, U.S. Forest Service and  
other agencies. Plans may be revised per comments from these and other agencies.



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november 2010

elk park | conceptual site plan  
redstone open space management plan

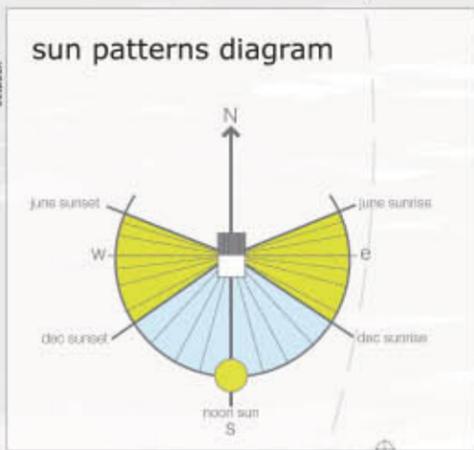




- location & context**
- southern portion of the park within the redstone historic district
  - within walking distance of greater park system including the redstone coke ovens historic park, redstone park and elk park
- legal boundaries & zoning**
- refer to plan for zoning (pitco-luc 3) & dimensional requirements (pitco-luc 5), see pitco-luc for allowable uses
  - setbacks for streams, highways, roads, yards
  - pitkin county community development to determine boundaries of zoning as parcel is zoned R-30 (east side) and AR-10 (west side)
  - stream setbacks are based on best available information as high water line has not been surveyed
  - floodplain data digitized from fema maps; new floodplain data to be mapped by others
  - no improvements allowed per previous land use agreement
- natural features**
- crystal river watershed
  - potential improvements to the riparian zones along the crystal river
  - slope slopes of 30% or greater limit improvements opportunities
  - within severe brush wildfire hazard areas
- built features**
- historical redstone boulevard/streetscape divides the parcel
  - historic rail lines?
  - utility easements
  - within the water & sanitation district
- cultural**
- recreation- bouldering, hunting, hiking
  - other community needs?
- sensory**
- highway noise
  - address views to and from highway
  - capture views to river and landscape beyond
  - protect visual character of redstone
  - wind patterns
  - micro-climates; refer to sun diagram
- ecology & habitat**
- potential improvements to riparian zones
  - within elk winter range; severe winter range and production are outside of town
  - big horn sheep winter & summer range are outside of town
  - future need for wetland delineation (by others)
  - endangered species?
  - primary vegetation of gambel oak and douglas fir/spruce
  - soils consist of Qal along riparian areas and Qls in upper shelf

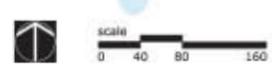
**key**

- slope delineation (pitco luc 7-20-20) limited improvements
  - ≥30 to <45% [light green swatch]
  - ≥45% or >45% [dark green swatch]
- buildings [black swatch]
- potential park improvements area per pitco land use code [yellow swatch]
- severe fire hazard (brush) limited improvements [grey swatch]

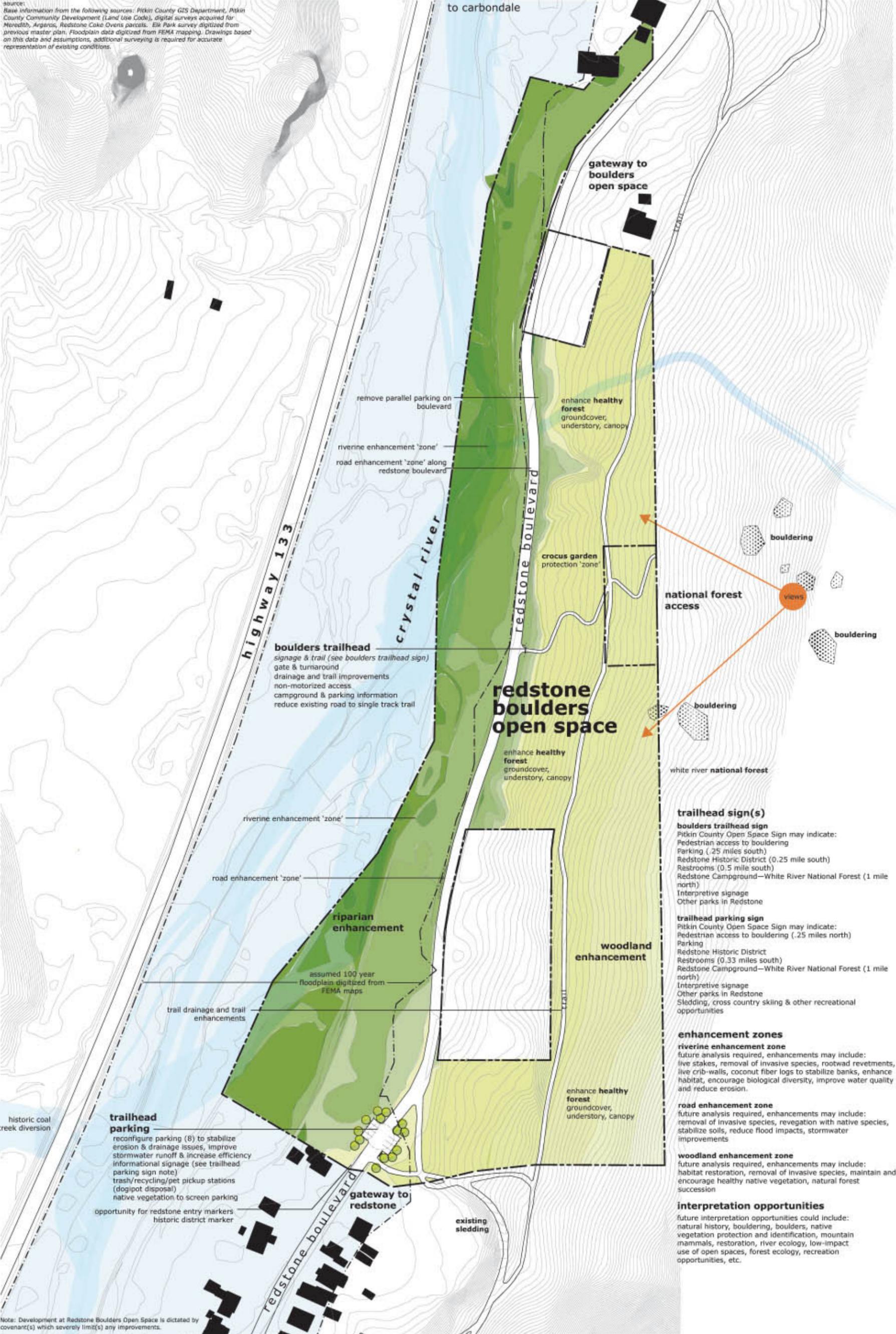


source: map information from the following sources: Pitkin County GIS Department, Pitkin County Community Development (Land Use Code), digital surveys acquired for Menards, Argovis, Redstone Coke Ovens parcels. Elk Park survey digitized from previous master plan. Floodplain data digitized from FEMA mapping. Drawings based on this data, additional surveying may be required for accurate representation of existing conditions.

2' contour interval



source:  
 Base information from the following sources: Pitkin County GIS Department, Pitkin County Community Development (Land Use Code), digital surveys acquired for Meredith, Argeros, Redstone C&O parcels. Elk Park survey digitized from previous master plan. Floodplain data digitized from FEMA mapping. Drawings based on this data and assumptions, additional surveying is required for accurate representation of existing conditions.



Note: Development at Redstone Boulders Open Space is dictated by covenant(s) which severely limit(s) any improvements.  
 Plans are conceptual and diagrammatic. Additional review required by Pitkin County Community Development, CDOT, Army Corps of Engineers, U.S. Forest Service and other agencies. Plans may be revised per comments from these and other agencies.

- national forest access**
- views**
- white river national forest**
- trailhead sign(s)**
  - boulders trailhead sign**  
 Pitkin County Open Space Sign may indicate:  
 Pedestrian access to bouldering  
 Parking (.25 miles south)  
 Redstone Historic District (0.25 mile south)  
 Restrooms (0.5 mile south)  
 Redstone Campground—White River National Forest (1 mile north)  
 Interpretive signage  
 Other parks in Redstone
  - trailhead parking sign**  
 Pitkin County Open Space Sign may indicate:  
 Pedestrian access to bouldering (.25 miles north)  
 Parking  
 Redstone Historic District  
 Restrooms (0.33 miles south)  
 Redstone Campground—White River National Forest (1 mile north)  
 Interpretive signage  
 Other parks in Redstone  
 Sledding, cross country skiing & other recreational opportunities
- enhancement zones**
  - riverine enhancement zone**  
 future analysis required, enhancements may include:  
 live stakes, removal of invasive species, rootwad revetments, live crib-walls, coconut fiber logs to stabilize banks, enhance habitat, encourage biological diversity, improve water quality and reduce erosion.
  - road enhancement zone**  
 future analysis required, enhancements may include:  
 removal of invasive species, revegetation with native species, stabilize soils, reduce flood impacts, stormwater improvements
  - woodland enhancement zone**  
 future analysis required, enhancements may include:  
 habitat restoration, removal of invasive species, maintain and encourage healthy native vegetation, natural forest succession
- interpretation opportunities**  
 future interpretation opportunities could include:  
 natural history, bouldering, boulders, native vegetation protection and identification, mountain mammals, restoration, river ecology, low-impact use of open spaces, forest ecology, recreation opportunities, etc.





## **APPENDIX B**

Appendix B

# Elk Park Master Plan

Final Draft

As Adopted by the Pitkin County Commissioners  
July 24, 1996

Prepared by Mark Fuller  
Fuller Consulting Services

With Assistance From:  
Rick Magill, Aspen/Pitkin County Planning Office  
Amy Amidon, Aspen/Pitkin County Historic Preservation  
Dorothea Farris, Crystal River Caucus  
Jim Spencer, Redstone Community Association  
and  
the residents of Redstone, Colorado

# Elk Park Master Plan

## November 7, 1996

### I. PROPERTY DESCRIPTION AND HISTORY

The Elk Park Property, formerly known as the Lyon Property, is 2.94 acres in area and is located just south of the Coal Creek-Crystal River confluence on the west bank of the Crystal River at Redstone, Colorado. A Master Plan Plat, including a location map, and a Conceptual Site Plan are included as Exhibits to this Master Plan. The approximate center line of the Crystal River defines the eastern boundary line of the property and Colorado State Highway 133 is contiguous to the western property line. The south Redstone Boulevard bridge into Redstone across the Crystal River is immediately south of the property. Elk Park lies partially within the 100 year floodplains of the Crystal River and Coal Creek. Although there is no record of flooding on the property, its banks have been built up in some locations to reduce flood hazard. The property is generally flat and unobstructed with an average elevation of 7,170 feet. There are a number of mature narrowleaf cottonwood and Colorado blue spruce trees along the Crystal River shoreline and near the residence at the south end of the property. Other vegetation consists of grasses, forbs and occasional native shrubs (i.e. serviceberry, willow, chokecherry). In the past the property has been used as a railroad depot and siding site, a Colorado Department of Transportation equipment yard, an equipment and construction yard for Mid-Continent Resources, and, most recently, a construction company and real estate office site.

The property was purchased for \$465,000 by Pitkin County in 1994 using funds from the County's general fund and from the Pitkin County Open Space and Trails Program. Further information on the respective contributions of these parties and the resulting restrictions on property use are discussed below. Since 1994 the property has been planned, with the participation of the residents of Redstone, for a variety of uses. The planning process is described and the Master Plan for future use and development of the property is presented herein.

### II. PLANNING PROCESS

Pitkin County took title to the property in March of 1994. Of the total price of \$465,000, \$140,000 was contributed by the County Open Space and Trails Program. This contribution was made on the assumption that approximately 30% of the property would remain in open space and that the part of the property attributable to permanent open space would be subject to the restrictions and requirements of open space acquired through the Open Space and Trails Program. The balance of the property acquired through general fund contribution would not be subject to restrictions on future uses except by the requirements of the Master Plan and Public Zoning classification.

A public meeting was held in May of 1994 to discuss potential uses of the property with interested members of the Redstone community. This meeting included a brainstorming session to list all conceivable uses of the property, and a decision-making session to prioritize the proposed uses according to public sentiment. The Carbondale and Rural Fire District made a proposal regarding the relocation of their Redstone Fire House to the Elk Park Property. This meeting was successful in determining a clear set of priorities for the property based on local needs and desires.

The public meeting also endorsed a Task Force, made up of Mark Fuller, County Open Space and Trails Director, Rick Magill, County Planner, Amy Amidon, County Historic Preservation Officer, Dorothea Farris, Crystal Valley Resident and Jim Spencer, President of the Redstone Community Association, to follow up the meeting's findings with more detailed planning. This group met a number of times between May and October of 1994 to refine the results of the initial meeting into specific proposals. Included in Task Force discussions were a fire house location, size and design, bridge location and design, use of the old real estate office building, size and design of a parking area, and long-term management issues. These meetings resulted in a sketch plan of the site (see Exhibits), which were taken back to Redstone for a second public meeting in October of 1994. At that meeting the site plan and accompanying narrative were reviewed and endorsed by those in attendance.

This Master Plan has been subjected to discussion, review and public hearing by the Pitkin County Planning Department, the Pitkin County Planning and Zoning Commission and the Pitkin County Commissioners. Any restrictions, requirements or conditions contained within Resolution No. 96-31 (adopted 7/24/96) formally approving this Master Plan or Resolution No. 96-212 (adopted 7/24/96) granting approval of the 1041 Hazard Review for the property are hereby incorporated into this Master Plan. Every effort has been made to make this Master Plan consistent with that Resolution and Ordinance. To the extent that there are any conflicts between the two, the Resolution and Ordinance shall take precedence.

This Master Plan, based on the Redstone meetings and subsequent discussions with the Open Space and Trails Board, the Pitkin County Commissioners, and other interested parties, is intended to formalize the planning process and to guide future development, use, permitting procedures and management of the Elk Park Property.

### III. PROPERTY FACILITIES AND FEATURES

#### 1. LAND

The property is 2.94 acres in size and is generally flat although there is a small rise along the western property boundary adjacent to Highway 133. The property is vegetated with grass and scattered trees and shrubs along the Crystal River and around the residence. The banks of Coal Creek along the property's northern boundary are made up of raw boulders, bare dirt and fill material. There are extensive unvegetated areas that were previously used as driveways, storage, parking and equipment areas. The property immediately

surrounding the dwelling unit has been improved with shrubs, grasses, wildflowers and other typical landscape plantings. The garage building that stood on the site previously has been removed but the cement floor of the garage is still in place as of this date. There are no known obstacles, geologic hazards, unstable soils or other physical conditions on the property that would hinder or complicate development. A Phase 1 Environmental Assessment of the property was done prior to County purchase and no hazardous materials or contaminated soils were identified.

## 2. DWELLING UNIT

This 950 square-foot building is located at the southern end of the property. It was originally a residence and was later converted to a real estate office. It is a single story wood-frame building with a fireplace, two bedrooms, storage closet, living-dining area, kitchen and one bathroom. Water is supplied by the Redstone Water and Sanitation District, heat is electric baseboard and there is an individual septic system. There is no garage nor are there other outbuildings. The unit is suitable for occupancy and is currently occupied by a Pitkin County Sheriff's deputy. The septic system, insulation, roof and heating systems have been identified as priorities for upgrading. If the County Environmental Health Department determines that the existing septic system requires a permit, the County will take responsibility for obtaining that permit.

## 3. OTHER FEATURES

As of the date of this Master Plan, the property is bounded by a chain-link fence along Highway 133. There is also a small footbridge over a drainageway between the dwelling unit and the Redstone Boulevard bridge over the Crystal River into Redstone. This footbridge is currently closed pending a safety inspection and possible repairs. There is a water standpipe near the former garage site and a working hand pump. Water meters are also located near this standpipe. There is no fire hydrant on the property. There is electric service to the dwelling unit and a utility pole near the garage site that previously carried service to the garage. A footbridge, salvaged from the Colorado Department of Transportation is currently stored on the property at its northern end. Other than these features, the property is vacant.

# IV. PROPOSED FACILITIES AND DEVELOPMENTS

## 1. PARKING AREA

A parking area of approximately 13,000 square feet is proposed for the area previously occupied by the construction firm equipment yard and garage in the north-central portion of the property. The conceptual design of this parking area is shown on the attached Site Plan. The parking area has been sized to accommodate 25-30 automobiles parked at an angle around an oval shape and divided by a landscaped median. The area is intended to provide an alternative to parking on Redstone Boulevard and to accommodate special event traffic. The parking area is also intended to provide room for a future

loading/unloading area for Roaring Fork Transit Agency (RFTA) vans or buses. The parking area design will provide for parking while leaving room for landscaping and landforms to mitigate visual impacts. The parking area will also allow for easy access to the bridge over the Crystal River to the Redstone Town Park (see below) The existing entry drive, which served both the residence and the garage, will be relocated to the north to accommodate the parking area and the firehouse, and to the south to maintain a private access to the dwelling unit (see below). Those parts of the existing access road that will not be used under this Master Plan, such as the section of road that crosses the Natural Area described under paragraph 5, below, will be scarified and revegetated by the County in the course of construction of the Parking Area. The County will be responsible for obtaining a Highway Access Permit from the Colorado Department of Transportation prior to development of a new access road. The County will also be responsible for the design and construction of the parking area, including landscaping and revegetation.

## 2. BRIDGE OVER THE CRYSTAL RIVER

The bridge site has been selected to take advantage of the location of the Redstone Town Park. The Town Park, located across the Crystal River to the east and slightly north of Elk Park, will allow for the location of both bridge abutments on public land. It will also guarantee that no private land will need to be acquired and that conflicts with private landowners, residences or businesses will be minimized. Both bridge abutment sites will be located on previously disturbed land so bridge construction will cause very little disruption of vegetation, natural areas, wetlands or other natural features. The bridge structure itself may cross private property adjacent to and immediately south of the Town Park. If so, the County may need to acquire an access easement from that landowner prior to construction. The bridge abutment on the Elk Park property will be located immediately north and east of the parking area, so pedestrian access from the parking area to the bridge and back will be convenient and efficient. Persons crossing the bridge into Redstone will be deposited in a central location, allowing for easy access to businesses and residences on either side of the Town Park.

The current plan for bridge construction calls for the recycling and re-installation of the bridge being stored on the site. This bridge was salvaged from the Colorado Department of Transportation and was originally built in Glenwood Canyon to carry highway construction traffic. It is a laminated wood structure which is unsightly but sturdy and long enough to span the Crystal River in the identified location. The bridge will consist of a 103' central span and two 60' spans at either end. The spans will rest on stringers which will be set on new abutments. A sketch of the bridge location and general design is attached. No center support is required and no significant disturbance of the riverbed is anticipated. A letter is attached from the Army Corps of Engineers (ACE) confirming that no ACE permit will be required as long as the bridge design and location is consistent with that described in this Master Plan. The bridge will remain 1'-2' above the identified 100-year floodplain of the Crystal River and therefore no floodwater impedance is anticipated. Preliminary engineering information developed by Patillo and Associates of Glenwood Springs on the bridge design and site is attached for further reference. Abutment

installation will require some earthmoving and vegetative disturbance but no permanent impacts are anticipated except for the loss of a nominal amount of grassy area.

The bridge will be subject to site-specific engineering and design when installation proceeds. In addition, the County is required to develop, review and approve a 1041 application dealing specifically with the bridge prior to the issuance of any building permits for the bridge. This Master Plan specifically does not include approval for bridge installation. Bridge design, materials and construction methods may be subject to further discussion and modification prior to project-specific 1041 application, review and construction. Although this Master Plan identifies the bridge being stored on-site as the structure now planned for installation, this issue is still being debated as of this date and a significantly modified or new bridge may be proposed by the project-specific development application.

### 3. DWELLING UNIT

No significant modifications in physical status or use is anticipated for the dwelling unit in the immediate future. The dwelling unit is approved for rental under Category 3 of the affordable housing guidelines in place as of this date. Rental income is intended to go to upgrading and maintenance of the unit and to funding improvements to the balance of the property.

Responsibility for renting and managing the property will remain with Pitkin County in cooperation with the Housing Authority. Dogs are prohibited from residing in the dwelling unit or within the dwelling unit property or anywhere else within the Elk Park Property.

A number of possible alternative uses of the dwelling unit building were discussed during the planning process. Future use of the dwelling unit for residence purposes may be restricted to persons directly involved in maintenance or management of the property as a whole. Other possible uses of the dwelling unit building included a visitor's information center or other public/office function. Conversion of the dwelling unit to these purposes will require specific amendment of this Master Plan.

### 4. FIREHOUSE

The Carbondale and Rural Fire District which serves the Redstone and Crystal River Valley had expressed an interest in relocating their fire house facilities from the northern end of Redstone Boulevard to the Elk Park property. The existing facility is too small and has access problems due to its location. The Elk Park property has been identified by the Fire District as the best available alternative site. The local community endorsed this relocation during the planning process and a footprint which will allow for a new building of 2,500 square feet has been reserved for future firehouse relocation. The building will be designed and built to be compatible with local architecture and will occupy the minimum space necessary to accommodate essential functions. The building will share the entryway off Highway 133 with the parking area discussed above. In addition, an area

sufficient for parking 7-9 cars and parking emergency vehicles for washing, etc., is set aside. The location and area of this reservation is shown on the attached Site Plan.

The review, approval and construction of site-specific firehouse plans will be separate from this Master Plan and will be the sole responsibility of the Fire District when they are prepared to pursue relocation. This Master Plan simply reserves an appropriate building site but does not authorize any transfer of property ownership to the Fire District, nor does it require that site-specific plans be approved once they are submitted. Those plans may be rejected by the County if they are in any way incomplete, inadequate or in conflict with the requirements of the Land Use Code without such rejection constituting a violation of this Master Plan. The County anticipates that the Fire District will purchase or otherwise acquire access to the appropriate land area through a transaction (i.e. lease) with the County and that the proceeds from that transaction will be used to repay the County general fund and/or Open Space and Trails funds as may be appropriate at the time. Compliance with all applicable regulations and requirements at the time of application will be the responsibility of the Fire District.

While the reserved area remains undeveloped, this Master Plan calls for it to remain more or less in its current state, as a grassy lawn. No plantings or structures that would interfere with future fire house development are permitted. A sign designating the area as the future site of a relocated fire house is recommended pending confirmation from the Fire District that their plans have not changed. This Master Plan does not put a time limit on the reservation described. Should the Fire District change their plans or should new circumstances lead to reconsideration of this reservation, this Master Plan shall be formally amended to remove the reservation and establish other priorities for the reserved area.

## 5. NATURAL AREA, TRAILS AND FISHERMAN ACCESS POINTS

The undeveloped portion of the property will be left in a natural state or enhanced to restore it to a natural state. The management objective for the undeveloped portion of the property will be to manage it as a natural area with an emphasis on native plants and passive recreation. Existing vegetation may be removed to the extent that it is not native or compatible with this management objective but no such removal is required and any vegetation removed must be replaced with vegetation which is more in keeping with the objective. No major landscaping or earthmoving in this area is anticipated or authorized by this Master Plan. However, a landscaping and vegetation plan for the area may be necessary in the course of restoring this area to a more natural condition. The Pitkin County Open Space and Trails Program will oversee the production of such a plan if it is found to be necessary.

The attached Master Plan Plat designates a portion of the property as open space. This part of the property is within and a part of the Natural Area/Arboretum described above. This part of the property is attributable to the contribution of the Pitkin County Open Space and Trails Program to the original purchase. In exchange for that contribution, this portion of the property is set aside as open space under the terms, restrictions and

conditions of the Open Space and Trails Program. This Master Plan has been reviewed and approved by the Open Space and Trails Program and constitutes the management plan for the open space portion of the property. This portion of the property may not be sold, exchanged or otherwise disposed of by the County without the consent of the Open Space and Trails Program and without following the procedures dictated by the policies and procedures of that Program. Moreover, any proposed changes to the open space part of the property for other purposes is prohibited unless specifically reviewed and approved by the County Open Space and Trails Board prior to implementation.

The undeveloped portions of the property may be the location of foot trails to allow for access through and around the property. These trails are conceptually located on the attached site plan. Trails will be designed and built to the lowest reasonable standard to allow for safe pedestrian access and trail maintenance. Trails will not be paved and will not be any wider than necessary to allow for safe and convenient use so as to minimize soil and plant disturbance and visual impacts. Trails are to be restricted to pedestrian use and horses, bicycles or other wheeled vehicles are to be prohibited. Trails may be sited and designed to provide for fisherman access to the Crystal River and Coal Creek but will not adversely impact riparian vegetation and habitat. Trails will not encroach on the area set aside for the dwelling unit so as to minimize conflict and preserve privacy on that portion of the property. Trails may be extended into and through the dwelling unit area if the dwelling unit and the surrounding area are converted to other uses through amendment to this Master Plan. The Open Space and Trails Program may take responsibility for the siting, design and development of trails and fisherman access points as described below, at its discretion. In any case, the Open Space and Trails Program will review and approve trails for location and design suitability prior to their installation.

One or more fisherman access points to the Crystal River may be developed simultaneously and in conjunction with trail development. These access points will be located and designed on-site in such a way as to minimize vegetation loss, erosion and loss of bank stability. That portion of the property within the Crystal River bed will be fully accessible to the public for fishing by way of the designated access points.

The undeveloped part of the property between the parking area, Coal Creek and the proposed bridge abutment may be the site of a small amphitheater sculpted into landforms from native or natural materials. This amphitheater will be designed so as to blend into, rather than overwhelm the site and to provide a small and informal gathering place rather than as a theatrical facility. The specific design and location of this feature is subject to further 1041 review prior to installation. It is recommended that if this feature is installed, it be done simultaneously with the bridge to the Redstone Town Park, in that the excavation for bridge abutments will also disturb the area identified as appropriate for the amphitheater.

The undeveloped area, with the exception of the area reserved for Open Space, may be the site of landscaping, minor earthmoving, plantings, picnic tables, trash containers, informational or directional signs, and low-key lighting to provide guidance to and from

important facilities such as the parking area and the bridge. Overall, improvements to this area are to be compatible with, or to enhance, the natural setting.

## 6. BRIDGE OVER COAL CREEK

There is a possibility that the property along the Crystal River to the north of the Elk Park Property and north of Coal Creek may be accessible to the public in the future. This property is currently privately owned but its proximity to Highway 133 to the west and the Crystal River to the east minimize its development potential. This property is the site of a valuable and attractive native riparian area. If it is acquired by a public entity in the future or if a private owner makes it available for public use and access, it would be appropriate to provide for pedestrian access to this area from Elk Park. This Master Plan authorizes the installation of a bridge over Coal Creek to provide this access in a manner that is free from conflicts with traffic along Highway 133 subject to project-specific review and approval. No site specific investigations have been made regarding this bridge due to the current unavailability of the downstream property, but this Master Plan designates and reserves an appropriate area at the northwestern corner of the Elk Park property for a potential future bridge abutment site.

## V. DESIGN and USE STANDARDS

The Master Plan process revealed a strong concern in the community of Redstone that the development of Elk Park enhance and compliment the unique architectural and scenic qualities that characterize the Redstone area. For that reason, the following design guidelines are suggested to assure that development and use of Elk Park is consistent with existing community and natural features.

### 1. Firehouse

There have been suggestions that the firehouse be designed in a manner consistent with the old railroad depot that once stood on the site. A photo of this depot is attached for reference. The architecture of this depot was consistent with that of the Redstone Inn, the Osgood Mansion and many other buildings dating from Redstone's origin. While this design may not be completely compatible with the needs of a modern firehouse facility, it is strongly suggested that the architecture of a new firehouse echo, to the extent possible, the architectural theme and scale of the historic community. It is clear that a completely functional facility, such as the one in use on Redstone Boulevard, would be inconsistent with the community's priority for making Elk Park an attractive gateway to the community.

The Community has expressed a strong interest in making a new fire house facility available and useful to the public for gatherings and activities. This Master Plan endorses such use on the condition that such uses do not compromise fire house utility and on the condition that the footprint and overall bulk of the fire house are not significantly enlarged to accommodate such uses. The central location of the fire house via the bridge to the

Town Park, its large size and public status would make it a reasonable location for such activities as town meetings or other local group gatherings. It would not be appropriate, however to design the building for those uses rather than for the primary public safety use. To such uses must be limited to those which clearly do not interfere with that primary use.

## 2. Parking Area:

While it will probably not be possible to completely shield this facility from passers-by, it is important to include extensive landscaping and earthwork into its design to mitigate visual impacts. These mitigating measures are suggested in the attached site plan. A moderate berm, planted with native vegetation, along Highway 133 is suggested, as is a landscaped median within the lot. Landforms and plantings on the periphery of the parking area are also suggested as a means of softening the visual impact and improving the environment immediately surrounding the parking area. The County will be developing a landscaping plan as an element of specific engineering and construction plans for the Parking Area. This landscaping and revegetation plan is to be submitted for review by the Community Development and Land Management Departments prior to issuance of a building permit.

The Parking Area includes an area suitable for future expansion if necessary. The County will be responsible for approving and implementing this expansion if and when the use of the parking area dictates. The Parking area also allows room for a RFTA pickup spot, and a dumpster/trash container location. See the attached Conceptual Site Plan for specific suggested locations of these features. This Master Plan approves the installation of such features but their final location and design may be varied depending on site conditions.

## 3. Bridge(s)

The bridge which is being stored on site as of the date of this Master Plan is acknowledged to be functionally adequate but physically unattractive. There have been discussions in the Redstone community regarding the potential to modify this bridge to make it more attractive. Among the suggestions are to sandblast or paint the surface of the bridge, to cut out portions of the sidewalls to reduce the bridge's solid and opaque profile, and to put a roof or railings on the bridge to improve safety and visual charm. Any of these suggestions would need to be evaluated to assure that they would not compromise the structural integrity of the bridge. Also some or all of these modifications may make the bridge more expensive than a completely new bridge built and designed to specifications. The location of the bridge will make it a significant visual feature as it will be fully visible to passers-by on Highway 133 and to users of the Town Park. Despite the utilitarian nature of the bridge and its importance to the utility of the Parking Area as an effective traffic-reduction feature, it is important to recognize its scenic importance and to assure that it is physically attractive.

## 4. Natural Area, Trails and Fisherman Access Points

These features are discussed above in terms of their compatibility with native vegetation and low-impact facilities. At the same time, it is important that designs and installation be pursued with an eye towards low maintenance costs and low use impacts. The Pitkin County Trails Design and Management Handbook can be of use in making site-specific trails location and design decisions. All vegetation and trail improvements should be consistent with the maintenance of a natural and self-sustaining environment and should not require permanent new investment in irrigation systems, lawn or garden care equipment, weed or pest control, drainage structures, traffic control facilities or safety equipment.

It is anticipated that the trails on the property will be built to the lowest reasonable standard for pedestrian use and that all other uses by bicycles, equestrians, in-line skates or other non-motorized means will be forbidden. Also, it is anticipated that access to and use of the open areas and trails will be limited to daylight hours and that camping, open fires, organized sports or other high-impact uses will also be forbidden. This Master Plan approves minor improvements and amenities aimed at maintaining and improving low-impact uses, such as botanical labels, drainage and erosion-control improvements, picnic tables, trash containers, and placement of rocks or vegetation to define pathways or use areas.

#### 5. Dwelling Unit

No significant changes or modifications to the dwelling unit are contemplated or approved by this Master Plan. It is anticipated that minor and cosmetic modifications to the unit for maintenance purposes will be made, but no changes to the floor plan, exterior footprint, exterior color, existing vegetation or basic structure are permitted. To the extent that maintenance is required, it will be consistent with these restrictions except insofar as it may be required to maintain the safety and habitability of the unit. Major changes to the unit, such as upgrading of the septic system, electrical system or insulation, will be the responsibility of the County.

The dwelling unit will be deed restricted to Category 3 from the Affordable Housing Guidelines applicable as of the date of this Master Plan. A deed restriction confirming this status will be submitted to the Housing Office prior to the commencement of any project construction. Occupancy of the residence may, at the County's discretion, be limited to a person or persons employed by the County or another public agency with the responsibility for safety, maintenance or other public service functions in the Elk Park, Redstone or Crystal River Valley areas. The lease, and management of the lease to the unit and relations with the occupants of the unit shall be the responsibility of the County. In addition, in recognition of the location of the dwelling unit within the 100-year floodplain, the County will obtain and carry flood insurance for the unit. Documentation of adequate flood insurance will be provided by the County prior to any construction on the property. The dwelling unit shall be used as a residence until such time as that use is changed through an amendment to this Master Plan.

## 5. Miscellaneous

A. Signs: The Elk Park Property has been identified as an appropriate location for signs which would provide a map of Redstone and describe the social and environmental history of the Crystal River Valley. These signs have been designed and manufactured with the cooperation of the U.S. Forest Service and the Scenic Byway Committee of the Colorado Department of Transportation. The Scenic Byway Committee is charged with overseeing the development of Scenic Byway features for Colorado State Highway 133. One site near the bridge to the Redstone Town Park has been identified as appropriate for sign placement (see Conceptual Site Plan Map). Others may be identified as Park development proceeds. All signs will be placed so as not to be visible from travelers on Highway 133. Signs will be screened from highway view through the use of vegetation and landforms. All signs will be designed and installed in conformance with the Pitkin County sign code or in conformance with officially authorized variances to that code. Applications for any variances that might be required pursuant to sign design and placement will be the responsibility of the Scenic Byway Committee.

B. Lighting : Lighting of the site will be the minimum necessary to allow for safe access to and from Elk Park features. Lighting is approved for ingress and egress points which will include driveways into the property and into such features as the Parking Area and Bridge(s). Trails, fisherman access points, natural areas or other undeveloped areas will not be lit. All lights will be low to the ground and shielded from the Highway 133 Right of Way. No landscape or facade lighting will be installed. Exterior lights in and around the dwelling unit are likewise restricted and limited to those necessary to provide for safe access to and from the unit.

C. Footbridge: The small footbridge at the southern end of the property is within the dwelling unit envelope and is not open to public use. This footbridge is currently closed to all traffic due to structural instability. The County Risk Manager will inspect this footbridge and evaluate its safety prior to the issuance of any construction permits for the property. Following this findings of the Risk Manager, a determination will be made regarding rehabilitation or demolition of the footbridge. In the interim, signage and the Master Plan Plat will indicate that the footbridge is not open for public use.

## VI. EXHIBITS

1. Resolution No. 96- 212 Granting Approval of a 1041 Hazard Review for Elk Park
2. Ordinance No. 96- 31 Granting Approval of a Master Plan and Rezoning of Elk Park From Village Commercial to Public
3. Conceptual Site Plan
4. Master Plan Plat
5. Crystal River Bridge Preliminary Engineering, Army Corps of Engineers Correspondence and Flood Plain Data.