

The POST Meeting will be held by Teleconference – The Public may access the meeting by calling the number below and entering the Meeting ID when prompted.

Phone Number: 1 669 900 6833 Or 1 301 715 8592

Meeting ID: 81342596382

Passcode: 717547



TOWN OF BASALT MEETINGS

Parks, Open Space and Trails Committee (POST)

Wednesday, September 13, 2023

By Teleconference

Basalt Town Hall

101 Midland Avenue

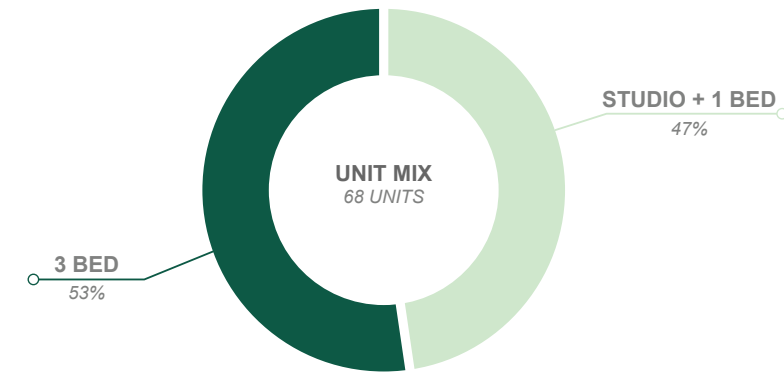
- | | |
|----------------|--|
| 4:00 PM | 1. Call to Order |
| 4:03 | 2. Jadwin Development Application |
| 4:40 | 3. Arbaney Playground Concepts |
| 5:05 | 4. Project Updates |
| 5:15 | 5. POST Member Comments and Questions |
| 5:25 | 6. Adjourn |

Public Comment is limited to 3 minutes. Those who wish to speak should email james.lindt@basalt.net before the meeting starts with their name, phone number, and identify what item they would like to address. During the meeting those wishing to comment may also email james.lindt@basalt.net, but it is not guaranteed that the email will be seen in a timely fashion.



68 Residential Units

- 16 Studio Units (24%)
- 16 One Bedroom Units (24%)
- 36 Family Oriented Three-bedroom Units (52%)
- 129 Parking Spaces - exceeds Basalt Municipal Code



Low Impact Fishing Cabins

- 12 Cabins
- 22 Parking spaces

- ✓ *Bike & Pedestrian Trail Enhancements*
- ✓ *Outdoor Community Amenities*
- ✓ *Protected Wetlands*
6.4 Acres of Green Space (69% of Property)
4.2 Acres of Dedicated Open Space (46% of Property)
- ✓ *35% of All Residential Housing is Designated as Deed Restricted Affordable Housing*
27% of NSF
24 Affordable Units
- ✓ *Bikeshare Program / Electric Bike Charging/ Electric Vehicle Charging*
- ✓ *Design Proposed to meet Basalt Sustainable Building Regulations and Master Plan's Green Initiatives*
- ✓ *Dedicate Land for Future Childcare Facility, Community Facility, or Open Space*

LEGEND

- ① RIVERFRONT AMENITY SPACE
- ② BEACHFRONT
- ③ LOUNGE SEATING OPPORTUNITIES
- ④ 6'-0" WIDE ACCESS PATH FOR HOTEL/SHORT-TERM RENTAL FISHING CABINS
- ⑤ DETACHED PATH FOR TOWNHOME/APARTMENT ACCESS
- ⑥ GLAMPING PADS AS PER ARCH; TYP.
- ⑦ GLAMPING CENTRAL GATHERING NODE
- ⑧ SMALL BRIDGE OVER EXISTING DITCH
- ⑨ BEACH WITH DOCK, FLY FISHING AMENITY SPACE
- ⑩ EXISTING POND WITH MINOR ADJUSTMENTS TO SOUTHERN EDGE; RESTORATION AS NEEDED WITH MOST OF THE EDGE FOR PRODUCTIVE WETLAND
- ⑪ CENTRAL GATHERING NODE FOR HOTEL/SHORT-TERM RENTAL FISHING CABINS
- ⑫ COVERED BIKE STATIONS
- ⑬ AMENITY CABIN
- ⑭ ROCK FORMATION
- ⑮ BEACHFRONT; TYP.
- ⑯ DRIVEABLE PERMEABLE PAVING WITH SPORT COURT PROGRAMMING; FIRE LANE (INDICATED WITH RED BOLLARDS + LINEWORK)
- ⑰ MAIN DOCK FOR POND/BEACH/AMENITY ACCESS
- ⑱ AMENITY SPACE FOR OUTDOOR COOKING AND DINING
- ⑲ SHADED SEATING
- ⑳ PRODUCTIVE WETLAND HABITAT
- ㉑ PERMEABLE FOOT PATH WITH RIVERFRONT ACCESS
- ㉒ PERMEABLE ANCHORING SEAT WALLS
- ㉓ MULTI-USE PERMEABLE GAMING COURT
- ㉔ CYAN DASH OVALS INDICATE AREAS FOR SNOW STORAGE + SHEDDING, TYP.
- ㉕ GATEWAY DELINEATING ACCESS POINT TO HOTEL/SHORT-TERM RENTAL FISHING CABINS
- ㉖ STORAGE + RECEPTACLES: 3 YD TRASH DUMPSTER, 2 YD CARDBOARD DUMPSTER, 2 YD MIXED RECYCLING DUMPSTER, 96 GAL COMPOST BIN
- ㉗ ALLEE OF STREET TREES IN PLANTING BEDS AND/OR TREE GRATES
- ㉘ WECYCLE STATION WITH 11 DOCKS, OPTION FOR LARGER STATION AS SPACE PERMITS
- ㉙ TRAIL ACCESS
- ㉚ MAILBOXES
- ㉛ FENCELINE- MATERIALS VARY, NOT TO IMPEDE FLOODPLAIN

NOTE: DRAWINGS REDUCED FOR PRINT FROM 24X36 TO 11X17. NOTATED SCALES ARE NOT APPLICABLE.



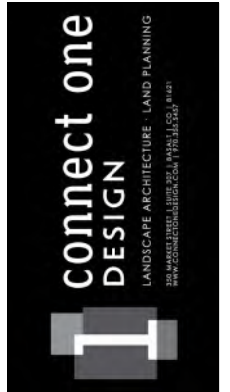
EXISTING TREES IN GOOD CONDITION TO REMAIN + BE LIMBED UP AS NEEDED

HIGH DENSITY OF DISPERSED SCREENING TREES; TYP.

PROPERTY LINE
SITE UTILITY EASEMENTS; TYP.
FENCELINE- MATERIALS VARY, NOT TO IMPEDE FLOODPLAIN

PROPERTY LINE
SITE EASEMENTS; TYP.
HIGH DENSITY OF DISPERSED SCREENING TREES; TYP.
NEIGHBOR'S EXISTING GRAVEL DRIVEWAY
DITCH

TRANSFORMER, AS PER ARCH; TYP.



Black Mountain
Basalt, CO

Drawn By: TL Checked By: HH

ISSUE & REVISION DATES	
LANDSCAPE SKETCH PLAN	2023-04-14

Pkt Date: Project # 504

OPEN SPACE AND RECREATION PLAN

BLACK MOUNTAIN PROPERTY ANNEXATION

1. Background and Intent of Application

Jadwin Park LLC (owner and applicant) proposes to annex, zone and develop an approximately 9.3-acre Property, to be known as Black Mountain (the “Project”), that is located between the Roaring Fork River and SH 82. The Property is historically known as the Jadwin Property and is also located a short distance west of the Basalt Public Library and the US Post-Office. Access to the Property would be from Emma Road. The program is to annex and zone the Property PUD with uses including Multifamily Housing and Townhomes, a Hotel/Short-Term Rental component, Open Space Conservation/Public Recreational Uses/Trail Enhancements, and a gift to the Town of Basalt of an approximately 0.84-acre parcel which could be used for a Community Facility or Childcare Facility or any other public use that the Town feels is needed in the future. The applicant hopes to build out the project within five calendar years. The development concept consists of the following:

- 35% of All Residential Housing is Designated as Deed Restricted Affordable Housing
- 4 Multifamily Buildings with a Total of 56 Units
- 12 Townhome Units
- 12 Hotel/Short-Term Rental Fishing Cabins
- 7 Seasonal Glamping Pads
- 4-Acres of Open Space Conservation & Public Recreational Uses
 - Over 4-acres of the Property consists of riparian areas and floodplain and this area would be accessible to the public but managed and maintained by the Ownership Group.

The Project complies with the Basalt Master Plan 2020 both in terms of being consistent with the Master Plan’s Planning Framework and its stated goals and objectives. More specifically, the Project complies, on a step-by-step basis, with pages 79-86 of the Primary Key Parcel Component of the Master Plan which lays out the desired future land-use program for the Jadwin-Stott Property. All internal streets are proposed to be private and maintained by the Ownership Group. Nonetheless, all have been designed with 24’ widths and in consideration of Basalt development standards and the cooperation and feedback from Roaring Fork Fire Rescue. The neighborhood typology, as proposed, was inspired by the Master Plan and its vision for the Key Parcels. The Project to be known as Black Mountain implements an approach and strategy with a keen eye towards a Resilient & Sustainable Environment by planning Green Initiatives in support of the Basalt Sustainable Building Regulations including overall site planning and individual building design strategies. Site responsive strategies include Efficient Parcel Layout; Residential Unit and Parking Design; Transit Oriented & Multi-Mode Commuting with a proposed WeCycle partnership; EV Charging Stations and Bike and Pedestrian Oriented Solutions as well. Building designs are planned for localized electric-based heating and cooling systems, solar rooftop arrays and energy efficiency-oriented envelopes.

Entitlement History

The Property is located in both Pitkin and Eagle Counties. There was a previous application for this particular site in conjunction with the adjacent Stott Property (to these) a number of years ago for an RV Park. The application was not approved, and the Property was not annexed.

2. Project Site

The site is relatively flat and has wetlands on the northern and western edge of the Property. There is an existing single-family home, one mobile home and a pond on the Property. According to county records the main residence was built in approximately 1989. There is One Mobile Home at the southwest corner, but we have been unable to determine when that structure was placed on the property. Utilities are available to the Property. An overhead electric line runs north to south on the western portion of the site. An 18-inch wastewater main transects the Property from northeast to southwest. An Improvement Survey Plat has been completed for the site and is included in Exhibit D. Recorded easements are associated with the wastewater main. The Property is not included within the Basalt Sanitation District. An Inclusion Agreement with the Sanitation District will be made assuming approval of the Annexation and initial zoning. The Sanitation District is aware of the application.



3. Development program summary information

The Development Program will include an initial zoning to PUD. The underlying zone district for the residential portion of the Property will be the R-4 MD Zone District; and the C-1 Neighborhood Commercial Zone District will be the underlying zone district for the Hotel/STR/Fishing Cabin Area. An application for a PUD Sketch Plan is in the next section of this land-use application. The development components are:

Multifamily Housing Component

The multifamily housing component will consist of 4 buildings with a total of 56 units. Two of the buildings will have 12 units each and be deed restricted affordable housing and the two on the eastern portion of the project will have 16 units each and be free market housing. There will be a mix of efficiency, one-bedroom and three-bedroom units. Unit sizes run from 461 square feet for efficiencies to 1,222 square feet for the three-bedroom units. Total net building area is 48,784 square feet.

Townhome Component

2 types of three-bedroom townhome units are proposed. These structures incorporate main level garages with efficiently planned living spaces above for a 3-story solution at each Townhome. The square footage for these units ranges from 1,829 sf to 2,034 sf.

Hotel/Short-Term Rental Fishing Cabins

A total of 12 Hotel/Short-Term Rental Fishing Cabins are proposed with all units being either one or two-bedroom units and one 3- bedroom cabin. The goal of this land use category is to provide some very small scale and low impact hotel/short-term rental fishing cabins which will bring visitors in close proximity to downtown/Midland Avenue. The goal would be to supply accommodations to both tourists within walkable distance to downtown, without taking long-term housing supply away from the community (as discussed in the Master Plan). The Hotel/Short-Term Rental Cabin area will also include an Amenity Cabin to support the guest experience, a maintenance and housekeeping facility and a manager's house for on-location support at all hours.

Glamping Pads (Seasonal Only)

The site includes a finger of land that extends to the north and touches a quiet side channel of the Roaring Fork River. This finger includes naturally higher land and sits overlooking the river. It is also currently heavily vegetated with a mixed understory, conifers, and cottonwoods. To provide more accommodations and do this with a lighter touch on the land, 7 designated seasonal Camping /Glamping Pads have been added. Many of these will be utilized by fishermen because of the proximity to the river and other outdoor enthusiasts who visit Basalt in the summer. The pads will be designated as level pads, with a firm gravel or crusher fines surface, sized to accommodate a canvas tent or similar glamping style seasonal structure. The structures are seasonal in nature and will be removed during the colder portions of the year with the pads remaining, which will not impede high river flow or floodplain restrictions. These glamping sites will be a unique accommodation style not seen elsewhere in Basalt. It accomplishes the vision of the 2020 Master Plan but with a softer environmental footprint on the site.

Open Space Conservation / Recreation and Landscaping

The existing conditions of this property lend themselves to thinking about the Open Space and Recreation Plan in a bifurcated way. The upper two thirds of the site have seen human interactions for decades with cultivated fields, access roads, a man-made pond, and homesite. The lower third of the site is not pristine with planted trees and wetlands that were previously mechanically graded. However, the lower third does lend itself to a more natural feel with higher water, great vegetation, and access to the river. The Open Space and Recreation Plan contemplates the site in this way. As you enter the property from Emma Road the plan gives off an organized feel. Tree-lined streets with parking and sidewalks welcome residents and visitors. The trees are evenly spaced giving a 'town center' like feel. This organized landscape design is punctuated with small courtyards that will be shared, or private in the case of the townhomes, giving residents access to their own spaces.

The Hotel/STR cabins space is delineated by a tasteful gateway that will include signage and limited lighting so visitors to the rentals enter their own 'space'. The landscape here begins to transition back to a softer and more natural feel. Trees and understory planting is less organized and more natural. The asphalt and concrete of parking areas and sidewalks gives way to crusher fines paths and planting pockets. An amenity space is provided that serves as a focal point and transition space between the residential area and the trails and open space. Located on the edge of the improved pond it will serve as a gathering place for the residents, visitors to the STRs, and the public utilizing the trail system. This space has some more active uses like bocce, horseshoes, and a connection to other sport courts. Landscaping and wayfinding signage will be used to help define the different areas of the site between open public use on trails, residential spaces, and the STRs.

The Open Space and Recreation Plan will build on the strengths of the existing site in the lower third. A soft path trail will circumnavigate the wetlands and connect down to the river edge on a path separated from the glamping and cabins. This trail will be open to the public and is designed to connect to the adjacent property, should it ever redevelop, and eventually Midland Park. Uses here are primarily passive with trails and seating. The landscaping will focus on the existing by mitigating weeds, adding wildlife supporting vegetation, and minimal selective clearing of understory and tree cover.

Community Facility / Childcare Facility / Public Use

The Applicant proposes to gift to the Town of Basalt an approximately 0.84-acre parcel which could be used for a Community Facility or Childcare Facility or any other Public Use that the Town feels is needed in the future (the "Dogleg Parcel"). The Master Plan Future Land Use Map (at page 83) called out a very small portion of the Jadwin Site for "Community Facility" that has several constraints such as security, privacy, size, and parking limitations, whereas the Dogleg Parcel is much larger and more suitable for a meaningful Community Facility or Childcare Facility. The Dogleg Parcel gift will allow the Town of Basalt to own a Public Open Space parcel until the use and needs are better understood for a public facility at a future date.



8. Pedestrian Bridge

In 2020 when the Master Plan was approved it was desired that there would be a pedestrian bridge connection over the Roaring Fork River developed west of the Midland Avenue bridge to encourage a more direct pedestrian connection between the Basalt River Park campus and the Emma Trail that is East Basalt's most direct pedestrian connection to West Basalt since there is not an easy pedestrian connection along Two Rivers Road. As such, the Master Plan includes a requirement for development of a pedestrian bridge if the number of units on the Jadwin Stott Primary Parcel exceeds eighty (80) dwelling units.

Subsequent to the 2020 Basalt Master Plan adoption, Sopris Engineering has conducted more engineering analysis regarding the potential for a pedestrian bridge over the Roaring Fork River at the Jadwin property and they have concluded that the span of such a bridge would be so significant that it would require the bridge infrastructure to begin close to Highway 82 to make it possible. Therefore, the Applicant has not proposed to provide the bridge and has not proposed more than the eighty (80) units of density that triggers the bridge. Staff recommends that the Town have a third-party engineer evaluate Sopris Engineering's conclusion about the bridge span prior to Preliminary Plan review.

9. Parking

The Applicant has proposed to satisfy the parking requirements of the Town Code by installing surface parking as the water table for the site does not easily accommodate underground development. The multi-family parking is proposed with at-grade, head-in parking adjacent to the multi-family buildings. Parking for the townhome units is proposed in surface garages and the parking for the short-term rental cabins/glamping pads is proposed in a common parking lot to the west of the affordable housing near western vehicular access.

The Police Department has expressed that the short-term rental cabins and glamping pads may generate more parking demand than is being provided. In response to this concern the Applicant has suggested that an on-site manager and rental agreements will limit the number of vehicles that occupants may bring. As such, Staff and the Police Department have asked the Applicant to provide a site management plan for the short-term rental uses to address this issue prior to the second P&Z meeting.

10. Open Space, Trails, and Wetlands

The Application proposes the preservation of an open space/recreation area on approximately the north 1/3 of the property as is called for in the Master Plan. Soft surface trails internal to the site are proposed through the open space/recreation area from both the residential and short-term rental portions of the development. Public parking for the open space/recreation area is proposed the eastern side of the pond for the public to use the trail, access the river, and fish in the pond. There are also publicly accessible amenities such as outdoor grills and picnic tables proposed east of the pond. Pedestrian access to the river from the short-term

rental cabins is from the west side of the pond. Amenities such as seating decks and some shade sails are proposed near the river access point as shown on the site plan attached as part of **Exhibit A**.

Eagle County has recommended that development in the riparian area/100-year floodplain be minimized and mitigated to the greatest extent practical and Pitkin County has recommended that wildlife habitat and corridors not be disturbed, and trail connections be coordinated with Pitkin County. Town Staff also walked the site with Rick Lofaro, Executive Director of the Roaring Fork Conservancy to obtain his comments. Lofaro expressed that the site has some unique natural aspects that other riparian development sites do not. It was identified by Lofaro that the area to the northeast of the pond where the pond is fed by a waterway should remain undisturbed and not be accessible to maintain the integrity of the wetlands. The photo below (Figure 4) shows this area.

Figure 4.



Lofaro also recommended that the area around the ditch on the northeastern edge of the open space/recreation area be undisturbed and that any trail be field fit to the areas that are already disturbed. There were three areas along the river frontage of the Jadwin property where Lofaro indicated would be acceptable locations for river access as they are already disturbed with concrete riprap and that river access should be limited to these locations. Rather than the deck structures proposed on the plan adjacent to the river, Lofaro also commented that some rock steps to the river like what exists at the Basalt River Park at these



already disturbed river access points may be a more ecologically friendly solution and provide potential for a sitting area that is desired.

A 40–50-foot buffer from the river where there be no disturbance/glamping pads other than the soft surface trails was also recommended by Lofaro. Finally, Lofaro noted that they found a federally protected orchid known as the Ute Lady’s Tress in the pasture area north of the lake. Even though the orchid is not protected in Colorado, Lofaro recommended that the glamping pads/trails be field fit so as not to disturb the orchids.

External to the site, the Applicant has proposed to construct a trail connection adjacent to Emma Road to connect the property to the existing trail south of the Post Office. Associated with providing the trail adjacent to Emma Road it has been suggested that the Applicant study the potential to provide a landscaping buffer between the residential component and Emma Road to help limit the impacts of the traffic noise on the on-site uses and to reduce the visual impacts of the development on the Highway 82 corridor.

The Parks, Open Space and Trails (POST) Committee will review the Application and provide more detailed recommendations before the next P&Z meeting.

11. Floodplain/Floodway

The Town’s consulting hydrologist, Robert Krehbiel of Matrix Design, has provided an email attached in **Exhibit B**. Krehbiel’s email expresses that the Colorado Water Conservation Board (CWCB) is in the process of amending the floodplain mapping in the Basalt area, including adjusting the floodplain to be consistent with the floodplain/floodway shown on the Applicant’s mapping. Krehbiel notes that he wrote a letter to CWCB recommending such a change to the floodplain. Staff anticipates providing a draft condition for consideration requiring the Applicant to obtain the final approval on the adjustment to the floodplain/floodway shown on their mapping prior to submitting a Preliminary Plan application.

12. Green Building and Wildfire Mitigation

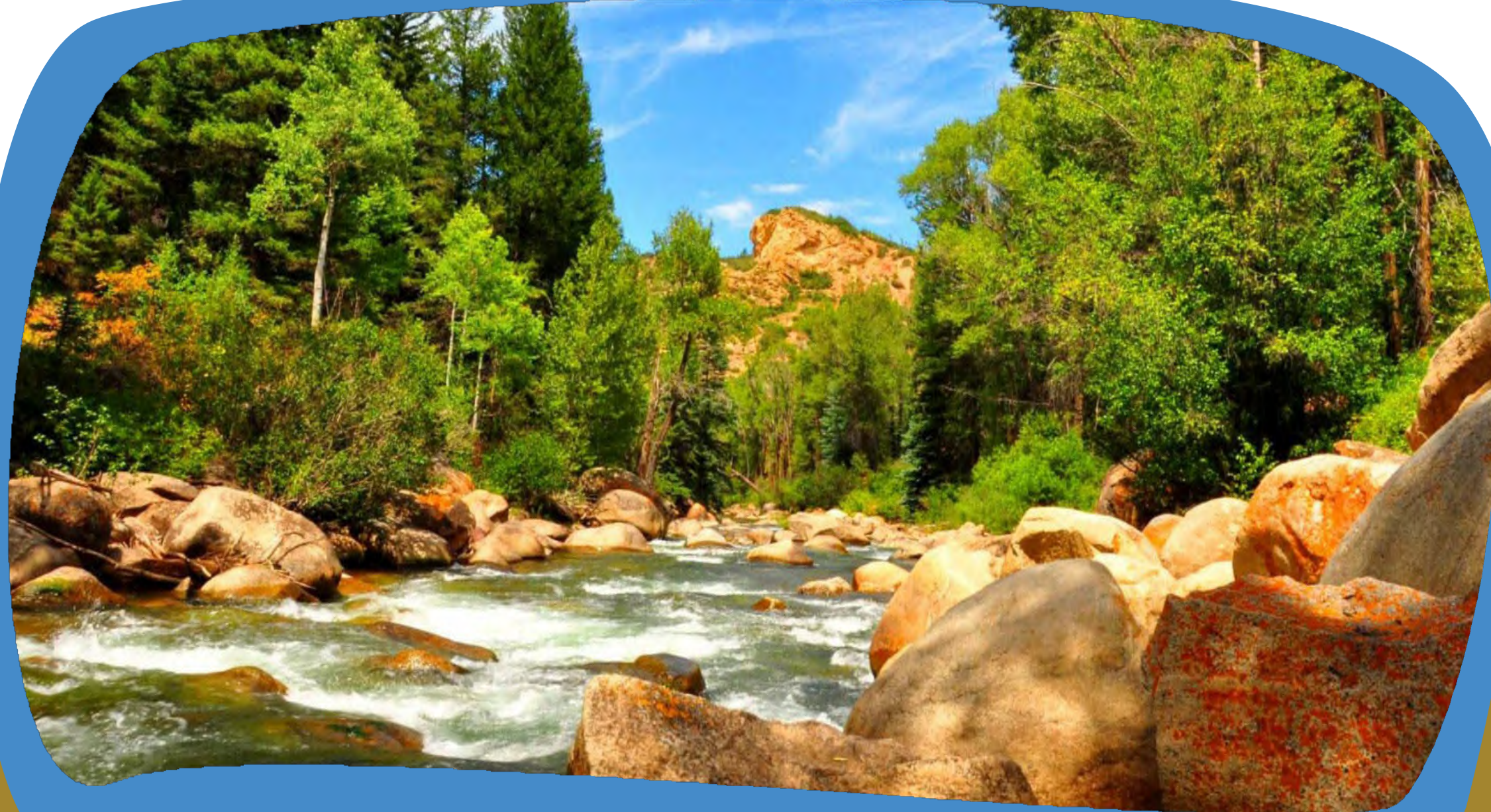
The Application proposes the development be completely heated and cooled with electricity. Additionally, the Applicant has proposed to meet the Town’s sustainable building regulations and energy code requirements in place at the time of building permit issuance. It is further proposed that buildings within the development will meet the Town’s wildfire mitigation requirements in place at the time of building permit issuance. The Applicant will be required to provide more details on the building materials as part of the Preliminary Plan application.

13. Fees and Transfer Assessments

The Application proposes to pay all the Town’s applicable development impact fees and building permit fees at the time of permit issuance. It is also proposed that the Town’s standard 1% real estate transfer assessment be established on the property. In past annexations it has been the Town’s practice to require a

Arbaney Park Basalt, CO

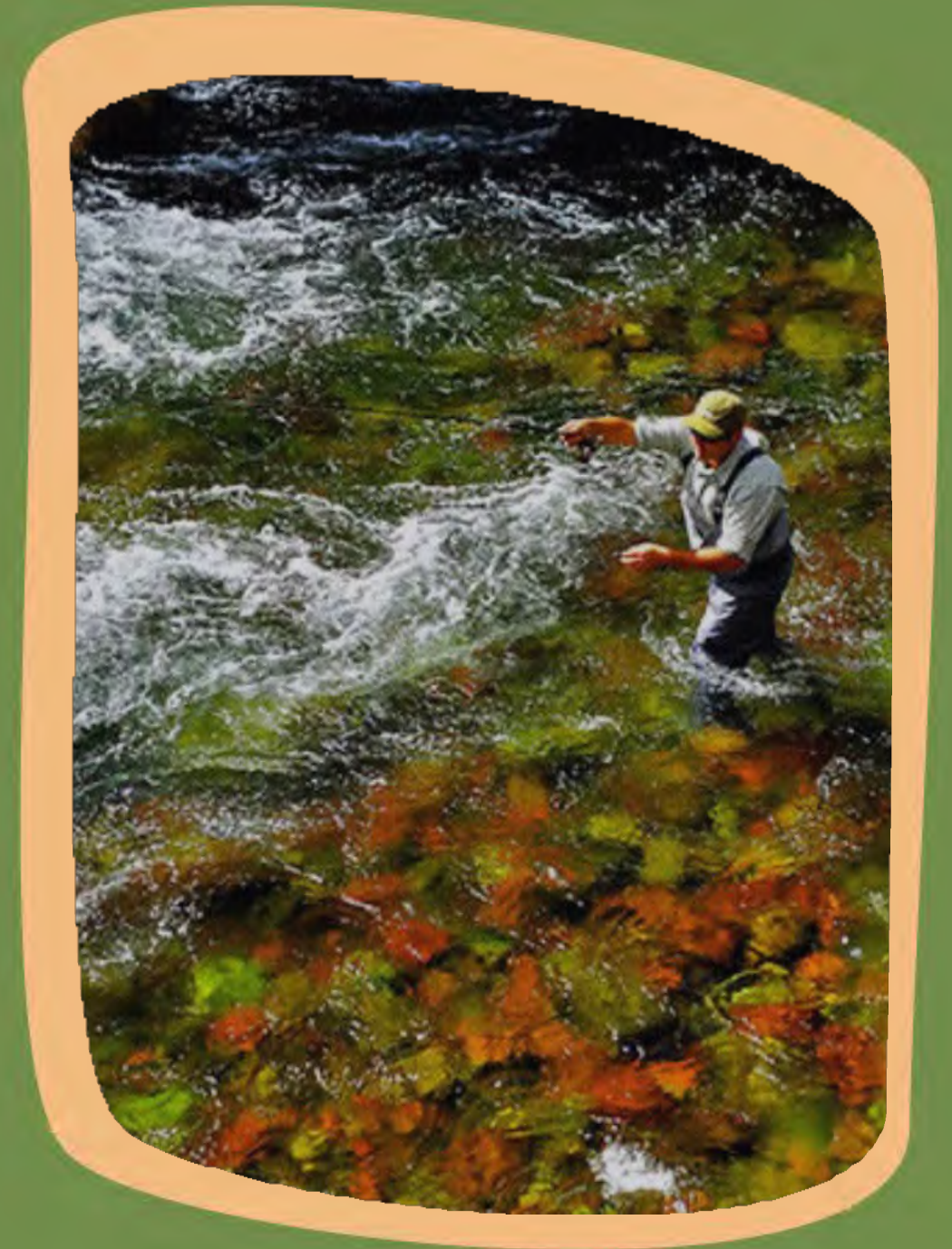
Agenda Item #3



Design Development Presentation
August 28, 2023

Enclosed

1. Concept Development
2. Site Plan
3. Diagrams
4. Equipment
5. Product Info
6. Reference Photos
7. Site References

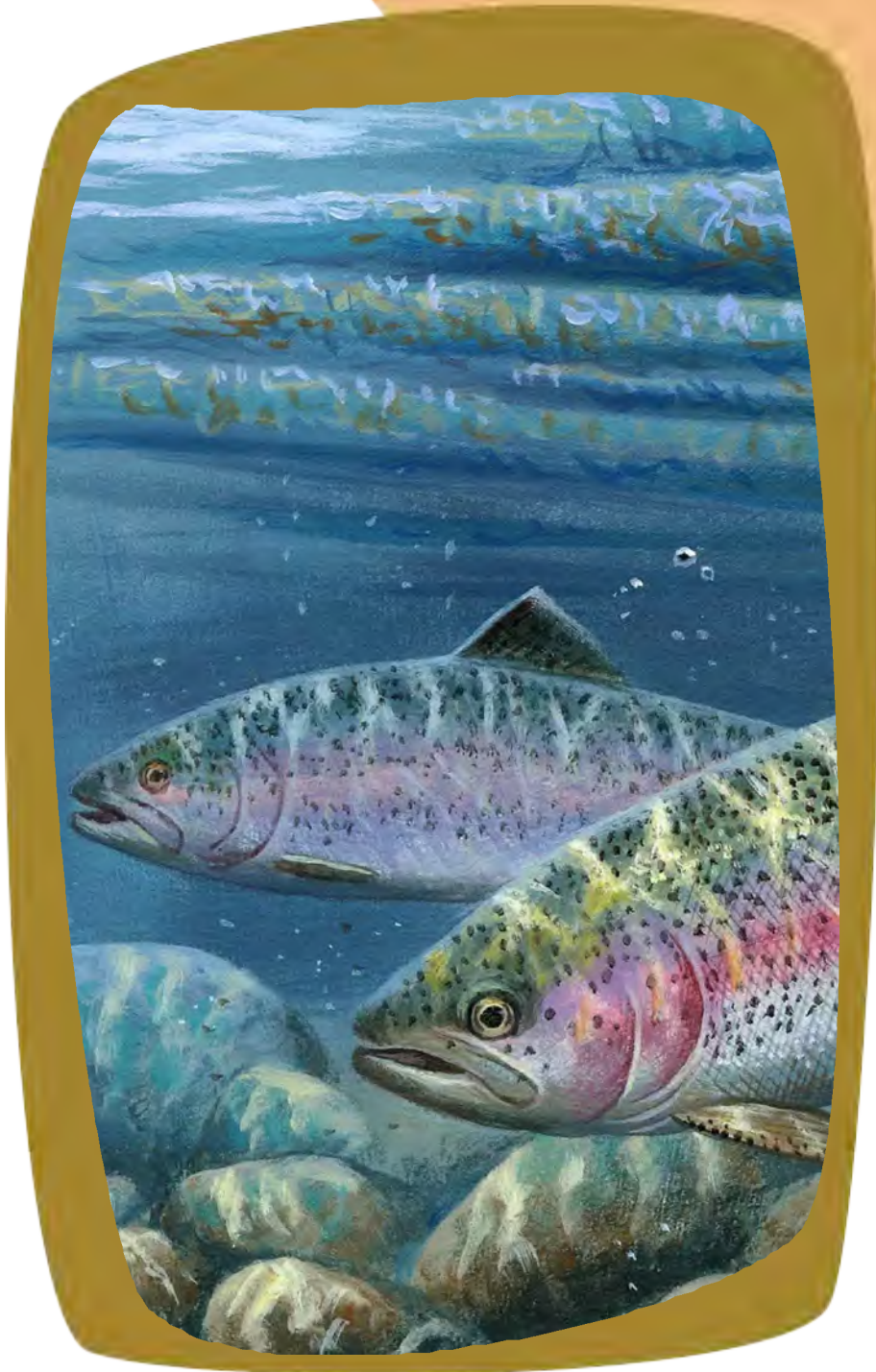


The Roaring Fork - Concept Development



Design Concept

The Roaring Fork



The playground design took the location of the Arbaney Park as inspiration, using the local Rainbow Trout fish as the main concept. It is an all age playground where it provides variety of play activities for all abilities.

Inspiration



Diagrams



Site Diagrams



Zones

The playground is within the Arbaney Park, adjacent to the parking lot. The community pool is close by the Arbaney Park which can be accessed by the walking paths.

Circulation

There are several concrete walking paths leading from the parking lot to the playground to give the accessibility.

Age Groups

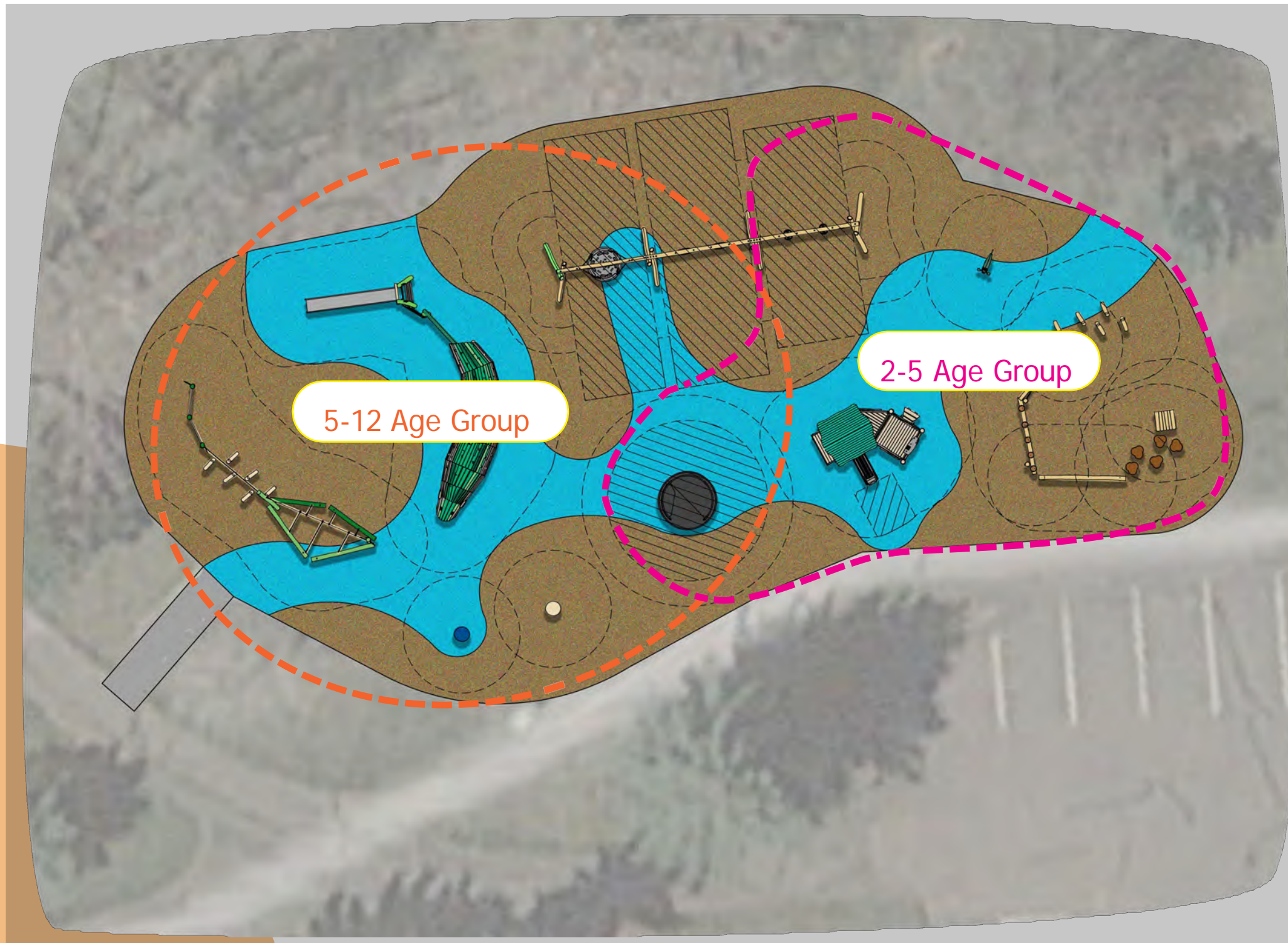
Arbaney Park playground is an all age playground, which has separate age groups for both 2-5 year olds and 5-12 year olds.



The Roaring Fork - Site Plan



The Roaring Fork - \$440,000 Site Plan



Age Groups

The playground provides play equipment for all ages. Preschool age (2-5) and school age (5-12) have separated zones. Universal Carousel is placed in between both age groups for a shared use.

Safety Surface

Poured-in-place: 2,191 SF
EWF: 4,132 SF



The Roaring Fork - Site Plan



Zones

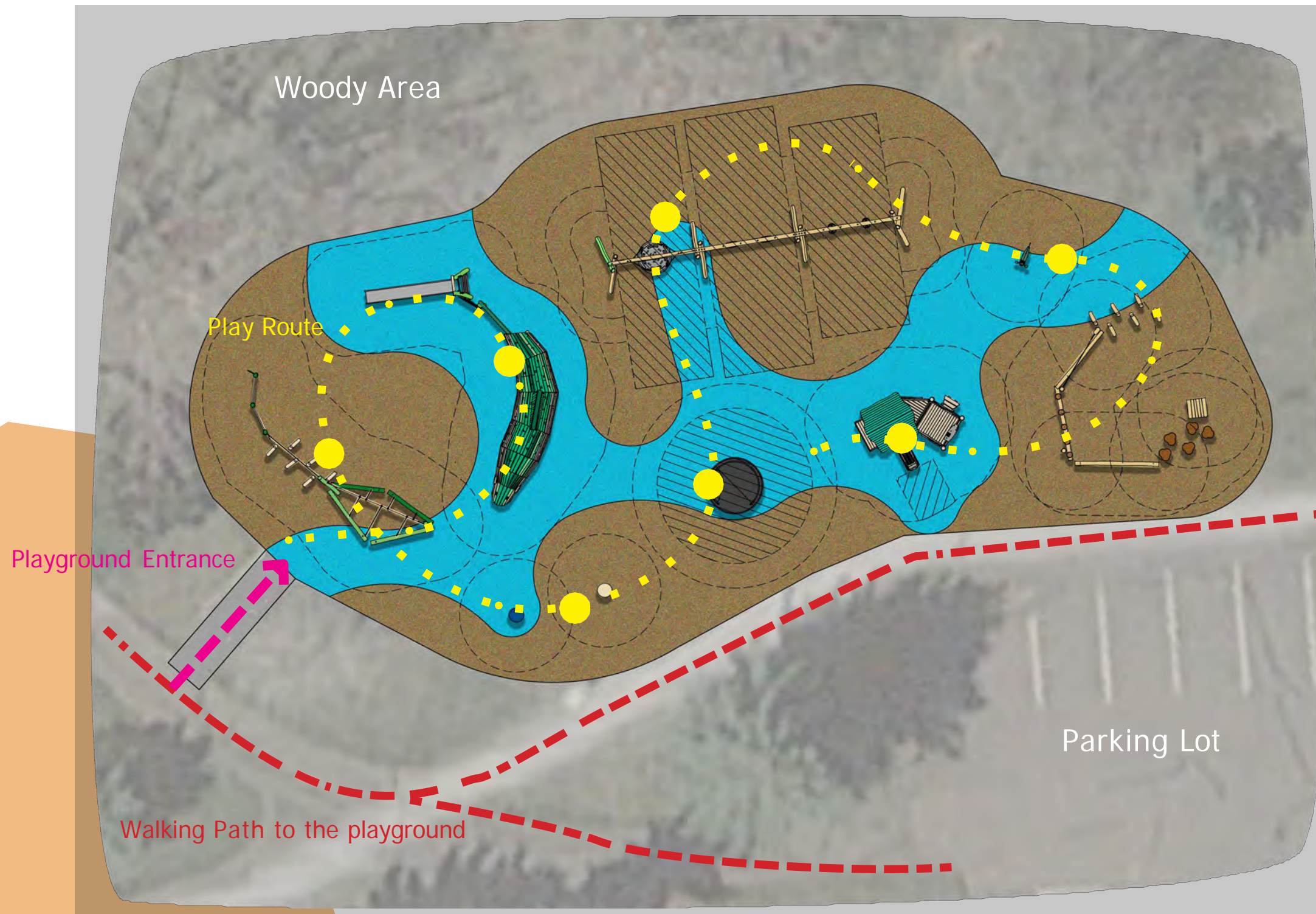
The playground is divided by four zones based on different play activities: Active Zone for each age group, Swing zone, and Spinning zone.

Safety Surface

Poured-in-place: 2,191 SF
EWF: 4,132 SF



The Roaring Fork - Site Plan



Circulation

The playground has an easy access. It is accessible through the concrete walking paths from the parking lot. There is a walkway leading directly to the play area from the walking path.

Safety Surface

Poured-in-place: 2,191 SF
EWF: 4,132 SF





The Roaring Fork - Equipment

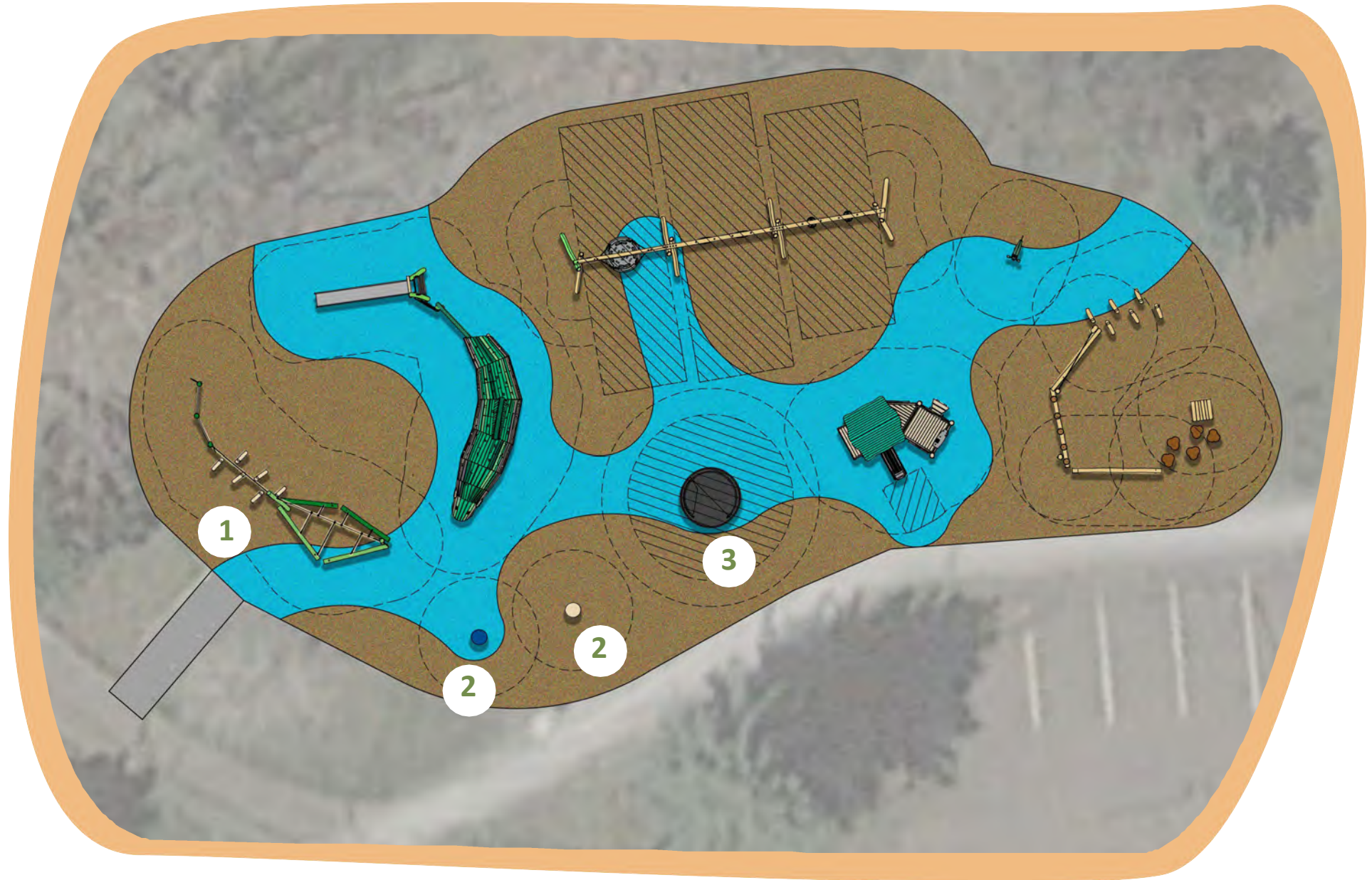
1. Fish Play Sculpture with Agility Net



2. Spinner Bowl



3. Universal Carousel





The Roaring Fork - Equipment

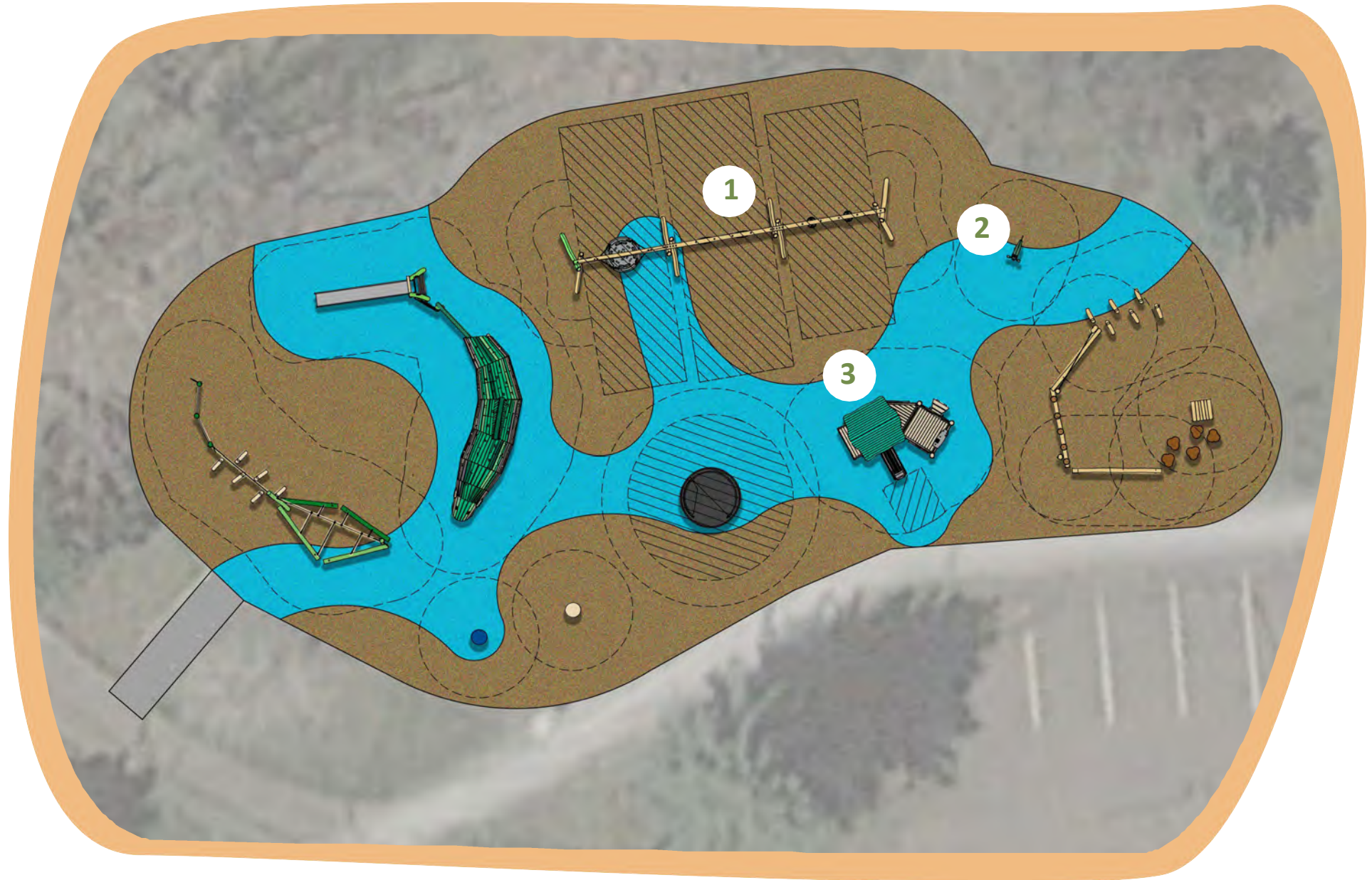
1.3 Bay Swing



2. Fish Springer



3. Play hut





The Roaring Fork - Equipment

1.3 Bay Swing



1. Tree Climber



2. Fish Springer



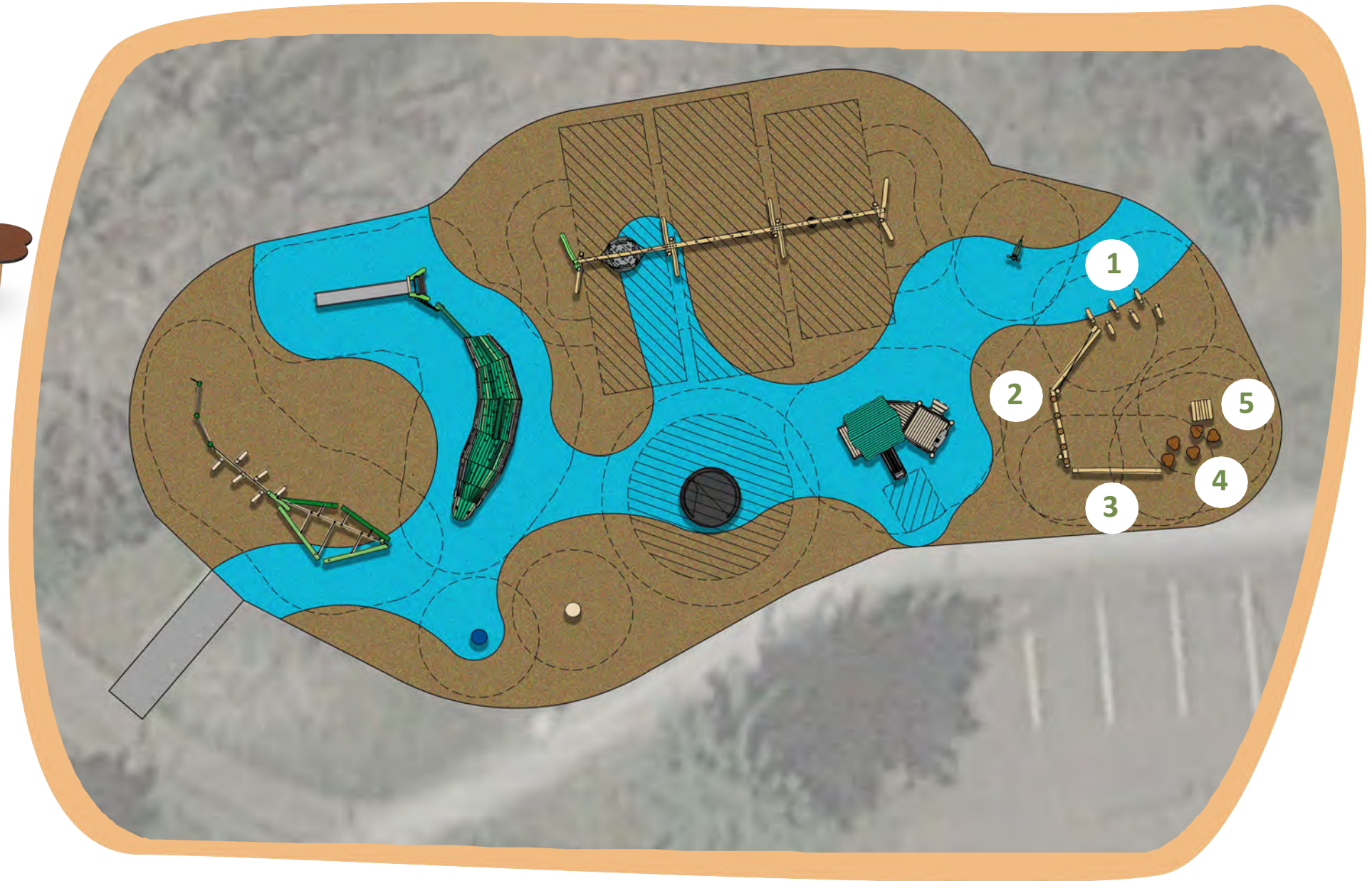
2. Swings



3. Play hut



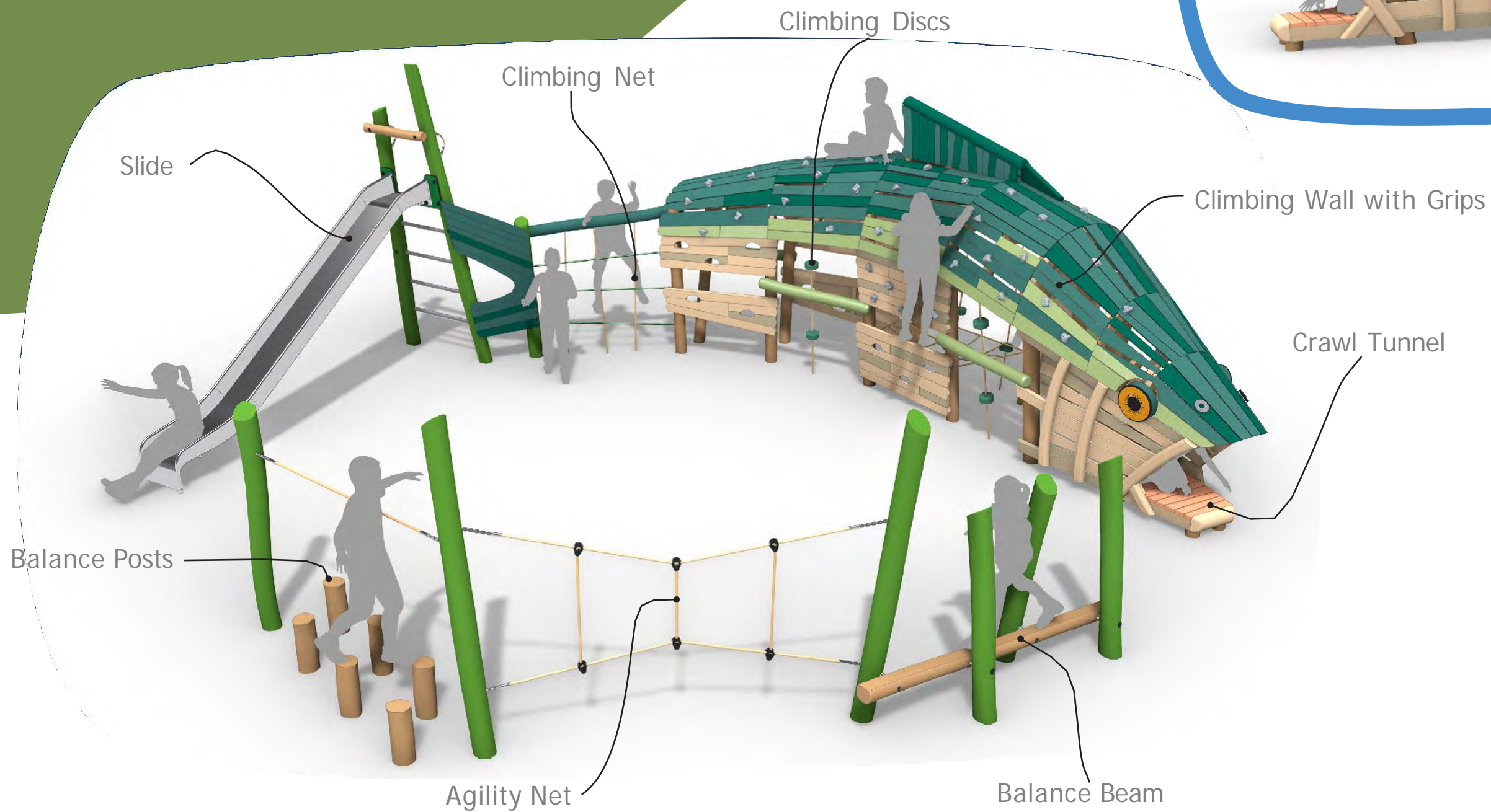
3. Embankment



Product Information



Product Information



Reference Photos



Reference Photos



Site References



Dos Rios Park, CO



Address: 2595 Riverside Pkwy,
Grand Junction, CO
Installed: May 2023

Dos Rios Park, CO



Address: 2595 Riverside Pkwy,
Grand Junction, CO
Installed: May 2023

Dos Rios Park, CO



Address: 2595 Riverside Pkwy,
Grand Junction, CO
Installed: May 2023

Bear-y Good
Adventure -
Concept
Development



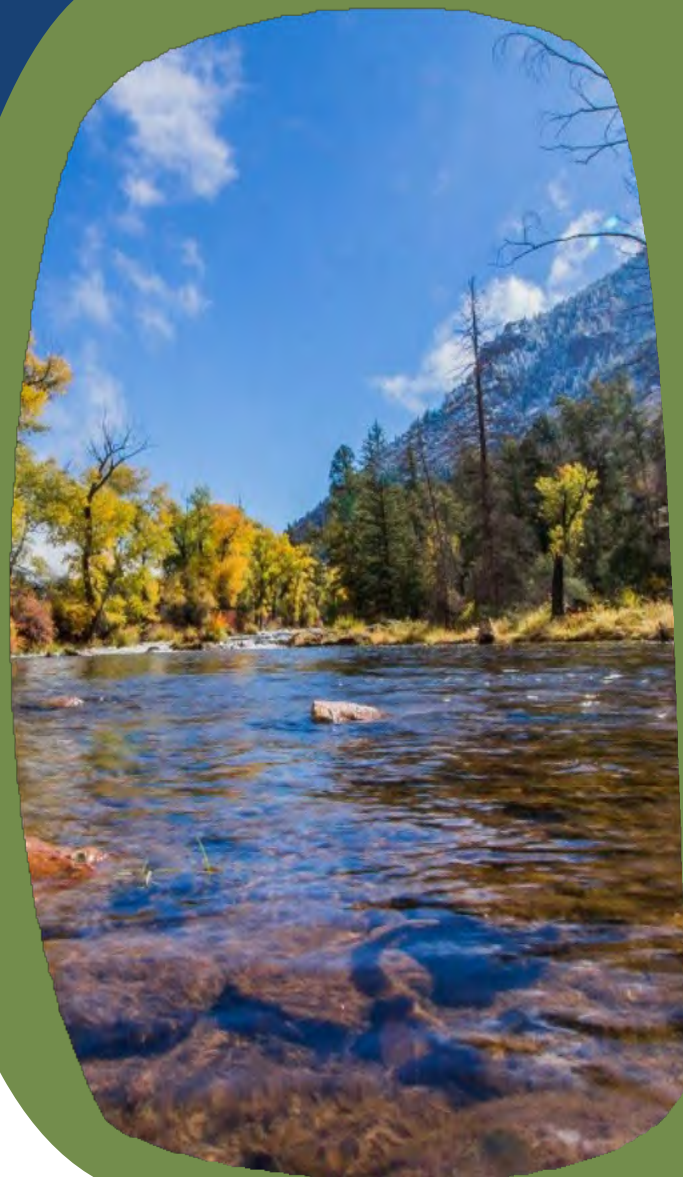
Design Concept

Bear-y Good Adventure



Design option 2 took the cute tree hugging bear as the main concept, created a “bear looking over the river and trying to catch the fish” scene. The adorable bear play sculpture along with the unique 3D fish feature will be the play destination for the kids and their family.

Inspiration

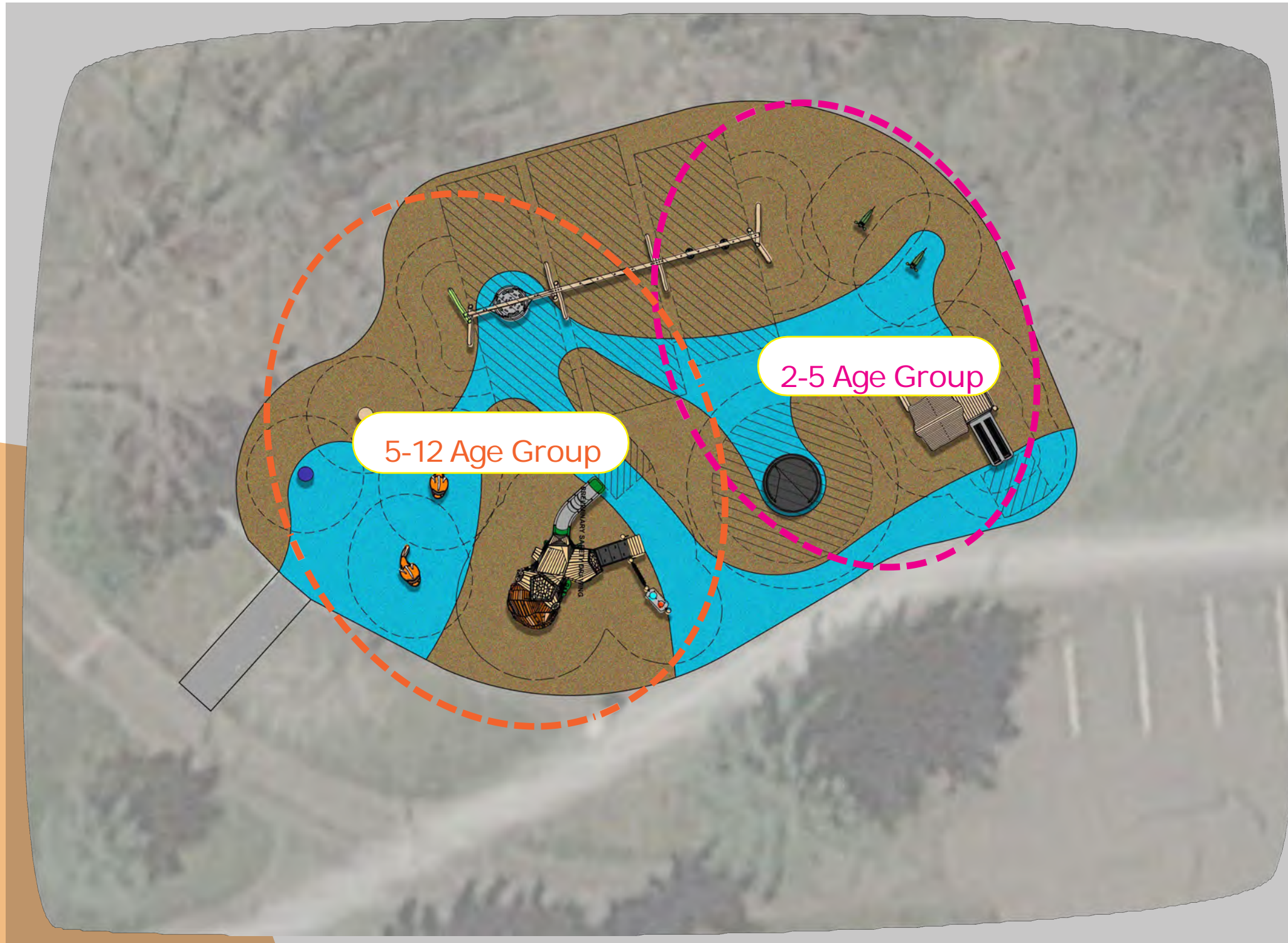


Bear-y Good Adventure - Site Plan



Bear-y Good Adventure - \$500,000

Site Plan



Age Groups

The playground provides play equipment for all ages. Preschool age (2-5) and school age (5-12) have separated zones.

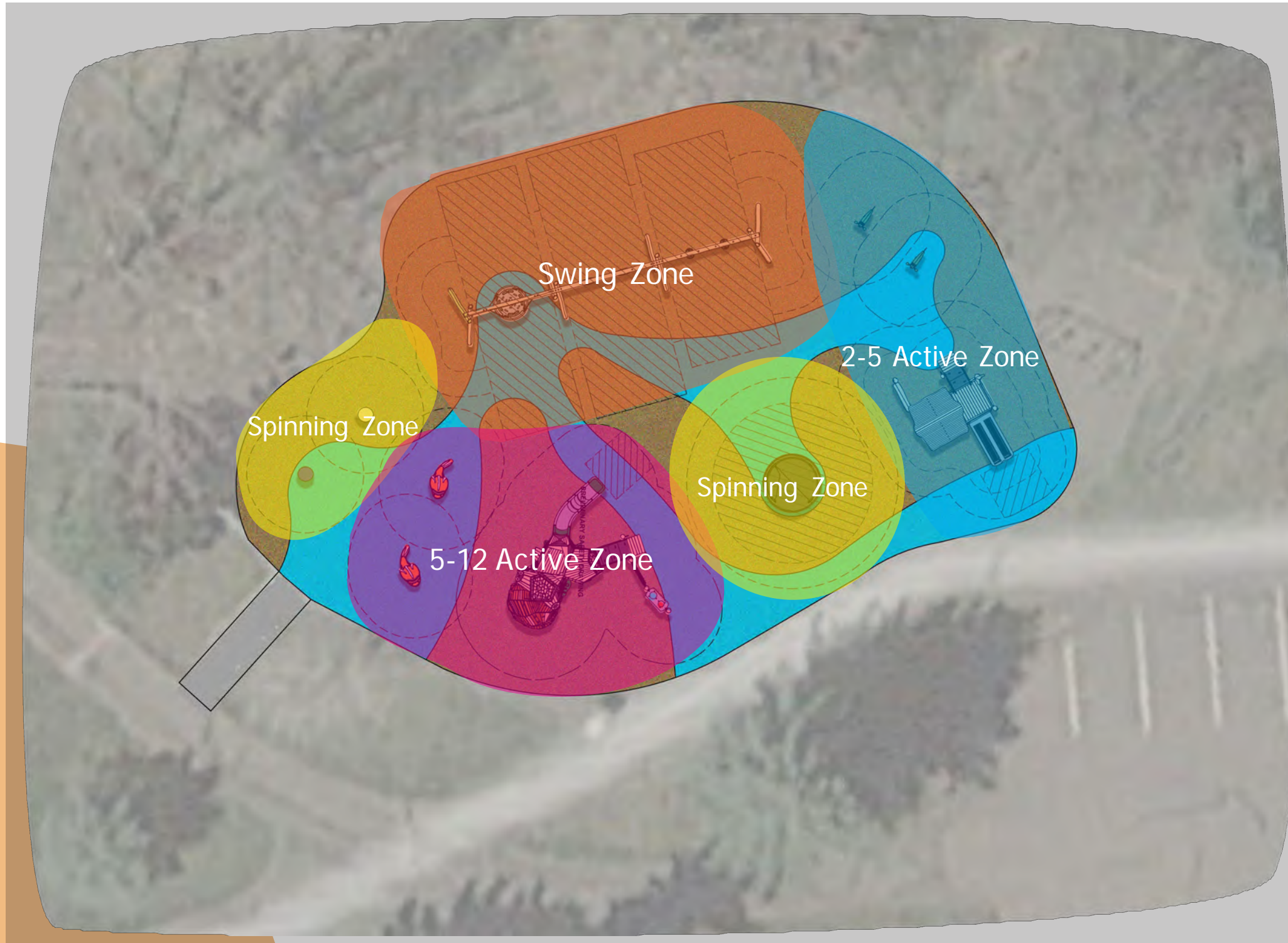
The 5-12 age group features a 16-foot-tall tree hugging bear, which provide variety play activities for the school age children.

Safety Surface

Poured-in-place: 1,540 SF
EWF: 3,251 SF



Bear-y Good Adventure - Site Plan



Zones

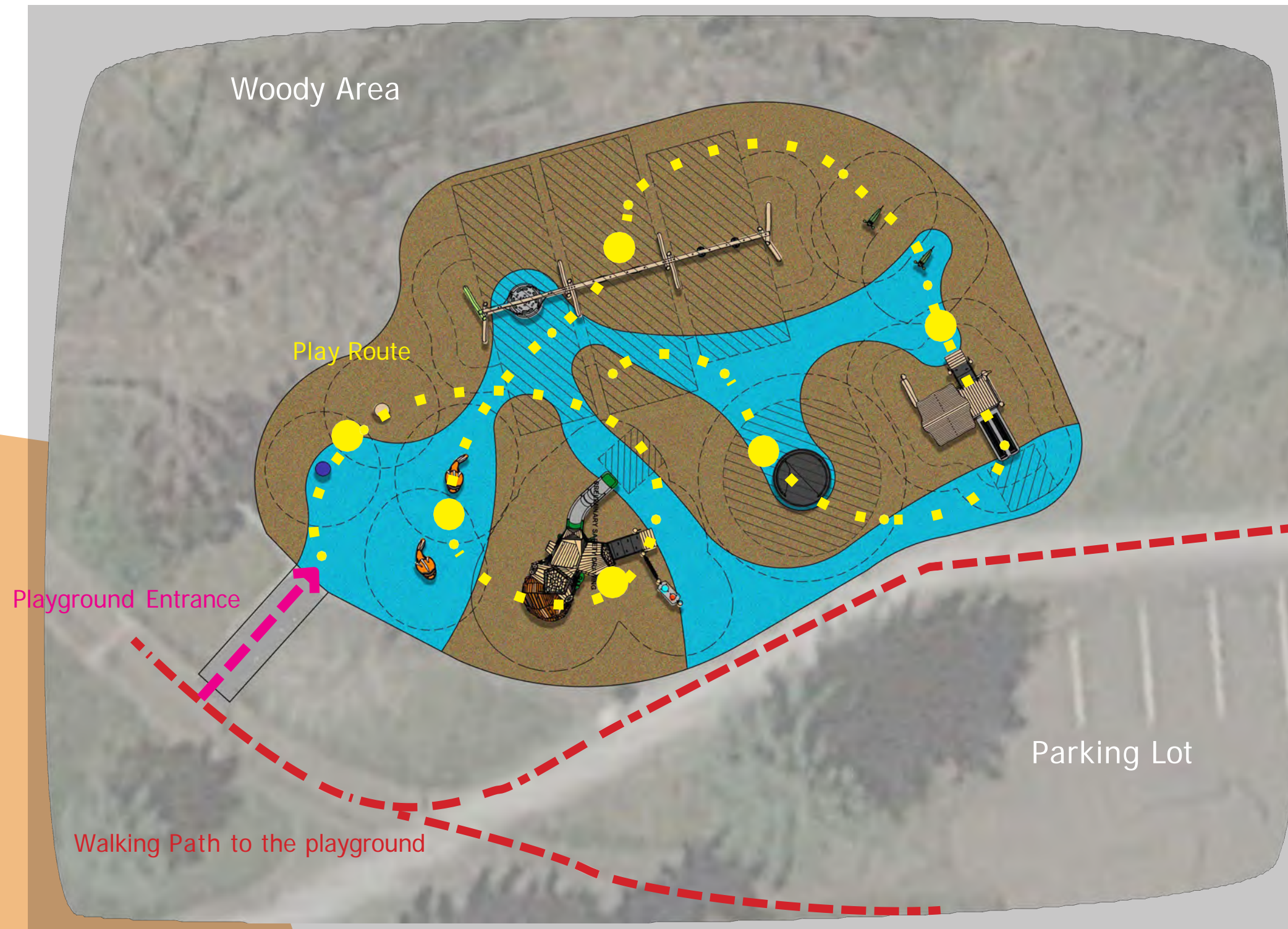
The playground is divided by four zones based on different play activities: Active Zone for each age group, Swing zone, and two separate Spinning zones for each age group.

Safety Surface

Poured-in-place: 1,540 SF
EWF: 3,251 SF



Bear-y Good Adventure - Site Plan



Circulation

The playground has an easy access. It is accessible through the concrete walking paths from the parking lot. There is a walkway leading directly to the play area from the walking path.

Safety Surface

Poured-in-place: 1,540 SF
EWF: 3,251 SF





Bear-y Good Adventure - Equipment

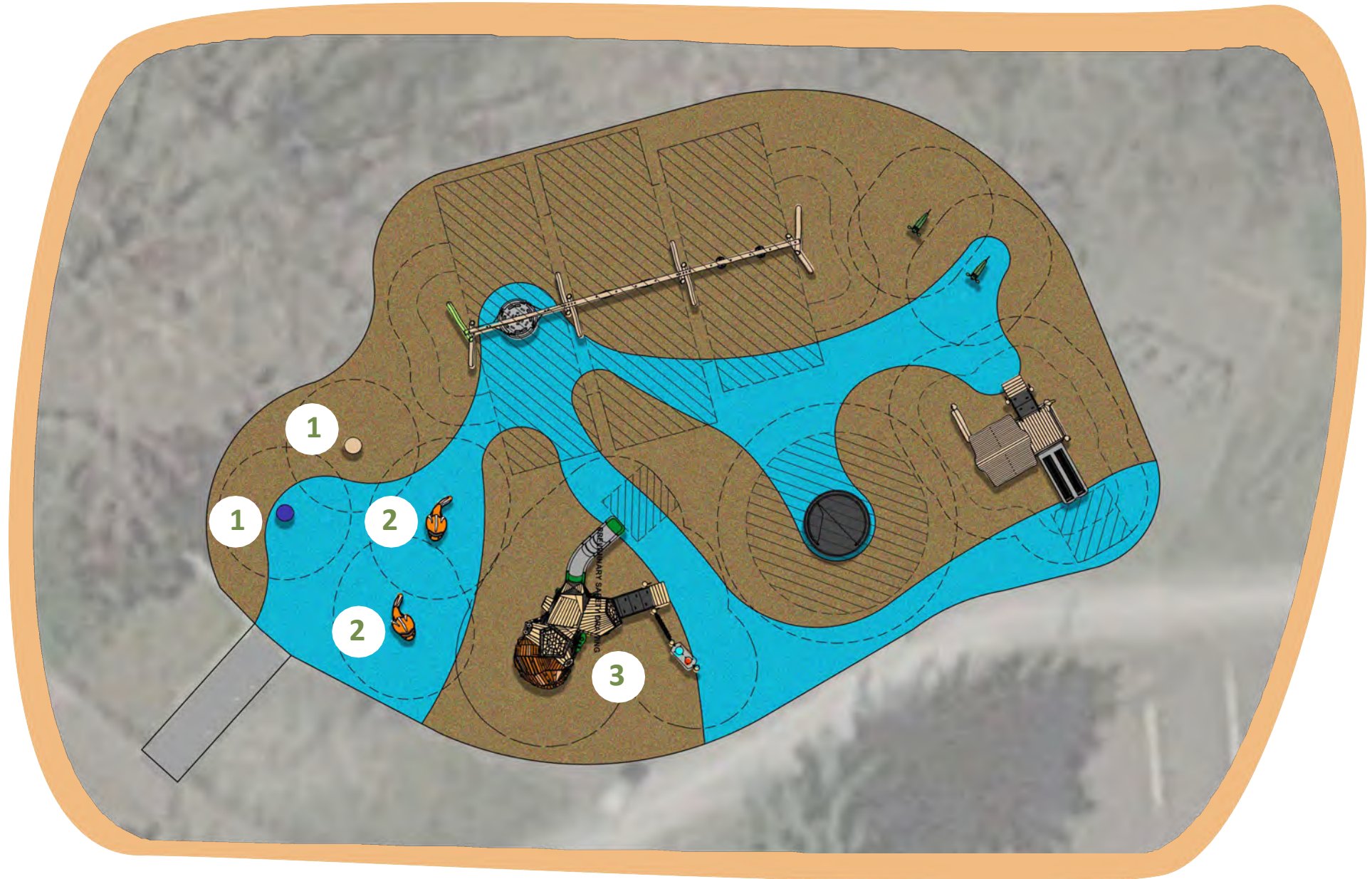
1. Spinner Bowl



2. 3D Fish Surface



3. Tree Bear Sculpture



Bear-y Good Adventure - Equipment



1.3 Bay Swing



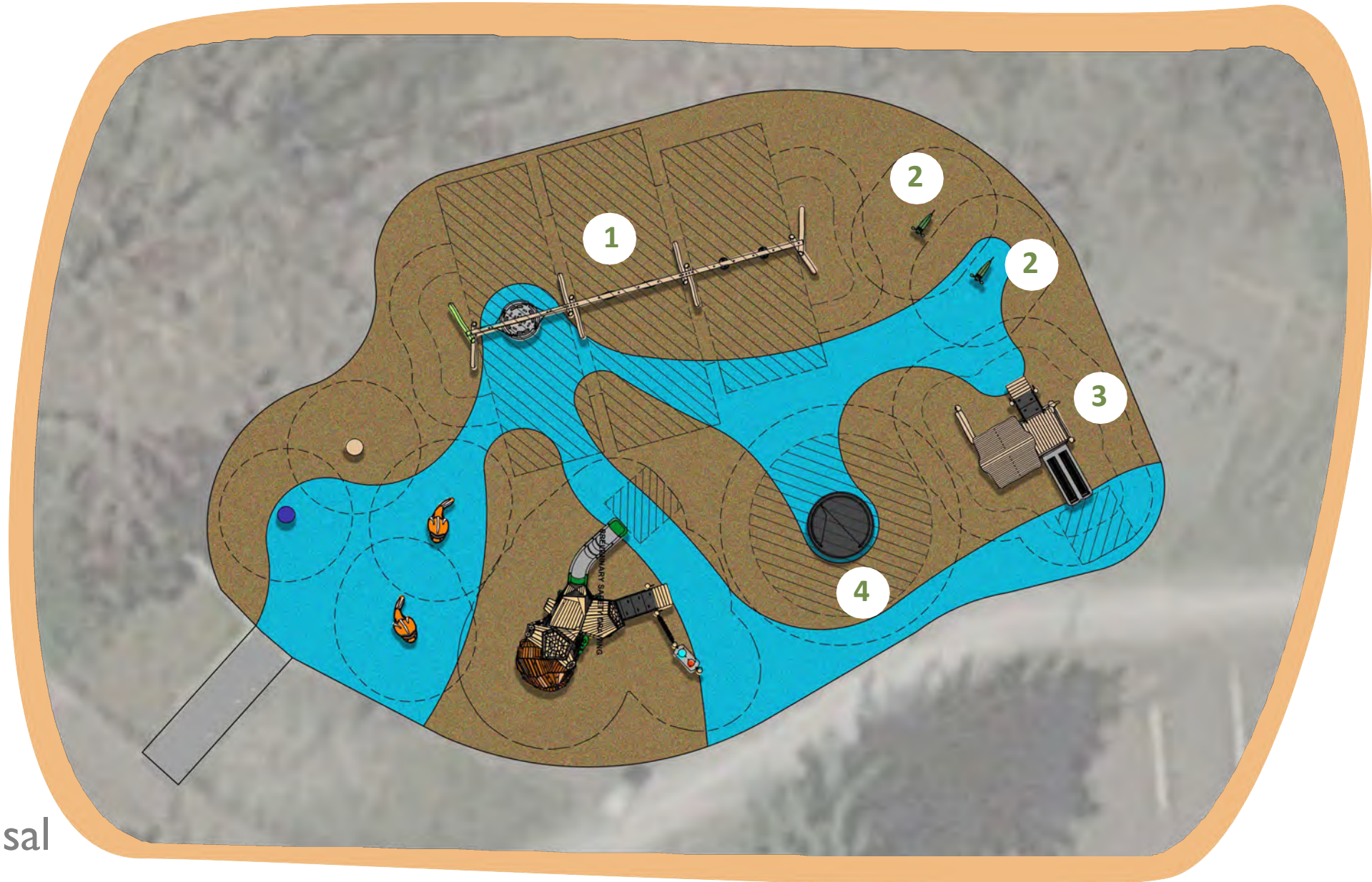
2. Fish Springer



3. Play hut



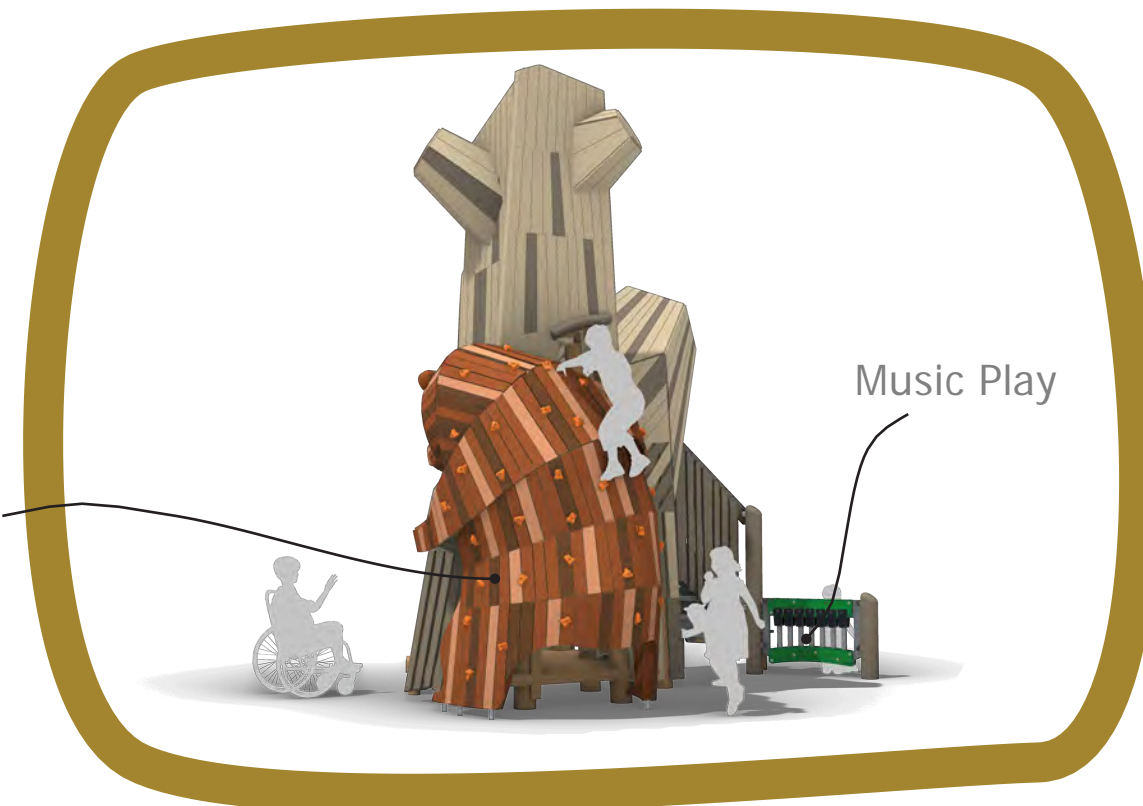
4. Universal Carousel



Product Information



Product Information



Lookout



Site References



Town Center Park, CO



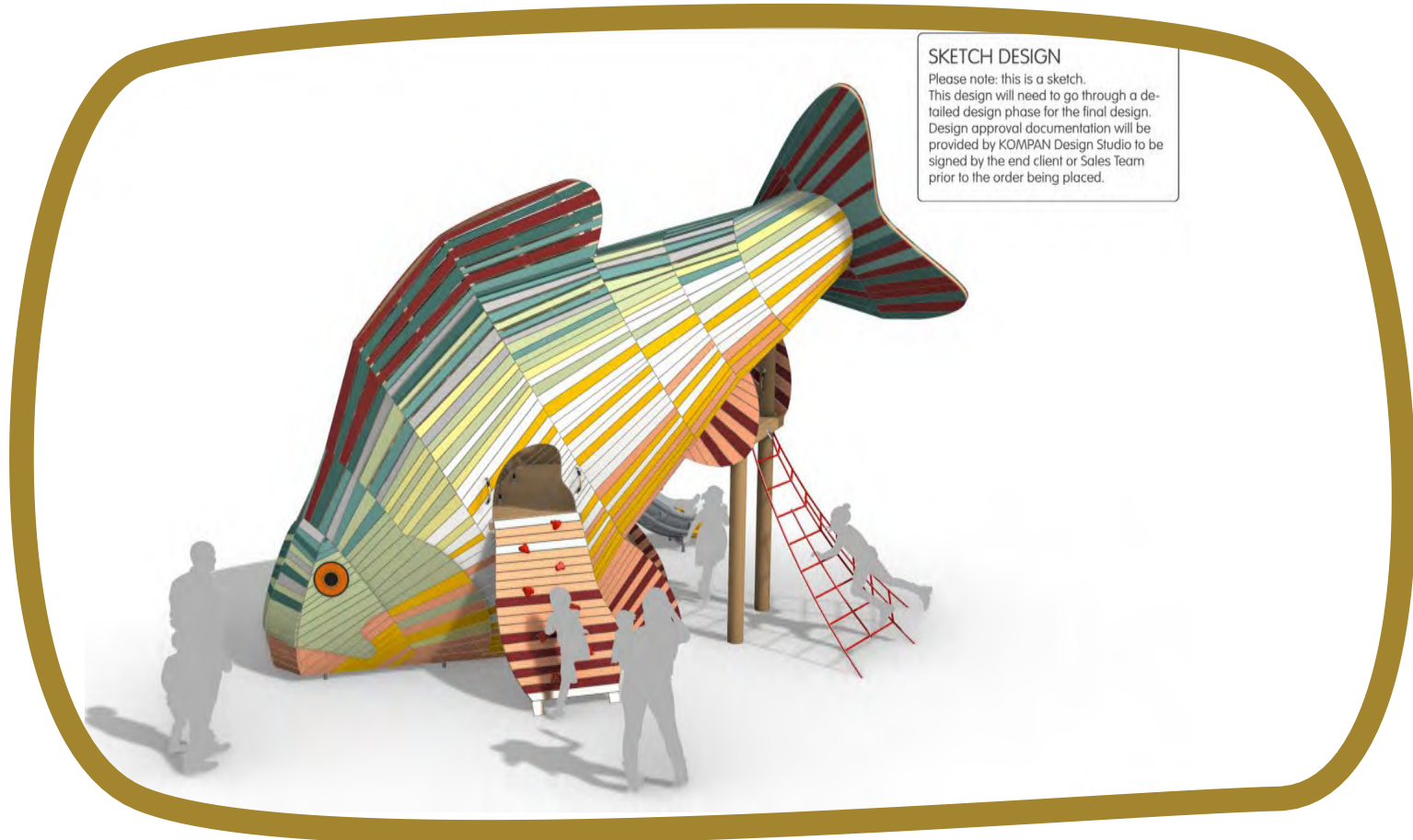
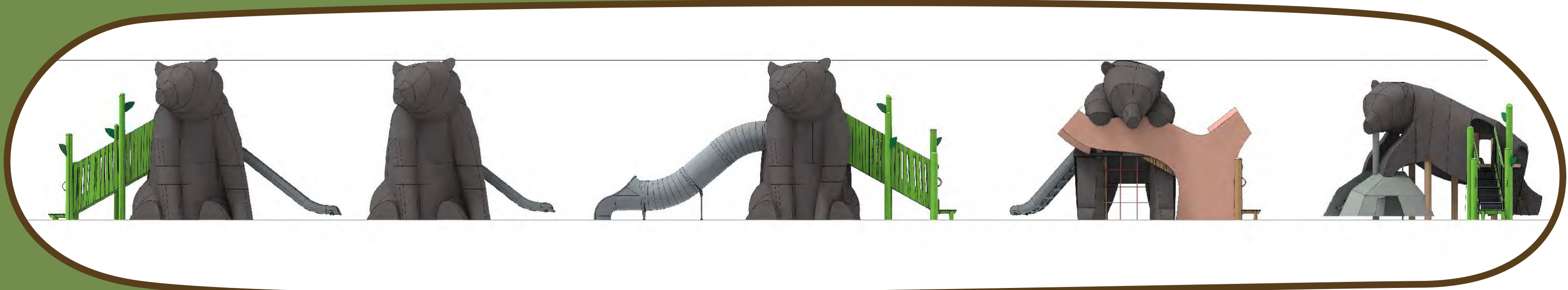
Town Center Park, CO



Alternative Options

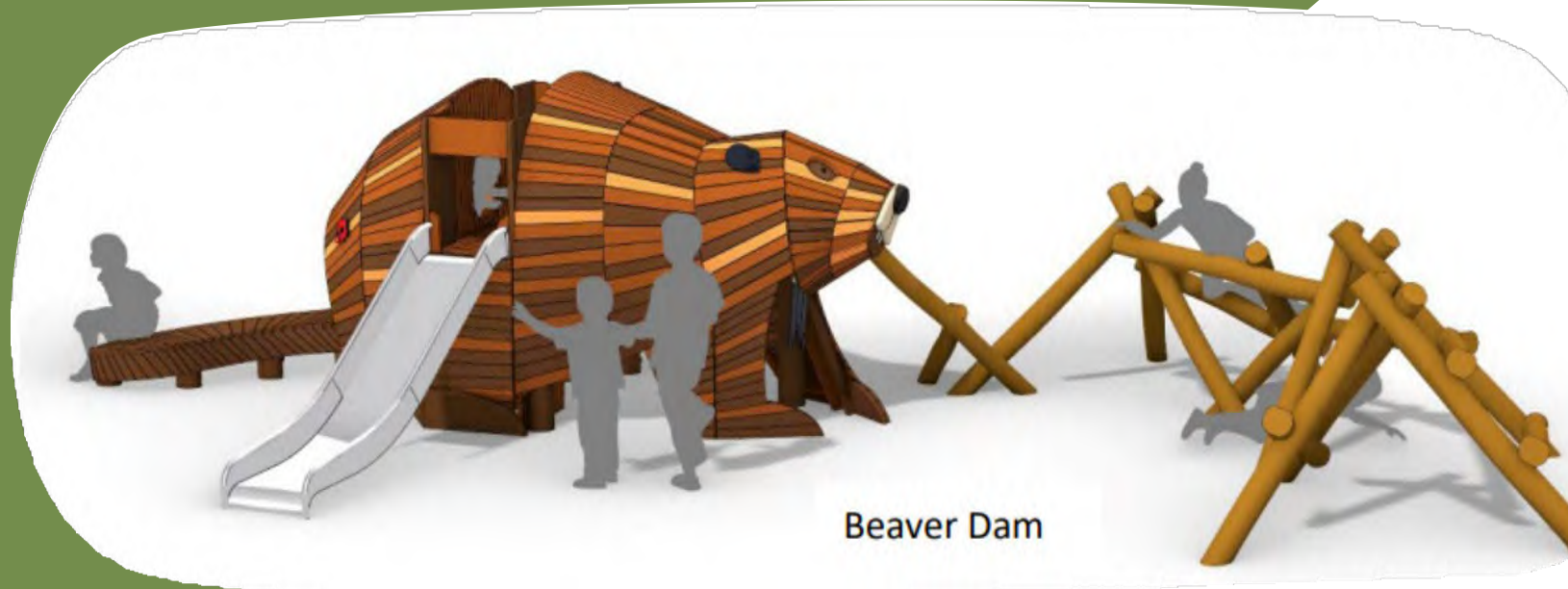


Alternative Bears and Fish



SKETCH DESIGN
Please note: this is a sketch.
This design will need to go through a detailed design phase for the final design.
Design approval documentation will be provided by KOMPAN Design Studio to be signed by the end client or Sales Team prior to the order being placed.

River Wild



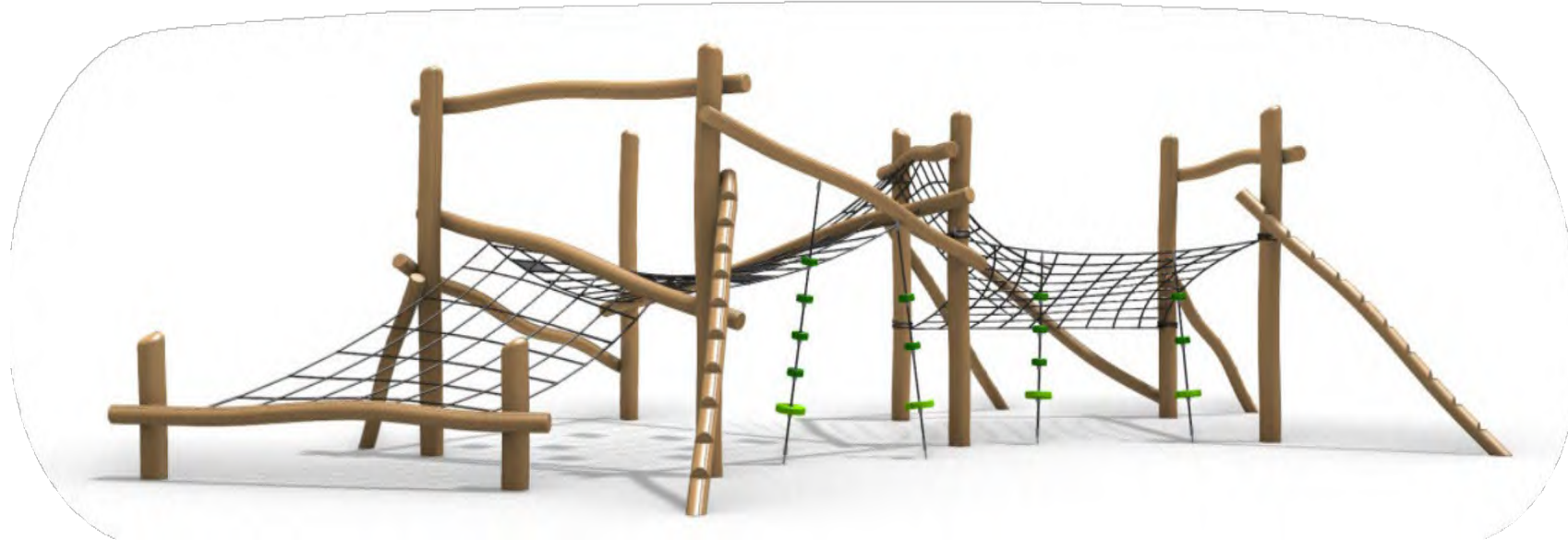
Beaver Dam



Play Hut



Rocking Canoe



Log Jam



Fish Springer



Bug Steppers