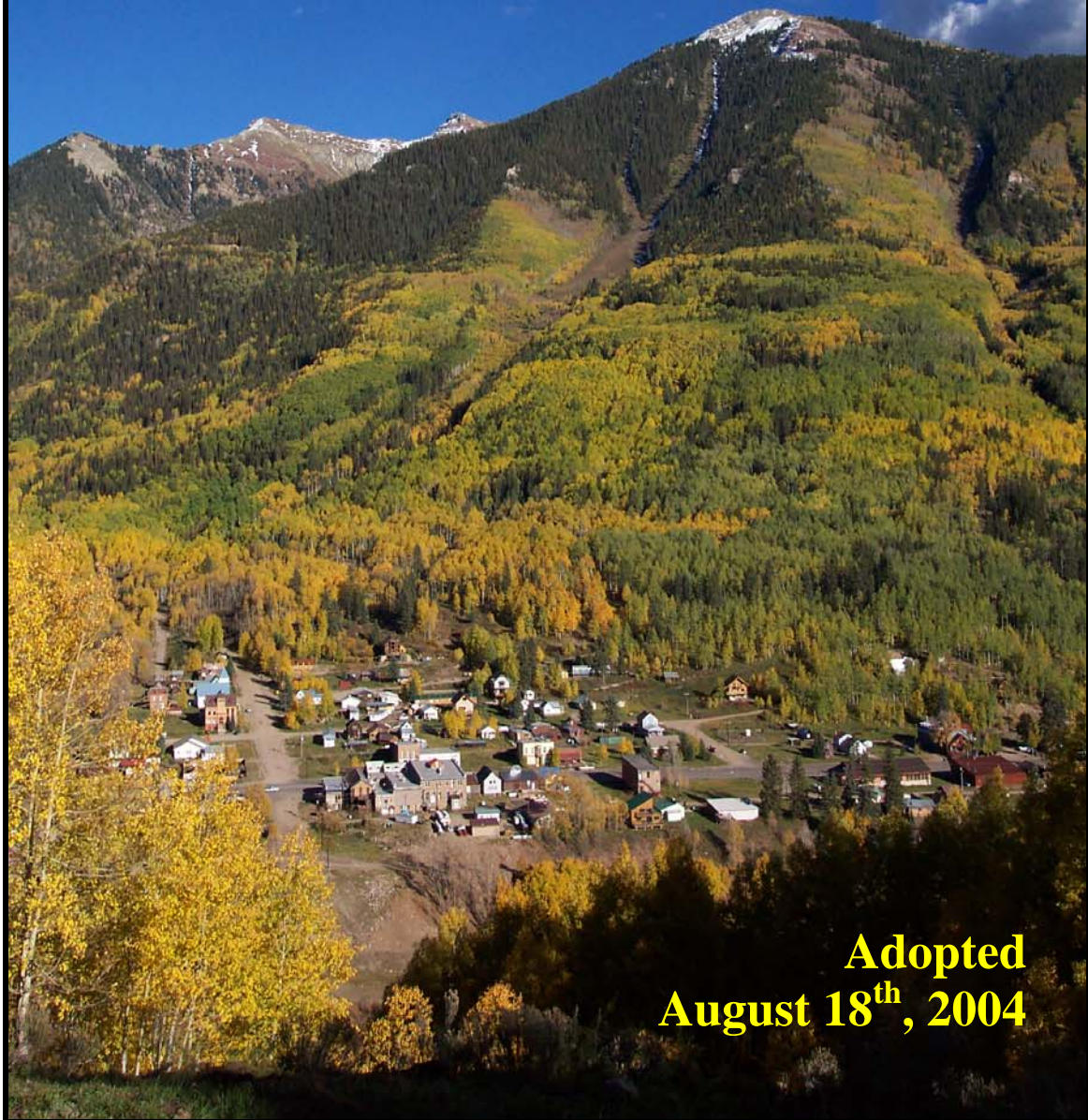


Rico Regional Master Plan



**Adopted
August 18th, 2004**

**TOWN OF RICO
REGIONAL MASTER PLAN**
Adopted August 18, 2004

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I. INTRODUCTION

The Rico Regional Master Plan (“Plan”) is a policy document that establishes a community vision for future development and growth management in the Rico region. The Plan is comprised of this text and graphics in this text, Future Land Use maps and the Major Streets Plan map. Numerous public meetings, opinion surveys, and studies were conducted as part of creating this Plan. The Plan is intended to promote better decision making by providing a comprehensive view of planning issues related to future development and growth management.

The Plan is intended to be a flexible document that should evolve with the community as the community grows and changes. A complete review and update of the Plan should occur at least every five years or more often if necessary.

The Town’s Master Plan has undergone several revisions during the last decade. A Master Plan was adopted in December of 1993, which replaced the prior Master Plan adopted in 1986. The Rico Regional Master Plan was adopted in April of 1996. This updated Rico Regional Master Plan replaces the 1996 master plan document in its entirety.

Authorization

The Town of Rico’s Home Rule authority provides broad powers for matters of local concern, including the adoption of this Plan document. Colorado Revised Statutes authorize municipalities to plan their communities as provided by the following statutes:

- §31-23-202 Grant of power to municipality
- §31-23-206 Regional Master Plan
- §31-23-207 Purposes in view
- §31-23-212 Jurisdiction
- §31-23-213 Scope of control

The Major Streets Plan element is designed to comply with 1987 amendments to the Colorado Municipal Annexation Act of 1965, and specifically with Colorado Revised Statute (C.R.S.) §31-12-105 that requires the annual update of each municipality's Regional Master Plan as a prerequisite to annexation.

Applicability

The Plan applies to the Rico Growth Boundary which includes lands in the East Fork of Dolores River drainage within three (3) miles of the Town boundary. The Plan also is intended to be used a basis for public comments, positions and decisions regarding land uses beyond the three mile planning area but within the region that affects the Rico community, especially with regard to federal decisions on the surrounding United States Forest Service lands.

Overview of the Rico Regional Master Plan

The Rico Regional Master Plan categorizes various planning issues in the succeeding articles, including: Community Design; Public Facilities and Services; Environmental Protection; Parks, Open Space and Trails; Economic Development; Future Land Use; and Rico Renaissance. Each section includes a general description of the planning issue; “Goals” provide general statements of desired community visions; “Objectives” provide general

statements of achieving Goals; and, “Policies” describe specific actions intended to achieve or implement Goals and Objectives.

Preferred Scenario -- Vision Statement

Rico is a historic community that will preserve its unique small mountain town character as the population grows and the community builds a new post-mining economy. Preserving the feel and appearance of the historic compact “mountain hamlet” land pattern of the existing town is extremely important to the residents and property owners of Rico. New development areas beyond the historic town plat will complement the existing town site by focusing development adjacent to town on the north and south sides while preserving natural forest areas to the east and west of town. Management of population growth, new development, and overall rate of growth are essential to preserving the unique character of the Rico community. The total population of the Rico Region, including part-time residents and visitors, will be less than 2,200 at full build-out.

Town will build a local economy that is independent, self-sufficient, and primarily beneficial for those that call Rico home. New business opportunities and quality employment opportunities will be nurtured and attracted through community efforts. Traditional small town businesses will be supported, including but not limited to: grocery store, restaurant/tavern, coffee shop/bookstore, laundromat, gas station/auto repair shop, and professional offices. Arts, crafts and other light manufacturing businesses will be encouraged.

Businesses which telecommute or utilize internet marketing and sales have a greater feasibility for growth and prosperity. The Rico community will attract such businesses by preserving and maintaining a traditional small town mountain community with basic services, abundant outdoor natural amenities, little to no crime, and quality education. Limited tourism that provides amenities and economic benefits for the residents of the Rico is encouraged; however, the Rico community will preserve its traditional authentic small town character and will not allow tourism to transform the community into a typical Colorado mountain resort area.

The Rico community of tomorrow will retain the best qualities of Rico today, such as our quiet, intimate, crime-free atmosphere, our connection to the incredible natural mountain environment, and our cherished affinity for individual freedom and alternative mountain lifestyle, while meeting the public service needs of a growing population and building a new local economy.

II. HISTORY AND SETTING

This section presents a brief history of Rico and a description of Rico's environmental setting.

A Brief History of the Rico Region

Written records of Rico's earliest history indicate that the first European expedition into the area was by the Spaniards in 1776. In 1833 trappers from Taos, New Mexico reported sighting many bands of Indians and evidence of old Spanish smelters.

In the 1860's, prospectors came into the valley and various mining claims were filed. In 1876, the Pioneer Mining District was formed and mining became the main industry for the upper Dolores Valley and the Rico Area. Three years later, Rico reached a milestone when rich, oxidized silver ore was discovered. In that same year, the Town was incorporated, a mining camp established, and a 320-acre Townsite was platted out into streets and alleys.

In 1880, the first wagon road was completed up Scotch Creek to Hermosa Park where it eventually led to Animas City and Durango. In 1891, the Rio Grande Southern Railroad, later known as the Galloping Goose, chugged into Rico. It eventually ran from Durango to Dolores, Rico, Ophir, Telluride, and terminated in Ridgway. The railroad ran for 63 years until it was abandoned in 1954.

By 1892, Rico reportedly had a population of 5,000 people with 23 saloons, 3 blocks of red light district, 2 churches, 2 newspapers, the Rico State Bank, a theater, a boarding house, and several other stores and hotels. That year the Dolores County courthouse was built, and Rico became the county seat, remaining so until 1946. In 1893, Rico suffered its first Silver Panic. Most business closed and, by the turn of the century, the population had dropped to 811.

In 1937, the Rico Argentine Mining Company constructed the Pro Patria mill and eventually became the only surviving mining company of any size. A sulfuric acid plant, immediately north of Rico, was constructed in 1953 and operated until 1965. Population during this period was approximately 300 served by several restaurants, two bars, a theater, a general mercantile, a gas station and a liquor store. After 1965, population diminished to approximately 45 people until the late 1980s when the Telluride land boom began influencing Rico's growth.

In the mid 1980's the Rico Argentine Mining Company land holdings had been consolidated and the mining company ownership transitioned to Anaconda, then to Atlantic Richfield Company. Atlantic Richfield Company sold their extensive land holdings to Rico Development Corporation, which included approximately 1/3 of the commercial main street, several hundred platted lots in the historic townsite, and approximately 1,800 acres of mining claims. Rico Development Corporation developed the Atlantic Cable Subdivision.

In 1994 Rico Properties/Rico Renaissance purchased nearly all of the Rico Development Corporation land holdings and began to sell the platted lots in the Town of Rico. Rico Properties/Rico Renaissance also obtained approval for the Silver Glance subdivision and the Upper Atlantic Cable subdivision. Rico Properties/Rico Renaissance and the Town have worked actively together since 1994 to establish modern planning documents for the Rico Region. This process has involved numerous mapping studies, engineering studies, community surveys, Planning Commission and Town Board meetings.

In 2003, the year-round population of Rico was approximately 250 and the summer population swelled to approximately 350. Approximately six to eight new residences are constructed annually. The population growth is strongly, but not exclusively, affected by new residents who work in the Telluride area but can not afford the housing prices there.

The start of the 21st century for Rico has involved a focused community effort to improve municipal services, including improving the water system, pursuing adequate water rights, instituting a municipal court and part-time Town Marshal position, creating a full-time Town Manager position, restoring the Town Hall (historic Courthouse), restoring other historic buildings and structures, and pursuing a community waste water treatment program. The potential negative impacts of growth, including loss of affordability, increase in congestion, impact to the environment, pressure for additional regulations, and change in the community character, has been a significant concern that is considered equally with the community benefits of improved municipal services.

Physical Setting

The Rico Region is located in a sub-alpine region of the San Juan Mountains with elevations ranging from 8,800 feet in Town to 12,681 feet on nearby Blackhawk Mountain. The climate in Rico is best described as having four distinct seasons with significant winter snows and the associated springtime run-offs. The large volumes of water from the winter snow-melt support a vast Conifer and Aspen forest with interspersed meadows.

The high altitude and southerly latitude of Rico offer diverse, and sometimes, extreme climatic conditions, that can range from warm and pleasant sunny days in the middle of January to harsh snow storms in the summer months. Significant temperature drops usually occur at night due to the high altitude. Snowstorm events can be substantial and it is not unusual for roads to be closed, power to be disrupted or emergency services to be delayed.

Rico is located primarily on the east side of the Dolores River which is fed by several tributaries. The headwaters of these tributaries begin in the cirques and basins formed by the many mountain peaks which surround the Town. The majority of the immediately surrounding peaks, including Expectation, Dolores, and Telescope have elevations of over 12,000 feet.

The area supports an array of big game wildlife including deer, elk, sheep, mountain lions and bear. Small game is also plentiful. The Dolores River, Silver Creek and many of the other local tributaries support a specialized natural plant and wildlife ecosystem. Canadian Lynx have recently been reintroduced into the San Juan National Forests.

The former mining industry in the Rico Region has provided a rich cultural history but has also left behind a legacy of environmental damage. Impacts from previous mining activities include mill tailings, mine dumps, shafts and tunnels, water quality degradation and soils with lead contamination.

Rico is relatively remote. The nearest towns to the north are Telluride and Mountain Village, approximately 28 miles away and over Lizard Head pass. The nearest towns to the south are Dolores, 40 miles away, and Cortez, 50 miles away.

III. COMMUNITY DESIGN

Community Design sets forth specific planning goals, objectives, and policies that reflect community values and attempt to promote the incorporation of, and appreciation for, these values as new development occurs and the community changes.

Goal A: Maintain and enhance community values that are unique to Rico

Community values unique to Rico provide a strong sense of place and promoting these values is intended to preserve Rico's uniqueness as it changes in the future.

Objectives:

1. Preserve Rico as a traditional Colorado mountain town, especially our individual freedom, alternative lifestyle and connection to the surrounding natural alpine environment.
2. Preserve the historic "mountain hamlet" scale and appearance of town.
3. Promote design in new development that creates a sense of community and fosters traditional small town social interaction.
4. Limit tourism to retain the predominant traditional small town character and avoid a predominant resort character.
5. Manage growth so that new development and population increases occur at rates that can be absorbed by the community without negative impacts.

Policies:

1. Strive to inform, involve, and empower the Rico community of all issues that affect and influence change of the community.
2. Strive to conduct opinion surveys of residents and property owners every two years.
3. Strongly support personal freedoms and strive to enact regulations in a manner that minimizes infringement on personal freedoms while accomplishing community goals.
4. Monitor the rate of population growth and increased demands on Town services.
5. Promote the viability of public community spaces, including but not limited to: the Main Street commercial area, the River Corridor, Town Park, and public oriented businesses (i.e. grocery store, restaurants).
6. Maintain the traditional and historic scale and character of Rico throughout the Town, including newly developing areas that do not have an established historical context, by the use of appropriate design regulations.
7. Protect the natural appearance of mountain slopes from impacts by new development by promoting open space preservation for highly visible slopes and avoiding road cuts across such slopes.

Goal B: *Promote Mountain Compatible Design*

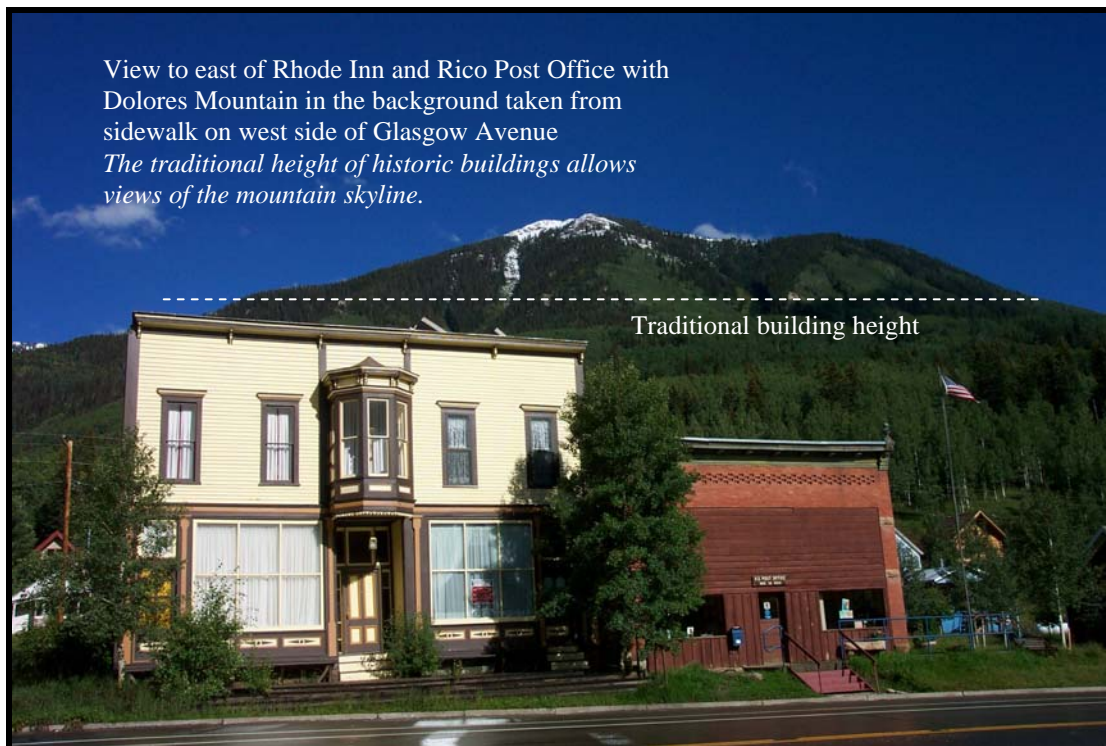
Rico's southwest mountain setting presents many unique challenges and opportunities for design of new development. Many communities throughout the country have suffered from homogenization caused by generic tract housing, stock buildings for franchise businesses, and bland architecture that is indifferent to its setting and location.

Objectives:

1. Promote design in new development that is compatible with and complementary to Rico's mountain setting.
2. Support design that embodies the historic, rustic and utilitarian character of Rico.
3. Encourage design that functions in Rico's high altitude mountain setting.

Policies:

1. Establish regulations that require or promote the use of visible exterior materials deemed to be compatible with Rico's unique mountain setting and mining history.
2. Encourage building designs and architecture that reflect and complement the southwest mountain setting.
3. Establish regulations or design guidelines for structures, infrastructure, roads, trails and pedestrian walks that respect the occurrence of significant snowfall, melting periods, and rain events.
4. Restrict building heights in the commercial core to preserve the views of the mountain skyline for pedestrians on the opposite side of the highway.



Examples of Rico Homes: The top two pictures provide examples of traditional historic homes. Home owners have taken care to remodel these homes in a manner that respects the historic architecture. Note that the traditional historic homes have strong street frontage treatment with entry doors and porches.



New homes in Rico have generally used exterior materials and building forms that are compatible with the mountain environment. Natural wood, rusted metal roofs, and steeply pitched roofs help to achieve a natural, rustic and functional style that is complimentary to the southwest mountain setting. (ie. these homes do not look like they could be in any typical suburb).



Goal C: Promote Pedestrianism

The 1995 community survey results clearly indicated that residents value Rico's pedestrian-scale. A pedestrian-scale Town is one in which services, facilities and jobs are located within walking distance of most residents' homes. The present scale of Rico is such that most residents can walk from their homes to the Historic Commercial Core. Pedestrianism is an alternate form of transportation that offers many community and personal benefits, including reduced vehicle trips, reduced air pollution, reduced parking demands, enjoyment of the outdoors, healthy activity, and opportunity for traditional social contacts.

Objectives:

1. Maintain a compact town based on the historic townsite where pedestrian travel is the preferred mode of transportation in Town for residents and visitors.
2. Maintain and enhance enjoyable pedestrian experiences in Rico.
3. Reduce potential vehicle trips by providing desirable pedestrian opportunities.

Policies:

1. Promote the majority of development to occur within a five minute walking distance (1500-2000 feet) of Rico's Historic Commercial Core.
2. Promote architecture, landscaping and street design that is visually interesting at the pedestrian level.
3. Create a coordinated pedestrian circulation system for the Town.
4. Establish and implement a plan to create strong pedestrian connections between the River Corridor, Town Park, Historic Commercial District and the Town Hall.
5. Limit traffic volumes on residential streets or create separated pedestrian routes, such as sidewalks and trails, where traffic volumes detract from pedestrianism.
6. Require new development to provide pedestrian access connections to a coordinated town-wide pedestrian system.



Goal D: Preserve the Historic Character of Rico

The historic mining character of Rico is strongly valued by residents, property owners, and visitors and is an integral part of Rico's unique character. The numerous historic structures speak not only of Rico's history, but the history and culture of the American west.

Objectives:

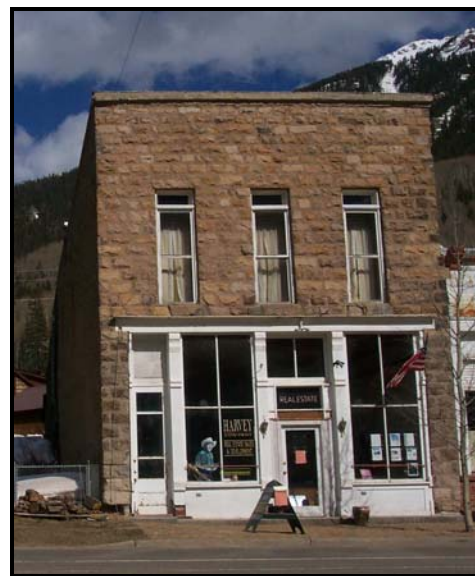
1. Maintain and enhance opportunities for residents and visitors to appreciate Rico's history.
2. Discourage the destruction of remaining historic buildings and structures in Rico.
3. Encourage the restoration of existing historic buildings and structures in Rico.

Policies:

1. Develop and maintain an accurate survey of historic structures and sites in the Rico region.
2. Maintain regulations for alteration of locally designated historic landmarks.
3. Provide special incentives for preservation of locally designated landmarks, such as flexibility in land use and parking regulations.
4. Support efforts by the Rico Historical Society and State and Federal historic preservation organizations to disseminate preservation information to property owners of historic structures.
5. Provide design guidelines and prior review of new construction proposals in the Historic Commercial zone district to encourage compatibility with the historic buildings.
6. Support the establishment of a Rico Museum to serve as a repository of historical information and public center for appreciating Rico's History.
7. Collect and preserve oral histories and other appropriate documentation of the historic culture and past events in Rico before such opportunities are lost.



*Rico Community Church, Kaufman House in background
Note: Both structures have been restored; an architecturally compatible addition was added to left side of church.*



Rico State Bank Building: Note: stone exterior, predominant street level window area, and symmetrical, tall narrow windows on second floor.

Goal E: Community Focal Point

Community focal point is a community design goal to recognize the traditional town center and promote appropriate design that enhances and reinforces the town center as a focal point. The Historic Commercial District along Glasgow Avenue is the traditional commercial center. Rico streets are laid out in a hierarchical network that helps to sharpen the central role of Glasgow Avenue and, in particular, to focus attention upon the intersection of Glasgow Avenue and Mantz Street. Glasgow is the only street with a 100 foot right-of-way. Mantz and Commercial Streets come next in the hierarchy of streets with 80 foot right-of-ways. Mantz Street is the primary access to Rico Town Hall, located one block east of Glasgow at the intersection of Mantz and Commercial.

Objectives:

1. Maintain the Historic Commercial District as a community focal point.
2. Recognize and support the Glasgow Avenue/Mantz Street intersection as the center of town.

Policies:

1. Create a streetscape plan for the Historic Commercial Core with a connection to the Town Hall, including but not limited to: sidewalks, lampposts, benches, trees and landscaping, and other appropriate elements.
2. Buildings in the Historic Commercial Core should have slightly larger mass and scale than that of the surrounding residential neighborhoods.
3. Encourage the use of brick, stone, and other materials that establish a heavier, more durable and permanent exterior appearance of buildings.
4. Favorably consider appropriate architectural features (such as a clock tower or spires) higher than 35 feet in the Historic Commercial Core, particularly near the intersection of Glasgow and Mantz, subject to a public review process.
5. Pursue the formation of a Downtown Development Authority to provide a tax increment financing mechanism for streetscape improvements to the Historic Commercial Core.



View of Historic Commercial District-West Side of Glasgow Avenue. Sidewalk improvements are limited and not connected. No streetscaping or landscaping exists except for flower barrels provided by the Rico Women's Club.

IV. Public Facilities and Services

This Article IV establishes goals, objectives and policies concerning public facilities and services. General goals regarding public facilities and services are stated below, followed by specific public facilities and services with separately identified objectives and policies.

- Goal A:** *Develop, maintain, and enhance public facilities and services that are directly related to the health and safety of the community as the first priority.*
- Goal B:** *Develop and maintain public facilities and services to meet the demands of the residents and property owners of Rico on a timely, predictable, and economical basis.*
- Goal C:** *Insure that the rate of growth and subsequent increased demands on public facilities and services do not exceed the capacity of public facilities and services or reduce the level of service provided to existing residents.*
- Goal D:** *Require new growth and development to pay for public facilities and services desired, required, or necessitated by the new development, and minimize the potential for existing residents and property owners to be financially burdened by direct or indirect impacts of new growth and development.*
- Goal E:** *Maintain reasonable affordability for residents and property owners of the overall cumulative cost of public facilities and services.*

Town Hall: Town Hall includes the historic courthouse building that provides the current offices for the Town government, public official and town staff office equipment and furniture, and the Town Marshal's vehicle.

Objectives:

1. Employ adequate staff to meet the administrative demands of the Rico community, including: managing records, responding to the public, implementing public projects and providing police protection.
2. Remodel and restore the Town Hall building (historic Dolores County Courthouse building) so that this building can continue to function as the town hall in the future.
3. Provide and maintain adequate office equipment and furniture to meet the administrative demands of the town.
4. Provide and maintain a vehicle for the Town Marshal.

Policies:

1. Maintain a capital improvements fund for Town Hall restorations, Town Marshal vehicle and other capital improvement expenditures related to the general fund.
2. Seek grants for Town Hall restoration.

3. Strive to upgrade office equipment and furniture on a systematic yearly basis (a little each year).
4. Evaluate the growing administrative demands and potential need for additional office space with available and potentially available space in the Rico Town Hall.



The Rico Town Hall is located in the historic Dolores County Courthouse, constructed in 1891. This building has undergone an extensive Phase I exterior restoration which involved replacing deteriorated masonry, repointing all masonry, and replacing the front steps. Phase II of restoration is planned to begin in 2004.

Water System: The Town's water system treats diverted surface water from Silver Creek. Recent improvements to the water system (completed in 2002) will allow the town to serve an estimated total of 450 water taps. The next major improvement to the water treatment system is planned to be the replacement of the existing bag filtration water treatment system. It is expected that more stringent federal Safe Water Drinking Act standards will be imposed upon Rico within the next several years. If more stringent federal regulations render the existing bag filtration system non-compliant and obsolete, then the point of diversion could be changed to the Dolores River upstream of town or a new mechanical plant could be constructed to treat surface diversions from Silver Creek.

Objectives:

1. Maintain compliance with the Safe Water Drinking Act and enhance the drinking quality of the Town's municipal water.
2. Reduce the distribution system's rate of water loss due to leakage.
3. Determine designs, cost estimates, and financing for a major replacement water treatment system.
4. Maintain and enhance the water system for fire protection.
5. Minimize water system debt and seek to eliminate all water fund debt in the future.

Policies:

1. Continue to reduce the rate of leakage with leak detection programs, replacement of old distribution lines, and repair of failed distribution lines.
2. Insure that distribution pipes are bedded properly with non-corrosive fill material that protects such pipes from damage and undue wear that causes leaks.
3. Create a new water system engineering report for a proposed new water system on the Dolores River north of Rico.
4. Increase the water fund capital improvements fund balance to establish matching funds for financing applications for a major water source/treatment system replacement.
5. Meter all water users and establish water rates based on usage to promote conservation.
6. Establish water tap rates and user fees to reduce debt and build an appropriate replacement fund, so that the water fund can operate debt-free in the future.
7. Require new development to pay for the cost of distribution line extensions, expansion of the water system's treatment and storage capacity, and additional water pumping necessary to serve the proposed new development.
8. Do not significantly increase potential additional water service demands by approving annexation developments or up-zoning property until an engineered plan for replacing the existing water treatment system is adopted, adequate financing is identified, and sufficient water rights are established.

Water Rights: Colorado is an arid state that manages the limited supply of water under the "doctrine of prior appropriation." The Town's water rights are not sufficiently senior to insure a secure, legal, year-round continuous water source. The Town must obtain a sufficient and legal supply of water or Town risks legal action and court ordered restrictions on additional building permits or prohibition of water diversions and use during drought periods.

Objectives:

1. Secure a permanent, legal source of water for municipal purposes that is sufficient to serve the current and future needs of the Town of Rico

Policies:

1. Seek to obtain a legal quantity of municipal water that is sufficient to serve all water users within the Rico Growth Boundary including both in-town development and future annexation development.
2. Research and pursue changing the point of diversion from Silver Creek to the main stem of the Dolores River north of Town.
3. Establish an adequate legal water supply before approving annexation development or up-zonings that create significant increases to the demand for municipal water service.
4. Establish a rate structure or payment policy that recovers the cost of securing adequate water rights to serve new development, subdivisions and annexations from such new development.

Waste Water Treatment: Currently, no centralized waste water treatment is available in Rico and individual disposal systems (septic/leach field) are used to treat waste water. Approximately 25% of water users do not have an individual sewage disposal system that meets state guidelines (i.e. cesspools or no system at all). The Town requires compliance with the state Individual Sewage Disposal Act for all new development. Town has prepared a 201 Waste Water Treatment Study, a Preliminary Engineering Report for centralized waste water treatment, and various financing applications for state and federal funding.

In November of 2000 the Rico voters approved a 3.939 mill property tax increase to be dedicated for the construction, design, and operation of a waste water treatment system. The potential for a sewer system has raised a broad range of growth management concerns for the Rico community. A sewer system is generally considered to enable development in the commercial core and is anticipated to stimulate an increase in the rate of growth.

Objectives:

1. Discontinue all individual sewage disposal systems that do not comply with the State Individual Sewage Disposal Act.
2. Avoid contamination of the Dolores River or the human environment by inadequately treated waste water.
3. Construct a cost effective, centralized waste water treatment system that meets or exceeds state and federal water quality discharge permit limitation requirements.
4. Adopt a waste water treatment plan that can serve the entire Town of Rico and is capable of expanding service to future annexation developments as envisioned in the Rico Regional Master Plan.
5. Seek state and federal grant funding to reduce the per household cost of a centralized waste water treatment system.

Policies:

1. Finalize a phased centralized waste water treatment system plan to serve the Town and future annexation development areas as designated in the Rico Regional Master Plan.
2. Seek to obtain state and federal grant funding and potential private developer financial contributions in order to provide sewer service at a per household cost that is affordable to our community and comparable to similarly situated communities.
3. Acquire the site for a waste water treatment plant and any easements or other property acquisitions that are necessary for town-wide collection lines in order to preserve the opportunity for constructing a centralized waste water treatment system in the future if the financing or community support is not adequate to pursue the project in the near future.
4. Pursue a centralized waste water treatment project to serve the commercial core in order to enable development of commercial properties and promote the development of a local economy.
5. Connect all properties to the sewer system that are near the Dolores River or close to ground water to minimize potential contamination of the Dolores River.

6. Construct a waste water treatment system that discharges a high quality effluent and anticipates compliance with potentially more stringent discharge regulations in the future.
7. Identify and plan for future maximum development potential by coordinating zoning, land use regulations, intergovernmental agreements with the County, and other public facilities and services, with the total capacity and service area of a sewer system.

Streets and Alleys: The street system in Rico is based upon the historic townsite plat. The street system is of a grid-like nature, except where variation is necessary as a response to the natural features of the land. The street and alley pattern in the historic townsite area provides multiple beneficial functions, including: good delivery/service/emergency vehicle access, on-street parking, snow storage, pedestrian opportunities and traditional residential and commercial design with rear alley access.

Objectives:

1. Maintain a high service level of town streets so that overall traffic congestion is minimal and town roads and alleys can provide multiple beneficial functions.
2. Manage the Street Fund finances, new road approvals, and new development approvals so the Street Fund can afford to provide adequate maintenance services that meet the demands of the Rico community.

Policies:

1. Parking shall be encouraged to be located at the rear of lots and shall be encouraged to utilize alley access.
2. Encroachments into public rights-of-ways should be eliminated.
3. Subdivisions shall not be approved that would separate commercial uses from alley service access.
4. Dead-end streets shall be avoided in favor of loop roads where practical.
5. Some flexibility in street design standards may be permitted where necessary to minimize site disruptions and cut and fill, provided exceptions to the standards do not compromise public safety.
6. Streets should not be approved with grades in excess of eight percent (8%), ten percent (10%) for isolated areas where delivery/emergency vehicle access is not hampered, and twelve percent (12%) for private driveways.
7. Roads and utilities shall not be extended into areas deemed premature for development.
8. Residential and commercial uses are encouraged to provide parking off the alleys.
9. Where parking lots are permitted to front directly on a street, such parking should be setback five (5) to ten (10) feet behind building fronts and screened from view along the street front.
10. Maintain and update a street equipment maintenance fee for new roads in order to provide a financial mechanism to upgrade street maintenance equipment concurrently with increased street maintenance demands.
11. Monitor street maintenance staffing and plan for hiring additional staff when demand warrants and Town finances permit.

12. Establish and maintain a capital improvements plan to upgrade street maintenance equipment on a continuous systematic basis.
13. Establish a design and financing plan for a new street maintenance equipment facility.
14. Collect the excise tax on all new construction and dedicate 25% of such tax to capital improvements for the street fund.
15. Use up to 50% of the property tax dedicated to the Street Fund for annual dust control expenditures, such as magnesium chloride applications.
16. Prioritize street improvements, surface repairs, and dust control where traffic is the heaviest.
17. Systematically improve street drainage to reduce deterioration of street surfaces and avoid run-off damage to private properties.

Street Classification, Capacity and Deficiencies: The Major Streets Plan map illustrates the existing streets and future planned streets. New streets and road extensions should comply with the Major Streets Plan with regard to the point of connection to the Town's street system, including: connecting to Highway 145 within the municipal boundaries of Rico, and the quantity and character of development connecting to the Town's street system. Streets and road rights-of-way are usually used for utility installation as well as vehicle access.

Objectives:

1. Maintain an updated Major Streets Plan that establishes a comprehensive plan for future road connections, extensions, traffic capacity limits, current deficiencies, and identified improvements.
2. Coordinate the Major Streets Plan with utility and infrastructure planning.

Policies:

1. All street extensions and upgrades shall be improved to Town standards at the developer's expense.
2. Collector extensions, and any existing deficiencies in those collector sections needed to provide access from a proposed subdivision or development to the State Highway, shall be completed by the developer.
3. Maintain the local administration of local highway access permits and establish standards and procedures for highway access permits.
4. Only streets designated as "Collectors by Review" may be used as access for new subdivisions and developments outside of current Town boundaries.
5. Limit Collectors by Review to the designated traffic thresholds established in this Plan and the Major Streets Plan map.
6. Future collectors are designated and shall be limited as follows:

FUTURE COLLECTORS BY REVIEW:	VOLUME/ RESIDENTIAL CAPACITY LIMIT:	DEFICIENCIES TO BE CORRECTED AS CONDITION OF FUTURE SUBDIVISION AND ANNEXATION, INCLUDE BUT ARE NOT LIMITED TO:
Commercial Street south	10 New Lots	Grade and width of Commercial Street, turn-around.
Eder and Piedmont Access	20 New Lots	Grade and width of piedmont access, surface condition of Piedmont access
Twilight Lane	66 New Lots	Compliance with State Highway Access Code and RLUC
Little Ada/Newman Village	198 New Lots	Compliance with State Highway Access Code and RLUC
Bedrock Center	Light Industrial	Compliance with State Highway Access Code and RLUC
Telescope Estates	60 New Lots	Compliance with State Highway Access Code and RLUC

Fire Protection District: The Rico Fire Protection District was formed in 1992 and provides fire protection for most of the Rico Region. The District has successfully completed many improvements to its fire protection and emergency response capability, including: construction of a new fire station, acquisition of a newer ambulance, ladder truck, new 4x4 pumper truck, a Chevy Suburban, and other equipment. Improvements to the District's capabilities and the Town's water system resulted in an ISO rate decrease from 9 to 6 in late 2002, which resulted in a significant insurance premium savings for improved property owners.

The increase in population and, perhaps more significantly, the increase of traffic on Highway 145, has resulted in increased demands for emergency response services. A severe drought in 2002 resulted in significant wildfires and illustrated the potential hazard and risk to improved properties during wildfire events. The Town has been a strong supporter of the District and has contributed the current fire station site to the District. It is anticipated that the District will be the primary fire protection and emergency response service provider in the Rico Region.

Objectives:

1. Secure adequate fire protection and emergency response services for improved property owners, residents and visitors.

Policies:

1. Require all new development to have adequate year round emergency vehicle access, especially in wooded areas.
2. Identify access deficiencies and seek to improve access where feasible to existing development by the use of regular maintenance, special assessment districts, or other public improvement mechanisms.
3. Strive to increase the street maintenance staff from one to two persons to increase winter road maintenance capacity (snow removal).
4. Require new development served by the Town's municipal water system to provide sufficient fire protection water pressure and duration to maintain or improve the ISO rating reduction, including a minimum of 300,000 gallons of water storage.
5. Establish regulations that require new development to install fire hydrants at sufficient intervals to serve proposed property improvements and require other appropriate improvements related to fire protection and emergency response.

6. Maintain and update regulations that minimize the threat of personal injury and property damage posed by natural hazards, especially regulations concerning flooding and wildfire hazards.
7. Maintain the excise tax on all new construction and remit 25% of such tax to the Rico Fire Protection District specifically for capital improvements.
8. Strive to inform property owners that the high altitude mountain environment presents terrain and weather conditions that can affect the provision of fire protection and emergency response services, that typical urban levels of service should not be expected, and that remote properties on sub-standard roads should have little to no expectation of fire protection and emergency response services.
9. Support studies to understand the current condition of the surrounding forest and wildfire risk and support fuel reduction and forest thinning programs to reduce such wildfire risk.



Education/Day Care: The Rico Elementary School reopened in the Fall of 2003 and provides kindergarten through sixth grade education. No day care facilities are currently provided in Rico. Rico is in the Dolores County School District, which owns the elementary school building property along with the adjacent park area, a house and a trailer. The Rico Elementary School was closed in 1986 due to insufficient enrollment. The Dolores County School District has improved the Rico Elementary School during the last eighteen months to achieve compliance with minimum school building codes in order to re-open the school.

Rico residents currently send their children to schools in Dolores or Telluride for middle school and high school. A growing number of residents work in Telluride which has resulted in a majority of Rico children attending schools in Telluride. In 2000, a group of Rico residents submitted a petition to initiate reorganization of the school district whereby the Rico area was proposed to join the Telluride School District. Voters in the Dolores County School District defeated the proposed Rico School Reorganization Plan in January, 2003.

The Town of Rico recently purchased 11 town lots adjacent to, and on the west side of, the School/Town Park. The Town is currently pursuing expansion of the existing School/Town Park with the acquired property and plans to promote connection of this central park area to the Dolores River Corridor green-belt park.

Objectives:

1. Promote high-quality pre-school through 12th grade educational opportunities for residents in the Rico region that meets the needs and standards of children and their parents.
2. Support the availability of Kindergarten through 6th grade education in Rico at the Rico Elementary School.
3. Support the opening of day care and pre-school facilities.

Policies:

1. Establish a long-range plan for school facilities that considers: the future demand from potential development in the Rico region; rate of growth; land acquisition needs; new, replaced or expanded education facilities; employee housing demands; and, estimated costs and recommended financing.
2. Pursue a partnership with the local school district to improve playground equipment and park areas.
3. Promote appropriate connections from the School/Town Park area to the Dolores River Corridor green-belt park.



The Rico Elementary School re-opened in 2003

Telecommunication/Media: The Rico Telephone Company provides telephone services to Rico. Fiber-optic line connections were installed in 1996. The Rico Telephone Company has recently offered high-speed DSL services in the Rico area. No cable television services are offered in the Rico region; however, most areas receive satellite reception.

Electrical: The Rico Region is served by a San Miguel Power Association (“SMPA”) main distribution line that crosses Lizard Head Pass to the north. SMPA replaced this main distribution line into Rico in 1995 and upgraded the capacity of the line. The existing capacity of the main electrical distribution line is considered by SMPA to comfortably exceed all electrical demands at full build-out of all development envisioned in this Plan.

Objectives:

1. Maintain adequate electrical service for the Rico Region.
2. Eventually place all electrical lines underground in the Rico Region.

Policies:

1. Require all new development to install electrical line extensions underground.
2. Consider cooperative projects to install electrical lines underground, especially in conjunction with the potential sewer project.
3. Support projects to install electrical lines underground that are financed by special assessment districts or the Downtown Development Authority.

Propane/Natural Gas: The Rico community is currently served by two propane delivery services, Fraley’s and Amerigas. No natural gas line or natural gas service is available in the Rico region and there are no known plans to extend natural gas distribution lines to the Rico region. Recent growth has resulted in an increase in propane consumption that exceeds the capacity of retail delivery trucks.

Objectives:

1. Promote the availability of propane gas at competitive rates for the Rico community.

Policies:

1. Strive to identify a suitable site for wholesale propane storage in the Rico region.

V. Environmental Protection

This Article V of the Rico Regional Master Plan addresses community issues related to environmental considerations. Environmental considerations include the quality of the human environment, natural resource protection, natural hazard damage prevention, and environmental remediation.

Quality of the Human Environment

Goal A: *Protect and enhance the natural environment to ensure the health and safety of the present population and future generations.*

Objectives:

1. Prevent any degradation to the environment that presents a measurable human health risk.
2. Abate any existing or natural environmental conditions that present a measurable human health threat.

Policies:

1. Ensure that the water supplies and sanitation comply with State, Federal and local health standards.
2. Protect the Town's drinking water source from contamination or degradation.
3. Ensure that all ground and surface water in the Rico Region meets water quality standards capable of supporting aquatic life at a level comparable to other natural mountain streams; and, that these waters do not pose a human or other environmental health threat in the valley.
4. Ensure that soils throughout the Rico region do not exceed maximum standards for contaminants as set by the American Academy of Pediatrics.
5. Ensure that air quality in the Rico region exceeds state and federal air quality standards and otherwise meets a pristine level of natural mountain air quality commensurate with the surrounding natural environment.
6. Encourage the use of solar, and other clean energy production technologies.
7. Develop reasonable noise standards to control nuisance noise.

Protection of Natural Resources

Goal B: *Protect and enhance natural environmental resources.*

Objectives:

1. Minimize degradation to, or loss of, natural environmental resources.
2. Restore degraded natural environmental resources and enhance existing natural environmental resources.
3. Reduce or eliminate non-sustainable consumption of natural resources.

Policies:

1. Identify and protect wetland areas.
2. Protect and enhance wildlife and aquatic habitats.
3. Preserve areas along the Dolores River and Silver Creek for open space/recreation.

4. Identify geothermal resources and promote a beneficial and sustainable use of this resource.
5. Promote sustainable forestry in the Rico region that does not negatively impact environmental values and resources.
6. Support and encourage programs to eliminate noxious invasive weeds.
7. Control exterior lighting levels and the exterior light sources to protect views of the natural night sky.
8. Work cooperatively with County, State and Federal agencies to prevent environmental degradation from activities such as mining, timber harvests and road development.
9. Adopt policies that support energy conservation, increased energy efficiency and conversion to renewable resources.
10. Promote energy efficiency in all Town operations and strive to develop facilities for renewable energy sources.
11. Encourage the conservation of energy in new construction through land use policies which affect placement, orientation, and density of housing.
12. Conserve energy by promoting more intense land use patterns and by the provision of recreation, employment and essential services in proximity to housing.
13. Encourage the reduction, reuse, and recycling of solid waste and all energy intensive materials such as paper, steel, aluminum, glass, and copper.
14. Support appropriate measures to limit emissions of substances that contribute to the global atmospheric warming and thinning of the ozone layer.

Natural Hazard Damage Prevention

Goal C: *Prevent damage caused by natural hazards.*

Objectives:

1. Eliminate or minimize the potential for personal injury and property damage presented by natural hazards.

Policies:

1. Maintain and refine maps and studies of potential natural hazards, including but not limited to: avalanche, debris flows, flood plains, geologic hazards, rock fall, unstable slopes, and wildfire hazard areas.
2. Establish regulations for proposed development activities in natural hazard areas.
3. Promote land use patterns that eliminate or reduce potential development in natural hazard areas.
4. Preserve natural hazard areas as open space.

Environmental Remediation

Goal D: *Remediate the environmental impacts of past human activity.*

Objectives:

1. Abate health risks posed by soils contaminated with lead.

2. Abate discharges and releases into the environment that cause measurable degradation to natural resources or pose measurable human health risks.
3. Prevent activities that are likely to result in discharges and releases into the environment that cause measurable degradation to natural resources or pose measurable human health risks.

Policies:

1. Support enforcement of federal and state water quality laws.
2. Support a new treatment system for the St. Louis tunnel effluent.
3. Identify and map areas that release measurable degrading pollution into the environment.
4. Promote cooperative plans to abate and remediate environmental impacts caused by past mining activity.
5. Establish local land use regulations and permitting procedures for reclaimed and polluting areas that are coordinated with state and federal approved reclamation plans.
6. Establish a comprehensive watershed plan for protection, remediation, and enhancement of the water quality in the Rico watershed area.



The history of mining has a legacy of water quality impacts and soils contaminated with high concentrations of lead. Photo taken from Sandstone Peak looking south at the St. Louis Tunnel treatment ponds and the Town of Rico.

VI. Parks, Open Space and Trails

Parks, Open Space and Trails sets forth community planning issues related to recreation and undeveloped natural landscapes.

Recreation Overview

The Town of Rico is the main population center in the upper Dolores River basin. Many abandoned mining roads radiate out from the center of town creating a web-like network of trails into the surrounding mountains and valleys. Both local residents and visitors spend the summer season exploring the surrounding mountain-sides and rich history of the area by hiking and mountain biking. During the winter months, backcountry skiing, cross country skiing, snowshoeing and hiking on the same trails, occupies much of the leisure time of local residents and visitors alike.

Recreation for the Rico community is much more than just pastime activities for the local residents. Increasingly, the recreational opportunities offered by Rico's mountain setting also play an important role in the economic health of the community. Many residents of surrounding counties choose the Rico area as a destination for weekend camping trips and day hikes. The Rico community and the surrounding mountains are a favored area for big-game hunters during the fall which provides a significant economic boost for the Town. The Rico area has increasingly become a nationally important recreational asset by catering to out of state hunters, and other backcountry enthusiasts. Furthermore, State Highway 145 has been designated as a National Scenic Byway, also known as "The San Juan Skyway" which has become a major route for tourists visiting southwestern Colorado and the Four Corners area.

Open Space

The undeveloped natural areas and landscapes surrounding Rico are integral to Rico's character and highly valued by the community. Open Space preservation offers many diverse benefits, including recreational opportunities, ecological preservation, economic development, and improved land planning.

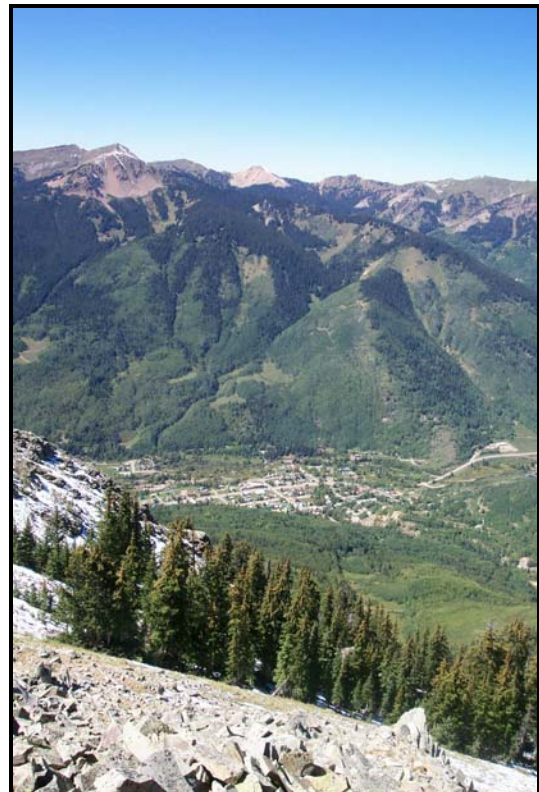


Many communities have experienced extensive suburban sprawl at the cost of natural settings. The vast undeveloped mountain forests surrounding Rico, and river corridor running through Rico, provides a unique setting that is integral to Rico's attractiveness as a place to live and visit. [This photo is of a portion of the sprawling Chicago suburbs.]

Goal A: *Preserve undeveloped natural areas that are valued by the Rico community or are not appropriate for development*

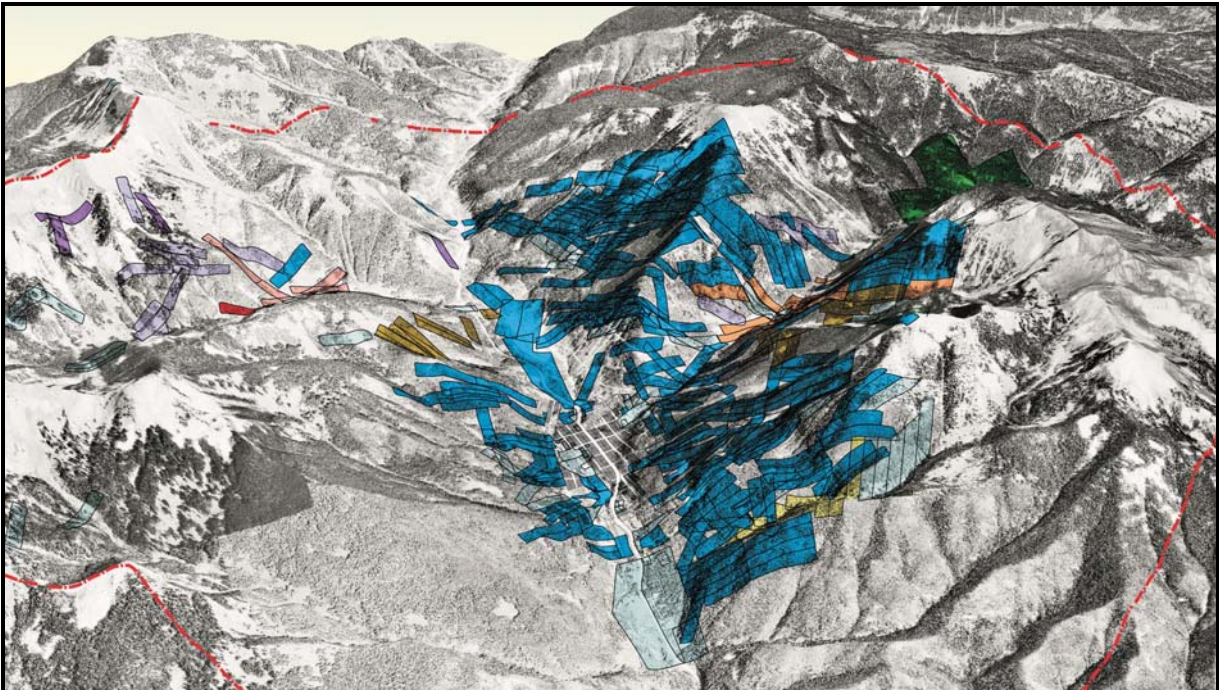


Above: View to east of Dolores Mountain taken from Bemis Flats. *Right:* View to west of Expectation Mountain taken from top of Dolores Mountain. *Below:* View to southwest taken from Telescope Mountain



Objectives:

1. Use open space lands to shape development patterns throughout the Rico Region to preserve the historic townsite appearance and natural alpine environment.
2. Create trail systems that connect development with the natural environment.
3. Acquire and preserve open space lands consistent with the Rico Regional Master Plan.
4. Preserve natural areas characterized by: unusual terrain, flora and/or fauna; interesting geologic formations; water resources; scenic areas and/or vistas; wildlife habitat; fragile ecosystems; or current or potential recreational uses.
5. Preserve open space areas for recreational use, such as hiking, bicycling, horseback riding, nature studies, fishing, and individual escape and introspection.
6. Minimize development in flood plain areas and preserve riparian areas including, Silver Creek and areas of the valley floor adjacent to the Dolores River.
7. Minimize development in areas affected by natural or man-made hazards.
8. Establish and maintain a priority list for preservation of proposed open space land.
9. As open space parcels are acquired by the Town, develop the means to provide on-going maintenance as may be required.
10. Pursue efforts with private land owners to rehabilitate reclaimable land for open space.
11. Define and enhance the developed edges of the Town to foster the sense of arrival and to accentuate the natural setting.



The historical mining era resulted in the creation of numerous private property patented lode mining claims which created unique land planning challenges for new development. 3d view of Rico Valley from the south.

Policies:

1. Maintain and ensure public access to open space areas.
2. Consider open space values and preservation opportunities and seek to maximize the potential community benefits of open space preservation when reviewing development applications.
3. Maintain an Open Space Zone District and restrict permitted uses to passive recreation trails and improvements, structures, or other activities that are specifically identified in the Rico Regional Master Plan.
4. Establish a community based plan for land management of open space areas.
5. Maintain an open space buffer controlled by the Town between the edge of development and U.S. Forest Service Boundaries.
6. Consider all methods for Open Space preservation, including but not limited to acquisition of the land or development rights by conservation easement, donation, bargain sale, purchase, or dedication; transfer of development rights to more suitable areas for development; or zoning and land use regulations.
7. Utilize the technical and financial assistance of land preservation organizations, including but not limited to: Montezuma Land Conservancy, Great Outdoors Colorado and the Trust for Public Lands.

Parks and Developed Recreation

Goal B: Provide parks and recreational opportunities that meet the needs of the Rico community and inspire physical and mental improvement.

Objectives:

1. Provide a central park area that accommodates community gathering events.
2. Begin implementation of the Rico River Park Plan.
3. Construct a municipal hot springs facility.

Policies:

1. Maintain and update the Rico River Park Plan as a sub-area plan to this Plan which specifies trails and other recreational uses in the Dolores River corridor area. Establish a capital improvements plan with identified financing for the improvements.
2. Enhance and expand the existing School/Town park (Jones Park) as a multi-use park in the center of Town for school purposes and community use.
3. Establish a plan for location, design, and financing of a municipal hot springs facility.
4. Establish a plan for regional trails that promotes convenient access of existing and future neighborhoods to surrounding natural areas and promotes separation of passive recreation from motorized activities.
5. Establish a plan for preserving or constructing playfields, including a softball field and a soccer field.
6. Develop new parks as necessary to meet the needs of residents and visitors.
7. Cooperate with the Forest Service, School District, the County, or other public or private entities to develop, program, or maintain recreation lands or trail systems.

Trails

Goal C: *Establish and Maintain a Regional Trail system for a broad range of outdoor recreational activities.*

Objectives:

1. Provide easy access to the network of trails for existing and future development and for visitors in the Rico region.
2. Extend the Galloping Goose Trail to Rico, south to the Montezuma/Dolores County line, and north to the San Miguel County line.

Policies:

1. Acquire property and/or easements from private property owners as identified to establish a trail system.
2. Respect private property owner's quiet enjoyment of property and minimize negative impacts of trails adjacent to private property with fencing, screening, maintenance, signage, and other techniques.
3. Coordinate trail planning and development with the U.S. Forest Service
4. Establish a fund and a volunteer program for trail maintenance.

Trail Design Guidelines

Trail design must reflect the location and usage of trails such that different design guidelines should be considered for different portions of trails. Trail design guidelines should not be used as rigid design regulations that result in an overly uniform urban "sidewalk" like trail system. The Rico Regional Master Plan depicts four separate general trail designations, including: (1) motorized recreation on existing mining roads and Forest Service jeep roads, (2) non-motorized wide trails on existing historic mining roads, (3) narrow single track trails that exist and/or are recognized by the U.S. Forest Service as part of their trail system, and (4) future planned narrow single track trails.

Trail design guidelines include general guidelines for all trails and specific guidelines for the four general trail categories.

General Trail Design Guidelines

1. A regional trail system should provide opportunities for a broad range of recreational activities and should provide a range of easy to challenging trails.
2. Trail design and construction should integrate with the natural environment so that trails are a part of the natural setting rather than an urban feature imposed upon the natural environment. The use of natural materials for retaining walls, bridges, erosion control and trail surfaces is strongly encouraged. The layout of trails should strive to flow with natural slope contours and integrate natural features, like rock outcroppings, rather than follow a rigid alignment that can result in excessive excavation and land disturbance.
3. The layout of trails should attempt to follow routes or integrate sites that provide expansive scenic views.
4. The layout of trails should attempt to create multiple connections to provide a greater variety of options and to promote the dispersion of recreational users.
5. The layout of trails should consider integrating historic sites where appropriate.

6. The layout of trails should avoid environmentally sensitive areas, such as wetlands and wildlife habitat.
7. Loop trail routes should be established where possible to offer a “journey” recreational experience, rather than a simple “there and back” recreational experience.
8. Signage should be considered where appropriate. Information can include trail name, permitted and prohibited uses, elevation, and length. Signage for interpretative sites should also be considered where appropriate. Signage should be more prominent at the edge of town where trails begin and less prominent in the high country. Signage should be considered at trail connections and intersections.
9. Trails should be maintained and designed to prevent erosion. Trails suitable for 4x4 vehicles should be maintained to provide vehicle access for forest fire response.



The historic Rio Grande Southern rail road grade and other historic mining roads provide relatively flat and wide trails that are excellent for cross country skiing and provide cross country skiing opportunities for all ability levels .

Guidelines for Trail Categories

- (1) **Motorized recreational roads.** This category of trails includes existing jeep roads. Existing roads are generally wider and generally do not exceed 15% grades. Multiple use, including 4x4 vehicle travel and non-motorized recreation is considered appropriate. All terrain vehicles, dirt bikes, snowmobiles and motorized vehicles other than 4x4s are not appropriate and are incompatible with non-motorized recreational uses. Road surface should be natural or utilize gravel where appropriate. Motorized recreational roads provide access to other categories of trails.
- (2) **Non-motorized recreational roads.** This category of trails includes historic mining roads. Passive recreation is preferred, however, 4x4 vehicle access is desirable to allow firewood gathering. Trail surfaces should be natural or gravel where appropriate. Passive recreation uses include, but are not limited to: hiking, biking, equestrian, cross-country skiing, and snowshoeing.
- (3) **Non-motorized narrow trails.** This category of trails includes existing single track trails. Recreation uses should be restricted to passive non-motorized recreation.
- (4) **Future narrow trails.** A series of potential future single track trails are identified on the Rico Regional Master Plan. Future planned trails are intended to provide loop connections and access to mountain summits which are a traditional hiking destination. Future trails will require coordinated planning with and approval by the U.S. Forest Service.

Rico River Park Plan

The preservation of the Dolores River Corridor through the Town of Rico and establishment of a community “green-belt” park has been a central feature of community planning in Rico since the adoption of the first master plan in the mid 1980’s. Most of the undeveloped river corridor area is situated in the 100 year floodplain and contains significant wetland areas. The river corridor area is generally considered not suitable for development and federal executive orders require the Town to restrict development in the floodplain area. While the Dolores River Corridor in Town has been substantially impacted by past mining activity, former industrial mills and the Rio Grande Southern railyard, many restoration opportunities exist. The Rico River Park Plan encompasses approximately 80 acres of the river channel and adjacent 100 year floodplain area. Developed recreational activities are planned to be located near the bottom of Depot Road.



View of the Dolores River to the north from the West Rico bridge.

Community Goals

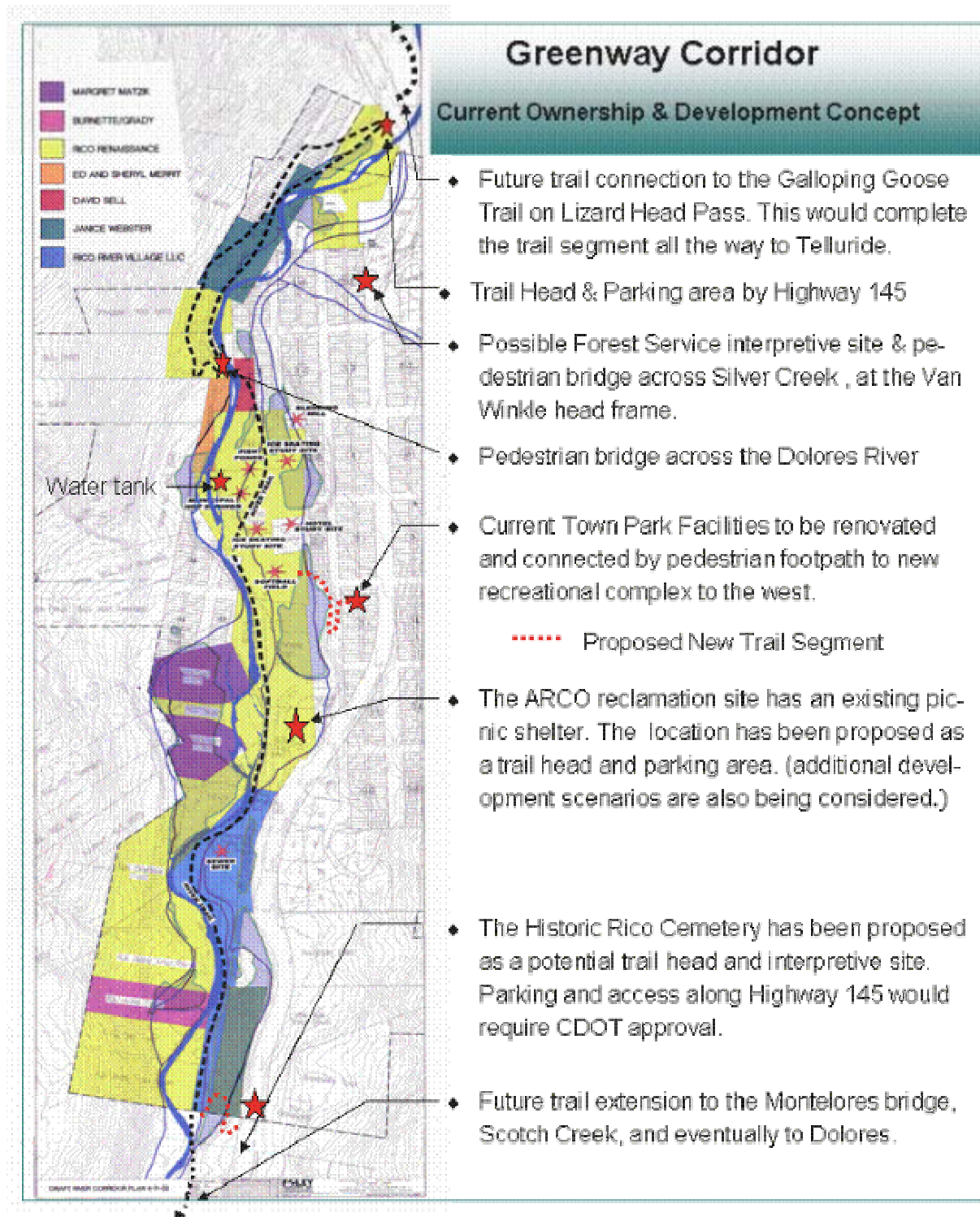
During the fall of 1999, a survey (see Appendix A) was circulated among local residents which was designed to gauge community needs and desires regarding parks and recreation within the Town of Rico. The following summary is based on interviews and discussions with key community leaders, interested citizens, and the survey responses.

Overall Goals:

- The residents of Rico would like to focus on simple restoration and preservation of natural space, because the natural beauty and terrain of the area is recognized as the principal recreational asset of the Town.
- Preservation and expansion of existing trail opportunities is a high priority because trail use is one of the principal forms of outdoor recreation for community members and visitors alike.
- Preserving and expanding access to the Dolores River has been identified as a critical goal in maintaining the health of the community on all levels.
- Rehabilitation of heavily impacted reaches of the Dolores River through town including fishing habitat improvements, and mitigating potential impacts on wetlands and areas where critical wildlife habitat are seen as an important component of managing the river corridor through town.
- Preservation and interpretation of historic mining structures and landscapes.
- Expansion and stabilization of the community's economic base through commercial recreational development such as a hot springs spa and lodgings, mountain biking, skiing and horseback tours, etc.
- The limited development of formal recreational facilities such as softball fields, soccer fields, playgrounds, picnic facilities, accessible fishing areas, ice skating, snow sledding, volleyball, basketball, and horseshoes.

PROPOSED PROJECTS:**The Rico River Park project.**

The Rico Regional Master Plan designates the river corridor area as suitable for open space and park facilities. The Town received planning grant funding from Great Outdoors Colorado in 1999 for the Rico River Park project. The Dolores River has been identified as one of the principal natural assets of the Rico community. By preserving this asset for public use, the natural beauty and recreational potential of the Town can be maintained. The proposed project includes the preservation of historic mining resources, environmental protection and enhancement of sensitive areas within the corridor, the development of non-motorized trails, fishing access areas, formal park, and community and athletic facilities.



Recreational Uses:

The range of recreational uses of the river corridor trail includes pedestrian, biking, cross-country skiing, and snowshoeing. Motorized use would be limited to the use of snowmobiles in the preparation and grooming of the trail surface for cross-country skiing. Other

recreational components of the river corridor may include fishing and boating access to the Dolores River, picnic facilities, passive un-structured open space, and formal park and athletic facilities.



Mountain biking, hiking, camping, hunting, fishing, photography, and wildlife viewing are all popular outdoor summertime recreational activities in the Rico region.

Existing Conditions and Work Completed:

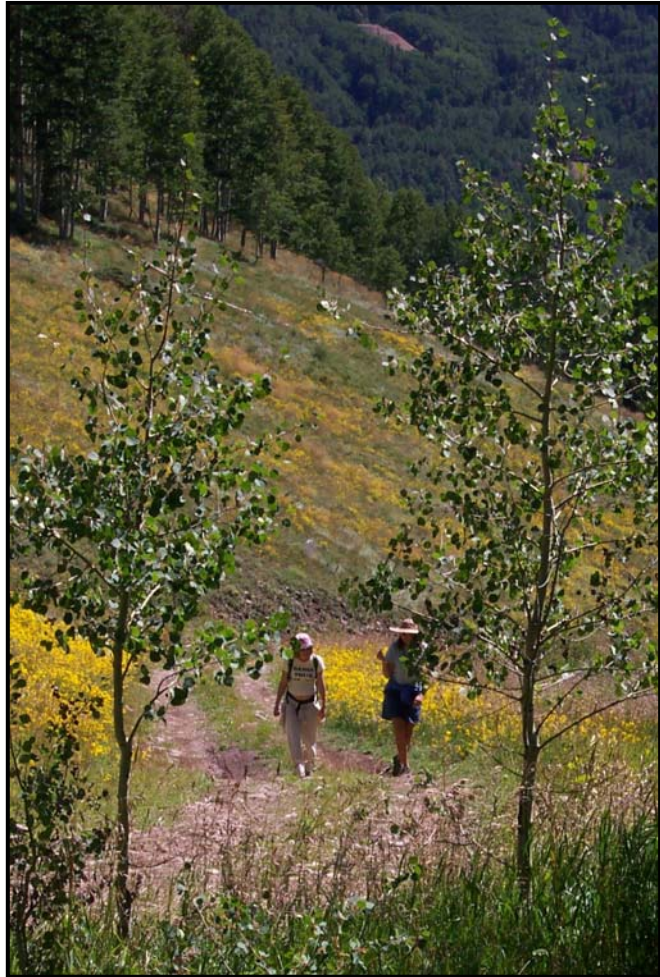
Currently, recreational use of the river corridor consists of informal access for fishing and the use of the old railway bed as a hiking and biking trail. Much of this activity occurs on what is currently private lands.

In 1999 a conceptual trail route was developed which utilizes, in part, the existing abandoned railroad grade bed. As a part of this process, properties were identified and initial negotiating contacts were made for areas that are critical for trail easements or public acquisition.

In 2000 a biological evaluation was conducted by Corey Sue Derfus of AquaHab, Inc., which evaluated the health of the river channel and delineated existing wetlands within the corridor. Additional monitoring and evaluation of critical wildlife habitat and mining contaminations have also been completed. Additional studies will continue in the future.

Land Acquisition and Easements

Making the Rico River Park a reality will require a number of trail easements and property acquisitions. Key properties along the trail alignment and river corridor have been identified and negotiations between the Town of Rico and current property owners are ongoing. Preserving public access to the river corridor is a key component of the Rico Land



Use Code and future development potential is intended to be shaped and enhanced by the pattern of open space found along the river.

Rico River Park Project

Current Ownership & Development Concept

- Future trail connection to the Galloping Goose Trail on Lizard Head Pass. This would complete the trail segment all the way to Telluride.
- Possible Forest Service interpretive site & pedestrian bridge across Silver Creek, at the Atlantic Cable Headframe.
- Pedestrian bridge across the Dolores River in the center of Town.
- Current Town Park Facilities to be renovated and connected by pedestrian footpath to new recreational complex to the west.
- Proposed new trail segments
- The Columbia Tailings site was reclaimed by ARCO in 1996. This site is proposed for use as visitor parking, river trail access, and picnic tables.
- The Historic Rico Cemetery has been proposed as a potential trailhead and interpretive site. Parking and access along Highway 145 would require CDOT approval.
- Future trail extension to the Montelores Bridge, Scotch Creek, and eventually to Dolores.

Depot Park

Developed recreational facilities are planned to be clustered at the bottom of Depot Hill near the county shop. This area is centrally located, already impacted by past mining and rail road activities, and adjacent to road access to West Rico. Moreover, the site is relatively level and is one of the few centrally located sites that would allow construction of park facilities without undue environmental impacts to the river corridor.

The proposed recreational improvements at Depot Park include the following;

- A passive recreational trail along the river and river access.
- Municipal hot springs pool facility.
- A combination baseball and multi-use field.
- Restrooms and concession area.
- Ice skating facilities.
- Sledding hill connected to School/Town Park.
- Picnic tables.
- A climbing area including an artificial climbing wall, and large natural boulders for “bouldering.”
- Limited natural landscaping to restore impacted areas.
- Parking area.
- Off-channel fish nursery and pond.
- Informational & directional signage.

Municipal Hot Springs

The area around the existing water tank has been identified as a possible area for the development of a municipal hot springs. Development of a hot springs facility is planned to be coordinated with the development of a riverside hotel. An outdoor natural pool setting is desired and the facility may be integrated with fishing ponds and rehabilitated wetlands. Reconstruction of the historic Rico R.G.S. depot building should be strongly considered as the building for locker rooms, office, pool equipment and staff. Additional studies should be conducted for the geothermal resource (including quality, quantity, temperature and accessibility) as well as water rights and NPDES permit issues for discharge of thermal mineral waters.



Jones Memorial Park

Jones Memorial Park is behind, and immediately west of, the Rico Elementary School. The park area is owned by the Dolores County School District. Since the closure of the Rico Elementary School in the mid 1980's, the Town of Rico has maintained and used this park area as a School/Town Park. Since re-opening the Rico Elementary School in 2003 the Town and the Dolores County School District have cooperated to construct a new playground facility with funding from Great Outdoors Colorado. The Town and School District currently have a lease agreement whereby the School/Town Park is controlled by the School during school hours and open to the general public during non school hours.

The Town recently acquired 11 platted town lots immediately to the west of the school owned park area. Plans are to expand the current park area to the western edge of the flat area. The acquired lots drop steeply down to the river corridor area. A pedestrian connection to the river corridor, as well as a sledding hill, are planned uses for the expanded park area.

Coordination of park improvements, uses, and maintenance between the Town of Rico and Dolores School District is very important.



Existing Improvements include:

- Covered picnic area with BBQ grill
- Playground (constructed in 2003)
- Volleyball court
- Basketball court
- Bleacher seats
- Equipment storage shed

Proposed improvements include:

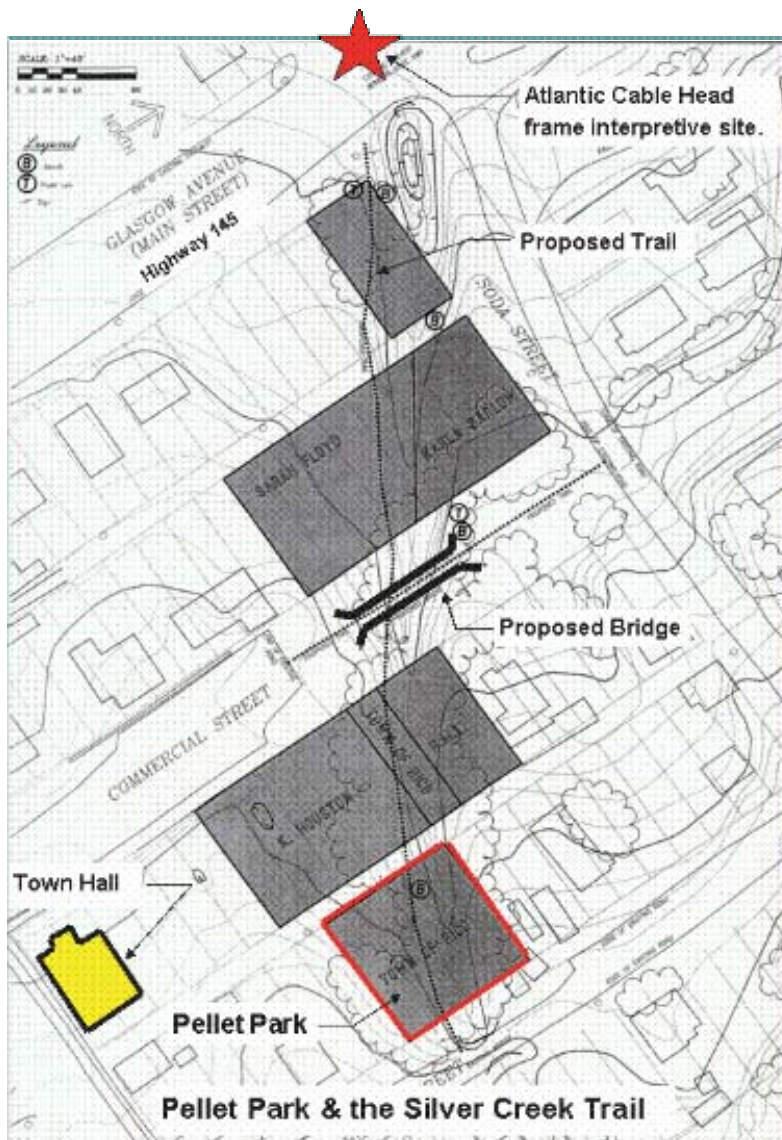
- Construct new fencing to include park addition area to west.
- Landscaping.
- Parking.
- Lighting.
- Skateboard park.

A new playground was constructed in 2003 at the School Park with cash donations, Town funds, grants from Great Outdoors Colorado, volunteer labor and donated materials.



Pellet Park

Pellet Park is a proposed “pocket park” that would provide a natural trail along Silver Creek between Highway 145 and Silver Street. The Town of Rico owns several lots adjacent to Silver Creek. Several additional properties would need to be acquired to complete this trail connection. As a pocket park minimal improvements are envisioned. Proposed improvements include a natural walking path, benches, sitting stones or logs adjacent to Silver Creek, a pedestrian bridge in the Commercial Street road right-of-way, and a memorial plaque for Elizabeth Pellet who was a prominent civic leader, business owner (Rico Argentine Mining Company) and State Legislator in Rico’s history. Pellet Park is not intended for organized park activities and is only intended to serve as a low-key pocket park that preserves the Silver Creek corridor, allows public access, and provides a pedestrian connection between Highway 145 and Silver Street.



The Atlantic Cable Headframe is a highly visible historic mining structure on Highway 145



Forest Service Interpretive Site

The U.S. Forest Service has proposed the construction of an interpretative site within the Town of Rico as part of a capital improvements project for the San Juan Skyway. One of the most promising locations under consideration is the Atlantic Cable Headframe site. The Atlantic Cable Headframe, adjacent to Highway 145, is a highly visible and unique historic mining structure that is readily identified with Rico. The Atlantic Cable Headframe sits adjacent to several undeveloped lots which provide room for a small parking area and interpretative signage. Silver Creek runs along the south side of the site and a small pedestrian bridge would provide access to link with the Dolores River Trail a short distance to the west. The property adjacent to the Atlantic Cable Headframe contains waste rock with high lead content soils. This site could be a good brownfields redevelopment project to establish a small visitor parking area and future visitors center. Consideration should be given to coordinating the redevelopment of this site with a future Forest Service visitors' center in the Town of Rico.

ARCO Reclamation Site

As a part of a millsite reclamation effort, the ARCO mining company constructed a small community parking area and picnic shelter. This site is planned for possible visitor parking and trail access point for the Rico River Park river trail.

Campsites

The Forest Service has recently improved the Cayton campground area approximately eight miles north of Rico. Many informal unimproved campsites exist along the Highway 145/Dolores River corridor, both north and south of Rico. While camping opportunities are compatible with Rico's economic goals to provide a service hub for visitors enjoying public lands in the Rico area, informal and unmanaged camping in unimproved sites along the Dolores River is likely to cause negative environmental impacts. Appropriate areas for improved camping sites near Rico should be studied. The Town should coordinate the planning of camp sites in the Rico planning area with the U.S. Forest Service.

Right: Open space near the Montelores bridge that is currently being used as an informal camping area.



Summarized List of Projects

The following list represents projects that have been identified by Rico residents as having great community value in terms of livability as well as the potential for growth and development of the Town on the whole. This plan requires long range vision, but it provides a benchmark for the type of community Rico would like to be.

Facility	Ownership	Description	Est. Cost Range
Dolores River Greenway Trail & Open Space	Multiple	Non-motorized trail, open space & river access.	\$500,000 +
Rico River Park	Dolores County, Rico Renaissance	Formal recreation complex, soft ball, basketball, etc.	\$300,000 +
Water Tank Area	Rico Renaissance	Hot springs spa, lodging, tennis courts, fish ponds.	\$1,000,000 +
Town Park	Dolores School District	Formal park, picnic tables, landscaping.	\$50,000 +
Pellet Park	Town of Rico	Pocket park.	\$120,000 +
Silver Creek Trail	Multiple	Non-motorized trail.	\$50,000+
Atlantic Cable head frame (U.S. F.S. interpretative site)	Rico Renaissance	Interpretative site, picnic area.	\$100,000+
ARCO reclamation site	Rico Renaissance	Trail access, interpretative site, paving, landscaping.	\$150,000 +

Operations and Maintenance Considerations

New parks, park facilities, trails and open space will require additional on-going maintenance commitments. Potential cost impacts should be kept in mind when planning and designing new facilities. Developing high quality facilities will require a high quality maintenance program. As maintenance costs rise with inflation and new facility additions, consideration should be given to pooling maintenance resources between the cooperating entities to streamline and improve the efficiency of maintenance efforts. For example, if more of the current facilities can find a way to irrigate and establish turf grass over a larger portion of their grounds, there may be new requirements for turf care equipment. If the cooperating entities were able to pool their resources, there may be opportunity to secure more desirable equipment that can be shared between the cooperators. The same principal could provide new opportunities for part-time staffing needs as well.

The following are some typical cost units for maintenance of various recreational facilities that are identified in the plan. These figures can be applied as a **rough** guideline for projecting potential maintenance expenses. The figures are based on what other Park and Recreation programs throughout the state and country spend annually. Many of the maintenance functions can be and currently are performed by volunteers or community service laborers.

Facility	Activity	Annual Maintenance
Multi-use Trails & Sidewalks	(control weeds, debris/ trash removal, repair surface, sweep etc.)	\$2,000 to \$4,000 / mi.
Backcountry/ Regional trails	(control weeds, downed timber removal, erosion control, repair surface etc.)	Nominal to \$1,500/ mi.
Natural Stream Channel	(Debris removal, erosion control, re-vegetation)	Nominal to \$500-1,000/ mi.
Natural Open Space	(Debris removal, patrol, weed abatement)	Nominal to \$150/acre
Town parks & Athletic fields	(Mow grass, debris removal, irrigation, restrooms, lighting, etc.)	\$5,500 to \$7,500/acre



View of Telescope Mountain to the east, taken from Horse Creek

VII. Economic Development

Goal A: *Establish a sustainable and independent local economy that provides suitable local business and employment opportunities to meet the demands of year-round residents.*

Objectives:

1. Provide public infrastructure and services that meet the reasonable needs of businesses.
2. Establish a sustainable synergy of additional accommodation businesses, retail businesses and restaurants, and year-round recreational amenities, while maintaining the predominantly “town,” “non-resort,” quiet character of Rico.
3. Establish a viable light industrial park on the north side of Rico to promote arts, crafts, and light manufacturing businesses.
4. Establish a development authority that offers tax increment financing capability to fund projects that benefit the community and promote economic development.
5. Pursue the development of a municipal hot springs facility that can serve both the needs of existing and future residents and provide a unique visitor amenity that would help support other accommodation and retail businesses in Town.

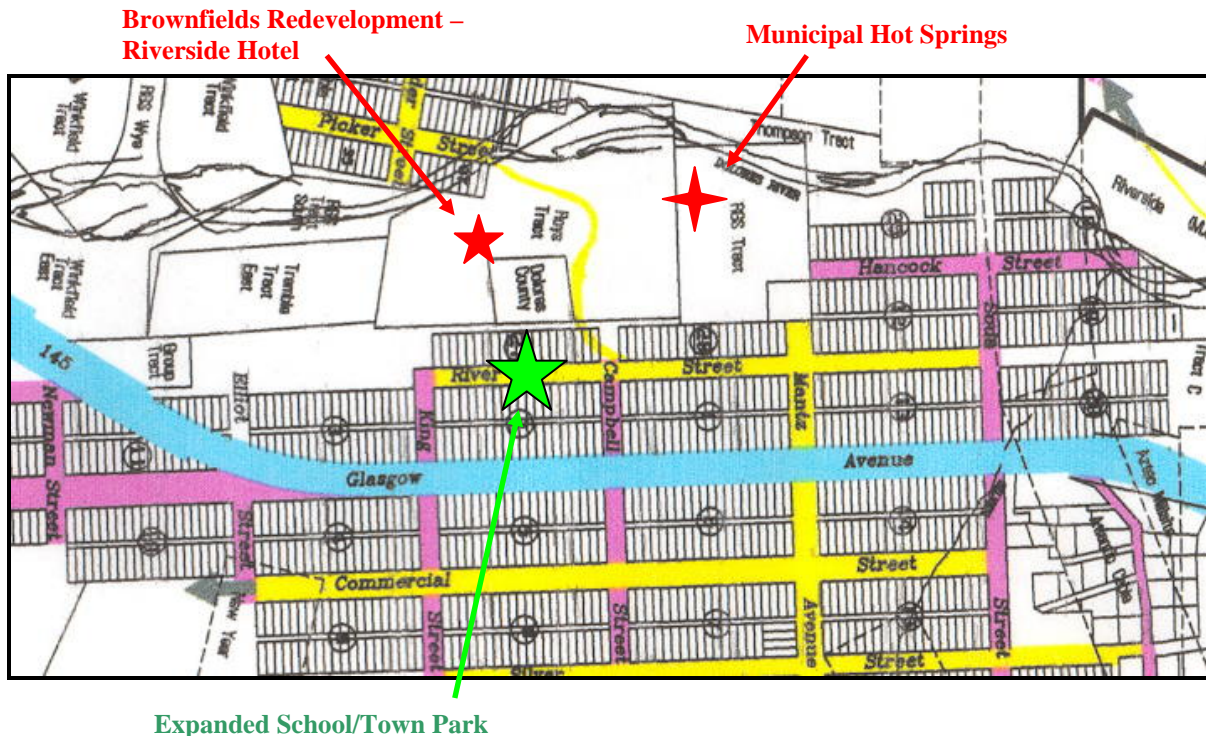
Policies:

1. Support businesses which provide goods and services desired by Rico residents.
2. Preserve the traditional small town atmosphere to attract businesses that respect and desire the uniqueness of Rico.
3. Establish a Downtown Development Authority to provide financing for business development activities and community amenities; to promote the input of business owners in community decisions that affect the business environment of Rico; and, to provide an appropriate marketing entity for Rico.
4. Strongly promote the establishment of new businesses within the municipal boundaries of Rico so that new businesses contribute to the financial base of the Town of Rico that provides public services and promotes business development.
5. Support historic building restoration funding for private businesses.
6. Create a community-based main street beautification plan with designs for sidewalks, lampposts and pedestrian amenities, along with estimated costs and proposed financing.
7. Pursue the federal Brownfields program for technical and financial assistance for the development of a light industrial park north of Rico, the redevelopment of the County maintenance shop area as a riverside hotel in coordination with the development of a municipal hot springs facility, and for other appropriate redevelopment projects whereby contaminated properties are reclaimed and converted into productive and/or beneficial uses.



The county shop area (above, left) is proposed for a Brownfields redevelopment project. A site assessment has already occurred. The desire is to clean-up and remediate this area to promote redevelopment for a Riverside Hotel and municipal hot springs. Significant debris and trash exists (above, right) which is incompatible with the community goals of a restored, recreational green-belt river corridor park.

The planned Riverside Hotel and municipal hot springs are centrally located and within 1 ½ blocks of the Main Street commercial core of Town. A new hotel and municipal hot springs are a primary feature of Rico's economic development plan (see plat map below). Developed recreational facilities are planned to be clustered in this redevelopment area where infrastructure, road access and parking is more practical. Also, developed recreation is planned to be clustered in this area to promote a connection to the School/Town Park, convenient pedestrian access, and connections to park areas, park facilities and the Main Street Commercial core.





Many sections of sidewalk do not exist (above). Limited and uncoordinated street landscaping (landscaping, street lights, benches) exist. Several buildings are old and boarded up, presenting an image of blight (right and below left). Many areas of the Main Street contain unsightly trash which detracts from commercial development interest (below right). The Downtown Development Authority is proposed as a mechanism to provide planning, coordination and funding to accomplish many economic development goals, including the redevelopment of the historic commercial core of Town.



The Dey Building (left), Rico State Bank Building and Rico Mercantile Building are prominent Main Street historic commercial structures that are appropriate for historic restoration. The Bedrock Light Industrial Park is planned north of Rico (right), which includes plans for the new location of a street maintenance facility for the Town of Rico.



VIII. Future Land Use

Future Land Uses identifies various development land uses which would meet the needs of a balanced community and sets forth community planning issues related to the mixture of land uses and location.

Residential Land Use:

Communities across the inter-mountain west are discovering the importance of an adequate supply of affordable housing to the long term health of a community. A balanced small town community must provide diverse housing opportunities that reflect diverse economic levels and the varying and evolving housing preferences of different life stages.

Goal A: Develop and maintain a mix of housing opportunities and residential neighborhoods which meets the needs of the Rico community.

Objectives:

1. Achieve a developed stock of rental and ownership housing opportunities that meets a broad, balanced range of housing demands.
2. Maintain, protect and enhance the residential character of residential neighborhoods.

Policies:

1. Update the comprehensive zoning plan to achieve a broad range of housing types and sizes.
2. Multi-family structures (residential buildings with more than three dwellings) are a neighborhood sensitive issue that will be considered on a case by case basis.
3. Accessory dwelling units or alley houses that provide long term rental opportunities shall be allowed and encouraged on larger lots where the impacts may be reasonably mitigated and adequate off-street parking is available.
4. Permit and encourage apartments or condominiums to be included in the upper floors or in the rear of all commercial buildings.
5. Encourage a variety of housing types within the Town at a range of costs to meet the demands of year-round residents.
6. Allow home occupations.

Commercial Land Use

Commercial lands allow for the development of businesses which can provide employment opportunities as well as goods and services for the Rico community. Commercial district areas also provide a suitable area for business activities that are incompatible with residential neighborhoods. A viable commercial district is an essential component of establishing a sustainable and independent community.

Goal B: *Develop and maintain a viable commercial district that provides goods and services as well as business and employment opportunities that meet the demands of the Rico community.*

Objectives:

1. Provide public infrastructure and services required for development of commercial properties.
2. Maintain a coherent traditional main street visual appearance along Highway 145 and minimize potential “strip-commercial” appearance with appropriate design regulations, signage, landscaping, and parking siting and screening.

Policies:

1. Allow residential development to promote population growth in the pedestrian commercial core area.
2. Preserve the scale and historic character of the commercially zoned districts through the use of design guidelines.
3. Develop guidelines for public improvements including street furniture, landscaping, sidewalks, lighting and public facilities to ensure that improvements are compatible with the historic character of the community.
4. Discourage regional commercial development that diminishes the viability of the central commercial district, especially sales tax generating businesses outside the town boundaries.
5. Promote commercial development in outlying commercial areas that are complementary and supportive of the central business district.

Light Industrial Land Use

Light industrial lands provide a suitable area for commercial uses with higher impacts that are incompatible with residential and commercial uses, such as increased noise, traffic, odors, and vibrations and outdoor material and vehicle storage. Light industrial lands can provide business and employment opportunities as well as goods and services desired by the Rico community.

Goal C: *Develop and maintain a viable light industrial area north of Town.*

Objectives:

1. Provide public infrastructure and services that are required for light industrial land uses and development.

Policies:

1. Create and adopt a light industrial zone district that establishes appropriate standards and regulations.
2. Pursue Brownfields redevelopment projects that can provide financial assistance for redevelopment of the St. Louis Tunnel treatment area.

Regional Land Use

Regional land uses are depicted on the Rico Regional Master Plan map. Five general categories of uses are planned for areas within the Rico 3-Mile Planning area and outside the Rico Urban Growth Boundary, which are listed and described as follows:

1. **U.S. Forest Service Lands.** U.S. Forest Service lands comprise the overwhelming majority of the land ownership outside the Rico Urban Boundary and within the Rico 3-Mile planning area. Planned and desired uses of U.S. Forest Service lands within the 3-Mile planning area include passive recreation, limited motorized recreation, firewood extraction, removal of fuel woods to reduce forest fire risks, and limited small scale logging for wood craft businesses using small diameter forest products. The Rico community is directly connected to the surrounding natural forests which provides both a unique setting and the likelihood of Rico developing an outdoor recreation based economy. The Town of Rico is also planned to grow as a service hub for visitors that come to recreate on U.S. Forest Service lands in the Rico Region. The U.S. Forest Service has a strong goal to eliminate private land in-holdings (patented lode mining claims) to consolidate land ownership and clearly determine forest service boundaries to improve the efficiency of forest service management.
2. **Planned Unit Development.** This area includes the Sundial PUD. This designation could include additional areas if, after review with overall planning goals, prospective Planned Unit Developments are determined to be compatible with the Rico community's planning goals. Planned Unit Developments can and should be considered where a PUD would allow better site design, clustering of development, avoidance of development in hazardous or environmentally sensitive areas, reduction of sprawl and cost effective provision of utilities, and provision of public benefits, such as open space preservation, recreational access or land dedications, or economic development.
3. **Residential 3-A (R3-A).** R3-A indicates areas planned for a net density of development of one residential house per three acres. This density is in accordance with Dolores County subdivision regulations which contemplate one house per three acres, individual water and waste water service with wells and septic systems, areas that contain flatter terrain, and properties with the practical ability to develop year-round access to Highway 145 suitable for traditional residential services (garbage pick-up, propane delivery, and emergency vehicle access). Such areas are planned to be on the south side of Town near the Sundial PUD which includes patented placer claims and not lode mining claims or unpatented mining interests.
4. **Residential/Open Space 10-A (R/OS10-A).** R/OS 10-A indicates surrounding areas that include predominately patented lode mining claims. Such claims are recognized as individual parcels created by the federal government disposition at the turn of the century. Lode mining claims are generally 10.33 acres; however, individual claims may contain less acreage depending upon priority of overlapping claims. Lode mining claims were conveyed by the federal government in the late 19th century under the 1872 Mining Law to promote the development and extraction of precious and base metals. The creation of these private properties occurred in a different era for a

different purpose which bears no relationship to modern and responsible land use planning. As such, many of these lode mining claims are not located in areas suitable for residential development and traditional year round residential use, do not have year round road access, are located in areas where development of year round access would be extremely costly in both monetary cost and negative environmental impacts. The provision of municipal water and sewer is not considered practical due to the dispersed pattern of mining claims and significant mountainous terrain. However, these properties may be suitable for development of remote “cabins” with seasonal access, individual water and waste water service, and limited use. Lode mining claims are also generally planned to be suitable and appropriate for open space preservation. Open Space preservation can occur by acquisition or land exchanges with the U.S. Forest Service. Conveyance of private property in-holdings to the U.S. Forest Service is considered practical because the Forest Service would be the most appropriate and efficient entity for land management.

5. **Public Facility.** A site for a future municipal drinking water source and treatment is planned north of Rico in the area of the Dolores Alluvium. This area is not planned to be annexed into the Town of Rico, but potential annexation could be considered during the planning process and development of the new municipal water system, and during the planning process for the Telescope Mountain Estates PUD area.

IX. Rico Renaissance

This Article IX sets forth special planning considerations related to the Rico Renaissance land holdings. Due to the extensive nature of Rico Renaissance's land holdings a multitude of positive benefits and negative impacts could potentially occur as a result of various development plans. This Article IX. sets forth a coordinated plan (referred to as the "Renaissance Sub-Area Plan") that recognizes the unique considerations and planning opportunities of the Rico Renaissance land holding and seeks to maximize the positive benefits and minimize negative impacts for the current and future Rico community. Development applications for the Renaissance land holdings should be reviewed for specific compliance with this Article IX, and compliance with other parts of this Rico Regional Master Plan document where this Article IX does not provide guidance on a specific planning issue.

Introduction:

Rico Renaissance, L.L.C., Rico Properties, L.L.C., Rico Land and Cattle, L.L.C., High Altitude Investment, L.L.C., and Rico Mountain Life, L.L.C., (collectively referred to as "Rico Renaissance") own approximately 180 mining claims in and around the Town of Rico as well as historic town site platted lots. The typical mining claim is 10.33 acres; however, most claims are not surveyed and many overlap, so the total acreage of the Renaissance land holdings is estimated to be between 1,700 and 1,800 acres. The Renaissance land holdings comprise approximately 75% of the raw vacant unsubdivided private property in the Rico Region which is located both inside and outside the Town boundaries.

Renaissance purchased the land holdings from Rico Development Corporation in 1994, who originally purchased the land holdings from Atlantic Richfield Company in 1986. The Renaissance land holdings stretch from the river bottom to the tops of Telescope and Dolores mountains and generally surround the developed portion of Rico. The mining legacy has resulted in a scattered pattern of private land ownership intermixed with federally owned forest service lands. The Town and Renaissance desire to adjust the existing land ownership pattern to promote goals of the Rico community and to establish physically feasible and economically viable private development areas.

Town and Renaissance have actively sought to formulate a mutually acceptable land use and development plan for the Renaissance land holdings since Renaissance's purchase in 1994. Town completed a comprehensive planning project with financial assistance from Renaissance to conduct surveying and topographical mapping; prepare water, sewer and natural hazards engineering reports; prepare a regional master plan; and, prepare a land use code. While the Rico Regional Master Plan adopted in 1996 represented a more detailed and comprehensive planning document for the Town, both the Town and Renaissance recognized the potential and mutual desire to improve upon the 1996 plan.

Town formed a working group committee to meet with Renaissance representatives in a series of work sessions during spring and summer of 2002. In addition, the Town and Renaissance representatives have spent considerable effort to study and plan for basic infrastructure to serve the existing Town and new development. This updated and revised

Rico Regional Master Plan, especially this Article IX., reflects many of the ideas and mutual goals that were identified over the last 30 months of planning efforts between the Town and Renaissance. The future land uses and planning considerations set forth in this Article IX are comprehensive and interrelated such that all the identified components are fundamental to achieving the goals of this Rico Regional Master Plan.

Illustrative Map:

The Renaissance Planned Unit Development areas graphically indicate the proposed development areas and densities, the conceptual road and access plan, areas proposed for Open Space, and specific areas proposed for Parks and other public facility uses. The Renaissance PUD areas are intended to apply only to Renaissance land holdings, Federal U.S. Forest Service lands, and Town owned lands specifically identified on the Master Plan Map, and the Master Plan Map is not intended to apply to third party private property owners.

Proposed Development Areas:

The Renaissance Sub-Area Plan identifies several development areas. The development areas are described by name, location, proposed land use, and quantity of development. The prior 1996 Rico Regional Master Plan envisioned a total of 223 residential unit development in addition to the existing platted portion of Town. This updated and revised Plan increases the total planned residential development to 304 single family homes in consideration of Renaissance's plan to preserve the River Corridor and dedicate the Renaissance properties in or near the flood plain to the Town.

The quantity of development identified for a specific area is the maximum development potential for that specific area. The maximum development potential identifies the maximum development quantity which is considered appropriate for each development area. Many of the identified development sites contain challenging mountainous terrain which may affect, reduce or limit the actual development potential. Actual development potential will be determined by further site analysis, development application review, and engineering. If actual conditions for a specific development area result in a reduced amount of approved density for that area, then the remaining planned density (maximum potential density minus actual approved density) for that specific development area is intended to be eliminated and is not transferable to other development areas.

One of the Newman Hill neighborhoods contains portions of two tracts of land owned by the Town. This Renaissance Sub-Area Plan does not indicate, nor does it intend to indicate, the proposed disposition of such Town owned lands; rather, this plan merely identifies such lands as appropriate for development purposes. The Town should be fairly compensated for any conveyance of such Town owned lands to Renaissance for private development by monetary payment, land exchanges, or other means.

The identified development areas specify all future Renaissance development areas outside the existing town boundaries as well as selected development areas within the Town boundary. Renaissance properties within the Town boundaries that are not expressly addressed by this Renaissance Sub-Area Plan shall be governed by the remainder of the Rico Regional Master Plan and the underlying zoning in the Rico Land Use Code.

Residential Development:

<i>Name</i>	<i>Location</i>	<i>Land Use</i>	<i>Quantity of Development</i>
Little Ada Village	South of Town, East of Highway 145	Single Family Residential	20 lots
Newman Hill Estates*	South of Town, East of Highway 145	Single Family Residential	106 lots
Apex Estates	South of Town, East of Highway 145	Single Family Residential	32 lots
Twilight Estates	South of Town, West of Highway 145	Single Family Residential	66 lots
Ute Trail	Between West Rico and Piedmont Addition	Single Family Residential	20 lots
Telescope Mtn. Estates**	North of Town, East of Highway 145	Single Family Residential	60 lots

Commercial Development:

<i>Name</i>	<i>Location</i>	<i>Land Use</i>	<i>Quantity of Development</i>
Bedrock LI Center	North Rico area	Light Industrial	42 lots
River Lodge	Riverside in center of Rico	Accommodation	1 lot
Rico Gravel Pits***	North of Town, East of Highway 145	Mineral Extraction	1 lot

- * The Newman Hill pods are considered to be combined such that density can transfer between the three Newman Hill pods
- ** Telescope Mountain area is subject to further planning to determine appropriate development pods areas and gravel extraction areas.
- *** The gravel pit commercial use is subject to further review. (see Gravel Study Area)

Economic Development:

A primary focus of the planning efforts of Renaissance is to support economic development goals of the Rico community. One of the main components of economic development planning for Rico is the development of a light industrial and commercial center to the north of the current Town boundaries. Although available land is limited and the brownfields remediation requirements are unknown at this time, the Town and Rico Renaissance should cooperate to maximize the use of all available land in this area for light industrial and commercial uses. This will help to meet regional demands, provide local business opportunities, and preserve the main street corridor for retail, restaurant, tourism, and other similar uses. By pursuing both the business/light industrial sector and the retail/tourism sectors, a good local balance can be attained.

Both sectors will additionally provide employment opportunities and will create needs for service and other secondary businesses. The proposed residential development will support all sectors and create additional demands for goods and services. Growth in general will lead to infill development on Glasgow Avenue, which will provide opportunities for retail and commercial uses, restaurants, and other goods and services.

The River Lodge will promote economic development by increasing accommodation businesses and the visitor population, which in turn will increase the viability of other retail and service businesses.

Brownfields Remediation and Redevelopment:

Town and Renaissance desire to pursue potential federal brownfields projects to promote redevelopment of the St. Louis Tunnel adit area as a light industrial park and redevelop the maintenance barn area as a River Lodge accommodation use. Further planning is needed to create a light industrial park plan for the St. Louis Tunnel area as well as the River Lodge site area in order to pursue potential brownfields projects. Such planning should identify property ownership and desired property ownership adjustments, identify potential light industrial uses, desired infrastructure improvements and extensions, potential business incubators, and the public benefit.

Bedrock Light Industrial Center:

The Town and Renaissance should create and establish a new zone district for Light Industrial use areas prior to approving Light Industrial subdivisions and developments.

River Lodge:

The River Lodge is intended to provide a site for a premium accommodations development in Rico. The development is anticipated to include accommodations, restaurant, gift shop, and other commercial uses that are incidental to the primary accommodations purpose. The River Lodge site is intended to be mutually supporting with a municipal hot springs facility near the RGS Water Tower site. There are limited potential accommodation development sites in and near Rico and the River Lodge site is considered to be potentially the best site. The Town and Renaissance should consider tax increment financing incentives, establishment of community design goals for the River Lodge, and a public/private partnership regarding solicitation for proposals and selection of a developer/lodge operator.

Redevelopment of this site will require relocation of the Street Maintenance Facility to another location. Renaissance intends to provide a suitable site in the St. Louis Tunnel area for the development of a new Street Maintenance Facility. The estimated cost for a new Street Maintenance Facility and source of financing needs to be identified prior to finalizing plans to redevelop the existing Street Maintenance Facility site.

Gravel Study Area:

The construction of a sewer system, new roads and new development will increase local demand for gravel and construction materials. Renaissance owns a gravel resource on Telescope mountain that can be developed to meet this local demand. A local source of gravel limited to local use has the potential to provide several benefits for the Rico community, including the convenience of a local gravel supply, lower cost due to less transportation costs, additional jobs, and local production of materials to meet local demands. There are also potential negative impacts which are not yet fully understood or considered which will be studied and reviewed during the Conceptual PUD process.

It is proposed that this resource be developed by Renaissance for the joint use of the Town, the USFS, and other appropriate entities for local use. The pricing structure for various uses will be based on the level of cooperation of that entity in developing the resource. Renaissance proposes that any gravel produced from the resource is restricted to local uses, and is willing to enter into an agreement with all interested parties to formalize the use limitations.

A Section 110 gravel permit will be considered as regulated by the Colorado Division of Minerals and Geology and local government entities. A Section 110 gravel permit is limited in size and also as to the amount of gravel that can be removed in any one year. The exact location of the site and determining the extent of future needs will be explored jointly by the Town and Renaissance. All gravel use shall be limited to the Rico Growth Boundary area.

Additional planning of potential gravel extraction and processing is required to understand the issues and determine whether such an operation presents net positive benefits for the Rico community. A gravel operation must provide financial cost savings benefits to the Rico community and must not create unacceptable negative impacts to the Rico community, including but not limited to noise, dust, traffic, water quality, and land disturbance.

Utilities:

Renaissance desires municipal infrastructure and services for all development areas, including municipal water service, street maintenance service, and sewer service for all areas except Telescope Estates. Proposed development must be coordinated with existing infrastructure capacity and service areas and must take into account Town's financial ability to provide or expand infrastructure capacity.

A fundamental element of this Sub-Area Plan is that the Town should not incur any financial burden for expanding, extending or constructing new infrastructure to serve Renaissance development areas. Various mechanisms exist to require new development to pay its own way, including pre-payment of water and sewer taps, special assessment districts, and metropolitan districts. Appropriate financing mechanisms must be determined based on the timing of developing specific areas and availability of municipal infrastructure and services.

Open Space:

A fundamental element of the Renaissance Sub-Area Plan is the establishment of a large Open Space area, consisting of the area immediately surrounding the Town and the proposed areas of development, as identified on the Renaissance Sub-Area Plan Map. Within this area, shown on the Map as a heavy line made up of square purple dots, it is proposed to consolidate the private land holdings and procure all USFS ownership through an extensive land exchange program. Areas not platted for development will be preserved as Open Space.

Outside of the Open Space/Forest Service boundary, Renaissance will exchange their real property holdings to the USFS for the areas inside of the line on a priority basis. It is intended that no development of the Renaissance land holdings should occur outside the Open Space/Forest Service boundary. The exact location of the Open Space/Forest Service

boundary may move slightly during the land exchange process due to federal regulations. All areas protected as Open Space will be controlled and managed by the Town.

Achieving protected Open Space can occur through a variety of mechanisms, including but not limited to: conservation easements, donations, dedications, purchases, density transfers, restrictive covenants and regulations. The appropriate mechanism for achieving Open Space must be determined during or prior to the development approval process.

Land Dedications:

LAND DEDICATION BANK: The Renaissance Sub-Area Plan specifies specific land dedications that enable or promote the achievement of goals for the Rico community and for Renaissance. The dedication of certain areas may be desired by the Town prior to final platting of Renaissance development areas as well as desired by Renaissance in order to enable the Town to pursue improvements to public facilities and services that benefit or enable Renaissance development. Town and Renaissance desire to establish a Land Dedication Bank so that Renaissance can receive and utilize a land dedication credit for future final platting if it chooses to dedicate lands prior to final platting.

DOLORES RIVER PARK DEDICATION AND DENSITY TRANSFER: A River Park Plan for the Dolores River corridor is being developed by the Town. Rico Renaissance proposes to dedicate approximately 60 acres of land to the Town, in exchange for a density transfer of the current “Residential PUD Zone District” development potential of Renaissance’s river properties to other areas. Based on an overall density level for RPUD zoning of one single family residence per one-half acre, the development plan has been increased from 223 to 304 single family residential lots. The portion of Roys Tract that contains a portion of the Dolores River will be included in the land dedicated to the Town. The River Lodge site will go to the edge of the 100-year floodplain.

STREET MAINTENANCE FACILITY SITE: Part of the Up Valley remediation and redevelopment project is to locate an appropriate site for a new maintenance facility for the Town. If the site is located on Rico Renaissance property, it will be dedicated to the Town for those purposes.

LIMITATION ON MINERAL DEVELOPMENT. Rico Renaissance is willing to place restrictions on all property that prohibits all mineral rights exploration, leasing, and development, except in certain areas identified as gravel resource areas.

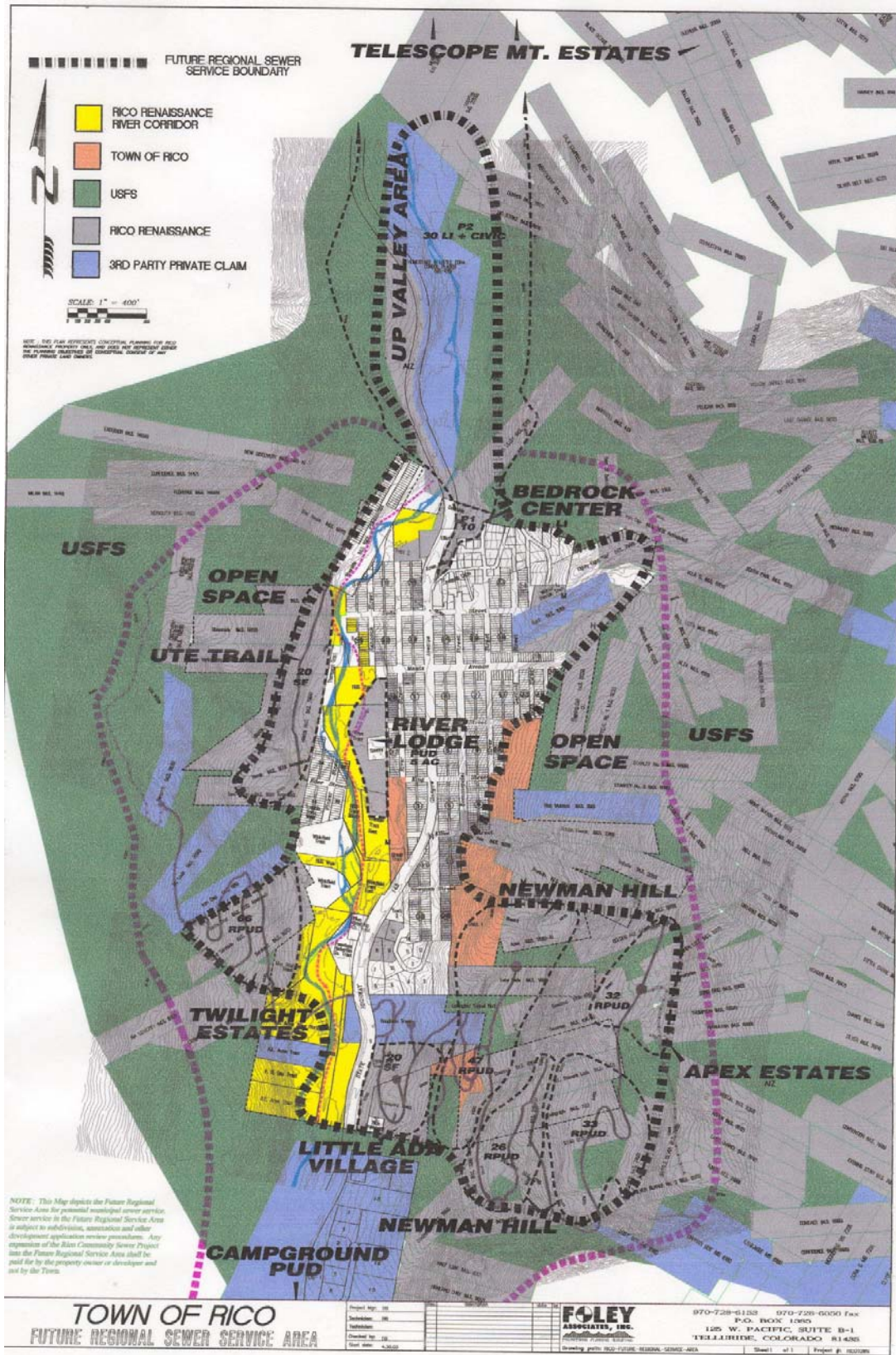
Annexation Plan: The Renaissance Sub-Area Plan proposes an orderly and predictable phased plan for annexation. Infill development within the Town boundaries or adjacent to existing development and infrastructure is preferred over “leap frog” development. Renaissance desires to complete the USFS land exchange to consolidate private property ownership in a development area prior to initiating annexation of that development area into the Town. Town and Renaissance anticipate entering into one or more Pre-Annexation Agreements to establish the post land exchange development rights and obligations. The anticipated order of annexation is described below; however, this order is subject to change depending upon what is most appropriate for the Town and Renaissance as the community grows.

The first area planned for annexation is the Up Valley area, the river corridor and surrounding areas located north of the current Town boundaries, in accordance with the final brownfields remediation and redevelopment plan. The Up Valley area is planned to provide a significant amount of business and light industrial land inventory to the Town, in addition to potential sites for public and civic uses such as a new public works and maintenance facility and a community outdoor recreation center for softball, baseball, soccer, hockey, etc.

Telescope Mountain Estates, an area to the northeast of the Up Valley area will also be annexed in the future for residential purposes. This area will include large-lot single family residential sites that will be served by septic systems. This area is not planned to be developed for many years.

The second major annexation effort will incorporate areas located west of the current Town boundaries. Development in this area will consist of two single-family areas, Twilight Estates, located in the Sulphur Creek area, and the Ute Trail area.

The final area of annexation will encompass the area east of Town, reaching from the Silver Creek area southward to the Newman Hill area. This area will be annexed in a series of phases. Land annexed in this area will be protected as Open Space for the benefit of the Town and will support future single-family development on Newman Hill.



Rico Renaissance Development Master Plan

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20. *Design with Nature*, McHarg, 1992 (originally published in 1969), John Wiley & Sons, Inc..
21. *Rural by Design*, Arendt, 1994, American Planning Association.

RICO PARKLAND DEVELOPMENT QUESTIONNAIRE RESULTS

QUESTION 1: Do you feel that a more structured park development including ball fields, restrooms, playgrounds etc. are most desirable, or would simply preservation and restoration of natural space be more in order.

ANSWERS RECEIVED:

- (a) More structured park development.
- (b) Simple preservation and restoration of natural space.
- (c) Both.
- (d) Leave it like it is.
- (e) No opinion.

a. 8	b. 12	c. 6	d. 1	e. 3
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QUESTION 2: On a scale of 1-3, how would you rank the following suggested uses for fully developed parklands? 1 being most desirable, three being least. Add a 4 if you don't want to see it at all.

ANSWERS RECEIVED: 1- Most desirable, 2- Desirable, 3 - Least desirable, 4 - No use at all, 5 - No opinion

Trail opportunities:

1. 18	2. 5	3. 5	4. 2	5.
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River access:

1. 19	2. 7	3. 1	4. 2	5. 1
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Fishing improvements:

1. 13	2. 8	3. 2	4. 2	5. 5
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Hot springs pool development:

1. 13	2. 6	3. 5	4. 3	5. 3
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RICO PARKLAND DEVELOPMENT QUESTIONNAIRE RESULTS**Softball field:**

1. 10	2. 8	3. 6	4. 4	5. 2
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Soccer field:

1. 5	2. 6	3. 9	4. 7	5. 3
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Upgrade or additional playground equipment:

1. 16	2. 9	3. 3	4. 1	5. 1
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BMX track:

1. 3	2. 1	3. 6	4. 16	5. 4
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Skateboard facilities:

1. 4	2. 2	3. 6	4. 15	5. 3
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Basketball court:

1. 9	2. 9	3. 9	4. 1	5. 2
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Tennis courts:

1. 4	2. 6	3. 9	4. 8	5. 3
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Volleyball courts:

1. 10	2. 8	3. 7	4. 2	5. 3
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Ice rink:

1. 7	2. 6	3. 7	4. 5	5. 5
------	------	------	------	------

Climbing area (bouldering):

1. 5	2. 1	3. 8	4. 12	5. 4
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Horseshoe pits:

1. 12	2. 8	3. 3	4. 3	5. 4
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RICO PARKLAND DEVELOPMENT QUESTIONNAIRE RESULTS

Equestrian facilities:

1. 3	2. 2	3. 8	4. 10	5. 7
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Restrooms:

1. 21	2. 5	3. 2	4. 1	5. 1
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Warming area:

1. 6	2. 7	3. 7	4. 3	5. 7
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Group picnic facilities:

1. 17	2. 6	3. 4	4. 2	5. 1
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Concessions:

1. 4	2. 1	3. 5	4. 17	5. 3
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Other: Kids fishing Pond, Archery range.

Other Comments: Ice rink could be natural pond that freezes in winter. Facilities for children should have highest priority. Softball, basketball and volleyball already exist.

QUESTION 3: How would you feel about commercial development around the area of the water tank, such as lodging, or hot springs? Are there other areas that may be better suited to these development ideas.

ANSWERS
RECEIVED

Part I - Commercial development around water tank:

1 - Supportive, 2 - Not supportive, commercial development inappropriate), 3 - Not supportive (flood plane risk), 4 - No opinion

1. 12	2. 14	3. 2	4. 2
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Part II - Other areas more suited to development of these ideas.

1 - Yes (existing "hot tub" site), 2 - Yes (area not specified),
3 - No opinion.

1. 4	2. 3	3. 23
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RICO PARKLAND DEVELOPMENT QUESTIONNAIRE RESULTS

QUESTION 4: How do you feel about expansion of the existing town park? Are the current activities desirable in this location, should they be relocated or expanded on where they are at? Are there any new features that could be added? Are there any other suggestions that you have on improving the existing park?

**ANSWERS
RECEIVED:**

Part I - Expanding existing park.

1 - Support Expansion, 2 - Support expansion only with participation of School District, 3 - Relocate (not town property), 4 - Park location and activities OK as is, 5 - No opinion.

1.	12	2.	3	3.	1	4.	9	5.	5
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Part II - Method of expansion.

1 - At present location, 2 - To adjacent area, 3 - Relocate, 4 - No opinion.

1.	1	2.	11	3.	1	4.	2
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Part III - New features and improvements.

Convert the existing park to use exclusively by children K through 4 and provide/upgrade the related playground and equipment. Move the basketball and volleyball courts to the river corridor area below the existing park.

Add a wooden, small children's playground structure similar to the one in Telluride to existing park. Suggest that this be undertaken as a community volunteer project.

Add a parking area, lights, better restrooms. Increase area for children's playground, upgrade equipment, provide additional general use shelter(s),

Provide additional recreational resources like a skating rink and tennis courts. Provide a full court basketball area.

Part IV - Other Comments

Expansion of the existing town park should be the primary responsibility of the School District. Acquisition of the Massik property should be second priority to acquisition of the Silver Creek property. The Massik property should be used for parking and playground and trailhead access to the lower area.

RICO PARKLAND DEVELOPMENT QUESTIONNAIRE RESULTS

QUESTION 5: Do you feel that locating new park facilities at the bottom of the hill adjacent to the existing park would be good? Are there other locations that may work better?

ANSWERS RECEIVED Part I - Locating new park facilities at bottom of hill.
1 - yes, 2 - No, 3 - No opinion.

1.	15	2.	8	3.	7
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Part II - Other locations that may work better.

1.	3*	2.	1	3.	24
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* The area around the water tower, the Arco site and the Massik property were identified.

QUESTION 6: Do you feel that routing the river trail on the east side of the river, using existing streets would be a good way to get the trail up and running? Do you feel the need to have a bridge spanning the river to allow trail development on the west side of the river as well?

ANSWERS RECEIVED Part I - Routing trail on east side using existing streets
1 - Yes, 2 - No, 3 - No opinion.

1.	11	2.	7	3.	12
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Part II - Need for bridge.

1 - Yes, 2 - Yes but foot/bike only, 3 - No, 4 - No, use existing bridge, 5 - No opinion.

1.	5	2.	4	3.	10	4.	4	5.	7
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Other comments: Last summer and fall, the Town Board explored a river trail path starting on the west side of the river and running adjacent to it, then rising to the existing road to bypass steep terrain and dropping to cross the river by foot/bike bridge a short distance south of soda street. This plan should continue to be pursued.

RICO PARKLAND DEVELOPMENT QUESTIONNAIRE RESULTS

QUESTION 7: Are there any development scenarios that you can see for the ARCO site south of Town where the pavilion currently is?

ANSWERS RECEIVED:

- 1 - Group picnic/park/rest area facility with trees/landscaping and access to fishing.
- 2 - Seasonal RV/Camper park like Forrest Service sites.
- 3 - Tennis courts, Ice rink, volleyball/basketball courts, remove/relocate pavilion.
- 4 - Horse area, ball field, restaurant.
- 5 - No camping or squatters.
- 6 - Unlock it so it is accessible.
- 7 - No opinion

1. 11	2. 2	3. 4	4. 1	5. 2	6. 3	7. 7
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QUESTION 8: Do you have any other comments or suggestions on the River Corridor project?

ANSWERS RECEIVED:

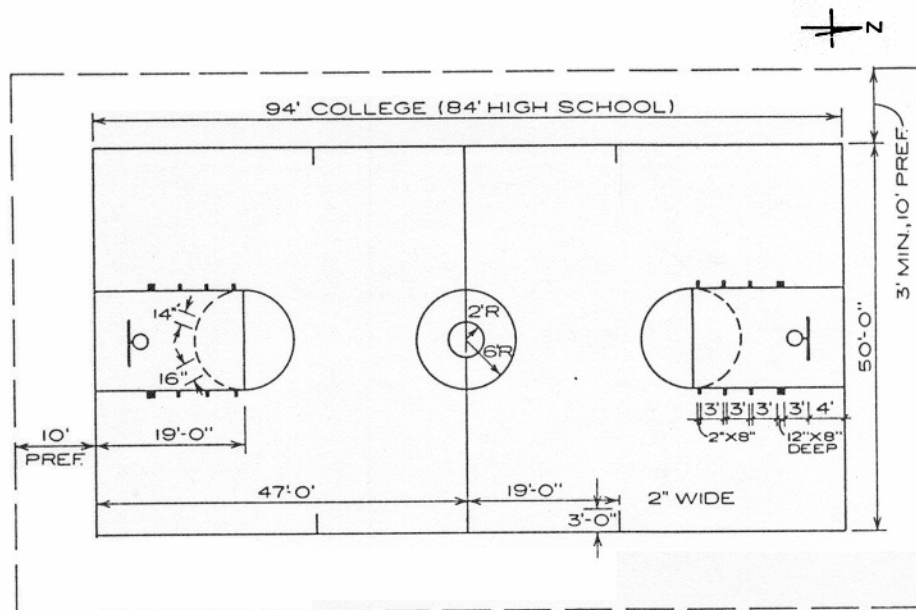
- 1. - Rico is great in natural state. Keep it simple.
- 2. - Go, Go, Go. When do we start? Do it.
- 3. - Proceed slowly. Recognize financial limitations of Town and tax payers. Give priority to what benefits residents, not what serves visitors, travelers or occasional groups.
- 4. - Like to see winter activities improved. Ice rink, hockey league, future rope tow for family skiing. Unplowed skiing access to the mountains on either side of river should be higher priority. Use Town storage tank road. Plow with snowmobile.
- 5. Definitely do not want a park on the vacant lots across from the Galloping Goose.

RICO PARKLAND DEVELOPMENT QUESTIONNAIRE RESULTS

- 6 - Support the concept of river access and trails along the river.
- 7 - Planning for river corridor study is off to a good start. The preliminary design concepts seem to integrate a variety of uses in an acceptable manner. Would like to see a phased overlay design developed that moves from dispersed recreation development to more developed recreation over a 20-30 year time frame.
- 8 Don't overdo change for commercial reasons or just for change sake. Not in the best interests of the Town. Preserve Rico's peacefulness, old friends and beautiful surroundings.
- 9 - No opinion.

1. 3	2. 3	3. 1	4. 2	5. 1	6. 1	7. 1	8. 1	9. 17
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1. Basketball



Construction cost figures based on the standard dimensions shown.

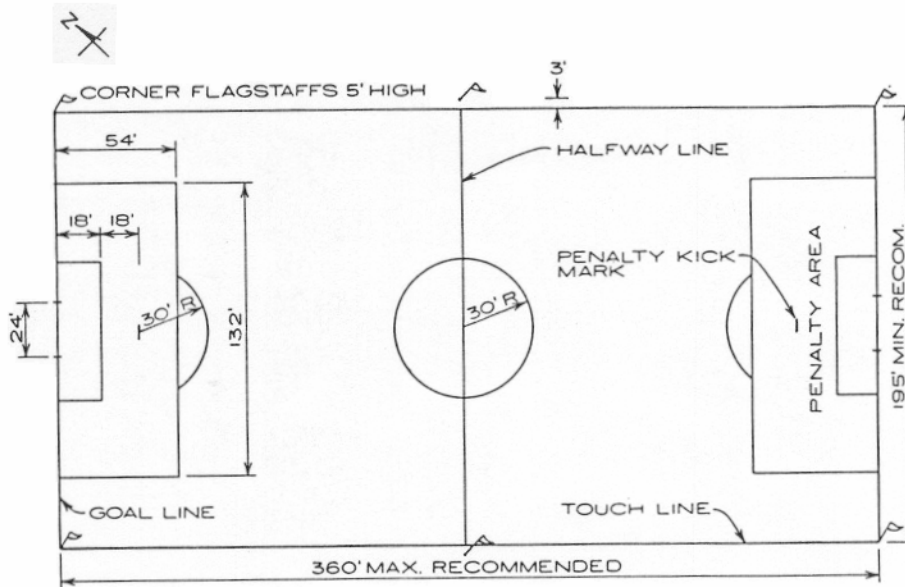
• Layout/survey	Allow	\$500
• Excavate and haul 147 yards cut	@ \$ 15/ yard	\$2,205
• 7,980 s.f. concrete court surface	@ \$2.50/ s.f.	\$19,950
• 2 goal post assemblies	@ \$ 300 ea.	\$600
• Striping paint	@ \$ 300	<u>\$300</u>
	Total	\$23,555

Optional equipment:

• 4- Overhead lights – 20' ht.	@ \$ 2000 ea.	\$8,000
• 4- 6' aluminum benches	@ \$ 300 ea.	\$1,200

Notes: Concrete slab calculated at a 6" depth.

2. Soccer



Cost figures are based on the standard dimensions shown.

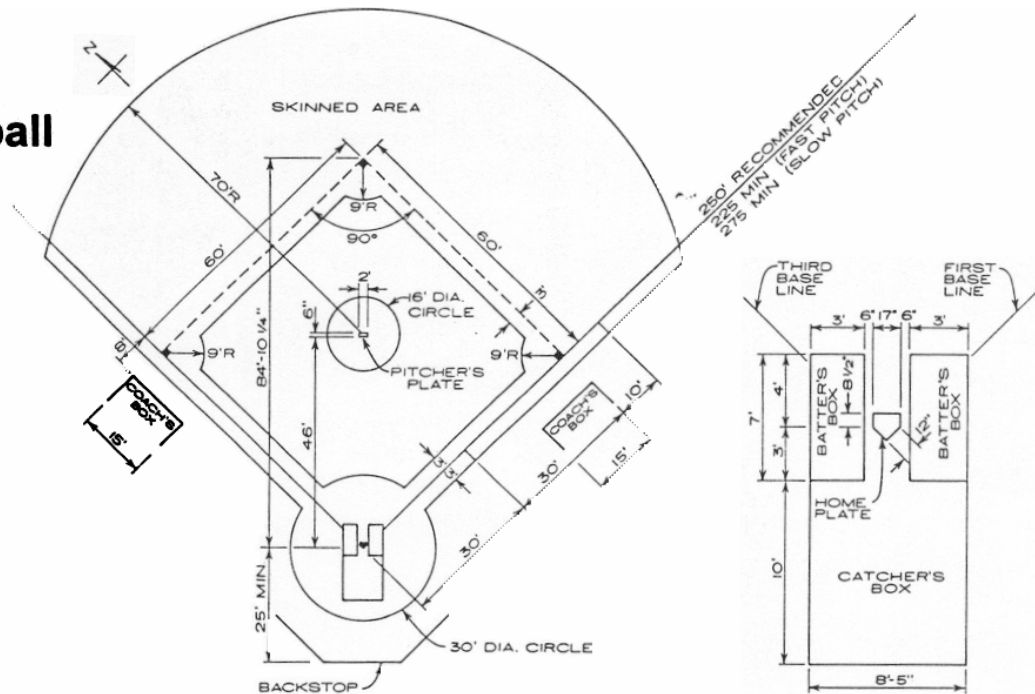
• Layout/ surveying	Allow	\$ 500
• 70,200 s.f. rough grading	@ \$.10/ s.f.	\$ 7,020
• 800 yards topsoil	@ \$ 15/ yard	\$12,000
• 70,200 s.f. Finish grading	@ \$.20/ s.f.	\$ 14,040
• 70,200 s.f. irrigation	@ \$.50/ s.f.	\$ 35,100
• 70,200 s.f. Seeding	@ \$ 50/ 1,000 s.f.	\$ 3,500
• Goal cage assembly	@ \$ 1000 ea.	\$ 2000
• Drop spreader (for field striping)	@ \$ 150 ea.	\$ 150
	Total	\$ 74,310

Optional equipment :

• 6- overhead lights 40' -ht.	@ \$3,000 ea.	\$18,000
• 4- 6' aluminum benches	@ \$300	\$1,200

Notes: Topsoil calculated to be spread to a depth of 4" to ensure a smooth finish and to promote proper turf grass establishment.

3. Softball



Construction cost figures based on the standard dimensions shown.

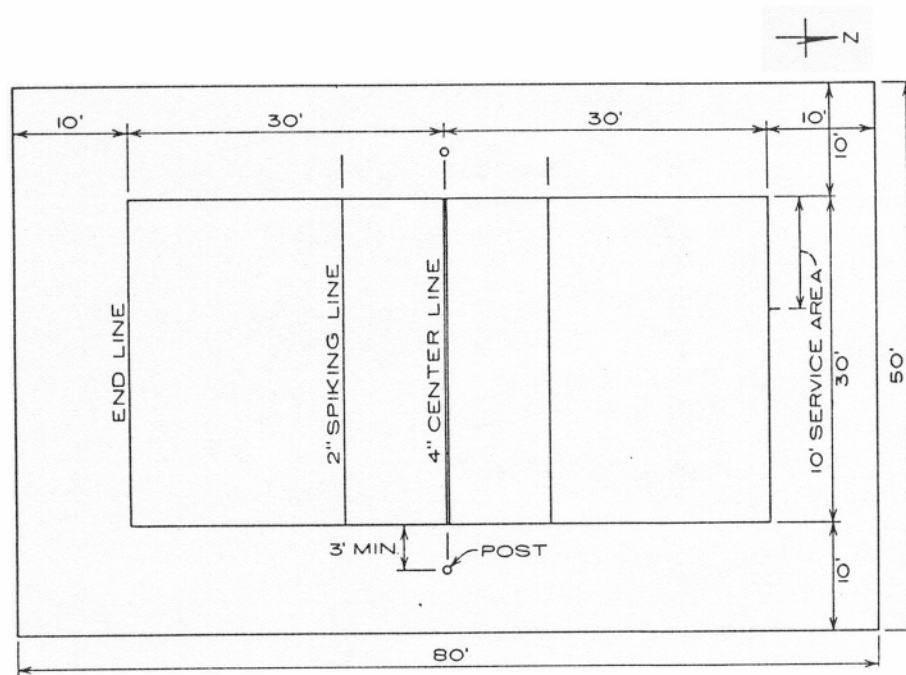
• Layout/ surveying	Allow	\$ 1,000
• 50,000 s.f. rough grading	@ \$.10/ s.f.	\$ 5,000
• 600 yards topsoil	@ \$ 15/ yard	\$ 9,000
• 50,000 s.f. finish grading	@ \$.20/ s.f.	\$ 10,000
• 50,000 s.f. irrigation	@ \$.40/ s.f.	\$ 20,000
• 40,000 s.f. Seeding	@ \$ 50/ 1000 s.f.	\$ 2,000
• 3 bases, home plate & pitchers plate	@ \$ 50 ea.	\$ 250
• Backstop 20' ht.	@ \$ 4,000 ea.	\$ 4,000
• Fencing: 100 l.f. – 6' ht.	@ \$ 10/ l.f.	\$ 1,000
800 l.f. – 4' ht.	@ \$ 8/ l.f.	\$ 6,400
2 gates	@ \$150 ea.	\$ 300
• 2- 15' Benches (aluminum w/ back)	@ \$ 600 ea.	\$ 1,200
	Total	\$ 60,150

Optional equipment:

• 8 – Overhead lights 40' – ht.	@ \$ 3,000 ea.	\$ 24,000
• Bleacher seating – 200 seat capacity	@ \$ 50/ seat	\$10,000
• Score board	Allow	\$ 3,000
• Concessions & Storage – 450 s.f.	@ \$ 75/ s.f.	\$ 33,750

Notes: Topsoil calculated to be spread to a minimum depth of 4" to ensure smooth finish and proper turf grass establishment.

4. Volleyball

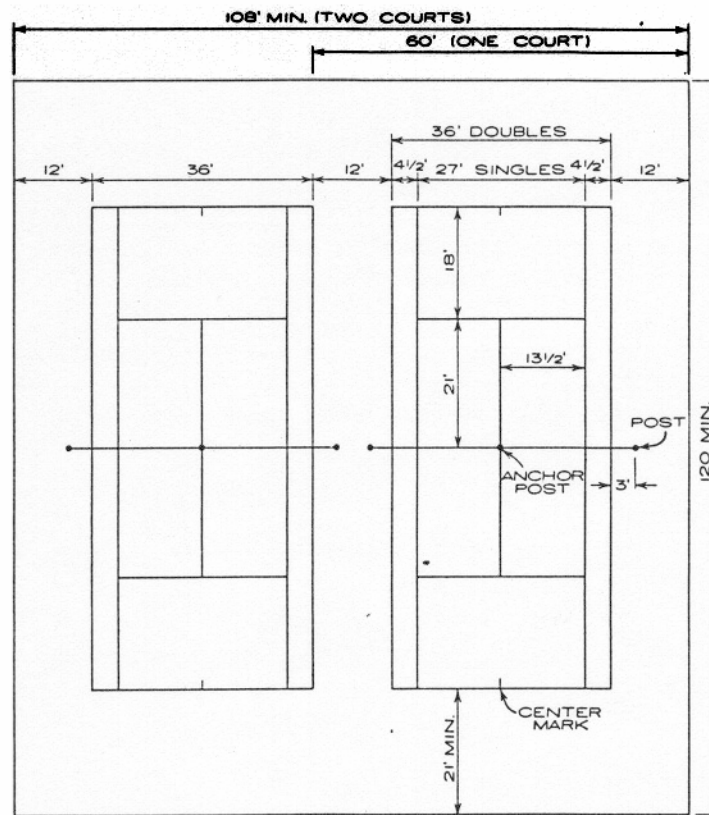


Construction cost figures based on the standard dimensions shown.

• Layout	Allow	\$ 200
• Excavate and haul 75 yards cut	@ \$ 15/ yard	\$ 1,125
• Backfill w/ 75 yards clean sand	@ \$ 30/ yard	\$ 2,250
• Net & steel standards	@ \$ 800 per set.	<u>\$ 800</u>
	Total	\$ 4,375

Notes: Sand backfill calculated to a 6" depth. Steel net standards to be set in concrete.

5. Tennis



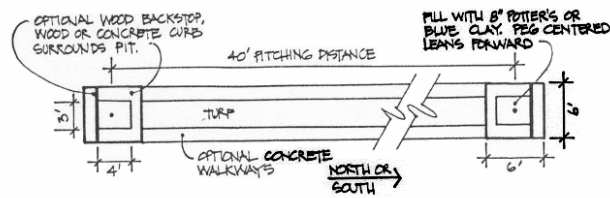
Construction cost figures based on the standard dimensions shown.

• Layout/ survey	Allow	\$ 500
• Excavate and haul 240 yards cut	@ \$15 yard	\$ 3,600
• 12,960 s.f. concrete courts	@ \$ 3/ s.f.	\$ 38,880
• Net & steel standards (2 sets)	@ \$ 2,000 ea.	\$ 4,000
• Fence: 456 l.f. – 10' ht.	@ \$ 15/ l.f.	\$ 6,840
2 gates – 7' ht.	@ \$ 200 ea.	\$ 400
• Striping paint	@ \$ 500	<u>\$ 500</u>
	Total	\$ 54,720

Optional equipment:

- 4 – Overhead lights 20' – ht. @ \$ 2,000 ea. \$ 8,000
- 4 – 6' aluminum benches @ \$ 300 ea. \$ 1,200

6. Horseshoe pits



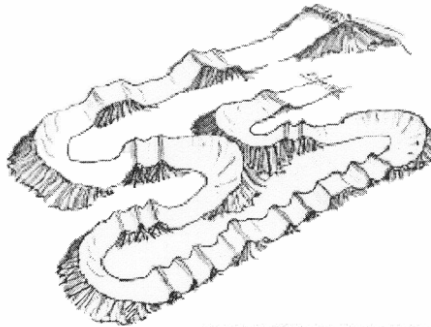
Construction cost figures based on the standard dimensions shown.

• Layout	Allow	\$ 100
• Excavate 2 yards cut	@ \$15/yard	\$ 30
• Backfill 2 yards clean sand	@ \$30/ yard	\$ 60
• 8- 6" x 6" pressure treated timbers	@ \$25 ea.	\$ 200
• 2 steel pegs & Horseshoes	Allow	<u>\$ 75</u>
	Total	\$465

Optional equipment:

• 160 s.f. concrete	@ 2.50/ s.f.	\$ 400
• Wooden backstops	Allow	\$ 100

7. BMX Track



Construction costs based on the course shown. Construction costs will vary depending on final layout.

Layout/survey	Allow	\$ 500
Fill Dirt 320 yards	@ \$10/ yard	\$ 3,200
Grading	@ \$ 1/yard	<u>\$ 1,600</u>
	Total	\$ 5,300

