HOTCHKISS PLACEMAKING & DOWNTOWN BEAUTIFICATION PLAN



College of Architecture and Planning UNIVERSITY OF COLORADO DENVER

A REAL PROPERTY AND A REAL







FINAL REPORT SPRING 2022



TABLE OF CONTENTS

Introduction pg. 4	Facade Improvements	
Community Background	Scope	
Scope of Work	Goals	
	Public Works Building Vision	
Existing Conditions pg. 10	Style Map	
	Conditions Map	
Context & Site Analysis	Character Description	
Pocket Parks Analysis Traditional Features		
Facade & Street Analysis	Color Palette	
Block-by-Block Assessment	Cost Analysis Example	
Existing Amenities	Facade Improvement Plan	
Town Character Study	Public Works Building	
Historic Assessment Design Guidelines & Standards Examp		
Thematic Collage		
	Next Steps pg. 114	
Streetscaping Design pg. 24		
	Preliminary Opinion of Costs	
Process Work	Funding Opportunities	
Downtown Placemaking Principles		
Amenities Mood Board	Acknowledgments	
Overall Streetscape Map & Goals		
Bridge Street Block-by-Block Interventions	UTA Background	
Extended Downtown Proposed Amenities	Design Team	
Bridge Street Intersections		
Pocket Parks	Appendix A pg. 130	
Gateway, Wayfinding, & Signage		
Overall Precedent Maps	CDOT Review	
	Appendix B pg. 134	
	Survey Results	
	Original Paper Survey	



INTRODUCTION

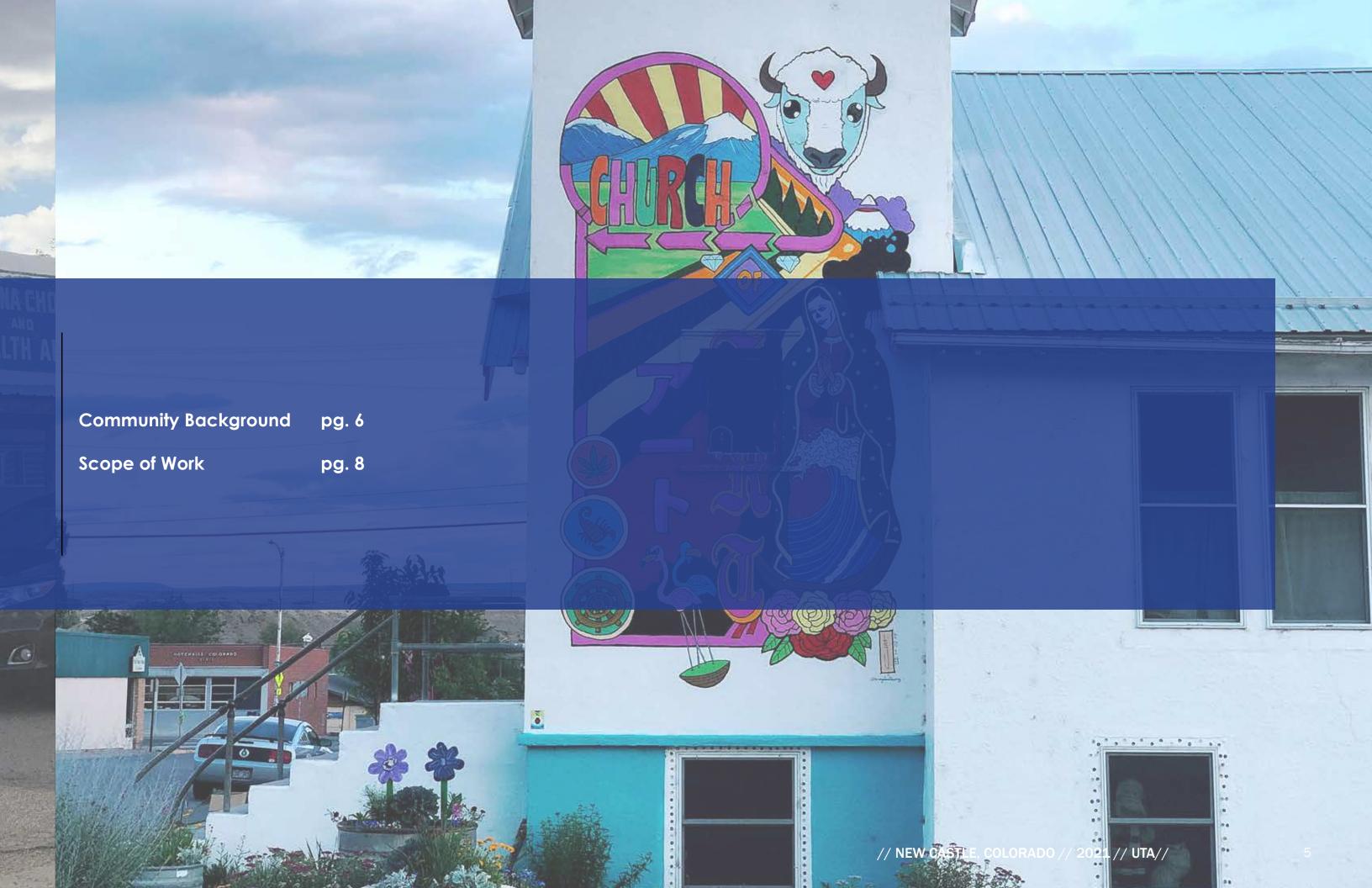
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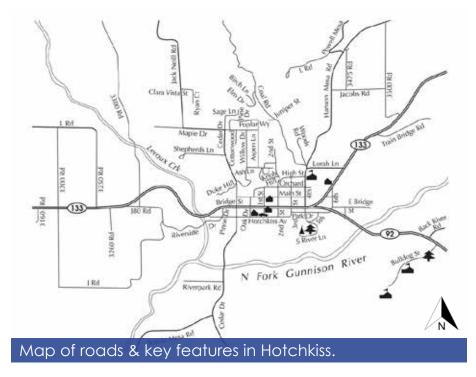
Introduction | Community Background

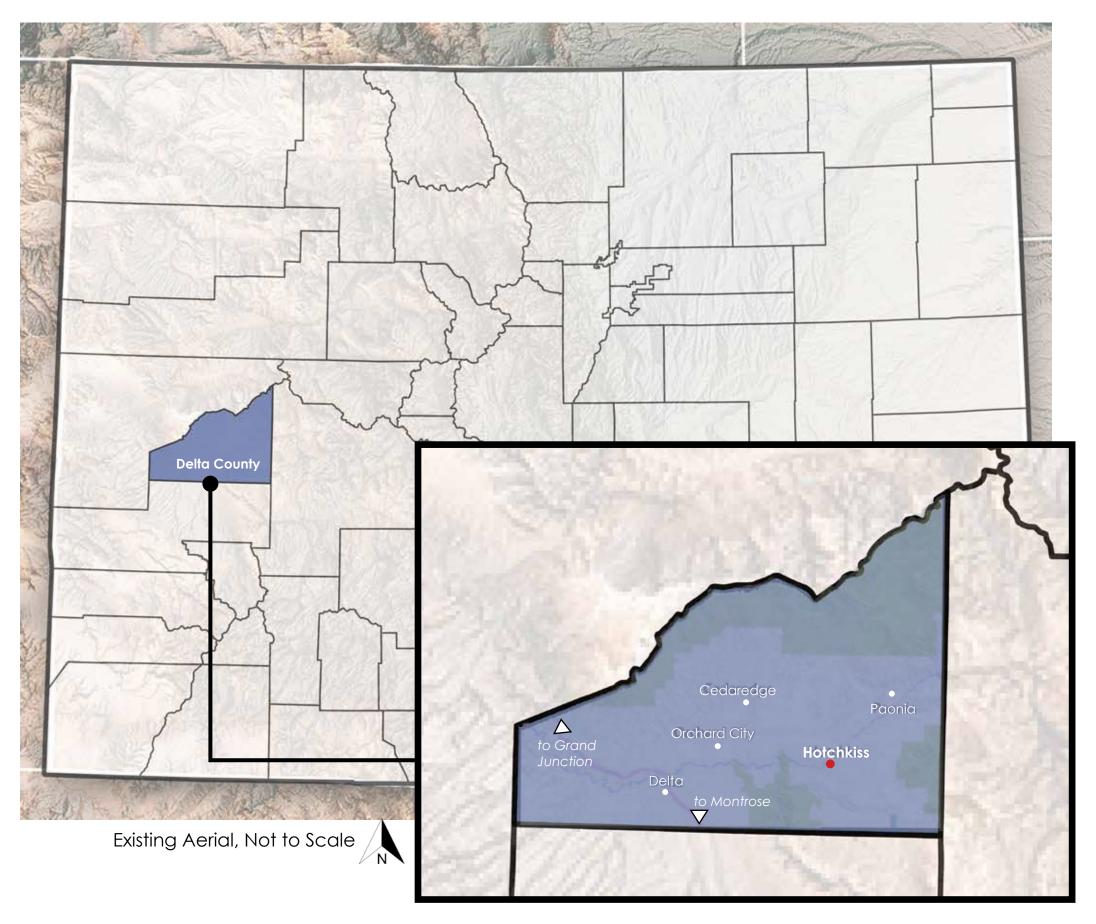
Hotchkiss is a statutory town in Delta County. It lies at the intersection of Colorado 92 and 133, about thirty miles east of Delta. With a population of 944, the town sits at 5,351 feet, situated in the North Fork Valley. Hotchkiss was incorporated in May 1900 and established as a central point of community for the region.

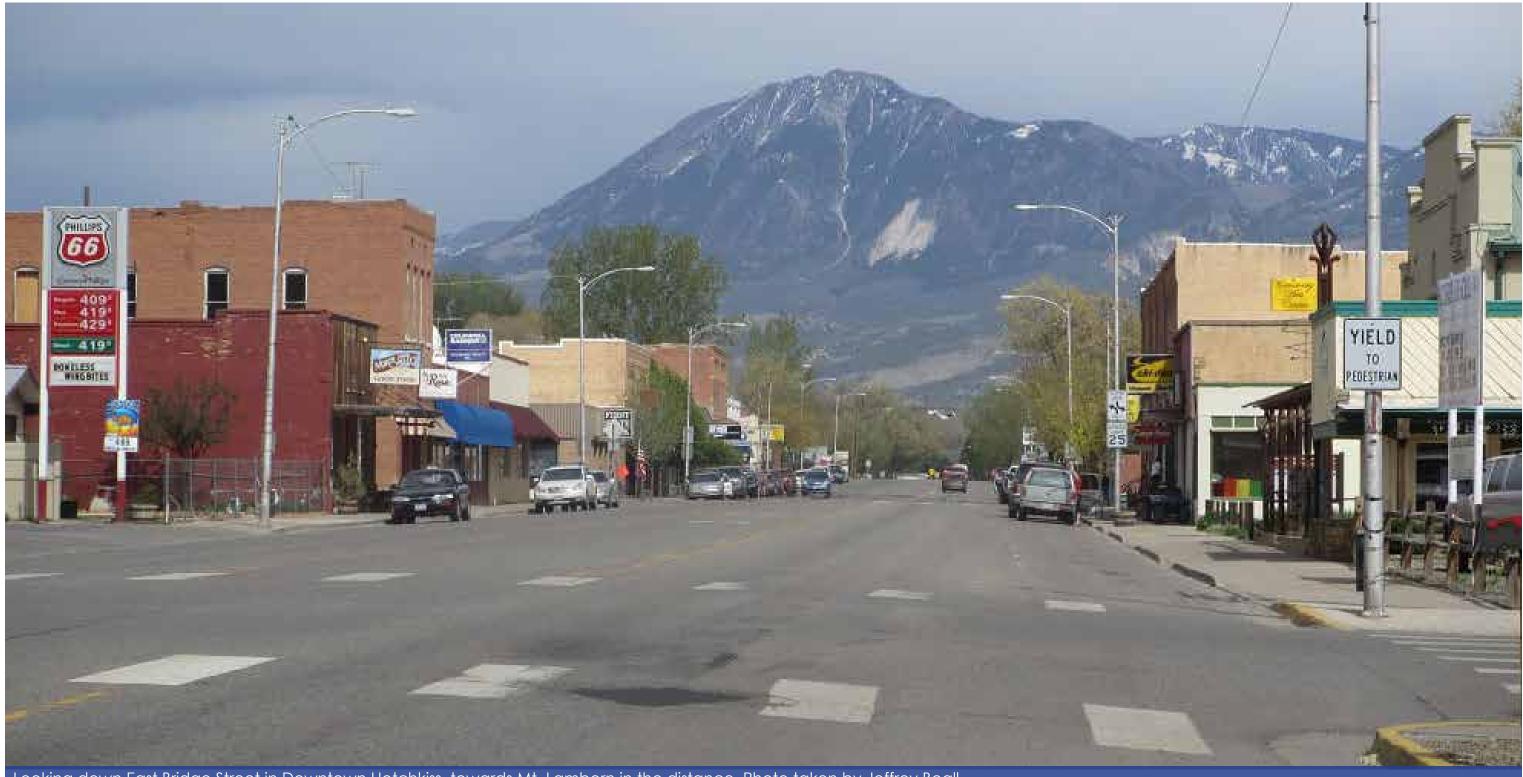
The town's history is deeply embedded in agriculture and farming and creating a sustaining community. The incredible growing opportunities the North Fork Valley provides has brought the town notoriety for its orchards, wineries and vineyards and all produce from local farmers. Today, outdoor recreation activities are very popular around the area including hiking, fishing, camping, mountain biking, hunting, and off highway recreation in and around the mountain ranges and the nearby Gunnison River.

The town has access to many local landmarks and vast areas of public lands all around. To the north is Paonia State Park and further north is Carbondale and Glenwood Springs. Crested Butte is a two-hour drive in the summer. Crawford State Park and the North Rim of the Black Canyon in Gunnison is just south on CO 92. Grand Mesa is to the north, Delta and Grand Junction are northwest, and Ridgway and Ouray are southwest.

Hotchkiss is a growing mountain town with plenty of restaurants, shopping, and accommodations.







Looking down East Bridge Street in Downtown Hotchkiss, towards Mt. Lamborn in the distance. Photo taken by Jeffrey Beall.

// HOTCHKISS, COLORADO // 2022 // UTA//

Introduction | Scope of Work

The University Technical Assistance Program at CU Denver has been requested to provide design assistance to the Town of Hotchkiss. Hotchkiss desires to enhance their downtown along Bridge Street which serves as the main street corridor.

The opportunity to envision Bridge Street through town in a way that benefits the sense of place of Hotchkiss will benefit current and future generations by clearly presenting an environment that reflects the heart and soul of the community.

Work under this scope will be used to create a placemaking plan that will be translated into design and aesthetic enhancements to Bridge Street and Downtown. This includes beautification of Bridge Street defined by pedestrian enhancements and elements to showcase community character. Ideas and suggestions for facade improvements will also be included to compliment the downtown commercial corridor. These concepts will be suggestive only in order to highlight opportunities related to improvements to storefronts in the study area. The resultant concepts can be used as guidelines for improvement and for possible future improvement programs.

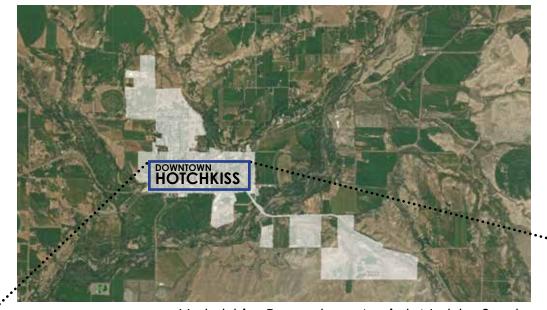
The full list of work tasks include:

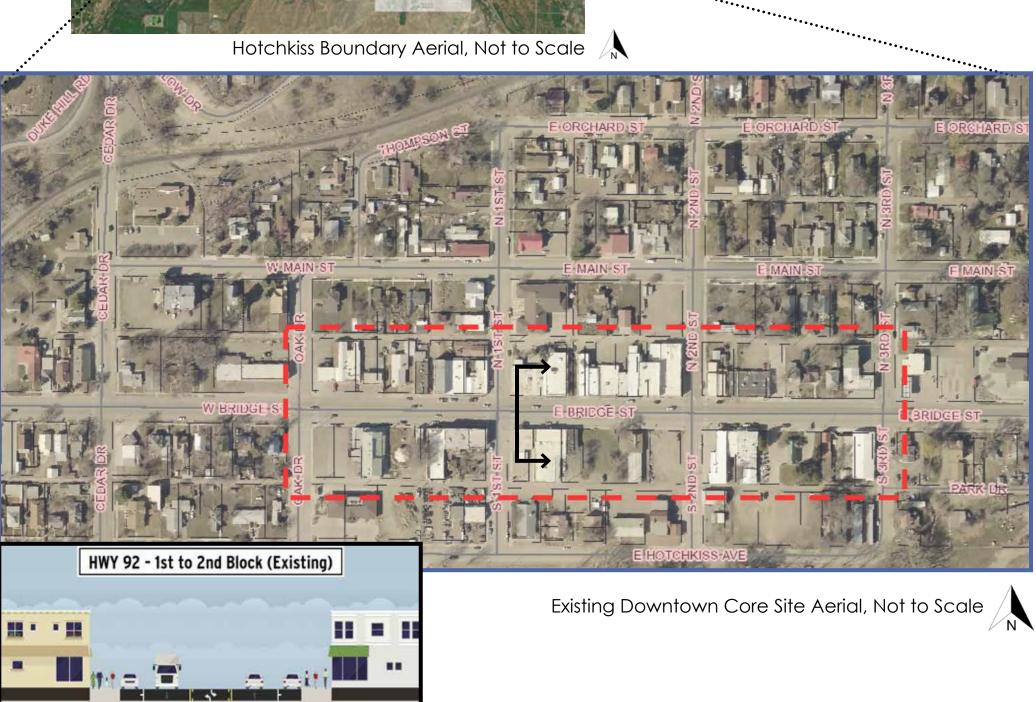
- Existing conditions mapping
- Redesign concept plan options
- Main Street design compliance with CDOT (Colorado Downtown Streets)
- Town character integration
- Access and pedestrian circulation
- Construction typologies
- Preliminary cost / cost magnitude

The general goals of the project include:

- Explore the use of Bridge St, identifying needs/gaps
- Create programs for improvements that fill the needs and gaps
- Create a plan for a unified downtown Bridge Street (main street) design
- Explore opportunities for community and pedestrian gathering space enhancements
- Define circulation safety at the sidewalk and crosswalk condition
- Explore ideas for facade improvements
- Have a thoughtful set of preliminary assessment and programmatic documents to strengthen grant applications and other funding opportunities





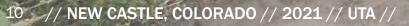




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EXISTING CONDITIONS





Context & Site Analysis	pg. 12	Existing Amenities
Pocket Parks Analysis	pg. 14	Town Character Study
Facade & Street Analysis	pg. 16	Historic Assessment
Block-by-Block Assessment	pg. 17	Thematic Collage

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Western of a states

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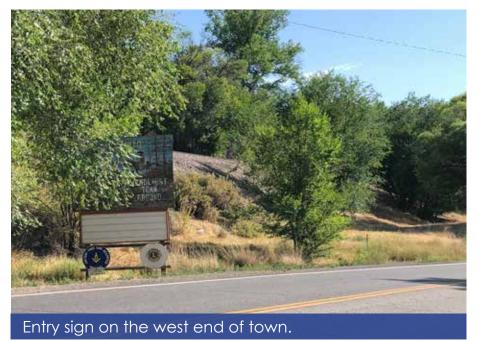
Existing Conditions | Context and Site Analysis | Town of Hotchkiss

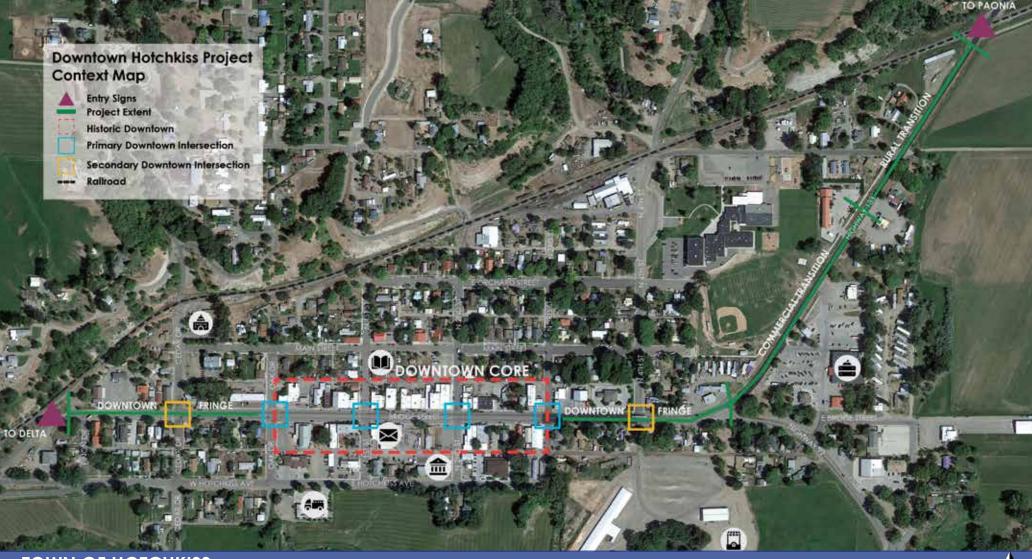
This project includes the preparation of plans and other conceptual drawings of Bridge Street (Main Street/Highway 92) from approximately the town gateway sign on the west end to Lorah Lane on the northeast end. For the sake of clarity, Hotchkiss has a local street named Main Street, that is one block to the north of Bridge Street. This though, is not the town's main street. This study will look at the Bridge Street stretch to isolate specific design criteria for the core downtown area and the fringe areas that flank it.

Currently, on both the west and east end of Bridge Street there are entry signs leading into town. Mapped here are major community amenities in downtown Hotchkiss including the police department, library, fire station, post office, town museum, the fairgrounds, and grocery store.

Primary downtown intersections sit within the downtown core, from Oak Drive to 3rd Street. Secondary downtown intersections sit within the downtown fringe, from Pinion Drive to Oak Drive and from 3rd Street to the curve of Highway 133. From there, Bridge Street turns into a commercial transitional zone and continues on into a rural transition zone.

In December 2020 an online survey was conducted with residents and visitors to better understand the wishes and desires of placemaking and main street beautification in Hotchkiss. Those results can be found in Appendix B of this report (starting on page 132).





TOWN OF HOTCHKISS EXISTING CONDITIONS



Hotchkiss Feed Store, a popular stop in downtown.



12 // HOTCHKISS, COLORADO // 2022 // UTA //

Existing Site Plan Not to Scale

Existing Conditions | Context and Site Analysis | Town of Hotchkiss' Downtown Core

The core area of downtown is generally understood to be from Oak Drive to 3rd Street and a half block deep on both the north and south sides. The design will explore the street cross-section for edge treatments, sidewalk conditions, streetlights, street trees, and other streetscape elements and amenities. The suggestive design ideas will incorporate a more home grown feel to allow for the opportunity to incorporate as much local artistry as possible to best showcase the correct sense of place for the town.

Currently, two existing pocket parks sit in the downtown core area. The first pocket park is next to Pat's Bar and Grill and the second pocket park is about a block further down Bridge Street to the east. Pocket parks in the downtown core will be reimagined in order to create enhanced pedestrian and community "living room" space.

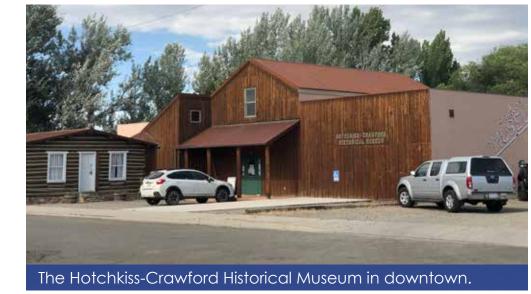




Playful town sign with face cutouts.



Horse statue outside the Creamery Arts Center.



// HOTCHKISS, COLORADO // 2022 // UTA// 13

Existing Conditions | Pocket Parks Analysis | Park Besides Pat's

The pocket park beside Pat's is currently used for seating for the restaurant. It is sandwiched between two brick walls creating hot, alley-like conditions. There is a bulletin board at the entrance to the pocket park with a map of Hotchkiss and information on Hotchkiss' history. A concrete sidewalk along the south side of Pat's leads visitors to a gravel seating area with picnic tables. Two such picnic tables are ADA, but inaccessible due to the gravel. Empty umbrella stands and a string of lights along one of the brick walls show attempts to make the area more comfortable for visitors. Other existing features include a creative bench, barrel planters, and picnic tables.

Opportunities to enhance this space for the town of Hotchkiss include adding more historical information or murals, adding waste receptacles to encourage visitors to keep the area free of trash, improving lighting, improving seating and seating arrangements, and providing more shade to create a cooler and more welcoming atmosphere.

EXISTING FEATURES

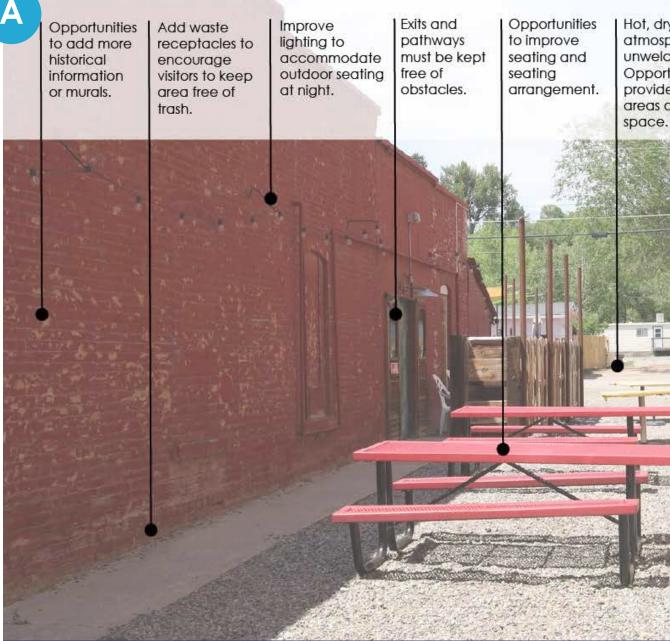


Existing Vintage Truck Bed Bench





Barrel Planter



This is a list of existing opportunities and constraints at the park besides Pat's.



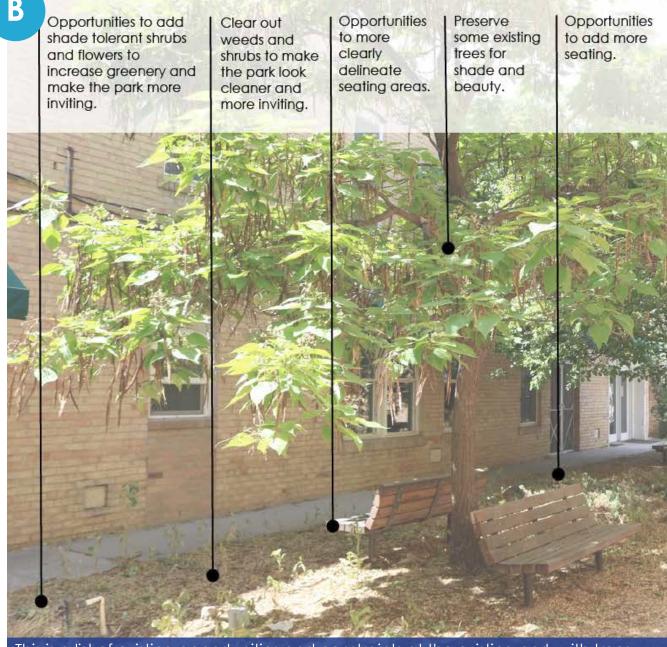
Hot, dry, ally-like atmosphere is unwelcoming. Opportunities to provide shaded areas and green space. Unpleasant smells from exhaust create an unwelcoming atmosphere. Gravel and brick walls create a hot micro climate in the summer.

Existing Pocket Park Plan Not to Scale



Existing Conditions | Pocket Parks Analysis | Park With Trees

The pocket park near the northeast corner of 1st and Bridge street is overgrown with trees and weeds. While the trees provide shade for the park, there is a large tree at the entrance that blocks the rest of the park from view. Amenities that currently exist in the park include two benches, a picnic table and a few trash cans. Seating in the park could be more clearly delineated and easily maintained, shade-tolerant landscaping could be added to create a more inviting atmosphere.



This is a list of existing opportunities and constraints at the existing park with trees.



Existing Pocket Park Plan Not to Scale

EXISTING FEATURES







Design landscaping that looks clean and can be easily managed.

Trim lower branches of trees so park visitors can more easily access the space.

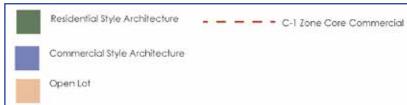
Exits and pathways must be kept free of obstacles.

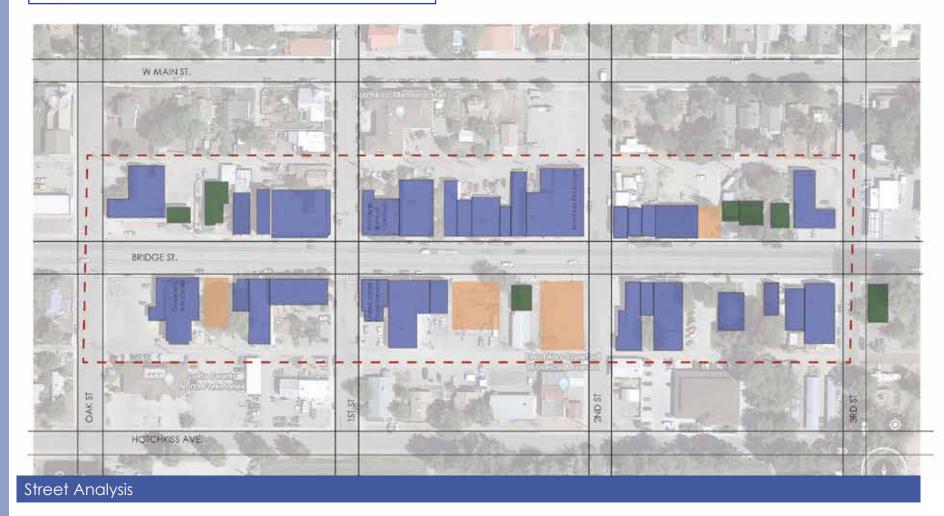
// HOTCHKISS, COLORADO // 2022 // UTA// 15

Existing Conditions | Facade & Street Analysis

A facade and street analysis was done to better understand the current conditions of buildings and lots along Bridge Street. Through the street analysis it became apparent that a majority of the buildings in the downtown commercial core of Hotchkiss have a commercial architecture style. Seven buildings have a residential architecture style and the remaining three lots remain vacant. The facade analysis revealed that there are many historically significant buildings along Bridge Street, but also room for improvement among many existing buildings.

LEGEND

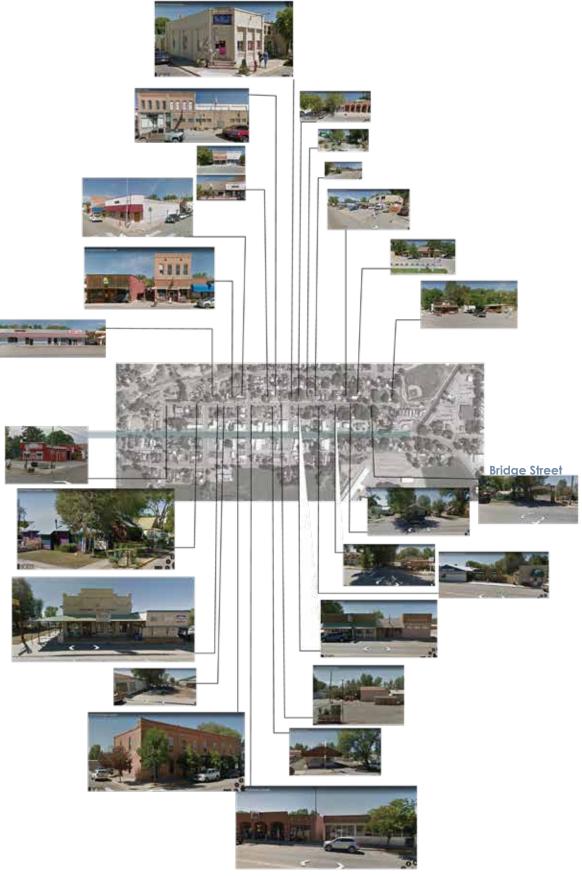












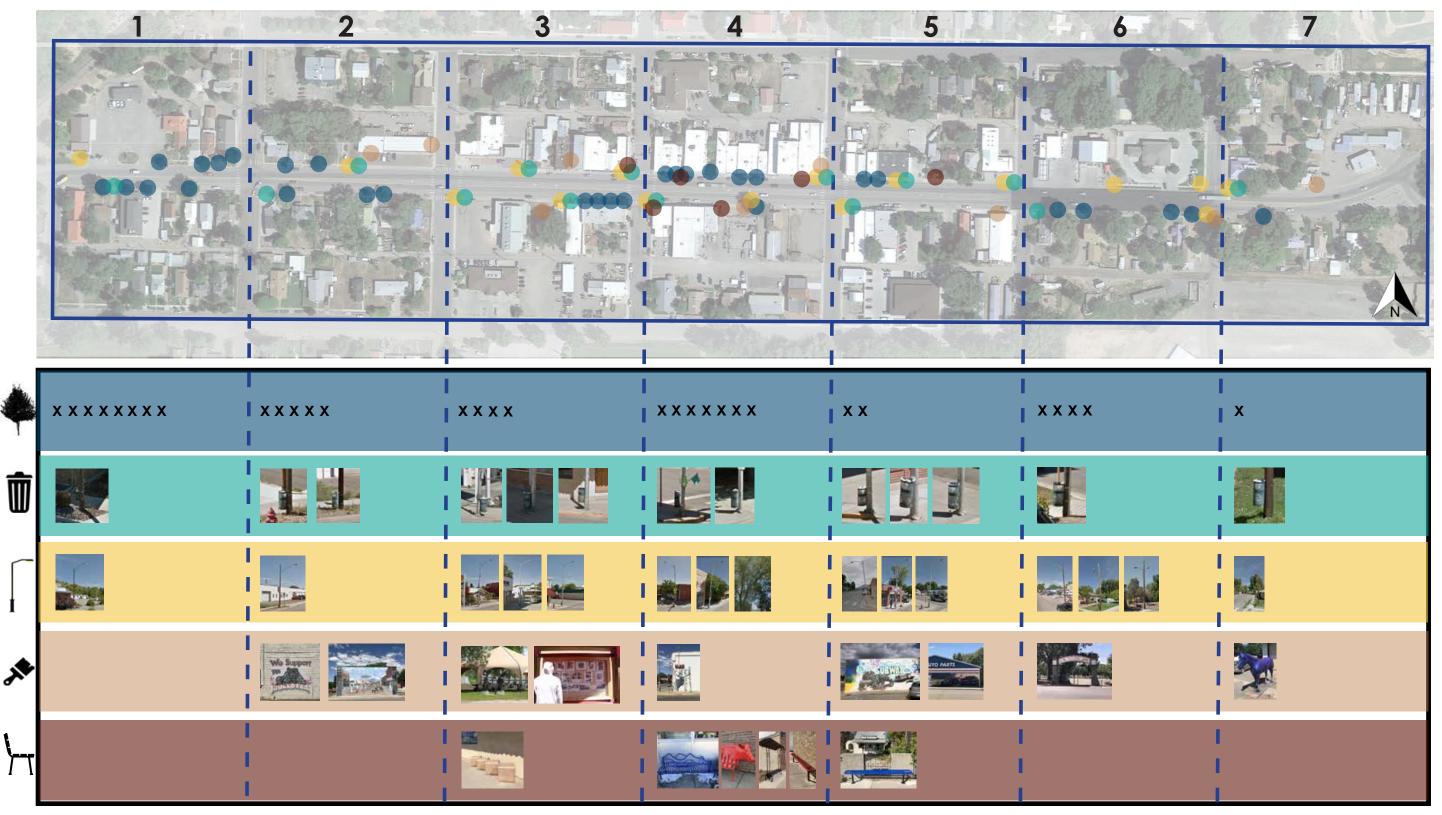




Facade Analysis

Existing Conditions | Block-by-Block Assessment

This analysis was done to better understand and map the location of existing amenities along Bridge Street, including street trees, trash cans, lamp posts, artwork, and benches. Many of these amenities, especially benches and artwork, seem to be more concentrated within the downtown core blocks, while lamp posts and trash cans are more evenly distributed throughout town. Street trees are more densely concentrated on the west side of town and thin out as one moves to the east side. This analysis will help the team place new amenities and elements in the design proposal that complement and enhance these existing block conditions.



// HOTCHKISS, COLORADO // 2022 // UTA//

17

Existing Conditions | Existing Amenities | Planters & Murals

These photos offer a zoomed-in look at the existing amenities in downtown that truly capture the artistic and creative spirit of Hotchkiss. These elements, such as planters, murals, and benches should be preserved and enhanced when necessary to celebrate the unique creative flair of Hotchkiss.

PLANTERS



MURALS



PLANTERS (continued)



BENCHES









BENCHES



In addition to these existing conditions, survey respondents also reported that their favorite things about downtown Hotchkiss included local businesses, art, history, natural beauty, walkability, and parking. These categories should be fully celebrated as placemaking begins. (see full survey results in Appendix B).

farmer pi m farmer pi m fairground Oldbuild tree Creame parking busin space hardy friendly people



19

Existing Conditions | Town Character Study

This town character study helped the design team learn more about Hotchkiss. Hotchkiss, Colorado, known as "The Friendliest Town Around", was named after Enos T. Hotchkiss, a man who staked an early claim on the land where the town sits today in the late 1800s.

Today, Hotchkiss is a place that is well-loved for its outdoor activities, such as Champion Fly Fishing along the nearby Gunnison River. Many local vineyards, orchards, and vegetable farms can be found in the surrounding North Fork Valley. Hotchkiss' agriculture and ranching roots reach deep and it is also home to the annual Delta County Fair.

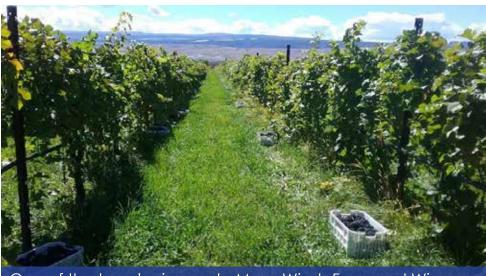
Below are survey respondent answers to what makes Hotchkiss special and makes up the heart and soul of the community. Hotchkiss is well-loved for its small size and strong sense of community. In addition, a wide range of local businesses, surrounding natural beauty, a deep history, and agricultural roots were also reported as treasured features that make Hotchkiss the special place it is today.











One of the town's vineyards: Mesa Winds Farm and Winery.



Gateway sign off Bridge St. leading to the town's fairgrounds.





Fishing in the award-winning waters of the Gunnison River.

Existing Conditions |Town Character Study

Not only are the surrounding farms, orchards, rivers and mountains a huge draw for people, but Downtown Hotchkiss also boasts a wide variety of places to explore and visit. Some of these unique points of interest are listed below, including many local shops and restaurants.

Unique Businesses/Places (Located on Bridge Street):

- Hotchkiss National Fish Hatchery
- North Fork Valley Creative District
- Hotchkiss Church of Art

"Must-have Experiences":

- The Storm Cellar ("a boutique winery based at the historic Redstone Vineyard")
- Leroux Creek Inn ("a wine country B&B")
- Mesa Winds Farm and Winery
- Ela Family Farms (over 55 varieties of organic tree fruits)
- Big B's Delicious Orchard (orchard, store, cafe, taproom, campground, U-pick, live music)
- Creamery Arts Center ("the centerpiece of downtown Hotchkiss")
- Farm Runners Station ("a unique retail experience, combining the functions of a farmers market, deli, cafe, and natural food store")
- North Fork Pool (6 swimming lanes, 25-yard pool with therapy and wading pools, bathhouse, and picnic area)
- Gunnison River Pleasure Park (fishing, camping, and boat/raft rentals)
- Hotchkiss Sheep Camp Stock Dog Trial (talented border collies herd sheep)
- Delta County Fair

"Delicious Eats":

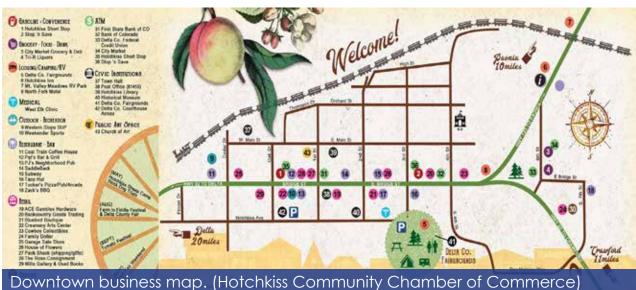
- PJ's Neighborhood Pub (claim to fame: Chili Bacon Wrapped Chicken bites)
- Pat's Bar and Grill (Western decor)
- Zack's BBQ ("Smokin' in the Rockies since 1974")
- Taco Hut ("Mexican food done right!")

"One-of-a-kind Places to Stay":

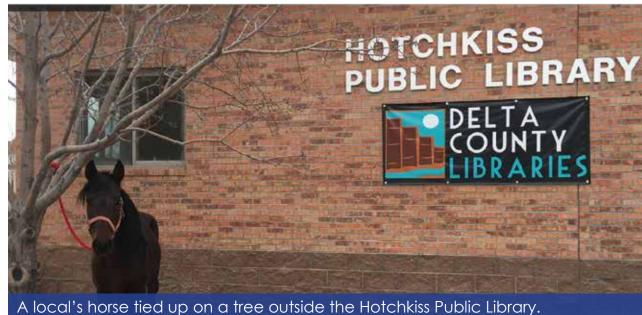
- Hotchkiss Inn Motel
- Colwell Cedars Retreat (merging awareness, creativity, and nature - art, writing, and nature retreat)
- North Fork Tipi Haven

Other Notable Places on/near Bridge Street:

- Coaltrain Coffeehouse
- Will's Gallery and Books
- The Rose (Wilder & Rose) used clothing store
- Shadescapes Americas a commercial umbrella company
- Trucker's pizza, pub, and arcade
- Backcountry Goods Trading with drive-thru coffeehouse
- Cowboy Collectibles
- Hotchkiss-Crawford Historical Museum
- 133 BRGR •
- Church of Art •







// HOTCHKISS, COLORADO // 2022 // UTA//

21

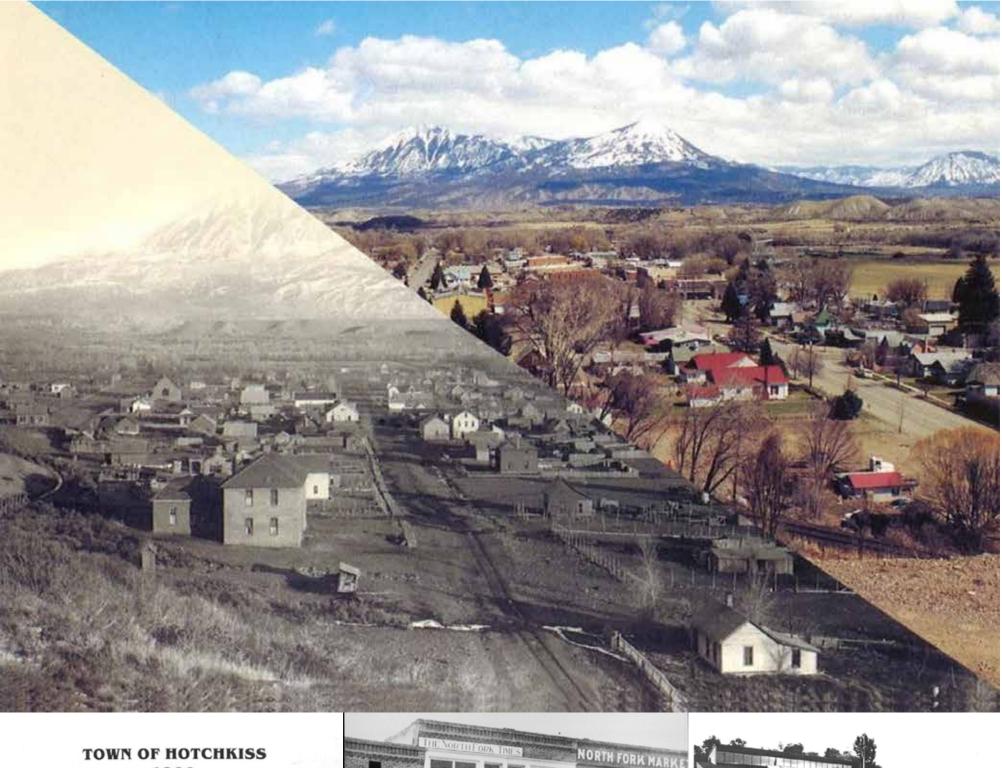
Existing Conditions | Historic Assessment

Hotchkiss takes pride in its history and makes an effort to preserve these stories for future generations. Just a block south of Bridge Street is the Hotchkiss-Crawford Historical Museum. The museum houses permanent displays of world-class artifacts, a large collection of old time photographs, and a living room diorama. The photos featured here are all available at the museum.

These pieces of history should be celebrated and expressed throughout placemaking efforts, whether highlighting a historic building, restoring an old business mural, or using signage to mark historic event locations along Bridge Street.









22 // HOTCHKISS, COLORADO // 2022 // UTA //

Existing Conditions | Thematic Collage

This thematic collage highlights the most common and consistent elements the design team found throughout all existing conditions analyses: history, agriculture, art, and community activities.



// HOTCHKISS, COLORADO // 2022 // UTA// 23

STREETSCAPING DESIGN

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Flowers



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Pocket Parks



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Process Work	pg. 26	Extended Downtown Proposed Amenities	
Downtown Placemaking Principles	pg. 28	Bridge Street Intersections	
Amenities Mood Board	pg. 34	Pocket Parks	
Overall Streetscape Map & Goals	pg. 35	Gateway, Wayfinding, & Signage	
Bridge Street Block-by-Block Interventions	pg. 36	Overall Precedent Maps	



pg. 50 pg. 51 pg. 54 pg. 67 pg. 72

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Streetscaping Design | Process Work | Sketches

After conducting an analysis of existing site conditions, learning more about the character and spirit of Hotchkiss, and identifying key existing amenities, the landscape architecture team started their iterative design process. This process involved collaboration amongst team members, while addressing client feedback and community survey results to arrive at the best solution for streetscaping design and placemaking elements along Bridge Street.

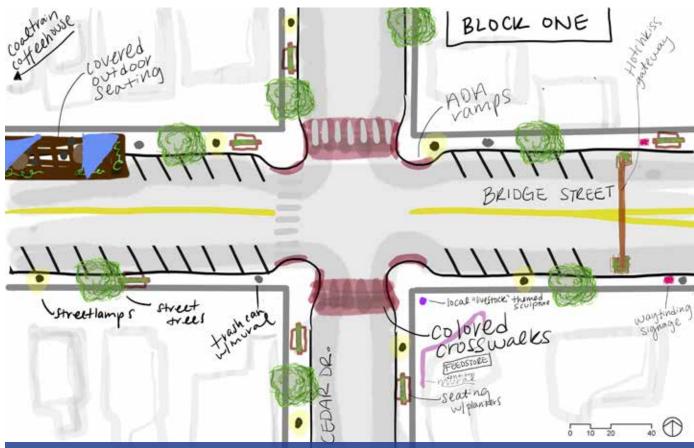
Featured here are some of the initial sketches created for different types of intersections on Bridge Street. These drawings led the team to break down the streetscape design of Hotchkiss into three main categories:

- Gateway Intersections
- Transition Intersections
- Core Intersections

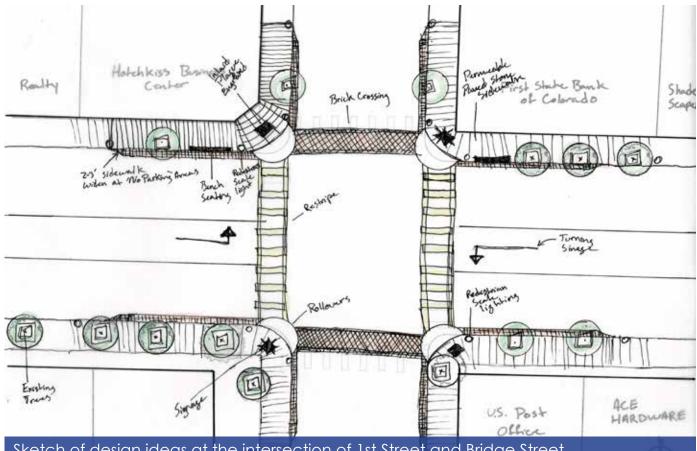
These three categories then became organizing typologies throughout the entirety of the streetscaping project, applying not just to the intersections on Bridge Street but also the three main blocks:

- Gateway Blocks
- Transition Blocks
- Core Blocks

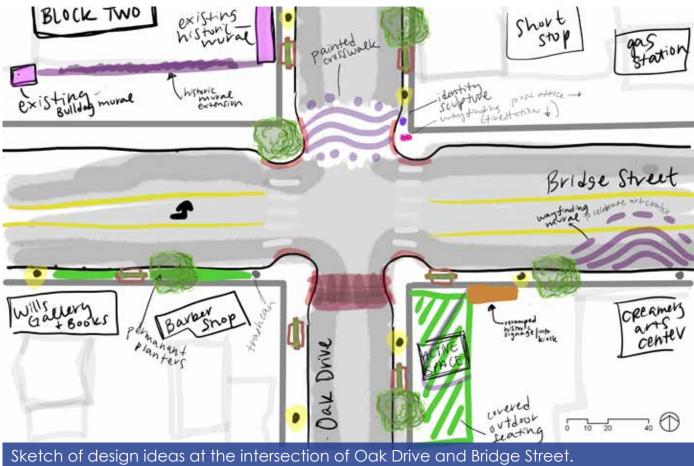
These six terms will be used throughout this section of the report.



Sketch of design ideas at the intersection of Cedar Drive and Bridge Street.



Sketch of design ideas at the intersection of 1st Street and Bridge Street.

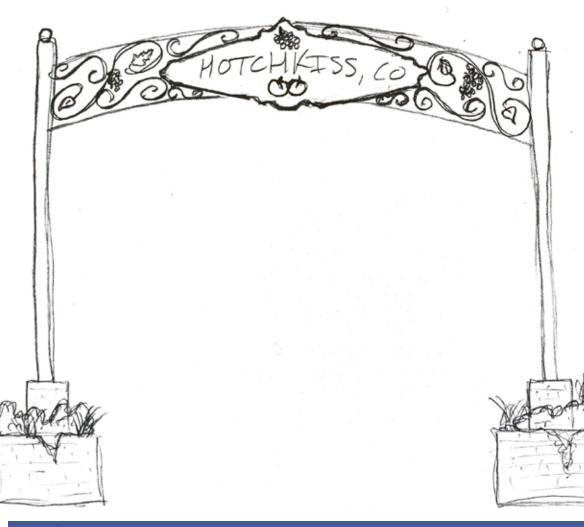


Streetscaping Design | Process Work | Sketches & Bubble Diagrams

Another important piece of the streetscape design for Bridge Street involved designing signage opportunities, including gateways for the town of Hotchkiss. Below is a sketch of an initial idea for a gateway element that could welcome visitors to Hotchkiss while celebrating the agricultural roots of the town.

In addition to signage, the team also worked on designing four different pocket parks along Bridge Street. These pocket parks, each different in character and size, will hopefully provide gathering and lingering areas for both visitors and residents alike. To the right are iterative bubble diagrams for two of these pocket parks: four design ideas for the existing pocket park with trees (top row) and four design ideas for the lot on 2nd Street (bottom row).







Sketch of a gateway design for Hotchkiss.

// HOTCHKISS, COLORADO // 2022 // UTA// 27

Streetscaping Design | Downtown Placemaking Principles | Overview

The following four principles were created by the Project for Public Spaces (PPS) to explore which factors and amenities should be kept in mind when creating and enhancing a public space. These four principles became guiding principles for the Hotchkiss project and kicked-off the placemaking piece of the design. Below are a list of recommended guestions to ask before, during, and after a placemaking project starts. The most successful public spaces always have elements from all four principles.

Access & Linkages

- Can you see the space from a distance?
- Is there a good connection between this place and adjacent buildings? Or, is it surrounded by blank walls, surface parking lots, windowless buildings, or any other elements that discourage people from entering the space?
- Can people easily walk there? Or are they intimidated by heavy traffic or bleak streetscapes?
- Do sidewalks lead to and from the adjacent areas?
- Does the space function well for people with disabilities and other special needs?
- Can people use a variety of transportation options—bus, train, car, and bicycle—to reach the place?

Comfort & Image

- Does the place make a good first impression?
- Are there as many women as men?
- Are there enough places to sit? Are seats conveniently located? Do people have a choice of places to sit, either in the sun or shade?
- Are spaces clean and free of litter? Who is responsible for maintenance?
- Does the area feel safe?
- Are people taking pictures? Are there many photo opportunities available?
- Do vehicles dominate pedestrian use of the space, or prevent them from easily getting to the space?

Sociability

- Is this a place where you would choose to meet your friends? Are others meeting friends here?
- Are people in groups? Are they talking with one another? Do they talk to people in other aroups?
- Do people seem to know each other by face or by name?
- Do people bring their friends and relatives to see the place? Do they point to its features with pride?
- Are people smiling? Do people make regular eve contact with each other?
- Do many people use the place frequently? Does the mix of ages and ethnic groups aenerally reflect the community at large?
- Do people tend to pick up litter when they see it?

Uses & Activities

- Is it used by people of different ages?
- How many different types of activities are occurring at one time-people walking, eating, playing baseball, chess, relaxing, reading?
- Which parts of the space are used and which are not?
- Is there a management presence, or can you identify anyone in charge of the space?



Wheel of Placemaking Principles broken down into intangible qualities & relevant ways of measuring these intangibles in more quantitative, data-driven ways.



Streetscaping Design | Downtown Placemaking Principles | Access & Linkages

This first principle, Access & Linkages, focuses on the elements that help connect a town. This sense of connection keeps pedestrians, traffic, and other forms of transportation well connected and accessible, allowing people to move with ease from place to place along a main street.

The following questions were evaluated by the design team with Hotchkiss in mind. Here are the answers that were developed, which ultimately led to a stronger final design.

What makes a place accessible and well connected?

Can you see the space from a distance?

There are "Welcome" signs on both the east and west sides of Bridge Street, but they are in need of updating/improving visibility.

Is there a good connection between this place and adjacent buildings? Or, is it surrounded by blank walls, surface parking lots, windowless buildings, or any other elements that discourage people from entering the space?

Downtown Hotchkiss has a variety of occupied and vacant buildings, open lots, and residential houses. The businesses that are downtown encourage people to visit, but the lack of walkability and destinations discourage people from staying.

Can people easily walk there? Or are they intimidated by heavy traffic or bleak streetscapes?

Downtown is not very walkable currently. Sidewalks and crosswalks need to be updated or implemented and bump-outs or other design features should be considered to act as buffers from traffic.

Do sidewalks lead to and from the adjacent areas?

Yes. There are sidewalks along Bridge Street, but not adequate pedestrian crossings.

Does the space function well for people with disabilities and other special needs?

No. Downtown lacks safe curb cuts, ramps, even sidewalks, and other accessibility features. Many business main entrances have stairs as well.

Can people use a variety of transportation options—bus, train, car, and bicycle—to reach the place?

No. Driving by car is the main form of transportation people use to get downtown. There are no bike lanes and limited pedestrian accessibility.

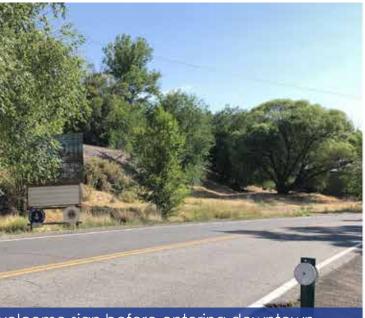








Documenting Access & Linkages in Downtown Hotchkiss



Sidewalk conditions within the downtown core. // HOTCHKISS, COLORADO // 2022 // UTA//

29

Streetscaping Design | Downtown Placemaking Principles | Comfort & Image

The following questions related to the second principle, Image and Comfort, and were answered by the design team with Hotchkiss in mind.

What makes a place comfortable and projects a good image?

Does the place make a good first impression?

Downtown Hotchkiss has a lot of character. It is a unique place offering a lot of unique elements that all come together to give the town an independent and creative feel. A design that contributes to this identity will enhance the town's impression and character.

Are there as many women as men?

Unknown.

Are there enough places to sit? Are seats conveniently located? Do people have a choice of places to sit, either in the sun or shade?

Yes. There are number of unique benches located on Bridge Street. There are also two pocket parks that offer seating in the shade.

Are spaces clean and free of litter? Who is responsible for maintenance?

Unknown.

Does the area feel safe?

Lack of pedestrian-scale lighting, adequate crosswalks, and accessibility make Downtown Hotchkiss feel unsafe to pedestrians.

Are people taking pictures? Are there many photo opportunities available?

Yes. There are opportunities for people to take pictures downtown. There is even a designated photo opportunity located in front of Ace Hardware.

Do vehicles dominate pedestrian use of the space, or prevent them from easily getting to the space?

Yes. Vehicles dominate most of downtown physically and audibly.

// HOTCHKISS, COLORADO // 2022 // UTA // 30



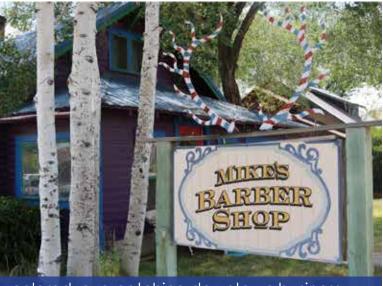








Documenting Comfort & Image in Downtown Hotchkiss



Brightly-colored, eye-catching downtown business.



One of Hotchkiss' playful and artful benches.

Existing pocket park with shade trees and benches

Streetscaping Design | Downtown Placemaking Principles | Uses & Activities

The following questions on Uses and Activities, were evaluated by the design team with Hotchkiss in mind. Pictures to the right document how and where places along Bridge Street are being used.

What attracts people to participate in this place?

Is it used by people of different ages?

Unknown.

How many different types of activities are occurring at one time—people walking, eating, playing baseball, chess, relaxing, reading?

Because of the size of downtown and how centrally located it is in Hotchkiss, there can be multiple activities happening at once. Walking and eating are the most common activities happening in Downtown Hotchkiss.

Which parts of the space are used and which are not?

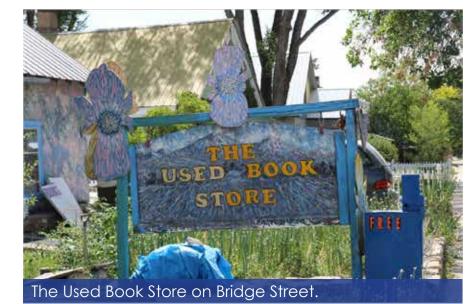
The sidewalks in downtown get the most use. The pocket parks, especially during the farmer's market, do as well.

Is there a management presence, or can you identify anyone in charge of the space?

There is little to no maintenance available for this area. Responsibility falls on business owners and local community members.







Documenting Uses & Activities in Downtown Hotchkiss



Town bulletin board at the pocket park by Pat's.

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Streetscaping Design | Downtown Placemaking Principles | Sociability

These final questions relate to the fourth principle, Sociability. Since this principle is a more intimate and local experience, the design team decided to leave the questions unanswered and instead use the map below to see where survey respondents believe the best places for placemaking are within Hotchkiss. (the full survey results can be found in Appendix B)

What makes a place a social environment people want to visit again and again?

- Is this a place where you would choose to meet your friends? Are others meeting friends here?
- Are people in groups? Are they talking with one another? Do they talk to people in other groups?
- Do people seem to know each other by face or by name?
- Do people bring their friends and relatives to see the place? Do they point to its features with pride?
- Are people smiling? Do people make regular eye contact with each other?
- Do many people use the place frequently?
- Does the mix of ages and ethnic groups generally reflect the community at large?
- Do people tend to pick up litter when they see it?

Recommendations Next to coyote/drive in/drive thru 24 Next to Creamery/by dancing 12 elephants Empty Parking lots/building spaces 5 Next to Pat's 5 3 Old gas station 3 Near Coaltrain Coffee Near museum 3 Next to hardware store 2 Old town maintenance building 2 Lots at HWY 92 and HYW 133 2 2 Current farmer's market location Across from Elk's 1 Near Schools 1 In front of City Market



of

Location









Documenting Sociability in Downtown Hotchkiss



Historic stories and photos of Hotchkiss on display





A mural that details Hotchkiss' pride for its history.

Streetscaping Design | Downtown Placemaking Principles | Downtown Hotchkiss SWOT Analysis

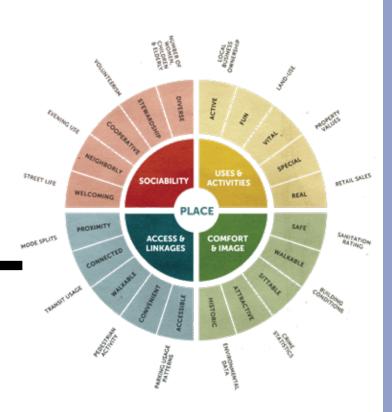
After going through the exercise of evaluating Hotchkiss against the four placemaking principles, the team decided to create a SWOT (strengths, weaknesses, opportunities, threats) analysis detailing how Hotchkiss could further improve its streetscape. Each point listed under either strengths, weaknesses, opportunities, or threats is further categorized into the four main principles that are recommended when designing for a vibrant, public space: Access & Linkage, Comfort & Image, Uses & Activities, and Sociability. These points are addressed in the streetscape design as much as possible to ensure that downtown Hotchkiss continues to become a place that residents take pride in and visitors make the effort to visit regularly.

STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS
 Unique, town character Two pocket parks located on Bridge Street Three "art benches" downtown with the potential for more Presence of local businesses Multiple murals downtown Historic buildings downtown (ex: old town hall, bank) 	 Downtown lacks general accessibility No pedestrian-scale street lighting CDOT restrictions Lack of maintenance General walkability 	 Additional pocket park opportunity at Ace Hardware Better signage and wayfinding elements Incorporating bike infrastructure Downtown can become a place for events and gatherings Can be a truly unique destination for residents and tourists alike 	 Traffic noise Speeding within downtown limits (25 mph current speed limit)

Why is placemaking important in Hotchkiss?

Placemaking brings people and communities together to reimagine and reinvent public spaces, strengthening the connection between people in places they share. It's really quite simple: Placemaking at its heart is all about making great places in order to build a great community and a great economy. Placemaking facilitates creative patterns of activities and connections (cultural, economic, social, ecological) that define a place and support its ongoing evolution.

Placemaking is how we collectively shape our public realm to maximize shared value!





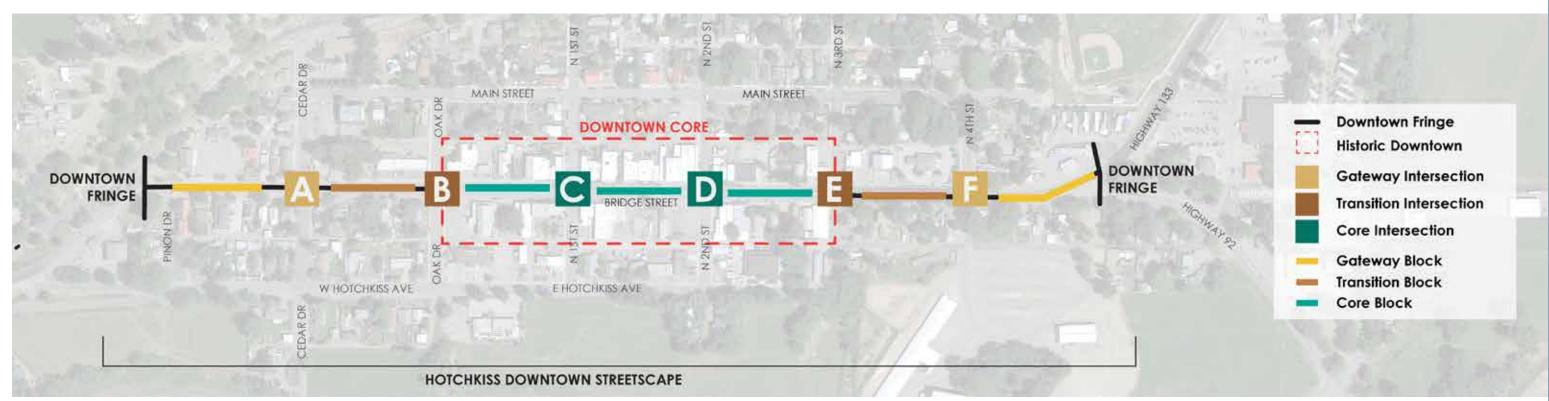
Streetscaping Design | Amenities Mood Board



34 // HOTCHKISS, COLORADO // 2022 // UTA //

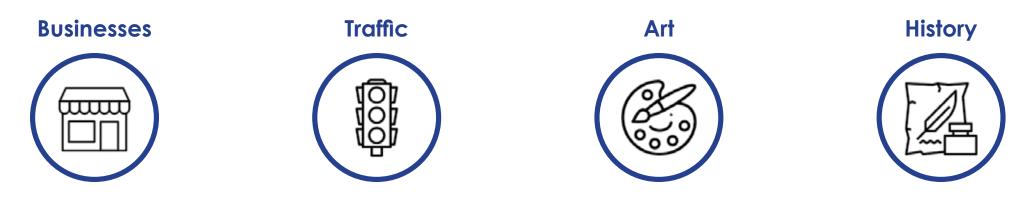
Streetscaping Design | Overall Streetscape Map & Goals

The streetscape designs on the following pages are broken up by block type and gateway type into the following six categories: gateway intersections, transition intersections, core intersections, gateway blocks, transitions blocks, and core blocks. Gateway Intersections, gateway blocks, and transition blocks sit within the downtown fringe, while transition intersections, core intersections, and core blocks sit within the downtown core. This organization of the streetscape helped the design team organize and appropriately design for each section of Bridge Street. The following pages will detail proposed designs for each of the seven blocks, before moving on each of the three main intersection types.

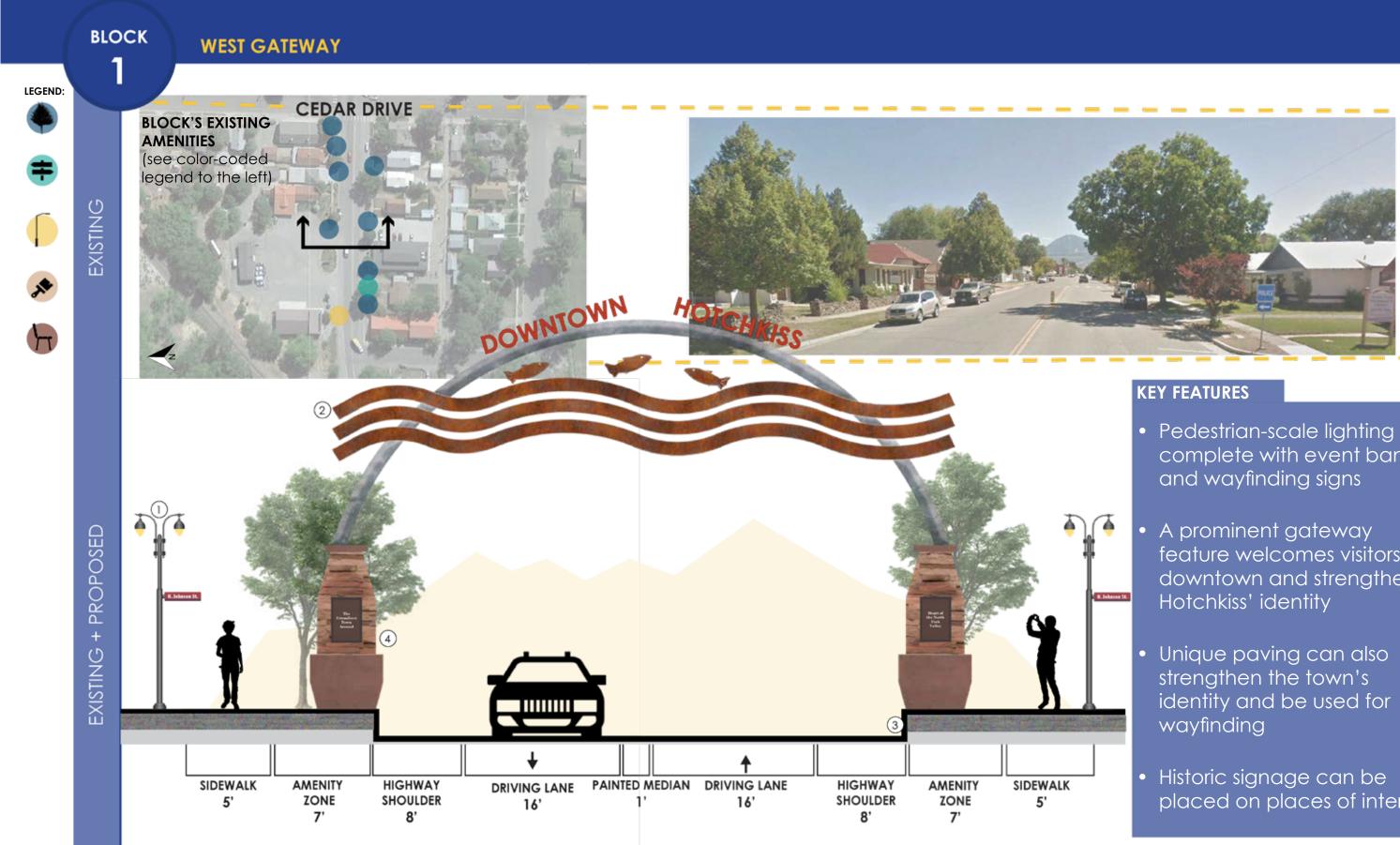


The following six goals were created for the streetscape project as a result of reoccurring responses and desires expressed by survey respondents during the town's survey.

- Business: Local businesses should be supported whenever possible, and local business owners should be encouraged to take an active role in the development of Hotchkiss' streetscape
- Traffic: Currently, Bridge Street operates and feels less like a cohesive downtown and more like a highway. Every effort should be made to create a welcoming atmosphere that encourages visitors to stop and linger in downtown Hotchkiss, whether that is through eye-catching points of interest, increased signage, or traffic calming elements
- Art: A large part of any streetscape is beautification and Hotchkiss should showcase its artistic spirit through the creative elements and colors chosen for downtown amenities
- History: Hotchkiss' rich agricultural roots should be expressed, preserved, and celebrated throughout the streetscape design process



Streetscaping Design | Bridge Street Block-by-Block Interventions | Block 1 Existing + Proposed Section



- complete with event banners
- feature welcomes visitors to downtown and strengthens
- placed on places of interest

Streetscaping Design | Bridge Street Block-by-Block Interventions | Block 1 Precedent Imagery

Block 1 sits in between Pinion Drive and Cedar Drive. This block is the first block on the west side and features a prominent gateway, the first of many streetscape interventions along Bridge Street! Below are more recommendations of interventions to incorporate within this gateway block.

LEGEND:

Pedestrian scale lighting helps create scaled down streets for pedestrian use and comfort. Additionally, banners and signs can be hung off lights to provide wayfinding and increase identity.

The west gateway combines historic 2 and creative elements to create a one of a kind gateway, which provides a sense of identity for the town of Hotchkiss.

Paving can be used to show a town's identity and provide more information to visitors about the town's history. Identity paving can also be used in front of establishments as an element of wayfinding.

3

4

Historic signage can be placed throughout main street to provide continuity, as well as identify key historical places, establishments, agricultural history, railroad history, and indigenous history.



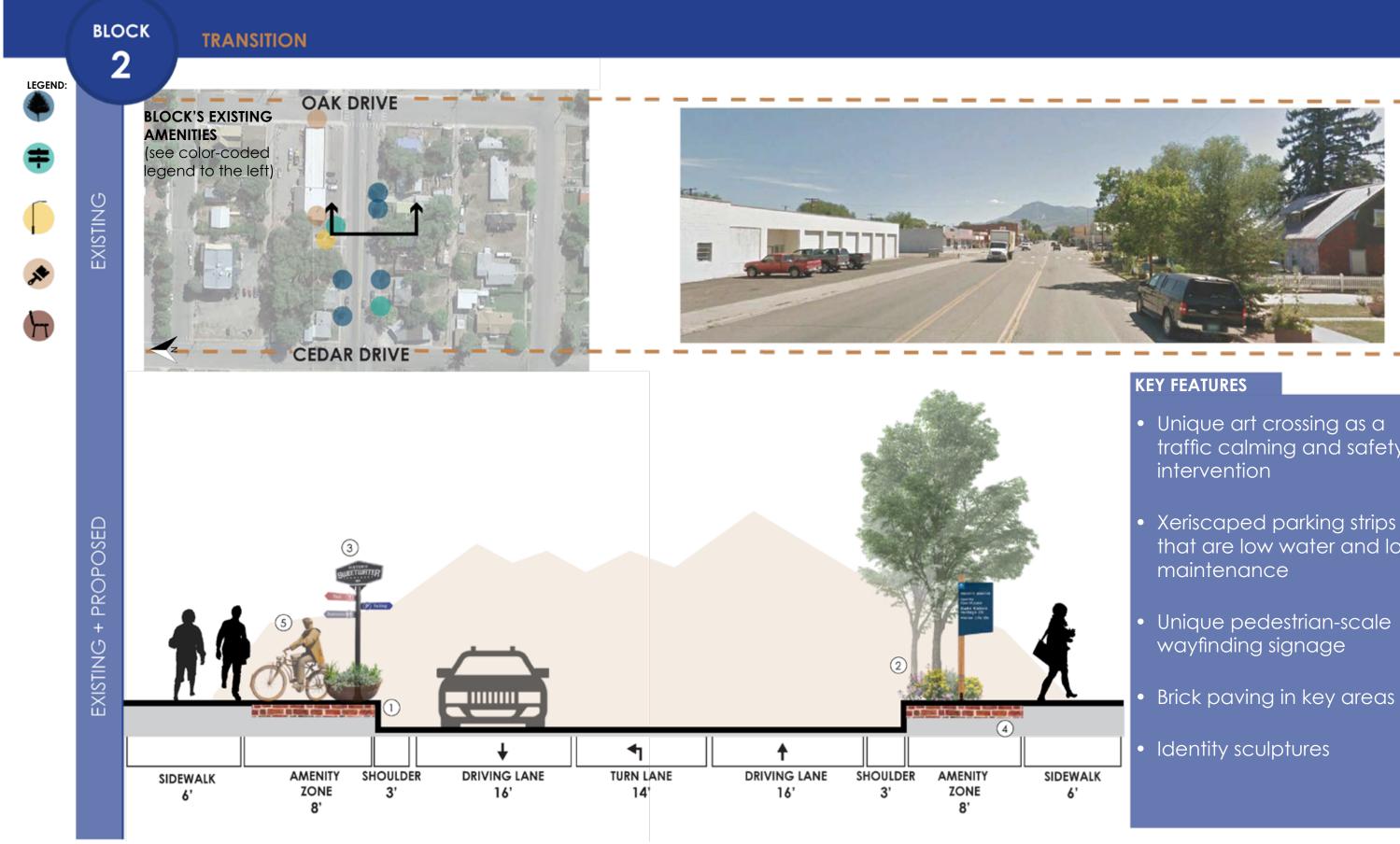




GEORGE ROGERS CLARK From the Kanawha's mouth in May, 1778, George Rogers Clark set out to attack the British at Vincennes and Kaskaskia. The conquest of the Northwest by his little army of 175 men is ranked among the greatest exploits of all history. 4 Historic Signage

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Streetscaping Design | Bridge Street Block-by-Block Interventions | Block 2 Existing + Proposed Section



^{//} HOTCHKISS, COLORADO // 2022 // UTA // 38

- traffic calming and safety
- Xeriscaped parking strips that are low water and low

Streetscaping Design | Bridge Street Block-by-Block Interventions | Block 2 Precedent Imagery

Block 2 marks the switch to a transition block, in between Cedar Drive and Oak Drive. This type of block increases in visual interest, encouraging visitors to move towards the downtown core. Here are some considerations to keep in mind for this transition block:

LEGEND:

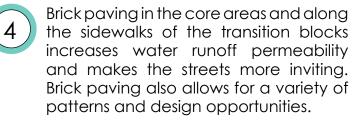
Art crossings going east to west can be used throughout Bridge Street to give each block a unique element, to slow down turning traffic, and to provide a sense of safety.

Xeriscaped parking strips along the 2 walking paths provide street interest with a low maintenance and low water use plant palette. It also helps water runoff and breaks up a continuous asphalt and concrete pattern.

3

5

Unique wayfinding at a pedestrian scale can be used to draw people out of the core area and help visitors linger.



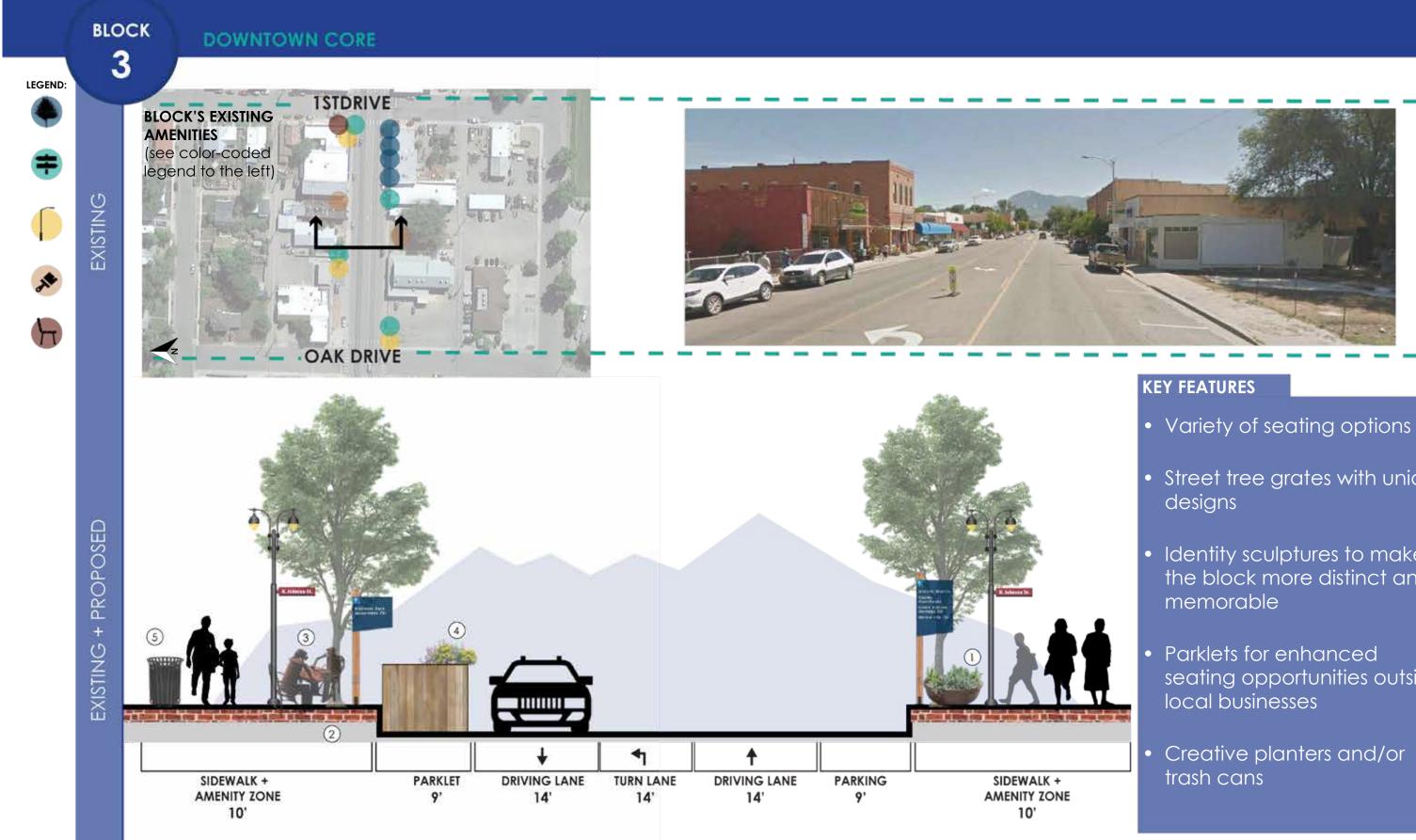
Identity sculptures located at each block help celebrate the western roots and creativity of Hotchkiss.





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Streetscaping Design | Bridge Street Block-by-Block Interventions | Block 3 Existing + Proposed Section



- Street tree grates with unique
- Identity sculptures to make the block more distinct and
- seating opportunities outside

Streetscaping Design | Bridge Street Block-by-Block Interventions | Block 3 Precedent Imagery

Block 3, in between Oak Drive and 1st Street, is one of three core blocks. This block should encourage lingering and gathering, supporting local businesses and creating a distinct downtown character. Below are recommendations for placemaking along this core block.

LEGEND:

Providing a variety of seating options, like planter seats, increases the streets aesthetics and functionality, as well as provides places for visitors to stay and socialize.

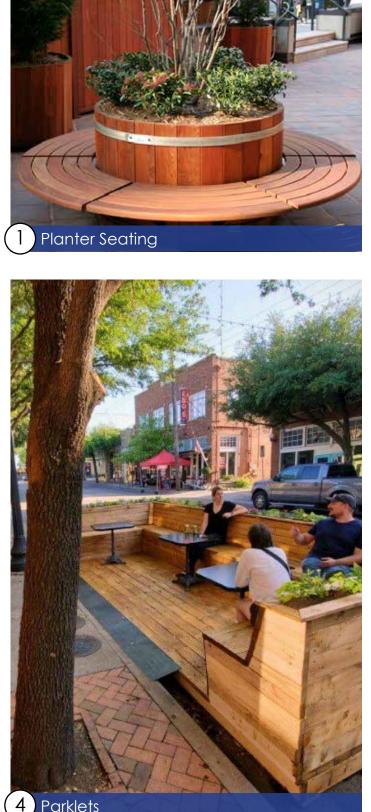
Tree grates provide both protection 2 for the street trees and add an identity element to the streets. Grates can be designed to match or add to Hotchkiss' identity.

Identity sculptures located at each block help celebrate the agricultural roots and creativity of Hotchkiss. Each sculpture will also help make blocks distinct and memorable.

3

Parklets are an effective method to provide extra seating along the streets and open up seating opportunities for businesses. By utilizing a minimal amount of street parking a significant amount of value is added to the street.

Not all planters must be traditional 5 and catalog ready. Along the street there are opportunities to add flair with creative and fun planters, or trash cans.

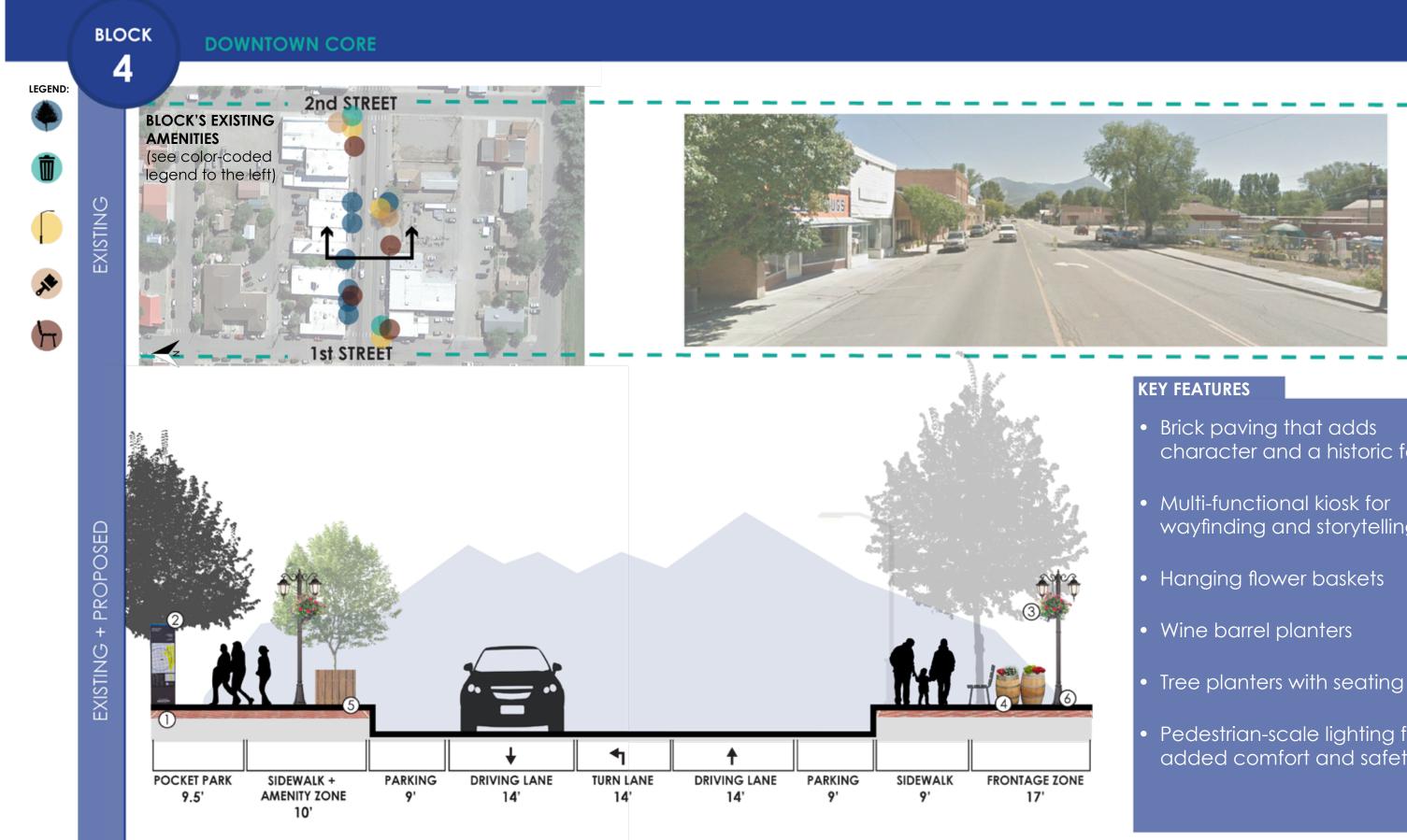






// HOTCHKISS, COLORADO // 2022 // UTA// 41

Streetscaping Design | Bridge Street Block-by-Block Interventions | Block 4 Existing + Proposed Section



// HOTCHKISS, COLORADO // 2022 // UTA // 42

- character and a historic feel
- wayfinding and storytelling

- Pedestrian-scale lighting for added comfort and safety

Streetscaping Design | Bridge Street Block-by-Block Interventions | Block 4 Precedent Imagery

Block 4 is another core block, in between 1st Street and 2nd Street. This block continues many of the same elements found on the previous core block, continuing to build a downtown that represents the historic, agricultural, and creative feel of Hotchkiss. Below are additional elements to incorporate on this core block:

LEGEND:



Brick pavers within the downtown core will add character and a historic feel.

This multi-functional kiosk serves as a wayfinding station, as well as a public point of interest that showcases historical stories, photos, and even local art.



Hanging flower baskets can be added to street light posts and storefronts, bringing additional color and life to the streetscape.



Wine barrel planters capture the western and agricultural feel of Hotchkiss, while celebrating the delicious wines that are made at nearby local vineyards.



This tree planter brings additional shade and greenery to the street, while also providing seating to encourage more lingering and gathering of both visitors and locals.



Pedestrian scale lighting signals to passersby that Hotchkiss is warm and welcoming, while also encouraging the community to mingle after business hours. Lights also help add an extra sense of safety at night.





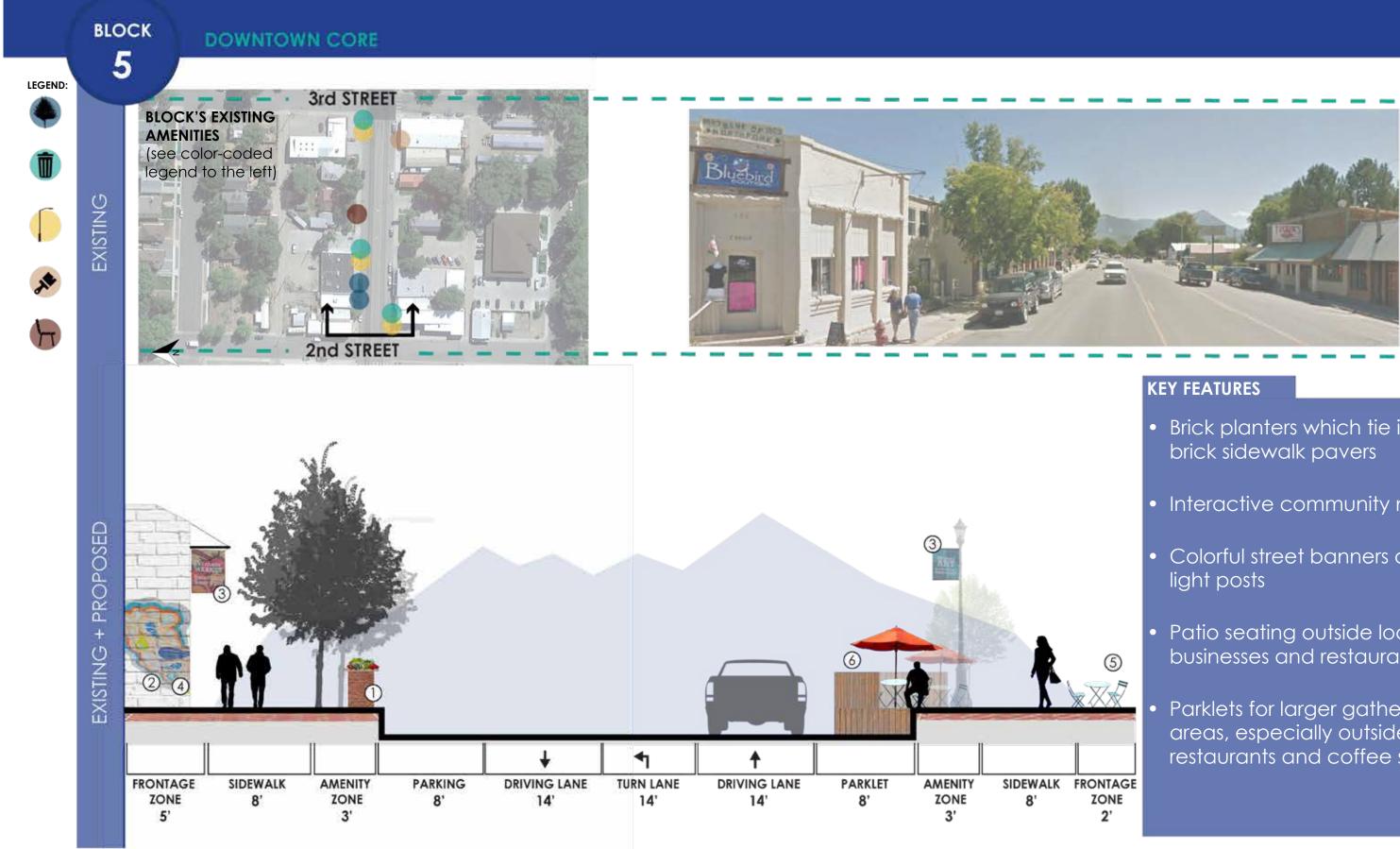






// HOTCHKISS, COLORADO // 2022 // UTA// 43

Streetscaping Design | Bridge Street Block-by-Block Interventions | Block 5 Existing + Proposed Section



^{//} HOTCHKISS, COLORADO // 2022 // UTA // 44

- Brick planters which tie into
- Interactive community mural
- Colorful street banners on
- Patio seating outside local businesses and restaurants
- Parklets for larger gathering areas, especially outside restaurants and coffee shops

Streetscaping Design | Bridge Street Block-by-Block Interventions | Block 5 Precedent Imagery

Block 5 is the final core block, sitting in between 2nd Street and 3rd Street. Below are recommendations for additional elements that will help create a welcoming and vibrant streetscape within the downtown core.

LEGEND:

Brick planters tie together the brick sidewalk pavers and can also mark places of interest along Bridge Street.

A mural like this provides an opportunity for the community to come together and participate in a placemaking activity together, hopefully encouraging a greater sense of ownership and community pride for Hotchkiss residents.

Colorful street banners on light posts can be changed out throughout the year, advertising local events such as the farmer's market, art shows, wine tours, or holiday events.

 $\overline{3}$

A mural may also be intentionally left unfinished to create an opportunity for community building and interaction, as shown by this color-by-number mural. This type of mural may change multiple times a year and entice individuals to visit it regularly out of curiosity and excitement!

Patio seating encourages people to visit (5)and hang out at local businesses and restaurants, such as outside Tucker's Pizza, Pub, and Arcade.

Parklets provide larger pedestrianfriendly areas to relax, gather, and mingle, especially outside of restaurants and coffee shops.





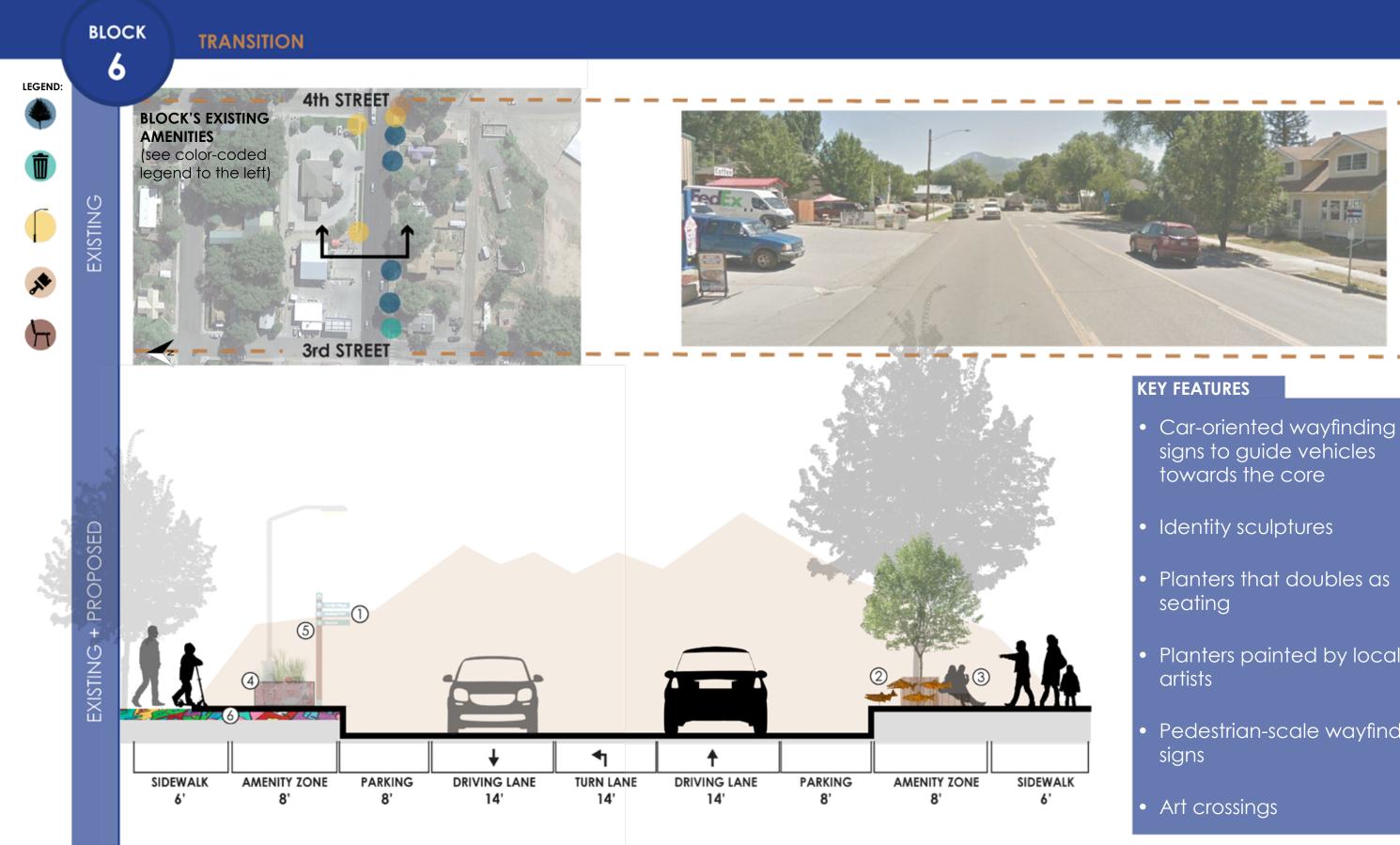






// HOTCHKISS, COLORADO // 2022 // UTA// 45

Streetscaping Design | Bridge Street Block-by-Block Interventions | Block 6 Existing + Proposed Section



- Planters painted by local
- Pedestrian-scale wayfinding

Streetscaping Design | Bridge Street Block-by-Block Interventions | Block 6 Precedent Imagery

Block 6, in between 3rd Street and 4th Street, switches back to a transition zone. The elements here lessen in intensity, but still support activities and elements within the downtown core. Hotchkiss' creative spirit is still celebrated on this transition block. Below are additional recommendations.

LEGEND:

Car-oriented wayfinding helps direct visitors to places of interest as they drive away from the gateway entrance and enter the downtown core.



This unique identity sculpture celebrates the Champion Fly Fishing on the nearby Gunnison River. Boulders and fish sculptures can be placed in the amenity zone as a fun and lower-maintenance alternate to grass or planters.

This landscape planter can double as seating along the detached sidewalk, encouraging people to linger outside of the downtown core.



Planters painted by local artists bring a creative feel to this transition block and capture the artistic spirit of Hotchkiss.



Wayfinding should also be placed at the pedestrian scale to draw people outside the core area.



Art crossings provide clear and safe crossings for pedestrians when a rollover curb is present, while also paying tribute to the creative identity of Hotchkiss.





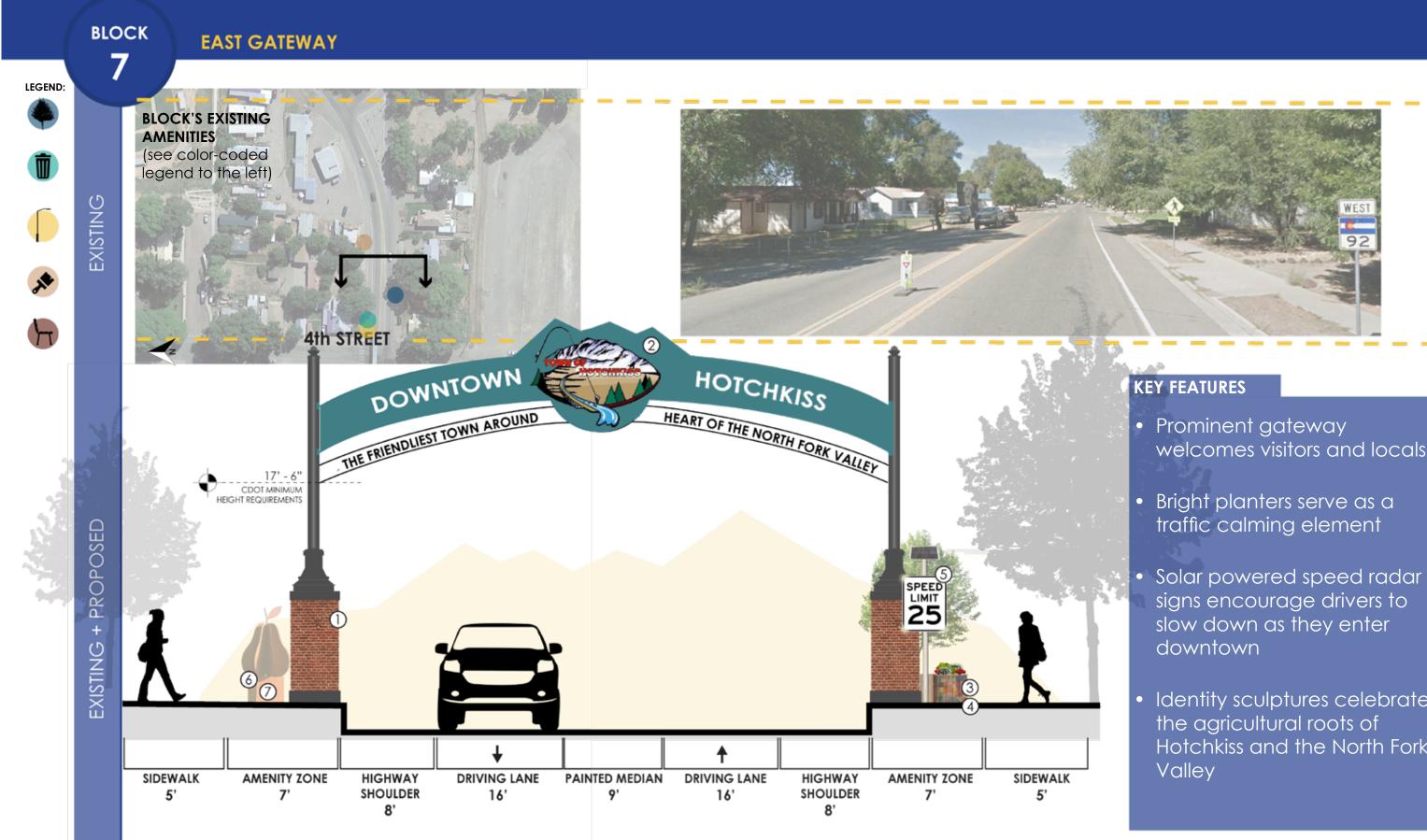
Art Planter





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Streetscaping Design | Bridge Street Block-by-Block Interventions | Block 7 Existing + Proposed Section



^{//} HOTCHKISS, COLORADO // 2022 // UTA // 48

- welcomes visitors and locals
- traffic calming element
- signs encourage drivers to slow down as they enter
- Identity sculptures celebrate Hotchkiss and the North Fork

Streetscaping Design | Bridge Street Block-by-Block Interventions | Block 7 Precedent Imagery

Block 7 marks the end of the streetscaping sections with the final gateway block. In between 4th Street and the turnoff for Highway 133, this block features another gateway to mirror Block 1. In addition to this unique feature, here are other recommendations to compliment and enhance this gateway block.

LEGEND:

The east gateway pays tribute to the historic feel of Hotchkiss and ties back into the brick pavers placed within the downtown core.



The top of the east gateway is shaped like a mountain peak to play off the town's logo and the mountain views which can be seen in the distance while in downtown Hotchkiss.



Planters in the amenity zone take on a bright color scheme to catch peoples eyes and help slow down traffic.



Planters may also be used to tie in the historic and western feel of Hotchkiss.



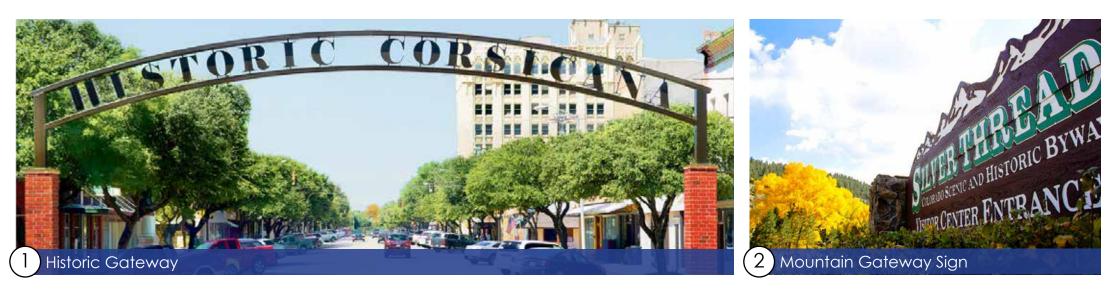
Solar powered speed radar signs encourage drivers to slow down while entering the downtown area.



Identity sculptures celebrate the agricultural roots of Hotchkiss.



Identity sculptures may also celebrate the agricultural roots of Hotchkiss by showcasing the wide variety of fresh fruits and vegetables grown by local farmers in the North Fork Valley.









5 Solar-Powered Speed Radar





// HOTCHKISS, COLORADO // 2022 // UTA// 49

Streetscaping Design | Extended Downtown Proposed Amenities

Here are proposed extended downtown amenities for the east stretch of Bridge Street that runs from Highway 133 up north to Lorah Lane. These amenities continue the style of elements within downtown Hotchkiss but with decreased intensity. Additional street trees are added for shade and beautification, along with trash cans to keep the street clean, seating along the sidewalk, and intermittent light for safety and security. In addition, an updated welcome sign is recommended near Lorah Lane to let visitors know that they are soon approaching downtown Hotchkiss!



LEGEND:

Additional street trees for shade and appeal



Trash cans to keep the street clean









Seating along sidewalk



Updated welcome sign with planting

Streetscaping Design | Bridge Street Intersections | Gateway Intersections

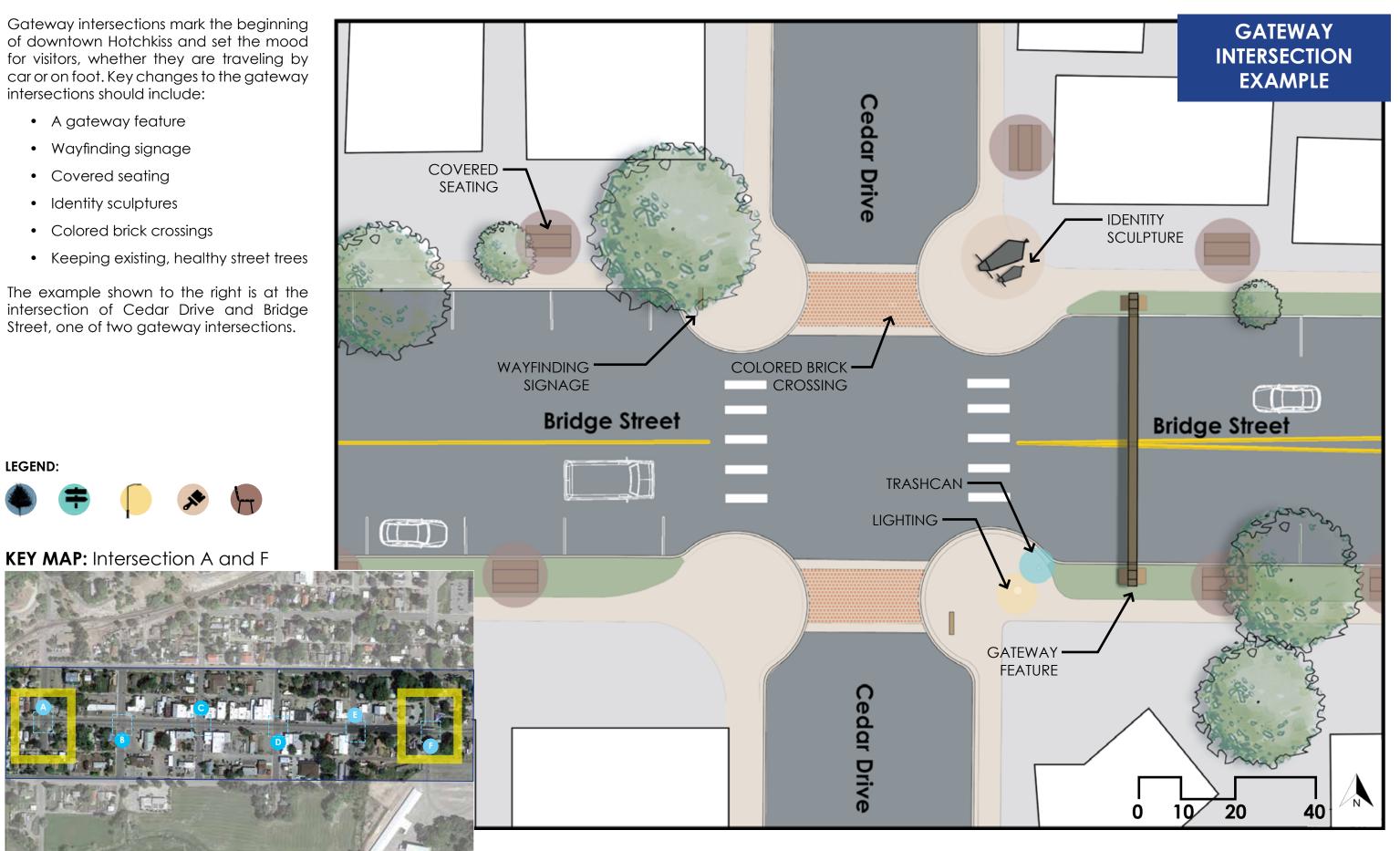
Gateway intersections mark the beginning of downtown Hotchkiss and set the mood for visitors, whether they are traveling by car or on foot. Key changes to the gateway intersections should include:

- A gateway feature
- Wayfinding signage
- Covered seating
- Identity sculptures

LEGEND:

- Colored brick crossings
- Keeping existing, healthy street trees

The example shown to the right is at the intersection of Cedar Drive and Bridge Street, one of two gateway intersections.



// HOTCHKISS, COLORADO // 2022 // UTA// 51

Streetscaping Design | Bridge Street Intersections | Transition Intersections

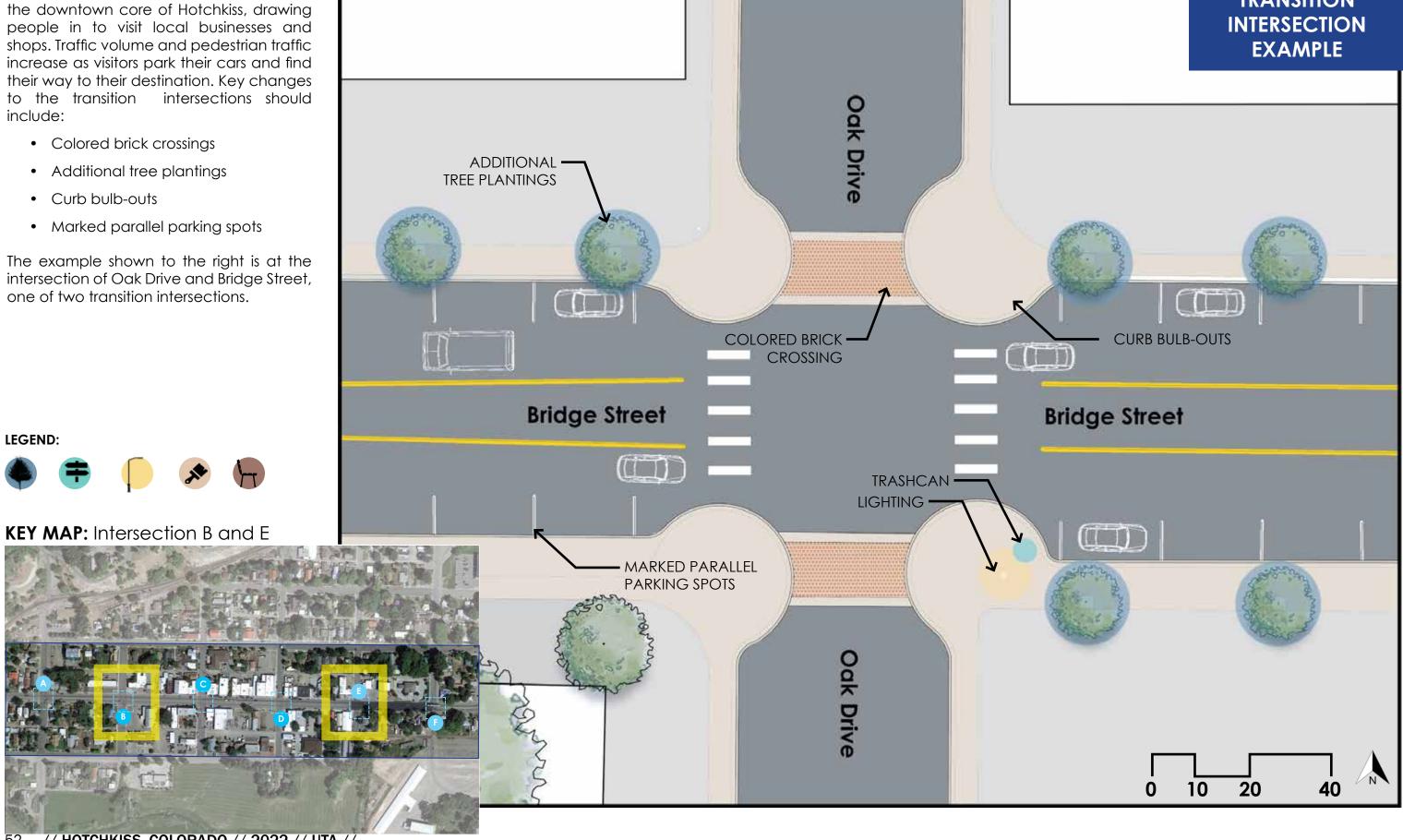
Transition intersections set the mood for the downtown core of Hotchkiss, drawing people in to visit local businesses and shops. Traffic volume and pedestrian traffic increase as visitors park their cars and find their way to their destination. Key changes to the transition intersections should include:

- Colored brick crossings
- Additional tree plantings
- Curb bulb-outs

LEGEND:

• Marked parallel parking spots

The example shown to the right is at the intersection of Oak Drive and Bridge Street, one of two transition intersections.



// HOTCHKISS, COLORADO // 2022 // UTA // 52

TRANSITION

Streetscaping Design | Bridge Street Intersections | Core Intersections

Core intersections are perhaps the most important, diverse, and busy areas of the Hotchkiss streetscape. These intersections should prioritize pedestrian traffic and create a warm, welcoming atmosphere. Key changes to the core intersections should include:

- Brick/stone sidewalk (alternative: stamped colored concrete)
- Additional wayfinding signage for both pedestrians and vehicles
- Seating options
- Street furniture
- Additional tree plantings

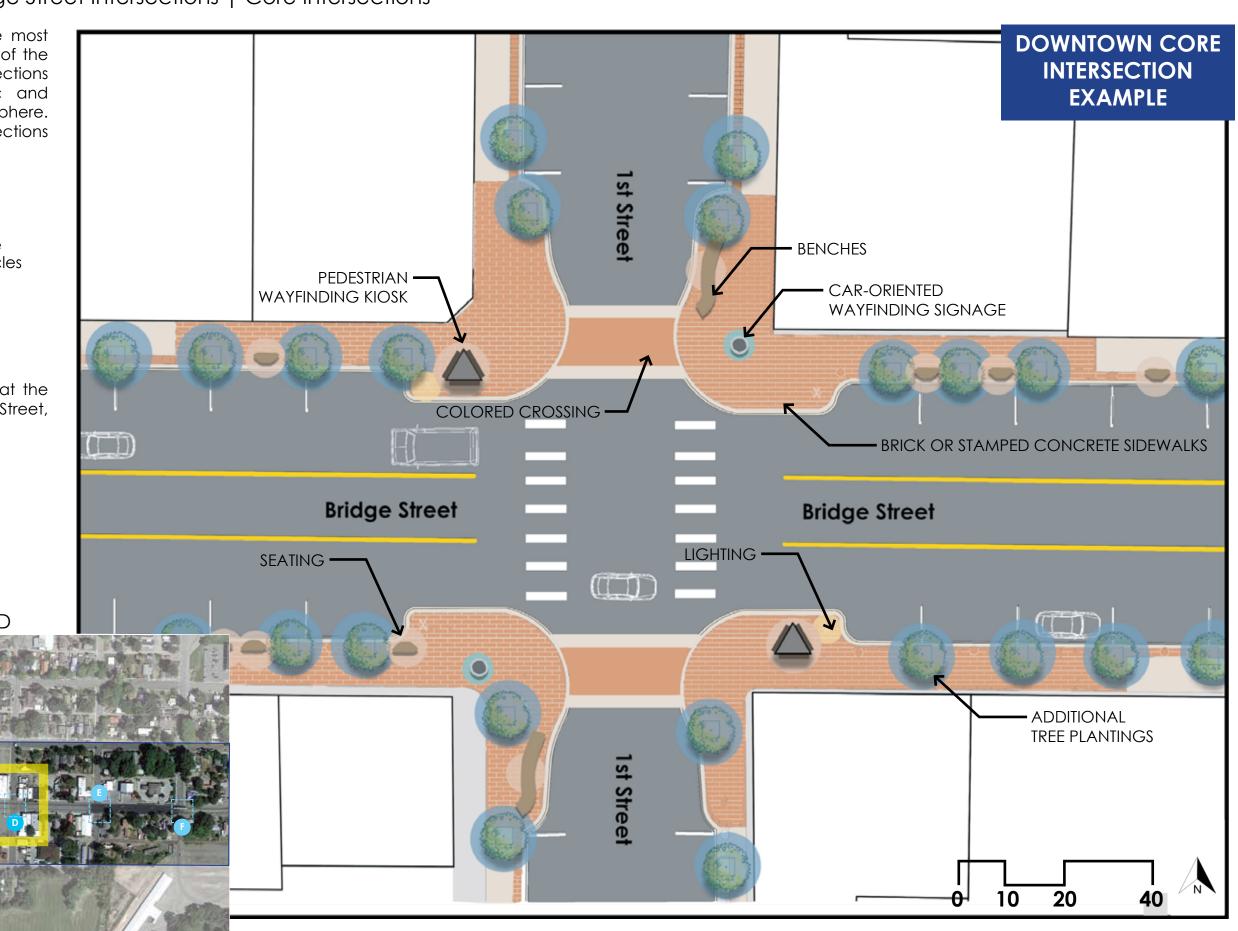
The example shown to the right is at the intersection of 1st Street and Bridge Street, one of three core intersections.

LEGEND:



KEY MAP: Intersection C and D





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Streetscaping Design | Pocket Parks | Overview

This map shows the locations of two existing pocket parks in downtown Hotchkiss, as well as two lots with the opportunity to become pocket parks and bring additional value to the town. The following pages will show recommended updates and enhancements for all of these four spaces.



DESIGNS PROPOSED:

- Pat's Park: Historical dining theme. This design seeks to draw tourists into the space and provide information on the town's history while they grab a bite to eat at Pat's.
- B

Tree Park: Small gathering space and maintained green space. This design seeks to provide a meeting place and place of rest for tourists and townspeople alike.

OTHER OPPORTUNITIES:

C

Lot on 2nd Street: Food truck lot and large gathering space. When not used for D parking, this space could double as an opportunity for small, movable businesses to gather and create an extension of the farmer's market.

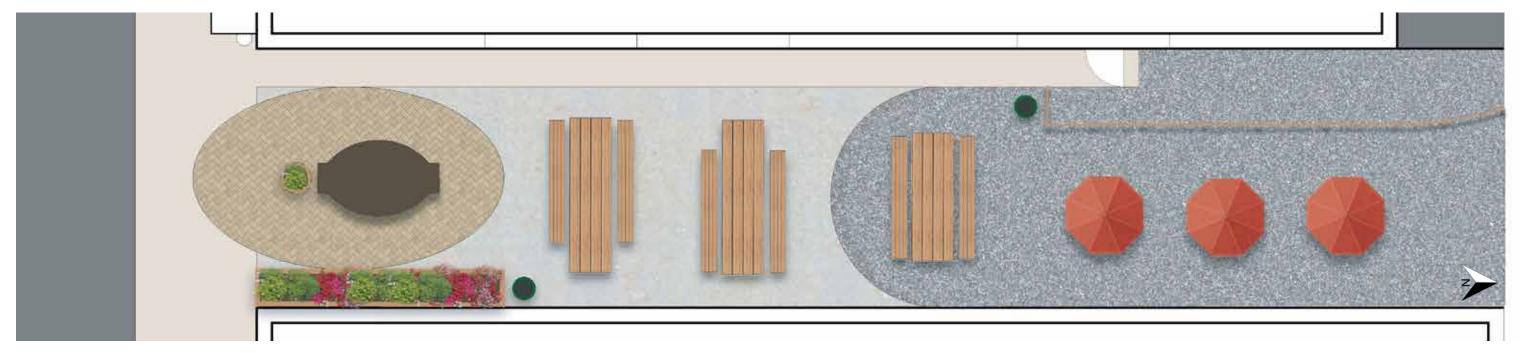
Farmer's Market Lot: Farmer's market and agricultural theme. Opportunities to create a more defined farmer's market area that celebrates Hotchkiss's agricultural history and provide areas for customers of the creamery to sit and enjoy their treats.

Streetscaping Design | Pocket Parks | Park Beside Pat's: Plan

Proposed Design: Historic Dining

The plan for the pocket park beside Pat's features paved areas near the entrance to the park so guests can access ADA picnic tables. A sandscape oval extends into the sidewalk to draw visitors into the park and highlight the existing billboard. A planter could be placed along the south wall of the park to add greenery in an area that will receive the most sun in the summertime. Leaving gravel areas on the east half of the park will decrease costs and provide a permeable area to absorb additional water runoff from new paved areas. Another picnic table and umbrella table have also been added to increase seating.

PROPOSED PLAN



PRECEDENT IMAGERY



KEY MAP:



KEY FEATURES

- Add paved areas for ADA accessibility
- Extend paving into sidewalk to invite guests into the park
- More shaded seating

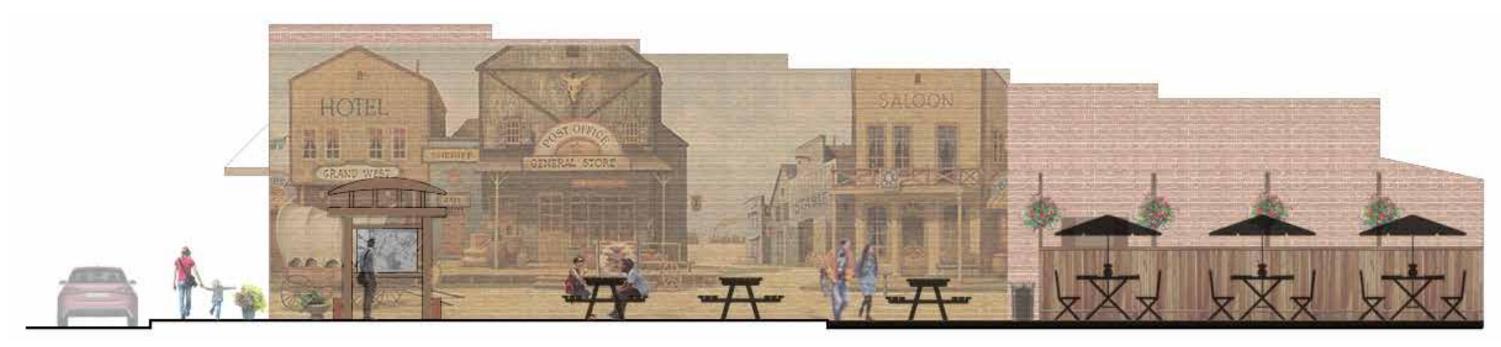
Streetscaping Design | Pocket Parks | Park Beside Pat's: Section



Proposed Design: Historic Dining

This section illustrates how a historic mural could be used to brighten up the alley-like pocket park and create a welcoming and educational environment for visitors. The historic mural complements the existing billboard at the park's entry which currently provides information on the town's history. Flower baskets could be hung from the posts of the existing wood fence along with metal art pieces and other decorations to add beauty and greenery to the space.

PROPOSED SECTION



PRECEDENT IMAGERY



KEY MAP:



- Historic mural to display town history and activate space
- Hanging baskets to add beauty and greenery
- Trash cans and cigarette receptacles for cleanliness

Streetscaping Design | Pocket Parks | Park Beside Pat's: Perspective

Α



This perspective of Pat's shows paved areas that provide access to ADA picnic tables with smaller umbrella tables in the back. Shade sails and string lights could be strung from the buildings to create a more enjoyable experience for visitors both day and night. Potted and vining plants could be planted on the south wall near the entrance to take advantage of the area that will receive the most sun in summertime.

57

KEY MAP:



PRECEDENT IMAGERY



Shade Sails





- Removable shade sails for shade during summer months
- String lights to create a warm atmosphere at night
- Vine and planters for added green space

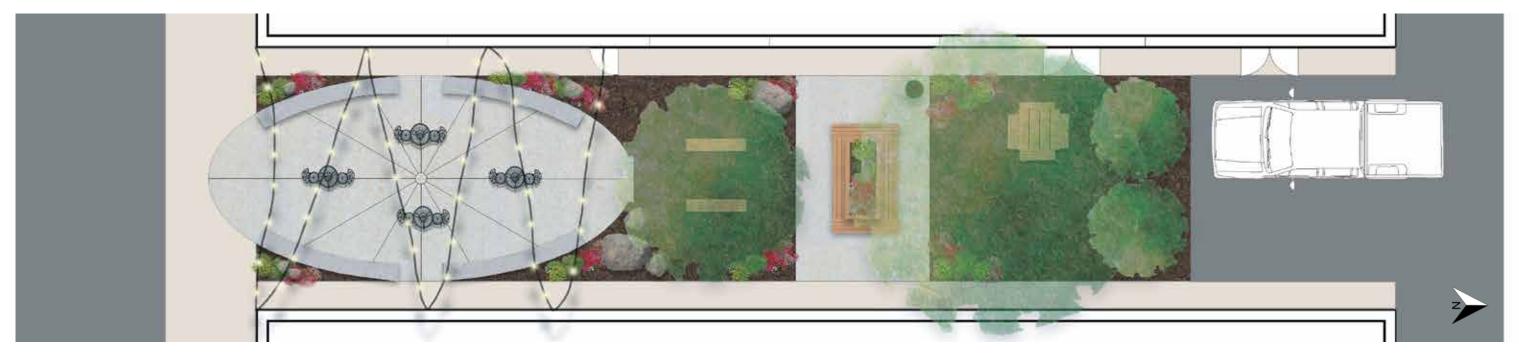
Streetscaping Design | Pocket Parks | Park With Trees: Plan



Proposed Design: Meeting and Rest Space

The tree at the entrance to the park has been removed so the pocket park can be seen from the street. It has been replaced with an oval shaped concrete courtyard that extends into the sidewalk to draw people into the space. The courtyard contains ADA seating in the form of movable tables and chairs and concrete benches that outline the perimeter of the courtyard. String lights could be hung above this area between buildings to create a more enjoyable experience for visitors at night. The existing benches and picnic table have been preserved in their original locations. A planter with seating has been added to beautify the space and add seating while delineating existing seating spaces.

PROPOSED PLAN



PRECEDENT IMAGERY



KEY MAP:





- Remove entry tree and extend paving into sidewalk to invite guests into the park
- Paved areas for greater ADA accessibility
- Easy to maintain xeriscaping

Streetscaping Design | Pocket Parks | Park With Trees: Section



Proposed Design: Meeting and Rest Space

This section shows more clearly the delineated seating areas with more active gathering spaces at the entrance to the park and more secluded, individual seating spaces at the back. Two of the existing trees have been preserved for shade and lamp posts have been placed at intervals for safety at night.

PROPOSED SECTION



PRECEDENT IMAGERY





Movable Seating



KEY MAP:



KEY FEATURES

- Lamp posts and string lights for safety at night
- Gathering space located at entrance to the park
- Secluded back quiet spaces
- More seating

Streetscaping Design | Pocket Parks | Park With Trees: Perspective



This perspective shows how natural, shade tolerant landscaping such as rocks and evergreen shrubs can be used to add beauty and a more manicured look to the space. Sculptures could also be used to activate the space and celebrate Hotchkiss by displaying work from local artists.

B

KEY MAP:



PRECEDENT IMAGERY



Planter Seating





- Planter seating for both seating and green space
- Boulders and evergreen shrubs for low maintenance
- Delineation between seating spaces

Streetscaping Design | Pocket Parks | Farmer's Market Lot: Plan



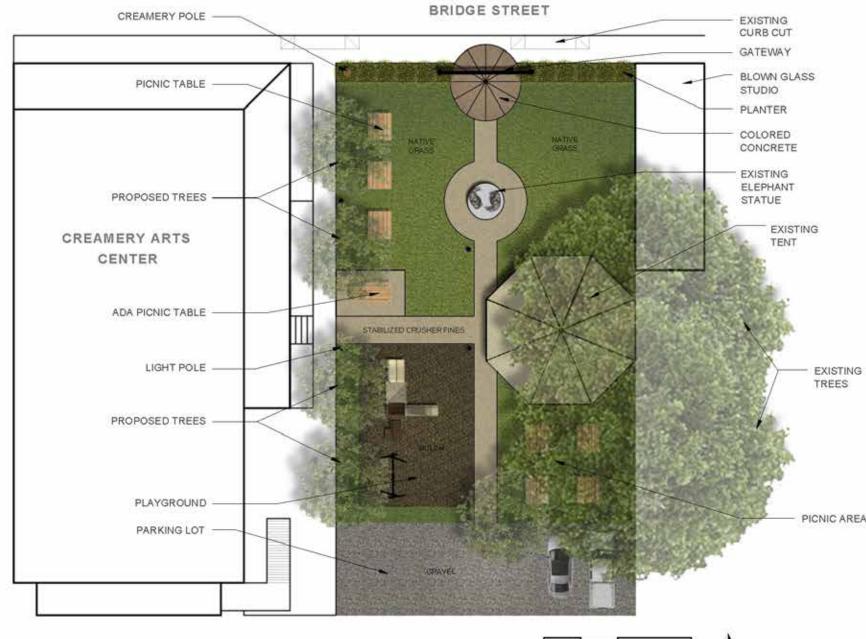
Proposed Design: Family Park and Farmer's Market

The multipurpose use of the pocket park by the Creamery Arts Center makes it an excellent candidate for a more park-like pocket park. It contains seating for quests of the Creamery Arts Center, a playaround and space for the farmer's market. Like the other pocket parks, the entrance to the pocket park by the Creamery Arts Center is marked by an oval shaped concrete pavement that extends into the sidewalk to draw visitors into the park. The pathway into the park continues from this entrance around the existing dancing elephants statue to the tent and a new playground and connects to the entrance to the Creamery to the west. The existing tent has been moved from its location in the center of the park to the east to create more space in the park. The areas at the entrance to the park have been left open for seating and other events such as farmers markets and movie nights.

10

20

PROPOSED PLAN



PRECEDENT IMAGERY





Native Grass Lawn



DIY Picnic Tables

KEY MAP:



- Added paved areas for ADA accessibility
- Colored concrete to highlight park entrance and tie into other pocket parks
- Existing farmer's market tent relocated to create space for larger park activities
- Seating areas provide space for visitors to the creamery and farmer's market to relax
- Low maintenance native grass lawn space for larger community events

Streetscaping Design | Pocket Parks | Farmer's Market Lot: Section



Proposed Design: Family Park and Farmer's Market

This section shows the new playground and seating areas on the west side of the park closest to the Creamery Arts Center. This will provide a place for customers of the Creamery to enjoy their dessert and enjoy Hotchkiss. Four new trees could be planted along the west side of the park to provide shade for visitors as they enjoy their ice cream or watch their kids play. Lamp posts placed at intervals will create a safer atmosphere in the park at night. A gateway at the entrance of the park welcomes visitors into the space.

PROPOSED SECTION



PRECEDENT IMAGERY



KEY MAP:



- Added greenery and shade
- Playground for families
- Pathways connecting park to Creamery Arts Center
- Light poles to activate and keep space safe at night



This perspective gives an idea of what the entrance to the park could look like. Planters along the front entrance frame a designated entry way with circular concrete pavement and a gateway. The park could be given a name such as "Arts Center Park" to solidify its use as a community event space and park.

63

KEY MAP:



PRECEDENT IMAGERY



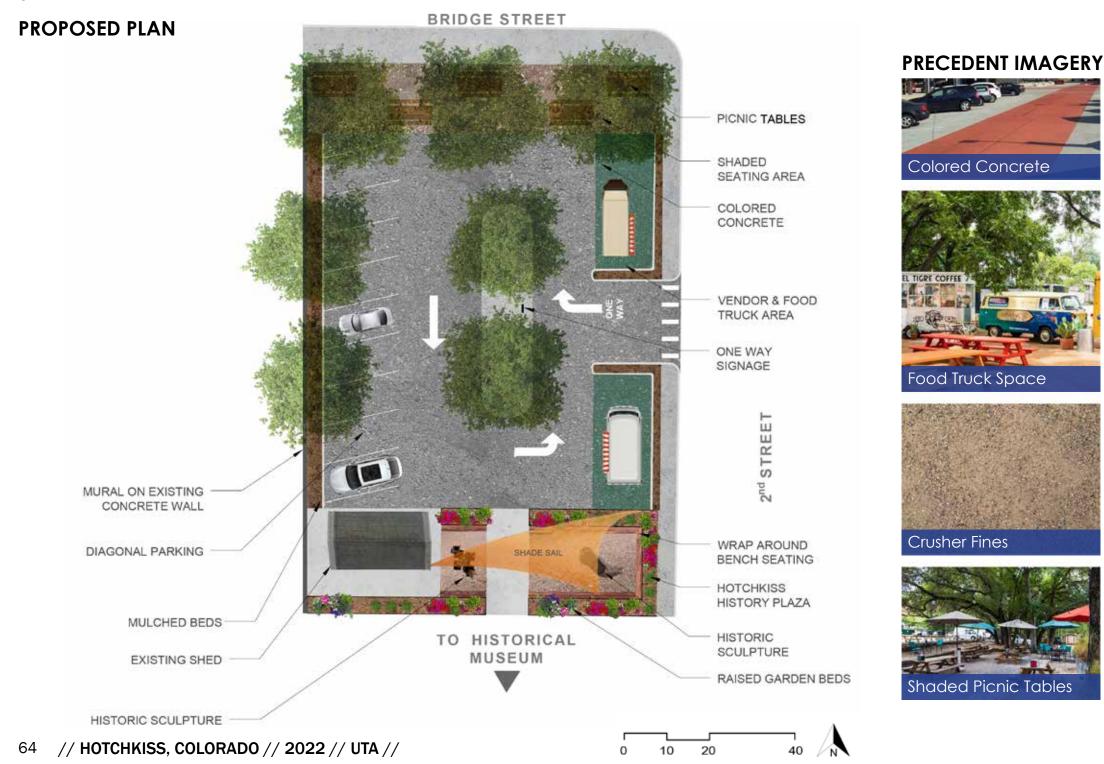
- Inviting entrance for visitors
- Highlighted elephant statue
- Native lawn flex space for farmer's market/community
- Shaded picnic table seating with trees

Streetscaping Design | Pocket Parks | Lot on 2nd Street: Plan



Proposed Design: Pedestrian Friendly Lot

This vacant lot, on the southwest corner of 2nd Street and Bridge Street, has the potential to be transformed into a community asset for the town of Hotchkiss. The space sits directly north of the Hotchkiss-Crawford Historical Museum and can also support and enhance the activities already happening at this place of interest. This proposed design turns the vacant lot into a pedestrian friendly parking lot with opportunities for food truck vendors, street-side picnic tables, parking (when not being closed off for special events), and a small plaza that features bench seating, raised garden beds and historic sculptures.



KEY MAP:



- Added paved areas for ADA accessibility
- Colored concrete to designate food truck and vendor space
- Multiple shaded seating areas to increase pedestrian lingering and gathering opportunities
- Trees and garden beds act as natural screening for noise from road
- Entire lot can be closed off for larger community events

Streetscaping Design | Pocket Parks | Lot on 2nd Street: Section



Proposed Design: Pedestrian Friendly Lot

This section of the proposed pocket park on 2nd Street shows how cars and pedestrians may interact in the space on a busy day. The south end is reserved for pedestrian traffic with a historic sculpture park, while the north end of the lot becomes a picnic space that borders Bridge Street. This picnic space draws in visitors shopping or dining along Bridge Street, offering them a shaded space to sit and relax. A one way loop through the parking area increases safety by streamlining vehicular circulation.

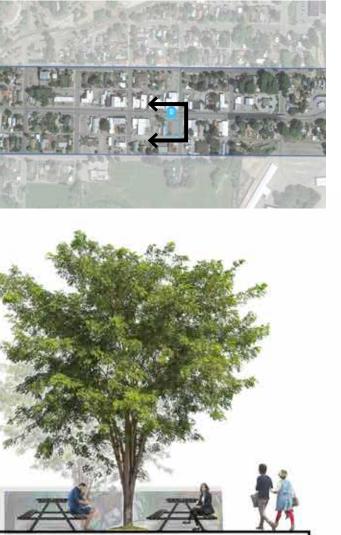
PROPOSED SECTION



PRECEDENT IMAGERY



KEY MAP:



KEY FEATURES

- South becomes historic sculpture park next to historic museum
- Increased greenery
- Ample pedestrian areas and additional parking for increased activity

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Streetscaping Design | Pocket Parks | Lot on 2nd Street: Perspective



Featured here is a perspective view of the lot on 2nd Street showcasing the mural that runs the length of the parking lot. This mural provides enhanced visual interest, while celebrating Hotchkiss' identity. Crosswalks ensure safe pedestrian travel to and from the lot, whether one is picking up lunch at the food trucks, visiting the historic sculpture park, or retrieving the car after a busy day exploring downtown Hotchkiss.

D

KEY MAP:



PRECEDENT IMAGERY



- Shaded picnic table seating
- Additional parking and food truck areas
- Historic sculpture park with garden beds and seating
- Mural on west wall

Streetscaping Design | Gateways, Wayfinding, & Signage | Gateway Overview

The following three gateway and corresponding wayfinding categories reflect the three themes most chosen by survey respondents: Western/Historic, Eclectic/Creative, and a blend of the first two options. The precedent imagery shows examples of how these themes could be celebrated in Hotchkiss through thoughtful selection of gateways and signage options. The next few pages detail concepts tailored to Hotchkiss that pull inspiration from the imagery below but also add elements unique to Hotchkiss to further enhance placemaking along Bridge Street.

Please note that a gateway over Bridge Street must adhere to the following CDOT guidelines: "The minimum vertical clearance from the roadway to pedestrian bridges, utility bridges, and overhead sign supports shall be 17.50 ft." (CDOT, SECTION 2.2.2 Vertical Clearances, 2020.)

Western/Historic













Eclectic/Creative

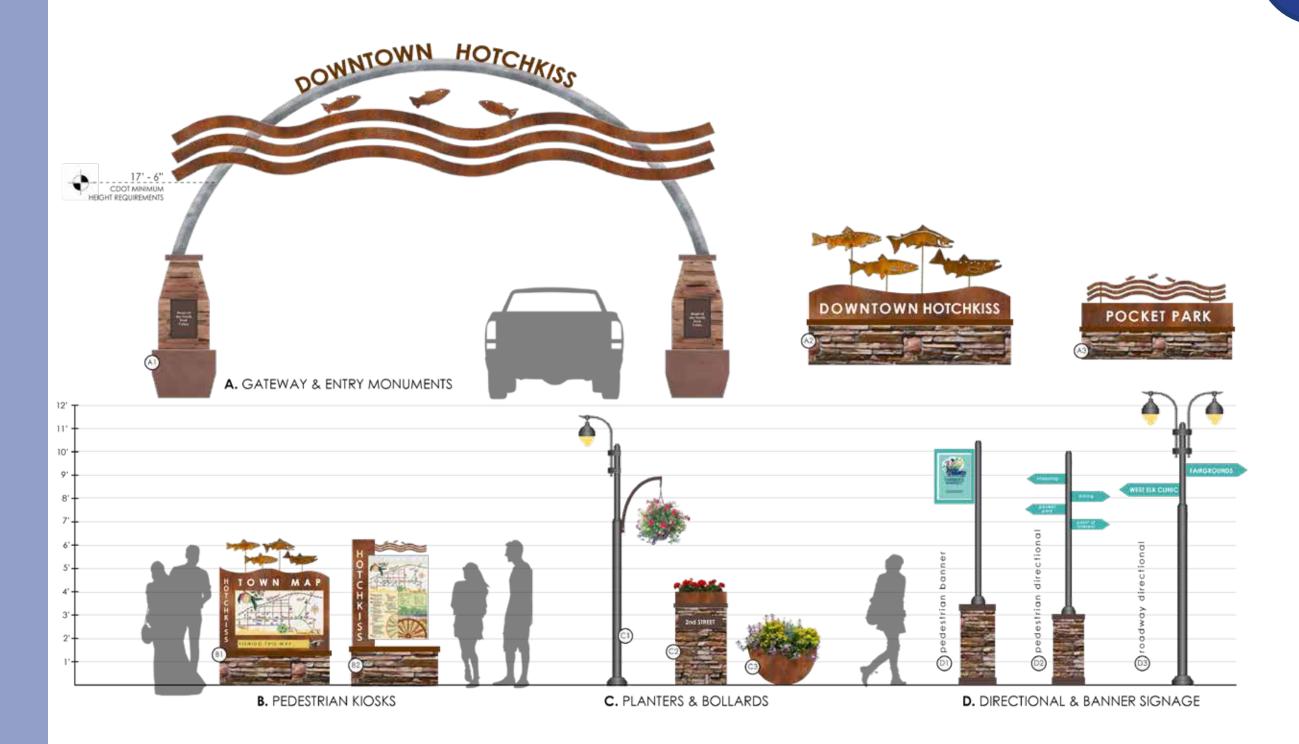




Blend

Streetscaping Design | Gateways, Wayfinding, & Signage | Option 1: Fishing Concept

This first gateway and signage concept is inspired by the Hotchkiss fish hatchery and local fishing culture. It features corten steel wave patterns to celebrate river waves, irregular brick mimicking river canyon rock, rusted steel for a weathered aesthetic, metal fish cutouts, and blue colored metal signs that reflect the color of water. Hotchkiss is surrounded by the natural beauty of the Gunnison River, expressed in this first option, reminding visitors of the champion fishing just a short way from downtown.





FISHING CONCEPT

Design Reference/Inspiration



North Fork of the Gunnison River



Celebrating Hotchkiss Fish Hatchery



River Canyon Rock

Material/Color Palette



WAVE PATTERNS celebrating river waves



IRREGULAR BRICK tie into the natural river canyon



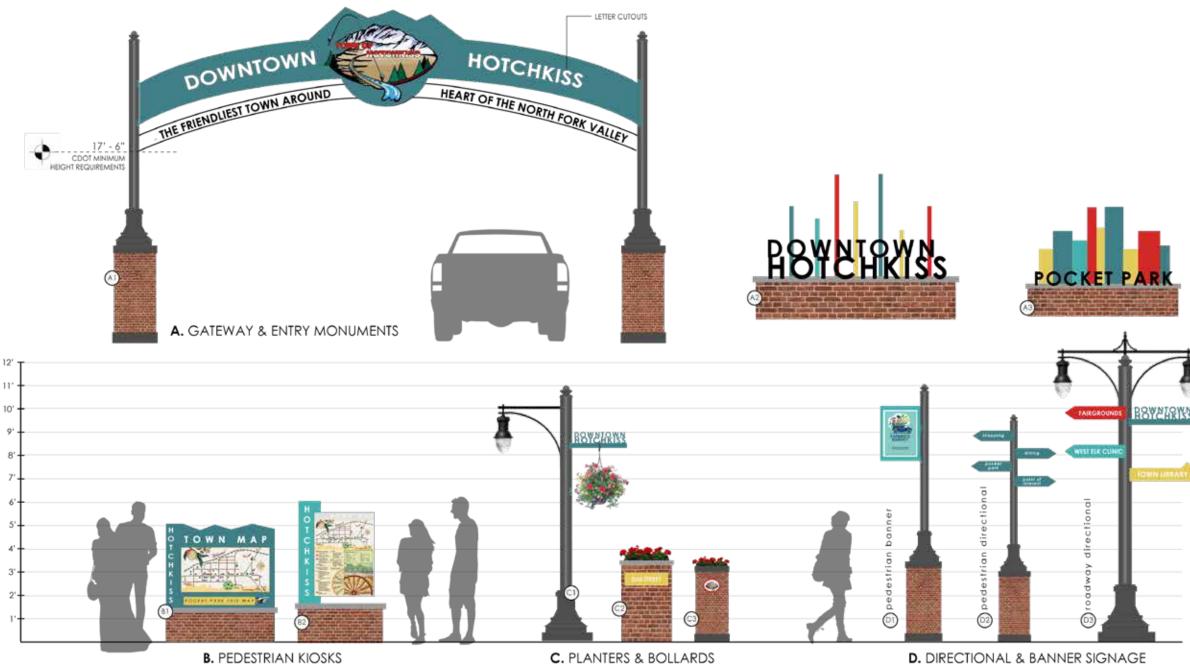
RUSTED STEEL weathered by water look



COLORED METAL blue for color of water

Streetscaping Design | Gateways, Wayfinding, & Signage | Option 2: Creative/Historic Concept

This concept plays off the creative and historic spirit of Hotchkiss, featuring bright pops of colors, angular cuts on the gateway and pedestrian kiosks that pay tribute to the surrounding West Elk Mountains, and brushed steel as a nod to the historical importance of the railroad. In addition, brick is used as a unifying element that captures the historic character of downtown, a perfect compliment to the bright reds, yellow, and blues.





Design Reference/Inspiration



West Elk Mountains



Historic Character & Railroad



Colorful Spirit



Material/Color Palette



ANGULAR CUTS celebrating mountain peaks



BRICK tie into historic character



BRUSHED STEEL railroad tribute

COLORED METAL ACCENTS for a colorful town spirit

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Streetscaping Design | Gateways, Wayfinding, & Signage | Option 3: Agricultural Heritage Concept

This third option is inspired by Hotchkiss' history as a farming town in the North Fork Valley. It features decorative metalwork scrolls that imitate vining plants and grapevine tendrils, repurposed farm equipment such as old water troughs, iron representing farm tools, and planters made of plastic composite lumber to imitate the wood used on historic farms. This agricultural inspired theme also encompasses the historic and artistic spirit of Hotchkiss.



AGRICULTURAL HERITAGE CONCEPT

Design Reference/Inspiration



Celebrating Hotchkiss Agriculture



Historic Character

OPTION

3



Artistic Spirit

Material/Color Palette



DECORATIVE METALWORK celebrating agriculture



FARM EQUIPMENT repurposed old farm equipment



IRON farm tools tribute



COMPOSITE LUMBAR mimicking garden beds

Streetscaping Design | Gateways, Wayfinding, & Signage | Final Signage Plan & Examples

This signage plan for downtown Hotchkiss shows recommended locations for different types of signs, as well as estimated quantities. Gateway and entry monuments should be placed near the east and south entrances on Bridge Street, while pedestrian kiosks are located on the corners of blocks to direct pedestrians to places of interest and draw them into the downtown core. Planters and bollards are evenly placed throughout the streetscape, while directional and banner signs are placed alongside street lamp posts on Bridge Street as well as on streets one block north and one block south of the downtown core. Three examples on the bottom of this page mock up how these signs would look in the downtown core, the downtown fringe, and outlying blocks.

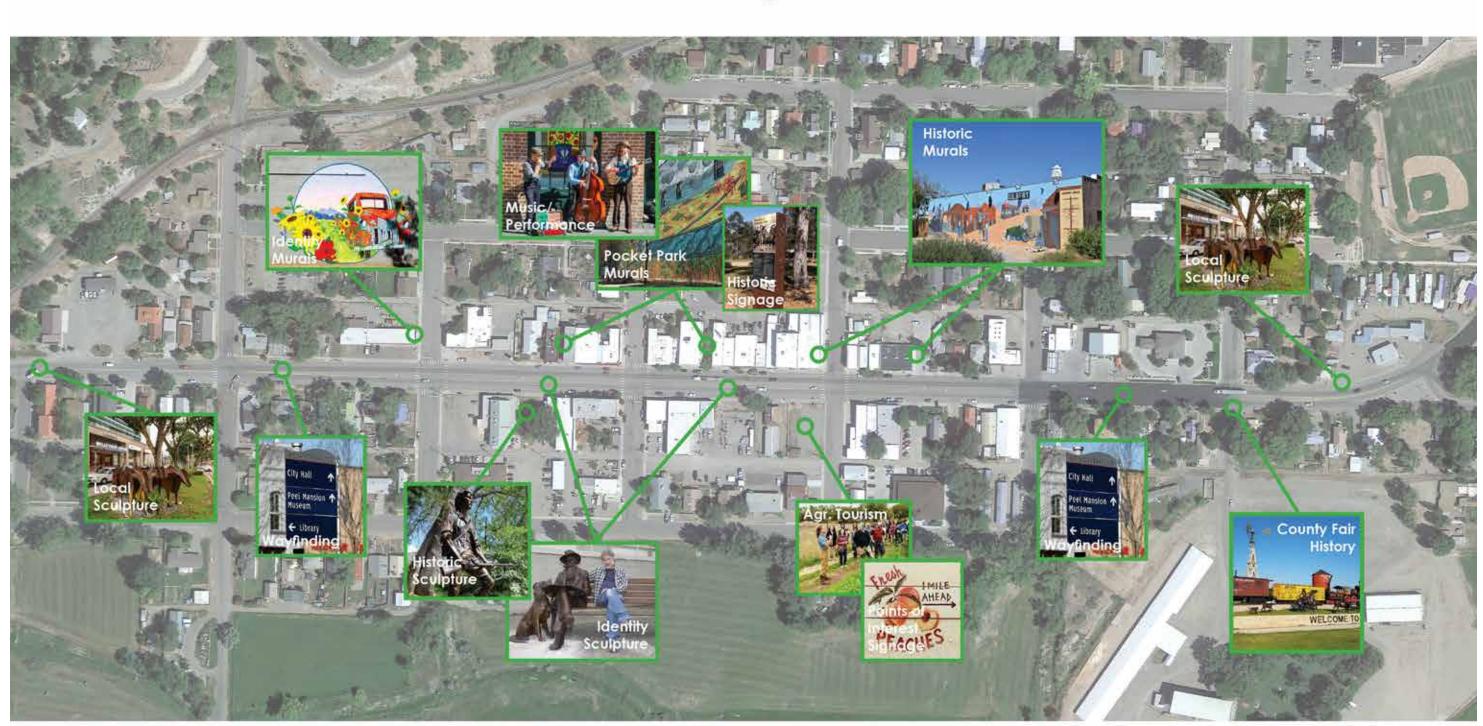


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Streetscaping Design | Overall Precedent Maps | Story of Hotchkiss

This map of downtown Hotchkiss summarizes some of the most popular precedent imagery that was chosen by survey respondents during the December 2020 Hotchkiss Beautification Survey, in the Story of Hotchkiss section (for full survey results see Appendix B). These images provide examples of how different streetscape elements and amenities can be utilized throughout the town to bring vibrancy, character, and a greater sense of place to Hotchkiss for both residents and visitors. Some elements that can help tell this story include identity murals, local sculptures, wayfinding signage that highlight points of interest, and activities that highlight music or agrotourism.

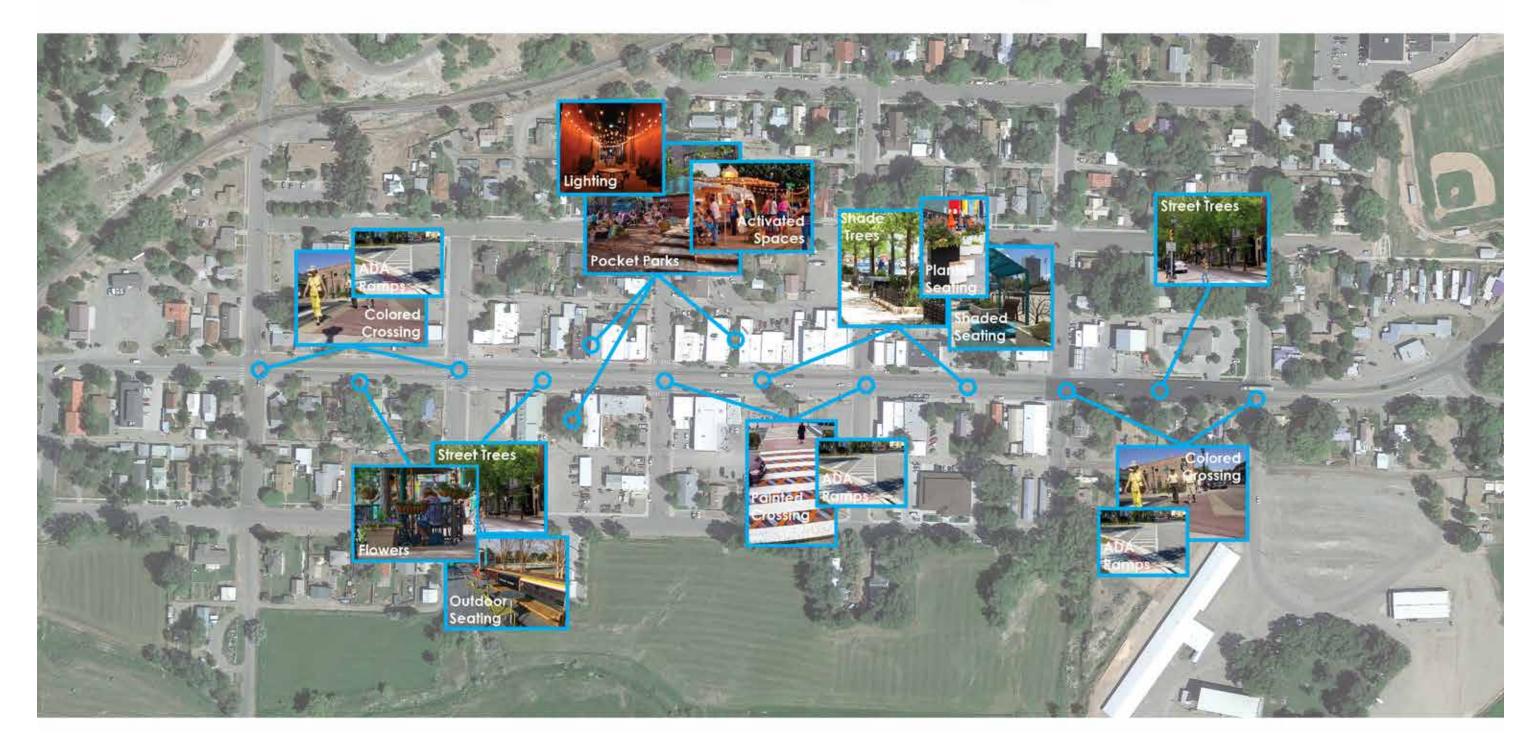
Downtown Hotchkiss: Story of Hotchkiss



Streetscaping Design | Overall Precedent Maps | Placemaking

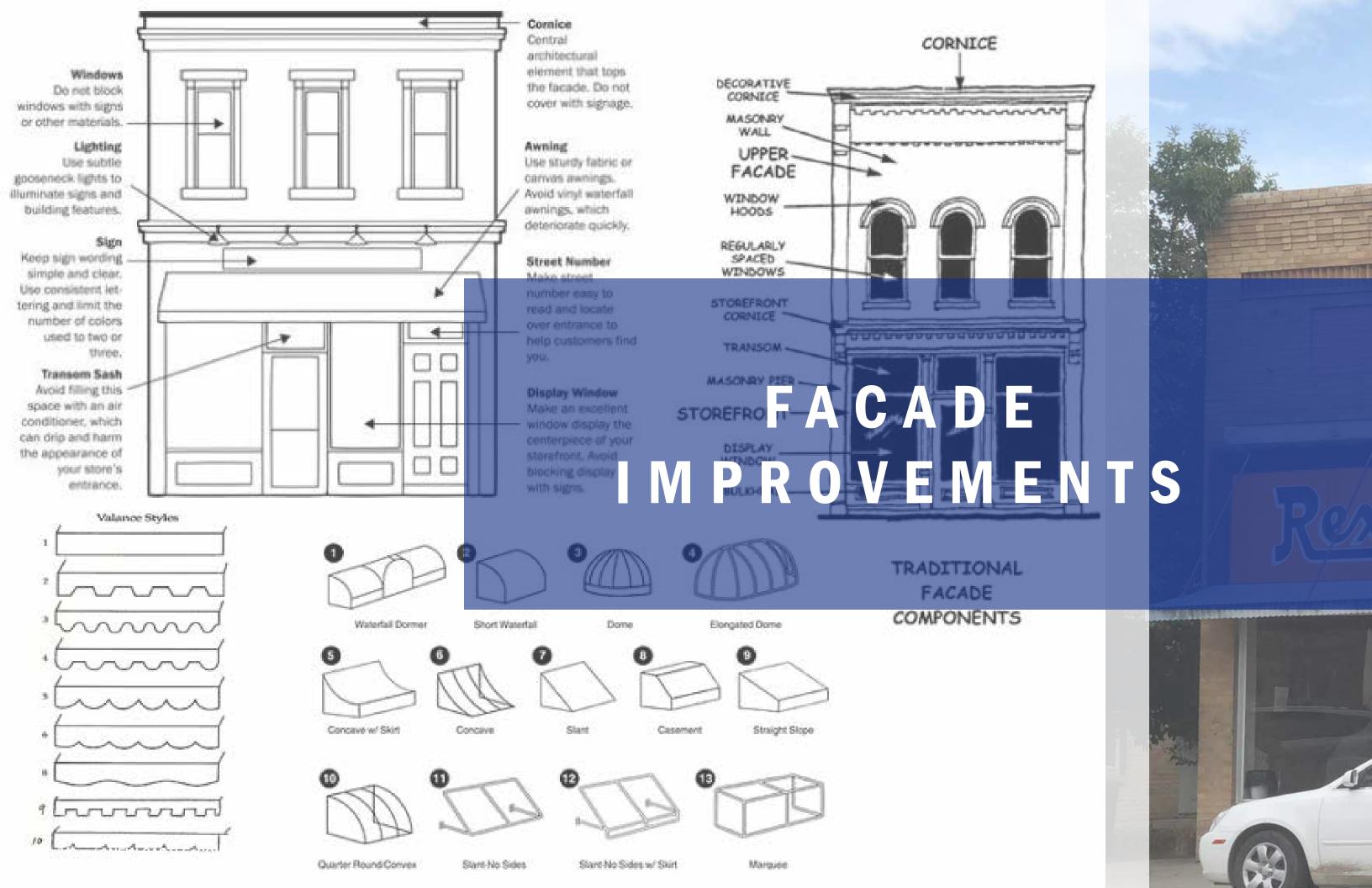
In addition to telling the story of Hotchkiss, placemaking can add that special spark to a downtown and bring a streetscape to life. These amenities are tailored towards creating welcoming pedestrian areas full of diverse activities for many different ages. Below are the placemaking precedent images most often chosen by survey respondents during the December 2020 Hotchkiss Beautification Survey placed in recommended areas along Bridge Street. Some of these popular elements include colored crossings, painted crosswalks, ADA ramps, flowers, street trees, outdoor seating, lighting in pocket parks, activated spaces, planter seating and shaded seating.

Downtown Hotchkiss: Placemaking



// HOTCHKISS, COLORADO // 2022 // UTA//

73





Scope	pg. 76	Traditional Features	pg. 82
Goals	pg. 77	Color Palette	pg. 83
Public Works Building Vision	pg. 78	Cost Analysis Example	pg. 84
Style Map	pg. 79	Facade Improvement Plan	pg. 85
Conditions Map	pg. 80	Public Works Building	pg. 100
Character Description	pg. 81	Design Guidelines & Standards Example	pg. 104



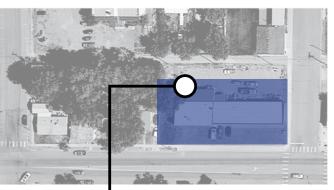


Facade Improvements | Scope

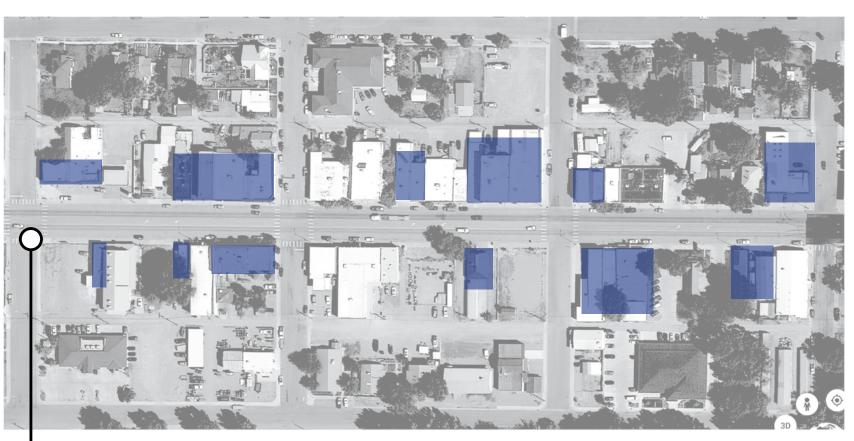
In this section of the report, we will review the final concepts for the Downtown Facade Beautification plan including style, condition, and character analysis, as well as recommendations for facade improvements and a conceptual vision for the Public Works Building. The architectural design for the facades focuses on improving and uplifting the identity of the Downtown Core and providing guidelines for the town and local business owners to use during facade renovations. The conceptual vision for the Public Works Building aims to frame it as a symbol for the growth of Downtown Hotchkiss as well as a local gathering place to celebrate the unique culture of the town.

The architectural component of the Downtown Hotchkiss Beautification project will focus primarily on the downtown core which consists of three blocks between Oak St. and 3rd St.

PUBLIC WORKS BUILDING

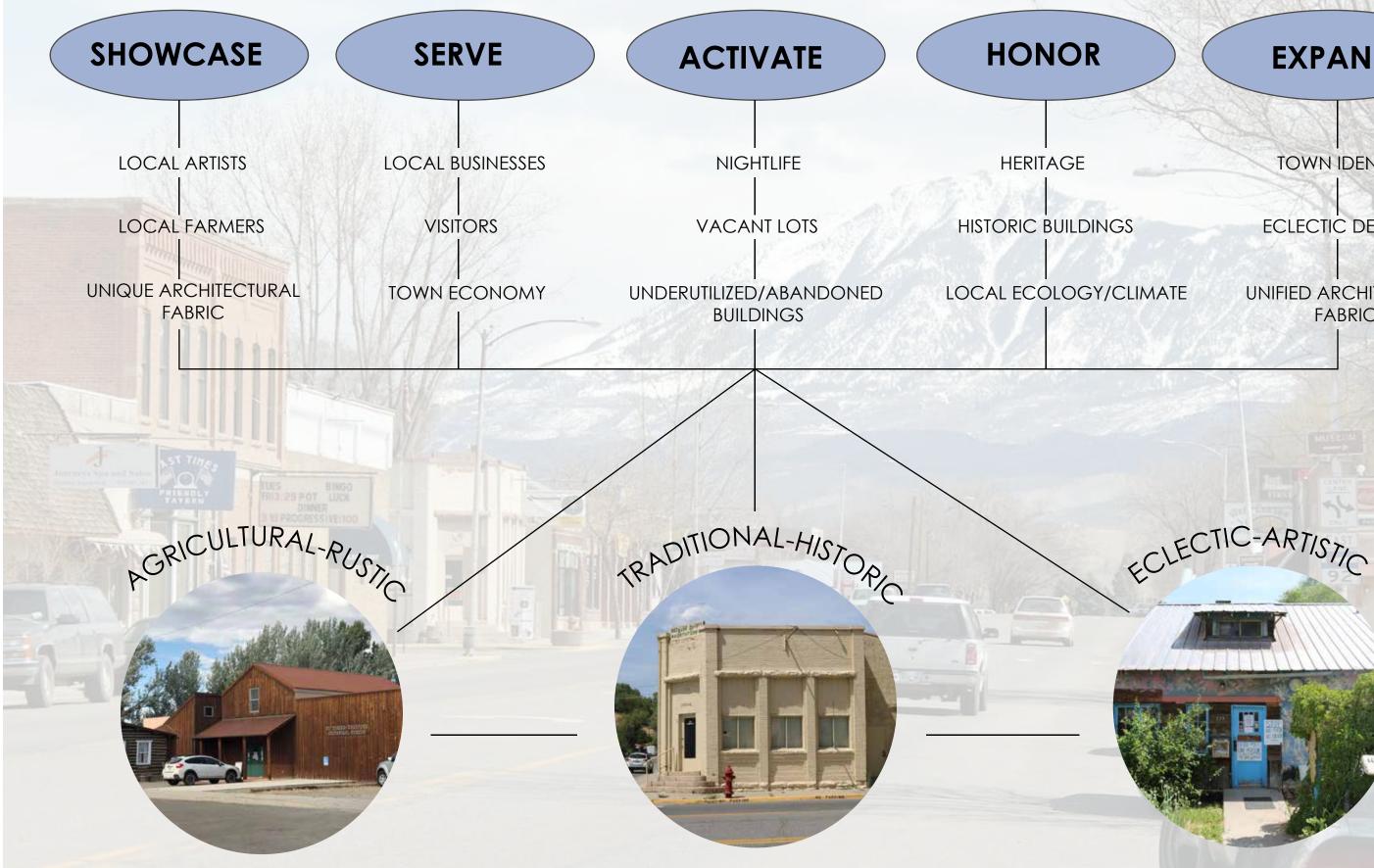


DOWNTOWN CORE





Facade Improvements | Goals



EXPAND

TOWN IDENTITY

ECLECTIC DESIGN

UNIFIED ARCHITECTURE FABRIC

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77

Alignment

The public works building vision advances the following downtown guiding principles.

GUIDING PRINCIPLE	PUBLIC WORKS BUILDING VISION ALIGNMENT
Downtown needs to reflect the community and highlight the character of Hotchkiss.	The building can showcase Hotchkiss' unique economy by providing space for local retailers, makers and restaurateurs,
ncrease anchor businesses that attract residents and visitors alike.	By housing multiple businesses in a single location, the building will become an anchor institution and draw people to other existing businesses throughout the downtown.
Agriculture, outdoor recreation and art culture are major drivers in the community and should be expanded and incorporated more in downtown.	While it is not a given, flexible space could serve local artists, farmers, and makers that highlight these unique aspects of the community.
Expand the availability and affordability of spaces to new and existing businesses.	Flexible space can be tailored to the needs of tenants. eliminating the need for them to rent spaces that are larger than their actual needs, which can save business owners a lot of money.
Improve downtown by increasing walkability, activating underutilized buildings, providing signage, increasing public gathering spaces, and enabling facade improvements.	The successful reuse of the Public Works Building will activate one of downtown's largest vacant spaces. Further, the potential conversion of the driveway space into a community gathering, outdoor dining or retail space creates a more walkable environment downtown.
Make downtown Hotchkiss a destination for residents, visitors, and businesses by increasing nightlife activities, dining and drinking establishments, locally made goods, and workforce housing.	Adding locally owned retail and dining options downtown give residents and visitors alike more reasons to be downtown.
Capture through traffic on Bridge Street by creating a welcoming downtown environment that offers services for travellers.	An activated building on one of downtown's most prominent corners will be a big draw for travellers passing through town. There is potential to add some services for travellers in this location, including takeaway food, visitor information and/or public restrooms.

OUR GOALS

Facade improvement should elevate Hotchkiss' unique identity to improve the experience of locals and visitors alike. Striving for a downtown facade stitch that is consistently in good and contributing condition will help the economy of local businesses thrive.

Facade improvement should strive to elevate buildings that are currently abandoned or underutilized. By improving these lots/buildings, they will become a potential site to house a local business

Agricultural style should be considered while creating the facade improvement ideas. In addition, art and culture spaces should be elevated through frontage design considerations and facade style.

Spaces should be flexible. Our facade improvement plan should reach beyond the front of the building, and start to activate the sidewalk and street. Is there a way we can make the buildings feel like flexible spaces both through function and visually?

Facade improvements will by effect make the town more walkable. Different environmental factors such as the hot sun should be considered when making facade improvement decisions.

Facade improvements should take all times of day into account in the design. Good lighting/signage should included in the design to activate the nightlife of downtown.

Facade improvements should show the character and identity of Hotchkiss at both ends of the highway entrances in order to capture the through traffic on Bridge St.





Open Lot

79

Facade Improvements | Conditions Map



Facade Improvements | Character Description

Good Architectural Character

Buildings with good architectural character have been identified as having unique and aesthetic facades that are in good condition. These buildings actively promote and uplift the unique personality of Hotchkiss as a town.





Limited Architectural Character

Buildings with limited architectural character have been identified as having few architecture features that contribute to the character and identity of Downtown Hotchkiss. These buildings will require more extensive design to transform into a contributing facade.





Deteriorating Architectural Character

Buildings with deteriorating architectural character have been identified as having facade features that need to be repaired or replaced. These buildings often have a unique historic charm that needs restoration on traditional design elements that exist.

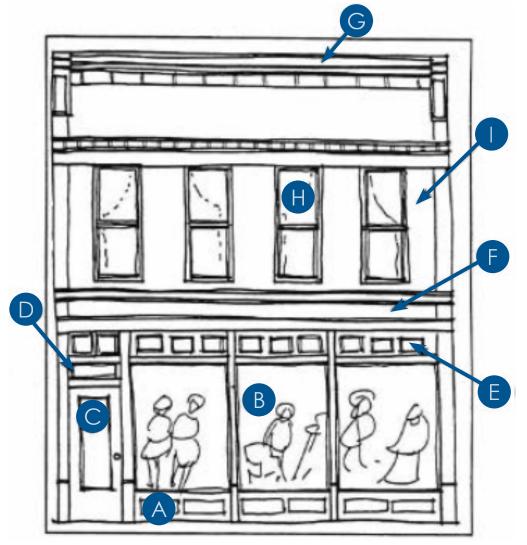




// HOTCHKISS, COLORADO // 2022 // UTA// 81

Facade Improvements | Traditional Features

All buildings have similar elements arranged on the exterior face of the building. These elements and features make up the fabric or character of the building and are recognized and regularly used by architects, builders, designers and construction tradespeople. The elements define a building's visual qualities. With facade improvements, it is important to have an understanding of these elements and features. The following is an inventory and description of those elements and features that are common to all buildings and the base for this study. The following elements and features all make up what is commonly called a facade. A facade is the exterior faces of a building. Most buildings have a single primary face, sometimes two, usually fronting the street that is distinguished from the other faces by more elaborate architectural detailing or ornamentation, as described here:



- A. Kick Plates: A base for building fronts and storefront display windows
- B. Storefront Display Windows: The large glazed portion of the building front

C. Primary Entrance: The main point of entry into the building off the street; sometimes recessed into the facade or on the building corner

D. Transoms: Located primarily above the door and fill the space between the clerestory windows and the door

E. Clerestory Windows: A horizontal band of windows that extend across the storefront display windows

F. Sign Band: A horizontal area above the clerestory windows where signage is usually placed; awnings, canopies, and signage often share this location

G. Parapet & Cornice: The parapet is the vertical extension of the facade wall above the roof line; the cornice is the decorative detailing at the top of the parapet that usually projects from the face of the wall

H. Second Floor Windows (where they exist): Usually defined by their vertical pattern, shape, and window sills

I. Pilaster: An engaged pier or pillar often made of decorative brick, stone, or other emphasized detailing

Canopy: An in-filled framed projection from a building face over the sidewalk to the curb either supported back to the building with brackets or by spaced columns

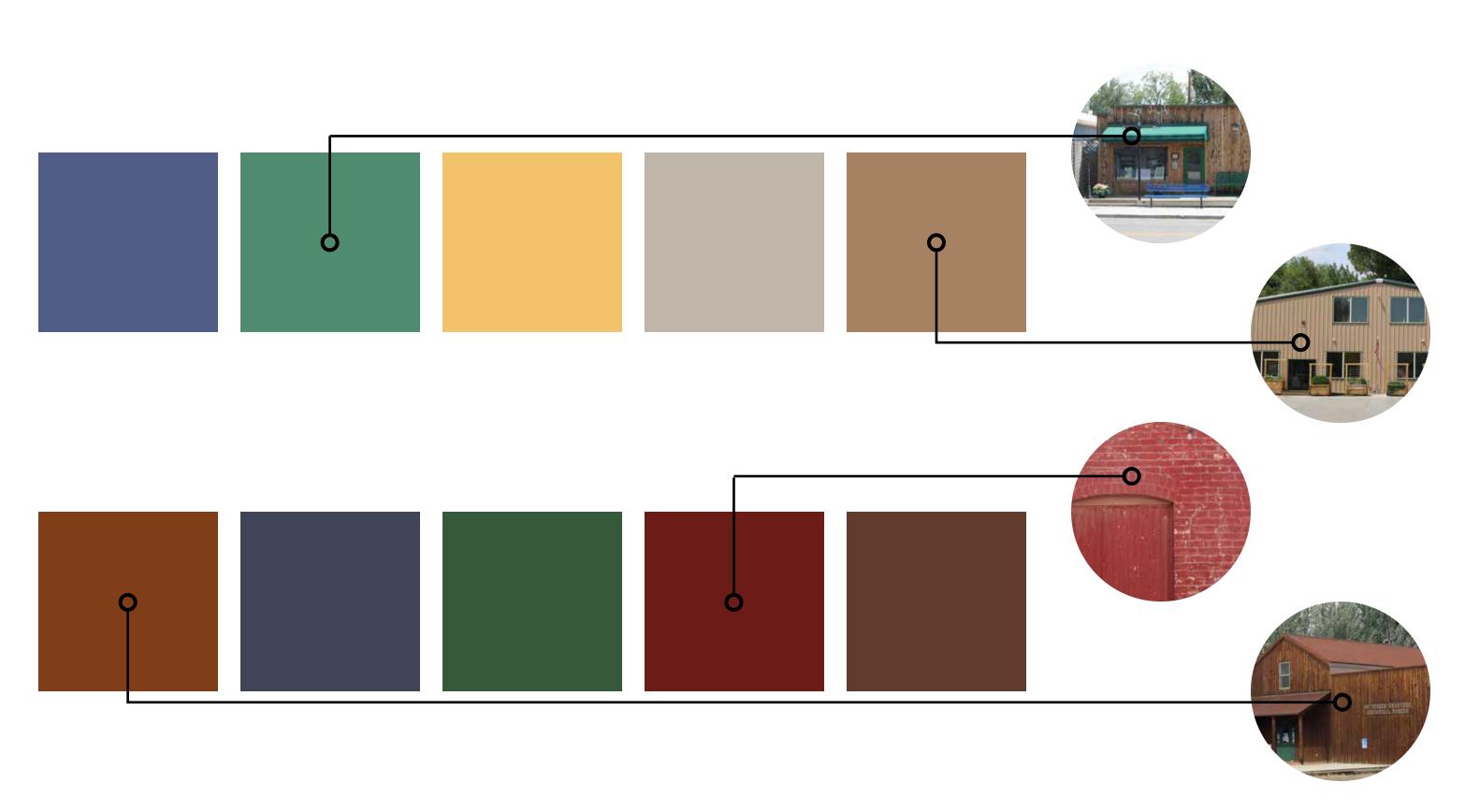
Awning: A framed projection from a building face, usually of fabric, attached at windows, doors, primary openings, and storefronts

Fascia: A horizontal, flat element, often combined with the cornice

Improving the visual appeal of a storefront can often be accomplished with minor improvements and by removing elements that have been inappropriately added over the years. In some cases renovation may require more extensive work due to lack of proper maintenance or damage to the original building veneer. In either case, an attractive visual presentation is desirable to draw customers to the front window and into the building.

Facade Improvements | Color Palette

Found below are two color palettes that have been extracted from the current facades along Bridge St. in Downtown Hotchkiss. These palettes feature a mixture of colorful, yet neutral Earth tones which may be used as inspiration moving forward during facade renovations.



// HOTCHKISS, COLORADO // 2022 // UTA//

83

Facade Improvements | Cost Analysis Example

The following diagram depicts how the varying costs of facade improvement features were decided upon. They were divided into 3 categories based on cost per square foot of improvement and are shown graphically in the chart. This system of analysis considers each building as a unique project and recognizes the diverse needs of each facade as an alternative to using a set price value for each component.

Low Cost Renovation

Renovations such as small paint jobs, updating signage, and repairing door kick plates are classified as low cost projects that will contribute to the improvement of the overall facade without requiring large funding.





Example of Improvement Plan

Mid Cost Renovation

Examples of mid cost renovations include larger paint jobs, addition of a canopy or awning, and some restoration of existing brick and stone.







Improvement Features

- 1. Remove existing paint and add Hotchkiss Green to trim of building.
- 2. Replace clerestory windows.
- 3. Add light fixtures to improve visibility.
- 4. Add signage to main entrance.

Paint Siding Light Fi Kick Pla Storefr Primar Transo Clerest Sign Bo Parape Sign Ba Signage Second Pilaste Canopy Awning Fascia False F

High Cost Renovation

Renovations that require major repair or addition to the building envelope or structural features are classified as high cost renovations. Generally, these will be more labor intensive and require design specific to the building.





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SOUTH FACADE ELEVATION

// HOTCHKISS, COLORADO // 2022 // UTA// 85 Facade Improvements | Facade Improvement Plan | 180 W Bridge St.





Type of Improvement:

Existing building has a non-contributing architectural character. Improvement will be focused on minor additions to the building envelope to improve the overal character of the building.

Improvement Approach:

The improvement approach for this building is focused primarily on the exterior paint and signage. Ad #7 to 0
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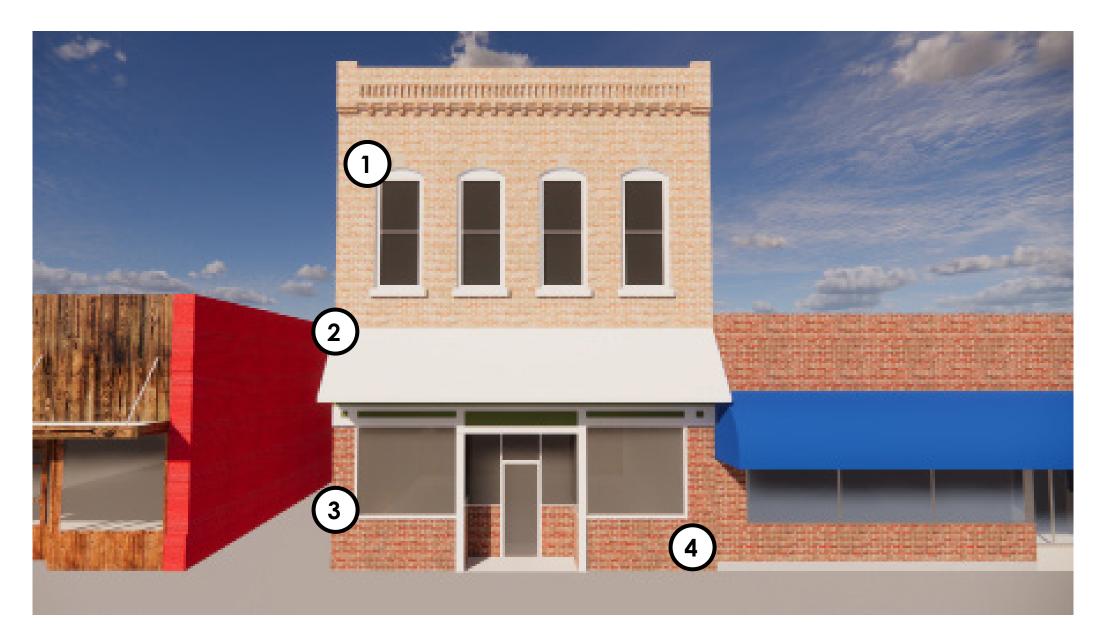
 Add false front on gas station shade covering with #7 color trim to create western style facade adjacent to downtown core.

2. Replace signage with western style font.

3. Remove existing paint and add paint in color #5 or or similar tone.

4. Replace awning paint with # 7 to match trim on gas station shade cover.

Facade Improvements | Facade Improvement Plan | 130 W Bridge St.



Type of Improvement:

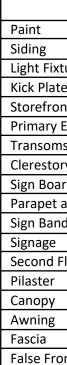
Existing building has contributing but deteriorating architectural character. The improvement would focus on historical preservation and rehabilition to improve frontage conditions.

Improvement Approach:

The improvement approach for this building is to repair deteriorating features and add an awning to enhance the storefront aesthetic.

Improvement Features

- **1.** Repair second story windows.
- **2.** Addition of awning.
- **3.** Refresh store front paint.
- **4.** Restore masonry facade.

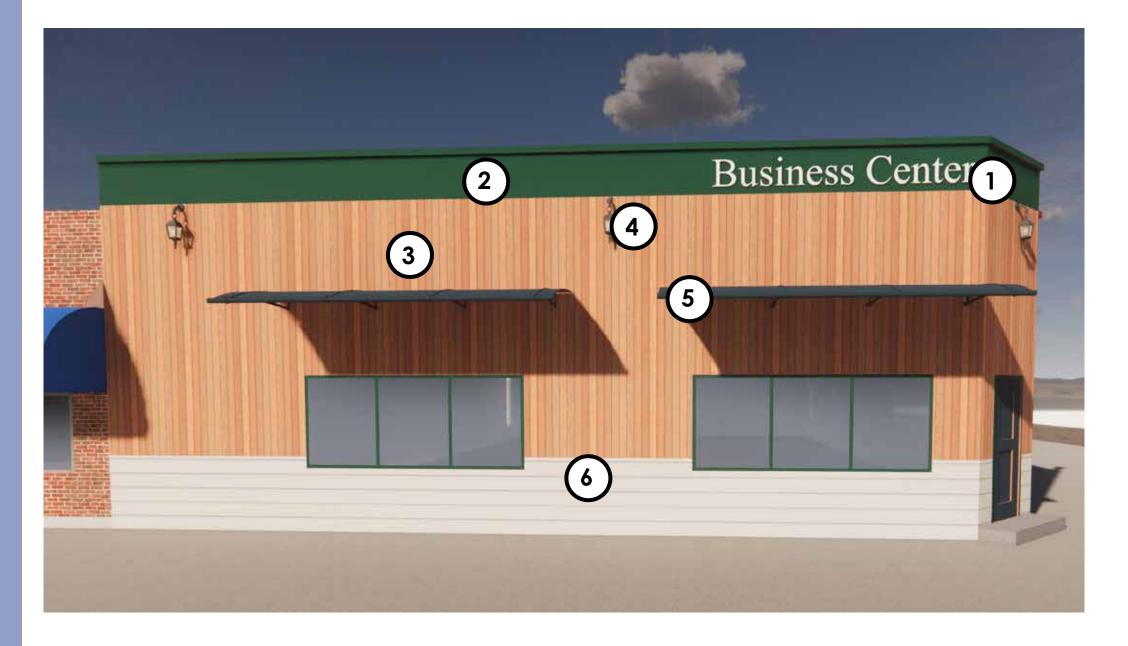




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Facade Improvements | Facade Improvement Plan | 116 E Bridge St.



Type of Improvement:

The existing building has a non-contributing architectural character. The type of improvement will be focused on creating a rustic/modern facade.

Improvement Approach:

Improvement will focus on creating new siding materials and shade structures to better fit with the rustic aesthetic of downtown Hotchkiss.

Improvement Features

- 1. Add new signage.
- 2. Create Hotchkiss Green sign band on top trim of facade.
- 3. Add modern style vertical wood siding.
- **4.** Light fixtures on exterior.
- 5. Replace existing awning with more modern shade features.
- 6. Vinyl wainscoting to add depth to materiality.





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Paint			
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Light Fixtures			
Kick Plates			
Storefront Display Windows			
Primary Entrance			
Transoms			
Clerestory Windows			
Sign Board			
Parapet and Cornice			
Sign Band			
Signage			
Second Floor Windows			
Pilaster			
Canopy			
Awning			
Fascia			
False Front			



Facade Improvements | Facade Improvement Plan | 147 W Bridge St.



Type of Improvement:

This building is in deteriorating and non contributing charcacter. Most of the suggestions will focus on reparation of deteriorating features.

Improvement Approach:

The improvement approach for this building is to repair deteriorating features, and add a new facade with wood siding to contribute to the western style buildings of downtown Hotchkiss.

Improvement Features:

- **1.** Add false front to align with horizontal rhythm of adjacent buildings.
- 2. Add vertical wood siding to create a western style facade.
- 3. Replace signage with modern font.
- 4. Repair cornice and repaint with Hotchkiss Green trim.
- 5. Add trim around siding in Hotchkiss Green.



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Facade Improvements | Facade Improvement Plan | 179 W Bridge St.



Type of Improvement:

Existing building has a non contributing character. Improvement will be focused on features to improve the architectural quality.

Improvement Approach:

Remodel facade to align with the horizontal rythm of the Creamery Arts Center. Preserve the planter in front of the building but expand to capture the pedestrian traffic, and traffic from the Creamery Arts Center.

Improvement Features

- 1. Add false front with Hotchkiss Green trim.
- 2. Remove Paint from shaded walkway to expose natural timber.
- 3. Cohesive signage with Hotchkiss Green accents.
- **4.** Vertical wood siding to replace existing diagonal siding.
- 5. Addition of planter seating feature adjacent to sidewalk.
- 6. Low light plants under building overhang.

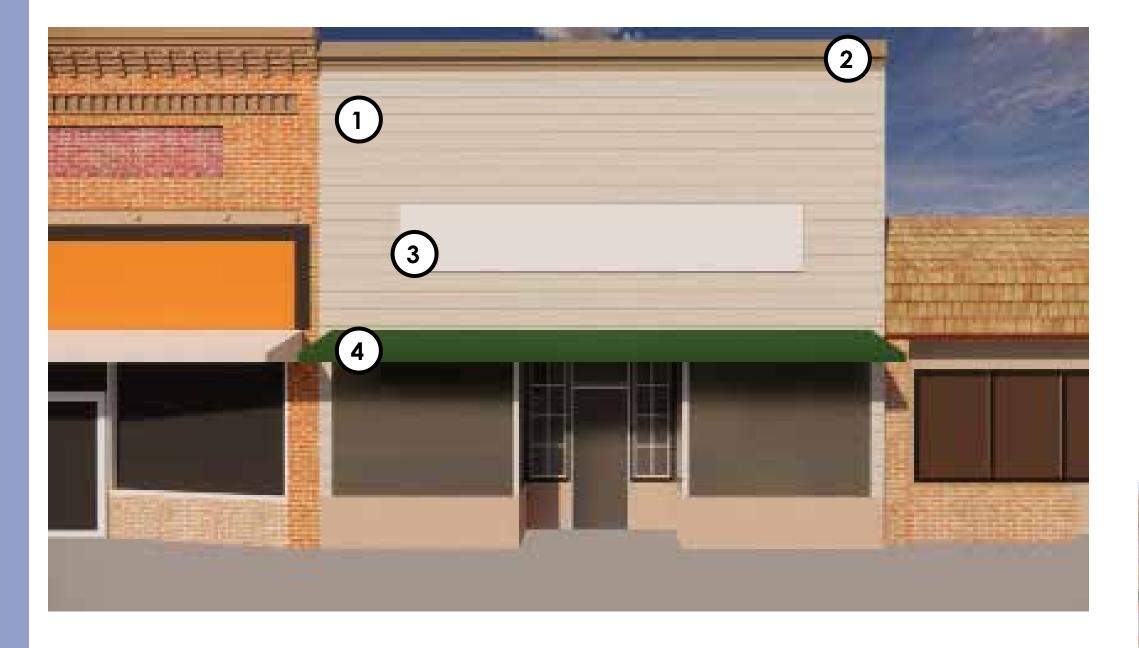
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SOUTH FACADE ELEVATION

Facade Improvements | Facade Improvement Plan | 142 E Bridge St.



Type of Improvement:

Existing building has a deteriorating architectural character. Improvement will focus on facade reconstruction and rehabilitation to improve frontage conditions.

Improvement Approach:

The improvement approach for this building is to repair deteriorating features and add a new facade with wood siding to contribute to the western style buildings of downtown Hotchkiss.

Improvement Features

- **1.** Replace and repaint wood siding.
- 2. Addition of western style cornice.
- **3.** Replace and increase sizing of signage.
- 4. Addition of Hotchkiss green awning.

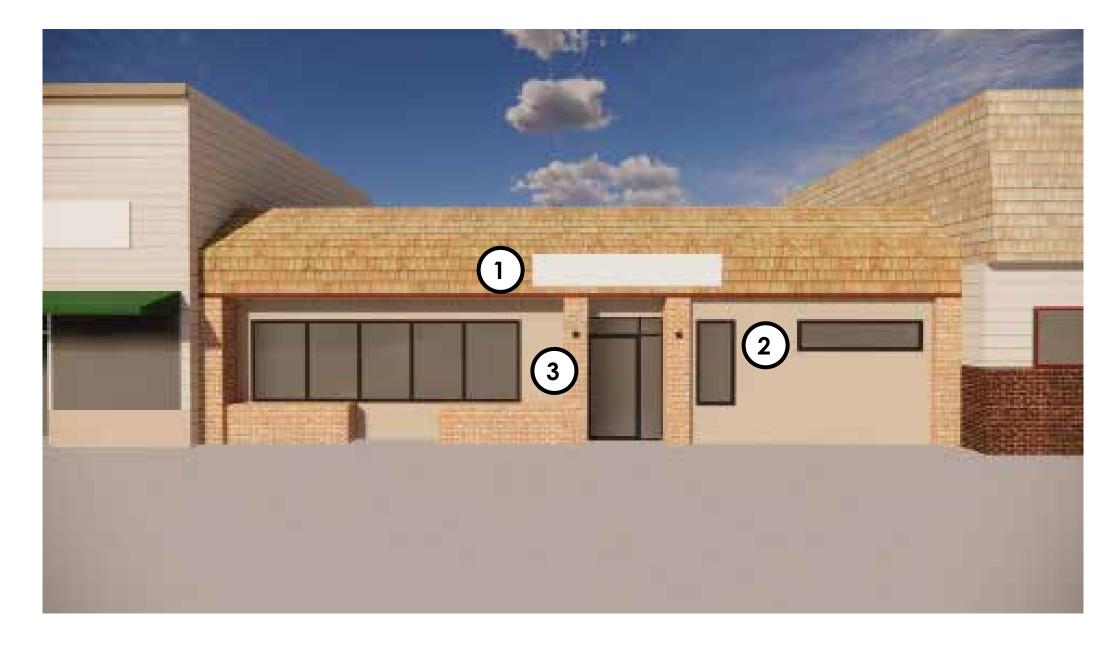




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Facade Improvements | Facade Improvement Plan | 158 E Bridge St.



Type of Improvement:

Existing building has noncontributing architectural character. The type of improvement would include frontage condition preservation and repairs.

Improvement Approach:

Improvement will focus on replacing signage for better visibility and adding and repairing small features to improve the overall quality of exterior.

Improvement Features

- **1.** Replace hanging signage with a larger forward facing sign.
- 2. Repainting stucco siding.
- **3.** Addition of lighting elements around the entry way.

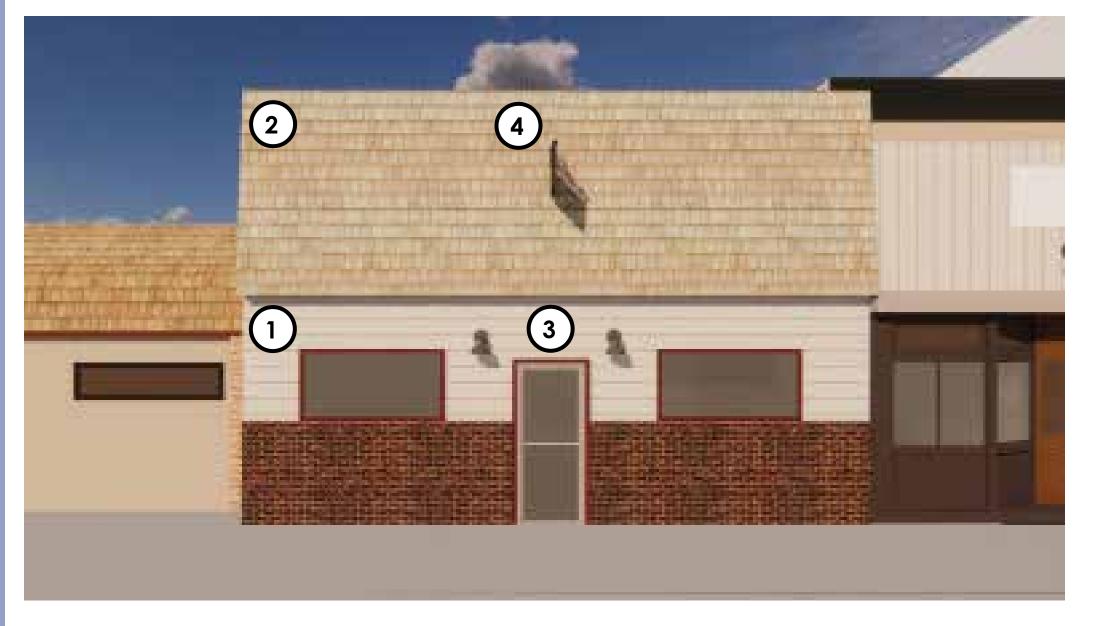
Paint Siding Light Fixtu Kick Plate Storefron Primary E Transoms Clerestory Sign Boar Parapet a Sign Band Signage Second Fl Pilaster Canopy Awning Fascia False Fror



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Facade Improvements | Facade Improvement Plan | 170 E Bridge St.



Type of Improvement:

Existing building has non-contributing architectural character. The type of improvement would focus on historical preservations and reconstruction to improve frontage conditions.

Improvement Approach:

Improvement will focus on replacing siding materials and light fixtures and repairing the signage and paint to better fit with the rustic aesthetic of downtown Hotchkiss.

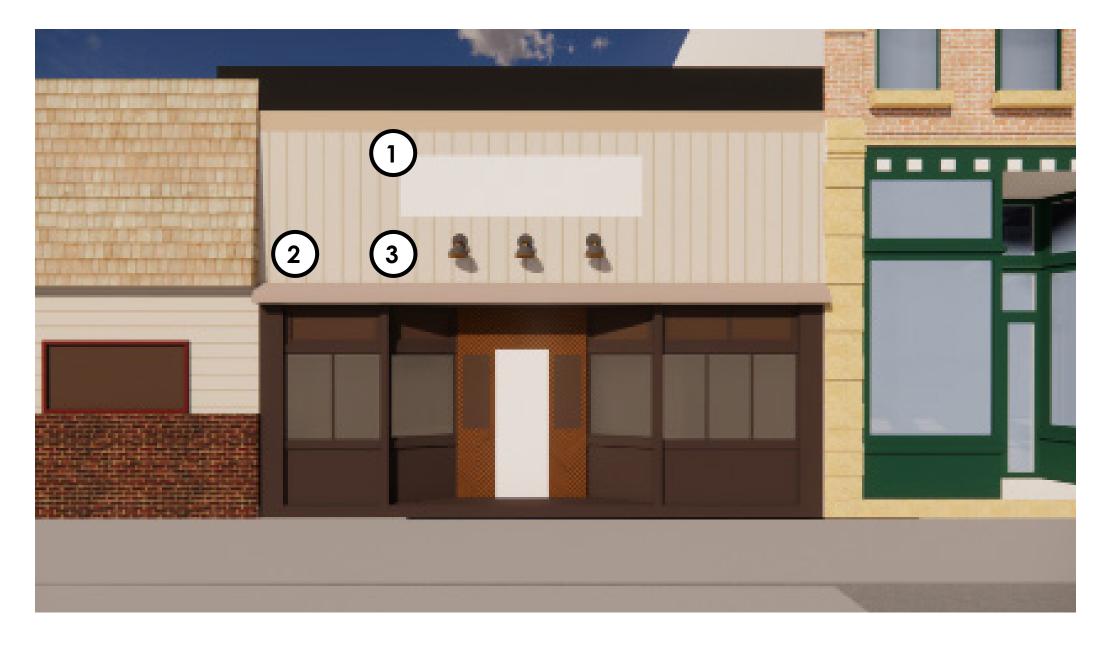
Improvement Features

- **1.** Replace and paint wood siding.
- 2. Restore shingles on upper facade.
- **3.** Replace light fixtures on exterior.
- 4. Repair signage.

	Repair	Replace	Add
Paint			
Siding			
Light Fixtures			
Kick Plates			
Storefront Display Windows			
Primary Entrance			
Transoms			
Clerestory Windows			
Sign Board			
Parapet and Cornice			
Sign Band			
Signage			
Second Floor Windows			
Pilaster			
Canopy			
Awning			
Fascia			
False Front			



Facade Improvements | Facade Improvement Plan | 164 E Bridge St.



Type of Improvement:

Existing building has contributing architectural character. The type of improvement would be focused on facade preservation and rehabilitation to maintain frontage conditions.

Improvement Approach:

Improvement will focus on repairing siding materials and updating signage and lighting for a greater visual attraction.

Improvement Features

- **1.** Add new signage.
- 2. Update and repair siding.
- **3.** Light fixtures on exterior.

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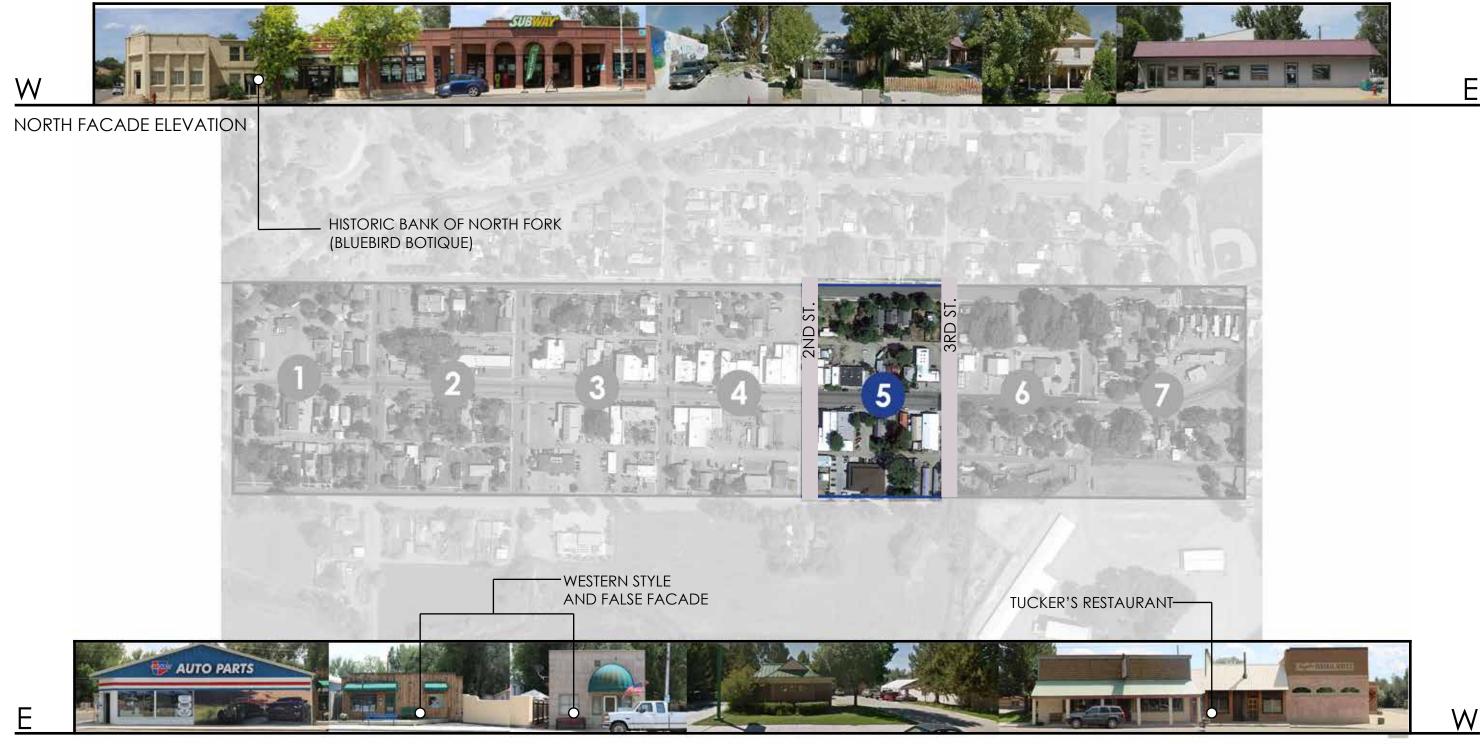


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Light Fixtures			
Kick Plates			
Storefront Display Windows			
Primary Entrance			
Transoms			
Clerestory Windows			
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Canopy			
Awning			
Fascia			
False Front			

Existing Conditions



// HOTCHKISS, COLORADO // 2022 // UTA// 95



SOUTH FACADE ELEVATION

Facade Improvements | Facade Improvement Plan | 200-204 2nd St.



Type of Improvement:

Existing building has a deteriorating traditional architectural character.

Improvement Approach:

Historical preservation and reconstruction to improve frontage conditions.

Improvement Features

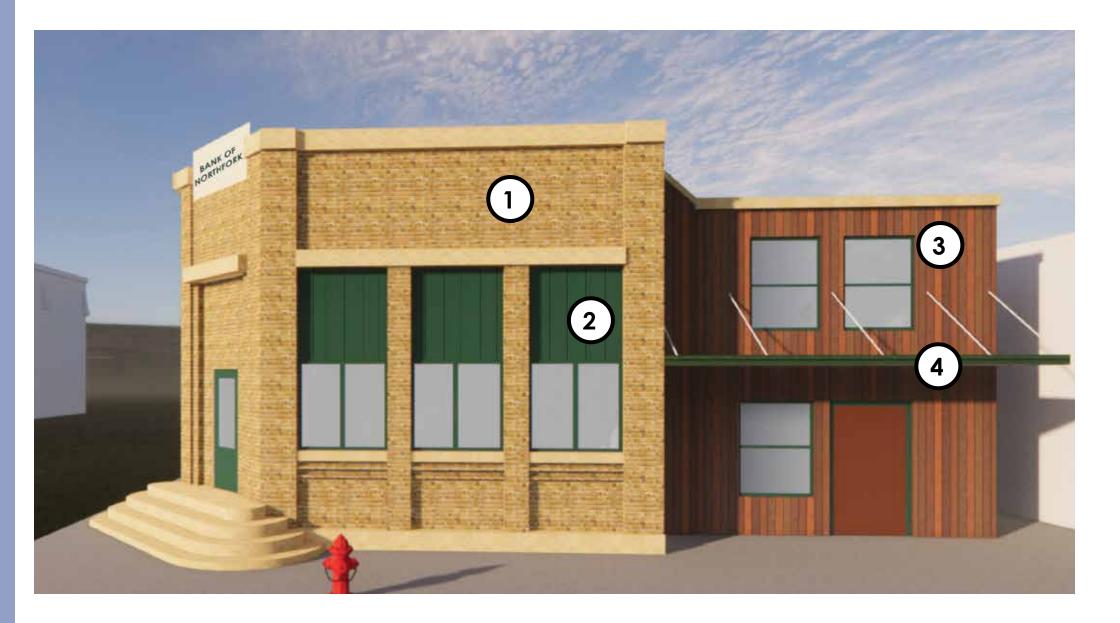
- 1. Repair parapet trim and add paint in Hotchkiss Green.
- 2. Replace clerestory windows.
- **3.** Add light fixtures to improve visibility.
- 4. Add signage to main entrance.

	Repair	Replace	Add
Paint			
Siding			
Light Fixtures			
Kick Plates			
Storefront Display Windows			
Primary Entrance			
Transoms			
Clerestory Windows			
Sign Board			
Parapet and Cornice			
Sign Band			
Signage			
Second Floor Windows			
Pilaster			
Canopy			
Awning			
Fascia			
False Front			

Existing Conditions



Facade Improvements | Facade Improvement Plan | 204 E Bridge St.



Type of Improvement:

The existing building has a contributing, historical character in deteriorating condition.

Improvement Approach:

Historical preservation and reconstruction/repair of brickwork will be the main focus to improve the facade.

Improvement Features

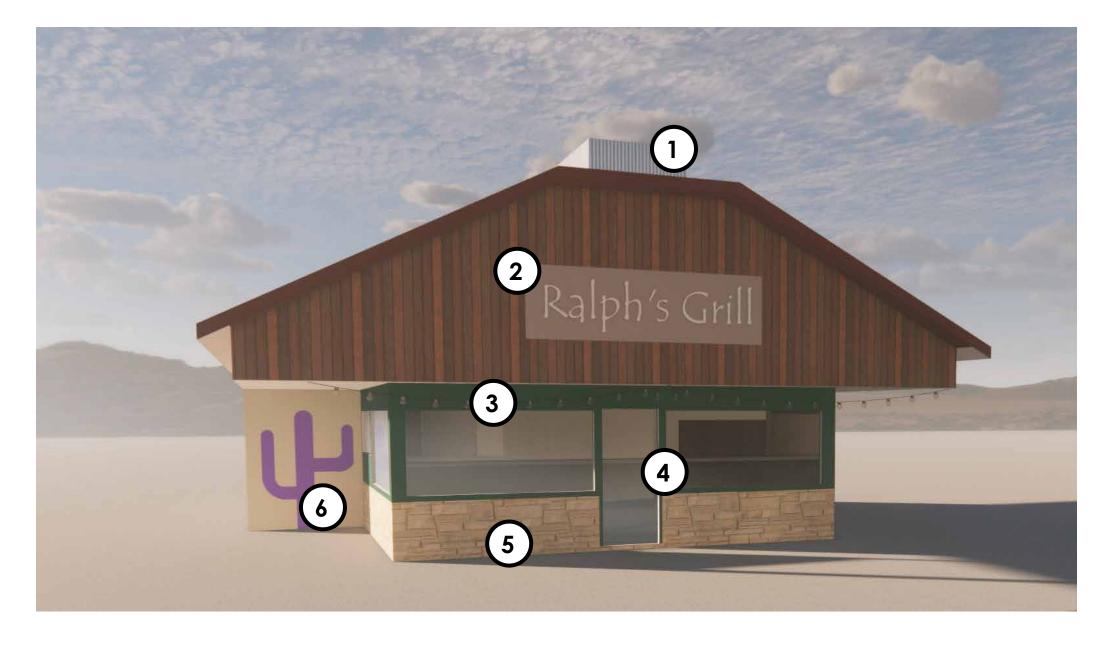
1.Remove paint to show original masonry facade.

- 2. Apply Hotchkiss Green to details above windows.
- **3.**Western Style wood siding on adjacent building.
- **4.** Restore awning.

	Repair	Replace	Add
Paint			
Siding			
Light Fixtures			
Kick Plates			
Storefront Display Windows			
Primary Entrance			
Transoms			
Clerestory Windows			
Sign Board			
Parapet and Cornice			
Sign Band			
Signage			
Second Floor Windows			
Pilaster			
Canopy			
Awning			
Fascia			
False Front			



Facade Improvements | Facade Improvement Plan | 141 E Bridge St.



Type of Improvement:

The existing building has a deteriorating, non contributing architectural character. The improvement will be focused on repairing exterior features to be contributing.

Improvement Approach:

Repair deteriorating facade elements in a creative style, and add small features to improve the overall quality of exterior.

Improvement Features

- 1. Add corrugated metal feature to roof extrusion to create more contrast in materiality.
- 2. Add signage on wood paneled roof feature.
- 3. Outdoor globe lights improve night time visibility and create welcoming entrance.
- 4. Update paint to "Hotchkiss Green"
- 5. Remove paint on existing stone wainscoting.
- 6. Preserve art feature or replace with new mural.



	Repair	Replace	Add
tures			
es			
nt Display Windows			
Entrance			
S			
ry Windows			
rd			
and Cornice			
d			
loor Windows			
ont			



Facade Improvements | Public Works Building | Public Works Existing Conditions

The following is an analysis of the public works building in its existing condition. What can be noted is its prime location, murals on the north and east faces, multiple entry ways, and large front lot.



Existing art mural creates opportunity for more art installations at this location.

Location on a primary downtown intersection of Bridge and Oak St.

Main entrance exists between the two primary wings of building which creates unique opportunity for centralized entrance and gathering place for visitors of Hotchkiss and community members alike.

Multiple garage door features on East Wing provide unique opportunity for connection to the outdoors and site design. In addition, the separation the garage doors naturally define smaller spaces that could be made into individual studios or maker's spaces.

Ample outdoor space in the existing parking lot for events and meaningful landscape design.

Facade Improvements | Public Works Building | Public Works Opportunities

Based on feedback from the community builders and coordination meetings with representatives from the town, the following graphic demonstrates potential uses for various spaces throughout the building and surrounding lot.

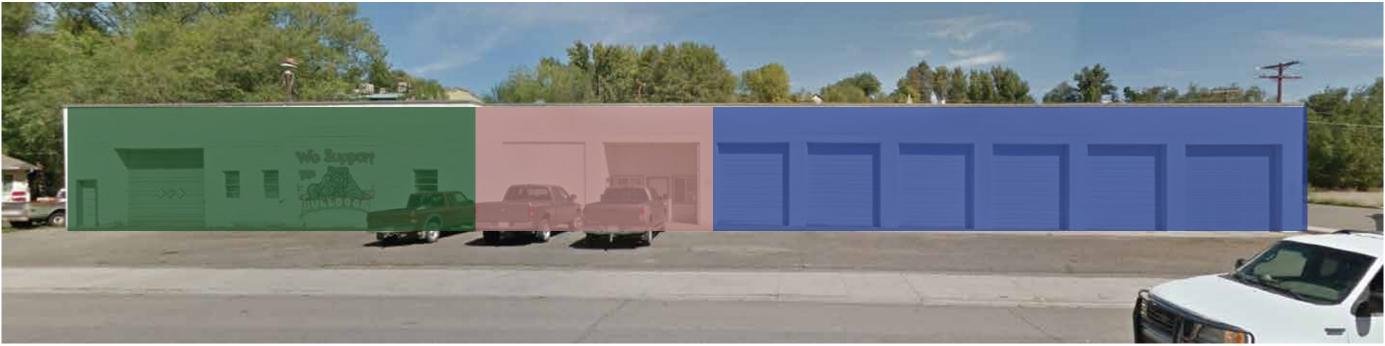


Brewery Bakery Small Grocery Store/Market Coffee shop/Cafe Retail/Clothing store Pizza Restaurant Fly Shop

Visitor Information Station Public Restrooms Historic/Heritage Information Central Gathering Lobby



Community Garden Beds Outdoor Patio for Eatery Small Outdoor Stage



Artist Studios **Community Makers Spaces** Small Retail Shops Arcade Youth Activities Vintage Car Showroom Event Center Commercial Kitchen Rec Center **Bowling Alley Energy Transition Center**

Flea Market Farmer's Market Artists/Makers Market Food Trucks

// HOTCHKISS, COLORADO // 2022 // UTA// 101

Facade Improvements | Public Works Building | Public Works Perspectives

Highlighted below are perspective renders of the Public Works building entrance and front lot. Updated materials such as wood cladding and garage doors with windows gives the building a refreshed look that contributes to Hotchkiss' downtown.



102 // HOTCHKISS, COLORADO // 2022 // UTA //

// HOTCHKISS, COLORADO // 2022 // UTA// 103

Design Guidelines & Standards Example

104 // HOTCHKISS, COLORADO // 2022 // UTA //

What are Design Guidelines?

The guidelines convey general outlines about the rehabilitation of existing structures, additions, and new construction. They define a range of appropriate responses to a variety of specific design issues.

Why have Design Guidelines?

One purpose of the guidelines is to promote preservation of the historic, cultural and architectural heritage of Downtown. An essential idea is to protect historic resources in Downtown from alteration or demolition that might damage the unique fabric created by buildings and sites that make up the Downtown area.

The guidelines also promote key principles of urban design which focus on maintaining an attractive human-scaled pedestrian-oriented environment.

The design guidelines also provide a basis for making consistent decisions about the treatment of historic resources and new infill within Downtown. Designing a new building to fit within the historic character of Downtown requires careful thought. Preservation does not mean that the area must be "frozen" in time, but it does mean that, when new building occurs, it should be in a manner that reinforces the basic visual characteristics of the historic district. In addition, they serve as educational and planning tools for property owners and their design professionals who seek to make improvements.

While the design guidelines are written for use by the layperson to plan improvements, property owners are strongly encouraged to enlist the assistance of qualified design and planning professionals, including architects and preservation consultants.

These guidelines seek to manage change so the historic character of Downtown is respected while accommodating compatible improvements. They reflect Hotchkiss' goals to promote economic and sustainable development, enhance the image of the Hotchkiss, and reuse historic resources.

These guidelines apply only to building facades; defined as any building exterior visible from a public street or alley. Interior renovation is not subject to these guidelines. Design guidelines shall be used on facade preservation, restoration, reconstruction, and rehabilitation. In the case in which historical tax credits are sought the guidelines of The Secretary of the Interior's Standards for Rehabilitation would apply. The guidelines presented here are a practical adaptation of the Secretary's Standards for application to the Downtown area.

Downtown Commercial Area Design Guideline Objectives

- of individual buildings
- character
- Enhance the business opportunities of the Downtown
- Preserve the Downtown as the place of the most intense pedestrian activity

What Type of Improvement?

Establish the nature of the improvements being planned. Identify the category that best fits:

Existing Building

If improvements are planned to an existing building, it should be analyzed as being either a Contributing Building or a Non-Contributing Building. This will influence which set of guidelines to use.

New Construction

If the planned improvements include new construction in the Downtown area then the appropriate guidelines should be followed. This includes new buildings on a vacant lot, new buildings on a lot with an existing building, and the addition to an existing non-contributing building.

What Type of Existing Building?

Downtown Hotchkiss contains various dearees of historic buildings and many are significant to the past of the Downtown. The following criteria help to classify buildings with respect to their historic significance and were established by the National Park Service. These classifications are:

Contributing Building

A "contributing" building is those determined to be historically significant because they were built during the period of significance, exist in comparatively original condition, or that have been appropriately restored and are capable of yielding important information about its period. These buildings may have additions that are compatible with the historic character of the original building.

Some of these buildings may have had some degree of alteration from their historic design. Alterations may include window replacement, cornice removal, porch enclosure and covering of the building's historic materials. These buildings in their altered form retain sufficient fabric to still be considered contributing.

• Preserve the integrity of the historic architectural features of individual buildings. • Minimize alterations and new construction that weaken the historic integrity

• Encourage new development that will respect and enhance the visual

// HOTCHKISS, COLORADO // 2022 // UTA// 105

Facade Improvements | Design Guidelines & Standards Example | Introduction

• Non-Contributing Building

A "non-contributing" building applies to existing buildings that lack historic significance due to a couple reasons. They range in age and can be older buildings along with recent construction. For the older buildings it is due to the fact that they have been substantially altered that they no longer retain their integrity and historic information is not interpretable. For recent construction, it is that they were built after the period of significance.

In some cases, these non-contributing buildings which have been substantially altered could be restored with a great degree of care, in which it could then be re-classified as contributing.

Accepted Treatment Approaches

The following list describes appropriate treatment approaches that may be considered when planning a facade improvement project:

• Preservation

"Preservation" is the act of applying measures to sustain the existing form, integrity and material of a building. Work focuses on keeping a property in good working condition with proactive maintenance.

Restoration

"Restoration" is the act or process of accurately depicting the form, features and character of a property as it appeared in a particular time period. It may require the removal of features from outside the restoration period. This may apply to an entire building, or to restoring a particular missing feature.

Reconstruction

"Reconstruction" is the act or process of depicting, by means of new construction, the form, features and detailing of a building, structure or object for the purpose of replicating its appearance at a specific time and in its historic location. This has limited application, in terms of an entire building, but may apply to a missing feature on a building.

Rehabilitation

"Rehabilitation" is the process of returning a property to a state that makes a contemporary use possible while still preserving those portions or features of the property which are significant to its historical, architectural and cultural values. Rehabilitation may include a change in use of the building or additions. This term is the broadest of the appropriate treatments and applies to most work on properties.

Combined Treatments

For many projects a "rehabilitation" approach will be the overall strategy, because this term reflects the broadest, most flexible of the approaches. Within that, however, there may be a combination of treatments used as they relate to specific building components. For example, a surviving cornice may be preserved, a storefront base that has been altered may be restored, and a missing kick plate may be reconstructed.

Facade Improvements | Design Guidelines & Standards Example

1-0: Design Guidelines for Renovation of Downtown Existing (Historic) and **Contributing Buildings**

This section aims to guide in the preservation of the exterior and storefronts of the Downtown buildings so that they will continue to contribute to the unique character. Renovations or alterations should strive to retain the overall design integrity of the historic building by protecting the original features and materials and traditional design elements.

[1-1]: Investigate Thoroughly and Set Priorities

Past alterations and applications of exterior covering materials may have concealed structural damage or original building features which were rendered irreparable by the alterations. The well-intentioned removal of a deteriorated material or an inappropriate covering from a storefront or facade could reveal original building features underneath that are so badly deteriorated or damaged, that a disproportionately costly effort is required to repair them. Before removing anything, determine the condition of the materials and features underneath. In this way, alternatives can be evaluated and costs can be determined, and potentially expensive "sidewalk decisions" can be avoided. Plan to make structural repairs first, and follow with cosmetic improvements.

[1-2]: Stabilize the Building and/or Facade

Stabilizing involves measures required to protect a building from further deterioration by weather or structural failure. Correct any structural problems; all other work is futile if the building is not structurally sound. Water entry through faulty roofs, gutters, and windows contributes to concealed building damage; stabilize the building against water damage by attending to these kinds of repairs. Perform maintenance on damaged and deteriorating materials in order to arrest deterioration. If funds are not immediately available to perform all of the work required to rehabilitate a building's exterior, patching may be necessary as a temporary stabilizing measure on certain building features. Stabilizing a building feature by temporary patching can minimize continued deterioration by weather and "save" the building for more suitable repair work later.

[1-3]: Original Facades – Maintain the Original Character of the Facade

Traditional facade elements create patterns along the block that contribute to the overall character of Downtown. Analyze the facade for these elements which define a building's visual qualities. Respect the original design and materials of the building. These elements include:

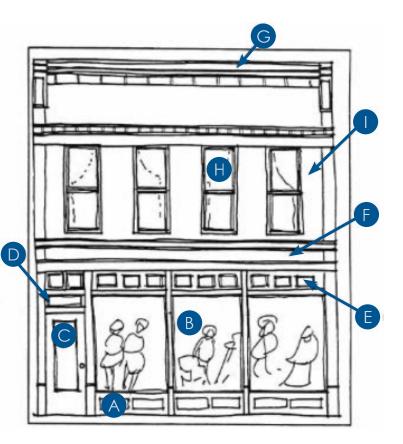
- Kick plates below display Α. windows
- Main floor display windows Β.
- Recessed primary entrances C. or corner entrances
- Transoms above entry doors D.
- Clerestory windows above E. display windows
- Sign bands F.
- Parapet walls with caps or G. cornices
- Second floor window patterns Η. and shapes
- Decorative brick or stone and ١. other detailing

(Image 1.0: Traditional Facade Example)

facade elements.

Some alterations over the years, while well intentioned, were poorly designed and insensitive to the original architecture. Other alterations were intended to eliminate the need for further exterior maintenance. Sometimes entire building facades were obliterated by surface coverings to which large signs were attached. Often other constructions, signs, and canopies were projected from the buildings in order to draw attention to them. Various materials were employed which were inappropriate, improperly installed, or incapable of living up to expectations of longevity. In such instances it may be advisable to remove such distracting or deteriorated additions.

NOTE: These guidelines do not intend to recreate the past if the original facade does not exist. If documentary evidence of the original facade does exist, then a recommended alternative is to restore the facade when practical. Where exact reconstruction is not practical, a simplified contemporary interpretation of original details will suffice with respect to original scale and character.



Do not apply theme designs that altar the original character. Even when a buildings use has changed, it is still important to retain and/or interpret traditional

Facade Improvements | Design Guidelines & Standards Example

[1-4]: Retain Original Facade Materials

Wherever possible, retain the original materials of the facade. Use appropriate methods to repair and restore and avoid concealing original materials. When portions of the original materials need to be replaced, use materials that are similar. Avoid using materials that are not visually compatible with the original facade.

Do not permanently alter or remove an original part of a building, no matter what the building's age, which would preclude its restoration at a later date. Removing decorative cornices, windows, storefront elements, or ornamental features removes the possibility of ever restoring the building at a later date should restoration become an economic possibility. The privilege of owning a building with restoration potential carries with it the obligation to permit a subsequent owner, no matter how remote that idea now seems, to restore the building to its original beauty. Removal of a building's original decorative and ornamental features destroys its unique identity and reduces its value.

[1-5]: Align Architectural Features to Create Horizontal Rhythm along Facades

Restore or recreate the historic alignment of architectural features with other buildings on the block. Alignment of architectural features across a block face creates visual continuity and a coherent context Downtown. These create patterns that contribute to the overall character. Examples of elements that typically align across facades include:

- Kick plates
- Main floor display windows top and bottom height
- Transoms and Clerestory windows
- Second floor windows
- Sign bands
- Parapets and cornices
- Awnings
- Roof lines

[1-6]: Maintain the Original Building Setback

Storefront display windows should be preserved at the sidewalk edge. Maintain recessed entrances where they exist. On occasion, entire storefronts are recessed and elements such as columns, railings and planters define the setback at the sidewalk. Where buildings are built to the alley edge, consider opportunities for alley displays windows and secondary customer entrances.

[1-7]: Maintain the Original Size, Shape and Proportion of Storefront Openings

Storefronts with large panes of glass at the display window level are appropriate. Avoid dividing the storefront window into smaller components unless historically relevant.

[1-8]: Maintain Recessed Entries Where They Exist

Recessed entrances contribute to the visual continuity. They identify the entrance and provide shelter. Use doors with a large area of glass within the storefront. Avoid residential doors and bright aluminum and stainless steel frames.

[1-9]: Maintain Kick Plates Below Display Windows

If documentary evidence exists for the original kick plate, restore it if possible. When evidence does not exist, a simplified design that retains the original character and dimension are appropriate. Typical materials for kick plates include: brick, painted wood panels, stone, glazed tile or painted metal in muted tones. Alignment of kick plates with adjacent facades on the block is typical and encouraged.

[1-10]: Maintain Transoms, Clerestories and Sign Band Elements

For transoms, use glass if possible. Clear glass is generally preferred. This area can be used for a sign or other decorative elements if glass is not feasible. Retain the original proportions of the opening. If the framing that defines the transom has been removed, consider re-establishing it in a new design. If the ceiling is now lower than the transom or clerestory lines consider raising the ceiling near the window to maintain the historical dimensions. Align transoms and clerestories as much as possible with adjacent buildings to create horizontal rhythm.

[1-11]: Maintain Shape, Materials and Spacing of Upper Windows

Where upper story windows have been filled in, consider re-opening up the window. Maintain the original spacing and pattern. Use historical documentation if available to re-create windows if re-opening is not feasible. If ceilings have been lowered, consider raising the ceiling near the window. Repair rather than replace original windows. If repair is not feasible, replace with windows that match the existing as close as possible.

[1-12]: Consider Awnings to Provide Visual Depth and Shade

Fit the awning to the dimensions of the storefront opening to emphasize the building's proportions. The awning should not obscure important details. Best practice is for an eight foot clearance from the sidewalk to the underside of the awning. Align awnings with others on the block where appropriate. This applies primarily to the bottom line of the awning. The top edge of the awning is typically mounted to align with the top of the transom or other primary framing that separates the display window. The awning valance may be used for signage. Fabric awnings are encouraged and may be operable or fixed. Metal awnings or canopies that are similar in form to fabric awnings are appropriate when designed as an integral part of the facade. Awning color should be coordinated with the color scheme of the entire building facade.

[1-13]: Distinguish Additions to Existing Buildings

Additions to historic buildings are encouraged to retain the original proportions, scale and character of the main facade. Additions should also be set back from the main facade as to express the difference between the original and new. Maintain patterns and rhythm such as horizontal elements and window sizing and spacing. Utilize the predominant rhythm of existing facade width that is repeated on the block. It is not recommended to replicate the exact original facade on the addition rendering the original indistinguishable.

[1-14]: Use Building Components That Help Establish Appropriate Scale

Careful consideration of replacement building components and their scale is important to that the proportions of the facade are maintained. Components such as doors, hardware, roof overhangs, siding, trims, light fixtures and other details should be carefully chosen. Avoid altering the facade to make the building look larger than it originally was.

The character of commercial buildings depends greatly upon the elements attached to them. Cooperation among owners is essential to ensure that signs, canopies, and awnings neither compete with each other for shoppers' attention nor obscure their buildings' architectural features. Oversized and crowded signs compete with each other and produce confusion. Tasteful appropriate signage will complement the architecture. Use signage to identify businesses, not advertise products. The best advertisement for any business is the positive image created by a sensitively rehabilitated and well maintained building.

[1-15]: Develop a Comprehensive and Appropriate Color Scheme

The color scheme will visually link the building to the past and adjacent buildings and create a unified image. Consider colors that are compatible with the buildings predominant materials. Consider the building as a whole along with details that need emphasis. Muted colors will establish a uniform background. Use color to coordinate facade elements. Use one color on similar elements such as window frames to show that they are part of the same facade and to reinforce the patterns and repetition of the elements. Avoid color schemes that visually separate the upper floors from the main floor, or that divide the building into areas that do not reflect original architectural divisions. Reserve bright colors for special accents to emphasize entryways or to highlight special ornamentation.

2-0: Design Guidelines for New Construction and Renovation of Non-Contributing Buildings

This section aims to provide guidance for the design of new construction and the renovation of non-contributing buildings in Downtown, with the effect of retaining the historical context of the area while providing new opportunities.

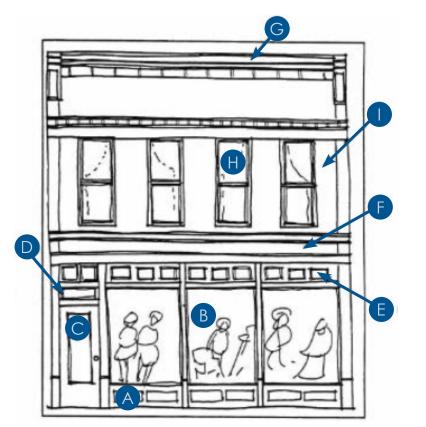
It is expected that new construction will want to reflect the character of its own time; meanwhile it is important that is also respect the traditional character of Downtown and that which makes it unique such as massing, scale and other detailing. Guidelines from Section 1-0 concerning awnings, color and appearances to buildings are applicable here.

[2-1]: Utilize Traditional Facade Components in New Design

Traditional facade elements create patterns along the block and that repetition contributes to the overall character of Downtown. These elements may be interpreted in new and contemporary ways and include:

- A. Kick plates below display windows
- Main floor display windows Β.
- Recessed primary entrances C. or corner entrances
- Transoms above entry doors D.
- Clerestory windows above E. display windows
- Sign bands F.
- G. Parapet walls with caps or cornices
- Second floor window patterns Η. and shapes
- Decorative brick or stone and Ι. other detailing

(Image 1.0: Traditional Facade Example)



[2-2]: Align Architectural Features with the Established Patterns

Aligning architectural features with adjacent facades continues the visual continuity and maintains the visual context Downtown. Designs should strive to reinforce the established patterns and visual character. Examples of elements that should align include:

- Kick plates
- Main floor display windows, top and bottom height •
- Transom and clerestory windows •
- Storefront windows •
- Horizontal and vertical proportions of the building •
- Second floor windows, size and shape ٠
- Sign bands •
- Parapets and cornices •
- Awnings ٠
- Roof lines •

[2-3]: Maintain the Established Setback of Storefronts

Designs should carefully consider maintaining similar setbacks as adjacent buildings to emphasize this defining characteristic. Where designs indicate storefront setback from the sidewalk, elements such as columns, railings, and planters can help maintain the rhythm. Typically for a one story building a zero setback is most appropriate.

[2-4]: Consider Height and Mass of Buildings

Designs should appear of similar height, mass and scale to adjacent buildings to maintain the visual integrity and character. A variety of heights is important and helps to create visual interest, but needs to be appropriate to the context.

[2-5]: Maintain Human Building Scale

Traditionally downtown buildings are of a smaller scale of traditionally-sized components. Maintaining this keeps the established human scale character of Downtown. Use standard size brick and building components and standard windows sizes. Look to adjacent buildings for reference.

[2-6]: Maintain the Proportions of Storefronts

Main floor facades should be primarily transparent at the storefront to promote pedestrian orientation and interaction. Size and shape should be similar to those historically found or adjacent.

[2-7]: Maintain the Rhythm of the Traditional Facade Width

Designs should maintain the rhythm of facade widths. This is especially true for designs that extend over multiple lots. In this case consider changing materials, patterns, reveals, building setbacks, facade portions to continue the rhythm. Maintain the primary building entrance to enforce the rhythm.

[2-8]: Use Building Material of Similar Texture, Pattern and Scale

Building materials are encouraged to reflect historical patterns in the Downtown. Brick, for instance, is a primary example of an acceptable material. Accent materials should also reflect historical patterns.

Examples of acceptable materials include:

- Brick masonry •
- Wood details like windows •
- Finished painted metal •
- Finished lumber, installed in traditional patterns (i.e. horizontal siding rather ٠ than diagonal)
- Clear or lightly tinted glass ٠
- Brick or stone and sometimes concrete for lintels •
- Wood pilasters and columns •

3-0: Design Guidelines for Downtown Commercial Signs

This section aims to provide guidance for downtown commercial signs promoting function of identifying and locating businesses, promoting merchandise or services within, attracting customers, and providing direction and information.

This section is meant to be used in conjunction with the facade design guidelines and to supplement the Hotchkiss' Sign code (ORDINANCE NO. 2013 – 00)

Downtown Commercial Sign Guideline Objectives

- Preserve the integrity of the historic architectural features of individual buildings.
- Minimize alterations and new construction that weaken the historic integrity of individual buildings
- Encourage new development that will respect and enhance the visual character
- Enhance the business opportunities of the Downtown
- Preserve the Downtown as the place of the most intense pedestrian activity

[3-1]: Retain and Restore Historic Signs

Whenever possible, retain and restore historic signs. This is especially important when the sign is integral to the building's design or physical construction, a historically significant sign type and characteristic of a specific historic period.

[3-2]: Signs Should be Integral to the Overall Building Design

Signs should not obscure or damage important architectural details or other important building features such as but not limited to windows, door frame, cornice, moldings, or decorative feature. Signs should align and maintain the horizontal and vertical facade features found along the block. The position of the sign should emphasize special features or details of the facade, draw attention to the shop entrance or display window. Signs should be aligned where several businesses share a building.

[3-3]: Sign Types Should Contribute to the Downtown Street scape and Environment

A variety of signs may be used downtown and should contribute to the sense of visual continuity. Sign types that are applicable to downtown are:

Flush Wall Signs

This sign type is any sign attached to the wall or surface of the building and minimally projects from the surface. Wall signs should align along the block and should be positioned within architectural features.

Projecting Signs

This sign type projects horizontally out from the surface of the building. Larger projecting signs should be installed higher on the building, centered on the facade or on the corner of an end block building.

Awning Signs

This type of sign is usually lettering that is directly applied to the surface or face of the awning material. Reference the facade design guidelines for awning design considerations.

Under Canopy Signs

This sign type is attached perpendicular to the wall of a building. The sign should relate to the shop entrance.

Window and Door Signs

This sign type is any lettering, symbol or picture used to advertise or communicate information that is applied directly to or site just off the face of the window pane or glass. These signs should be designed to minimize the amount of window covered to preserve the transparency at the sidewalk.

[3-4]: Sign Types Should be Simple and Clearly Designed

All sign types should be designed to enhance and emphasize architectural elements and features of the facade and be subordinate to the overall building composition. Signs should be simple with clear typeface of permanent and durable materials. When designing a sign consider the following:

Sign Material

Signs should be made of durable and permanent materials that are easy to maintain. Various materials are acceptable and should be compatible with the architectural character and materials of the building. Sign color should contribute to the legibility and design integrity of the sign and building as a whole.

Sign Shape

Signs should be of a simple and straight forward shape which aids is conveying the message of the sign.

Typeface and Graphics

Avoid overly ornate and hard to read typefaces and keep the number of typefaces to no more than three types per sign. Consider the use of symbols which are read quickly and remembered well and can be graphically pleasing.

Illumination

External sign illumination is preferred and can be designed in a compatible manner to the overall facade. Direct the lighting towards the sign from a shielded light source with a warm color temperature lamp. Internal lit signs are generally discouraged as they can create masses of light that detract from the facade and storefront. The coordination of lighting intensity, color, sign placement and display window design in effect turns the entire storefront into a sign.

NEXT STEPS

114 // NEW CASTLE, COLORADO // 2021 // UTA //





Preliminary Opinion of Costs	pg. 116
Funding Opportunities	pg. 120



Next Steps | Preliminary Opinion of Costs | Overview Map & Descriptions

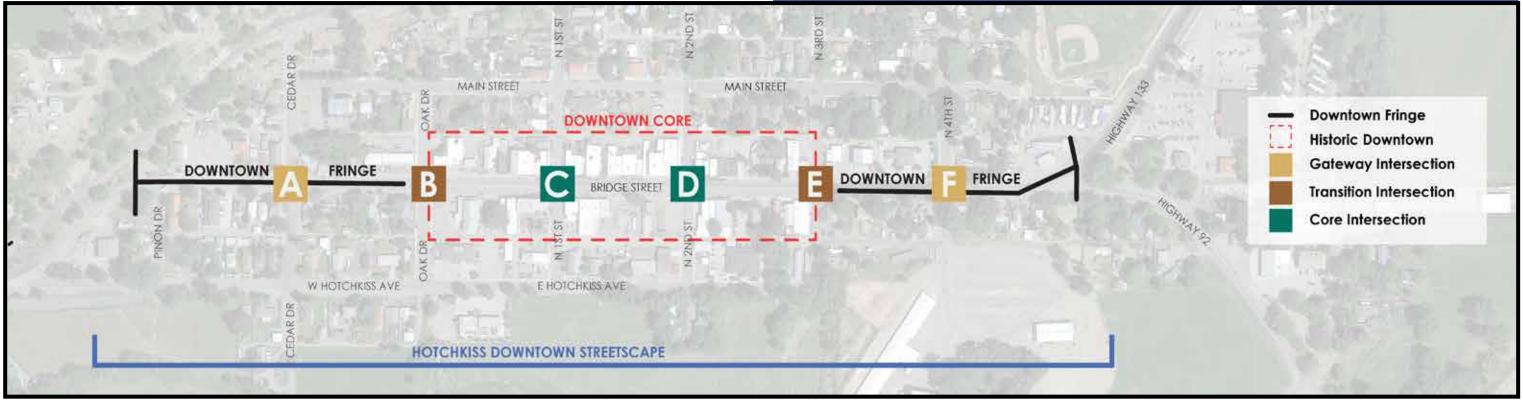
The following cost opinions are based upon preliminary conceptual design and planning and should be used as information only, for the purposes of determining an order of magnitude. The opinions were completed without actual engineering and are subject to change. These estimates should be refined as more detailed design stages provide accurate quantities. The data used to compile the opinion of costs is derived from industry standard sources. Prices are subject to change with time and other industry-related factors.

The following items are **included** in the opinion of costs:

- The following items are **excluded** from the opinion of costs:
- Site Preparation: Mobilization, street removal for sidewalk extensions and crosswalks/ intersection treatments
- Paving: Sidewalks, curbs, crosswalks, bulb-outs
- Town Identity: Sculptures, gateway signs, murals
- Plantings/Vegetation: Sod at pocket parks, street trees, flowers for planters and baskets
- Crosswalks/Intersections: If crosswalks and intersection treatments are constructed separately, the unit cost will likely increase
- Pocket Park Structures: Gateway markers, edge treatments
- Streetscape Amenities: Solar lighting, benches, shaded benches, trash and recycling cans, planter boxes and hanging baskets, parklets
- Wayfinding Signage: Directional signs, banner signs, pedestrian kiosks, decorative bollards
- Miscellaneous Items: Survey, Architecture/Engineering Fees, Construction Management, Contractor Overhead and Profit, and 20% Contingency for unknown items

- within roadway
- Utilities: Connections, transformer installation, or vault boring
- **Electrical Demolition:** Electrical utilities
- underneath sidewalks
- property owner to complete the work

The following map details the location of intersection types and the general downtown streetscape used in the following cost opinion. Items in the opinion of cost will be color coded to reflect the same colors used below.



116 // HOTCHKISS, COLORADO // 2022 // UTA //

• Street Improvements: Road resurfacing, curb replacement outside project area, utilities

• **Miscellaneous:** Unforeseen site conditions such as vaults or basements extending

Facade Improvement Costs: Due to the varying degree of work that the facade concepts depict, no costs have been associated with these concepts. Costs will vary depending on the complexity of the improvements, the quality of the materials selected to implement the concepts, and the architect or contractor selected by the

Hotchkiss Main Street Preliminary Opinion of Cost - Intersection & Streetscape

DOWNTOWN CORE INTERSECTIONS (C&D) *60ft N&S streets

ITEM	QTY	<u>UNIT</u>	UNIT PRICE	TOTAL	<u>REMARKS</u>
SITE PREPERATION					
Mobilization & General Conditions	1	LS	\$25,000.00	\$25,000.00	project area setup and delivery
PAVEMENT					
Brick Paving	25,440	SF	\$12.00	\$305,280.00	roll-over bulb-outs and sidewalk
Repave Asphalt	22,826	SF	\$10.00	\$228,260.00	fill cracks and repave
Colored Concrete Crossings	1,680	SF	\$10.00	\$16,800.00	colored and patterned
Painted Striped Crosswalk	4	EA	\$770.00	\$3,080.00	crosswalk
AMENITIES					
Concrete Benches	400	CF	\$10.00	\$4,000.00	continuous 15ft block
TOTAL BUDGET SUGGESTED F	OR PH	ASE 1	\$582,420.00		

GENERAL STREETSCAPE COSTS

ITEM	<u>QTY</u>	<u>UNIT</u>	UNIT PRICE	TOTAL	<u>REMARKS</u>
SITE PREPERATION					
Mobilization & General Conditions	1	LS	\$25,000.00	\$25,000.00	project area setup and delivery
PAVEMENT					
Repave Concrete	17,600	SF	\$8.00	\$140,800.00	tear out old sidewalk and replace
Repave Asphalt	13,200	SF	\$10.00	\$132,000.00	fill cracks and repave
Painting	9,470	LF	\$0.40	\$3,788.00	street stripes and parking lines
AMENITIES					
Shaded Benches	6	EA	\$1,000.00	\$6,000.00	6 and 8-foot
Benches	18	EA	\$900.00	\$16,200.00	
Trash and Recycling Cans	16	EA	\$300.00	\$4,800.00	
Planters	32	EA	\$200.00	\$6,400.00	large wood planter box
Solar Lighting	30	EA	\$2,500.00	\$75,000.00	vary depending on type and installation cost
Directional and Banner Signage	12	EA	\$1,500.00	\$18,000.00	signs and post
Pedestrian Kiosk	2	EA	\$1,000.00	\$2,000.00	price will vary depending on materials
Decorative Bollards/Planters	20	EA	\$500.00	\$10,000.00	price will vary depending on materials
TOWN IDENTITY					
Sculpture	3	EA	\$5,000.00	\$15,000.00	price will vary depending on materials
VEGETATION					
Street Trees (medium)	32	EA	\$300.00	\$9,600.00	tree and basic installation
Street Trees (small)	48	EA	\$150.00	\$7,200.00	tree and basic installation
Flowers	540	EA	\$8.00	\$4,320.00	one plug, will vary by plant
TOTAL BUDGET SUGGESTED FOR PHASE 1				\$476,108.00	

GATEWAY INTERSECTIONS (A&F) *60ft N&S streets

ITEM	<u>QTY</u>	<u>UNIT</u>	UNIT PRICE	TOTAL	<u>REMARKS</u>
SITE PREPERATION					
Mobilization & General Conditions	1	LS	\$25,000.00	\$25,000.00	project area setup and delivery
PAVEMENT					
Concrete Roll-over Bulb-outs	9,440	SF	\$8.00	\$75,520.00	\$6-\$12 per square foot depending on finishes
Repave Concrete	3,680	SF	\$8.00	\$29,440.00	tear out old sidewalk and replace
Repave Asphalt	22,826	SF	\$10.00	\$228,260.00	fill cracks and repave
Colored Concrete Crossings	1,680	SF	\$10.00	\$16,800.00	colored and patterned
Painted Striped Crosswalk	4	EA	\$770.00	\$3,080.00	crosswalk
TOWN IDENTITY					
Gateway	2	EA	\$10,000.00	\$20,000.00	price will vary depending on materials
Sculpture	2	EA	\$5,000.00	\$10,000.00	price will vary depending on materials
TOTAL BUDGET SUGGESTED F		ASE 2		\$408,100.00	

TRANSITION INTERSECTIONS (B&E) *60ft N&S streets

ITEM	<u>QTY</u>	<u>UNIT</u>	UNIT PRICE	<u>TOTAL</u>	REMARKS
SITE PREPERATION					
Mobilization & General Conditions	1	LS	\$25,000.00	\$25,000.00	project area setup and delivery
PAVEMENT					
Concrete Roll-over Bulb-outs	9,440	SF	\$8.00	\$75,520.00	\$6-\$12 per square foot depending on finishes
Repave Concrete	3,680	SF	\$8.00	\$29,440.00	tear out old sidewalk and replace
Repave Asphalt	22,826	SF	\$10.00	\$228,260.00	fill cracks and repave
Colored Concrete Crossings	1,680	SF	\$10.00	\$16,800.00	colored and patterned
Painted Striped Crosswalk	4	EA	\$770.00	\$3,080.00	crosswalk
TOTAL BUDGET SUGGESTED F	OR PH	ASE 3		\$378,100.00	

SOFT COSTS TO CONSIDER*	
Survey	2% of Subtotal
Professional Fees	10% of Subtotal
Contractor Overhead	10% of Subtotal
Contingency	20% of Subtotal
Administrative Costs	2% of Subtotal

FINAL ESTIMATED PROJECT COST \$2,656,408.32

*Please note: This opinion of cost does not include engineering cost or other potential professional studies

\$1,844,728.00

\$36,894.56 \$184,472.80 \$184,472.80 \$368,945.60 \$36,894.56

Next Steps | Preliminary Opinion of Costs | Pocket Parks Cost Opinion

In addition to the intersection and streetscape cost opinion, an opinion of cost has also been put together for the four proposed pocket parks along Bridge Street. Similar to the previous cost opinion, items such as utilities, electrical demolition, facade improvement costs, and other unforeseen site conditions have been excluded from the pocket park cost opinion.



The following map details the location of the four pocket parks in Hotchkiss and Items in the following opinion of cost will be color coded to reflect the same colors used below.

Hotchkiss Main Street Preliminary Opinion of Cost - Pocket Parks

POCKET PARK 1: PARK BESIDE PAT'S

ITEM	QTY	<u>UNIT</u>	UNIT PRICE	TOTAL	<u>REMARKS</u>
SITE PREPERATION					
Mobilization & General Conditions	1	LS	\$25,000.00	\$25,000.00	project area setup and delivery
PAVEMENT					
Concrete Oval	193	SF	\$10.00	\$1,930.00	colored and patterned
Sandscape Concrete	410	SF	\$10.00	\$4,100.00	
AMENITIES					
Picnic Tables	1	EA	\$400.00	\$400.00	8ft long (keep existing ADA tables)
Tables with Umbrella	3	EA	\$1,000.00	\$3,000.00	includes umbrella
Trash and Recycling	2	EA	\$300.00	\$600.00	
Cigarette Disposal	2	EA	\$55.00	\$110.00	plastic, 17in diameter, 39in height
Planter	1	EA	\$200.00	\$200.00	large wood planter box
String Lights	100	LF	\$5.00	\$500.00	
Shade Sails	2	EA	\$5,000.00	\$10,000.00	will vary depending on material and size
Hanging Baskets	4	EA	\$50.00	\$200.00	includes basket, bracket and plant
TOWN IDENTITY					
Mural	925	SF	\$35.00	\$32,375.00	will vary depending on materials and detail
VEGETATION					
Purple Clematis Vine	4	EA	\$35.00	\$140.00	1 gal pot
Flowers	10	EA	\$8.00	\$80.00	one plug, will vary by plant
TOTAL BUDGET SUGGESTED FO	TOTAL BUDGET SUGGESTED FOR POCKET PARK 1				

POCKET PARK 2: PARK WITH TREES

ITEM	<u>QTY</u>	<u>UNIT</u>	UNIT PRICE	TOTAL	REMARKS
SITE PREPERATION					
Mobilization & General Conditions	1	LS	\$25,000.00	\$25,000.00	project area setup and delivery
Tree Removal	1	LS	\$2,000.00	\$2,000.00	for a large tree, includes stump removal
GROUND COVER					
Sandscape Concrete	530	SF	\$10.00	\$5,300.00	with ray pattern cuts
Mulch	777	SF	\$2.50	\$1,942.50	wood chip, 6in deep, includes labor
AMENITIES					
Tables & Chairs	4	EA	\$110.00	\$440.00	folding table and two chairs
Cigarette Disposal	2	EA	\$55.00	\$110.00	plastic, 17in diameter, 39in height
Planter with Seating	1	EA	\$5,000.00	\$5,000.00	large concrete planter box with seating
String Lights	200	LF	\$5.00	\$1,000.00	
Solar Lighting	8	EA	\$2,500.00	\$20,000.00	will vary depending on type and installation cost
Concrete Benches	240	CF	\$10.00	\$2,400.00	
TOWN IDENTITY					
Sculpture	2	EA	\$5,000.00	\$10,000.00	price will vary depending on materials
VEGETATION					
Shrubs	20	EA	\$20.00	\$400.00	1 gal Blue Star Juniper
Flowers	32	EA	\$8.00	\$256.00	one plug, will vary by plant
Boulders	135	TN	\$300.00	\$40,500.00	sandstone
TOTAL BUDGET SUGGESTED FO	\$39,792.50				

POCKET PARK 3: CREAMERY ARTS CENTER PARK

ITEM	QTY	UNIT	UNIT PRICE	<u>TOTAL</u>	<u>REMARKS</u>
SITE PREPERATION					
Mobilization & General Conditions	1	LS	\$25,000.00	\$25,000.00	project area setup and de
GROUND COVER					
Concrete Oval	210	SF	\$10.00	\$2,100.00	colored and patterned
Stabilized Crusher Fines	934	SF	\$2.00	\$1,868.00	
Mulch	883	SF	\$2.50	\$2,207.50	wood chip, 6in deep, inclu
Sod	4,318	SF	\$4.00	\$17,272.00	includes irrigation
AMENITIES					
Picnic Tables	8	EA	\$400.00	\$3,200.00	8ft long
Trash and Recycling	2	EA	\$300.00	\$600.00	
Cigarette Disposal	2	EA	\$55.00	\$110.00	plastic, 17in diameter, 39ir
Planters	4	EA	\$200.00	\$800.00	large wood planter box
Solar Lighting	8	EA	\$2,500.00	\$20,000.00	will vary depending on typ
Playground Structure	1	EA	\$35,000.00	\$35,000.00	
TOWN IDENTITY					
Gateway	2	EA	\$10,000.00	\$20,000.00	price will vary depending
VEGETATION					
Trees	4	EA	\$300.00	\$1,200.00	tree and basic installation
Flowers	30	EA	\$8.00	\$240.00	one plug, will vary by plan
				\$53,157.50	

POCKET PARK 4: LOT ON 2ND STREET

QTY	<u>UNIT</u>	UNIT PRICE	TOTAL	<u>REMARKS</u>
1	LS	\$25,000.00	\$25,000.00	project area setup an
6,245	SF	\$13.00	\$81,185.00	includes gravel and in
386	LF	\$0.40	\$154.40	street stripes and park
852	SF	\$10.00	\$8,520.00	colored and patterne
1,876	SF	\$8.00	\$15,008.00	\$6-\$12 per square foo
1,952	SF	\$1.80	\$3,513.60	
5	EA	\$400.00	\$2,000.00	8ft long
2	EA	\$300.00	\$600.00	
2	EA	\$55.00	\$110.00	plastic, 17in diameter,
10	EA	\$500.00	\$5,000.00	large wood planter bo
8	EA	\$2,500.00	\$20,000.00	will vary depending or
1	EA	\$5,000.00	\$5,000.00	will vary depending or
1	EA	\$50.00	\$50.00	
360	SF	\$35.00	\$12,600.00	will vary depending or
2	EA	\$5,000.00	\$10,000.00	price will vary depend
4	EA	\$300.00	\$1,200.00	tree and basic installa
50	EA	\$8.00	\$400.00	one plug, will vary by
	KET P		\$141,091.00	
	1 6,245 386 852 1,876 1,952 5 2 2 10 8 1 1 1 360 2 2 4 50	1 LS 6.245 SF 386 LF 852 SF 1.876 SF 1.952 SF 5 EA 2 EA 10 EA 1 EA 1 EA 360 SF 2 EA 1 EA 360 SF 2 EA 360 SF 2 EA	1 LS \$25,000.00 6,245 SF \$13.00 386 LF \$0.40 852 SF \$10.00 1.876 SF \$8.00 1.876 SF \$1.80 5 EA \$400.00 2 EA \$300.00 2 EA \$55.00 10 EA \$50.00 1 EA \$50.00 1 EA \$50.00 360 SF \$335.00 2 EA \$50.00 1 EA \$50.00	1 LS \$25,000.00 \$25,000.00 6,245 SF \$13.00 \$81,185.00 386 LF \$0.40 \$154.40 852 SF \$10.00 \$8,520.00 1.876 SF \$80.00 \$15,008.00 1.952 SF \$18.00 \$2,000.00 2 EA \$400.00 \$2,000.00 2 EA \$300.00 \$600.00 2 EA \$550.00 \$110.00 10 EA \$2,000.00 \$2,000.00 8 EA \$2,000.00 \$600.00 11 EA \$550.00 \$110.00 10 EA \$50.00 \$50.00.00 1 EA \$50.00 \$50.00.00 1 EA \$50.00 \$12,600.00 2 EA \$50.00 \$10,000.00 360 SF \$35.00 \$12,600.00 2 EA \$50.00.00 \$10,000.00 2 EA

BUDGET SUGGESTED FOR ALL POCKET PARKS \$269,381.00

SOFT COSTS TO CONSIDER*

Survey	2% of Subtotal	\$5,387.62
Professional Fees	10% of Subtotal	\$26,938.10
Contractor Overhead	10% of Subtotal	\$26,938.10
Contingency	20% of Subtotal	\$53,876.20
Administrative Costs	2% of Subtotal	\$5,387.62

FINAL ESTIMATED PROJECT COST

nd delivery

, includes labor

r, 39in height xoc

on type and installation cost

iding on materials

ation / plant

nd delivery

installation

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ed

oot depending on finishes

r, 39in height box with seat on type and installation cost on material and size

on materials and detail iding on materials

ation / plant

The following list of programs and grants were put together as potential funding opportunities for the redesign and beautification of Bridge Street, including the streetscape and pocket parks.

Streetscape Funding Opportunities:

Program/Grant: Rural Business Development Grant (RBEG) Funding Organization: U.S. Department of Agriculture (USDA)

Project Type: Acquisition or development of land, easements, or rights of way; construction, conversion, renovation of buildings; parking areas and utility; community economic development

Program Details: Enterprise grants must be used on projects to benefit small and emerging businesses in rural areas as specified in the grant application

Eligibility: Rural public entities including towns, communities, state agencies, authorities, nonprofit corporations, institutions of higher education, federally recognized tribes, and non-profit rural cooperatives. Must be used on projects that benefit rural areas or towns outside the urban periphery of any city with a population of 50,000 or more

Awards: No maximum grant amount, smaller requests are given higher priority

Important Dates: Open Date: January 14th, 2022, Close Date: April 14th, 2022, 4:30 PM MST, see website for later dates

Contact: Denver Federal Center, Building 56, Room 2300, PO Box 25426 Phone: (720)544-2903

> Website: https://www.rd.usda.gov/programs-services/business-programs/ruralbusiness- development-arants/co

Program/Grant: Rural Economic Development Initiative (REDI) Funding Organization: Department of Local Affairs (DOLA)

Project Type: Designed to help rural communities comprehensively diversify their local economy and create a more resilient Colorado.

Program Details: Projects that will be funded include plans, construction, programs, and capacity building. All applicants must create and retain jobs, either direct or indirect.

Eliaibility: Counties with a population of less than 50,000 or a municipality with a population of less than 25,000. County or municipal governments as well as council of governments may apply with the following entities as partner: intergovernmental agencies, housing authorities, economic development agencies, non-profit organizations, private employers, and tribes.

Awards: Applications should not exceed \$430,000

Deadlines: Yearly, see website

Contact: Dana Hlavac, 222 S. 6th St., Room 409, Grand Junction, CO 81501 Phone: (970) 473-4947 Email: dana.hlavac@state.co.us Website: https://cdola.colorado.gov/funding-programs/rural-economicdevelopment-initiative

Program/Grant: Revitalizing Main Streets Program Funding Organization: Colorado Department of Transportation (CDOT)

Project Type: Part of Colorado's COVID-19 Recovery Plan with provided additional funding for the program over the next 10 years

Program Details: Intended to help communities across the state implement transportation related projects that improve safety and yield long-term benefits to community main streets. Eligibility: Local governments, CDOT, and other governmental agencies. Non-profits and transportation management organizations may partner with a governmental agency. Awards: Past awards range from \$15,000 to \$2 million **Deadlines:** Grant Opportunity 2, spring and early summer of 2022, see website for updates **Website:** https://www.codot.gov/programs/planning/grants/grants

Program/Grant: Energy/Mineral Impact Assistance Fund Grant (EIAF) Funding Organization: Colorado Department of Local Affairs (DOLA)

Project Type: Assists political subdivisions that are socially and/or economically impacted by the development, processing, or energy consumption of minerals and mineral fuels **Program Details:** Intent to promote sustainable community development, increase livability and resilience of communities through strategic investments in asset-building activities Eligibility: Municipalities, counties, school districts, special districts, and other political

subdivisions and state agencies

Awards: Tier 1 up to \$200,000, Tier 2 \$200,000 to \$600,000/\$700,000 Deadlines: Depends on cycle

Cycle 22-06 Application period closes March 1st, 2022 Cycle 22-12 Application period opens August 1st, 2022, and closes September 1st, 2022 Cycle 23-06 Application period opens February 1st, 2023, and closes March 1st, 2023 Website: https://cdola.colorado.gov/funding-programs/energy/mineral-impact-assistance-

fund-grant-eiaf

(Streetscape Funding Opportunities continued on next page)

Streetscape Funding Opportunities (continued):

Program/Grant: Transportation Alternatives Program (TAP) Funding Organization: Colorado Department of Transportation (CDOT)

Project Type: Transportation improvement projects that expand travel choice, strengthen the local economy, improve quality of life, and protect the environment

Program Details: Programs and projects defined as transportation alternatives, including on- and off-road pedestrian and bicycle facilities, infrastructure projects, community improvement activities, and environmental mitigation

Eligibility: Local governments, regional transportation authorities, transit agencies, natural resource or public land agencies, school districts, local education agencies and schools, and tribal governments

Awards: Amounts vary, funds require a 20% local match

Deadlines: Periodically, see website

Mark Rogers, 222 S. 6th Street, Room 317, Grand Junction, CO 81501 Contact: Phone: (970) 683-6252

Email: mark.rogers@state.co.us

Website: https://www.codot.gov/programs/planning/grants/tap-fiscalyears-2021-23

Program/Grant: Multimodal Options Fund (MMOF)

Funding Organization: Colorado Department of Transportation (CDOT)

Project Type: Funds multimodal transportation projects and operations throughout the state

Program Details: Eligible projects include capital or operating costs for: fixed route and on-demand transit, transportation demand management programs, multimodal mobility projects enabled by new technology, multimodal transportation studies, and bicycle or pedestrian projects

Eligibility: Local governments, transit agencies (public or private), school districts, or other sponsors of eligible multimodal projects

Awards: All MMOF Local Funds must be matched 50/50 by other non-MMOF funds, infrastructure projects minimum \$150,000 project cost, planning projects no minimum

Deadlines: Projects selected for MMOF Local Funds must fully complete and final reimbursement requests submitted to CDOT by approximately June 1st, 2023

Mark Rogers, 222 S. 6th Street, Room 317, Grand Junction, CO 81501 Contact: Phone: (970) 683-6252

Email: mark.rogers@state.co.us

Website: https://www.codot.gov/programs/planning/grants/mmof-local

Parks and Open Space Funding Opportunities:

Program/Grant: Community Impact

Funding Organization: Great Outdoors Colorado (GOCO)

Project Type: Helps develop and revitalize parks, trails, schoolyards, fairgrounds, environmental education facilities, and other outdoor projects important to Colorado communities.

Program Details: Community-driven projects of all sizes, support efforts through concept to completion

Eligibility: Colorado municipality or county

Awards: Most requests do not exceed \$1 million, matching requirements and project timelines will be customized to partners and projects

Important Dates: Spring: Concepts due February 21st, 2022, Applications due March 31st, 2022, Grants awarded June 9th, 2022, Fall & Winter: See website Website: https://goco.org/programs-projects/grant-programs/community-impact

Local Sponsorship Opportunities:

Becher Family Foundation

Address: 6234 Buffalo Run, Roxborough, CO 80125-9047

Gates Family Foundation

Address: 1390 Lawrence Street, #400, Denver, CO 80204-2081 Phone: (303) 722-1881 Email: info@gatesfamilyfoundation.org Website: https://aatesfamilyfoundation.org/engage/contact-us/

Telluride Foundation

Address: 220 E. Colorado Avenue, Suite 106, PO BOX 4222, Telluride, CO, 81435 Phone: (970) 728-8717 Email: info@telluridefoundation.org Website: https://telluridefoundation.org/

Knights of Columbus

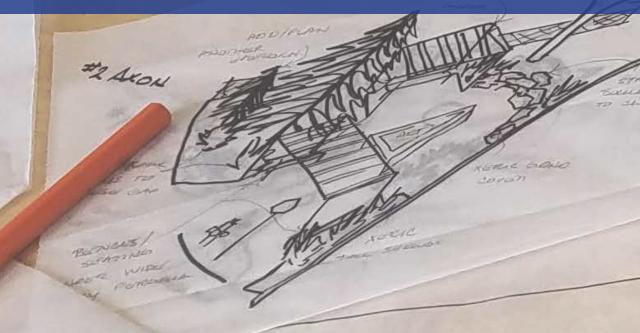
Address (national): 1 Columbus Plaza, New Haven, CT 06510 Phone: (203) 752-4000 Website: https://www.kofc.org/en//index.html

Lions Club

Hotchkiss Address: Highway 92, Crawford CO, 81415 -- Club President: Jess Deegan Paonia Address: 218 4th Street, Paonia, CO, 81428 -- Club President: Michael Peacock Website: https://www.lionsclubs.org/en

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// NEW CASTLE, COLORADO // 2021 // UTA //





UTA Background pg. 124 Design Team

pg. 126



Acknowledgments | UTA Background

What we are...

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

UTA strives to enhance the quality of community life - through collaboration, applied research and innovative design – for the betterment of all community residents. In the process, student's educational experience is enhanced by taking what is learned in the classroom and academic studio and employing it in projects of public and civic interest. Communities benefit through design work that is continuously being improved through research and innovation. Moreover, together we become partners in the design thinking process, thus expanding our mutual and individual capacities to further envision and implement projects of significant public impact. Started in 1967, UTA has worked in partnership with communities and neighborhoods to complete over 2000 projects around Colorado. Projects range in size and scope, but have the common element of improving the community as a place to live, work and play.

What we do...

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







// HOTCHKISS, COLORADO // 2022 // UTA// 125



Chris Endreson

UTA Field Supervisor

Chris Endreson started working for the UTA program at UCD in October of 2013 after working at a Grand Junction prominent architectural firm for 8 years. There he worked primarily on the technical side of design including managing projects in the construction administration phase. He and his family reside in Fruita, CO and have called the Grand Valley home since 2007. He has other family living on the western slope as well providing for many family get togethers and excursions into the surrounding mountains. He and his wife enjoy 4-wheeling and camping as well as traveling to the pacific coast from time to time to awe at the wonders of the ocean. Both he and his wife are active in their local community as a way to help guide give back to this great place to live.



Morgan Bonnem

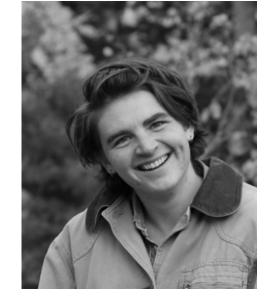
Morgan is a Master of Landscape Architecture candidate at the University of Colorado Denver. She received her Bachelor's Degree in Sociology at DePaul University in Chicago, Illinois. She has spent the last four years working as a gardener and volunteering with community focused arts, gardening, and farming programs. She enjoys connecting to the world through reading, music, adventure, and travel.



Miriam Arroyo

Landscape Architecture Intern

As an Idaho native, Miriam's passion is rooted in her ecological background, experience working as a forestry technician, and her desire to design dynamic and transformative spaces where water is a challenge. She draws inspiration from her strong background to explore design strategies that connect people to water and their environment. Miriam is in her last semester of the MLA program.



Alex Hardesty

Alex was born and raised in Boise, Idaho and is in their final year of the M.Arch program at CU Denver. Inclusive, accessible, and sustainable design are some of the values that Alex has adopted during graduate school. While not designing, Alex enjoys running, skiing, mountain biking, and playing music.

Landscape Architecture Intern

Architecture Intern



Paige Johnson Architecture Intern

Paige Johnson grew up in the Pacific Northwest where she earned her undergraduate degree in business at the University of Washington. After several years working in Seattle, Paige discovered that a career in architecture would give her the opportunity to combine her passions for design and problem solving. Wanting to trade the rain for sunshine, Paige began her Master of Architecture degree at the University of Colorado Denver. As a member of the UTA team, Paige has enjoyed working alongside classmates and with local Colorado communities to develop unique and enriching design solutions. In her spare time Paige enjoys getting active outdoors and enjoying the Colorado sunshine!



Mallory Orr

Mallory is a Master of Landscape Architecture and Master of Urban and Regional Planning candidate at the University of Colorado Denver, set to graduate in Winter 2023. She has a BS from University of Vermont in Recreation Management where she also studied Community Development. Mallory moved to Denver to participate in the program after 5 years in Wyoming where she was a gardening manager, volunteered at an organic farm and taught skiing. She has also worked with school programs in the United States and abroad to design and build outdoor classrooms. She enjoys all things outside from climbing a snowy peak to a bike around the city.



Germaine Low

Architecture Intern

Born and raised in Singapore, Germaine is a recent graduate of the M.Arch program at CAP and has been part of the UTA West Team since Fall 2019. She holds a bachelor's degree in Urban Design and Architecture Studies from New York University. She believes that architecture is a conduit for strengthening and improving communities, as well as a means of creating strong cultural identities for places through design. Through the UTA program, Germaine enjoys learning about various local Colorado communities, and researching and developing design solutions for them with her co-workers. In her spare time Germaine enjoys playing video games, making digital illustrations and cooking. She also loves dogs and will give them good pets if allowed! While Germaine does not have a pet (yet), she does have a marimo that lives in a jar named Fuzzwald.



Sylvia Pasquariello

Sylvia is a Master of Landscape Architecture candidate at the University of Colorado Denver in her third and final year. She holds a bachelor's degree in International Business and minor in Sustainability, as well as a certificate in Sustainable Urban Agriculture. Sylvia discovered her love for digging in the dirt, plants, and design while working in the field for a design-build residential landscape company. In her free time she volunteers for the Denver Master Gardener Program and enjoys hiking with her two dogs, Bear and Barley. She calls Colorado home, but loves exploring new places.

Landscape Architecture Intern

Landscape Architecture Intern



Lydia Prather

Architecture Intern

As a Colorado native, Lydia grew up right outside of Denver and went on to attain her Bachelor of Science degree in Civil Engineering at the Colorado School of Mines. She is now in her second year of the M.Arch program at UC Denver.



Hannah van der Vorst

Hannah grew up in Denver, Colorado and is a candidate for a dual Master's in Landscape Architecture and Urban Planning. She holds a Bachelor's of Science in Civil and Environmental Engineering and has worked in outdoor education, ski instructing, child welfare and farming. Hannah is interested in using her skills to create sustainable, equitable and productive landscapes that strengthen under-served communities. When not at work or school, Hannah enjoys hiking 14ers, knitting, gardening and playing piano and guitar.

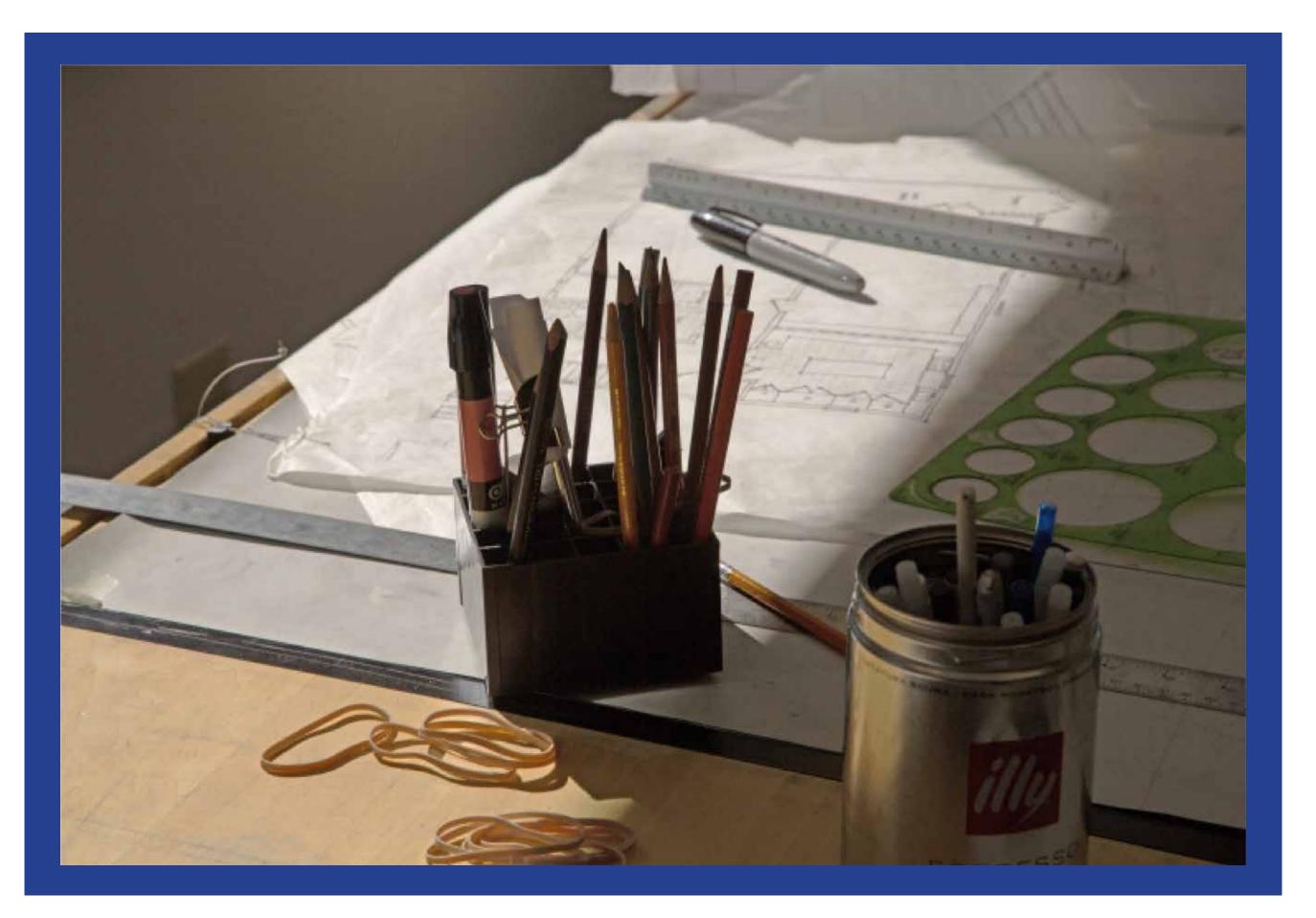


Karen Schultz

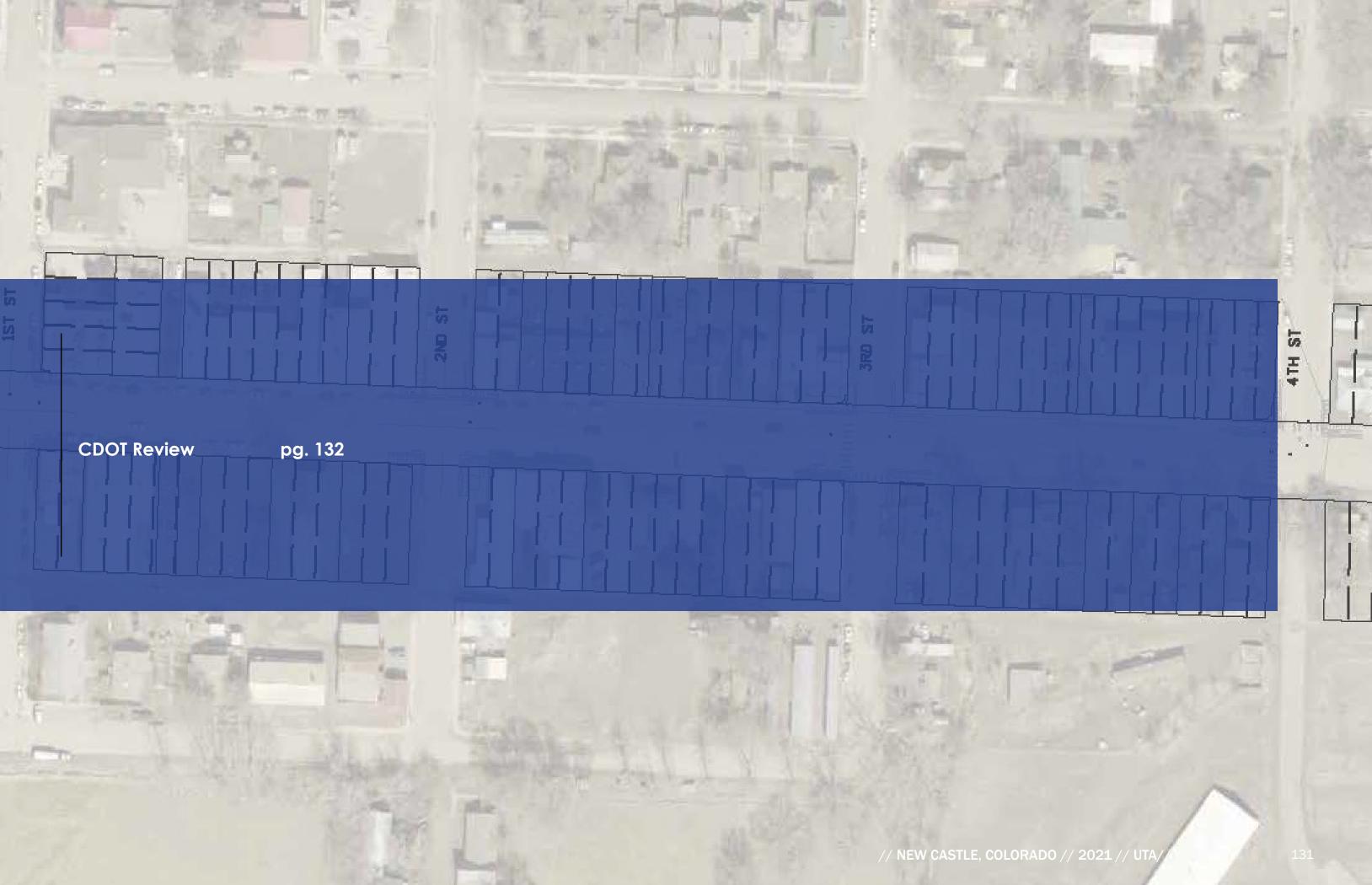
Landscape Architecture Intern

Karen grew up in Cleveland, Ohio, and earned her Bachelor of Science degree in Environmental Studies from SUNY College of Environmental Science and Forestry in 2018. She decided to continue her education and further her study of people and our relationship with the environment. Karen was drawn to landscape architecture because she saw it as a potential tool to proactively address and find solutions to the questions she was exploring in Environmental Studies. Karen is in her third and final year of the MLA program at CU Denver.

Landscape Architecture Intern







Appendix A | CDOT Review

The following pages were put together for the Town of Hotchkiss based on CDOT (Colorado Department of Transportation) construction documents that were provided to the town. On behalf of the town, our team provided a side-by-side review of our UTA recommendations versus the CDOT recommendations. The comparison below focused on intersection, bump-out, and crosswalk design.

Intersection, Bump-outs, & Crosswalk Review



UTA Recommendation

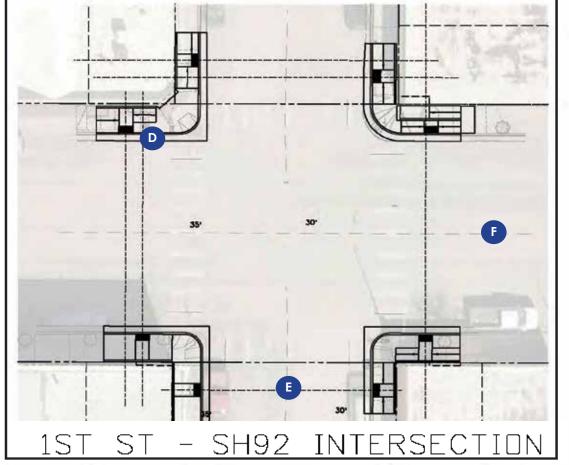
Curbless bump-outs decrease vehicular speed and provide a better ADA ramp experience, while increasing safety and visibility for crossing pedestrians. No curb lip is also better for snow plows. (refer to Figure A)



Curbless bump-outs also provide additional space for wayfinding signage, pedestrian kiosks, lighting, and other streetscape elements, but this option involves more concrete and may be more costly.



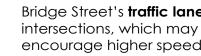
Crosswalk paving patterns running west to east differentiate the downtown core and serve as a unique placemaking and traffic calming element for downtown Hotchkiss. This paving pattern can be carried over to the sidewalks for additional uniformity.



D



Typical continental crossings with ADA ramps meet accessibility requirements but miss the opportunity to incorporate a unique, placemaking element that could further improve the overall pedestrian experience and enhance ADA ramps.



turning vehicles.

132 // HOTCHKISS, COLORADO // 2022 // UTA //

Example at 1st and Bridge St.

CDOT Recommendation

Traditional intersection curbs (with no bump-outs or curb extensions) will be a lower cost option but provide less pedestrian visibility for

Bridge Street's traffic lane width is maintained throughout Bridge Street intersections, which may aid in better traffic flow but also might encourage higher speeds along the downtown corridor.

Appendix A | CDOT Review

This page focused on comparing ADA ramp and stripping design based on UTA recommendations and CDOT recommendations at the intersection of Cedar and Bridge Street. This side-by-side review revealed the different opportunities and constraints of each option, assisting the town to better understand the implications and benefits of each design.

VS.

ADA Ramps & Stripping Review

UTA Recommendation



G

Curbless bump outs provide the benefit of a larger sight triangles, and an enhanced ADA ramp experience. This option ensures that there is a safe, consistent crossing in all directions, for everyone.



Consistent continental crosswalks running north to south are placed on every Bridge Street intersection for six blocks. (From Cedar to 4th)

FIGURE J EDAR BRIDGE ST



Intersections without ADA ramps in some directions will force some individuals to go out of their way to avoid a **curb drop**.* This inconsistency could lead to unsafe conditions for both pedestrians with disabilities and vehicles.

J

Within CDOT's resurfacing plan, some crosswalk markings are left out (such as the two missing crosswalk markings in Figure J), but this would be a great opportunity to ensure that every crosswalk is marked for high-visibility and pedestrian safety.

at the SE corner of 3rd and Bridge,

Example at Cedar & Bridge St. - SE Corner

CDOT Recommendation



* Please note that this SE corner at Cedar and Bridge serves as an example, but similar curb drop conditions are also present

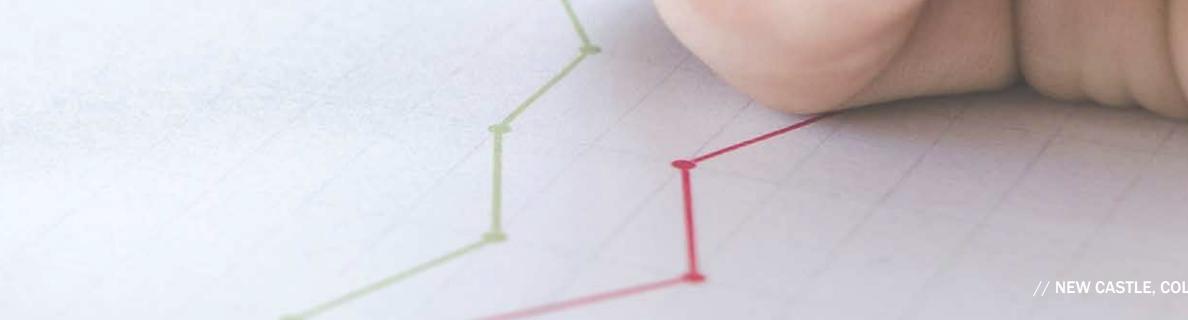
APPENDIX B

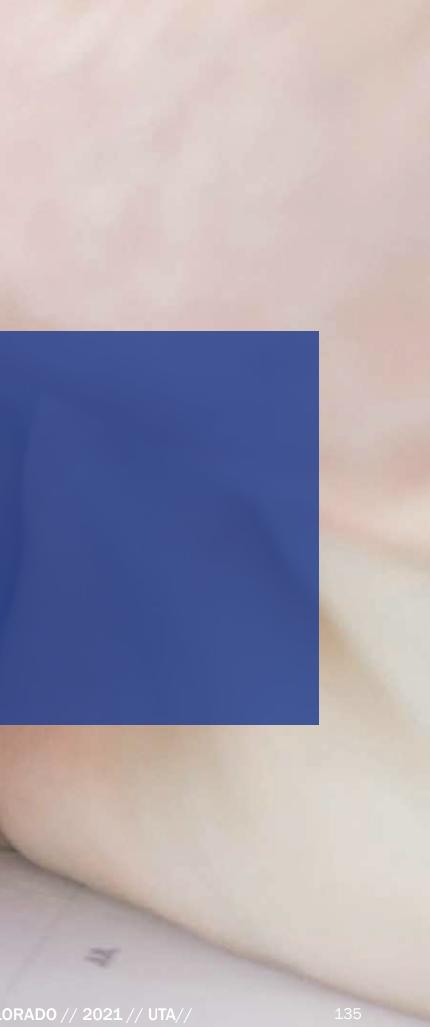
// NEW CASTLE, COLORADO // 2021 // UTA //





Survey Results	pg. 136
Original Paper Survey	pg. 162





Appendix B | Survey Results

Survey Overview

The opportunity to envision Bridge Street through town in a way that benefits the sense of place of Hotchkiss will benefit current and future generations by clearly presenting an environment that reflects the heart and soul of the community. The following survey was distributed on the town's website and aimed to set the foundation of a placemaking plan that will be translated into design and aesthetic enhancements to Bridge Street and Downtown.

The survey received an overwhelming 304 responses, offering our team valuable insight into what the community of Hotchkiss would like to see in their downtown core and ways it can be improved. Our team will use these results to move forward in our design process, working to create a placemaking plan that truly reflects the people of Hotchkiss.

After the close of the survey, the survey results were organized into the following four sections:

OVERALL EXPERIENCE PLACEMAKING STORY OF HOTCHKISS

ACTIVATING DOWNTOWN

Section Overview: Overall Experience

Overall experience describes the general character and current feeling people have towards Hotchkiss. There were a total of four overall experiences questions, two in the beginning of the survey (#1-2) and two at the end (#18-19).

136 // HOTCHKISS, COLORADO // 2022 // UTA //

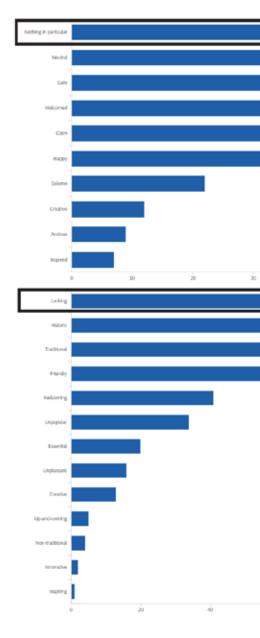


Q1: How does downtown Hotchkiss make you feel?

- 1. Nothing in particular
- 2. Neutral
- 3. Safe
- 4. Welcomed
- 5. Calm

Q2: What words would you use to describe Downtown Hotchkiss?

- 1. Lacking
- 2. Historic
- 3. Traditional
- 4. Friendly
- 5. Welcoming

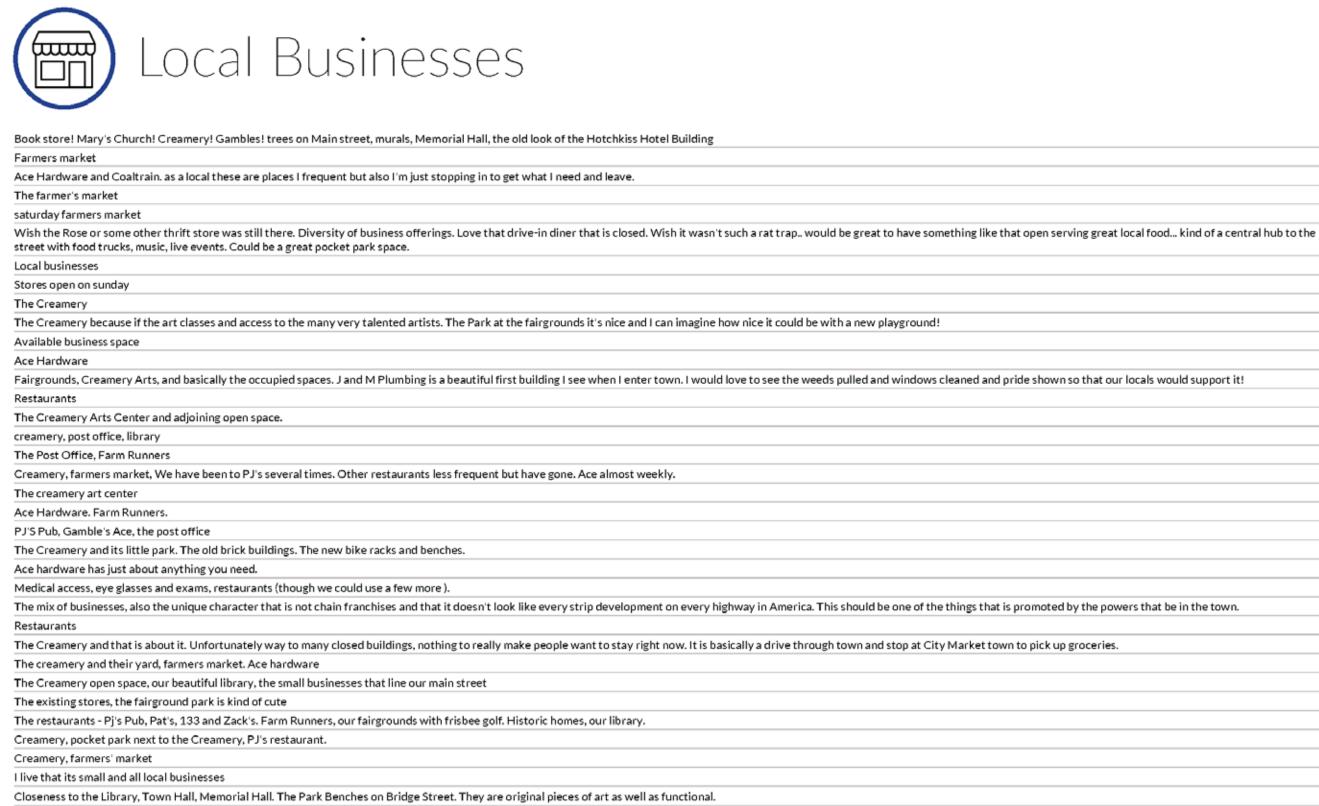


Answer	%	Count
Inspired	1.78%	7
Creative	3.05%	12
Safe	15.74%	62
Welcomed	14.47%	57
Neutral	18.27%	72
Solemn	5.58%	22
Calm	10.66%	42
Нарру	8.83%	33
Nothing in particular	19.80%	78
Anxious	2.28%	9
Total	100%	394

Answer	%	Count
Traditional	2.51%	13
Historic	16.63%	86
Innovative	0.39%	92
Welcoming	7.93%	41
Up-and-coming	0.97%	5
Lacking	26.69%	138
Inspiring	0.19%	1
Unpleasant	3.07%	16
Unpopular	6.58%	34
Nontraditional	0.77%	4
Essential	4.06%	21
Friendly	12.38%	64
Total	100%	517



Appendix B | Survey Results



Creamery Arts Center. The centrally located post office and nearby Memorial Hal and library. The used book store.



murals

The planters, murals, seasonal decorations in the Ace Hardware yard. Would love to see the Coyote drive in either reopened as a restaurant or a regular recurring flea market site Stupid pink elephants

The trees, flowers, and nice restored buildings

I like trees on the sidewalks. We don't hang out in town much because there is nowhere to hang out at. I love the community billboard, and the planters, but there could be more.

Flower boxes, friendly people.

Planters, library, pocket park, farmers market

Current Sculptures

Flower planters on the sidewalk

Entrance to PJs wrought iron and decoration and facade. Creamery art and porch.

Benches



Old buildings, crosswalk flags, book store, hardware store
Fairgrounds, pocket parks (when improved), historic buildings, general feel of the Hotchkiss Hotel/Creamery block, the potential for improvement
Historic buildings. Street facing west frames in Mount Lamborn
historic buildings
The older buildings.
Historic building backdrop.
The history and the historical spots
The historic brick buildings.
The old buildings and historic locations
History, kind people
The old town feel
Historic and unique buildings
old buildings, murals
History
The well preserved historical buildings.
Love the historical buildings

HOTCHKISS, COLORADO // 2022 // UTA// 139	HOTCHKISS,	, COLORADO	// 2022	// UTA//	139
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Appendix B | Survey Results



Trees, seats

The Creamery building and park is nice.

The small pocketsized park near the bank. The elephant statue. The friendly faces. The flowers.

Fairgrounds park/ shade trees

The park and ball fields.

Views to the mountains, access to river



I can walk to different establishments. The few but present bike racks. Increasing art.

Reasonably easy to walk but there are some real scary gaps.

Hive downtown and Hove how easy it is for me to walk to the clinic, walk to the post office, walk to Ace hardware etc.

That you can walk everywhere.

It is easily accessible for most people.

Good sidewalks. A few nice decorative pieces of art (including metal bike racks, and sculpture). Nice, older buildings (some could use a little TLC).

Convenient to walk around from business to business.

That it is locals walking around getting errands done. It is quite. That there are little poke throughs to short cut, like the way through near Shade Scapes



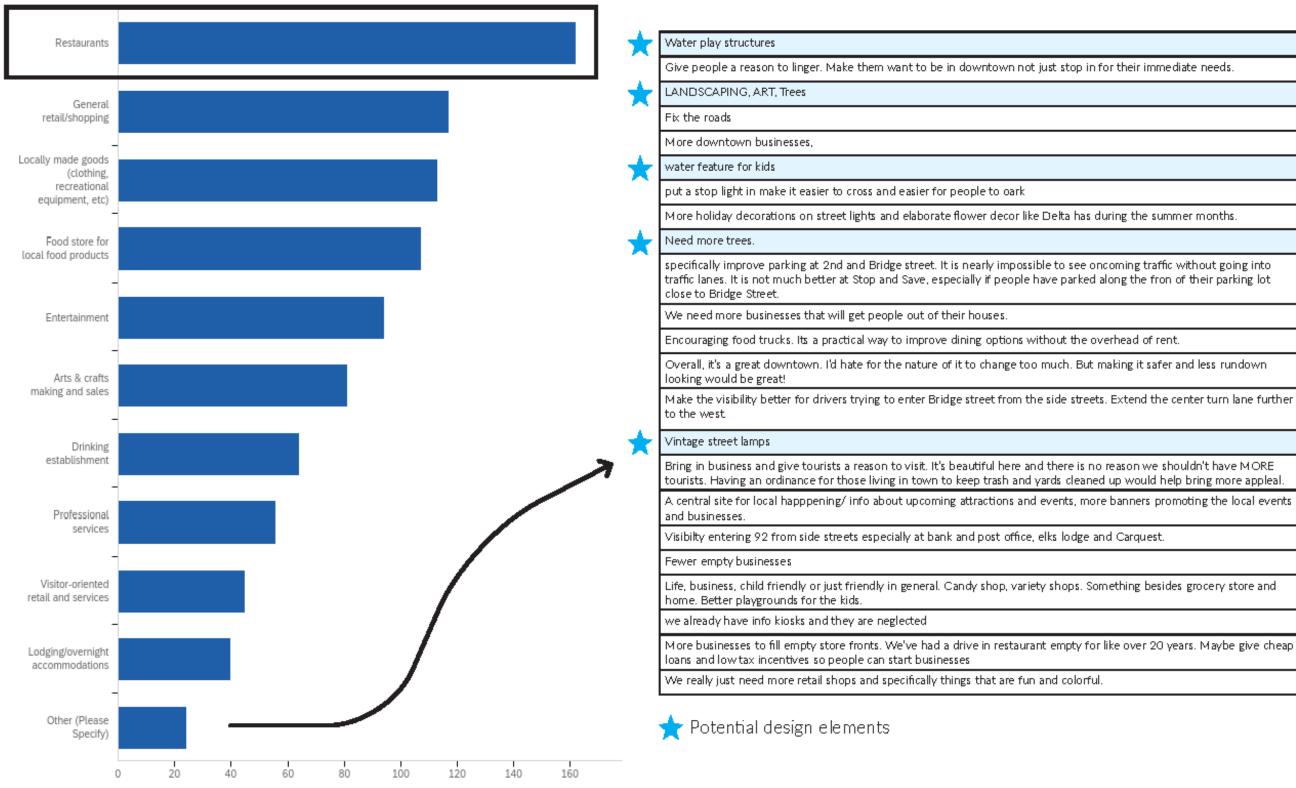
Parking Parking is easy to find and the streets are wide. Ease of parking Easy parking, Parking and key businesses along bridge street. There is lots of easy parking



No stop lights.
It Use to have a relaxed easy going pace, a peacefulness, respectful way to all people
Just the way it is
Nothing a lovejust some practical uses such as hardware, grocery. No business really stands out to me besides Farm Runners.
Not a lot. The town is functional, but I am not going to make time to go for a stroll downtown.
Not much it's a drive through
It's quiet, peaceful and comfortable.
weekender sports and ace is about the only reason to go to town
Very small town. It's amazing.
The simplicity
It hardley ever changes
Everything
Everyone minds their business
Honestly I really have to think about this. One would be relatively easy to go from door to door to purchase something
lt is safe
It has what you need
Quaint houses
New streets
It's such a cute street!
Old cowboys drinking coffee at the short dtop
Not much, nothing new or exciting to see because the town doesn't want to change.
Quaint and Friendly. Small town feel.
Honestly, not much. It would be great to see more business that are for entertainment and social activities.
Most everything I need is downtown.
Not much, too many hidden dangers and not enough room to expand for parking, foot traffic and maintaining the flow of traffic.
practical and friendly

Overall, people appreciate the unique local businesses, such as The Creamery, Farm Runners, and the local farmer's market. Downtown Hotchkiss has a lot to offer and those surveyed hope to see more in the future. They also enjoy the small size, making it easy to walk and park in the Downtown core. There is a strong sense of community in Hotchkiss and many people would like to highlight and preserve the historic western feel of the town.

Q19: What do you think could improve your experience in downtown Hotchkiss?



^{142 //} HOTCHKISS, COLORADO // 2022 // UTA //

Appendix B | Survey Results

Section Overview: Placemaking

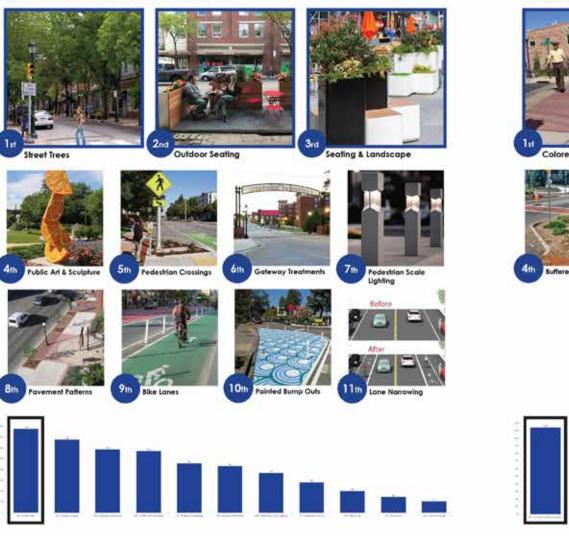
Placemaking brings people and communities together to re-imagine and reinvent public spaces - strengthening the connection between people in places they share. It's really quite simple: Placemaking at its heart is all about making great places in order to build a great community and a great economy. Placemaking facilitates creative patterns of activities and connections (cultural, economic, social, ecological) that define a place and support its ongoing evolution.

The following survey section focuses on amenities and elements that can improve placemaking experiences along the streetscape, help with safer crossings, activate spaces, and bring more green elements to the street.

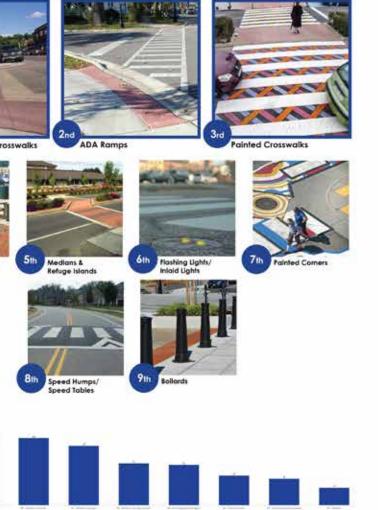
Highest rated elements are ranked in 1st place, and had the highest amount of survey choices. From there, elements follow in popularity from 2nd place, to 3rd place and so on, based on total survey choices.



RESULTS: STREETSCAPE IMPROVEMENTS









RESULTS: SAFER CROSSINGS

RESULTS: STREETSCAPE AMENITIES



RESULTS: TREES AND LANDSCAPE











Appendix B | Survey Results

Bring in Businesses

Some type of brewery, place to gather that would be popular/inclusive of all people in the area.

Currently, it seems as though every other building on Bridge Street is empty or vacant. Something needs to be done to make it affordable for small retail businesses or food/restaurants can survive here. For people to linger in a downtown area they need multiple shops to go into. If thwart go eat at a restaurant and there's vacant buildings next door people are likely to eat and leave or just drive through and wait for the next town. Investing in signage for businesses might help as well. What is drawing people to stop? Need to attract businesses to empty business spaces. Could the parking lot next to the Coyote be developed for community gathering.

Please fix the pothole in front of the former Robert's Gas Station heading westbound!

Walking and Biking paths connecting downtown to encourage family walking traffic(between willow heights, town, fair grounds park, river access and crossroads rec district, the biggest is having more to walk to town to do and see), kids play/art structures(like in downtown gj), dog park, a bigger green space for music or movie or farmers market or gatherings that has shade for the summer months. Angled parking,

My two biggest issues with downtown Hotchkiss concern traffic. 1) Crossing Bridge Street safely can be a challenge especially for my children. If I could address any issue it would be safer street crossings. This is my primary hinderance to spending leisurely time downtown. 2) There are times that making a left turn on to Bridge street is stressful. Sight lines can be blocked by parked cars and the volume of traffic can make turns dangerous at times. A few ideas that I can throw out since I don't have to worry about money or space right now; make downtown more walkable and inviting with trails/side walk that connect downtown to the new river access, fairgrounds and the bike trails near H Hill. As part of that how about an elevated bedestrian/bike bridge over Bridge Street. This could be incorporated into one of the entry archways that way suggested above. While I am dreaming. I think what is really missing is a great place to relax, get food and drink and just hang out for a while with a beautiful view of the mountains while my kids are biking, paying frisbee golf, hanging out at the river.

Find a way to bring more businesses into Hotchkiss. More business = more foot traffic = more income for businesses = more tax dollars.

Put food trucks with concerts where the diner used to be...

I feel hotchkiss needs to provide areas for business to thrive. Highlighting the areas ag industry and its history is a must.

Bring back Drive in and other local stores.

There are some attractive businesses in Hotchkiss but my overall opinion is that it needs this! Brighten it up but not with bright street paint like they tried in Paonia. Hotchkiss looks dead and unwelcoming. No one wants to hang out there except for the creamery area. It it should be attractive and inviting, instead people see vacant lots and ugly storefronts with signs like Jesus 2020. I take my guests to the creamery, the two nice restaurants (pre-covid) and then head into Paonia. I am a resident of Hotchkiss, Colorado born and raised & just in case you think I'm from Boulder, I'm not. (Just clarifying because of the negative remarks I heard about the proposed changes in Paonia. I'm a small town person who loves the north fork. I just love the idea of sprucing up Hotchkiss.

Get service businesses, not tourist, in the empty buildings

More businesses to eat like fastfood

Attractive drive in eatery, fabric/craft shop such as a Jay Creek, return Subway, and in general make it a place with choices and activities where people want to stop, shop, and enjoy. A chocolate shop such as Drosts! Let & ms fill up some of those closed stores and get the papers off the windows! The old Edwards Jones is a beautiful building which should be showcased. The Short Stip could have several businesses in it such as the antique shop in Delta as well as the building housing Clyde's restaurant. A place to but a Fairy Queen blizzard:

I feel that there is a cycle of the downtown being less appealing than it could be and that in turn depresses visitation to the downtown, which makes it tougher for businesses to make it. We really, really need more diversity downtown and I think that infrastructure and beautification will help "set the stage" for a more hospitable economic environment. I like the idea of maker spaces paired with retail. While I acknowledge the value of professional offices, I think they are taking up more space in the downtown corridor than would be optimal for encouraging traffic to stop and shop. Not much can be done about that but retail has declined and without retail, people just don't stop as much. I would love to see the Town Shops owned by a non-profit that would renovate maker or other retail spaces to support the creative sector. EV Charging station will be agreat enhancement and I'd like to see the fairgrounds/park somehow become a more important resource to the Town with better connecting infrastructure (sidewalks) and signage. Public parking behand Elks Lodge would be a nice plus and the further development (and maintenance) of pocket parks would be an attractive feature. Public infrastructure (sidewalks) east of the core (between highway intersection and the new fairgrounds entrance is lacking. Would love to see the ability to hang event banners over the highway at west end of town and replace highway lighting with pedestrian scale lighting.

Clean up properties that are not being utilized. Covote leaked our town look dead. We need more businesses

Breweries on Bridge Street

More businesses is the only thing that would help

Can the owner of the old Duffy's Drive in get it updated or demolished. It's been a eye sore for 20+ years 1

A pop up eating locations

This is all most unless we encourage folks to be in our downtown area. The solution would be, Reduce commercial property taxes to encourage new businesses.

A great thing that could be done is a bike trail from downtown to the High school and promotion, information/kiosks downtown about the trails and activities out there. Downtown Hotchkiss is more utilitarian than entertaining and interesting. All the empty businesses make it look a bit abandoned, not very inviting, Its hard to imagine making it more inviting without filling in the empty businesses, so incentives and ideas around improving that aspect of the town would be a good step forward. Encouraging new businesses to open, perhaps with incentives such as low interest business rents and definitely a small business mentoring program. Also more of a shop local campaign. Paving the lot by the museum and better landscaping for The Creamery area. The Creamery is our best downtown asset and it should be highlighted. Existing successful businesses should be encouraged to provide more curb appeal in their individual businesses. Our climate must be kept in mind for any new plantings on Bridge St. As well as better seasonal maintenance. As a local garden designer/horticulturist, I'd love to help. Patty Creighton 720 840 5015

Yes I don't think this town has the budget for all the fancy crap without having huge upcosts and taxes being raised. I think it needs a lift to be more ada compliant, street crossing signs and flashers and maybe a few planters and taxes being raised. small park of some sort there. Everything I didn't select I feel costs a lot of money and is t needed. More benches would be nice and something to see in a pocket park would be nice.

Get some businesses in there!

Lower taxes to bring back business and don't try to Democrat up hotchkiss

Get business trip fill empty storefronts. You need marketing and tourist industry to bring in more traffic. What's the draw of Hotchkiss? Where do people stay? You can do all this beautification, but it doesn't mean a thing of you can't afford the upkeep. Bridge street needs real handicap parking. I've seen several instances of handicapped people in there street trying to load a wheel chair. Or being unable to go up the crosswalks due to leaf litter, damage and inclines that are too steep

More restaurants or food truck access. Make the area less of a concrete desert and more of a welcoming and pedestrian friendly place. More street events, evening events to attract business to the town center.

It needs to be more live at night. Driving through Hotchkiss at 8pm on a Friday or Saturday the town seems shut down and dead. Very few businesses opened, no one out and about just seems like a very dead town when one drives through Bridge street and there is nothing going on or people to see.

other than a lack of vibrant and useful businesses (an economy issue, not a street issue), the actual street itself is not too bad. Of all the towns in the NF, Bridge St. is the nicest.

Businesses, cheer, less doom and gloom.

More business to encourage strolling down the street.

Encourage restaurant and pubs and help them with outdoor seating

Use of old, empty buildings would be great,

Hotchkiss is unfortunately a drive through town, so many empty buildings. There is nothing to draw people in and have them want to stay. There needs to be a true vision for the future otherwise it will just turn into a dving town like so many other western towns. Open more businesses!

Decrease taxes to draw business that will maintain and beautify their own properties

A solution to all the empty store fronts, vacant and rundown buildings would help revitalize our downtown. Right now, I doná E^wt personally feel drawn to downtown. Maybe more family type businesses - pottery painting, arcade, paint and sip. Clothing shops. We

Appendix B | Survey Results



Grants to property owners to update/ maintain front facing properties.

Make it natural and beautiful- not loud colors or crazy art and sculptures. We are a beautiful, country town. Keep it that way

Good sidewalk and trail connections to parks and open spaces, especially the trails at the high school, access to the river, etc!

Storefront beautification

Refresh and redo the artwork outside some of the buildings. One specific one is the old subway building with the spray painted bulldog needs refreshed and redone.

Maybe some changes to the bridge, maybe paintings that the school kids could do. Dress it up.

It needs updates while keeping it historical as well

Old west style. Why modern? Check out Jackson Hole Wyoming and its rustic, old west style that people love. Majority of cities/towns are modern style. Do something that reflects the west

Trees and sculptures are my two biggest

A public park on main street with good shade. Something like the space at the creamery but maybe a little larger with seating or picnic tables.

More color flags street lighting should learn from Cedaredge get people to stop have stores worth going into

Hotchkiss is a historic town so it would be interesting to see additions related to fruit growing and distribution and possibly rail related items.

Replacement of American flags as they become frayed.

Hotchkiss looks like a dirty, neglected old town at the moment. If it looks better, it will probably be kept up. I tend to go to Cedaredge downtown instead just because it looks so much nicer.

Face lift on all the building. Pave the street.

Explanation signs on historic buildings, utilizing side streets & attempting to include the improvements at least a block deep as to not make it look too much of a facade, parking,

More color, disability friendlier.

Just do something to show the people that people care and there is something being done, the benches were a good small start. Acquire the empty lot on 2nd make a park. Just get something going. If the street always looks the same, no one is interested. Have Gamble actually put something in front of their ugly fenced inventory yard. A long wooden bench with flower spaces. Anything would be helpful. Doing nothing just makes people drive on by, you can meet and meet and meet..... no progress when you sit and talk and don't take action.

We definitely need more reasons for people to stop in Hotchkiss. I think this can be done by using art, more pedestrian friendly traffic flow (traffic rarely stops for people in cross walks). Hove the idea of having more little parks!

First and foremost- cleanup! Get rid of old buildings and disallow trash and cheap pole barn and clapboard type buildings. More trees and greenery! Maybe a couple traffic circles. Make things more interesting and inviting. Please help beautifully change Hotchkiss

Modernization

basically, there's a few simple things that can be done to make downtown more attractive/outdoor-friendly -- but don't go nuts and change the atmosphere of the town. We're moving here Thursday from Loveland (and New Jersey before that) -- and what I wanted to say to the town fathers of Loveland 15 years ago (with picures of Wayne, NJ) I'm gonna say to you: DON'T LETTHIS HAPPENTO YOU. Make things nicer, sure, but don't give in to "progress."

We just need to liven up downtown. Something like telluride main Street would be perfect!

Better informational signage at entrances and at appropriate location along the corridor, directing visitors to amenities (museum, library, arts center, etc., information. Color would be nice. The feel of the corridor with a couple exceptions is pretty bland.

Many people think cleaning up and beautifying the downtown core will help improve the overall experience downtown. Improving storefronts and adding unique art and historic features seem to be priorities for the town.



Relocate HWY 92

Traffic calming/slowing techniques

Mostly the crosswalks... As Bridge St is a state highway it is difficult for tourists to appreciate the slower traffic with so little to invite them to sit back, relax and enjoy. While there is a very small window of opportunity to allow their transition from 'movin' on down the highway' to 'let's spend a minute on lunch' we need to do a great job of window dressing!

Get rid of old stagnant attitudes. Take HWY 92 another way.

Needs more shade. Needs ways to deal with loud noise from truck traffic.

Yes please fix and repave streets. Need stop light by post office since that is a high traffic area.

Leave it the way it is just fix the pedestrian crossing

Add roundabout instead of stoplight to help with traffic

Since this is a major state highway, we should not do anything to interrupt the traffic flow through town.

Pave the street. It is really horrible to drive it and crossing the street in some areas is downright hazardous.

Improve the hwy 92 and 133 intersection. As traffic increases and at large events at the fairgrounds this is a major choke point. The little blue hwy 50 detour will pack this intersection. Look at somehow improving this intersection and into the fairgrounds on south 4th.

Please don't put any more trees or plantera near intersections. They may look pleasant, but the block the view of oncoming traffic and are very dangerous

make a safe zone for skateboarders and bikers to ride

Redirect highway traffic off Bridge St to an alternative route, such as Hotchkiss Ave

No, none of this makes any sense. There is not enough room for traffic now and you want to clutter it up more making it even more dangerous. There are laws abut crosswalks and reason why there is laws. There is no room along the sidewalks to be ADA complaint. to put in seating along side the sidewalks. Remove the buildings and then make your street wider and sidewalks wider to accommodate your changes.

We need traffic calming. Because it's a State Highway we are limited in what can happen. Perhaps realigning lanes and safer pedestrian crossings.

Re-route the Highway honestly... Bridge Street is unwelcoming because a major regional thorough fare cuts right down the middle... Otherwise, create traffic calming mechanisms. I always feel like Im going to get killed crossing Bridge Street

The corridor needs to be more foot traffic friendly and have reasons for people to want to stop and walk around. The vehicle traffic needs to be connected with Willow Heights, where many families live, to town via foot/bike/baby stroller path. And then the Crossroads/pool/high school area needs to be connected to the boat launch/river access and to Farm Runners/City Market and to the downtown corridor with similar paths. Then people have safe access to all of these places. People want to go participate, spend money, exercise and congregate if it feels safe and fun. Slowing down the traffic and making it family friendly to get around the town would make a HUGE improvement in the overall experience.

Hotchkiss is my home town I don't want it to look like aspen or Denver... Until bicyclists start buying tags for their bikes we do not need bike lanes. Please no bike lanes

No Bike Lanes - Bikes need to follow the rules of the road or go somewhere else.

Accessibility and crossing safety as well as general street improvements were all comments that continued to appear throughout the survey. People hope to see safer crossings, better streets, and better access for people with disabilities.



Do you want to to live in the past or present? Hard choice really.

Enforce mask wearing We need to feel happy and blessed about where we live! Love it pretty much as is. What a relief after living in metro Denver. really glad to see this survey. let's make downtown Hotchkiss a beautiful and welcoming place for us and our visitors.... Keep it traditional, don't try to modernize or upscale. Its. A small western town. Leave it alone. We aren't the eastern slope Good luck, the town is dismal. Affordable retail space and off street parking Don't turn our town into a Aspen. Hotchkiss is my home town I don't want it to look like aspen or Denver... Until bicyclists start buying tags for their bikes we do not need bike lanes. Please no bike lanes No Bike Lanes - Bikes need to follow the rules of the road or go somewhere else. Leave Hotchkiss alone! Leave it the way it is! Its great the way it is. Ive noticed the added benches around town. Those brighten it up. This is a ranching rural community with people who enjoy simple lives. Why mess with that? Someone has to maintain anything living and I notice that the existing planters are often neglected. We already have trees. I think pocket parks are a great idea. most of what you've shown is physically not possible to accomplish.

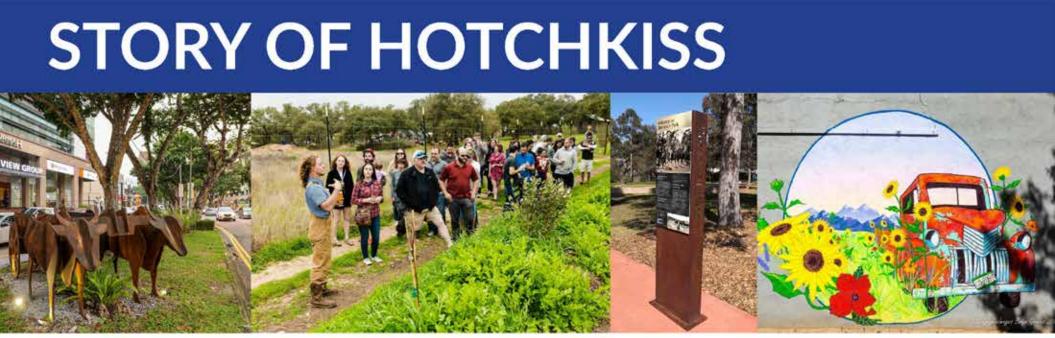
Moving forward, we will honor the historic small town feel of Hotchkiss while improving downtown access and amenities. Most people hope to see Hotchkiss celebrated through history, art, and local businesses while also providing active and functional spaces and amenities to encourage more people to come and stay downtown.

Appendix B | Survey Results

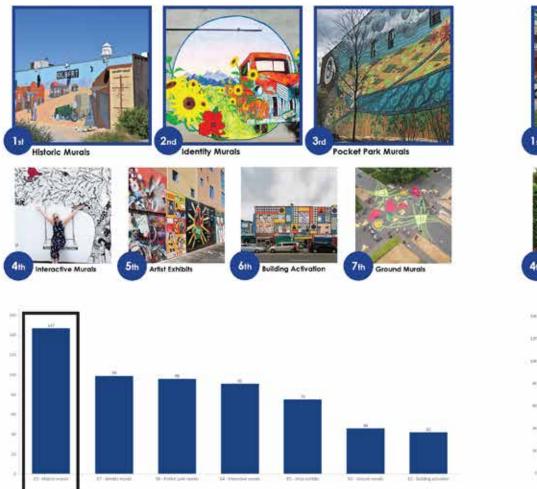
Section Overview: Story of Hotchkiss

In this section of the survey, we wanted to know more about what makes Hotchkiss, Hotchkiss. The elements in this section are all related to different types of identity representation and unique ways to potentially showcase the town's character. These results reflect a strong sense of history and local identity. The people of Hotchkiss care about the historical roots of the town and hope to see that history and character continuing to be preserved and showcased.

Like in the previous section, highest rated elements are ranked in 1st place because they had the highest amount of survey choices. From there, elements follow in popularity from 2nd place, to 3rd place and so on, based on total survey choices.



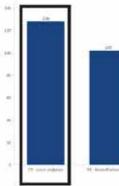
RESULTS: MURALS

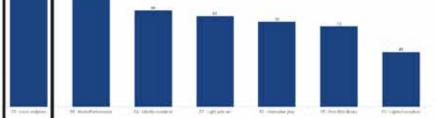


RESULTS: Public Art & Sculpture

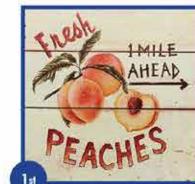








RESULTS: WAYFINDING & SIGNAGE

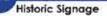


Points of Interest Signage

Sculptural Signage

4th





3rd Wayfinding Signage

City Hall

Peel Mansion **Useum**

E Library





RESULTS: SENSE OF HISTORY

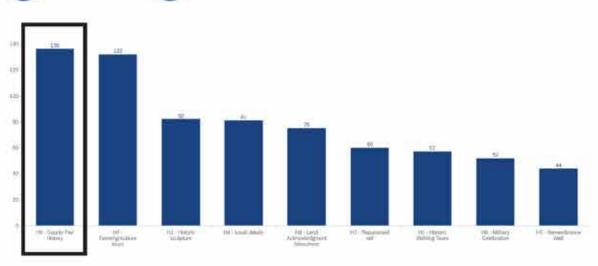




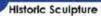
County Fair History







III Washing specifi





Repurposed Rail

6th



Q12: Do you have any other ideas to share about how to use the arts to tell our story- past, present and future?





We should do more horse sculptures

We have the beginning of this already started with murals, pocket parks, flower boxes, benches and bike racks. There just needs to be more so there's enough critical mass or cohesiveness that it feels less random. It'd be great to have green space or something more interesting around the coyote drive in and Robert's gas station as well as less vacant store fronts. I had talked about doing art exhibits in vacant store fronts like they do in Helper, Utah. I haven't had the time to make it happen but its an easy way to make the empty store fronts look nice and a fun way to have a walking art exhibit. Helper, Utah has done a nice job fixing up their downtown despite it not being thriving yet. Maybe a walking art exhibit of local artists to tell stories of past, present and future would be fun? Thank you for helping us do this!!!!

Metal art done by local artist would be preferred

Natural and beautiful. Not crazy colors or sculptures

Local is what it is all about. Any artistic enhancement should be done by local artists - it provides interest to visitors and place pride in locals residents.

There should be professional standards on the art; not all art that is in Hotchkiss looks good right now. Some of the art looks a little chintzy.

Public art ought to be a priority for Hotchkiss, so much of the town has no soul or character, it is simply concrete and storefronts that are lacking any warmth or interest. There is no reason to walk the town and see anything, there is nothing of interest on Bridge street.

Local art



Preserve the historic buildings. Create plaques with photography of the buildings in the past and tell a story.

Give recognition to the Utes who were thrown out of this land in order for it to be ours.

The empty Drive In could be made as an early diner with old time foods served as well as local specialties.

Keep promoting the Hotchkiss Museum! A lot of people don't even know how informative and valuable it is to our community

I would like to see the Ute tribe honored.

The museum should have more draw. Need a way to make it a more visible to people. Signs?

at least pocket parks and sidewalk areas with historical figures, history of hotchkiss and the area

Please include some reference to our indigenous people. Hotchkiss and the whole valley was stollen from the Utes. I hate that we only celebrate the 100 years of history and not the WHOLE history

Appendix B | Survey Results



They need to require minimum maintenance of be maintenance free.

Most people don't know they exist- and the businesses that are supposed to take care of them don't. Pat's has cigarette butts all over because they use it as outdoor dining, and Shadescapes, despite numerous promises, keeps a weed patch that isn't maintained.

Keeping them maintained!

Hotchkiss already has pocket parks and they are basically neglected.

Clean them up, make them known that they're really available to the public to use

Both downtown publicly owned pocket parks have issues. The Littlefield pard just needs a plan for regular maintenance and repair to existing infrastructure like the benches and tables. The Barnie-Fair had a good start but then planters were removed due to no watering infrastructure or plan for maintenance. Leaf entrance structure could be better used for visitor information and needs maintenance as well. Town seems to have no interest to improvement.

Any enhancements need to be low maintenance



Leave it alone and fix the roads first

You don't have room, and putting in these things only clutter or restrict exits for emergencies and not thought out. The downtown area is small and restrictive, you cannot be ADA complaint or shut off business entrances and exits, you will loses business and potentially create an area that may cause people to be a death trap.

No one wants to go to parks because there's no reason to go to Hotchkiss because half the businesses are empty.

Overall, people appreciate the current pocket parks located in the downtown core, but hope to see them better utilized and maintained. Additional amenities could help to better activate these spaces and bring more people in as well as provide space for events and gatherings in the downtown core.

Q16: Where are some spaces along Bridge Street that would be good for placemaking?



Location	# of Recommendations
oteztirive invariye tratu	24
amery/by dancing ele-	42
ig lots/building spaces	\$-
\$	5
ion	3
ain Colfee	3
itte-	3
oware store	2
aintenance puliding	2
Y 92 and HYW 133	2
ner's market location	2
i Elkis	3
10	Ť,
ity Market	L

Q17: What makes Hotchkiss Special? What is the heart and soul of your community?







Historic, small	
Its lovely history and heritage	
The history of the North Fork Valley makes Hotchkiss special. The people are the heart and soul.	
Historic, all American type town.	
History	
History	
It's my home. It's History. The people.	
Old town charm	
history	
It's a quaint main street and shouldn't be overdone with too many new improvements to overpower its history and quietness.	
It is one of the few remaining towns in the area that retains much of it's historical western residents and sense of continuing community.	
The fact that it is old and traditional	
Tednecks and cowboys.	
The county fair, historic buildings and agriculture. We arent a modern community or big city. Ag is big here and parking and access to businesses and making the sidewalks enjoyable to walk down.	

Local character and history, agriculture and art

Historic



Hike that Hotchkiss is not Hip. It's quiet and mellow. If there's a way to make it inviting and interesting without making it "fancy" or flashy.

That it isn't like other small towns... it's quaint. Please don't turn it into Carbondale.

It's a great warm country town. Dot change it to a loud colored city

Friendly, small town atmosphere.

small town, not fancy...we don't need fancy decorations here.

It's small enough to know the neighbors.

It's size, which I like. small town feel continues through the ups and downs of economy, basically is friendliest town around. Small town vibe. Community oriented Small town atmosphere. It is where I grew up and returned later in my working life. Having a hometown is hard to beat. I would like to see the small town feel remain but with a few up-dates. We really are the crossroads of the North Fork Valley. Having a centrally located post office and bank and arts center that one can walk to from any area of town is special and key to the feel of our small mountain town. We are laid back and relaxed.



I like that Hotchkiss feels like a mellow mixture of western Colorado people. Hotchkiss is utilitarian in that City Market, the Annex, The Creamery, the pool, the bike trails, etc but it's not as big as Delta or as hipster/expensive as Paonia but bigger than Crawford It's a central location to the county while maintaining a small town feel. And not The residents seem more varied in age than Cedaredge.

The heart and soul of the Hotchkiss community is the people. Highlighting the friendliest town around is a start. What makes it inviting? Aesthetics are a start but also a need for businesses on Bridge street that invite people in to visit, that invite people to learn about the people that make it that Friendliest town around.

Location where people of different walks of life can come together to collaborate. Ranching history. Ute history. Creatives. Common goal is community.

that most folks know each other

Its people. Need places and reasons for locals to gather.

Our schools, children, families, which speaks to the need of a teen activity center. Many teens are traveling to Montrose to bow!!

Downtown can be a nice place to bump into locals - but could be much better at providing such opportunities. I'll be honest that the "Friendliest Town Around" tag can be a liability when people's expectations are not met. I hear about this repeatedly. I think Hotchkiss is generally friendly, but I think the tag was not well considered. I'm sure we would feel friendlier if we had more places to be out and visit with one another (downtown improvement can be a big plus for this). Paonia has a much better developed pedestrian culture, however, there is so much polarization there that it can be offputting. Hotchkiss shines here. I think as a Town we are pretty centrist and generally accepting. Hippies and cowboys mingle without much obvious acrimony... so, we may not have the more well-developed public space (yet), but our social bones are better than our neighbors. I think (always my personal mission) that so long as a town's institutions (Town government, Chamber, civic organizations) remain inclusive and attempt to represent the spectrum of the community, you end up with a better place to live. Hotchkiss is pretty centrist and I hope it always stays that way.

The people. The beautiful climate and location. The people.

Friendly people

The friendly people and views

Welcoming & Considerate of all visitors.

Farmers and ranchers our crop businesses friendly people keeping true to us we are not Boulder or California and art is not everything we don't highlight our outlying businesses ELAã C^{MS}, LEROUX CREEK FOODS, PRINCESS BEEF just to name a few.

The people, agriculture, the history, the mesas.

People are friendly but do not want large scale changes from what we now have or had in the past.

I grew up there. Friendly people. More people are coming in and taking away the historical context

Hotchkiss is special because of it's small knit community. the heart and soul is the kids and ag.

The people and it's history. Right now, it's merely a place you have to slow down to go through. It has much potential and could be a destination with festivals, farmer's markets and craft fairs, as well as events showcasing the products unique to the NF Valley. Paonia has Harvest festival and the wine events, as well as Cherry days, there's no reason that dates note competing or that are complementary couldn't be hosted and more business and traffic be brought to Hotchkiss. The Sheepdog trails are a great example but it needs much more promotion from the Chamber and the town itself.

Friendly. Community. Small town atmosphere.

the people

That, mostly, we are friendly town.

Hotchkiss has always had a welcoming and friendly feel to it. Small businesses contribute to the feel of \hat{a} corporate enterprises, even tho they employ local people, seem to diminish the heart and soul of the community feeling.

coming together

It is a nice small community but there really isn't any heart and soul downtown.

The small town charm, with progressive people who want to improve it without losing the intimate small community.

It is where the community comes. It is not a down town for tourist. Lets build it for the community to use. Kids to sit in parklets after school. Think locals not tourist.



Great businesses that need cohesiveness..., also include businesses around the corner... Yoga Tree, Wellspring Vitality, Laundromat, Farm Runners. These should be considered a part of the Main Street. Lots of wellness/medical offerings for such a small town. Why not play Hotchkiss up and a healing destination and develop space for that purpose... CBD store, natural practitioners, working together on retreats, etc. Bringing in health & wellness tourism.

It's the center of the north fork. It's Fair and Rodeo!

The local businesses that are still alive

Unsure. The Creamery and potential park associated with the building.

Not much honestly. Farm Runners, Ace, City Market. The fairgrounds are nice and the new water access is nice. Pocket parks could be a game changer. More thriving businesses.

there is no heart and soul of hotchkiss we our a working community. We need businesses that are useful

Hotchkiss used to be known for its antique shops and cute downtown area. It's what drew us here to begin with. Unfortunately, the downtown area has dried up. No more antiques or boutique shops like The Rose or The Trout Shop. Hove the quiet of Hotchkiss, but would prefer more activities to do downtown so I don't have to go to outlying towns.



Access to a variety of outdoor activities.

The North Fork river and boat ramp. A river park would be nice. A bike trail to Paonia. Play up the clean air, clean water, organic food (and keep them available).

The surrounding natural beauty - make Hotchkiss a gateway to that were people want to rest and resupply before and/or after those experiences. Also agriculture.

Nothing much... I see Hotchkiss as a crossroads. It is unpretentious. It's real, it's utilitarian.. The river is really the special part of Hotchkiss. I want to see an investment in the river front - park, trail, bridge. Also I would love to see more way-finding to help people ride bikes/scenic drives. The scenery around the community on the Mesas and out toward Crawford is really what draws people here... not the down town

The beaty and sanctuary/serenity of this little slice of heaven.



Agriculture, our schools, and sense of family of a small community. We need to use our resources to be sustainable without trying to depend on tourism

farmers and ranchers and coal miners. Western values slower pace, no frills.

It is a farming community thats special in its own

Agriculture, Art, Frontier

Farming and ranching

Organic farms and art

Community- agriculture, sports, family

Ace hardware is a key aspect of downtown Hotchkiss. They provide essential supplies for the area and have a great staff and the store is a pleasure to shop in. Farm Runners adds a really nice component that has been missing promoting local agriculture. Hotchkiss is nice in part because it is more utilitarian and practical, it is a small town and doesn't come across as trying to be a tourist stop, just a place for locals to get the basics. Hike that there are minimal chain stores.

The mix of arts and agriculture.

Agriculture

Farming, local produce and animal products, local wineries, and Delta County Fair.

Farming, agriculture, county fair

Farming & Agriculture

Agriculture

Agriculture/ranching. The community is pretty dispersed but everyone has to come to town to shop and do business. Main Street in paonia is much more social and welcoming than hotchkiss.

Friendliness and agriculture

Hotchkiss is special as a cow town, agricultural, Gold medal fishing rivers and hunting.



Just how it is, so leave it alone

artistic quality

Again... A Rest, Relax and Rejuvenation Situation.

It has stayed true to it's roots

Honestly, I feel like over the last decade or so since the mining industry has suffered so much, we have lost our heat and soul. Not it is just a place we have to go when we need to do things like get mail, go to the bank, or buy some hardware.

Arts and music

Nothing really. It falling behind on everything that has to do with tourism.

The museum that is never open, the old buildings. Charm that is no longer here.

Honestly, Hotchkiss is depressing. The buildings don't look visually appealing, the town turns into a ghost town after 5pm. It would be great to highlight the small town cars this area could have. I would like to see something more modern than country and farmer.

traditional, friendly, yet artsy -- these CAN co-exist without getting pretentious or reactionary

It's old and run down. The streets are narrow and carry too much traffic. There is too many hidden areas and drivers cannot see possible dangers entering into the crosswalks or delivery trucks blocking the streets making deliveries. Art and colored lines will onl cause further problems. If you want a better environment that invites and is safe, look at making the buildings and business set back and open up spaces. Look at the Bank of Colorado and how it opens up the area, and yet it is prettier and safer for pedestrians and the traffic.

It is normal, not trying to change everything





Hotchkiss Placemaking and Downtown Beautification Survey

Introduction

Hotchkiss has begun working with the University Technical Assistance Program at the University of Colorado Denver and sponsored by the Department of Local Affairs to provide an update to previous downtown plans for Hotchkiss that reflect the community today and into the future. The opportunity to envision Bridge Street through town in a way that benefits the sense of place of Hotchkiss will benefit current and future generations by clearly presenting an environment that reflects the heart and soul of the community. The following survey aims to set the foundation of a placemaking plan that will be translated into design and aesthetic enhancements to Bridge Street and Downtown.

What is Placemaking?

Placemaking brings people and communities together to reimagine and reinvent public spaces-strengthening the connection between people in places they share. It's really quite simple: Placemaking at its heart is all about making great places in order to build a great community and a great economy. Placemaking facilitates creative patterns of activities and connections (cultural, economic, social, ecological) that define a place and support its ongoing evolution.

Placemaking is how we collectively shape our public realm to maximize shared value!



Downtown Hotchkiss Project Context Map

Improve the overall experience along the Bridge Street Corridor!

- 1. How does downtown Hotchkiss make you feel? (select all that apply)
 - □ Inspired
 - □ Creative
 - 🗆 Safe
 - □ Welcomed
 - Neutral
 - 🗆 Solemn
 - 🗆 Calm
 - 🗆 Нарру
 - Nothing in particular
 - □ Anxious
- 2. What words would you use to describe Downtown Hotchkiss? (select all that apply) Creative
 - Traditional
 - □ Historic
 - □ Innovative
 - □ Welcoming
 - □ Up-and-coming
 - 🗆 Lacking
 - □ Inspiring
 - Unpleasant
 - Unpopular
 - □ Non-traditional
 - Essential
 - □ Friendly

The following images from other placemaking projects and are meant to give you ideas for Hotchkiss. Can you imagine any of this in Hotchkiss?

STREETSCAPE IMPROVEMENTS



- The above images show some ideas around Streetscape Improvements. Which of these images might be an idea to explore in Hotchkiss? (Select All that Apply)
 - A1 Lane narrowing
 - A2 Outdoor seating
 - A3 Seating & Landscape
 - □ A4 Pedestrian crossings
 - □ A5 Bike lanes
 - □ A6 Bump outs
 - A7 Pavement Patterns
 - A8 Gateway Treatments
 - □ A9 Street Trees
 - A10 Pedestrian Scale Lighting
 - A11 Public Art & Sculpture

SAFER CROSSINGS

strion Scale Lighting



All Fublic Art & Sculpt

- The above images show some ideas around Safer Crossings. Which of these images might be an idea to explore in Hotchkiss? (Select All that Apply)
 - B1 Buffered crossings
 - B2 Bollards
 - □ B3 ADA ramps
 - B4 Painted corners
 - B5 Painted crosswalks
 - B6 Colored (solid) crosswalks
 - □ B7 Speed humps/speed tables
 - □ B8 Medians and refuge islands
 - B9 Flashing lights/inlaid lights

TREES AND LANDSCAPE



Relied Moniter Seating

Cable/Demonstration Planting

STREETSCAPE AMENITIES

 The above images show some ideas around Trees and Landscape. Which of these images might be an idea to explore in Hotchkiss? (Select All that Apply)

- □ C1 Flowers
- □ C2 DIY planters
- □ C3 hade trees
- C4 Rain gardens
- □ C5 Shade canopy
- □ C6 Shaded seating
- C7 Raised planter seating
- C8 Edible/Demonstration Plantings



 The above images show some ideas around Streetscape Amenities. Which of these images might be an idea to explore in Hotchkiss? (Select All that Apply)

- D1 Active spaces
- D2 Bike racks
- D3 Lighting
- D4 Pocket parks
- □ D5 Phone charging
- D6 Parklets
- D7 Information Kiosks
- □ D8 DIY Trash and Recycle Bins
- D9 DIY Utility Wraps
- Do you have any other ideas to share about how to Improve the Overall experience along Bridge Street Corridor? (Write answer below)

Use the arts to tell the Story of Hotchkiss - past, present, and future.

The following images are meant to inspire opportunity for what could be in Hotchkiss. Can you imagine any of this in Hotchkiss?

MURALS



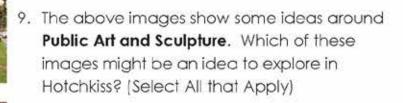
- 8. The above images show some ideas around Murals. Which of these images might be an idea to explore in Hotchkiss? (Select All that Apply)
 - □ E1 Ground murals
 - □ E2 Building activation
 - □ E3 Historic murals
 - □ E4 Interactive murals
 - □ E5 Artist exhibits
 - □ E6 Pocket park murals
 - □ E7 Identity murals

PUBLIC ART AND SCULPTURE









- □ F1 Lighted sculpture
- □ F2 Interactive play
- □ F3 Local sculpture
- □ F4 Identity sculpture
- □ F5 Free little library
- □ F6 Music/Performance
- □ F7 Light pole art

WAYFINDING AND SIGNAGE



10. The above images show some ideas around **Wayfinding and Signage**. Which of these images might be an idea to explore in Hotchkiss? (Select All that Apply)

- □ G1 Temporary signage
- G2 Historic signage
- G3 Wayfinding signage
- G4 Ground wayfinding
- □ G5 Sculptural signage
- G6 Points of Interest signage
- □ G7 Wayfinding murals

SENSE OF HISTORY



- 11. The above images show some ideas around Sense of History. Which of these images might be an idea to explore in Hotchkiss? (Select All that Apply)
 - H1 Historic Walking Tours
 - □ H2 Historic sculpture
 - □ H3 Repurposed rail
 - H4 Local details
 - □ H5 Remembrance Wall
 - H6 Military Celebration
 - □ H7 Farm/Agriculture tours
 - H8 Land Acknowledgment Mc
 - □ H9 County Fair History

12. Do you have any other ideas to share about how to use the arts to tell our story-past, present and future? (Write answer below)

Utilizing Pocket Parks to activate downtown and create vibrant centers of community space.

The map below shows the downtown core in Hotchkiss. Let us know with these two identified pocket park locations what you think could be done to improve them!



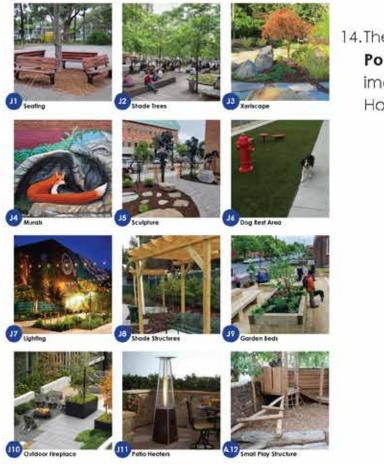
Hotchkiss Downtown Core Project Context Map

POCKET PARK USES



- 13. There are a few opportunities along Bridge Street for pocket parks. The above images show ideas for use. What would you use a pocket park for? (Select All That Apply)
 - II Lunch break
 - □ I2 Meeting place
 - □ 13 Dog rest
 - □ 14 Green Space
 - □ 15 Farmer's Market
 - I6 Small event area

POCKET PARK AMENITIES



- 14. The above images show some ideas around **Pocket Park Amenities**. Which of these images might be an idea to explore in Hotchkiss? (Select All that Apply)
 - □ J1 Seating
 - □ J2 Shade Trees
 - □ J3 Xeriscape
 - 🗆 J4 Murals
 - □ J5 Sculpture
 - □ J6 Dog rest area
 - □ J7 Lighting
 - □ J8 Shade Structures
 - □ J9 Garden beds
 - J10 Outdoor fireplace
 - J11 Patio heaters
 - □ J12 Small play structure
- Do you have other ideas to share to enhance these pocket park areas? (Write answer below)

16. Where are some spaces along Bridge Street that would be good for placemaking? Use ideas from the previous pages or share some of your own. (Write answer below)

17. What makes Hotchkiss Special? What is the heart and soul of your community? (Write answer below)

Overall Downtown Experience in Hotchkiss

The following questions will help us to understand your thoughts on the overall experience of Downtown and build off the responses you have provided so far. Navigate back to imagery in previous questions if needed to best respond!

18. What are things you love in downtown? (Write answer below)

- 19.What do you think could improve your experience in downtown Hotchkiss?(Select all that apply)
 - □ More Entertainment businesses (restaurants, drinking establishments, etc.)
 - □ Availability of locally made goods (clothing, recreational equipment, etc)
 - Connectivity to other areas
 - □ Bike lanes, racks
 - Wider sidewalks and landscaping
 - □ Safer pedestrian crossings
 - □ Expanded/improved parking
 - Façade improvements
 - Public art
 - Better signage and gateways
 - □ Greenspace downtown
 - Downtown furnishings (benches, lighting)
 - □ Improve alleys and quality/safety of streets
 - □ Visitor information kiosks/signs
 - Other (Please Specify): _____

20. Are there specific spaces along Bridge Street that you feel could use improvement? How would you improve them? (Write answer below)

- 21. What types of businesses do you think you'd regularly support downtown? (Select all tha apply)
 - □ Restaurants
 - □ Drinking establishment
 - □ Locally made goods (clothing, recreational equipment, etc)
 - Entertainment
 - □ Professional services
 - □ General retail/shopping
 - $\hfill\square$ Food store for local food products
 - $\hfill\square$ Visitor-oriented retail and services
 - □ Lodging/overnight accommodations
 - Arts & crafts making and sales
 - Other (Please Specify): _____

22. Do you have anything else you would like to share with us? (Write answer below)

UNIVERSITY TECHNICAL ASSISTANCE

DST

TOWN D

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