

CAMP CHIEF OURAY YMCA SITE MASTER PLAN



December 7, 2015

Prepared For: YMCA of the Rockies Snow Mountain Ranch

Prepared By: Robert Peccia and Associates
Fort Collins, CO



December 2, 2015

YMCA CAMP CHIEF OURAY SITE MASTER PLAN

CONTENTS

<u>INTRODUCTION</u>	<u>1</u>
<u>THE SETTING</u>	<u>3</u>
<u>SITE MASTER PLAN</u>	<u>9</u>
o Population	10
o Site Plan	11
o Utilities	32
o Architecture	34
o Thematic Development	52
o Phasing	59
<u>APPENDIX</u>	<u>62</u>



YMCA CAMP CHIEF OURAY SITE MASTER PLAN





INTRODUCTION

CCO History

Camp Chief Ouray (CCO) was founded in December of 1907, and opened in the summer of 1908. For 71 years CCO was located north of Granby near current-day Lake Granby along the Colorado River. In 1979, YMCA of Metropolitan Denver sold CCO to YMCA of the Rockies, and since 1980 CCO has made its home at Snow Mountain Ranch (SMR), celebrating its 100th Anniversary in 2008. Over its long exceptional history CCO has hosted many thousands of campers, positively impacting their lives, providing outdoor education opportunities, building personal confidence and leadership skills, and making life-long memories and friendships.

A Planning History

In 2012 to help ensure a strong, clear, consensus-driven vision for the ongoing management, growth, and development of Snow Mountain Ranch, the YMCA of the Rockies updated the center's integrated plan that was developed from 2005 through 2009. The original plan had several parts; the Mission and Revenue Growth Plan; the Business Plan; the Marketing and Sales Plan; the Financial Development Plan; the Major Capital Projects Plan; and the SMR Site Master Plan. *The 2012 Snow Mountain Ranch Integrated Plan* included updates to each of these plans. In addition, the foundation for the Integrated Plan is the Program and Services Plan. This new piece of work defined our family and friends theme and mountain ranch character, analyzed existing programs, activities and services, conducted a summer demand generator survey and identified facility implications for the center.

The Snow Mountain Ranch 2011 Strategic Action Plan defines the future Mission and financial success for the center. The development and implementation of the Integrated Plan was the process used to meet the Strategic Action Plan goals.

The current SMR Master Plan was approved in 2012, and represents an update to the 2007 SMR Site Master Plan. This plan provides a framework for future growth and development over the next 20 plus years. It identifies near, mid and long-term goals, defines development strategies, identify projects and improvement programs, depict a long-term site plan that identifies proposed development patterns and project locations, and identify opportunities for improvements. The 2007 SMR Master Plan proposed several general plan recommendations for CCO including relocation and expansion. Due to the YMCA's

unique mission of CCO a separate master plan for the Camp was recommended.

A CCO Master Plan was completed in June 2007. This plan proposed a wide range of planned improvements including: major long-term growth to approximately 500 camper capacity; an expanded development program; relocation of camp entrance, access roads and parking areas. To accommodate the increase in the camp's size and footprint, a recommendation to move the adjacent Sombrero Stables was proposed.

In 2014, attention was redirected to CCO and resulted in the decision to revisit the CCO planning process and develop a new plan for the Camp. In 2015, the CCO Strategic Action Plan and the Program and Services Plan were both completed after the development of a long-term implementable vision.

The Strategic Action Plan is a road map to Camp Chief Ouray's future. This document describes what the YMCA needs to accomplish in order to realize the Mission and achieve financial impact that the YMCA desires. Strategic priorities have been identified in the Action Plan and placed into six key areas: Programs; Activities and Services; Site and Facilities, Financial Sustainability, Financial Development; Marketing and Sales; and Staff Leadership. This plan supports our intention to grow camp while improving the quality of the camp experience.

The Program and Services Plan states: "*The YMCA aspires to grow camp from the 272 children currently being served at any one time to 510 children. The increase of capacity to 510 is consistent with what was approved in the 2007 Camp Chief Ouray Growth Plan. The consequences of expanding camp*

are broad. There are ramifications on the camper experience, program delivery, facilities, financing, marketing, staff management, etc. We must be thoughtful on the rate of growth and how we will fill camp as beds are added. It is our desire to maintain occupancy at 97% or more, including those times that we experience expansion. Although the implementation of camp expansion will be phased, it is imperative that we plan now and set aside land for 510 campers. We must ensure that the end result is a site that most effectively serves our camp community. Our existing core children's programs (traditional camp, leadership training and wilderness adventure) will continue to be the basis of our offerings as we expand".



THE SETTING

2.0



THE SETTING

Snow Mountain Ranch

YMCA of the Rockies is a nonprofit organization that owns and operates two year-round conference and family centers: Estes Park Center in Estes Park, Colorado; and Snow Mountain Ranch, Winter Park, Colorado. The organization also owns and operates Camp Chief Ouray, which was founded in 1908, as a traditional summer residential youth camp for ages 7-17; it is located at Snow Mountain Ranch. Over 900 staff annually work at both centers; staff members include senior retirees, and college and international students. Volunteers are also an important part of the strategy to deliver the Mission experience. Nearly all of the 200+ volunteers that serve at the centers throughout the year live on-site.

The 5,100 acre Snow Mountain Ranch is located in the Fraser River Valley in Grand County, Colorado; 12 miles north of Winter Park and 6 miles south of Granby, Colorado on U.S. Highway 40. Its location in the Fraser Valley offers easy access to one of Colorado’s most scenic landscapes – Rocky Mountain National Park. The Ranch can accommodate 2,100 people in its lodges, family cabins, reunion cabins, yurts and campsites. The Ranch is bordered by U.S. Highway 40 to the north, a private subdivision to the west and east, and Bureau of Land Management (BLM) and U.S. Forest Service (USFS) lands to the south, east and west.

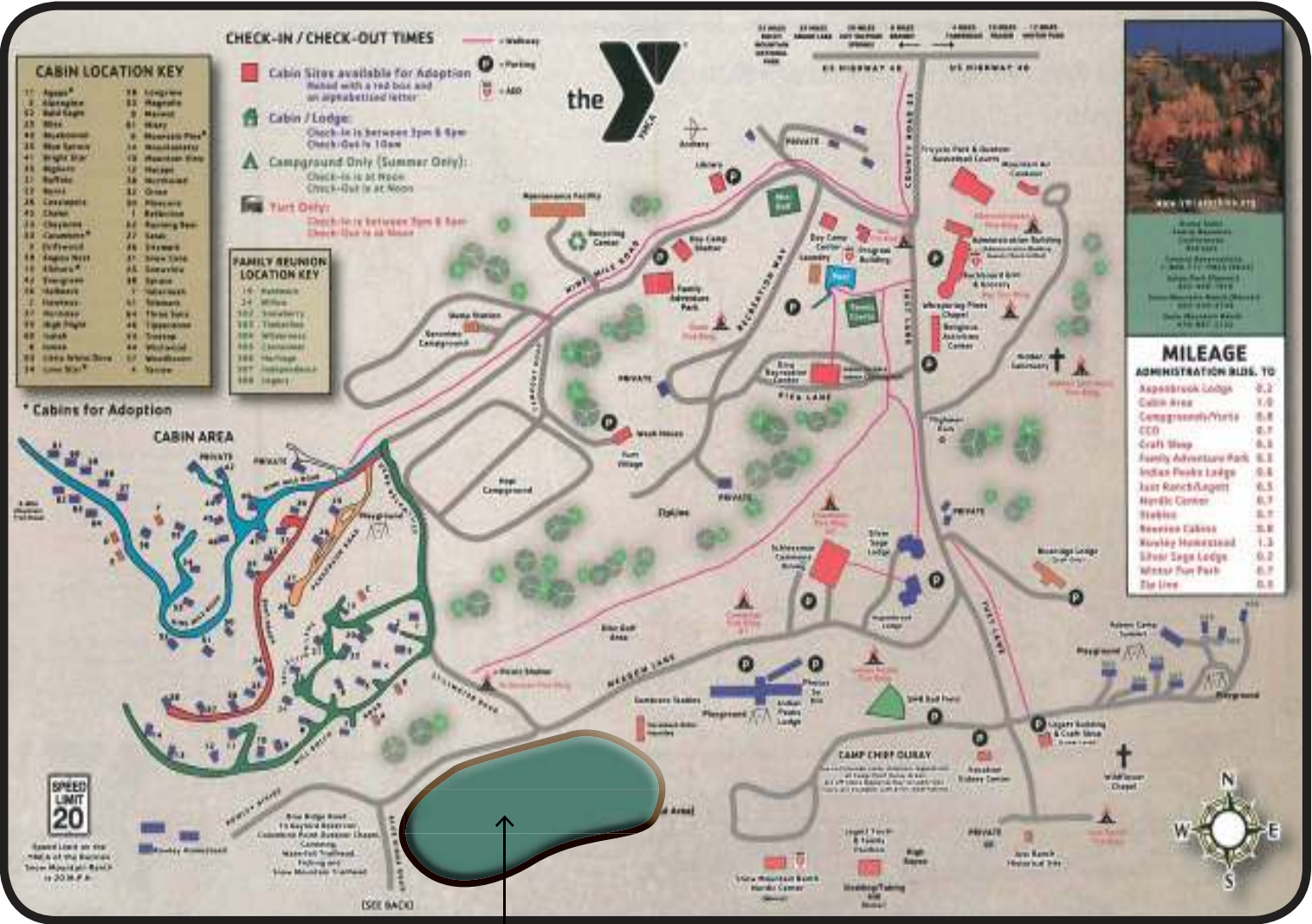


Snow Mountain Ranch offers a wide range of year-round recreation activities, and it is a short drive to Winter Park, one of Colorado’s premier alpine skiing areas. The property was purchased and opened in 1968. Since its opening, hundreds of thousands of visitors from around the world have utilized the unique facilities of the ranch while enjoying the scenic beauty of the region.

The Camp Chief Ouray Site

The Camp Chief Ouray (CCO) site is located within the 5,100 acre YMCA Snow Mountain Ranch (SMR). The CCO site consists of approximately 120 acres bounded by Meadow Lane (County Road 53), Sombrero Stables and Indian Peaks Lodge along the north side of the site, Blue Ridge Road along the west edge of the site, extending to the East to the Snow Mountain Ranch Ballfields and the Legett Youth and Family Pavilion and the Pole Creek Drainage and Pole Creek along the south edge. A small portion of the CCO eight acres south of Pole Creek, is utilized a remote camp site; this use will remain in this Master Plan. While the majority of the activity and program areas used by the CCO are within the camp site, areas throughout SMR are also utilized including the trail system and other camp program and recreation facilities and areas.

The site is labeled on the SMR brochure map:



CCO Camp Area

Conservation Easement

In 2010, the YMCA of the Rockies and The Conservation Fund’ in collaboration with members of Colorado’s congressional delegation, U.S. Forest Service (USFS), Colorado State Forest Service and Great Outdoors Colorado (GOCO), agreed to the development of a conservation easement of approximately 2,786 acres. This conservation easement permanently protects Snow Mountain Ranch’s rich wildlife habitat, including the federally-threatened and state-endangered Canada lynx and the state-sensitive northern goshawk, the Pole Creek riparian corridor, more than 60 miles of recreational trails and the property’s recovering forest, devastated by beetle damage. The Conservation Easement permanently protects this area of SMR.

The CCO site south edge abuts the Conservation Easement, with all planned future CCO development outside of the easement. The Conservation Easement allows for the continued use, maintenance and upgrades of existing trails and Pole Creek crossings within the easement. The existing trails and Pole Creek crossings adjacent to the CCO site will be utilized and upgraded, connecting the north and south CCO site areas.



Current CCO Site Use

The existing CCO is located on this site with a capacity for 272 campers. The current developed site area is approximately 90 acres and includes the existing CCO, including: parking areas and road access; CCO Dining Hall/Nordic Center; Health Center; Chief Ouray Lodge Youth Camp Triplex; camper cabins; camper restroom and shower buildings; CCO Livery and pasture; amphitheaters; trails; and recreation and camp program areas. Another area utilized by CCO is the site area south of Pole Creek, this site of approximately eight acres includes: camper platform tents; vault toilets; storage building; trails; and recreation and camp program areas.

While the CCO site is developed for pedestrian access utilizing existing trails and gravel roads, a large parking requirement is needed for camper registration and pick-up at the end of camp. During these times, camper parents and or family members drive and park in the areas within the east area of the CCO site. The parking areas are informal existing gravel lots as well as a large undeveloped overflow parking area.

As proposed in this Master Plan, all of these existing site areas are planned for redevelopment as the new CCO Site Master Plan is implemented over many future phases. The existing CCO Dining Hall/Nordic Center will be transitioned to exclusive use by the SMR



Program department for the Nordic Center in the winter, trail events in the shoulder seasons and as a base for the trail crew in the summer. The existing CCO Health Center is planned for redevelopment, transitioning into temporary office space and eventually CCO staff housing. The existing CCO All-Camp Fire Ring and Low Ropes Course will be expanded to accommodate the larger camp.

As the camp implements its many planned development phases, new proposed facilities will replace the existing camper cabins, camper restroom and shower buildings, CCO Livery and pasture, and recreation and camp program areas and facilities.

Topography and Eco-System

The CCO site ranges in elevation from approximately 8,830’ to 8,680’ feet above sea level. The topography generally slopes to the east and south to the Pole Creek Drainage. The slopes vary across the site with the majority of the site ranging from 2 percent to 12 percent slopes. The steepest area of the site is the south edge sloping down to the Pole Creek drainage. There are several small natural drainages on the site, the site master plan will utilize the site natural drainage patterns to the greatest extent possible.

A private irrigation ditch traverses across the southern and eastern areas of the site, this small open ditch carries water to landowners to the east of Snow Mountain Ranch. A portion of the ditch will be re-routed in a pipe to accommodate the proposed site plan. As the Site Master Plan is implemented the YMCA will coordinate any necessary improvements, crossing or minor relocations with the ditch company.

The site’s natural plant communities vary with site elevation and slope aspect. The forested areas include Lodgepole Pine, Douglas Fir, Subalpine Fir and Blue Spruce. At lower levels, open stands of juniper grow on the drier south facing slopes; small stands of Douglas-fir are on the wetter, cooler north slopes; and groves of Aspen are found throughout the site. Open areas are covered with native grasses and wildflowers.

A major mountain pine bark beetle (*Dendroctonus ponderosa*) outbreak infested the forests of Grand County from 2002 to 2010. Numerous types of controls were attempted at Snow Mountain Ranch during the outbreak with very limited positive effect. According to Colorado State Forest Service experts, 90 percent of the Lodgepole forest of Snow Mountain Ranch has been killed by this infestation. The YMCA was very aggressive about cutting and removing dead trees for purposes of life safety and to protect assets. The infestation and logging has had an impact on the ecosystem and visual quality of Snow Mountain Ranch. Forests that once buffered objectionable views, provided screening between land uses or developed areas, and provided habitat and recreational opportunities are now gone.

Natural regeneration of the forest has started in areas that were logged in the early years of the outbreak, including the approximate western one-third of CCO. The density of aspen trees has greatly expanded in many areas of the site. Managing the forest as it regenerates will help in maintaining view corridors as well as creating visual and spatial buffers. These future view corridors and buffers will be important to experiencing the full benefit of the CCO master plan.

Utilities

SMR owns and operates its own sanitary sewer and potable water systems. The sanitary sewer system utilizes two sets of treatment ponds with a land application discharge permit and area. Discharge occurs from May to early October, with storage the rest of the time. The system has ample capacity in the existing treatment ponds to accommodate additional planned CCO population growth.

The potable water system source is two springs located on the SMR property site. The water is piped to a central chlorination facility, then pumped up to the storage tank. The system has ample capacity and pressure to accommodate additional planned CCO population growth.



Fire protection utilizes the SMR potable water system. Fire hydrants as well as building sprinkler system are currently in use. This system will be expanded within the CCO site as the camp develops.

SMR is served by the Mountain Parks Electric, Inc. All of SMR’s electrical distribution lines are underground and the majority of the system is looped. The system has plenty of capacity and will accommodate the planned CCO growth.

Communication fiber optics is distributed throughout the SMR property including the CCO site. Wi-Fi internet service is available in most areas of the SMR property; this system will be expanded to incorporate the planned CCO.

Natural gas is the primary heat source at SMR and is provided by Xcel Energy. The east end of the current CCO site has natural gas service; this system will be rerouted and expanded to accommodate the expansion of camp.

The CCO site is currently served with potable and fire water, sanitary sewer, natural gas and electric from main and distribution lines serving SMR. As the CCO Site Master Plan is implemented the potable and fire water, sanitary sewer, natural gas and electric infrastructure will be redeveloped to accommodate the new camp location, fire and building codes and the greatly expanded demands of the proposed camp population.

Winter Use

Snow Mountain Ranch’s Nordic Center has more than 100 kilometers of trails accommodating everyone from the first-time cross-country skier or snowshoer to the elite racer. Beginners can ski on short loops near the Nordic Center while the experienced racer can train on longer trails with steeper climbs. Beyond cross country skiing, families and groups can enjoy ice skating, sledding & tubing, snowshoeing and sleigh rides.

The nationally renowned Nordic Center hosts more than 20,000 skiers per year and hosts several regional and national Nordic Ski and Biathlon competitions.

The existing trails within the CCO site are utilized for groomed nordic ski and snowshoe trails in the winter as a part of the existing SMR Nordic trails system. The trails within CCO are named CCO loop, this small interconnected loop trail system is lighted for night use and offers beginner and intermediate skiing starting at the adjacent CCO Dining Hall/Nordic Center building.

The proposed trails shown on CCO Site Master Plan will be developed to accommodate the needs of camp as well as the needs of the Nordic Center, including lighting. The majority of the existing CCO trails will remain in their current location, the trail system within CCO will be expanded to accommodate the larger camp and provide an expanded network of beginning and intermediate ski trails including lighted trails.





YMCA CAMP CHIEF OURAY SITE MASTER PLAN

SITE MASTER PLAN

3.0



SITE MASTER PLAN

Population

The Site Master Plan is developed to support the camp population summarized in the following table.

Camp Area	Campers	Counselors (1)	Total Camp Residents	Support Staff	Total Camp Population
Traditional Camp	340	72	412		412
Youngest (YC - age 7 - 9)	80	20	100		100
Middle (MC - age 10 - 12) Total	200	40	240		240
MC-1	50	10	60		60
MC-2	50	10	60		60
MC-3	50	10	60		60
MC-4	50	10	60		60
Challenger (CC - age 13 - 15)	60	12	72		72
CC-1	30	6	36		36
CC-2	30	6	36		36
Leadership Training (LC-1)	30	6	36		36
Wilderness Adventure (WC-1)	70	14	84		84
Specialty (SC)	70	14	84		84
SC-1	40	8	48		48
SC-2	30	6	36		36
Support Staff				52	52
Camp Support Staff				20	20
Kitchen Staff				20	20
Equestrian Staff				12	12
Totals	510	106	616	52	668

- Notes
- 1. Counselors and Support Staff.
 - 2. Counselor numbers are based on a ratio of 5 campers per counselor. The exception is the Youngest Camp with 4 campers per counselors



Site Plan

The following summarizes the components of the Site Master Plan, it is broken down into the site plans major areas with brief descriptions. The camp buildings are noted in each area as well. Conceptual floor plans are included in the Architecture section of this document.



Not to Scale







- ### Legend
- ① Camp Entrance Gateway Monument
 - ② Access Road
 - ③ Public Parking
 - ④ Luggage Drop-Off Area
 - ⑤ Bus Drop-Off
 - ⑥ Dog Walking Area
 - ⑦ Staff Parking
 - ⑧ Housing Conversion of Existing Health Center
 - ⑨ Housing Conversion of Feathered Wolf
 - ⑩ Housing Conversion of Little Bear
 - ⑪ Administration Building
 - ⑫ CCO Health Center
 - ⑬ CCO Trail Department
 - ⑭ Dining Hall
 - ⑮ Outdoor Dining Area
 - ⑯ Front Entry Plaza
 - ⑰ Service Access and Delivery Area
 - ⑱ Circle Up Plaza/Gathering Space
 - ⑲ Paved Circulation Promenades
 - ⑳ Pavilion
 - ㉑ Arts and Crafts Pavilion (Large)
 - ㉒ Arts and Crafts Pavilion (Small)
 - ㉓ Camp Recreation Area(Central Green)
 - ㉔ Accessible Playgrounds
 - ㉕ All Camp Amphitheater
 - ㉖ Pavilion/Shade Shelter/Restroom
 - ㉗ Low Ropes and Challenge Courses
 - ㉘ High Ropes Course
 - ㉙ Archery Range
 - ㉚ Outdoor Center Pavilion
 - ㉛ Youth Triplex Lodge (CCO Triplex Remodel)
 - ㉜ Youth Triplex Lodge
 - ㉝ Youth Duplex Lodge
 - ㉞ All Season Assembly Hall
 - ㉟ Middle Camp One
 - ㊱ Middle Camp Two
 - ㊲ Middle Camp Three
 - ㊳ Middle Camp Four
 - ㊴ Challenger Camp One
 - ㊵ Challenger Camp Two
 - ㊶ Specialty Camp One
 - ㊷ Specialty Camp Two
 - ㊸ Leadership Training Camp
 - ㊹ Wilderness Adventure Camp
 - ㊺ Zip-Line and Alpine Tower Area
 - ㊻ Rifle Range
 - ㊼ CCO Livery
 - ㊽ Camp Maintenance Building
 - ㊾ Livery Building
 - ㊿ Livery Restroom
 - 1 Hay Storage
 - 2 Indoor Riding Arena/Ring
 - 3 Exterior Riding Ring
 - 4 Day Pen
 - 5 Pasture
 - 6 Parking and Access Road

Not to Scale



Not to Scale





Plan Index	Camp Area/Program Element	Description	Building Quantity
	Public Entry and Parking		
1	Camp Entrance Gateway Monument	<ul style="list-style-type: none"> o Rustic ranch camp entry gateway monument with native landscape o Road closure gates 	NA
2	Access Road	<ul style="list-style-type: none"> o Widen existing road for three lanes. Two driving lanes and one staging lane for drop-off and pick-up day traffic staging 	
3	Public Parking	<ul style="list-style-type: none"> o Parking for 265 cars including accessible parking spaces o Asphalt paved parking pavement with curb and gutter o Parking Islands for landscape buffer, drainage and grade terracing o During camp operation the area will be used for paved sports 	NA
4	Luggage Drop-Off Area	<ul style="list-style-type: none"> o Three lane road – one drive through and 2 parking drop off lanes o 6-12' x 20' shelters for luggage drop off/pickup o Includes staff vehicle access for luggage delivery to camp 	6
5	Bus Drop-Off	<ul style="list-style-type: none"> o Curbside drop-off area for cars and/or buses 	
6	Dog Walking Area	<ul style="list-style-type: none"> o Fenced in area adjacent to parking lot 	
	Staff Housing		
7	Staff Parking	<ul style="list-style-type: none"> o Parking for 35 cars including accessible parking spaces o Asphalt paved parking pavement with curb and gutter 	NA
8	Housing Conversion of Existing Health Center	<ul style="list-style-type: none"> o Convert to 2 staff apartments 	1
9	Housing Conversion of Little Bear	<ul style="list-style-type: none"> o Convert to staff bunk rooms 24 person capacity 	1
10	Housing Conversion of Feathered Wolf	<ul style="list-style-type: none"> o Convert to staff bunk rooms 24 person capacity 	1
	Outdoor Staff Area	<ul style="list-style-type: none"> o Outdoor gathering patio with furnishings and gas group fire ring 	
	Administration Complex		
11	Administration Building	<ul style="list-style-type: none"> o CCO Administration and Offices 	1
12	CCO Health Center	<ul style="list-style-type: none"> o Per ACA allow for 1 bed/50 campers and staff o Emergency vehicle drop-off/staff parking o Camper Medication window 	1
13	CCO Trail Department	<ul style="list-style-type: none"> o Storage and Packing building for camper back country trips o Adjacent paved patio space o Vehicle drop-off/parking 	1
	Dining Complex		
14	Dining Hall	<ul style="list-style-type: none"> o 1-story, conditioned walk out; all camp capacity; Restrooms; covered outdoor dining area o Front entry for camp registrations o Rear entry for direct camp access 	1
15	Outdoor Dining Area	<ul style="list-style-type: none"> o Dining terrace to accommodate dining overflow and activities o Terraced seating area to accommodate grading 	
16	Front Entry Plaza	<ul style="list-style-type: none"> o Camp gateway and signage o Camp Sculpture with plaza o Alumni and Donor plaza 	
	Outdoor Hand Washing Station	<ul style="list-style-type: none"> o Exterior of Dining Hall Entry 	
17	Service Access and Delivery Area	<ul style="list-style-type: none"> o Service and staff access road and parking including accessible spaces o Direct loading dock/access back of the dining hall o Screen walls/dumpster enclosure with landscape buffers 	
18	Circle Up Plaza/Gathering Space/Flag Area	<ul style="list-style-type: none"> o All Camp assembly plaza and open space o Lighted Flagpole 	





Plan Index	Camp Area/Program Element	Description	Building Quantity
YC	Young Camp (YC)	Ages 7-8	
YC1	Youth Triplex Lodge (CCO Triplex Remodel)	<ul style="list-style-type: none"> Utilize for Young Camp Triplex lodge 39 bed total - 15 camper bunk beds, 9 counselor (CIT's) beds 	1
YC2	Youth Triplex Lodge	<ul style="list-style-type: none"> 39 bed total - 15 camper bunk beds, 9 counselor (CIT's) beds 	1
YC3	Youth Duplex Lodge	<ul style="list-style-type: none"> 26 bed total - 10 camper bunk beds, 6 counselor (CIT's) beds 	1
YC4	All Season Assembly Hall	<ul style="list-style-type: none"> Multi-purpose assembly hall 	1
	Central plaza with small amphitheater	<ul style="list-style-type: none"> Central plaza to accommodate all camp activities and gathering 	



Plan Index	Camp Area/Program Element	Description	Building Quantity
		o Alumni and Donor recognition	
	Camp Promenades		
19	Paved Circulation Promenades	o Main CCO access spines designed for pedestrian, emergency and service vehicles and winter nordic ski trail grooming o 24' width aggregate road base surfacing o Pedestrian dark sky compatible lighting o Accessible Routes - Concrete or Asphalt paved routes to be determined	
	Accessible Foot Trail Connections	o Minor circulation routes to camp pods + program areas o 18' width aggregate road base surfacing	
	Camp Recreation Area (Central Green)		
20	Pavilion	o Shade structure with storage for program materials, and wall height to accommodate basketball	1
21	Arts and Crafts Pavilion (Large)	o Large arts pavilion with adjacent exterior plaza spaces	1
22	Arts and Crafts Pavilion (Small)	o Small arts pavilion with adjacent exterior plaza spaces	1
23	Camp Recreation Area (Central Green)	o Irrigated turf recreation area o Ballfield backstop	
24	Accessible Playgrounds	o Nature playground area with manufactured play equipment and playground area surfacing o Developed for wide age range/interests	
25	All Camp Amphitheater	o Existing amphitheater and stage expanded to accommodate all camp programs o Gas fire ring o Sound system o Site furnishings including banner poles and lighting	
	Ropes and Challenge Area and Archery		
26	Pavilion	o Existing pavilion with new restrooms and storage for program materials o Adjacent plaza area o Site furnishings	1
27	Low Ropes and Challenge Course	o Low ropes and challenge course	
28	High Ropes Course	o High ropes facility near the Zip-Line and Alpine area	
29	Archery Range	o Shed roof shade structure o Targeted area backstop o One beginner 10 station range; o One intermediate 10 station range	
	Nature Education Center		
30	Outdoor Center Pavilion	o Outdoor Center pavilion with adjacent exterior plaza spaces o Restrooms heated for winter use	1
	Nature Trails	o Aggregate surfaced trails to outdoor education sites	



Not to Scale



Plan Index	Camp Area/Program Element	Description	Building Quantity
		<ul style="list-style-type: none"> Stabilized aggregate base course paving Site furnishings – benches, tables, trash and recycling bear proof containers 	
	Playground Area	<ul style="list-style-type: none"> Manufactured age appropriate nature play equipment including swings 	
	Tether ball courts	<ul style="list-style-type: none"> Two tether ball courts and equipment 	
	Four square court	<ul style="list-style-type: none"> Two Four square courts and equipment 	
	Ga-Ga pit	<ul style="list-style-type: none"> Ga-Ga pit and equipment 	
	Carpet ball tables	<ul style="list-style-type: none"> Four Carpet ball tables and equipment 	
MC 1	Middle Camp One (MC 1)	Ages 10-12	
	Yurts	<ul style="list-style-type: none"> 27' diameter with 12 bed (5 bunks & 2 beds) and two doors Raised wood entry decks with porch and pier/post foundation or concrete floor/foundation Yurt includes interior lighting; ceiling fan; operable windows; winter structure package. Alternate for Yurt – Camper Cabin with same capacity 	5
	Camp bathhouse (5 yurt pod)	<ul style="list-style-type: none"> Restrooms/shower building Restroom to be modified for boys urinals 	1
	Pavilion	<ul style="list-style-type: none"> 20' x 30' with storage for program materials 	1
	Central plaza with small amphitheater	<ul style="list-style-type: none"> Central plaza to accommodate all camp activities and gathering Stabilized aggregate base course paving Site furnishings – benches, tables, trash and recycling bear proof containers 	
	Playground Area	<ul style="list-style-type: none"> Manufactured age appropriate nature play equipment including swings 	
	Tether ball courts	<ul style="list-style-type: none"> Two tether ball courts and equipment 	
	Four square court	<ul style="list-style-type: none"> Two Four square courts and equipment 	
	Ga-Ga pit	<ul style="list-style-type: none"> Ga-Ga pit and equipment 	
	Carpet ball tables	<ul style="list-style-type: none"> Four Carpet ball tables and equipment 	
MC 2	Middle Camp Two (MC 2)	Ages 10-12	
	Yurts	<ul style="list-style-type: none"> 27' diameter with 12 bed (5 bunks & 2 beds) and two doors Raised wood entry decks with porch and pier/post foundation or concrete floor/foundation Yurt includes interior lighting; ceiling fan; operable windows; winter structure package. Alternate for Yurt – Camper Cabin with same capacity 	5
	Camp bathhouse (5 yurt pod)	<ul style="list-style-type: none"> Restrooms/shower building Restroom to be modified for boys urinals 	1
	Pavilion	<ul style="list-style-type: none"> 20' x 30' with storage for program materials 	1
	Central plaza with small amphitheater	<ul style="list-style-type: none"> Central plaza to accommodate all camp activities and gathering Stabilized aggregate base course paving Site furnishings – benches, tables, trash and recycling bear proof containers 	
	Playground Area	<ul style="list-style-type: none"> Manufactured age appropriate nature play equipment including swings 	
	Tether ball courts	<ul style="list-style-type: none"> Two tether ball courts and equipment 	
	Four square court	<ul style="list-style-type: none"> Two Four square courts and equipment 	
	Ga-Ga pit	<ul style="list-style-type: none"> Ga-Ga pit and equipment 	
	Carpet ball tables	<ul style="list-style-type: none"> Four Carpet ball tables and equipment 	
MC 3	Middle Camp Three (MC 3)	Ages 10-12	
	Yurts	<ul style="list-style-type: none"> 27' diameter with 12 bed (5 bunks & 2 beds) and two doors Raised wood entry decks with porch and pier/post foundation or concrete floor/foundation Yurt includes interior lighting; ceiling fan; operable windows; winter structure package. 	5



Not to Scale



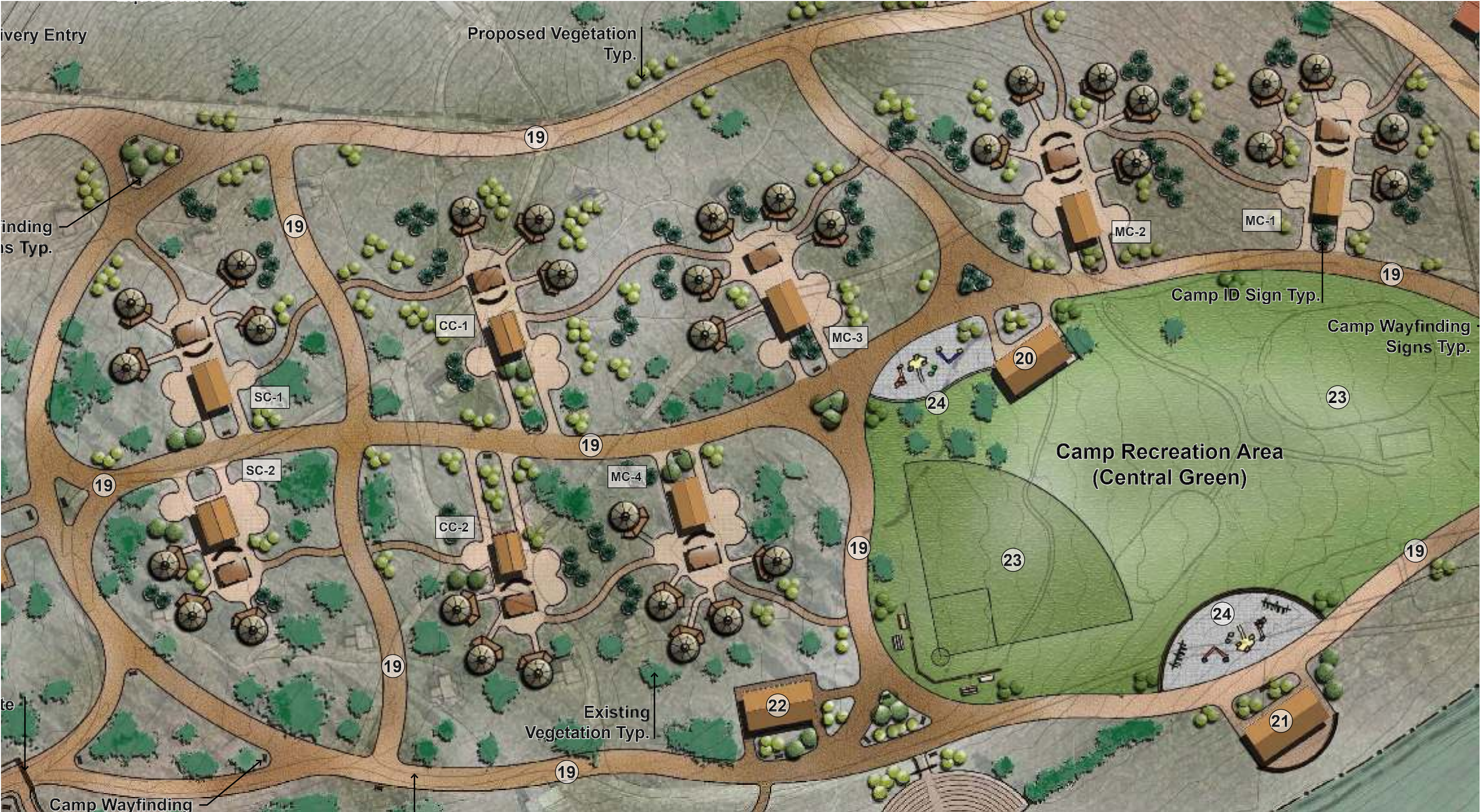
Plan Index	Camp Area/Program Element	Description	Building Quantity
		o Alternate for Yurt – Camper Cabin with same capacity	
	Camp bathhouse (5 yurt pod)	o Restrooms/shower building o Restroom to be modified for boys urinals	1
	Pavilion	o 20' x 30' with storage for program materials	1
	Central plaza with small amphitheater	o Central plaza to accommodate all camp activities and gathering o Stabilized aggregate base course paving o Site furnishings – benches, tables, trash and recycling bear proof containers	
	Playground Area	o Manufactured age appropriate nature play equipment including swings	
	Tether ball courts	o Two tether ball courts and equipment	
	Four square court	o Two Four square courts and equipment	
	Ga-Ga pit	o Ga-Ga pit and equipment	
	Carpet ball tables	o Four Carpet ball tables and equipment	
MC 4	Middle Camp Four (MC 4)	Ages 10-12	
	Yurts	o 27' diameter with 12 bed (5 bunks & 2 beds) and two doors o Raised wood entry decks with porch and pier/post foundation or concrete floor/foundation o Yurt includes interior lighting; ceiling fan; operable windows; winter structure package. o Alternate for Yurt – Camper Cabin with same capacity	5
	Camp bathhouse (5 yurt pod)	o Restrooms/shower building o Restroom to be modified for boys urinals	1
	Pavilion	o 20' x 30' with storage for program materials	1
	Central plaza with small amphitheater	o Central plaza to accommodate all camp activities and gathering o Stabilized aggregate base course paving o Site furnishings – benches, tables, trash and recycling bear proof containers	
	Playground Area	o Manufactured age appropriate nature play equipment including swings	
	Tether ball courts	o Two tether ball courts and equipment	
	Four square court	o Two Four square courts and equipment	
	Ga-Ga pit	o Ga-Ga pit and equipment	
	Carpet ball tables	o Four Carpet ball tables and equipment	
CC 1	Challenger Camp One (CC 1)	Ages 13-15	
	Yurts	o 27' diameter with 12 bed (5 bunks & 2 beds) and two doors o Raised wood entry decks with porch and pier/post foundation or concrete floor/foundation o Yurt includes interior lighting; ceiling fan; operable windows; winter structure package. o Alternate for Yurt – Camper Cabin with same capacity	3
	Camp bathhouse (3 yurt pod)	o Restrooms/showers o Restroom to be modified for boys urinals	1
	Pavilion	o 20' x 30' with storage for program materials	1
	Central plaza with small amphitheater	o Central plaza to accommodate all camp activities and gathering o Stabilized aggregate base course paving o Site furnishings – benches, tables, trash and recycling bear proof containers	
	Playground Area	o Manufactured age appropriate nature play equipment including swings	
	Tether ball courts	o Two tether ball courts and equipment	
	Four square court	o Two Four square courts and equipment	
	Ga-Ga pit	o Ga-Ga pit and equipment	



Not to Scale



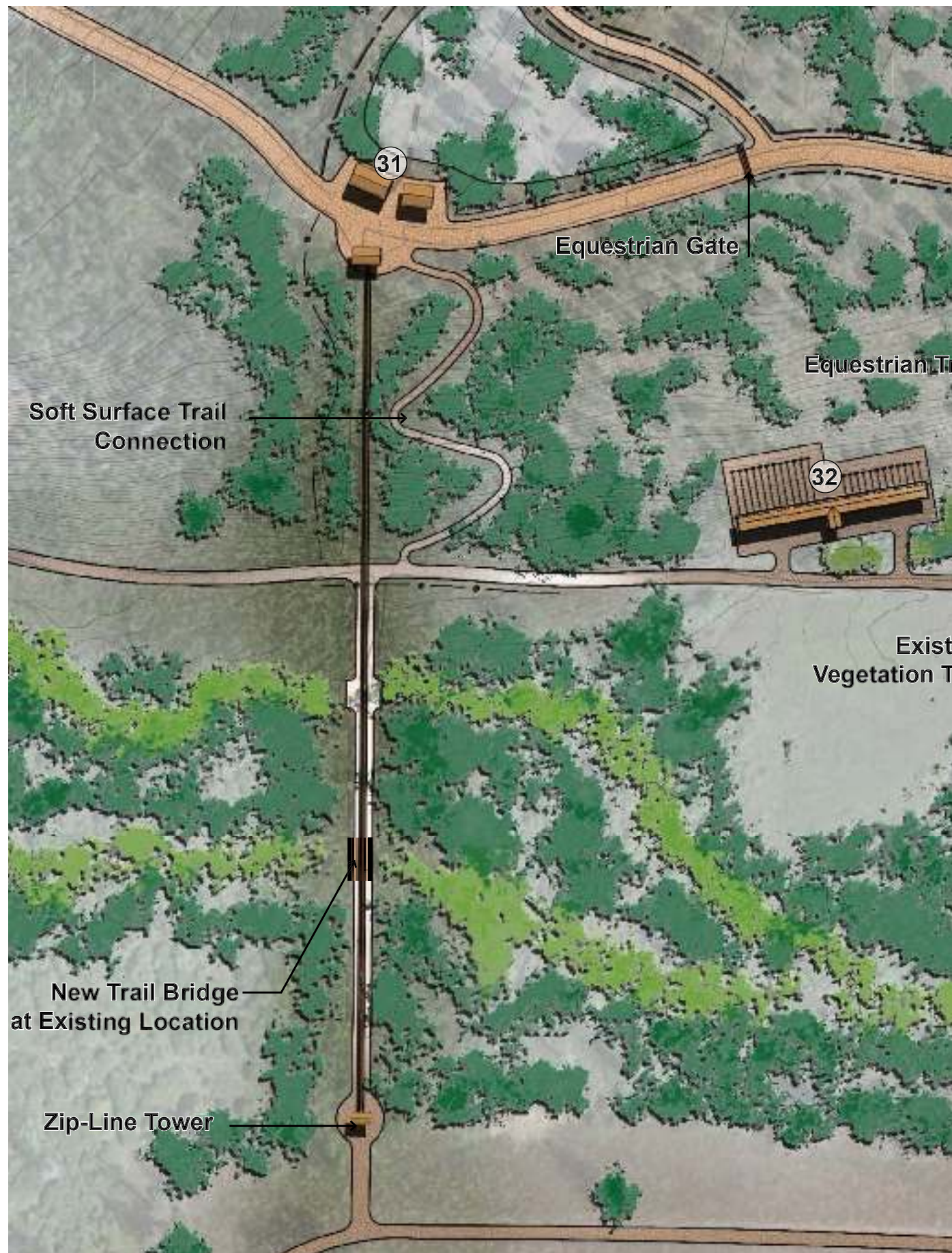
Plan Index	Camp Area/Program Element	Description	Building Quantity
	Carpet ball tables	o Four Carpet ball tables and equipment	
CC 2	Challenger Camp Two (CC 2)	Ages 13-15	
	Yurts	o 27' diameter with 12 bed (5 bunks & 2 beds) and two doors o Raised wood entry decks with porch and pier/post foundation or concrete floor/foundation o Yurt includes interior lighting; ceiling fan; operable windows; winter structure package. o Alternate for Yurt – Camper Cabin with same capacity	3
	Camp bathhouse (3 yurt pod)	o Restrooms/showers o Restroom to be modified for boys urinals	1
	Pavilion	o 20' x 30' with storage for program materials	1
	Central plaza with small amphitheater	o Central plaza to accommodate all camp activities and gathering o Stabilized aggregate base course paving o Site furnishings – benches, tables, trash and recycling bear proof containers	
	Playground Area	o Manufactured young age nature play equipment including swings	
	Tether ball courts	o Two tether ball courts and equipment	
	Four square court	o Two Four square courts and equipment	
	Ga-Ga pit	o Ga-Ga pit and equipment	
	Carpet ball tables	o Four Carpet ball tables and equipment	
SC 1	Specialty Camp One (SC 1)	Ages vary	
	Yurts	o 27' diameter with 12 bed (5 bunks & 2 beds) and two doors o Raised wood entry decks with porch and pier/post foundation or concrete floor/foundation o Yurt includes interior lighting; ceiling fan; operable windows; winter structure package. o Alternate for Yurt – Camper Cabin with same capacity	4
	Camp bathhouse (adapted from 3 yurt pod)	o Restrooms/showers to be adapted from 3 yurt pod o Restroom to be modified for boys urinals	1
	Pavilion	o 20' x 30' with storage for program materials	1
	Central plaza with small amphitheater	o Central plaza to accommodate all camp activities and gathering o Stabilized aggregate base course paving o Site furnishings – benches, tables, trash and recycling bear proof containers	
	Playground Area	o Manufactured age appropriate nature play equipment including swings	
	Tether ball courts	o Two tether ball courts and equipment	
	Four square court	o Two Four square courts and equipment	
	Ga-Ga pit	o Ga-Ga pit and equipment	
	Carpet ball tables	o Four Carpet ball tables and equipment	
SC 2	Specialty Camp Two (SC 2)	Ages vary	
	Yurts	o 27' diameter with 12 bed (5 bunks & 2 beds) and two doors o Raised wood entry decks with porch and pier/post foundation or concrete floor/foundation o Yurt includes interior lighting; ceiling fan; operable windows; winter structure package. o Alternate for Yurt – Camper Cabin with same capacity	3
	Camp bathhouse (Specialty Camp Bathhouse)	o Restrooms/showers o Restroom to be modified for boys urinals	1
	Pavilion	o 20' x 30' with storage for program materials	1
	Central plaza with small amphitheater	o Central plaza to accommodate all camp activities and gathering	



Not to Scale



Plan Index	Camp Area/Program Element	Description	Building Quantity
		<ul style="list-style-type: none"> Stabilized aggregate base course paving Site furnishings – benches, tables, trash and recycling bear proof containers 	
	Playground Area	<ul style="list-style-type: none"> Manufactured age appropriate nature play equipment including swings 	
	Tether ball courts	<ul style="list-style-type: none"> Two tether ball courts and equipment 	
	Four square court	<ul style="list-style-type: none"> Two Four square courts and equipment 	
	Ga-Ga pit	<ul style="list-style-type: none"> Ga-Ga pit and equipment 	
	Carpet ball tables	<ul style="list-style-type: none"> Four Carpet ball tables and equipment 	
LC 1	Leadership Training Camp	Ages 15-18; rustic 'backcountry' camping experience	
	Yurts or Platform Tents	<ul style="list-style-type: none"> Platform Tent or Yurt; 10 bed (4 bunks; 2 beds) Raised wood entry decks with porch and pier/post foundation or concrete floor/foundation Yurt or Tents includes interior lighting; operable windows; winter structure package. 	4
	Vault/Composting Toilet	<ul style="list-style-type: none"> Multiple unit vault toilet 1 toilet unit per 10 camp residents is minimum requirement 	1
	Group Gathering Area	<ul style="list-style-type: none"> Central plaza to accommodate all camp activities and gathering Stabilized aggregate base course paving Site furnishings – benches, tables, trash and recycling bear proof containers 	
	Trail and Trail Bridge	<ul style="list-style-type: none"> Aggregate surfaced trail from the north camp site Bridge crossing at existing Pole Creek crossing 	
	Support Facilities	<ul style="list-style-type: none"> Hand washing station Potable Water storage tank 	
	Storage Building (Existing)	<ul style="list-style-type: none"> Storage building for tent or equipment storage 	1
WC 1	Wilderness Adventure Camp	Ages 14-18; rustic 'backcountry' camping experience	
	Yurts or Platform Tents	<ul style="list-style-type: none"> Platform Tent or Yurt; 12 bed (10 bunks; 4 beds) Raised wood entry decks with porch and pier/post foundation or concrete floor/foundation Yurt or Tents includes interior lighting; operable windows; winter structure package. 	9
	Vault/Composting Toilet	<ul style="list-style-type: none"> Multiple unit vault toilet 1 toilet unit per 10 camp residents is minimum requirement 	1
	Group Gathering Area	<ul style="list-style-type: none"> Central plaza to accommodate all camp activities and gathering Stabilized aggregate base course paving Site furnishings – benches, tables, trash and recycling bear proof containers 	
	Trail and Trail Bridge	<ul style="list-style-type: none"> Aggregate surfaced trail from the north camp site Bridge crossing at existing Pole Creek crossing 	
	Support Facilities	<ul style="list-style-type: none"> Hand washing station Potable Water storage tank 	
	Storage Building	<ul style="list-style-type: none"> Storage building for tent or equipment storage 	1
31	Zip-Line and Alpine Tower Area		
	Zip-Line Tower	<ul style="list-style-type: none"> Zip line tower and zip line crossing Pole Creek drainage. 	1
	Alpine Climbing Tower	<ul style="list-style-type: none"> Alpine Climbing Tower 	1
	Pavilion and Storage Building	<ul style="list-style-type: none"> Pavilion with storage for tent or equipment storage 	1
	Gathering/Queue Space	<ul style="list-style-type: none"> Soft surface pedestrian area for waiting/safety talk 	
32	Rifle Range	<ul style="list-style-type: none"> Targeted area backstop 1 x beginner 12 station range 	1
		<ul style="list-style-type: none"> 1 x intermediate 12 station range Storage building 	



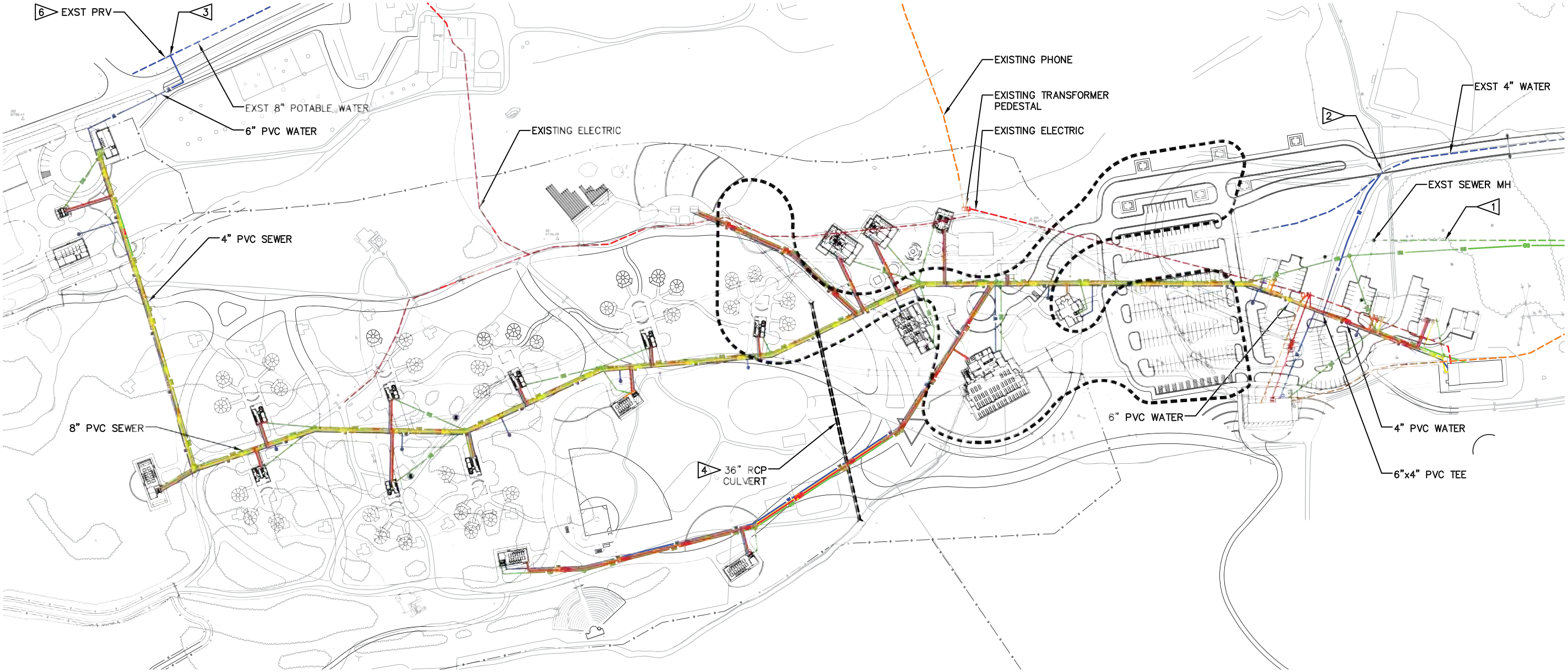
Plan Index	Camp Area/Program Element	Description	Building Quantity
33	CCO Livery		
34	Camp Maintenance Building	o Satellite maintenance building and storage yard to support CCO maintenance functions	1
35	Livery Building	o Tack Rooms, Storage; office	1
36	Livery Restroom	o Public and Staff restroom building	1
37	Hay Storage	o All season hay storage building	1
38	Indoor Riding Arena/Ring	o Pre-manufactured equestrian building with interior single riding ring	1
39	Exterior Riding Rings	o Three riding rings	
40	Day Pen	o Fenced day pen	
41	Pasture	o Utilize existing CCO pasture o Develop fenced run from Livery to the pasture o Reconstruct and relocate pasture fence for public multi-use trail corridor north of Pole Creek	
42	Parking and Access Road	o Parking for 6 cars including accessible parking spaces o Asphalt paved parking pavement with curb and gutter o Road closure gate	NA
	CCO Site Improvements		
	CCO site perimeter fence	o Rustic buck log fence at CCO site perimeter o Boundary fence signs delineating CCO boundary	1
	Landscape Restoration	o Seeded grasses and wildflowers in all impacted areas o Tree and understory shrub plantings for buffers and visual interest	1
	Signage	o Identification signage at each camp area, program areas, and buildings. o Information kiosks at each camp and program area o Wayfinding signage throughout the site o Regulatory signage in all parking and road areas	1
	Site Lighting	o Dark sky compatible pole mounted light fixtures in major pedestrian and Camp Promenades o Dark sky compatible pole mounted parking lot lighting	1
	Site furnishings	o Bear proof trash and recyclables containers in pedestrian areas o Benches and picnic tables o Guide/Barrier Fence (low rustic log fence)	1



Not to Scale 

- NOTES:**
- 1 REMOVE AND REPLACE EXISTING 4" SEWER MAIN WITH 8" SEWER MAIN. APPROXIMATELY 1800LF AT 1.4%. TIE INTO INDIAN PEAKS 8" SEWER MAIN. 400' MANHOLE SPACING TYPICAL.
 - 2 TIE INTO EXISTING 4" PVC WATER MAIN. 4" x 6" REDUCER REQUIRED.
 - 3 TIE INTO EXISTING 8" PVC WATER. 8"x6" TEE REQUIRED.
 - 4 INCLUDE LOCKING MANHOLE ACCESS AND GRATED F.E.T.S., SEAL AND REINFORCE IRRIGATION DITCH AT INLET AND OUTLET.
 - 5. GAS UTILITY THROUGHOUT FACILITY BY OWNER AND EXCEL ENERGY.
 - 6 WATER TANK ELEV.=~9100.0. PRV SET TO 60 PSI DOWNSTREAM.

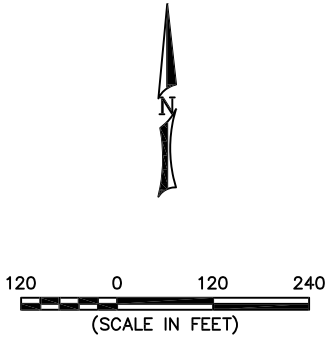
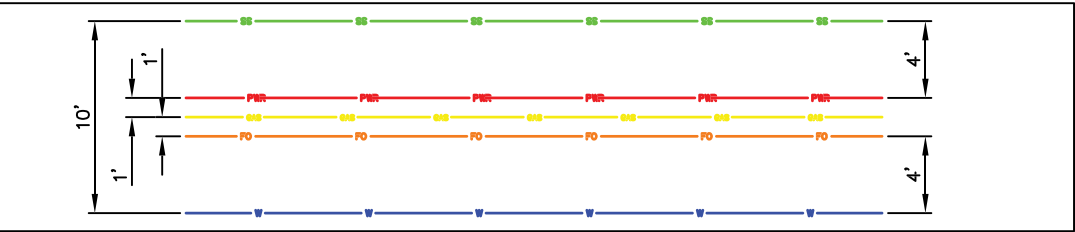
- LEGEND:**
- PHASE I WORK
 - EXISTING WATER
 - PROPOSED WATER
 - HYDRANT
 - EXISTING SEWER
 - PROPOSED SEWER
 - MANHOLE
 - EXISTING ELECTRIC
 - PROPOSED ELECTRIC
 - TRANSFORMER
 - EXISTING TEL/FO
 - PROPOSED TEL/FO
 - PEDESTAL
 - PROPOSED GAS



UTILITY SCHEDULES:

UTILITY	SIZE	TYPE	DEPTH	SEPARATION SPACING	NOTES
ELEC / POWER	2"	PVC	30"-39" BGS	12"	CONDUIT
GAS	2"	HDPE	30"-39" BGS	12"	
FO / PHONE	2"	PVC	18" BGS	12"	CONDUIT
WATER	6"	PVC	8' BGS	10' H 18" V	2" SERVICE TYPICAL
SEWER	8"	PVC	8' BGS	10' H 18" V	MIN. SLOPE 1.4%, MAX. SLOPE 7.5%. 4" SERVICE TYPICAL

TYPICAL UTILITY CORRIDOR LAYOUT:

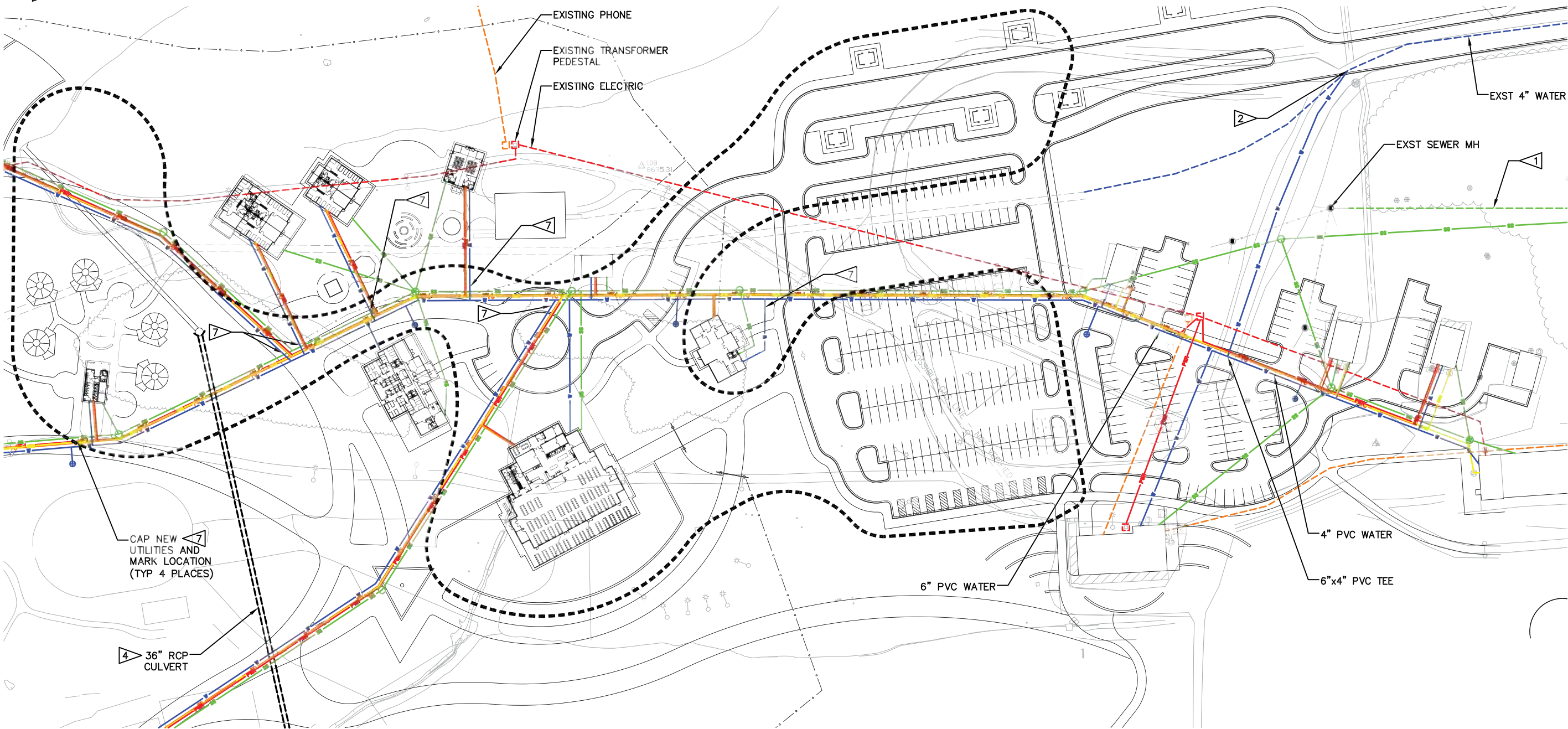


NOTES:

- 1 REMOVE AND REPLACE EXISTING 4" SEWER MAIN WITH 8" SEWER MAIN. APPROXIMATELY 1800LF AT 1.4%. TIE INTO INDIAN PEAKS 8" SEWER MAIN. 400' MANHOLE SPACING TYPICAL.
- 2 TIE INTO EXISTING 4" PVC WATER MAIN. 4" x 6" REDUCER REQUIRED.
- 3 TIE INTO EXISTING 8" PVC WATER. 8"x6" TEE REQUIRED.
- 4 INCLUDE LOCKING MANHOLE ACCESS AND GRATED F.E.T.S., SEAL AND REINFORCE IRRIGATION DITCH AT INLET AND OUTLET.
- 5. GAS UTILITY THROUGHOUT FACILITY BY OWNER AND EXCEL ENERGY.
- 6. WATER TANK ELEV.=~9100.0. PRV SET TO 60 PSI DOWNSTREAM.
- 7 CAP AND MARK UTILITY. TYPICAL OF ALL UTILITIES AT LOCATION SHOWN.

LEGEND:

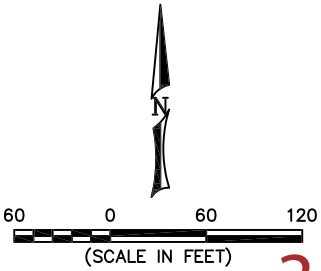
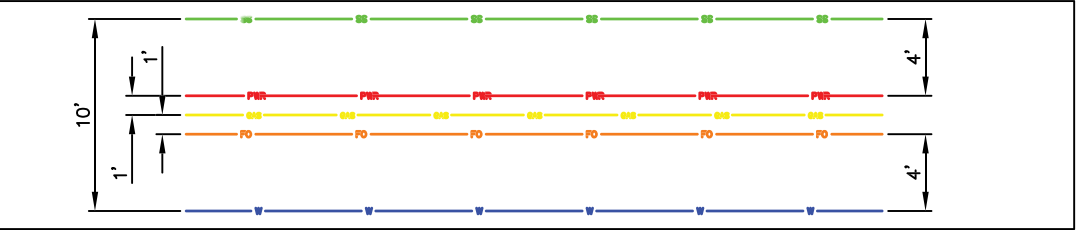
- PHASE I WORK
- EXISTING WATER
- PROPOSED WATER
- HYDRANT
- EXISTING SEWER
- PROPOSED SEWER
- MANHOLE
- EXISTING ELECTRIC
- PROPOSED ELECTRIC
- TRANSFORMER
- EXISTING TEL/FO
- PROPOSED TEL/FO
- PEDESTAL
- PROPOSED GAS



UTILITY SCHEDULES:

UTILITY	SIZE	TYPE	DEPTH	SEPARATION SPACING	NOTES
ELEC / POWER	2"	PVC	30"-39" BGS	12"	CONDUIT
GAS	2"	HDPE	30"-39" BGS	12"	
FO / PHONE	2"	PVC	18" BGS	12"	CONDUIT
WATER	6"	PVC	8' BGS	10' H 18" V	2" SERVICE TYPICAL
SEWER	8"	PVC	8' BGS	10' H 18" V	MIN. SLOPE 1.4%, MAX. SLOPE 7.5%. 4" SERVICE TYPICAL

TYPICAL UTILITY CORRIDOR LAYOUT:



Architecture

Following are conceptual floor plans of each of the proposed building included in the Site Master Plan.

The Site Master Plan building quantities are summarized below:

	Camp Residents			Camp Accommodations				Bathhouse Fixtures			
Camp Area	Campers at Build Out	Counselors (1)	Total Camping Population	Insulated Cabins (Duplex - 26 bed capacity)	Insulated Cabins (Triplex - 39 bed capacity)	Yurts (12 bed capacity)	Platform Tents or Yurts (10 bed capacity)	Toilets (1 per 10 persons)	Urinals (1 per 25 males)	Lavatories (1 per 10 persons)	Showers (1 per 10 persons)
Traditional Camp	340	72	412	1	2	26		42	TBD	42	42
Youngest (YC - age 7 - 9)	80	20	100	1	2			10		10	10
Middle (MC - age 10 - 12)	200	40	240			20		24		24	24
MC-1	50	10	60			5		6		6	6
MC-2	50	10	60			5		6		6	6
MC-3	50	10	60			5		6		6	6
MC-4	50	10	60			5		6		6	6
Challenger (CC - age 13 - 15)	60	12	72			6		8		8	8
CC-1	30	6	36			3		4		4	4
CC-2	30	6	36			3		4		4	4
Leadership Training	30	6	36				4	4	TBD	4	4
Wilderness Adventure	70	14	84				9	9	TBD	9	9
Specialty Camp (SC)	70	14	84			7		9	TBD	9	9
SC 1	40	8	48			4		5		5	5
SC 2	30	6	36			3		4		4	4
Totals	510	106	616	1	2	33	13	64	TBD	64	64

Notes

- 1. Counselor numbers are based on a ratio of 5 campers per counselor. The exception is the Youngest Camp with 4 campers per counselors
- 2. 12 bed capacity Yurts include 5 bunks bed (10 campers) and 2 single beds (2 counselors).
- 3. 10 bed capacity Yurts or Platform Tents include 4 bunks bed (8 campers) and 2 single beds (2 counselors).
- 4. Duplex Insulated cabins include 5 bunks and 3 counselor beds per side = 26 beds)
- 5. Triplex Insulated cabins include 5 bunks and 3 counselor beds per area equals 39 beds)
- 6. Bathhouse fixture quantities are based on State of Colorado and ACA guidelines.

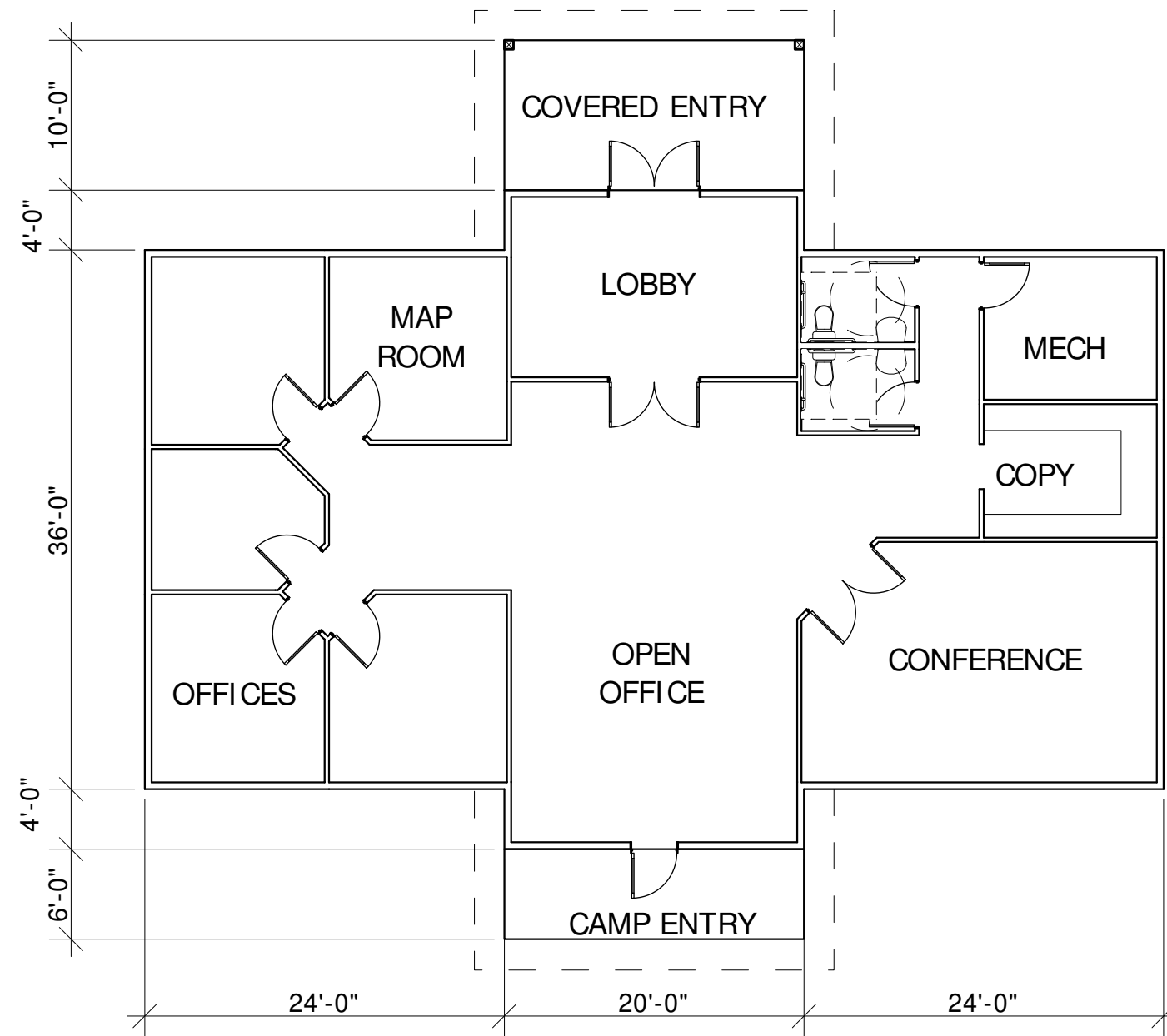


Bathhouse Fixture Guidelines

The number of restrooms and restroom fixtures are calculated using two guidelines: State of Colorado Sanitary Standards and Regulations for Public Accommodations, 6 CCR 1010-14 (Website: <http://www.sos.state.co.us/CCR/GenerateRulePdf.do?ruleVersionId=415>), and; American Camp Association (ACA) Foundational Practices for Camp Programs and Services A Self-Assessment Tool (Website: <http://www.acacamps.org/sites/default/files/images/accreditation/standards/04-OM/Foundational-Practices-Checklist.doc>).

Agency Guideline	Toilets	Urinals	Lavatories	Showers
American Camp Association	1/10 persons	Not noted	1/10 persons	1/20 persons
State of Colorado	1/10 persons	1/25 males (1)	1/10 persons	1/10 persons





Floor Plan

3/32" = 1'-0"

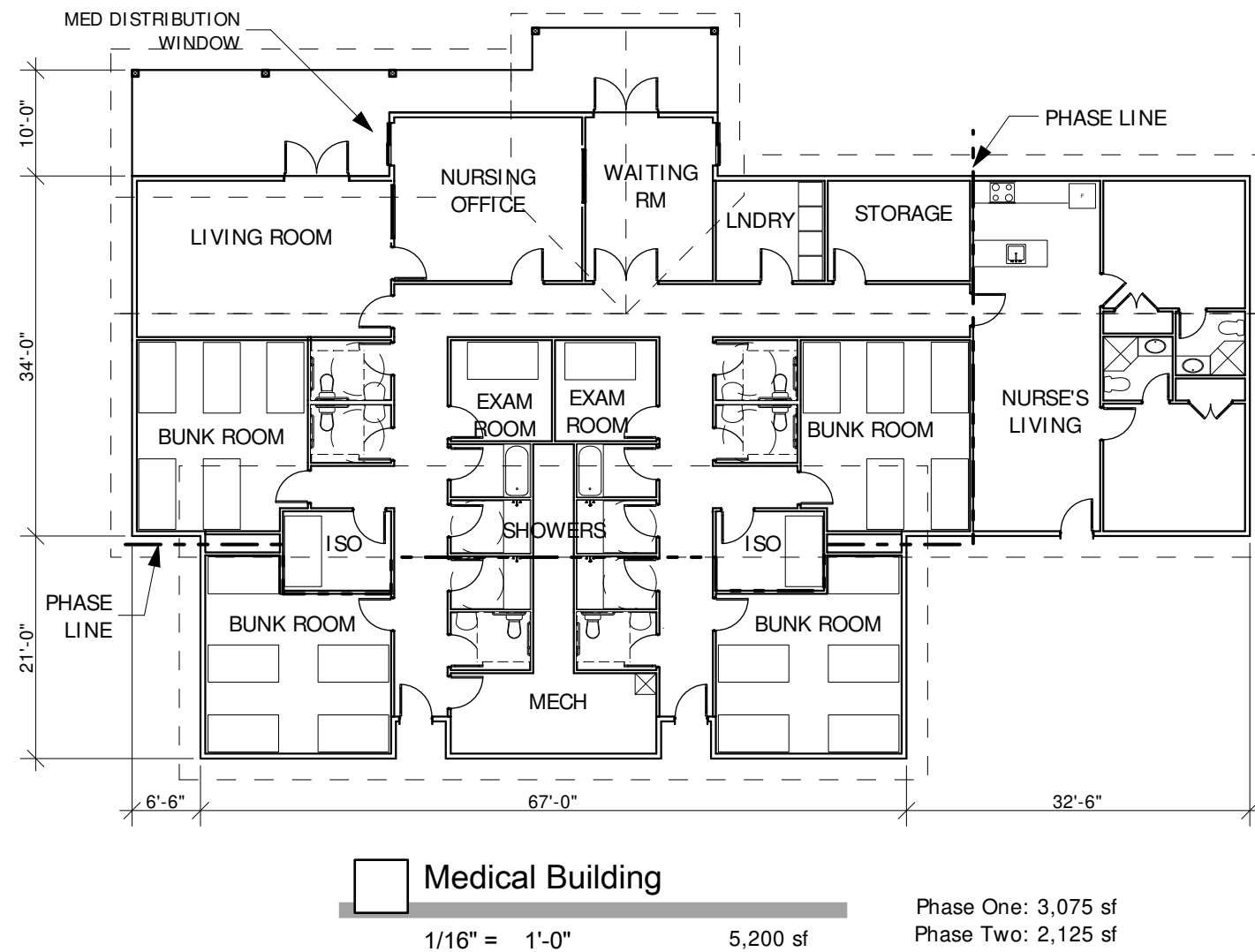
2,640 sf

BASIS

Issue:
Conceptual
Date:
9/15/2015

YMCA of the Rockies
Camp Chief Ouray - Master Plan

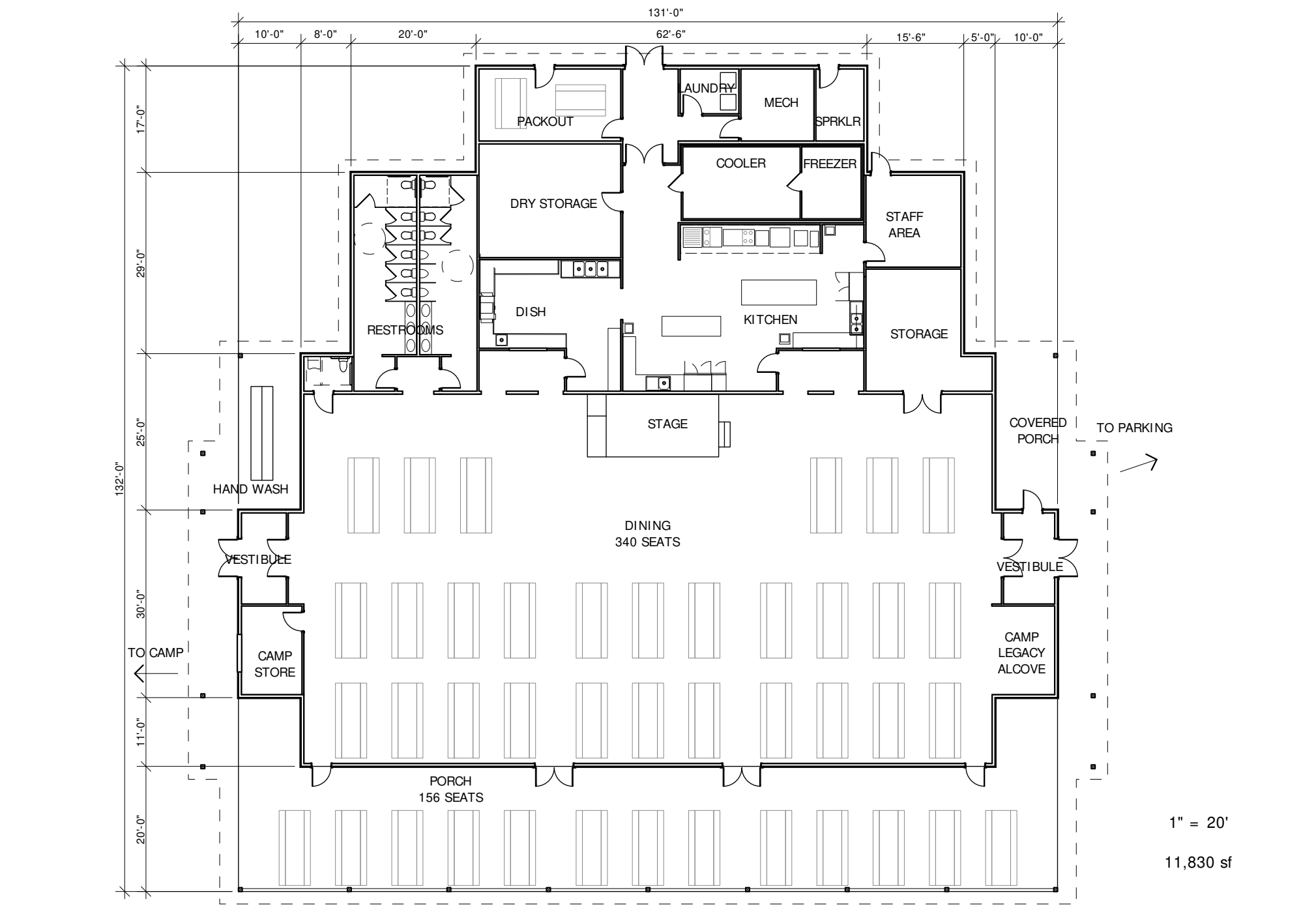
Administration Building



BASIS

Issue:
Conceptual
Date:
9/15/2015

YMCA of the Rockies
Camp Chief Ouray - Master Plan
Medical Building

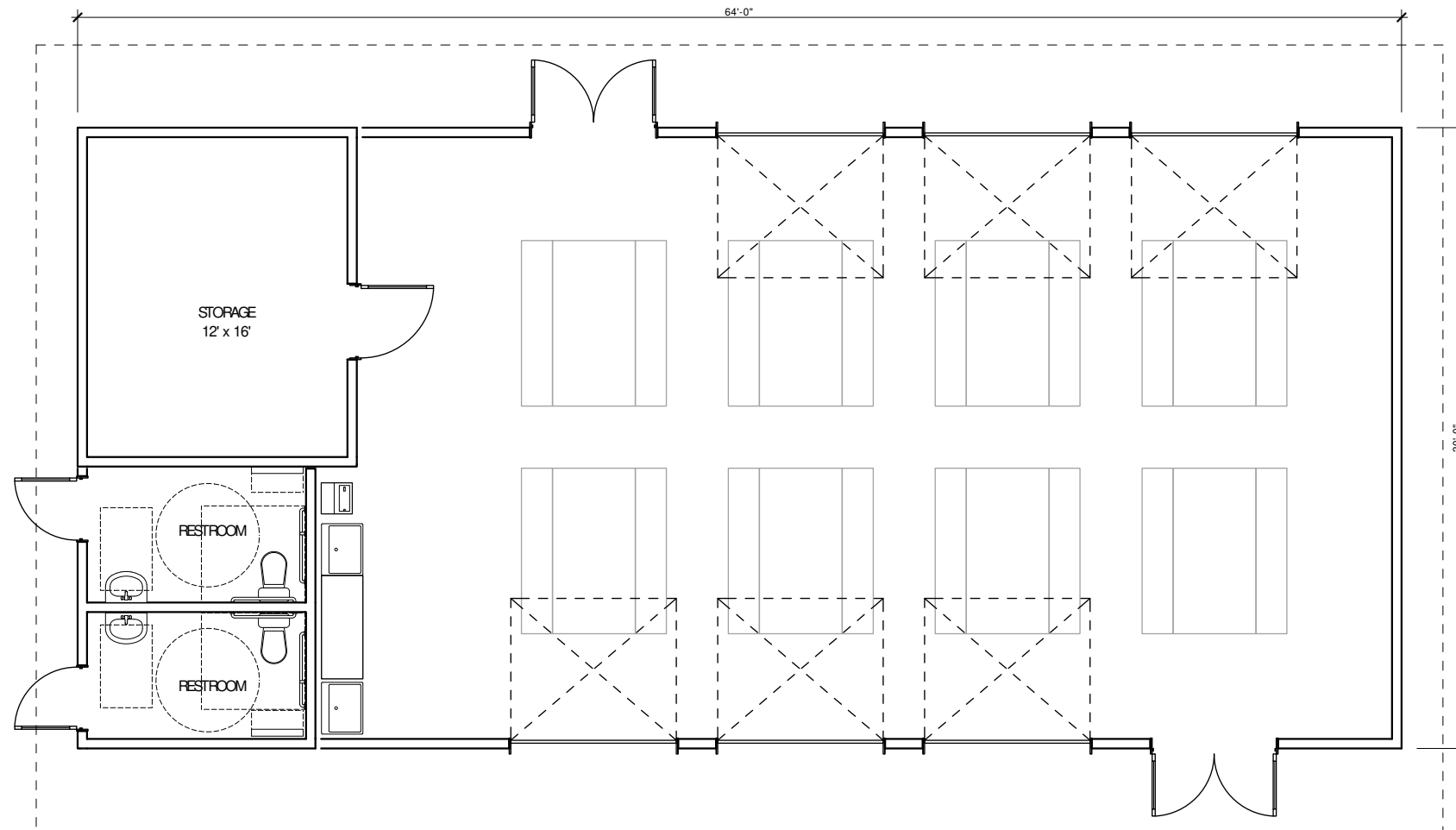


BASIS

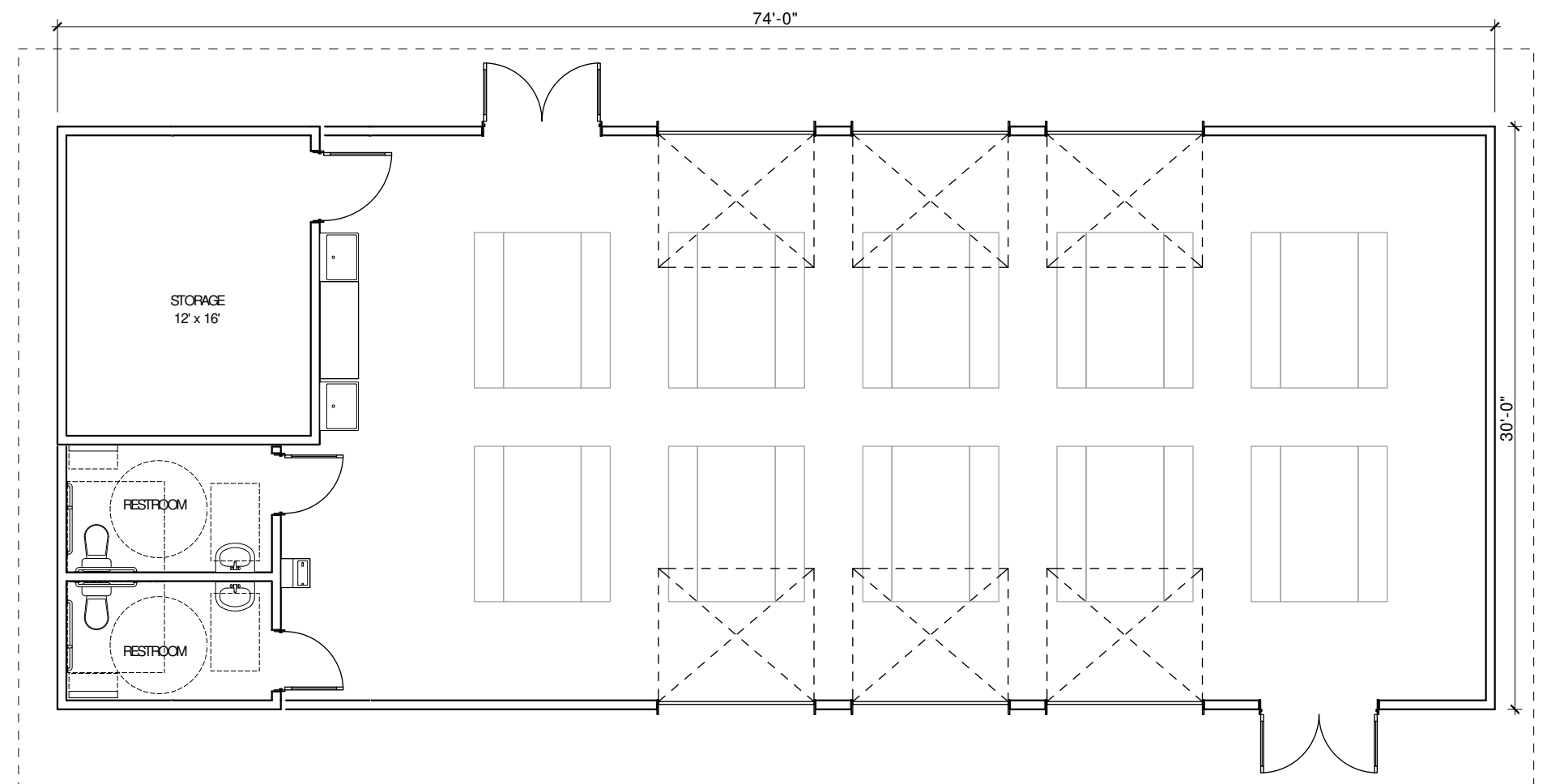
Issue:
Conceptual
Date:
9/15/2015

YMCA of the Rockies
Camp Chief Ouray - Master Plan

Dining Hall



Arts Pavilion - Small
 1/8" = 1'-0" 1,920 sf

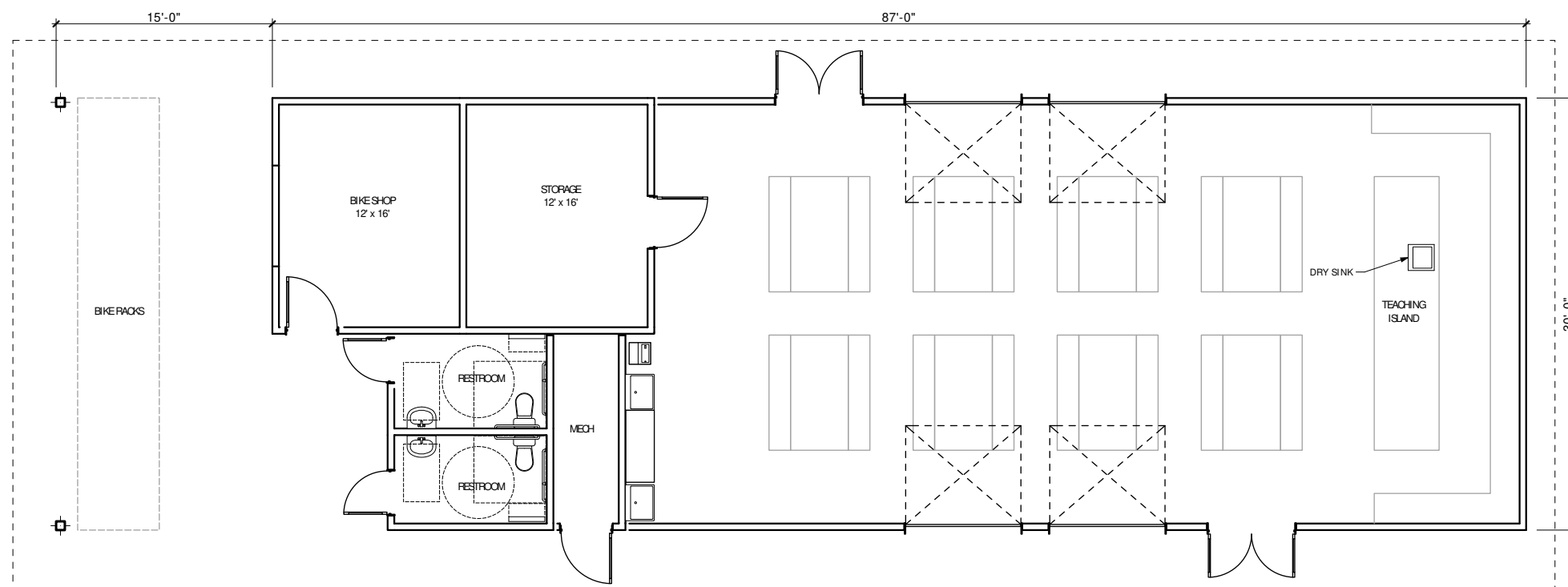



Arts Pavilion - Large
 1/8" = 1'-0" 2,200 sf

BASIS

Issue:
 Conceptual
 Date:
 9/15/2015

YMCA of the Rockies
Camp Chief Ouray - Master Plan
 Pavilions



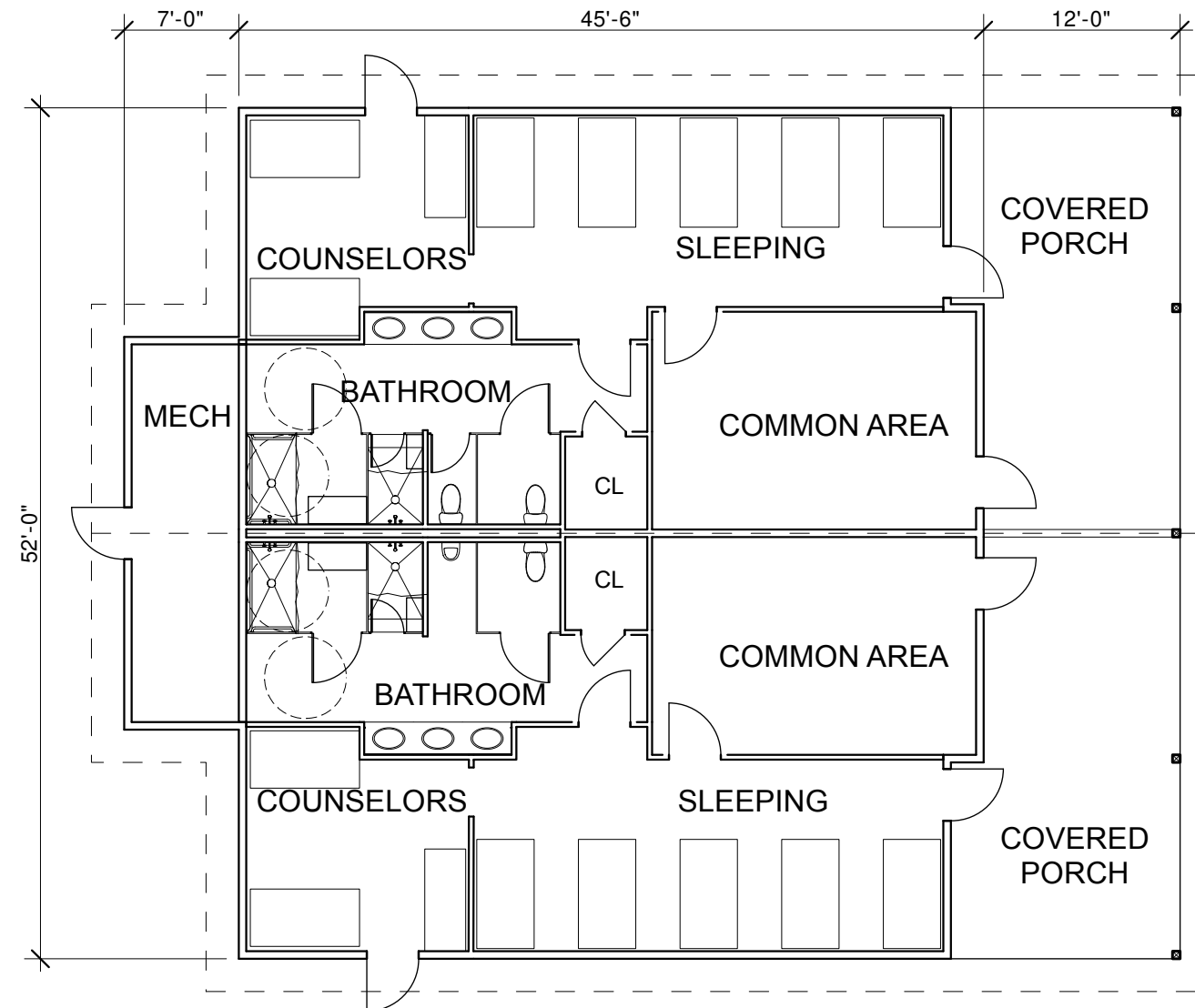
 Outdoor Center
 3/32" = 1'-0" 2,400 sf


BASIS

Issue:
 Conceptual
 Date:
 9/15/2015

YMCA of the Rockies
Camp Chief Ouray - Master Plan

Pavilions

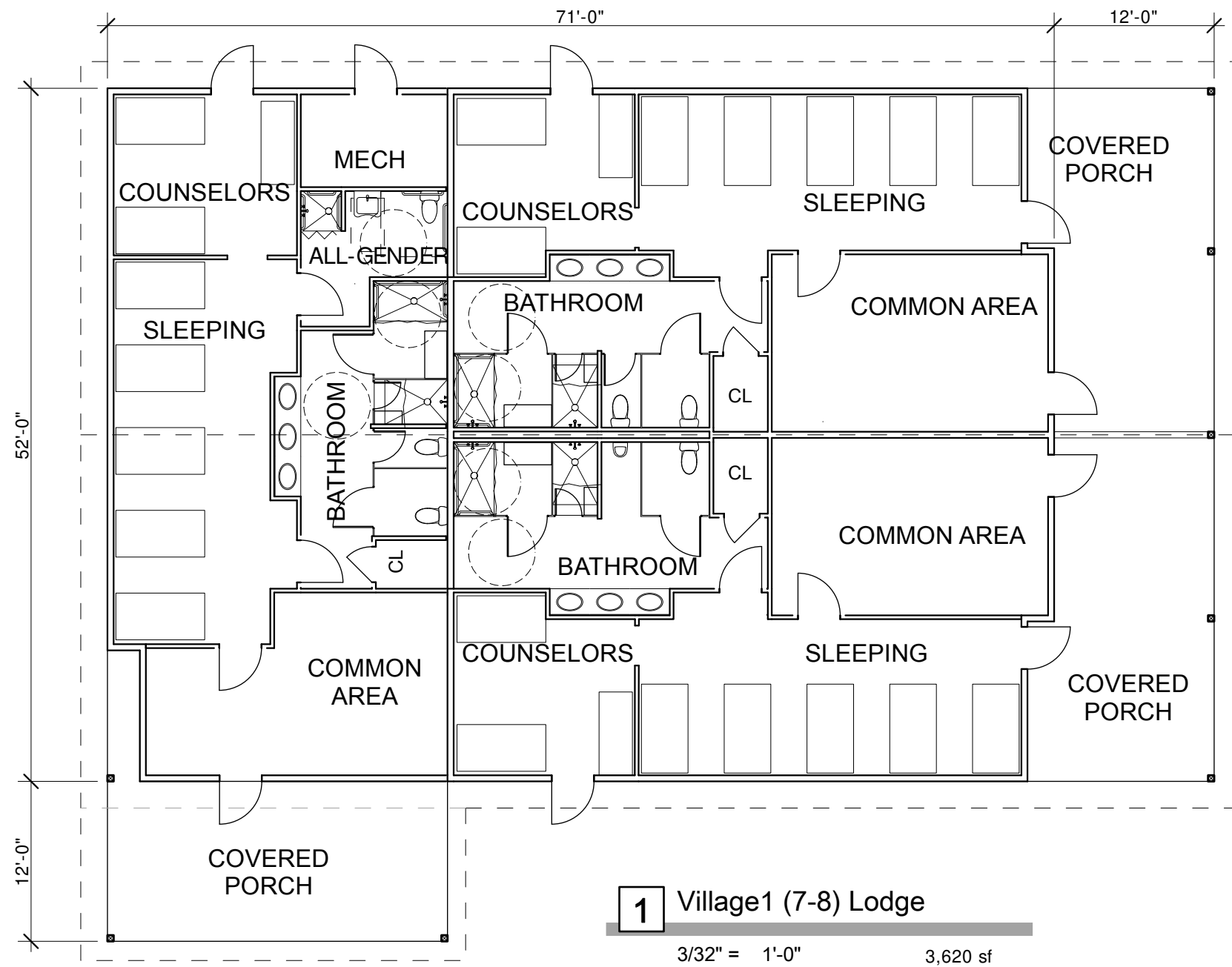


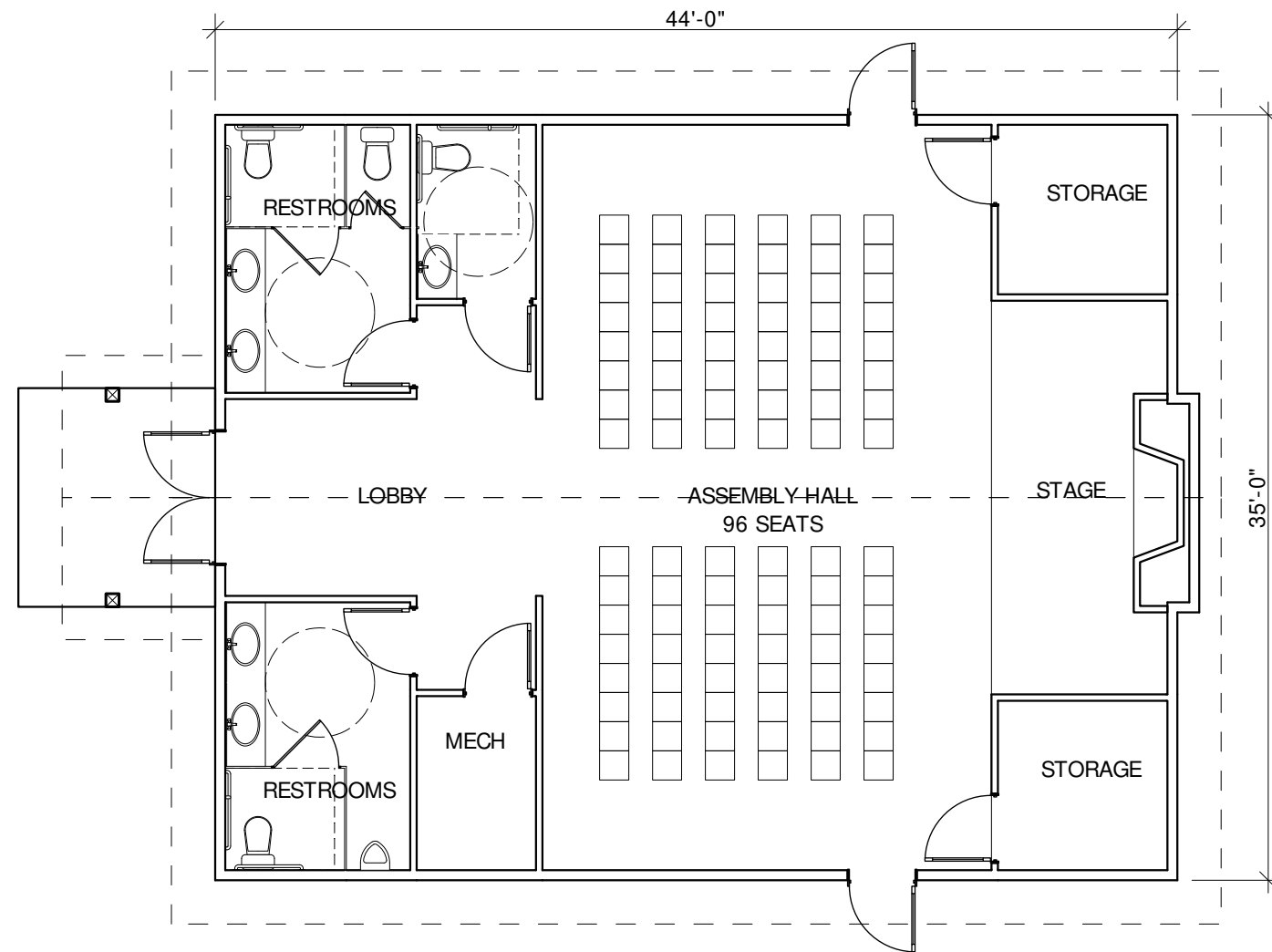
 Floor Plan
 3/32" = 1'-0" 2,485 sf

BASIS

Issue:
 Conceptual
 Date:
 8/18/2015

YMCA of the Rockies
Camp Chief Ouray - Master Plan
 Village 1 (7-8) Lodge - TriPlex





1 Village 1 Assembly

1/8" = 1'-0"

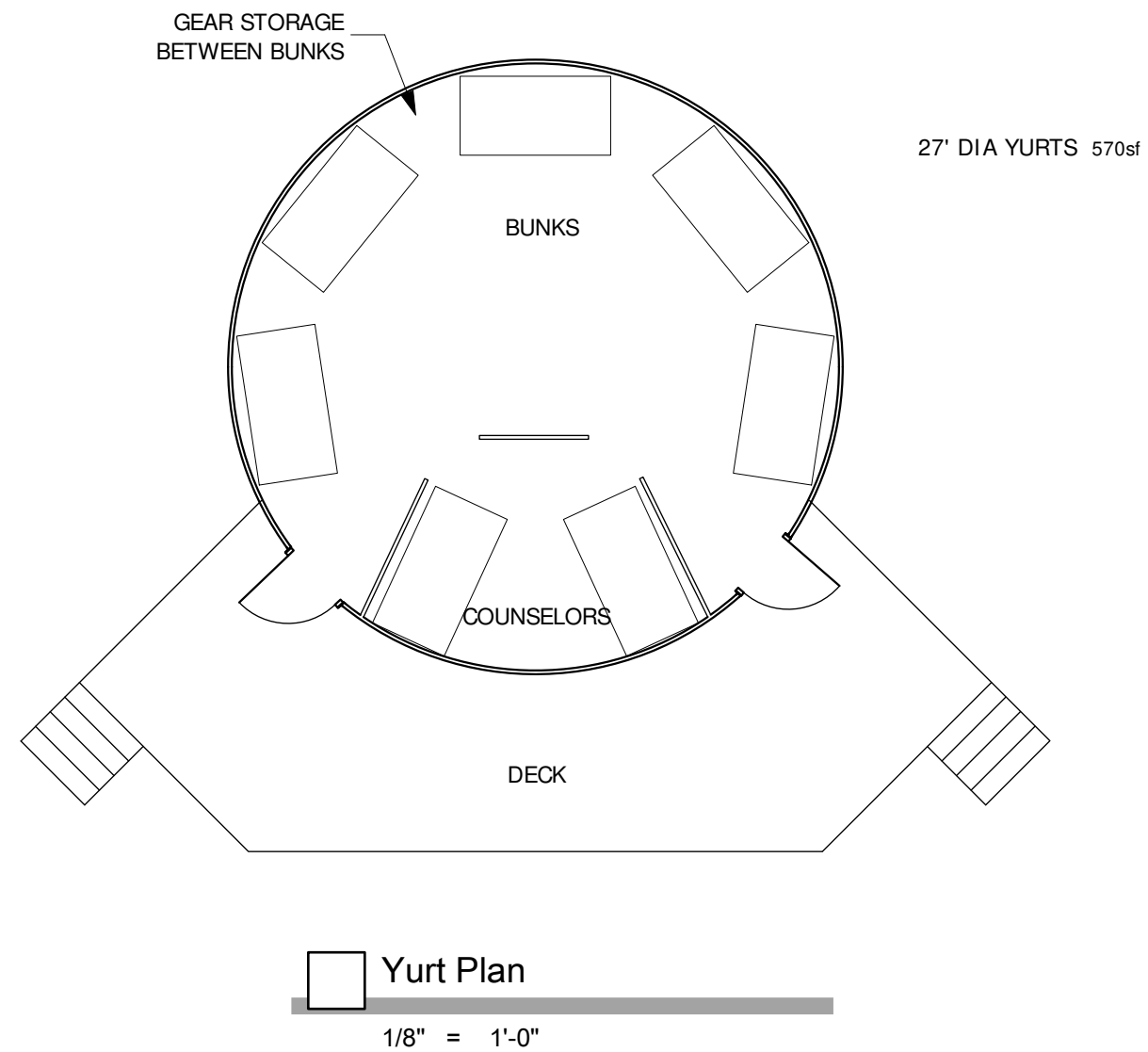
1,540sf

BASIS

Issue:
Conceptual
Date:
9/4/2015

YMCA of the Rockies
Camp Chief Ouray - Master Plan

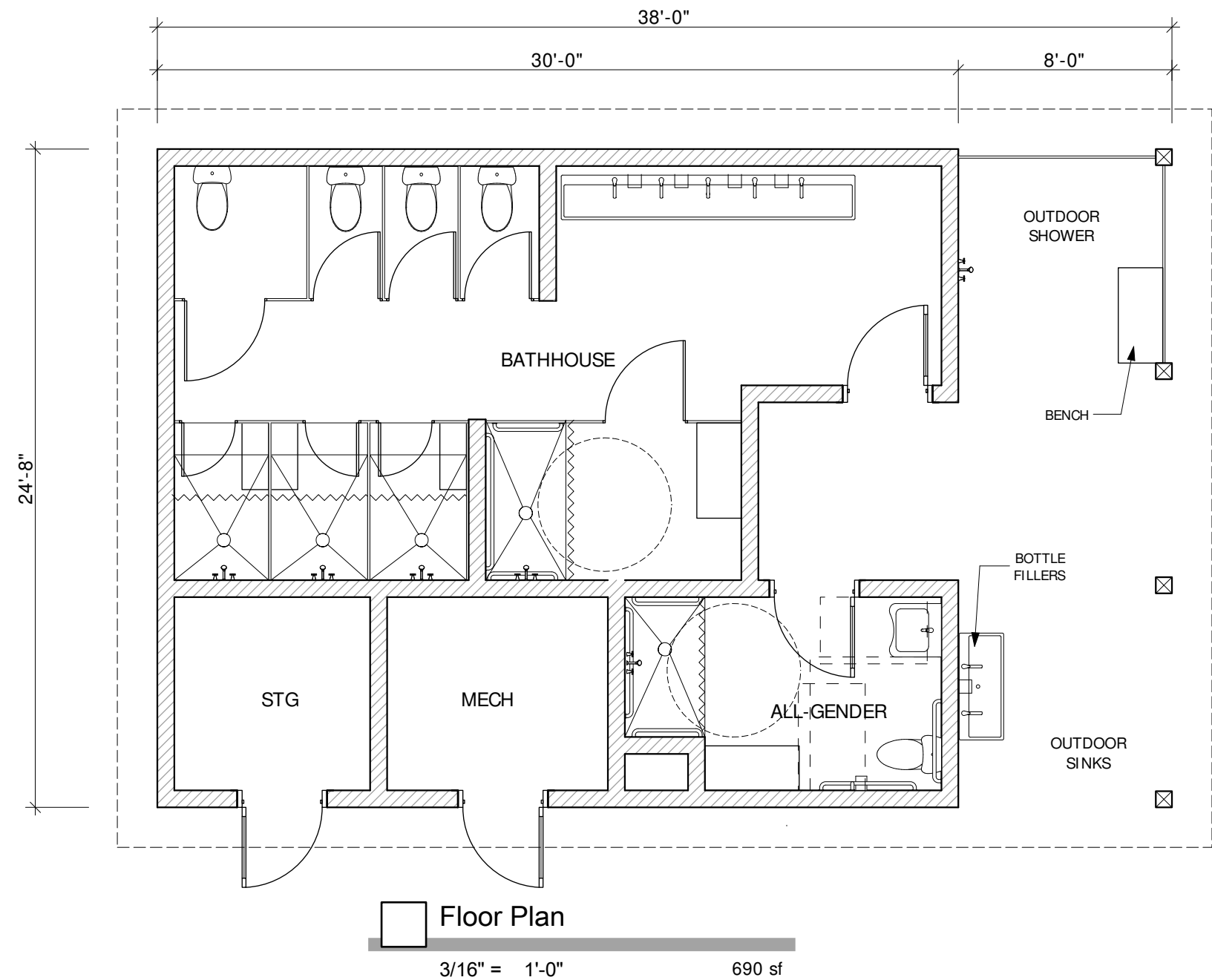
Village 1 Assembly



BASIS

Issue:
Conceptual
Date:
9/15/2015

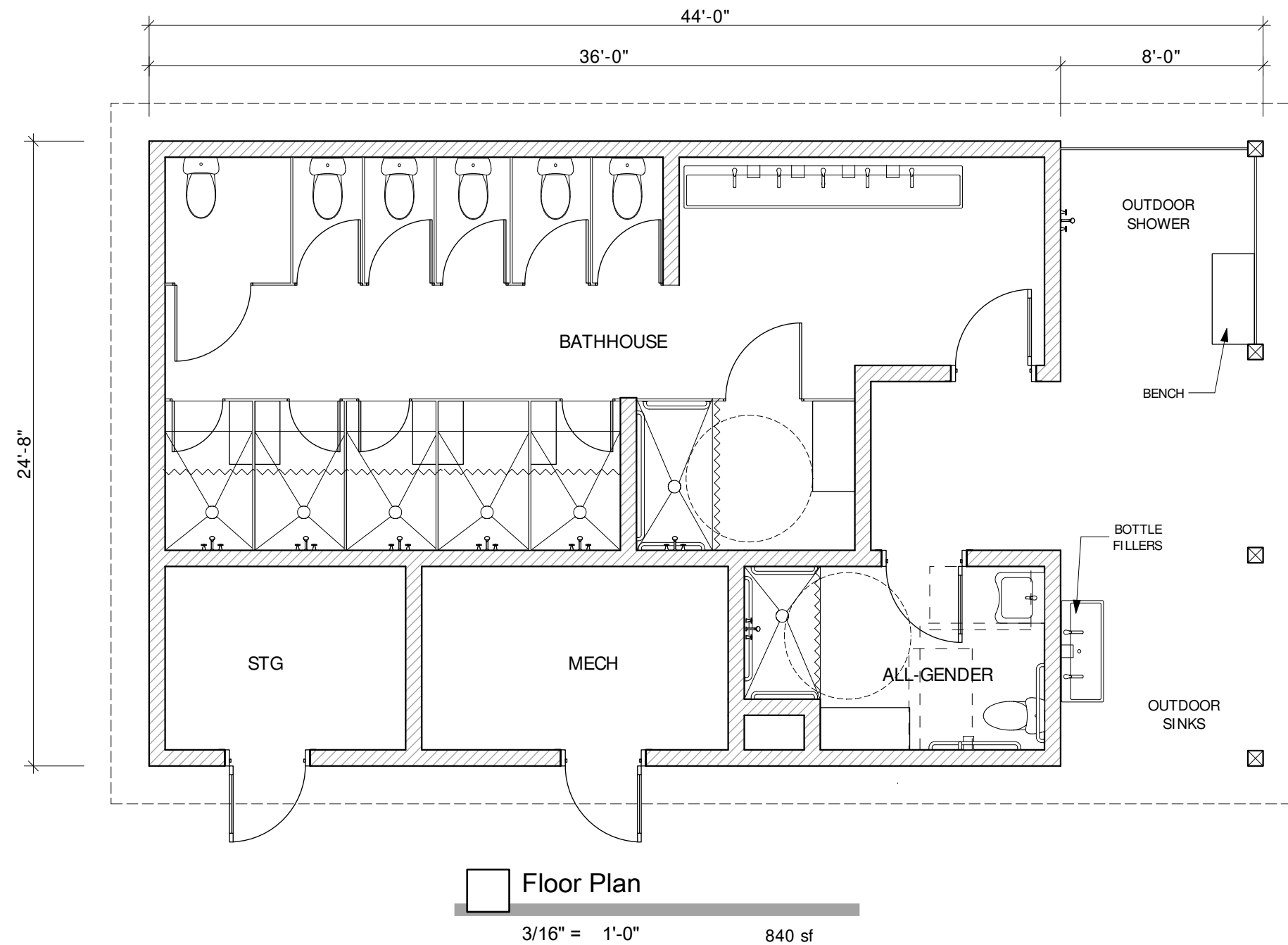
YMCA of the Rockies
Camp Chief Ouray - Master Plan
Yurt Plans



BASIS

Issue:
Conceptual
Date:
9/15/2015

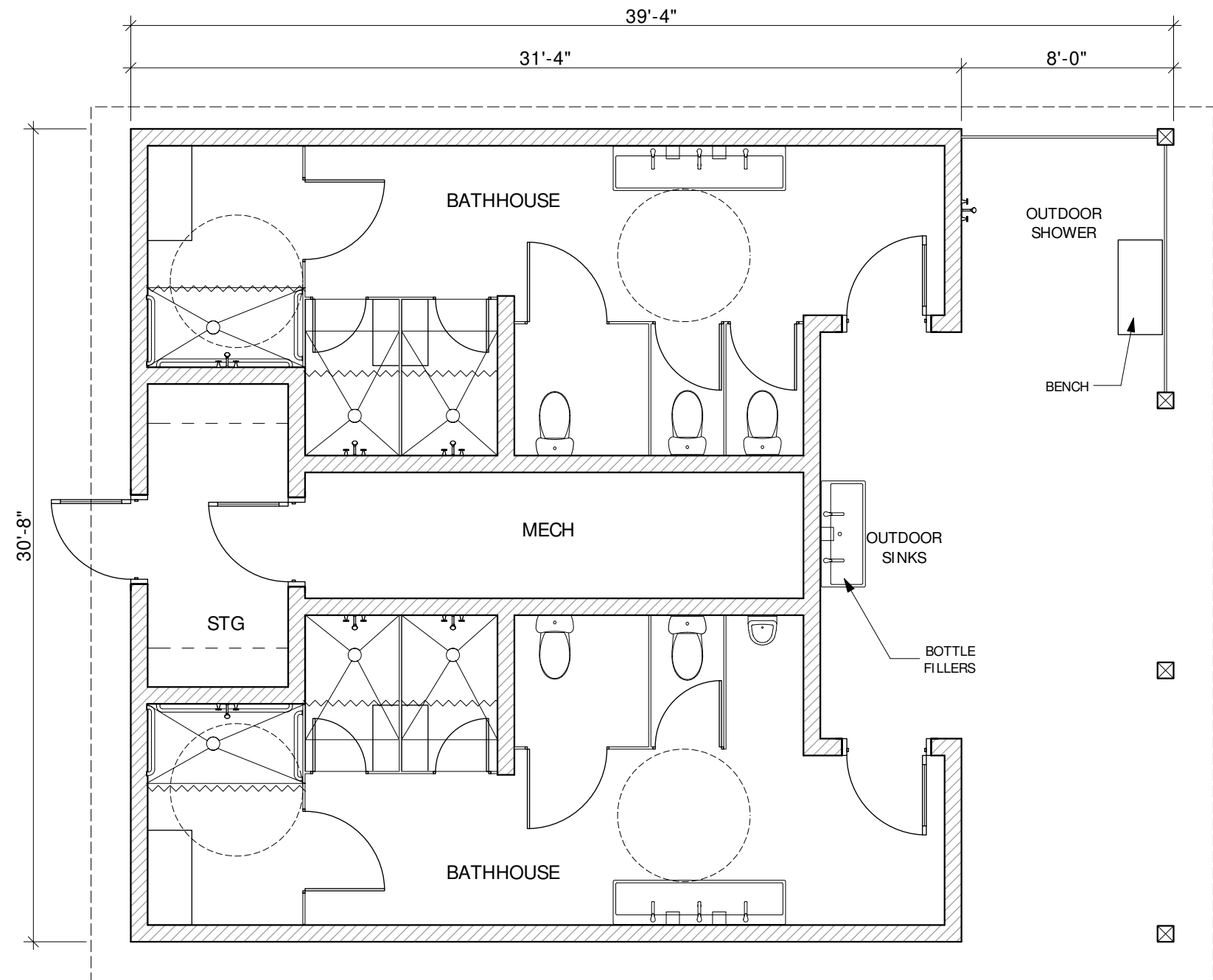
YMCA of the Rockies
Camp Chief Ouray - Master Plan
Camp Bath House_3 Yurt Pod



BASIS

Issue:
Conceptual
Date:
9/15/2015

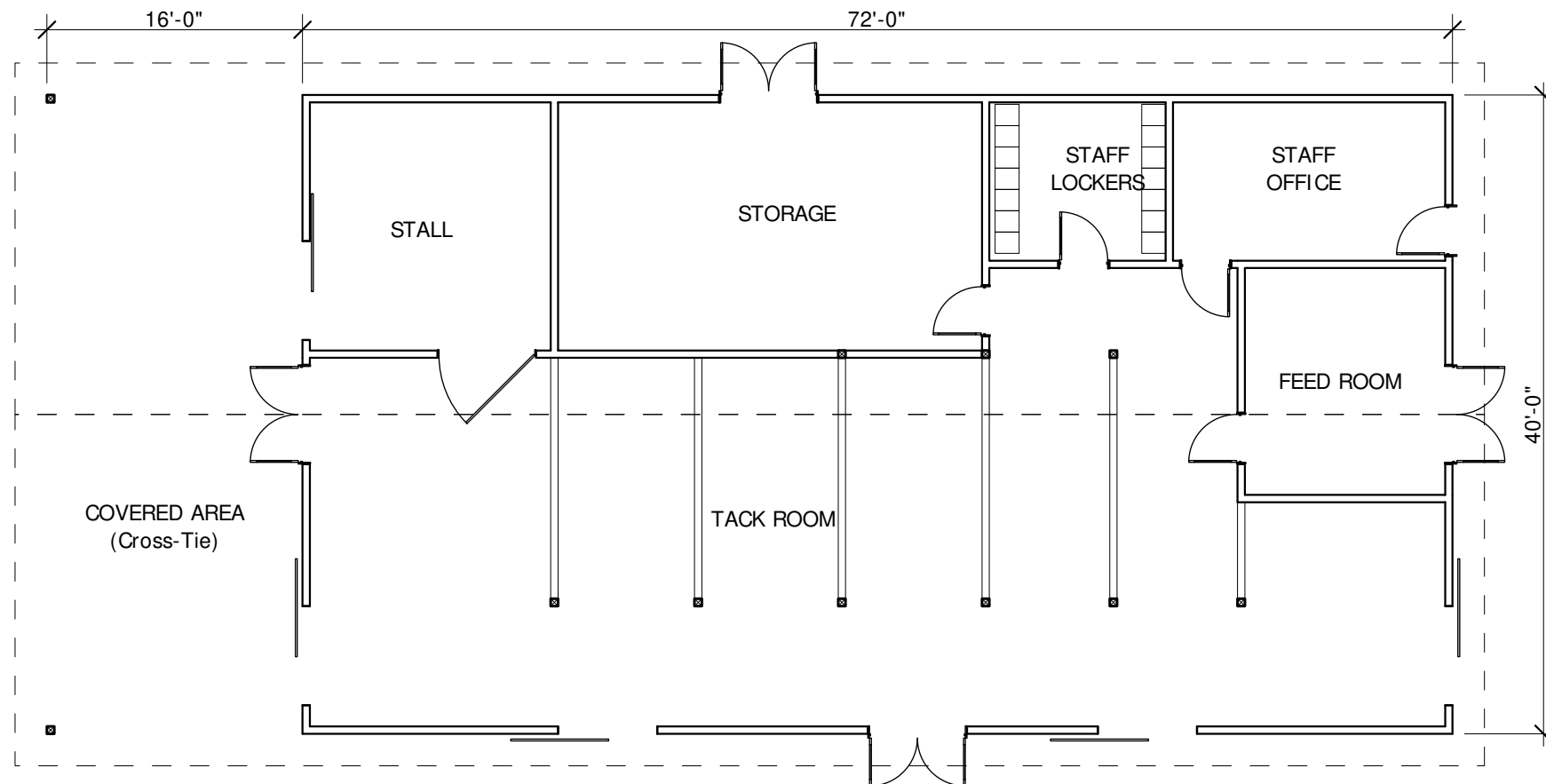
YMCA of the Rockies
Camp Chief Ouray - Master Plan
 Camp Bath House_5 Yurt Pod



BASIS

Issue:
Conceptual
Date:
9/15/2015

YMCA of the Rockies
Camp Chief Ouray - Master Plan
Specialty Camp Bath House

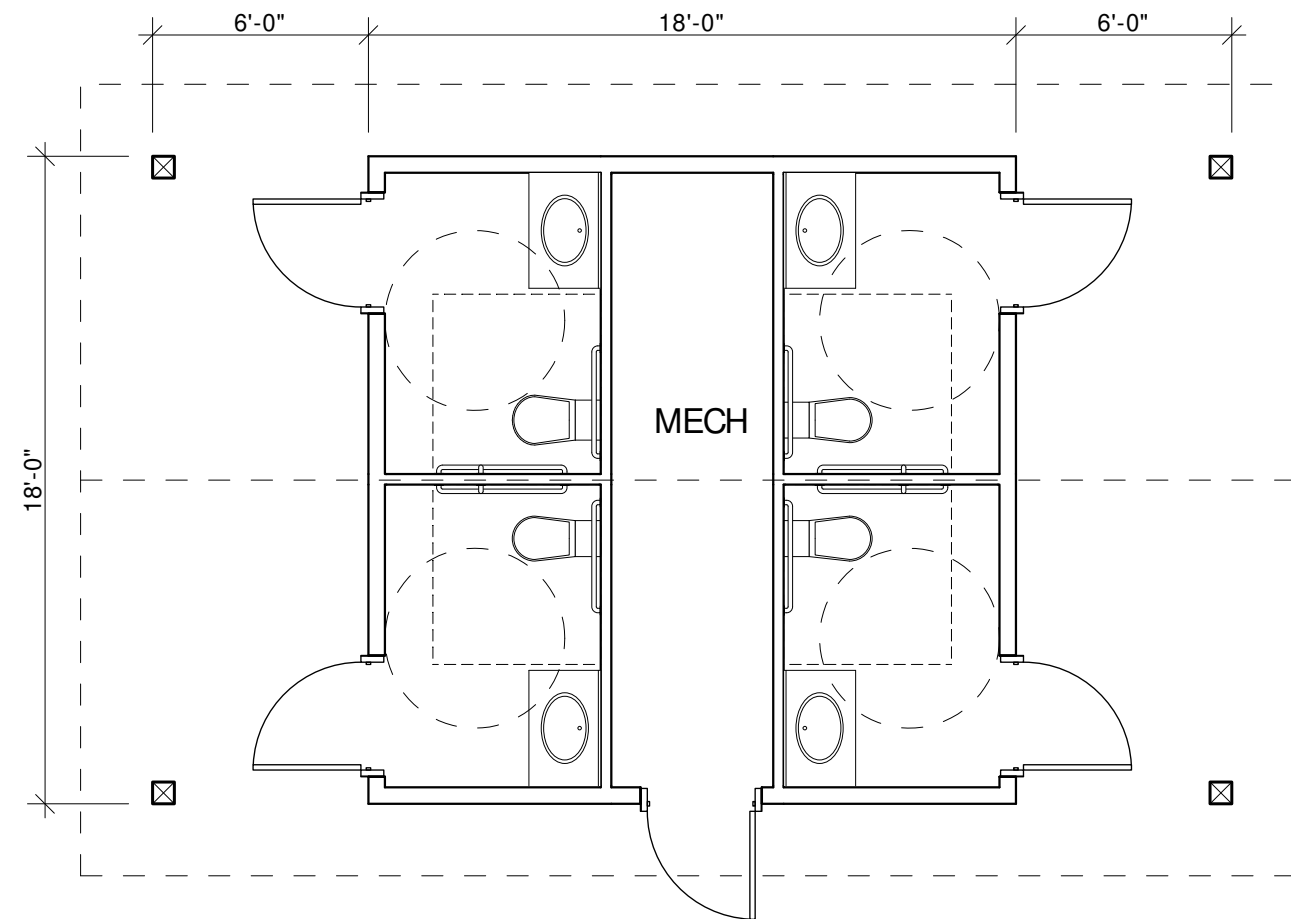


1 Livery Floor Plan
 3/32" = 1'-0" 2,880 sf

BASIS

Issue:
 Conceptual
 Date:
 9/14/2015

YMCA of the Rockies
Camp Chief Ouray - Master Plan
 Livery



1 Livery Restrooms

3/16" = 1'-0"

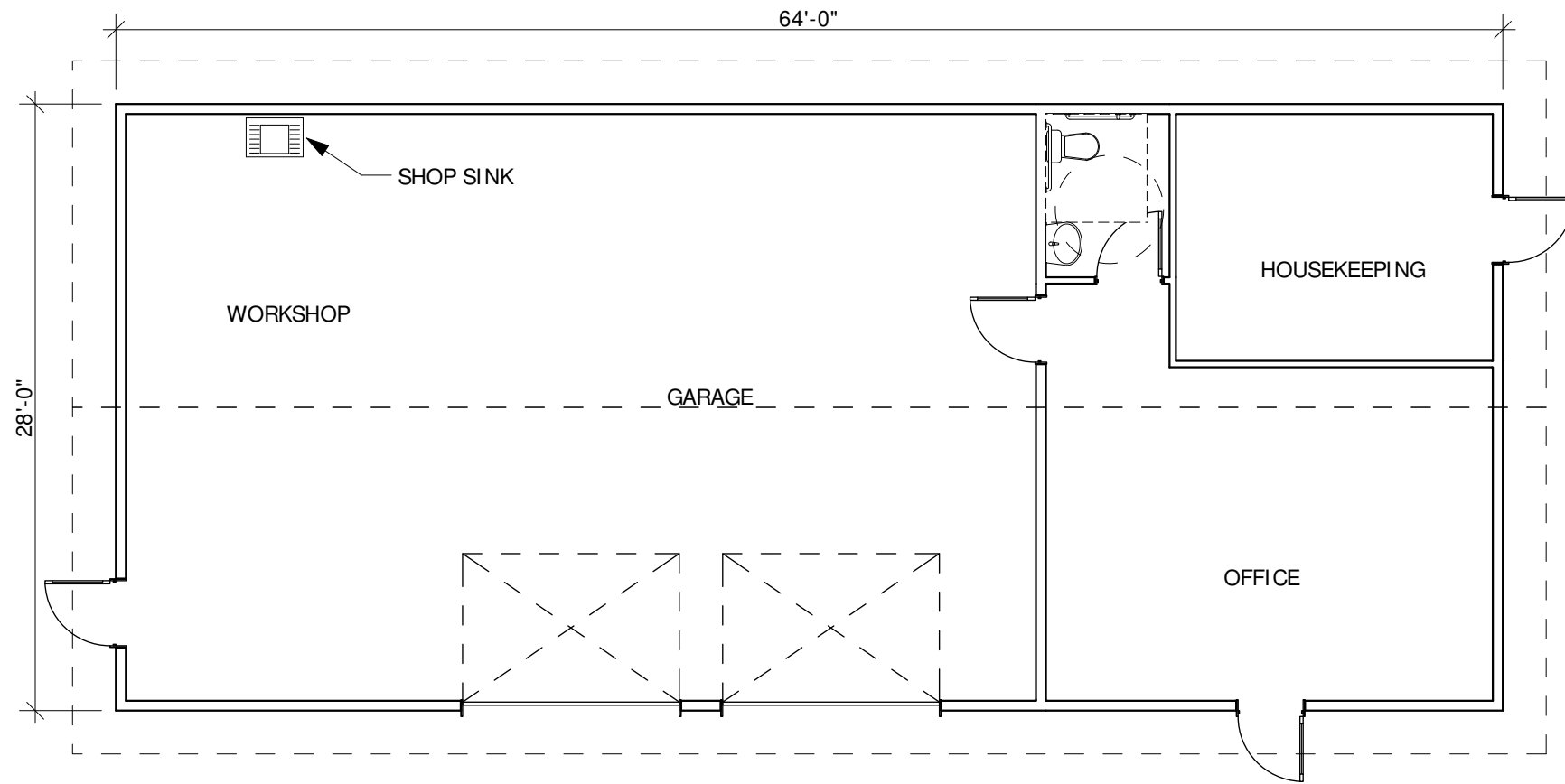
324 sf


BASIS

Issue:
Conceptual
Date:
9/14/2015

YMCA of the Rockies
Camp Chief Ouray - Master Plan

Livery Restrooms



 Maintenance Building
 1/8" = 1'-0" 1,800 sf

Thematic Development

The Snow Mountain Ranch Design Guidelines (published December 2013) have been created to provide direction for the future site and architectural development of the Snow Mountain Ranch, YMCA of the Rockies' property. The design guidelines set a compass for decision making and create a consistency for future development at the center. The design guidelines evolved from the recommendation of the Snow Mountain Ranch Integrated Plan document created in April 2012. The Site Master Plan expressed needs for consistency across the YMCA property for buildings, signage, parking, landscape and view corridor preservation.

While CCO holds a unique mission delivery and setting within SMR, the Design Guidelines should be utilized in developing the overall camp aesthetic, design and siting of buildings, site and building materials selections, site lighting, signage, and site furnishings.

As the Camp design moves into future planning design phases, the Camp's thematic development should be formed. Using the SMR Design Guidelines as a starting point, there is an excellent opportunity to develop a unique Camp environment that fits into the greater context of SMR and is sustainable, maintainable, and visually compelling.

Camp Precedents



Banners



Log Seating



CCO Perimeter Fencing



Lighting

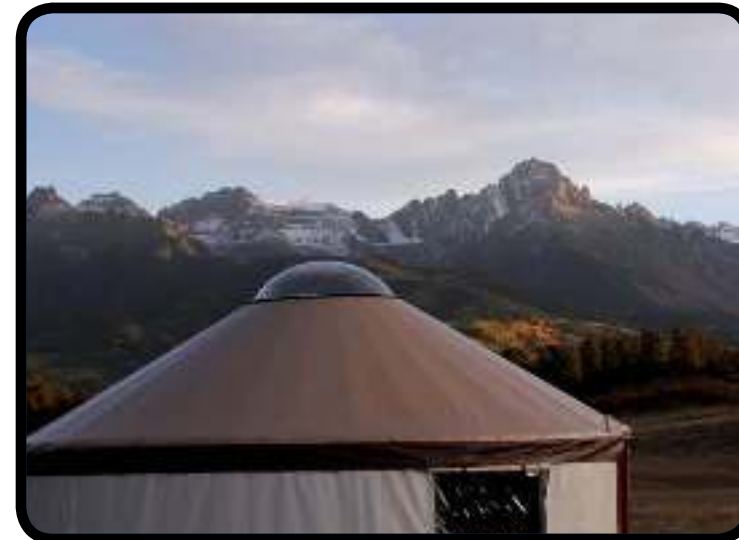
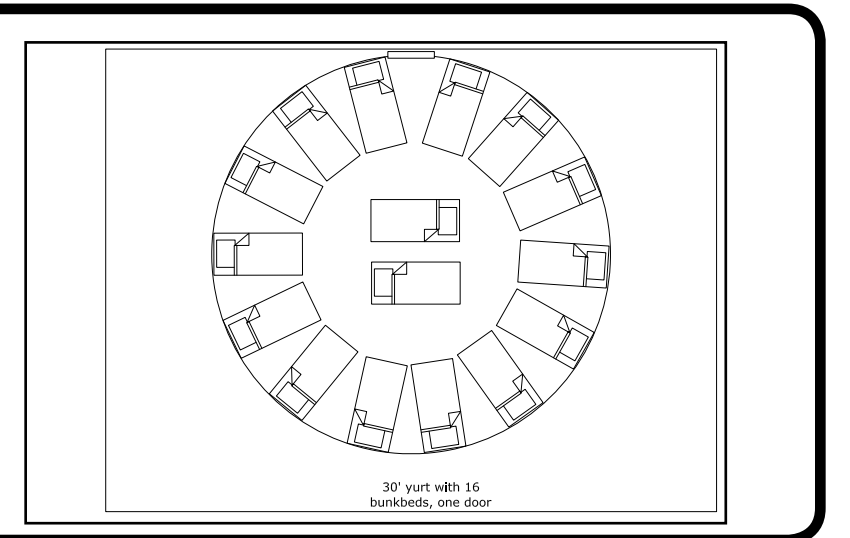
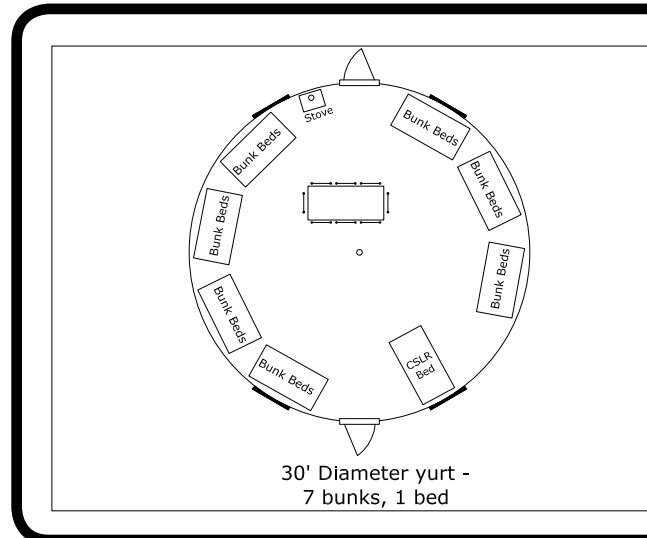




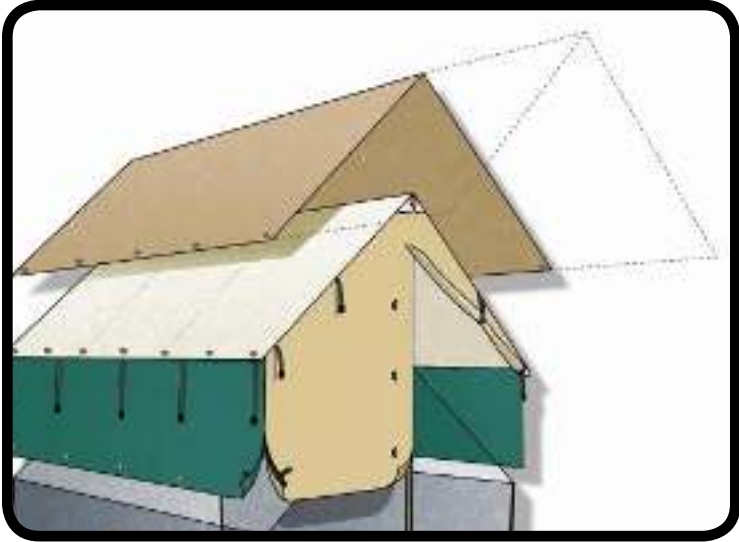
Site Furnishings



Yurts



Platform Tents



Shelters



Vault Toilets and Shower/Restroom Buildings



Phasing

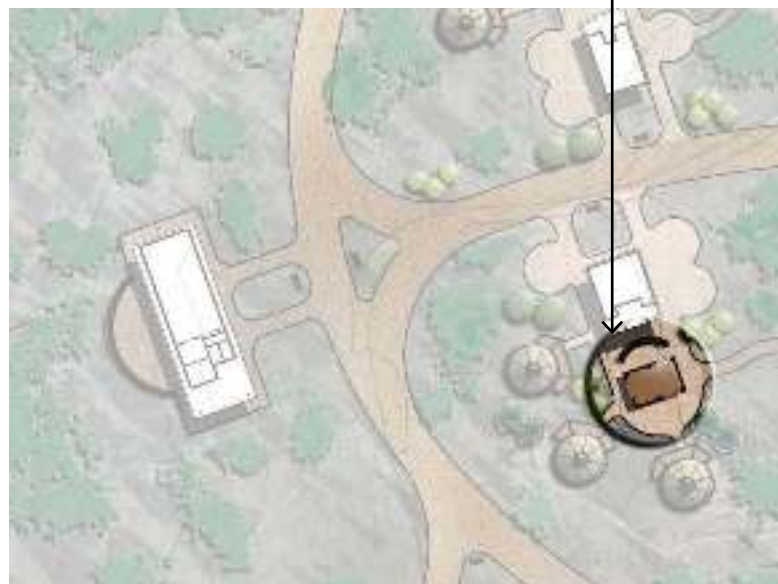
The CCO Site Master Plan is a long-range plan, providing an overall vision for the eventual buildout of the Camp. The Site Master Plan will be implemented over a series of phases: the number of phases, components of each phase and the timeline for the complete Camp buildout will be determined in the future by need and available financial resources. While a phased implementation strategy is not yet determined, it is important to have a long-term consolidated vision and an integrated long-term plan, this Site Master Plan serves this need.

A Phase One Development would include the following:

- 1) Dining Hall. Any initial increase in the Camp population will require a larger Dining Hall as the current Dining Hall/Nordic Center is operating at full capacity to support the current number of campers. As with all of the Site Master Planned facilities, the Dining Hall concept is planned to accommodate the camp population at full buildout, which may be many phases and years in the future. As the architectural design progresses, the planning and design process should examine the potential of developing the Dining Hall in phases allowing it to grow and expand as the camp population increase through the phased implementation of the Site Master Plan.
- 2) Phase One concept is to utilize the Kidney Center to accommodate short term camp growth.
- 3) Dining Hall Area Site Improvements. A portion of the planned site work (grading, pedestrian access, site lighting, dining plaza, signage, landscape restoration, etc.) in the area of these two new buildings should be implemented.
- 4) Traditional Camp Pod, Middle Camp One. This camp pod is located in a currently undeveloped area of CCO; its development would not affect camp operations. The build out of this 5 yurt camp would provide camp population and capacity increase for 50 campers and 10 counselors. Implementation of this camp pod would also serve as demonstration of the vision and standards set for the future development of CCO.
- 5) Traditional Camp, Youngest Triplex. This camp triplex would accommodate three camper groups of 10 children and counselors. Camp expansion requires additional support staff and housing for those individuals. Support staff would live in Little Bear and Feathered Wolf. The two camper cabins currently living in Little Bear and Feathered Wolf would move to the new Triplex along with one additional group of ten campers per camp session to fill this new building. The net increase of campers is 16 served.
- 6) Access Road Improvements and Parking. A portion of the parking area and camp access road should be implemented in this first phase. This would help to clarify an improved access and parking to CCO as well as the Nordic Center in the winter.
- 7) Service Road for Dining Hall and Health Center. With the implementation of the Dining Hall and the Health Center the service and delivery access road and turnaround should be developed.
- 8) Utility Infrastructure. A first utility infrastructure (potable water, fire water, sanitary sewer, gas, electric and communications) will need to be developed to accommodate any development included in phase one.
- 9) Bathhouse SC-2. Constructed to improve the experience of the existing campers.

Traditional Camp Pod-
Middle Camp One

Specialty Camp
Restroom Building





Appendix

Reference Documents

- Camp Chief Ouray Master Plan, YMCA of the Rockies, June 2007
- Program and Services Plan for Camp Chief Ouray, YMCA of the Rockies, October 2015 Draft
- Snow Mountain Ranch Master Plan, YMCA of the Rockies, September 2006
- Snow Mountain Ranch Master Plan(Update), YMCA of the Rockies, April 2012
- Snow Mountain Ranch Trails Master Plan, YMCA of the Rockies, April 2014
- Snow Mountain Ranch Design Guidelines, YMCA of the Rockies, December 2013
- Strategic Action Plan for Camp Chief Ouray, YMCA of the Rockies, October 2015 Draft

Contributors

YMCA of the Rockies

MaryAnn Degginger, Snow Mountain Ranch Program Director

Dave DeLuca, Estes Park Center, Director

Jeni Ellis– Camp Chief Ouray Registrar

Ginger Harris, Executive Assistant, YMCA of the Rockies

Trueman Hoffmeister, Snow Mountain Ranch, Center Director

Kent Meyer, President and CEO

Michael Ohl – Camp Chief Ouray Executive Director

Bill Pierce, Snow Mountain Ranch Nordic Director

Scott Pope, Vice President / Chief Financial Officer

Kathy Stanich, Leadership Training Program Director (CCO)

Matt “Sully” Sullivan, Camp Director for Camp Chief Ouray

Julie Watkins, Vice President for Association Advancement

Neil Willems, Snow Mountain Ranch Superintendent of Buildings & Grounds

David Wright, Volunteer

YMCA of the Rockies Buildings and Grounds Committee

Bob Mennel, Chairperson

Steve Goldmann, Ex Officio

Dennis Croxen

Dean Currie

Jonathan Dietz

Greg Johnson

Dave Thomas

Master Plan Consultants

Robert Peccia and Associates

Fort Collins, CO

- Phil Hendricks, Jr. ASLA
- Greg Hurst, P.E.
- Mark Kosmos, ASLA
- Gregory Oakes, ASLA
- Bob Morton, PE

BAS1S Architecture

Longmont, CO

- Steve Lane AIA



Prepared For: YMCA of the Rockies
Prepared By: Robert Peccia and Associates
Fort Collins, CO



December 7 , 2015

CAMP CHIEF OURAY YMCA SITE MASTER PLAN