



Town Council
Monday, November 13, 2023
4:00 PM
130 Kearns Road
Town Council Chambers
Snowmass Village, Co 81615

You can watch the meeting live online on our website at tosv.com.

Agenda

- 1. Start Time 4:00 P.M.**
- 2. Item for Discussion**
 - 2.1. Little Red Schoolhouse Project Update**
[Pages 2-4 Little Red Schoolhouse Project Update Staff Report.pdf](#)
[Pages 5-49 Little Red Schoolhouse Programming Package.pdf](#)
[Pages 50-64 Little Red Schoolhouse Progress Package.pdf](#)
- 3. Item for Discussion**
 - 3.1. Council Goal - Supporting Locally Owned Businesses Discussion**
[Pages 65-66 Summary Council Goal - Support local business.pdf](#)
[Pages 67-68 2023 Town Council Complete Goal Statement.pdf](#)
- 4. Item for Discussion**
 - 4.1. Krabloonik Property Future Use Discussion**
[Pages 69-71 Summary Krabloonik Property Future Use.pdf](#)
- 5. Item for Discussion**
 - 5.1. Benedict Trail Walk**
[Pages 72 Benedict Trail Walk.pdf](#)
- 6. Adjournment**

Town of Snowmass Village

Agenda Item Summary

DATE OF MEETING:

November 13, 2023

AGENDA ITEM:

Little Red Schoolhouse Project Update

PRESENTED BY:

Greg LeBlanc, Assistant Town Manager
Mike Horvath, Town Engineer
Clint Kinney, Town Manager

BACKGROUND:

The Little Red Schoolhouse, previously operated by the not-for-profit Little Red School House Organization, has been operated by Woody Creek Kids since the start of 2022. In 2021, the Town Council adopted a goal to “Explore an enhanced use of the Little Red Schoolhouse to provide an improved and enlarged childcare/early learning facility.” Following that direction, staff issued an RFP and the team of Brodsky Research and Consulting, Metrix IQ, and Common Good Consulting was hired to conduct an early childhood education needs assessment and financial analysis for the Town of Snowmass Village with the primary focus on the Little Red School House property.

The needs assessment was completed in early 2022, and now the site analysis has been completed with insights into capital improvements. An operational budget analysis was completed in August 2022. The Town’s overarching goal is to ensure that childcare and early childhood education continue to be provided and expanded at the Little Red School House facility. While the Town works to implement the improvements to the facility as indicated in the needs assessment, the Town continued the working relationship with Woody Creek Kids by extending the lease for three additional years, through the end of 2025.

Following the completion of the needs assessment, the Town contracted with the design team of Land + Shelter and Alan Ford Architects earlier this year to start the design process for the expansion project at the Little Red Schoolhouse. The design team is part of a broader project team consisting of Town staff, the design team, and Christina Holloway with Woody Creek Kids.

The goal for this phase is to complete initial design drawings that incorporate the parameters identified by the early childhood education needs assessment within the constraints of the site and to provide the Town with the documentation to submit for the necessary Land Use application to expand the facility

This project is currently at a milestone where the conceptual designs have enough information to be shared with the Town Council and receive feedback. The following program and budgetary considerations reflect the early childhood education needs assessment, current construction market conditions, and site constraints.

Based on the needs assessment and input from the current childcare provider, program determination for the site is five classrooms, which can accommodate approximately 72-84 students. This level of programming would double the current enrollment, as identified in the early childhood education needs assessment as a feasible level of service for Snowmass Village. The five classrooms would be divided by child age, one infant classroom (8-10 student), two toddler classrooms (16-20 students), and two pre-k classrooms (30-34 students). The layout of each classroom is intended to maximize flexibility of these enrollment age groups and will integrate into the property's outdoor spaces to extend the learning environment into nature.

The proposed five classroom solution would total approximately 8,000 square feet in programmable space and would retain the historic schoolhouse as a prominent feature of the site. Both the historic structure and the auxiliary building are planned to remain in operation during construction. The historic structure is slated for renovation as part of the project. The renovation of the historic structure will include a multi-purpose room intended for use by all ages. The auxiliary building is anticipated to be demolished after the new schoolhouse is completed and the space will be converted to an outdoor play/learning area.

Budget for hard construction is \$6.5 million (today's value), bringing the anticipated total project cost to \$8 million, which includes the soft construction costs of construction administration, etc.. Given the estimated square-footage of the new schoolhouse, the opinion is that construction costs will be around \$800/square foot. The \$8 million has been included in the Capital Improvement Project (CIP) budget for 2025.

Parking and vehicle circulation at the site will also be improved, increase from the current number of 15-20 spaces to 35-40 spaces. Parking will continue to be shared with the adjacent park. Parking improvements also will include a realignment of traffic flow, moving to a one-way configuration which will alleviate any congestion at peak times (pick-up & drop-off) and reduce the risk of vehicle-pedestrian conflict. As a result, another entrance to Owl Creek Road will need to be added to the parking lot to accommodate the one-way traffic flow.

Other considerations for the site include efficient use of energy, which helps the Town achieve its sustainability goals, housing and occupant health. Both sustainability and occupant health will continue to be considered as design work continues. Housing has

been considered, but not recommended to be integrated into the school building. Siting locations for housing project have been considered, however viable options will have negligible efficiencies for construction.

The project team has developed two schematic design layouts for consideration. Both schematics provide the necessary building square footage to align with the selected programming numbers. The “Village” scheme includes a single-story building that has a larger footprint. The “Hill” scheme is a two-story building with a decreased footprint. The LRSH remains in place in both designs and is showcased differently in each scheme.

Council feedback is needed at this point of the conceptual design. With the feedback received, the design will continue to be modified to create a preferred solution such that design can continue forward. \$300,000 has been budgeted for 2024 to complete the final design.

FINANCIAL IMPACT:

\$335,000 as budgeted for the 2023 fiscal year.

COUNCIL OPTIONS:

This item is intended for the consideration and possible direction of the Town Council. Please provide staff with feedback to create a preferred alternative.

STAFF RECOMMENDATION:

This item is intended to receive direction and feedback from Town Council.

ATTACHMENTS:

Little Red Schoolhouse Programming Package
Little Red Schoolhouse Progress Package



PROGRAMMING

DOCUMENT SUBMITTAL

Town of Snowmass Village **Little Red School House ECE**

**4598 Owl Creek Rd,
Snowmass Village, CO 81615**

Project #2023-7
09. 25. 2023

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DIRECTORY

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EXECUTIVE SUMMARY

The design team of Land + Shelter and Alan Ford Architects with RDG Planning & Design is pleased to present the following programming document for the LRSH renovation/addition project for your review and comment.

The accompanying documents represent the work completed to date and include:

- As built information on the existing structures
- Site Observations
- Program of spaces and requirements for a 4 classroom and 5 classroom configurations
- High level test fits of the program on the existing site
- Project schedule
- Questionnaire results
- Back up information from the meetings which shaped the current program document are included in the appendix
 1. Site visit on June 26th, 2023 (in person)
 2. Kick off meeting August 10, 2023 (virtual)
 3. Programming meeting #1 August 17, 2023 (virtual)
 4. Programming meeting #2 September 5, 2023(in person)
 5. Teacher interviews September 5, 2023 (in person)

THE PROCESS

Preliminary site visit – June 26, 2023

Andi Korber and Alan Ford met on site with Greg LeBlanc, David Shinneman and Mike Horvath of the Town of Snowmass Village to discuss the opportunities and constraints of the site as well as reviewing the process and next steps.

Parking considerations were discussed relative to accommodating community use of the park and garden. The possibility of including an additional curb cut and extending the parking in the east west direction along Owl Creek Road.

Land use review will begin at the end of schematic design with a high-level review of the design with the 50% design development documents serving as the basis for review.

Kick off Meeting – August 10, 2023

Overarching goals for the project were discussed. The target construction budget was established as \$6.5 million with a total project budget at \$8 million. The structure of the executive committee was determined and will consist of Greg LeBlanc, Mike Horvath and Christina Holloway.

Land use review will begin at the end of schematic design with a high-level review of the design with the 50% design development documents serving as the basis for review. The site survey is underway with the document being available mid-September

Programming Meeting #1 – August 17, 2023

The design teams overall programming process was reviewed and agreed to which will include generalized research on the history of the site and school and review of prior work completed; stakeholder engagement in the form of questionnaires (one for the community and one for the staff) followed by staff interviews with a precedent exercise to define the qualitative aspects of the design.

Project goals were revisited - the housing is a nice to have and not a must have; consideration for expansion of the school in the future should be considered; The LRSH building could serve for auxiliary functions such as gross motor activities, art and community meetings but the building will need some renovation. The school is a year-round program and is not affected by seasonal variations according to Christina.

A draft program spreadsheet was reviewed with clarification given by Christina on the age configuration by classroom. A four-classroom option is a possibility. Administrative support functions can be kept to a minimum. The current program is a Reggio Emilia inspired pedagogy. Classrooms can be paired around a shared support core. Check-in occurs as each classroom and there will not be an attendant dedicated to the entry due to staffing limitations.

Next steps were outlined, and it was agreed a questionnaire for the staff and community will be developed and available for distribution in the next week.

Programming meeting #2 – September 5, 2023

The first session of the programming meeting occurred at the Town Hall building with the executive committee and included Christina Holloway school director, Town Manager Clint Kinney, Greg LeBlanc assistant Town Manager, project manager Mike Horvath and members from Alan Ford Architects and RDG Planning and Design. The second meeting occurred at the LRSH site with teachers and staff. Interviews were conducted with teachers on the questionnaire results and a precedent exercise was completed for qualitative information.

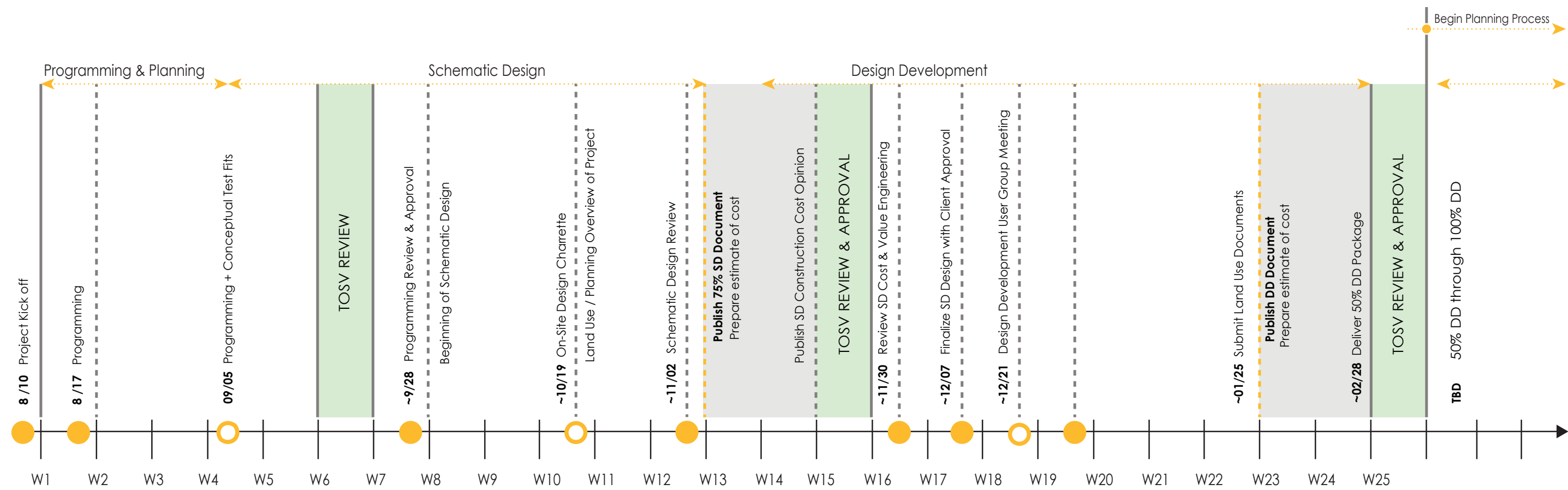
Significant outcomes of the executive committee meeting included:

- Determined that approximately 8,000 SF of new construction is the targeted square footage goal.
- Study a four-classroom version and a five-classroom option both within the 8,000 square foot cap.
- Eliminate the six classroom option
- Study the LRSH building for use as a supplemental program and allow some renovation dollars to upgrade the building
- Eliminate the housing as part of the program due to the limited budget
- Design to a total of 40 parking spaces including community use
- Set up a meeting with local fire to discuss their requirements
- The school needs to stay in operation on the site while the improvements occur

CONCLUSION

After programming meeting #2, the program spreadsheet was updated, and test fits were conducted to explore site utilization and parking configurations. The site survey has been received and was incorporated into the studies. The test fits are not intended as design but simply to illustrate how the implications of the program will work on the site.

Once agreed upon, the program document will form the basis for proceeding into the schematic design phase at which time the full consultant team will be engaged.



KEY TASKS

8/17 > Programming

- Interviews and Research
- Site Analysis
- Intake of owner information and developing back-grounds

8/24 > Programming + Conceptual Test Fits

- Programming Spreadsheet with square footages and multipliers.
- Concept Site Plans and Options

10/5 > On-Site Design Charrette

- Schematic Site Plan
- Concept Building Plan Options
- Concept landscape plan options

10/19 > Schematic Design Review

- Schematic Building Plan Options (2-3)
- Building elevations and sections
- Schematic narratives of Civil, LA, Structural, MEP+T, etc.

11/16 > Review Schematic Design Cost & Value Engineering

- Select final design option for DD
- Kick-off Planning Review

11/30 > Design Development User Group Meeting

- Develop detail of Classrooms, Site, playground, kitchen.

12/21 > Design Development Check-in

- Site Plan
- Code Plans and Analysis
- Floor Plans
- Building Elevations
- Building and wall Sections
- Interior Elevations
- Finish selections

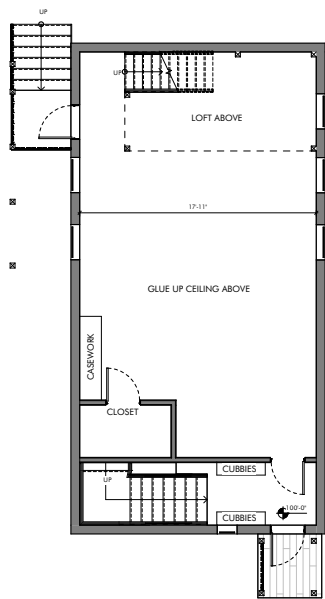
KEY

Executive Committee Meeting (in-person)

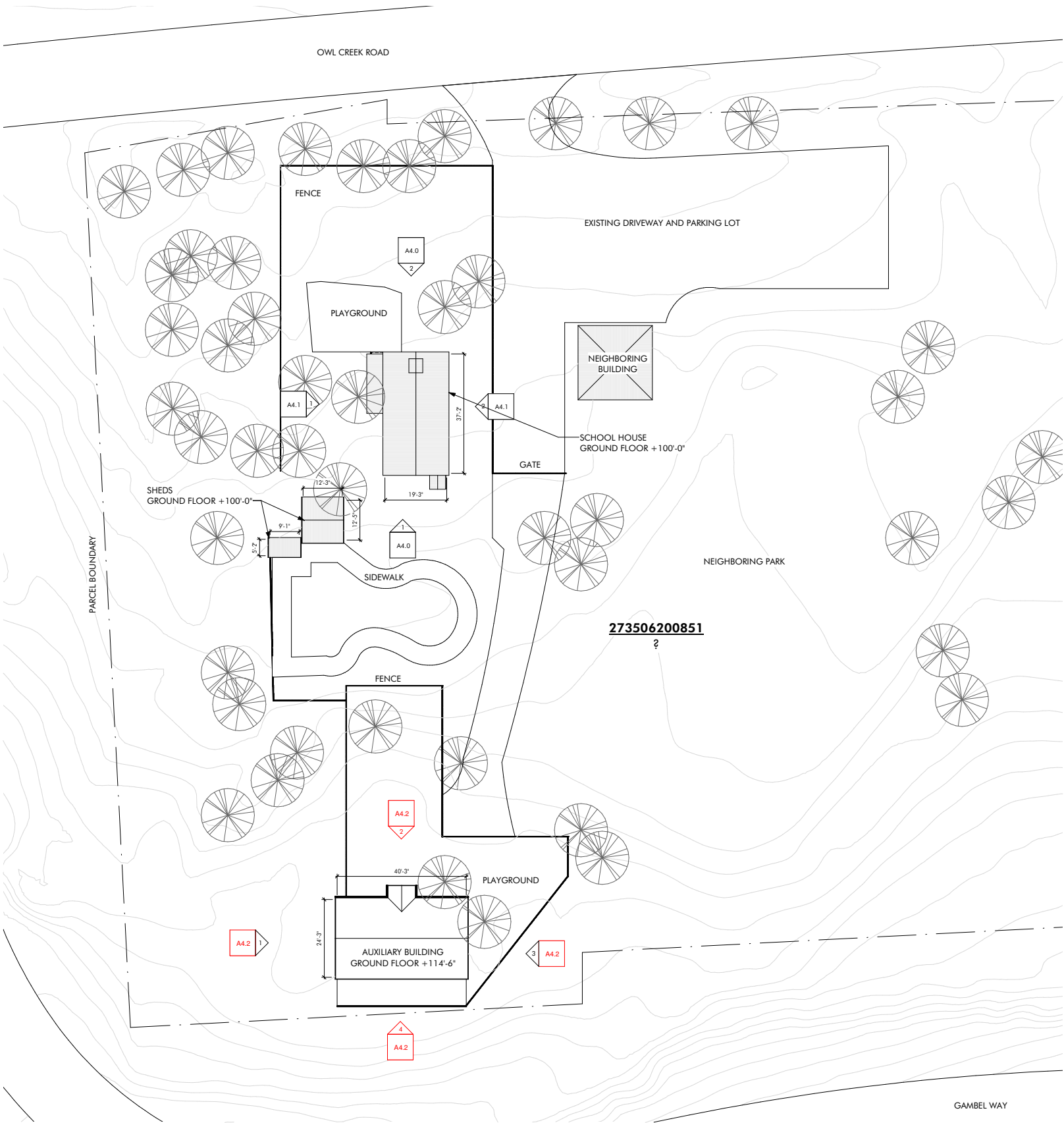
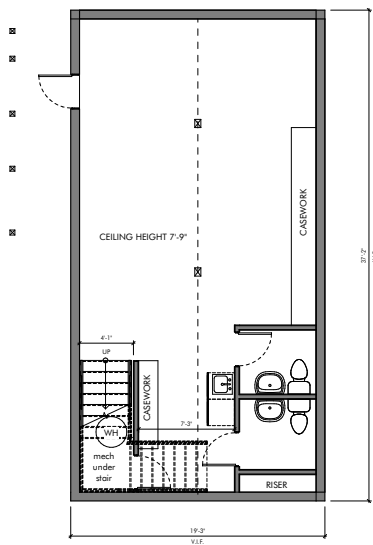
Executive Committee Meeting (Virtual)

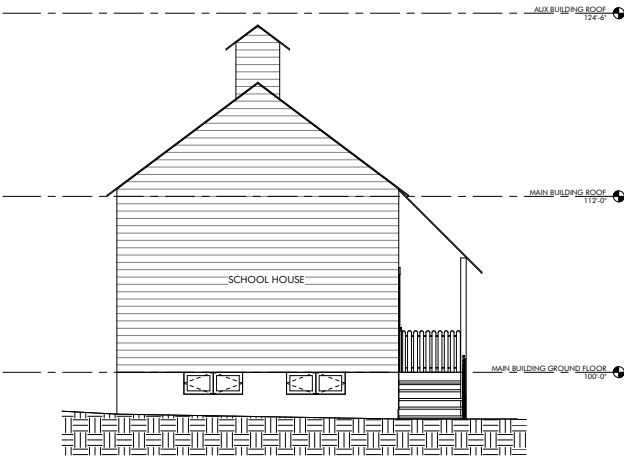


MAIN LEVEL FLOOR PLAN

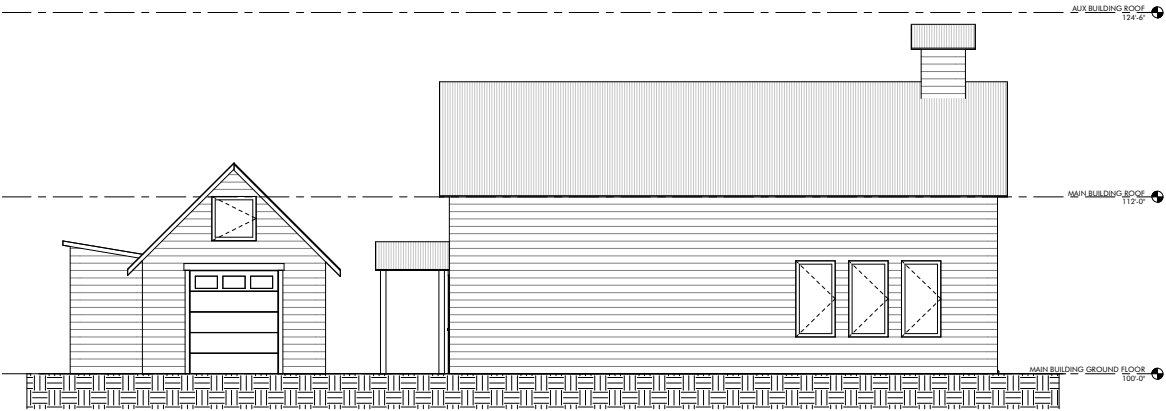


LITTLE RED BASEMENT FLOOR

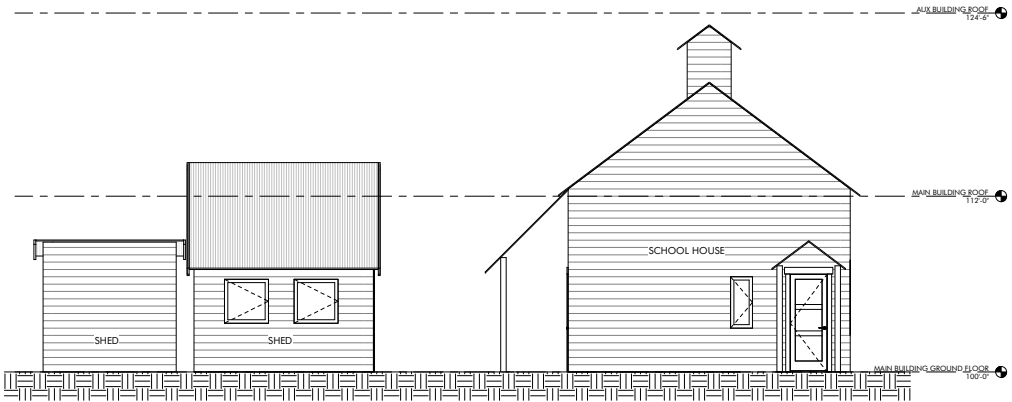




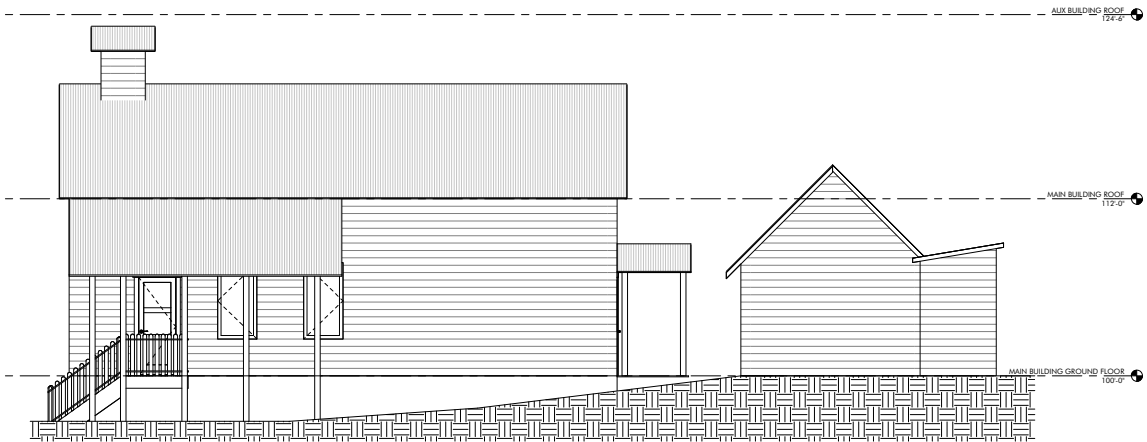
NORTH ELEVATION



EAST ELEVATION



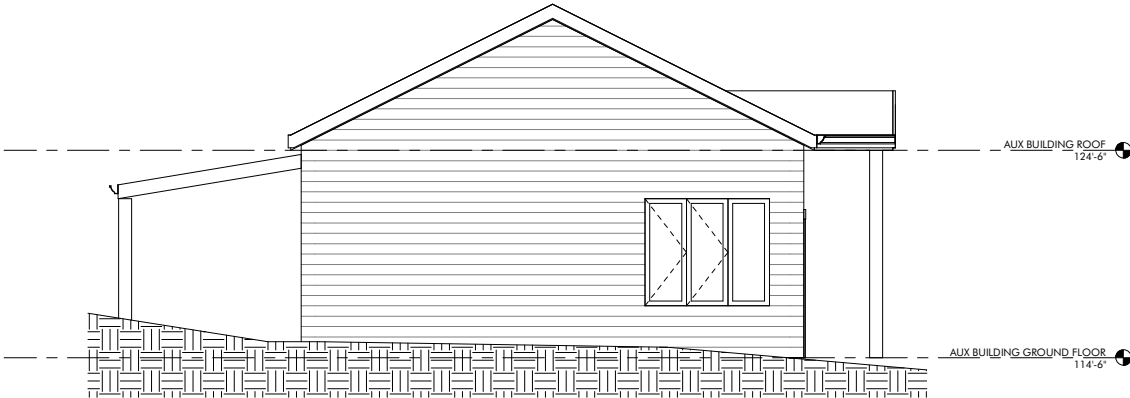
SOUTH ELEVATION



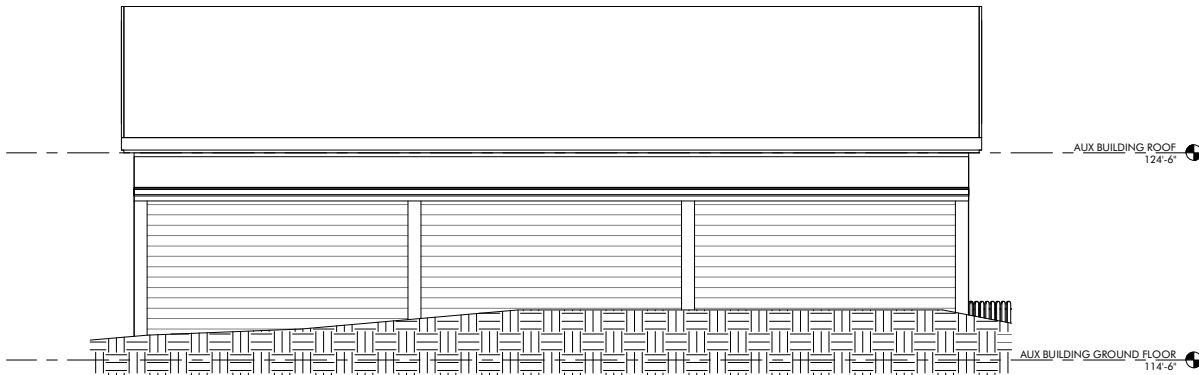
WEST ELEVATION



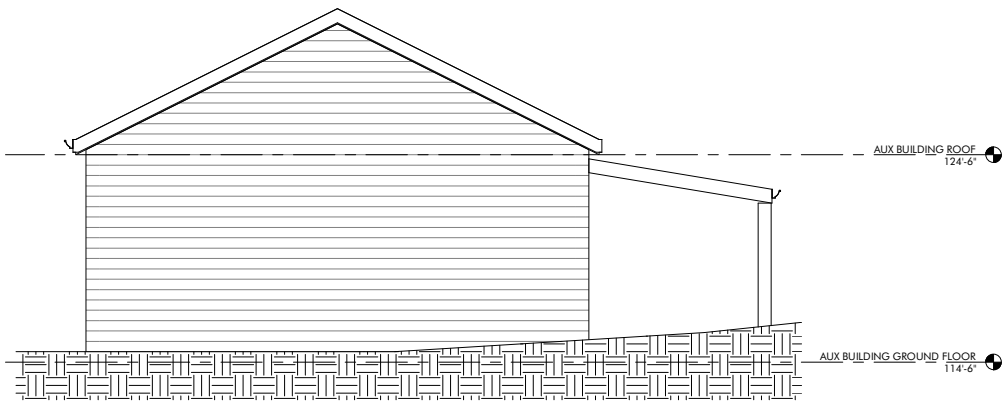
AUX | NORTH ELEVATION



AUX | EAST ELEVATION



AUX | SOUTH ELEVATION



AUX | WEST ELEVATION

OPTION 1 | FOUR CLASSROOMS

TOWN OF SNOWMASS VILLAGE ECE MINIMUM + DESIRED SQUARE FEET					
Room	Max Room Capacity	Desired Room Capacity	Max Child/Teacher Ratio	MINIMUM	QUALITY SF
Infant/Toddler (6 weeks - 18 mo)	10	8	1:5	605	790
Toddlers (18 mo - 36 mo)	10	8	1:5	595	790
Preschool A (3 - 4 yr)	20	18	1:10	745	940
Preschool B (4 - 5 yr)	20	18	1:12	745	940
Total Enrollment:	60	52			
Administrative Spaces				190	180
Support Spaces				1045	1275
Kitchen (Small) Spaces				165	165
Flexible Storage Spaces				395	395
Restroom Spaces				300	300
Assignable Square Feet (ASF)				4785	5775
Efficiency Mark Up				72%	72%
Gross Square Feet (GSF)				6,646	8,021

Renovation of LRSH footprint - Gross Motor / Community Room	600	625
Grand Total: Gross Square Feet (GSF)	7,246	8,646

OPTION 2 | FIVE CLASSROOMS

TOWN OF SNOWMASS VILLAGE ECE MINIMUM + DESIRED SQUARE FEET					
Room	Max Room Capacity	Desired Room Capacity	Max Child/Teacher Ratio	MINIMUM	QUALITY SF
Infants (6 weeks - 12 mo)	10	8	1:5	635	850
Toddler A (12 mo - 24 mo)	10	8	1:5	635	850
Toddler B (24 mo - 36 mo)	14	12	1:5	786	886
Preschool A (3 - 4 yr)	20	18	1:10	810	1065
Preschool B (4 - 5 yr)	20	18	1:12	810	1065
Total Enrollment:	74	64			
Administrative Spaces				180	230
Support Spaces				1075	1460
Kitchen (Small) Spaces				165	180
Flexible Storage Spaces				395	540
Restroom Spaces				300	300
Assignable Square Feet (ASF)				5791	7426
Efficiency Mark Up				72%	72%
Gross Square Feet (GSF)				8,043	10,314

Renovation of LRSH footprint - Gross Motor / Community Room	600	775
Grand Total: Gross Square Feet (GSF)	8,643	11,089

TOSV Little Red Schoolhouse ECE

PROGRAMMING DATA | Breakdown

OPTION 1 | FOUR CLASSROOMS

OPTION 2 | FIVE CLASSROOMS

September 12, 2023

TOSV CLASSROOM SPACES											
	Max Room Capacity	Desired Room Capacity	Max Child/Teacher Ratio	MIN. NET SF	QUALITY NET SF	MINIMUM SF	QUALITY SF	NOTES			
				TOSV							
				Net Area per Child		Area SF					
Infant/Toddler (6 weeks - 18 mo)											
GROSS	10	8	1:5	61	76	79	99	605	790		
Activity Area				50	41.5	500	415	MIN: Combined with Activity area / QUALITY: Separate Crib or sleep Area Quality - revised from 45 down to 41.5 Quality - revised from 40 down to 25 Quality - revised from 40 down to 35 Quality: Include RR to allow flex to Toddler Rm Storage Unit + Cot Storage Quality - revised from 35 down to 30			
Activity Sink						15	15				
Crib Area					20	-	200				
Food Prep						15	25				
Diapering						25	35				
Restroom						0	40				
Cubbies						15	15				
Storage/Casework						25	30				
Teacher Work Station						10	15				
Toddlers (18 mo - 36 mo)											
GROSS	10	8	1:5	60	74	79	99	595	790		
Activity Area				45	41.5	450	415	MIN: Combined with Activity area / QUALITY: Separate Crib or sleep Area Quality - revised from 45 down to 41.5 Quality - revised from 40 down to 25 Quality - revised from 40 down to 35 Area will be combined into a shared RR with adjoining classroom Ideally placed at mudroom entry to classroom Storage Unit + Cot Storage Quality - revised from 35 down to 30			
Activity Sink						15	15				
Sleep / Crib Area					20	-	200				
Food Prep						15	25				
Diapering						25	35				
Restroom						40	40				
Cubbies						15	15				
Storage/Casework						25	30				
Teacher Work Station						10	15				
Preschool A (3 - 4 yr)											
GROSS	20	18	1:10	37	41	47	52	745	940		
Activity Area				30	39.25	600	785	Area will be combined into a shared RR with adjoining classroom Ideally placed at mudroom entry to classroom Storage Unit + Cot Storage Quality - revised from 45 down to 39.25 Area will be combined into a shared RR with adjoining classroom Ideally placed at mudroom entry to classroom Storage Unit + Cot Storage Quality - revised from 35 down to 30			
Activity Sink						15	15				
Food Prep						15	20				
Restroom						50	45				
Cubbies						30	30				
Storage/Casework						25	30				
Teacher Work Station						10	15				
Preschool B (4 - 5 yr)											
GROSS	20	18	1:12	37	41	47	52	745	940		
Activity Area				30	39.25	600	785	Areas combined into a shared RR w/ adjoining classroom Ideally placed at mudroom entry to classroom Storage Unit + Cot Storage Quality - revised from 45 down to 39.25 Areas combined into a shared RR w/ adjoining classroom Ideally placed at mudroom entry to classroom Storage Unit + Cot Storage Quality - revised from 50 to 45 Quality - revised from 35 down to 30			
Activity Sink						15	15				
Food Prep						15	20				
Restroom						50	45				
Cubbies						30	30				
Storage/Casework						25	30				
Teacher Workstation						10	15				
TOTAL CHILDREN				60	52						

September 12, 2023

TOSV CLASSROOM SPACES											
	Max Room Capacity	Desired Room Capacity	Max Child/Teacher Ratio	MIN. NET SF	QUALITY NET SF	MINIMUM SF	QUALITY SF	NOTES			
				TOSV							
				Net Area per Child		Area SF					
Infants (6 weeks - 12 mo)											
GROSS	10	8	1:5	64	79	85	106	635	850		
Activity Area				52	45	520	450	MIN: Combined with Activity area / QUALITY: Separate Crib or sleep Area MIN - revised from 50 up to 52 Quality: Include RR to allow flex to Toddler Rm Storage Unit + Cot Storage			
Activity Sink						15	15				
Crib Area					20	-	200				
Food Prep						25	40				
Diapering						25	40				
Restroom						0	40				
Cubbies						15	15				
Storage/Casework						25	35				
Teacher Work Station						10	15				
Toddler A (12 mo - 24 mo)											
GROSS	10	8	1:5	64	79	85	106	635	850		
Activity Area				48	45	480	450	MIN: Combined with Activity area / QUALITY: Separate Crib or sleep Area MIN - revised from 45 up to 48 Area will be combined into a shared RR with adjoining classroom Ideally placed at mudroom entry to classroom Storage Unit + Cot Storage			
Activity Sink						15	15				
Sleep / Crib Area					20	-	200				
Food Prep						25	40				
Diapering						25	40				
Restroom						40	40				
Cubbies						15	15				
Storage/Casework						25	35				
Teacher Work Station						10	15				
Toddler B (24 mo - 36 mo)											
GROSS	14	12	1:7	56	66	63	74	786	886		
Activity Area				45	45	630	630	MIN: Combined with Activity area / QUALITY: Separate Crib or sleep Area MIN - revised from 15 up to 20 Area will be combined into a shared RR with adjoining classroom Ideally placed at mudroom entry to classroom			
Activity Sink						15	15				
Sleep Area					5	0	70				
Food Prep						20	20				
Diapering						25	40				
Restroom						40	40				
Cubbies						21	21				
Storage/Casework						25	35				
Teacher Work Station						10	15				
Preschool A (3 - 4 yr)											
GROSS	20	18	1:10	41	45	53	59	810	1065		
Activity Area				33	45	660	900	Area will be combined into a shared RR with adjoining classroom Ideally placed at mudroom entry to classroom Storage Unit + Cot Storage			
Activity Sink						15	15				
Food Prep						20	20				
Restroom						50	50				
Cubbies						30	30				
Storage/Casework						25	35				
Teacher Work Station						10	15				
Preschool B (4 - 5 yr)											
GROSS	20	18	1:12	41	45	53	59	810	1065		
Activity Area				33	45	660	900	Area will be combined into a shared RR with adjoining classroom Ideally placed at mudroom entry to classroom Storage Unit + Cot Storage			
Activity Sink						15	15				
Food Prep						20	20				
Restroom						50	50				
Cubbies						30	30				
Storage/Casework						25	35				
Teacher Workstation						10	15				
TOTAL CHILDREN				74	64						

MUST LOCATE ON

BOTH OPTIONS | OPERATIONS

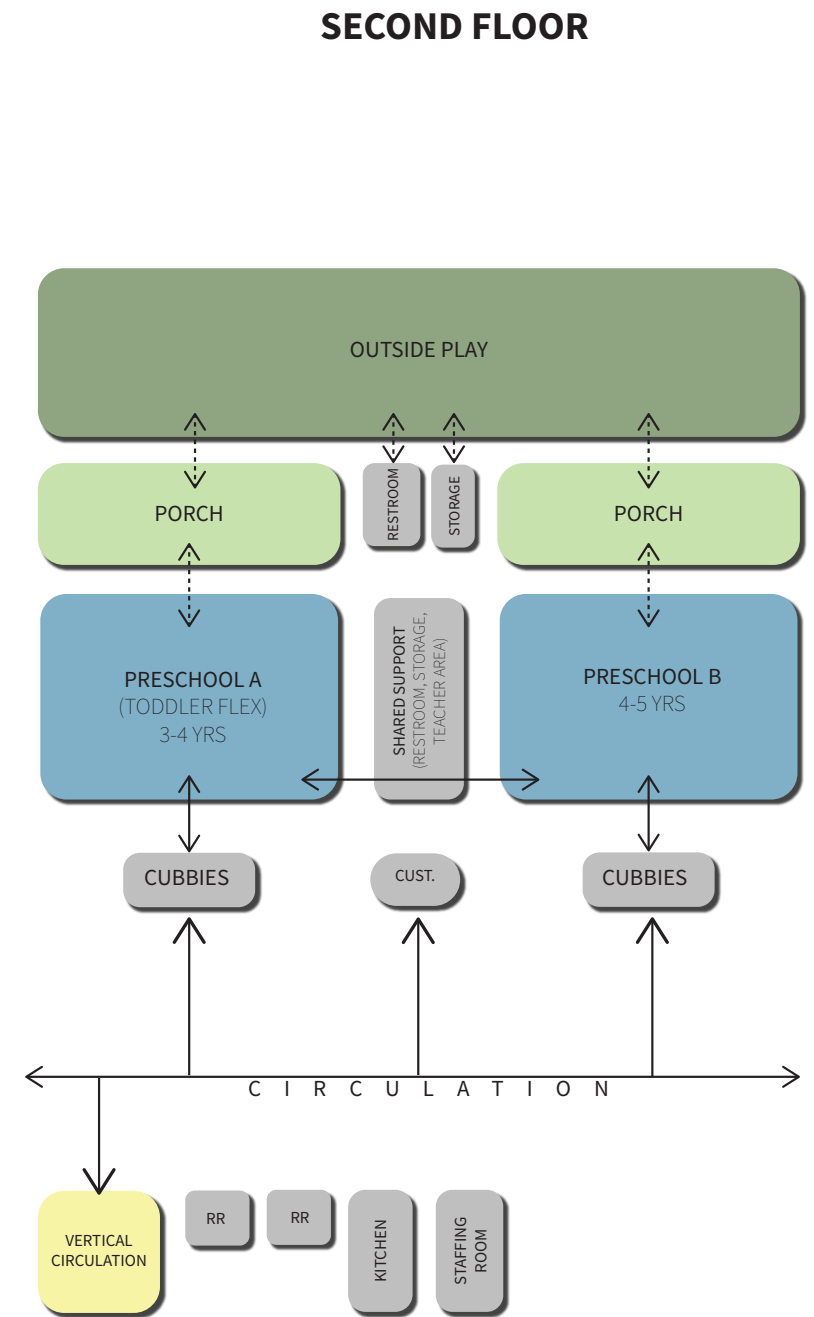
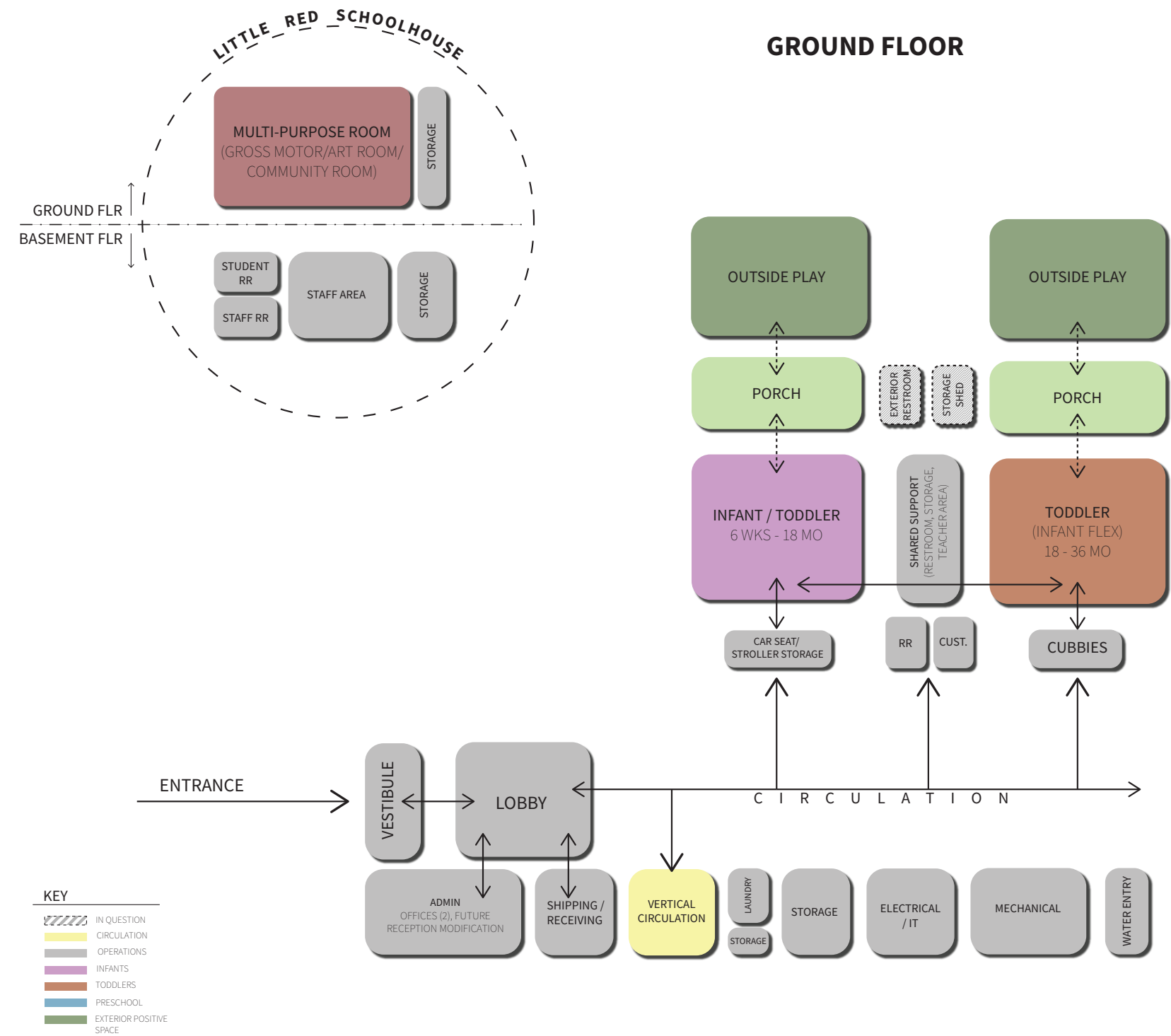
		MIN SF	QUALITY SF	Notes
Administrative Spaces				
GROSS		190	180	
	Director's Office + 10 SF storage	150	180	use office as small meeting area
	Receptionist / Admin Assistant	40	0	Eliminate Receptionist - CH indicated not req'd
Support Spaces				
GROSS		1045	1275	
	Vestibule	80	100	Controlled entry
	Lobby /Reception	150	190	Quality - revised from 125 down to 100 SF
	Sign-in / Touch Down Station	0	0	Touch down station to have view of entry
	Learning Resource Center / Teacher Work Room / Lounge	300	350	daily sign-in/out occurs at classroom
	Staff Lounge	0	0	built-in storage cabinets,
	Laundry w/ 10 sf storage	80	90	Quality - revised from 400 down to 350
	Mothers Nursing Room	0	0	Utilize another space for nursing
	Telecom	50	70	Quality - revised from 100 down to 90
	Mechanical	200	250	Quality - revised from 75 down to 70
	Water Entry	60	90	Quality - revised from 300 down to 250
	Electrical	100	100	Quality - revised from 100 down to 90
	Janitorial Closet	25	35	Quality - revised from 125 down to 100
Kitchen Spaces				
GROSS		165	165	
	Kitchen SMALL	135	135	No onsite food prep
	Refrigerator / Microwave / Cabinets	30	30	To be near office
Storage Spaces				
GROSS		395	395	
	Child Seat/Stroller Storage	25	25	Quality - revised from 150 down to 135
	Buggy Stroller Storage	30	30	Quality - revised from 30 down to 25
	General Program Storage (distributed)	150	150	Quality - revised from 40 down to 30
	Playground Storage	100	100	Quality - revised from 200 down to 150
	Custodial Receiving/Storage	90	90	Quality - revised from 150 down to 100
Restroom Spaces (non classroom)				
GROSS		300	300	
	Adult Restrooms (single stall)	200	200	Quality - revised from 120 down to 90
	Child Playground Restrooms (single stall)	100	100	4 fixtures; 1 staff, 1 public & 2 at Community Room
Little Red School House Renovation				
GROSS		600	625	
	Gross Motor/Community Room	550	550	To be located as refurbished space in the Little Red Schoolhouse. Sized to
	Offices (2 @ 100 SF)	0	0	be add licensed space (before/after school care),
	Restrooms (Single Stall)	0	0	REVISED SIZE DOWN TO 550 TO FIT AT UPPER LEVEL OF LRSH
	GM Storage - Manipulatives and Table & Chairs	50	75	

BOTH OPTIONS | SITE

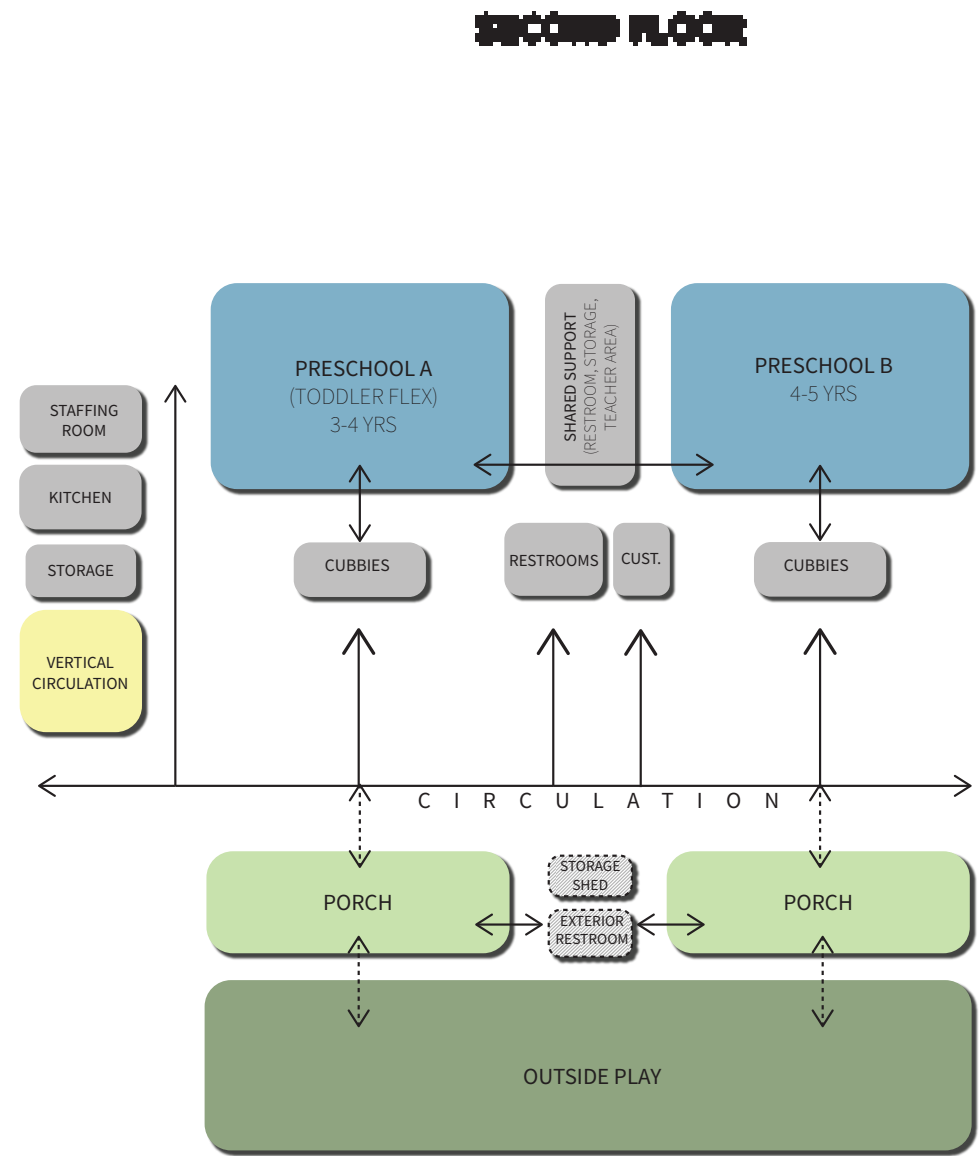
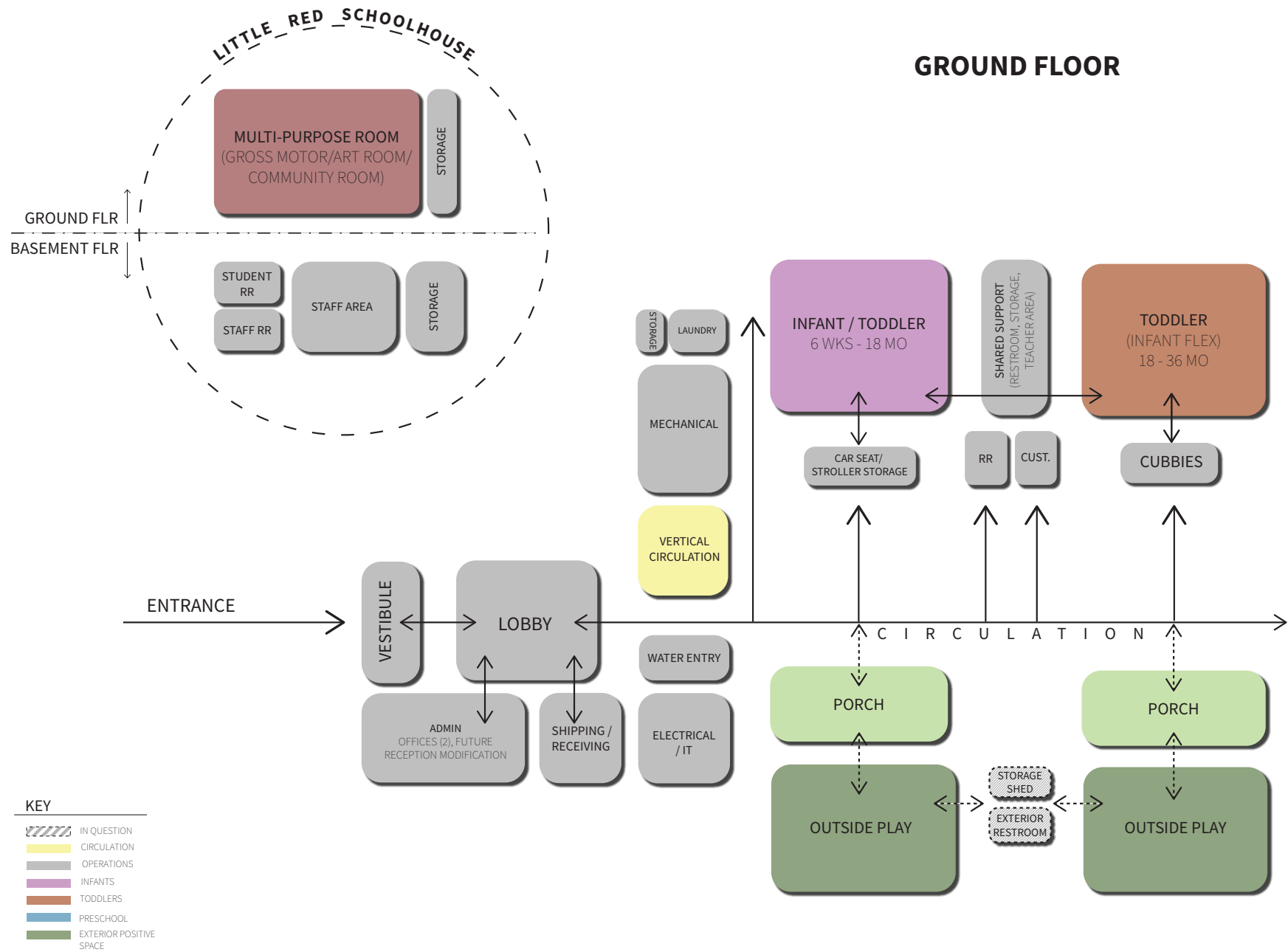
Playgrounds		Age Group Capacity	SF Outdoor storage unit	SF Garden Area	NET Area per Child (Minimum/Desired)		MINIMUM	QUALITY	Notes
GROSS						70	2800	4540	Playgrounds to be far from parking or road
	Infants	8	12	75	50	100	400	800	400 SF, Can be shared with other groups but not at the same time
	Toddlers	12	36	150	75	145	900	1740	
	Preschool	20	36	200	75	100	1500	2000	
	Open Field Play						TBD	TBD	
Parking						Net Area Space		Area SF	
GROSS									
	Staff Parking:								
	Classroom Teachers	8				300		2400	
	Floating teachers	2				300		600	
	Admin Staff	2				300		600	
	Kitchen/Janitorial	1				450		450	
	Handicap	2				300		600	
	Drop off Parking	15				300		4500	
	Mini Bus Parking/Deliveries	separate drive/approach to building				500		500	
	EV Charging Stations	2				450		900	
TOTAL		32						10,550	

4 CLASSROOMS | OPTION 1

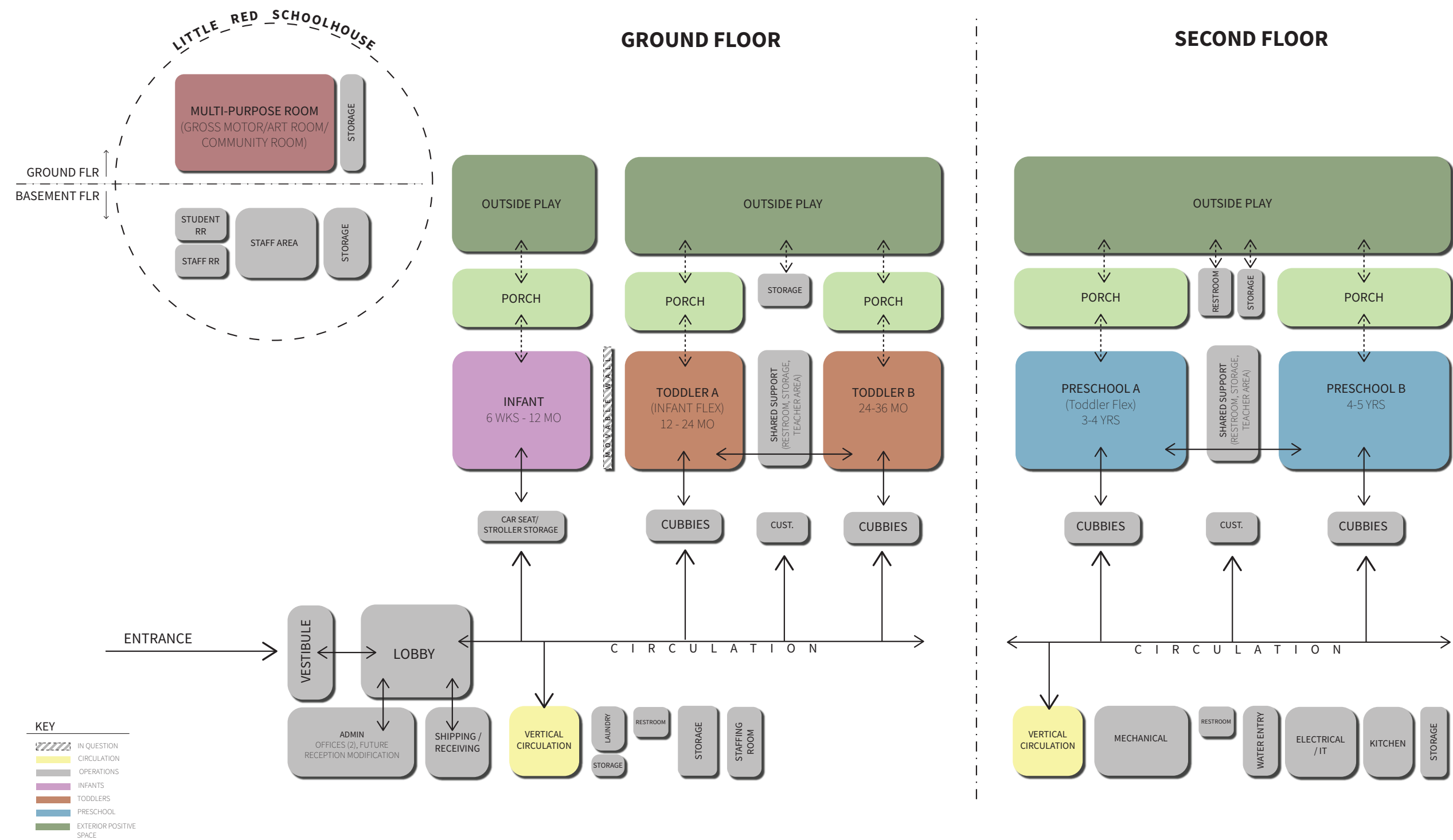
ADJACENCY DIAGRAMS

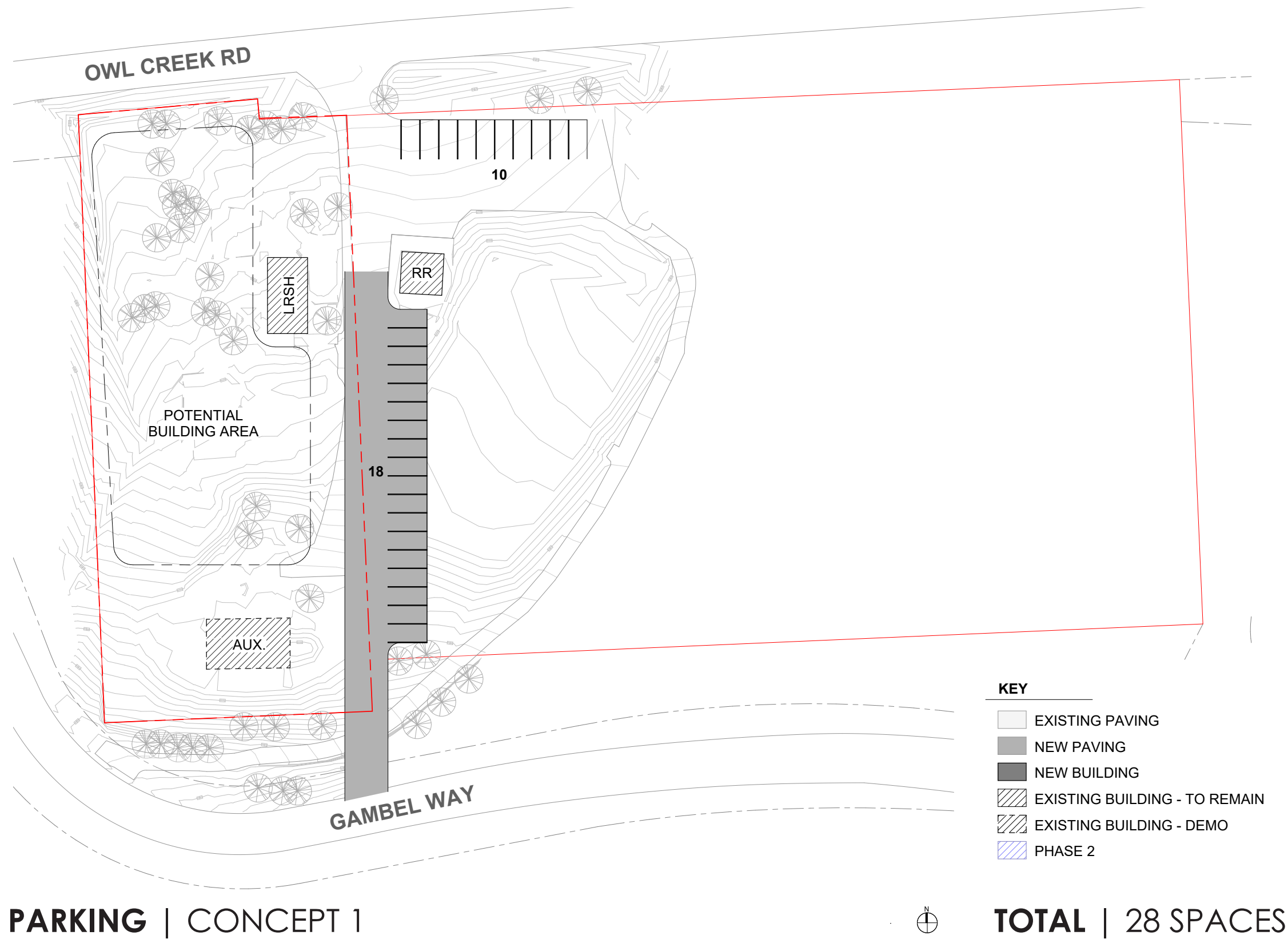


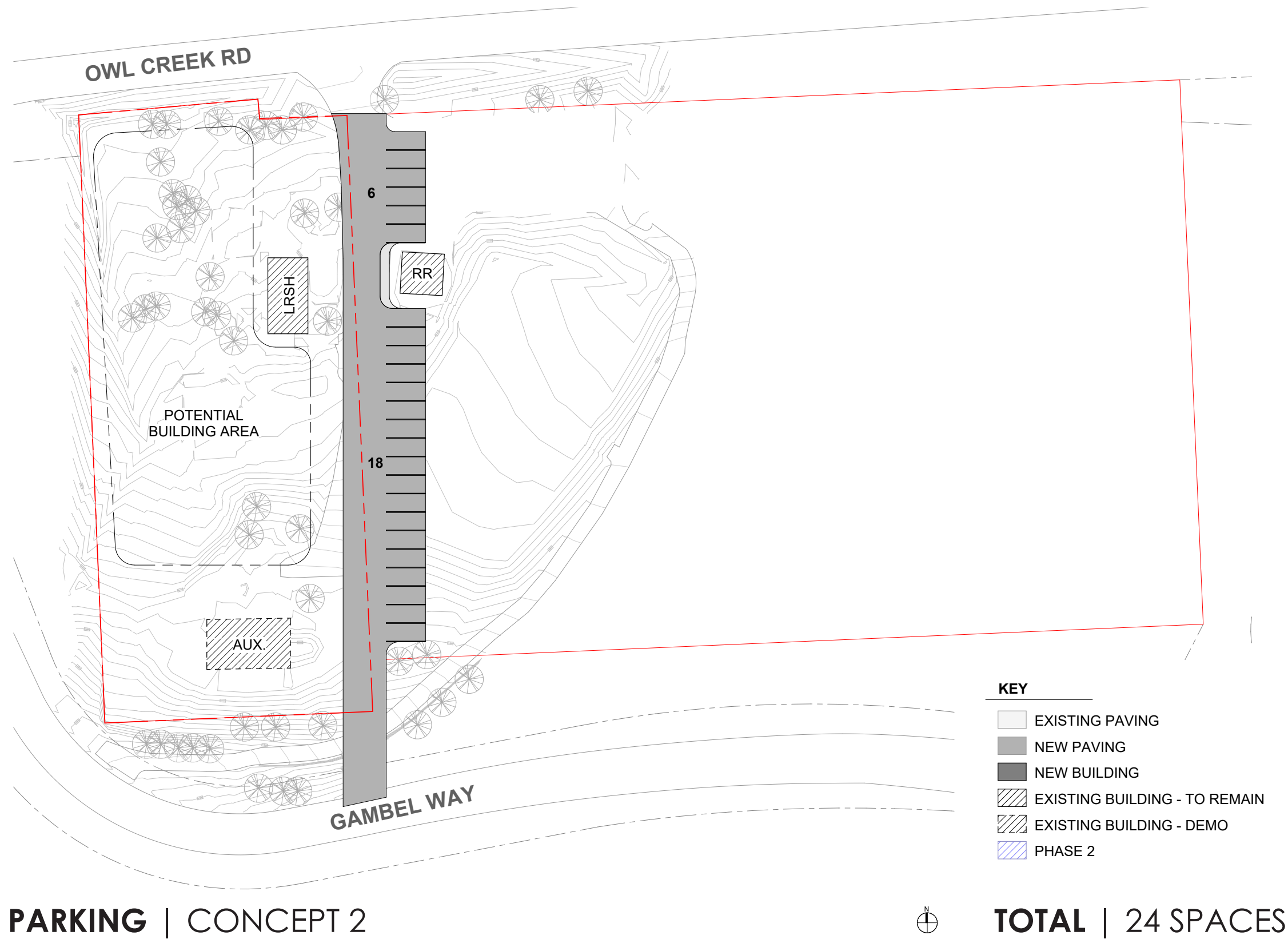
4 CLASSROOMS | OPTION 2

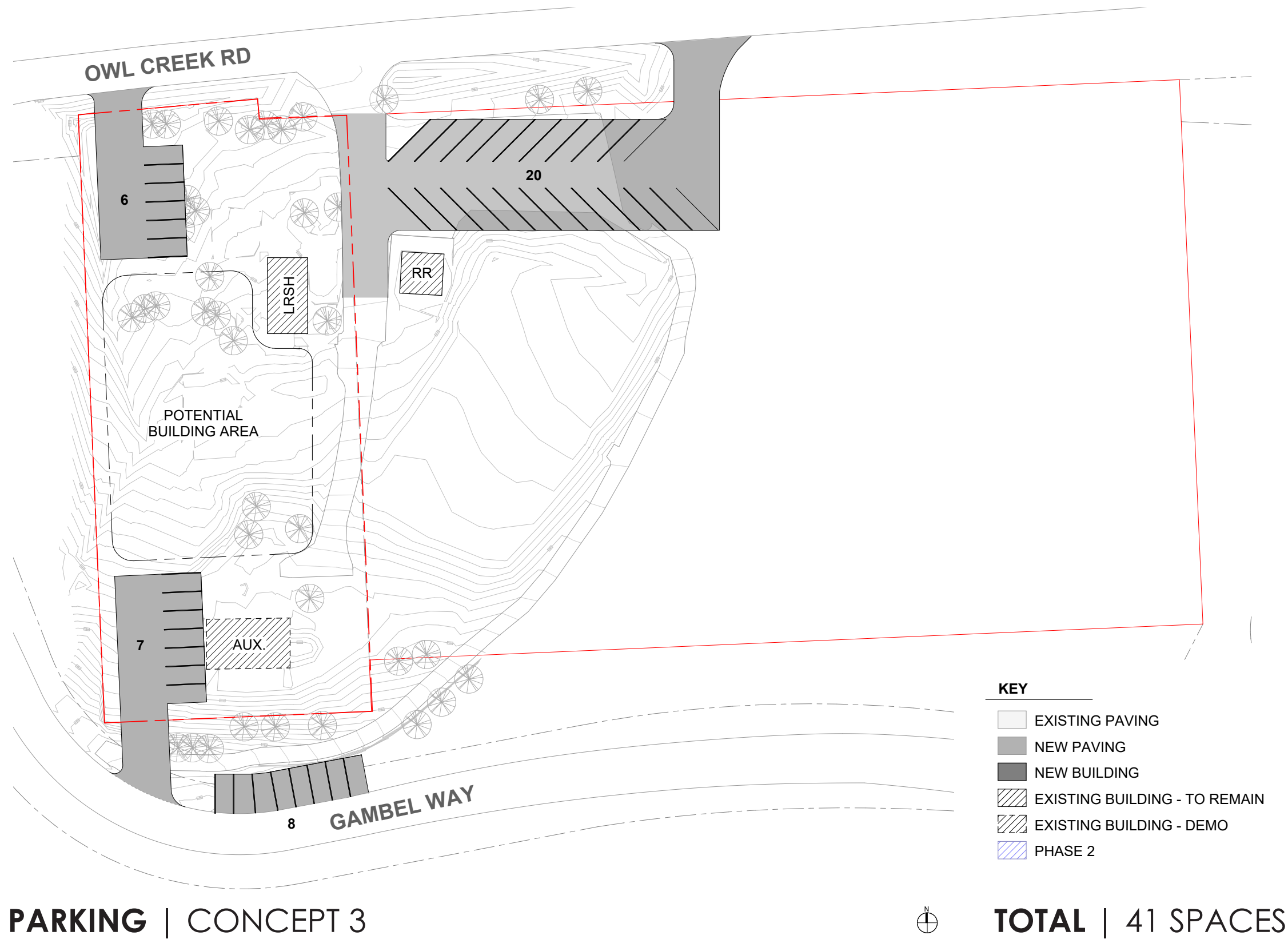


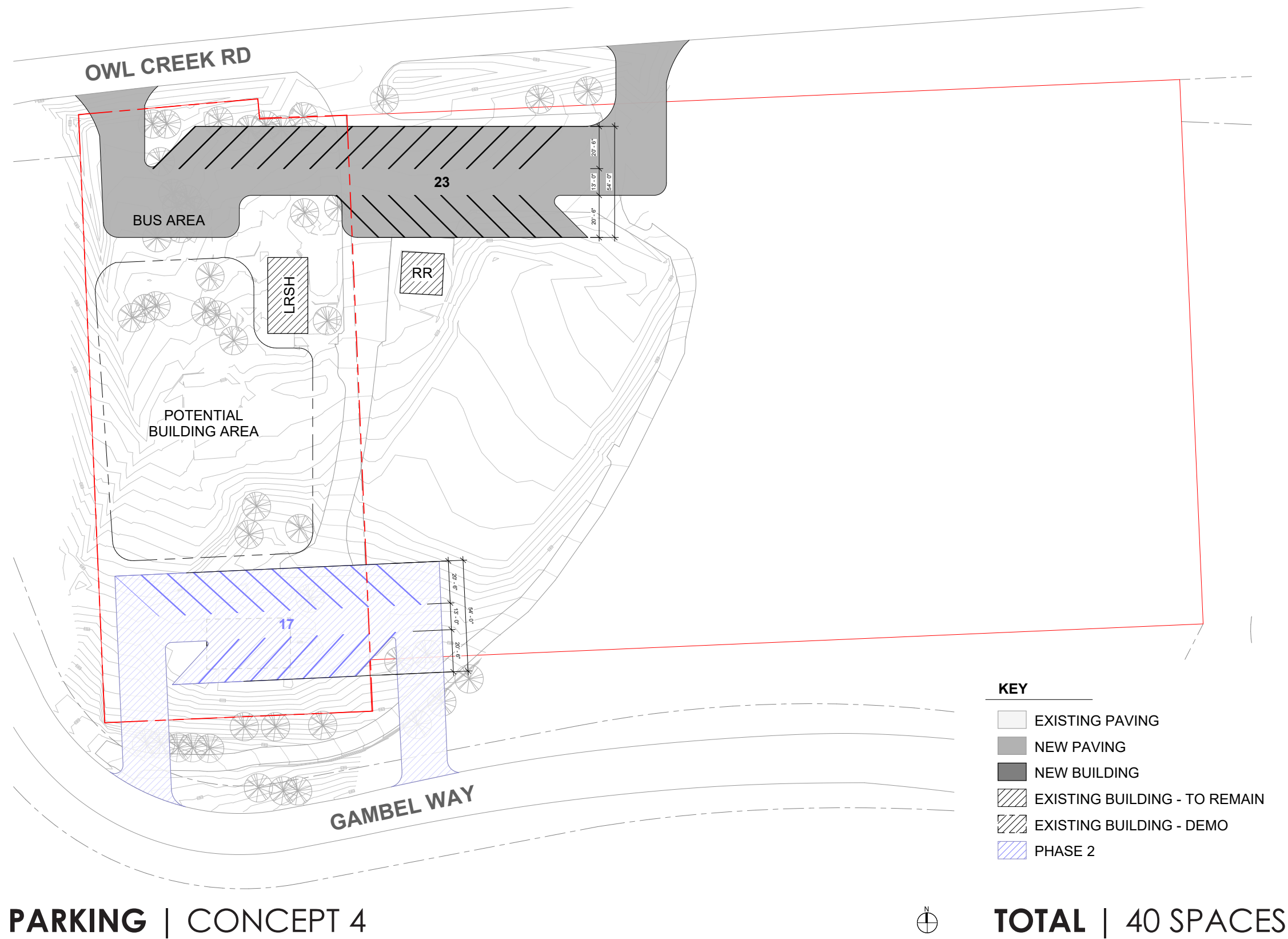
5 CLASSROOMS

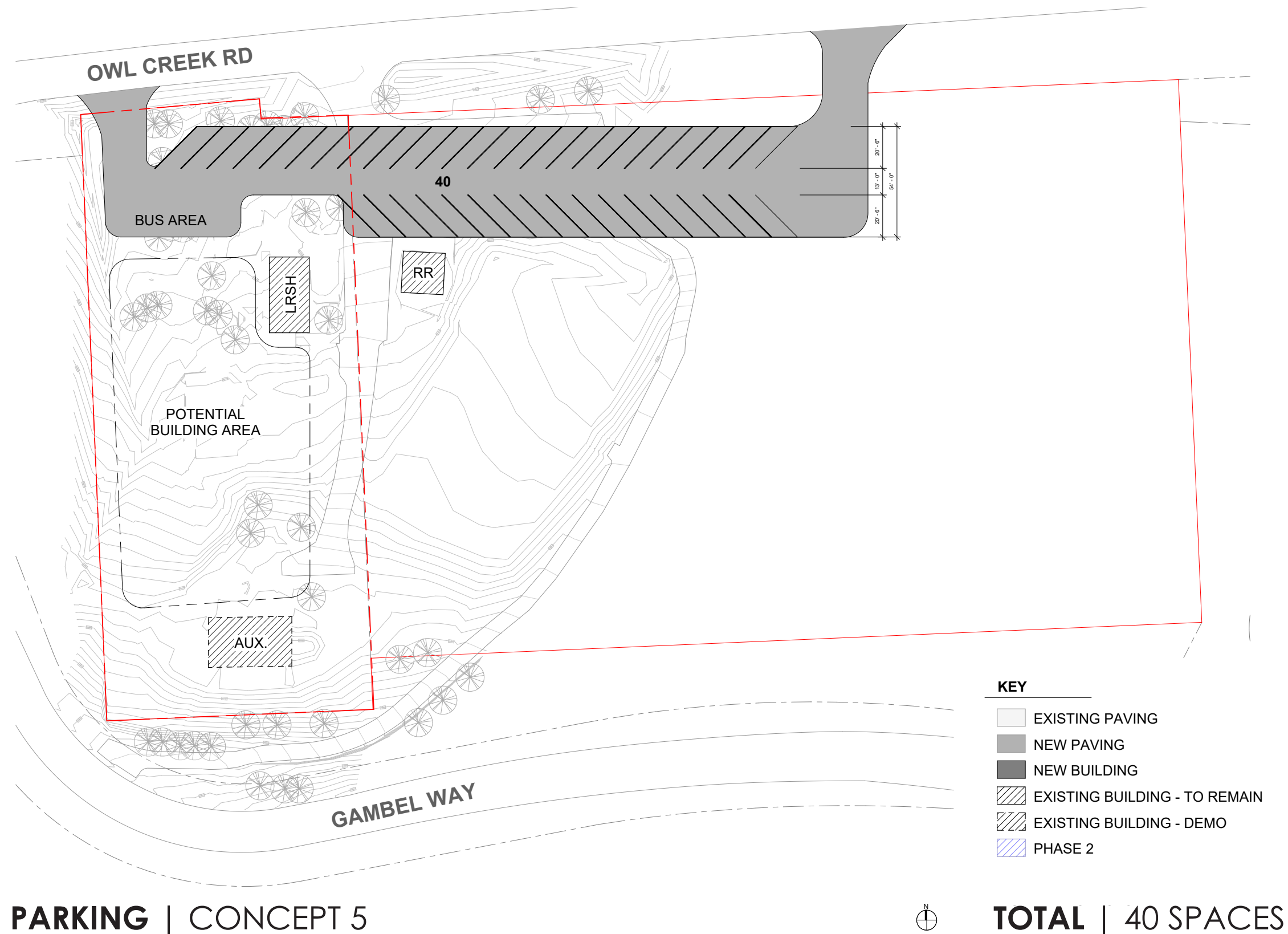


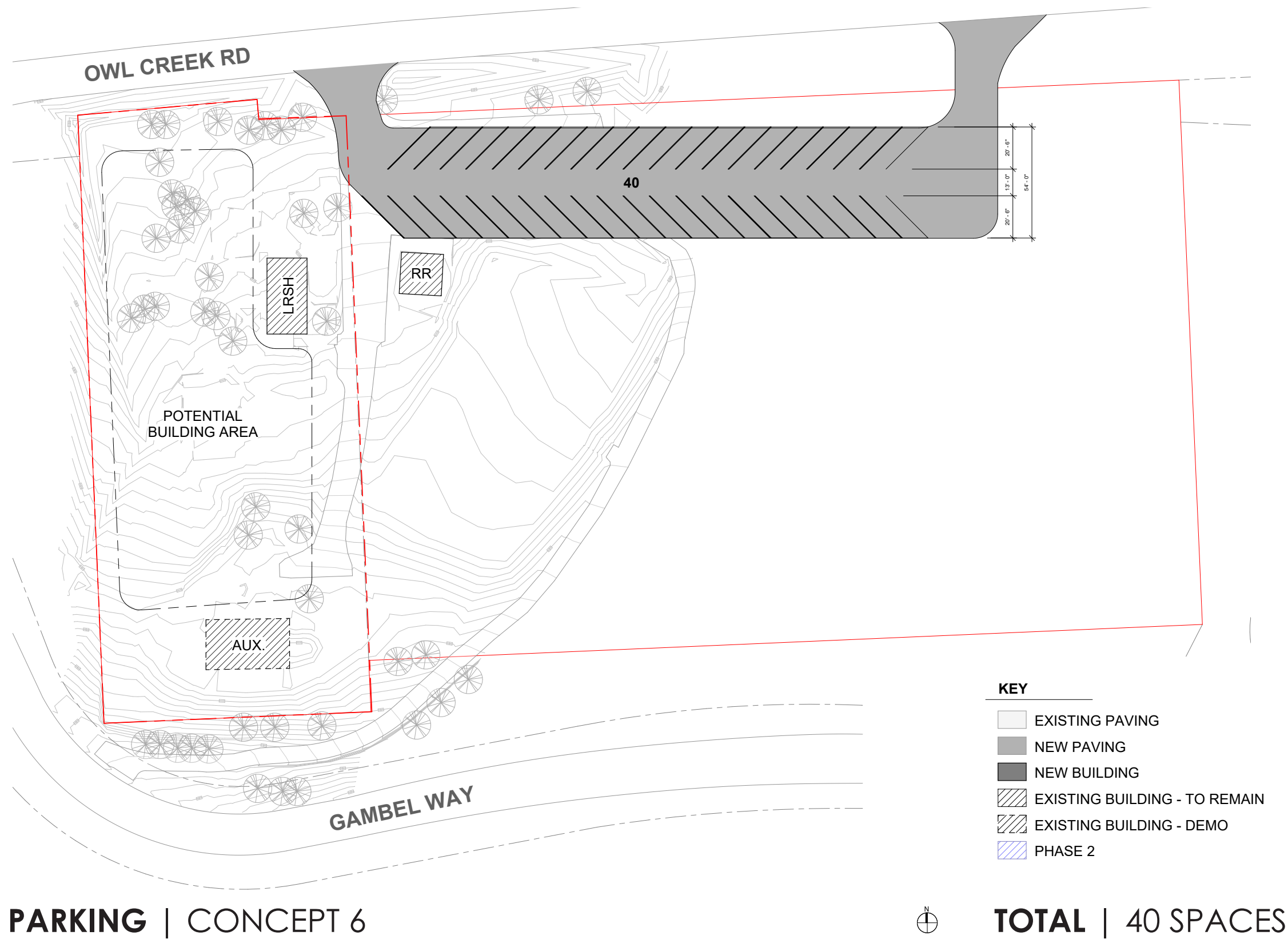


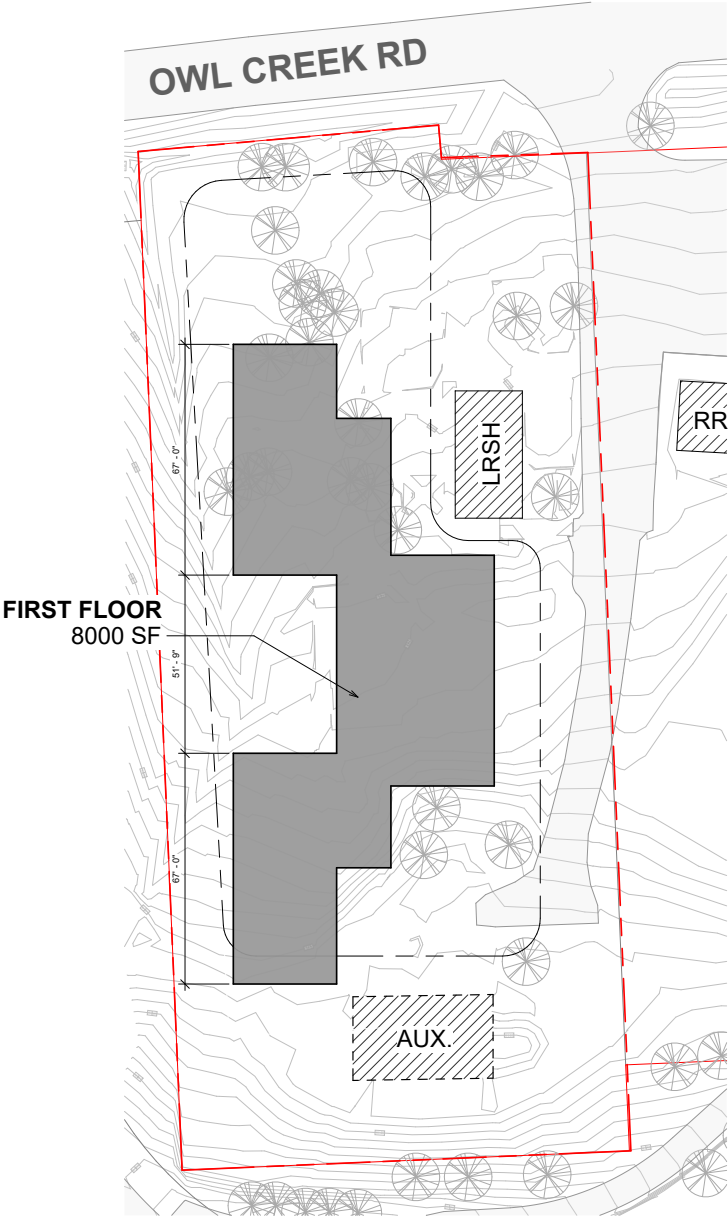




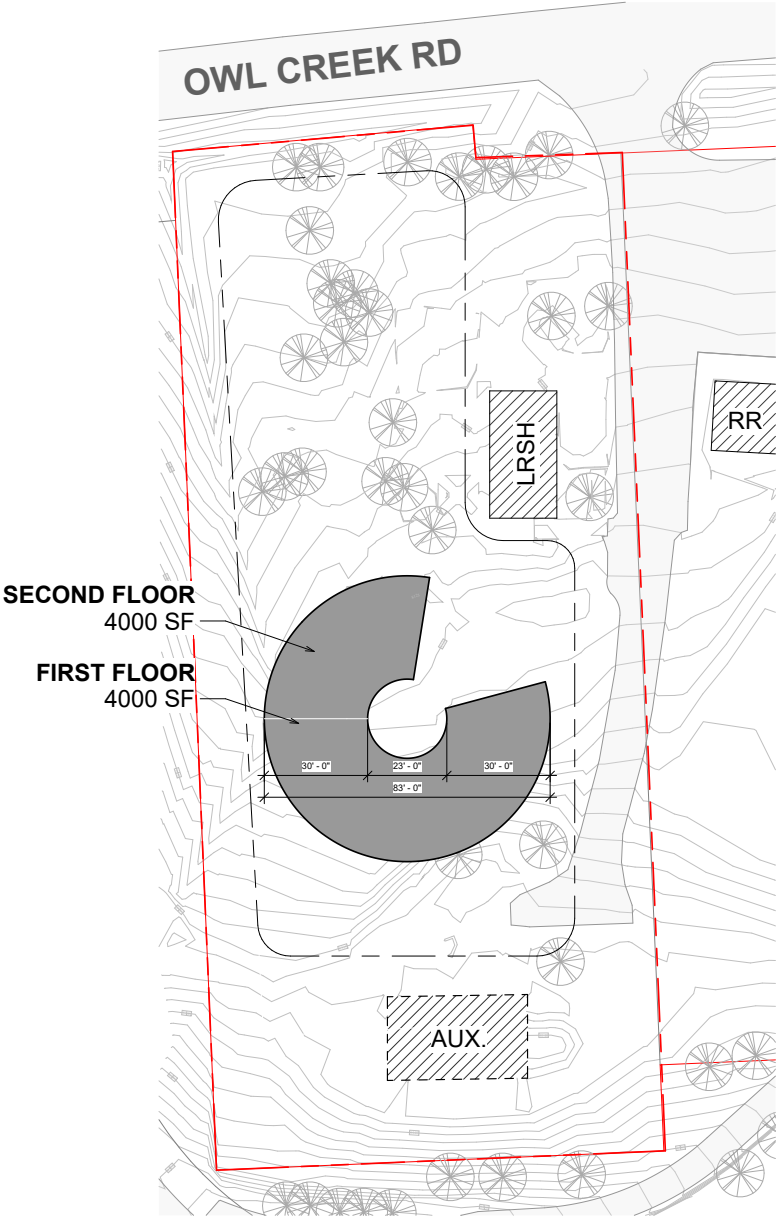




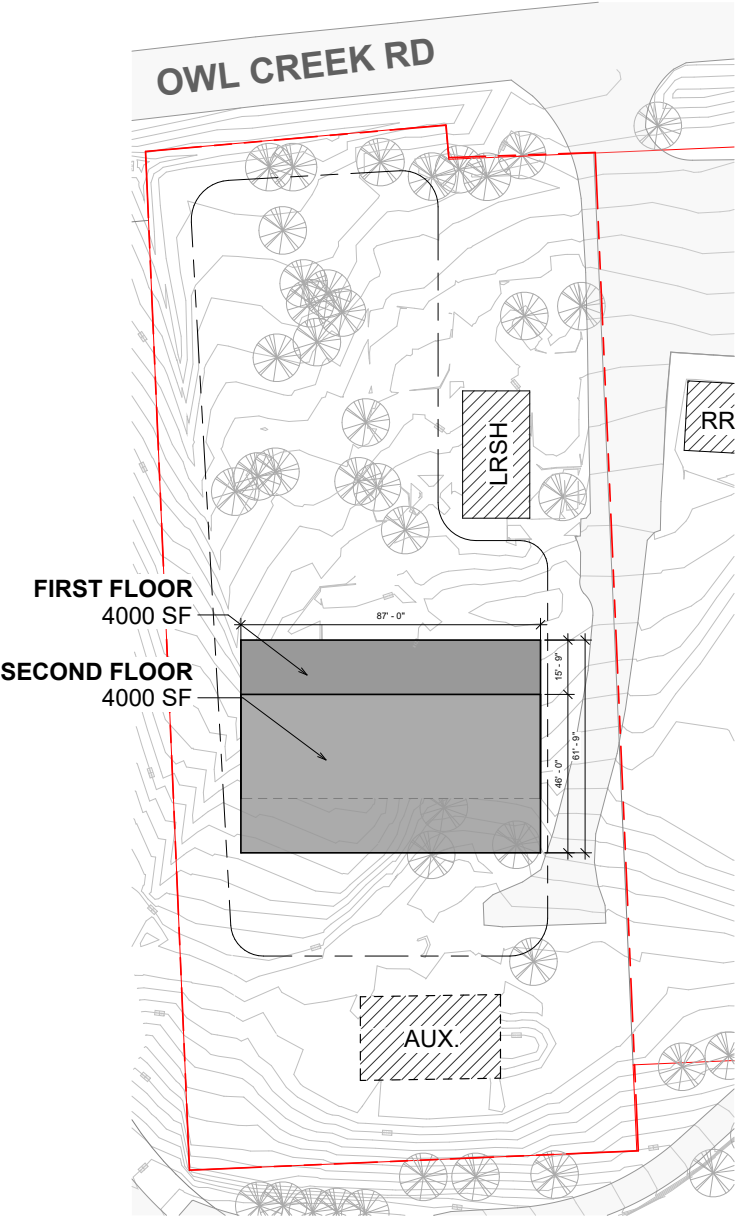




STRUCTURE | CONCEPT 1



STRUCTURE | CONCEPT 2



STRUCTURE | CONCEPT 3

MEETING MINUTES: LRSH PROJECT KICK-OFF

Date: August 10, 2023
Time: 10:00 am to 11:00 am MT
Location: ZOOM
Outcomes: TBD

(Black text – Agenda Items Red text – Meeting Minute Notes)

- 1. Introductions (5 minutes)
 - a. AFA/RDG – design architect, managing SD/DD
 - i. Alan Ford principal in charge of design
 - ii. Ed Buglewicz – interior design
 - iii. Tyler Michieli – project manager for AFA; POC for design SD/DD
 - iv. Fili Alvarez – production and ECE experience
 - v. Emma Coffman – production support
 - b. Land+Shelter – record architect, managing contract administration/billing, design and local support for site visits/meetings as needed, land use application and managing future phase CD/CA
 - i. Andi Korber – L+S managing Principal
 - ii. Taylor Higgins – project manager
 - c. Town of Snowmass Village
 - i. Mike Horvath – POC for Town
 - ii. Greg LeBlanc – Assistant Town Manager
 - d. Executive Committee will be: Mike Horvath, Greg LeBlanc, Christine
 - i. Council will feel some ownership and will want ability for input.
- 2. Goals and Desired outcomes (10 minutes)
 - a. Determine ways to balance information release between council and public

- b. Prioritize Program needs
 - i. Energy efficiency is 2nd.
 - ii. Develop easy “wins” through sustainable design
 - c. Target of budget, sustainable goals, community goals.
 - d. Priorities:
 - i. Functionality
 - ii. Flexibility between spaces – may have few infants at center.
 - iii. Building efficiency
 - e. Budget:
 - i. 8 mil for total construction budget - Includes CA, soft cost, etc.
 - f. Public engagement as required.
 - g. Possible first meeting at end of SD – Mike to confirm.
 - i. Typ. Council meetings on Monday and Wednesday's Open house
 - h. Possible 3 options to study. At 50% narrow down to 2 options (one with housing?).
- 3. Discuss Project Schedule (5 minutes)
 - a. For this meeting
 - i. Agree on the process steps: design steps, stakeholder approvals, pricing
 - ii. What will the deliverables for each phase be
 - b. For this project
 - i. Function is a priority – increased program or quality of space?
 - ii. Prioritize sustainability but secondary to program
 - iii. Flexibility in programmed spaces for aging children using program
 - iv. Parking function and access from Owl Creek – going to be a project driver
 - c. (3) test fits – parking iterations, housing component, existing building.

- i. Programming goals (to be verified in programming meeting)
 - 1. 65 program spaces – infant, toddler, pre-k – flexibility in program
 - 2. Investigate potential for continued use of the LRSH.
 - d. Mike to get number for the parking and housing
 - e. 1 in-person meeting with ex com on each phase. Prog – DD
 - i. Touch base before each to determine if in-person is needed.
 - f. Initiation of Land Use Process – To start at %50 percent DD
 - i. During SD phase to receive feedback before starting application
 - g. Greg to share recent land use example with TH
 - h. At 50% schematic there should be 2/3 concepts, determine how many concepts at EO concept design.
 - i. Provide intermediate submittal at 50% SD, Final Submittal at EO DD
 - i. Greg to provide Example Submittal
- 4. Programming and Project Approach (30 minutes)
 - b. Discuss Stakeholder Groups: Goals and Participation Rules
 - i. Mike, Greg, and Tyler to have 30 Min intermittent meetings every Thursday morning, time permitting.
 - 1. Council directed staff to begin this project – sessions on Mondays
 - ii. Public communication is going to be one-way.
 - 1. Possible future ‘open house’ at SD
 - 2. Possible engagement campaign.
 - b. Define Executive Committee Members
 - i. Mike Horvath, Greg LeBlanc, Christina to be Executive team.
 - c. Project Budget - Target total budget and budget Per/SF
 - i. 8M total project budget – includes soft costs

- 1. Design goals are for a \$6.5M direct construction cost (2024 dollars)
 - 2. Est. inflation is 10%/year
 - 3. FCI to provide cost/sf for comparison to town historic data (Mike to provide)
 - d. Public Outreach Plan and Stakeholders Engagement
 - i. Teacher/Staff questionnaires and interviews
 - 1. Per Christina to decide
 - ii. Housing
 - 1. Provide test fits at SD
 - a. Investigate locations – adjacent or combined building.
 - 2. If can be included without extra – great. If it makes more expensive then no
 - a. Possible future phase
 - iii. Brodsky Report –
 - 1. Design team to send takeaway and provide SWAT
 - 2. Think on what's sacred within the feasibility study?
 - 3. What should the design team carry forward into the project?
 - 4. The goal is to get the best facility we can – bring forward what best enhances that goal
- 5. Status of Survey and Geotechnical Information
 - a. Moving forward, August 21st site completion goal (that's when school resumes)
 - i. Reports by mid-September
 - ii. Utility locates are underway
- 6. Land use process (5 minutes)
 - a. Timing – end of SD or end of 50% DD?
 - i. Greg resent the LUA example from Dave

- ii. High level LUA review by P&Z at the end of SD
 - iii. Submit LUA using 50% DD set
- b. Pre-Submittal meeting to start around completion of SD
- 7. Next Steps (5 minutes)
 - a. Programming meeting next week.
 - i. Two hour window for programming meeting. Doodle poll to be sent out.
 - b. Contract administration and billing by L+S
 - i. Typical monthly billing process
 - ii. What format and to who should invoicing be sent?
 - c. Best practices for program operation during construction?
 - i. Could the program move offsite temporarily?

Issued: 08/14/2023 Meeting minutes are for your review and comment, if after five business days with no comment, the minutes will serve as a mutually agreed to record of the discussion.

MEETING AGENDA: LRSH PROGRAMMING MEETING #1

Date: August 17, 2023
Time: 9:00 am to 11:00 am MT
Location: ZOOM
Outcomes: TBD

(Black text – Agenda Items Red text – Meeting Minute Notes)

10:00 AM

- 1. Introductions (5 minutes)
 - a. Alan, Ed, Taylor, Tyler, Christina, Mike, Greg.
- 2. Goals and Desired Outcomes (5 minutes)
 - a. Overall Goals (Short Term and Long Term) for this Meeting and this Project
 - b. Program Area Summary
 - c. Program Count and Ages
 - d. Distribution of Classrooms
 - e. Support Functions
- 3. Review Standard Programming Process (10 Minutes)
 - i. Outreach could be to the parents – Mike helps a data base – some challenges to extending outreach to users (parents) out of the ToSV
 - ii. Outreach could be the parent list from Christina (120ish people)
 - iii. Possible 2 studies, one for parents (5ish questions) and one for teachers (20ish questions)
- b. Research
 - i. x
- c. Stakeholder Engagement
 - i. x

- d. Questionnaires
 - i. Outreach could be to the parents – Mike helps a data base – some challenges to extending outreach to users (parents) out of the ToSV
 - ii. Outreach could be the parent list (& waitlist families) from Christina (120ish people)
 - iii. Possible 2 studies, one for parents (5ish questions) and one for teachers (20ish questions)
 - iv. Questionnaires to be sent out next week, and give teachers a week or so to fill out.
- e. Interviews
 - i. Christina is open to interviews
 - ii. Schedule on a teach work day – do it with teacher groups, or the entire staff.
 - 1. Tyler to work with Christina to set up a time after the questionnaires have been sent back and reviewed (approx. 2+ weeks from now)
 - 2. Might be during nap time or after hours.
- f. Precedent Exercise
 - i. Done with a smaller group – Christina and Staff
- 4. Review Program Participants (5 Minutes)
 - i. Executive committee is going to be Christina, Mike, and Greg
- 5. Review Overall Project Schedule (5 Minutes)
 - i. No questions from Executive Committee
 - ii. 3 touch points to council, 1st in Sept, 2nd once we have a drawing (early), 3rd in SD option selection.
- 6. Brodsky Report (10 Minutes)
 - i. 10 toddlers and 20 3-5yrs.
 - ii. Currently run a school and summer program.
 - 1. Want to have a consistent (non-seasonal) (year-round) enrollment.

- iii. To serve people who live and/or work in ToSV.
- iv. Flex for rooms to be used by different age groups.
- v. Attract/retain teaching staff.
- vi. Scenario Review
 - 1. Christina prefers the 5 classroom option (2mo-1, 1-2 years [1 and walking], 2-3 years, 3-4 [potty trained], and pre-k room)
 - a. Consider 6 classrooms for paired classrooms see below _____
 - b. With future growth?
 - i. Need is for two and under – provide the flex classroom in this age range, one flexes up and one flexes down.
 - 2. Built the rooms for the max allowed capacity, but plan on a reduced actual student count.
 - a. That the capacities provide a min SF, hoping to have larger spaces.

7. Programming and Project Approach (60 minutes)

b. Lessons Learned

- i. Run classrooms with 3 teachers – 3rd is the built in substitute and classrooms run smoother. Sometime the 3rd person 'get's lazy' or a 'third wheel' all are lead teacher qualified. Plan to have 2 fulltime teachers per room with a floater.

c. Discuss Project Goals

- i. Housing as a nice to have, should be looked at for locating in a future phase
- ii. Expansion of the Education space in the future.
- iii. Renovation (plumbing) is needed in Historic building, the auxiliary structure needs to go.
- iv. Sustainability
 - 1. Radiant flooring is ideal (woody creek has it and the licensing temp req is not an issue there)
 - 2. LRSH lacks daylight

3/ 6

3. Christina to send images of Woody Creek to Design Team

v. Budget

vi. Future Expansion

- 1. Future expansion is unlikely due to other sites being utilized

vii. Clarity about Seasonal Variation

- 1. None – it's a year round school.
- 2. Currently has a school year and summer program

viii. Housing

- 1. Nice to have if there is space and budget

ix. Parking

- 1. Parking for the bus (daily pick-up/drop-off use at Wood Creek and field trips a LRSH) 29 passenger.
- 2. Greg to reach out to park facilities.
- 3. Drop off is spaced out and not a big issue, but drop off is the problem.
 - a. If there are events, they have to park at two creeks and get shuttled in.
- 4. Owl creek road is busy and is a concern.
- 5. Study the 2nd curb cut.
- 6. It could become a bussing scenario. (intercept and rodeo lots) – 1 year olds and up, 8 car seats.

d. Program Area Summary

i. Share Overview Program Spreadsheet

- 1. 4 classrooms is a viable option (6mo to 18mo, 18-36mo, 3-4yr, 4-6yr)
 - a. Bigger higher quality space is more important then the amount of rooms.

ii. Program Count and Ages

- 1. See Above in _____

4/ 6

- 2. See availability of doing a 'Pod' for infant and toddlers.
- 3. Priority for SF is in the classrooms larger.
- iii. Distribution of Classrooms
 - 1. Reggio inspired pedagogy
 - 2. Paired classrooms are ideal
- iv. Support Functions
 - 1. Efficiency in the support spaces is desired.
 - 2. Interior break out spaces are wonderful due to the extreme winter weather. Could be small group spaces.
 - 3. Christina envisions a parent observation area – where they can watch the kids without being seen by them.
 - 4. Parent space is highly valuable for creating community.
 - 5. Outside facing toilet facility is not a high priority. Could be incorporated into exterior storage area.
 - 6. Cubbies outside the classrooms (mudrooms?)
 - a. Consider drying time of the winter gear so they can go outside twice.
 - 7. No need for separate lactation room – could be a space in the infant rooms
 - 8. 1 room that has conference table for staff and is combined with the directors office (but a need for private meetings as well).
 - 9. Check-in is at classrooms (by teachers) – via brightwheel.
 - 10. Keypads at the doors (currently not functioning)
 - 11. Staffing is an issue for front desk control/access
- v. FOOD SERVICE – kitchen to be multi-purpose, so the kids can do baking/cooking.
 - 1. Families bring their own lunch and snacks and drinks. School doesn't provide anything for food/drink. Typ. stored in the cubbies.

- 2. Teachers use the fridge (single large fridge)
- 3. Mini-fridge in the classrooms
- e. Site Improvements – Parking/Drop Off/Playgrounds/Outdoor Learning
 - i. Climbing Tree
 - ii. Eat outside all summer long
 - iii. Use Park for sledding/hiking/snowshoeing/etc.
 - iv. Would love to have a free flow of inside and outside with the kids.
 - v. Lots of wildlife on the site (consider the fencing to keep it outside the play area)
- 8. Next Steps (10 minutes)
 - i. Questionnaires by mid-next week
 - 1. Community base
 - 2. Staff
 - 3. Client to distribute – give them about a week to fill out.
 - ii. Next meeting is the conceptual test fits, to be conducted after the questionnaires are received.
 - 1. At meeting we can conduct teacher interviews
 - 2. Tyler to send out doodle poll.
 - a. Send out Schedule Update when meeting dates are confirmed.

Issued: 08/21/2023 Meeting minutes are for your review and comment, if after five business days with no comment, the minutes will serve as a mutually agreed to record of the discussion.

MEETING AGENDA: LRSH PROGRAMMING MEETING #2

Date: September 5th, 2023
Time: 10:00 am to 12:00 pm MT
Location: In Person
Outcomes: TBD

Attendees: Christina Holloway (LRSH), Clint Kinney (ToSV), Mike Horvath (ToSV), Greg LeBlanc (ToSV), Alan Ford (AFA), Tyler Michieli (AFA), Ed Buglewicz (RDG, Virtual), Molly Hass (RDG, Virtual)

(Black text – Agenda Items Red text – Meeting Minute Notes)

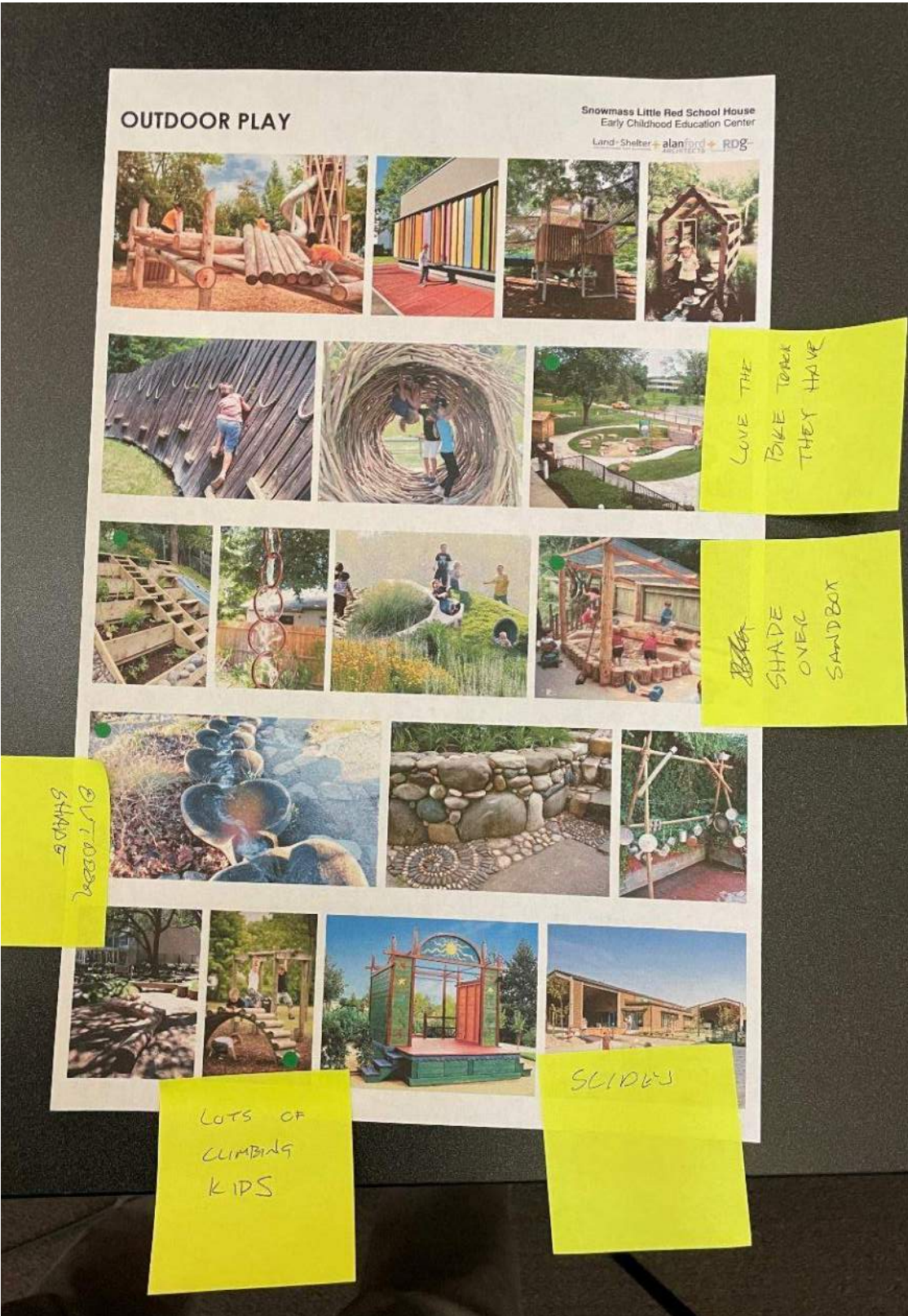
10:00 AM

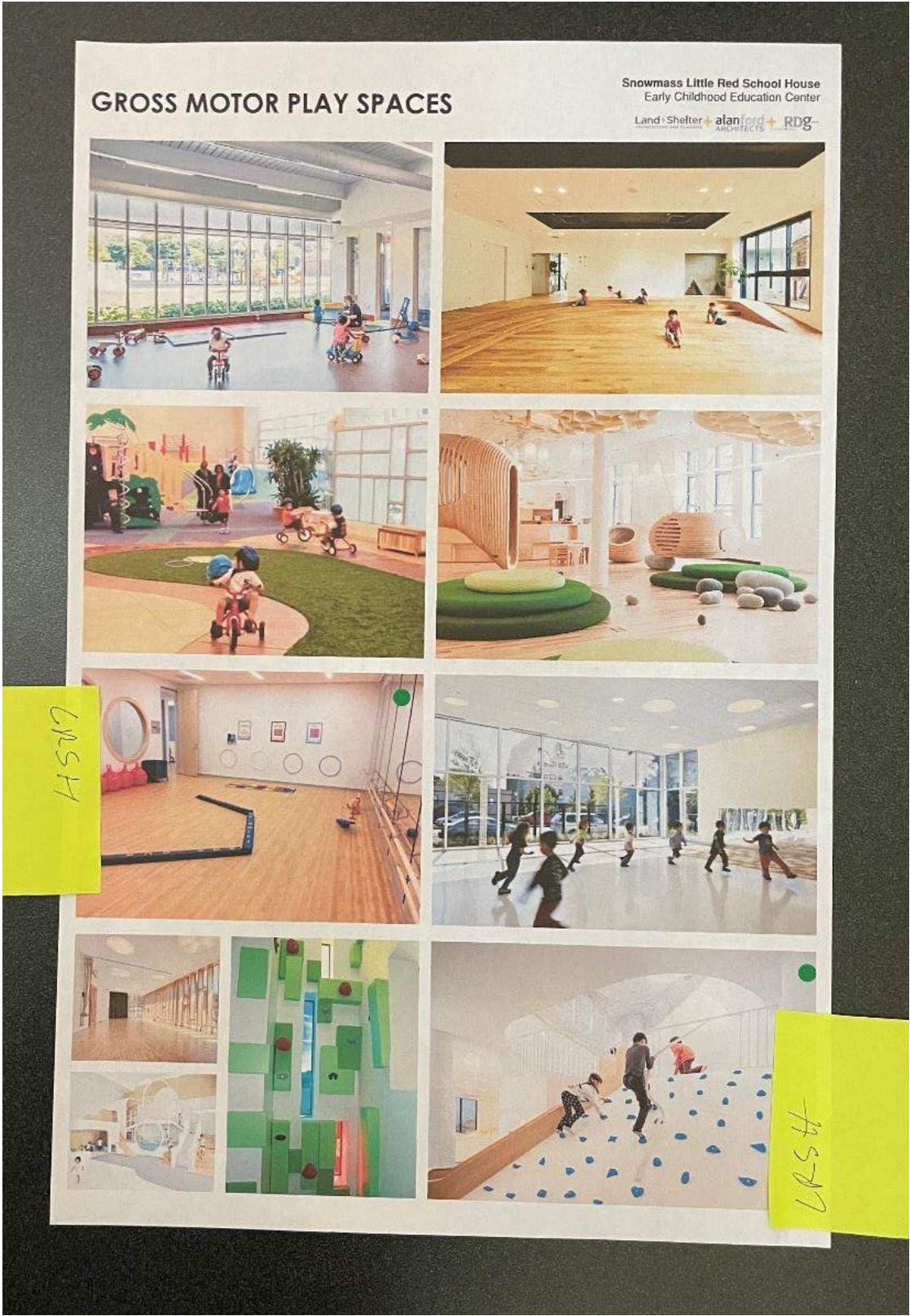
- 1. Review Program Spread Sheet (10mins)
 - b. NOTE: no program support spaces (gross motor rooms, breakout spaces) are included in any of the option's square footage
 - c. Cubbies are to be in the hallway or a mudroom.
 - d. 40 parking spaces is the goal with room for short bus. The 40 spaces includes park and community garden parking.
- 2. Review Questionnaire Results (5mins)
- 3. Precedent Exercise (15mins) – See attached images below.
- 4. SWOT Analysis and Other Considerations (20mins) – See attached images below.
 - b. Park Parking Requirements
 - c. Snow Storage Requirements
 - d. Site Limitations/Extents
- 5. Programming Layout Exercise (1hr) – See attached images below.
 - b. 4 classroom option (15min) – Option to be explored at approx. 8,000sf.
 - c. 5 classroom option (15min) – Option to be explored at approx. 8,000sf.

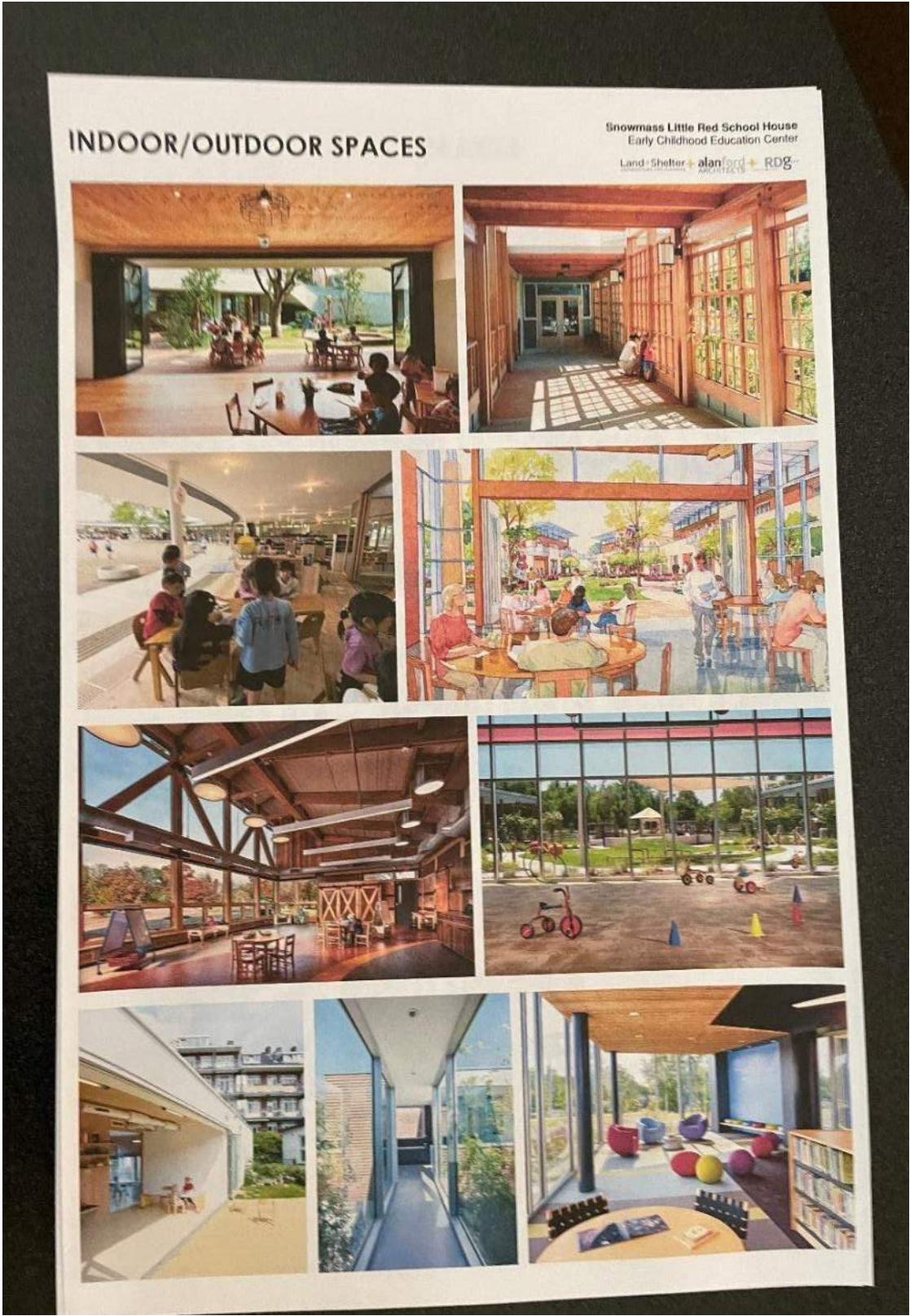
- d. 6 classroom option (15min) – No further options to be pursued.
 - e. Housing option (15min) – Housing was deemed not feasible due to budget and limited site area. Housing is not to be investigated further.
6. Wrap Up (10mins)
- b. Define 2-3 options to investigate further.
 - i. Goal is provide approx. 8000 sqft center to accommodate 60-64 children.
 - 1. Investigate option for a 4-classroom building with 'quality' spaces for classrooms.
 - 2. Investigate option for a 5-classroom building at childcare regulation spaces for classrooms.
 - ii. Parking to investigate a one-way, angled parking, strategy with an entry and exit point. Approx 40 parking spaces. One way in and one way out.
 - iii. No housing options to be investigated.
 - iv. Options for new buildings to accommodate the existing program during construction.
 - 1. Focus investment on the existing LRSH site.
 - 2. There is an ability to utilize the adjacent park for construction and permanent building. However, park restoration will be required to come for the project budget.
 - v. SCHEDULE:
 - 1. Programing spreadsheet and concept diagrams to client the week of the 18th. Review and comments to architect back for a virtual meeting approximately 9/28.
 - a. Client may provide an update to City Council with this information.
 - 2. SD Charrette to take place approx. 10/19.
 - a. Goal will be on 10/19 will to settle on 1 scheme to present to City Council.

Issued: 09/06/2023 Meeting minutes are for your review and comment, if after five business days with no comment, the minutes will serve as a mutually agreed to record of the discussion.

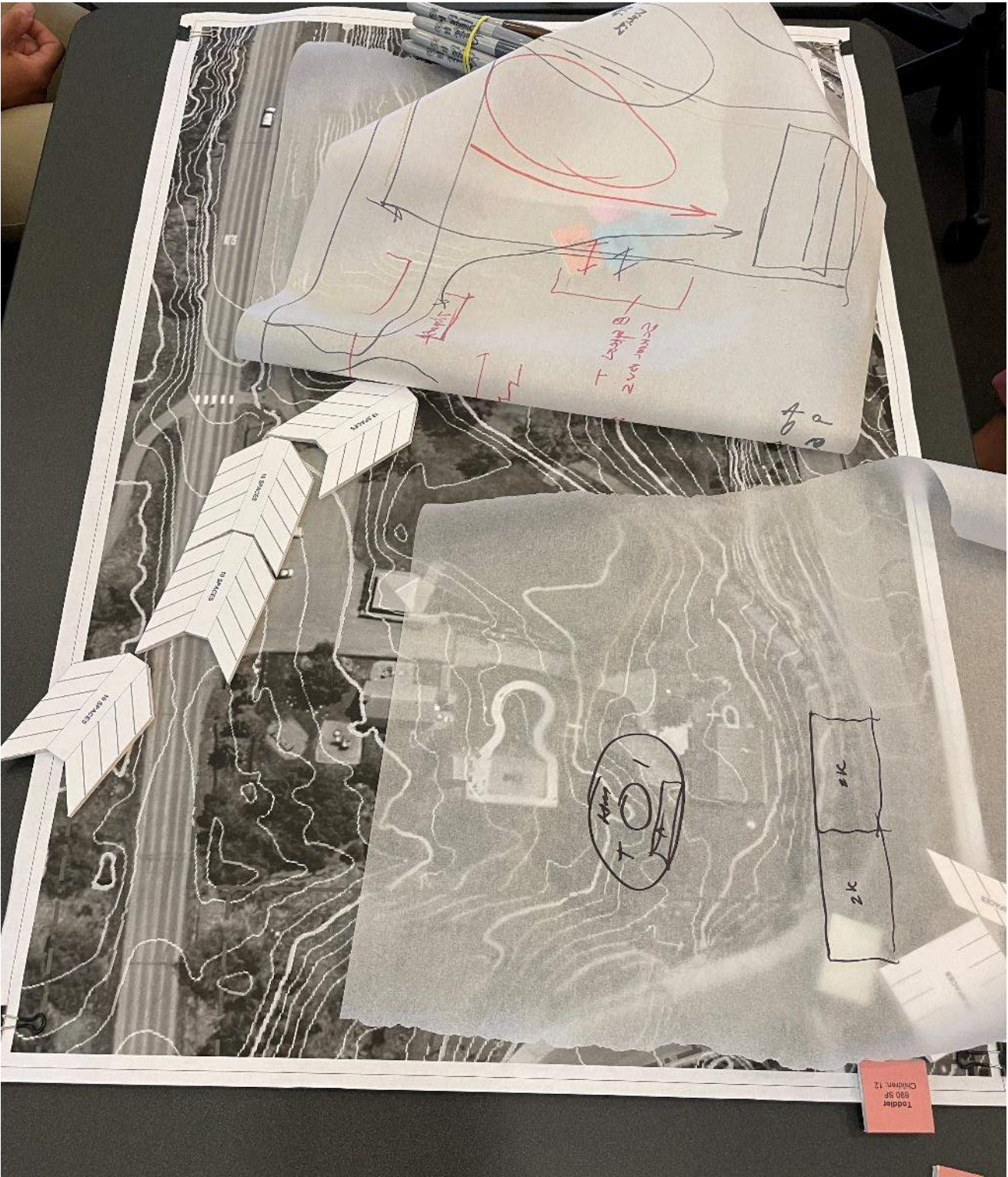


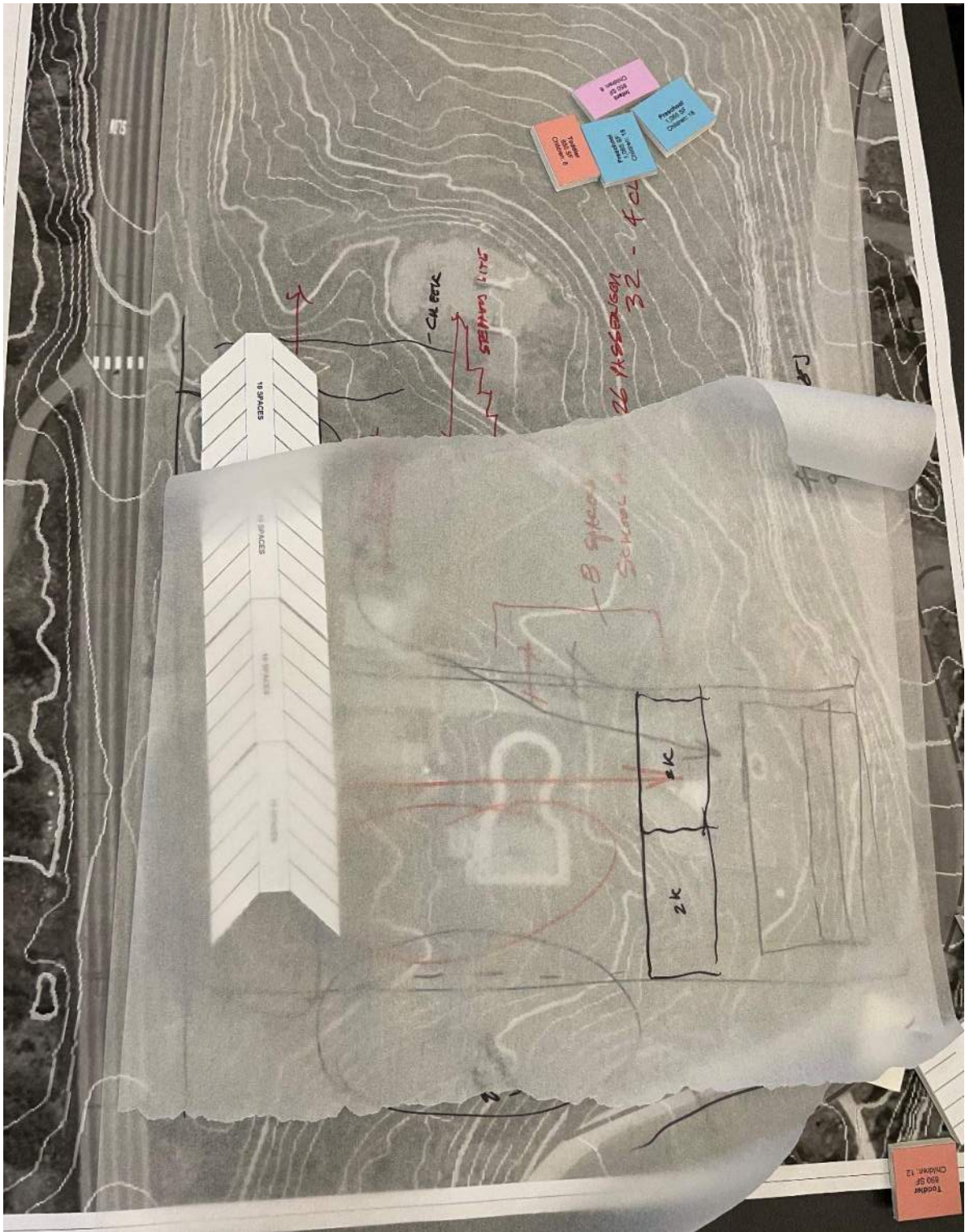






Post-it EASEL PAD super sticky TABLEAU À FEUILLES super collantes BLOC DE HOJAS super adhesivas			
CONT. 30 25 IN/PO/PULG. X 30 IN/PO/PULG. (63,5 cm x 76,2 cm) 5.2 FT²/P² (0,483 m²)			
STRENGTH	WEAKNESS	OPPORTUNITY	THREAT
• TOPOGRAPHY	• SINGLE POINT OF ACCESS • NEED TO CONTINUE PROGRAM FOR THE CONSTRUCTION • HOA OWNS WETLANDS	• USE THE CORNERS • BUILD ON THE PARK + RETURN (E) SITE TO PARK • MINIMIZING IMPACTS TO (E) SCHOOL • MODULAR BLDG.	• PARK - PARKING - CROSS COUNTRY SHEES - NOT USED MUCH DURING THE WEEK • NO LOSS OF PARK SPACE • A TOILET ROOM NEEDS TO BE STAY





TEACHER INTERVIEWS

Date: September 5th, 2023
Time: 12:00 pm to 2:00 pm MT
Location: In Person
Outcomes: TBD

Interview 1 | Pre-School (ages 3&4 and 4+)

Attendees: Christina Holloway, Martha, Jesenia, Yolonda.

What is Working?

- J – That there are options for playgrounds (front and back) and they are both big
 - M – that there are exits to both playgrounds
- M – The front proch/entry makes a great first impression
 - J – It could be bigger, it gets clogged with people
- M – Ability to see the kids coming from a distance. Its' great to interact with parents and greet the kids
- M – Connection to the bike path
- J – Separate buildings are not bad
- J – that they have art closets (but need them in both spaces)

What isn't Working?

- J – Parking, especially for big events (graduation, thanksgiving)
- M – need bike racks
- J – need a bigger spaces for teacher areas and bathrooms
 - Y – Kitchen Area with a full size sink

- J - Stairs are not in a good location and worries about students falling
- M - Outdoor storage (in tube)
- M - Fluorescent lights
- Y – Wall display space (need more)
- J – Storage for nap & cleaning supply, 'ugly storage'.

Love to see!

- M – Project Room
 - J – Arts & crafts room
 - C – where you can leave a project and come back
 - M – can see the different age groups working on various projects
- M – nature/science space (indoor greenhouse)
- J – 'Oh...It's sooo open"
- M – Indoor Sandbox (with skylight)
- C – Community Spaces
- J – Outdoor classroom & storage
- M – Different ways to get places (climbing wall)

Interview 2 | Toddlers

Attendees: Christina Holloway, Crystal, Arabelle, Ivett

What is Working?

- I – That it feels like a house/home
- C – Bright, safe, comfortable

- C – don't need a receptionist
- C – kids see each other (on the playground)
- C – getting to talk to families
- C – the outdoor space(s)
- C – Loves the garden!

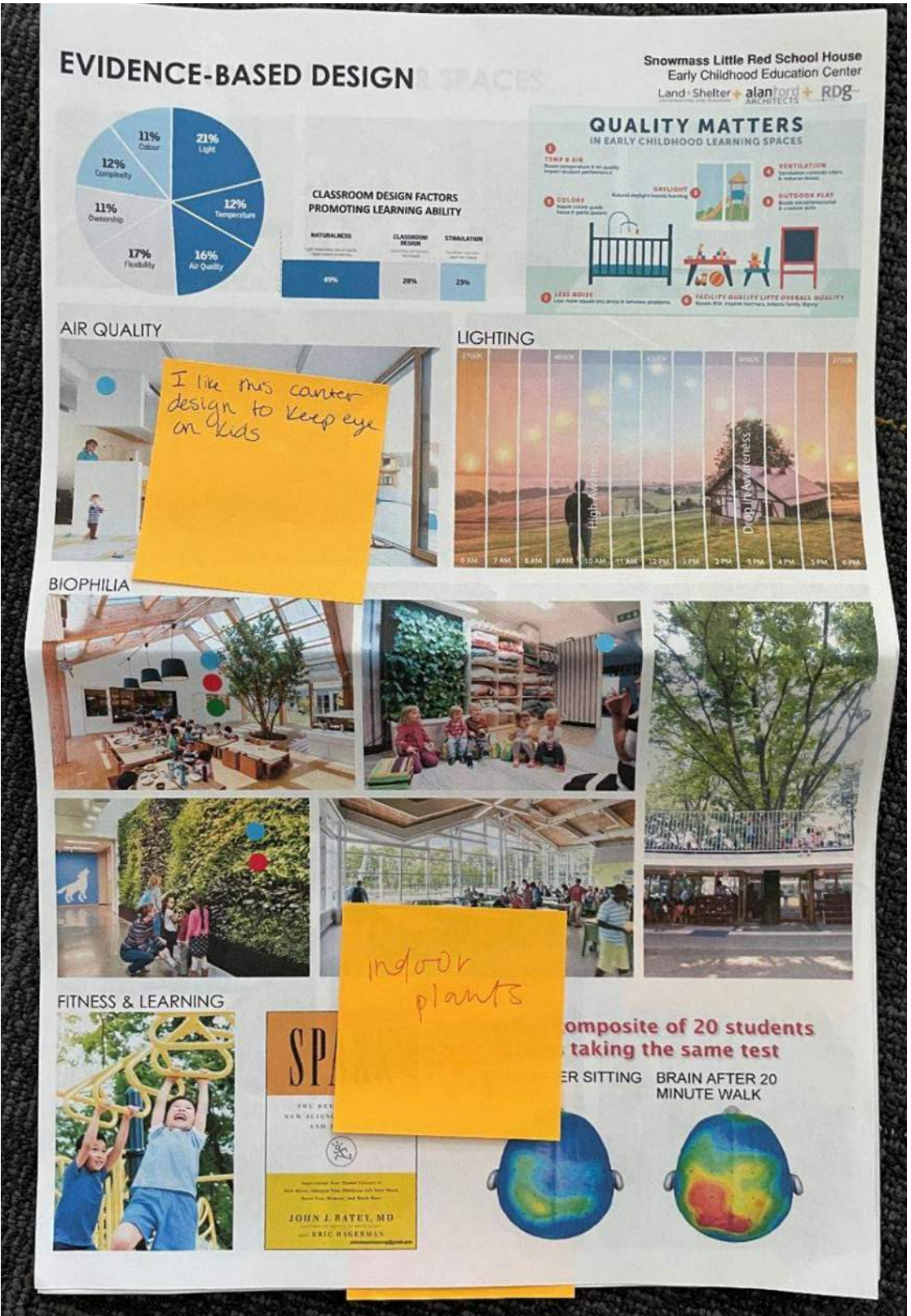
What's not working?

- C - Animals (getting inside the fence – fox, bears, deer, cats, mice)
- C - Security against people (low fence allows people to walk over fence due to snow banks)
 - C – wants a '13ft' fence
- No lunch area
- I – too many plastic toys
 - Need sand/rocks
 - Kids like to hide under the tree
 - More natural

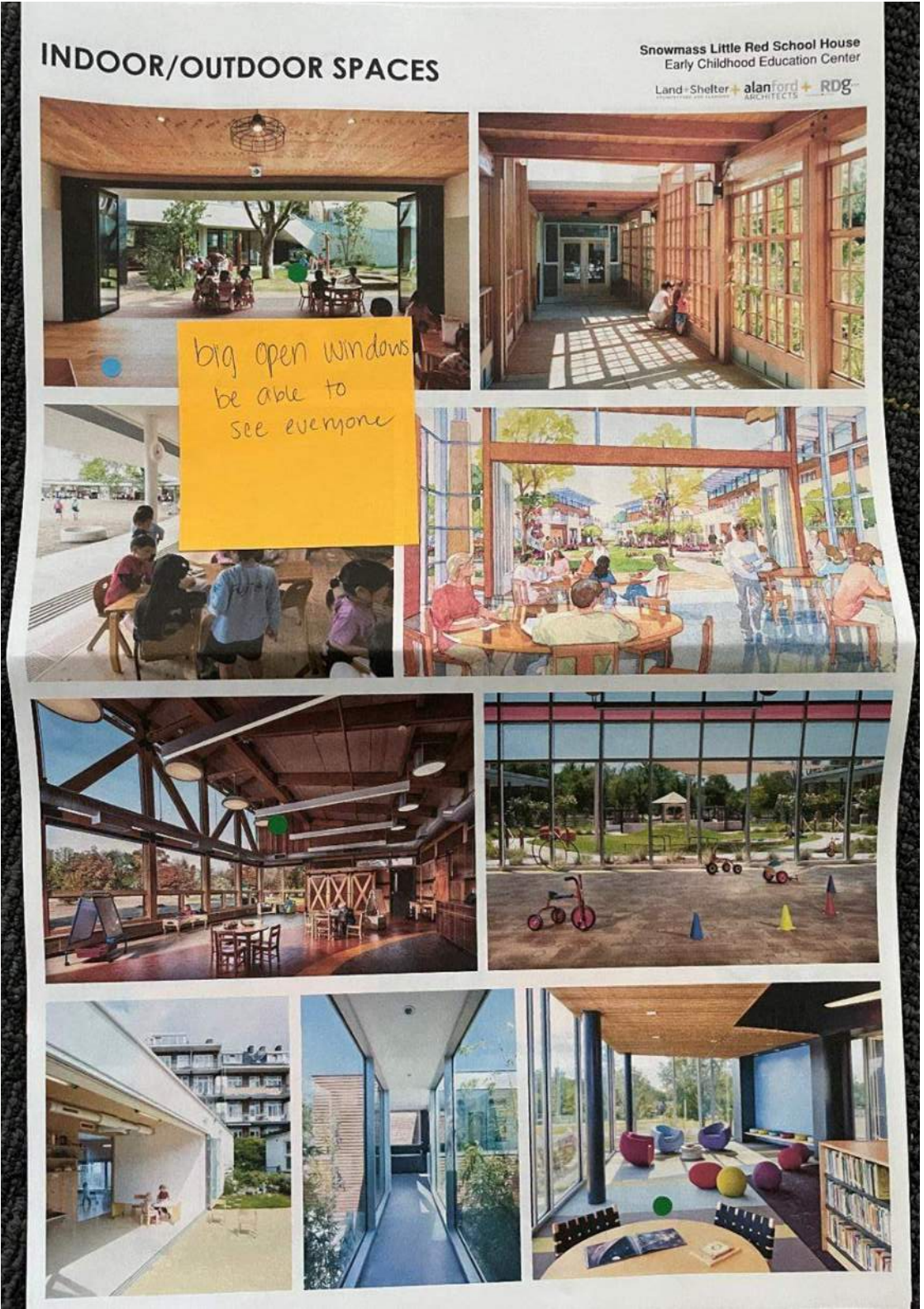
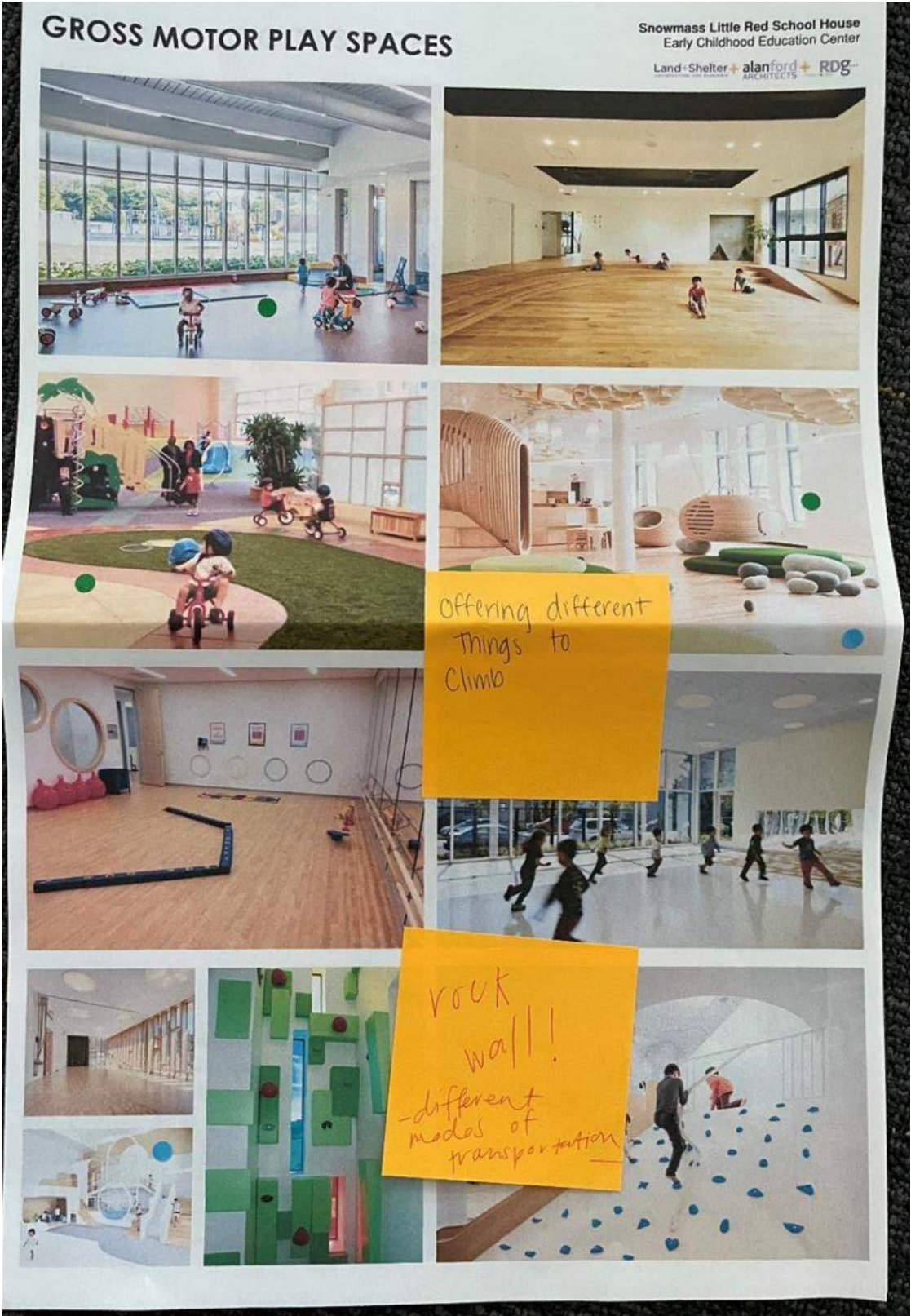
Love to see!

- C – 1 large room (currently room has blind corners)
- C – Staff room away from kids – where teachers get a real mental break
- C - Bid windows for natural light
- C – Indoor gross motor room
- C – heated walks
- C – Greenhouse or a natural area that is covered

- C – Music area, outside
- I – canopy over a learning space (for music, arts, etc.)









TOSV Little Red Schoolhouse ECE

APPENDIX | Supplemental Program Data

Snowmass Little Red School House Early Childhood Education Center

SD Draft Program - 6 Classrooms

September 12, 2023



MUST LOCATE ON

TOSV CLASSROOM SPACES				MIN. NET SF	QUALITY NET SF		MINIMUM SF	QUALITY SF			
				TOSV							
				Net Area per Child		Area SF		NOTES			
Infants (6 weeks - 12 mo) - FLEX	Max Room Capacity	Desired Room Capacity	Max Child/Teacher Ratio								
GROSS	10	8	1:5	61	76	85	106	605	850	MIN: Combined with Activity area / QUALITY: Separate Crib or sleep Area Quality: Include RR to allow flex to Toddler Rm Storage Unit + Cot Storage	
Activity Area				50		45		500	450		
Activity Sink								15	15		
Crib Area						20	-	200			
Food Prep								15	40		
Diapering								25	40		
Restroom								0	40		
Cubbies								15	15		
Storage/Casework								25	35		
Teacher Work Station								10	15		
Toddlers A (12 mo - 24 mo) - FLEX	Max Room Capacity	Desired Room Capacity	Max Child/Teacher Ratio	TOSV						NOTES	
GROSS	10	8	1:5	60	74	85	106	595	850	MIN: Combined with Activity area / QUALITY: Separate Crib or sleep Area Area will be combined into a shared RR with adjoining classroom Ideally placed at mudroom entry to classroom Storage Unit + Cot Storage	
Activity Area				45		45		450	450		
Activity Sink								15	15		
Sleep / Crib Area						20	-	200			
Food Prep								15	40		
Diapering								25	40		
Restroom								40	40		
Cubbies								15	15		
Storage/Casework								25	35		
Teacher Work Station								10	15		
Toddler B (18 mo - 36 mo)	Max Room Capacity	Desired Room Capacity	Max Child/Teacher Ratio	TOSV						NOTES	
GROSS	10	8	1:5	60	74	85	106	595	850	MIN: Combined with Activity area / QUALITY: Separate Crib or sleep Area Area will be combined into a shared RR with adjoining classroom Ideally placed at mudroom entry to classroom Storage Unit + Cot Storage	
Activity Area				45		45		450	450		
Activity Sink								15	15		
Sleep Area						20	0	200			
Food Prep								15	40		
Diapering								25	40		
Restroom								40	40		
Cubbies								15	15		
Storage/Casework								25	35		
Teacher Work Station								10	15		
Toddler C (24 mo - 36 mo)	Max Room Capacity	Desired Room Capacity	Max Child/Teacher Ratio	TOSV						NOTES	
GROSS	14	12	1:7	56	63			781	886	MIN: Combined with Activity area / QUALITY: Separate Crib or sleep Area Area will be combined into a shared RR with adjoining classroom Ideally placed at mudroom entry to classroom Storage Unit + Cot Storage	
Activity Area				45		45		630	630		
Activity Sink								15	15		
Sleep Area						5	0	70			
Food Prep								15	20		
Diapering								25	40		
Restroom								40	40		
Cubbies								21	21		
Storage/Casework								25	35		
Teacher Work Station								10	15		
Preschool A (3 - 4 yr)	Max Room Capacity	Desired Room Capacity	Max Child/Teacher Ratio	TOSV						NOTES	
GROSS	20	18	1:10	37	41	53		745	1065	Area will be combined into a shared RR with adjoining classroom Ideally placed at mudroom entry to classroom Storage Unit + Cot Storage	
Activity Area				30		45		600	900		
Activity Sink								15	15		
Food Prep								15	20		
Restroom								50	50		
Cubbies								30	30		
Storage/Casework								25	35		
Teacher Work Station								10	15		
Preschool B (4 - 5 yr)	Max Room Capacity	Desired Room Capacity	Max Child/Teacher Ratio	TOSV							NOTES
GROSS	20	18	1:12	37	41	53	59	745	1065		Area will be combined into a shared RR with adjoining classroom Ideally placed at mudroom entry to classroom Storage Unit + Cot Storage
Activity Area				30		45		600	900		
Activity Sink								15	15		
Food Prep								15	20		
Restroom								50	50		
Cubbies								30	30		
Storage/Casework								25	35		
Teacher Workstation								10	15		
TOTAL CHILDREN		84	72								

MUST LOCATE ON

TOSV MANAGEMENT SPACES							MIN SF	QUALITY SF	
Administrative Spaces									Notes
GROSS							190	230	
Director's Office + 10 SF storage							150	180	use office as small meeting area
Receptionist / Admin Assistant							40	50	
Support Spaces									Notes
GROSS							1045	1460	
Vestibule							80	125	Controlled entry
Lobby/Reception							150	200	
Sign-in / Touch Down Station							0	0	daily sign-in/out occurs at classroom
Learning Resource Center / Teacher Work Room / Lounge							300	400	combined room, built-in storage cabinets
Staff Lounge							0	0	
Laundry w/ 10 sf storage							80	100	
Mothers Nursing Room							0	0	Utilize another space for nursing
Telecom							50	75	
Mechanical							200	300	
Water Entry							60	100	
Electrical							100	125	
Janitorial Closet							25	35	
Kitchen Spaces									Notes
GROSS							165	180	
Kitchen SMALL							135	150	No onsite food prep
Refrigerator / Microwave / Cabinets							30	30	To be near office Includes staff refrigerator
Storage Spaces									Notes
GROSS							395	540	
Child Seat/Stroller Storage							25	30	
Buggy Stroller Storage							30	40	
General Program Storage (distributed)							150	200	3ft Cots and 5e Cubbies to be included in the class room.
Playground Storage							100	150	Possibly located near playground bathrooms
Custodial Receiving/Storage							90	120	
Restroom Spaces (non classroom)									Notes
GROSS							300	300	
Adult Restrooms (single stall)							200	200	4 fixtures; 1 staff, 1 public & 2 at Community Room
Child Playground Restrooms (single stall)							100	100	2 fixture stalls for preschool playgrounds located next to outside storage
Little Red School House Renovation									Notes
GROSS							600	775	
Gross Motor/Community Room							550	700	
Offices (2 @ 100 SF)							50	75	To be located as refurbished space in the Little Red Schoolhouse. Sized to
Restrooms (Single Stall)							0	0	add licensed space (before/after school care).
GM Storage - Manipulatives and Table & Chairs							50	75	
Playgrounds		Age Group Capacity	SF Outdoor storage unit	SF Garden Area	NET Area per Child (Minimum/Desired)		MINIMUM	QUALITY	Notes
GROSS					70		2800	4540	Playgrounds to be far from parking or road
	Infants	8	12	75	50	100	400	800	400 SF. Can be shared with other groups but not at the same time
	Toddlers	12	36	150	75	145	900	1740	
	Preschool	20	36	200	75	100	1500	2000	
	Open Field Play						TBD	TBD	

Parking		Net Area Space	Area SF
GROSS			
Staff Parking:			
Classroom Teachers	12	300	3600
Floating teachers	3	300	900
Admin Staff	2	300	600
Kitchen/Janitorial	1	450	450
Handicap	2	300	600
Drop off Parking	17	300	5100
Mini Bus Parking/Deliveries	separate drive/approach to building	500	500
EV Charging Stations	2	450	900
TOTAL	39		12,650

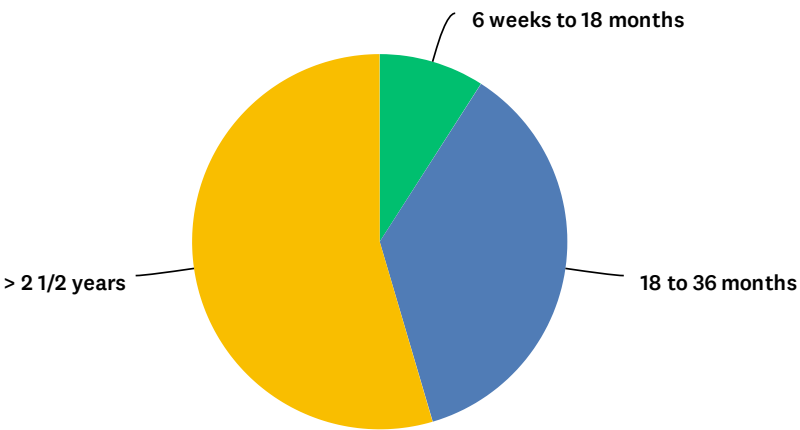
TOSV PROGRAM SUMMARY

TOWN OF SNOWMASS VILLAGE ECE MINIMUM + DESIRED SQUARE FEET					
Room	Max Room Capacity	Desired Room Capacity	Max Child/Teacher Ratio	MINIMUM	QUALITY SF
Infants (6 weeks - 12 mo) - FLEX	10	8	1:5	605	850
Toddlers A (12 mo - 24 mo) - FLEX	10	8	1:5	595	850
Toddler B (18 mo - 36 mo)	10	8	1:5	595	850
Toddler C (24 mo - 36 mo)	14	12	1:5	781	886
Preschool A (3 - 4 yr)	20	18	1:10	745	1065
Preschool B (4 - 5 yr)	20	18	1:12	745	1065
Total Enrollment:	84	72			
Administrative Spaces				190	230
Support Spaces				1045	1460
Kitchen (Small) Spaces				165	180
Flexible Storage Spaces				395	540
Restroom Spaces				300	300
Assignable Square Feet (ASF)				6161	8276
Efficiency Mark Up				72%	72%
Gross Square Feet (GSF)				8,557	11,494

Renovation of LRSH footprint - Gross Motor / Community Room	600	775
Grand Total: Gross Square Feet (GSF)	9,157	12,269

Q3 What age group is your child in?

Answered: 11 Skipped: 0



Q4 Describe an ideal classroom for your child. Don't hold back!

Answered: 11 Skipped: 0



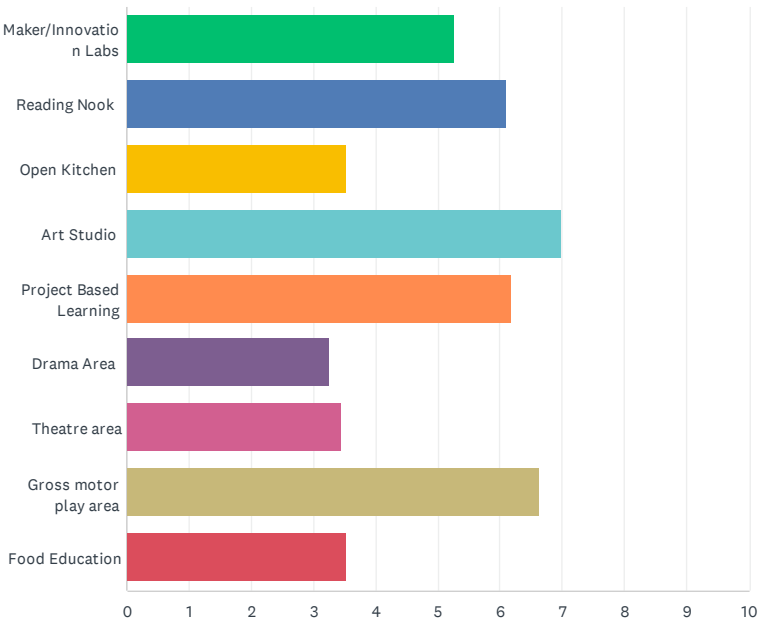
Q5 What are some desired experiences that the community and students should have? (intangibles/qualitative)

Answered: 11 Skipped: 0



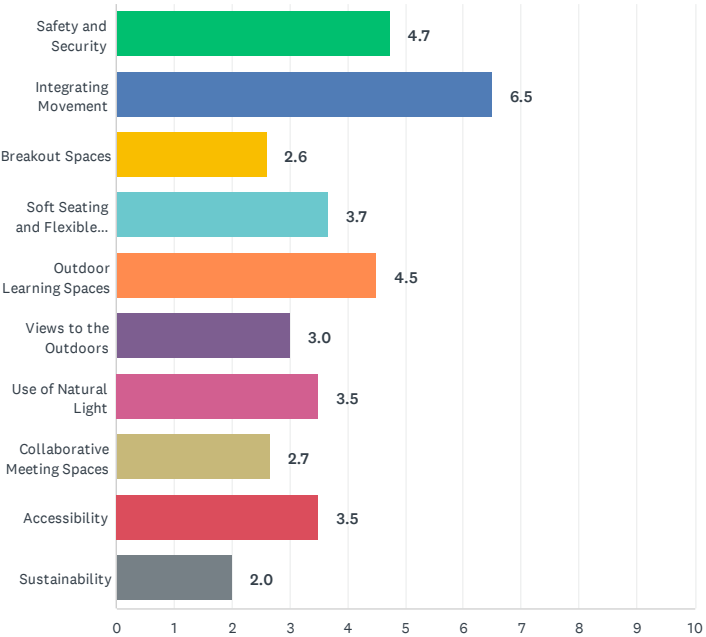
Q6 If you were to have a specialty classroom, please rank the following in order of importance.

Answered: 11 Skipped: 0



Q8 Rank the following according to importance in the learning environment. 1= Not important at all 5= Very Important

Answered: 11 Skipped: 0



Q9 What would you like us to know about this project? Are there specific areas – i.e. neighborhood impacts, location, capacity, housing, parking, traffic, etc. – that you believe require special attention? Please detail your questions, concerns, and comments.

Answered: 11 Skipped: 0

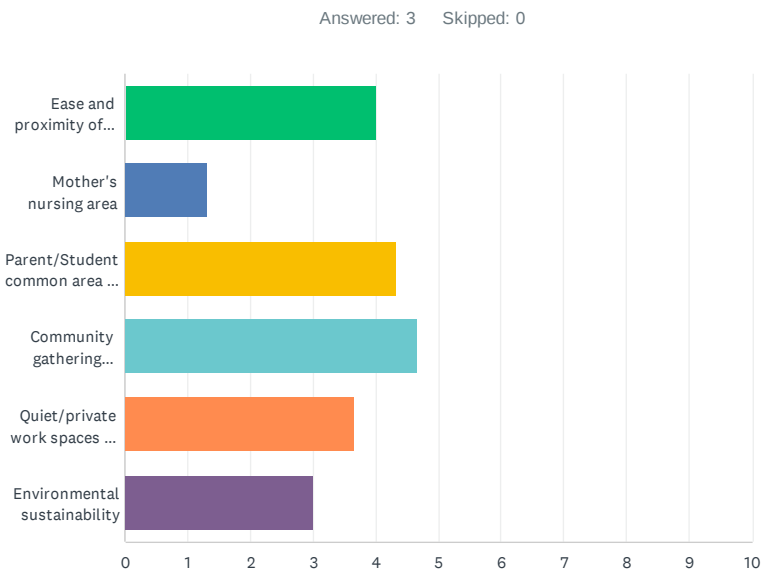
#	RESPONSES	DATE
1	We are missing both space at LRS for snowmass resident's children and housing for LRS employees, there is also not enough parking or well designed space in the parking lot. We are also grossly underpaying the teachers and the turnover rate is very high (in the last two months we have lost 3 teachers at LRS). Redevelopment needs to be wholistic. Space for kids (possibly a prioritization of SMV families), lodging for teachers (we just lost a fantastic woman who has to drive from Silt), intelligent parking and safety from owl creek, in addition to being a great learning facility. If there is any community that can nail this in the country, I believe it is our home!	9/10/2023 2:23 PM
2	The parking lot gets way to busy for only one way out.	9/1/2023 5:15 AM
4	Love what LRSH has going on. A few recent changes have made it tough for a parent, specifically the earlier pickup time and the Fridays off in the summer.	8/29/2023 3:19 PM
5	What parking or bus solutions will there be? Will you be able to keep the historical parts of the school house? It would be great to keep it red.	8/28/2023 12:58 PM
6	More parking will be needed if more families are involved. The road crossing from the trail should have an under or overpass, as traffic is too fast and frequently inattentive to the flashing light. It is DANGEROUS.	8/28/2023 11:13 AM
7	Parking at LRSH is incredibly difficult - tight space, everyone picking their children up at 4, our car was actually hit last week during the back to school event. It's also very unsafe with so many cars pulling in/out while children are walking around the lot.	8/28/2023 10:27 AM
8	The parking lot needs expansion. The crosswalk in front of LRSH is dangerous (I've pressed the button for the light and multiple times almost caused pile-ups because of the speed at which motorists are driving). Hours definitely need expansion. Please consider working parents and offering 7:45 am - 5:15 pm hours. Also, please consider offering care year-round and for more days per year than what is currently offered. Working parents with infants/toddlers should not have to adhere to the public school schedule, particularly when they are paying for childcare and often caring for multiple infants/toddlers. To truly support the community and retain families in SMV, this must be taken into consideration. Otherwise, you are simply serving wealthy families with additional nannies and the capacity to stay at home.	8/28/2023 9:40 AM
9	Housing for teachers	8/28/2023 8:55 AM
10	Timing of this project	8/28/2023 8:54 AM
11	Parking at the current space doesn't work if everyone picks up and drops off at the same time.	8/28/2023 6:42 AM

Q10 Are there any additional comments you would like to add?

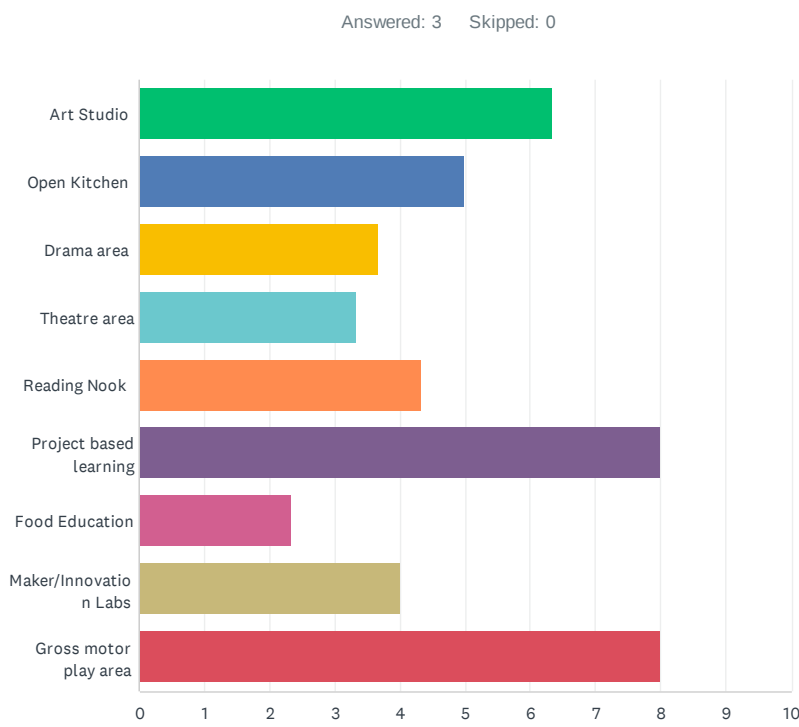
Answered: 11 Skipped: 0

#	RESPONSES	DATE
1	LRS is also not offering coverage for working families in SMV. There are 52 weekdays per year (not including 11 normal holidays) that there is no care. This is extremely stressful on families and kids that thrive on consistency. When nannies are often \$30-35 per hour, this adds to the stress, it is not easy to fill the gaps. We need a good educational facility but it needs to get a bit closer to a facility that also supports working families of kids under 5. SMV needs to provide the funds to either help the current provider offer this or find a provider that will.	9/10/2023 2:23 PM
2	An adult bathroom and break room would help for mental health on the staff, making sure they have somewhere they can't hear crying. Parents need a better parking situation, the winter is the worst in the parking lot, summer a lot of people will bike to pick up their kids.	9/1/2023 5:15 AM
6	The hours are not workable for working families like ours. 7:45 to 5:15 at the minimum should be available year around. Not everyone has nannies!	8/28/2023 11:13 AM
7	In general, it is difficult to find childcare in the area. We are a dual working household with demanding jobs that don't offer much flexibility. We were on a waitlist for close to a year and a half before our son was admitted and limited options that would take anyone under 18 months. I appreciate the school calendar but the time off for the kids at this young of an age is really challenging for working parents. Toddlers require direct supervision at all times so it would be really nice if the community provided after school care for under 5 (til 5 or 530), programs during things like fall break, thanksgiving break, winter holiday break, spring break, 2 summer breaks (June/August) etc. The current programming caters to a certain socioeconomic status and I worry for local families that cannot afford babysitters/nannies to support all the time off. That said, we are very happy with the WKC program in general.	8/28/2023 10:27 AM
8	The Little Red School House has improved since its change in leadership in the area of staffing and educational support for children. It has become far less supportive by offering less days/hours of care for children and support for their working families. There is a new stigma in the community for the term child care, and emphasis is placed on early childhood education. I firmly believe in an emphasis on education, but it is classist and elitist to assume that working class families who need support are somehow below everyone else. Offering supportive child care is a reality if the TOSV wants to retain working class families who are civil servants, work in the valley's non-profit sector, and serving in other culturally important, community roles. Please keep us in mind!	8/28/2023 9:40 AM
9	Maybe add an after school program for working parents?	8/28/2023 8:55 AM
11	Childcare in SMV should cater towards working parents. This means a childcare facility that doesn't end at 4pm and take a month off over the summer. If the town is providing a space virtually rent free, the provider should accommodate working parents. Thank you!	8/28/2023 6:42 AM

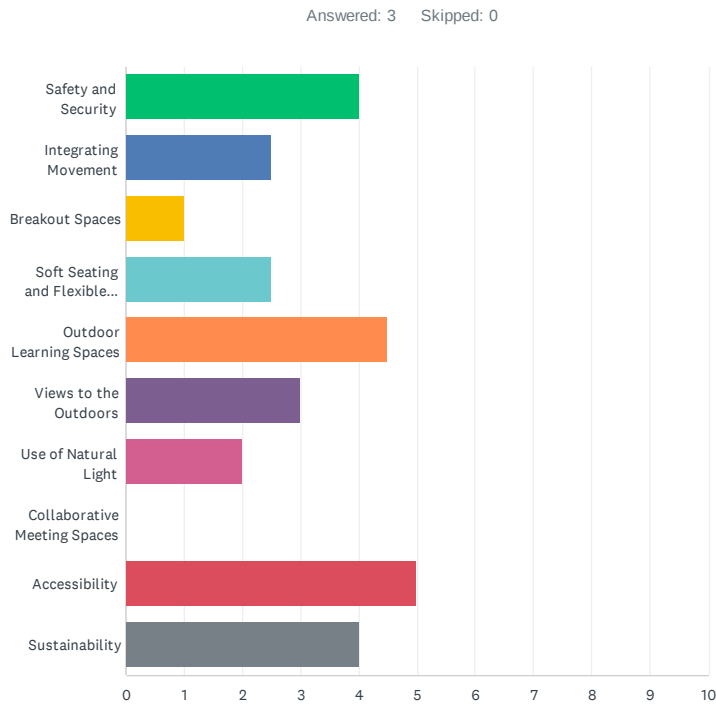
Q4 Rank the following according to importance in an early childhood education facility?One (1) being most important.



Q9 If you were to have a specialty classroom, please rank the following in order of importance.



Q11 Rank the following according to importance in the learning environment.1= Not important at all 5= Very Important



Q6 Describe your approach and preferences to outdoor learning.

Answered: 3 Skipped: 0

#	RESPONSES	DATE
1	The outdoors should be an extension of the classroom, where the children's curiosity can still be sparked. I like to have "hidden" areas where the children can feel like they are alone, even though the adults can still supervise them	8/30/2023 6:32 AM
2	I love outdoor learning. Outdoor education is my favorite. I think it would be really cool for the children to have access to a more naturally styled play space.	8/28/2023 2:48 PM
3	Kids need to play outside!	8/25/2023 1:59 PM

Q7 How do you foresee using the existing park and garden areas?

Answered: 3 Skipped: 0

#	RESPONSES	DATE
1	Not sure as I don't know what the main idea is... I guess it depends on where the building is	8/30/2023 6:32 AM
2	We try to use the existing park often, but sometimes we can't get over there due to needing staff coverage during breaks.	8/28/2023 2:48 PM
3	It's great for the kids to take trips next door to visit the garden weekly to see what growth has occurred	8/25/2023 1:59 PM



TOWN COUNCIL PROGRESS PACKAGE

Town of Snowmass Village **Little Red School House ECE**

**4598 Owl Creek Rd,
Snowmass Village, CO 81615**

Project #2023-7
11.13.2023

AGENDA

PROCESS



PRECEDENTS



VILLAGE SCHEME

- › SITE PLAN
- › FLOOR PLAN
- › SECTIONS



HILL SCHEME

- › SITE PLAN
- › FLOOR PLAN
- › SECTIONS

APPENDIX

PROGRAMMING DELIVERABLE

ARCHIVED SCHEMES

DIRECTORY

OWNER

Town of Snowmass Village

Greg LeBlanc
Assistant Town Manager
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gleblanc@tosv.com

Mike Horvath
Project Manager / Town Engineer
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mhorvath@tosv.comom

ARCHITECT | RECORD

Land + Shelter
Architecture and Planning
16 North 4th St.,
Carbondale, CO, 81623

Andrea Korber
Principal in Charge
Direct: 970.969.0201
andi@landandshelter.com

Taylor Higgins
Project Manager
Direct: 816.716.9954
taylorhiggins@landandshelter.com

ARCHITECT | DESIGN

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3457 Ringsby Court, #217
Denver, CO 80216

Alan Ford
Principal in Charge of Design
Direct: 720.961.9130
aford@fordarch.com

Tyler Michieli
Project Manager
Direct: 720.961.9109
michieli@fordarch.com

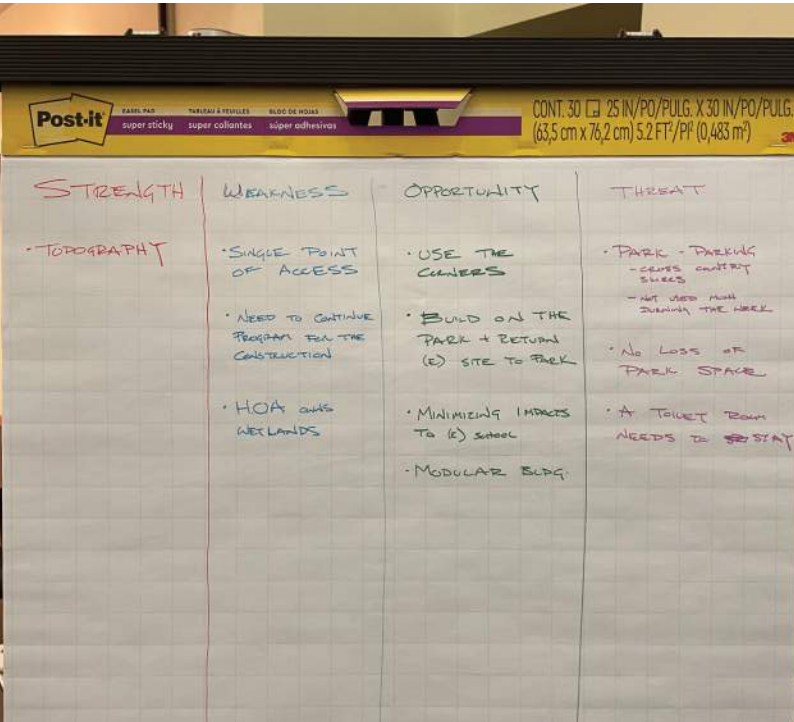
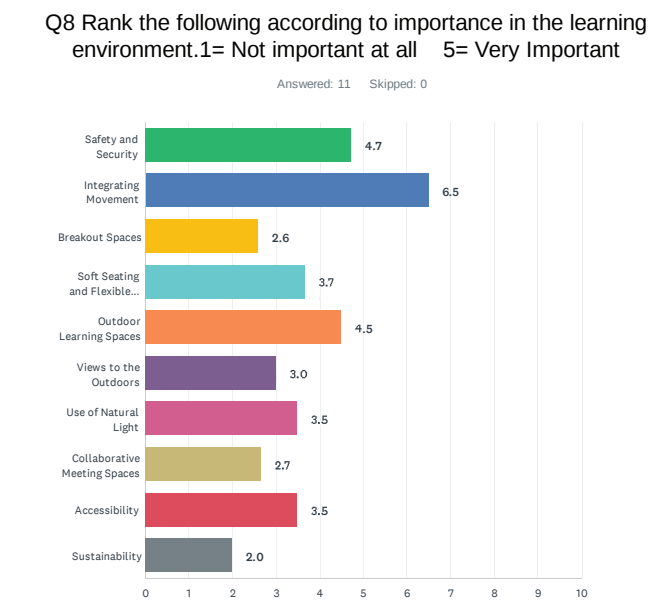
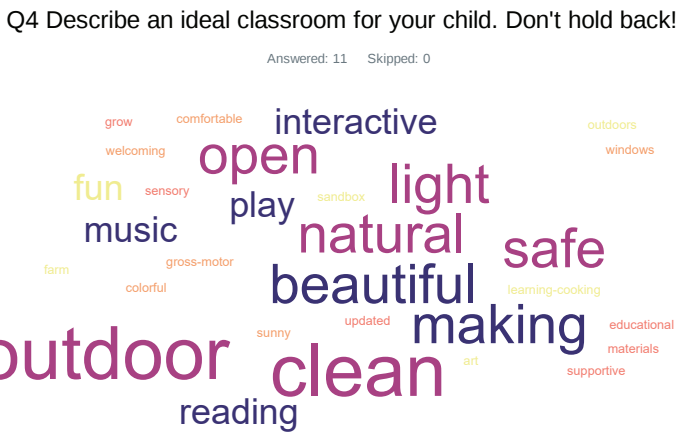
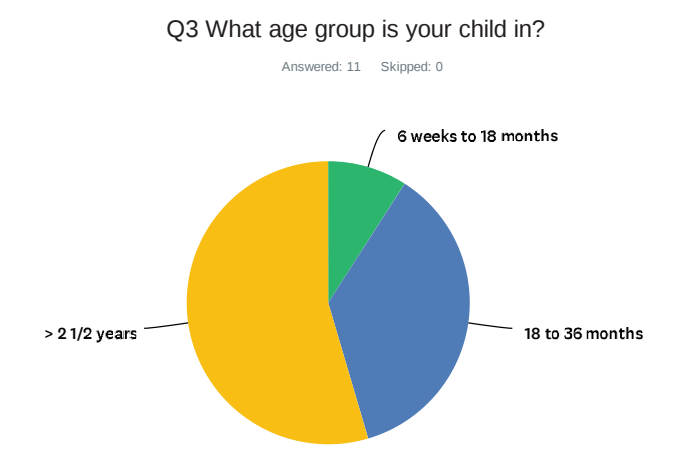
ARCHITECT | ECE SPECIALIST

RDG Planning & Design
3461 Ringsby Court Unit 250,
Denver, CO, 80216

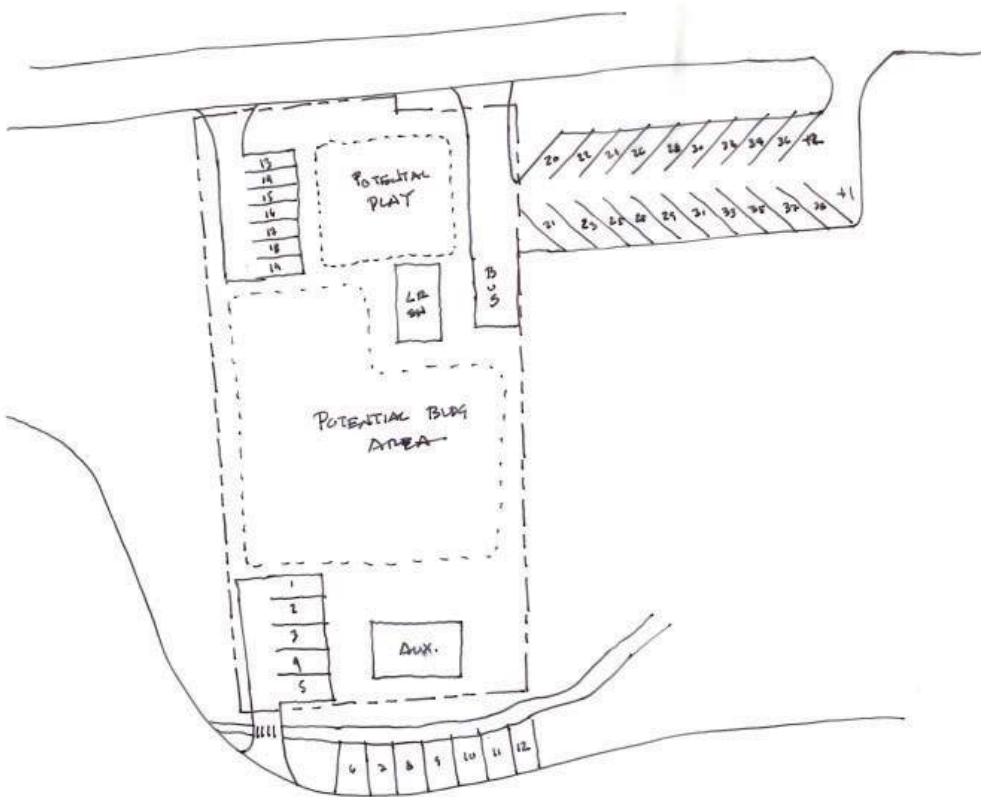
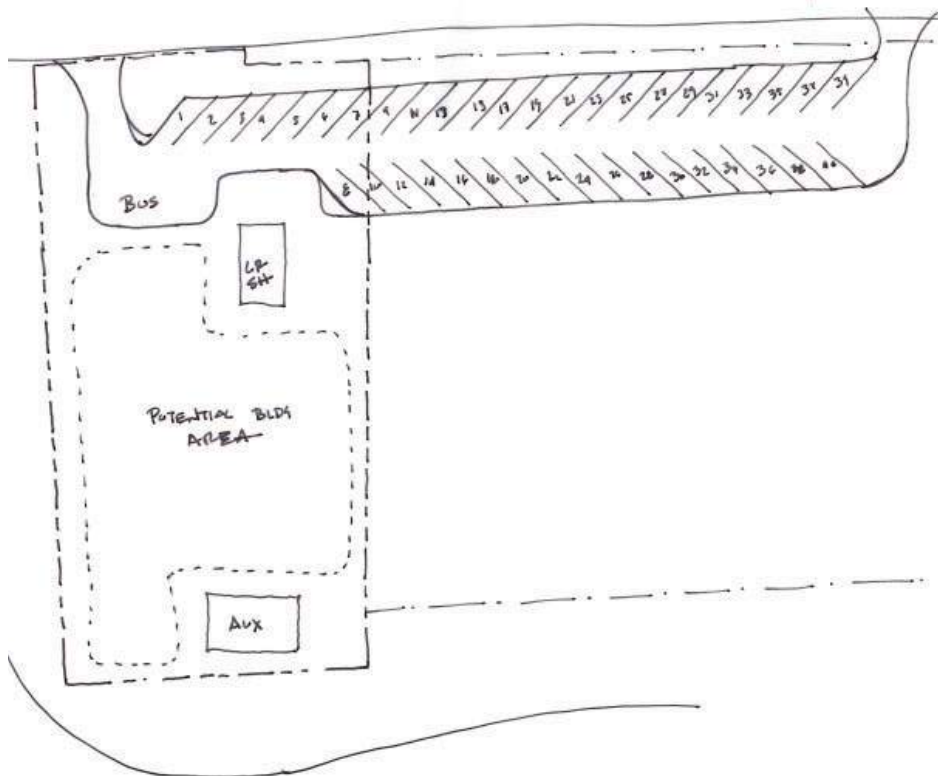
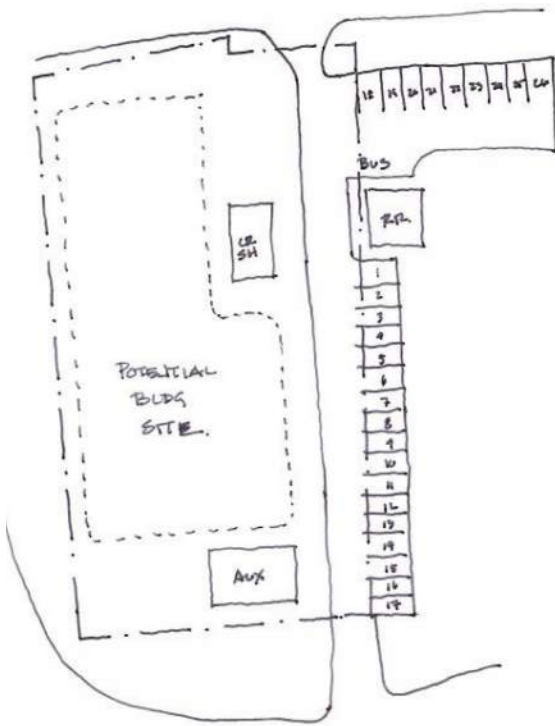
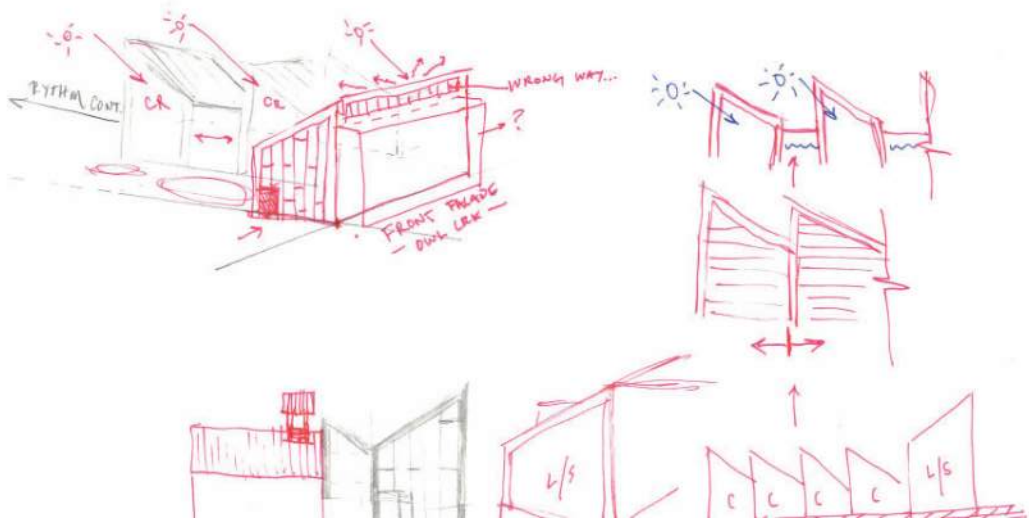
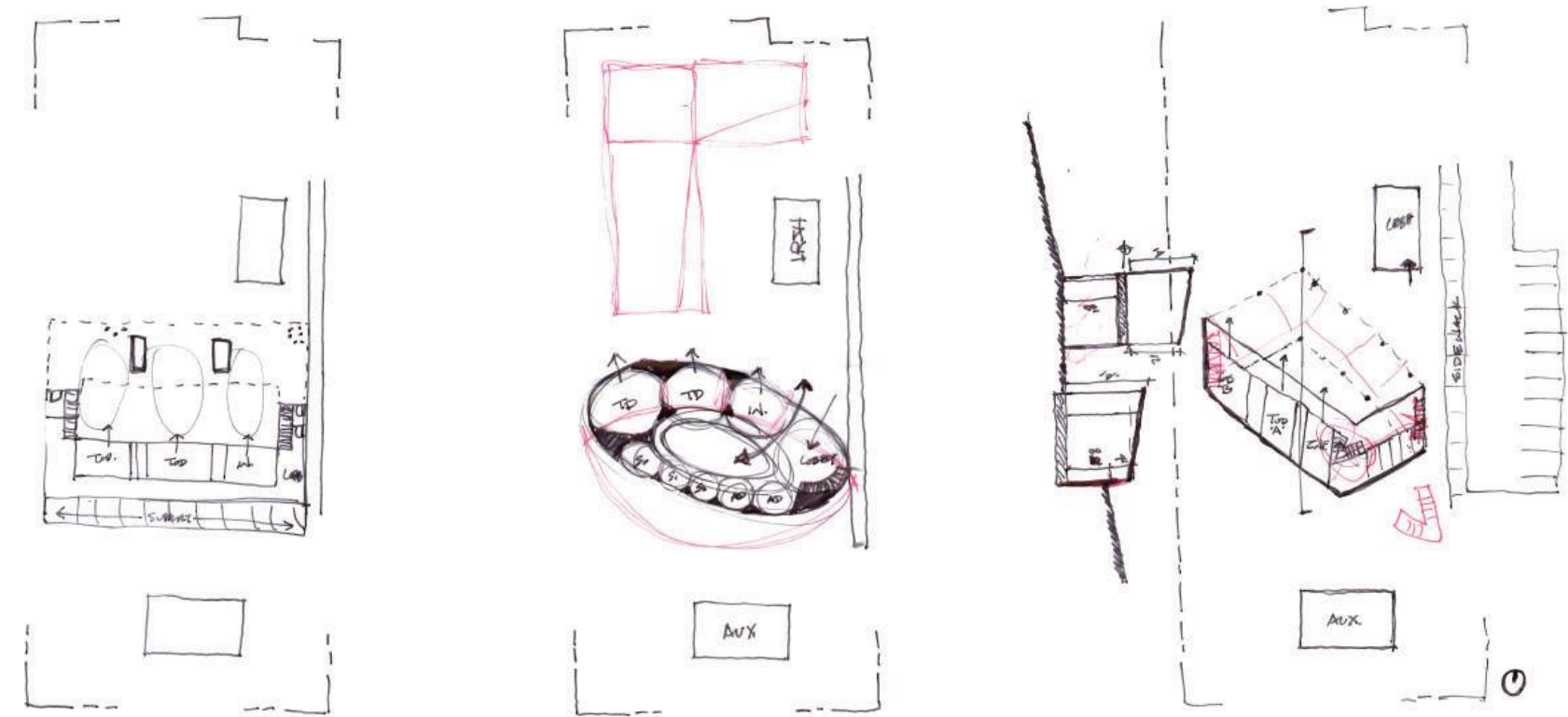
Ed Buglewicz
Architect, & ECE Designer
Direct: 402.449.0836
ebuglewicz@rdgusa.com

Molly Haas
Architect
Direct: 402.449.0850
mhaas@rdgusa.com

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SKETCHES
PROCESSES



ASPEN BURLINGAME



BASALT ECE

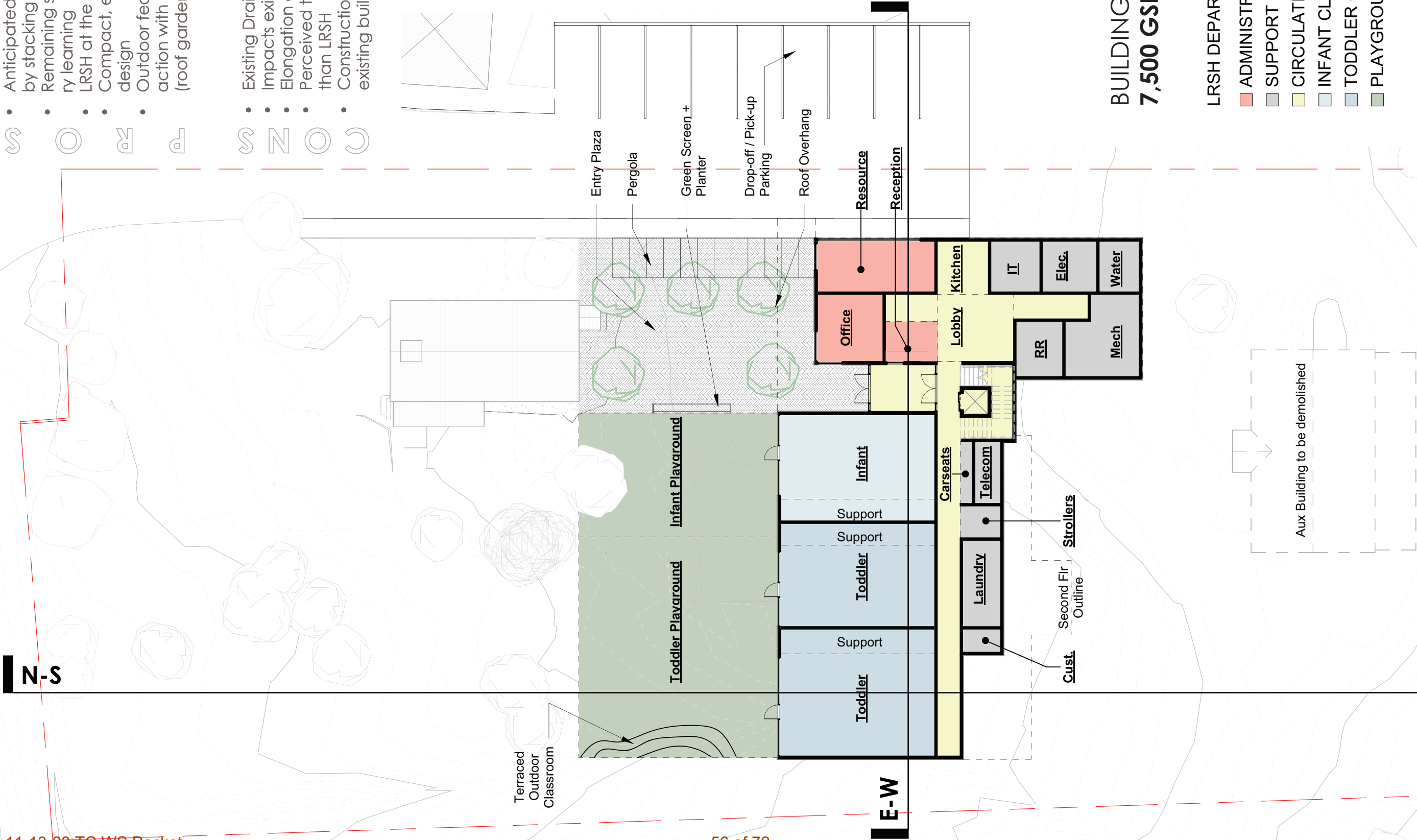




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- Anticipated lower first cost by stacking
 - Remaining site for exploratory learning
 - LRSH at the front of the site
 - Compact, energy efficient design
 - Outdoor features of interaction with the landscape (roof garden & deck)
- 

- Existing Drainage
 - Impacts existing utilities
 - Elongation of the classrooms
 - Perceived to be taller/higher than LRSH
 - Construction site logistics with existing buildings.

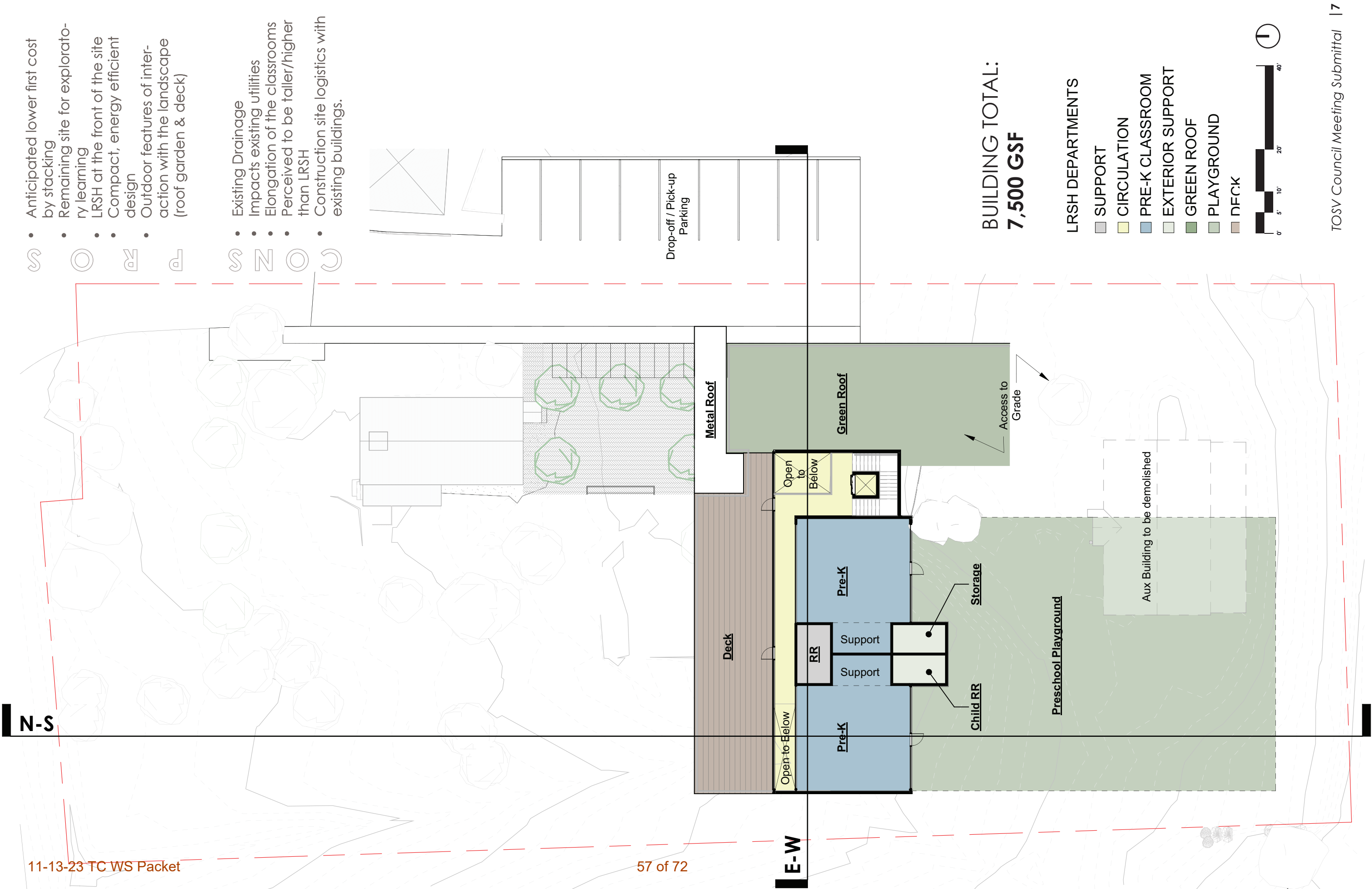


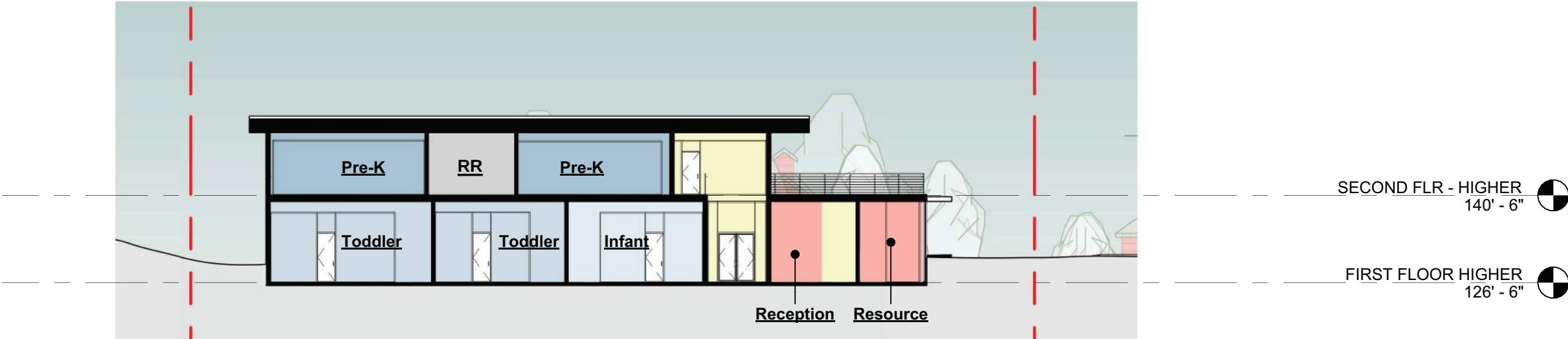
BUILDING TOTAL:
7,500 GSF

LRSH DEPARTMENTS

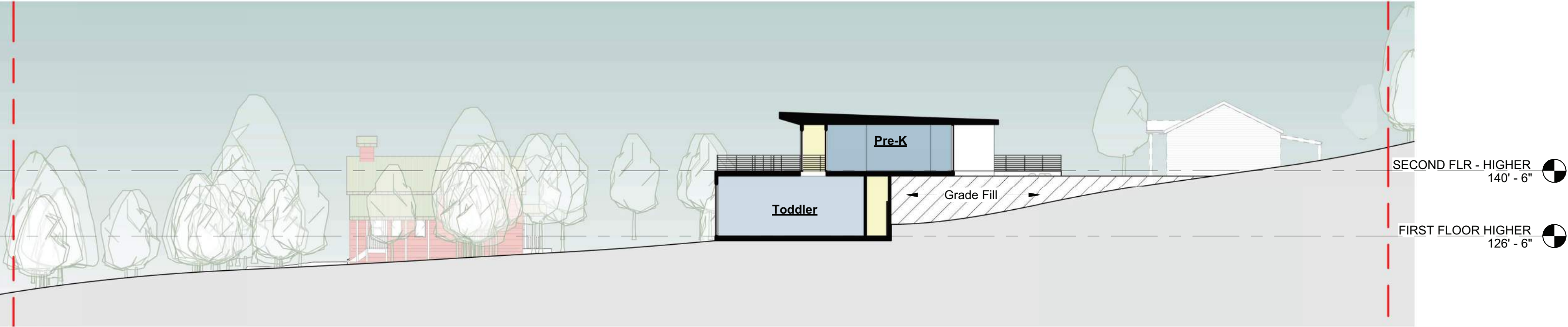
- ADMINISTRATION
- SUPPORT
- CIRCULATION
- INFANT CLASSROOM
- TODDLER CLASSROOM
- PLAYGROUND







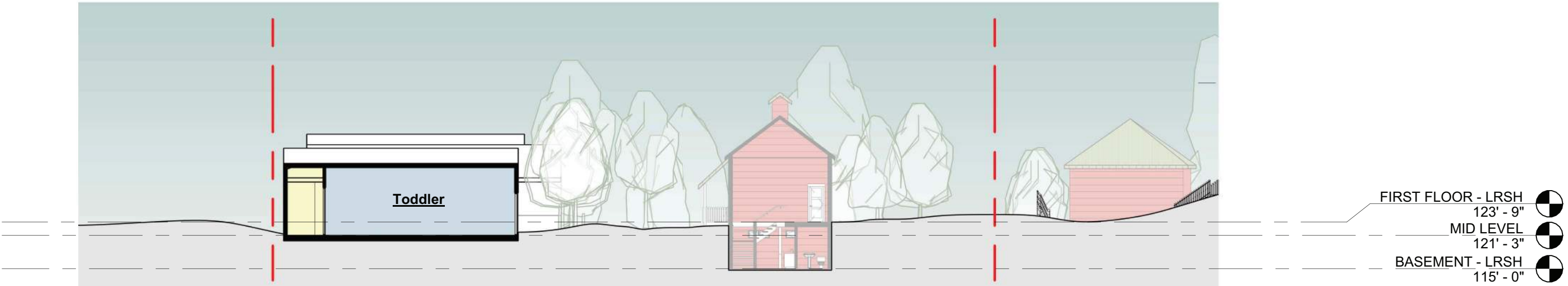
SECTION E-W



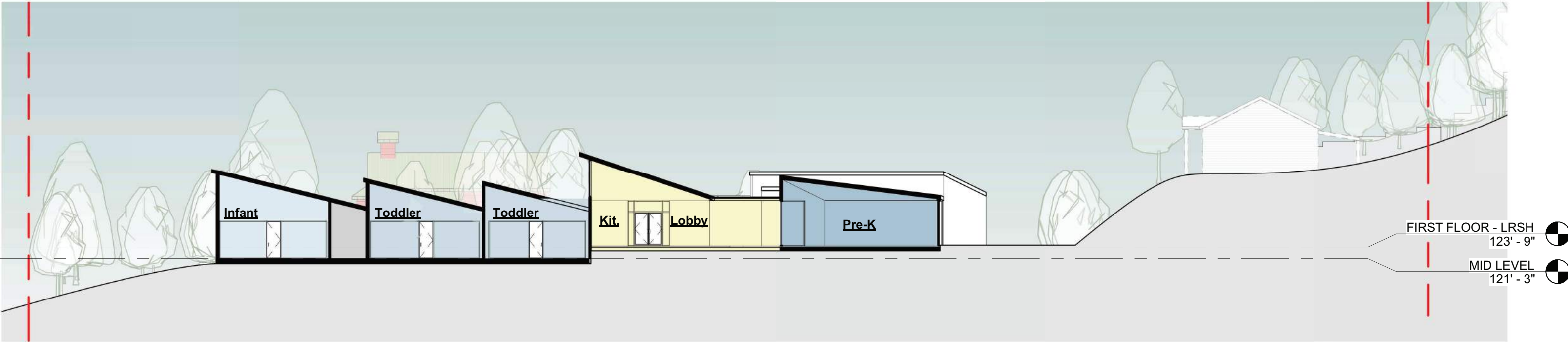
SECTION N-S







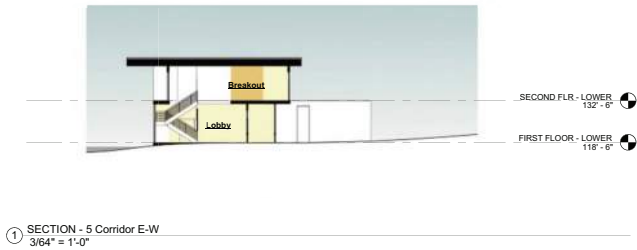
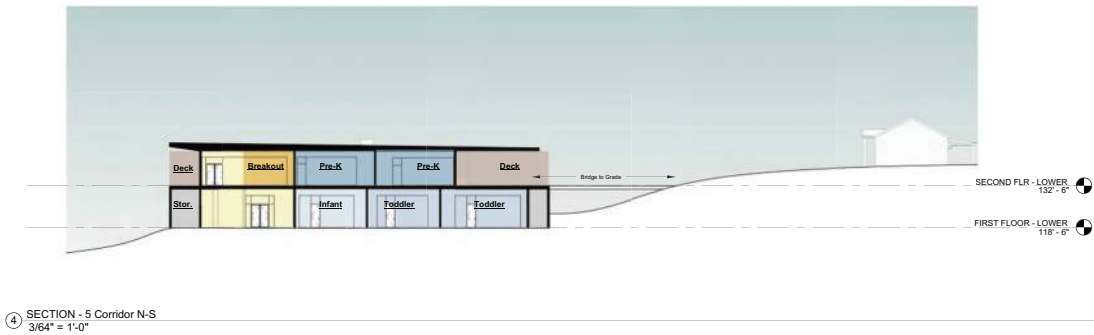
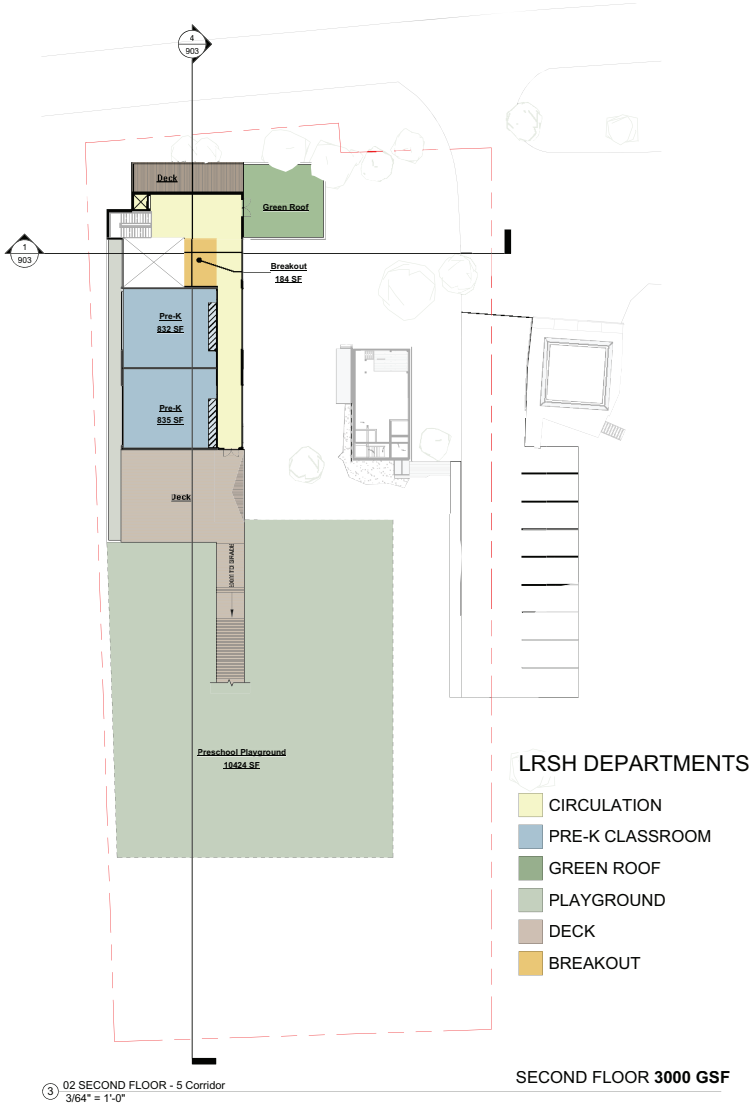
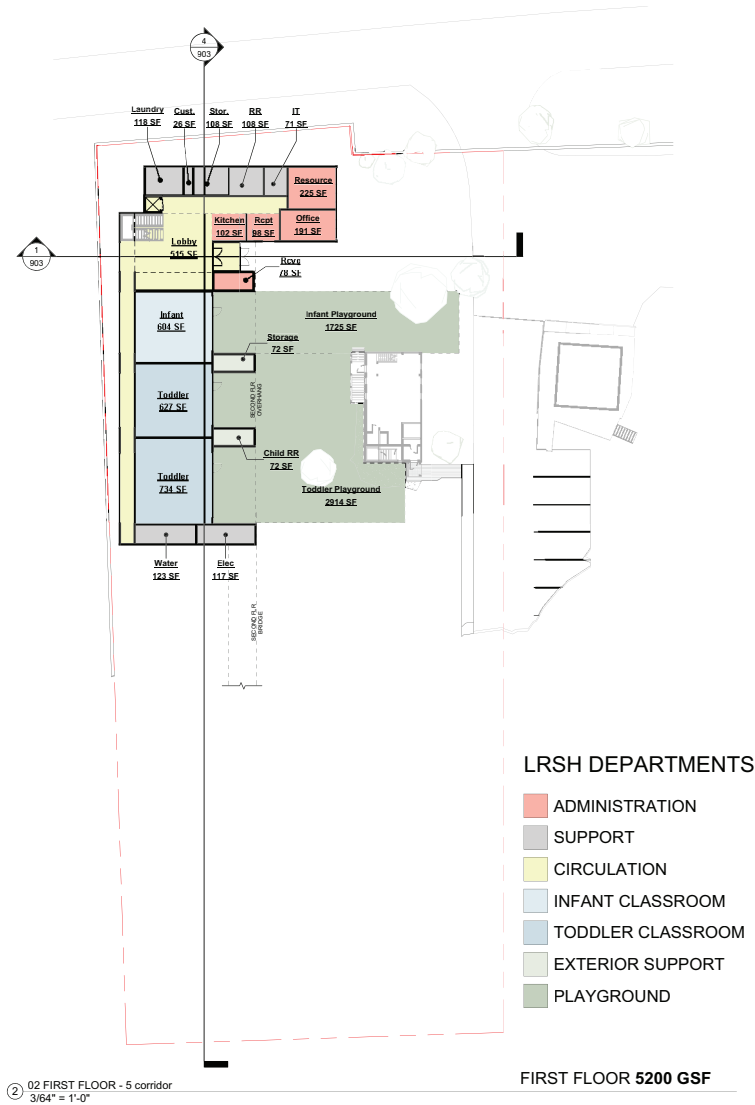
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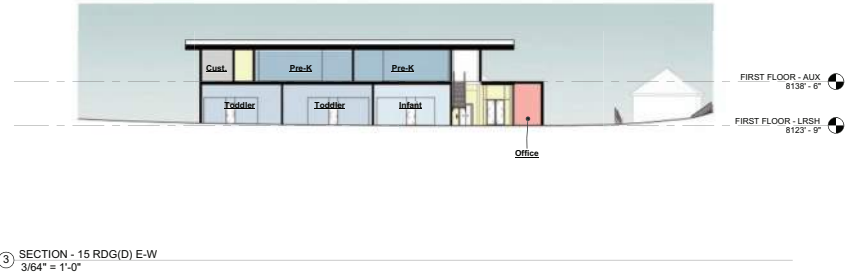
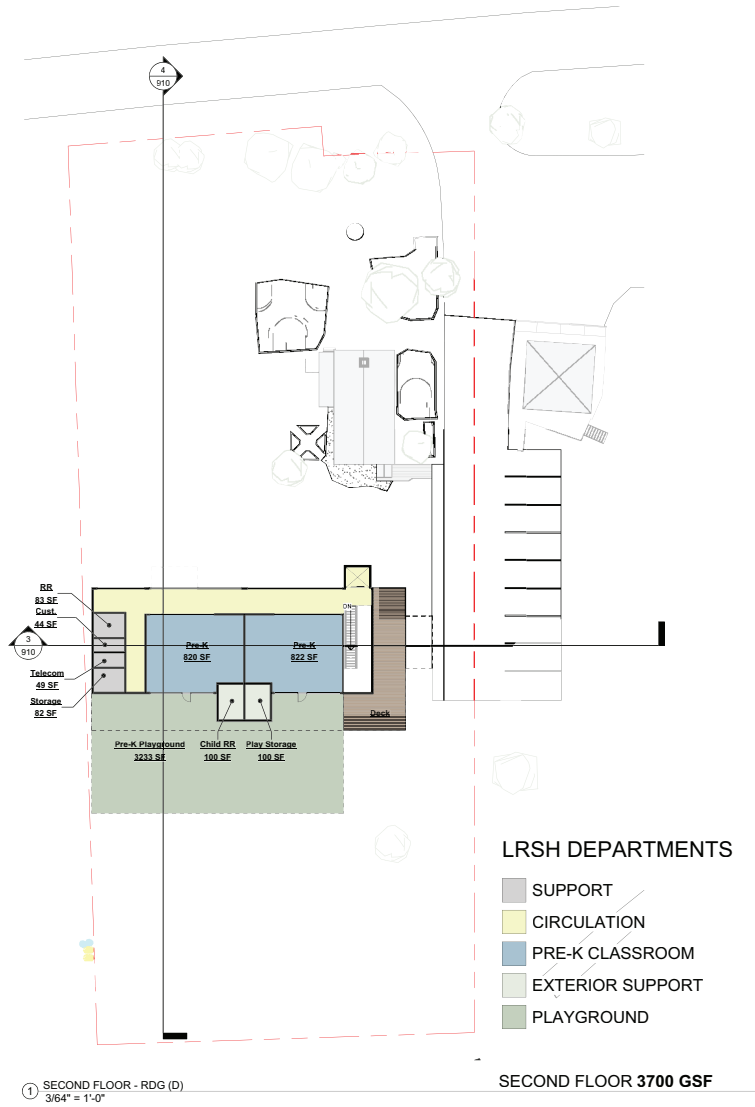
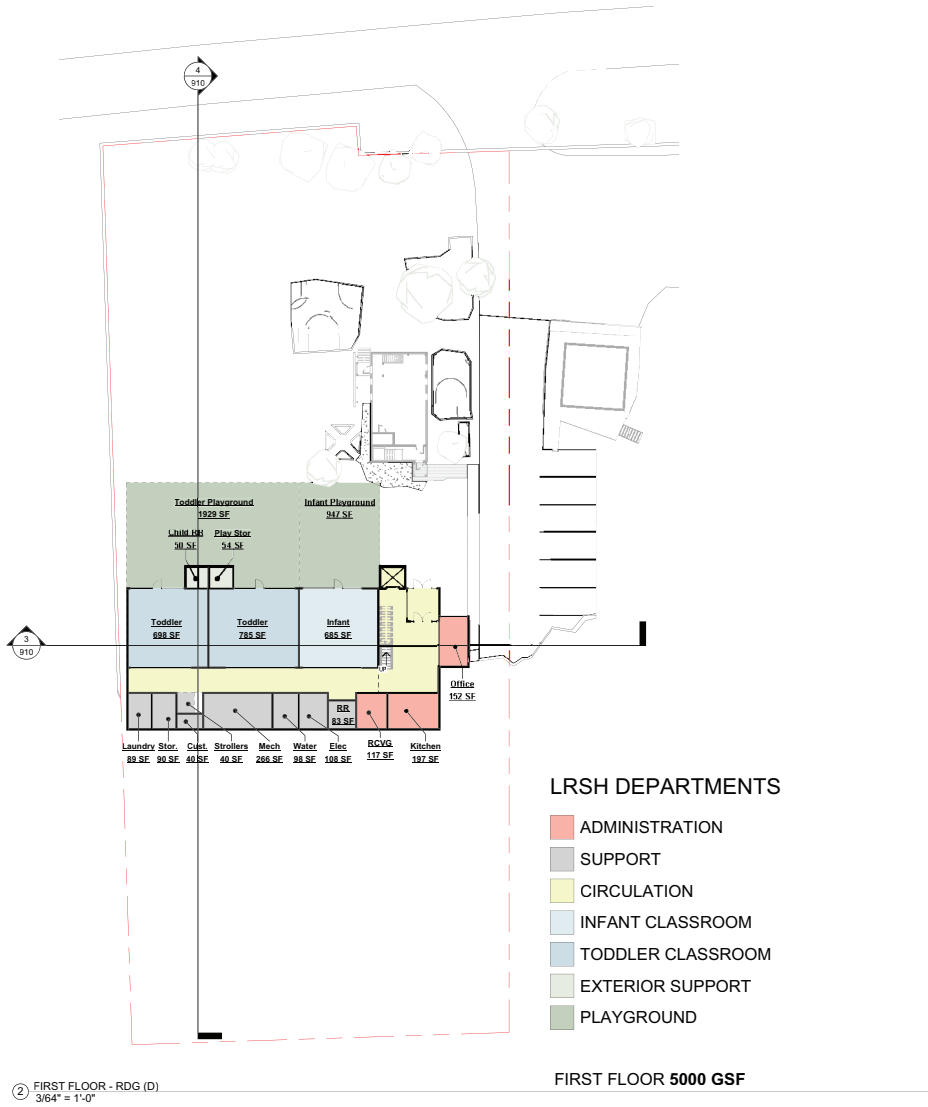
SECTION N-S



ORTHOGONAL CORRIDOR



LOOKED AT STACKS



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OPTION 2 | FIVE CLASSROOMS

TOWN OF SNOWMASS VILLAGE ECE MINIMUM + DESIRED SQUARE FEET					
Room	Max Room Capacity	Desired Room Capacity	Max Child/Teacher Ratio	MINIMUM	QUALITY SF
Infants (6 weeks - 12 mo)	10	8	1:5	635	850
Toddler A (12 mo - 24 mo)	10	8	1:5	635	850
Toddler B (24 mo - 36 mo)	14	12	1:5	786	886
Preschool A (3 - 4 yr)	20	18	1:10	810	1065
Preschool B (4 - 5 yr)	20	18	1:12	810	1065
Total Enrollment:	74	64			
Administrative Spaces				180	230
Support Spaces				1075	1460
Kitchen (Small) Spaces				165	180
Flexible Storage Spaces				395	540
Restroom Spaces				300	300
Assignable Square Feet (ASF)				5791	7426
Efficiency Mark Up				72%	72%
Gross Square Feet (GSF)				8,043	10,314
Renovation of LRSH footprint - Gross Motor / Community Room				600	775
Grand Total: Gross Square Feet (GSF)				8,643	11,089

Town of Snowmass Village

Agenda Item Summary

DATE OF MEETING:

November 13, 2023

AGENDA ITEM:

A General Discussion to Provide Direction on How The Town Council Would like Address the Goal to Preserve, Protect, and Retain Locally Owned AND Locally Serving Businesses

PRESENTED BY:

Clint Kinney, Town Manager

BACKGROUND:

In March of 2023, the Town Council adopted a goal statement. It stated, in part;

The overarching priority for this Town Council is:

Passionately Protecting the Community Character of the Village by Promoting Balance and Emotional Connectivity

The Town Council will focus on this priority by looking for creative solutions to address the many opportunities before us. The Town Council continues to recognize that we are not a traditional town, but rather a unique welcoming Village. We are Villagers, and we strive to bond and connect at a community level. The Village's community character is based on a fundamental connection to and respect for nature, an excitement to explore the outdoors, and a focus on emotional connectivity to each other and to place. Snowmass Villagers are gritty, thrive on authentic experiences, adventure, and curiosity. Our Village character continues to be defined as: fun, community-focused, family-friendly, thriving, charming, resilient, safe, emotionally connected, accessible, nimble, adaptable, balanced, and unique.

To protect the unique character of the Village and to enhance emotional and physical connections to the community, this Town Council has identified four areas of emphasis (one of which is):

2) Preserve, Protect and Retain Locally Owned AND Locally Serving Businesses

The Council recognizes that the Village is a tourist economy and that locally owned and locally serving businesses need support. The Council firmly believes that such businesses build community through relationships, creating places and reasons for people to gather, and are critical to the community's character. The Council will work to prioritize and incentivize the needs of our local business community and will safeguard a high-quality visitor experience while focusing efforts to serve local residents first and foremost. If it is good for local residents, then it also benefits our guests

This Work Session will be an opportunity for the Council to begin discussing the specifics of how it would like to achieve this goal.

**SNOWMASS VILLAGE
TOWN COUNCIL
GOAL STATEMENT
ADOPTED MARCH 20, 2023**

The Town Council remains firmly committed to the Aspiration Statement, Guiding Principles, Just Big Enough economic analysis, Plan Framework, and Strategic Initiatives found in the 2018 Comprehensive Plan.

GUIDING PRINCIPLES

Stewardship Vibrant Genuine Active & Healthy Balanced
Connected Inclusive

STRATEGIC INITIATIVES OF SNOWMASS VILLAGE

- Preserve and protect open spaces and our environment to ensure that nature is and remains the dominate feature on the landscape.
- Promote environmental and economic sustainability and resiliency.
- Focus on improved access and safety to make Snowmass Village more walkable and bikeable.
- Continue to improve the multi-modal connections between Base Village, the Mall, and the Center.
- Manage parking and transit to encourage efficient, effective, and sustainable mobility choices.
- Focus new development and/or redevelopment within the identified CPAs.
- Encourage the update and renovation of older buildings Village-wide.
- Strengthen local economic opportunities to assure vibrancy.
- Continue to support a viable workforce and our commitment to workforce housing by exploring opportunities that best balance the character and resources of the Town.

These initiatives are of the utmost importance to the Town Council and, as such, the Council remains committed to moving them forward. Safety, Connectivity, Transit, Environmental Activism, Resiliency, Regionalism, Risk Taking and Recruiting & Retaining high quality staff all remain critical components to the Village's success.

The overarching priority for this Town Council is:

Passionately Protecting the Community Character of the Village by Promoting Balance and Emotional Connectivity

The Town Council will focus on this priority by looking for creative solutions to address the many opportunities before us. The Town Council continues to recognize that we are not a traditional town, but rather a unique welcoming Village. We are Villagers, and we strive to bond and connect at a community level. The Village's community character is based on a fundamental connection to and respect for nature, an excitement to explore the outdoors, and a focus on emotional connectivity to each other and to place. Snowmass Villagers are gritty, thrive on authentic experiences, adventure, and curiosity. Our Village character continues to be defined as: fun, community-focused, family-friendly, thriving, charming, resilient, safe, emotionally connected, accessible, nimble, adaptable, balanced, and unique.

To protect the unique character of the Village and to enhance emotional and physical connections to the community, this Town Council has identified four areas of emphasis:

1) Identify & Provide More Affordable, Community, Workforce Housing

Providing more affordable workforce housing options within the Village enables community members to contribute to the local economy AND helps to build a strong, emotionally connected and engaged community. Town Council remains committed to implementing the 2021 Housing Master Plan.

Understanding that Village residents are served by local governmental organizations that are physically outside of the town, TOSV will work closely with those partner entities to create a more inclusive workforce housing framework that will integrate additional people/positions/organizations into our housing program. TOSV will endeavor to

leverage additional financial resources from these partners to help meet our respective housing needs.

2) Preserve, Protect and Retain Locally Owned AND Locally Serving Businesses

The Council recognizes that the Village is a tourist economy and that locally owned and locally serving businesses need support. The Council firmly believes that such businesses build community through relationships, creating places and reasons for people to gather, and are critical to the community's character. The Council will work to prioritize and incentivize the needs of our local business community and will safeguard a high-quality visitor experience while focusing efforts to serve local residents first and foremost. If it is good for local residents, then it also benefits our guests.

3) Increase Community Engagement to Foster Emotional Connectivity

The Council will strive to increase effective community engagement to foster relationships, emotional connectivity and to protect community character. The Council will protect the community's character by ensuring that public amenities, events, facilities, and services enhance and meet local community needs and interests.

A sense of community is created through meaningful connections and a welcoming atmosphere. These types of connections are critical. Knowing that a variety of issues (especially increased housing costs) are negatively impacting the community, the Council will find ways to have all residents and guests be more committed and emotionally connected to the Village and our community. The Council desires to build community among all long-time residents, new residents, part-time residents, and guests with the goal of everyone feeling comfortable, welcome, and engaged in the Village.

This Town Council is focused on offering a variety of opportunities to receive feedback, create connections, and listen. It is imperative to expand citizen access to the Council thus elevating community conversation, collaboration, and emotional connection to the Village.

The Council desires to maintain high quality communications with its citizen Boards and Commissions. The Council will do this by asking for guidance and feedback from them. The Council will explore a change to the Town Charter to allow Councilors to serve as *ex-officio* members of Boards and Commissions.

4) Ensure Public Spaces and Facilities Meet Our Community's Unique Character

The Town Council will strive to create and improve public spaces and facilities that promote health, safety, education, happiness, and enhance community character and connectivity. Understanding there are many needs and opportunities within the community, this Town Council remains open to them and is committed to focusing on the following projects. These are places where emotional connectivity "happen" and grow:

- 1) Implement the approved enhancements to Town Park.
- 2) Continue to evaluate the need for childcare options and plan for the expansion of the Little Red Schoolhouse. Town Council will also continue to explore other resources for expanding childcare and early childhood learning.
- 3) Reinvigorate the Ice Age Discovery as a source of pride for the community.
- 4) Encourage transit ridership by providing a Mall Transit experience that balances improved levels of service, safety and functionality with high quality aesthetics that satisfies community needs and meets our rural Village character.
- 5) Partner with Pitkin County to expand library services in the Village, including building a library facility adjacent to, or connected to the Recreation Center.
- 6) Expand recreational opportunities for our trail network, including Nordic skiing.
- 7) Commit to maintaining, renewing, identifying, and developing spaces for local community members to connect.

Town of Snowmass Village

Agenda Item Summary

DATE OF MEETING:

November 13, 2023

AGENDA ITEM:

Starting the Discussion About the Potential Future Uses of the Krabloonik Property

PRESENTED BY:

Clint Kinney, Town Manager
Jeff Conklin, Town Attorney

BACKGROUND:

Earlier this year, the Town Council entered into a settlement agreement with the Krabloonik Dog Sled operation. Krabloonik will operate its business through this upcoming season. By June 1, the lease will end and the Town will resume control of both the 1.72 acre parcel (which has most of the dog shelters and restaurant) and the .72 acre parcel (the parking lot). The property's land use is largely controlled by the Divide PUD. The existing uses (a restaurant and dog sled operation) or a single family house are the only clearly allowed uses of the town-owned property. Any meaningful future change of use will likely require a change to the Divide PUD.

Since the settlement agreement has been approved, the Council has not formally discussed potential future uses of this property. The agenda item is intended to introduce and start the discussion of potential future uses for this Town-owned property.



Town of Snowmass Village



ArcGIS World Geocoding Service



Town of Snowmass Village

Agenda Item Summary

DATE OF MEETING:

November 13, 2023

AGENDA ITEM:

A Walk Along the Benedict Trail

PRESENTED BY:

Clint Kinney, Town Manager

BACKGROUND:

If time and temperature allow, The Council will walk down the Benedict Trail from the Mall to its connection on Carriage Way.