



TOWN OF GRAND LAKE NEWSLETTER

The Soul of the Rockies™

Town Talk From the Town Manager

March 2019

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NOTE: Check the website for Public Hearings and News Updates.

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Under the auspices of the Grand Lake Creative District, we have a special visit planned by Art Space from Wednesday, March 6 through Friday, March 8, 2019. There is one special opportunity for the public to provide feedback during the visit. Notably, there is a special Public Meeting on Thursday evening, March 7, 2019 at the Rocky Mountain Repertory Theater (RMRT) from 7-8:30pm and we hope many of you come out to learn more about what the program will provide. Special thanks to RMRT for opening its doors to provide this venue!

On February 4, 2019, Bernie McGinn provided a letter addressed to the Town Board of Trustees and to me indicating that he has decided to retire, effective on May 15, 2019. He has worked for the Town since 1979, and has served as Public Works Director for nearly 20 of those 40 years. Remarkable.

We have a party planned for Bernie on Friday evening, May 17, 2019 from 5-7:30pm at the Community House to honor his dedication and service to the Town of Grand Lake.

On February 18, 2019, our Town Clerk, Alayna Carrell, submitted her letter of resignation, effective no later than March 29, 2019. Alayna will be moving to Montrose, CO. The ad for a new Town Clerk has already been published. We will miss her as she has been a great addition to our staff this past year plus.

On February 18, 2019, we also learned that Samantha Bruegger tendered her resignation from the Grand Lake Chamber of Commerce.

So we have several significant personnel changes in the Town of Grand Lake in early 2019!

We did just hire a new Town Mechanic/Operator, Patrick Anderson, to replace Chris Ruske.

In the Spring of 2019, we will be getting back to work on our West Portal Bridge Project.

Additionally, we plan to work on Phase 3 of the Streetscape Project, focusing predominantly on infrastructure upgrades and improvements on Park Ave. This will include drainage, parking, asphalt paving, a multiuse pathway, street lighting, and other necessary work. We will also amend any work needing revisions from the first two phases of the project.

We're heading into March so we can still expect cold and snowy weather. So far, it's been a real Grand Lake winter this year! Endure, or enjoy what's left of it. We have a lot of work to complete this summer!

Jim White



CALENDAR OF EVENTS

March 2-3

Parker's Platoon Ice
Fishing Tournament

March 7

Art Space Visit
RMRT 7-8:30pm

March 16

Kauffman House Open
1-4 pm

March 17

St. Patrick's Day

March 31

Full Moon Ski
Grand Lake Nordic
Center

You're Invited!



What: Community Gathering and Discussion

When: Thursday, March 7 @ 7:00 PM

Where: Rocky Mountain Repertory Theater
(800 Grand Ave, Grand Lake 80447)

Join us in welcoming **Artspace**, the nation's top leading non-profit developer of arts facilities and affordable housing for creative artists, to engage in a community discussion about potential live/work units, co-working space, artist galleries, and any other related creative facilities you believe would benefit our Town!

To learn more about Artspace, visit <https://www.artspace.org/>



artspace

Board of Trustee/Planning Commission Meeting Information

Grand Lake has Board of Trustee Meetings on the second and fourth Mondays of every month. There is a workshop before the evening meetings. The public is welcome to come to the workshop, however, at the workshop the Board can gather information from the public but does not act or comment on the information. The evening meeting takes place at 7:30pm, and the public can bring items to the board and request action. The town residents are welcomed and encouraged to come to these meetings. It is a great way to see how the Board is addressing situations in town, and how the Government works in a small town. Instead of hearing about the information from a neighbor or friend, its best to hear the information first hand. You may have some great ideas or suggestions that would help the town, and your input would be valued. This is your chance to get involved as a citizen in our small mountain town.

The next Meeting will be on March 11th. The workshop is at 5pm and the evening meeting is at 7:30pm. The Agenda has not yet been set for this meeting, however, on the Friday before each meeting you are welcome to go to our town website at www.townofgrandlake.com and under meetings and agendas you will find the agenda posted.

The Planning Commission holds their meetings on the 1st & 3rd Wednesday of the each month, unless there is no agenda. Once again check the town website to see if there will be a meeting and what items might be on the agenda.

Also, after each meeting the minutes are posted on the website for the general public to read so they can stay informed.

Remember, it's your town and you can participate in its future.



PLANNING COMMISSION VACANCY

The Town of Grand Lake is seeking to fill one (1) vacancy on the Planning Commission. Individuals must be bon a fide residents of the Town. Please submit a letter of interest to Town of Grand Lake, PO Box 99, Grand Lake, CO 80447. More information can be obtained from Town Hall during normal business hours or by contacting the Town Planner at glplanning@townofgrandlake.com or 970-627-3435.



HEART & SOUL

Heart & Soul project began in Grand Lake in 2018 to reach out to all voices to find out what matters most and bring information to advise the long-term planning of the community.

To learn more or to get involved, please contact glheartsoul@gmail.com

Artspace - Frequently Asked Questions

Q: What is Artspace?

A: Artspace is a nonprofit real estate developer specializing in creating, owning and operating affordable spaces for artists and creative businesses. Artspace is the nation's leading developer of arts facilities — live/work housing, artist studios, arts centers, commercial space for arts-friendly businesses and other projects.

Q: What is Artspace's mission?

A: Our mission is to create, foster and preserve affordable space for artists and arts organizations.

Q: How does Artspace fulfill that mission?

A: Artspace works in three major areas — Consulting Services, Property Development and Asset Management.

>Through our Consulting Services, we share our expertise with clients across the country. In our process, we analyze and study the feasibility of new Artspace projects.

>Property Development creates new Artspace projects through a mix of historic renovation and new construction.

>Artspace's Asset Management group ensures long-term financial stability and affordability for artists.

Q: How many projects are currently owned and operated by Artspace?

A: At present, we own and operate 46 projects across the country. Thirty-nine are live/work or mixed-use projects comprised of more than 1,600 residential units. Our portfolio of projects is rounded out with non-residential projects that provide space for artists and cultural organizations.

Q: What is the definition of a "live/work" project?

A: A live/work project is a residential building in which each dwelling has extra space (100 to 150 square feet) that

the artist can use as a studio. Live/work units by Artspace have consistent design elements, such as high ceilings, large windows, durable surfaces and wide doorways. These spaces are designed to accommodate and foster a variety of creative processes. Artspace live/work projects also include common spaces such as galleries, meeting rooms and green space that encourage tenant engagement, cooperation and community involvement. Most Artspace live/work projects are mixed-use buildings with housing on the upper floors and non-residential space on the lower floors.

Q: How does Artspace decide where to develop its projects?

A: Communities interested in pursuing an Artspace project invite our Consulting Services staff to assess the feasibility of developing a project. In an average year we make 15 to 20 feasibility visits to cities around the country; of these, two to four typically lead to projects. Our location decisions are primarily based on the feasibility and viability of the project as well as community support and engagement.

Q: After an Artspace project is started, what is the estimated time until completion?

A: Artspace projects normally span from four to seven years in most cases.

Q: Why does it take so long?

A: First, we are committed to community engagement as an essential part of the development process. Each Artspace project is built to address the unique needs of a specific community. We believe that the key to a successful project is taking the time to observe and listen to artists, civic leaders and other stakeholders in the community. Second, we research and build relationships with a variety of public and private funding sources. Though this can be a time-consuming process, it has an important upside: Artspace projects are fully supported and funded at the time of ground breaking.

Q: How are Artspace projects funded?

A: We access public funding sources including those available for the creation of affordable housing, economic development, historic preservation and cultural facility development. Private sector funding often includes conventional bank financing as well as individual and community philanthropic support.

Q: Do the Artspace live/work projects qualify as affordable housing?

A: Yes. The majority of Artspace housing units are affordable to households earning at or below 60% of the Area Median Income (AMI) of the city or county in which the project is located.

Q: How much does it cost to live in an Artspace project?

A: In setting our rents, we adhere to affordable housing guidelines established by the U.S. Department of Housing and Urban Development. HUD uses a formula based on the local AMI, the degree of affordability of any given unit (expressed as a percentage of the AMI), the number of bedrooms in the unit, and the number of people in the household. While rents vary by community, our goal is to provide affordable space that is adequate for artists both to live and to work in their units. Artspace buildings provide live/work spaces that are larger than other affordable spaces and usually less expensive than other comparable spaces. And as part of our sustainability model, Artspace buildings remain affordable in perpetuity.

Q: Do you have to be an artist to live in an Artspace live/work project?

A: Anyone who qualifies for affordable housing may apply for residency in an Artspace project, but we give preference to those applicants who participate in and are committed to the arts. Applicants need not derive their income from their art.

Q: How does Artspace determine who is an artist?

A: We define the term “artist” broadly to encompass a wide variety of creative pursuits, including traditional art forms and those as diverse as clothing design, weaving and even canoe making. A community-based Selection Committee interviews all applicants. The committee looks for evidence that applicants are seriously committed to their art and that they will be mindful and positive contributors to the building and community. The application and qualification process does not include judgment of quality of work.

Q: Who owns an Artspace live/work project when it is completed?

A: Once completed, Artspace retains ownership of its projects. We remain involved as owner/operators of our projects to ensure that the projects remain affordable for artists over the long term. In addition, we maintain and nurture our partnerships with the communities and artists.

Q: How does Artspace sustain its projects once they are in operation?

A: Artspace projects are financially self-sustaining through tenant rents, which are sufficient to meet mortgage payments, fund reserves and operating costs. Revenues in excess of expenses are set aside for preventive maintenance, common area improvements, and building upgrades. Artspace’s asset managers visit our properties multiple times a year to gather feedback, offer guidance, support and to provide connections for best practices throughout the Artspace community.

ART SPACE

America’s Leader in Artist-Led Community Transformation

For more than 30 years, Artspace has brought its hard-earned expertise to more than 300 cultural facility planning efforts from coast to coast. Of these projects, 46 have been developed and are owned and operated by Artspace itself, representing a unique, \$500 million investment in America’s arts infrastructure. With headquarters in Minneapolis and offices in New York, Seattle, New Orleans, Los Angeles, Denver and Washington D.C., Artspace is America’s leading developer of arts facilities. To date we have completed more than a 1,500 affordable live/work units for artists and their families as well as more than a million square feet of non-residential space for artists and arts