



ASPEN CAMP

OF THE DEAF AND HARD OF HEARING



Youth camp performance at Aspen Camp.
Photography Credit: Aspen Camp



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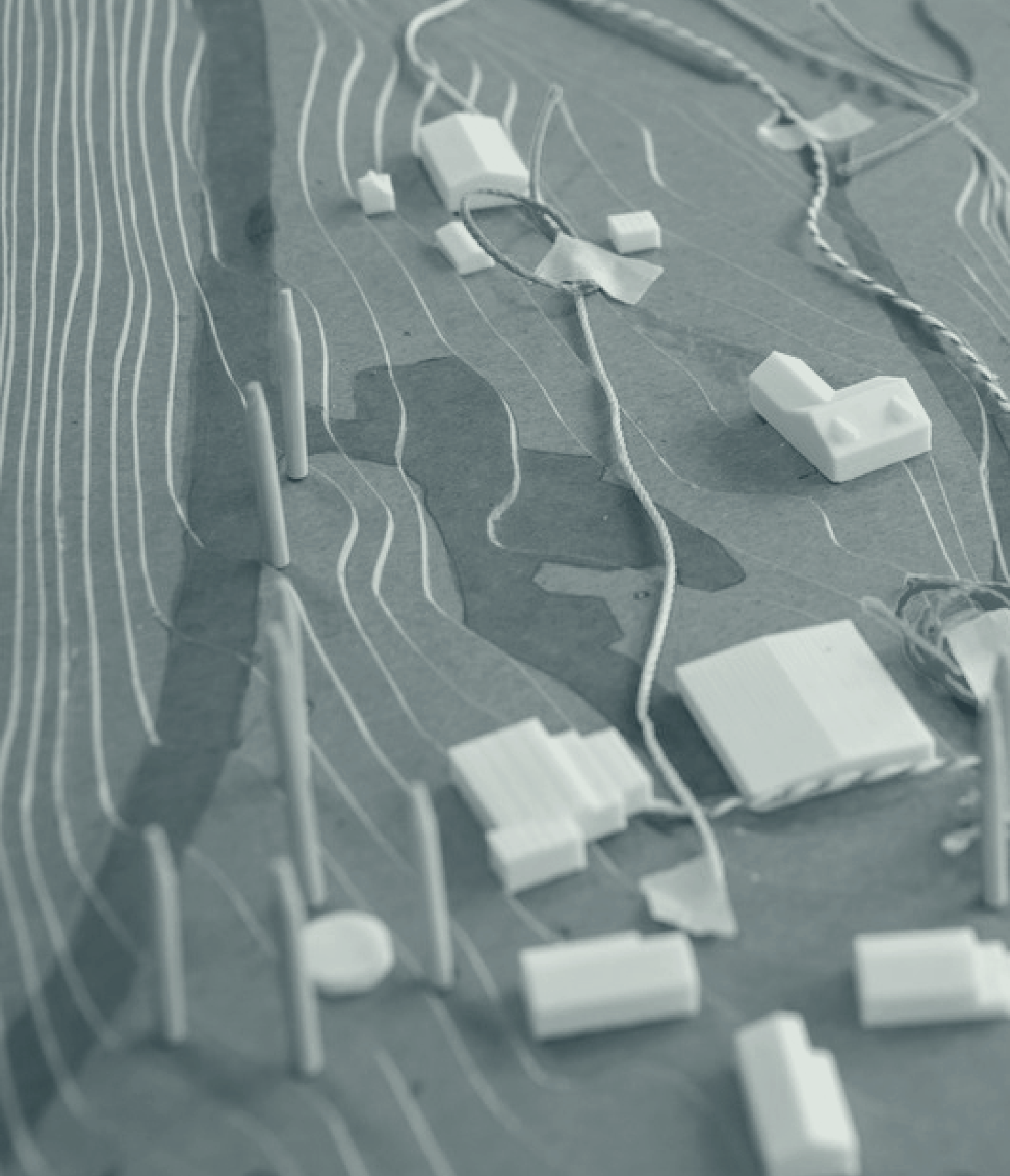
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Existing Conditions 3D Model of Aspen Camp.
Photography Credit: Design Workshop Inc.



CHAPTER ONE

EXISTING CONDITIONS OVERVIEW

ASPEN CAMP MISSION STATEMENT

Aspen Camp provides diverse experiential, educational, outdoor, and recreational experiences for deaf and hard of hearing individuals to connect with nature, others in the signing community, and with themselves.

ABOUT THE ASPEN CAMP

The Aspen Camp of the Deaf and Hard of Hearing has served the Deaf* and hard of hearing community in the Roaring Fork Valley and around the globe for over 50 years.

ABOUT THIS PROJECT

Design Workshop provided professional planning services to produce this plan to serve as a framework for improvements to the Aspen Camp of the Deaf* and Hard of Hearing (Aspen Camp) located in Snowmass Creek, Colorado. The plan provides short-term and long-term guidelines for improvements on the 17-acre site. Features on site will largely remain intact with upgrades and guidelines for site-wide ADA accessibility, a fire truck turnaround, parking improvements, trail improvements, and nature education.

PROPERTY INFO

Size: +/- 15 Acres
Parcel ID: 26451400801
4862 Snowmass Creek Rd,
Snowmass, CO 81654

Subdivision: M/B Snowmass Creek
Section: 11
Township: 9
Range: 86 TRACT IN SEC 11 & 14 DESC IN M/B

Aspen Camp, a 501c3 nonprofit, is the only year-round camp for the Deaf Community in the world. We use Deaf to identify all those who identify as D/deaf, hard of hearing, Deaf-blind, and more. Learn more about Deaf Culture [here](#).*

REGULATORY INFO

Zoning: PUB (Public)
Dimensional Requirements:

- Front Yard Setback: 30'
- Side Yard Setback: 10'
- Rear Yard Setback: 10'

Current Use: Private School / Exempt

The Snowmass Creek valley prioritizes preservation of the rural environment and protection of its character.

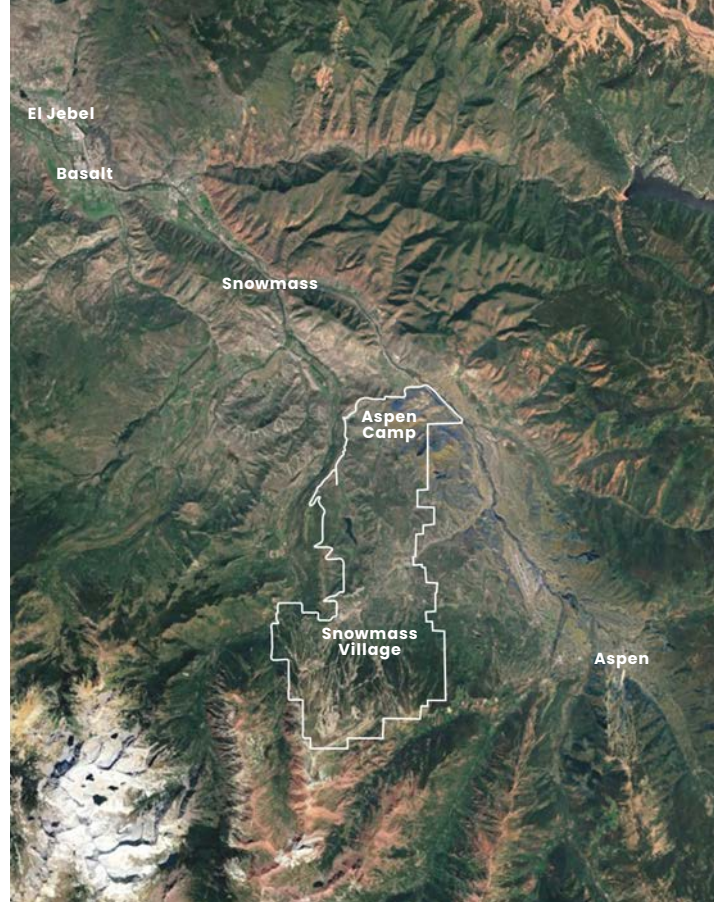


Figure 1. Snowmass Creek Valley location map.

USCC LONG-RANGE GOALS

According to the Upper Snowmass Creek Caucus Master Plan (2018), guiding policies and principles should be adhered to enhance the surrounding environment. The following principles will be used to determine opportunities and constraints for improvements to the Aspen Camp site:

WATER

Advocate for the health of Snowmass Creek through efficient and productive water use and conservation of wetland and riparian ecosystems.

ENVIRONMENT

Protect natural areas that provide critical wildlife habitat, and maintain the natural assets that enrich the lives of campers and residents by providing opportunities for education, scientific research, art, observation, and outdoor recreation.

FIRE

Promote stewardship of forest resources to mitigate wildfire-related risks to life, property, and the environment to benefit present and future generations.

NOXIOUS WEEDS

Support the eradication of noxious weeds that pose a threat to the Camp's natural ecosystems through community engagement and education.

Over the last 50 years, the Roaring Fork Community has partnered with the Aspen Camp in planning, fundraising, volunteering, and more. The latest of these efforts include the following:

Aspen Camp Master Plan 1996

Aspen Camp Expansion Plan 2015

Roaring Fork Leadership (RFL) 2022

- Project Scoping and Camp Goals
- Raise \$10,000 for performance stage renovation with RFL Team
- Stage tear-down and clean up day with RFL Team
- Material ordering and transportation
- Stage rebuild and Skills Training days with members of the Deaf community

Roaring Fork Leadership (RFL) 2023

- Pre-Show Community Hangout at The Arts Center at Willits (TACAW)
- \$5,000+ funds raised from ticket sales and donations (\$5,000)
- \$15,700 in materials donated for camp improvements
- RFL Team raised funds for Aspen Camp Skills Training Camp

Roaring Fork Leadership (RFL) 2024

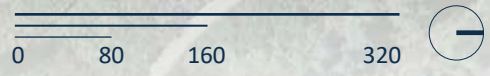
- Provided support in clearing spaces of things in storage the Camp no longer needed
- Raised \$4,000 in donations made in exchange for items given away
- Increased some visibility of the Camp in the Valley through efforts made to outreach with the above project

Roaring Fork Leadership (RFL) 2025

- Adaptive community engagement and physical accessibility enhancements
- Broadening the community's understanding of the challenges faced by individuals who are deaf, hard of hearing, blind, or deafblind
- Enhance lighting in gathering spaces and introduce tactile signage and maps throughout the site. These upgrades will ensure that all individuals, regardless of their abilities, can navigate and fully participate in camp activities.

INVENTORY & ANALYSIS EXISTING CONDITIONS





INVENTORY & ANALYSIS EXISTING FACILITIES

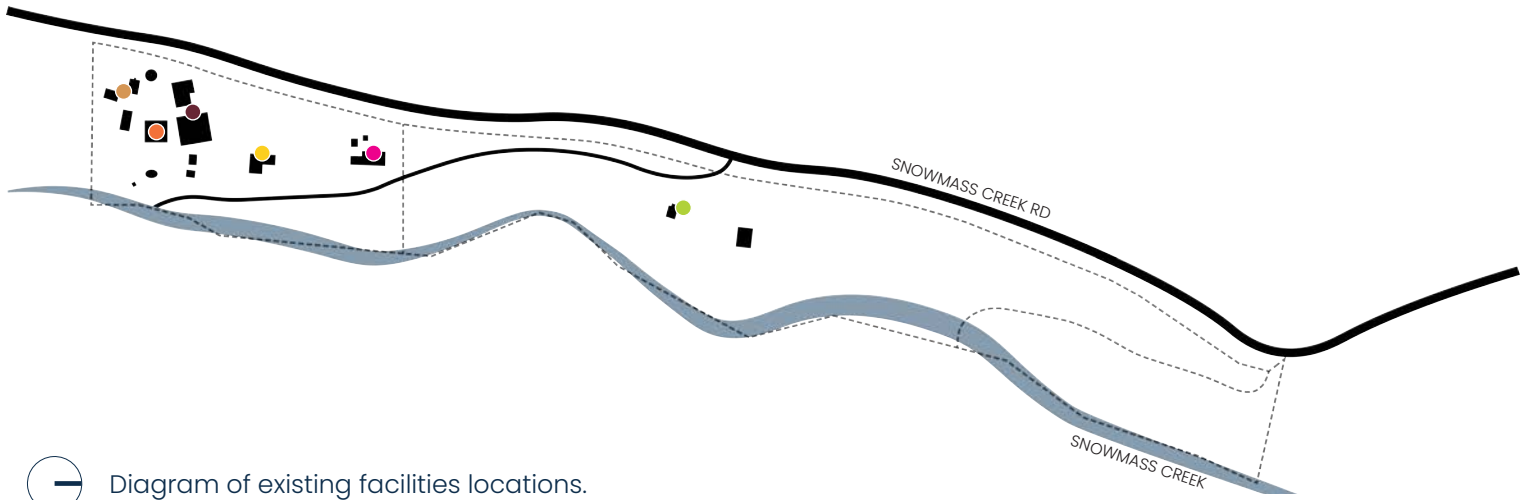


Diagram of existing facilities locations.

The Aspen Camp is comprised of several key buildings, including a Main Lodge, Sleeping Cabins, an Outdoor Pavilion, a Staff House, an Arts Cabin, a Nature Center, and areas for activities. These facilities are used year-round.



MAIN LODGE AND ANNEX ●

The Main Lodge, constructed in the 1970s, houses staff offices, a kitchen, infirmary, dining space, and activity center. Adjacent to the main lodge in the Annex are the Camp's restroom facilities, showers, and a multi-purpose room.



SLEEPING CABINS ●

The Aspen Camp has three camper cabins that were constructed in 1974 and act as lodging for camp users during programming and other events.



OUTDOOR PAVILION ●

The pavilion is used for programs and group activities.



STAFF HOUSE ●

Constructed in 1996, the Staff House is currently being used for housing camp staff and team building activities.



ARTS CABIN ●

Built in 1978, the Arts Cabin provides opportunities for students to build pottery.



NATURE CENTER ●

The Nature Center, constructed in 1978, provides educational opportunities about the local plants and wildlife.

INVENTORY & ANALYSIS EXISTING FACILITIES

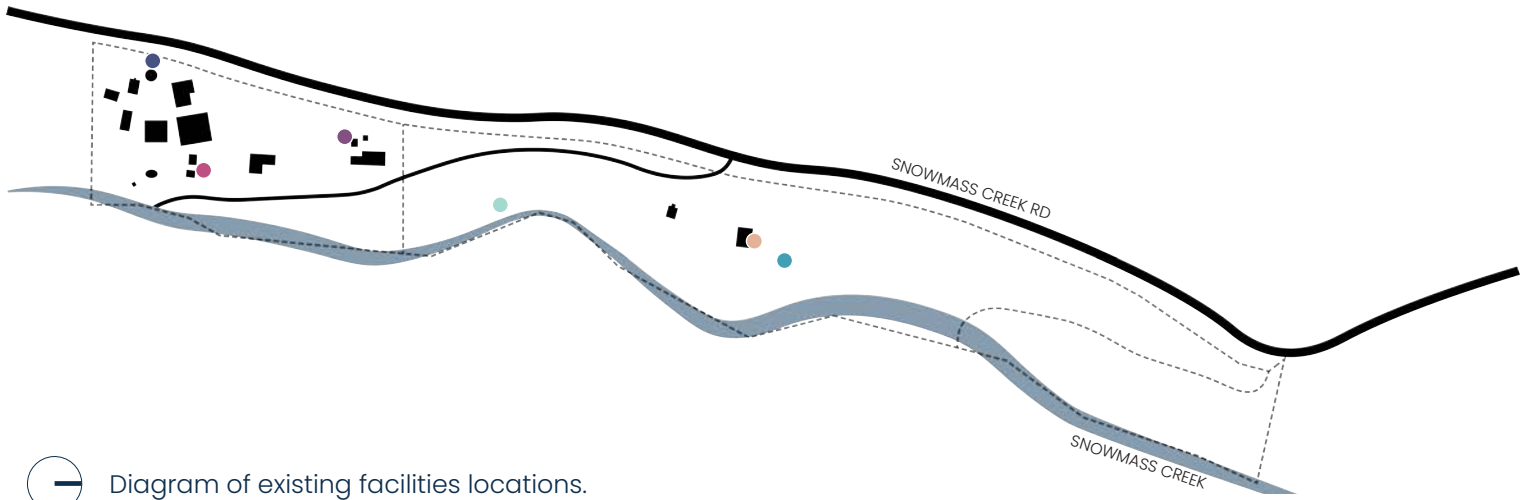


Diagram of existing facilities locations.

The Aspen Camp is comprised of several existing outdoor areas including a round concrete pad previously used as a yurt site, a concrete sports court, an outdoor kiln adjacent to the Arts Cabin, and a restored performance stage and amphitheater near the Main Lodge.



YURT ●

The yurt area is located north of the cabins and is a flexible space to erect a yurt and used as camps as a gathering space.



KILN ●

The kiln is a historic feature of the Aspen Camp. This feature has been used for camp art activities. This area houses 8 kick wheels for campers and facility users.



SPORTS COURT ●

The sports court, adjacent to the maintenance shed, provides an open space for organized activities and doubles as overflow parking as needed.



MAINTENANCE SHED ●

The maintenance shed houses tools, materials, and equipment.



STAGE AND AMPHITHEATER ●

The performance stage is located outside of the Main Lodge and under the canopy of mature Aspen trees. Originally constructed entirely of wood, the stage has been recently renovated to increase its longevity. Simple benches are located along the slope from the Main Lodge leading down to the stage.



BRIDGE ●

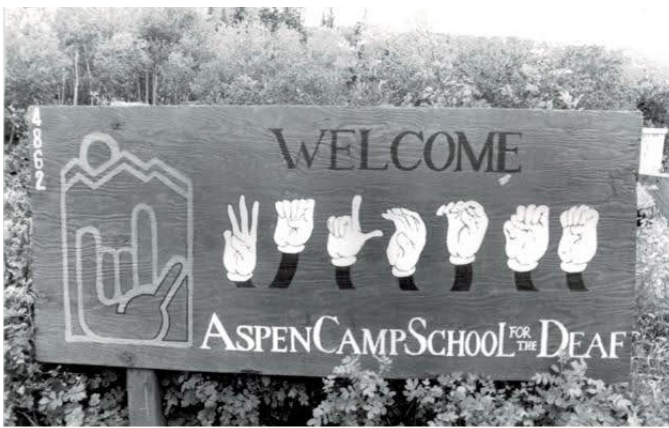
The bridge provides access across Snowmass Creek.

INVENTORY & ANALYSIS HISTORICAL CONTEXT

ASPEN CAMP'S LOCAL LEGACY

Aspen Camp was founded in 1967 by local resident, Reed Harris, who had a Deaf son. In a determined effort to provide his child with experiences equivalent to those of his hearing peers, Mr. Harris established the Camp exclusively for Deaf children. The goal was to ensure that they could enjoy the same companionship, opportunities, and adventures as hearing children, while fostering personal growth and development.

1960



Entry Sign at Aspen Camp

1967

The Aspen Summer Camp was founded by Reed Harris, Tom Hardy, and Lt. Gen. William Martin.

It was named the 2nd non-profit organization in the Roaring Fork Valley.

1970



Cabin Construction, 1979. Source: Aspen Historical Society.

1971

Shorty and Patty Pabst leased one acre in Old Snowmass and the Main Lodge was Built.

1972

The camp was renamed the Aspen Camp School for the Deaf.

1974

Camper Cabins were constructed.

1976

John Denver stars at the Aspen Camp picnic for the Camp's biggest annual fundraiser.

1977

13 acres are donated and the Camp starts hosting winter programs.

The Camp is inexplicably fortunate to operate in one of the most beautiful and remote areas of the Roaring Fork Valley. The extensive history of community-giving is best illustrated in the donation of the Old Snowmass campus by former Aspen Mayor Harold "Shorty" Pabst and his wife, Patricia "Patsy" Pabst, enabling Aspen Camp's very existence.

1980



Deaf Camp Concert, 1984. Source: Aspen Historical Society.

1983

June 26 - July 3 is named Aspen Camp for the Deaf Week with July 3rd as Snowmass Deaf Camp Day.

1985

First full-time executive director was selected as BJ Brubaker Blocker.

1990+



The Aspen Camp celebrates 50 years. Source: The Aspen Times.

1991

Wildcat Ranch deeds 3 acres to the Aspen camp, making it the present day campus at 17 acres.

2003

Renamed to "Aspen Camp of the Deaf and Hard of Hearing" while expanding program offerings.

2012

Introduction of Family Camps

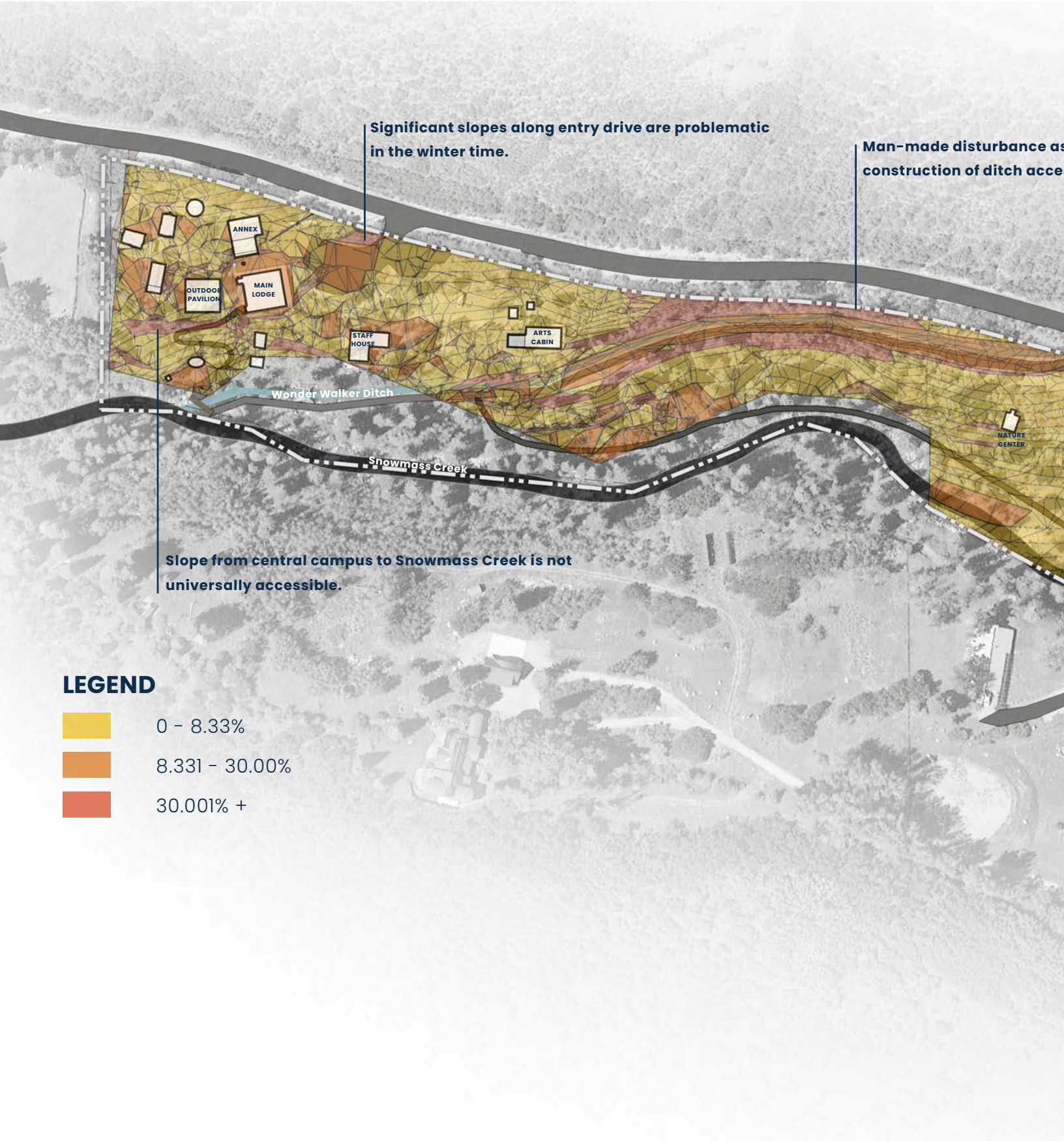
2013

Reintroduced the famous "Deaf Camp Picnic"

2017

Celebrated 50 years!

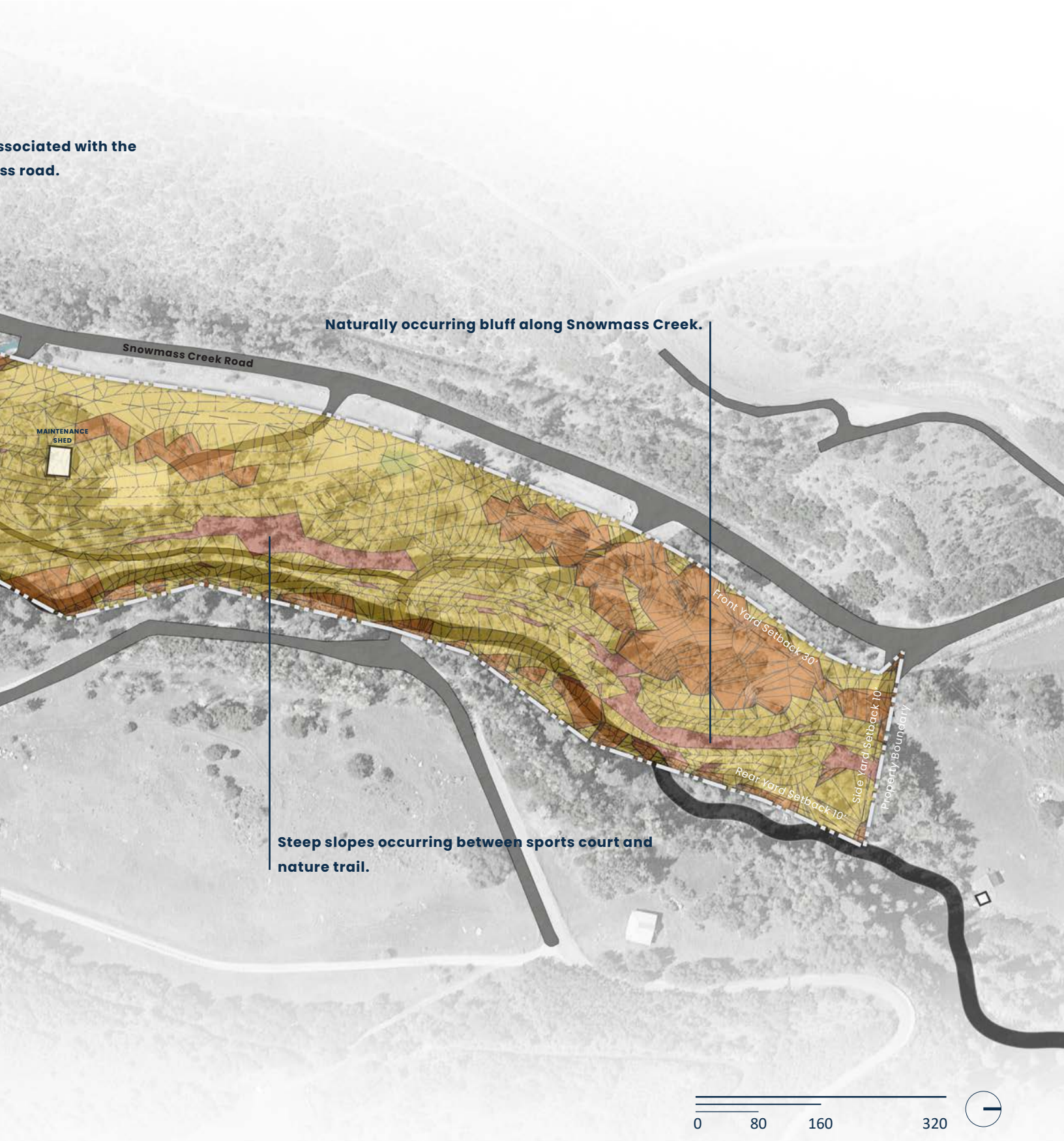
INVENTORY & ANALYSIS SLOPE



LEGEND

- 0 - 8.33%
- 8.331 - 30.00%
- 30.001% +

associated with the
ss road.



Naturally occurring bluff along Snowmass Creek.

Snowmass Creek Road

MAINTENANCE
SHED

Front Yard Setback 30'

Rear Yard Setback 10'

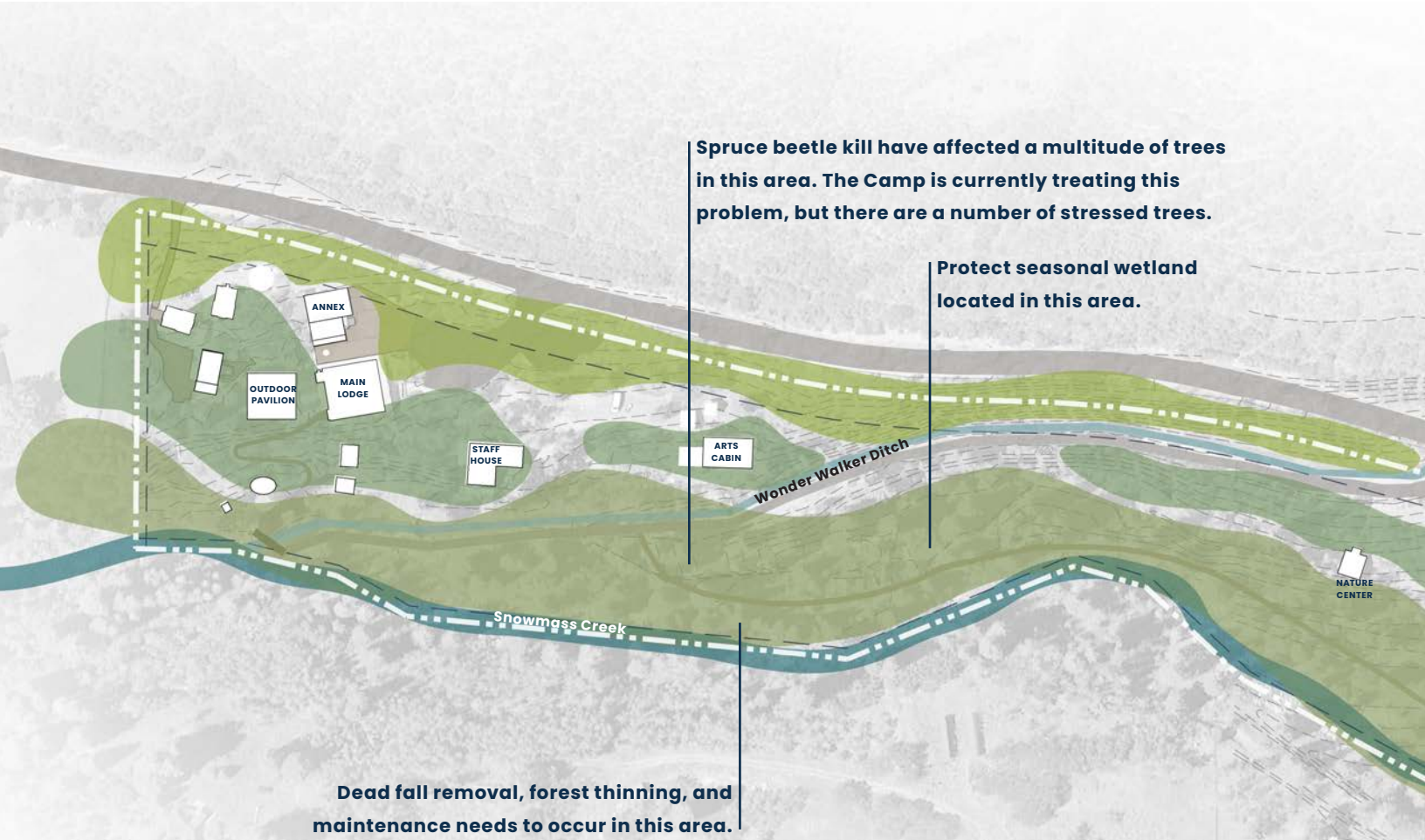
Side Yard Setback 10'

Property Boundary

Steep slopes occurring between sports court and
nature trail.



INVENTORY & ANALYSIS ECOLOGY & HYDROLOGY



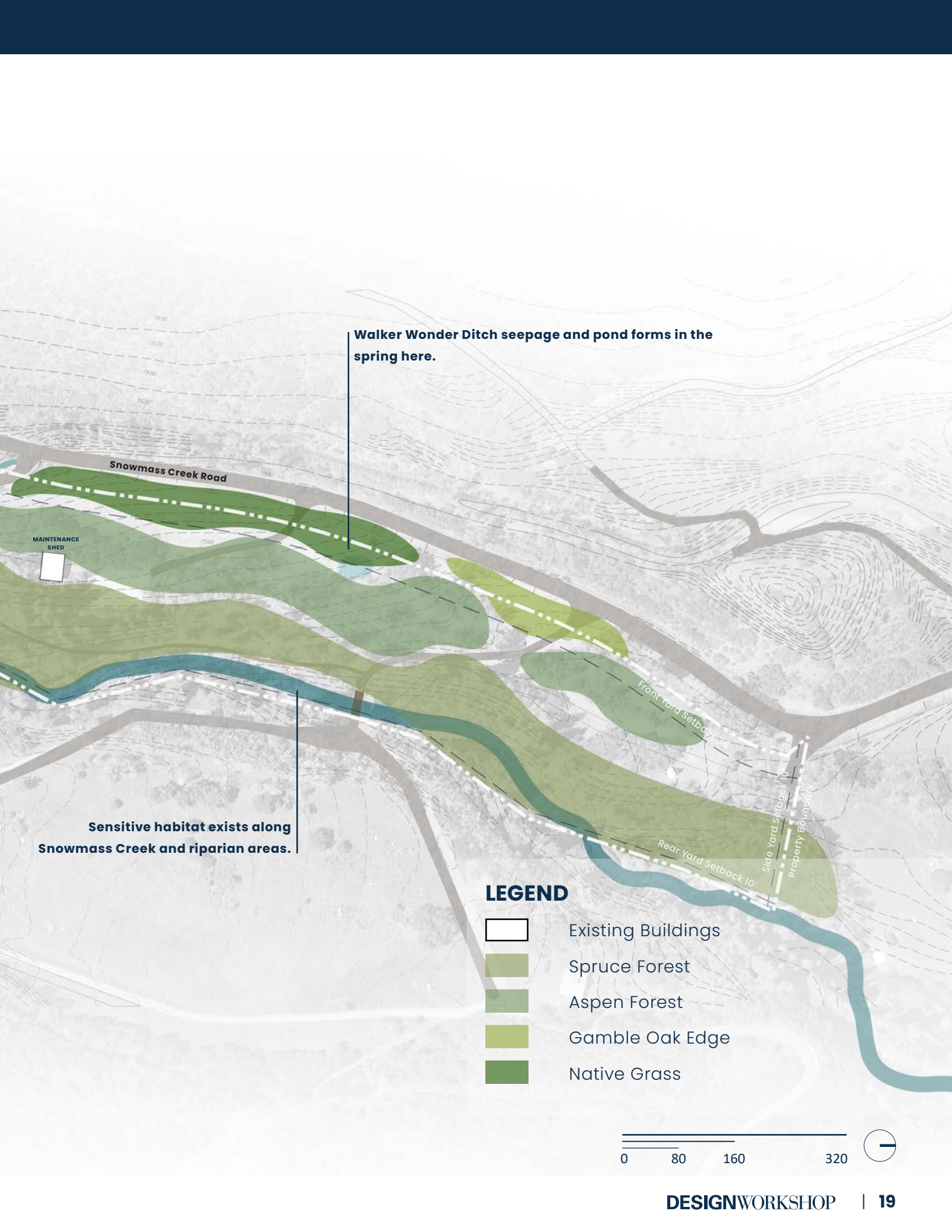
The Aspen Camp's existing site provides both opportunities and constraints for improvements as outlined by the 2018 Upper Snowmass Creek Caucus plan. Ecological and hydrological opportunities and constraints in this area include:

OPPORTUNITIES:

- Apply natural controls over invasive species.
- Eradicate noxious weeds through community and county partnerships.
- Preserve, protect, and be good stewards of the land.
- Monitor availability, quality, vulnerability, and sustainability of water supply in Upper Snowmass Creek.
- Encourage conservation and best practices through education and advocacy for efficient and productive water use, with property, water, and easement rights respected and protected.
- Acknowledge the Roaring Fork Watershed Plan as a document that seeks to identify and encourage the water resources goals of the Upper Snowmass Creek Caucus.
- Avoid impacts to wetlands and riparian ecological systems.

CONSTRAINTS:

- Non-native plant species pose a threat as they are out-competing native species.
- The ecosystem health is stressed by ground disturbance, drought, and fire.
- During summer, weeds that are targeted commensurate with native species bloom cycles.
- Accept the fire-wise responsibility of living in an area at wildfire risk.

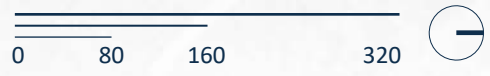


Walker Wonder Ditch seepage and pond forms in the spring here.

Sensitive habitat exists along Snowmass Creek and riparian areas.

LEGEND

- Existing Buildings
- Spruce Forest
- Aspen Forest
- Gamble Oak Edge
- Native Grass



ENGAGEMENT SUMMARY

WHAT WE HEARD

A focused group of Aspen Camp users were engaged through a series of activities that asked individuals what works well and what needs improvement on the campus. Engagement activities included:

3-Dimensional Spatial Engagement

This exercise allowed users to interact with a scaled model of the site and envision spatial relationships between existing facilities and amenities to new circulation patterns, gatherings spaces, and desired programmed spaces.

Program References

Boards were created to allow participants to imagine opportunities for improvements. This exercise encouraged users to respond with whether they would or would not like to see a certain improvement on campus. This opened up more opportunities for ideas.

Zoom Broadcast

Due to inclement weather and the various locations of those involved with the Camp, the engagement became a hybrid of in-person and online conferencing. Design Workshop facilitators joined the meeting and moved cameras around to capture the room while those in-person physically engaged with the boards and model, adding comments as Interpreters assisted with the online format. Members from the Design Workshop team shared presentation files and communicated both in the chat as well as shared input from those engaged online.

OF ATTENDEES:

In-Person **7**

Zoom **8**

IN THE NEWS

On January 15, 2024, Design Workshop held a dual (in-person and virtual) engagement event during their annual MLK Jr. Volunteer Day "...a continuation of efforts to prepare this document for potential upgrades to the Camp's master plan. That two hour session was an interactive and creative opportunity for the Camp community to envision enhancements to its property, buildings and programming – all guided by their team.

Design Workshop crafted a 3-D model and large poster boards for reference. Participants were able to offer their ideas and suggestions in a hands-on format. DW will compile all of the ideas and suggestions. We are so grateful to them for their time and talents, as the Camp moves forward with momentum into 2024."

Source: Aspen Daily News

COMMUNITY PRIORITIES

- Enhance the **relationship with nature + engage with water** •
 - Incorporate **inclusive signage** throughout the site •
- Encourage **team building** through improvements to and addition of recreational elements •
 - Increase **power supply** for events and **lighting** for extended hours •

COMMUNITY CONCERNS

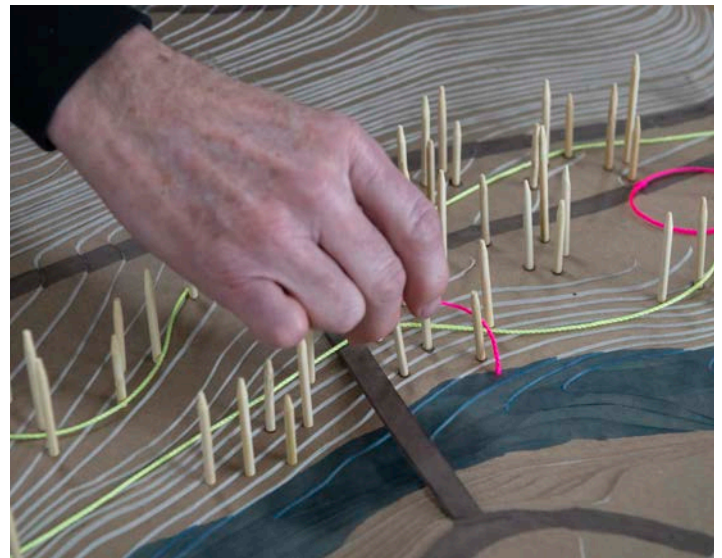
- Improve **accessibility** and **safety** with ADA paths •
- Update **wildfire mitigation** through firesafe buildings and tree removal •
 - Ensure **maintainable** and **inexpensive** improvements •

COMMUNITY TAKEAWAYS

- Tie the site together through additional **path connectivity** •
 - Keep the camp **rustic** •
- Transform into **a home** and **maximize use** for the deaf community •
 - Expand nature trail to **diverse areas** •



Engagement attendee shares thoughts on existing conditions on Site.



A physical models allows attendees to envision the future of The Aspen Camp trail network.

ENGAGEMENT EVENT



“It would be nice to improve safety and lighting through here”

“Cherish history and changing needs of the community”

“Making walkways wide enough for people to walk side by side since we sign for a connection...unlike hearing a train while in single file... the community”

"I'd like to address the camp."

"Not enough room to fit two people walking to each other, requiring visual aids for people talking to each other that doesn't work for us."

"I would like signage that's inclusive and multilingual"





Snowmass Creek along Nature Trail at Aspen Camp.
Photography Credit: Brandon Huttenlocher/Design Workshop, Inc



CHAPTER TWO

MASTER PLAN FRAMEWORK

GUIDING PRINCIPLES

COMMUNITY

Create a culture that advocates for the Deaf*and Hard of Hearing community by creating a space for visual experiences, social connections, and an inclusive identity.

GROWTH

Catalyze transformative change through space and proximity, visual language and experiences, and encourages opportunities for learning and expansion.

CONNECTION

Cultivate connection through accessible and inclusive spaces, environmental enhancements, thoughtful application of light and color, vibrational energetic acoustics, and building a safe space for the Deaf*

INTENT

The intent of this plan is to develop a feasible and actionable plan that considers DeafSpace design principles important for future facility changes, permit requirements, and new installations that add to the existing programs while creating an enhanced and inclusive user experience.

The plan is organized into the following categories:

| | | |
|-----------------------|---|----------------------|
| • Existing Conditions | } | CHAPTER ONE |
| • Site Analysis | | CHAPTER TWO |
| • Engagement | | CHAPTER THREE |
| • Plan Framework | | |
| • Master Plan | | |
| • Implementation | | |

These categories provide a baseline for informed planning by leveraging art, community, economics, and environment to develop future opportunities for heightened connections at the camp. Through research, engagement, and visioning, this updated Aspen Camp Master Plan outlines aspirations and provides a look at future design opportunities.

VISION STATEMENT

Nestled underneath the mature canopies of the mixed coniferous forests of Snowmass Creek, Aspen Camp has long served as a refuge for the deaf and hard of hearing community, a safe space for exploration, discovery, growth, and learning. The plan serves as renewed commitment to the stewardship of the camp's land and it's cause. Through the incorporation of Deaf Space design principles, the plan focuses on increasing use, safety, and accessibility, centering human interconnection with nature, providing inclusive social relationship-building opportunities, and celebrating the camp's continued role as a place to call home for the Deaf community.

PLAN THEMES

The Aspen Camp provides an opportunity for the Roaring Fork Valley and surrounding deaf and hard of hearing communities an opportunity to engage with nature, build relationships and learn life skills. This plan is centered around four programmatic themes:



LEARNING + EDUCATION

Central to the Aspen Camp's mission, is fostering a safe and engaging learning environment for the deaf and hard of hearing. The plan provides opportunities to learn about the night sky, the backcountry, and the valley's ecology, hydrology, and geology.



NATURE CONNECTION

Set within a beautiful mature forest along the banks of Snowmass Creek, the plan celebrates the site's rich ecological character through nature trails, outdoor gathering spaces, gardens showcasing local flora, and places to connect to nature.



SPORTS + RECREATION

Balancing learning opportunities with avenues for play creates a holistic vision for the Aspen Camp. The site's open space is transformed into a sweeping green that includes new games, a nature playground, and space to host larger community events.



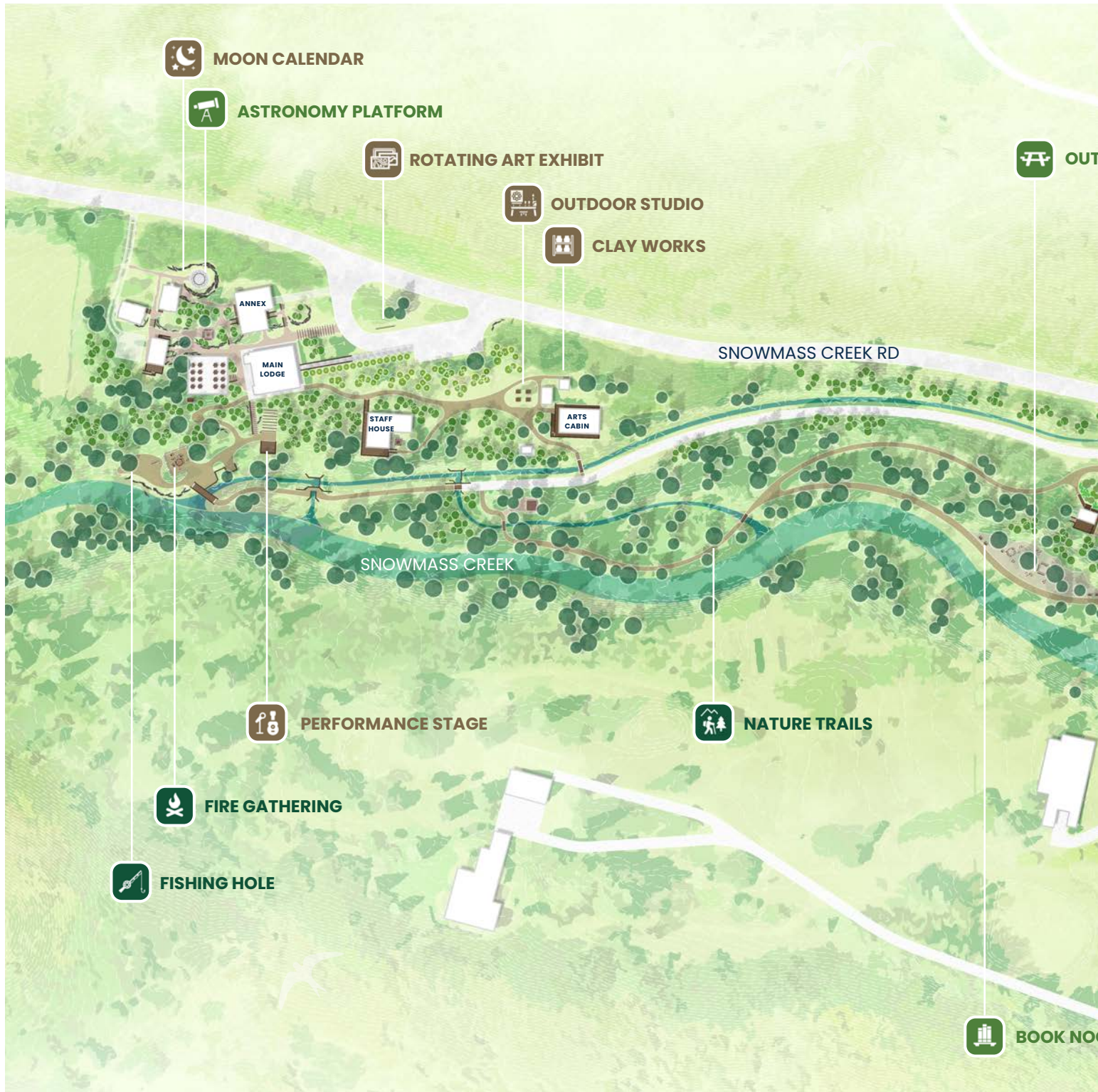
ARTS + CULTURE

Aspen Camp has long served as a space for performance, self expression, and nurturing the creative. The art program celebrates both camp users and the local arts community through rotating art exhibits, clay works, music, and theatre.



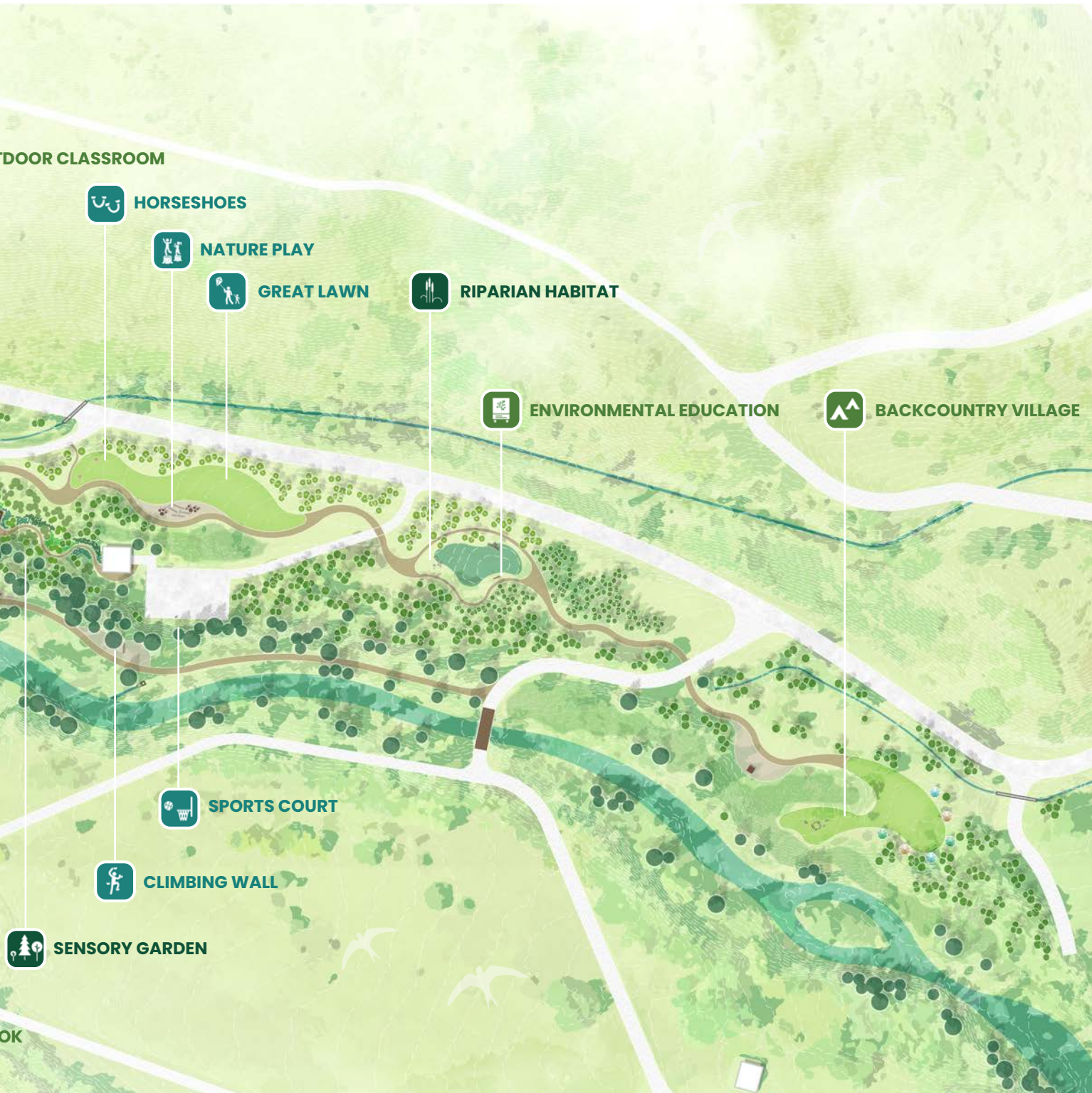
MASTER PLAN PROGRAM OVERVIEW

CENTERING NATURE



ASPEN CAMP CORE

ASPEN



DOOR CLASSROOM

HORSESHOES

NATURE PLAY

GREAT LAWN

RIPARIAN HABITAT

ENVIRONMENTAL EDUCATION

BACKCOUNTRY VILLAGE

SPORTS COURT

CLIMBING WALL

SENSORY GARDEN

OK

CAMP OPEN SPACE + NATURE CENTER

BACKCOUNTRY VILLAGE



MASTER PLAN DEAFSPACE

DEFINING DEAFSPACE

DeafSpace is defined as “..one in which Deaf culture, in all its diverse dimensions, can thrive through full access to communication and the unique cognitive, cultural and creative dimensions of deaf experience are encouraged. In short, DeafSpace is about physical and emotional wellbeing. It is a space where one’s own unique identity as a deaf person can be explored and nurtured.”

DeafSpace design is a collaborative and inclusive process. It incorporates key stakeholders and users of the deaf and hard of hearing community. It draws on extensive experiences and understanding of the needs of the community and requires a collective understanding of key players within the deaf and hard of hearing community.

There are five critical points of intersection between deaf experiences and the built environment:

SPACE + PROXIMITY

Studies the relationship between the distance and vicinity of individuals. This is important to communication and understanding facial expression, body movements, and using touch.

SENSORY REACH

Defines systems of perception through the senses to orient oneself to a space. This can be tailored to the deaf and hard of hearing community through extending other methods of spatial awareness in social and environmental conditions such as through visual cues, connection and openness, visual reflection, vibratory and tactile cues, and social and cultural connections.

MOBILITY + PROXIMITY

Allows communication and relationships to move through spaces uninterrupted and with enough distance. This is vital for signers holding conversation.

LIGHT + COLOR

Maintaining the appropriate use of materials such as color, texture, and light can enable communication and enhance wayfinding while reducing discomfort caused by eyestrain and high alert.

ACOUSTICS + ELECTROMAGNETIC INTERFERENCE

Controlling acoustics, distractions, and other interruptions for those with cochlear implants and hearing aids is important. Carefully consider proximity and adjacency to uncontrolled noises to enhance communication and engagement. Controlling acoustics and other interruptions impacts all facets of DeafSpace.

Gallaudet University DeafSpace Design Guidelines Vol. 1 (2010).

DEAFSPACE PRINCIPLES

The Master Plan utilizes DeafSpace research as resource through these DeafSpace design principles:

SPACE + PROXIMITY



- 1 FLEXIBLE + INCLUSIVE SEATING**
Movable furniture and circular seating layouts create an inclusive environment for communication



- 2 SITE LINES + LANDMARKS**
Identifiable site elements and clear site lines improve circulation across the site

SENSORY REACH



- 3 AXIAL RELATIONSHIPS**
The main entry path is emphasized through visual cues reinforced through planting and path layout



- 4 SIGNAGE + WAYFINDING**
At critical junctions, improved signage and wayfinding allow for clear navigation across the site

MOBILITY + PROXIMITY



- 5 SIGNING PATHS**
Path widths are recommended to be 6' minimum to allow for adequate space for signing



- 6 TEXTURED TRANSITIONS**
At road and ditch crossings, textured transitions provide safe pedestrian connectivity

LIGHT + COLOR



- 7 SAFETY LIGHTING**
Dark-sky compliant solar-powered path lights create pools of light at highly trafficked night-use areas



- 8 SHADED WALKWAYS**
Tree canopies and shaded exterior walkways increase visual and physical comfort outdoors

ACOUSTICS + ELECTROMAGNETIC INTERFERENCE



- 9 SOFT GROUND**
Soft ground plane materials reduce sound reverberation and minimize acoustic interference



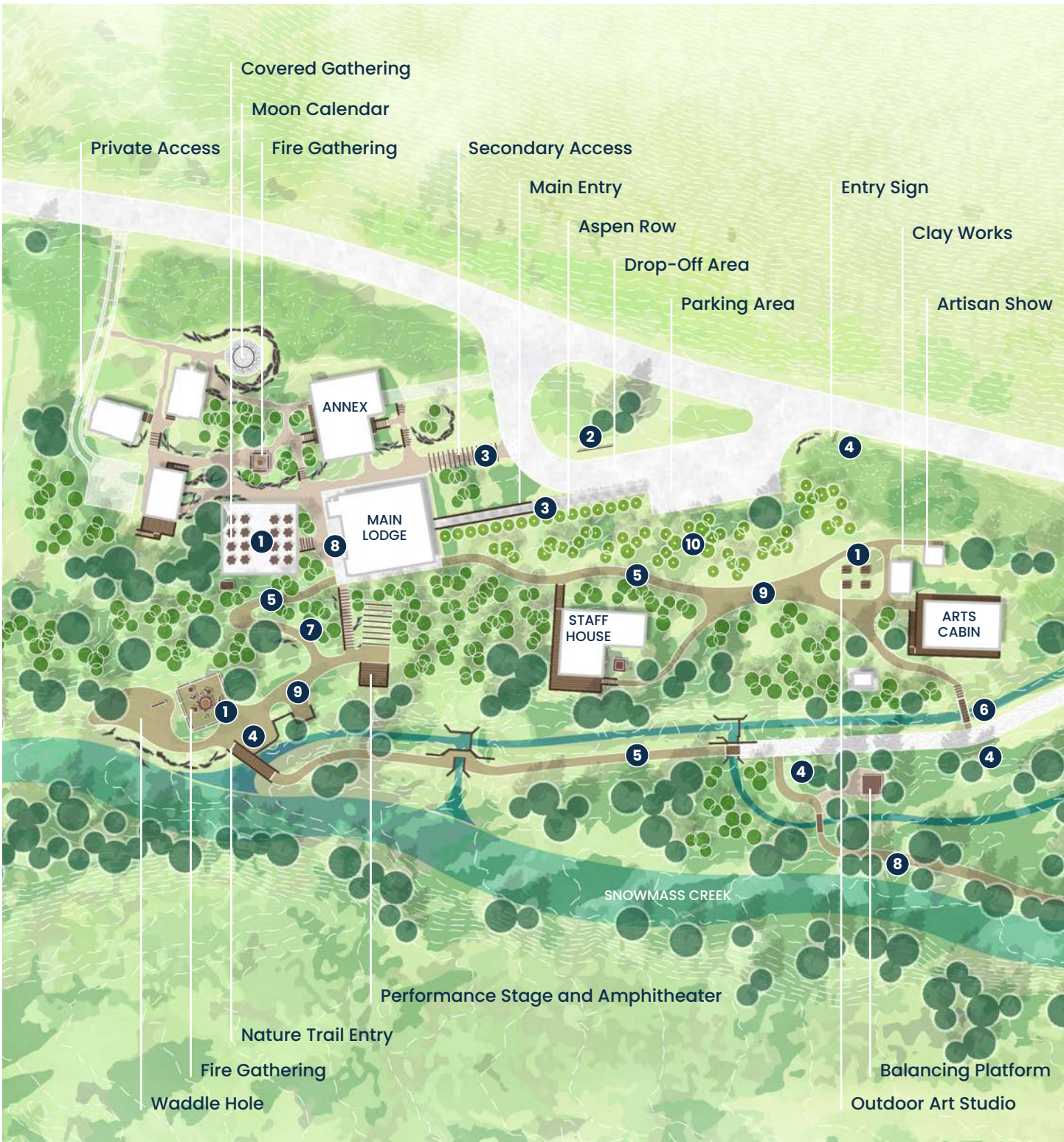
- 10 LANDSCAPE BUFFERS**
Sound and visual landscape buffers adjacent to play areas provide protection from roads

MASTER PLAN RECOMMENDATIONS

ASPEN CAMP CORE

The core of the campus, set within an aspen forest, is full of opportunities to gather, learn, and engage with nature. The bathhouse and the sleeping cabins are currently lacking accessible connectivity to the arterial pathways of the campus core. DeafSpace principles and proposed interventions to improve accessibility include:

- 1 Use of circular tables, seating arrangements, and the incorporation of sufficient buffer space between and around furnishings in all gathering spaces.
- 2 Reinforce visual cues to doorways and primary entry points through clear site lines. The use of art as terminus further celebrates the central spine of the camp core.
- 3 The main entry to the campus is reinvisioned to provide an accessible connection from the parking area to the main lodge through a clearly defined walkway that is reinforced by a row of Aspen trees, providing a rhythmic visual cue to arriving users.
- 4 Clear signage and wayfinding elements are strategically located at the campus entry, trail entry points, and at significant junctions throughout the campus. Color coding the trail system is an easy way to improve circulation throughout the campus.
- 5 Primary pathways within the core shall be a minimum of 8' in width to allow for side-by-side navigation. Soft materials are proposed for trails and gathering areas.
- 6 In locations where pathways cross ditches, driveways, or roadways, the plan proposes a change in material on the ground surface to improve safety.
- 7 All safety lighting must be down-lighting in order to be dark sky compliant. Path lighting around the campus core is recommended to improve safety between heavily trafficked areas, including the pathways to and from the performance stage.
- 8 At interior-exterior transitions, shaded walkways allow for a more seamless transition for the human eye. Shade from the existing forest canopy also improves comfort for trail users. The plan recommends monitoring and stewarding the forest for continued benefits and planting of new trees where required.
- 9 To improve acoustic reverberation caused by hard surfaces, secondary and tertiary trails are proposed to be composed of soft material such as mulch, shredded bark, or fine gravel.
- 10 To provide clear separation between vehicular and pedestrian use areas, landscape buffers utilizing native, deciduous and evergreen, shrubs and trees, are proposed along Snowmass Creek Road and between the parking area and adjacent trails.



ASPEN CAMP CORE

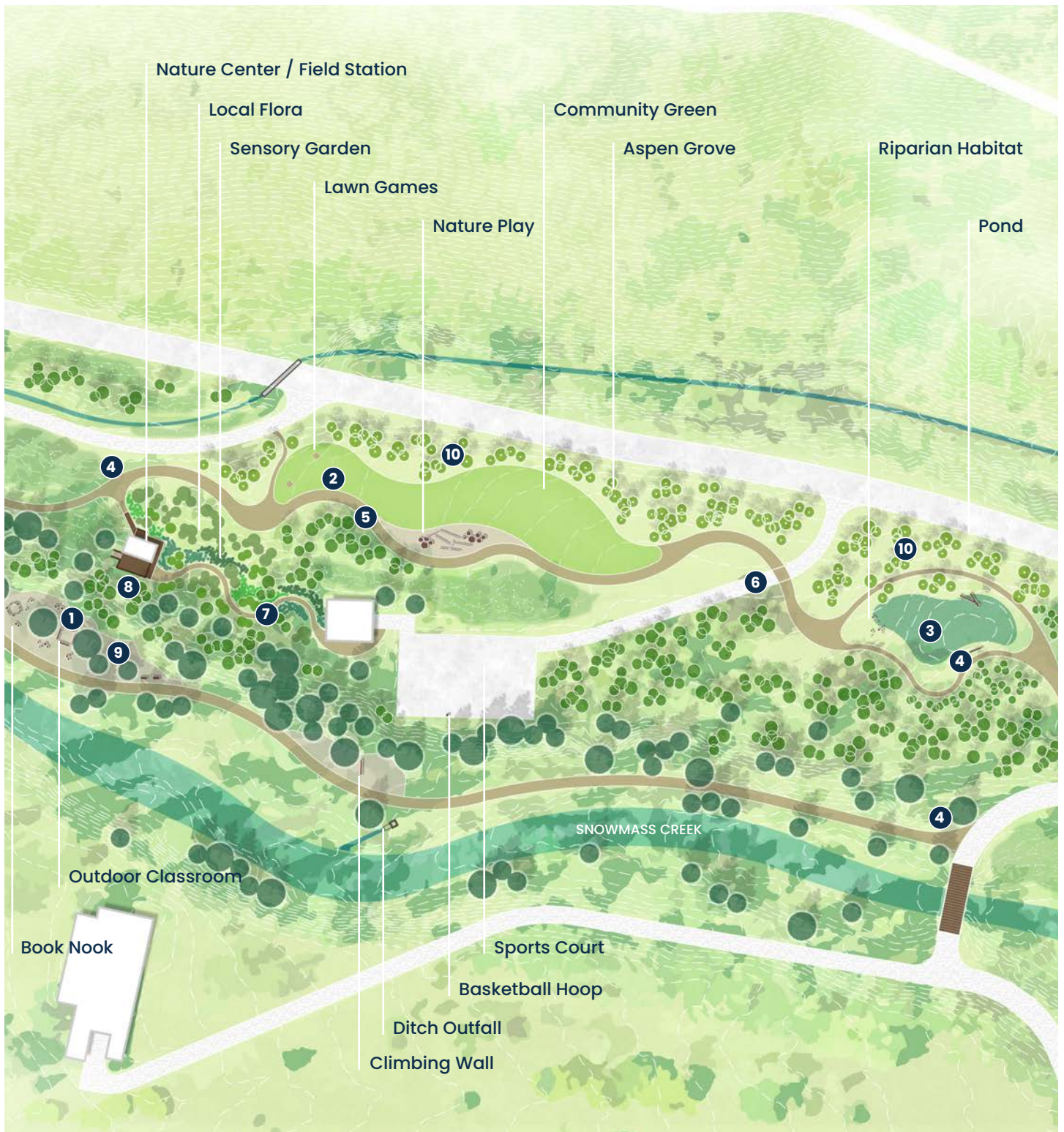
NOT TO SCALE 

MASTER PLAN RECOMMENDATIONS

ASPEN CAMP OPEN SPACE + NATURE CENTER

Nearly 13 acres of the Aspen Camp property is comprised of mixed coniferous forest and vast open space areas. At the heart of this open space area lies the Nature Center and a highly underutilized lawn that is ripe for nature-based programming and activation. DeafSpace principles and proposed interventions to improve accessibility include:

- 1 Movable furnishings create large and small group circular seating arrangements to maximize flexibility within remote gathering spaces.
- 2 Located within the site's existing open area, the sinuous lawn space's shape reinforces north-south sight lines to and from the pond.
- 3 The north-south axis informed the layout of the pathways and adjacent programming.
- 4 Clear signage and wayfinding elements are strategically located at the nature center pull off trail, trail entry points, and at significant junctions throughout the campus. Educational signage throughout this area of the campus focuses on the natural hydrology, geology, and ecology of the region.
- 5 The primary north-south trail connecting the various programs throughout the open space area shall be 8' in width to allow for side-by-side navigation for larger groups. Nature trails shall not be less than 6'. Soft materials are proposed for trails and gathering areas.
- 6 Where the primary path crosses of the driveway access to the maintenance shed, the plan proposes a change in material or elevation on the ground surface to improve safety.
- 7 All safety lighting must be down-lighting in order to be dark sky compliant. Path lighting is limited in this zone to the areas adjacent to the buildings.
- 8 At the Nature Center, covered outdoor gathering space allows for a more seamless transition for the human eye. Shade from the existing forest canopy also improves comfort for trail users. The plan recommends monitoring and stewarding the forest for continued benefits and planting of new trees where required.
- 9 To improve acoustic reverberation caused by hard surfaces, secondary and tertiary trails are proposed to be composed of soft material such as mulch, shredded bark, or fine gravel.
- 10 To provide clear separation between vehicular and pedestrian use areas, landscape buffers utilizing native, deciduous and evergreen, shrubs and trees, are proposed between the lawn space and Snowmass Creek Road.



ASPEN CAMP OPEN SPACE + NATURE CENTER

NOT TO SCALE

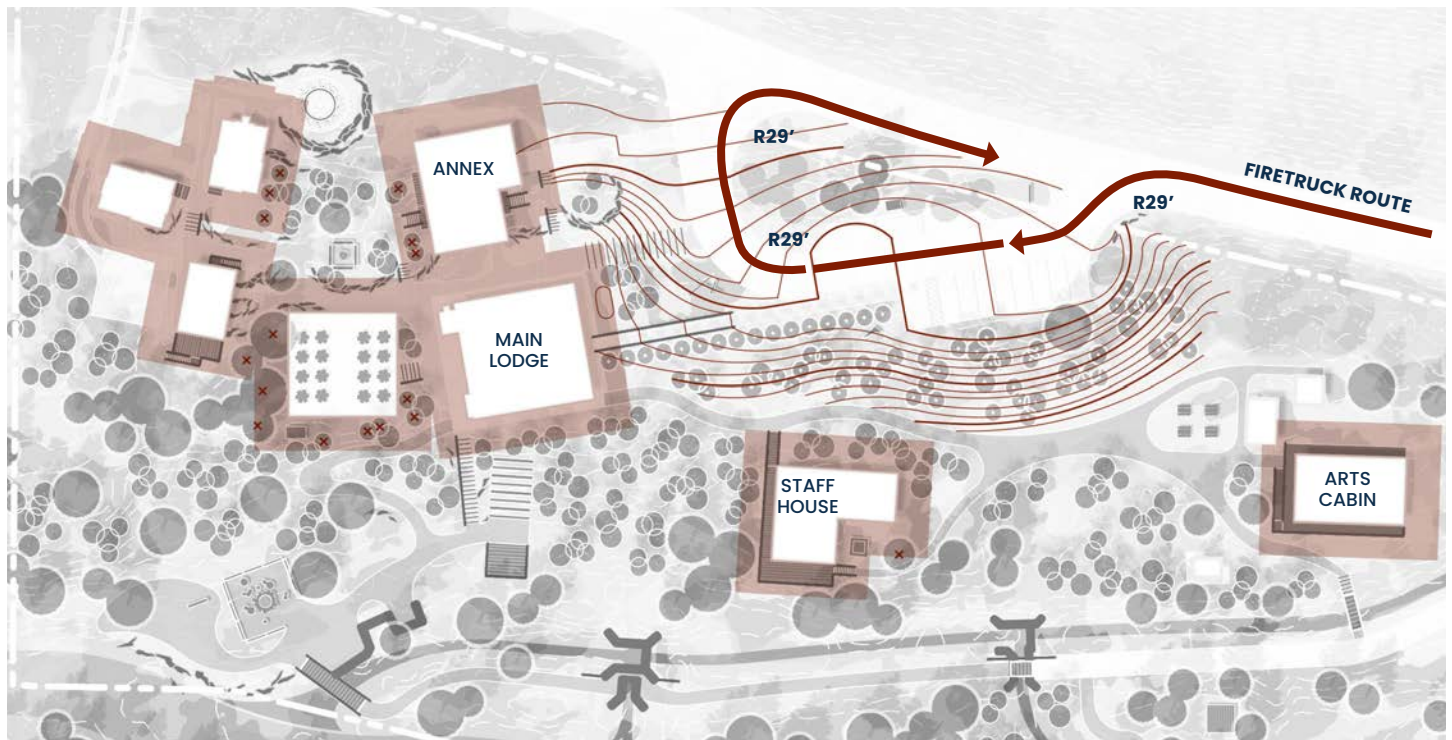


MASTER PLAN RECOMMENDATIONS

FIRE MITIGATION

The threat of wildfire goes beyond the Aspen Camp boundaries. It is imperative to employ a systematic fire mitigation strategies set forth by the Upper Snowmass Creek Caucus to mitigate wildfire threat through the following measures:

- 1 Review all trees within 15' defensible space of structures. Remove trees deemed appropriate to mitigate wildfire risk to buildings and employ the Pitkin County's wildfire defensible space recommendations.
- 2 Remove all dead-fall to limit fuel.
- 3 Align regulatory and management agencies (fire professionals) to improve cooperation and coordination, to efficiently respond to a fire or emergency incident, and develop solutions and strategies customized to the particular circumstances.
- 4 Conduct a fire code compliance audit on all existing structures. Identify improvements to bring campus to compliance.
- 5 Synchronize mitigation, fire education and prevention, and hazardous fuels reduction program activities.
- 6 Encourage stewardship of active management of forest resources to address wildfire-related risks to life, property, and the environment.

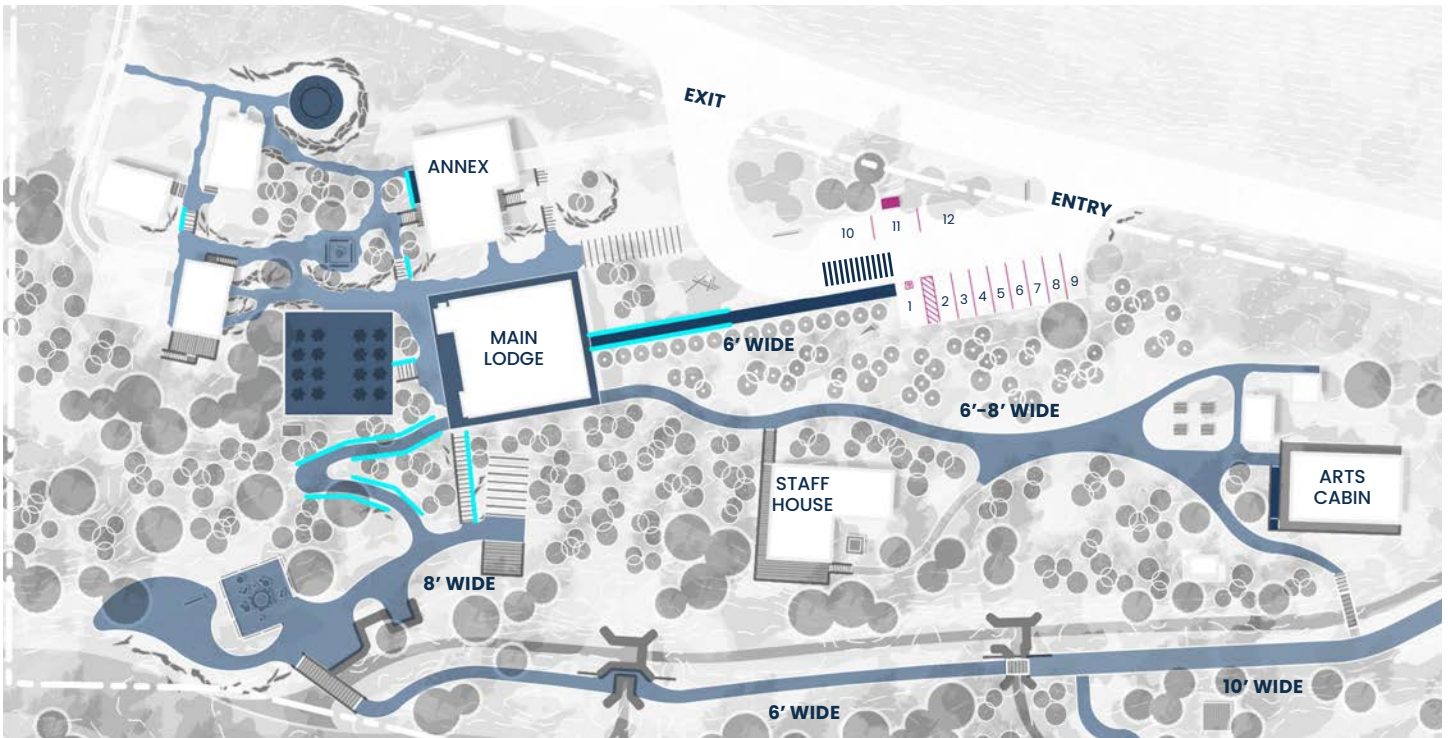


— Proposed Grade Major — Proposed Grade Minor ■ Defensible Space (15') x Trees To Be Removed

ACCESSIBILITY

A critical component to the plan is improving accessibility throughout the campus by utilizing DeafSpace principles and ADA standard requirements. Tactical interventions are recommended to improve accessibility including the following:

- 1 Along all wooden stairways where only one handrail is present, an additional railing on the opposite side is recommended. Along the switchback path descending from the Main Lodge to the Performance Stage, new handrails are also recommended to improve accessibility.
- 2 At the Arts Cabin and the bathhouse, new ADA accessible ramps are recommended to allow for increased access into these buildings.
- 3 A 6' wide direct, concrete paved connection from the parking lot to the Main Lodge is recommended. Portions of the walk may require handrails.
- 4 Utilize suitable trail material such as mulch, shredded bark, or fine gravel to improve accessibility on existing and proposed secondary and tertiary trail networks
- 4 The plan includes 1 ADA accessible parking space directly adjacent to the main entry, and 11 regular parking spaces for a total of 12 parking spaces.



- | | | | |
|---|--|--|--|
|  Proposed Handrail |  Accessible (Softscape) |  Accessible (Hardscape) |  Proposed Ramp (1:12 max) |
|  Parking Spaces |  Waste Enclosure |  Drop-Off Area | |

MASTER PLAN RECOMMENDATIONS

LANDSCAPE IMPROVEMENTS

The master plan employs three landscape zones. The arrival builds on the identity of the campus core and centers the aspen tree, the buffer zone provides protection and separation between the road and open space areas, and the nature center zone creates a place to learn about plants and native ecologies. Recommendations set forth in this plan include:

- 1 Replant proposed arrival, drop-off, and disturbed slopes with native aspen trees.
- 2 Introduce native tree and shrub plantings to buffer open area along Snowmass Creek Road. Suitable tree plantings includes aspen, cottonwood, rocky mountain maple, and Colorado spruce. Suitable shrub material includes gambel oak, red twig dogwood, and willows.
- 3 Implement educational learning associated with the Nature Center that centers native alpine ecologies. Include an emphasis on biodiversity and regionally significant and hardy plants.
- 4 With all new plantings, protect areas with tree protection fencing to allow for plant establishment and to protect newly planted material from browsing of elk and deer.
- 5 All new plantings shall not include nut, berry, or fruit producing trees or shrubs palatable to bears, per Pitkin County requirements.



Arrival Planting Zone

Buffer Planting Zone

Nature Center Planting Zone

WATER RIGHTS

A critical component to future growth is the development of the property's full conditional water rights outlined in the original decree: Case No. 94CW371, entered on May 28, 1996, by the District Court in and for Water Division 5. The proposed decree of the Water Court filed April 6, 2024: Case No. 2023CW3068, indicates that the Water Court has granted these conditional water rights:

- 1 ADC Well No.2: in the amount of 0.055 c.f.s. (25 g.p.m.) for domestic, commercial school operations, irrigation, stockwatering, and fire protection purposes.
- 2 ADC Well No.3: in the amount of 0.055 c.f.s. (25 g.p.m.) for domestic, commercial school operations, irrigation, stockwatering, and fire protection purposes.
- 3 ADC Pump and Pipeline: in the amount of 0.1 c.f.s. (45 g.p.m.) for delivery of water into storage in the ADC Pond System.
- 4 ADC Pond System: in the amount of 4.656 acre feet for purposes irrigation, recreation, piscatorial, augmentation, and exchange. The ADC Pond System is a series of pond, each of the ponds will be interconnected and no pond located more than 200 feet midway within the pond system.



- | | | | |
|----------------|-------------------------------|------------------|------------------|
| Snowmass Creek | Existing Ditch | Pond Water Right | Well Water Right |
| Proposed Pond | Existing Ditch Infrastructure | Pond Water Right | |

SITE CHARACTER PROPOSED PROGRAM

LEARNING + EDUCATION



OUTDOOR CLASSROOM

Nestled within the forest along the nature trails are flexible seating areas that facilitate teaching and outdoor learning



ASTRONOMY PLATFORM

A glimpse into the vastness of the universe



ENVIRONMENTAL EDUCATION

Signs teach about natural processes and local ecologies



BOOK NOOK

An outdoor library for those looking to read in nature



BACKCOUNTRY VILLAGE

A place to camp and learn about wilderness survival

NATURE CONNECTION



FIRE GATHERING

A communal space for medium sized gatherings



SENSORY GARDEN

An educational garden that engages all five senses



NATURE TRAILS

Trails made of soft material and graded for accessibility



FISHING HOLE

Along the edges of the creek, native trout are often seen



RIPARIAN HABITAT

Along the fringes of the pond, riparian habitat provides a home for native species and allows for bird watching

SITE CHARACTER PROPOSED PROGRAM

SPORTS + RECREATION



NATURE PLAY

A playscape made of the natural materials of the site



SPORTS COURT

A canvas for painted play, games, sports, and fun



GREAT LAWN

A place for large gatherings, events, games, and kite flying



CLIMBING WALL

The wall builds a sense of community through teamwork



HORSESHOES

A game that celebrates the valley's ranching history

ARTS + CULTURE



ROTATING ART EXHIBIT
Marks the entry of the campus



PERFORMANCE STAGE
A place for performance tucked within the aspen forest



CLAY WORKS
A place to showcase resident and student pottery



MOON CALENDAR
An artful expression of the night sky



OUTDOOR STUDIO
Creating art in a natural setting facilitates creativity and enhances connection to nature

SITE CHARACTER ADDITIONAL INSPIRATION

ADDITIONAL IMAGERY



WATER PLAY



STEPPING STUMPS



POND OVERLOOK



GA GA BALL



FOOSBALL



MUSICAL PLAY



EDUCATIONAL SIGNAGE

SITE CHARACTER ADDITIONAL INSPIRATION

ADDITIONAL IMAGERY



LAND ART



FRISBEE GOLF

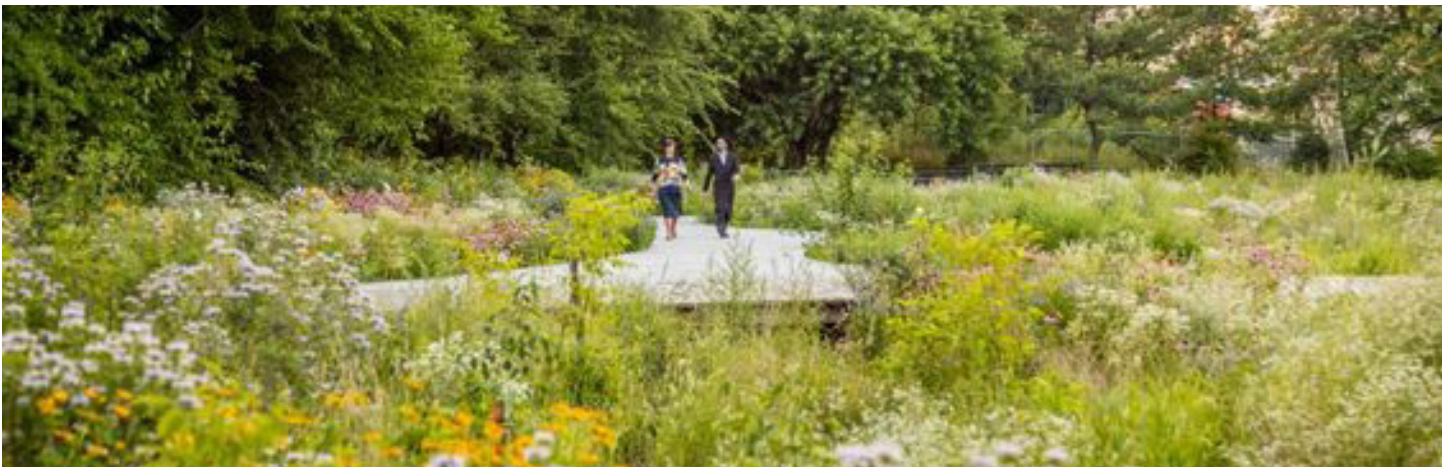




TEAM ACTIVITIES



GEOCACHING



POLLINATOR GARDEN



Birds Eye View of Performance Stage at Aspen Camp.
Photography Credit: Brandon Huttenlocher/Design Workshop, Inc



CHAPTER THREE

IMPLEMENTATION FUNDING

FUNDING DEFICIENCIES

The Aspen Camp has a long-standing relationship with the Roaring Fork Valley community and has built a legacy of local pride. It has been able to piece together funds to sustain operations and support programs through concert series, historically including headliners John Denver and Jimmy Buffet, Snowmass free concerts, special events, relationships with local organizations, local donors, grants, and corporate funding. Unfortunately, overtime these funds are not enough to provide much-needed repairs, deferred maintenance, accessible accommodations or programming and facilities updates. Local funding has become increasingly competitive and the Camp needs to expand their efforts to realize the full potential and reach the Deaf Community in the Roaring Fork Valley and beyond.

ANNUAL OPERATING EXPENSES

The Aspen Camp, a 501(c)(3) non-profit organization, the Aspen Camp offers year-round programs to deaf and hard of hearing children and adults. Their mission statement declares diverse experimental, educational, outdoor, and recreational experiences while also aiming to connect individuals with nature, others in the signing community, and themselves. Full- and part-time staff and volunteers collaborate to deliver their programs and services, providing participants with varying opportunities. Program offerings include wilderness retreats, backpacking, snowshoeing, immersion retreats, and skill-building camps.

While program offerings continue to develop and expand, and the Camp community continues to grow, operating costs and facility maintenance escalate annually. It is imperative that the organization acquires adequate funding to sustain the most basic of services including vibrant programming, professional development, camp amenities, nutritious meals, creative and educational materials, adventure activities and emergency medical equipment.

CAPITAL EXPENSES

Aspen Camp will need to raise sufficient funding to address their continuous capital needs on existing inventory and infrastructure while looking towards their larger vision of new improvements, updates, and renovations. Moving forward, the Camp upgrades should comply with local jurisdictional and national code and provide improved health, safety, and welfare and accessibility measures.

CONTINUING THE LEGACY

It is necessary for the Camp to continue to foster relationships with the adjacent communities and organizations. Through fundraising efforts, grants, and continued and new partnerships, the Aspen Camp will be able to continue its legacy for the deaf and hard of hearing community.



FUNDING GOALS AND VISION

The Camp has a big vision including long-term, short-term, and ongoing priorities to their facility maintenance and operations. Updates to the facility will address aspects of deaf and hard of hearing experiences in the built environment – space and proximity, light and color, and acoustics. Common to all of these categories are the ideas of community building, visual language, the promotion of personal safety and well-being.

The facility's vision will improve the accessibility and efficiency of the campus – expanding, updating, and improving the facilities constructed in 1971. The following should be considered for funding.

FUNDING OPPORTUNITIES

- Donations
- Corporate and personal giving
- Fundraising
- Grants
- Partnerships

FUNDING STRATEGIES

Numerous and varying funding strategies are needed to continue operations and could include:

- Investigate new funding sources to support the maintenance of facilities.
- Consider hiring a grant writer to expand reach.
- Identify targeted grants to apply for. (e.g., grants through Great Outdoor Colorado (GOCO) and The National Park Service)
- Continue with fundraising outlets and consider expanding efforts. (e.g. partnerships with larger community events or local foundations and organizations)
- Continue work with volunteer groups that alleviate some maintenance operating costs. Develop an annual work plan for

volunteer groups. (e.g., RFL for volunteer and maintenance around campus, RFOV for trail improvements)

- Expand partnership reach to foster community connection in surrounding western communities.
- Foster partnerships with local experts to assist with county and other jurisdictional approvals (e.g., engineers, architects, contractors, permit experts, water rights experts, etc.)

IMPLEMENTATION PLAN AND COST ASSUMPTIONS

Selecting the chronology and priority of projects is a difficult task. These decisions will impact capacity and staff needs. Each action item will need to be carefully considered. On the following page, the Work Plan Matrix provides a framework that divides actions into three categories – Facility and Operations Needs, Program Needs, and Site Improvements. Each action item is assigned a priority for completion – short-term, medium-term, or long-term ongoing – an assumed cost parameter that considers operating and maintenance needs, and lists a potential resource for helping to implement.

\$ – Low cost

\$\$ – Medium cost

\$\$\$ – High cost

Additionally, a list of quick-win projects have been identified to guide the Aspen Camp in taking a first-step towards improvements. These projects produce noticeable progress in a short amount of time, and often take minimal resources to complete.

IMPLEMENTATION WORK PLAN

SHORT-TERM IMPROVEMENTS

Short-term improvements are characterized by those that can be achieved within the next 1-2 years. These action items are those that may already be started and are attainable to complete.

| SHORT-TERM (1-2 YEARS) | | | |
|------------------------|--|--------|---|
| | | | POTENTIAL RESOURCE |
| Facility & Operations | Low rope course and obstacle course inspection and maintenance | \$ | Colorado Mountain College (CMC) |
| | Add equipment and modification to satisfy day license requirements including ice machine, disposal, mop station. | \$ | |
| | Repair concrete pad at sports court for multi-use purposes (recreation and parking). | \$ | |
| | Acquire updated site survey that includes topography, utilities, site elements and vegetation. | \$ | Local survey/ engineering firms |
| | Conduct a fire code compliance audit. All site improvements should comply with local wildfire policies. Collaboration with local fire departments and county, state, and federal agencies may be required. (Including but not limited to tree removal for defensible space, controlled burns, and access updates). | \$\$ | Local Fire District with Rifle Correctional Facility performing work. |
| | Provide nurses room and camp infirmary in Main Lodge. | \$\$ | Aspen Valley Hospital, Valley View Hospital |
| | Provide upgrades to shower house. | \$\$ | |
| | Renovate Annex basement to improve storage system and laundry room. | \$\$ | Local contractors (e.g. Hansen) |
| | Provide new doors and windows for all buildings. | \$\$\$ | |
| | Add two new vans and one new work truck. | \$\$\$ | Utility companies w/ fleet vehicles (e.g. Holy Cross Energy). |
| | Renovate Annex to include office space, staff lodging, break room, storage/supply room. | \$\$\$ | |
| Programs | Repair, clean and update nature center displays. | \$ | ACES, Boy + Girl Scouts, Anderson Ranch, Carbondale Clay Center, local schools/ high school capstone (seniors), Colorado Parks and Wildlife, US Forest Service, Roaring Fork Conservancy, Roaring Fork Audubon |
| | Repair pottery wheels and other art supplies. Update art program offerings based on need and demand. | \$ | |
| | Expand programs to include nature learning. | \$ | |
| | Expand program offerings to include all ages. | \$ | |
| Site Improvements | Submit permit documents for site expansion and construction of fire-truck access realignment. | \$ | Local architecture/ engineering firms |
| | Designate a flexible open space for active recreation and community events. | \$ | |
| | Expand natural trails system throughout site. | \$ | Roaring Fork Outdoor Volunteers (RFOV) |

MEDIUM-TERM IMPROVEMENTS

Medium-term improvements are those that can be achieved and implemented within the next 2-5 years.

| MEDIUM-TERM (2-5 YEARS) | | | |
|--|--|--------|---------------------------------------|
| | | | POTENTIAL RESOURCE |
| Facility & Operations | Repair kitchen appliances for ready use. | \$ | CORE, CLEER, Holy Cross Energy |
| | Well Pump, filtration system and water softener. | \$ | |
| | Install new showers and restrooms | \$\$ | |
| | Remodel shower house to provide all-gender shower and bathrooms. | \$\$ | |
| | Installation of alarm system throughout campus. | \$\$ | |
| | Improve site lighting around camp core. | \$\$ | |
| | Remove lower garage and begin plans to replace with pole barn sports complex. | \$\$ | |
| | Expand fire mitigation measures including water holding tanks, pond system, water pumps, and irrigation systems. | \$\$\$ | Local Fire District |
| Provide renovations to Main Lodge Kitchen. | \$\$\$ | | |
| Programs | Hire two full-time employee to support programming | \$\$ | AmeriCorps Vista |
| | Planning for 8 weeks of annual summer programming. | \$\$ | |
| Site Improvements | Designate ADA accessible trails and pathways per universal guidelines. | \$ | |
| | Expand gathering areas and campfire circles. | \$ | |
| | Provide ADA accessible seating areas throughout site (including gathering areas and campfire circles). | \$ | |
| | Include handrails and guardrails where needed per ADA guidelines. | \$\$ | |
| | Integrate a book nook. | \$\$ | Local artist, Basalt Regional Library |
| | Provide inclusive, accessible, and multi-lingual interpretive signage and wayfinding around site. | \$\$\$ | |
| | Work with local arborist/ landscape contractor to install screening trees and native plant materials. | \$\$\$ | SavATree |

IMPLEMENTATION WORK PLAN

LONG-TERM IMPROVEMENTS

Long-term improvements are big moves and characterized by those that need more time and budget to achieve.

| LONG-TERM (5+ YEARS) | | | |
|-----------------------|---|--------|--|
| | | | POTENTIAL RESOURCE |
| Facility & Operations | Update kitchen for commercial use. | \$\$ | |
| | Renovations to existing building structure on an as-needed basis. | \$\$ | |
| | Replacement of septic system. | \$\$\$ | |
| | Add maintenance and utility pole barn. | \$\$\$ | |
| Programs | Outdoor education and training program | \$\$ | Roaring Fork Outdoor Volunteers (RFOV) |
| Site Improvements | Design, construct, and implement a natural playground. | \$\$ | Local Landscape Architect |
| | Design and implement sensory garden. | \$\$ | Local Landscape Architect, CMC, Master Gardeners, CSU Extension Office, local nurseries and landscapers, CRMS, Central Rocky Mountain Permaculture Institute |
| | Incorporate riparian plantings along riparian corridors that encourage habitat. | \$\$ | Roaring Fork Conservancy, CMC |
| | Construct accessible and County-approved fire truck access route to site. | \$\$\$ | |

QUICK WIN PROJECTS

The following is a list of potential initial projects the Camp could focus on to begin implementing the Master Plan. These Projects are fundamental first steps to set up the other Projects herein for success as are associated with Code or jurisdictional compliance.

| | |
|--------------|--|
| Project List | 1. Acquire updated site survey that includes topography, utilities, site elements and vegetation. |
| | 2. Conduct a fire code compliance audit. All site improvements should comply with local wildfire policies. Collaboration with local fire departments and county, state, and federal agencies may be required. (Including but not limited to tree removal for defensible space, controlled burns, and site access updates). |
| | 3. Submit permit documents to Pitkin County and Snowmass Capitol Creek Caucus for site expansion and construction of fire-truck access realignment. |

ONGOING IMPROVEMENTS

Ongoing improvements encompass everyday operating costs and maintenance and should be included in an annual work plan.

| ONGOING | | | |
|-----------------------|--|--------|--|
| | | | POTENTIAL RESOURCE |
| Facility & Operations | Maintain pavement and sports court for annual use | \$ | |
| | Seasonal maintenance of landscape and planting. | \$ | Roaring Fork Outdoor Volunteers (RFOV) |
| | Boiler system maintenance. | \$ | |
| | Annual non-profit operating costs. | \$\$\$ | |
| | Septic system maintenance. | \$\$\$ | |
| | Annual maintenance to building carpentry, flooring, and fixtures including lighting, bathroom, refrigeration, paint. | \$\$\$ | |
| Programs | Program and activity certification (as-needed). | \$ | |
| | Annual Program Staffing. | \$\$\$ | |
| | Annual Executive Director Salary. | \$\$\$ | |
| Site improvements | Annual trail upkeep. | \$ | Roaring Fork Outdoor Volunteers (RFOV) |
| | Ensure site elements and access comply with Deaf Space principles. | \$\$ | |



ASPEN CAMP

OF THE DEAF AND HARD OF HEARING