



# A Flexible Approach to Community Building through Parks & Recreation Service & Facility Expansion

**FUNdamentally improving lives by building community in fun engaging ways, and by providing excellent parks and recreation facilities, activities, and services.**

**Community Focused, Customer Centric, Inclusive,  
Innovation, Stewardship**

# Montrose Recreation District



**Quick peek** into the Montrose Recreation District's recent opening of third indoor facility, serves as a model of community and capacity building, community and partnership engagement, and which showcases Montrose's abilities to grow and thrive within a changing environment.

**Overview** of the process and dynamics that led to the Montrose Recreation District successfully opening a third community facility in an area of the community with thousands of underserved.

- **What ABOUT Montrose?**
- **What's the IDEA, and how did we get started here?**
- **What's the real project – give us the details!**
- **We have liftoff – SYNERGY....emerging outcomes**

# Montrose Recreation District



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**Community Focused**

**Innovation**

**Customer Centric**

**Stewardship**

**Inclusive**

*Engage your community. Collaborate with your partners.*

*Be optimistic!*



Transforming Montrose into a compelling destination for business

- Desirable location, business and commercial enterprise, skilled jobs
- Restored & enhanced Uncompahgre River for benefits of community
- Quality, workforce housing

**Montrose Urban Renewal Authority**



City of Montrose  
**COLORADO**

# Highly divisible yet flexible campus:

670,000 sq ft \$83 million:

site work, infrastructure, river restoration /open space enhancements 160 acres.





# The BIG IDEA

Use the GROWTH AND CHANGE

*the community itself*

*economic AND capital development*

*infrastructure*

*the MRD facilities and services*

*abundant natural resources and define a sense of place*

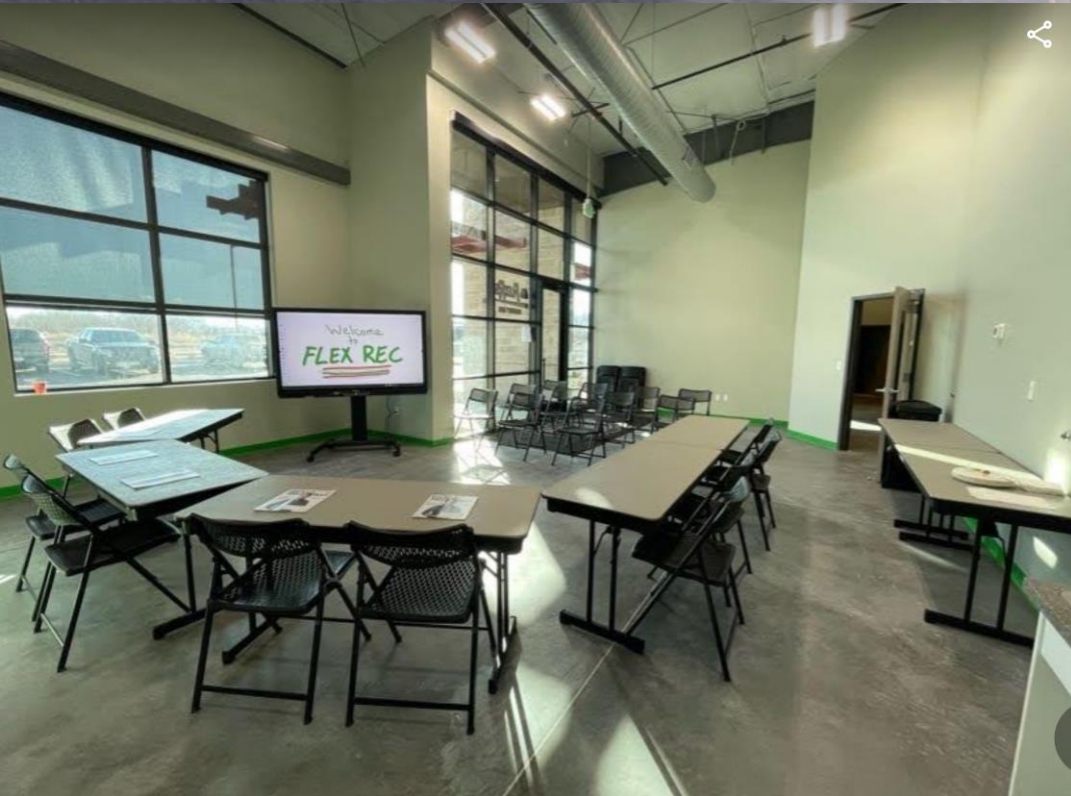
ENGAGE in *social and political dynamics*

*and*

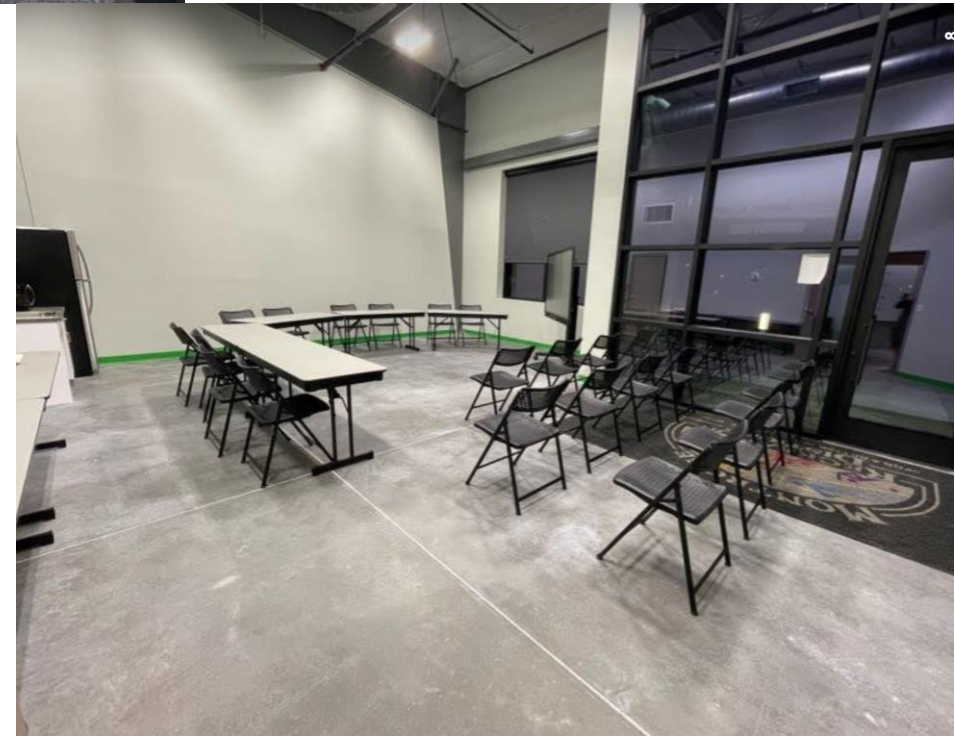
**DEVELOP COMMUNITY CAPITAL**



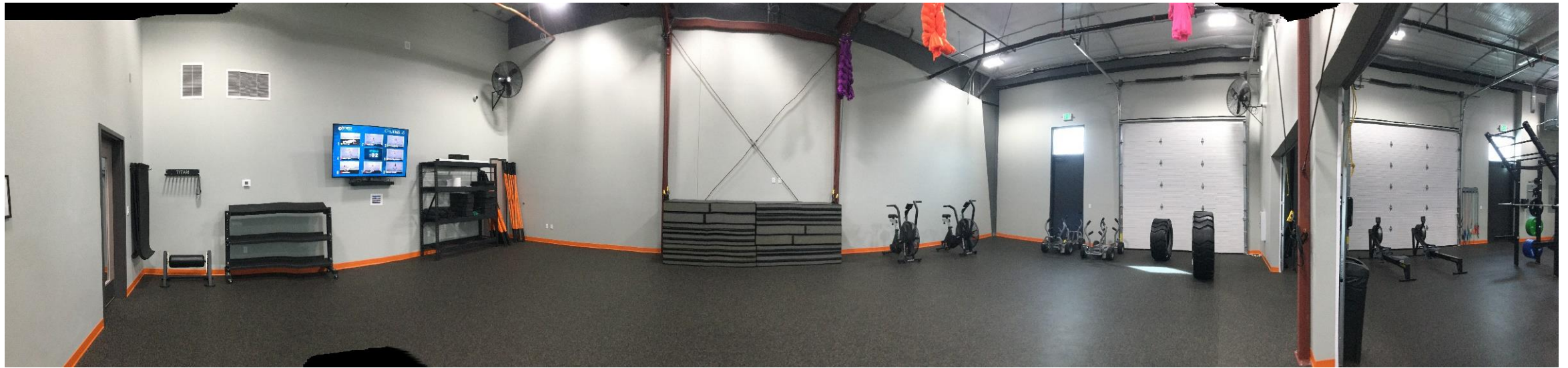
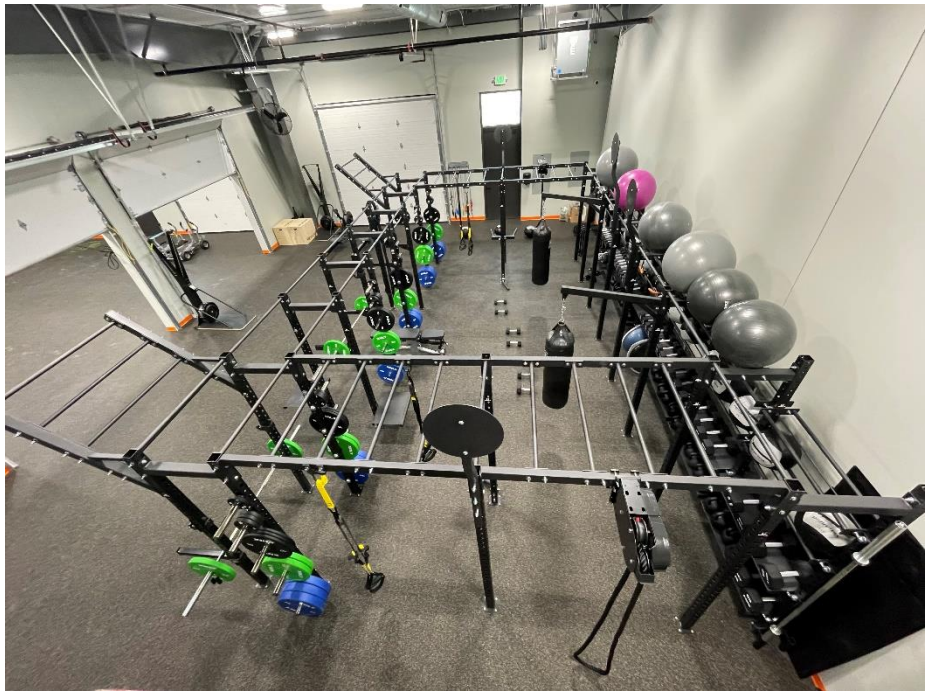
- 15' true clear height in the warehouse area
- 12' x 12' roll-up doors in ea suite
- Flexible uses under I-1 Light Industrial Zoning



- 27,500 SF ea
- Showroom-Office-Manufacturing Space
- Tenant Improvement allowance







# FUNDING

Total construction contract: \$681,134 (\$123 per square foot)

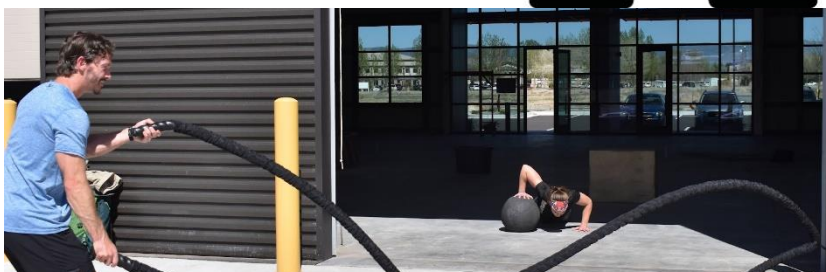
Total annual lease payment max \$85,437 (\$15.53 per square foot)

Revenues	
CITY OF MONTROSE CONTRIBUTION	\$280,000
COLORADO OUTDOORS CONTRIBUTION	\$203,816
TOTAL Partner Contributions	\$483,816
GRANTS	\$70,000
Total Revenues	\$553,816
MRD outlay investment	\$289,705
Revenues + MRD outlay	\$843,521
Total Expenses	\$843,521

# PARTNERS

- CO Outdoors
- City of Montrose
- Montrose Recreation Foundation
- Weehawken Arts
- Maslow Academy / Bright Beginnings
- Mexican American Development Association / Tortilla Flats Neighborhood
- Outdoor coalition programming and gear library
  - FOYAN, CCA, TRY, CASA7JD, Families Plus, Partners of Delta, Montrose and Ouray, Haven House for the Homeless, Black Canyon B&G, Montrose County School District Outer Range Outdoor School, and growing...

# FLEXREC



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*"For a Better Quality of Life . . . MRD!"*

Growing our communities, gratefully

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