



Colorado Mountain College Hayden Homestead Master Plan

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Forward

The Hayden Homestead Master Plan (Plan) has been prepared for the purpose of identifying potential adaptive uses of the historic, cultural and natural resources of Colorado Mountain College's (CMC) Hayden Homestead property, balancing these uses against the carrying capacity of the land and its supporting infrastructure, and establishing a vision for future use of the property that provides a strategic direction and guidance for informed and comprehensive decisions concerning CMC's stewardship of the site

Nothing in this plan shall be construed as committing Colorado Mountain College to the actions or projects identified herein. The prioritization, timing, and commitment to projects identified within the context of this document shall be at the sole discretion of Colorado Mountain College, based on demonstrated market demand, availability of funding, partnering opportunities, or other variables that justify, to CMC's satisfaction, the furtherance of planning and project implementation.

The Plan represents the vision for the property at the time of its preparation, based on over a decade of public discussion and planning, and is intended to provide flexibility to accommodate paradigm shifts in experiential learning, college policies, community needs, or funding opportunities that may occur over time. Nothing in this document should be construed as preventing the accommodation of new ideas or revision of identified projects or activities, as deemed appropriate by CMC. The Plan should be viewed as a dynamic document that provides a framework for the development of the natural and built environment within the over-arching vision for the use of the property.

Executive Summary

Introduction

The Hayden Homestead Master Plan (Plan) has been prepared to identify and integrate the multiple and cross-disciplinary use of the natural, historic, and cultural resources of the Homestead to enhance the educational mission of Colorado Mountain College by providing hands-on, experiential learning opportunities for its students and the surrounding community. The Plan seeks to optimize the adaptive use of the property in compliance with the Deed of Conservation Easement, in a manner that is economically sustainable, and in balance with available infrastructure and the carrying capacity of the land.

The Plan establishes an over-arching vision and mission for the project, identifies goals and objectives for reaching the vision, offers a brief historical perspective, describes existing conditions, identifies power, water and sanitation services to support the facilities, outlines requirements for compliance with jurisdictional guidelines and regulations, suggests uses for interior and exterior space and illustrates spatial relationships that match desired end uses, and identifies action plans to attain the goals and objectives of the Plan.

Section 1 The Plan

Section 1 establishes the Vision and Mission of the plan, based on input received from faculty, staff and administration of Colorado Mountain College, members of the local community, and stakeholders in the future of the site.

Vision Statement:

The Hayden Homestead is a dynamic, multi-use, hands-on experiential learning center, advancing the principles of historic preservation, environmental sustainability, outdoor recreation leadership, natural resource management, and land stewardship through education, research, demonstration, and community outreach and participation.

Mission Statement:

To develop the Hayden Homestead to support and enhance CMC's academic mission and service to the community through adaptive use of its historic structures and wise use of its renewable natural resources, in a manner that integrates the needs of society with the natural world.

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Section 1 also establishes the Purpose and Need for the Plan, identifies the Goals and Objectives for achieving the Vision, and documents the Scoping process through which input was gathered.

The Primary Goals for the adaptive use of the Hayden Homestead are:

To provide and enhance experiential learning opportunities for students of Colorado Mountain College;

To protect and preserve the historic integrity of the Hayden Homestead and interpret its historic significance;

To achieve financial stability and sustainability in support and enhancement of the academic mission of CMC to ensure long term maintenance and stewardship of the property; and.

To redevelop the land and structures to encourage and revitalize use of the Ranch within the College and surrounding community.

Section 2 Background

Section 2 provides a historical perspective of the Hayden Ranch during its period of significance (1860 – 1940), as well as the sequence of events and actions that put the property in a position to be acquired by Colorado Mountain College.

Section 3 Existing Condition

Section 3 of the Plan establishes the Existing Condition of the Hayden Homestead as it appeared in the year 2010, providing a description of the natural setting, defining the land base, delineating and describing each of the contributing and non-contributing structures of the built environment, and documenting the infrastructure currently in place to support future use and development of the site. Establishing the Existing Condition not only inventories available resources, but also provides a baseline from which to monitor the changes that occur over time.

Section 4 Land Use Constraints

Section 4 of the Plan identifies the land use constraints that determine the carrying capacity of the land to support the desired end uses. Constraints are categorized as either Environmental (e.g. soils and wetlands), Physical (e.g. floodplain, groundwater table, site security, and fire protection) or Regulatory (e.g. Deed of Conservation Easement, Secretary of the Interior's Standards for the Treatment of Historic Properties, Lake County Land Development Code, and Colorado Water Law).

Section 5 Adaptive Use: Experiential Education Center

Section 5 identifies the programs and disciplines that are currently available at Colorado Mountain College and could be integral components of an Experiential Education Center. It also provides an overview of recommended adaptive uses of the built and natural environment that support both sitewide and individual programmatic needs.

Sitewide actions meet such universal needs as providing site security, fire protection, modern classroom space, restrooms, accommodations, and renewable energy, while programmatic uses meet the needs of a specific program, such as the construction of the proposed greenhouse and nursery plots to support the Sustainable Agronomy program.

Each recommended adaptive use is accompanied by an Action Plan, which outlines the basic “next steps” to be taken to advance the project toward implementation.

Summary

The Hayden Homestead encompasses the natural and built environment to support a nationally acclaimed Experiential Educational Center. By expanding upon the classroom experience offered on the Timberline Campus, the Hayden Homestead can become a dynamic laboratory for hands-on experiential learning in a real world environment.

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