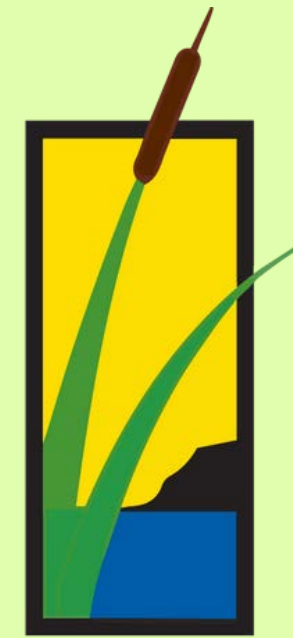


# BLNC CAMPUS IMPROVEMENTS PROJECT



BLUFF  
LAKE  
NATURE  
CENTER

*Wildlife Refuge ~ Outdoor Classroom*



APRIL 2024

# OUR TEAM



SUPERBLOOM



## SHAPE

Architecture &  
Sustainability

## SUPERBLOOM

Landscape &  
Community Engagement

## HOWELL

Construction and  
General Contractor

## BLNC

Owner's Rep -  
Cumming

CUMMING  
GROUP

Staff

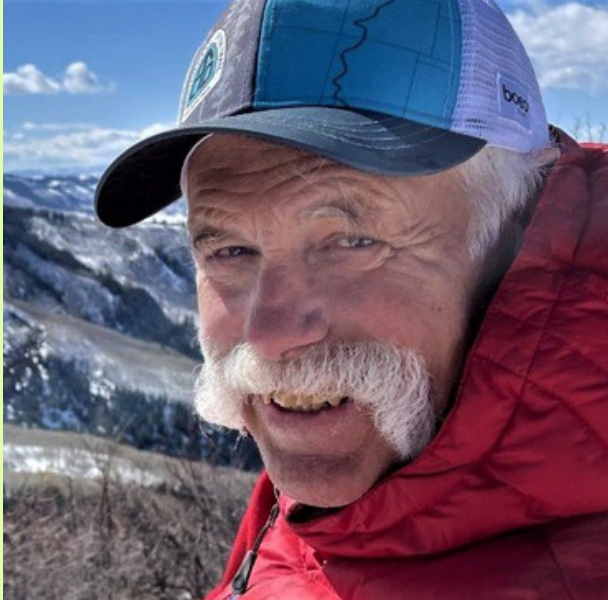
Board

Capital Campaign  
Committee

Campus Committee

# CAPITAL CAMPAIGN COMMITTEE

**David Smith**  
Co-Chair



**Tania Zeigler**  
Co-Chair



**Jared Luner**  
BLNC Board President



**Katie Robb-Davis**  
BLNC Board Member



**Lisa Pera**  
BLNC Board Member



**Rachel Hutchens**  
BLNC Executive Director



**Leila Regan-Porter**  
BLNC Development Director



**Luke Galli**  
BLNC Board Treasurer



**Peter Konrad**  
BLNC Finance Committee



**Sean Harwin**  
BLNC Board Member



# OPPORTUNITY FOR IMPACT

## 2018

4 Year-Round Team Members

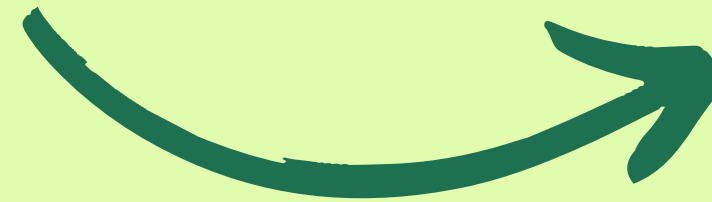
**40,000** Site Visitors

**\$290,000** Annual Budget

**149** Annual Donors

**186** Documented Bird Species

**228** Summer Campers



## 2023

9 Year-Round Team Members

**90,000** Site Visitors

**\$700,000+** Annual Budget

**327** Annual Donors

**230** Documented Bird Species

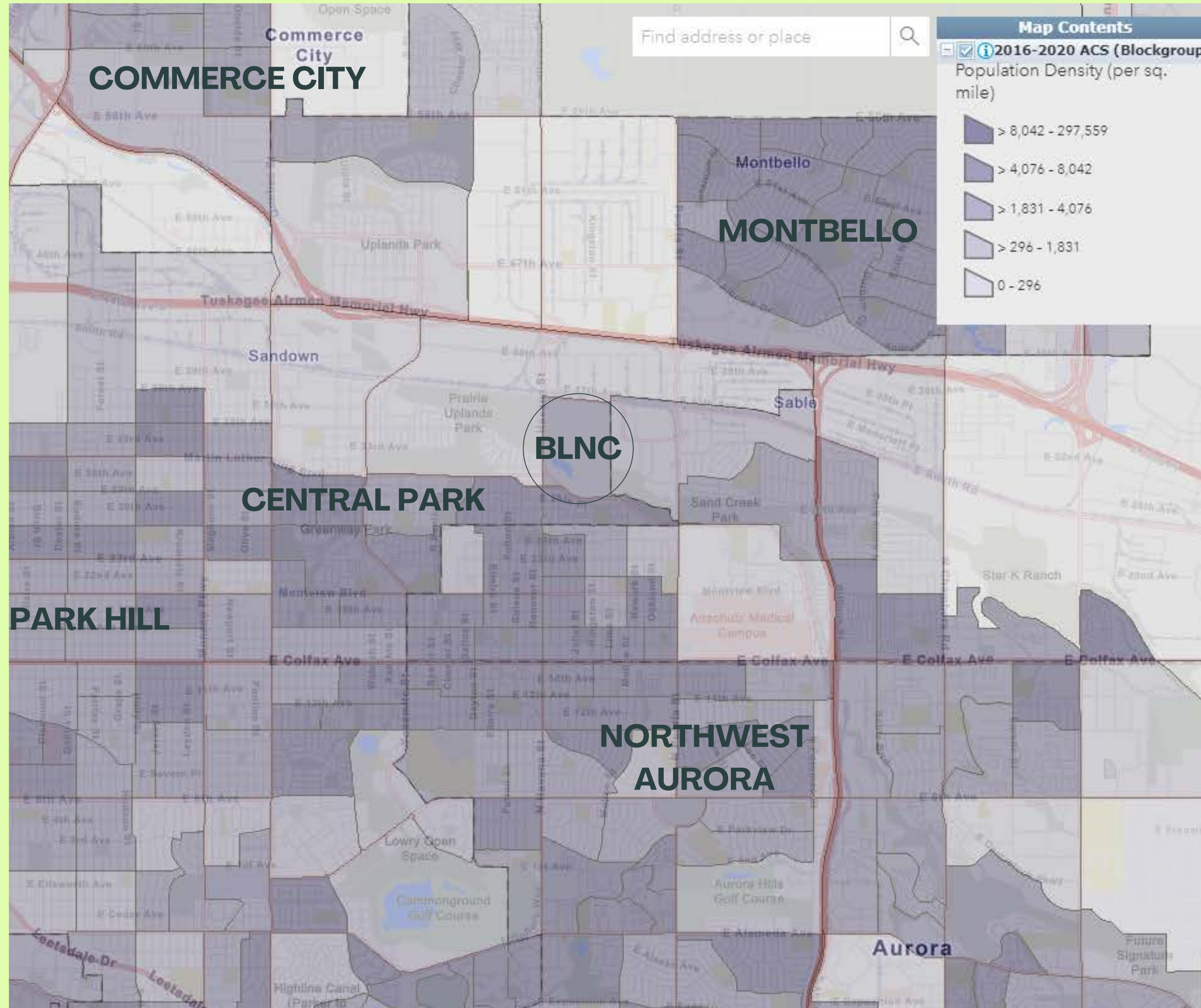
**430** Summer Campers  
+312 on the waitlist!



# OPPORTUNITY FOR IMPACT

Population Density  
(per square mile)

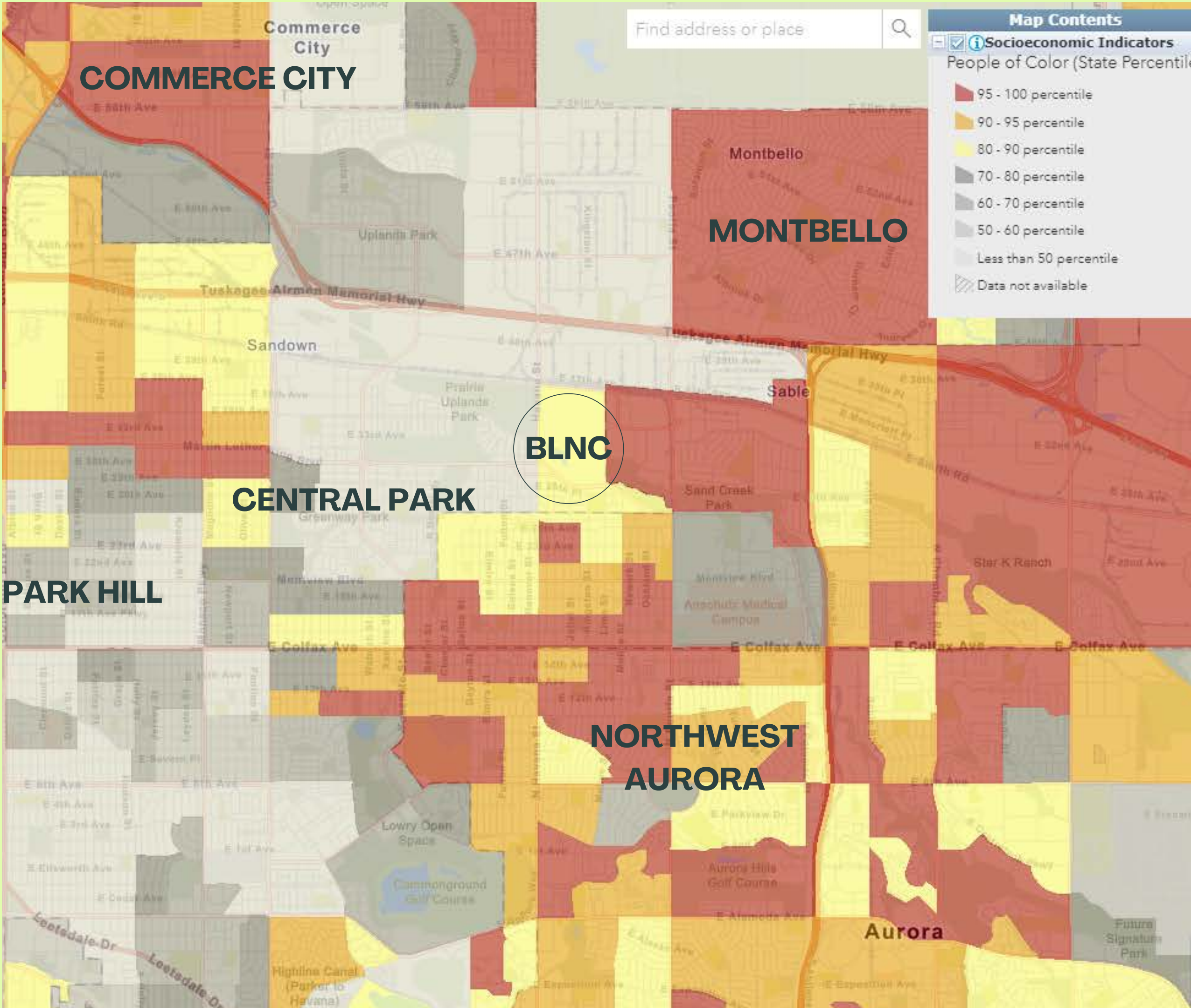
EPA Environmental  
Justice Screening Map



# OPPORTUNITY FOR IMPACT

People of Color (state percentiles)

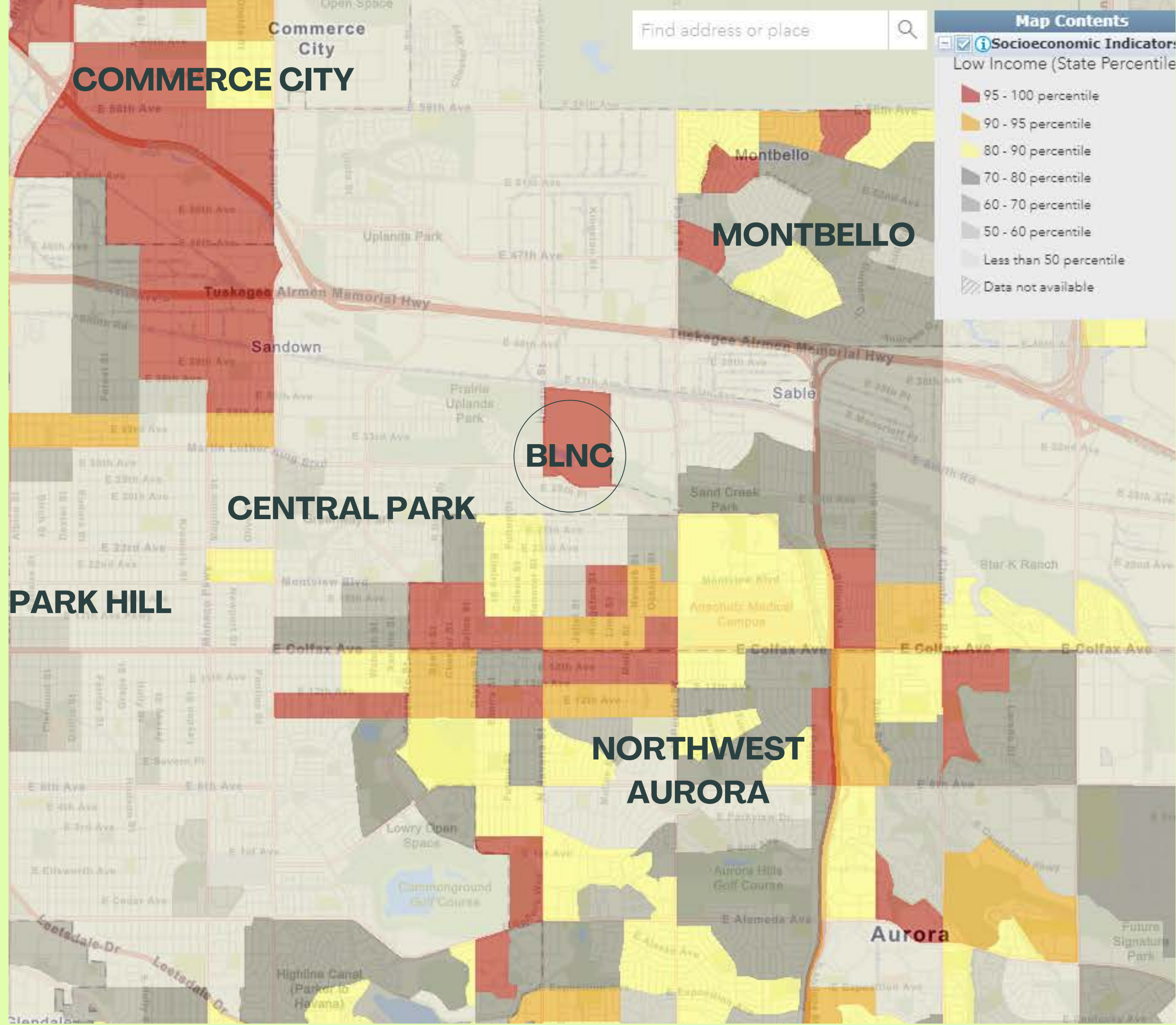
EPA Environmental Justice Screening Map



# OPPORTUNITY FOR IMPACT

**Low Income**  
(state percentiles)

EPA Environmental  
Justice Screening Map



# OPPORTUNITY FOR IMPACT

Protect and enhance  
**123-acres** of vital  
riparian, wetland, and  
prairie habitat along the  
**Sand Creek** corridor

ParkServe Mapping Tool  
Trust for Public Land



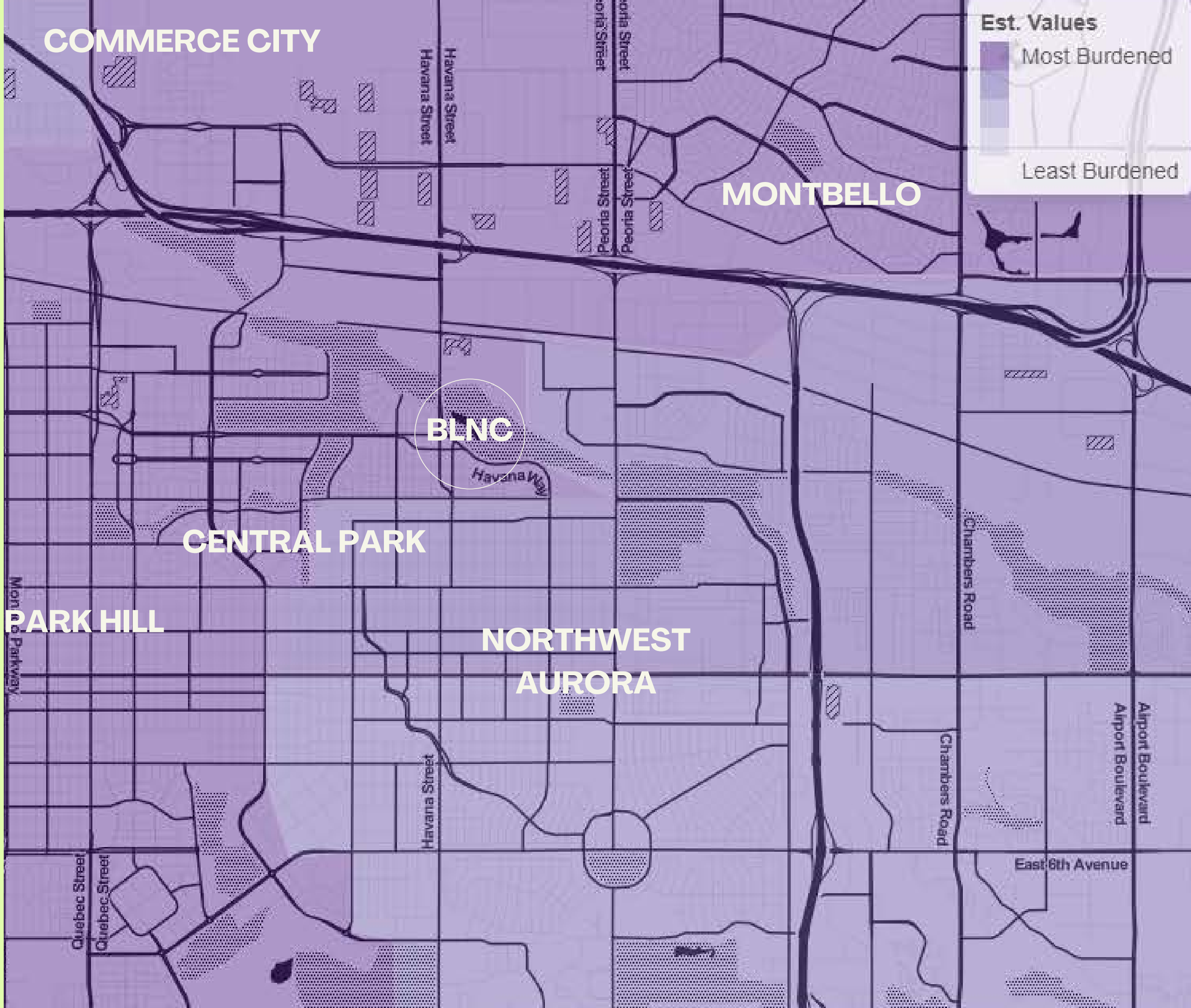


# OPPORTUNITY FOR IMPACT

## Pollution and Climate Burden

(state percentile)

CDPHE EnviroScreen Mapping Tool





# COMMUNITY ENGAGEMENT

0

Project Feasibility & Prep  
2022



1

Share your thoughts with us  
January-March 2023



2

See what we can create  
together  
April-August 2023



3

Join us and make this happen  
September 2023-Fall 2025

# COMMUNITY ENGAGEMENT

LANGUAGES

ETHNICITY

ABILITY

GEOGRAPHIC

PARTNER  
ORGS

AGE

PLACES OF  
WORSHIP

BUSINESS  
COMMUNITY

COMMUNITY  
ORGS

UNIVERSITIES

MUNICIPALITIES

# WHO WE'VE TALKED TO

**BARTON INSTITUTE**

**BIRDABILITY**

**CENTRAL PARK BUSINESS ASSOCIATION**

**CENTRAL PARK UNITED NEIGHBORS**

**CITY OF AURORA**

**CITY OF DENVER**

**COLORADO HEALTH FOUNDATION**

**COLORADO NONPROFITS ASSOCIATION**

**COLORADO PARKS & WILDLIFE**

**COLORADO STATE UNIVERSITY**

**CONSERVATION COLORADO**

**DENVER INDIAN FAMILY RESOURCE CENTER**

**DENVER MUSEUM OF NATURE AND SCIENCE**

**DENVER SCHOOL OF SCIENCE AND TECH**

**ENVIRONMENTAL LEARNING FOR KIDS**

**FOUNDATION FOR SUSTAINABLE COMMUNITIES**

**GATES FAMILY FOUNDATION**

**LARRK FOUNDATION**

**GREAT OUTDOORS COLORADO**

**GREATER PARK HILL ASSOCIATION**

**ISABELLA BIRD COMMUNITY SCHOOL**

**METRO DENVER NATURE ALLIANCE**

**MONTBELLO ORGANIZING COMMITTEE**

**MONTVIEW ELEMENTARY**

**MORGRIDGE FAMILY FOUNDATION**

**PARK HILL NEIGHBORS**

**RISE COLORADO**

**ROCKY MOUNTAIN LAND LIBRARY**

**SAND CREEK REGIONAL GREENWAY**

**STEM LAUNCH & NORTHGLENN STEM HS**

**THE DENVER FOUNDATION**

**THE NATURE CONSERVANCY**

**THORNE NATURE EXPERIENCE**

**TRUST FOR PUBLIC LANDS**

**VILLAGE EXCHANGE**

**WALKING MOUNTAINS SCIENCE CENTER**

# COMMUNITY ENGAGEMENT

- **SURVEY** (onsite & digital, 300+ responses)
- **PUBLIC INFO BOOTHS** (Onsite, Birders, Stanley Marketplace, Montbello Library)
- **EMPATHY INTERVIEWS** (digging deeper, 20 interviewed)



## JOIN US ON THIS JOURNEY TO DESIGN THE FUTURE OF BLUFF LAKE NATURE CENTER!

We would like to improve Bluff Lake Nature Center to make it more welcoming and comfortable to all. Your input is very important to helping us understand what you like and don't like. Please share your ideas below!

### How do you most often use Bluff Lake? Check all that apply.

- myself, on my own (to enjoy solitude)
- my family, friends, or group (to socialize)
- health experiences (eg. walking, running)
- nature experiences (eg. birding, photography)
- education experiences (eg. camp, field trip, family program)
- other, please list \_\_\_\_\_

### What might prevent you from visiting Bluff Lake? Check all that apply.

- transportation
- hard to get to
- not enough time
- not familiar with it
- not comfortable/safe
- lack of facilities (bathroom, building, water)
- other, please list \_\_\_\_\_

### How often do you visit Bluff Lake?

- never
- 1-2 times total
- a few times a year
- once a month
- once a week
- several times a week

### What would improve your experience of being outside?

### Several amenities could be included in future improvements and programs at Bluff Lake Nature Center. What would you like to see or use at Bluff Lake?

### OPTIONAL: Tell us more about you! Inclusivity is very important to us.

age: \_\_\_\_\_

zip code: \_\_\_\_\_

primary language: \_\_\_\_\_

gender identity: \_\_\_\_\_

race and/or ethnicity: \_\_\_\_\_

I identify as...

- someone with a disability (apparent and/or nonapparent)
- someone in the LGBTQIA+ community

Describe: \_\_\_\_\_

Other ways you describe yourself: \_\_\_\_\_

### Stay in touch!

EMAIL ADDRESS: \_\_\_\_\_

JOIN OUR NEWSLETTER

I'M INTERESTED IN A MORE IN-DEPTH INTERVIEW (WILL BE COMPENSATED)

PLEASE SEND ME A \$5 KING SOOPERS GIFT CARD AS A THANK YOU FOR FILLING OUT THIS SURVEY! (EMAIL REQUIRED)



surveys were available in multiple languages

# COMMUNITY ENGAGEMENT - MAJOR TAKEAWAYS



**What might prevent you from visiting Bluff Lake?**

- Not enough time
- Lack of facilities
- Not comfortable/safe
- Trail conditions

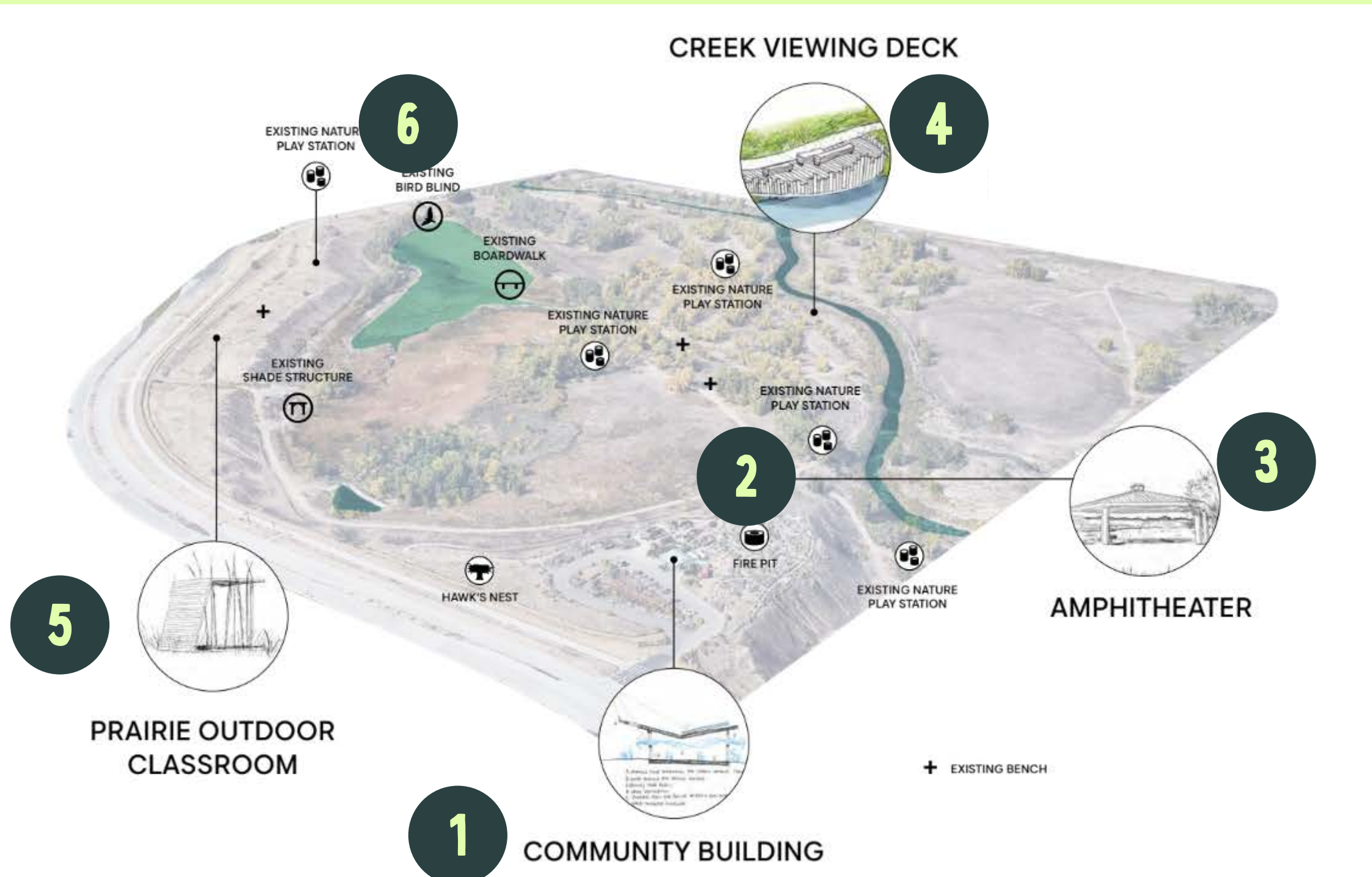
**Several amenities could be included in future improvement projects. What would you like to see or use at Bluff Lake?**

- Accessibility
  - Improved Ramp & Trails
  - Parking Lot
  - West Entrance
- Visitor Experience
  - Indoor Area
  - Bathrooms & Drinking Fountains
  - Onsite Staff Person
  - Shade Structures

# MASTER PLAN CAMPUS IMPROVEMENTS

Major improvement areas identified to improve access, activate new spaces, and protect habitats.

\*Elements will be phased into project with future funding.



- 1 BUILDING**
- 2 IMPROVED RAMP & STAIRS**
- 3 UPDATED AMPHITHEATER\***
- 4 ACCESSIBLE CREEK OVERLOOK\***
- 5 PRAIRIE OUTDOOR CLASSROOM\***
- 6 WEST ENTRANCE**

# SITE ANALYSIS DIAGRAMS

## Primary Project Principles



**Welcome**  
Create a welcoming and inclusive nature center.



**Protect**  
Create spaces that compliment the surrounding landscape and minimize disruptions to restored ecosystems.



**Flow**  
Create a circulation system that intuitively draws visitors down-stairs.



**Observe**  
Frame views down to Bluff Lake, prioritizing views from the Gateway, Lobby, Conference Room, and Classroom.



**Attract**  
Catch the attention of passers-by on MLK Blvd, to draw more visitors to the site.



**Perform**  
Optimize building form for shading, solar gains, daylighting, and energy performance.



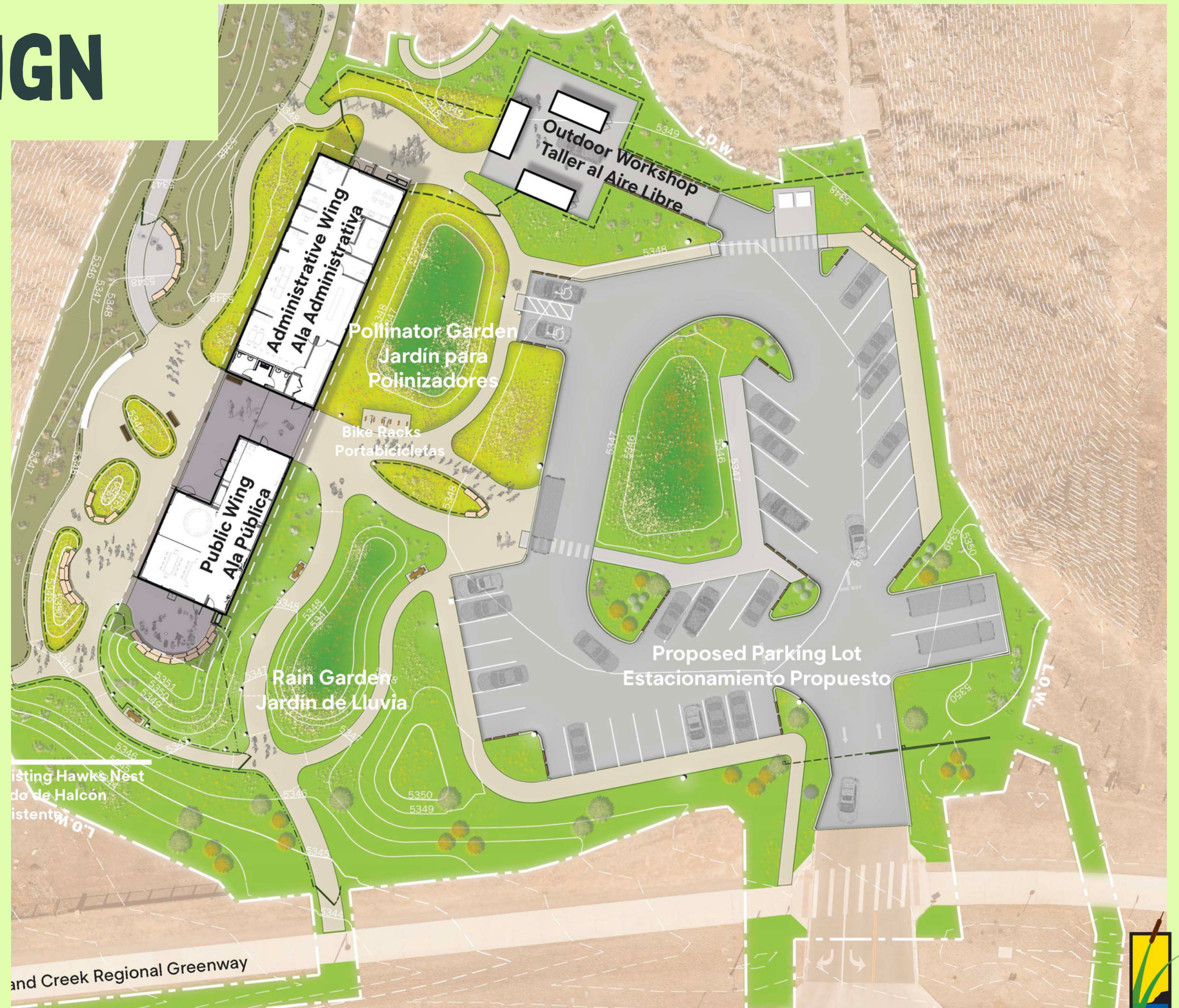
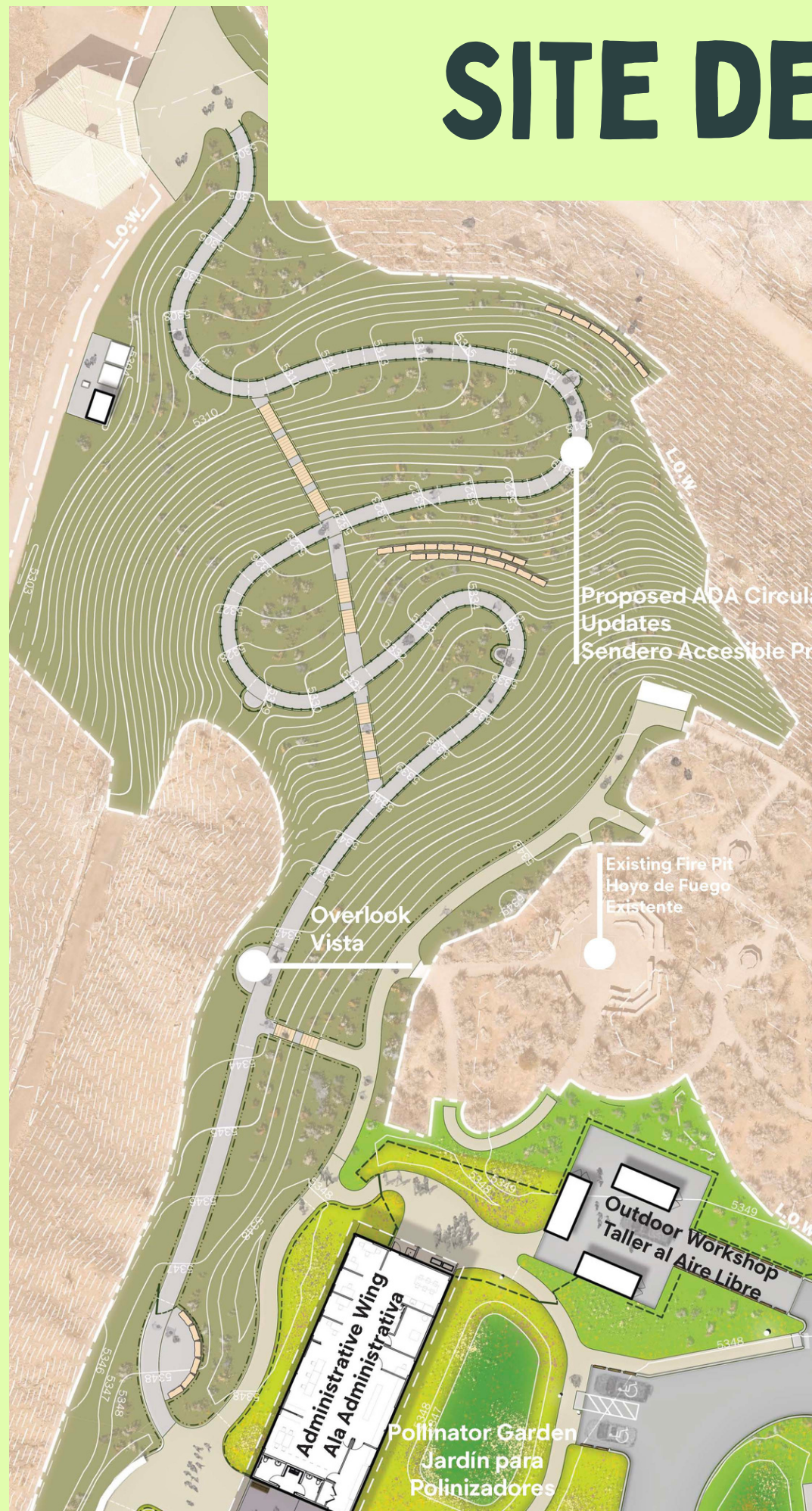
**Experience**  
Provide outdoor rooms that merge building and nature.



**Congregate**  
Create distinct zones for student groups, general visitors, and administrative staff.



# SITE DESIGN



# DESIGN



**Gateway**  
(view from parking lot  
looking west)

**Outdoor  
Classroom**  
(view from Hawk's Nest  
looking north)

# DESIGN

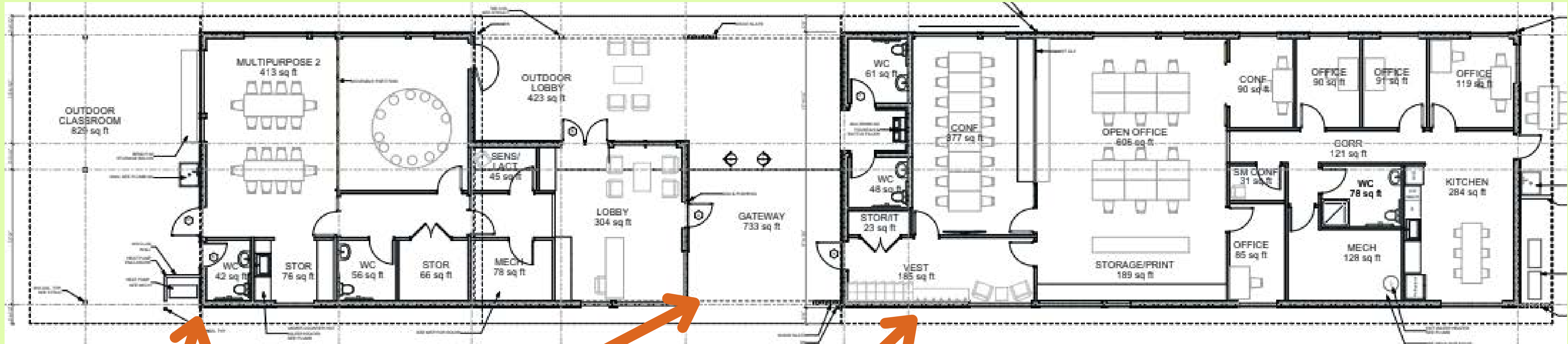


**Gateway & Outdoor Lobby**  
(view from lake overlook looking east back  
towards building)

**Building Profile  
from Site**  
(view from main trail  
below looking northeast)



# BUILDING FLOORPLAN



## Public Building

- Two multipurpose classroom spaces
- Large Covered Outdoor Classroom
- Nursing Mothers/Sensory Room

## Gateway

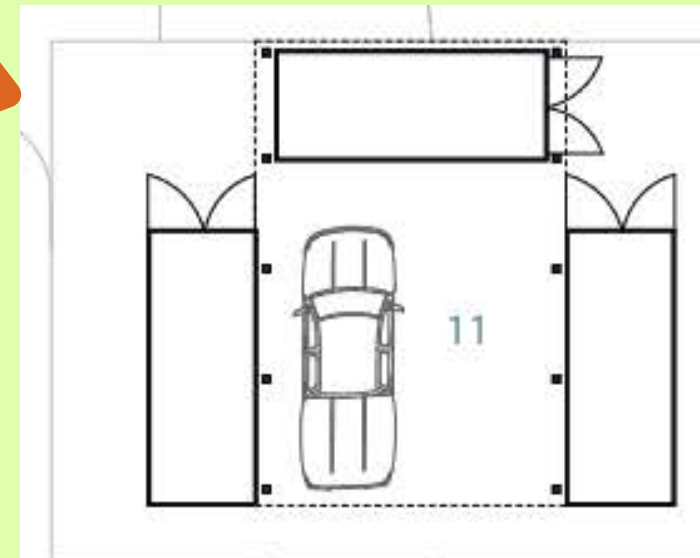
- Indoor/Outdoor Lobby
- Bathrooms & Drinking Fountain
- Shade, Seating, & Signage

## Admin Building

- Large & Small Meeting Rooms
- Staff Offices
- Staff & Volunteer Break Room
- Storage & Bathrooms

## Outdoor Workshop

- Three storage containers for site equipment and storage
- Utility connections
- Future phased build for shaded area




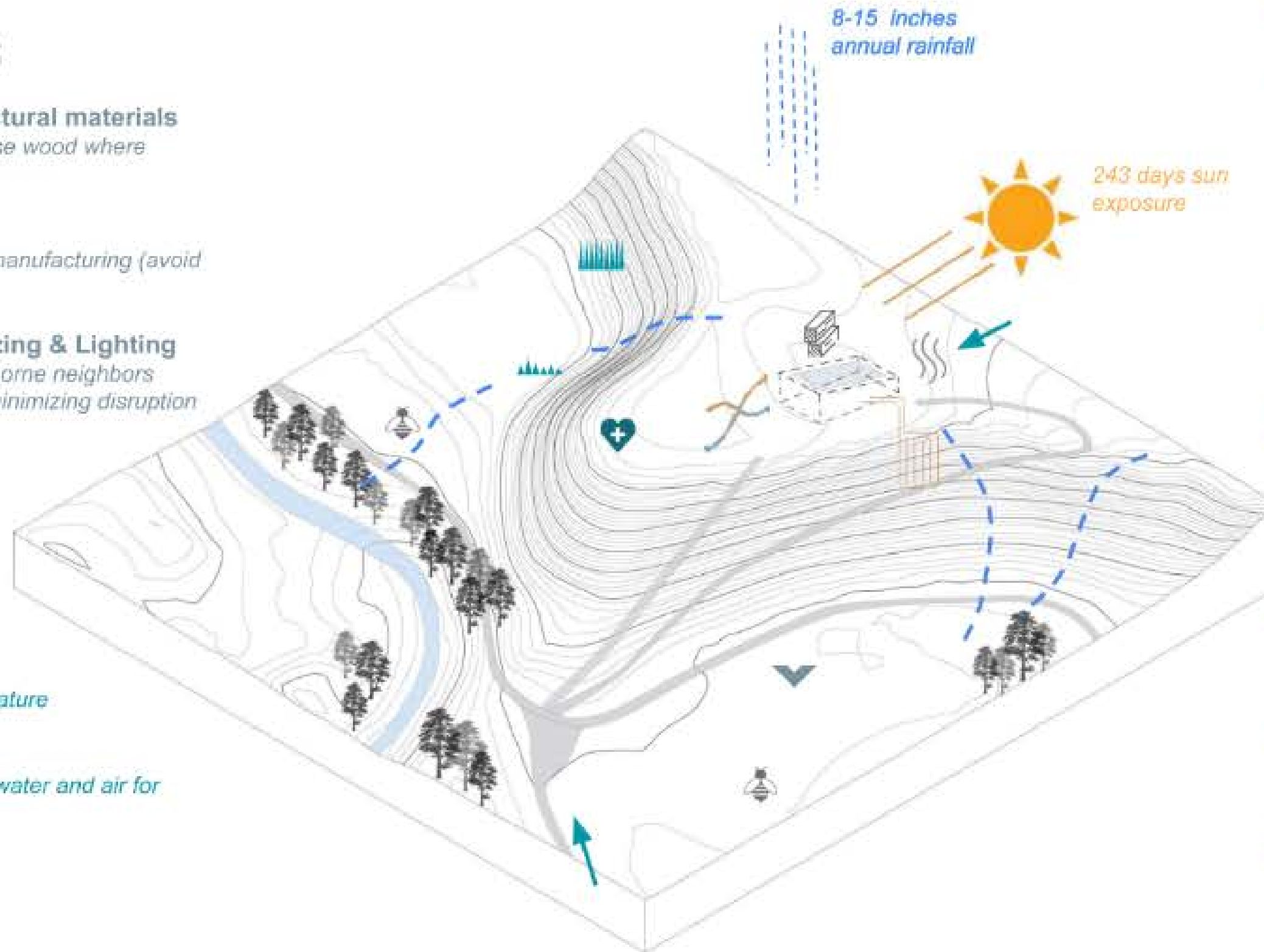
# SUSTAINABILITY

## MATERIALS

-  **Low-Carbon structural materials**  
*minimize concrete, use wood where possible*
-  **Healthy Products**  
*non-toxic, equitable manufacturing (avoid vinyl)*
-  **Bird-Friendly Glazing & Lighting**  
*minimize harm to airborne neighbors  
balance safety with minimizing disruption to animal habits*

## JUSTICE

-  **Access**  
*equitable access to nature*
-  **Health**  
*contribute to healthy water and air for all*



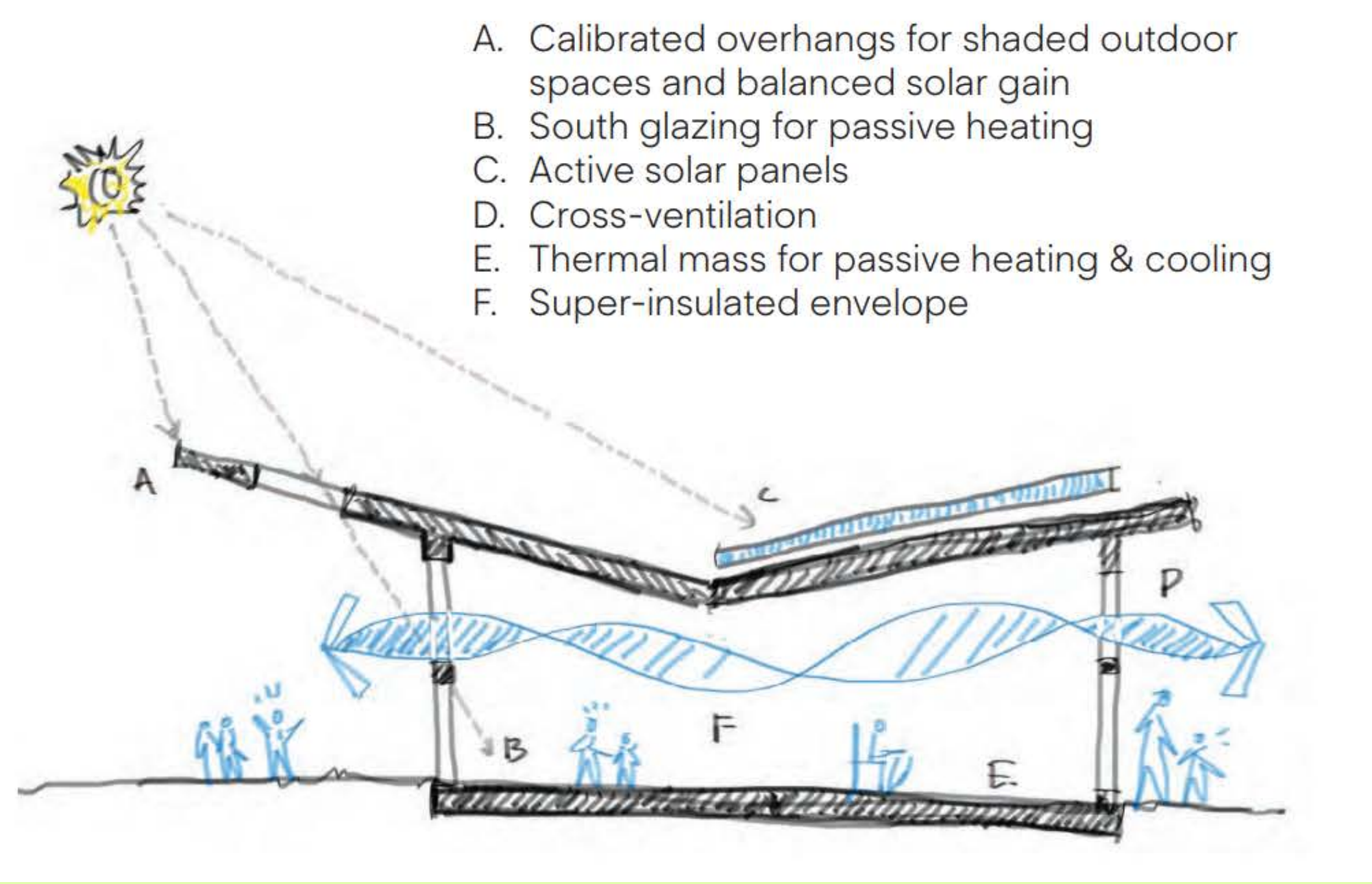
## CARBON

-  **Active Solar**  
*4-year payback*
-  **Passive Solar**  
*minimize energy use - limits need for solar panels.*
-  *optimized glazing for solar gain and daylighting*
-  **Energy Recovery Ventilation**  
*continuous fresh air and heat capture*
-  **Ground Loop Heat Source**  
*heat pump for heating, cooling, water*

## WATER

-  **Low Flow Fixtures**  
*minimize water usage*
-  **Drought-Resistant Planting**  
*minimize water usage*
-  **Stormwater Planting**  
*detention and biofiltration of rainwater and runoff.*

# SUSTAINABILITY



Building performance standard

Evaluation Criteria

|              |                 |                    |                 |
|--------------|-----------------|--------------------|-----------------|
| complexity ↑ | Net Zero Energy | operational energy | <b>Target</b>   |
|              | All Electric    | energy source      | <b>Baseline</b> |

# DESIGN & CONSTRUCTION TIMELINE



# FUNDING PLAN: \$8.25M GOAL, \$6.3M RAISED



Quiet Phase

2022-Summer 2023

Public Phase

Fall 2023 -Summer 2025



**8 Commitments** **\$4M+**  
\$3.8M Secured  
Secured: Smith/Dobos, Barker, Freyer/Walker, Valore-Caplan, Ho/Zeigler, Konrad, Norris

**10 Commitments** **\$3M+**  
\$2M Secured  
Secured: Great Outdoors Colorado, Harvey Family Fd., Gates Family Fd., CO Health Fd., LARRK Fd., Morgridge Family Fd., Boettcher Fd., City and County of Denver, Anschutz Fd., Merganser Fund, Nichols, Walker, Skramstad

**500 Commitments** **\$1.25M+**  
\$500K Secured  
Secured: \$250K Internal, \$250K BLNC Community



# GIFT STRUCTURE EXAMPLES

BLNC donors in Colorado can take advantage of the **50% Childcare Tax Credit** of up to \$100,000 per year, in addition to other state and federal charitable contribution credits.

As an example, a three-year pledge of \$10,000 per year would be counted as a \$30,000 gift to Bluff Lake, but could cost the donor only \$3,800 per annum after taxes (33.8% of gift impact)!

| Year          | Gift            | CO Childcare Tax Credit (50%) | Federal Charitable Contribution Deduction (28%* of remaining 50%) | Colorado Charitable Contribution Deduction (4.4%* of remaining 50%) | Gift True Cost to Donor |
|---------------|-----------------|-------------------------------|---|---|-------------------------|
| 2023          | \$10,000        | \$5,000                       | \$1,400   | \$220   | \$3,380                 |
| 2024          | \$10,000        | \$5,000                       | \$1,400   | \$220   | \$3,380                 |
| 2025          | \$10,000        | \$5,000                       | \$1,400   | \$220   | \$3,380                 |
| <b>Totals</b> | <b>\$30,000</b> | <b>\$15,000</b>               | <b>\$4,200</b>  | <b>\$660</b>  | <b>\$10,140</b>         |

\*Illustration purposes only, please consult your tax advisor. Uses 2023 tax rates, % is based on your tax bracket.

# HOW YOU CAN HELP

**CHAMPION**

Share our mission

**INVITE**

Connect us with others

**INVEST**

In our campus!

**GET IN TOUCH!**



## **Rachel Hutchens**

BLNC Executive Director

[rachel@blufflake.org](mailto:rachel@blufflake.org)

(303)506-4168



## **Leila Regan-Porter**

BLNC Development Director

[leila@blufflake.org](mailto:leila@blufflake.org)

(404)313-3720