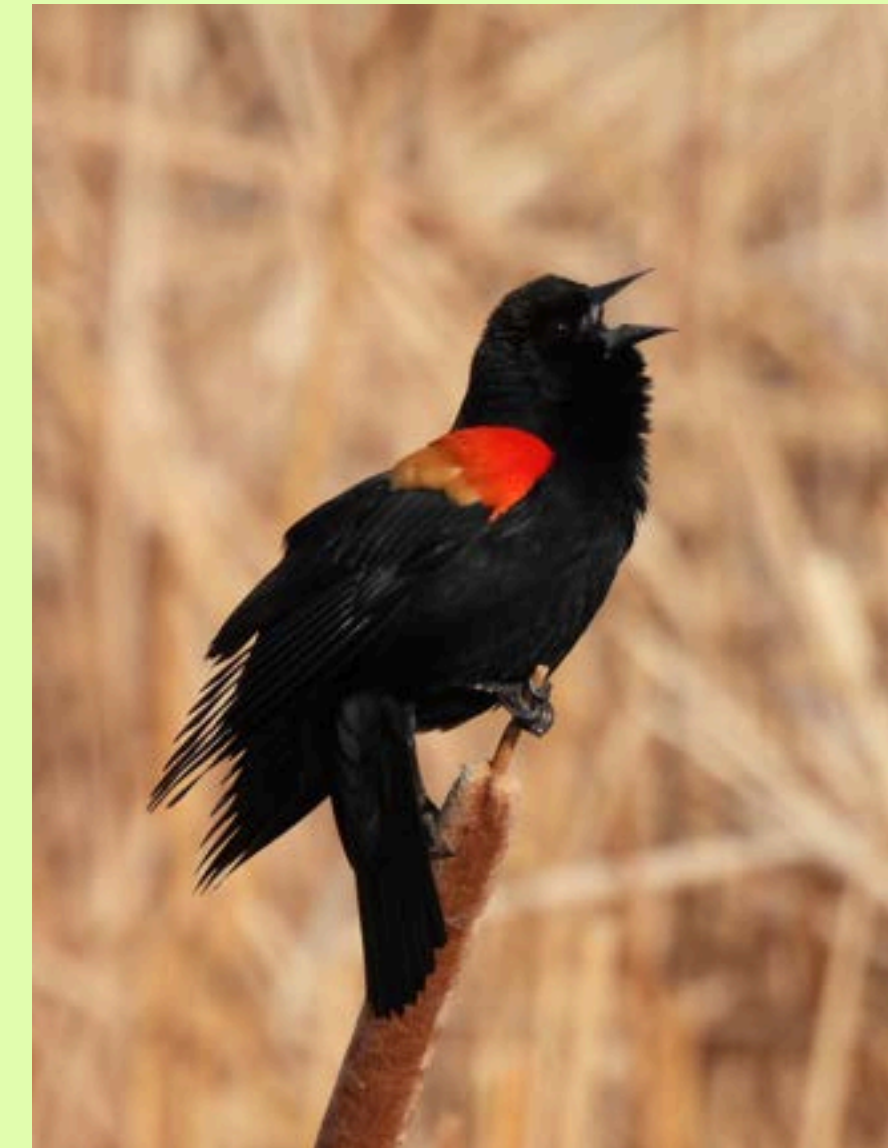


BLNC CAMPUS IMPROVEMENTS PROJECT



BLUFF
LAKE
NATURE
CENTER

Wildlife Refuge ~ Outdoor Classroom



MAY 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



OPPORTUNITY FOR IMPACT

2018

4 Year-Round Team Members

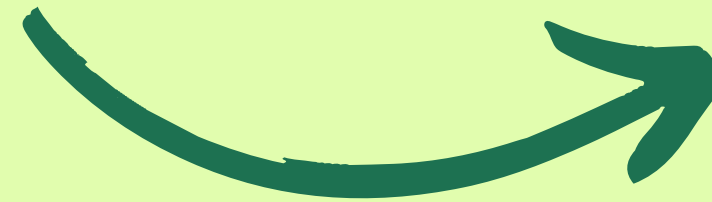
40,000 Site Visitors

\$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

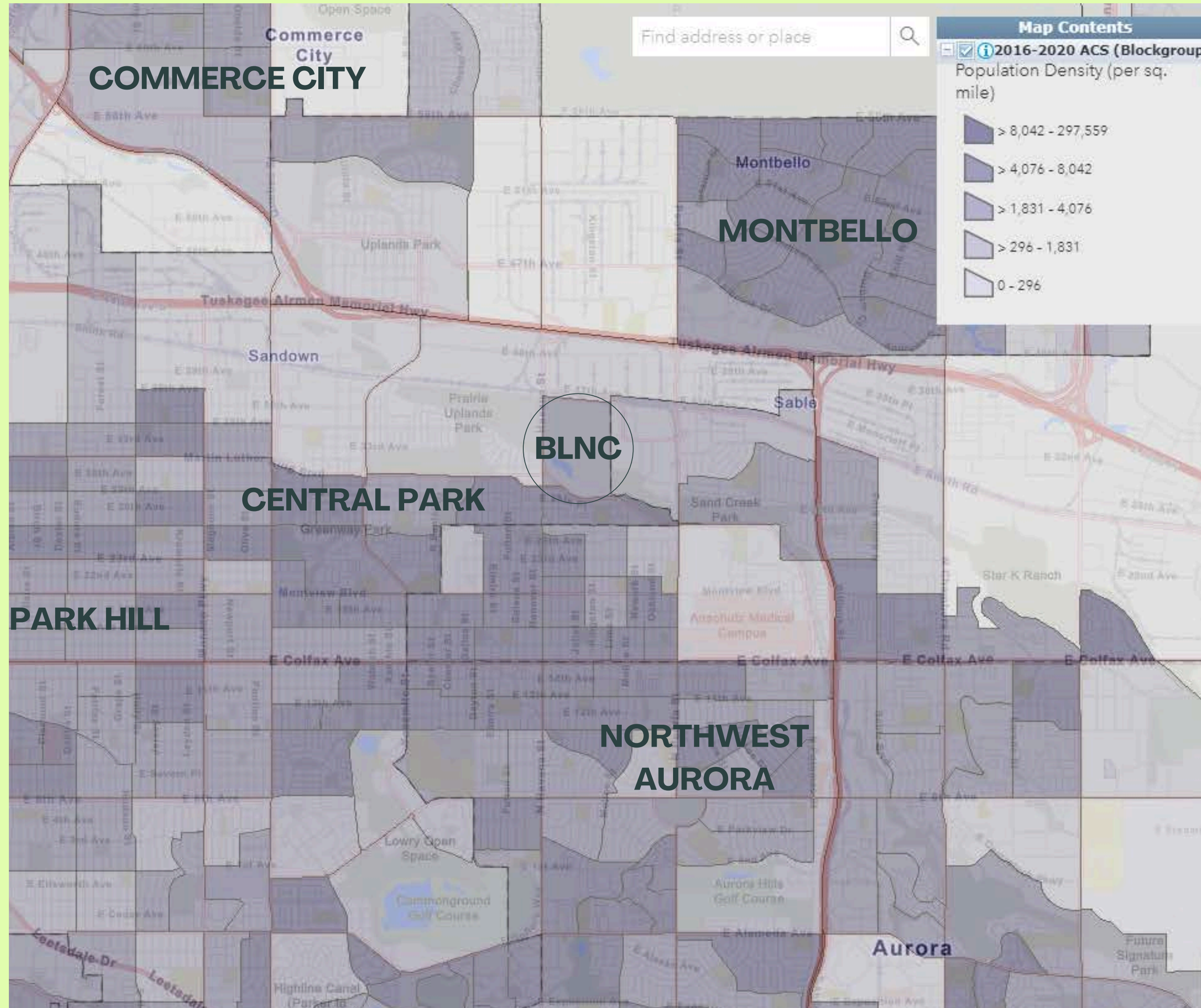
430 Summer Campers
+312 on the waitlist!



OPPORTUNITY FOR IMPACT

Population Density
(per square mile)

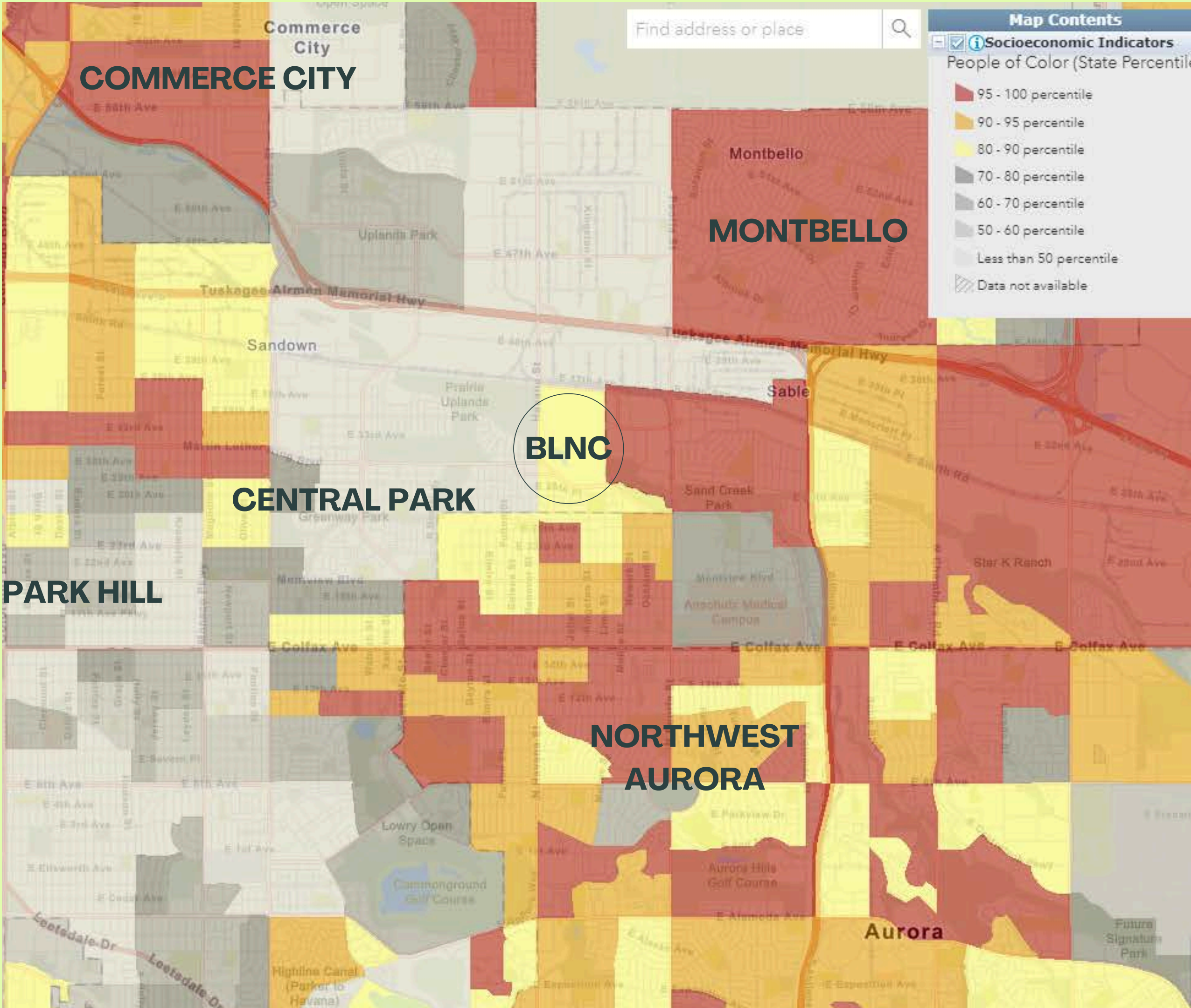
EPA Environmental
Justice Screening Map



OPPORTUNITY FOR IMPACT

People of Color (state percentiles)

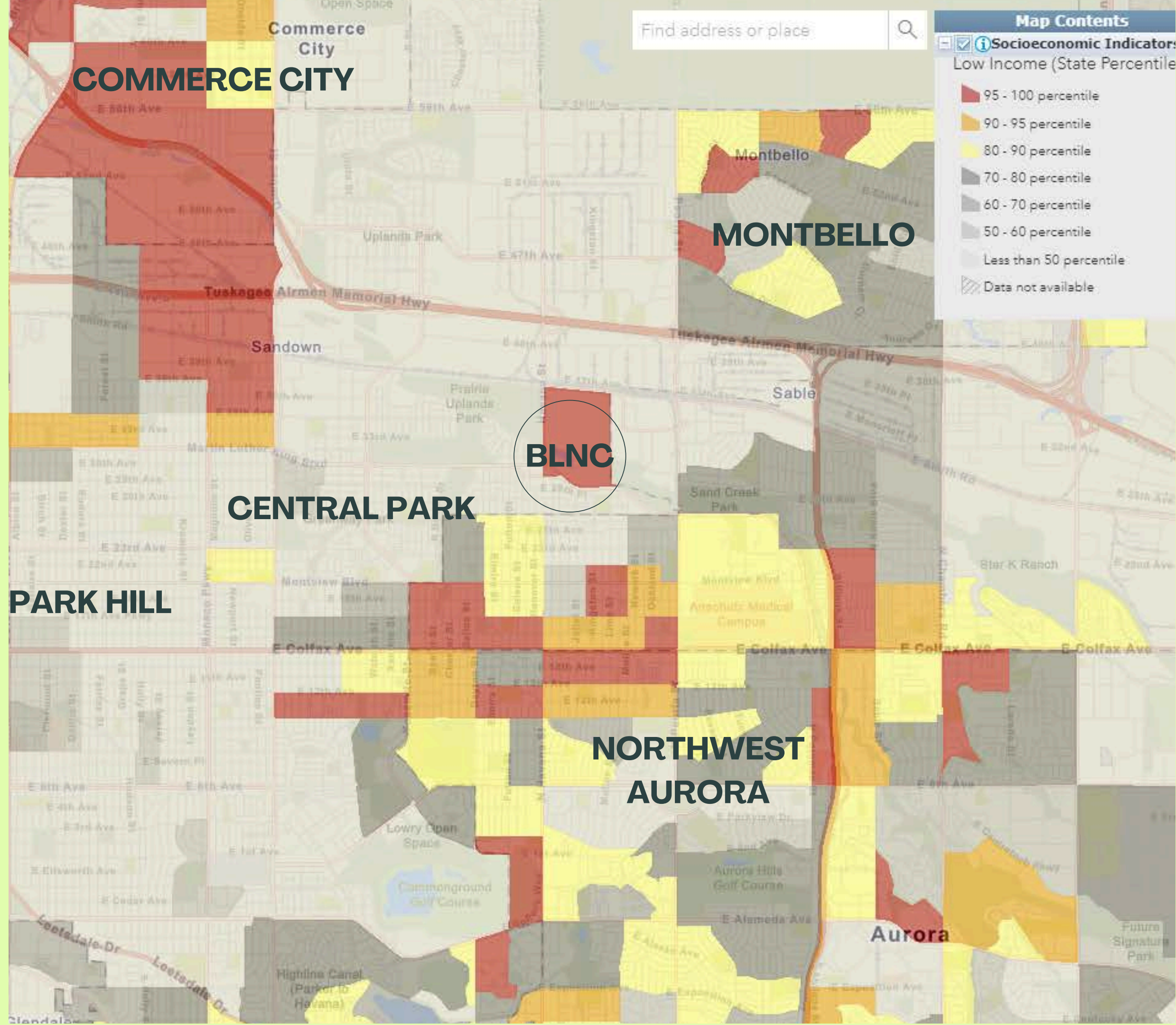
EPA Environmental Justice Screening Map



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

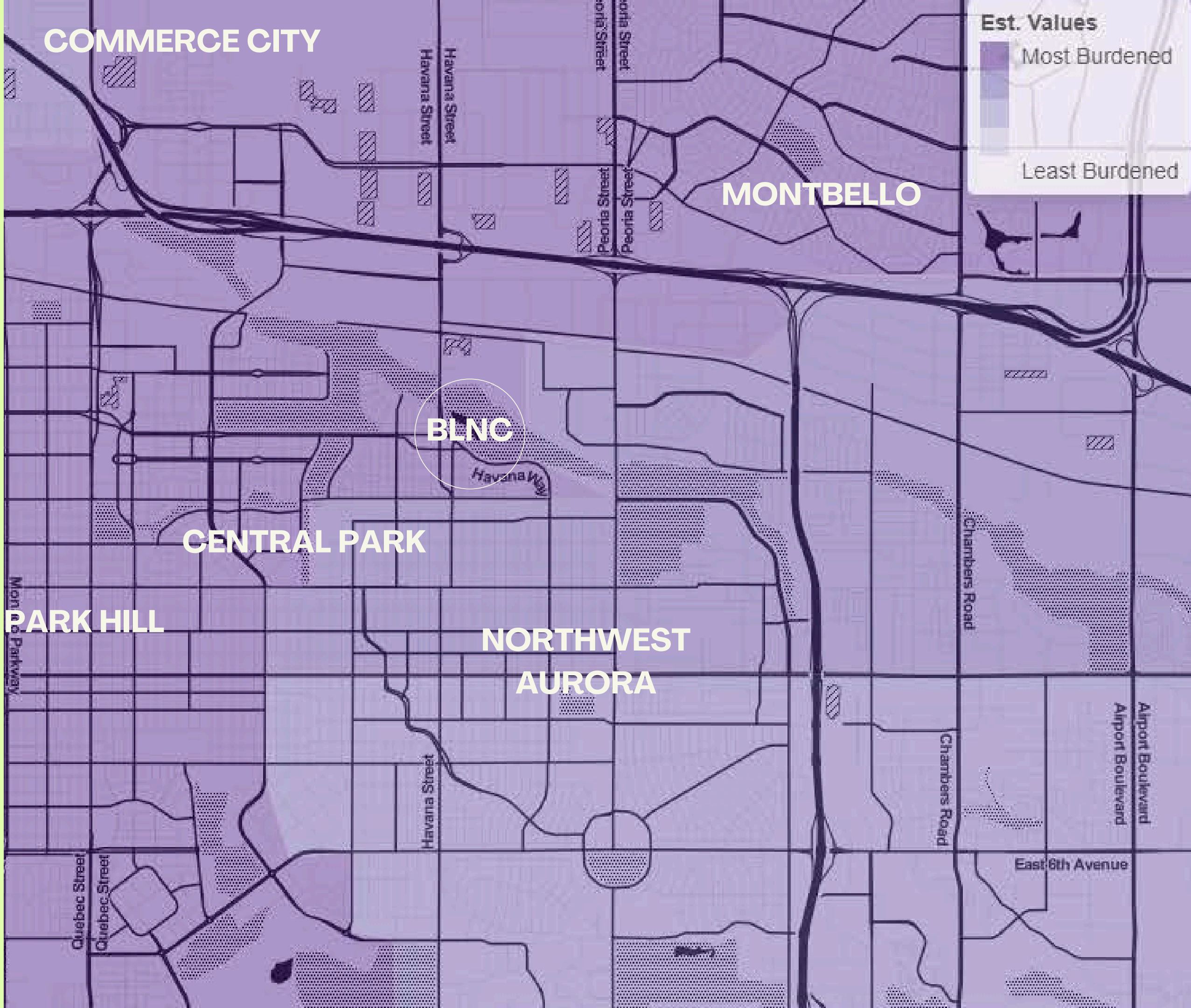


OPPORTUNITY FOR IMPACT

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

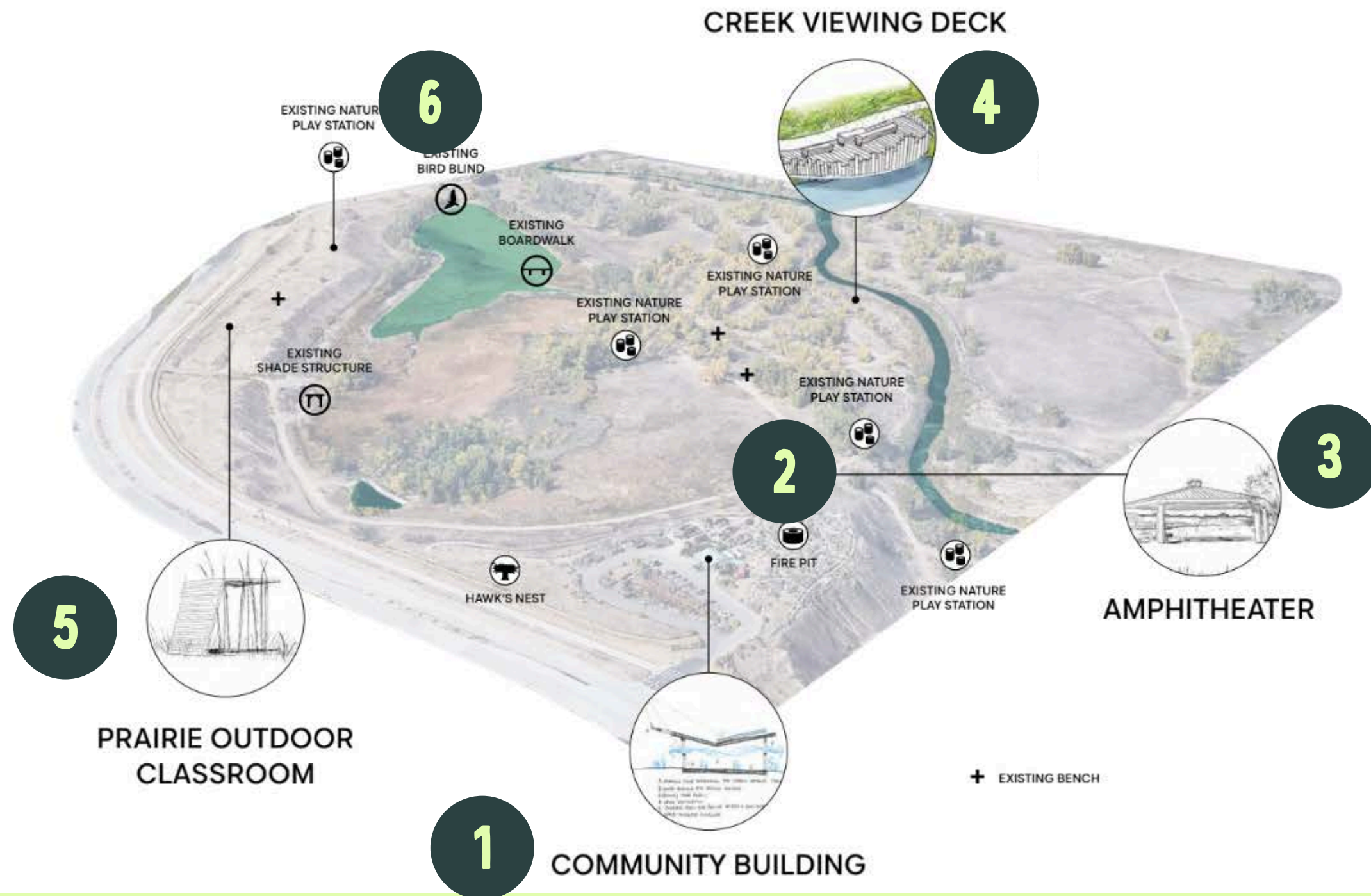
Several amenities could be included in future improvement projects. What would you like to see or use at Bluff Lake?

- 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.



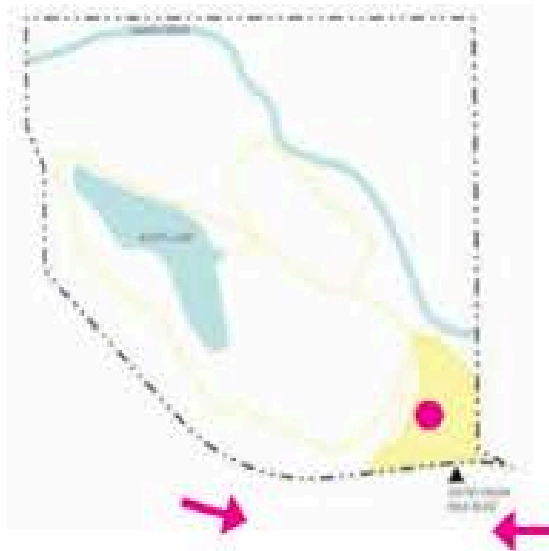
Protect
Create spaces that compliment the surrounding landscape and minimize disruptions to restored ecosystems.



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.

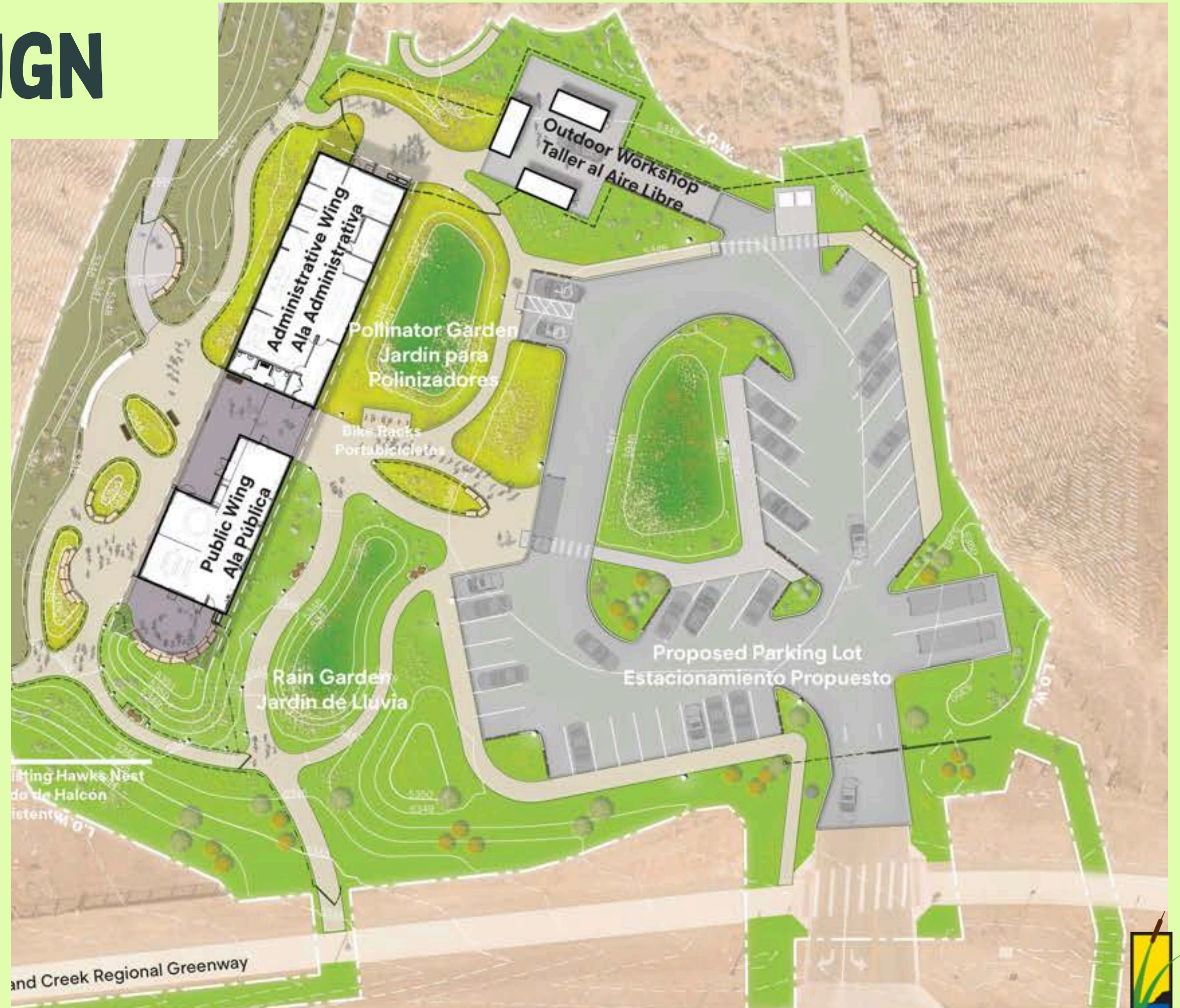


Experience
Provide outdoor rooms that merge building and nature.



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

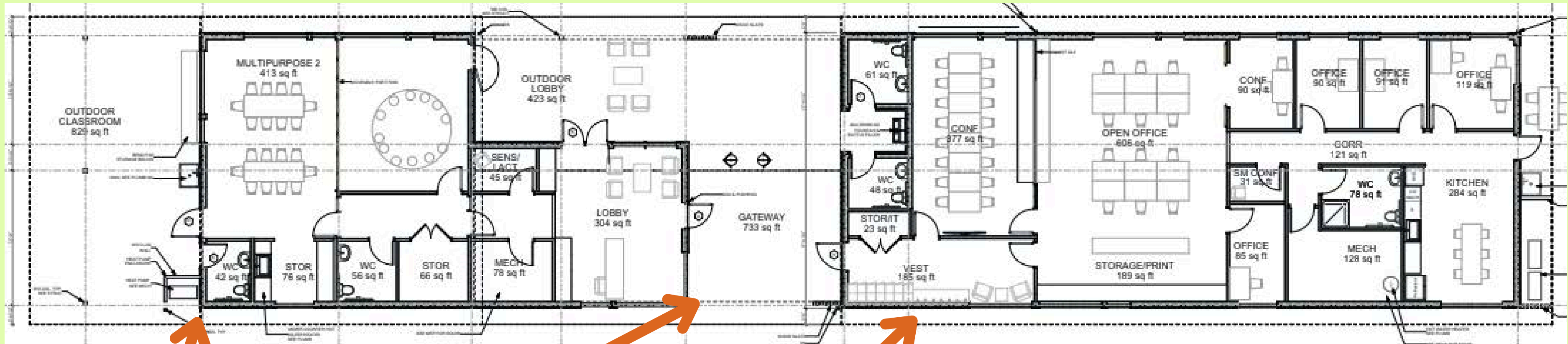


Gateway & Outdoor Lobby
(view from lake overlook looking east back
towards building)

**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

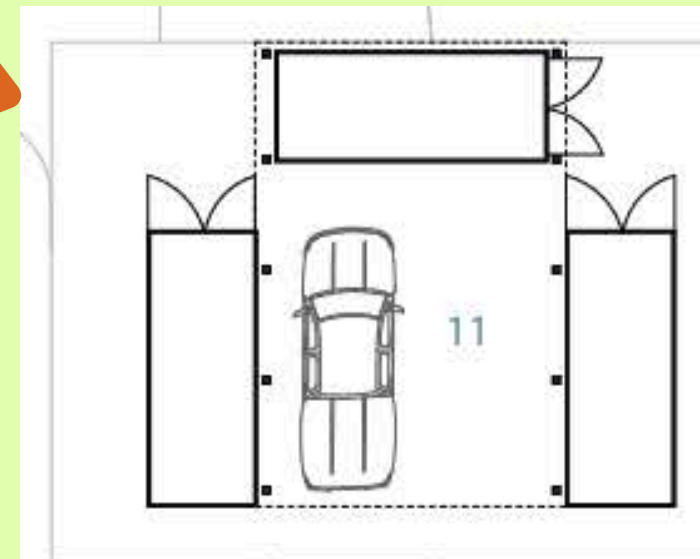
- Indoor/Outdoor Lobby
- Bathrooms & Drinking Fountain
- Shade, Seating, & Signage

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





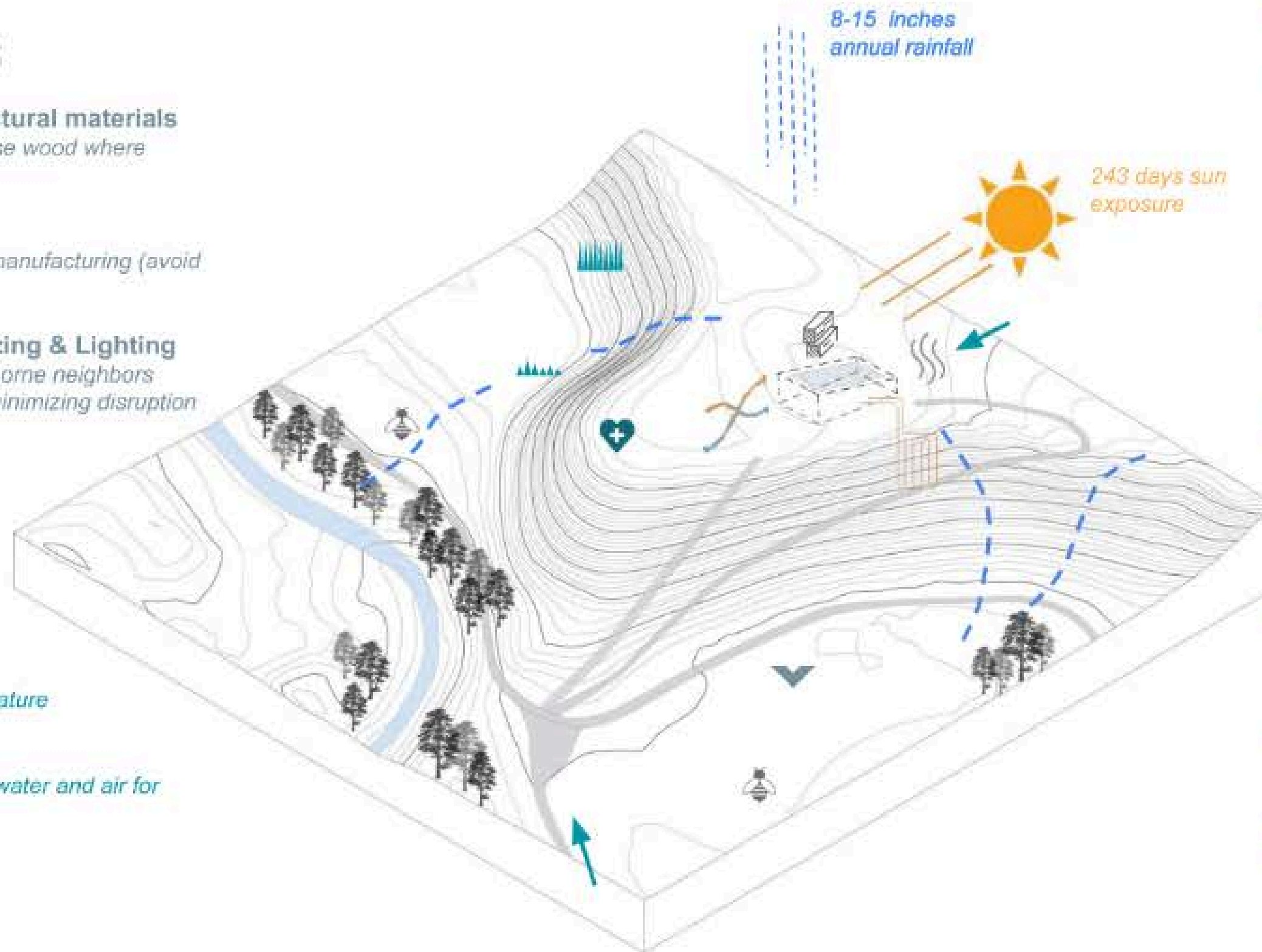
SUSTAINABILITY

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



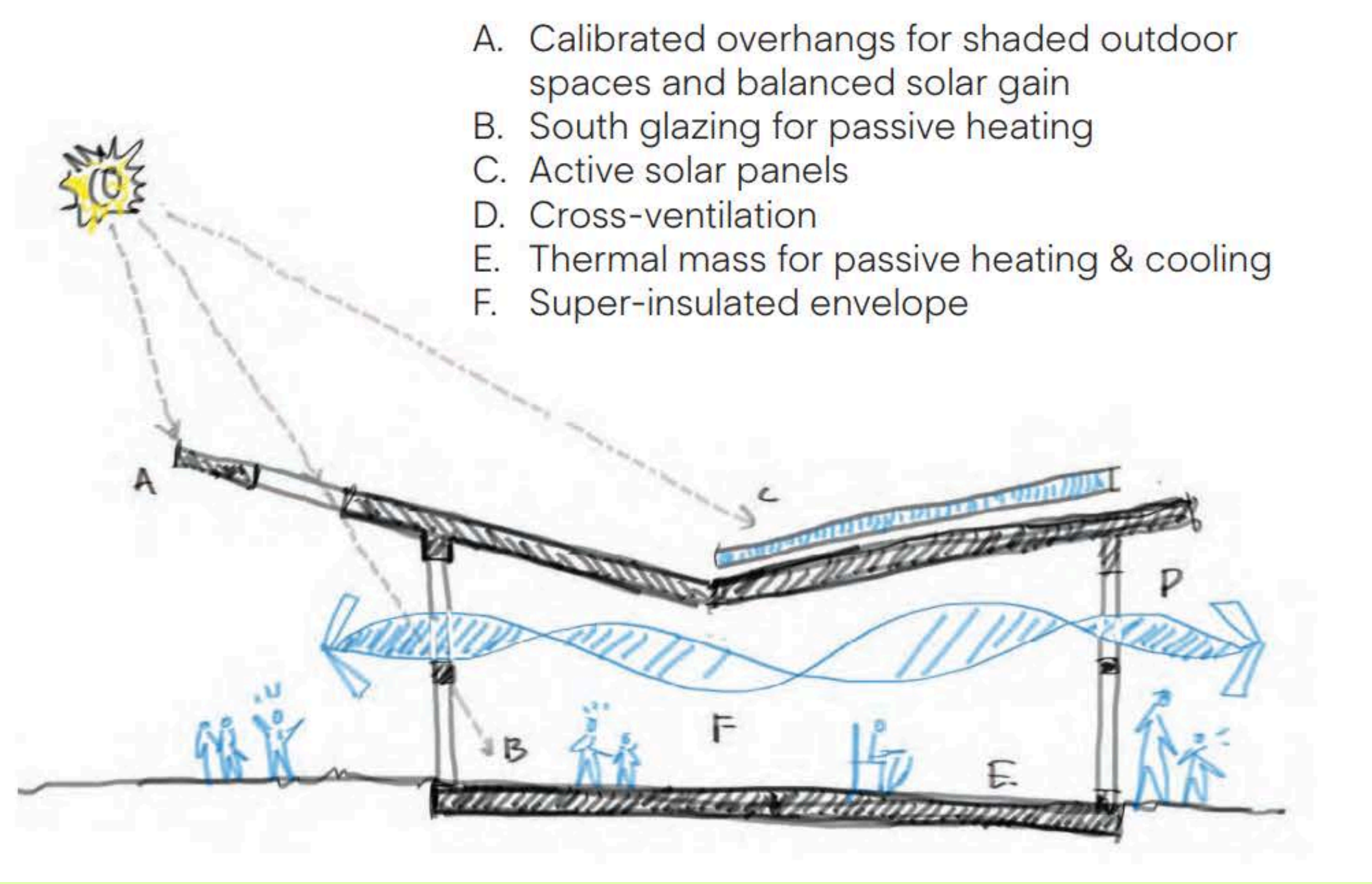
CARBON

-  **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



- A. Calibrated overhangs for shaded outdoor spaces and balanced solar gain
- B. South glazing for passive heating
- C. Active solar panels
- D. Cross-ventilation
- E. Thermal mass for passive heating & cooling
- F. Super-insulated envelope

Building performance standard

Evaluation Criteria

complexity ↑

Net Zero Energy	operational energy	Target
All Electric	energy source	

Target

Baseline

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
Totals	\$30,000	\$15,000	\$4,200	\$660	\$10,140

*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!



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Leila Regan-Porter

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(404)313-3720