



2009 Community Development Achievement Awards

COMMERCIAL PROJECT of the YEAR

During the spring and summer of 2009, the Montrose Regional Library completed a major remodel to the most visible part of the main library building. The project included the installation of four self-checkout stations, five new offices, new carpet, and the conversion of the entire collection to the new radio-frequency identification (RFID) system.

The project meets multiple goals of the 2008 Comprehensive Plan. The library is an important cultural asset that brings people to Montrose and helps to maintain the downtown area as a prosperous center. The project also helps to improve access to educational materials and programs. Following the project, use of library materials increased by 15%.

Patrik Davis Associates and Gill Construction incorporated unique features in the design of the remodel that show knowledge of the local context and help to connect staff with patrons in a better way.

For the reasons mentioned above, we are happy to designate the Montrose Regional Library Remodel as the 2009 Commercial Project of the Year.





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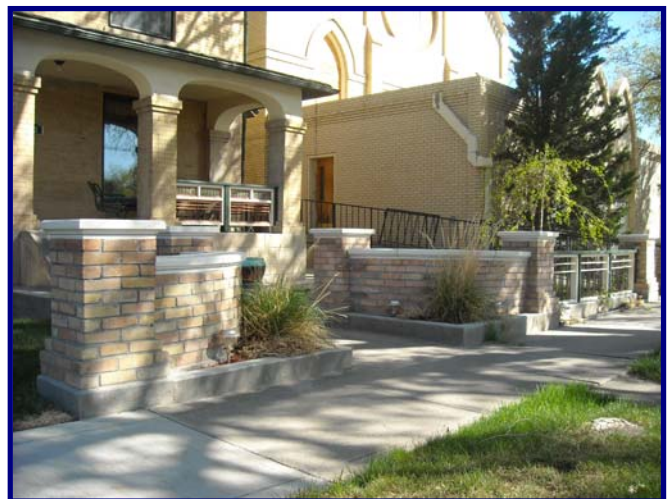
RESIDENTIAL PROJECT of the YEAR

The Melzer Residence at 543 S. 5th Street is an excellent example of seeing promise in something that was too often overlooked. Owner, architect, and contractor Robert Melzer saw potential for the neglected Catholic church, rectory, and convent located in the downtown residential area of the City and acted to make his vision a reality.

Mr. Melzer purchased the properties, nearly an entire ½ block, and began restoration on the rectory building in late 2007. Mr. Melzer described the property as, “invaded by pigeons and vandals” when he began his work. Seeing the house now is a clear testament to Mr. Melzer’s hard work, talent and attention to detail.

In addition to a major clean-up, Mr. Melzer restored many of the historic features of the rectory that had been compromised over time. He reconstructed the bay windows and opened up the front porch that had been enclosed. He then used recycled brick from the porch to create an attractive entryway.

For all this work, we are happy to award Robert Melzer the 2009 Community Development Achievement Award in the Residential category.





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SUSTAINABILITY PROJECT of the YEAR

The newly-built Krebs residence is a unique building in a unique part of the City. Located at 104 W. S. 2nd Street, the 1,100 -sq. foot home took advantage of a vacant lot in a convenient downtown location.

Sven Krebs is the owner and did much of the work himself. On the major excavation and concrete work, Lynn Baird from Wildcat Construction and Excavation helped considerably. The foam core concrete wall system creates a very well insulated exterior resulting in low maintenance and operating costs. The Structural Insulated Panel roof is also a sustainable technology that is easy to install and affordable.

The large south-facing windows were deliberately designed to keep the house warm during winter months without the use of natural gas or electricity. Mr. Krebs is also in the process of installing solar hot water panels on the rooftop.

The combination of the building design and the site location make this project a model of sustainable construction and land use.

For the reasons mentioned above, we are happy to designate the Krebs Residence as the 2009 Sustainability Project of the Year.





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LANDSCAPING PROJECT of the YEAR

The owners of Asii Restaurant on South Townsend Avenue completely redeveloped a formerly vacant, neglected lot into an example of quality building and landscape design.

Because the project was a remodel of an existing building, it was not required to go through the City's Site Development process. Many of the improvements made by the owners and architect were not required improvements. In this way, the project shows that quality building design, site layout, and landscaping improvements are good investments even when not required.

The landscaping along the South Townsend frontage and throughout the parking lot help to break up a section of streetscape that has very few aesthetic improvements. The landscaping buffers the building from adjacent properties and helps to create a inviting setting for patrons. It also features many low-water plants and rock mulch, which conserves water and saves money.

We are happy to award the Asii Restaurant project the 2009 Community Development Achievement Award for Landscaping.





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Honorable Mention

The Sunshine Peaks Apartments have been developed to provide affordable housing in the City of Montrose. The project was a partnership between multiple entities including Ridgway Valley Enterprises, Luckenbill-Drayton Associates, and the Montrose Housing Authority.

As part of the project, the developer created additional trail connections along the San Juan Bypass and created parkland along the Montrose Arroyo.

All of the units are kept at a rental rate that is considered affordable for people who make 30% to 80% of the Area Median Income (AMI). The housing has been developed at a time that has seen a great demand for affordable housing and the buildings filled quickly.

We are happy to recognize Sunshine Peaks Apartments – Phase Two with an Honorable Mention for the 2009 Community Development Achievement Awards.

