

Ascendigo Ranch Frequently Asked Questions

Ascendigo plans to design and build a permanent state-of-the-art facility serving the autism community for years to come. Ascendigo Ranch will be located on a 126-acre property in Missouri Heights, located just minutes from our headquarters in Carbondale. The property is adjacent to two residential neighborhoods. When we began our outreach with direct communications to the neighbors, specific questions were submitted. While we don't have all the specific answers today, the following information provides an overview of the project elements.

Ascendigo has hired professionals with engineering, law, planning, architecture, and other areas of expertise to prepare an application to submit to Garfield County in early 2021. We couldn't be more excited to begin the planning, design, and outreach for Ascendigo Ranch. More information will come as the design and planning team refines the final plans.

Question: What is the project timeline?

We anticipate submitting our land use application in January of 2021. While we would love to use our property in a very limited capacity in 2021, we anticipate full build-out, as will be represented in our future land use application, to take several years.

Question: How will Ascendigo handle dust and maintenance along Harmony Lane?

A traffic report is being prepared by a traffic engineer that will estimate the potential impact to the roadway made by Ascendigo usage. Based on the result of the study, we will propose a response to this issue.

Question: Will there be increased traffic in the area?

The traffic study will estimate traffic and also compare that traffic to the homes that would be otherwise built.

Question: What about the traffic on Sunset Lane?

The traffic engineer will be asked to recommend actions to ensure our guests and staff use County Road 102, Fender, and Harmony Lanes for access. In addition, we are confident that we will have greater control over how our guests and staff use nearby roads.

Question: Where is the location of the entrance?

Any entrance to our site will be adjacent to neighbors. Our current design has the entrance directly off Harmony Lane. We will continue to keep neighbor concerns in mind as we finalize the design.

Question: How will you control lighting at Ascendigo Ranch?

We are being as thoughtful as we can to apply best practice lighting and building design, including but not limited to Dark Sky compliant design and fixtures and internal shades. We will have fewer buildings than the alternative development planned and thus fewer outdoor buildings to light. No street lights are planned.

Question: Will Ascendigo Ranch increase noise in the neighborhood?

Many, if not most, individuals on the autism spectrum have sound sensitivities. We plan to incorporate sound mitigating design into our structures. We have also given consideration in our site design to providing buffers between neighbors and activity areas.

Question: What will Ascendigo do to mitigate wildfire?

Defensible space has been a significant consideration in siting our buildings. The site currently has fire hydrants that will be enhanced, and some buildings will be sprinkled.

Question: What will the visual impact be of the development?

Because of the nature of the topography around our site, most areas are visible from somewhere. With that said, we are being as thoughtful as we can to minimize visual impact. We are also attempting to integrate the architectural design into the surrounding aesthetic.

Question: Will neighbors be able to access trails on the property?

We understand that access to the trails on our property is highly valued by some neighbors. We welcome neighborly dialogue about allowing future access as we want our property to be fully integrated into our community and neighborhood.

Question: Is there enough water available?

Our team is carefully evaluating what water is available to us and we are thoughtfully considering how to use that water. Like traffic, we expect our impact to be less than the residential alternative.

Question: What is the current zoning?

Our intended use of the property is a permissible use under the existing zoning. We are not seeking commercial zoning.

Question: What will be the frequency of anticipated Ascendigo Camp emergency vehicle visits?

During the past three years, we have incurred only five (5) emergency visits to our summer camp program. Two of these occurred at off-site locations (Rifle Gap and climbing site), two (2) of them involved accidental button pushes of Emergency Boxes, and one (1) was an ambulance pickup at our camper lodging. Our history in providing a safe camper experience to a special needs population is outstanding.

Question: Do you plan on leasing the property to other organizations?

We have no plans to lease the property to other organizations. We do plan to use our property year-round, but with varying degrees of intensity.