



# EAGLEVAIL EAST END AMENITIES AREA MASTER PLAN

MAY 2021





## ACKNOWLEDGMENTS

### EagleVail Metropolitan District Staff:

Steven H. Barber – District Manager

Brent Barnum – Superintendent of Golf Courses and Parks

### EagleVail Metropolitan District Board Members:

Tim McGuire – Chairman

Joanna Hopkins – Vice Chairman

Ken McCann – Treasurer

Jake Jacobson – Secretary

Bob Finlay – Asst. Vice Chairman/Treasurer/Secretary

### Planning Team:

Megan Testin, Principal Norris Design

Ellie Nyquist, Associate Norris Design

Thank you to the hundreds of community members that participated in this master planning process.

A special thanks to those who took the time to share input during the stakeholder interviews.





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# 1. PROJECT BACKGROUND

The EagleVail Metro District ('EVMD') desires to create a plan to address the current and future recreation needs for the growing population within EagleVail. The District selected Norris Design to lead the process which consisted of inventory and analysis, public engagement, conceptual design and creation of the final master plan document and supportive graphics.

The focus area for this project has been coined the East End Amenities Area ('EEAA'). The area encompasses the Par 3 golf course, athletic fields, , pavilion park and surrounding green space. . The total area is approximately 33-acres which includes a EVMD owned nearly 25-acre parcel and the 6-acre parcel that a portion of the existing Par 3 golf course sits on that is owned Eagle County School District ('ECSD'). Approximately 2-acres are owned by the State Land Board.

With extensive capital expenses on the horizon for the East End EVMD enlisted the help of Norris Design to help understand the best and highest use for this area. One of the biggest cost drivers is the outdated and inefficient irrigation system that was installed back in the early 1990's. EVMD wanted to create a long-term vision for the area prior to investing in capital improvements for the current park layout and system. EVMD has changed since the original development of the area. The residential housing is completely built-out, and the adjacent Homestake Peak School (HSPS) is no longer a High School Facility and instead serves students in Pre-K through 8th grade. EVMD looks to best create recreational opportunities that support the community as well as the adjacent student population.

## Vision:

**Create a recreational plan for the East End Amenities Area that will grow with the community.**

The purpose of the East End Amenities Master Plan is to develop a program and plan for improvements to the approximately 33-acre parks and recreation site.

## Project Goals:

The supporting goals for this vision have been guided by EVMD, ECSD, stakeholders and community members and include the following:

- Preserve and enhance amenities that are well used.
- Collaborate to identify additional amenities that will serve the community.
- Create a cohesive plan that will support community health.
- Support EagleVail Metro District sustainability goals.

## Project Approach:

The team's approach to this project included comprehensive information gathering and analysis, site inventory and assessment, community and stakeholder engagement, programming analysis and conceptual design. An important component of the approach included working closely with EVMD, local organizations and community members to understand the community demographic as it relates to growth, needs, desires, future trends and impact on facilities.

The result is a Final Master Plan and Final Conceptual Site Plan documenting the process, findings, analysis, design, opinion of probable cost and phasing recommendations. These documents are intended to be used as a framework for decision-makers and property owners to use as a guideline for making choices about public investment and land development in the future. The conceptual plan graphics are meant to inspire, and the implementation strategies specifically articulate how to achieve the vision. The role of this document is advisory, and is intended to inform future design, programming decisions and phasing.





## 2. SITE INVENTORY AND ANALYSIS

During the kick-off of the project, site visits were conducted with the consultant team and EVMD staff to understand the challenges and opportunities of the existing facilities. The team toured the existing Pool facility, Pavilion, Par 3 golf course, athletic fields and other park amenities. The team met with the Superintendent of Golf Courses and Parks, Pavilion Manager, and the Director of Golf to better understand strengths and weaknesses of current operations.

### Pavilion Building

The existing Pavilion was built in early 1990's and has not been significantly modified since that time. The Pavilion is a revenue generating facility that hosts weddings, business, and special occasion events. The Pavilion operates with Wifi capabilities, full catering kitchen, and cleaning services. It can accommodate up to 200 guests and is situated at the edge of the existing pond with a large wrap around deck highlighting views of the pond and mountains. Adjacent manicured open space also supports programming for events. EVMD administrative offices office space and public restroom access are housed on the lower level as well.

### Par 3 Golf Facility

The existing Golf Facility was built in 1990's and has not been modified since that time. The clubhouse along with the irrigation system are original and have not been updated or modified since original construction.

### Swimming Pool (built in 2010/2011)

The Swimming Pool was built in 2010/2011 and consists of interior support areas as well as an outdoor salt water pool facility. There is a smaller kiddy pool with a beach entry and a 25 meter lap pool with water slide. There is an outdoor shade pavilion. The pool operates from mid May to early September. The existing pool facilities currently meet the community needs and were not a main focus of the Master Plan.



## Site

The 33-acre site has been incrementally developed over time with the addition of the Swimming Pool as one the most recent developments along with the upgrade to the courts and building. There are two main parking lots on site, one paved adjacent the pavilion and another paved lot on ECSD land adjacent to the Par 3 golf course. EVMD has an agreement arrangement in place to utilize this parking lot during the summer months for golf parking. Additional amenities include the 9-hole Par 3 golf course, the baseball field, and the soccer field. The baseball field and soccer field were developed at a time when the adjacent ECSD building served as a high school. Both fields were utilized for high school play. ECSD has since developed a football field and track on adjacent ECSD property and the use of the fields is not as regularly programmed. Additional amenities include: (2) ponds and a stream system, a beach area, a small pump track, tennis and pickleball courts, a kids play area, passive lawn space, and a trail system. The northern portion of the site has fairly level topography with slopes under 10%. The southern portion of the site where the existing Par 3 golf course has significant topography with slopes generally from 15 to 30+ percent. There are currently (2) vehicular access points, one near the pool and the other on the east side on the adjacent ECSD property. Adjacent parking for the community gardens, practice facility, and courts facility to the West of the site may also support tennis and pickleball courts and pool use. There are multiple soft and hard surface trails through the park area. Vegetation on the site consists of mature shade trees, manicured lawn areas and some native scrub vegetation along the southern portion of the site between greens for the golf course.

The site is situated between adjacent residential neighborhoods to the West and South, ECSD owned land to the East and the vehicular corridors Eagle Road and 1-70 to the North. Adjacent golf course practice facility along with the community garden are adjacent uses on the West side of the site. Circulation routes through the golf courses for school commuters are common. Cornerstone Condominiums and Stone Creek Meadows Condominiums are located to the East of Eagle Drive and interact closely with the East End Amenities Area.

## Outdoor Amenities

- Par 3 Golf Course
- Foot Golf (same area as Par 3)
- (2 dedicated, one shared) Tennis Courts
- (4 dedicated, 4 shared) Pickleball Courts
- Playground K-12
- Flex Lawn Space
- Lawn Space with trees
- Beach
- Pond
- Bike Pump track
- Soccer Fields
- Baseball Field
- Non-motorized trails
- Onsite parking (approximately 84 spaces)
- Soccer field parking (approximately 3 spaces)
- ECSD shared seasonal parking, off site (approximately 38 spaces)



2.4 Existing Par 3 Golf Course



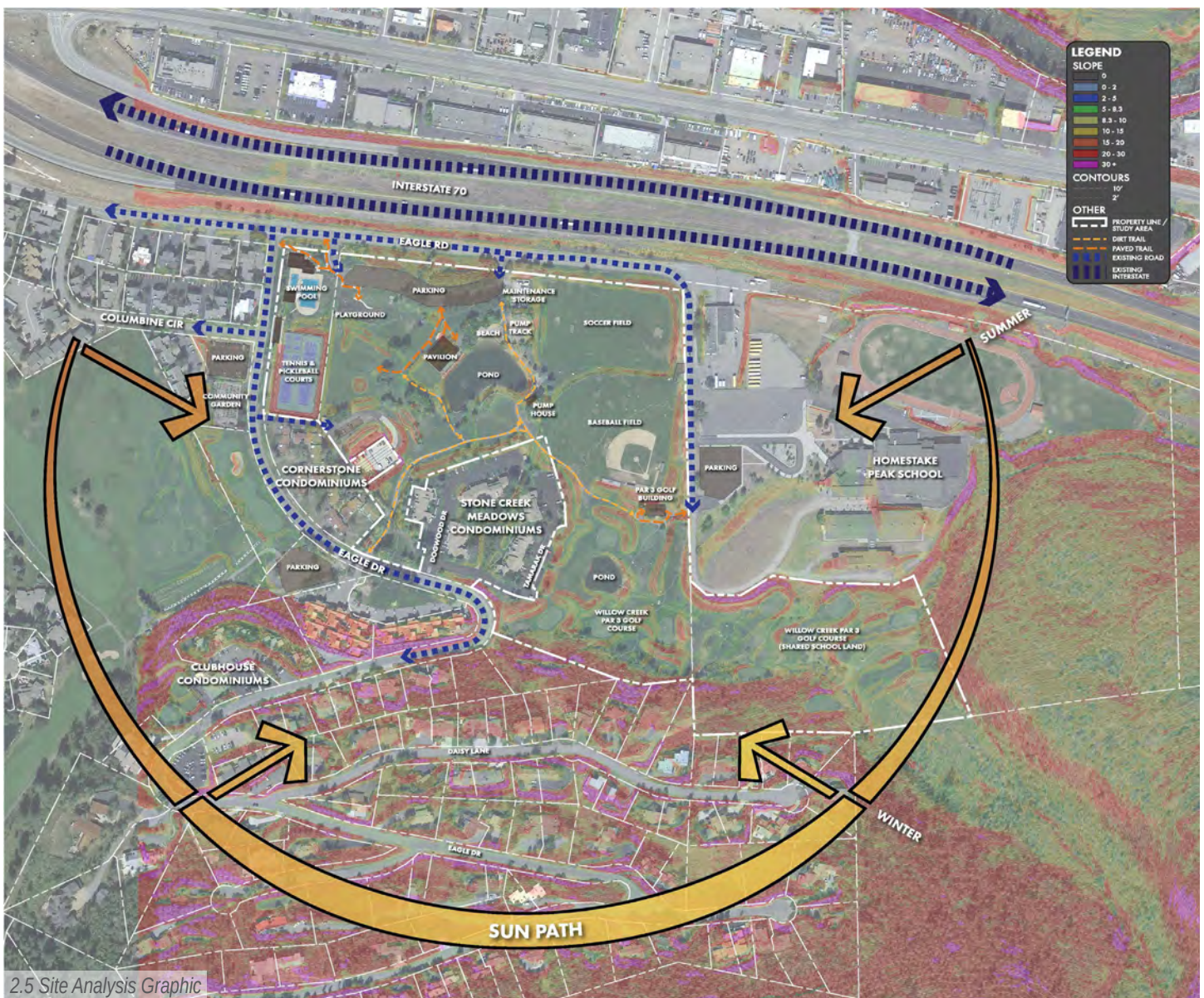
## Summary

### Opportunities:

- Increase connectivity of trail systems within the park and to a larger trail network.
- Expand and improve upon well-loved amenities within the site.
- Explore the integration of multiple uses for single use field space.
- Flexibility to modify Par 3 golf course to meet national trends.
- Work with ECSD to support uses for Homestake Peak School Students.

### Challenges:

- Major irrigation replacements are required for existing irrigation system covering Par 3 Golf Course, soccer field, baseball field and surrounding park space.
- Topography and site constraints on the South edge of project limit potential amenities in that area.
- Current irrigation and water use is not in line with Eagle County Sustainability Standards
- The existing amenities have limited uses in the winter season.





## Existing Plans:

Prior to the kickoff of the master plan process, several concepts had been considered for the potential improvements to the East End Amenities Area. Previously developed concept plans reviewed during this process included:

- EV Park Master Plan prepared by Zehren April 2016
- EagleVail Parks Master Plan by Green Play Oct, 2007
- EagleVail Parks & Recreation Needs Assessment by Green Play Dec, 2006
- SNAG Golf Presentation
- 2017 Community Survey



## Eagle County Comprehensive Plan:

The EagleVail East End Amenities Area master plan supports the overarching values from the in-process Eagle County Comprehensive Plan. Goals and action items related to placemaking and natural resources are considered in the master plan to operate under the umbrella of the Countywide Comprehensive Plan.

# OPEN HOUSE

Hot Cocoa & Treats

4:00 - 6:00 PM

**Wednesday, October 28<sup>th</sup>**

EagleVail Pavilion  
538 Eagle Road, Avon, CO

## East End Recreational Area

Please Join us to share your thoughts on the goals of the East End Recreational Area Master Plan.

- » Participants can enter to win cool prizes
- » Come wearing your halloween costume
- » Children are welcome
- » Remember your mask!

To register, visit the link below associated with your preferred time slot

|              |                                                                                                                                                                               |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 4:00-4:30 PM | <a href="https://eventbrite.com/e/east-end-recreational-area-open-house-tickets-124284499283">Eventbrite.com/e/east-end-recreational-area-open-house-tickets-124284499283</a> |
| 4:30-5:00 PM | <a href="https://eventbrite.com/e/east-end-recreational-area-open-house-tickets-12429084381">Eventbrite.com/e/east-end-recreational-area-open-house-tickets-12429084381</a>   |
| 5:00-5:30 PM | <a href="https://eventbrite.com/e/east-end-recreational-area-open-house-tickets-124291472139">Eventbrite.com/e/east-end-recreational-area-open-house-tickets-124291472139</a> |
| 5:30-6:00 PM | <a href="https://eventbrite.com/e/east-end-recreational-area-open-house-tickets-124292362803">Eventbrite.com/e/east-end-recreational-area-open-house-tickets-124292362803</a> |

Scan to share your thoughts online!  
[Surveymonkey.com/r/7CH9TM9](https://surveymonkey.com/r/7CH9TM9)

NORRIS DESIGN  
Planning | Landscape Architecture | Design

EAGLEVAIL

2.6 (Top-Left) Pavilion Park Schematic Design

2.7 (Bottom-Left) Pavilion Park Conceptual Master Plan

2.8 (Right) Open House Flyer

### 3. COMMUNITY ENGAGEMENT

#### Public and Stakeholder Engagement Process

Engaging the community and stakeholders in a meaningful discussion about the EEAA was a key component of master plan development. Through public and stakeholder engagement, the team established project vision and goals, confirmed recreational needs and determined additional programming requirements. The public engagement strategy encouraged participation by a wide-range of stakeholders through utilization of multiple forum types, including outreach through existing social media platforms for EVMD, online surveys, stakeholder focus group meetings held via zoom, (1) in person open house, (1) video presentation public survey, and attending multiple board meetings with EVMD Board of Directors.

The following 7 stakeholder groups were interviewed:

- EV Pickleball Community
- First Tee
- Eagle County
- HPS School
- Eagle County School District
- Vail Rec District
- EagleVail Property Owners Association

A Project Steering Committee was created at the onset of the project including EVMD staff and EVMD board members. The Steering Committee provided valuable input to the team throughout the process.

For a full list and description of community engagement meetings please see Appendix A.

#### Community Engagement Analysis & Findings

The robust community outreach plan was successfully executed, and the team was able to gather a range of input to determine which facilities rank highest for inclusion and/or improvement. Over 350 participants responded to (2) Online surveys, over 450 students from Homestake Peak School responded to (2) Online surveys, 7 stakeholders groups, and multiple community members attended open houses.

The information received throughout this process was immensely beneficial in identifying and understanding the programs that should be included in the expanded facility.

Note: This project took place during various levels of COVID -19 public health safety regulations, restrictions, and protocols. All protocols were strictly followed and public outreach platforms adjusted to ensure safe communication for all participants.

The key findings were carefully reviewed by the Steering Committee to determine the priorities are for the facility in the eyes of the public, users, and operators. It was determined that although priorities varied between groups, there truly was an overarching consensus within the community regarding the spaces, features, and amenities that can provide the best value for EVMD.

| POTENTIAL USES                                                                                                    | WHAT WOULD YOU LIKE TO SEE?                                                                                                |
|-------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| POTENTIAL FACILITIES                                                                                              |                                                                                                                            |
| Please check all that you would like to see in the future (you can check all that apply)                          |                                                                                                                            |
|  Basketball Park                 |  Improved Baseball Field                |
|  Outdoor Fitness Station        |  Improved Soccer Fields                |
|  Outdoor Climbing Boulders     |  Improved Pickleball courts           |
|  Outdoor Ice Skating Area      |  Improved / Expanded Pump Track       |
|  Sledding & Winter Tubing Hill |  SNAG Golf / Additional Golf Facility |

EAGLEVAIL EAST END RECREATIONAL AREA | OPEN HOUSE  
1/16/2023

**OPEN HOUSE**

**EagleVail East End Amenities Area**

**PLEASE GIVE US YOUR FEEDBACK!**

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3.1 Documents from Open House Gathering



Overall, there was a feeling of appreciation for the beauty, water, and green space with overhead canopies that the park provided. Over 80% of community members surveyed would like to see improvements made to the park with a support rate of over 70% for the following features:

1. Golf Amenities
2. Trail and Winter Trail Improvements
3. Pond and Beach Improvements
4. Field Improvements
5. Bike Park Improvements

The consensus distilled from the public input showed the top priorities for improvement from the community are:

6. Trail improvements
7. Athletic Field Improvements
8. Pump Track Updates
9. Skate Park
10. Pond and Beach Improvements
11. Dog Park
12. Par 3 Golf Improvements
13. Winter Seasonal Uses

### **Trail Improvements:**

Non-motorized trail systems and trail loops are a high priority for improvement. Approximately 40% of all students attending the Homestake Peak School (HSPS) live in EagleVail providing safe routes to school in addition to recreational trail uses are key.

### **Athletic Field Improvements:**

The current soccer field and baseball diamond are in need of capital repairs regarding their aging irrigation systems. The original intent to serve the what was then High School with additional athletic fields is no longer as pressing of a need. HSPS has an existing football field, track and practice field space on school grounds. Updates to consolidate field space and all for more flexible field programming are key to the success of the park. Athletic Field Improvements should also consider the incorporation of artificial turf to extend the number of months a year the field is available into both spring and fall shoulder seasons.

### **Pump Track Improvements:**

The current pump track is well loved and caters primarily to young children. The opportunity to expand the bike amenities will benefit the community at large as well as support students at HSPS. Biking was the third most popular means of transportation for HSPS students and the most popular non-motorized form of transportation. Additional bike amenities near the school as well as safe routes to school through the EEAA may encourage additional forms of non-motorized transportation.

### **Skate Park:**

This amenity is ranked high in both the community survey and the HSPS survey. There are no skate parks in the EVMD, and this is a high priority for the skate community and to engage teenage users.

### **Pond and Beach Improvements:**

The pond and beach areas were repeatedly valued as some of the best aspects of the park. Improving these amenities applies to a wide range of users. Enlarged water space may encourage additional water sports such as stand-up paddle boards in the summer and ice skating in the winter. Additional beach space will allow more users to enjoy the water and beach with less crowding.

### **Dog Park:**

A dog park amenity rated high in the outreach. A fenced dog park area approximately 1 acre in size is being explored. Internal division of the larger fenced area that can allow one portion of the park to be open while the other is being cleaned and/or allow for separation of large dogs versus old/small dogs is preferred.

### **Par 3 Golf Improvements:**

National trends in golf point toward creating golf experiences that appeal to a wide variety of ability levels and take less time than traditional golf courses. Adapting the existing Par 3 Golf Course to support a short course, foot golf and Starting New at Golf "SNAG" golf will allow for a revenue generating stream that is responsive to national trends in golf and is accessible to a wider segment of the population that are often limited by expense and time. SNAG golf can also be incorporated into the curriculum at HSPS and the EEAA can help support valuable outdoor programming.

### **Winter Seasonal Use:**

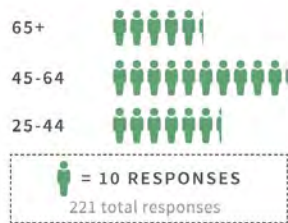
Expanding the park to have more recreational offerings in the Winter Season ranked high throughout the public input process. Additional winter amenities include groomed ski trails, designated snow shoe trails, ice skating, and sledding areas.

## Community Survey:

### Residency Status



### Age Distribution



### Top 5 Facilities Used

- # 1 General Park
- # 2 Beach/Pond
- # 3 Swimming Pool
- # 4 Playground
- # 5 Pickleball Courts

### Top Community Comments

- “ Greater trail connectivity.
- “ Bigger and better beach/pond area!
- “ Park should be multi use with flexible spaces.



### Top 5 Community Priorities

- More Pickleball/Tennis
- Dog Park
- Trail Additions
- Outdoor Ice Skating
- Skate Park

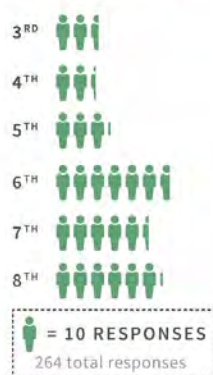


## HSPS Student Survey:

### School Transportation Method



### Grade Distribution



### Top 5 Facilities Used

- # 1 Soccer Field
- # 2 Playground
- # 3 General Park
- # 4 Swimming Pool
- # 5 Beach/Pond

### Top 5 Student Priorities

- Athletic Field Updates
- Skate Park
- Dog Park
- Outdoor Ice Skating
- Pump Track Updates

### Top Student Comments

- “ I would absolutely love an outdoor ice arena!
- “ A better pump track.
- “ More swings, slides, and a shady area to sit.
- “ Add a skate park in Avon and EagleVail.
- “ Add a skate park.





## 4. CONCEPTUAL DESIGN

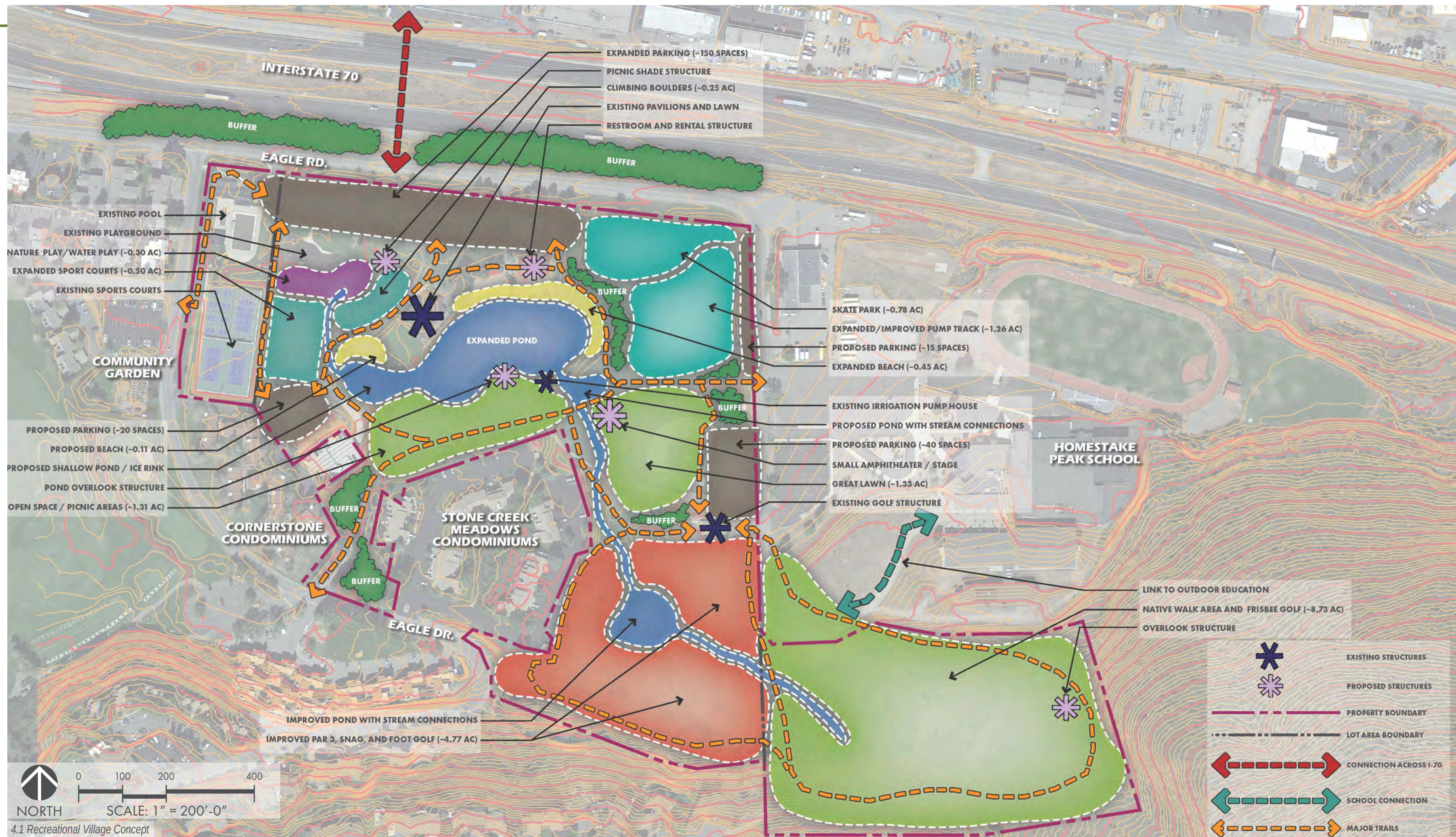
### Concept # 1 Recreational Village:

The recreational village concept creates a cohesive master plan integrating the east and west areas of the park through an expanded trail system and centralized amenities area. The recreational village focuses on supporting both active and passive community recreation. Two expanded parking areas better service increased park programming, an expanded sports court and an expanded pond and stream system better support year-round water recreation. Additional beach space is provided taking advantage of solar access and views. Large areas of the park remain as open lawn space with existing shade trees and a small proposed Amphitheater. There is a greatly expanded bike/pump track area and a skate park at the North East corner of the lot. There is a focus on nature play with water elements and a bouldering area that will appeal to kids and adults alike. Both plans focus on increased pedestrian circulation routes and a possible future pedestrian connection across I-70.

The recreation village concept proposes improvements to the golf course while allowing the portion that sits on Eagle County School District property to return to a more native state. This option looks at amending the golf course to respond to national trends in golf – exploring a shorter length course and possible SNAG golf as non-traditional introductions to the sport. The native area behind the school as well as additional amenities geared towards youth and middle age students can help support the HSPS curriculum.

| Table 1 (T1) Recreational Village Program List |                          |
|------------------------------------------------|--------------------------|
| Program                                        | Approximate Area (Acres) |
| New / Improved Park Amenities Total            |                          |
| Parking Addition                               | 2.86                     |
| Skate Park                                     | 0.78                     |
| Pump Track / Bike Improvements                 | 1.26                     |
| Amphitheater and great Lawn                    | 1.33                     |
| Golf Improvements                              | 4.77                     |
| Native Open Space (no Golf)                    | 8.73                     |
| Nature Play Improvements                       | 0.30                     |
| Tennis Courts / Pickleball Courts              | 0.50                     |
| Water and Beach Improvements                   | 2.50                     |
| Approximate Total Improvement Area             | 23.03                    |





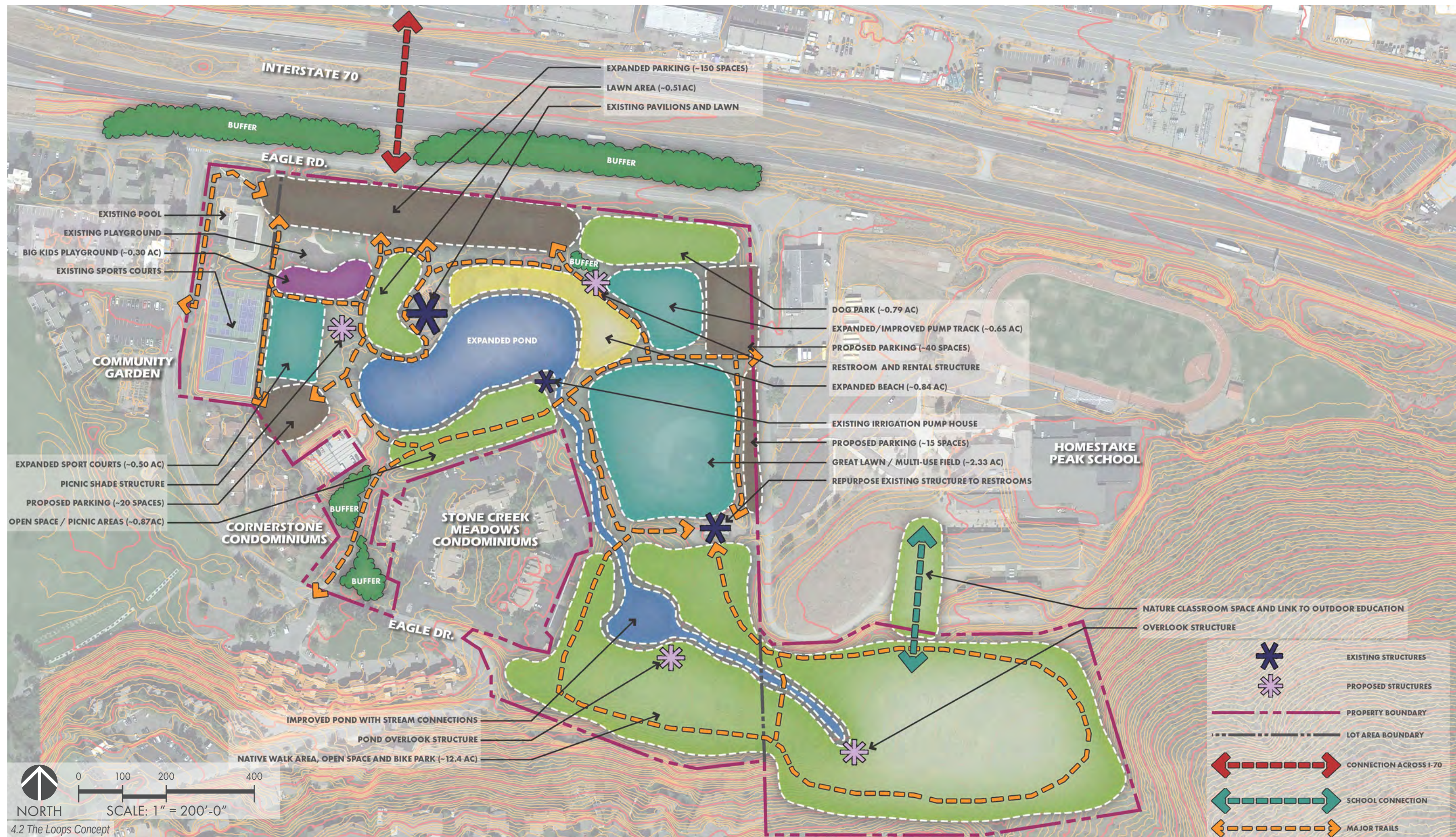


## Concept #2 The Loops:

Concept #2 has been coined the Loops due to the emphasis put on providing and improving both hard surface and soft surface trail amenities. A large pond expansion as well as one main beach area anchor this concept. Expanded sport courts and expanded parking cater to user needs. A dog park, just under an acre in size, is located in the north east corner of the lot. Bike amenities are provided on a 0.5 acre site, with a large multi-use field. The biggest change to existing conditions on this plan is the golf concept, which has been reclaimed as more passive recreation and is available predominately for trail use with an emphasis on outdoor learning and a connection to HSPS.

| Table 2 (T2) The Loops Program List |                          |
|-------------------------------------|--------------------------|
| Program                             | Approximate Area (Acres) |
| New / Improved Park Amenities Total |                          |
| Parking Addition                    | 2.86                     |
| Dog Park                            | 0.79                     |
| Pump Track / Bike Improvements      | 0.65                     |
| Great Lawn / Multi-Use Field        | 2.33                     |
| Native Open Space (No Golf)         | 12.4                     |
| Big Kid Playground                  | 0.30                     |
| Tennis Courts / Pickleball Courts   | 0.50                     |
| Water and Beach Improvements        | 2.30                     |
| Approximate Total Improvement Area  | 22.13                    |







## 5. FINAL MASTER PLAN

The final preferred plan incorporates changes to the Recreational Village concept from the Steering Committee, EVMD Board of Directors, HSPS, and community input. The result is a master plan that will grow with the community and support recreational needs. The information presented in this master plan should be viewed as the starting point to be used as a template for future program refinement and design as this project progresses to the next stage of development.

### Site Plan

The proposed site plan programming aligns with the community priorities. The existing amenities to remain include the pool, playground, sport courts, pavilion, irrigation pump house and golf clubhouse structure. New amenities include improvements to the golf course, native recreation and non-motorized trails, a large multipurpose field, a small amphitheater/stage, expanded beach area, expanded pond area, expanded pump track, a skate park, boulder climbing area, nature/water play area, additional sport courts and expanded parking areas. Reference Table 3 for a list of program elements included in the final master plan.

| Table 3 (T3) Final Master Plan Program List   |                          |
|-----------------------------------------------|--------------------------|
| Program                                       | Approximate Area (Acres) |
| Existing and Proposed Park Amenities Total    |                          |
| Parking Addition                              | 2.60                     |
| Skate Park                                    | 0.71                     |
| Open Space / Picnic Area                      | 1.31                     |
| Pool Area                                     | 0.77                     |
| Pavilion and Lawn                             | 2.12                     |
| Pump Track / Bike Improvements                | 0.88                     |
| Great Lawn / Multi-use Field                  | 2.36                     |
| Native Open Space                             | 8.18                     |
| Golf Improvements                             | 4.77                     |
| Play Area - Existing                          | 0.25                     |
| Nature Play / Water Play Area                 | 0.30                     |
| Climbing Boulders                             | 0.25                     |
| Tennis Courts / Pickleball Courts             | 0.50                     |
| Water and Beach Improvements                  | 3.00                     |
| Buffer / Landscape Areas / Sod Areas Existing | 5.00                     |
| Approximate Total Improvement Area            | 33.00                    |







## Circulation and Parking:

Vehicular traffic will continue to use Eagle Road for primary access. Three different parking lots will provide use for specific amenities around the site.

The primary parking area will be expanded along Eagle Rd serving the pool, play areas, pavilion, beach, and skate park. Additional parking along the East edge of the site will service the multi-use field and golf community. It will be available year-round in addition to the shared parking agreement with ECSD for golf and amenity parking in the summer months from their adjacent parking lot. The Metro District is currently engaged in a traffic study to better meet the needs of additional traffic on Eagle Rd.

Improvements to the parking and access area near Cornerstone Condominiums could be developed in conjunction with Cornerstone Condominiums. The intention of this expansion area is to provide mutual benefits and parking to both Cornerstone and sport court recreation users. Adjacent parking near the community gardens will continue to provide accessory parking for the gardens, practice range, and the EEAA.

Pedestrian and bicycle connections are important to look at through the EEAA with improvements to path systems through the park and consideration to traffic calming measures along Eagle Rd. Further study of traffic calming measures along Eagle Rd. are recommended in conjunction with Safe Routes to School.

## Existing Pool:

The existing pool amenity currently serves the community needs. Expansion of a possible hot tub area within the existing pool area footprint is recommended to be explored for future development.

## Existing and Proposed Sport Court Amenities:

The existing sport courts are well used and well programmed. Expansion area for the sport courts includes flexible space that can accommodate a basketball court and two tennis courts or a combination of court space including striping for pickleball courts. A multi-use play surface such as asphalt or concrete with an acrylic surface paint is recommended. Parking near Cornerstone Condominiums should be developed in conjunction with sport court enhancements. A possible additional restroom facility in this vicinity may need to be explored to meet user demands as well. It is recommended that an additional pavilion area be located centrally to serve sport court users and play area users.







### **Nature Play/Water Play:**

The expansion of the existing play area to include additional nature play and water play features supports community health by further diversifying the type of play offered in the play area. Nature Play focuses on living things and natural materials. Nature Play and water play encourage imagination, creativity, problem solving, and collaboration.

### **Climbing Boulders:**

Incorporating climbing boulders into EEAA will support current community recreation trends and allow for an area that will appeal to a wide range of users from kids K-12 as well as teens and adults with the incorporation of bouldering routes into the features. Safety surfacing and natural looking boulders will blend with the aesthetics of the site.



### **Existing Pavilion:**

The existing pavilion remains as is in the master plan. Space around the pavilion and the adjacent lawn are kept open and flexible for future growth and expansion of the pavilion if desired.

### **Beach Addition:**

The addition of a small beach area to the south of the proposed climbing boulders, is intended to link the play area, nature play, water play, and bouldering area to the pond allowing for exploration and sand play to further support different types of play within this area. It is intended to allow for additional beach space at more than one location providing space for multiple users and groups to enjoy the waterfront simultaneously.



### **Open Space/Picnic Area:**

Wrapping to the South of the expanded pond, the existing open space and lawn areas remain largely as is. This area has mature tree canopy and a lush usable passive lawn space. It will continue to serve as a connector to more programmed or active areas of the park and provide an area of respite to relax. Improved trail connections through the space will help better connect different amenities through the park.



### **Expanded Pond:**

Expanding the existing pond area will provide more usable water space for people to enjoy. The expanded pond will encourage water sports such as stand-up paddle boards, possible programming events such as paddle board yoga, kayak practice, canoeing and other non-motorized sports. Additionally, winter use such as ice skating can be available on the Western portion of the pond in winter months. This far west portion of the pond is anticipated to be only approximately 4' in depth with surface dimensions of approximately 130' x 80'. This surface area is large enough for casual ice use and is slightly larger than a practice sheet of ice. Temporary boards could be incorporated for practice or pick up hockey use.



### **Large Expanded Beach:**

To the North and East of the pond area a beach expansion is planned so that people can enjoy the beach in the mountains. The current beach area is well used and ranked high on the list of existing amenities. Expanding the area will allow for more users to enjoy the beach and passive recreation of the park.



### **Restroom and Rental Structure:**

The addition of a restroom and rental structure between the expanded beach and the primary parking area is intended to support revenue generation from rental equipment and concessions. The dimensions and programming of this building are recommended to be studied in more depth to understand how to best meet the needs of the community and other uses as they become available. It is recommended that the building be 4 seasons.

### **Skate Park:**

The addition of a skate park area will serve the local skate population and help to support programming for teens at the park. EVMD does not currently have a skate park. The design of the skate park and the amenities within the skate park should be further studied and designed to best meet the needs and abilities of the community. Buffering and additional tree canopy around the skate park will help provide shelter and shade while maintaining the lush natural setting currently enjoyed at EEAA.







### **Bike Park:**

Expansion and improvement for bike amenities are recommended. The installation of a permanent irrigation system for all dirt jump areas will provide convenient maintenance for jumps and the ability to reduce dust and blowing debris. Suggested elements based on feedback from the community to be added to the existing bike park include a beginner and intermediate pump track, dirt jumps, advanced skills area, additional shade trees. Bike park features should be detailed and designed in the future by professional bike trail designers. Additional community outreach specific to bike use should be conducted prior to design. Proposed improvements include features that support progressive riding areas. The riding areas should include skills courses focusing on dirt jumps, wood features and a rock garden area.



### **Multi-purpose Field:**

The multi-purpose field on the site is sized to be able to be utilized for multiple sports as well as informal play. The field is large enough to accommodate a full-size soccer or lacrosse field. Berming, landscaping, and/or fencing is recommended between field space and the edge of the parking. Existing dugout areas can remain for spectating and to support the use of the field for t-ball, baseball, and softball events.

### **Small Amphitheater/stage:**

Locating a small stage or amphitheater at the edge of the water and multi-purpose field allows for flexibility in programming of events. The amphitheater/stage area can be viewed simultaneously from the pavilion, the beach, the pond and field making it a prime area to host a variety of activities. Possible revenue generating activities include small wedding ceremonies, concerts, or outdoor fitness classes. Additionally, temporary stage/structures in this area can be explored as opposed to a permanent structure. Electrical connections in this area should be installed to allow a future amphitheater/stage or temporary structures.



### **Golf Improvements:**

Reducing the size of the existing golf course will reduce maintenance and staff time. Improvements to the golf course include the reconfiguration of the existing area to create a 4 hole short course golf facility that can serve golfers of multiple abilities that are looking for a golf experience with less of a time commitment. Additionally, a 9 hole SNAG golf course will also be developed on the same area that the four hole golf course occupies. The area will continue to support footgolf as an amenity.



### **Existing Golf Structure:**

The existing golf structure will remain to support golf facilities and special events.

### **Non-motorized Recreation/Multi-Use Trail Area:**

Improvement and support of non-motorized trails is one of the primary uses in the EEAA. Over eight acres are dedicated to trail use within the park, which will reduce existing pressures between trail users and golfers. The native area located primarily on ECSD land will support trail use, reduce irrigation demands, and support a link to outdoor education for HSPS students. Trail design in this area should be further studied to support both winter and summer trail uses as well as bike and pedestrian uses. Connections and trails in this area should be designed to interface specifically with HSPS student needs.

### **Proposed Overlook Structure:**

An overlook structure is proposed in the non-motorized recreation area. This space can serve as a resting point, provide shade, and be sized appropriately to support an outdoor classroom.

### **Trail Improvements:**

Hard surface and soft surface trail improvements are planned throughout the park. An appropriate wayfinding signage plan should be developed with trail improvements and connections. Where possible trail connections should link to offsite trail and pedestrian systems.

### **Connection Across I-70:**

A connection across I-70 is outside of the scope of this master plan but is shown graphically on the site plan to demonstrate how the EEAA master plan fits within visioning and planning efforts for the greater EVMD area. EVMD is currently exploring the value of the connection in other planning efforts.

### **Dog Park:**

Due to user and site constraints the final location for a dog park is recommended to be studied and located off site. Creating a fenced off leash dog area that is at least a half an acre and preferably a full acre conflicted with the spatial requirements of the skate park and pump track. The entire park remains open to leashed dogs. EVMD may choose to explore programming changes to allow certain areas of the park to be designated as off leash with out fencing to allow for trail systems to support a variety of users. Additional fenced, off leash dog areas that have access to vehicle parking, a water supply, and adequate space should be further studied within the larger EVMD.







## Site Furnishings:

Site furnishings should be incorporated throughout the site. Trash and recycling receptacles should be located at logical locations around the park such as trail intersections, beach areas, skate park and bike park areas. Benches can be located adjacent to primary walkways. Bike racks are to be located at the bathrooms, edge of the field, play area, sport courts, and the pavilion.

## Landscape:

Landscape treatments are shown in key buffer areas, to highlight gateways and to provide shade for gathering spaces. Landscape areas should include landscape beds with shrubs, ornamental grasses and a combination of large shade trees, ornamental trees and evergreen trees. Landscape beds are to be mulched with shredded cedar mulch. There are large swaths of turf lawns for lounging or informal play throughout the park. Turf species should be selected for drought tolerance. Native seed mix used to re-seed affected natural areas should be selected to blend with the existing natural grass species.

## Irrigation:

An overhaul of the irrigation system and reduction of irrigated areas will positively affect the overarching project goal to conserve resources. EEAA is projected to utilize 35-45% less water upon final build out of the master plan. The utilization of native grasses and plant material in lieu of turfgrass greatly reduces water use across the park

Future water savings in the park can also be realized through replacement of the irrigation system. Commercial irrigation systems generally have a lifespan of 20-25 years, and only slightly longer for golf systems. Old irrigation systems that are constantly under repair not only waste water, but deplete resources such as money and staff time. Irrigation technology has advanced a great deal since the 1990's and is focused primarily on water conservation. Utilizing components such as pressure regulated heads, central control, weather-based controllers, master valves, and flow sensors can all help lessen water use and reduction of resources. In some cases, use of such components can save another 5-10% of total water use on a well-maintained irrigation system.







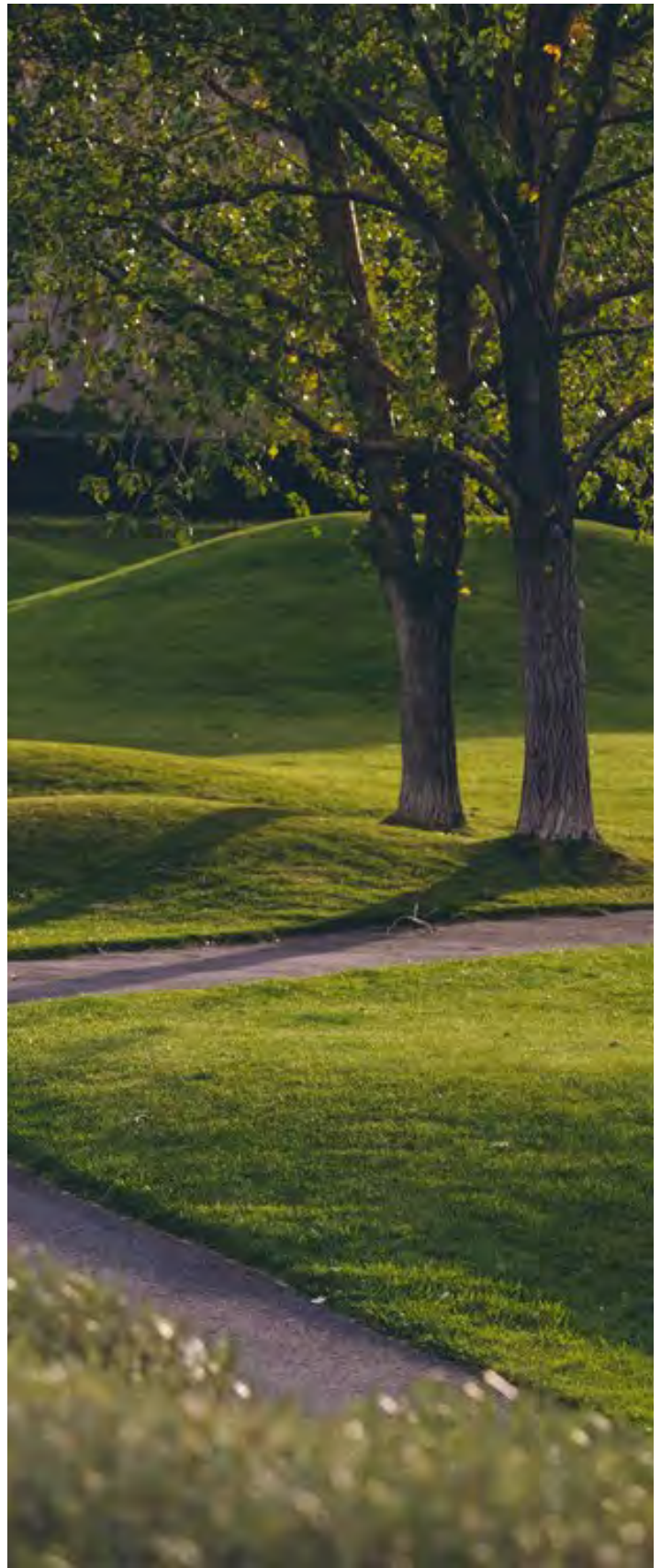
## 6. IMPLEMENTATION FRAMEWORK

The following strategies have been developed to assist in achieving next steps in realizing project goals and the vision for the EEAA.

**Vision: Create a recreational vision for the East End Amenities Area that will grow with the community.**

### Goals:

1. **Preserve and enhance amenities that are well used.**
  - a. Facility improvements and park improvements shall plan for community needs following guiding Community Development documents and recommendations.
  - b. Provide amenities and physical spaces that are flexible in supporting multiple user groups and a variety of programming.
  - c. Evaluate phasing plan to prioritize funding for desired amenities as dictated by community needs and desires Long Range Financial Plan
2. **Collaborate to identify additional amenities that will serve the community.**
  - a. Work with HSPS and other community organizations like VRD to prioritize amenities and uses that will best serve the community.
  - b. Plan for special events by providing power and potable water sources at key locations within the park such as the pavilion, and the multipurpose field.
  - c. Work with EVMD and other community partners to finding funding- ie grants sources to new amenities.
3. **Create a cohesive plan that will support community health.**
  - a. Work with community partners to promote programming that support all aspects of wellness.
  - b. Circulation and access should connect to external access points to promote multi-modal transportation.
  - c. Collaborate with Safe Routes to School or other planning tools that support community health.
4. **Support EagleVail Metro District sustainability goals.**
  - a. Support multi-modal transportation systems.
  - b. Develop facilities that support positive energy modeling.
  - c. Implement advances in irrigation technology.
  - d. Promote principles of Water Wise Landscaping.
  - e. Implement policies and maintenance practices that support sustainability goals.





## Budget / Phasing

The implementation of the EEAA has been divided into five phases based on budget and strategy for improvements. Improvements were divided into phases based on what was perceived as the highest priority and what areas can be implemented concurrently with construction phases. Construction and funding will dictate the phasing schedule, but it is anticipated that all five phases can be completed in a 10-15 year time frame. Alternative phasing scenarios are possible depending on future shifts in priorities or available funding sources. Along with future board and community support.

Opportunities to support park improvements may include GOCO Grant funding and other grant sources. The play area, skate park, and trails improvements are areas that can potentially be supported through grant funds. Additional public and privately supported grants that focus on outdoor education and health should also be supported for field spaces, outdoor class rooms, nature play, and trail systems.

Following is a breakdown of the building and site programming included in each phase and an associated estimate of probable cost. Refer to Table 4 for phasing costs, and Images 6.1-6.6 for phasing diagrams.

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### Phase 1: Highest Priority

The first phase includes improvements to the existing ponds and water ways and expansions of the beach areas. It prioritizes improvements to the existing golf area and the introduction of SNAG golf features to the golf course. Additionally, it is recommended that a restroom and rental structure be completed in phase 1 to support a possible revenue generation stream for water sports, etc.

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### Phase 2:

The second phase will include the improvements to the field area, parking adjacent to the field area, paved trail improvements, and the creation of the expanded pump track/bike area.

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### Phase 3:

The third phase will include improvements to play areas including climbing boulders and nature play improvements and a picnic shade structure. The Skate park will be included in the phase in addition to the expansion of the main parking area along Eagle Road.

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### Phase 4:

Naturalized plantings, and non-motorized trail improvements on ECSD land are included in this phase. Connections to HSPS and a overlook/classroom area are included to support outdoor educational spaces.

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### Phase 5: Lowest Priority

The final phase includes improvements to the multi-use court areas and the development of parking in the court areas.



**Table 4 (T4) EagleVail Est End Amenities Area - Final Master Plan Concept Phasing****Outdoor Improvements: 33 Acres**

Date: 04/15/21

**PHASE 1**

| Item                                                           | Low Cost        | High Cost       |
|----------------------------------------------------------------|-----------------|-----------------|
| Pond Improvements                                              | \$ 360,000.00   | \$ 540,000.00   |
| Expanded Beach Improvements                                    | \$ 52,800.00    | \$ 79,200.00    |
| Golf Improvements                                              | \$ 498,960.00   | \$ 748,440.00   |
| Restroom and Rental Structures *Assumes 1,500 sq. ft. Building | \$ 510,000.00   | \$ 765,000.00   |
| Phase 1 Irrigation Improvements                                | \$ 249,480.00   | \$ 374,220.00   |
|                                                                | \$ 1,671,240.00 | \$ 2,506,860.00 |

**PHASE 2**

| Item                                                            | Low Cost        | High Cost       |
|-----------------------------------------------------------------|-----------------|-----------------|
| Parking by Fields (Assuming Asphalt Paving, Curb, and Striping) | \$ 250,000.00   | \$ 375,000.00   |
| Bike Amenity / Pumptrack                                        | \$ 280,000.00   | \$ 420,000.00   |
| Great Lawn (Soil prep, Fine Grading, Sod, Irrigation)           | \$ 329,280.00   | \$ 493,920.00   |
| Asphalt Paving (Path and Trail Connections - Depth 6")          | \$ 50,000.00    | \$ 75,000.00    |
| Pedestrian and Pathway Lighting                                 | \$ 160,000.00   | \$ 240,000.00   |
| Amphitheater                                                    | \$ 156,000.00   | \$ 234,000.00   |
|                                                                 | \$ 1,225,280.00 | \$ 1,837,920.00 |

**PHASE 3**

| Item                                                              | Low Cost        | High Cost       |
|-------------------------------------------------------------------|-----------------|-----------------|
| Crusher Fines Trail Extensions and Connection                     | \$ 10,000.00    | \$ 15,000.00    |
| Climbing Boulders                                                 | \$ 188,000.00   | \$ 282,000.00   |
| Picnic Shade Structure                                            | \$ 130,000.00   | \$ 195,000.00   |
| Parking by Eagle Rd (Assuming Asphalt Paving, Curb, and Striping) | \$ 786,240.00   | \$ 1,179,360.00 |
| Parking Lot Lighting                                              | \$ 320,000.00   | \$ 480,000.00   |
| Skate Park                                                        | \$ 440,000.00   | \$ 660,000.00   |
|                                                                   | \$ 1,874,240.00 | \$ 2,811,360.00 |

**PHASE 4**

| Item                                          | Low Cost      | High Cost     |
|-----------------------------------------------|---------------|---------------|
| Native Non-Motorized Area                     | \$ 152,111.20 | \$ 228,166.80 |
| Crusher Fines Trail Extensions and Connection | \$ 124,000.00 | \$ 186,000.00 |
| Overlook Structure                            | \$ 130,000.00 | \$ 195,000.00 |
| Outdoor Education Support Areas               | \$ 12,000.00  | \$ 18,000.00  |
|                                               | \$ 418,111.20 | \$ 627,166.80 |

**PHASE 5**

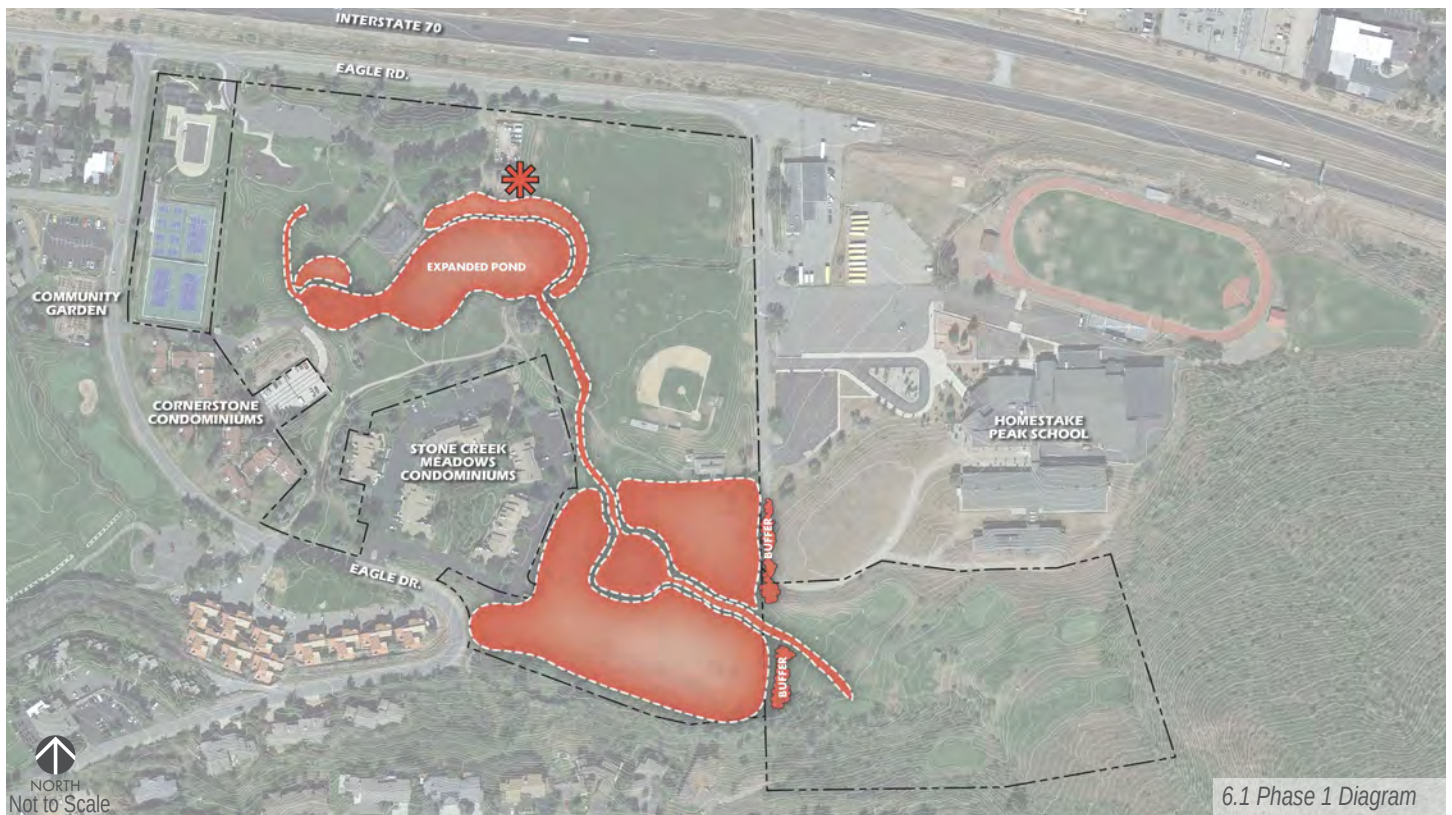
| Item                                                                                      | Low Cost      | High Cost     |
|-------------------------------------------------------------------------------------------|---------------|---------------|
| Tennis and Pickle Ball, Multi-Use                                                         | \$ 280,000.00 | \$ 420,000.00 |
| Parking by Courts (Assuming Asphalt Paving, Curb, and Striping) Partner with Corner Stone | \$ 141,440.00 | \$ 212,160.00 |
| Parking Lot Lighting                                                                      | \$ 80,000.00  | \$ 120,000.00 |
|                                                                                           | \$ 501,440.00 | \$ 752,160.00 |

**EXTERIOR PARK SPACE SOFT COSTS (10% of Total Construction Costs)**

| Item                                                                                 | Low Cost      | High Cost     |
|--------------------------------------------------------------------------------------|---------------|---------------|
| (Survey, Civil, Landscape Architecture, Architecture, Structural, Irrigation Design) | \$ 569,031.12 | \$ 853,546.68 |

**ALL PHASE TOTAL:****\$ 7,198,243.67****\$ 10,797,365.50**

## Phase 1



## Phase 2





Phase 3



Phase 4





## Phase 5



## Overall Phasing









