

# HAYMAKER TRAILHEAD MASTER PLAN

March 2020





## ACKNOWLEDGMENTS

### **Town of Eagle Staff:**

Brandy Reitter, Town Manager  
Bill Shrum, Assistant to the Town Manager  
John Straight, Open Space Coordinator

### **Mountain Recreation Staff:**

Janet Bartnik, Executive Director  
Sheryl Staten, Eagle Facility Supervisor

### **Town of Eagle Board of Trustees:**

Anne McKibbin, Mayor  
Kevin Brubeck, Mayor Pro Tem  
Mikel "Pappy" Kerst, Trustee  
Matt Solomon, Trustee  
Paul Witt, Trustee  
Scott Turnipseed, Trustee  
Andy Jessen, Trustee

### **Mountain Recreation Board of Directors:**

Liz Jones, Board President  
Mikayla Curtis  
Tom Pohl  
Chris Pryor  
Mike McCormack

### **Planning Team:**

**Norris Design**  
Elena Scott, Principal  
Megan Testin, Senior Associate  
Tori Aidala, Associate  
**BRS**  
Kevin Armstrong, Principal

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.



## TABLE OF CONTENTS

<b>1. Project Background</b>	<b>pg.1</b>
<b>2. Summary</b>	<b>pg.3</b>
<b>3. Community Engagement</b>	<b>pg.5</b>
<b>4. Conceptual Design</b>	<b>pg.9</b>
<b>5. Final Master Plan</b>	<b>pg.19</b>
<b>6. Implementation Framework</b>	<b>pg.33</b>





# 1. PROJECT BACKGROUND

The Town of Eagle ('Town') and Mountain Recreation ('Mtn Rec') desire to create a plan to address the current and future recreation needs for the growing population within Eagle. The Town selected a team of consultants including Norris Design and Barker Rinker Seacat Architecture 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 areas for future improvements are the Haymaker Trailhead Area which includes a Town owned 10-acre parcel and the Eagle Pool and Ice Rink ('Pool and Ice Rink') which is owned jointly by the Town of Eagle and Mtn Rec. The Pool and Ice Rink is sited within the subject parcel and currently operated by Mtn Rec. The study also considers the adjacent Town owned 32-acre parcel platted as Tract E ('Tract E'), dedicated to the Town by Haymeadow Development for a joint recreation and school use by the Eagle County School District ('ECSD'). The adjacent portion of Tract E was considered conceptually for joint recreational uses; however, any future development is to be determined by the Town and ECSD.

When the Pool and Ice Rink were built in 2003, Mtn Rec collaboratively shared facility offerings with Gypsum, Edwards and Eagle. Eagle County's population distribution at the time did not support full recreation centers in each community. The Town of Eagle, along with all of Eagle County, has grown significantly over the last 13 years. In 2004, the Town's population was 3,846. In 2018, the population has nearly doubled and is approximately 6,867. In addition to recent population growth, the Haymeadow neighborhood to the east of the Haymaker Trailhead Area will add an additional 800 homes to the area at build-out. Eagle's population has changed, and the Town and Mtn Rec now desire more diverse recreation opportunities including a full-service recreation center and improved park amenities.

## Vision:

**The Haymaker Trailhead Area is the primary hub and social heart of recreation for the Town of Eagle.**

The purpose of the Haymaker Trailhead Area Master Plan is to develop a program and plan for improvements to the existing Pool and Ice Rink and 10-acre property that can be implemented over time.



## Project Goals

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

- Design recreation improvements that will grow with Eagle and be planned within capital improvement budgets over time.
- Support social gathering through improvements to the existing building and outdoor spaces.
- Create a plan that incorporates the various community sports and recreation activities in a cohesive manner.
- Prioritize amenities and uses at the Pool and Ice Rink that are not available within other Mtn Rec facilities to minimize duplication and expand recreational opportunities.
- Facilitate an inclusive community outreach plan. Coordinate planning efforts and work collaboratively with ECSD, adjacent private development and the Comprehensive Plan update.
- Strengthen bonds between different user groups by uniting them behind a common vision.
- Create an indoor recreation facility that can address the broad needs identified by the community.
- Develop circulation systems that support ease of access and limit vehicular, pedestrian and bicycle conflicts.

## 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 the Town and Mtn Rec, 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 for the Haymaker Trailhead Area. The role of this document is advisory, and is intended to inform future design, programming decisions and phasing.

## Site Inventory and Analysis

During the kick-off of the project, site visits were conducted with the consultant team, Town and Mtn Rec staff to understand the challenges and opportunities of the existing facility. The team toured the existing Pool and Ice Rink and surrounding trail systems. The team met with the Town's Open Space Coordinator to understand the existing trail connectivity and future improvements. The viewshed from the trails was also analyzed to inform building placement and height to maintain key view corridors.

## Pool and Ice Rink Building

The existing seasonal Pool and Ice Rink was built in 2004 and has not been modified since that time. The outdoor pool includes zero-depth entry with toddler play feature, vortex, large and small water slides with catch basin, and a six lane, 25-yard lap swimming area. The facility struggled in 2017 with significant leaks in the filtration system piping under the pool decking that appears to have been resolved. While the facility sees a lot of use, it is outdated, energy inefficient, and its seasonal operations limit the full potential for community use of the facility.

The indoor ice rink includes a single sheet that operates from mid-September until mid-April and additional supportive amenities for use by hockey clubs, hockey league activities, and public indoor ice skating. After ice rink season, a sport court is laid atop the rink base to allow for summer camps and roller derby activities from spring to fall. The building houses mechanical equipment for the Pool and Ice Rink which is located at the rear of the facility and has limited potential for expansion.

## Site

The 10-acre site has been incrementally developed over time following the construction of the Pool and Ice Rink. There are two parking lots on site, one paved adjacent the building and an unpaved lot servicing the Haymaker Trailhead, bike park, BMX track and pump track. There are two existing tennis courts and a small remote control ('RC') track southwest of the bike park. The site has significant topography on the north end with slopes generally from 15 to 30 percent. The southern portion of the site is fairly level with slopes less than 5%. There is currently one vehicular access point, multiple soft surface trails and a paved bike path connection. Vegetation on the site consists of mature shade trees near the Pool and ice Rink, native scrub vegetation along the northern portion and unirrigated seed throughout most of the southern portion. The site is situated between adjacent residential neighborhoods to the West and South, BLM land to the north and Tract E to the East.

## Existing Pool and Ice Rink Amenities

- » Total indoor square footage of facility
- » Indoor Rink (17,000 Sq ft)
- » Ice Rink- mid-September- mid-April
- » Sport Court- April 15- Labor Day
- » Support Areas
- » Lobby
- » Locker Rooms (4)
- » Hockey style in winter / not separated into men's and women's used as separate men's and women's outdoor pool locker rooms in the summer
- » Family Change Room
- » Men's and Women's Restrooms
- » Concession Area
- » Staff Offices
- » Equipment Rental at guest check-in
- » Maintenance Closet(s)
- » Ice maintenance storage & Zamboni
- » Outdoor Pool (5,135 Sq ft water surface/ 154,200 gallons) Pool deck (13,360 sq ft) zero depth area, vortex pool, frog slide, large slide, climb wall, 6 lane (25 Yard) lap pool
- » Operates End of May- Labor Day
- » Outdoor shade pavilion
- » Grass area (17,855 sq ft)

## Outdoor Amenities

- » BMX Track
- » Pump Track
- » (2) Tennis Courts
- » RC Track
- » Dirt Parking Lot – approximately 90 spaces
- » Paved Parking Lot – 66 spaces
- » Trailhead
- » Hiking Trails
- » Mountain Biking Trails



1.1 Trails above the Haymaker Trailhead area.

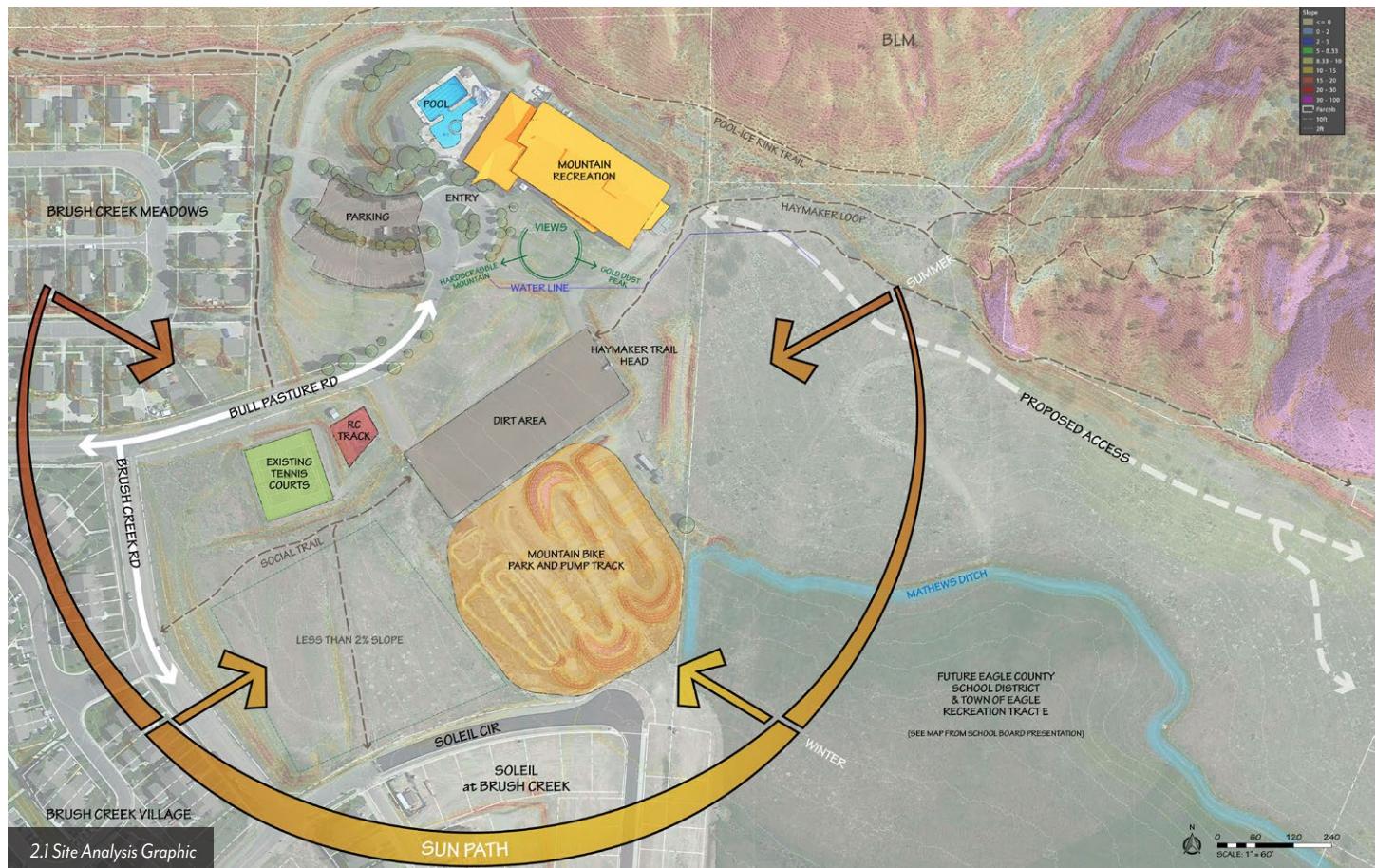
## 2. SUMMARY

### Opportunities:

- Ability to use the elevation change from the trailhead area to the trail system to protect key viewsheds from being affected with improvements.
- The facility has potential to be renovated and expanded to meet the needs of the community.
- The recently installed paved 8' wide service road that can be used for events such as the high school mountain bike race series.
- Flexibility to realign the existing trailhead with proposed master plan improvements.
- Improvements to the ice rink and supportive amenities could support additional programming such as tournaments, high altitude training, etc.

### Challenges:

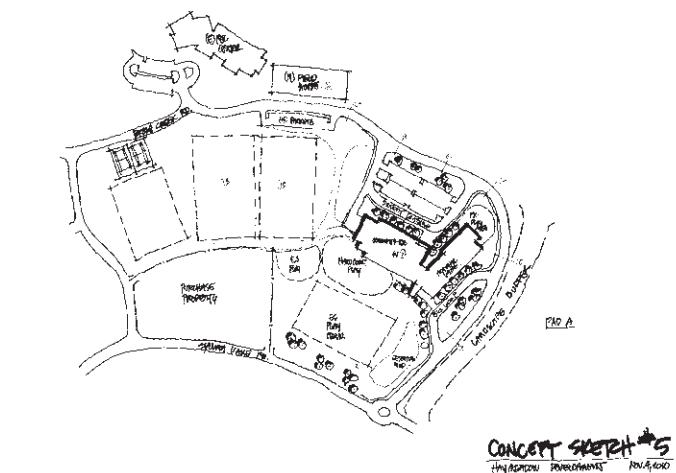
- Major mechanical replacements are due for the aging Pool and Ice Rink systems.
- BLM controlled seasonal trail closures (animal sightings, elk calving, etc.) can limit trail access for periods of time.
- Pool and Ice Rink is not sized to accommodate the large amount of use.
- The facility is currently limited to seasonal use.
- Pool deck and pool slide are aging and need replacement.
- The outdoor pool is operating at maximum capacity.
- The facility is lacking extra space for programming, meetings and parties.
- Much of the outdoor space is hot, dry and dusty in the summer. There are limited shade options.
- There is a lack of amenities for park users.
- The existing water main connection that extends to the east from the Pool and Ice Rink interferes with building expansion (reference exhibit 2.1).
- Existing 8' paved service road interferes with trailhead access.



## Existing Plans:

Prior to the kickoff of the master plan process, several concepts had been considered for the potential improvements to the Pool & Ice Rink and Tract E. Previously developed concept plans reviewed during this process included:

- Conceptual school plans prepared by Klipp Architects, January 2011 (primary option used and shown in school Mtn Rec presentation).
- Conceptual school and field study prepared by Alpine Engineering, Inc. June 2013 (2.2).
- Conceptual Pool and Ice Rink expansion prepared by BRS on March 18, 2015.



## Comprehensive Plan Summary:

The Haymaker Trailhead Area Master Plan supports an overarching value from the in-process Eagle Comprehensive Plan to Elevate our Adventurous Lifestyle. Goals and action items related to this value are considered in the master plan to create a correlation between the two guiding documents including maintaining and expanding recreation amenities and existing parks, identify desired enhancements to parks and working with Mtn Rec to address the community desire and need for dispersed and organized recreation activities and supporting amenities and facilities.

The master plan also addresses broad goals for pedestrian connectivity to facilities and the surrounding public lands, energy efficiency for development of public facilities and inclusivity by offering a spectrum of recreational amenities and facilities to support a variety of sports and activities.



2.2 (Top-Left) Haymeadow Master Plan  
2.3 (Bottom-Left) Conceptual school and field study  
2.4 (Right) Open House Flyer

### 3. COMMUNITY ENGAGEMENT

#### Public and Stakeholder Engagement Process

Engaging the community and stakeholders in a meaningful discussion about the Haymaker Trailhead Area 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 for the site and building. 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 the Town and Mtn Rec, online surveys, stakeholder focus group meetings, multiple open houses at various locations and times and publicizing master planning efforts at well-attended special events. A Project Steering Committee was created at the onset of the project including Mtn Rec and Town Staff. The Steering Committee provided valuable input to the team throughout the process.

The team partnered with the Eagle County Neighborhood Navigators to ensure diverse participation amongst community members and provide translation services at open house events. All written materials were provided in both English and Spanish languages.

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

#### 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 550 participants responded to the online survey, and over 250 stakeholders and 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.

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 the Town of Eagle and the Mtn Rec.



3.1 Photos from community open house gatherings in July 2019.

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

- 1. Bike trails and amenities**
- 2. Park restrooms**
- 3. Outdoor pool improvements**
- 4. Shade and gathering area**
- 5. Fitness center**
- 6. Ice rink improvements**



### **Bike trails and amenities**

The Town and stakeholders have invested heavily in bike trails, with over 100 miles of singletrack available for riding. The Haymaker Trailhead Area is a primary destination for biking and is cherished by residents and visitors alike. Expansion of existing facilities along with new amenities, such as a shade shelter, a bike fix-it station, flexible staging areas to host events, and additional bike skills areas are desired by the community to be maintained and enhanced.

### **Park Restrooms**

The various destinations within the park make new restrooms important to the community. The site's grade change makes accessing the existing facilities in the Pool and Ice Rink challenging and replacing the existing porto-let and providing more permanent facilities is a key priority.

### **Outdoor Pool Improvements**

The outdoor pool is viewed as a community asset that offers a special character that is heavily used throughout the Town and the Mtn Rec District. It is a hub of activity in the summer that is genuinely appreciated and although an indoor pool would offer year-round aquatic opportunities, it was found that having an outdoor pool is cherished. Due to increased demand of pool space and aging mechanical systems, it is recognized that the pool needs to be updated and expanded to meet user needs. The Project Steering Committee used this information to study location, number of pools, and features. This is reflected in the master planning set forth in this document.

### **Shade and Gathering Areas**

As the neighborhood and Town have grown, so have the needs for multiple gathering areas and shade structures. The master plan includes these facilities and co-locates them along easy accessed pedestrian walkways and key destination points in the park.

### **Fitness Center**

An indoor, all-season fitness center is a desired improvement to the Pool and Ice Rink. A fitness center would provide the Pool and Ice Rink with permanent, year-round use and expand Mtn Rec's existing fitness / recreation offerings throughout the District. The only existing fitness center within the Mtn Rec District is located in Gypsum, and population growth in both Eagle and Gypsum is driving the need and desire for a facility of this type within the Town of Eagle.

### **Ice Rink Improvements**

With only one sheet of existing ice, Mtn Rec's offerings for adult and youth league use is limited. Expanding the facility and building upon existing mechanical infrastructure make the Pool and Ice Rink an ideal location for an additional sheet of ice. In addition, locker rooms, maintenance structures, concessions, multi-use rooms and additional supportive facilities should be provided with the expansion of the ice rink.

### **Skate Park**

This amenity ranked the highest in the survey for 'other not listed' as a written in response. There are no skate parks in the Town of Eagle, and this is a high priority for the skate community and to engage teenage users.

# HAYMAKER TRAILHEAD

Eagle Pool & Ice Rink Area Survey - Results

Resultados - Encuesta del Área de la Alberca y Pista de Hielo de Eagle

08/2019

Overall Responses/ Respuestas Generales: 684



Top 6 most requested priorities for improvement / Top 6 prioridades solicitadas para mejorar

**#1**

BIKE TRAILS & AMENITIES  
RUTAS PARA BICIS Y COMODIDADES



**#2**

PARK RESTROOMS  
BAÑOS DEL PARQUE



**#3**

POOL IMPROVEMENTS  
MEJORAMIENTOS DE LA ALBERCA



**#4**

SHADE SHELTER GATHERING  
ZONA DE PICNIC Y SOMBRA



**#5**

FITNESS CENTER  
CENTRO DE ACONDICIONAMIENTO



**#6**

ICE RINK IMPROVEMENTS  
MEJORAMIENTOS DE LA PISTA DE HIELO



## SURVEY ENCUESTA

554

### WHAT DO YOU CURRENTLY USE?

1. BIKE TRAILS & AMENITIES
2. OUTDOOR POOL
3. ICE RINK
4. BMX

### ¿QUE USAS ACTUALMENTE?

1. RUTAS PARA BICIS Y COMODIDADES
2. ALBERCA AL AIRE LIBRE
3. PISTA DE HIELO
4. BMX

### TOP 4 MOST REQUESTED IMPROVEMENTS

1. BIKE TRAILS & AMENITIES
2. PARK RESTROOMS
3. SHADE SHELTER GATHERING
4. ICE RINK IMPROVEMENTS

### LOS 4 MEJORAMIENTOS MAS SOLICITADOS

1. RUTAS PARA BICIS Y COMODIDADES
2. BAÑOS DEL PARQUE
3. ZONA DE PICNIC Y SOMBRA
4. MEJORAMIENTOS DE LA PISTA DE HIELO

Please understand this represents a summary of the public input collected. The consultant team will be developing conceptual options that fit on the site for review in the next couple of months.

Concepts will be presented to the public for a second round of input and discussion at that time.

= 50 RESPONSES

## OPEN HOUSE CASA ABIERTA

130

### WHAT DO YOU CURRENTLY USE?

1. BIKE TRAILS & AMENITIES
2. OUTDOOR POOL
3. ICE RINK
4. BMX

### ¿QUE USAS ACTUALMENTE?

1. RUTAS PARA BICIS Y COMODIDADES
2. ALBERCA AL AIRE LIBRE
3. PISTA DE HIELO
4. BMX

### TOP 4 MOST REQUESTED IMPROVEMENTS

1. POOL IMPROVEMENTS
2. GYMNASIUM
3. FITNESS CENTER
4. SHADE SHELTER GATHERING

### LOS 4 MEJORAMIENTOS MAS SOLICITADOS

1. MEJORAMIENTOS DE LA ALBERCA
2. GIMNASIO
3. CENTRO DE ACONDICIONAMIENTO
4. ZONA DE PICNIC Y SOMBRA

Por favor, entienda que esto representa un resumen de los aportes públicos recopilados. El equipo de consultores desarrollará opciones conceptuales que se ajustarán en el sitio para su revisión en los próximos meses.

Los conceptos se presentarán al público para una segunda ronda de aportes y discusión en ese momento.

= 50 RESPUESTAS

NORRIS DESIGN

3.2 Haymaker Trailhead Public Engagement Infographic





## 4. CONCEPTUAL DESIGN

### Charrette

On September 12, 2019 the team conducted a design charrette to plan locations for prioritized amenities identified during community outreach. A charrette is an intense, focused planning effort that allowed for the team and Steering Committee to quickly study the various features, arrangements of spaces and the pros and cons of each option. The adjacent Tract E dedicated to joint recreational use to the Town and ECSD was included in the design charrette as a potential location for shared uses.

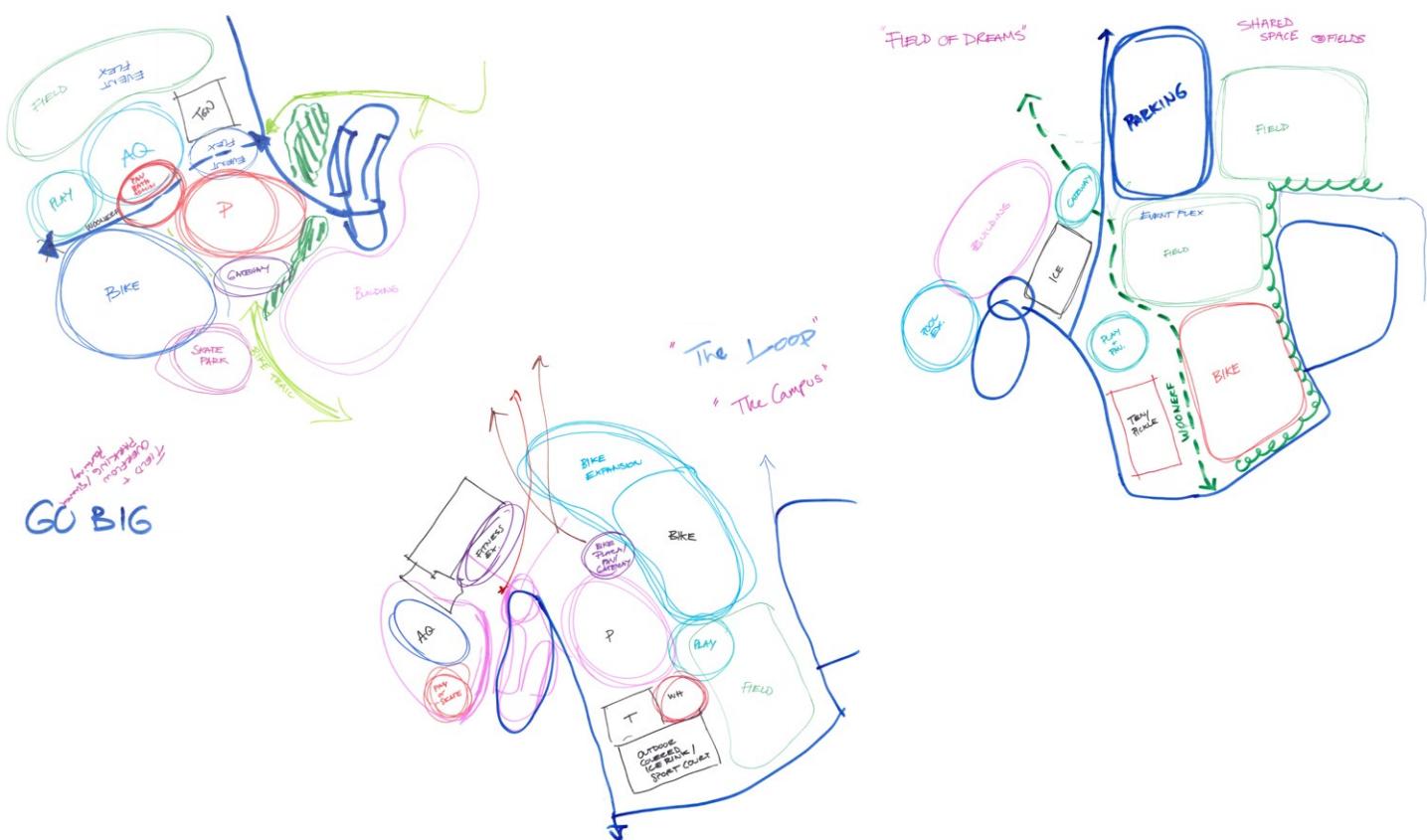
During the charrette process multiple road alignments and connections were explored. The road alignments that were considered included layouts shown in previously developed studies by the ECSD. (Reference Appendices A, B & Exhibit 4.1) A permanent road connection was considered on the north side of the park to link the existing drop off area at the Pool and Ice Rink with the improvements on the east side of Tract E. This road alignment did meet project goals for vehicular circulation and connectivity, however pedestrian and non-motorized circulation through the site were compromised with this option. Safe pedestrian circulation and safe trail connections were prioritized, and an alternative road layout was selected.

The plan options that were developed from the charrette include spatial arrangements for programming areas

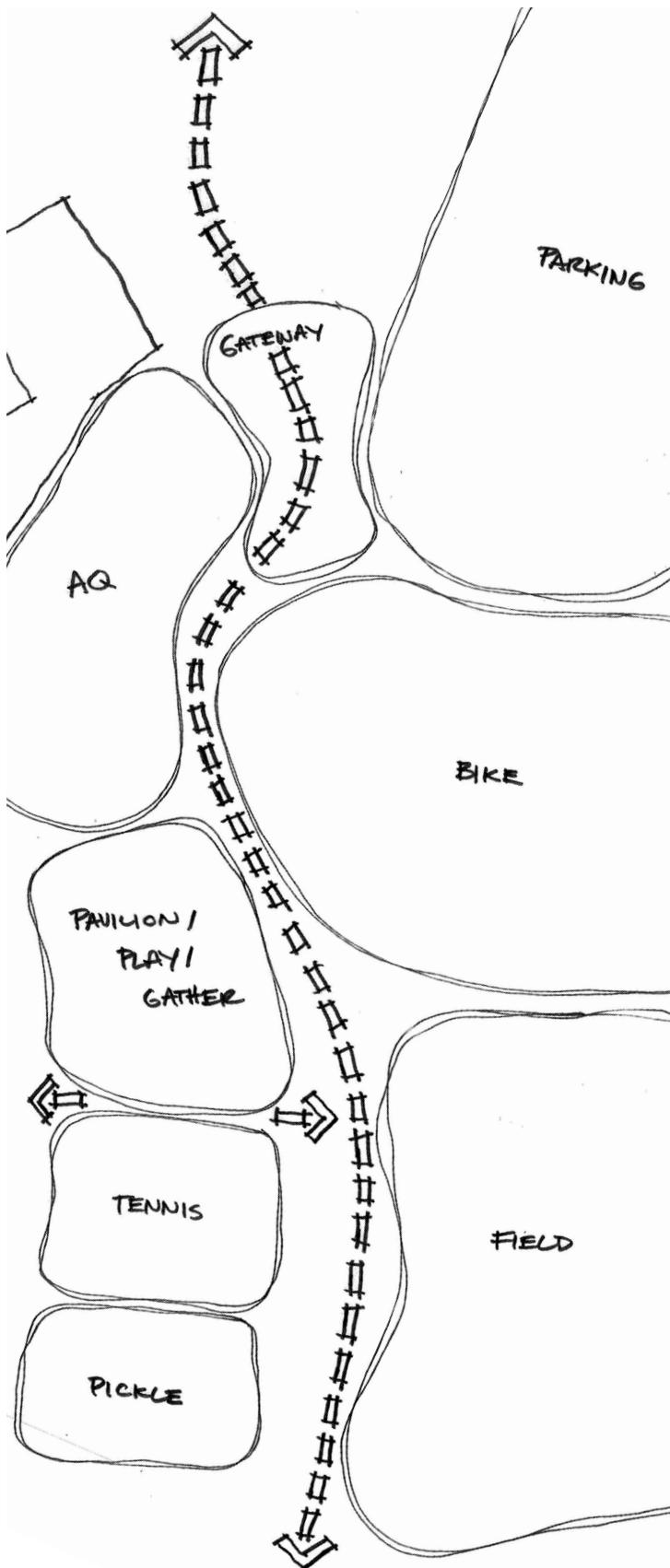
that are supportive of the vision to create a social hub and recreational area within the Town. Pedestrian and bicycle circulation routes were planned to allow users to share common gathering spaces and limit vehicular pedestrian and bicycle conflicts. The spatial relationships between compatible recreational uses were also studied. In each option, the site organization explored alternate arrangements of compatible uses that would allow for programming to support various community sports and recreational activities. The location of a central restroom and pavilion area is a key component of supporting a variety of park users and encouraging social gathering. Enhancements to the trailhead area, as well as a flexible site plan capable of supporting special events, are elements that create a site plan supporting the vision of the Haymaker Trailhead Area. These elements, along with the addition of a skate park, also support the overriding Comprehensive Plan Vision to Elevate our Adventurous Lifestyle.

### Concept Development

There were two preferred options that came out of the charrette entitled "Go Big" and "The Funk". These options were further developed with the intent of gaining preferences and feedback from the Project Steering Committee, Mountain Recreation Board of Directors, and Town of Eagle.



4.1 Conceptual design layouts.



## Go Big:

Eagle has grown and changed since the development of the Haymaker Trailhead Area and the Pool and Ice Rink. The Go Big concept reflects the shift in community by updating facilities to address needs, enhance circulation, utilize infrastructure and create primary site anchors that strategically separate different uses. Tract E hosts amenity space that is designed as an overflow parking lot and a skate park. This concept includes the following elements:

### Programming:

- Utilize location of existing pool for the fitness center and gymnasium, utilizing existing locker room, restroom and lobby infrastructure.
- Create new aquatics anchor at the southern portion of the property near the existing tennis court. Aquatics program includes a leisure pool, lap pool and ample deck space.
- Playground amenities with a pavilion, gathering spaces and multi-use field are located adjacent to the aquatics area. This allows for shared bathrooms and locker rooms at the southern portion of the site and easy access to play and gathering for the adjacent neighborhood.
- Increase parking adjacent to the existing building and proposed second ice rink location, as well as an overflow lot on Tract E to provide an increase of 200 spaces.
- The eastern parking lot location and adjacent trailhead gateway provide an optimal arrival experience for guests to navigate to the bike amenity and trail access by providing facilities near the trailhead such as adequate bathrooms, bike amenities and shaded gathering areas
- The BMX amenities and tennis court are both preserved and expanded in their existing locations.
- The future skate park or bike amenity expansion is located adjacent to the existing bike amenities and proposed gateway. The bike amenity area could also expand into the adjacent school property where overflow parking is shown.

4.2 Sketch of the Go Big option

## Table 1 (T1) Go Big Programming List

### Indoor Facility Improvements

Program	Program Area (SF)	Total Area (SF)
Existing Building Renovation and Rec Addition		30,214
Lobby Renovation	1,755	
Locker Spaces - Rec Renovation	2,321	
Locker Spaces - Hockey Locker/Ex. Rink Renovation	2,800	
Lobby and Control - Rec Addition	2,831	
Child Watch Addition	807	
Gymnasium - 2 Courts	12,600	
Aerobics/Dance Studio	2,340	
Fitness and Weights	4,760	
<b>Outdoor Pool</b>		<b>36,218</b>
8 Lane x 25 Yard Lap Pool, Deck, and Support Spaces	16,217	
Activity Pool, Deck, Slides, Spray Features, Spa, and Support Spaces	14,700	
Locker, Lobby, and Restroom Spaces	5,301	
<b>Ice Rink, Multi-Use Room Addition</b>		<b>44,732</b>
Administration - Rec Addition	1,450	
Lobby - Ice Addition	1,709	
Locker Spaces - Hockey Locker / Ice Addition	2,800	
Café/Party Area	1,346	
Skate Rental Renovation	292	
Dividable Classroom Space	1,697	
Ice Rink	35,438	
<b>Indoor Improvements Grand Total Area (SF):</b>		<b>111,164</b>

### Outdoor Amenities and Improvements

Program	Program Area (Acres)	Total Area (Acres)
<b>Park Amenities Total</b>		<b>10.5</b>
Parking Addition	2.9	
Gateway Gathering Space	0.3	
Pavilion Gathering and Bathrooms	0.8	
Field and Event Flex Space	2.3	
Play Amenity	0.4	
Skate Park or Bike Amenity Expansion	0.8	
Tennis Courts	0.5	
Bike Amenity	2.5	
<b>Outdoor Improvements Grand Total Area (Acres):</b>		<b>10.5</b>
<b>Total Improvement Area - Indoor and Outdoor (Acres):</b>		<b>13.1</b>





## LEGEND

- Tract Line
- Property Line
- Trail Connection
- Paved Path
- Proposed Vehicular Circulation
- Existing Water Line

### Notes:

1. All concepts are drawn on scaled aerials, property lines, utilities, existing conditions and other survey information were not available at time of concepts.
2. Concepts assume shared assets with future school development site.
3. Additional parking will need to be considered through an agreement with adjacent school property.
4. Existing conditions and survey information shall be required for further design work.
5. These drawings are conceptual and are not intended for construction

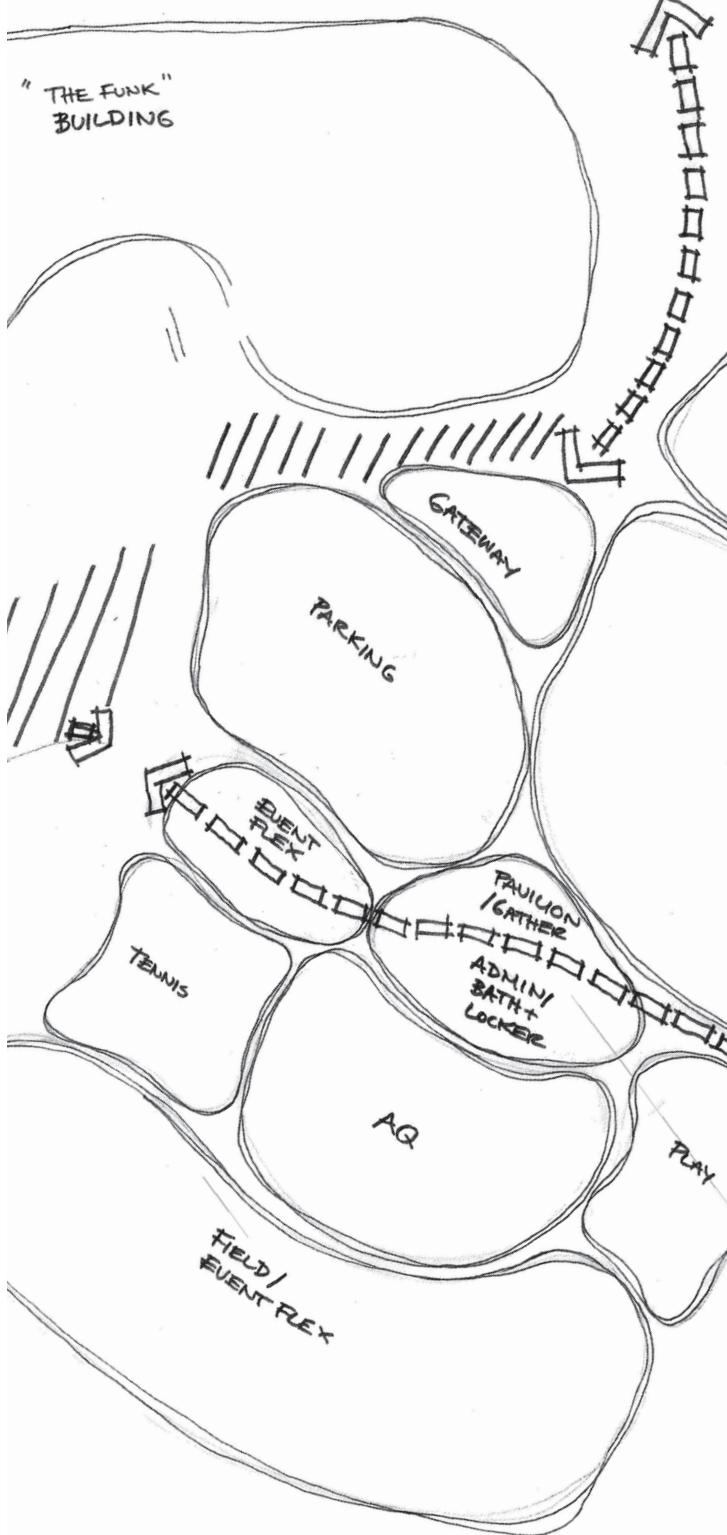


## The Woonerf:

The increase in visitors to the Haymaker Trailhead Area has intensified the need to provide better connectivity throughout the site. This concept is designed around a woonerf, which is a “living street” originally implemented in Europe to create safer, pedestrian friendly thoroughfares. The woonerf is used as a multi-modal spine, connecting the surrounding neighborhood into the Haymaker Trailhead Area and providing vehicular access for emergency services or events. The woonerf has flexibility to be used for circulation or informal event space for events such as farmer’s markets, vendor tents, competition start / finish, outdoor games, concerts, etc. “The Funk” refers to a building layout that fits the site but is a less traditional layout for ice facilities. Elements in this concept include the following:

### Programming:

- Preserve the existing waterline while efficiently programming the adjacent area by locating the outdoor aquatics at the northern portion of the property, south of the existing ice rink and proposed fitness addition.
- Maintain the existing aquatics entrance through the main lobby and add an entrance through the proposed locker rooms.
- Proposed outdoor aquatics include a leisure area, separate lap pools, lawn and deck space
- Overflow parking on Tract E to be used as needed for larger events.
- Two multi-use fields for that can accommodate informal or regulation soccer games.
- The woonerf circulation concept.
- Centrally located play amenity space, pavilion and gathering space.
- The bike park is to remain, and adjacent space is provided for future expansion.
- The trailhead gateway is located to be highly visible from the entry road, existing parking area and proposed parking area.
- The tennis area has been expanded to accommodate 6 pickleball courts. These courts could be striped as additional tennis courts depending on user needs.



4.4 Sketch of Woonerf option

## Table 2 (T2) Woonerf Programming List

### Indoor Facility Improvements

Program	Program Area (SF)	Total Area (SF)
Existing Building Renovation and Rec Addition		33,395
Administration - Renovation	983	
Lobby Renovation	1,755	
Locker Spaces - Rec Addition	1,511	
Locker Spaces - Hockey Locker Renovation	2,800	
Lobby and Control - Rec Addition	4,142	
Child Watch Addition	807	
Dividable Classroom Space	1,697	
Gymnasium - 2 Courts	12,600	
Aerobics/Dance Studio	2,340	
Fitness and Weights	4,760	
Outdoor Pool		34,112
8 Lane x 25 Yard Lap Pool, Deck, and Support Spaces	16,217	
Activity Pool, Deck, Slides, Spray Features, Spa, and Support Spaces	14,700	
Locker and Restroom Spaces	3,195	
Ice Rink Addition		42,860
Administration - Ice Addition	725	
Lobby - Ice Addition	1,709	
Locker Spaces - Hockey Locker / Ice Addition	2,800	
Café/Party Area	1,638	
Skate Rental	550	
Ice Rink	35,438	
<b>Indoor Improvements Grand Total Area (SF):</b>		<b>110,367</b>

### Outdoor Amenities and Improvements

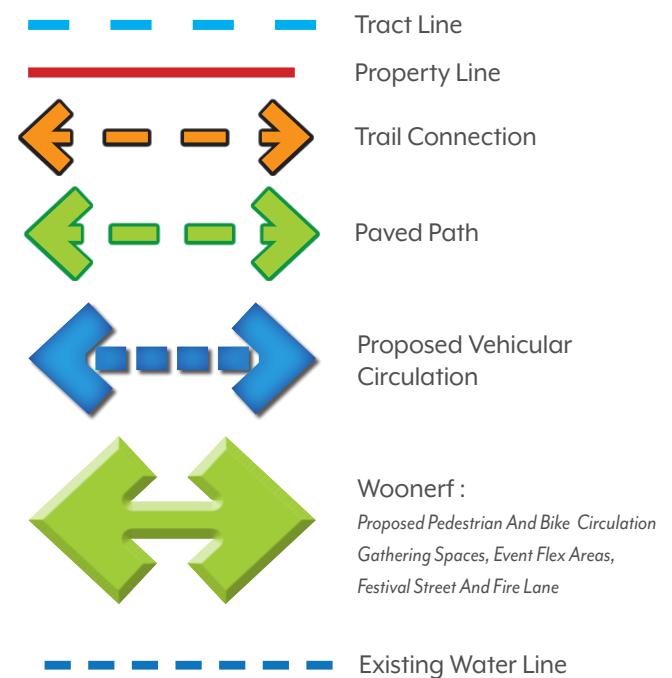
Program	Program Area (Acres)	Total Area (Acres)
Park Amenities Total		14
Parking Addition	3.4	
Gateway Gathering Space	0.5	
Pavilion Gathering, Bathrooms and Play Amenity	0.7	
Field and Event Flex Space	5.6	
Tennis and Pickle Ball Courts	0.9	
Bike Amenity	2.9	
<b>Outdoor Improvements Grand Total Area (Acres):</b>		<b>14.0</b>
<b>Total Improvement Area - Indoor and Outdoor (Acres):</b>		<b>16.5</b>



4.5 Woonerf concept plan.



## LEGEND



### Notes:

1. All concepts are drawn on scaled aerials, property lines, utilities, existing conditions and other survey information were not available at time of concepts.
2. Concepts assume shared assets with future school development site.
3. Additional parking will need to be considered through an agreement with adjacent school property.
4. Existing conditions and survey information shall be required for further design work.
5. These drawings are conceptual and are not intended for construction





## 5. FINAL MASTER PLAN

The final preferred plan incorporates building and site plan elements from 'The Funk' based on feedback from the Steering Committee, Town, Mtn Rec, ECSD, stakeholder feedback and community input. The result is a facility that is unique and tailored to the community vision for the Town and Mtn Rec – the primary hub and social heart of recreation for the Town of Eagle. 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 bike park, tennis courts, Haymaker Trailhead, existing building and adjacent parking. New amenities located on the town property include pavilion and outdoor restrooms, playground, pickleball courts, lawn, sledding hill, pools including a lap pool, leisure pool and play features, skate park, bike park expansion and advanced skills course, picnic area and building and ice rink additions. Proposed shared amenities with Tract E include a skate park, overflow parking and a multi-use field. Reference Table 3 for a complete list of program elements included in the final master plan.



## 5.1 Final Master Plan



## Circulation and Parking

Vehicular traffic to the site will continue to access the Haymaker Trailhead Area and Pool and Ice Rink parking from Brush Creek Road. A future transportation stop is located along the existing parking drop-off loop near the entrance to the Pool and Ice Rink. The existing sixty-six paved spaces are to remain with an additional forty paved parking spaces accessed from Brush Creek Road to the south of the existing drop-off loop. An overflow parking lot with an additional two hundred and forty plus spaces on the eastern portion of the park will be accessed from Soleil Circle with a potential future connection to the Haymeadow Development.

For many recreation and park projects, the proportion of parking in comparison to the national averages for each community and facility varies. National averages for parking of similar facilities range from one space per two hundred and fifty square feet of building to one space per four hundred and fifty square feet of building. As an example, the current Gypsum Recreation Center has approximately one parking space per seven hundred square feet of building. Providing one parking space per four hundred square feet of building will allow for responsible parking of the facility and surrounding amenities. Shared parking for the Haymaker Trailhead Area provides users with a balance between park space and parking areas while adequately serving daily use requirements.

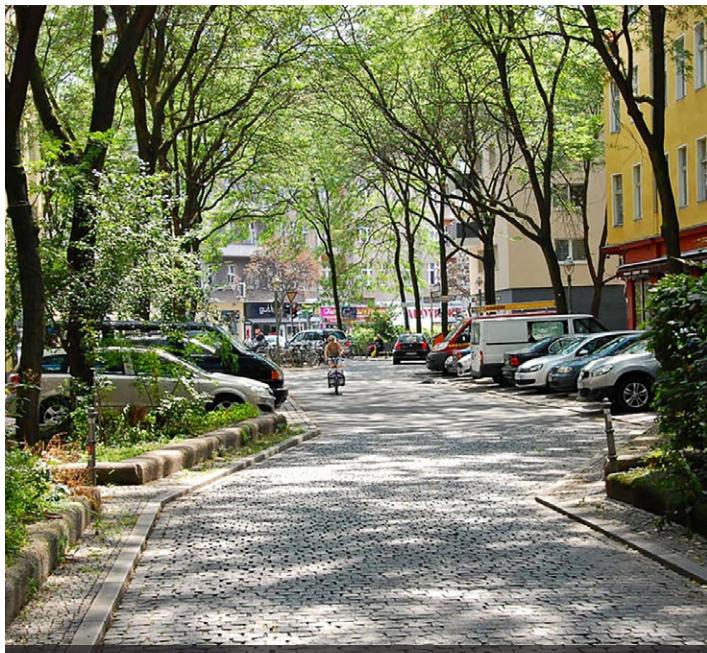
For the proposed project an approach with diversification to parking is utilized considering a variety of factors. While it is understood many visitors to the Haymaker Trailhead

Area will arrive by car, a number of local visitors will use multi-modal transportation such as walking and biking

from the adjacent neighborhoods. The current master plan shows approximately three hundred and fifty parking stalls at full build-out of the master plan. This equates to a parking ratio of approximately one parking space per four hundred square feet of the Pool and Ice Rink.

For larger events where the parking demand exceeds the available spaces, such as an ice hockey tournament, there may need to be alternate parking considerations. This could include options such as parking on the woonerf or off-site parking with shuttles. The total parking number and options for flexible parking facilities will be studied further as the project design is developed following the completion of the master plan.

Pedestrian and bicycle connections will stem from the woonerf which connects the entire site from Brush Creek Road to the trailhead gateway. All outdoor amenities can be accessed via sidewalks from the woonerf. Per the circulation diagram, primary connections from the Pool and Ice Rink and Haymaker Trailhead to the woonerf and overflow parking area are to be sized for one-way vehicular traffic and are recommended to be either asphalt or traffic rated pavers. The woonerf and trailhead gateway should be paved with either drivable depth enhanced concrete paving or traffic rated pavers. All primary circulation sidewalks are recommended to be concrete. Pathways that are not used for vehicular access or primary pedestrian circulation are recommended to be finished with crusher fines or other soft surface pathway material to integrate into the surrounding environment.



5.2 Example Woonerf, living street, circulation is shared between multiple transpiration modes.



5.3 Alternative programing along Woonerf

## Bike Park

Improvements to the existing bike facilities are recommended. The installation of a permanent irrigation system within the BMX 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 structure, electrical access and lighting. The bike park expansion on the northeast portion of Tract E will be a skills course for technical mountain bike riding.

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. Offsite trails and full design of bike amenities are not included in this master plan, however as an implementation strategy, we recommend continuing to work with the local chapter of International Mountain Bicycling Association, Vail Valley Mountain Trails Alliance and local nonprofit organizations to maintain and improve trail conditions and expansion of bike amenities. Possible amenity improvements may include the design and development of a dual slalom course and the addition of progressive riding elements on existing trails.

## Trailhead Area

Improvements to the trailhead area will support a more cohesive layout of the facilities and provide trail users with a staging area to begin and end their journey. Shade and picnic areas, restrooms and adjacent parking provide support for trail users. Additional wayfinding signage, a wash station, water bottle station, fix-it station for bikes and bike racks further support common trail user needs. This area is intended to serve as a gateway to the trail system and the main trailhead. The space is also set up in a manner that can support larger staging for events and allow for emergency vehicle access to trailhead via the woonerf. The woonerf is designed to function in special events by providing space for race support teams, vendor tents, first aid stations and competition start/finish areas along a pedestrian/bicycle oriented spine.





## Pickleball Courts

Six pickleball courts are recommended to be added near the existing Tennis Courts. To better serve a variety of potential users, basketball hoops are proposed as part of the court improvements. A multi-use play surface such as asphalt or concrete with an acrylic surface paint is recommended.

## Skate Park

The proposed skate park is located between the bike park and overflow parking area. The location of the skate park in this area allows for shared shade shelters, gathering areas and staging areas with the BMX park and/or trailhead area. The proximity to the overflow parking lot will help disperse parking throughout the site and avoid crowding at the parking lots closest to the building facility. There is over one acre of space currently dedicated to skate park improvements and supportive amenities. Final skate park design and construction should be completed by a design/build skate park company. Community outreach to understand the needs of the skate community should be completed prior to implementation. The Skate park should have features for beginners with progression for more advanced riders. The size of the area allows for street style elements, bowls and flow lines to be incorporated into the park skating.

## Playground

The playground is shown divided into two areas, a larger playground designated for ages 5-12 and a smaller playground area for 2-5-year-olds. Criteria for playground equipment selection include:

- Appropriate vernacular for the Town of Eagle and Haymaker Trailhead Area
- Age appropriateness per area
- Play elements that support a wide variety of play and include ADA accessible features
- Diversity in types of play events (both combined and freestanding play elements)
- Low maintenance, high quality materials that will withstand the mountain climate



## Pavilion Gathering Area and Park Bathrooms

This area includes a large paved gathering space, outdoor bathrooms and a large shade structure. This area will be available to individuals, groups and parties as the primary gathering space. The pavilion will house the bathrooms and provide a large shaded area with picnic tables and a water fountain. Lighting should be implemented under the pavilion and over the adjacent paved gathering area. The gathering area should be paved to match the paving of the woonerf. The style and finishes of the pavilion and bathroom building should match the Pool and Ice Rink. Additional picnic shelters are provided throughout the master plan at key destination points around the park.

## Multi-purpose Fields

The two multi-purpose fields on the site are sized to be able to be utilized for multiple sports as well as informal play. Each 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 road.

## Flex Lawn

The flex lawn is nestled between the pavilion gathering area and a multi-purpose field. This location allows the flex lawn to be used for overflow gathering and spectator seating. The flex lawn could also be a location for future outdoor court sports such as sand volleyball or bocce ball.





## Sledding Hill

The area on site that is designated as the sledding hill currently has a slope which will work well for sledding. A berm at the bottom of the hill will provide a safety feature to prevent users from sledding onto the access road. As a phasing alternative, a safety catch fence with hay bales is recommended at the bottom of the slope to prevent users from sledding onto the access road below.

## 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 the trailhead gateway, pavilion gathering area and tennis courts. Benches can be located adjacent to primary sidewalks and the woonerf, at the skate park and the trailhead gateway. Picnic tables should be located under picnic shelters, under the pavilion and around the pavilion gathering area. Bike racks are to be located at the bathrooms, the trailhead parking lot, main building entrances, the pavilion gathering area and the trailhead area.

## 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.



## Facilities

The program established for the building meets the needs and priorities for the greatest number of users of the community and is divided into five key areas: Existing Ice Facility, New Recreation Center Addition, New Outdoor Pool Facility, Existing Ice Facility Renovations and New Competition Ice Rink.

### Existing Ice Facility

It is envisioned that the existing ice facility will remain and continue to function in its seasonal capacity, as an ice sheet during the winter from mid-September until mid-April and as a court sport space during the summer. It was determined that this meets several current and future programming and operational goals for the facility throughout the year. It will continue to allow the facility to serve a multitude of uses well.

### Ice Facility Renovations & New Competition Rink

- The existing lobby space will be updated with improved connections to the adjacent program spaces.
- The existing locker room spaces are to be renovated to best meet the needs of the ice facility. With the master plan it is no longer required that these locker rooms also serve an outdoor pool which will allow for a revision to their layout to better meet the needs of the hockey users.
- New administrative spaces will infill existing program spaces that are to be relocated to other areas throughout the center. This will assist in providing much needed support space to not only the building, but the wider Mtn Rec District.
- New Competition Ice Rink Addition It was heard during the master planning process that the potential for adding another ice sheet to the facility could help expand ice programming. It could also offer the opportunity for year-round ice to allow for programming from mid-September until mid-April that is not currently offered.

The new ice rink will include a full-size ice sheet, 500+ spectator seats, additional hockey and official locker rooms, skate rental, lounge and concession space, and support facilities.





5.4 Enlargement of the proposed layout of the new building and amenities.



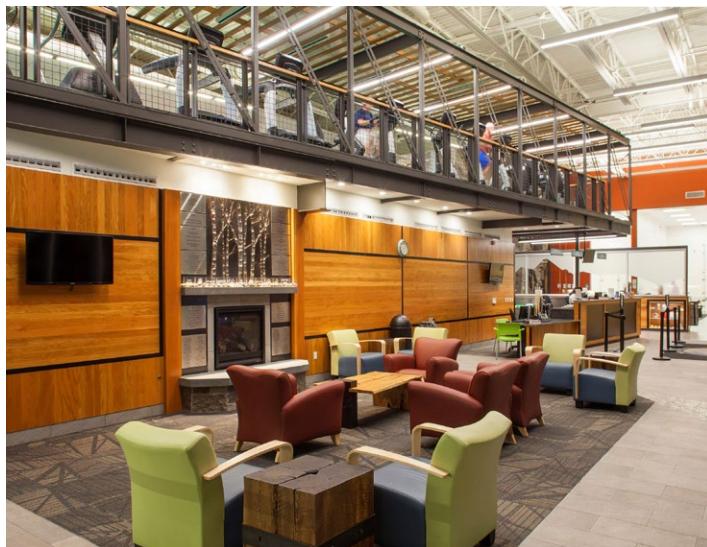
5.5 Arrival rendering.

## New Recreation Center Addition

As stated in the original vision for the project, this will provide a much-needed traditional recreation facility in the Town of Eagle.

- The proposed active recreation areas include an open fitness area, group fitness studio and a two-court gymnasium surrounded by a perimeter walk/jog track.
- These areas will be supported by traditional locker room spaces, family change cabanas and a control/reception desk that is appropriately located to provide a welcoming face to the front of the recreation area along with good supervision and monitoring to maintain a safe environment.
- Ahead of the control/reception desk the facility will have a series of flexible multi-purpose classroom and activity spaces. Along with these spaces will be a variety of seating areas to offer a number of options for social gathering and bringing people together. These will help serve passive recreation roles to offer programming for a broad number of uses within the community.

In addition, the concept is that either a flexible or dedicated space for child watch or childcare will be provided in this area to serve the community with a resource that is currently limited. The outcome for how this space will be utilized and its make-up will be determined once the project advances past the master planning stage.



## New Outdoor Pool Facility

As the existing outdoor pool area is becoming outdated and over utilized, one of the new and exciting opportunities for improvements at the center is to relocate the outdoor pool area to the south where it will be directly adjacent to the new recreation center addition. This offers several advantages including the following:

- Utilization of the recreation locker rooms to serve both the recreation center and the outdoor pools during the summer months. This helps to maximize the use of resources for congruent uses.
- Opportunity for more programming and expanded pools/slides.
- South exposure for good solar access.
- Improved pool mechanical equipment to provide more modern and efficient systems. This will provide better comfort for pool users while also being more energy efficient.
- Opens space where the current pool is located to allow for the addition of the new competition ice facility.

In the master plan it is envisioned that the outdoor pool area will include multiple pool types as well as an expanded pool deck, grass areas for socialization, and shade structures.

The new pools include a leisure pool with zero depth entry, play features, program area, and a current channel. Also included is a new competition swimming pool that better meets the needs of the competitive and lap swim community. It can also be augmented to provide expanded leisure activities with elements like inflatable wibits and climbing wall elements for increased adventure and fun. Finally, space is allotted for new water slides to expand on what is currently offered.



**Table 3 (T3) Final Master Plan Programming List**

**Indoor Facility Improvements**

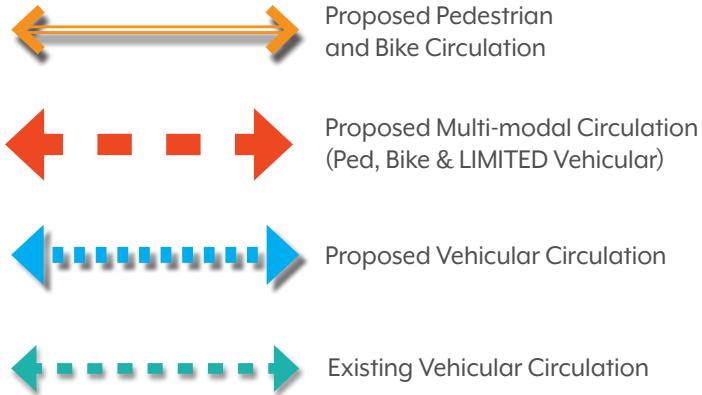
Program	Program Area (SF)	Total Area (SF)
Existing Building Renovation and Rec Addition		39,758
Administration - Renovation	983	
Lobby Renovation	1,755	
Locker Spaces - Rec Addition	1,784	
Locker Spaces - Hockey Locker Renovation	2,800	
Lobby and Control - Rec Addition	4,142	
Child Watch Addition	807	
Dividable Classroom Space	1,697	
Gymnasium - 2 Courts	12,915	
Court Level Perimeter Walk/Jog Track and Stretch Area	5,775	
Aerobics/Dance Studio	2,340	
Fitness and Weights	4,760	
<b>Outdoor Pool</b>		<b>34,112</b>
8 Lane x 25 Yard Lap Pool, Deck, and Support Spaces	16,217	
Activity Pool, Deck, Slides, Spray Features, Spa, and Support Spaces	14,700	
Locker and Restroom Spaces	3,195	
<b>Ice Rink Addition</b>		<b>42,860</b>
Administration - Ice Addition	725	
Lobby - Ice Addition	1,709	
Locker Spaces - Hockey Locker / Ice Addition	2,800	
Café/Party Area	1,638	
Skate Rental	550	
Ice Rink	35,438	
<b>Indoor Improvements Grand Total Area (SF):</b>		<b>116,730</b>

**Outdoor Amenities and Improvements**

Program	Program Area (Acres)	Total Area (Acres)
<b>Park Amenities Total</b>		<b>15.3</b>
Parking Addition	2.6	
Gateway Gathering Space	0.5	
Pavilion Gathering, Bathrooms and Play Amenity	0.75	
Field and Event Flex Space	5.6	
Tennis and Pickle Ball Courts	0.65	
Skate Park	1.2	
Bike Amenity	4	
<b>Outdoor Improvements Grand Total Area (Acres):</b>		<b>15.3</b>
<b>Total Improvement Area - Indoor and Outdoor (Acres):</b>		<b>18.0</b>



## LEGEND



## Special Event Uses:

### Site Functions:

The site plan elements are designed to provide flexibility to accommodate everyday park use and special events. Special events could include a range of events such as tournaments, competitions, concerts and open-air markets / farmer's markets. The woonerf feature within the park is designed to provide flexible space for operations (staging, parking, oversized vehicular circulation and turnarounds, etc.) or event space (vendor tents, food trucks, event support, first aid stations, etc.) Removable bollards are included in the design to allow for traffic to flow through the woonerf into the overflow parking area if needed. Traffic control for large events is recommended.

For additional support during events, the large overflow parking area can be used for event staging, parking and camping for summer events. Large indoor events will have access to the overflow parking area on Tract E and the flexibility of woonerf for vehicular circulation and emergency vehicles as needed (refer to exhibit 5.6 circulation diagrams).

### Building Functions:

The building has been designed to operate efficiently from a day-to-day standpoint in terms of program access and user flow. The layout has also been configured to allow for large events when they arise, although it will have an operational impact for the facility. The primary large event envisioned for the facility is an ice tournament that will utilize both ice sheets when it is fully built out. When these events occur the main entry to the facility will continue to function as the primary event entrance. In addition to this location, there is the potential to add a secondary event entrance at the southeast corner of the building near the recreation courts. This will allow for convenient access from the new parking area into the building on these occasions. Staffing will be required to maintain control for the recreation center and monitor access into the southeast corner of the existing ice rink. This configuration will have an impact on the operation of the recreation gymnasium and will require supplemental monitoring for patrons visiting the space from the recreation center and/or may require the temporary closure of the space if crowds are large and controlled access becomes difficult to manage. This will need to be a further operational consideration to be evaluated as the project moves beyond the master planning stage.



## 6. IMPLEMENTATION FRAMEWORK

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

### **Vision: Haymaker Trailhead Area is the primary hub and social heart of recreation for the Town of Eagle.**

#### **Goals:**

- 1. Design recreation improvements that will grow with Eagle and be planned within capital improvement budgets over time.**
  - a. Facility improvements and park improvements shall plan for community growth 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.
- 2. Support social gathering through improvements to the existing building and outdoor spaces.**
  - a. Provide staging areas and common amenities for trail users and park visitors alike, year-round.
  - b. Plan for special events by providing power and potable water sources at key locations within the park such as the pavilion, trailhead area and along the wooneerf.
  - c. Work with community partners to promote programming that supports mental health and wellness.
  - d. Work with Mtn Rec and the Town to promote joint uses and efficiencies between indoor and outdoor utilities.
- 3. Prioritize amenities and uses at the Pool and Ice Rink that are not available within Mtn Rec facilities to minimize duplication and expand the variety of recreational opportunities offered.**
  - a. Provide indoor amenity spaces and recreation areas that respond to community needs.
  - b. Support programming and policies that address identified needs.
  - c. Develop flexible space that can respond to a variety of needs.
- 4. Facilitate an inclusive community outreach plan. Coordinate planning efforts and work collaboratively with ECSD, adjacent private development and the Comprehensive Plan update.**
  - a. Circulation and access should connect to future external access points.
  - b. Pedestrian and multi-modal paths should link to future external circulation paths.
  - c. Promote policies and programs that accommodate the demands of population growth.
- 5. Strengthen the bonds between different user groups by uniting them behind a common vision.**
  - a. Provide signage and programming in dual language format.
  - b. Support amenities that incorporate Universal Design and are utilized by multiple user groups.
  - c. Provide amenity spaces and shade of various sizes for community gathering spaces.
  - d. Prioritize design spaces and programming that can respond to a multitude of uses.
  - e. Promote amenities and programs that appeal to a diverse range of ages and abilities.
  - f. Implement policies and support programming that captures feedback from the community and park users.
- 6. Create an indoor recreation facility that can address the broad needs identified by the community.**
  - a. Provide indoor amenity spaces and recreation areas that respond to community needs.
  - b. Support programming and policies that address identified needs.
  - c. Prioritize design spaces and programming that can respond to a multitude of uses.
  - d. Implement policies that promote continued feedback from users.
- 7. Develop circulation systems that support ease of access and limit vehicular, pedestrian and bicycle conflicts.**
  - a. Support multimodal transportation systems.
  - b. Strengthen and promote connections to hardscape and softscape trails.
  - c. Promote safety by creating appropriate trail and sidewalk links between user group areas, amenities area and parking areas.
  - d. Collaborate with Vail Valley Mountain Bike Association and other local trail advocacy groups to maintain and improve trails.
  - e. Work with the Bureau of Land Management to identify and implement trail improvements.
  - f. Promote policies and programs that support trail users and respect wildlife.

## Budget / Phasing

The implementation of the Haymaker Trailhead Area has been divided into three phases based on budget and strategy for improvements (refer to exhibit 6.1). The building phasing was determined with the goal of allowing the existing outdoor pool to remain operational until the new pool area is complete. Outdoor improvements were divided into phases based on what was perceived as the highest priority and what areas can be implemented concurrently with building construction phases. Alternative phasing scenarios are possible depending on future shifts in priorities or available funding sources.

Following is a breakdown of the building and site programming included in each phase and an associated estimate of probable cost.

### Notes:

1. This is an opinion of probable cost prepared by the design team during the conceptual phase of the Master Planning Process.
2. This opinion of probable cost is intended to guide budgets and includes allowances for many construction items. Budgets also include allowances for soft costs such as engineering, surveying, permitting, architecture, landscape architecture and other consulting services. Allowances for furnishing, fixtures, and equipment are also included.
3. The above cost not intended to serve as a replacement for construction costs prepared by a construction contractor.
4. When budgets are considered a 5-10% escalation should be added to each phase total for every year that passes from the date of this master plan to accommodate price increase over time.

### Phase 1:

The first phase includes the renovation and addition to the Pool and Ice Rink. This will provide the required infrastructure for the proposed outdoor pool and second ice rink. Amenities and updates included in this phase are:

- » Locker room additions and renovations
- » Lobby and administrative additions and renovations
- » Gymnasium
- » Fitness area
- » Classroom space

Outdoor improvements that may be added with this phase include the additional paved parking area, a portion of the landscape and irrigation, play amenity space, pavilion gathering area and park restrooms.

### Phase 2:

The second phase will include the installation of the outdoor pools in their new location south of the recreation center additions. The demolition on the old pool area should not begin until the new pools are complete and operational. The outdoor amenities for inclusion in Phase 2 are improvements and expansion to the bike amenity, picnic area, a portion of overflow parking, the woonerf, a multi-use field and the trailhead gateway area.

### Phase 3:

The final phase will be the site preparation and construction of the second ice rink. The remaining outdoor improvements for completion are a multi-use field, completion of the overflow parking lot, skate park, skate/bike park shelter, sledding hill and pickle ball courts.

## T5 Haymaker Trailhead Area - Final Master Plan Concept Phasing

Opinion of Probable Cost - Per Phase

Date: 03/03/20

### Haymaker TrailHead Phase 1

Item	Item Total	
Building Improvements - Existing Building Renovation and Rec Addition	\$13,003,000	
Building Soft Cost	\$4,305,000	
"Outdoor Improvements: • Include a portion of the landscape, irrigation, site electrical & lighting, paved gathering spaces, circulation pathways and site furnishings	• 40+ space paved parking lot & associated lighting, • Play amenity • Pavilion & park bathrooms"	\$2,300,000
Outdoor Soft Cost	\$174,000	
Subtotal	\$19,782,000	
Contingency	\$3,100,000	
Phase 1 Subtotal	\$22,882,000	

### Haymaker TrailHead Phase 2

Item	Item Total	
Building Improvements - Outdoor Pool and Pool Support Building Addition	\$7,411,000	
Building Soft Cost	\$2,460,000	
"Outdoor Improvements: • Include a portion of the landscape, irrigation, site electrical & lighting, paved gathering spaces, circulation pathways, site furnishings • Bike park enhancement / expansion • (I) multi-purpose field	• Partial Overflow parking lot • Asphalt access drive to the overflow lot • The Woonerf • Picnic Shelters • Gateway Gathering Area"	\$3,100,000
Outdoor Soft Cost	\$435,000	
Subtotal	\$13,406,000	
Contingency	\$2,200,000	
Phase 2 Subtotal	\$15,606,000	

### Haymaker TrailHead Phase 3

Item	Item Total	
Building Improvements - Ice Rink Addition	\$13,777,000	
Building Soft Cost	\$5,535,000	
"Outdoor Improvements: • Include the remainder of the landscape, irrigation, site electrical & lighting, paved gathering spaces, circulation pathways & site furnishings • (I) Multi-purpose field	Completion of Overflow Lot • Sledding Hill • Skate park and skate/bike shade structure • Pickle ball court addition"	\$2,640,000
Outdoor Soft Cost	\$260,000	
Subtotal	\$22,212,000	
Contingency	\$3,300,000	
Phase 3 Subtotal	\$25,512,000	
<b>Project Total - All Phases</b>	<b>\$64,000,000</b>	







## TOWN OF EAGLE PLANNING

Address: PO Box 609  
200 Broadway  
Eagle, CO 81631

Phone: (970) 328-9655



## MOUNTAIN RECREATION

Address: 1700 Bull Pasture Road  
Eagle, CO 81631

Phone: (970) 328-5277