



March 22, 2024

Town of Eagle
200 Broadway
P.O. Box 609
Eagle, CO 81631

Re: Eagle Pool and Rec Center Renovation – Project Description

The Town of Eagle and Mountain Rec, along with the design team led by OLC Architects with assistance from Norris Design, are pleased to present the Eagle Pool and Recreation Center Renovation project. The project is located at the long-standing Mountain Recreation Eagle Pool & Ice Rink site in Eagle, CO, south of Hwy 6 and east of Brush Creek Blvd. The facility, which was built in partnership between the Town of Eagle and Mountain Rec, opened in 2003, and is now in need of repairs to ensure the future enjoyment of the facility.

Project Description

The Eagle Pool and Rec Center has been a well-loved community staple since 2003. In the spring of 2022, shortly after opening for the season, the pool faced unusual water leakage; upon the finding from a study by WJE, it was found that it was in the best interest of the public to close the pool until repairs could be made. Since the closure, Mountain Rec and the Town of Eagle have been working together to address necessary renovations that will improve the quality and longevity of the facility. The facility services as a community gathering place that supports the health and wellness of residents and visitors alike.

After extensive public outreach, which included two in-person outreach events and an online survey, the development team proposes a comprehensive design that meets the wants of the community and the needs of the facility itself. The renovated pool area will include a six-lane lap pool, a leisure pool, dueling slides, additional shade structures, and additional seating areas.

The building itself will be expanded by approximately 1700 SF to accommodate new changing facilities, restrooms, and improved circulation. All building expansions will be in compliance with 2021 International Building Code standards. The fire suppression system will be extended into the building expansion and the whole building will remain fully sprinklered.

Funding will dictate future phases, and depending on the availability of funding, there is the potential to complete this project in one phase. The fully funded phase includes the building expansion, a leisure pool, a six-lane lap pool, hardscape areas surrounding the pools and revised fencing for the area, along with adjacent landscape improvements. Future phases dependent on funding include shade structures, pool play elements, and a water slide.

Existing Conditions Not in Scope

The surrounding existing park features including the tennis courts, bike park, and parking area will remain as is and are not included in the renovation scope of work with this project. In



examining the existing conditions of the project, the development team, with help from Town staff, looked at the existing parking area and determined that the existing Code requires 63 parking spaces when 71 spaces are present. The Code requirement is without a deduction for bicycle parking or previously approved joint use of parking between the Ice Rink and the Pool. Exact calculations for determining parking are found below:

- Outdoor swimming pool: 1 per 300 SF of occupied buildings (separate storage sheds or structures not included)
- Rec facility, indoors: 1 per 400 SF of building area
- Recreation services: 1 per 400 SF of building area
- Bicycle parking: Spaces for 2% max daily expected attendance (short term), Min 2 + 1 per 10 employees (long term)
- (Existing building + additional building sf in renovation = new building sf total)
 $8843.8+1770=10613.8$ sf
 - $10613.8/400=26.5345$ spots
 - $10613.8/300= 35.3793$ spots

In Support of Elevate Eagle Vision

The project is in compliance with the Elevate Eagle Comprehensive Plan by:

1. Maintaining and improving the appearance of Eagle by establishing and reinforcing the Town's identity and sense of place. The Eagle Pool and Recreation Center has been a central gathering place, not only for Eagle residents, but for residents in surrounding communities, such as Gypsum, Eagle, Edwards, Eagle County, and the surrounding areas. The Eagle Pool and Ice Rink provides outdoor recreation swimming and year round recreation amenities and after school programming that support the community. By renovating the Pool and Rec Center, we can ensure that future residents can enjoy this wonderful amenity.
2. Promote the Town's unique activities. In addition to other popular outdoor activities (fishing, mountain biking, camping, etc.), the Eagle Pool and Rec Center draws both local residents and residents of neighboring communities. Renovating the Pool and Rec Center will help accommodate this growth and promote the Town's unique activities.
3. Provide equitable and sustainable public services and infrastructure. By renovating the Pool and Rec Center, the project aims to maintain public services and infrastructure per community expectations and Town standards.

Additionally, the project is in compliance with subarea plans in the Town.

The team appreciates your consideration of this project and would be happy to answer any questions you may have.