

# Planning Services Review and Update of Nottingham Park Master Plan Swift Gulch Master Plan Lot 5 Development Plan

for the

## Town of Avon

16 November 2015



Endless  
Possibilities

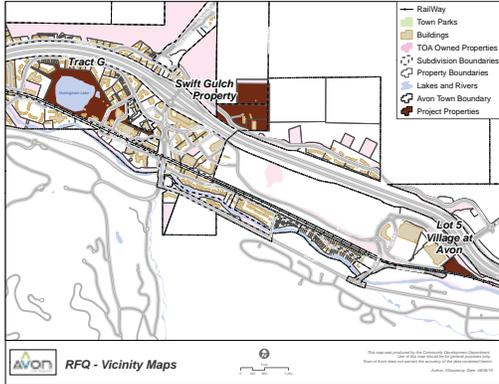


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# INTRODUCTION

The City of Avon engaged Stan Clauson Associates, Inc. (SCA) to review and update the master plans for three separate town owned parcels. These parcels included Tract G (otherwise known as Nottingham Park), Swift Gulch, and Lot 5.



The scope of work was divided into four phases to be completed over a two-month period. The final report has been organized based on the four phases, described as follows:

## Phase One – Evaluate the Physical, Built, and Regulatory Environment:

Following the review of previous and ongoing planning efforts and technical materials, a kick-off meeting and initial site visit was held with staff. The SCA Team prepared an outline of the site opportunities and constraints that would potentially be incorporated into the preliminary findings report.

## Phase Two – Public Outreach and Town Council Review:

SCA developed the opportunities and constraints, and prepared a presentation which was provided to the public and Town Council. The public outreach process included a public open house with a tour of the Tract G, along with areas surrounding Town Hall and the current Fire Station site. This was followed by a Q&A session and a design charrette, allowing participants a hands-on opportunity to address design issues. SCA then incorporated this community feedback into the preliminary findings report and presentation delivered that evening at the Town Council work-session.

## Phase Three – Updated Review Report, Preferred Option(s):

Based on a more in-depth understanding of the community desires, SCA refined the preliminary site plan alternatives and selected a preferred alternative for each site. In addition, SCA outlined the financial and community costs/benefits for each site. The Updated Review Report and accompanying drawings were then presented at the Town Council meeting of 27 October 2015.

## Phase Four – Preparation of the Parcel by Parcel Plans:

The Final Report reviews the planning process undertaken providing a record of the meetings, work-sessions, and feedback from staff that lead to the parcel by parcel plans. The Final Report includes all findings, analyses, and recommendations with accompanying graphics. Finally, a prioritized implementation plan has been provided.

## Phase One

### Kick-off Meeting / 23 September 2015

The kick-off meeting was held at Avon Town Hall on 23 September 2015 and consisted of three parts:

1. Meeting at Town Hall with Town Staff to introduce the project with a review of the study area mapping;



2. Tours of the sites and associated areas of interest lead by Town Staff. Key objectives for each site were provided; and
3. Luncheon meeting where a review of previous planning studies, project schedule, and key objectives was discussed. Contractual matters and agenda for next on-site meeting were finalized.

## Review of Project Scope / Discussion of Key Issues

Staff met with the consultants to discuss the scope of work and schedule. In attendance from the Town of Avon were Virginia Egger, Matt Pielsticker, Justin Hildreth, and Gary Padilla. In attendance from SCA were Stan Clauson, Patrick Rawley, and Larisa LaLonde.

Virginia Egger initiated the Staff/Consultant meeting by discussing the two major recent developments in downtown Avon. The first development was completion of the Main Street Mall. This pedestrian mall connects Nottingham Park, the library and the recreation center, and the commercial/lodging district. In addition to connecting the vital areas of town, the mall contains many public amenities including numerous sculptures, a large mural, public seating, and a climbing wall.

The second recent development is the construction of the Avon Performance Pavilion at Nottingham Park. The Pavilion includes a large stage, an outdoor gathering space overlooking the lake, and modest support facilities. Virginia shared that the stage has become a great community asset and this popularity has necessitated the Town to consider hiring an event planner to market and manage the bookings.

Virginia reviewed the existing Town Hall building, stating that Town Hall contains all Town staff offices as well as the police department. As such, the existing Town Hall is cramped and requires significant code upgrades. Virginia stressed that it is important for Town Hall to remain centrally located. New locations that have been explored for Town Hall include the Skier Building (also known as the Sheraton Mountain Vista building), a vacant building located on the pedestrian mall, or the soon to be vacated Fire Station site, located across Lake Street from the existing Town Hall. If Town Hall is to move to either of these locations, the Police Department would either move to a co-located site with the Fire Department or some other location to be determined.

The Town previously submitted a proposal to relocate Town Hall to the Skier Building which would require purchasing and remodeling the building. At the time there was not a solution for new police headquarters. The proposal was rejected by a citizen referendum.

## Tours of the Site

Following the kick-off meeting, Staff took the consultant team on a walking tour of Nottingham Park and surrounding areas, including the pedestrian mall, library, fire station, "Possibilities Plaza," the approach to the Gondola, and Town Hall.

Points of discussion were as follows:

1. Town Hall can:
  - a. Stay where it is and be remodeled;
  - b. Stay where it is and be remodeled with an addition for the police department;
  - c. Move to the Skier Building and the current building be demolished;
  - d. Move to the Fire Station site following the Fire Department relocating to their new location;
  - e. If Town Hall is relocated, its present location could possibly be used for park expansion and/or other community amenities.





2. The new Avon Performance Pavilion needs additional support facilities. Staff clarified that vehicular access needs to be maintained to the stage and the Parks Department needs a small storage facility in Nottingham Park for mowers and everyday maintenance equipment.

3. The playground is being relocated closer to the existing restrooms and picnic area along the irrigation ditch. The site of the existing playground has not been reprogrammed at this time.

4. The current fire station will soon be vacated. Possible uses for the site discussed included demolishing the building and constructing a new Town Hall or utilizing the site as an auxiliary outdoor space for the library.

5. The new Main Street pedestrian mall needs better connectivity to the park. The first floor commercial along the mall is largely underutilized and greater foot traffic would support commercial activities.

Following the walking tour Town staff and Consultants drove to the Swift Gulch site and Lot 5.

Points of discussion:

1. It was noted that Swift Gulch is located above the bus barn in a protected box canyon surrounded by open space with generous separation from the I-70 corridor. The central location of the site could make it a good candidate for a public works facility or possibly police headquarters. Grading for snow storage facilities, which is a function of public works, may be difficult at this sloping site. Utilizing the site for affordable housing was also discussed. The views of Town and the mountains and proximity to transit may support using the site for affordable housing. Affordable housing at this location appeared to be well received by Staff.
2. Lot 5 is a triangular lot adjacent to big box stores, surface parking lots, the Eagle River, and Interstate I-70. Residential development is located across the river. In the past the Town has used the site for snow storage and also leased a portion to the Eagle River Sanitation District. The main discussion on site revolved around relocating public works offices, equipment, and material storage, as well as continuing snow storage operations. The potential to use a portion of the site to accommodate a modest amount of work force housing was also mentioned. Gary Padilla stated that the site was of adequately sized to enable Public Works operations to be consolidated at one location. Staff referred to a recorded deed restriction limiting the use of the property to Public Works operations, but indicated that the deed restriction could possibly be modified, if necessary. A modification or lifting of the deed restriction would need to be pursued if affordable housing or other non-Public Works uses are pursued on the site.

### Luncheon meeting with Town staff

An informal review of the tour and key issues took place followed by the review of several of the Town's previous planning efforts, including:

- Comprehensive Plan - 2008
- Facilities and Space Needs – 2015
- Avon Walkability Study – 2015
- West Town Center District Investment Plan – 2007



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Gary Padilla reviewed parking demand around Nottingham Park. Parking on the north side of the park is limited and demand will increase with the use of the swim beach and the relocation of boat rentals. Matt Pielsticker provided that parking for the park was primarily accommodated by on-street parking, which appears to be marginally sufficient.

The meeting concluded with a discussion of next steps and refining the agenda for the public outreach meetings and presentation to the Town Council to take place on 13 October 2015, with a Preliminary Findings Report to be provided in advance of that meeting.

## Phase Two

### Preliminary Findings Report / 8 October 2015

The Preliminary Findings Report provided:

- A review of existing conditions of each of the subject sites with a brief assessment of the viability of previous plans; and
- Preliminary recommendations for potential uses that could be pursued on the Nottingham Park, Swift Gulch, and Lot 5 parcels. The preliminary recommendations were intended to initiate the community discussion.

### Overview

- Nottingham Park is and will be the center of community in Avon. This demands that the functions of the Park be supported and enhanced whenever possible. Support facilities, such as rehearsal space and dressing rooms for the popular new event stage, are critical for the long-term viability of the venue. Enhanced park amenities, ranging from a splash park to flexible community pavilions, can attract an ever-increasing number of diverse park visitors. By refining this strong touchstone of the community, an enhanced Park will attract people, via the Main Street Mall, to the true heart of Avon.



- Motivated pedestrian activity along the Mall will boost commercial activity, encourage social interactions between residents and visitors, and provide a vital backbone for the west end of Town. Strengthening the connection of the Mall to the Park will be key to creating this backbone. In this manner, the Park, the Mall, and the various civic uses (library, recreation center, and possibly a new Town Hall) adjacent to the Mall will form a transect that creates an undeniable sense of place and confluence of community uses to complement the Park.

- The existing Town Hall is cramped and in need of updates. Somewhat strikingly, the building's condition does not mirror the great energy created by the new development that has occurred in recent years. SCA recommends that a new Town Hall be developed at a new location so that town government has a fully functioning, comfortable, and inviting space to do business. In making this determination, we have carefully considered the fiscal realities associated with the various options for Town Hall and find that, while a significant investment, moving the new Town Hall to the Skier Building is the best option for the long-term needs and financial health of the Town. This move would create new opportunities for defining vibrant areas for community activity which will support the Park.



- The Police represent an element of the community that deserves a dedicated, more centrally located home. With the planned Fire Station relocation, interesting opportunities for a collaborative base of operations are created. We believe this opportunity to co-locate Fire and Police together can be a benefit to the community. If co-location is not

ultimately possible, the centrally located Swift Gulch site may be the most appropriate for Police operations. Public safety uses should take precedent over other potential uses of Swift Gulch.

- Accessibility and past uses of the Swift Gulch and Lot 5 properties have led us to determine that Swift Gulch presents opportunities for workforce housing, if Police co-locate with Fire. Lot 5, in keeping with the deed restriction in place, is best utilized for Public Works operations. Future site planning activities for Public Works and snow storage at this location will require in-depth attention to site design and mitigation of visual impacts.

## **Town Hall**

Preliminary investigations of the existing Town Hall have found that the building no longer meets the needs of staff and citizens of the Town of Avon. This aging structure does not reflect the vibrant growth and active community that has come to characterize Avon. A complete and costly renovation would be required simply to meet current staffing needs. Remodeling the existing structure, with expansion for current space requirements for Police and other departments will only delay an eventual need to find a new home for government in the future that is more inviting and representative of the community. Moreover, Town Hall should be more centrally located, closer to other civic and community uses.

Our findings concerning the existing Town Hall are based on the following:

- Remodeling the existing building represents one of the higher cost options as indicated in the "Facility Assessment and Space Needs Analysis" prepared for the Town;
- Keeping Town Hall excludes other viable and potentially less costly alternatives that exist to move Town Hall to another location; and
- Moving Town Hall provides an opportunity to provide other community-based uses that can be pursued in the southeastern corner of Nottingham Park.

### Could We Remodel Town Hall?

According to the "Facility Assessment and Space Needs Analysis," the renovation of the existing Town Hall would primarily focus on:

- Addressing ADA accessibility issues;
- Code compliance deficiencies;
- Substandard energy efficiency;
- Outdated floor layout;
- Inefficient use of space; and
- Addressing general qualities of space.

To address these issues, it is estimated that remodeling cost will be in the neighborhood of \$4.5 million. Expanding the building to accommodate future staffing needs and Police operations increases the cost to \$7.5 million. The community may initially accept this cost in the context of a strong attachment to the existing building or the belief that the existing structure is worthy to keep as a piece of Avon's history. However, without this feedback from the community, we continue to return to the concept of creating a new Town Hall.

### Relocation of Town Hall

The existing Town Hall occupies a corner of Nottingham Park that may be better utilized for other community-based uses that can support the Park and provide new amenities. Several options present themselves for moving Town Hall. These options all assume the relocation of Police to the New Fire Station Site, which will be discussed later. Some options for relocation consist of:

### Option # 1: Utilize Skier Building for the new Town Hall (preferred) –

- The vacant Skier Building is a centrally located, visible structure that is ringed by other community facilities. Following the acquisition by the Town, the building would only require tenant finishing in a manner acceptable to the Town for their personnel needs. With the generous size of the building, future growth in staffing needs can be accommodated and other ground level opportunities, such as community spaces, exhibits, public restrooms, and other civically related uses, could be provided. Using an already constructed modern building provides certain environmental sustainability benefits. Costs for purchase and remodeling are approximately \$6 million, with some possible cost off-sets related to parking area exchanges.



### Option # 2: Utilize the existing Fire Station site following relocation of Fire –

- A Town Hall located at the existing Fire Station site would use a site already owned by the Town and still enable the use of the vacated existing Town Hall site for community and park oriented uses. However, construction of the new Town Hall at this location may be difficult given the constrained nature of the site. Using this site also requires the demolition of two buildings, the existing Town Hall and the existing Fire Station, and the construction of a new building. Estimates for new construction with Police operations were estimated to be \$9.8 million. If Police are located with Fire, the final price may be less but it may still be more than utilizing the Skier Building. While the site lacks the great visibility of the Skier Building, the Town would be able to build its own structure which could be tailored to the Town's specific needs.

### Option # 3: Split Town Hall located behind Recreation Center and Library (Design Workshop Avon Center West Investment Plan) –

- This option, which was first explored in a report by Design Workshop, is an interesting option as it forms a gateway to the pedestrian mall from the Park. Furthermore, this option provides visibility for Town Hall and vitality to the mall by replacing a surface parking lot. It is worth pointing out that, based on feedback from discussions with staff, the plan that prompted this concept is generally considered to be obsolete due to other improvements being made to the vicinity and changing municipal desires.

### Police Operations



We do not recommend keeping the Police operations with the Town Hall. Police operations located anywhere adjacent to Nottingham Park lack direct connectivity to the rest of Town which hinders response time. Additionally, a Police Station represents a significant use of space that might otherwise be used for other community uses. A more centrally located Police station adjacent to primary east west thoroughfares offers greater accessibility in difficult traffic conditions. Moreover, providing a dedicated home for this important community resource is appropriate.

With the Fire station relocating to a site between Buck Creek Road and Swift Gulch Road, an opportunity exists to co-located Police with Fire. This collaborative endeavor of first responders creates a public safety "Community of Collaboration." Studies have found that a Community of Collaboration increases efficiency of

response and decrease response time, critical metrics of effectiveness in the emergency response community. Sharing the same physical site has also been shown to encourage social contact between first responders which in turn increases communication and collaboration in emergency situations.

### Nottingham Park (Tract G)

The September 2015 Community Survey confirmed that the Park and Nottingham Lake is still widely regarded as the centerpiece of the Town by local residents. The Park benefits from its proximity to a significant segment of the community thanks to adjacencies to the Avon Elementary School, the Avon Recreation Center, and residential and condominium development. This proximity makes the Park's amenities and green spaces an important and well used community asset. The recent addition of the performance stage and the resulting events that take place at the stage further enhance the Park's position as the heart of the Town of Avon.

Respondents to the Community Survey indicated a greater need for additional amenities such as more restrooms and additional parking. We add to this list of required new elements the following:

#### 1. Key Program Elements

- Storage for Parks Department equipment;
- Support facilities for stage to include spaces such as additional dressing rooms and rehearsal space;
- Strong connection to the Main Street Mall.



#### 2. Other Desired Elements

- Connections to the Eagle River and the regional trail system;
- Expanded turf areas for ballfields and additional seating for venue;
- Indoor ice arena;
- Outdoor ice rink/summer splash park;
- Nordic Center with groomed trails;
- Community/Visitor Center;
- Multi-use flex-pavilion;
- Skate park;
- Community amphitheater; and
- Engagement of river.



Supporting and enhancing existing Park activities should be a high priority for the Town. If the existing Town Hall is to be relocated, the community should engage in a design exercise that would utilize the program elements described above. Using a "kit-of-parts" approach, the community can consider how certain elements complement each other and fill a need that the community desires.

A design exercise could therefore look like this:

- As additional bathrooms, additional parking, storage for Parks Department equipment, support facilities for stage operations, and a strong connection to the Main Street Mall are fundamental improvements to make, one can build upon these fundamentals in creating new opportunities from the desired elements.
- Historic use patterns, such as ice skating on the lake, which is unfortunately no longer considered safe, may inspire the addition of an outdoor ice rink that could be converted to a splash garden, thus creating year-round activation of the southwestern corner of the Park.
- Building on this burgeoning sense of "town center," a community/visitor center may be incorporated with the support facilities for the stage.

- The community/visitor center could contain a café for Park visitors, a flexible meeting space for indoor community gatherings, an indoor venue for rehearsals and small performances which would supplement the stage in adverse weather, or an area for film screenings. Primarily, however, the indoor venue would function as standalone amenity.

## Fire Station Site



The relocation of the Fire department to the new Fire Station location presents an opportunity to utilize this Town-owned site for a number of uses. While Town Hall could be located to this site, the site lacks the central location that we feel is important for the Town Hall. Similarly, Police could utilize this location, but issues with isolation and ease of response still exist.

The Fire Station site's proximity to the library suggests using the space for library related functions, such as an outdoor plaza or intimate amphitheater for book readings, story hours, or library gatherings. This amphitheater, far from being the sole domain of the library, could compliment new community uses that inhabit the space vacated by the relocated Town Hall. Options that explore engagement with the river could use the amphitheater for nature talks. A community fire pit could be added to use when outdoor ice skating is ongoing.

The site could also be utilized for parking and the required storage for the Parks Department. Providing sufficient parking is at times an issue at the Park, and parking demand will only increase as enhancements to the Park are made.

## Swift Gulch Site

Swift Gulch is located above the bus barn in a protected box canyon surrounded by open space, with generous separation from the I-70 corridor. Previous plans looked at consolidating Public Works operations with equipment and material storage, and offices in one location. The Public Works offices have since been relocated to the southern side of the bus barn. Currently, the space is used as storage yard for Public Works and is generally underutilized.

The central location of the site could make the site a good candidate for a Public Works facility or possibly Police operations. The main impediment to utilizing Swift Gulch for Public Works is the fact that the site is located atop a steep hill. The grade would make access in the winter by snow plows and other equipment difficult. Additionally, extensive grading and water quality measures would need to be utilized for snow storage facilities. The central location of the site makes it an ideal location for Police, provided co-location of Police and Fire is not pursued.

With our preference to co-locate Police with Fire, utilizing the site for workforce housing may be the best option. Taking advantage of the box canyon, the proximity to open space and trails, and the generous setback from I-70, Swift Gulch could provide a very desirable setting for workforce housing and the families who would call it home. The views of Town and the mountains to the south and the proximity to transit only bolster the use of this site for housing. Initial discussions with staff indicated that workforce housing may be a good opportunity.



## Lot 5



Lot 5 is a triangular lot adjacent to big box stores, surface parking lots, the Eagle River, and Interstate I-70. Residential development is located across the river. In the past the city has used the site for snow storage and also leases a portion to the Eagle River Sanitation District. Previous plans considered using this site for Public Works, in conformance with a deed restriction limiting the use of the property for Public Works. We generally agree that using this site for Public Works is likely the best option.

The site does not present the grade challenges found at the Swift Gulch site, making snow storage operations, which currently occur on the site, a good fit. The ability to consolidate Public Works offices, equipment and material storage, and related operations further support the continued use of the site for Public Works. While the deed restriction limits the use of the site for Public Works, there may also be potential to provide a modest amount of workforce housing. A modification or lifting of the deed restriction would need to be pursued if workforce housing or other non-Public Works uses are deemed appropriate.

The location of Lot 5 at the far eastern end of Town would seem to preclude its use for Police operations. The presence of the large box stores to the west give the site a cul-de-sac feel, one that may compliment the consolidation of Public Works operations. While some storage will be provided at Nottingham Park for mowers and other equipment, the site is still within reasonable distance for Public Works to travel to job sites. Attention will need to be paid to the visual characteristics of any future development. Careful site planning and judicious use of landscape screening should manage any visual impacts.

## Public Outreach and Town Council Work-session / 13 October 2015

The Public Open House was held in Council Chambers. Twenty-one members of the public, Town of Avon staff, and Avon elected officials signed the sign-in sheets with a small number of additional attendees likely. Virginia Egger, Town Manager, and Matt Pielsticker, Planning Manager, were in attendance at the meeting for the Town of Avon planning staff. Both Virginia and Matt assisted in facilitation of the public outreach. Larisa LaLonde and Patrick Rawley were in attendance for SCA. Larisa and Patrick also facilitated the public outreach.

To initiate the Public Open House, the Preliminary Findings Report for the three subject sites was presented. The Preliminary Findings Report recommended that:

- Nottingham Park is the center of community in Avon and the functions of the Park must be supported. Support facilities for the new stage are needed and enhanced park amenities can attract more diverse park visitors. The adjacencies created by community

**Come PLAN with us!**

Please join our community in exploring land use options for "Tract G" – the current site of Town Hall, Fire Station, library and parking lots. The session begins with a presentation by land use planners from Stan Clauson Associates. A tour of the site will follow. The session will culminate with fun, hands on visioning exercises!

**OCTOBER 13<sup>TH</sup> 11:30AM – 2:00PM**  
AVON COUNCIL CHAMBERS - ONE LAKE AVENUE  
LUNCH PROVIDED

For more information or to RSVP please contact  
Matt Pielsticker, Planning Manager, at  
970-748-4413 or [mpielsticker@avon.org](mailto:mpielsticker@avon.org)  
\*detailed agenda to follow

based facilities can be utilized to build community. All future improvements must provide improved restroom facilities.

- Study how strengthening the connection of the Main Street Mall to the Park will draw people to the park and create a sense of place and increased pedestrian traffic in the west end of Avon.
- As the existing Town Hall needs to be updated, by scrutinizing the alternatives of rebuilding or relocating, the Skier Building seems likely the best option for the long-term space needs of the Town as well as the financial health of the community. A move to the Skier Building may create new opportunities for defining vibrant areas for community activity which will support the Park.
- The Police need to be more centrally located and visible. A collaborative base of operations with the Fire Department at Buck Creek can be a benefit to the community.
- Swift Gulch presents opportunities for workforce housing with Police operations as a viable backup use if Police do not co-locate with fire. Confirming previous studies, Lot 5 is best utilized for Public Works operations.

Questions and comments were taken throughout the presentation in connection with each of the above recommendations. Following is a summary of the comments received by topic along with a response, if appropriate:

### **Public Comments Regarding Preliminary Recommendations**

#### *Town Hall Relocation-*

- Could you connect existing Town Hall and Fire Station site by closing off Lake Street?  
*Yes, connecting the two sites is possible. However, the recent expense of constructing the enhancements made to Lake Street may not justify the move.*
- Why is the Skier Building not occupied?  
*It is our understanding the owner has been approached from time-to-time for partial leases and/or sale. However, the owner of the property has only wanted to lease the entire building and not individual suites. The building has never been listed for sale, as it is not part of the core business of the owner. No purchase offer has come to fruition.*
- Can the Skier Building be expanded, possibly for housing above?  
*Yes, the Skier Building could be expanded for housing. The Skier Building currently has the space to meet the needs of the Town in the future and two additional stories can be added.*
- Was Town Hall considered at Swift Gulch?  
*Due to the more remote nature of the Swift Gulch site, Town Hall was not considered at Swift Gulch. In addition, the Town Council in the spring of 2013 concluded Town Hall should be in the core to promote vitality and customer service.*
- Additional public parking near the Park is needed.

*Parking reviews are underway that have shown approximately 500 spaces within a five-minute walk of the park. The provision of increased parking is a priority in all preliminary site plans of the Park.*

#### *Police Relocation-*

- Police should be more visible.
- The Fire Station site would be too congested.
- Police at Buck Creek provides greater accessibility to I-70.
- The opportunity to share space with fire is attractive.

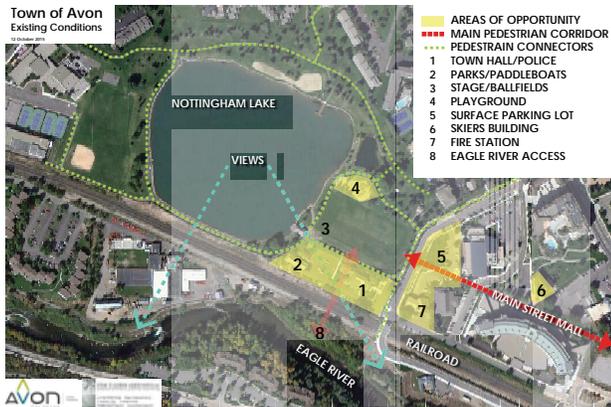
- Police located at Swift Gulch would increase response times compared with their current location.
- Does the Buck Creek site provide for expansion for the future?  
*The current design accommodates full build out of the Town and staffing projections needed for build-out. The initial designed size and cost of facility is a concern.*

#### *Swift Gulch Workforce Housing-*

- Is there sufficient room for both public works and affordable housing?  
*While there is sufficient size to accommodate public works and workforce housing, the reduction of workforce housing may not be an acceptable trade-off.*
- Swift Gulch seems too isolated for workforce housing.
- What impact would workforce housing have on the bus barn?  
*Workforce housing access would be designed to avoid any conflicts with the bus barn. Accessibility to transit is a key benefit.*
- The thought of mixing industrial uses and housing is not ideal.
- How many units of workforce housing can the site support?  
*Approximately twenty (20) units of varying size appear to be possible. While additional study is required, the site appears to be viable for development.*
- Like the access to open space!
- How much would providing utilities cost?  
*Further development of the site specific designs will be required before utility cost and other site improvement costs can be accurately estimated; soils in the area may require special foundation costs.*
- Housing is more appropriate than police because police should be more visible.
- Using Town-owned land for housing is more appropriate than using it for police.
- Town-owned land makes workforce housing feasible.
- How many acres are feasible to build upon?  
*A little over four (4) acres.*
- Need to address alternatives for transportation.
- Need to maintain public access to trails, maybe with a small parking area too.

#### *Lot 5 Public Works-*

- Might be too loud to locate workforce housing with public works.
- Would add more visual blight on Post Boulevard (east I-70 exit) expanding the building lights from Walmart and Home Depot.
- Opportunity to continue to support other events which occur in Avon, such as the Audi winter driving seminar.
- Snow storage requires 1.5 acres.



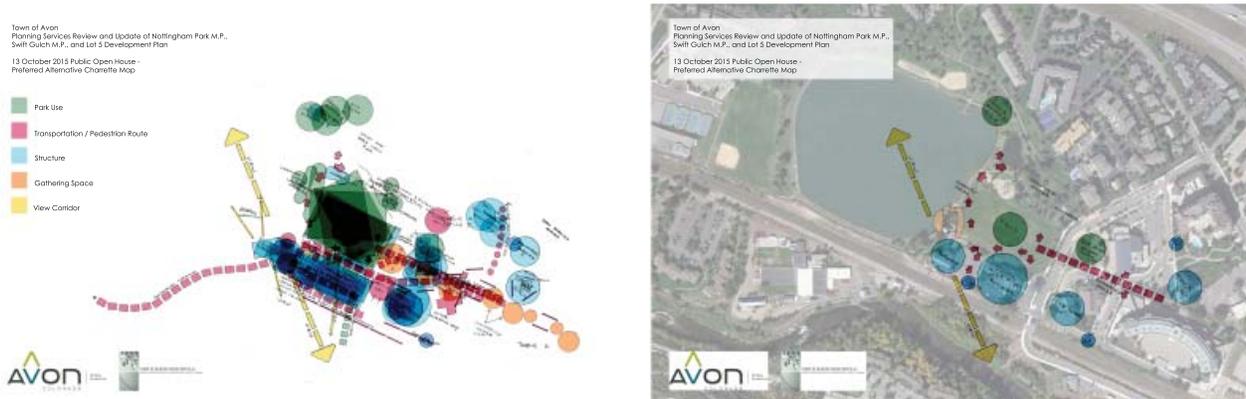
The public took a brief tour of Nottingham Park lead by SCA. Using a map with areas of interest and potential programmatic elements listed, attendees were asked to consider where certain interventions could be made to the Park to enhance user experience and address facility shortcomings.

The Public Open House was reconvened in Council Chambers following the tour. Attendees were asked to split into four groups to engage in a charrette drawing exercise. Four tables were set up with drawing materials, maps, and templates of potential programmatic elements, such as a scaled championship soccer field or indoor ice arena. The templates were intended to make it easier for attendees to understand the spatial requirements of certain uses and to understand how programmatic elements might be paired to create vitality.

Seven iterations of potential site plans were created by the tables. Some themes common among the proposed site plans included:

- Town Hall was located at the Skier Building in five of the seven iterations. Two options provided that the current Fire Station site may be appropriate for Town Hall.
- In place of the existing Town Hall, the majority of groups looked at providing some type of significant structure. Identified uses of this structure included a convention center and hotel, multi-use buildings with residential uses, and flexible space that could accommodate uses such as ice hockey and farmers' market space. Parking was included in many of the iterations that proposed significant structures, responding to a key perceived need adjacent to the park.
- In addition to being a backup location for Town Hall, the existing Fire Station site was identified as location for live/work housing, possibly with a civic twist, such as housing visiting guest artists.
- A strong connection between the Main Street Mall and the Park was provided in most of the proposed site plans.
- The existing field space/venue area was preserved in all iterations and expanded to accommodate larger play-field space and increased venue capacity.
- Interactions between the field and other park amenities were explored.
- Support facilities for the stage were provided, with a pavilion building located immediately adjacent to stage and the lake a preferred option.
- Internal park circulation was considered, generally building on the connection with the Mall. Some groups explored connections to the River as well as residential areas to the west of the Park.
- The paddle boat concession and dock, which is also the location for stand up paddle boarding, or S.U.P., was located near the newly established swim beach.
- Building on previous design efforts for the Park, the area to the north of the stage was identified for additional landscaping and possible creation of a lagoon for interactive play.
- Parking was discussed in conjunction with the Recreation Center expansion as well as along the railroad right-of-way. Additional studies have shown that sufficient parking may be located within a short distance to the Park. Enhanced mobility improvements will need to be pursued to encourage Park users to park remotely and/or walk or bike the short distance from parking to Park.

The individual plans that resulted from the charrette exercise have been distilled to a preferred alternative bubble site plan. All charrette plans have been provided in the appendix for additional review.



A brief tour of the storage area below the stage was provided by Mayor Pro Tem Jake Wolf. Additional focus group meetings had been contemplated with members of the nearby homeowner's association and lodging interests, but did not take place as participants did not respond to invitations. SCA staff also met with various members of the Town of Avon staff who were not involved in the public open house. These Town employees expressed support for the preliminary recommendations being discussed.

### Avon Town Council Work Session

The Preliminary Findings Report was again presented to members of the Avon Town Council at a Council Work Session. This more conversational review of the preliminary findings largely focused on the financial costs to construct or finish new facilities and the space needs of the various departments. Consensus among the Council was voiced for the recommendations contained in the Preliminary Findings Report, including:

- Town Hall should be replaced and the Skier Building is a very good option;
- Police can co-locate with Fire at the Buck Creek site if the price is acceptable;
- Lot 5 should be utilized for Public Works and possibly also for Police; and
- Swift Gulch is a viable option to provide workforce housing.

Council also discussed rising construction costs and appropriate financing options for the desired projects.

## Phase Three

### Updated Review Report / 22 October 2015

The Updated Review Report provided:

- A review of the public open house and work session with Town Council, both held on 13 October 2015;
- Potential community costs and benefits of the various preferred options, using the community values voiced at the Public Open House and Town Council comments as a baseline; and
- Financial costs to the Town of Avon and the potential opportunities for investment in the community that each of the preliminary recommendations represent.

As SCA further developed the preliminary site plans for the Swift Gulch and Lot 5 parcels, recommendations were tested against a closer look at the respective sites and the costs involved. Site constraints were more carefully considered, along with constructibility and space needs of the various proposed uses. For Nottingham Park, through the charrette process, desired community amenities have been identified from a list of wide-ranging options. Some of the options have gained traction while new ideas have been brought to the table for consideration. It appears that all options can provide additional support the Park but at various costs. Redefining how municipal services are provided can create greater community vitality. However, affordability must be a part of the conversation to ensure community acceptance.

### Community and Financial Opportunities and Costs

Equipped with feedback from the public, a greater understanding of the issues impacting the subject sites, and the political and economic realities of Town, we moved forward to test our recommendations by initiating preliminary site design for the three parcels. Constructibility has been brought into the focus, along with possible efficiencies and issues. New uses have been considered, some with great potential to make a strong impact on the Town.

The costs and opportunities of each option are reviewed below. Understanding the costs and opportunities is important for the ultimate goal of creating a site by site development plan.

#### *Lot 5-*

Following the work session, Council suggested utilizing Lot 5 for Police in addition to Public Works. Upon further investigation, Police will be able to co-locate with Public Works if Public Works somewhat reduces the area for snow storage or invests in a snow melt system. The proposed reduction of snow storage as presented in the following preliminary site plans is approximately 20 percent.

Two scenarios are presented:

1. Lot 5 Preliminary Site Plan A provides for co-located Police and Public Works; and
2. Lot 5 Preliminary Site Plan B provides Public Works as a standalone facility.



Figure 1: Lot 5 Preliminary Site Plan A - Co-Located Police and Public Works



Figure 2: Lot 5 Preliminary Site Plan B- Public Works only

Community and Financial Costs – Lot 5 Preliminary Site Plans A & B

	Lot 5 Preliminary <b>Site Plan A</b>	Lot 5 Preliminary <b>Site Plan B</b>
<b>Community Costs</b>	<ul style="list-style-type: none"> <li>• Co-location of Police and Public Works utilizes the entire site. To accommodate both uses, and depending on the total area needed for snow storage, some of Public Works operations may be required to remain remote or operations at the site curtailed.</li> <li>• Staff inefficiencies may result as will the feeling of being cramped, and the community perception that various required improvements to allow co-location, such as snow melting equipment, are unnecessary and/or not environmentally sensitive.</li> <li>• Public Works facilities located remotely from Lot 5 may take space that might be better utilized to enhance community vitality.</li> <li>• The potential for providing stand-alone workforce housing is not possible. Some housing could be incorporated into the facilities, but the quality of this housing would be compromised.</li> </ul>	<ul style="list-style-type: none"> <li>• Space for community events such as the Audi winter driving seminar, is reduced.</li> </ul>
<b>Financial Costs</b>	<ul style="list-style-type: none"> <li>• Reducing the area of operations available for Public Works may require additional construction of support facilities, or investment in snow melt system.</li> <li>• Snow melt systems can be costly to install and operate and require monitoring to ensure operational parameters are correctly maintained.</li> <li>• Construction costs are climbing.</li> </ul>	<ul style="list-style-type: none"> <li>• Construction costs are climbing.</li> </ul>

Community and Financial Opportunities – Lot 5 Preliminary Site Plans A & B

	Lot 5 Preliminary <b>Site Plan A</b>	Lot 5 Preliminary <b>Site Plan B</b>
<b>Community Opportunities</b>	<ul style="list-style-type: none"> <li>• Good accessibility and visibility for both Police and Public Works; the site was obtained specifically for public works through an inclusive public process.</li> <li>• Police would be located near an area where many calls take place.</li> <li>• Co-locating Police and Public Works frees other locations, such as the existing Fire Station site, for other community uses.</li> <li>• As the site is located adjacent to substantial development, the perceived visual impacts will be less.</li> </ul>	<ul style="list-style-type: none"> <li>• As the site is located adjacent to substantial development, the perceived visual impacts will be less.</li> <li>• Lot 5 is a confirmed location for Public Works, meeting most criteria for operations, and the Preliminary Site Plan validates previous planning exercises. The potential for public opposition is reduced. The site was obtained specifically for public works through an inclusive public process.</li> </ul>
<b>Financial Opportunities</b>	<ul style="list-style-type: none"> <li>• Lot 5 is an existing Town owned property. Construction cost to build the facilities is the only expense to the Town.</li> <li>• Co-location of Police and Public Works could provide opportunities to share facilities such as garage space and mechanical systems.</li> <li>• Further study will uncover efficiencies in site planning that may stretch the size of the site.</li> </ul>	<ul style="list-style-type: none"> <li>• Lot 5 is an existing Town owned property. Construction cost to build the facility is the only expense to the Town.</li> <li>• Further study will uncover efficiencies in site planning that may stretch the size of the site.</li> </ul>

## Swift Gulch-

Swift Gulch can accommodate approximately twenty units of workforce housing. These units can be provided in varying sizes, along with adequate parking and storage as well as visitor parking. Additional areas have been provided for site amenities, such as playgrounds, and parking provided for non-residents to access the open space.

Concerns of accessibility and the visual impacts of being adjacent to the transportation operations have been considered. While a bus stop is not currently provided adjacent to the transportation operations, it could easily be provided. A dedicated walk with a comfortable slope could connect the housing to the future bus stop. Landscaping would screen the transportation operations from housing.

When considering the potential for locating Police at Swift Gulch, Town Council has identified issues with site constraints, visibility, and access. Moreover, locating Police on Swift Gulch drastically reduces the potential for providing workforce housing. For these reasons only workforce housing is being proposed on the Swift Gulch site.

One scenario is presented:

1. Swift Gulch Preliminary Site Plan provides for workforce housing.



Figure 3: Swift Gulch Workforce Housing Study

Community and Financial Costs and Opportunities – Swift Gulch Preliminary Site Plan

Swift Gulch <b>Preliminary Site Plan</b>	
<b>Community Costs</b>	<ul style="list-style-type: none"> <li>• Providing workforce housing at Swift Gulch does not create vitality within the core of Town, however, the benefits of new housing in Avon versus down valley will be an economic advantage.</li> <li>• Swift Gulch is on the opposite side of I-70 from the main areas of Town and is perceived to be remote. Educational efforts need to be made to inform the community that the walk time from Swift Gulch to the core is approximately ten minutes.</li> <li>• Along with other efforts to encourage transit ridership throughout Town, residents will need to be encouraged to utilize transit.</li> </ul>
<b>Financial Costs</b>	<ul style="list-style-type: none"> <li>• Site constraints have been identified, particularly issues with soil stability. Additional soil testing, civil engineering, and specialized construction techniques may be required on top of escalating construction costs.</li> </ul>
<b>Community Opportunities</b>	<ul style="list-style-type: none"> <li>• Swift Gulch provides an excellent opportunity to provide significant workforce housing within Town limits. An improved pedestrian corridor already exists along Swift Gulch Road which provides easy access to the core in approximately ten minutes.</li> <li>• Workforce housing likely represents the highest and best use as other municipal uses are not viable options.</li> <li>• The Swift Gulch site is adjacent to open space, a key consideration when locating workforce housing. Access to open space provides readily accessible recreational opportunities and allows the workforce housing to enjoy a secluded location.</li> <li>• Swift Gulch is removed from I-70. Meaningful grade change allows for separation to be created between the transportation operations and potential workforce housing. Moreover, the site offers excellent views to the south which would make the workforce housing provided more desirable and unique; solar energy applications should be available.</li> <li>• The site is immediately adjacent to potential transit and Town of Avon facilities, countering the more remote location and providing an opportunity for town employees to live immediately adjacent to work.</li> </ul>
<b>Financial Costs</b>	<ul style="list-style-type: none"> <li>• Swift Gulch is a Town owned property and construction cost of the workforce housing the only expense to Town. With involvement from other partners, such as the Town of Vail who are looking for shovel ready projects to provide workforce housing, the financial impacts to the Town of Avon are potential reduced.</li> </ul>

*Nottingham Park-*

Strong support was given at the Public Open House as well as in the Council work session for pursuing enhancements to the Park. This support was provided based on the understanding of the greater opportunity costs of keeping Town Hall at its current location rather than providing community gathering spaces.

Purchasing the Skier Building for Town Hall also received conditional support. The financial impacts of the purchase of the Skier Building are not fully known. It is important that the Town be able to negotiate a purchase price that does not over-value the property. The uncertainty of the success of negotiating the right purchase price demands the creation of an alternative which utilizes the existing Fire Station site for Town Hall and/or Police.

Two scenarios were presented:

1. Nottingham Park Preliminary Site Plan A provides for Town Hall located in the Skier Building, structures that may include convention center, hotel, or other mixed use structures adjacent to the Park, and live/work opportunities at the Fire Station site; and
2. Nottingham Park Preliminary Site Plan B provides Police and Town Hall located at Fire Station site with parking located across Lake Street in lieu of community uses. Additional community facilities are also provided, but to a lesser degree.



Figure 4: Nottingham Park Preliminary Site Plan A - Town Hall at Skier Building



Figure 5: Nottingham Park Preliminary Site Plan B - Town Hall & Police Station at Fire Station Site

Community and Financial Costs – Nottingham Park Preliminary Site Plans A & B

	Nottingham Park <b>Preliminary Site Plan A</b>	Nottingham Park <b>Preliminary Site Plan B</b>
<b>Community Costs</b>	<ul style="list-style-type: none"> <li>• With significant development of the Park edge for a convention center, hotel, or large mixed use structure comes concerns of providing adequate parking.</li> <li>• Placing substantial uses immediately adjacent to the Park risks overwhelming the Park and altering the character of a beloved park space.</li> <li>• Significant projects take away space that might otherwise be used for more intimate community uses.</li> <li>• View to the south would be blocked.</li> <li>• Adequate use area requirements for playing fields to be verified.</li> </ul>	<ul style="list-style-type: none"> <li>• Locating both Town Hall and Police on a constrained site risks transferring some of the issues currently being experienced in the existing Town Hall to a new site with little opportunity to accommodate growth.</li> <li>• Town Hall and Police at the Fire Station do not provide ideal accessibility for both community resources.</li> <li>• All desired secured parking spaces for police cannot be accommodated.</li> <li>• Adequate use area requirements for playing fields to be verified.</li> </ul>
<b>Financial Costs</b>	<ul style="list-style-type: none"> <li>• Moving the Town Hall to the Skier Building does not utilize Town owned property and requires an appropriate purchase price which may not be attainable.</li> <li>• Substantial structures with attendant parking requirements are very expensive projects to pursue which will require complex financing and public votes.</li> <li>• Building new structures and amenities closely on the heels of the initial investment of the stage may be politically unpopular.</li> </ul>	<ul style="list-style-type: none"> <li>• Construction costs are climbing.</li> </ul>

Community and Financial Opportunities – Nottingham Park Preliminary Site Plans A & B

	Nottingham Park <b>Preliminary Site Plan A</b>	Nottingham Park <b>Preliminary Site Plan B</b>
<b>Community Opportunities</b>	<ul style="list-style-type: none"> <li>Enhanced Park amenities will strengthen the core and provide needed support for the stage and venue.</li> <li>Unique opportunities are created for additional residential uses located within the core which will add vitality and a sense of community.</li> <li>Utilizing the Skier Building for Town Hall has broad support and provides a central location for municipal services. Moreover, the Skier Building is the poster child of an under-used building.</li> </ul>	<ul style="list-style-type: none"> <li>Enhanced Park amenities will strengthen the core and provide needed support for the stage and venue.</li> <li>The Town owned Fire Station site is able to accommodate either Town Hall or Police, if necessary.</li> <li>Utilizing the Fire Station site for Town Hall and Police provides good visibility for these key community resources.</li> </ul>
<b>Financial Opportunities</b>	<ul style="list-style-type: none"> <li>Enhanced park amenities will attract a more diverse park visitor and potentially create opportunities for youth sports tournaments.</li> <li>Interest in convention space and lodging would support economic vitality</li> </ul>	<ul style="list-style-type: none"> <li>Enhanced park amenities and ball fields will attract a more diverse park visitor and potentially create opportunities for youth sports tournaments.</li> </ul>

Conclusion

The Preliminary Site Plans contained in the Updated Review Report represented preferred options that were informed by initial community feedback and staff direction. Additional investigations and collaborative efforts with the Town followed. We reviewed these preferred alternatives with Town Council on 27 October 2015 to obtain additional feedback and arrive at a clear set of action items for the final design effort. The final design effort presented in the detail parcel by parcel plans offer a synthesis of the community concepts that have been offered and developed through the process.

**Town Council Presentation / 27 October 2015**

The Updated Review Report was presented to members of the Avon Town Council at a Council Meeting held on 27 October 2015. SCA began the discussion with a review of the public open house and design charrette held on 13 October, including the seven charrette maps of Nottingham Park, Town Hall, and the current Fire Station site. Each alternative was reviewed with the “Big Ideas” highlighted. These were brought together in an overlay of all the highlighted areas showing the preferred development patterns offered by the attendees. Following the public outreach review SCA presented the Preliminary Site Plan alternatives from the Updated review report.

Various ideas were discussed including parking, land use adjacencies, accessibility, etc. Some of these ideas were speculative and did not represent a consensus, so they were not carried forward. The comments that gained traction and were incorporated into the Final Parcel by Parcel plans are as follows:

- Nottingham Park Preliminary Site Plan A should be revised to show a new mixed use building or an adaptive reuse of the existing Town Hall building.
- Nottingham Park Preliminary Site Plan B should be revised to eliminate the Police Department at the Fire Station site and reduce the building footprint to represent a stand alone Town Hall on the site.

- Lot 5 Preliminary Site Plan A was discussed at length and found unacceptable due to the remote location for the Police Department. It was decided to continue to show police on Lot 5 as a last resort alternative, but to also consider the space for stand alone workforce housing.
- Lot 5 Preliminary Site Plan B should also be revised to include workforce housing.
- There were no changes to the Swift Gulch preferred plan for affordable housing.

Due to time constraints, the consultants omitted their planned collaborative exercise examining the strengths, weaknesses, opportunities, and threats of each site plan alternative. The Council moved quickly from the site designs to focus largely on the financial costs to construct and maintain existing and proposed facilities. A consensus was reached regarding a budget cost to co-locate police with fire at the Buck Creek site. The architects for the facility were in attendance. They were directed to value engineer the project, and develop a plan that operates within the budgetary parameters.

## Phase Four

### **Final Report & Parcel by Parcel Plans / 16 November 2015**

The Final Report provides:

- Final version of materials including graphic boards, maps, and meeting notes for Town records.
- Summary report of planning strategies suggested.
- Final Parcel by Parcel Plans with all supporting documentation.
- Prioritized Implementation Plan.

The preliminary site plan alternatives have been revised per the feedback received from the Town Council on 27 October. With Town Staff, Town Council and participants of the public outreach driving the iterative planning and design process, SCA proposes the following parcel by parcel plans for each subject site.

Lot 5- Two scenarios are presented:

1. Lot 5 Preliminary Site Plan A provides for Public Works and Police or standalone workforce housing; and
2. Lot 5 Preliminary Site Plan B provides for Public Works and minimal workforce housing incorporated into facility buildings.



Figure 1: Lot 5 Preliminary Site Plan A - Co-Located Public Works and Police or standalone workforce housing.



Figure 2: Lot 5 Preliminary Site Plan B- Public Works and workforce housing.

Swift Gulch- No changes from Preliminary Site Plan:

1. The preferred alternative for Swift Gulch remains focused on providing affordable housing.

Nottingham Park- Two scenarios are presented:

1. Nottingham Park Preliminary Site Plan A provides for a Town Hall located in the Skier Building, a mixed use building or an adaptive reuse of the existing Town Hall building adjacent to the Park, and live/work opportunities at the Fire Station site; and
2. Nottingham Park Preliminary Site Plan B provides a Town Hall located at Fire Station site with parking located across Lake Street in lieu of community uses. Additional community facilities are also provided to a lesser degree.



Figure 4: Nottingham Park Preliminary Site Plan A - Town Hall at Skier Building



Figure 5: Nottingham Park Preliminary Site Plan B - Town Hall at Fire Station Site

## Conclusion

The Parcel by Parcel Plans contained in this Final Report represent preferred options informed by community feedback, and Town Council and Staff direction. The final update to the plan is based on the Town Council discussion of the preliminary plans on 27 October. These final plans are conceptual in nature and are for planning purposes in developing a long range plan for the town owned parcels studied. Further investigation and planning efforts will be necessary to develop plans to execute the desired improvements.

## Recommendations for phasing of implementation

1. Confirm Buck Creek for police station relocation.
2. Further explore the relocation of Town Hall through acquisition of the Skier building or a study of a standalone Town Hall at the Fire Station site.
3. Develop a detailed site plan for the consolidation of Public Works facilities and workforce housing on Lot 5, and allocate funding to the execution of the project.
4. Investigate opportunities for affordable housing developments at Swift Gulch and other appropriate sites within Avon.
5. Initiate improvements to Nottingham Park utilizing the existing Town Hall site and current parks storage buildings to be vacated. The most desirable elements are a championship soccer fields, which would also serve to increase the performance venue capacity, and a community flex space that would include support facilities for the stage and public restrooms.

## List of Appendices

- A. *Tract G Planning – Stakeholders List*
- B. *Preliminary Findings Report conceptual sketches presented to charrette participants and Town Council*
- C. *Preliminary Findings Report list of possible program elements provided for discussion at public open house*
- D. *Public open house sign in sheets*
- E. *Public Open House Charrette Maps Tables A - D*
- F. *Updated Review Report Preliminary Site Plans*
- G. *Updated list of key and desired program elements*
- H. *Final Parcel by Parcel Site Plans*

## Tract G Planning – Stakeholders List

### Town Staff

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Michael Smith, Seasons Residential HOA	<a href="mailto:Mikar2@msn.com">Mikar2@msn.com</a>
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### Developers

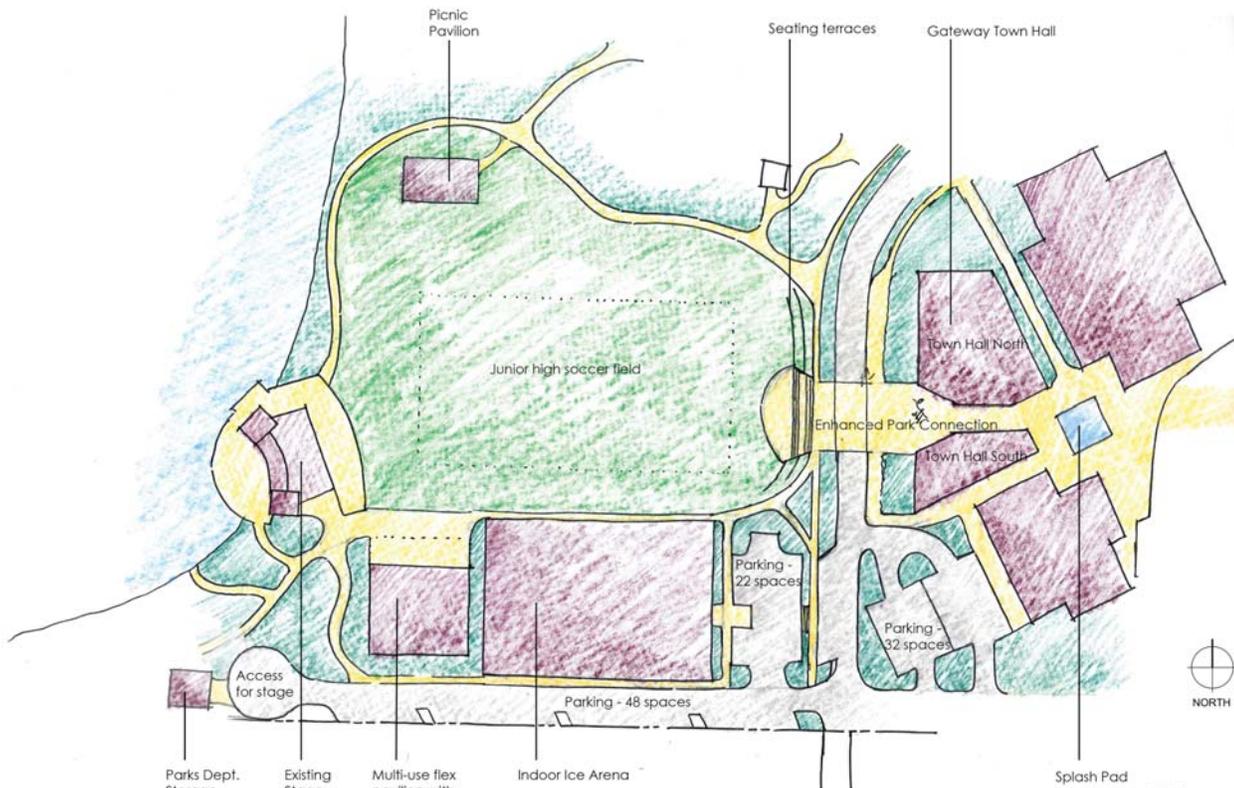
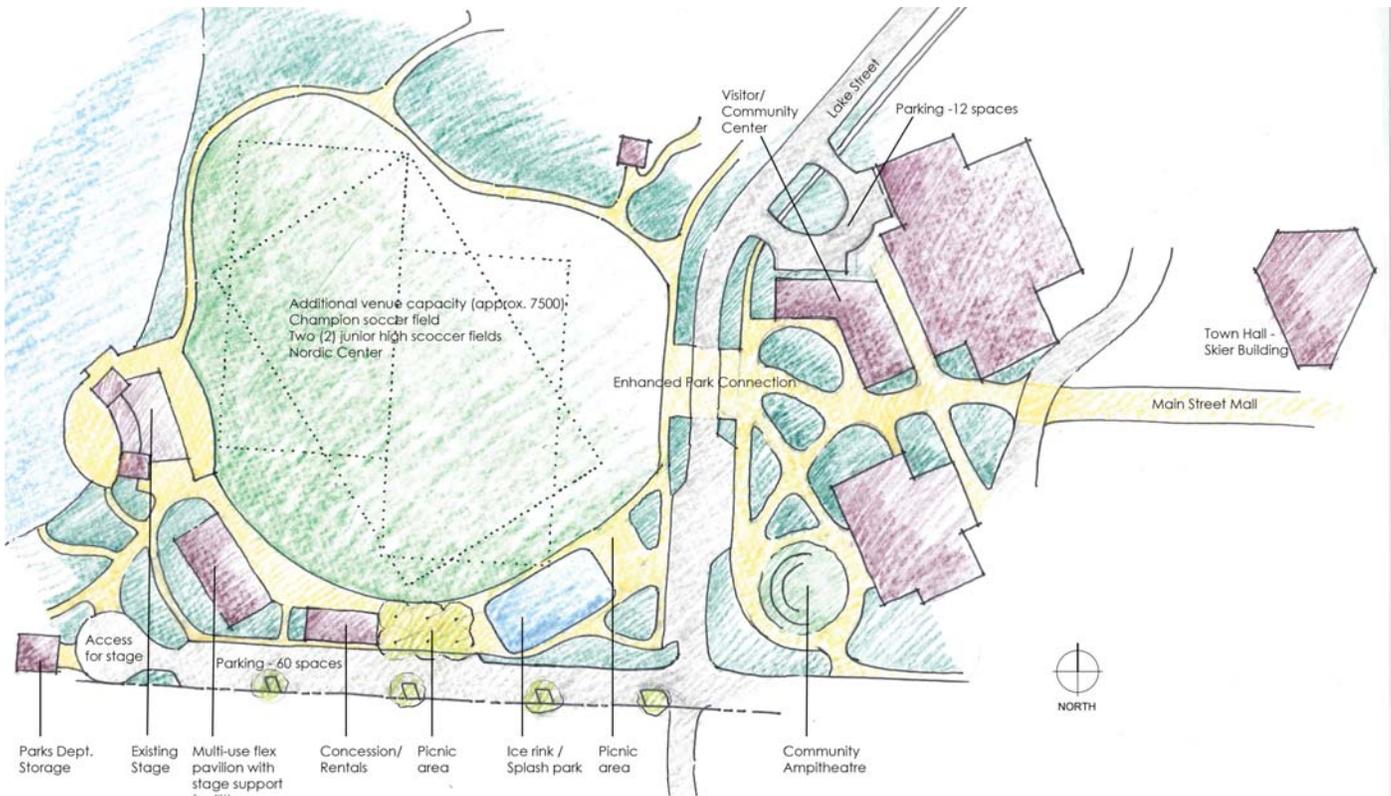
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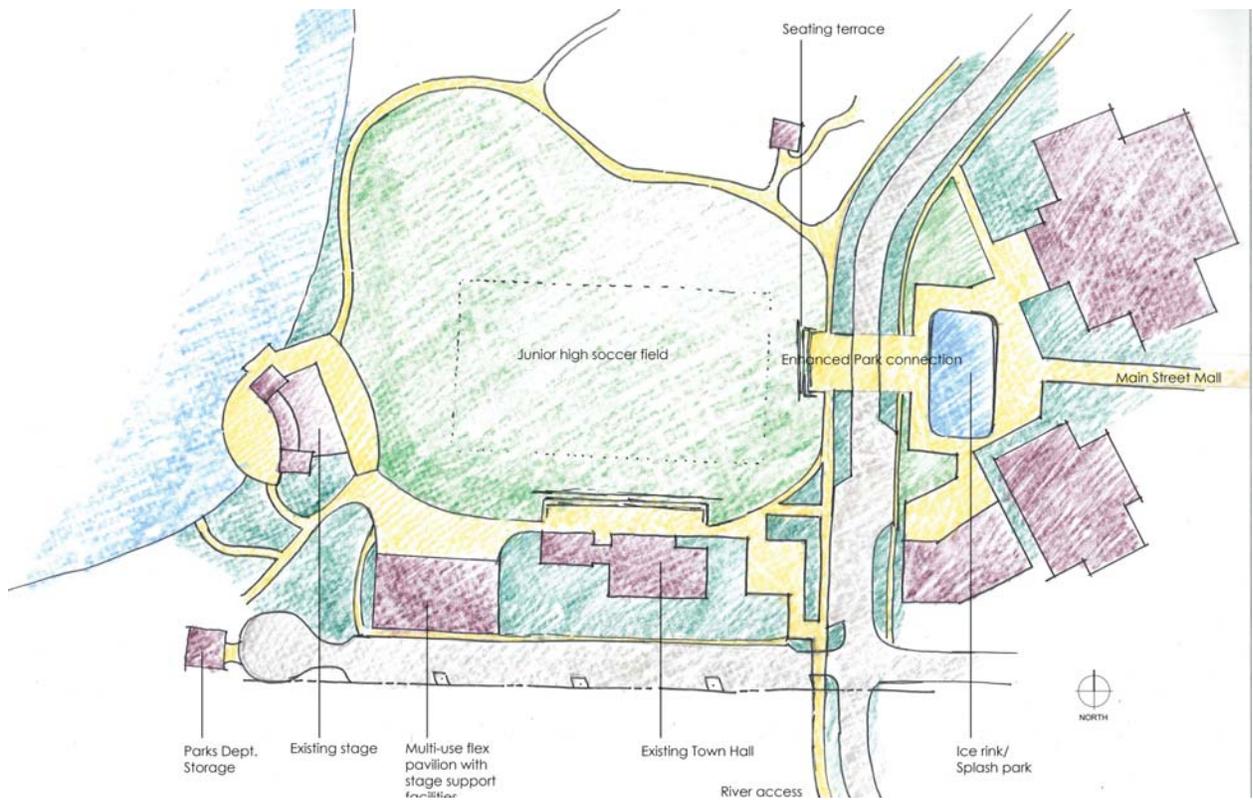
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### Elected & Appoint Officials

PZC  
Council





*Town of Avon*

*Planning Services Review and Update of Nottingham Park. M.P.,  
Swift Gulch M.P., Lot 5 Development Plan Public Open House  
13 October 2015*

*Key Program Elements*

- *Storage for Parks Department equipment;*
- *Support facilities for stage;*
- *Restrooms;*
- *Strong connection to the Main Street Mall; and*
- *Maintain adequate parking.*

*Other Desired Elements*

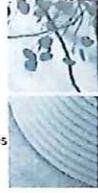
- *Connections to the Eagle River and the regional trail system;*
- *Expanded turf areas for ballfields and additional seating for venue;*
- *Indoor ice arena;*
- *Outdoor ice rink/summer splash park;*
- *Covered outdoor ice rink / summer flex space;*
- *Nordic center with groomed trails;*
- *Community/Visitor Center;*
- *Multi-use flex pavilion;*
- *Skate park;*
- *Community amphitheater;*
- *Bike share facilities;*
- *Pedestrian amenities;*
- *Picnic pavilion;*
- *Hotel / lodge; and*
- *Dog park.*

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Town of Avon  
 Planning Services Review and Update of Nottingham Park, M.P., Swift Gulch M.P., Lot 5  
 Development Plan Public Open House  
 13 October 2015

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Town of Avon

 Planning Services Review and Update of Nottingham Park, M.P., Swift Gulch M.P., Lot 5  
 Development Plan Public Open House

13 October 2015

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Town of Avon  
Planning Services Review and Update of Nottingham Park, M.P., Swift Gulch M.P., Lot 5  
Development Plan Public Open House  
13 October 2015

WELCOME! PLEASE SIGN IN!

NAME	EMAIL	PHONE NUMBER
Justin Hildreth		



Town of Avon  
Planning Services Review and Update of Nottingham Park M.P.,  
Swift Gulch M.P., and Lot 5 Development Plan

13 October 2015 Public Open House - Charrette Map  
Table A - Option I



Town of Avon  
Planning Services Review and Update of Nottingham Park M.P.,  
Swift Gulch M.P., and Lot 5 Development Plan

13 October 2015 Public Open House - Charrette Map  
Table A - Option II



Town of Avon  
Planning Services Review and Update of Nottingham Park M.P.,  
Swift Gulch M.P., and Lot 5 Development Plan

13 October 2015 Public Open House - Charrette Map  
Table B - Option I



Town of Avon  
Planning Services Review and Update of Nottingham Park M.P.,  
Swift Gulch M.P., and Lot 5 Development Plan

13 October 2015 Public Open House - Charrette Map  
Table C - Option I



Town of Avon  
Planning Services Review and Update of Nottingham Park M.P.,  
Swift Gulch M.P., and Lot 5 Development Plan

13 October 2015 Public Open House - Charrette Map  
Table D - Option I



Town of Avon  
Planning Services Review and Update of Nottingham Park M.P.,  
Swift Gulch M.P., and Lot 5 Development Plan

13 October 2015 Public Open House - Charrette Map  
Table D - Option II



Town of Avon  
Planning Services Review and Update of Nottingham Park M.P.,  
Swift Gulch M.P., and Lot 5 Development Plan

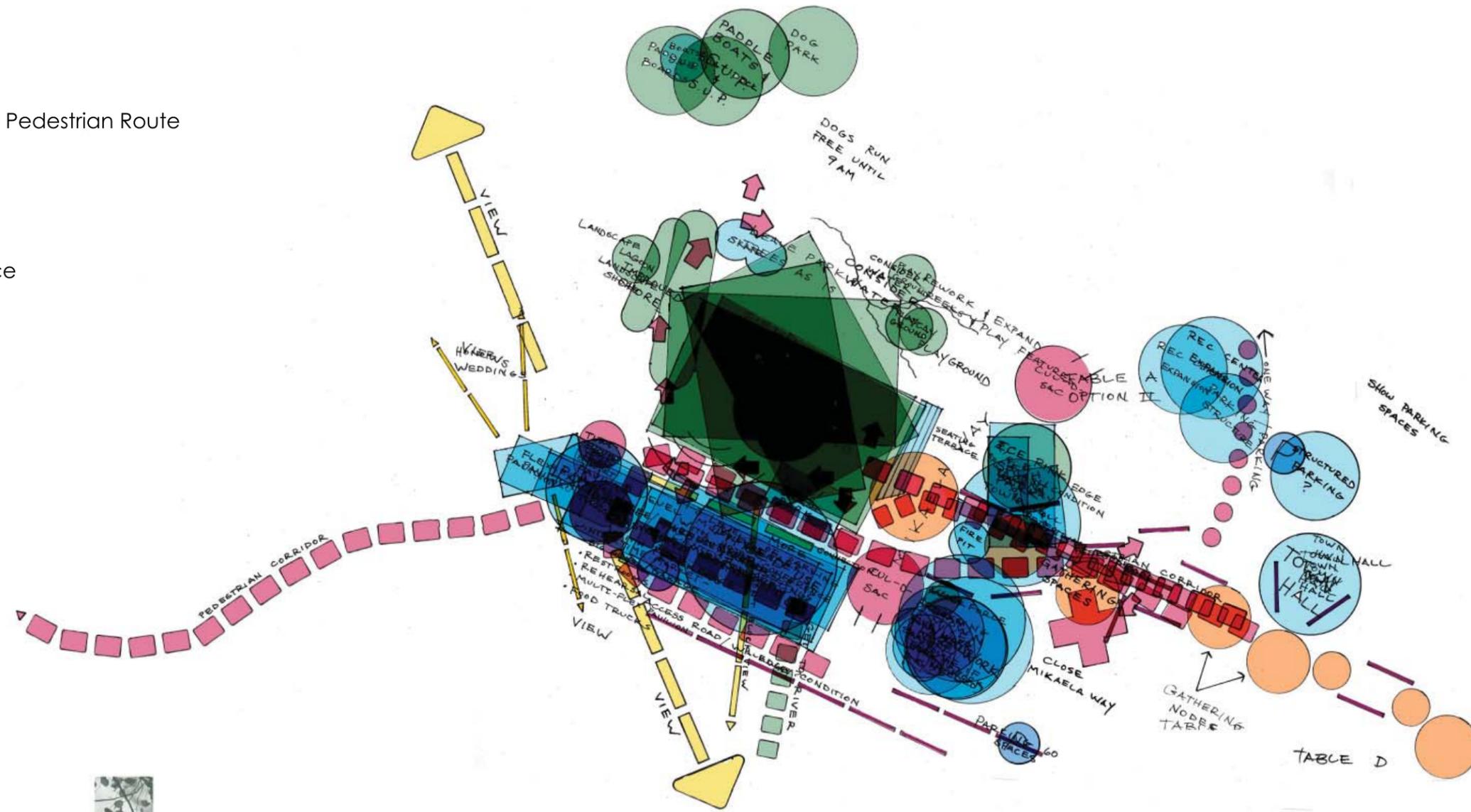
13 October 2015 Public Open House - Charrette Map  
Table D - Option III



Town of Avon  
 Planning Services Review and Update of Nottingham Park M.P.,  
 Swift Gulch M.P., and Lot 5 Development Plan

13 October 2015 Public Open House -  
 Preferred Alternative Charrette Map

- Park Use
- Transportation / Pedestrian Route
- Structure
- Gathering Space
- View Corridor



Town of Avon  
Planning Services Review and Update of Nottingham Park M.P.,  
Swift Gulch M.P., and Lot 5 Development Plan

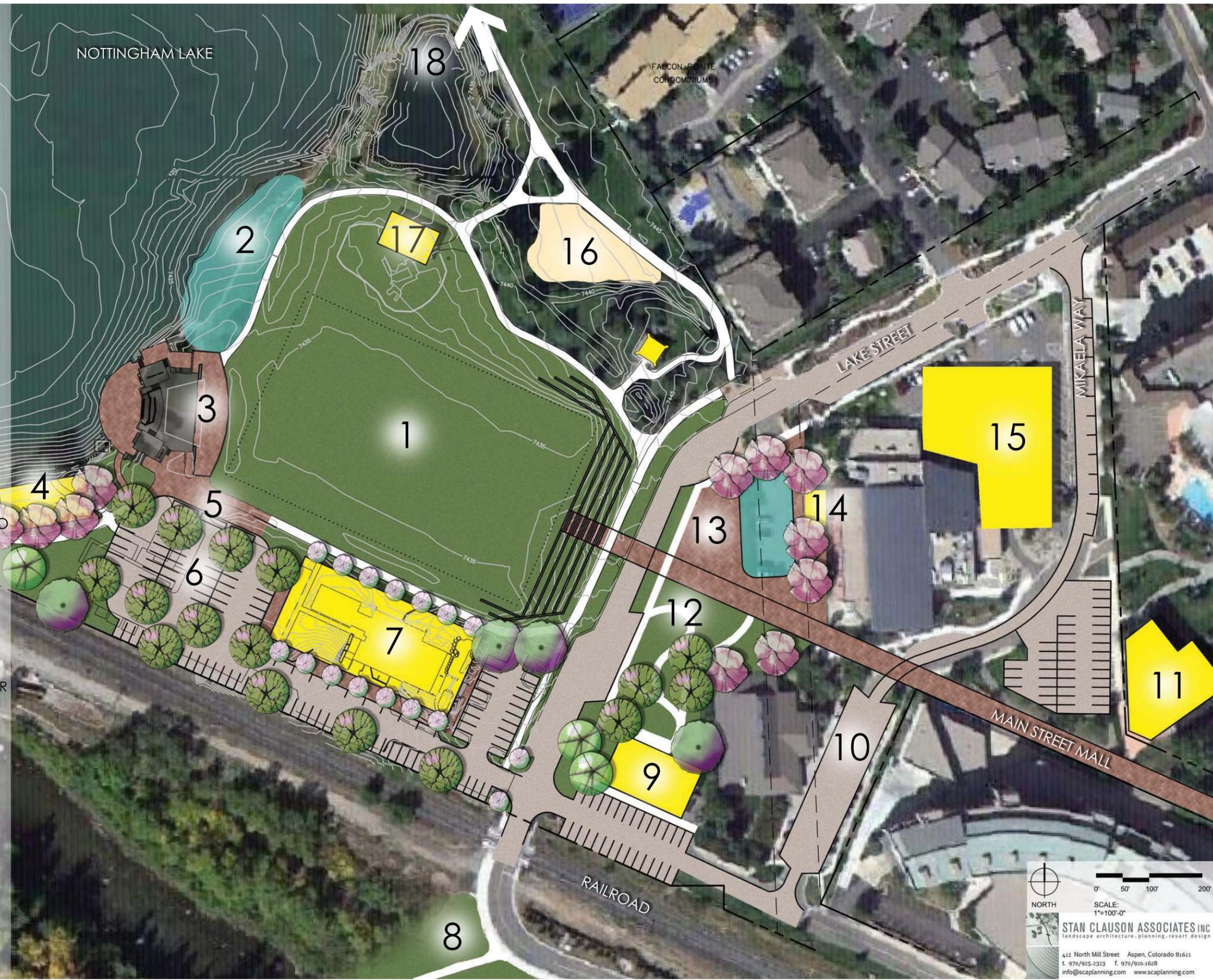
13 October 2015 Public Open House -  
Preferred Alternative Charrette Map



**TOWN OF AVON  
NOTTINGHAM PARK  
PRELIMINARY SITE PLAN A  
TOWN HALL AT SKIER BUILDING  
27 OCTOBER 2015**

**LEGEND**

1. SOCCER FIELD  
TERRACED SPECTATOR SEATING
2. WADING LAGOON
3. NOTTINGHAM PARK PAVILION
4. FLEX COMMUNITY SPACE  
SUPPORT FACILITY FOR STAGE  
PUBLIC RESTROOMS  
COVERED VENUE FOR EVENTS
5. FESTIVAL STAGING  
FOOD TRUCKS AND TENTS  
PICNIC TABLES
6. PARKING - 122 SPACES  
VEHICULAR ACCESS TO STAGE
7. MIXED USE BUILDING  
CONVENTION CENTER  
LODGING  
HOUSING
8. RIVERFRONT PARK & CONNECTION TO  
EAGLE RIVER TRAIL
9. LIVE / WORK  
ART SCHOOL / ARTIST IN RESIDENCE
10. ONE WAY MIKAELA WAY  
90 PUBLIC PARKING SPACES INCLUDING  
SKIER LOT
11. TOWN HALL  
COMMUNITY SPACE ON GROUND FLOOR  
PUBLIC RESTROOMS
12. SCULPTURE GARDEN
13. SPLASH PAD / ICE RINK PLAZA  
YEAR ROUND ACTIVITIES  
3X3 HOCKEY GAMES
14. CONCESSIONS / SKATE RENTALS
15. RECREATION CENTER EXPANSION  
SUBGRADE PARKING STRUCTURE
16. RELOCATED PLAYGROUND
17. PICNIC PAVILION
18. SWIM BEACH / PADDLE BOAT DOCK



**TOWN OF AVON  
NOTTINGHAM PARK  
PRELIMINARY SITE PLAN B  
TOWN HALL & POLICE AT FIRE STATION SITE  
27 OCTOBER 2015**

**LEGEND**

1. CHAMPIONSHIP SOCCER FIELD  
INCREASES VENUE CAPACITY APPROX. 50%  
NORDIC CENTER OPPORTUNITY
2. WADING LAGOON
3. NOTTINGHAM PARK PAVILLION
4. FLEX COMMUNITY SPACE  
SUPPORT FACILITY FOR STAGE  
PUBLIC RESTROOMS  
COVERED VENUE FOR EVENTS
5. FESTIVAL STAGING  
FOOD TRUCKS AND TENTS  
PICNIC TABLES
6. PARKING - 48 SPACES  
VEHICULAR ACCESS TO STAGE
7. TRAIL JUNCTION  
BIKE SHARE  
WAYFINDING SIGNAGE
8. RIVERFRONT PARK & CONNECTION TO  
EAGLE RIVER TRAIL
9. TOWN HALL & POLICE STATION  
38 PARKING SPACES
10. ONE WAY MIKAELA WAY  
90 PUBLIC PARKING SPACES INCLUDING  
SKIER LOT
11. SPLASH PAD / ICE RINK PLAZA  
YEAR ROUND ACTIVITIES  
3X3 HOCKEY GAMES
12. CONCESSIONS / SKATE RENTALS
13. RECREATION CENTER EXPANSION  
SUBGRADE PARKING STRUCTURE
14. RELOCATED PLAYGROUND
15. SWIM BEACH / PADDLE BOAT DOCK



NORTH

SCALE: 0' 50' 100' 200'

**STAN CLAUSON ASSOCIATES INC**  
landscape architecture, planning, resort design

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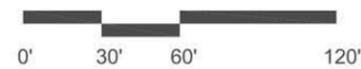
**TOWN OF AVON  
SWIFT GULCH**  
Affordable Housing Concept  
8 One Bedroom Units @ 700 SF  
4 Two Bedroom Units @ 1,000 SF  
8 Three Bedroom Units @ 1,300 SF  
  
Total = 20,000 SF Housing



**TOWN OF AVON  
LOT 5 PRELIMINARY SITE PLAN  
OPTION 1 - CO-LOCATED POLICE &  
PUBLIC WORKS  
27 OCTOBER 2015**

**LEGEND**

1. COVERED GARAGE  
CINDER/ ICE SLICER STORAGE  
FRONT END LOADERS
2. PARKS STORAGE  
EQUIPMENT AND MATERIALS
3. ENCLOSED STORAGE  
TRAFFIC CONTROL DEVICES  
CULVERT/POWER WASHERS  
TOOLS
4. SNOW STORAGE - 1.2 ACRE
5. PUBLIC WORKS ADMINISTRATION  
OFFICES  
LOCKER & RESTROOMS  
BREAK ROOM
6. HEATED GARAGE  
PLOW  
STREETSWEEPERS
7. POLICE STATION



SCALE:  
1"=60'-0"



**TOWN OF AVON  
LOT 5 PRELIMINARY SITE PLAN  
OPTION 2 - PUBLIC WORKS ONLY  
27 OCTOBER 2015**

**LEGEND**

- 1. COVERED GARAGE  
CINDER/ ICE SLICER STORAGE  
FRONT END LOADERS
- 2. ENCLOSED STORAGE  
TRAFFIC CONTROL DEVICES  
CULVERT/POWER WASHERS  
TOOLS
- 3. EQUIPMENT WASH PAD
- 4. PARKS STORAGE  
EQUIPMENT AND MATERIALS
- 5. TRAILER TURNAROUND
- 6. SNOW STORAGE - 1.5 ACRE
- 7. HEATED GARAGE  
FLOWS  
STREETSWEEPERS
- 8. ADMINISTRATION  
OFFICES  
LOCKER & RESTROOMS  
BREAK ROOM



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Required and desired elements updated 30 October 2015

Potential improvements to Nottingham Park;

Key Program Elements

- Flex Community Space with support facilities for stage;
- Restrooms;
- Expanded turf areas for ballfields and additional seating for venue;
- Strong connection to the Main Street Mall; and
- Maintain or enhance adequate parking.

Other Desired Elements

- Connections to the Eagle River and the regional trail system;
  - Indoor ice arena;
  - Outdoor ice rink/summer splash park;
  - Covered outdoor ice rink/ summer flex space;
  - Nordic center with groomed trails;
  - Concessions/skate and ski rentals;
  - Better connectivity to neighborhoods to the West;
  - Space for food trucks;
  - Skate park;
  - Bike share facilities;
  - Pedestrian amenities;
  - Children's music park;
  - Wading lagoon;
  - Picnic pavilion;
  - Dog park;
  - Community fire pit;
  - Relocated playground;
  - Relocated paddle boats;
  - Mixed Use building including conference/event space, lodging, and/or affordable housing;
- and
- Incorporate parking structure.

Potential Improvements to Fire Station site;

- Town Hall alternative;
- Live/work;
- Workforce housing;
- Art studio with artists in residence; and
- Skatepark.

Public Works required improvements at Lot 5;

- Center of operations with offices, locker rooms, restrooms, and breakroom (approx. 2,600 SF);
- Garage for 5 plow trucks and 2 street sweepers (approx. 3,500 SF);
- Covered storage for cinder and ice slicer storage, and two loaders (approx. 9,000 SF);
- Annex for traffic control devices, hand held equipment, etc. (approx. 3,000 SF); and
- Parks storage (approx. 2,200 SF).



**TOWN OF AVON  
NOTTINGHAM PARK  
PRELIMINARY SITE PLAN A  
TOWN HALL AT SHERATON MOUNTAIN  
VISTA OFFICE BUILDING  
4 NOVEMBER 2015**

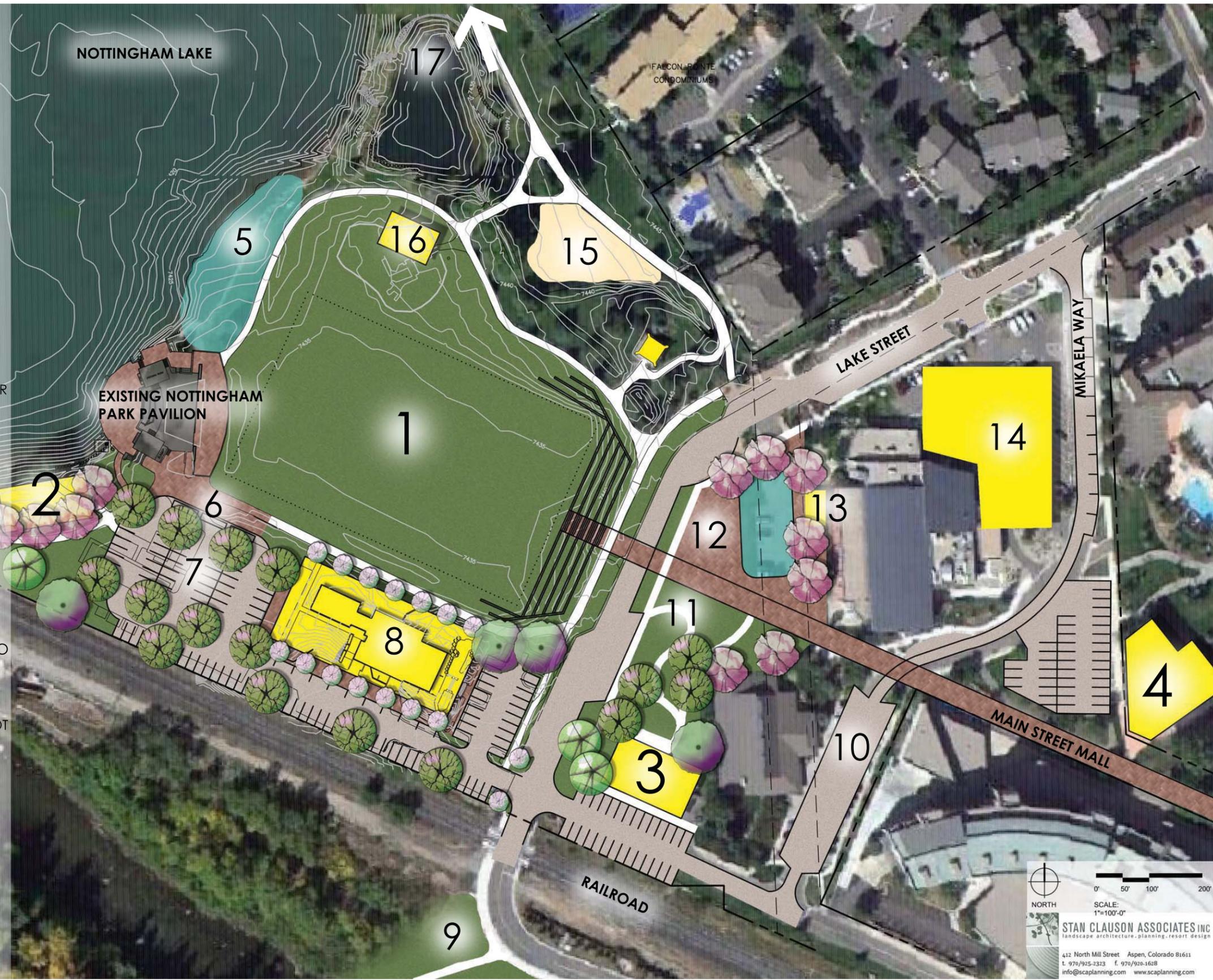
**LEGEND**

KEY PROGRAM ELEMENTS

- 1. SOCCER FIELD  
TERRACED SPECTATOR SEATING
- 2. FLEX COMMUNITY SPACE  
SUPPORT FACILITY FOR STAGE  
PUBLIC RESTROOMS  
COVERED VENUE FOR EVENTS
- 3. LIVE / WORK  
ART SCHOOL / ARTIST IN RESIDENCE
- 4. TOWN HALL  
COMMUNITY SPACE ON GROUND FLOOR  
PUBLIC RESTROOMS

OTHER PROGRAM ELEMENTS

- 5. WADING LAAGOON
- 6. FESTIVAL STAGING  
FOOD TRUCKS AND TENTS  
PICNIC TABLES
- 7. PARKING AND VEHICULAR ACCESS TO STAGE
- 8. NEW MIXED USE BUILDING OR  
REPURPOSE EXISTING TOWN HALL  
BUILDING
- 9. RIVERFRONT PARK & CONNECTION TO  
EAGLE RIVER TRAIL
- 10. ONE WAY MIKAELA WAY  
90 PUBLIC PARKING SPACES INCLUDING  
SHERATON MOUNTAIN VISTA OFFICE LOT
- 11. SCULPTURE GARDEN
- 12. SPLASH PAD / ICE RINK PLAZA  
YEAR ROUND ACTIVITIES  
3X3 HOCKEY GAMES
- 13. CONCESSIONS / SKATE RENTALS
- 14. RECREATION CENTER EXPANSION  
SUBGRADE PARKING STRUCTURE
- 15. RELOCATED PLAYGROUND
- 16. PICNIC PAVILION
- 17. SWIM BEACH / PADDLE BOAT DOCK



NORTH

SCALE: 1"=100'-0"

0' 50' 100' 200'

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**TOWN OF AVON  
NOTTINGHAM PARK  
PRELIMINARY SITE PLAN B  
TOWN HALL & POLICE AT FIRE STATION SITE  
4 NOVEMBER 2015**

**LEGEND**

KEY PROGRAM ELEMENTS

- 1. CHAMPIONSHIP SOCCER FIELD  
INCREASES VENUE CAPACITY APPROX. 50%  
NORDIC CENTER OPPORTUNITY
- 2. FLEX COMMUNITY SPACE  
SUPPORT FACILITY FOR STAGE  
PUBLIC RESTROOMS  
COVERED VENUE FOR EVENTS
- 3. TOWN HALL  
38 PARKING SPACES

OTHER PROGRAM ELEMENTS

- 4. WADING LAAGOON
- 5. FESTIVAL STAGING  
FOOD TRUCKS AND TENTS  
PICNIC TABLES
- 6. PARKING - 48 SPACES  
VEHICULAR ACCESS TO STAGE
- 7. TRAIL JUNCTION  
BIKE SHARE  
WAYFINDING SIGNAGE
- 8. RIVERFRONT PARK & CONNECTION TO  
EAGLE RIVER TRAIL
- 9. ONE WAY MIKAELA WAY  
90 PUBLIC PARKING SPACES INCLUDING  
SHERATON MOUNTAIN VISTA PARKING  
LOT
- 10. SPLASH PAD / ICE RINK PLAZA  
YEAR ROUND ACTIVITIES  
3X3 HOCKEY GAMES
- 11. CONCESSIONS / SKATE RENTALS
- 12. RECREATION CENTER EXPANSION  
SUBGRADE PARKING STRUCTURE
- 13. RELOCATED PLAYGROUND
- 14. SWIM BEACH / PADDLE BOAT DOCK



NORTH

SCALE:  
1"=100'-0"

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**TOWN OF AVON  
LOT 5 PRELIMINARY SITE PLAN  
OPTION 1 - PUBLIC WORKS AND POLICE  
STATION OR WORKFORCE HOUSING  
4 NOVEMBER 2015**

**LEGEND**

- 1. COVERED GARAGE  
CINDER/ ICE SLICER STORAGE  
FRONT END LOADERS
- 2. PARKS STORAGE  
EQUIPMENT AND MATERIALS
- 3. ENCLOSED STORAGE  
TRAFFIC CONTROL DEVICES  
CULVERT/POWER WASHERS  
TOOLS
- 4. SNOW STORAGE - 1.2 ACRE
- 5. PUBLIC WORKS ADMINISTRATION  
OFFICES  
LOCKER & RESTROOMS  
BREAK ROOM
- 6. HEATED GARAGE  
PLOW  
STREETSWEEPERS
- 7. POLICE STATION OR STANDALONE  
WORKFORCE HOUSING



SCALE:  
1"=60'-0"



**TOWN OF AVON  
LOT 5 PRELIMINARY SITE PLAN  
OPTION 2 - PUBLIC WORKS &  
WORKFORCE HOUSING**  
4 NOVEMBER 2015

**LEGEND**

- 1. COVERED GARAGE  
CINDER/ ICE SLICER STORAGE  
FRONT END LOADERS
- 2. ENCLOSED STORAGE  
TRAFFIC CONTROL DEVICES  
CULVERT/POWER WASHERS  
TOOLS
- 3. EQUIPMENT WASH PAD
- 4. PARKS STORAGE  
EQUIPMENT AND MATERIALS
- 5. TRAILER TURNAROUND
- 6. SNOW STORAGE - 1.5 ACRE
- 7. HEATED GARAGE  
PLOW  
STREETSWEEPERS
- 8. ADMINISTRATION  
OFFICES  
LOCKER & RESTROOMS  
BREAK ROOM  
(3) ONE BEDROOM WORKFORCE  
HOUSING UNITS ABOVE



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