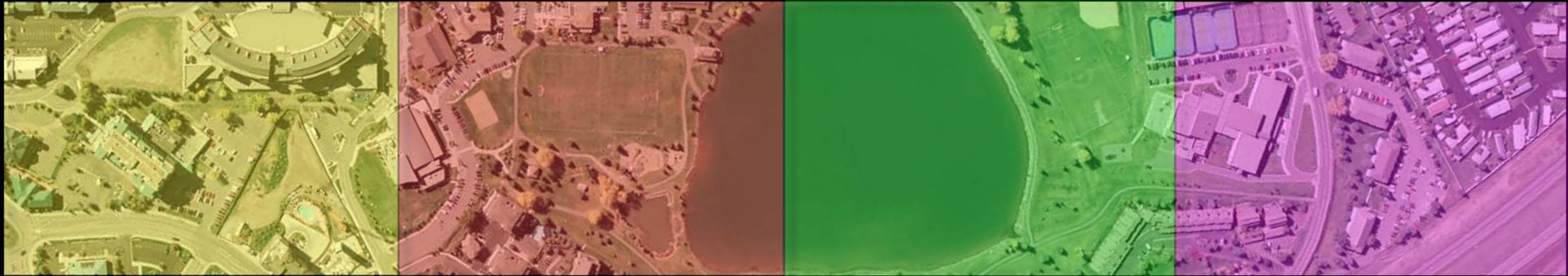


MASTER PLAN FOR HARRY A. NOTTINGHAM PARK

AVON, COLORADO



Prepared for:
Town of Avon Community Development Department
One Lake Street
Avon, CO 81620

Prepared by:
VAg, Inc. Architects and Planners
and, **Sherry Dorward Landscape Architect**





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Submitted to:



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Avon, CO 81620**

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Photo courtesy of Town of Avon, Norman Wood

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1.0 INTRODUCTION AND BACKGROUND

RATIONALE FOR A NEW PARK MASTER PLAN

Harry A. Nottingham Park hereafter, “the park” is widely regarded by local residents as the centerpiece of the Town of Avon: a unifying landmark, a highly valued open space, a frequently used recreational resource, and an important venue for outdoor events. In recent years, the park has remained relatively unchanged, while the Town of Avon, reflecting the success of the valley’s premier resorts, is rapidly maturing as a tourist destination and as a year-round support community. Responding to the town’s evolving character and the anticipated needs of its increasingly diverse population, town officials felt the need to revisit the goals and priorities for the park that had been identified in previously adopted planning documents.

In particular, these factors and trends underscore the need to undertake a new master plan for the park:

- Recent and expected changes in Avon’s demographics, development patterns, and core area density as the West Avon Town Center District Investment Plan, the Main Street plan, and other civic improvements are implemented;
- Growth in the number of year-round residents in Avon, leading to levels of park use deemed to be more intensive than existing facilities can support;
- Obvious wear and tear on existing facilities, which has increased the on-going maintenance burden and the need to invest in replacements and upgrades;
- Opportunities to provide for increased use in certain areas of the park that are presently underutilized.

Of necessity, the Master Plan for Nottingham Park responds directly to the new public- and private-sector projects being implemented in West Avon adjacent to the park, in particular Riverfront Village, Lake Street, Main Street, and the new transit center. A primary goal of the plan is to identify strategies that will foster a dynamic interface and functional synergies between the park and these new civic improvements.

Physical connection to these recent development projects is not the only contextual issue for Nottingham Park. Of equal significance in planning is the fact that the park is embedded in the comparatively dense, mixed-use core of West Avon. Numerous multi-family residential projects are arrayed along the park’s northern edge.

West of the park is a populous multi-ethnic neighborhood and Avon Elementary School, which shares recreation facilities within the park. At the park’s east end is the Town of Avon municipal complex (town hall, police, fire, and library) and the Avon Recreation Center which, like the elementary school, takes advantage of its proximity to the park to expand its recreational programs. For virtually all of these demographic and user groups in the Avon community, the park is the primary open space and recreational resource. So, while the physical and spatial suitability of the park for various uses and events has been a key factor in establishing master plan priorities, the evolving social and community context was also a pivotal influence shaping the recommendations in this plan.

In sum, this master plan puts forth a vision for the park that reflects not only the recent and proposed developments that are changing the fabric of the town core, but also the expressed values and desires of current residents. Because Nottingham Park is so highly valued as it is today, the vision that is outlined in this document does not diverge greatly from the park’s existing character as a scenic natural resource. Rather than suggesting major changes in the park’s visual character or substantial increases in its recreational facilities, the plan focuses instead on the quality of facilities, connective infrastructure, and basic amenities needed to support the variety of ways in which residents and visitors use the park.

PURPOSE OF THIS MASTER PLAN

The Harry A. Nottingham Park Master Plan is designed to serve as a flexible tool to guide improvements in the park over the next five to fifteen years. It inventories and evaluates existing conditions, facilities and use patterns in the park and documents the priorities identified in a participatory public process and an intensive community survey (see Chapter 3). Based on these inputs, the plan outlines general strategies to guide improvement of the park (see page 7) and makes specific recommendations for the enhancement of individual zones within the park (see Chapter 4). These recommendations are, in effect, a “menu” of improvements – a kit of parts - that can be combined and phased in annual capital improvements programs that reflect not only community priorities, but also municipal budgetary and logistical considerations. Strategies for phased implementation of recommended improvements are outlined in Chapter 5.



General vicinity map and Nottingham Park regional context



Aerial map of Nottingham Park

THE PUBLIC PROCESS

Because the encouragement of community participation was a high priority, the master planning process provided a number of opportunities for direct public input to help shape plan recommendations:

- An in-depth community survey was conducted to gather residents' preferences and perceptions regarding the park and to generate initial ideas for potential improvements. It was mailed to Avon residents and made available via the town's website. (See Chapter 3 and Appendices for details on the survey results.)
- A link on the town's website was set up to distribute materials to the public and to communicate the direction of the plan as it evolved. [www.avon.gov]
- A public kick-off meeting was held on February 27, 2008 to launch the planning process, gain support of the underlying goals and objectives of the effort, and explain the methodology for the community survey.
- The first public design charrette was held on April 3, 2008 to solicit public opinions about existing conditions in the park, issues, needs, and possible future improvements.
- A second public design charrette was held on May 22, 2008 to present the results of the community survey, review the progress of the master plan, and confirm priorities, preliminary recommendations, and overall direction.

Minutes from public meetings can be found in the appendix to this document.

THE PLANNING TEAM – A COLLABORATIVE PROCESS

The planning process for the Harry A. Nottingham Park Master Plan has been led by VAg, Inc. Architects and Planners, based in Avon, and Sherry Dorward Landscape Architecture in Vail. Linda Venturoni of Venturoni Surveys and Research, Inc based in Dillon, prepared the community survey conducted during the initial phases of the project.

A project task force composed of Avon town staff members in the Public Works, Community Development, Engineering, and Parks Facility & Recreation Departments helped guide the consulting team and provided critical feedback at important milestones in the process. Working as a collaborative team, these groups facilitated an analysis, master planning, and participatory public process that culminated in this master plan.

To prepare the master plan, the consulting team utilized a number of methods: statistical analysis of community survey responses; historical research and review of previously adopted Town of Avon planning documents; photo documentation; site inspection, inventory and analysis; review of recreational facilities available elsewhere in the vicinity; and multiple public input work sessions.

As the process evolved, the direction of the plan was publicly reviewed with the Town of Avon Planning and Zoning Commission on two occasions (July 1 and July 15, 2008) and with the Town Council at its public hearing on August 26, 2008. The final draft of the master plan will undergo further review by town staff and, as part of the Town's formal adoption process, will go through a final review by both the Planning and Zoning Commission and Town Council. Ultimately, the adopted planning document will represent the input of residents, the expertise of the consulting team, the support of town staff, and the direction of town leadership.

SUMMARY OF PREVIOUSLY ADOPTED PLANNING DOCUMENTS

Since Nottingham Park was established in 1978, a number of planning documents adopted by the Town of Avon have proposed strategies and specific recommendations for improvements in the park. The consulting team reviewed these documents and discussed them with the town staff task force to determine which of the recommendations might still be valid, which have already been implemented, or which should be abandoned in the face of a changed environment. A summary of the relevant recommendations and their current status follows, beginning with the oldest document.



Public input on existing conditions during community meeting

Town of Avon Comprehensive Plan (March 1990) EDAW and Jamar Associates

Although Nottingham Park was not the central focus of this plan, it contains a number of specific recommendations that relate to the park and that remain valid today, including:

- Preservation of key views from the north side of the lake and specifically from the parking lot on the north edge of the park on West Beaver Creek Blvd.
- Development of a public recreation trail located along the banks of the Eagle River, with the assumption that it would connect to the park.
- Extension of the pedestrian mall into the park and development of a plaza at the terminus of the mall to function as the main park entrance.

**Recreation Master Plan (February 1992)
Winston Associates, Inc. and RRC Associates**

Although not specifically concerned with Nottingham Park, this is the only adopted Town of Avon planning document that focuses on the town’s recreational facilities. Among its recommendations, only some of which have been implemented, are these relating to the park:

- Easing or eliminating the restrictions on human contact with the water in Nottingham Lake.
- Retention of the town-owned parcel north of the park, part of which is used for parking. The plan notes that it is an important view corridor into the park and could provide parking closer to the “beach” and/or opportunities for other park-related uses.
- Upgrading of the basketball and tennis courts west of Nottingham Lake. (This was prior to construction of the elementary school; other than maintenance of the paving, the upgrades needed were not specified.)
- An underpass or raised walkway near the southwest corner of the lake to provide a safe crossing of the railroad tracks and connect to a future trail along the Eagle River.

These recommendations are still valid but, except for the path connection to the Eagle River Trail, are not identified in this master plan as high priorities in the near term. Due to topography, it would be difficult to increase the parking supply efficiently on the north parcel, but it is still in town ownership. The lake is a reservoir managed by the Eagle River Water & Sanitation District, which controls its use (see Chapter 2). The town maintains the tennis and basketball courts as part of its annual operating budget, and no conversion to other uses is being contemplated at this time.

**Town of Avon Comprehensive Plan Update (1996)
Balloffet & Associates, Inc.**

With few direct references to the park, this document repeats the value of the north parking lot as a viewpoint and, like the earlier plan, identifies a corridor for the proposed Town Center Mall north of the Seasons Building, terminating at the eastern edge of the park.

**Town of Avon Comprehensive Plan Update (2006)
Design Workshop, Inc.**

Identifying the West Town Center as a “High Priority District,” the 2006 comprehensive plan update added momentum to some of the ideas from earlier plans (like the pedestrian mall) that had not yet moved from paper to reality. Specific development proposals for the town center that will undoubtedly affect use of the park include:

- As the precursor to the detailed 2007 plan for Main Street, the 2006 plan calls for a major pedestrian/bike circulation spine north of The Seasons, running from the park on the west end eastward across Avon Road. (To be constructed in 2009 as a new vehicular street with major pedestrian amenities)
- Possible realignment of Benchmark Road east of the park is proposed, later realized in the design and engineering of Lake Street. (Completed in 2008)
- A potential gondola connection from the Riverfront Village site to Bachelor Gulch is recommended, giving more prominence to the “confluence site” (as it was called then) as a linchpin in the circulation network of the town center and bringing the promise of more activity to the west side of Avon. (Completed in 2008)
- A performing arts pavilion is proposed on the east side of Nottingham Lake on axis with the proposed Main Street alignment. (An as-yet unrealized recommendation, repeated at relatively small scale in this master plan)
- A multi-modal transit center is proposed on Benchmark Road at Lettuce Shed Lane to strengthen town and county public transit connections. (Completed in 2007)
- The plan proposes a parking structure east of the Avon Recreation Center, fronting on the proposed Main Street, and a new civic center redevelopment in the same area near the realigned streets.



View of sedimentation pond toward family area to the south



View of existing volleyball courts on north side of the lake with panoramic vistas of Beaver Creek to the south



Map of Previous Plan Recommendations

Several other recommendations for public-sector action in the 2006 update of the town's comprehensive plan will have some bearing on the park:

- One of the central goals of the updated comprehensive plan is to provide "an exceptional system of parks, trails, and recreational programs to serve the year-round leisure needs of area residents and visitors." A riverfront park is proposed that connects the Eagle River to the West Town Center and Nottingham Park. Nottingham Park itself is identified as a "Medium Priority District," and recreational enhancements are proposed around the entire lakeshore.
- The elementary school site and the town-owned parcel of land occupied by the town hall, fire and police departments are recognized as "Civic/Public" parcels, presumably not available for future private development.
- Important view corridors from the eastern athletic field in the park toward Bellyache Ridge and Beaver Creek are proposed for protection.
- A potential connection from Metcalf Road to Beaver Creek Blvd, over or under Interstate 70, is identified northwest of the park to complete pedestrian/bike connections to the residential neighborhoods north of I-70.
- The Union Pacific Railroad right-of-way is identified as a major barrier to circulation, and the plan recommends that efforts be made to integrate it into the town's mobility system. Safe, cost-effective at-grade crossings through the right-of-way are proposed on both the east and west ends of The Seasons to connect Riverfront Village with the West Town Center.
- The Eagle County Trail System is identified in the graphics; good connections from that trail into the park are recommended (but are still lacking).

Town of Avon West Town Center District Investment Plan and Design Guidelines Design Workshop, Inc., (February 2007)

Among the recommendations in these companion documents, in addition to the projects now underway for new vehicular streets (Lake Street and Main Street), are several more refined proposals that relate to the park and its surrounds:

- A site for the development of a new municipal building is proposed on the east side of the Lake Street and Main Street intersection, bridging both sides of Main Street across from the Avon Recreation Center and the Avon Public Library. This has two implications for the park: first, it is likely to intensify pedestrian activity at the eastern edge of the park; and second, when implemented, it would free up the current municipal site, potentially for uses that would directly support park functions. It should be noted that the plan proposed private redevelopment of the current municipal site as an inn (the Nottingham Inn), but town officials are no longer considering this concept.
- A structured parking facility is proposed on the land northeast of the recreation center, where a new surface parking lot has recently been completed to replace parking displaced by the construction of Lake Street. When completed this too will increase the number of people accessing the park from the east side and in general will greatly facilitate convenient access to the park by car.

IMPLICATIONS FOR THE NEW MASTER PLAN

As the West Town Center components recommended in earlier plans are implemented, the park will become correspondingly more important as a destination and as the connecting link between the mixed-use core and the lake. As this happens, it follows that:

1. The eastern portal will be the dominant entry into Nottingham Park, particularly for visitors. The eastern edge of the park along Lake Street should be porous and offer continuous physical and visual connections into the park.
2. The plaza proposed where Main Street terminates at Lake Street is not really the end of Main Street. The path segment inside the park between Lake Street and the lake, running between the existing town hall and the playfield and currently just an asphalt path like all the others, has the potential to become an even more important pedestrian spine – an extension of Main Street.



Proposed Main Street development
(Town Center West, DesignWorkshop, 2007)



Proposed Nottingham Plaza at Main Street and Lake Street interface with the park
(image courtesy Britina Design Group 2008)

3. The view westward down Main Street ends at the lakeshore, not at Lake Street. This essential connecting link should be redeveloped in a manner that is commensurate with its importance to the fabric of the town core and its potential to support a greater diversity of special events. In addition, the view toward the lake needs to terminate in some very deliberate and intriguing element that frames but does not diminish the quality of the view.
4. With the increase in activity likely to be spawned by new development in the West Town Center, the pressure for a diverse program of special events will increase. It will be important that improvements in the eastern portion of the park be designed to provide an inventory of public spaces complementary with those on Main Street so that a diverse mix of civic events can take place year-round in Avon.

Concerns remain for completing pedestrian and bike connections between Nottingham Park and the Eagle River pathway and open space network. This should be elevated to a high priority.

UPDATED STRATEGIC OBJECTIVES FOR THE PARK

The provisions put forth in these previously adopted plans suggest some key strategies to maintain the park's pivotal position at the center of Avon's developing west town core. They are generally consistent with the fundamental planning direction endorsed by both the community survey and the lengthy public input process: to enhance the existing character and composition of the park by upgrading the quality of facilities and landscape and by keeping the park as open and uncluttered as possible, with limited additional program elements.

In response to this clear direction, the master plan recommends improvements where facilities are in need of maintenance, have outlived their useful life, cannot support projected levels of use, or would benefit from quality enhancement or stronger connections. In some cases, major improvements and/or redevelopments are recommended in order to strengthen the relationship of the park with the anticipated upgrades of streets and mixed-use resort/commercial areas of West Avon.

The six strategic objectives listed below have been extensively reviewed and informally approved in public meetings and in work sessions with town staff. They are the master plan's guiding principles and are the basis for all specific recommendations proposed in the plan for improvement of the park:

Enhance and preserve the openness of the park:

Preserve key views. Program only limited additional structures as needed to support park functions and events. New structures should be planned in clusters, confined to areas where there are already structures and where they will not interrupt important scenic views from the park.

Celebrate the lake as the centerpiece of the park:

Enhance the lakeshore to make it more accessible, interactive, safe, aesthetically pleasing and natural in appearance. Consider adding a fishing pier, as well as smaller fishing platforms and shoreside seating strategically placed around the lake.

Create more prominent gateways into the park:

Celebrate the major entry points into the park by making them more visible from adjacent streets and giving them distinct character and identity. Provide a clear way-finding system with maps and directional signage at entry points and at key crossroads within the park.

Treat the park as a focal point for community activity and congregation:

Improve the infrastructure needed to support both large special events and smaller social gatherings. Celebrate the new Main Street by extending it into the park as a visual and pedestrian axis terminating in a view of Nottingham Lake. If and when the town hall is relocated to Main Street, as proposed in the West Avon Town Center Investment Plan, consider the site of the current municipal complex as a future public redevelopment site with a strong role in supporting park functions. At a smaller scale, increase the spaces for group gatherings beyond the limited number that exists today. Replace aging play equipment for tots and older children in locations that are functionally related to seating and family gathering spaces.

Improve the passive open spaces in the park:

A majority of the park area is open space that is used only for passive recreation (walking, biking, picnicking). The plan recommends introducing areas of native landscaping to serve as buffers between passive park uses and adjacent residential areas and to reduce the amount of water consumed for irrigation of sod. The plan also recommends additional soft walking paths and more seating areas distributed throughout the park and strategically oriented toward scenic views.

Enhance the opportunities to appreciate spectacular views:

Within the park – and particularly on the north shore of the lake – are a number of vantage points that offer prime views across the lake toward Beaver Creek. These exceptional views are integral to the perceived character of the town and need to be preserved and celebrated. The plan recommends as a high priority the sensitive location of new seating areas wherever dramatic views can enhance the experience of being in the park.



*Nottingham Park viewed from above, circa 1986
(photograph courtesy Town of Avon)*

2.0 DESCRIPTION OF THE PROJECT AREA

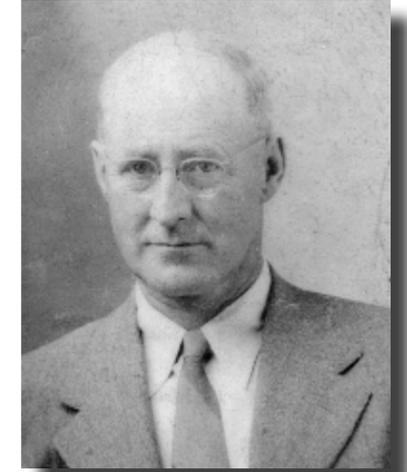
HISTORY OF THE PARK AND LAKE

The Town of Avon's official website states that although the upper Eagle River valley was seasonally inhabited by the Utes and in the early 1800s by Anglo-American trappers, the earliest permanent settlers did not arrive here until later in that century. By the 1880s, pioneers were growing hay and raising cattle on the valley floor to feed hungry miners in nearby Red Cliff. A rail line through the valley was completed in 1887. In the 1920s, head lettuce had become the crop of choice in the valley, shipped by rail to urban markets as far as the east coast, but the land also sustained cattle, hay, potatoes, peas, oats and, starting in the 1940s, sheep.

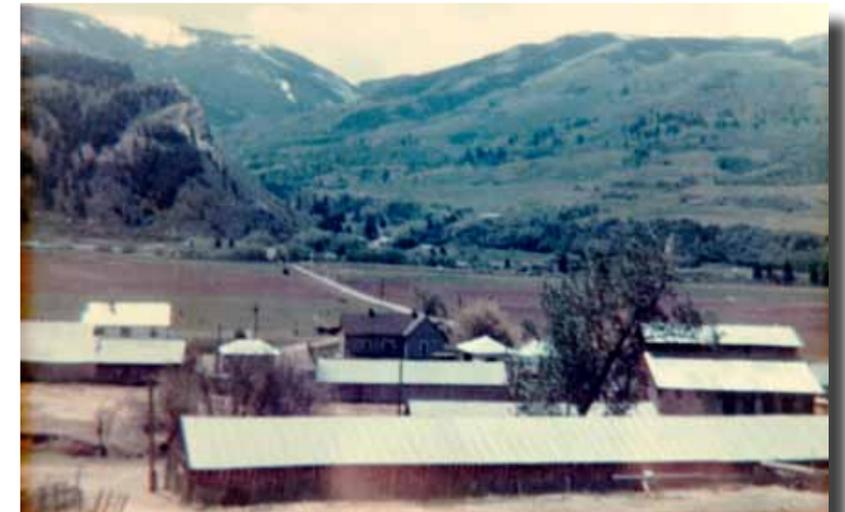
Agricultural land uses in the valley began to change with the opening of Vail Mountain for skiing in 1962. By that time, most of the original homesteading families had left the area except for the Nottinghams, who had moved to the Avon valley over a half century before after giving up on the mining industry on Battle Mountain. With Vail's growing reputation as one of the country's top destination resorts, pressure for down-valley development mounted and, in 1972, the ranchland owned by Nottingham family descendant Harry A. Nottingham was sold to private developers. In February 1978, the Town of Avon was incorporated as a home-rule municipality, and the Town recorded its first subdivision - Benchmark at Beaver Creek - later that year. Shortly thereafter, in June 1979, 48 acres of open space in the center of Avon was dedicated as a park. This park was named after Harry A. Nottingham.

Harry A. Nottingham was the son of early settler William Henry Nottingham and his wife, Nancy Angeline ("Angie"), who had come to Colorado by covered wagon from Iowa in 1882. In 1886, William Nottingham acquired the earliest Avon area homestead rights and, with his partners, cleared land, built structures and dug ditches in efforts to "prove up" the Avon homestead rights. In 1890, Harry was born at Bell's Camp, a tiny town uphill from Gilman, where Harry lived with his parents and four siblings until moving down valley to Avon. Harry's father was shot and died in Red Cliff in 1896. By the time Harry's mother, Angie, passed away, the Nottingham ranch holdings spanned from Eagle-Vail and Beaver Creek to the western side of present day Avon, Wildridge, Mountain Star and the Village at Avon. Harry ranched the western half of Avon and his brother, Emmett, the eastern half. He ran cattle, then sheep, and grew potatoes, lettuce, oats, wheat, peas and hay. Harry married Marie Cole, a seamstress and daughter of the Avon railroad depot manager, and raised six children from their ranch home on Buck Creek in Avon: Winifred, Clare, Arnold, Carol, Mauri and Allan. Allan and Mauri still live in the area. While remaining active on the ranch, Harry served as school board president and county commissioner for twenty-eight years. Harry died in 1966.

The dam that impounds the 15-acre Nottingham Lake within Harry A. Nottingham Park was constructed in 1980 to provide an emergency water supply for the growing community. The Buck Creek drainage flowing from the north is the tributary that serves as the primary water source for the lake.



Harry A. Nottingham (photographs courtesy Tamara Underwood)



Avon, circa 1950s (photograph courtesy Town of Avon)



Avon aerial photograph, 1973 (photograph courtesy Town of Avon)

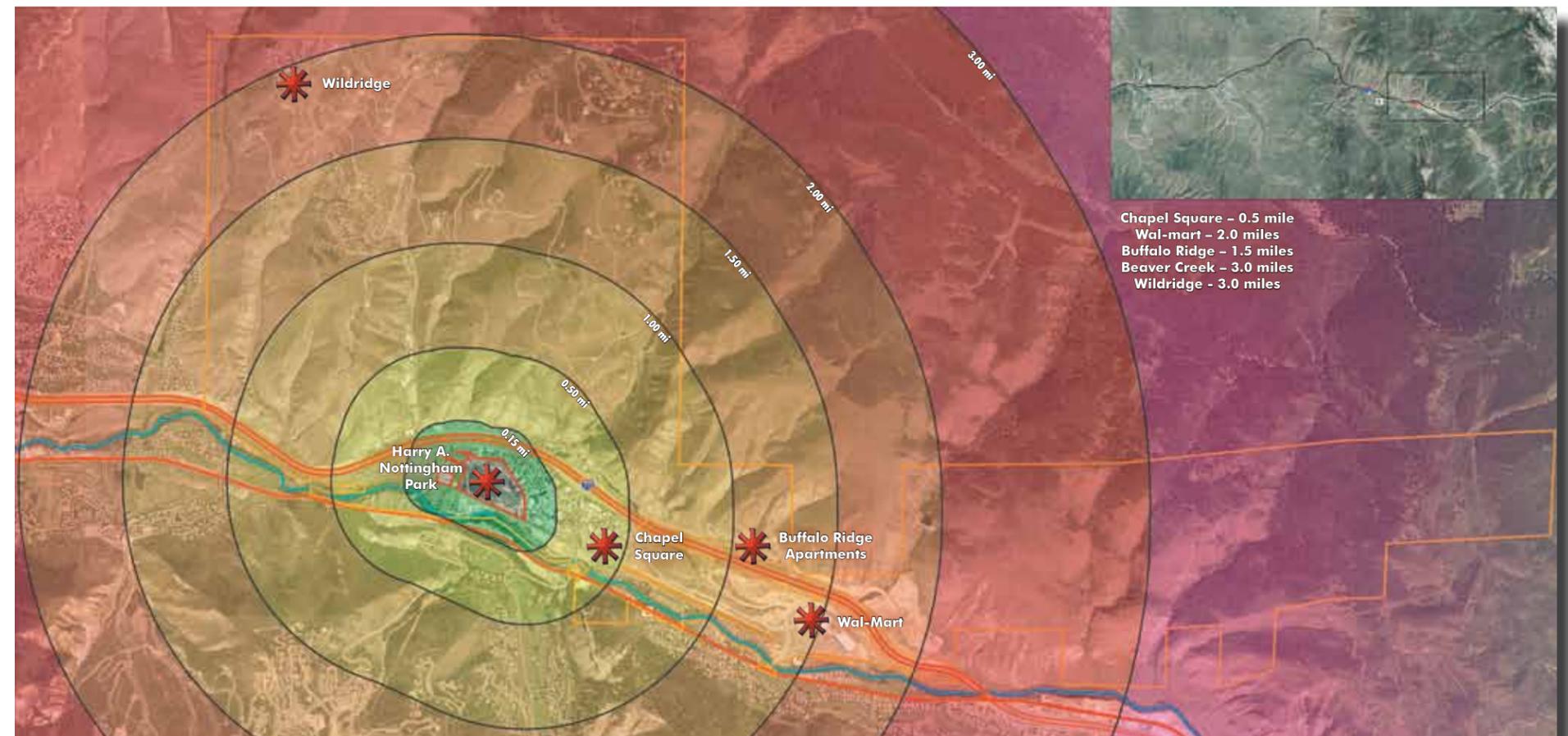
RELATIONSHIP TO EXISTING LAND USES

Today, a mix of residential, commercial and civic uses encircle the park. To the west, northeast and near north sides, inside the I-70 corridor, are residential neighborhoods composed primarily of modest multi-family condominiums, apartments, and mobile homes. It is estimated that a majority of Avon's year-round residents live in these neighborhoods and are within walking distance of the park and the Avon Elementary School that serves the area. The proximity of so many permanent residents here partly explains the finding of the community survey that the paths around and through the park are one of its most-used elements. However, high neighborhood use notwithstanding, residents in the condominiums on the north edge of the park are sensitive to any significant increase in the intensity of park use north of the lake, and buffering between uses will be important here.

Neighborhoods of larger single-family and duplex homes, many of them second homes, are the dominant land use north of I-70. Access to the park from these neighborhoods by means other than private vehicle is hindered by the interstate.

Equally important obstructions to circulation into the park are the railroad right-of-way that forms the southern edge of the park and the Avon wastewater treatment facility at the southwest corner of the lake. Both of these make it difficult to forge strong physical connections between the park, the Eagle River, and residents living south of the railroad tracks.

Resort-related uses, both residential and commercial, tend to be clustered around the eastern side of the park, where a number of accommodation units, among them the Sheraton Mountain Vista vacation club and the new Westin Riverfront Village, have been built. Intermixed with these at the southeast edge of the park are the town's primary public-sector functions: the library, the Avon Recreation Center, Avon Town Hall, the police station (the lower level of the municipal building), and the fire station. There is an important synergy between the park, the recreation center, the library, and the concentration of resort-related jobs and lodging units east of the park. The construction of new streets in this area (Lake Street and Main Street) is intended to boost these synergistic relationships between the park and adjacent uses to the east.



Map of Nottingham Park neighborhood vicinity

THE NATURAL ENVIRONMENT OF THE PARK

Nottingham Park is highly valued by the community as open space, greatly enhanced by the presence of the lake. Ironically, though, there are few truly natural micro-environments within the park. Like most urban community parks, virtually all of the park area is sodded in bluegrass and irrigated. Spruce and Cottonwood have been randomly planted in the lawn around the north side of the lake, as well as south of the pumphouse and along the irrigation ditch east to Lake Street. The only semi-wild vegetated area is the wetland margin of the sedimentation pond. (No wetlands have been formally delineated in the park.)

Nottingham Lake itself is a fairly unnatural trapezoidal shape, with little of the undulation at the edges that is often found in a natural pond or lake in mountain settings. It is bounded on the south and west by an earthen dam, essentially a levee armored by boulder riprap that makes the shoreline somewhat difficult to access. The northern lakeshore does not have such prominent riprap and is somewhat more inviting, although there isn't a path along the shore and the grassy edge is more unkempt than wild. The shoreline on the east side of the lake has a variety of conditions – boulders, riprap, grass, and a steep embankment below the sedimentation pond; usage seems not to be inhibited by these conditions, probably because of the proximity of the playground, the pumphouse deck, and the paddleboat dock.



North facade of Avon Municipal Building, as viewed from the events lawn



Sedimentation pond and north edge of Nottingham Park in the background



View of Beaver Creek from across lake



Ice skating and hockey on the lake during the winter months

MANAGEMENT OF THE LAKE

The Town of Avon owns the water in the lake, and the allowable uses (depletions) are limited to non-potable (“raw water”) irrigation and evaporation. Lake water is used to irrigate the park. The reservoir is also emergency water for the Eagle River and the Eagle River Water and Sanitation District (ERWSD). No changes to the lake are allowed that would change the surface area, volume of water, or evaporation rates; such changes would require a modification of existing water rights, a lengthy and expensive process that would require a water court decree.

There are outdated regulatory restrictions on recreational use of the lake that prevent full human contact with the water and most swimming activities. Inner tubes, kayaks, and belly boats are allowed on the lake, but swimming - except for special events - is not. (See Resolution No. 87-19, Series of 1987; amending Resolution No. 84-23, Series of 1984.)

The master plan will require additional policy amendments in order to make possible several of the improvements that are recommended, in particular those that address the lake edges and shorelines, encourage greater access to the water, or involve modification of the lake liner. Any of these improvements would have to protect the existing PVC liner on the bottom of the lake, and water quality standards would have to be maintained. Policy amendments are contemplated in the near future as part of the adoption and implementation of the plan.



Paddle boat dock near Pumphouse



Swimming in the lake is only permitted during special events such as the Dunk-n-Dash race



Irrigation ditch flowing through family area



Pumphouse and existing Lakeside Pavilion

RECREATION ACTIVITIES AND FACILITIES IN THE PARK

Many activities take place in the park, varying with the season, day of the week, and time of day (see boxes). Most active recreation activities are provided for at specific locations within the park, such as the multi-purpose playing fields, the lakeshore or the path system. During the winter months, activities are restricted by weather and are limited to a few select areas of the park.

The park accommodates all these activities and the equally wide diversity of user groups with great flexibility, one reason why planners have concluded that, although upgrades are needed, the basic infrastructure currently in place does not need major change.

The infrastructure for active recreation in the park currently includes these facilities:

- A large multi-purpose turf field on the east end that is used for organized team sports and large community events.
- A smaller turf field on the west side of the park below the dam, which is used for elementary school softball and soccer games and for informal play when school is not in session.
- An unfenced asphalt basketball court below the dam near the northwest corner of the lake.
- Four fenced, uncovered tennis courts and two outdoor basketball courts on the south side of the elementary school. These facilities are within the park boundaries and are owned by the town; they are used for elementary school programs under an agreement with the school district.
- Two sand volleyball courts are located next to the beach on the north side of the lake. (The volleyball court that was located in front of the Avon Recreation Center has been removed as part of the construction and realignment of Lake Street.)

(Please refer to the site inventory map on the following page.)

ACTIVE RECREATION ACTIVITIES IN THE PARK

- Jogging
- Biking
- Rollerblading
- Skateboarding
- Soccer
- Lacrosse
- Football
- Softball
- Frisbee
- Training
- Snowshoeing
- Ice Hockey
- Ice Skating
- Cross-Country Skiing
- Kayaking
- Swimming (Special Events Only)
- Paddle-boating

PASSIVE RECREATION ACTIVITIES IN THE PARK

- Walking
- Sunbathing
- Reading
- Viewing / Relaxing
- Picnicking
- Sitting
- Playing
- People-watching
- Learning





Site Inventory Map

<ul style="list-style-type: none"> 2 Swings 13 Picnic Tables 11 Benches T 12 Trashes TB 2 Trash-Bear Proof WF 1 Water Fountain 	<ul style="list-style-type: none"> 2 Bike Racks 3 Grills 5 Destinations Within Park 5 Point of Accesses 4 Views in or out of Park 	<ul style="list-style-type: none"> Strong Edge 5 Transit Stops Distance from Central Location 	<ul style="list-style-type: none"> Drainage Route 5 Existing Parking Project Boundary 	<ul style="list-style-type: none"> Park Open Space Water Mixed Use Civic/ Public Residential - Low Density Residential - Medium Density Residential - High Density
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USERS AND USE PATTERNS

Because of the central core-area location of the park, there is a pattern of frequent use by locals – town staff, employees of local businesses, nearby residents – for transit to home and work on foot or bike, for breaks from work, for lunchtimes.

Certain areas of the park are used more intensely than others. Some areas are strictly passive, while others fluctuate from passive to active depending on the type of events and time of year. The following are some of the major use patterns that exist within the park:

- The western area of the park receives heavy use from the large resident population nearby. The elementary school acts as a catalyst for activity, and there are always park users in the vicinity of the school. Activity in this area is greatest after classes let out, at the end of the workday, and on the weekends.
- The lake edges host a significant amount of activity, primarily for fishing. Fishing is concentrated along the shore of the dam, where the water is deeper and cleaner.
- The playground is often busy during the mid-day and end of the day. Families with small children ages 2 to 5 predominate. To a lesser degree, older kids also use the playground, primarily after school.
- The family picnic area is in constant use, often at full capacity. Facilities for picnics are not sufficient to support multiple groups of users at one time.
- There are potentially hazardous conflicts between pedestrians, cyclists, rollerbladers, and other users of the recreation paths.
- The large turf field on the east side of the park is in almost constant use for active recreation and special events.
- The area north of the lake is underutilized compared with other zones in the park.

- The distribution of restrooms, covered picnic shelters, park benches, trash cans, and lighting is inadequate for the number of potential park users and the intensity of use.
- The parking supply for the park is extremely limited, and most of the existing spaces around the park are shared with other uses, in particular the municipal complex and the recreation center. Many users arrive by foot or bicycle.
- There is some overlap between users of the recreation center and the park, and there is a definite synergy between the two facilities, with programs in one often supporting complementary programs in the other.



The park is used for special events several times even during winter and spring



A large temporary performance stage is erected during major special events and oriented toward the multi-purpose lawn and lake



Paddle boating and fishing are some of the most popular summer activities in the park



The volleyball courts are used most during late summer afternoons

SPECIAL EVENTS

Through its special events coordinator, the town of Avon organizes and hosts numerous community events, celebrations, and informal gatherings in Harry A. Nottingham Park to appeal to families, visitors, and local residents alike. Most of these take place in the summertime, when the exceptional outdoor setting is particularly enjoyable, although a few winter events are increasingly popular.

Collectively, these events are of great significance to the town, as they contribute in a major way to Avon's sense of community identity. They help bring tourists and locals to Avon, increase local business, and foster community gathering. They engage residents and visitors with the park and one another. In some cases, events are cultural and educational, with the park serving as an outdoor classroom.

Special events also increase demands and pressure on the park, increasingly stressing the capacity of existing facilities. Recognizing the unique mix of special events that take place in the park, the master plan recommends improvements and new facilities to support the growing demands of existing and future special events.

ANNUAL EVENTS IN THE PARK

- 4th of July Salute to the USA
- Easter Egg Hunt
- Antique Festival
- Arts Festival
- Wine Festival
- Triple Bypass Terminus / Host
- Movies in the Park
- Father's Day Celebration
- Fishing Competition
- Xterra Triathlon
- Sprint Triathlon / Dunk-n Dash
- Duo-athlon
- Community Picnics
- Lacrosse Shoot-Out
- Other Tournaments
- Circus / Special Performances
- Family Day



Vendors and exhibitors set up tents on the lawn during various festivals



Temporary fencing is used to control circulation and organize events during events such as the Triple Bypass bicycle race that ends in the park



Paths and trails are snow plowed during winter months to allow recreational use

CIRCULATION, ACCESS, AND PARKING

Automobile Circulation and Access

Many park users come to the park by car. Vehicular access to the park is possible from West Beaver Creek Boulevard on the north and from Benchmark Road and the new Lake Street on the east. In the future, the park will also be accessed from Main Street, which will terminate at the intersection with Lake Street at the east edge of the park. It is noteworthy, however, that none of the existing streets provide views into the park. Only the new Lake Street edge and the terminus of the future Main Street improvements will open views into the park for people passing by in cars. This will be extremely important to enhance the general appeal of the park as open space and as a not-to-be-missed destination for visitors.

Parking

Although there are nearby streets that facilitate vehicular access to the park, finding a place to leave one's car can be a significant challenge. None of the roads encircling the park offer on-street parking. There are parking lots at the west end adjacent to the tennis and basketball courts (spaces are shared with the elementary school), at the north end along West Beaver Creek Boulevard, at the east end shared spaces in the recreation center's new lot, and at the southeast corner spaces in the municipal complex parking lots. Parking in the public lots is on a first-come, first-served basis and is enforced as two-hour parking during the ski season. A future parking garage is planned adjacent to the recreation center that would serve both park and recreation center users.

Because Nottingham Park serves as both a neighborhood park, to which most residents come without a car, and as a community park, in which large special events regularly outstrip the available parking supply, it is very difficult to estimate how much parking is needed to support park functions. It is clear, however, that limited parking makes access to the park inconvenient for certain types of users, such as parents with very small children, and that enhanced activity in Avon's core area generally will greatly increase the competition for parking.

Public Transit, Pedestrian Access, and Other Modes of Access

It is also easy to access Nottingham Park by public transit. Local and regional buses stop at the new West Town Center transit center, and there is a local bus stop on the west end of the park near the elementary school. Additional bus service to the park is contemplated when Lake Street and Main Street are completed, with a transit stop planned in the vicinity of the recreation center.

The park is also readily accessible by foot, bicycle and other alternative modes of transportation using the town's sidewalk and recreational trail system. On the west end, the park path links to the Eagle Valley Regional Trail, and on the east it ties into sidewalks along major core area streets. Given the park's close proximity to residential areas and the central concentration of lodging, a majority of park users who are local residents or visitors staying in nearby lodging typically walk to the park.



The park asphalt paths are heavily used by recreational cyclists



There are some but limited parking spaces near the log cabin



The Avon Transit Center is located approximately 1/4 mile east of the park

Park Entry Points

There are several points of entry around the perimeter of the park:

1. On the east side: along Lake Street across from the recreation center.
2. At the southeast corner: between the fire station and the town hall.
3. On the north side: from the parking lot on West Beaver Creek Blvd. On the west side: from the elementary school parking lot north of the tennis courts.
4. At the northwest corner: where a leg of the recreation trail ends at West Beaver Creek Blvd.
5. At the southwest corner: along the Union Pacific Railroad right-of-way and around the Eagle River Water and Sanitation District treatment facility. This point of entry is illegal, but is used by residents despite ongoing efforts to block access with fencing.

In all cases, these points of entry are barely visible. They need to be accentuated with monuments, directional signage, and lighting to highlight them as gateways into the park. A major recommendation and priority of the master plan is to make the entry points into the park more prominent and distinctive.

Park Paths and Trails

Several recreation paths weave through Nottingham Park, all of which are paved with asphalt. There is no hierarchy in the path system, and the paths are used by a variety of users. The paths crossing the park from east to west on the north and south sides of the lake appear to be the most intensely used, as they connect residential areas to the commercial core east of the park.

A major recommendation of the master plan is to create a clear hierarchy of pathways and trails throughout the park to minimize conflicts between user groups and to take better advantage of underutilized areas of the park.

Implications of New Streets on Park Access

With the completion of Lake Street and the future Main Street, Harry A. Nottingham Park will become even more important as a destination within the fabric of Avon's revitalizing town center. Main Street will terminate at the park, where a new and much more visible point of entry will be celebrated with enhanced streetscape elements. Likewise, Lake Street provides a new interface along the park's eastern edge and an opportunity to improve views into the park. Future transit in the area and new sidewalks are part of the street improvements that will greatly facilitate access into the park. The master plan focuses on specific responses to these new projects to elevate the relationship of the park with the West Town Center area.



Looking west along path leading to park entrance from West Beaver Creek Boulevard



Looking west at the eastern entry to the park and along the path on the north side of the municipal building toward the Pumphouse



Looking east along path on dam with the fence along Union Pacific Railroad

INFRASTRUCTURE AND UTILITIES

Existing infrastructure and utilities in the park were documented as part of the planning effort and are shown on several maps in the master plan (Site Inventory, page 13, and Existing and Proposed Infrastructure, page 19).

Most of the existing infrastructure that passes through the park consists of electrical and water service lines to the elementary school, the municipal complex, and residential areas to the north. In addition, significant new infrastructure is being installed on the east edge of the park in association with the Lake Street and Main Street projects.

Otherwise, most of the infrastructure within the park relates directly to the lake and associated facilities such as the sedimentation pond, outlets, overflows, and irrigation ditches. There is also a network of irrigation and electrical lines associated with the park's irrigation and lighting systems.

The existing infrastructure was never clearly mapped; the master plan recommends that an as-built site plan be developed as the park's infrastructure is repaired and upgraded.



The log cabin is an important landmark and staging facility for the park



The Pumphouse is connected to the Town's overall irrigation system



There is very limited interior covered space within current facilities associated with the park



South side of municipal building/ policestation and back-of-house access to the park at terminus to Benchmark Road



Diagram of existing and proposed infrastructure and utilities within and around Nottingham Park

3.0 PUBLIC INPUT ON PARK ISSUES AND NEEDS

ENCOURAGING PUBLIC INPUT

Nottingham Park is, above all, a community park. It can be said that, in both its central location and its character, the park is the heart of the community and an essential component of Avon’s sense of identity. So, from the beginning, a fundamental principle of this planning process has been a determination to elicit public input and to use it as the underpinning of plan recommendations. Using feedback gathered in a series of community workshops, professionally conducted surveys, and formal public hearings, the planning team has endeavored to shape a plan that adheres as closely as possible to the community’s aspirations for the park. This chapter summarizes the responses received from the survey and the public meetings. (Please refer to the appendix for a more detailed summary of results from the community survey and minutes from the community workshops.)

THE COMMUNITY SURVEY

During the initial planning phase in the spring of 2008, a survey was conducted to gather input from the community regarding potential future improvements in Nottingham Park. The town of Avon contracted with Venturoni Surveys & Research, Inc. to develop the survey process. Using random sampling techniques to yield statistically valid responses, Venturoni Inc. polled two segments of the Avon community, registered voters and homeowners.

Survey Instrument and Methodology

Venturoni Inc. developed a detailed survey instrument with 52 questions pertaining to existing conditions in the park, suggestions for improvement, and public receptivity to change. In particular, residents were asked how they currently use the park, what qualities or elements of the park they most value and would like to see preserved, and what improvements or additions they would support. They were also asked their opinion about overall levels of use of the park and the need for maintenance and upgrades.

In an initial mailing, households in the sample received a letter encouraging them to go on-line and fill out the survey. They were given the web page and an identification number. Any survey recipients who did not respond to the first mailing received a reminder letter a few weeks later that also included a paper copy of the survey and a stamped, addressed return envelope. A total of 1093 surveys were solicited, and the response rate was 23.2%. Responses were cross-tabulated with demographic categories (age, neighborhood, year-round residents vs. second-homeowners, length of time in the valley, etc) to give a more comprehensive picture of who uses the park, what facilities they use, and how frequently.

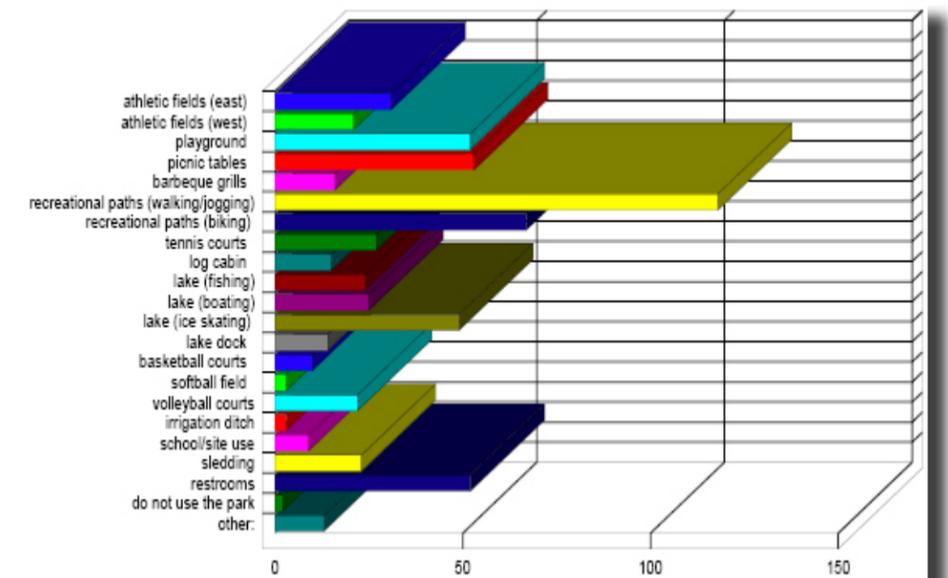
Survey Results

Survey recipients were asked to identify what aspects of Nottingham Park they value most highly. The responses were not surprising: the lake, the paths, the scenic views, and the overall sense of natural open space emerged as the most valued features of the park. That the park functions as a family gathering place and as a focal point for community activity was frequently identified as being of prime importance, as was the park’s quality as a peaceful place for passive recreation and the enjoyment of nature.

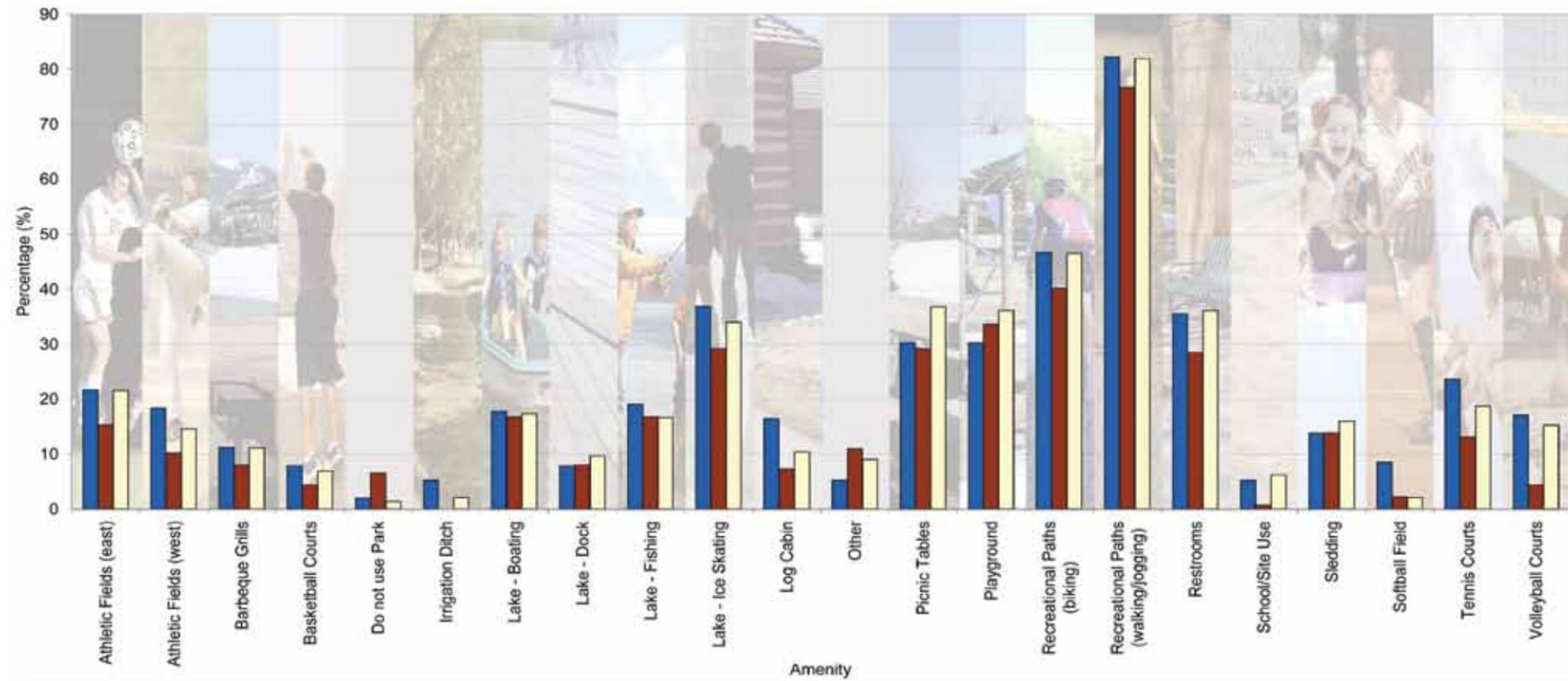
In particular, survey responses suggest that there would be significant resistance to changes that might negatively impact the lake as a special destination in all seasons or the park as a recreational and social hub for the Avon community. Respondents particularly value the undeveloped space around the lake and the unobstructed views it affords. A number of respondents expressed concern about overloading the park with new amenities; they generally favor retention of the current use patterns and layout of the park and would support limited development of additional facilities in the park as long as it does not disrupt current park uses or over-program the park.

Several strong themes can be extracted from the survey responses:

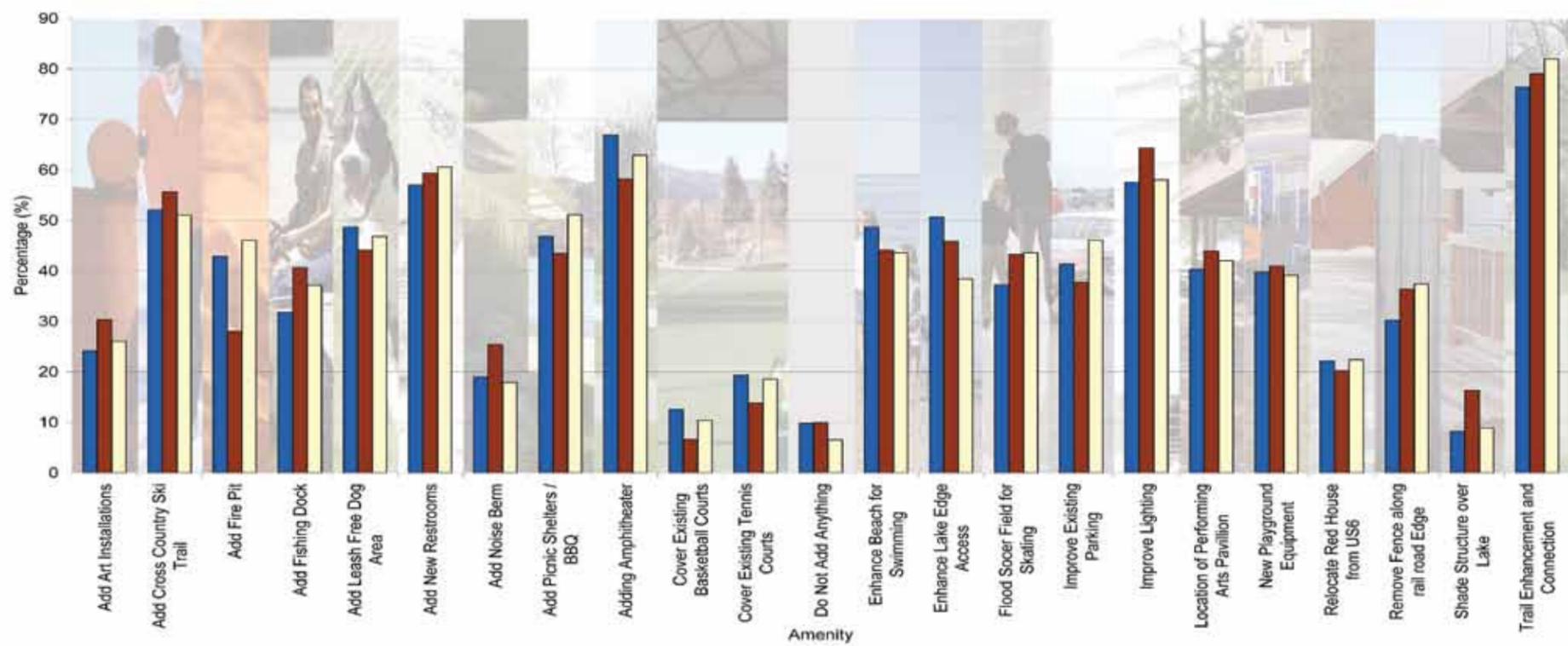
- The park is the community hub.
- The park is special not only to Avon but also to the region as a whole.
- There is general consensus that some improvements in existing park facilities are needed.
- There is a strong desire to preserve the “passive recreation” character of the park and not attempt too much change.
- Because special events bring the community together, they are a valued function in the park. There is support for programming more of them and for the development of additional facilities and infrastructure to enable the town to stage them more effectively.



Example results from Community Survey
(Venturoni Surveys & Research, Inc May 2008)



Community survey results: Current Public Amenity Use Chart



Community survey results: Public Amenity Want Chart

MOST HIGHLY VALUED QUALITIES OF THE PARK

- The lake as centerpiece
- Peaceful nature
- Passive open space
- Scenic views
- Family gathering spaces
- Walking/bike paths
- Focal point for community

COMMUNITY MEETINGS AND OPEN HOUSES

Three community meetings were held in the first half of 2008 to communicate the steps in the anticipated planning process, to ask for community input on needs and priorities, and to get reactions to preliminary concepts. Much of what was expressed at these meetings echoed the general themes that emerged from the community survey.

The First Public Meeting

The project opened with a public kick-off meeting on February 27, 2008 to explain the project goals, process and schedule; to introduce the project team; and to explain the methodology for the upcoming community survey. Participants gave valuable suggestions on strategic elements of the planning process and on additional questions that should be asked on the survey. Specific recommendations from the group who attended included the following:

- Master plan recommendations should be consistent with previously adopted Town of Avon planning documents.
- The master plan needs to respond to Avon's new vision and take advantage of opportunities that will arise with the construction of Lake Street and Main Street.
- Primary goals of the planning process should be to accommodate public needs and incorporate public feedback.
- The master plan should promote sustainable design.
- The master plan should respond to the different demographics that are now represented in the Avon community.

The First Public Design Charrette

On April 3, 2008, the community was invited to participate in an initial design charrette to discuss future improvements, identify the park's most valued assets, list the community's likes and dislikes about the park, and formulate a wish list of potential improvements that might be considered as additions to park facilities.

Among the most well liked aspects of the park identified by participants were these:

- The trails and the connectivity they make possible
- The openness of the green space
- The views across the lake toward Beaver Creek and views down-valley
- The opportunities for passive recreation
- The tennis courts

The park elements most consistently disliked were:

- The fence across the dam on the south side
- Poor site lighting
- Boring lake edges
- Too many large conifers
- Odors associated with water treatment plant
- Basketball and tennis courts don't feel like part of the park
- Lack of connection to the Eagle River
- Poor connection to Beaver Creek

WISH LIST (1st design charrette)

- Safer, improved paths
- Historical interpretive trail
- Amphitheater / musician area
- Local wildlife information
- Restroom open year-round
- Retention of open space and views
- Upgraded playground
- Enhanced lake edge
- Enhanced irrigation ditches
- Enhanced green space, gardens
- Enhance entry points
- Dog park
- No dog park
- Small pavilion
- More picnic tables
- Fishing pier
- Improved ice skating
- Improved basketball courts
- Improved tennis courts
- Better rental facilities
- Farmers' market pavilion
- I-70 underpass to Nottingham Trail
- More water fountains
- More bike racks
- Recycling receptacles
- Improved parking

The Second Community Design Charrette

At the second community meeting on May 22, 2008, results of the community survey were summarized, and preliminary master planning strategies and concepts for the park, based on survey results, were reviewed with participants. Among the key issues discussed by the group:

- Concern about dedicating money to improvements that would have only seasonal utility versus capital improvements that could be used year-round, such as an expansion of the Avon Recreation Center or covered basketball courts.
- Concern that accurate conclusions are drawn from the survey responses although some community sub-groups may not have been well represented.
- Concern about how to resolve conflicting points of view on the appropriateness of certain amenities requested in the park, in particular, a dog park and a skateboard park.
- Concern that the park could be overly programmed if too many large events are staged. On this issue, there was general support for using the site of the municipal building, identified as a “public redevelopment site,” to develop park support facilities if and when the town hall is moved elsewhere.

SUMMARY OF PLANNING OBJECTIVES SUPPORTED BY THE COMMUNITY

In response to the comments from community participants and the results of the community survey, six strategic objectives have been articulated to guide capital improvements decisions regarding the park. These are summarized below and described in more depth in Chapter 1. Master plan recommendations for specific improvements relating to each of these objectives are detailed in Chapter 4.

1. Enhance the openness of the park:

- Do not add many additional structures.
- Plan new structures in clusters.

2. Celebrate the lake as a centerpiece:

- Enhance the lakeshore to make it more interactive.
- Add a fishing pier and small fishing platforms.

3. Create more prominent gateways into the park:

- Celebrate the entrances by giving them distinctive character.
- Erect clear wayfinding maps at entry points.

4. Treat the park as a focal point for the community:

- Improve the setting and infrastructure to serve large events.
- Celebrate and extend Main Street to the lake.
- Use the public redevelopment site to serve park support functions.
- Create spaces for group gatherings.

5. Improve the passive open spaces in the park:

- Enhance the native vegetation and create a more sustainable landscape.
- Add small gathering spaces with appealing seating areas.

6. Enhance the spectacular views:

- Selectively relocate some evergreens.
- Create viewing areas.



Park likes and dis-likes exercise during public meeting



The planning team confirms existing conditions with members of the public



Park survey results are reviewed with the community at one of the public meetings

WISH LIST ITEMS THAT CANNOT BE ACCOMMODATED

Inevitably, there were requests from individual community members for facilities that were not supported by all participants. The planning team has evaluated the feasibility of all the items on the community's wish list and has identified some of them that will be difficult to situate in the park.

The reasons typically relate to lack of appropriate space within the park, inadequate access, or functional incompatibility with existing uses. The facilities on the wish list that are deemed unsuitable for the park at this time – and the reasons for recommending against them – are the following:

- **Leash-free dog area:** There is no place to put it where it would not displace or disturb existing recreational uses and adjacent residential units.
- **Skateboard park:** There is currently no area adequate in size for a well-designed facility, and there would be issues relating to access, parking, and compatibility with other, more passive recreational uses. According to TransWorld Skateboarding Business Magazine, a properly designed skateboard park requires at least 10,000 sq. ft. or, optimally, 18,000 to 25,000 sq. ft.
- **Relocation of Red House other historic structures:** There is no place to put these structures where they would not displace or disturb existing recreational uses and adjacent residential units.
- **Enhanced beach for swimming and wading:** There would be concerns about water quality and the integrity of the PVC lake liner and, in any case, the existing sand beach is underutilized.
- **Additional noise buffer from I-70:** There is no suitable or effective location for it in the park.
- **Cross-country ski trail:** Necessary grooming equipment may be larger than can be accommodated, and there could be potential conflicts with pedestrians using existing paths in winter.

- **Recycling center:** There is no ability to handle vehicular traffic within the park, and a recycling facility requires good vehicle access.
- **Additional water features:** There isn't an urgent demand, particularly if the lakeshore is enhanced instead.
- **Lighting of Tennis Courts:** The Town of Avon enforces a dark skies ordinance which exterior lit tennis courts would violate.
- **Covering of Tennis Courts:** This improvement is too costly in the short run, but has been reflected as a long term tier 3 improvement.
- **Flooding of Soccer Field for Ice Rink:** The preference is to utilize and maximize the lake for ice skating and ice hockey and to leave the soccer field available for multi-purpose events throughout the winter.



Skateboarding facility nearby at Freedom Park in Edwards, Colorado



There is limited space associated with the park for recycling and other such operational needs

4.0 MASTER PLAN ZONES AND RECOMMENDATIONS

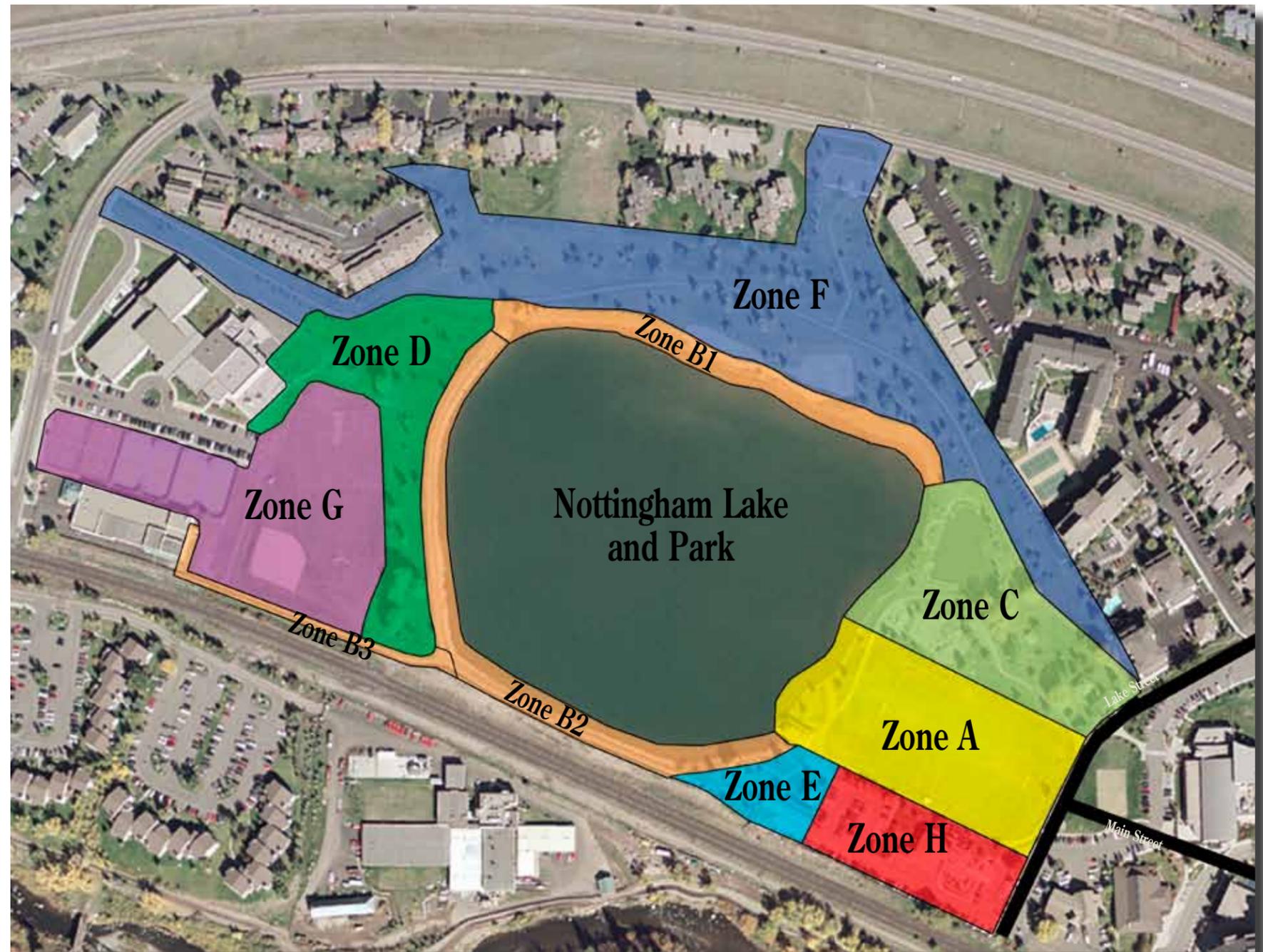
Nottingham Park is not a monolithic space; rather, it is a mosaic of zones, each of which has distinctive landscape character and a unique set of activities and user groups. Some zones are more active than others. Some zones offer more amenities that appeal to kids, while others tend to draw more adults. Some zones are more essential as support for visitor-related events than for day-to-day recreational activity. Some zones are less a destination than a connector from one part of town to another. So, although general improvements (paths, seating, lighting, landscaping) are recommended throughout the park, the master plan also addresses the capital needs and opportunities in specific zones. (See map, this page.) Breaking out recommendations by zone allows planners to see how the development objectives for each zone vary from the others and how those differences influence decisions about what to build, in what order, and when.

For the purposes of structuring and organizing the master plan recommendations, the park has been sub-divided into (8) different character zones, named Zones A through H. The attached map depicts the various zones, with each individual zone assigned its own color. A key to master plan zones by color is provided below.

The remainder of this chapter (4.0 Master Plan Recommendations) and the next chapter (5.0 Implementation and Cost Estimates) utilize the master plan zone structure to organize the information. The color coded master plan zone map is repeated in order to orient the reader to the various areas of the park where specific improvements are recommended.

Key to Park Zones

ZONE A - COMMON GREEN / EVENTS AREA / LAKE ST.	
ZONE B1, B2, B3 - LAKE EDGES AND PATHWAYS	
ZONE C - EAST FAMILY PICNIC / PLAY AREA	
ZONE D - WEST FAMILY PICNIC / PLAY AREA	
ZONE E - PARK FACILITIES CORE	
ZONE F - NORTH PARK EDGE / TRAILS / OPEN SPACE	
ZONE G - WEST SIDE RECREATION FACILITIES	
ZONE H - PUBLIC REDEVELOPMENT SITE	



Map of Nottingham Park Master Plan Zones

ZONE A - COMMON GREEN / EVENTS AREA / LAKE STREET

Zone A Summary

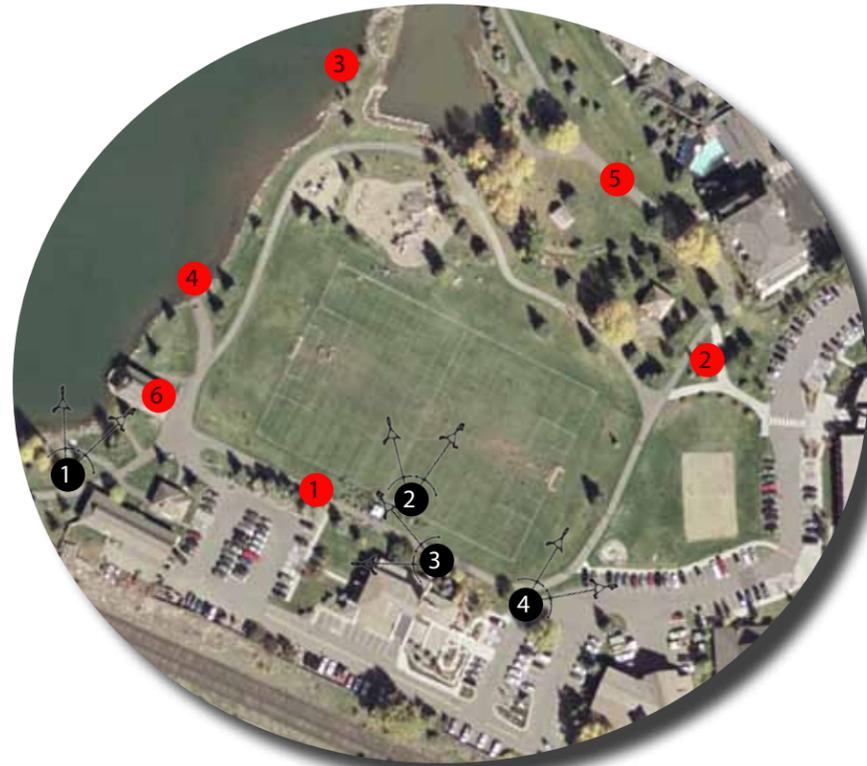
The large lawn that distinguishes Zone A is the communal heart of the park. The part of the park that is closest to the commercial core of Avon, Zone A is the venue not only for community sports events but also for large special events, festivals and performances that attract both local residents and visitors to the town.



Zone A Master Plan Goals

1. To enhance the visual and physical connection between Avon's revitalizing commercial core and the lake by extending the new Main Street into the park in some fashion
2. To enhance the lake edge as an attraction
3. To improve the visibility of the entries into the park from Lake Street and to enhance the sense of entry through the introduction of vertical elements, permanent seating and public art
4. To maintain the lawn as a functional playing field as well as a multi-purpose event venue

Zone A Existing Conditions



1 View north from the pump house



2 View northwest from the events and athletic field



4 View northeast toward Lake Street construction in vicinity of future Nottingham Plaza



3 View west of the path leading to the pump house

ZONE A - MASTER PLAN RECOMMENDATIONS

Zone A Recommendations

1. Extension of Main Street to the lake as an improved pathway that provides at its edge some informal seating and places to set up festival booths
2. New entry signage and gateway monuments at points of entry from Lake Street
3. "Fishing is Fun" pier
4. A new shallow wading area at the lakeshore, possibly with a water feature visible from the Lake Street promenade
5. New pedestrian lighting
6. New pumphouse façade, possibly integrated with the future addition of a multi-purpose lakeside pavilion and larger rental concession spaces (see Zone E)

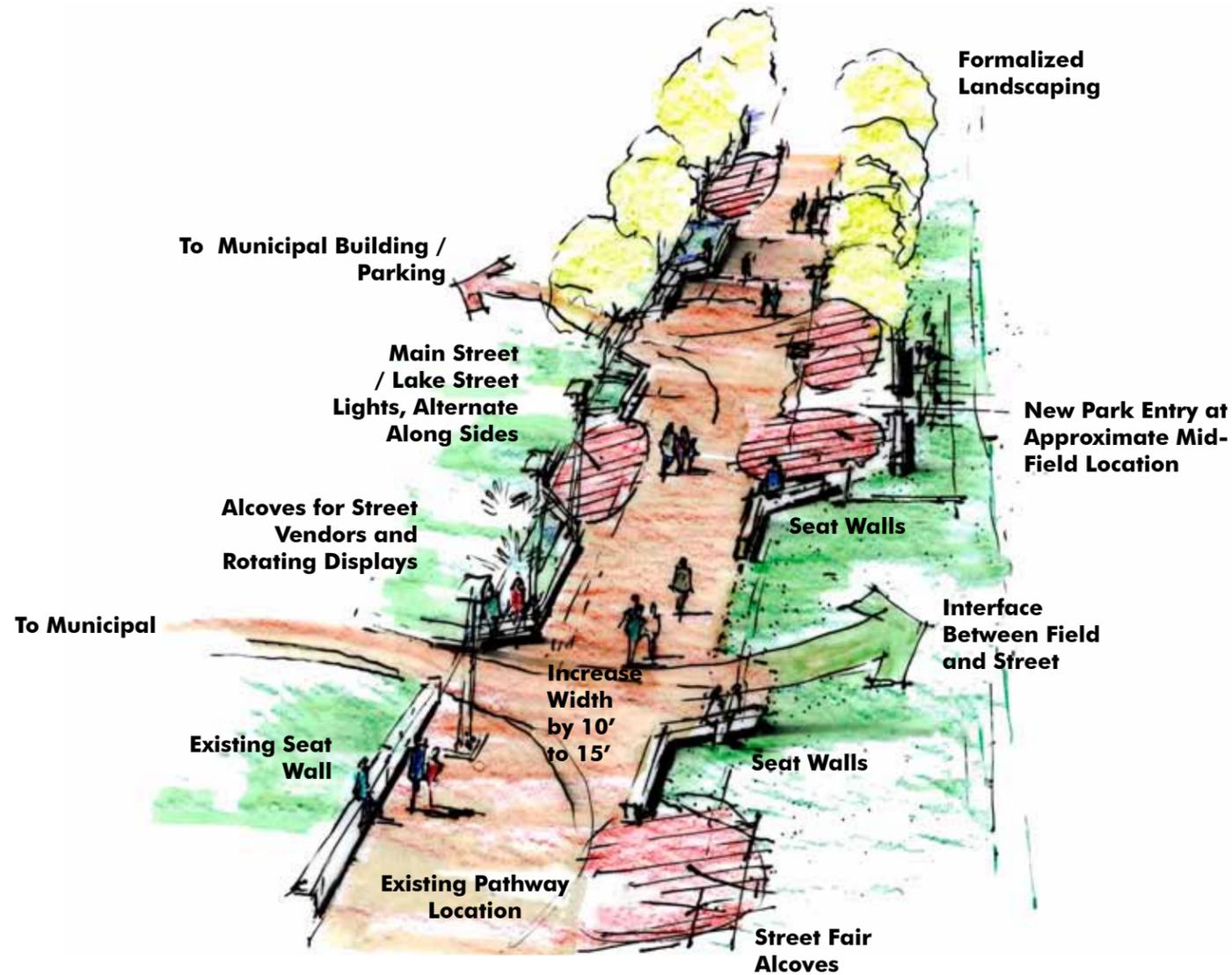
(please refer to aerial map for location, indicated by #)



Bird's-eye view east toward future Main Street

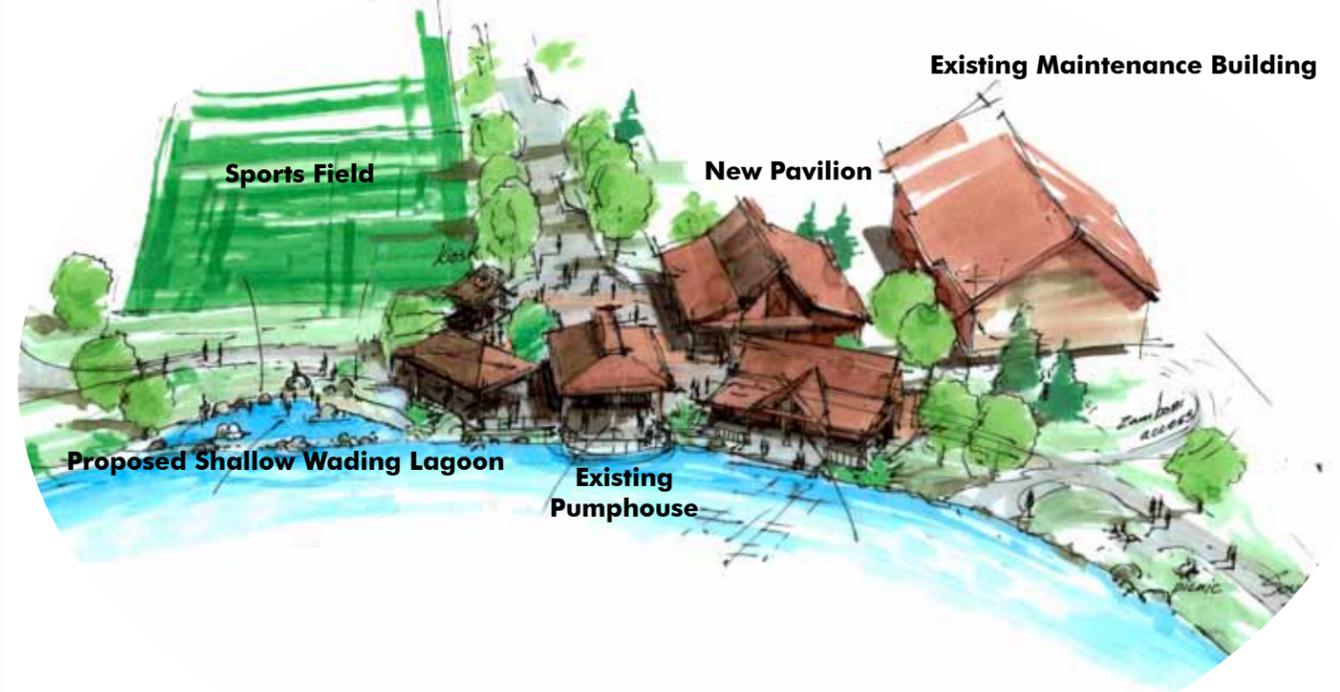
ZONE A - MASTER PLAN RECOMMENDATIONS

To Pumphouse / Lake Edge



Concept Sketch for Main Street Extension
 (connecting Lake Street and Main Street with the lake)

Arrival from Main Street Extension



Concept sketch of east lake edge
 (wading area and proposed cluster of small pavilions to support diverse park events)



Reference Imagery for Zone A

ZONE B - LAKE EDGES AND PATHWAYS

Zone B Summary

All of the lake edges and the asphalt paths that rim the dam have been grouped together as Zone B. In addition, the recreation path leading into the southwest corner of the park is a section of Zone B. It was generally agreed in community feedback that the lake edges are not inviting, aesthetically pleasing or particularly conducive to passive activities like fishing.

The south and west lake edges are armored with riprap; the north and east sides are overgrown and weedy. There are few comfortable places to sit at the water's edge. The fence along the south side is unsightly, lighting is insufficient, and the overall character of the lake edge is less natural than people would like to see.



Zone B Master Plan Goals

1. To add interest and complexity to the lake edges and, where possible, to make them seem more natural in appearance
2. To provide more seating opportunities around the lake shore
3. To reduce potential safety hazards on the recreation path from conflicts between higher-speed "commuter" bike traffic and other users
4. To improve the overall quality of pathways, lighting, fencing and amenities

Zone B Existing Conditions

View east across Nottingham Lake Pump house

1



View north from the path along the dam of Nottingham Lake

2



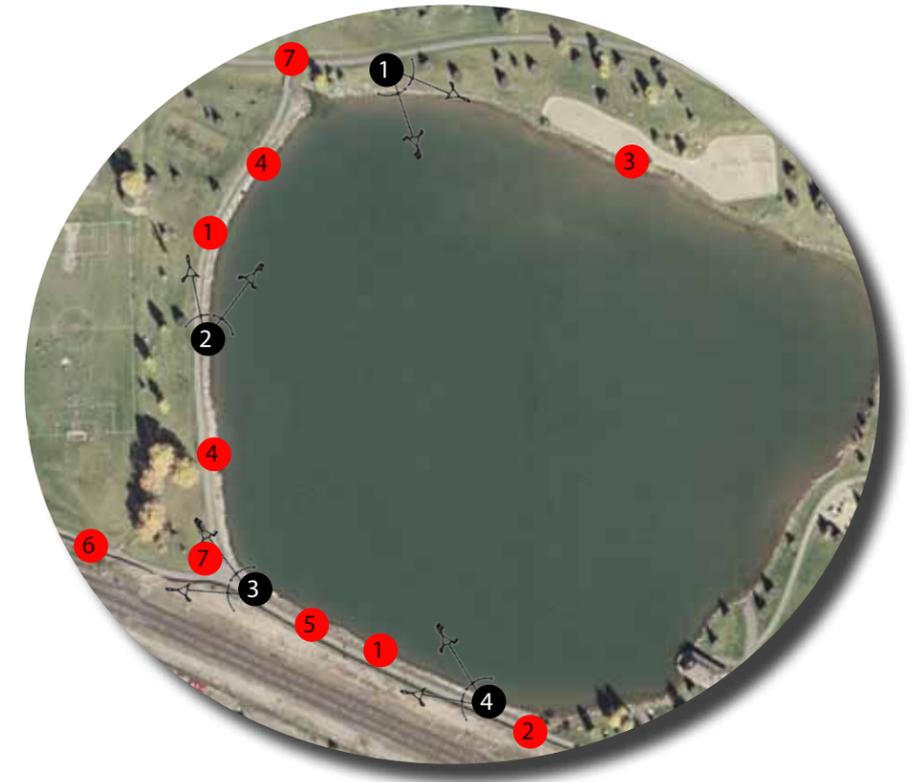
View west along southern path and elementary school ballfield

3



View west from the path across the dam

4

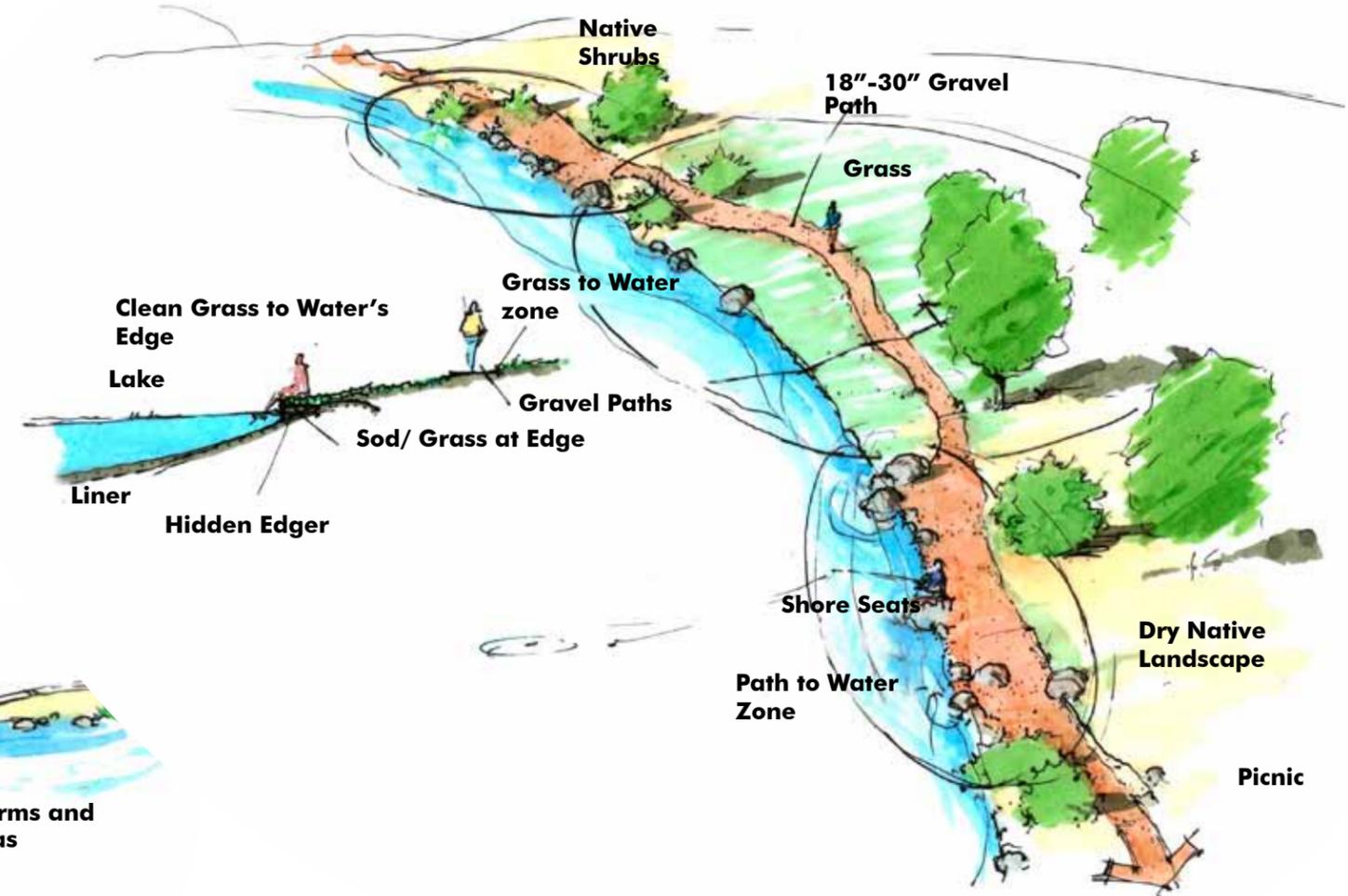


ZONE B - MASTER PLAN RECOMMENDATIONS

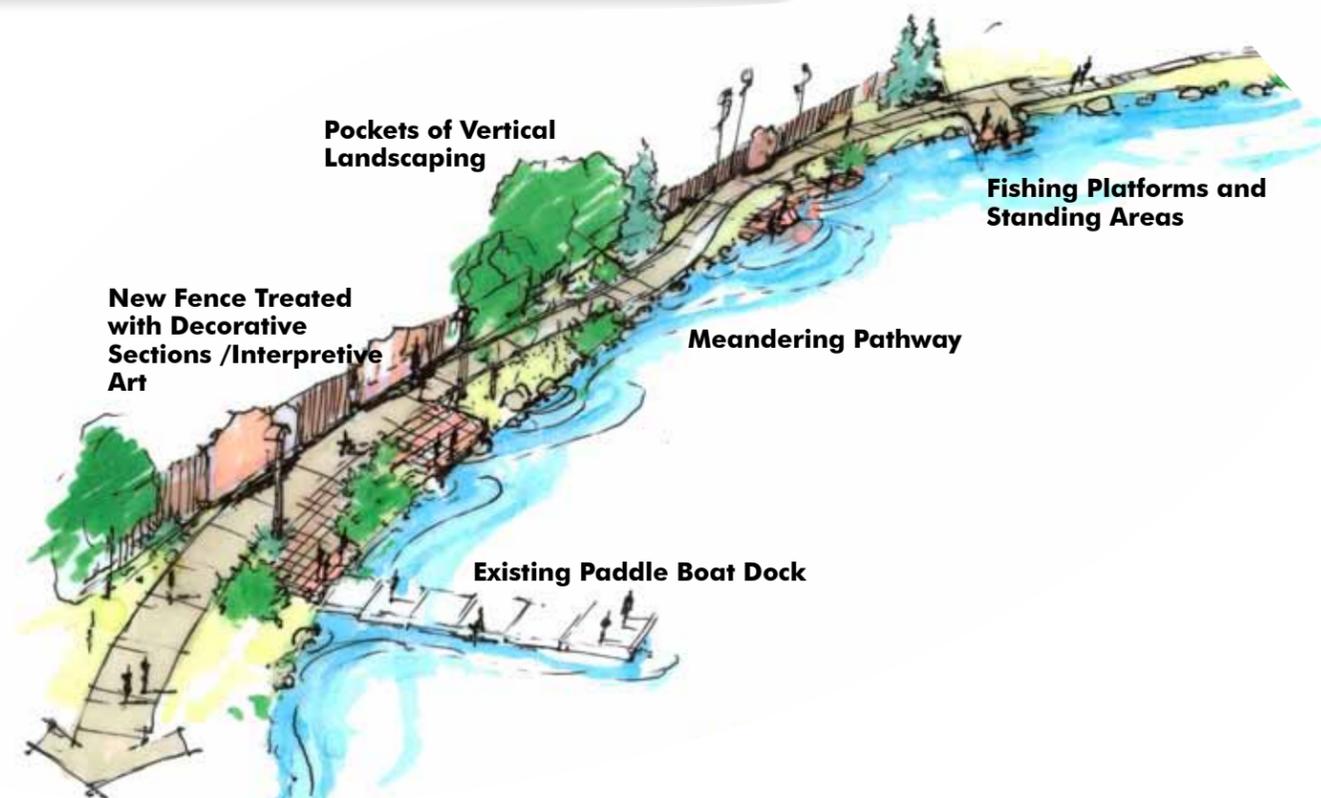
Zone B Recommendations

1. Improved paths along the south and west lake edges
2. New artistic fence/wall across dam
3. More attractive boulder shoreline that can serve for sitting
4. New seating/fishing areas at lakeshore
5. New lighting
6. Improved path connection to west Avon
7. Directional signage

(please refer to aerial map for location, indicated by #)



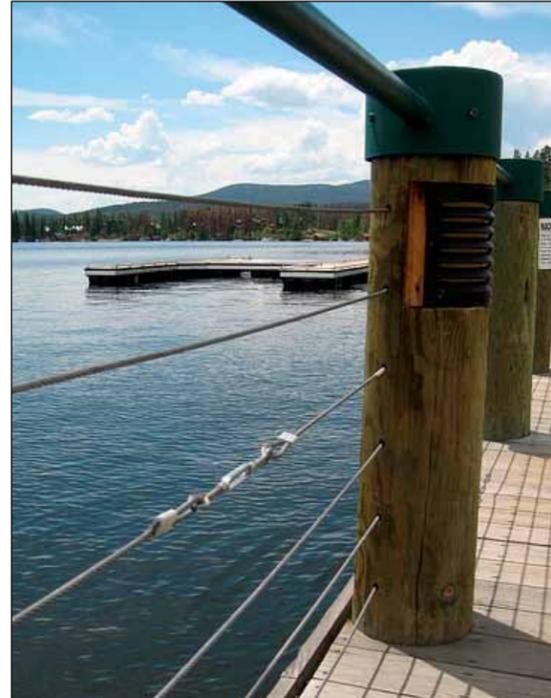
Concept for path and edge along north shore of lake



Path and Fence Across Dam

Concept for Union Pacific Railroad Fence / Path / Lake Edge Improvements

ZONE B - MASTER PLAN RECOMMENDATIONS



Concepts for lake edge naturalization and use

Zone B: Lake Edge and Pathway Enhancements

B1 Lake edge path and north lake shore:

1. Introduce native vegetation for erosion control, visual interest and water conservation
2. Add soft pathway around the lake to provide for slower circulation along the lake edge separate from active paved path used by bikes
3. Add occasional flat boulders for sitting at waters edge but no riprap

B2 Paved paths on dam:

1. Allow users to have more interaction with the water
2. Add flat boulders as fishing and sitting platforms

B3 Path connection to West Avon:

1. Upgrade paving, fencing and lighting
2. Ease gradient up to dam path with switchbacks



ZONE C - EAST FAMILY PICNIC AND PLAY AREA

Zone C Summary

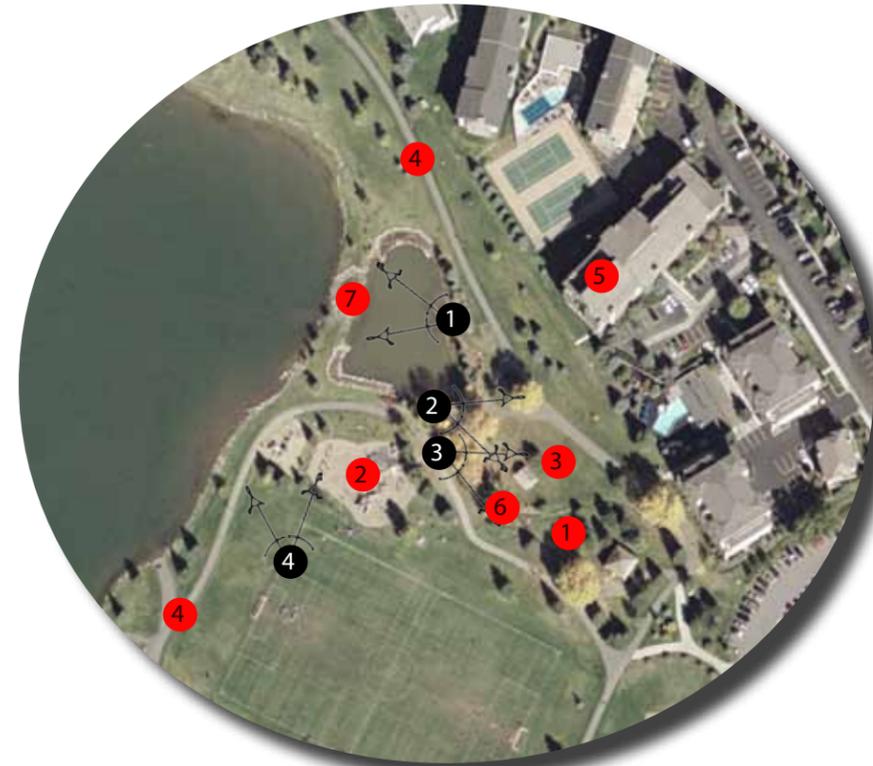
Zone C offers more variety in landscape character and recreational activities than any other place in the park. Shaded by large trees and bisected by irrigation channels, it contains play areas for tots and older kids, an undersized picnic pavilion, and public restrooms, all of which are overused and in suboptimal condition.



Zone C Master Plan Goals:

1. To provide picnic facilities adequate to support existing and anticipated levels of use by families and small groups
2. To update the children's play areas
3. To provide clean, safe, attractive year-round restrooms
4. To integrate opportunities for kids' play and exploration into the natural landscape of the stream and the pond

Zone C Existing Conditions



1 View west across the pond and Nottingham Lake



2 View east into the picnic area.



3 View of the irrigation channel and picnic area



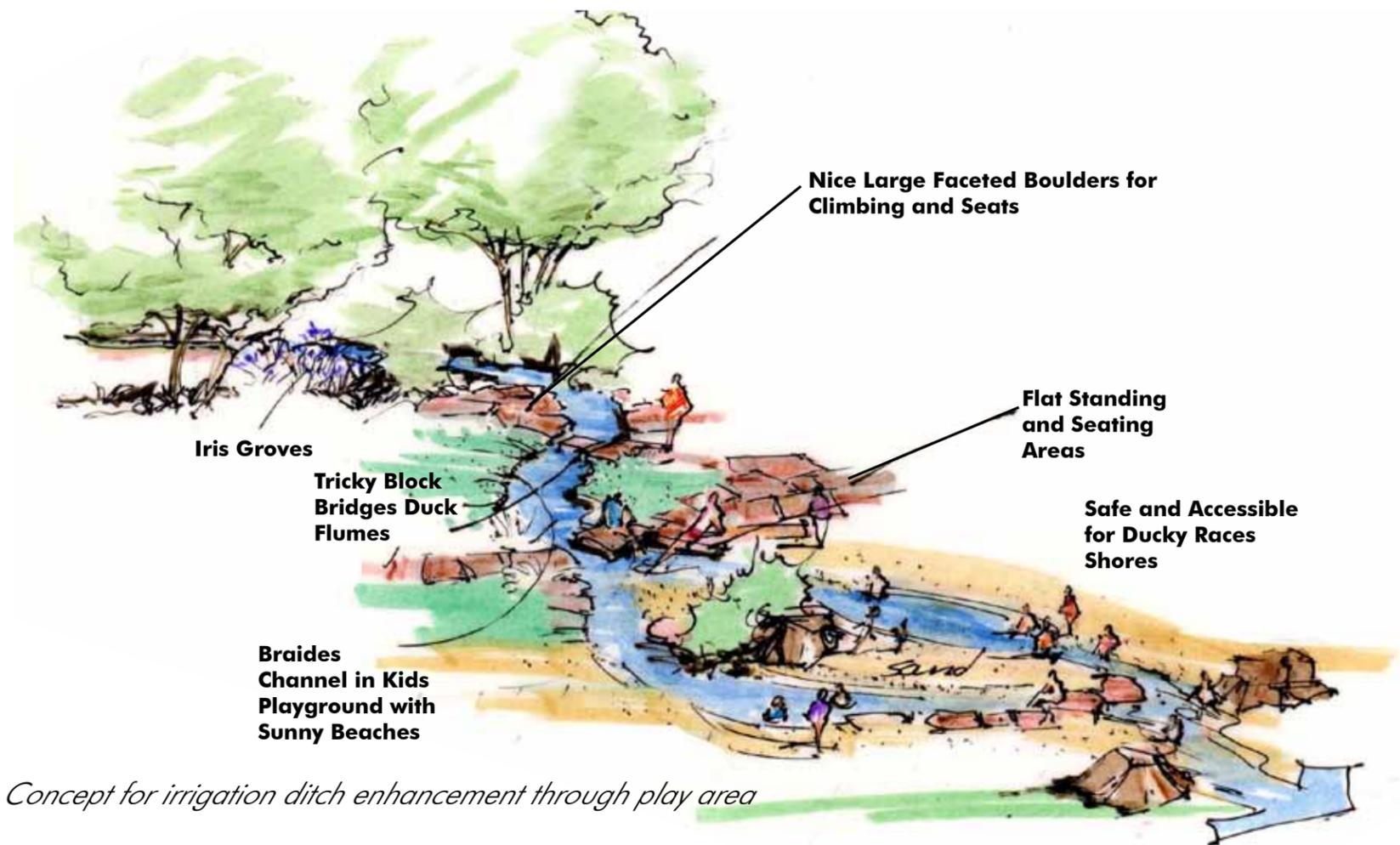
4 View of the playground

ZONE C - MASTER PLAN RECOMMENDATIONS

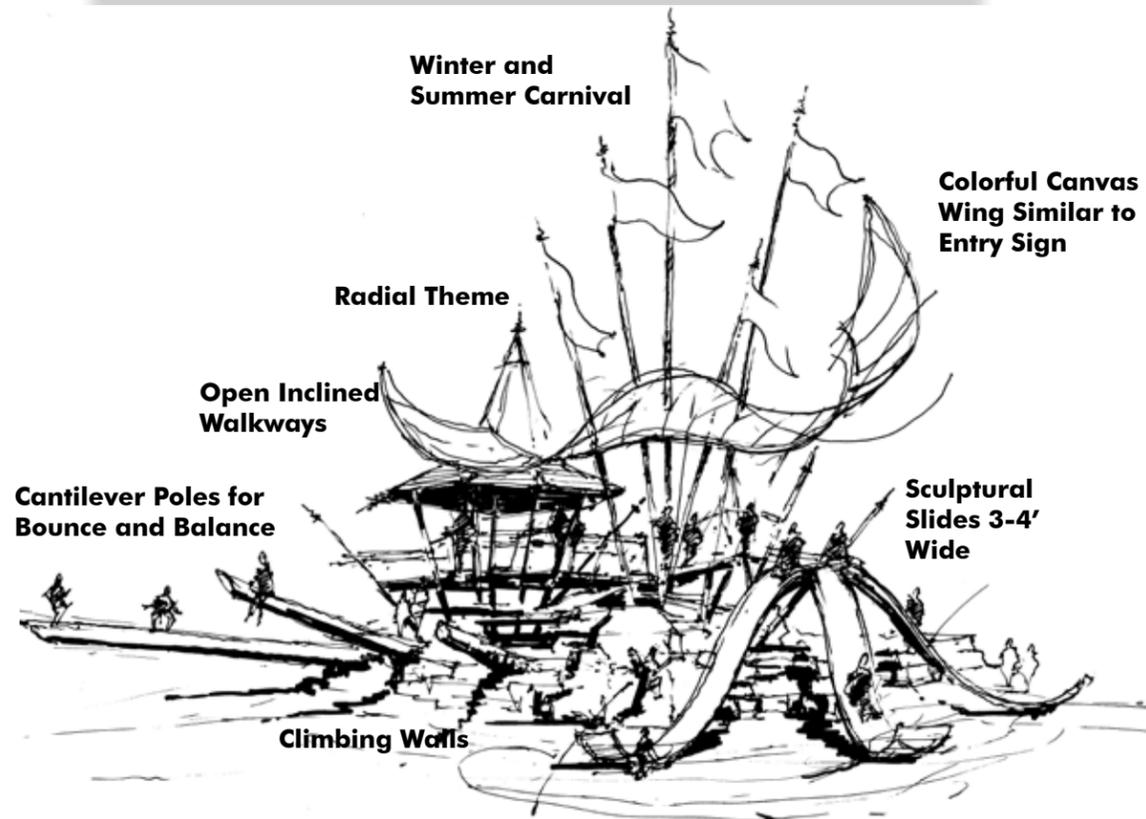
Zone C Recommendations

1. New tots' and kids' play areas
2. New group picnic pavilion with restrooms
3. Additional picnic tables & new site furnishings
4. Improved paths
5. More landscaping
6. Naturalized irrigation channel
7. Better access around pond

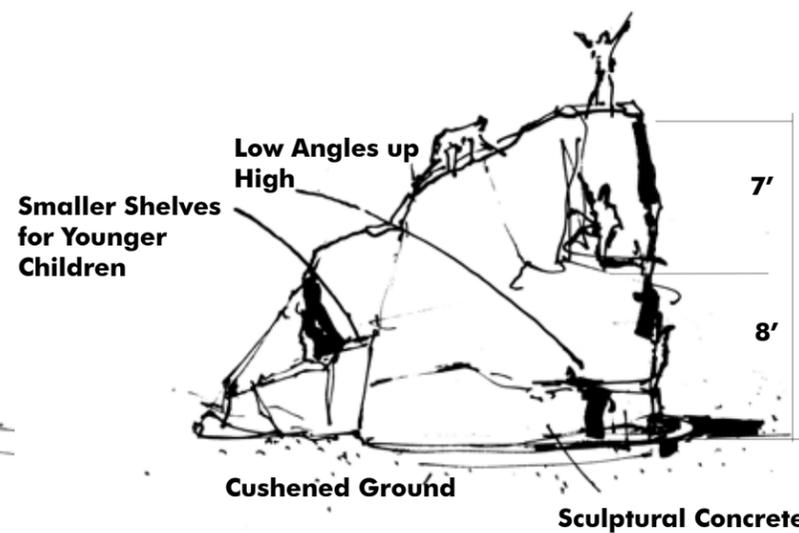
(please refer to aerial map for location, indicated by #)



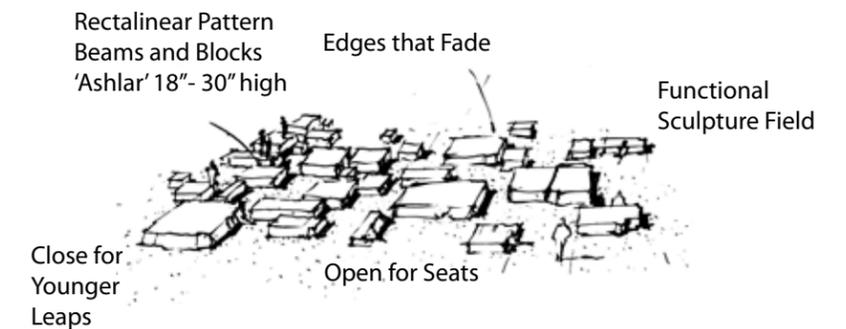
Concept for irrigation ditch enhancement through play area



Landmark Playground Feature

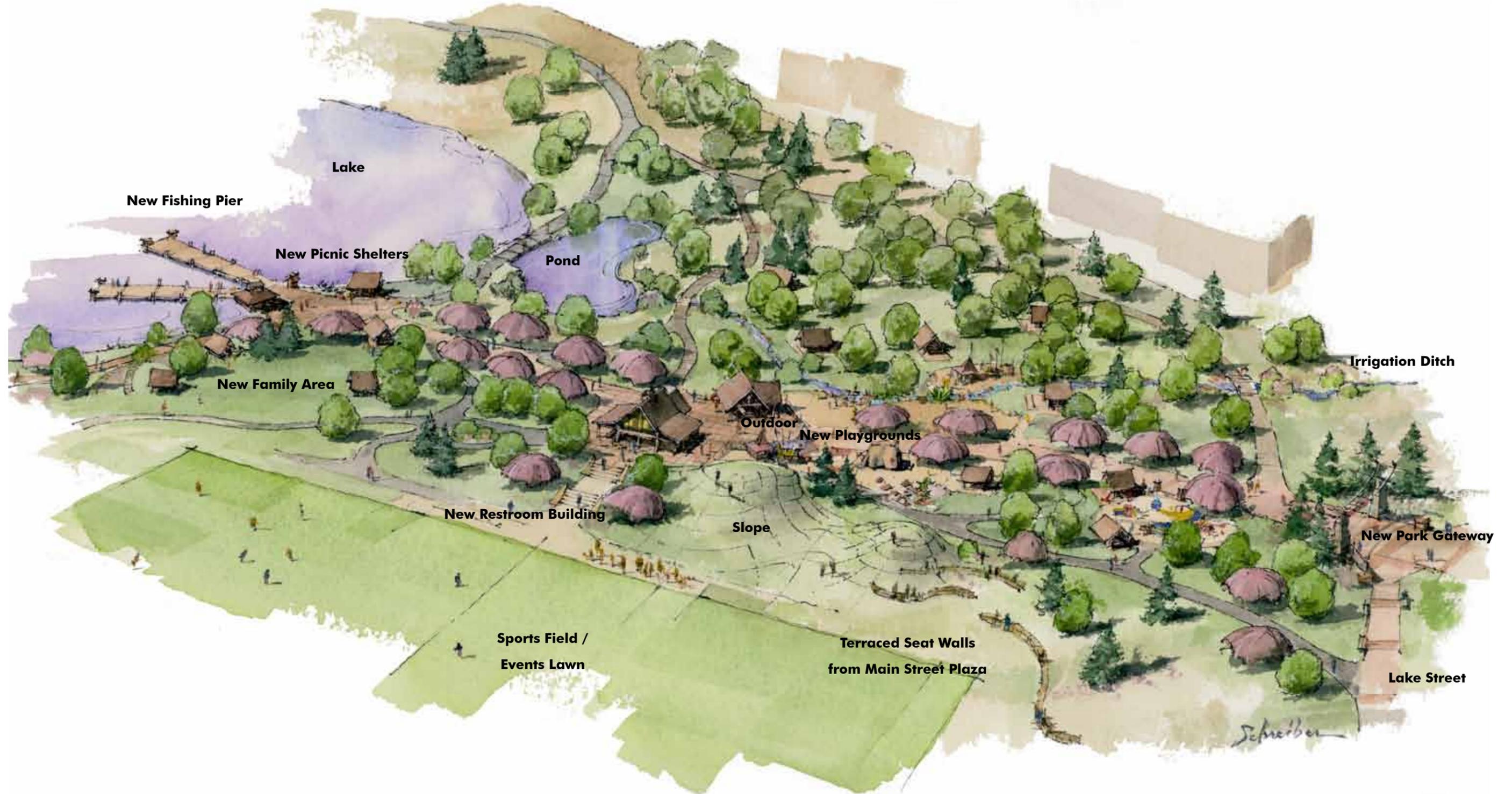


Children Climbing Playground



Naturalistic Play Features

ZONE C - MASTER PLAN RECOMMENDATIONS



Playground and Family Area Redevelopment Concept

ZONE C - MASTER PLAN RECOMMENDATIONS



Playground Redevelopment Considerations:

1. Interactive art / historical elements
2. Educational activities
3. Appropriate for a larger range of age groups
4. Creative non-traditional play equipment and features
Comfortable seating to allow children or adults to rest and watch
5. Use of recycled materials that are safe and durable
6. Easy access for water play in the Metcalf Ditch
7. Interactive play environments using natural elements such as water and boulders, as opportunities for play
8. Varied topography in play areas

Group Area Redevelopment Considerations:

1. Provide a bear proof trash receptacle and barbecue grill near each picnic area
2. Use materials indigenous to the region that are durable and can take heavy traffic
3. Position picnic tables on hard surfaces
4. Construct a group shelter or locally available materials with similar design motifs to other Town amenities

Concepts for playground and family picnic area redevelopment

ZONE D - WEST FAMILY PICNIC AND PLAY AREA

Zone D Summary

Similar to Zone C, this area on the west side of the lake could be significantly enhanced to provide greater opportunities for kids' play and family gathering. Use patterns on the west side of the park suggest that residents in the neighborhoods southwest of the park frequently use this area for gathering and recreation, but there are few facilities other than those connected with the elementary school.



Zone D Master Plan Goals

1. To provide picnic facilities adequate to support existing and anticipated levels of use by families and small groups
2. To provide a place for tots to play adjacent to the picnic areas and the ballfield
3. To provide restrooms that serve the west half of the park
4. To retain a clear area for winter sledding on the face of the dam
5. To make the western entries into the park more visible
6. To naturalize vegetation on the dam slope to reduce maintenance and water usage

Zone D Existing Conditions



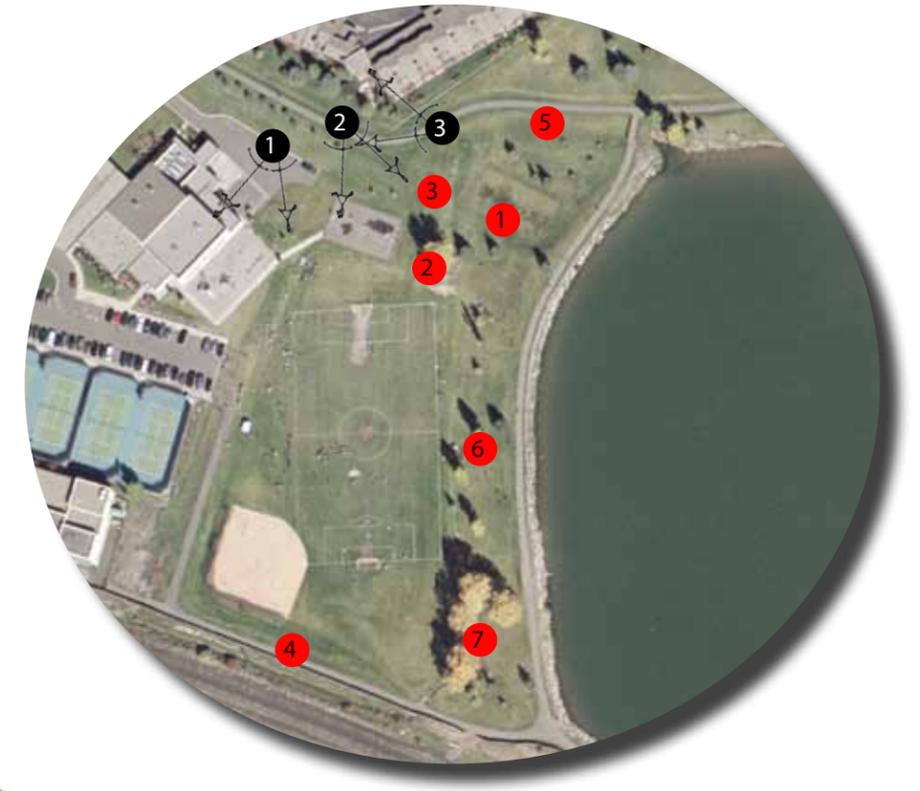
View of the elementary school 1



View of the basketball court with base ball field beyond 2



View of the school driveway looking west 3

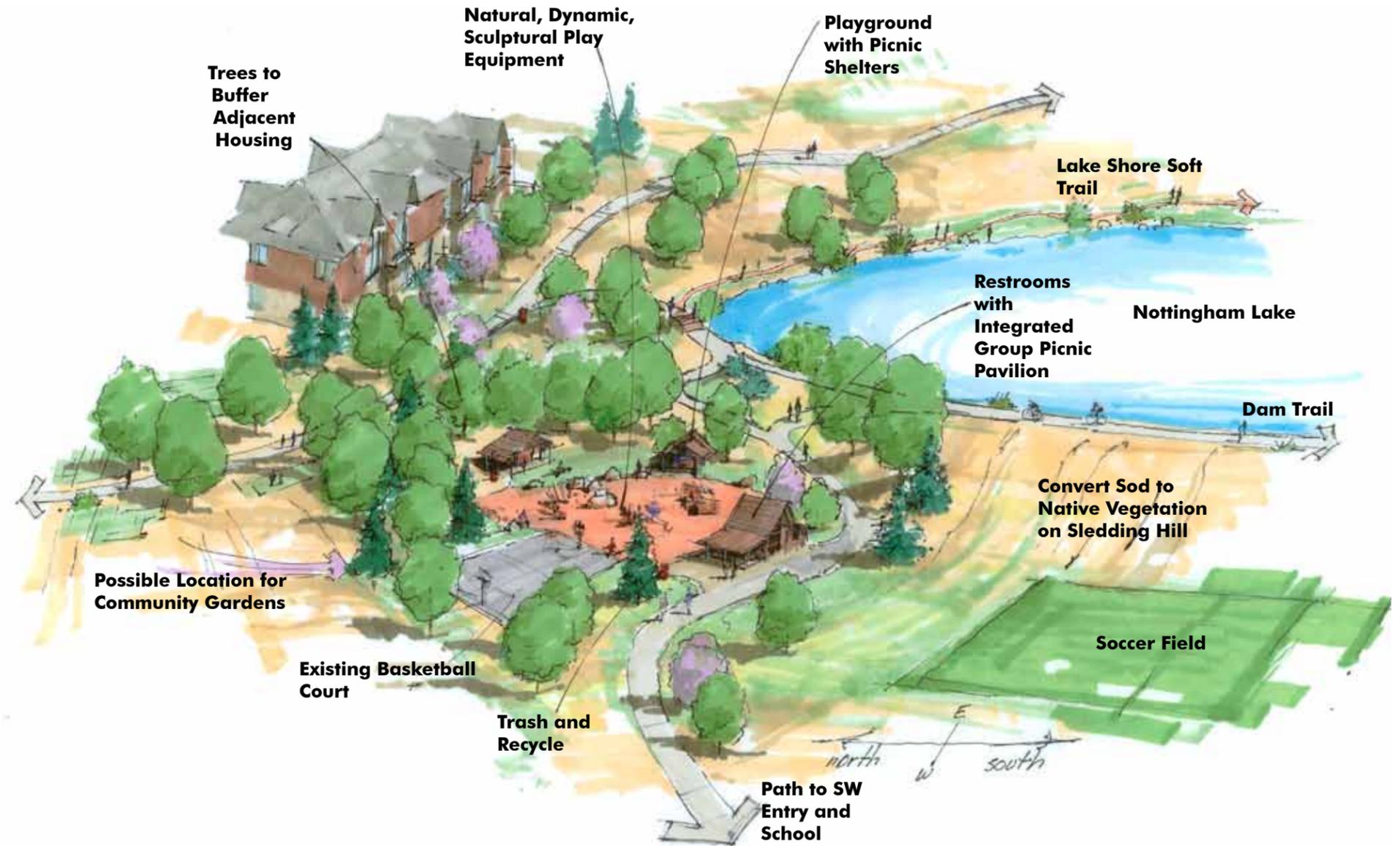


ZONE D - MASTER PLAN RECOMMENDATIONS

Zone D Recommendations

1. New tots' play area
2. New picnic pavilion with restrooms
3. New picnic tables & site furnishings
4. Improved path
5. More landscaping to screen the area from neighboring condos and the water treatment plant
6. Naturalized vegetation in place of mowed sod on the sloped face of dam
7. Addition of some boulders for seating near the outflow channel

(please refer to aerial map for location, indicated by #)



Concepts for improvements to the west side of Nottingham Park

ZONE D - MASTER PLAN RECOMMENDATIONS



Concepts for integrating native vegetation and grasses on slopes and along walkways

Zone D Design Considerations:

Edges:

1. Maintain open lawn and make it available for special events
2. Use vegetation to define path edges and smaller gathering spaces within the zone
3. Introduce native perennials to soften the edges along the dam

Screening and Buffering:

Introduce a variety of native plantings to better define the park edge and buffer residential complexes to the north

Maintenance:

Reduce maintenance requirements and water consumption by replacing sod with native vegetation on steep dam sides

ZONE E - PARK FACILITIES CORE

Zone E Summary

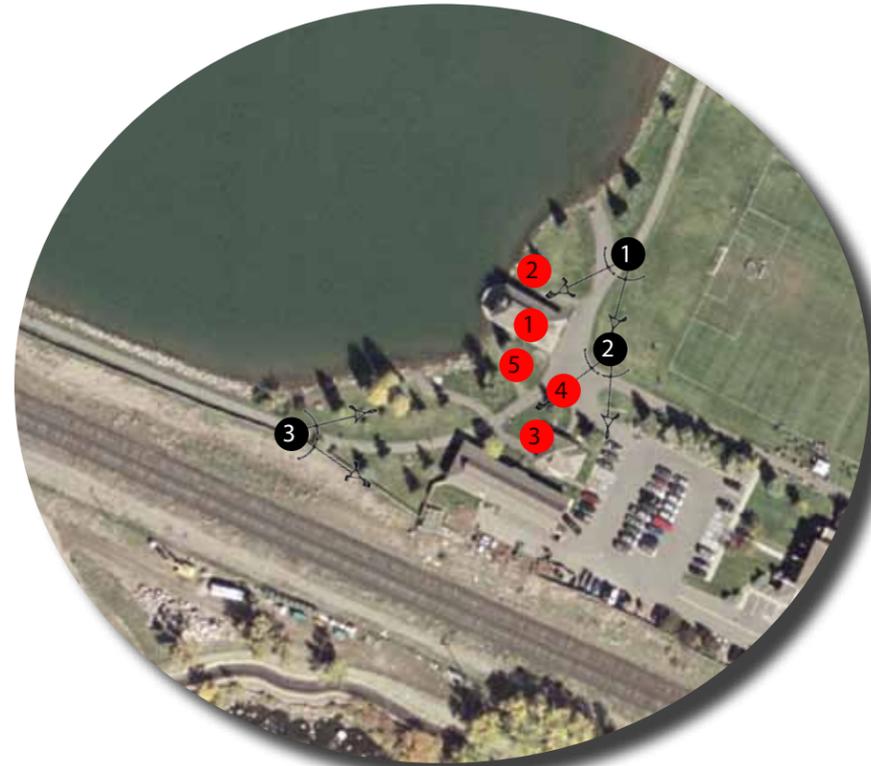
This small area at the southeast corner of the lake, just south of the pumphouse, currently houses a visually unrelated conglomeration of facilities: the park maintenance building, the log house where skates and paddle boats can be rented, a dock for paddle boats, and a few shaded picnic areas by the water. The main east-west recreation path bisects the zone. It is likely that all these facilities will need to be expanded to support future growth in the intensity of activity in the park.



Zone E Master Plan Goals

1. To support future growth in use of recreation facilities in the park
2. To support a greater variety of year-round activity at the lake edge
3. To enhance the view terminus of Main Street
4. To house these facilities in a family of small-scale structures that are sensitive to view lines and that reflect historical design motifs evolving in Avon's new civic developments

Zone E Existing Conditions



1 View past the pumphouse toward the log cabin that houses the rental operation



2 View of the log cabin



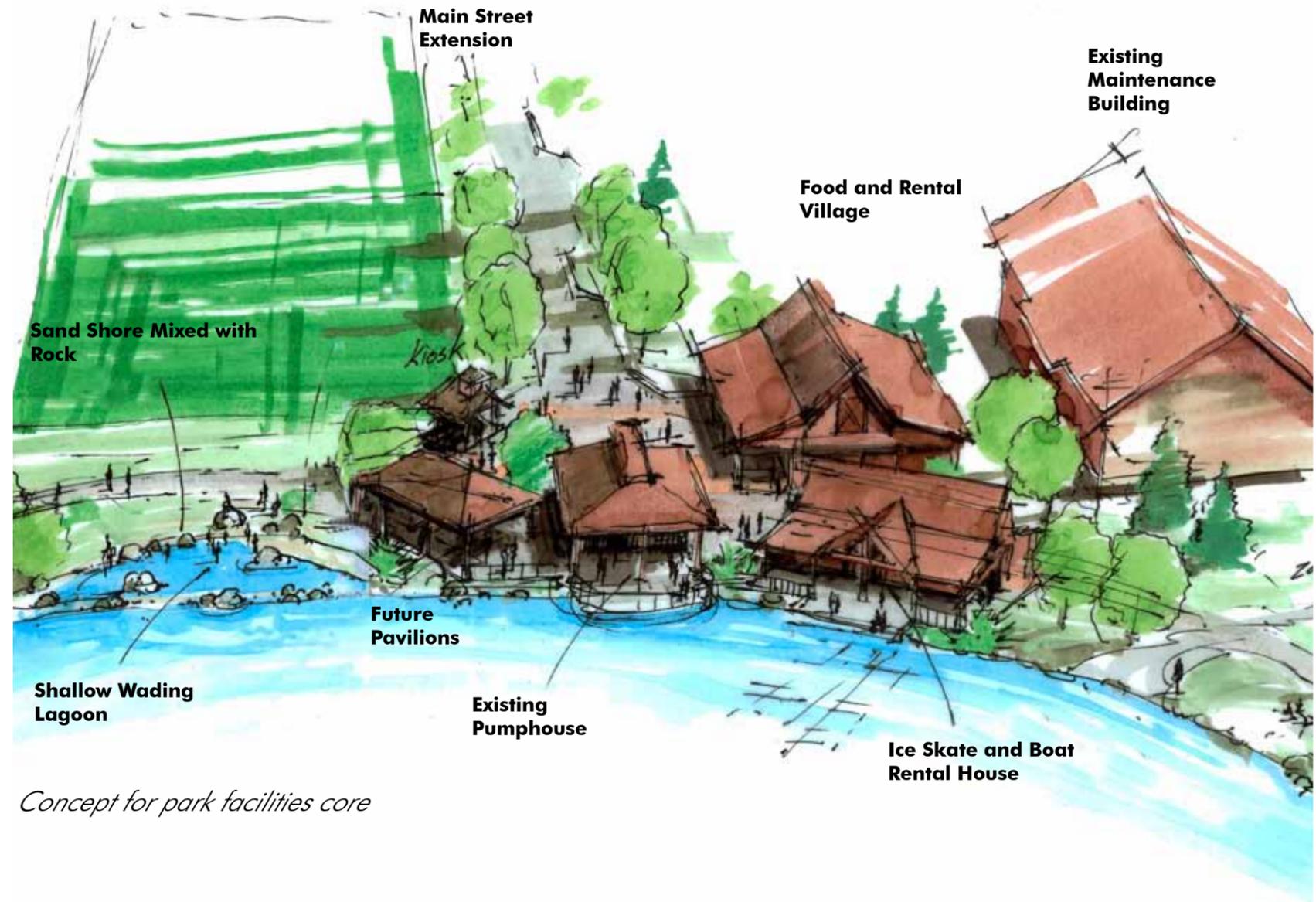
3 View of the log cabin from the west

ZONE E - MASTER PLAN RECOMMENDATIONS

Zone E Recommendations

1. Multi-purpose community pavilion/bandshell
2. Extension of a boardwalk-type promenade/porch along the lakeshore
3. Restrooms
4. Expanded concession space
5. New lighting and park furniture

(please refer to aerial map for location, indicated by #)



Concept for park facilities core

ZONE E- MASTER PLAN RECOMMENDATIONS



Zone E Design Considerations and Guidelines for Structures:

1. Small multi-purpose pavilions that can be used for individually or together for a variety of uses and events
2. Positioned to enable simultaneous use by multiple user groups. Clustered siting close to existing pumphouse to avoid encroaching on views of the lake
3. Architecture motifs and materials consistent throughout the zone and indigenous to the region

Examples of pavilions and other partial open air structures

ZONE F- NORTH PARK EDGE / OPEN SPACE

Zone F Summary

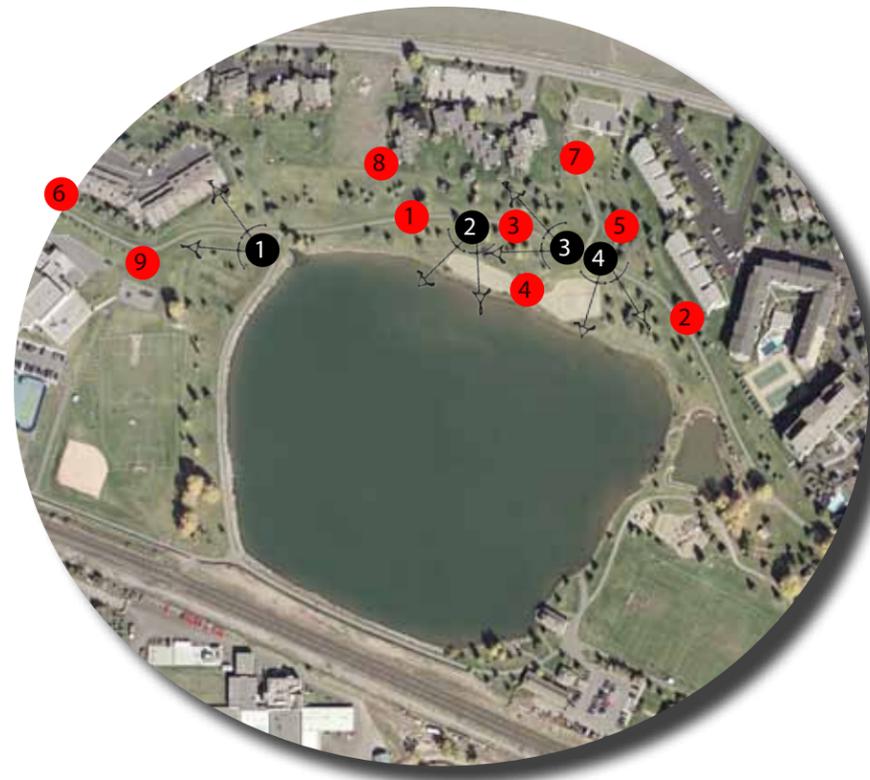
The large grassy margin of the park along the north side of the lake is highly valued as natural open space and for the dramatic views across the lake toward the ski slopes of Beaver Creek. Community feedback emphasized that it should function exclusively for passive recreation, with the emphasis on trails, seating, and landscape quality.



Zone F Master Plan Goals:

1. To offer more opportunities for sitting and picnicking on this side of the lake
2. To separate fast-moving bike traffic from casual strollers
3. To preserve the mature trees
4. To screen the park from neighboring residential units without obstructing their lake views
5. To reduce the amount of sodded area that has to be mowed and irrigated
6. To increase the perception of safety through better lighting

Zone F Existing Conditions:



1 View west



2 View south toward seating at lake shore



4 View of the volleyball courts at the north lake shore



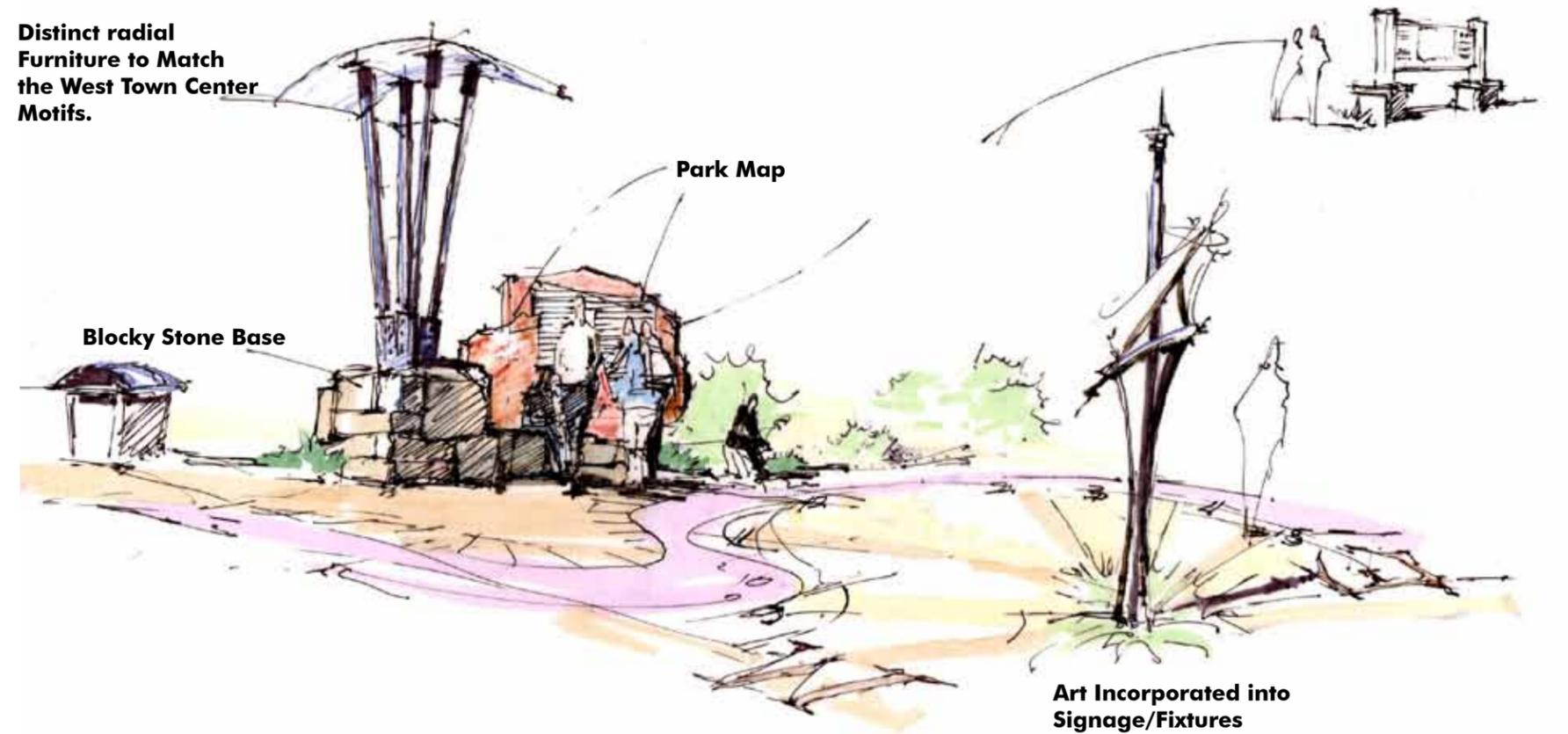
3 View west along main east-west park path

ZONE F- MASTER PLAN RECOMMENDATIONS

Zone F Recommendations

1. Primary asphalt recreation path relocated and improved
2. Secondary system of soft trails for wandering and strolling, separated from paved paths used by bicyclists and connecting multiple small seating alcoves
3. New park furniture and lighting
4. Sand beach replaced with sod
5. Volleyball relocated slightly uphill and natural lake edge restored
6. New entry monuments along W. Beaver Cr. Blvd.
7. New path from parking lot
8. Naturalized vegetation along north fenceline
9. Optional community garden

(please refer to aerial map for location, indicated by #)



Ideas for park signage at entry points

ZONE F- MASTER PLAN RECOMMENDATIONS



Examples of pathway landscaping with grasses and perennials

ZONE G- WEST SIDE RECREATIONAL FACILITIES

Zone G Summary

This zone encompasses the recreation facilities associated with the elementary school but open to the public when school is not in session. Many residents were unaware that this area is in fact part of the park. It provides the only parking supply on the western side of the park. Other than aesthetic upgrades in the landscape, long-term needs and opportunities for improvement have yet to be determined for this zone.



Zone G Master Plan Goals

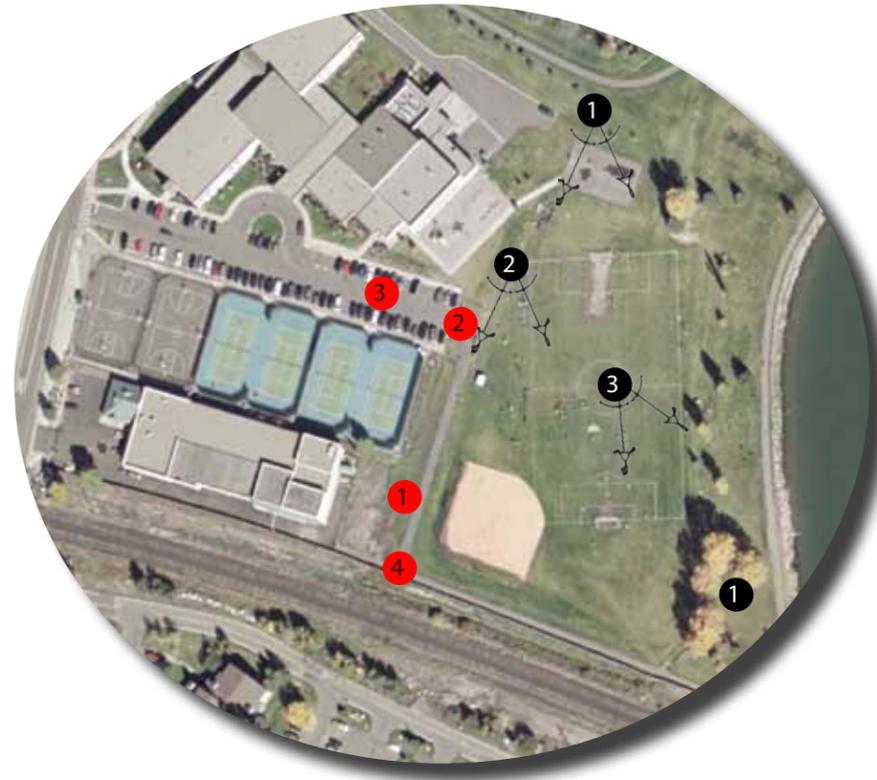
1. To increase directional clarity at the ped/bike and vehicular entries from West Beaver Creek Blvd.
2. To explore opportunities to upgrade existing facilities

Zone G Recommendations

1. Additional landscaping
2. Park entry monument and directional signage
3. Parking lot lighting
4. More direct trail connection to the park from the west (See also Zone B)

(please refer to aerial map for location, indicated by #)

Zone G Existing Conditions



1 View looking south across baseball field



2 View south across the baseball field



3 View toward the west facing slope of the dam

ZONE H- PUBLIC REDEVELOPMENT SITE

Zone H Summary

The adopted plan for West Avon's commercial core calls for relocating the municipal building to a new site at the west end of Main Street. When the current site of the Town Hall is made available for re-use, it should be used to support the park and the future growth of activities and events in the park.



Zone H Master Plan Goals

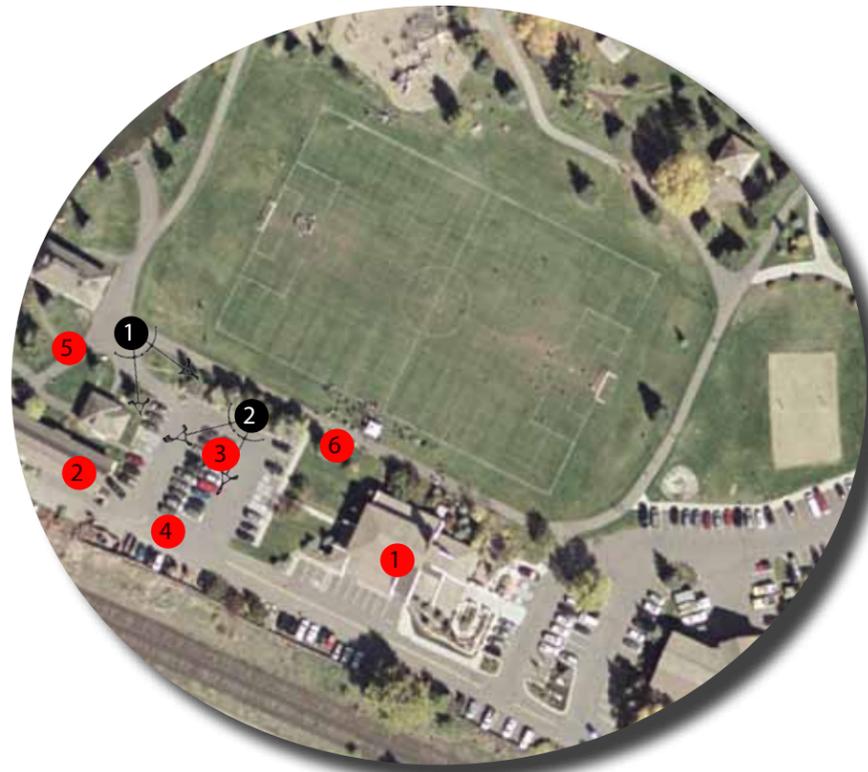
1. To encourage the Town Council to consider using the parcel for park support facilities and parking
2. To prompt study, programming and master planning of the site in conjunction with plans to relocate Town Hall

Zone H Recommendations

1. Future structured parking
2. Future expansion of park maintenance facility
3. "Back-of-house" access and support for large events
4. Parking lot lighting
5. More direct trail connection to the park (See also Zone B)
6. Semi-permanent performance stage oriented to multi-purpose lawn and using parking area as back of house

(please refer to aerial map for location, indicated by #)

Zone H Existing Conditions



1 View into the maintenance and town employee lot



2 View of the parking lot



2 View looking southwest from the service parking lot

ZONE H - PUBLIC REDEVELOPMENT SITE

Summary of concepts for public redevelopment site:

Concept A

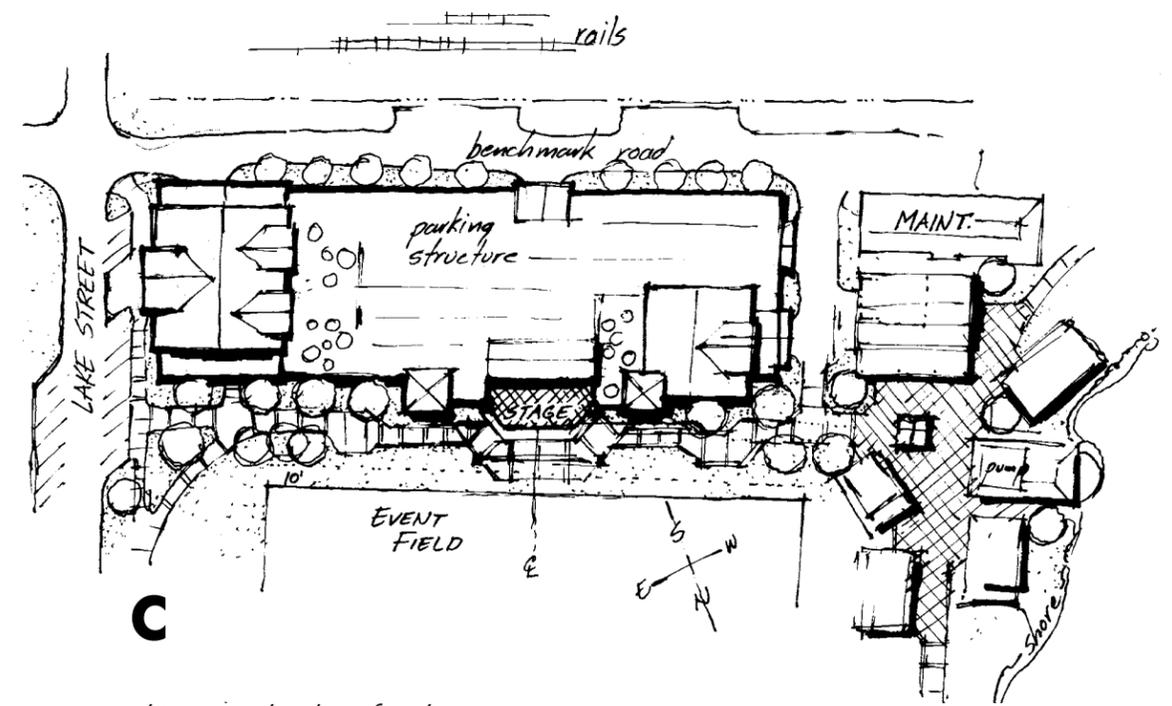
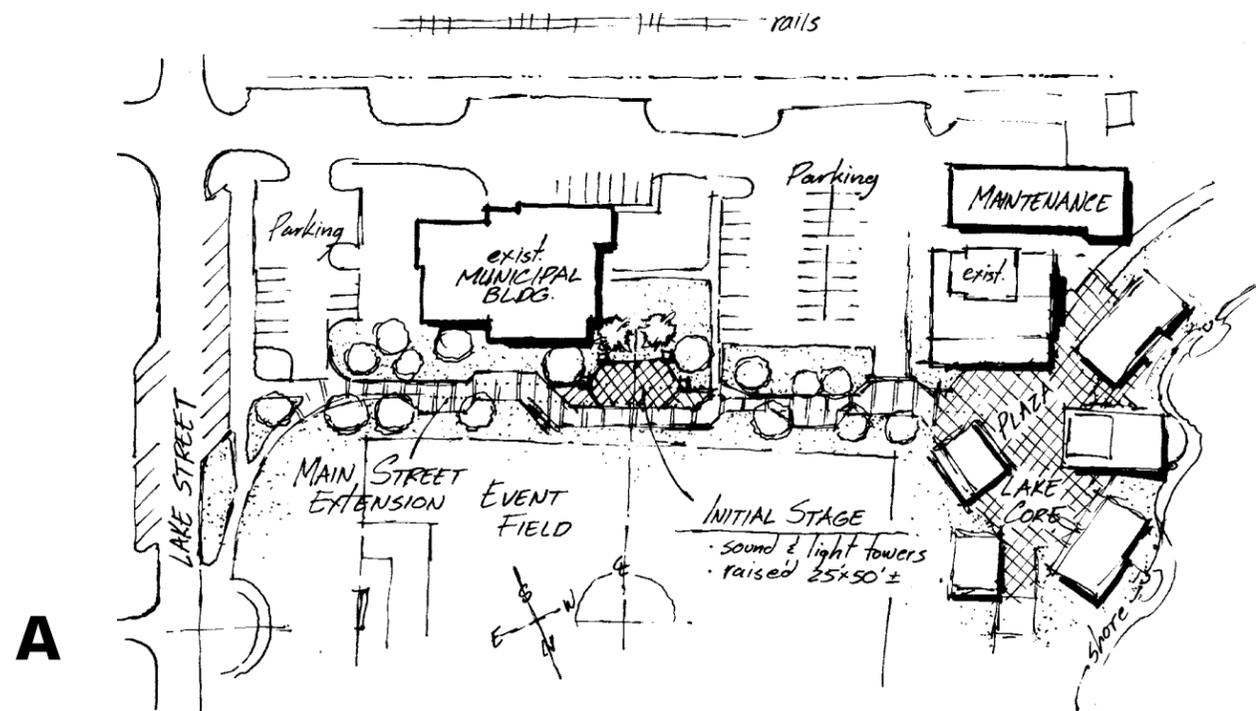
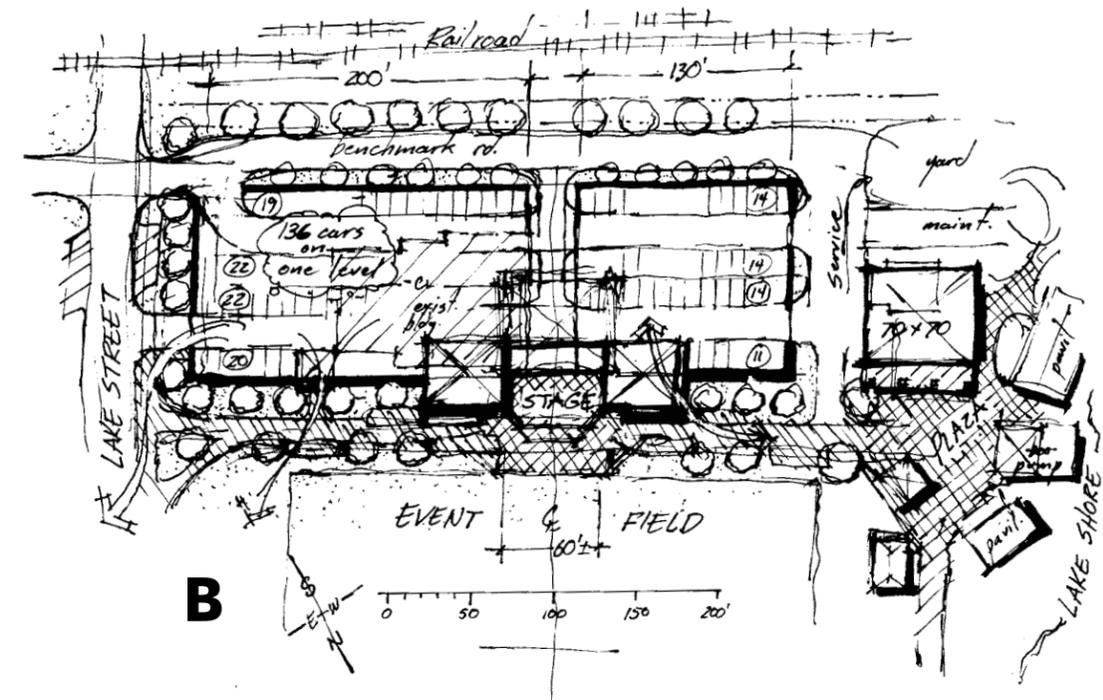
- Contemplates an immediate phase of development of Main Street Extension, the performance stage, and several lake shore pavilions, BEFORE relocation and redevelopment of Town Hall.

Concept B

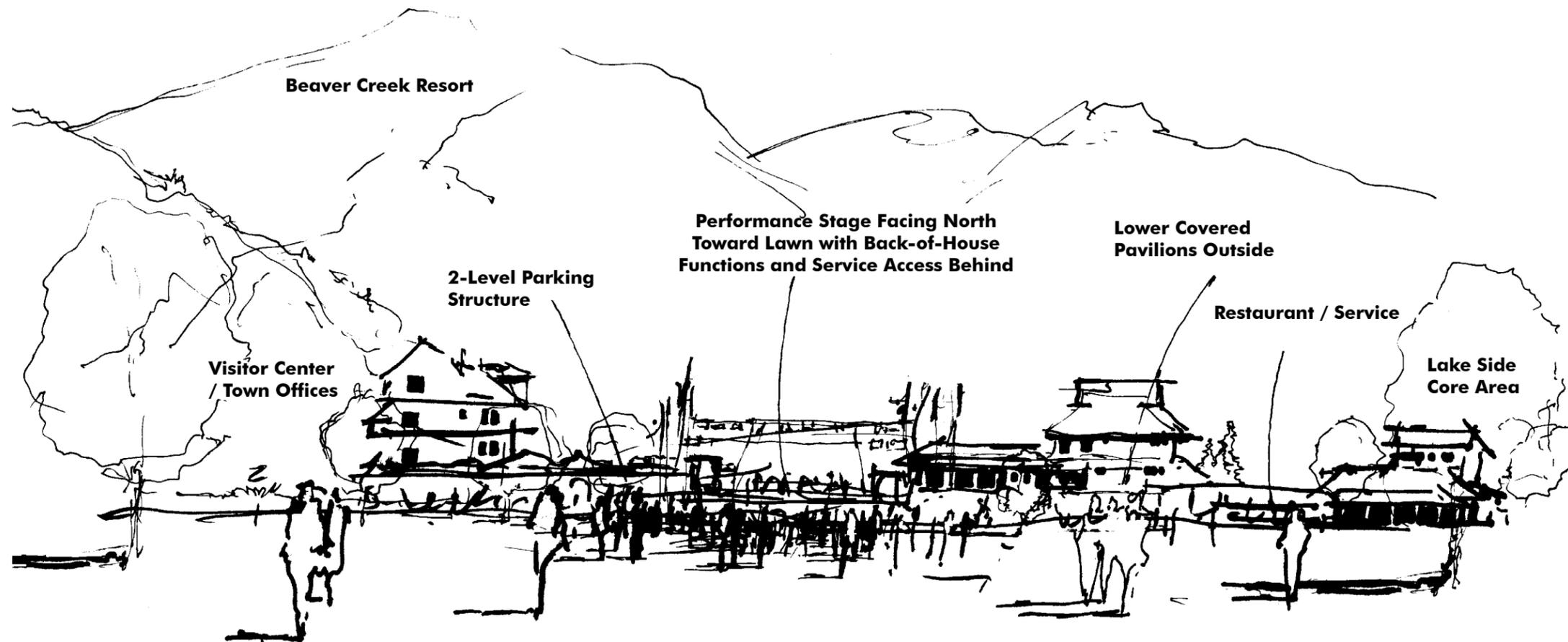
- The public redevelopment site is re-used primarily for structured parking, and integration with the park core facilities (Zone E) and the performance stage oriented to the events field.

Concept C

- The public redevelopment site is re-used for structured parking and considers optional multi-purpose building facing Lake Street, with to-be-determined uses but possibly new Town offices, a visitor center, community center, etc...



Concepts for the public redevelopment site incorporating parking and other facilities



*Concept sketch of public redevelopment site with future performance stage and multi-purpose development
(Zone A, Zone E, and Zone H)*

5.0 IMPLEMENTATION STRATEGY

IMPLEMENTATION STRATEGY AND APPROACH

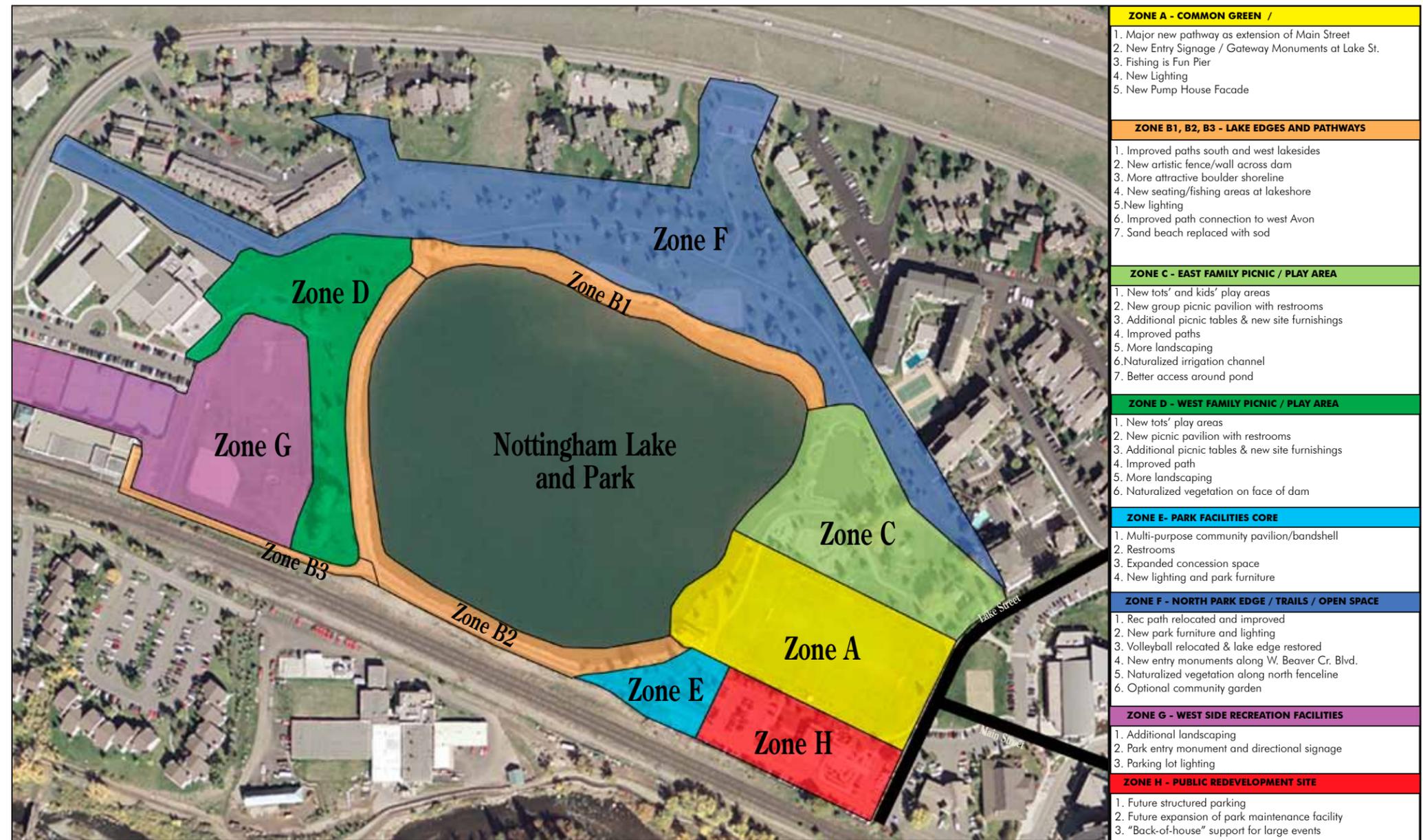
It is envisioned that the recommendations in the master plan will be implemented over time in a sequence of capital improvements that reflect community priorities and needs.

Recommendations are organized in the master plan by discrete zones (Zones A through H), with a menu of specific improvements suggested in each zone. Some of the recommended improvements in each zone are more immediate and urgent projects that can and should be accomplished in the short term; other recommendations are long-term improvements that may be desirable but are not immediate priorities.

Because the master plan is intended to be as flexible as possible, it does not prescribe an exact order or sequence of improvements. Ultimately it will be the responsibility of the town's Planning and Zoning Commission and the Town Council to determine which recommendations to implement and when to initiate them based on the town's annual capital improvements budget.

Rather than suggesting a specific timeframe for phasing the Planning and Zoning Commission and the Town Council have requested that the master plan structure recommendations loosely into tiers of priority. Recommended improvements have been assigned to one of three tiers based on several factors, including realistic construction logistics, site access issues, expected replacement schedules for existing facilities, desired synergies with other West Town Center projects and, not least, expressed community priorities.

The grouping of recommendations into tiers is also being done deliberately to avoid a potential skewed hierarchy of improvements. All improvements and recommendations included in this plan are important, regardless of which tier they may be included in. Ultimately the vision articulated in the master plan will only be complete when the recommendations in all (3) tiers are realized.



Map of Nottingham Park master plan zones

TIER ONE MASTER PLAN RECOMMENDATIONS

- Zone A: Slope transition between Lake Street and the park
- Zone B : Lake edge improvements along the rip-rapped portions of the dam and optional new fishing pier
- Zone B: New pathway along south edge of water treatment plant
- Zone C: New playground relocated closer to Lake Street and the Recreation Center, incorporating artistic and interactive play features, existing trees, and enhanced stream channel
- Zone C: New family area relocated closer to Nottingham Lake, with more direct relationship to events field and lake shore
- Zone C: New and larger primary park pavilion with additional smaller picnic pavilions in the vicinity
- Zone C: New restrooms more visible and centrally located
- Zone G: New restrooms close to an existing facility such as the wastewater treatment plant
- Zone H: Temporary or semi-permanent stage structure oriented north toward the events field, to support large events and performances
- All Zones: New park furnishings and additional lighting, coordinated with West Town center design guidelines
- All Zones: Enhancement of park gateways, portals, and entry points with monumentation, directional signage and lighting coordinated with West Town center design guidelines

TIER TWO MASTER PLAN RECOMMENDATIONS

- Zone A: Main Street extension connecting Lake Street / Main Street to park core area (Zone E)
- Zone A: Shallow wading area adjacent to pumphouse
- Zone B: Artistic fence or wall to replace existing fence along southern path over the dam
- Zone B: Lake edge enhancements along north shore, a soft surface path closer to the lake edge and new seating areas
- Zone F: Native landscaping to buffer adjacent residential uses; and reduce water used for irrigation
- Zone D: Native landscaping on west slope of dam to replace bluegrass

TIER THREE MASTER PLAN RECOMMENDATIONS

- Zone A: New pumphouse facade and lakeside pavilion for small performances at the terminus of the Main Street extension
- Zone C : New waterfall at sedimentation pond spillway; new walking path between sedimentation pond and lake
- Zone D: New small scale tot lot in recessed area below the dam
- Zone E: Redevelopment of historic log cabin in a cluster with small buildings to create a multi-purpose park facilities complex
- Zone F: Repavement of recreation path and shifted alignment to the north to widen the area between path and lake
- Zone F: Relocation of volleyball courts away from lake edge
- Zone G: Covered tennis courts
- Zone H: Redevelopment of public redevelopment site with additional parking and facilities that directly support park functions and events

Long Term Improvements

1. Underpass below Interstate 70 to connect the park to residential areas north of the highway
2. Amendment of adopted ordinances and policies to allow more flexibility for recreational use of Nottingham Lake
3. Path connection between the park and Eagle River Trail, across the Union Pacific right-of-way
4. New irrigation system that is water and energy efficient
5. Adoption of best maintenance practices, sustainability guidelines, and monitoring programs
6. Construction of a municipal parking structure in the West Town Center

Implementation Strategy

The implementation of recommendations in the master plan will evolve based on the direction of the Town Council, Planning and Zoning Commission, and Town Staff. It is anticipated that the deciding factor will be the relationship of future park improvements to the major projects being undertaken by the Town. Both boards have stated that projects with high visibility that directly support the new framework and vision of the West Town Center will take precedence.

Given the open ended nature of the Master Plan and fluctuating prices of labor and materials, only pre-design level opinion of probable construction costs for the Tier One recommended improvements are being provided in this master plan. These costs were determined based on: generalized lineal and area measurements; allowances for new program elements contemplated for each relevant zone; consultation with industry peers on cost for similar projects; and previous direct experience with the design and construction of similar projects. It is important to acknowledge these are very preliminary costs provided only for reference and global budgeting sake. Timing, site specific conditions and construction access will play a big factor in determining the actual costs for each set of improvements.

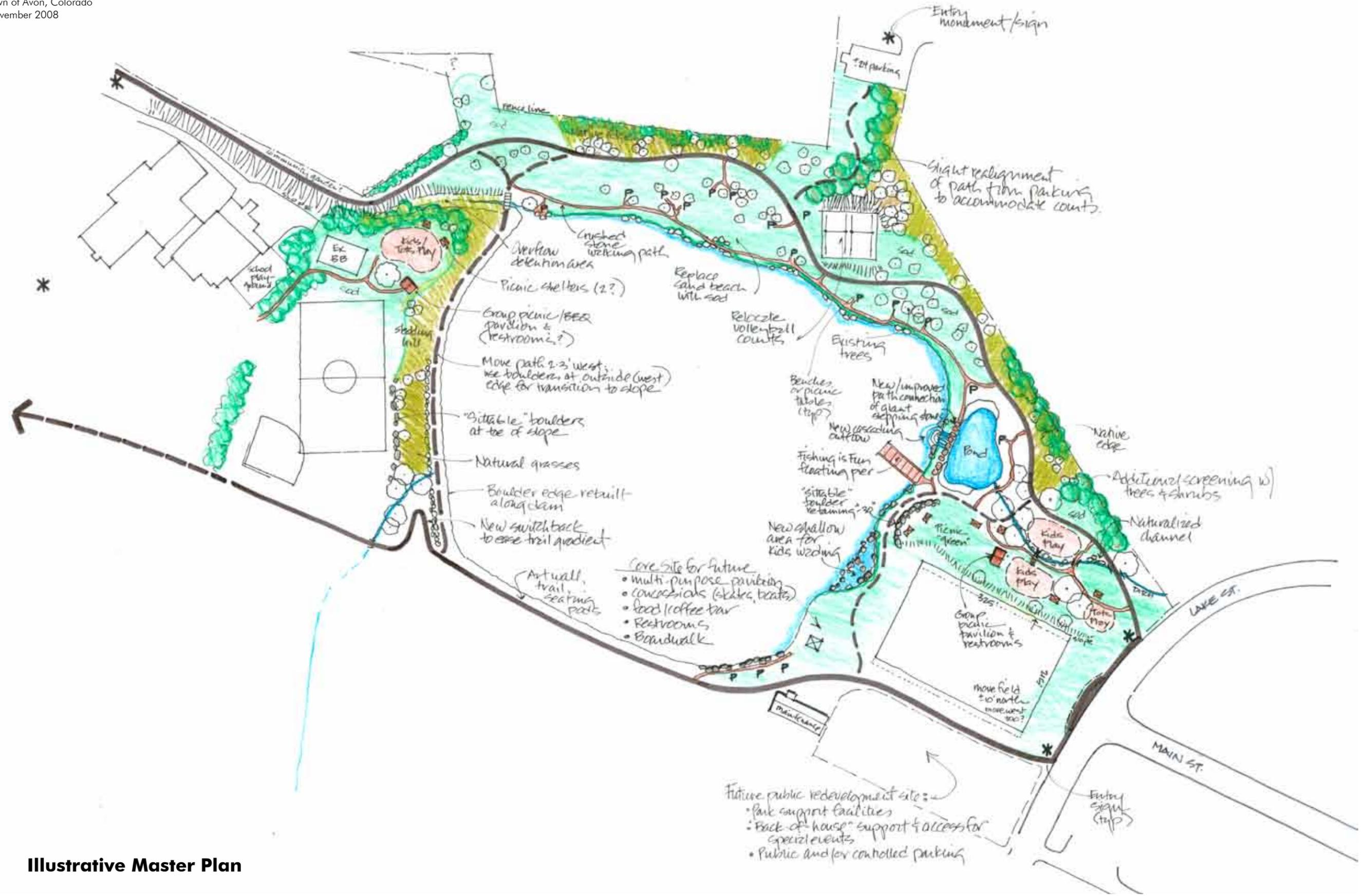
Perhaps most important, the master plan recommends for each set of related improvements that site specific schematic design be performed using an accurate up-to-date topographic survey. This will determine the extent and complexity of each project and inform the overall costs required to design and construct each set of improvements.

Prior to its adoption as policy, the Harry A. Nottingham Master Plan final draft will go through an internal review process including Town Staff, the Planning and Zoning Commission and ultimately Town Council. During this review it is anticipated that a final set of recommendations and improvements will be selected for 2009 and 2010. The planning team can provide more detailed cost estimates for the selected improvements based on the ultimate direction, preferences, and final program(s) called for the elected officials.

PROBABLE COSTS FOR TIER ONE IMPROVEMENTS CONTEMPLATED 2009 / 2010 / 2011

Tier One Recommendations	Cost Allowance* (see note)	Assumptions / Factors
1) Zone A: Slope transition between Lake Street and the park.	\$100,000 to \$150,000	• Accomplished with large flat boulder slabs to serve as seat walls. Approximately 60 to 80 boulders anticipated, dry set.
2) Zone B: Lake edge improvements along the rip-rapped portions of the dam and optional new fishing pier.	\$450,000 to \$500,000	• Approx. 1500 lf of rip rap edge and 1600 lf naturalized edge assumed.
3) Zone B: New pathway along south edge of water treatment plant.	\$50,000 to \$75,000	• Assumes minimal improvement, with emphasis on transition areas into / out of park. Does not assume any legal or property acquisition fees.
4) Zone C: New playground relocated closer to Lake Street and the Recreation Center, incorporating artistic and interactive play features, existing trees, and enhanced stream channel.	\$750,000 to \$1,000,000	• Assumes three general play areas for various age groups, incorporation of interactive art, and enhancement of the stream channels. Assumes a mix of both manufactured and customized play features.
5) Zone C: New family area relocated closer to Nottingham Lake, with more direct relationship to events field and lake shore.	\$250,000 to \$300,000	• Assumes re-grading of playground area, site restoration two smaller pavillions, site furnishings including benches, picnic tables, trash receptacles, grills.
6) Zone C: New and larger primary park pavilion with additional smaller picnic pavillions in the vicinity.	\$200,000 to \$250,000	• Assumes integration with new restrooms, and four smaller pavillions in the vicinity.
7) Zone C: New restrooms more visible and centrally located.	\$200,000 to \$250,000	• Assumes one restroom facility integrated with larger park pavilion and located equidistant from the playground and family areas.
8) Zone G: New restrooms close to an existing facility such as the wastewater treatment plant.	\$200,000 to \$250,000	• Assumes one stand alone restroom facility.
9) Zone H: Temporary or semi-permanent stage structure oriented north toward the events field, to support large events and performances.	\$350,000 to \$600,000	• Assumes a fabric shade structure supported by steel posts and supporting site and earthwork. Price will vary depending on size and extent of stage, and how durable and permanent it needs to be.
10) All Zones: New park furnishings and additional lighting, coordinated with West Town center design guidelines.	\$200,000 to \$250,000	• Assume 24 new benches, 24 new picnic tables, 24 trash receptacles, 24 bollard lights.
11) All Zones: Enhancement of park gateways, portals, and entry points with monumentation, directional signage and lighting coordinated with West Town center design guidelines.	\$250,000 to \$300,000	• Assumes an allowance of \$50,000 for each of the five main portals including park sign, monuments, lighting, directional / circulation signage, interpretive displays.

*Note: These costs do not include a contingency, soft costs, or typical Contractor mark up and profit. The low range estimate is \$3,000,000 and the high range estimate is \$3,925,000. It is anticipated the Tier One improvements will be spread out over the next 3 years. The pre-design allowance for each improvement shall be confirmed during schematic design.



Illustrative Master Plan

6.0 APPENDICES

The following “Constitutes” the content of these appendices:

- Community survey executive summary report
- Summary of previous plans and documents relating to the park and the lake
- Minutes from public meetings, open houses, charrettes

2008 Town of Avon Harry A. Nottingham Park Survey: Executive Summary Report, May 2008

Purpose and Methodology

Purpose

The Town of Avon requested a survey be conducted to gather input from town residents and second homeowners in regard to the Nottingham Park Master Plan.

Specific areas identified for community input:

- Current use of park amenities
- Input on new amenities, upgrades and changes
- Special events
- Overall use of the park
- Maintenance needs at the park
- Value of the park
- Demographics

Methodology

In 2008, the Town of Avon contracted with Venturoni Surveys & Research, Inc. (VSR) to perform the survey analysis.

Two groups were identified that would be key for obtaining input:

1. Local Town of Avon residents
2. Town of Avon second homeowners

The Eagle County voter registration list was used to sample local residents. The second homeowners were obtained using the County Assessor list. All homeowners were part of the sample and a question in the survey was used to have survey respondents designate themselves as local or second homeowner. Survey results from the County Assessor list sample were then cross-tabbed to present separate results for the two groups.

A mail/internet survey was designed for use by the two sample frames (Voter and Assessor). Random sampling techniques were employed to select the samples. Letters were sent to potential respondents directing them to go to the internet to fill out the survey. All respondents were assigned identification numbers (IDN) to assure that no duplicate responses were counted. After two weeks, if the potential respondent had not filled out the internet survey, they were sent a reminder letter, paper copy of the survey and postage paid return envelope.

2008 Town of Avon Nottingham Park Survey: Executive Summary Report, May 2008

The chart below details the size of the original sample frames, the number of surveys that were mailed, the number of surveys delivered (surveys not delivered were returned by the post office as “undeliverable”), the number of surveys completed and the number of surveys returned. % response, and resulting margin of error for each sample frame.

2008 Avon Nottingham Park Survey

Samples:	Sample Frame	Mailed	Delivered	Returned	%	*Standard Error
County Assessor	2,294	1,127	1,099	316	28.8%	5.13%
Voter Registration	2,632	1,135	894	146	16.3%	7.91%
Total		2,262	1,993	462	23.2%	

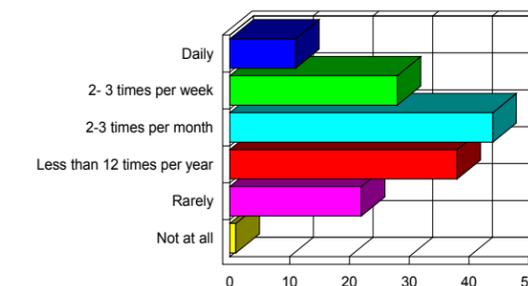
* 95% Confidence Level

The internet/mail surveys were conducted in April and May 2008.

Highlights of Survey Results

9. On average, how often do you use Nottingham Park?

The chart on the right displays the answer from the Voter sample to the question “On average, how often do you use Nottingham Park?” The most frequent response, “2-3 times per month”, was indicated by 31% of respondents. 26% answered “Less than 12 times per year”. The first two responses “Daily” and “2-3 times per week” account for a total of 27% of respondents.



Please note that a full tabulation of all of the survey questions cross-tabbed by “Use of Park” is available in the survey results notebooks and the web-based application (www.avon.org). There is also an interactive slide that allows viewers to select specific questions and view the responses in a graphic representation.

2008 Town of Avon Nottingham Park Survey:
Executive Summary Report, May 2008

12. What amenities do you (and members of your family) currently use on your visits to Nottingham Park?

2008 Avon Nottingham Park Survey
Amenities - Current Use

	Assessor List				Voter List n=146	
	Full-time Resident n=154		Second Homeowner n=143			
12. What amenities do you (and members of your family) currently use on your visits to Nottingham Park?						
recreational paths (walking/jogging)	125	82.24%	105	76.64%	118	81.94%
recreational paths (biking)	71	46.71%	55	40.15%	67	46.53%
picnic tables	46	30.26%	40	29.20%	53	36.81%
playground	46	30.26%	46	33.58%	52	36.11%
restrooms	54	35.53%	39	28.47%	52	36.11%
lake (ice skating)	56	36.84%	40	29.20%	49	34.03%
athletic fields (east)	33	21.71%	21	15.33%	31	21.53%
tennis courts	36	23.68%	18	13.14%	27	18.75%
lake (boating)	27	17.76%	23	16.79%	25	17.36%
lake (fishing)	29	19.08%	23	16.79%	24	16.67%
sledding	21	13.82%	19	13.87%	23	15.97%
volleyball courts	26	17.11%	6	4.38%	22	15.28%
athletic fields (west)	28	18.42%	14	10.22%	21	14.58%
barbeque grills	17	11.18%	11	8.03%	16	11.11%
log cabin	25	16.45%	10	7.30%	15	10.42%
lake dock	12	7.89%	11	8.03%	14	9.72%
other:	8	5.26%	15	10.95%	13	9.03%
basketball courts	12	7.89%	6	4.38%	10	6.94%
school/site use	8	5.26%	1	0.73%	9	6.25%
softball field	13	8.55%	3	2.19%	3	2.08%
irrigation ditch	8	5.26%	0	0.00%	3	2.08%
do not use the park	3	1.97%	9	6.57%	2	1.39%

"Recreational paths (walking/jogging)" received the highest frequency responses from all three sample frames, (Resident Homeowners, Second Homeowners and Voters). This was followed by "Recreational paths (Biking)". The other park amenities are listed in order of use (sorted by the Voter responses) and display a very consistent pattern from all three response groups.

2008 Town of Avon Nottingham Park Survey:
Executive Summary Report, May 2008

14. The following new amenities, upgrades to existing amenities and changes are possibilities for inclusion in the Nottingham Park Master Plan. Please rate each of these items using the following scale. 1=Not Supportive to 5=Very Supportive

2008 Avon Nottingham Park Survey
Amenities - Preferences for Master Plan
ALL Sample Frames

	Assessor List		
	Full-time Resident n=154	Second Homeowner n=143	Voter n=146
1 Trail enhancement and connection	76.35%	79.07%	81.94%
2 Adding amphitheater	66.89%	58.14%	62.94%
3 Add new restrooms	57.04%	59.37%	60.59%
4 Improve lighting	57.54%	64.34%	58.04%
5 Add picnic shelters/BBQ	46.85%	43.45%	51.10%
6 Add cross country ski trail	52.05%	55.65%	51.05%
7 Add dog area, leash free area	48.65%	44.09%	46.85%
8 Improve existing parking	41.38%	37.70%	46.10%
9 Add fire pit	42.86%	28.00%	46.04%
10 Enhance beach for swimming	48.65%	44.09%	43.58%
11 Flood soccer field for skating	37.24%	43.31%	43.57%
12 Location of performing arts pav.	40.29%	43.90%	42.03%
13 New playground equipment	39.73%	40.94%	39.13%
14 Enhance lakes edge access	50.69%	45.83%	38.41%
15 Remove fence along railroad edge	30.28%	36.36%	37.41%
16 Add fishing dock	31.72%	40.65%	37.15%
17 Adding art installations	24.14%	30.33%	26.09%
18 Relocate Red House from US6	22.14%	20.17%	22.46%
19 Cover existing tennis courts	19.31%	13.82%	18.57%
20 Add noise berm	19.01%	25.41%	17.91%
21 Cover existing basketball courts	12.59%	6.62%	10.37%
22 Shade structure	12.59%	6.62%	10.37%
23 Do not add anything to the park	9.82%	10.00%	6.54%

Sort: Voter

The percentage of respondents who rated the item a 4 or 5 on a 5 point scale (Not Supportive to Very Supportive)

70%+	
50 - 69%	
30 - 49%	

The preferences indicated in the chart above are very consistent across the sample frames, indicating general agreement amongst the constituent groups. "Trail enhancement and connection" displayed the greatest support, followed by "Adding amphitheatre", "Add new restrooms", "Improve lighting", "Add picnic shelters/BBQ", and "Add cross country ski trail".

2008 Town of Avon Nottingham Park Survey:
Executive Summary Report, May 2008

39. Which special events have you (and members of your family) attended at Nottingham Park? (Please check all that apply)

2008 Avon Nottingham Park Survey
Attendance at Special Events
ALL Sample Frames

	Assessor List			Voter List n=146		
	Full-time Resident n=154	Second Homeowner n=143				
39. Which special events have you (and members of your family) attended at Nottingham Park?						
4th of July Fire Works Display	131	91.61%	113	94.96%	131	92.25%
Art Festivals	81	56.64%	62	52.10%	73	51.41%
Lakeside Cinema	44	30.77%	25	21.01%	40	28.17%
Fall Fun Night	39	27.27%	17	14.29%	39	27.46%
Avon's Egg Hunt	37	25.87%	19	15.97%	36	25.35%
Antique Show	44	30.77%	32	26.89%	35	24.65%
Vail Lacrosse Shootout Tournament	24	16.78%	26	21.85%	26	18.31%
Triple Bypass Bicycle Tour	30	20.98%	26	21.85%	25	17.61%
Icing on the Lake	30	20.98%	14	11.76%	22	15.49%
Vail Valley Soccer	16	11.19%	11	9.24%	17	11.97%
Hockey Championships	25	17.48%	7	5.88%	16	11.27%
Father's Day Fishing Derby	10	6.99%	3	2.52%	9	6.34%
American Circus	14	9.79%	5	4.20%	9	6.34%
Dunk and Dash	14	9.79%	7	5.88%	5	3.52%

Special events at the park are very popular, as the table above demonstrates. This question was followed by #40 which asked "Would you like to see more or fewer special events at the park?" 84% of the Voter respondents would like to see more special events.

This Executive Summary is provided to give an overview of some of the survey findings. Please go to the town web page (www.avon.org) to obtain more findings from the Town of Avon Harry A. Nottingham Park Survey including the following:

- Detailed survey results for each of the 52 survey questions by sample frame
- PowerPoint presentation of the survey results
- Color-coded spreadsheets
- Cross-tab results by:
 - Use of Park
 - Length of Residency
- Over 70 pages of write-in comments
- Interactive slides



Memo:

Project Name: Harry A. Nottingham Park Master Plan
Date: 03.24.08

Project No: 2803.00

FROM: Pedro Campos, ASLA / RLA
Mariana Boldu

Senior Landscape Architect
Senior Land Planner

TO: Matt Gennett
Jared Barnes

TOA NPMP Project Manager
TOA NPMP Coordinator

RE: Review of TOA Existing Planning Documents related to Harry A. Nottingham Park.

This memorandum summarizes relevant planning documents and information the Town of Avon has regarding the Harry A. Nottingham Park. The project team has completed the review of this information as part of the planning process to develop an updated Master Plan for the Harry A. Nottingham Park. The intent is to verify the applicability of these previous planning document's recommendations through discussions with Town's staff, analysis of the results of the Community Survey and the outcome of the preliminary designs emerging from the proposed public design work sessions and input process.

The documents reviewed are:

- Recreation Master Plan, Winston Associates, Inc/ RRC Associates, February 11th 1992
- TOA Comprehensive Plan, Edaw/JAMAR, March 27th 1990
- TOA Comprehensive Plan, Balloffet & Associates, Inc, 1996
- TOA Comprehensive Plan, DesignWorkshop Inc., 2006
- TOA West Town Center Design Guidelines, DesignWorkshop Inc., February 2007
- Avon West Town Center District Investment Plan, DesignWorkshop Inc., August 2007

This memo is also complemented by a summary map (see attached) that outlines what we believe to be current Planning Priorities and Recommendations distilled from the existing TOA planning documents. While the goal is to build upon previous efforts in some cases the assumptions reflected on the map may no longer be valid. The review of the map and this memo by Town staff and the project committee is necessary to confirm and review if there are any incorrect assumptions. This review will ensure the map reflects the most current thinking for improvements for and related to the park. The goal is to establish what improvements are still a priority and what other factors are applicable at this point in time.

Also as an appendix to this memo we have produced a synthesis of the relevant information from each of the planning documents and related graphics. While this memo may be included in the final document for the master plan, the synthesis of the planning information will be reflected only as a bibliography in the final document.

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Recreation Master Plan, Winston Associates, Inc/ RRC Associates, February 11th 1992

The 1992 Recreation Master Plan outlines park specific recommendations, some of which have been implemented and others that have not been implemented. Page 1.4 of the Recreation Master Plan identifies a potential underpass/raised walkway crossing at the railroad tracks located near the southwest corner of Nottingham Lake. Easing or eliminating the restrictions on human contact with the water in the lake is identified as an opportunity for improvement of Nottingham Lake. Once again, on page 4.2 it is recommended to lift the restrictions on human contact with the lake.

The parking area north of Nottingham Lake is noted as a view corridor into the park and can be explored for other uses. Further opportunities for the parking area are identified on page 1.5 suggesting that controlling the parcel would provide parking closer to the beach and assure a strong visual connection to the park from the north. It is also recommended that the basketball and tennis courts to the west of Nottingham Lake be upgraded. Page 4.14 outlines a trail plan along the banks of the Eagle River.

TOA Comprehensive Plan, Edaw/JAMAR, March 27th 1990

The 1990 TOA Comprehensive Plan outlines specific recommendations that have an impact on the park, some of which have been implemented and others that have not been implemented. The graphic located between pages 2.12 and 2.13 identify views from the north to Harry A. Nottingham Park through the parking area north of the park as key views to be preserved. This view corridor is identified again on a graphic between pages 5.4 and 5.5. A public recreational trail located along the banks of the Eagle River is identified on a graphic between pages 4.6 and 4.7 and again on a graphic between pages 4.10 and 4.11. There is also a recommendation to extend the pedestrian mall to the park and develop at the terminus, a plaza which functions as the main park entrance.

TOA Comprehensive Plan, Balloffet & Associates, Inc, 1996

The 1996 TOA Comprehensive Plan outlines specific recommendations that have an impact on the park, some of which have been implemented and others that have not been implemented. The parking area to the north of Nottingham Lake is identified as a key view and key undeveloped land; located on a graphic on page 20. There is further identification of the Town Center Mall north of the Seasons building and along Lettuce Shed Lane, between the Seasons building and Lot 61, to the south across the railroad tracks.

TOA Comprehensive Plan, DesignWorkshop Inc., 2006

The 2006 TOA Comprehensive Plan outlines specific recommendations that have an impact on the park, some of which have been implemented and others that have not been implemented. On page 21 several graphic recommendations are presented for the area surrounding Harry A. Nottingham Park. A potential connection from Metcalf Rd. to Beaver Creek Blvd., across or under Interstate 70, is identified northwest of the park. The Eagle County Trail System is called out along the banks of the Eagle River south of the park. Further connections to the core of Avon are identified as a potential gondola connection from the Westin confluence site, southeast of the park, to Beaver Creek Landing then from Chair 15 to Bachelor Gulch. The Town Hall, fire, and police sites located near the southeastern edge of the park are identified as potential resources for the park. These three sites are recognized as Civic/Public spaces as well as the school area just west of the lake. A convenient circulation path through town center is located north of the Seasons building, along the pedestrian mall, extending westward to the park and eastward across Avon Road, representing the proposed Main Street Alignment. A key redevelopment area is located in West Avon along the identified convenient circulation path.

The community framework graphic on page 35 outlines important view corridors toward Bellyache Ridge and Beaver Creek Ski Resort/Bachelor Gulch from the eastern athletic field. The potential connection from Metcalf Road to Beaver Creek Blvd, near the northwest corner of the park is emphasized once again. A performing arts pavilion is situated along the eastern edge of Nottingham Lake on axis with the proposed Main Street alignment and Town Center Development. This follows the recommendation to update the park with cultural, recreational, and art resources to serve more public interests. A Transit Center is identified to the southeast of Lettuce Shed Lane along Benchmark Road, resulting in a strong connection through out the city and county. Further connections to the core of Avon are identified as a potential gondola connection

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from the Westin confluence site, southeast of the park, to Beaver Creek Landing then from Chair 15 to Bachelor Gulch.

On page 56 goal G.2 states that the railroad right-of-way corridor needs to be come an integral part of the town's mobility system and no longer create a barrier to circulation. It is recommended under Policy G.2.3 to provide safe and cost-effective, at grade crossings through the railroad right-of-way, particularly between the Town Center and confluence site on either side of the Seasons building. Goal I.1 on page 61 recommends that an exceptional system of parks, trails, and recreational programs to serve the year-round leisure need of area residents and visitors is provided. Policy I.1.7 recommends that a river front park be developed that connects the Eagle River to the Town Center and Harry A. Nottingham Park, located at the western portion of the confluence site.

The West Town Center district is identified as a high priority development area on page 71. This development includes the new Main Street alignment north of the Seasons toward Harry A. Nottingham Park. The Transit Center is once again identified at the southeast of Lettuce Shed Lane along Benchmark Road. Two railroad crossings are located through the railroad right-of-way just south of the Seasons building. The two crossings through the railroad right-of-way are also identified on page 91 as vehicular and pedestrian crossing points. Fronting the eastern side of the park is the possible realignment of Benchmark Road (a.k.a. Lake Street). There is also a parking structure recommended to be positioned east of the current Avon Recreation Center fronting the proposed Main Street.

As identified on page 75, the Confluence District is another high priority development area. Connections to the Confluence site and Town Center are identified as a potential gondola connection from the Westin confluence site, southeast of the park, to Beaver Creek Landing and two railroad crossings located through the railroad right-of-way just south of the Seasons building. Further connections to West Town Center and the Confluence site are made possible by the transit center, located at the southeast of Lettuce Shed Lane along Benchmark Road. The Riverfront Park and Trail are a more regional connection located at the western edge of the Confluence site and north of the Eagle River.

The Harry A. Nottingham Park District is identified on page 79 as a medium priority development area. The proposed Benchmark Road realignment (Lake Street) is located at the eastern edge of Harry A. Nottingham Park. Surrounding the potential road realignment and encompassing the Avon Recreation Center, is an area reserved for civic center redevelopment. A western anchor to the proposed main street is located in the southeastern portion of the park near the Log Cabin area. Recreational enhancements are recommended entirely around the shores of Nottingham Lake with a passive recreation area located near the northeast corner of the lake.

TOA West Town Center Design Guidelines, DesignWorkshop Inc., February 2007

The 2007 TOA West Town Center Design Guidelines outline specific recommendations that have an impact on the park and surrounding development along the proposed Main Street alignment. In Part II, page 67, the Lot 61 Development defines a conceptual building footprint for the gateway building to Main Street adjacent to Benchmark Road. The Seasons Development, located on page 75, defines improvements to the Seasons building fronting the proposed Main Street Alignment. The Avon Center Development, page 81, utilizes the existing building and lot known as Avon Center, Lot A and proposes a similar structure to be constructed to the west of the current building along the proposed Main Street alignment, known as Avon Center, Lot B. On page 87, the Sheraton development is stated to occur north of Main Street and step down in size as it approaches Main Street alignment.

To aid in parking of vehicles near West Town Center, a Parking Structure Development is proposed on page 93 and is to be located on the vacant land east of the Recreation Center. The Town Hall Development, on page 101, is designated as the eastern terminus to Harry A. Nottingham Park. It is to be located on the north and south sides the proposed Main Street alignment and east of the proposed Benchmark Road realignment (Lake Street), adjacent to the Recreation Center and Avon Public Library. The Nottingham Inn Development, suggested on page 109 would have the most impact on the park. Located directly south of the existing athletic field at the eastern part of the park, the Nottingham Inn will sit where the current Town of Avon Municipal Building, Fire Station, and Police Station are located.

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Avon West Town Center District Investment Plan, DesignWorkshop Inc., August 2007

The 2007 Avon West Town Center District Investment Plan outlines specific recommendations for development surrounding the park that will have an impact on the park and the direction the Master Plan will take. The Investment Plan does not include appropriate funding strategies for the Harry A. Nottingham Park, however the Investment Plan does make mention of the importance of the park's relation to the proposed Main Street Development. Information pulled from the Investment Plan came from Part II, Design Guidelines, which was an exact copy of the TOA West Town Center Design Guidelines.

--END OF MEMORANDUM--



Meeting Minutes #1:

Project Name: Nottingham Park Master Plan (NPMP) Project No: 2803.00
Date: 02.28.2008

RE: Public Kick Off Meeting
Meeting No.: 02
Meeting Date: February 27, 2008 Time: 5 - 6:10 pm
Location: Town of Avon Municipal Building

FROM: VAg, Inc Architects and Planners Pedro Campos, Mariana Boldu, and Christa Nenaber

IN ATTENDANCE:
Sherry Dorward Landscape Architect, ASLA
Matt Gennett TOA NPMP Project Manager
Pedro Campos VAg, Inc. Architects & Planners, Senior Planner, ASLA
Mariana Boldu VAg, Inc. Architects & Planners, Senior Planner
Christa Nenaber VAg, Inc. Architects & Planners, Landscape Architect in Training

NOT IN ATTENDANCE:

Phase I:
Public Kick Off Meeting

1.1 Introduction of VAg

- Matt Gennett introduced Harry A. Nottingham Park Master Plan and Pedro Campos.

1.2 Public Kick Off Meeting

1.2.1 Pedro Campos Introduced Project.
Comments: Nottingham Park possibly one of Town of Avon's best assets.

1.2.2 Kick Off Meeting Structure
- Goals
- Project Team
- Project Schedule

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- Public Participation
Comment: Public feedback possibly the most important.
- Community Survey

1.2.3 Public Kick Off Meeting Goals
- To ensure public input and participation
- To explain project goal, team, and schedule
- To introduce Community Survey

1.2.4 Project Goals, Why Master Plan for Nottingham Park?
- To respond to Avon's Growth
Comment: Last Master Plan done circa 1991, explore what portions are still valid.
- To respond to Avon's new vision
Comment: Incorporate and adjust to changes to Lake Street and Main Street.
- To anchor new Main Street
- To accommodate different demographics

1.2.4.1 Project Goals: New Master Plan for Nottingham Park
- Consistent with TOA planning documents
- Promote sustainable design
Comments: Bring sustainability to the forefront
- Accommodate public needs
Comments: Consider public events, 4th of July celebration
- Celebrate strong sense of place

1.2.5 Project Team
Comments: Interdisciplinary approach to thoroughly cover all bases.

1.2.6 Project Schedule: Mariana Boldu
- Phase One
Comment: Charrette #1 on April 3rd, opportunity for major public input and interaction.
- Phase Two
Comment: Plan with public opinion consensus, Charrette #2, May 22.
- Phase Three
Comment: Compiled plan to TOA, July 1st.

1.2.7 Public Participation: Sherry Dorward
Comments: Parks are a special organism. More expertise and research is used today for design of parks. Community input is very important.
- Public Meetings, Kick Off Meeting, Public Charrette 1, Public Charrette 2
- Webpage
- Community Survey

1.2.8 Public Charrette 1, April 3, Town of Avon Bldg.
- Focus Groups
- Review Existing Documents
- Site Inventory
- Site Analysis
- Programming Wish List
- Improvements Priorities
Comments: Opportunity for public to voice and illustrate ideas for park.

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1.2.9 Public Charrette 2: May 22, Town of Avon, Bldg.

- Focus Groups
- Update on Survey's Progress
- Conceptual Plan Alternatives

Comments: Create one conceptual master plan.

1.2.10 Webpage

- Going live Feb. 29th, www.avon.org

Comments: Public to use website to stay informed of process, see drawings and progress.

1.3 Linda Venturoni, Survey and Research

Obtain input from the community on the following:

- Current user patterns
- Parking patterns
- Attitudes about the park
- Preferences for changes to the park
- Demographics

1.3.1 Methodology of survey

- Sample Frames

- Avon Voter List
- Avon Property Owners List
- Randomly selected samples

- Two mailings

- 1st mailing directs people to the survey internet address, assigns identification number
- 2nd mailing (only to those who have not responded to the 1st mailing) includes paper survey, postage paid return envelope, and repeats the internet option instructions

1.3.2 Review Draft Survey

- Are we asking the right questions?
- Are the questions worded correctly?
- Are the questions clearly defined?
- Do we have all of the most likely options listed on the multiple-choice questions?
- Are there questions that should be added?
- Are there questions that should be deleted?
- Is the survey user friendly? Will people want to answer the survey?

1.3.3 Discussion, Comments from Public

- Who will receive the survey?

Comment: Residence of Avon and adjacent areas will receive the survey.

- Question #8 add options such as fishing, ice skating, paddle boating, list more specific amenities in the park.

- Does the park encompass the lower fields?

Comment: Yes.

- Add a question of what neighborhood do you live in, Wildridge, Beaver Creek, Eagle Vail, etc.

- Is there a map somewhere?

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Action: Add map in the survey which shows the park boundaries.

- Who pays for the park's expenses?

Comments: Currently all residence of the Town of Avon, the school district also pays for maintenance, and some groups which use the park for special events.

- Add a question on survey to differentiate between full time and part time residence.

- For survey questions #10-37, should there be a more description of size and location for amphitheater and the Red House

- For survey questions #10-37, Add and option of "do not add anything"

- For survey questions #10-37, add the amenities coffee shop, breakfast place at cabin

- Take off #34, Opening Day of Cabin (not and event)

- Is there anything from a maintenance perspective which needs to be improved first in the park?

Comments: Edge repair of lake, new playground equipment, TOA to provide.

- The Lake is used as reservoir for irrigation, not used for drinking water, and emergency water supply.

- What are the possible seen program elements for the Log Cabin?

Comments: Coffee Shop, Museum

- What is the timing for the results of the survey?

Comments: 2 months for all results and analysis, ready for Charrette 2.

- Are results weighted by visitation, residency, etc.?

Comment: Results are not necessarily weighted.

- Add a question "When do you use the park?" (Days of the week, time of day)

-END OF MEETING MINUTES-

The above meeting minutes are the author's understanding of discussions held and decisions reached and shall be deemed acceptable to all parties unless inconsistencies or corrections are identified within seven (7) days of receipt of minutes. Revisions will be included as part of the next meeting minutes.

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Charrette Minutes:

Project Name: Harry A. Nottingham Park Master Plan (NPMP)
Date: 04.07.2008

Project No: 2803.00

RE: Summary of Meeting - Public Design Work Session / Charrette #1:

Charrette No: 1
Meeting Date: April 03, 2008 Time: 5:30pm to 8:00pm
Location: Town of Avon Municipal Building

FROM: VAg, Inc Architects and Planners

Pedro Campos, Mariana Boldu, and Christa Nemaber

IN ATTENDANCE:

Sherry Dorward
Brian Houlihan
Jason Denhart
Gregg Barrie
David Dantas
Brian Sipes
Julie Norberg
Linn Brooks
Tamera Underwood
Mark Weinreich
Todd Goulding
Lisa Craft

Landscape Architect, ASLA

Becky Lawler
Linda Venturoni
Eric Heidemann
Matt Gemmett
Jared Barnes
Jennifer Strehler
John Curatchet
Justin Hildreth
Jeff Schneider
Meryl Jacobs
Matt Piebicker
Pedro Campos
Mariana Boldu
Christa Nemaber

Community Relations Officer
Venturoni Surveys & Research, Inc
TOA NPMP Project Principal
TOA NPMP Project Manager
TOA NPMP Project Coordinator
TOA Public Works Director
TOA Parks Facility and Recreation Supervisor
TOA Town Engineer
TOA Town Engineer
TOA Director of Recreation
TOA Planner
VAg, Inc. Architects & Planners, Senior Planner, ASLA
VAg, Inc. Architects & Planners, Senior Planner
VAg, Inc. Architects & Planners, Landscape Architect in Training
VAg, Inc. Architects & Planners, Landscape Architecture Intern

Brett Rolfs

NOT IN ATTENDANCE:

Rob Janusz

TOA Parks Director or Manager

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I. Public Input (Consisted of members of the public and TOA members)

1.1 Introduction / Meeting Overview :

- Welcome and overall introduction of people around the room
- Goals for meeting: "What we want to accomplish tonight..."
- Public input regarding future improvements for the park; What do you value? What needs to be improved? What would you like to see?
- Overall structure of the work session and some ground rules

1.2 Overall Group Information Review

- Sherry Doward reviewed the overall intent and proposed process to review the information
- Mariana Boldu explained the information displayed around the room and provided a public walk through of what the information portrayed
 - Context Map
 - Planning Recommendations Summary Map
 - Infrastructure Map
 - Site Inventory Map
 - Survey Station
 - Public Input Station (Likes, Dislikes, Wish List)
 - Web Site Station

COMMENTS:

Likes:

- Baseball / T-Ball Field ★
- Provides circulation for pedestrian and bikes off of Beaver Creek Blvd.
- Open space and view corridors
- Green open space / passive recreation opportunities ✓
- Tennis Courts!!
 - Hard – Through Service – Intergenerational – Softer on the Knees
- Green space, open feeling. Reclaim under used areas / buildings as green space
- Neat kids stuff (roller coaster)

Dislikes:

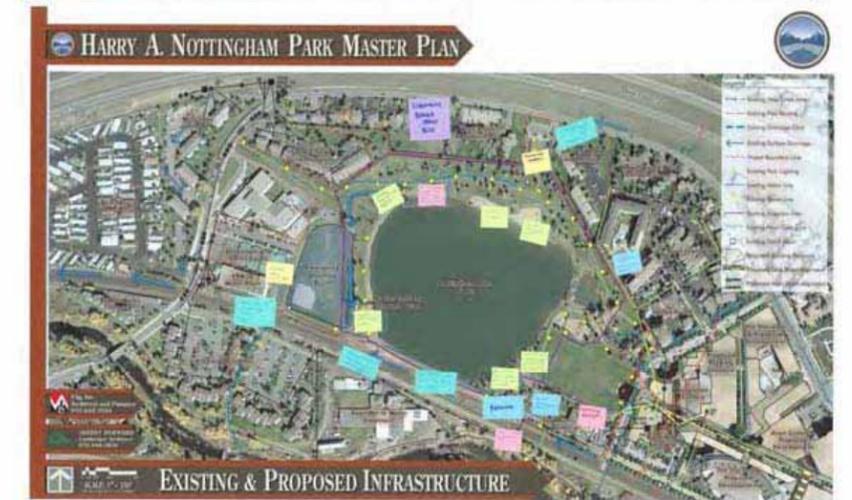
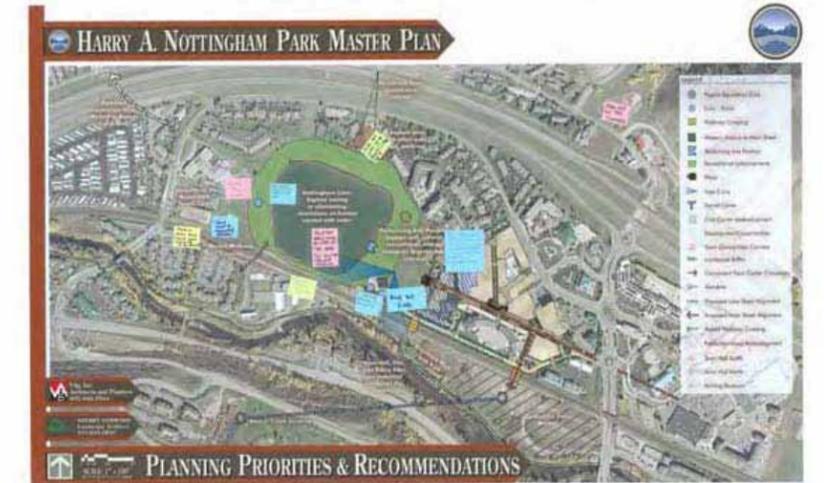
- Fence on south side
- Poor connection to Beaver Creek on southwest side of park
- Poor lighting / park dark
- Not enough parking
- July 3rd – Sit one direction for concert, switch for fireworks ✓
- Bus service from Wildridge / Metcalf to park, or rest of TOA
- Boring (unnatural) edge on Nottingham Lake
- Smells!
 - Yes, Sanitary District is an important partner for usability of park
- Highway noise
- Split rail fencing around lake is in disrepair
- Basketball / Tennis Courts do not feel like part of the park
- No connections to Eagle River
- Too many large conifers

Wish List:

- Amphitheater / Musician Area ✓✓
- Safer pedestrian paths
- Historical interpretive trail independent of main trail(s)
- Local wildlife information plaque
- I-70 underpass to Nottingham Road trail
- Town Blood Drive
- Walk through Demonstration Garden
- Cover Tennis Court, please?
- Restroom facilities open year round
- Maintain open spaces and view corridors
- More ice skating for kids
- Upgrade of playground equipment
- Any way to take advantage, enhance, etc., "stream" – Back Creek through park
- Dog park (fenced – maybe odd / even day allowing freedom)
- Roller coaster / huge water slide
- Upgrades to lake sides and Banks
- Small pavilion?
- More picnic tables
- No Dog Park
- Fishing Pier ✓
- Separate Park for dogs
- Children's wading beach
- Community garden area ✓
- Permanent public recycling site; fenced, well-lit ✓✓
- Ice Rink / Liner on the soccer fields; flood in winter, etc
- Art Installations
- A flower garden area
- Better rental facility
- Permanent Farmers Market pavilion
- Lights for evening tennis
- Winter Carnival with snow sculptures / contest
- 3 Hole putting green
- Recycling receptacles

- The public attendees were given Post-It notes to paste onto Maps and to provide comments / suggestions in a written format.

COMMENTS: As recorded on Post-It notes placed on the maps -



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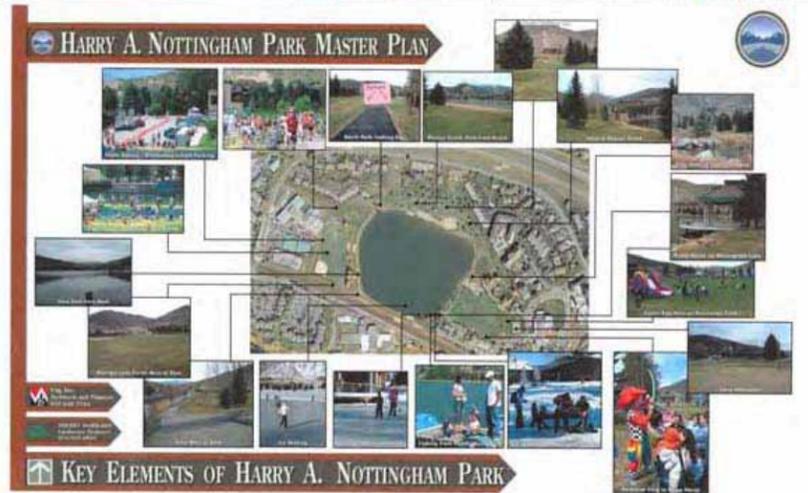
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- Pedro and Sherry concluded the exercise by providing a summary of major trends they noticed on the likes, dislikes, wish list, and maps with post-it notes on them:
 - Covered tennis and basketball courts
 - Pedestrian gateway south of Multipurpose field and Log Cabin area to gain access across railroad
 - Replace, improve, or screen fence along the southern edge of the park
 - Maintain existing view corridors throughout park
 - Maintain green open space / passive feeling of the park
 - Upgrade the walking / bike path
 - New and improved playground equipment
 - Pavilion or amphitheater location at the west edge of the dam or at the eastern portion of the park
 - Permanent recycling structure within or near park
 - Make entrances at all sides of the park more pronounced
 - Allow swimming in Nottingham Lake
 - More lighting is necessary to make the park safer
 - Lighting for tennis and basketball courts
 - Improve / add vegetation along lake shore and around benches / shelters
 - Add parking around the park to match additional amenities to be included in the park
 - Improve accessibility to basketball and tennis courts from Recreation Center
 - More bike racks and water fountains
 - Larger Recreation Center
 - Sidewalks along and connections to West Beaver Creek Blvd.
 - Establish a connection to the river

1.3 Pizza and Refreshments Break

II. Small Focus Groups (Consisted of primarily TOA members)

2.1 Small Focus Group Design Work Session (Consisted of primarily TOA members)

- Sherry kicked off the session and described the exercise. Attendees broke down into groups of 4 to 8 people. Mariana / Pedro / Christa to help organize groups with Group Facilitators.
 - o Work Session Leader: Sherry Dorward / Linda Venturoni
 - o Group Facilitators: Pedro Campos, Mariana Boldu and Sherry Dorward, Christa Nenaber
- Each group worked with (1) or more Group Facilitator(s) at an individual table / desk. The facilitator presented DISCUSSION TOPICS (see below). A map of the park was at each desk, and each group marked up ideas on the maps or over trace. Markers, trace, maps, and other equipment were at each group table.
- Linda was "roving ears" and listened to group discussions, provided help facilitate if needed, and make general notes on major discussion points, and commonalities and differences between group discussions.
- Each group discussed the following DISCUSSION TOPICS during the small focus group design work session.

I. Value assessment:
 What is most valued about the park?
 What are the most important features of the park?
 Are there any neglected or ignored areas?

II. Uses assessment:
 What is most used on the park?
 What other activities / uses would you like to see provided?
 What events are important? How can these be improved?
 What other types of events should take place in the park?

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III. Improvements / Changes: Assessment of Constraints / Opportunities for new projects?
 What is existing that needs to be improved?
 What needs to be replaced or changed?
 How should the Park respond to the changes resulting from the new Lake Street and future Main Street?

- Group Facilitators and participants of each group reported highlights of the discussions held in each group. This should be restricted to 2 to 3 minutes for each group

COMMENTS:

Sherry Dorward and Mariana Boldu Group:

- West Park entrance is not well indicated
- Establish a connection from bike trail to west park entrance
- No integration between the western playground, school, and multipurpose fields
- Walkers and fishers interfere / conflict with each other
- More interactive playground equipment
- Allow community participation to build playground. Robert Leathers. Builders commitment, school district all wood
- Covered pavilion / amphitheater with views to Beaver Creek, connected to playground
- Art Pavilion located near the site of the TOA municipal building / log cabin
- Southwest edge of the lake does not look natural and can not encourage use
- Preserve the passive / openness of the park
- Parking structure at the north of the park
- East side of ERWSD water plant is an eyesore
- Improve the Fence along the south edge of the park
- Connection across / under I-70 to Metcalf Road
- Stage as a gate to the proposed Main Street Alignment
- Provide a noise buffer along West Beaver Creek Blvd / I-70
- Possible on street parking along West Beaver Creek Blvd
- Best walking edge is along the north shore of the lake
- F.I.F. pier at the northeast portion of the lake

Christa Nenaber Group:

- People feel that the fields below the dam are part of the school yard, not the park
- Fence along the dam / railroad. Army Corp regulation
- Value to keep fence, upgrade it
- There is an obvious connection (in plan) between the southeast corner of the lake and the Eagle River
- Amphitheater location: spectacular view, plant around
- Possible amphitheater location near the Pump House / Log Cabin
- Amphitheater backing up to or on water is a bad idea
- Enhance the eastern lake shore area as a feature
- Zig-Zag boardwalk at the northeastern edge of the lake, shorter path
- Community gardens as an entry from the northern parking lot
- Maintain passive recreation
- Do not need an urban park
- Big green spaces that are not boxing people in
- The park is my backyard. Home for those along the edge
- Really like moving pathway closer to the northern shore of the lake
- Lake edge very stark, add: wetland, vegetative buffer along the lake shore that is not dam, pierce edge
- Possible remodel of the basketball court east of the elementary school building
- Define the northern edge of the multipurpose fields below the dam better
- View: Trails are the #1 use

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- Entry Edge needs improvement: Open space, more defined portal, programmed entrance
- Noise berm
- Fill in lake, too big for park; reclaim half of the lake
- Rotate eastern soccer field, move playground, for better entrance into park
- Move volleyball courts
- Cantilevered walk over slide gate (ass walkway over it)
- Like plaza, big broad stairs at entrance from Main Street
- TOA municipal building goes away, what goes there: playground, expand for all ages

Pedro Campos Group:

- Recycling center at the Avon waste water treatment plant
- Movies in the park attract 60-200 people
- Expand north parking up / down
 - Recycling Center at this location is not compatible with park
 - Conflict with residential uses
- Grand entrance from Main Street conflicts with field
- Limit encroachment on fields
- Recreation Center parking is an issues
- Main Street entry signage / art:
 - No Statues
 - Special feature – water – not necessarily an archway
 - What are the uses?
 - Bleachers concept
- Eastern Recreation field:
 - Keep as a Field?
 - Sizing issues / fit
 - Important for Recreation Center programs / activities
- Garden is important in the Log Cabin area
- Park is dark – unsafe at night
- Improve edge of lake , more interesting
- Furnishings:
 - Repetition / standardization : lights, etc
 - Maintenance concerns, storage, etc
 - Bollard lighting
 - Cohesive look
 - “Green” solar durable
 - Recycling trash bins / bear proof
 - Bear issues with large complex
 - Squirrels = nuisance
- State / pavilion vs. amphitheater
- Increase beach area
- Wading vs. Swimming
- Why not more swimming:
 - Regulations
 - Liability
 - Water quality (e. coli?)
 - Big investment / staff
 - Liner issues / surface
- Wading area contract south of sand volleyball court
- Parking infrastructure need to be in place before major elements are built
- More energy on north side of park:
 - Keep quiet

- Passive uses
- Gathering places
- More interactive shoreline
- Safer
- Path neglected in general
- Entrances are weak, need a grand entrance
- Location of parking vs. new elements
- Scale of what can be absorbed needs to be determined by parking
- Upgrade Existing Facilities
- Leave open space, improve, leave open to enjoy seeing / views
- Multipurpose fields below the dam are neglected
 - Old and could be improved
 - Location of amphitheater?
 - Intensely used
 - Active sports
 - Flatten, more maintenance

2.2 Conclusion

- Re-cap meeting and what was accomplished
 - Question / Answers from Public
 - Discuss next steps in the process, and how today’s information will be used
 - Review Overall Schedule, next Work Session
 - Review status of survey and additional surveying
 - Discussion of next Charrette
- COMMENTS: Hold in recreation center with child care
Structure: Open House style*
- Thank-you
 - Breakdown room

-END OF CHARRETTE MINUTES-

The above charrette minutes are the author’s understanding of discussions held and decisions reached and shall be deemed acceptable to all parties unless inconsistencies or corrections are identified within seven (7) days of receipt of minutes. Revisions will be included as part of the next meeting minutes.

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VAg, Inc.
Architects & Planners

Open House Minutes:

Project Name: Harry A. Nottingham Park Master Plan (NPMP)
Date: 05.27.2008

Project No: 2803.00

RE: Summary of Meeting - Public Open House / Charrette #2:

Charrette No: 2
Meeting Date: May 22, 2008 Time: 5:30pm to 8:30pm
Location: Town of Avon Municipal Building

FROM: VAg, Inc Architects and Planners
Sherry Dorward, Landscape Architect
Venturoni Surveys and Research, Inc

Pedro Campos, Mariana Boldu, and Christa Nemmer
Sherry Dorward
Linda Venuroni

PUBLIC ATTENDANCE:

Sydney Pittman
CJ Poulin
Kam Nottingham
Fam Denhart
Todd Fessenden
Tom Marcin
Sean Saddler
J.R. Whipple
Bette Todd
Bruce Drumm
Larry Perry
Phyllis Perry
Kent Beidel
Dominic Mauriello

NOT IN ATTENDANCE:

I. Public Open House

1.1 Introduction / Meeting Overview :

- Welcome and overall introduction of people around the room
 - VAg, Inc. Architects and Planners – Harry A. Nottingham Park Master Plan
 - Sherry Dorward, Landscape Architect – Harry A. Nottingham Park Master Plan
 - Britina Design Group – West Main Street
 - Venturoni Surveys and Research, Inc – Harry A. Nottingham Park Survey
- Goals and format of meeting
- Location of Pizza and refreshments

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1.2 Information Review

- Informal discussion and explanation of design boards

II. Harry A. Nottingham Park Survey Presentation

2.1 Park Presentation Results

- Presented by Linda Venturoni
- Survey Results can be found at www.avon.org/parkplan - Phase II - Harry A. Nottingham Park Survey Results
- Summary of the major highlights:

As part of the current Harry A. Nottingham Park Master Plan process; residents, second homeowners, and voters of the Town of Avon were surveyed to determine how they currently use the park, what they value the most about the park, and what they would like to see added to the park. The survey was mailed to a random selection of voters and property owners in addition to being available via the internet. Most respondents indicated they like what the park offers now and urged the Town not to do too much. The most common values of the park shared by respondents are:

- The Peace & Quiet of the Park
- The Lake as a Centerpiece
- The Park as a Focal Point for the Community
- The Passive Open Spaces in the Park
- The Spectacular Views
- The Biking and Walking Paths
- Space for Family Gatherings

One item that appealed to many respondents was creating a new Amphitheater or similar venue for the area.

COMMENTS:

- Ensure proper conclusions are drawn from the survey results, particularly the needs of the Hispanic community which are not reflected within the survey results
- Some people might not realize the red house is historic
- Some conclusions are somewhat conflicting, such as 'do not over program the park' yet the population expressed they want more special events and a small performing structure or amphitheater
- Several people were curious to see how the recommendations will prioritize one result over the other.
- One person expressed his concern about favoring with big investments features and improvements that are seasonal vs. some other ones that could be year round and of more benefit to the working force like an expansion of the Avon Recreational center or covering the basketball courts.

2.1 Britina Survey Introduction

- Brief survey overview and explanation

III. Public Open House Closing

3.1 Results and Outcomes

- Dot results (Dot ranking with amount each ranking received)
 - 1 = Most desirable
 - 5 = Less desirable
 - No Dot = Not desirable

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Item of Discussion	Frequency of Dot Rankings					Total Frequency
	1	2	3	4	5	
Informal Outdoor Venue	7	4	2		2	15
Lake Edge Enhancements	1	4	2	3	3	13
Multi-purpose Booth Structure		1	4	4	3	12
Main Street Interface		1	1	4	4	10
Enhance Landscape / Vegetation	1			4	4	9
Add Leash Free Dog Area		1	1	1		3
Enhance Beach for Swimming	1		1		1	3
Tennis and Basketball Courts	2		1			3
Add Fishing Dock	1				1	2
Possible bike path connection	1	1				2
Civic / Public / Recreation Space	2					2
Group and Family area			1		1	2
Cover Existing Basketball Courts	1					1
Do Not Add Anything					1	1
Improve Existing Parking			1			1
Remove Fence along Railroad Edge				1		1
Active Recreation Space		1				1
Dam Shore - Boulders			1			1
South Circulation / Fence				1		1
Passive Recreation Space	1					1
Enhance gateway - North parking lot		1				1

Comments and Image Boards



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COMMENTS:

- Tennis and Basketball Courts
 - We like the Tennis Courts. Keeping them uncovered is fine with us [1]
- Passive Recreation Space
 - 3 [paths] may be too many path alignments. 2 only, leave space open for play / informal gathering [2]
- Public Redevelopment Site
 - [1] like the idea of "underground parking" with green space on top, and park support space [3]
- Enhance gateway - Northeast Entrance
 - Long Term Goal: Tunnel to connect Nottingham Rd bike path and south side of 170 [4]
- New Fishing Pier
 - The fish are here [southwest corner of the dam]! Pier location? [5]



Multipurpose Booth Structure Board

- Possible location or opportunity for indoor (year-round) skate facility
- Use historic storyboards to tell history of Avon in words and picture

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DESIGN INTENT IMAGE BOARD

Informal Outdoor Venue: Plaza / Stage / Multi-Use Space

Potential Band Shell - Performing Arts Pavilion - Multi-Purpose Plaza

- Small multipurpose venue
- Open / semi-enclosed structure to reduce bleeding down
- Provides for a variety of uses
- Positioned for consistent use by multiple groups and large events in the park
- Spans for people to gather and to put on a show
- Construction and materials should be indigenous to the region
- Structure solely used for the public
- Built into the landscape as opposed to stand directly on top

Key Map

Current Use: Plaza View

Map, Inc. Architects and Planners
970.949.7034
SERVEY DOWNWARD Landscape Architects
970.949.0830

- Informal Out Door Venue
- o Another great opportunity for a skate park
 - o Use historic storyboards to tell history of Avon in words and pictures

DESIGN INTENT IMAGE BOARD

Lake Edge Enhancements and Treatment

Rip-Rap and Lake Interface Nodes

- Allow user to have more interaction with water
- Flat outcropping / boulders to be used as fishing and sitting platforms
- Provide of view / seating areas
- Clear, more defined edge

Naturalized and Scaled Edge

- Provide a soft edge along the lake shore in areas where lake edge use is not desired
- Introduce Native vegetation appropriate for erosion control / visual interest
- Non-vegetation edge with a more naturalistic shoreline

Lake Edge Path

- Incorporate soft pathway around the lake to provide for simple circulation along lake edge separate from 'active' paved path
- Allow for easy access around lake shore
- Edge access to the lake edge

Key Map

Current Conditions of Lake Edge

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- Lake Edge Enhancements
- o This natural look is very nice [1]
 - o This edge does not look user friendly and it is ugly [2]

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DESIGN INTENT IMAGE BOARD

Main Street Interface Park Entry Promenade / Grand Stair Case

1

2

Key Map

Current Conditions of Main Street Entrance

Map, Inc. Architects and Planners
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- Main Street Interface
- o Create a sense of entry
 - o Connect the new Main Street with views into the park
 - o Grand entrance with wide steps at the Main Street terminus plaza
 - o Include a permanent, weather place to sit at the entry of the park
 - o Gateway / Signage at all public park entry points
 - o Vertical elements to represent park edge / entrance
 - o Artistic use of materials and construction
 - o Allow accessibility to the park from all side of the park enabling comfortable use by all user groups
- Main Street Interface
- o Create purposeful entrance not just cityfied plaza w/ statue; performance structure is one idea
 - o Too much Hardscape [1]
 - o Like the integrated steps / benches [2]

DESIGN INTENT IMAGE BOARD

Enhanced Landscape and Vegetation

Key Map

Current Conditions of Dam Slope and Park Edge

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- Enhance Landscape / Vegetation
- o Integrate Native Demonstration Gardens

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DESIGN INTENT IMAGE BOARD

Enhanced Pathways, Trails, Passive Open Space

Key Map

Current Conditions of Passive Space

Map, Inc. Architects and Planners
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- Enhanced Pathways, Trails, Passive Open Space
- o Seating Pockets / Small Landscape Booms
 - o Semi-private seating areas with protected back to provide a greater sense of security
 - o Views to park elements and surrounding landscape
 - o Historical Interpretation
 - o Small gathering areas with integrated seating
 - o Choose seating arrangement to support social contact
 - o Provide permanent and movable seating
- Make Through Way / Active Pathways**
- o Wider Paved Path
 - o Integrate seating along path and hard surfaces
 - o Secondary path connections to wandering trails and lake access
 - o A separate path for school sports from pedestrian path
- Secondary Wandering Passive Trails**
- o Show passive path connecting pocket seating areas
 - o Not a hard paved surface
 - o Variety of materials / Use of native materials
 - o Unstable elements with artistic expression

DESIGN INTENT IMAGE BOARD

Playground / Group / Family Area Enhancements

Key Map

Current Conditions of Family Area

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- Playground / Group / Family Area Enhancements
- o Playgroup
 - o Create a soft / historical element
 - o Learning activities
 - o Provide for a large range of age groups
 - o Create / Use traditional play equipment and features
 - o Provide comfortable seating to allow children to watch to see and watch
 - o Use of recycled materials that are safe and durable
 - o Allow for water play in the Main Street with entry access. Also consider interacting water features and play equipment
 - o Take advantage of natural elements, such as water and location, or play possibilities
 - o Use the topography with interesting and fun play areas
 - o Provide large space to encourage children to create their own play area
- Group Area:**
- o Allow parking close enough to park to see to encourage long walks
 - o Provide a low profile bench, canopy, source of water, and benches to allow use with some sun
 - o All small and grouped
 - o Use materials indigenous to the region that are durable and can take the abuse of heavy use
 - o Provide picnic tables on back, this is a feature
 - o Create art and open shelves or locally available materials with creative design to allow some features

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