

FINAL REPORT

FORD PARK MANAGEMENT PLAN

An Amendment to the Ford Park Master Plan

Town of Vail
Department of Public Works and Transportation
Department of Community Development
Administration Department

Consultants:
Winston and Associates

April 14, 1997

Introduction.

The Ford Park Management Plan herein presented is to serve as an amendment to the 1985 Master Plan for Gerald R. Ford Park. The Ford Park Management Plan contains eight sections. Sections 1 - 4 introduce the plan: An executive summary, a history and time line of Ford Park, a description of the management plan process, and a statement of purpose of the management plan.

Section 5 is the heart of the management plan: a set of six management goals with accompanying objectives, action steps, and policy statements to provide a framework for future management decisions. Section 6 contains illustrative, conceptual plans and written descriptions which support the various action steps. A 5-Year Capital Improvements Program for Ford Park is presented in Section 7. Section 8 is an appendix containing copies of pertinent legislative and legal documents.

Section 1: Executive Summary.

The property which is today Gerald R. Ford Park was acquired by the town in 1973 in response to public reaction against a high density residential development proposal. The 39 acre park site represented the last remaining parcel of land central to use by all residents and visitors of the Vail Community. The Vail Plan (1973) described the site as a major community park - cultural center that would satisfy the town's growing recreational and cultural needs.

Development of the lower portion of the park was directed by the Gerald R. Ford/Donovan Park Master Plan (1985). Strong public participation led to the establishment of guidelines for the implementation of future improvements. Upper area improvements, softball fields, tennis courts, and parking areas, were constructed without the benefit of preplanning and subsequently created some barriers to the lower bench, natural areas, and Nature Center.

The Vail Village Master Plan (1990) recommended the park be considered as a site for additional skier parking to serve expansion on the eastern side of Vail Mountain. It also recommended the construction of bike/pedestrian ways along the South Frontage Road and Vail Valley Drive.

There are currently four main organizations involved in the operation of Ford Park. The Town of Vail, Vail Recreation District, Alpine Garden Foundation, and the Vail Valley Foundation all play distinct roles and manage separate portions of the park. The Town of Vail is the owner of the park and manages the community park, stream tract, and parking lot areas. The other three organizations each hold a lease or license agreement to operate their respective facilities and programs within the park.

A proposal by the Alpine Garden Foundation to construct an educational center within the garden area was a significant impetus to the creation of this document. However, several other formal and informal development expansion proposals and numerous unresolved park management issues existed. This plan is intended to create a means to evaluate development proposals in order to protect and enhance the character of the park.

This plan is a direct product of strong public participation in focus groups and public input sessions. One clear, concise message was conveyed to the town staff from the public participants: AYour role is steward to the park; don't screw it up by over development. @ To that end, this plan, serving as an amendment to the 1985 Ford Park Master Plan, is intended to guide the outcome of future development and improvement proposals through the implementation of six major goals.

1. Preservation and protection
2. Reduction of vehicular intrusions
3. Reduction of conflicts between venues
4. Resolution of parking and Frontage Road access problems
5. Improvement of pedestrian circulation
6. Delineation of financial responsibilities

Designed to be a framework for future management decisions, a series of objectives, action steps and policy statements facilitate the implementation of each goal statement.

Section 2: Background of Ford Park.

History

Gerald R. Ford Park has been the subject of numerous legislative and community planning actions over the last 24 years. The time line at the end of this section illustrates the relationship between the actions discussed in this section.

The Ford Park site was acquired by the Town of Vail in April of 1973 for the stated purpose of improving the quality of life in the community. This 39 acre park site represented the last remaining parcel of land central to use by all residents and visitors of the Vail community. The existing conditions plan, which follows this section, illustrates Ford Park in its current condition.

Ordinance No. 6, Series of 1973, signed April 3, 1973, (a copy of which is included in the Appendix), authorized the purchase (by condemnation) of the property known as the Antholz Ranch. The ordinance listed a variety of possible uses for the property including the following:

- X for park and greenbelt purposes,
- X to preserve the natural and physical character of the area to be condemned,
- X for bicycle, equestrian and hiking trails,
- X for children=s playground,
- X for performing arts and civic center,
- X for a ski lift and related facilities,
- X for picnic areas,
- X for recreational facilities such as tennis courts, swimming pools, gymnasium, ice skating rink,
- X for theater and assembly halls, convention center, public schools,
- X for possible exchange or trade of condemned land, or a portion thereof, with other property which may exactly meet the needs of the town,
- X to construct and maintain water works, transportation systems, and other public utilities relating to public health, safety, and welfare.

In August of 1973, the Vail Plan was completed. This plan was designed to control the growth and development of the community and contained a chapter on the town recreation system. The Antholz Ranch property was mentioned as the only site satisfying the recreation use anticipated. In the Vail Plan the uses intended for the property were further defined. The uses listed include a place for showing and creating art, crafts, etc.; an indoor theater as well as an 800 seat outdoor amphitheater; meeting rooms and community workshops; wide outdoor terraces and natural

landscapes; indoor ice arena, tennis and handball courts; children=s play facilities and space for family activities; headquarters for the Annual Vail Symposium and local television; and a possible location for an ecologium (nature center). The property was described as a major community park-cultural center. The plan called for 200 surface parking spaces and direct service from the town bus system. Major parking needs were to be accommodated in the Vail Transportation Center with various trails and bikeways connecting to the park.

In January of 1977, Resolution No. 1, Series of 1977, was passed naming the property commonly known as the Antholz Ranch as Gerald R. Ford Park in appreciation of President Ford=s contributions to the community. Resolution No. 1, Series of 1977 is included in the Appendix.

In August of 1985 the Gerald R. Ford Park and Donovan Park Master Plan Development Final Report was completed. The Ford Park Master Plan was adopted by Council with Resolution No. 19, Series of 1985, which is included in the Appendix. The purpose of the master plan was to guide the future development of these parks and establish guidelines for the implementation of improvements. The master planning project used a Recreation Needs Analysis Survey and involvement of the public in determining the recreation priorities of the community and the design concepts and criteria for the two park sites. The Ford Park master plan proposed a swimming pool complex, neighborhood park improvements, a skating rink on the lower bench, and the realignment of the eastern softball field. The neighborhood park open space area, playground, and access road were the only portions of the master plan actually constructed.

The first major structure to be constructed in the park, the Gerald R. Ford Amphitheater, was completed in July of 1987. The Parking and Transit Study completed in April of 1979 for the Amphitheater made five recommendations: The Village Structure should be considered the major parking facility for Ford Park, with improvements to the signs, sidewalks, and bus service being necessary; extend shuttle bus service to the soccer field; disallow Frontage Road parking; construct a vehicle turn-around and passenger unloading area at Ford Park; and do not schedule concurrent events.

Resolution No. 27, Series of 1987, was passed on November 3, 1987. Resolution 27 designated the seven acres around the Nature Center as an area to be preserved as an example of the Gore Valley=s natural history. Vehicular traffic was restricted and certain policies and procedures for preservation and maintenance of the grounds and facilities were established with the resolution. A copy of resolution No. 27, Series of 1987, is included in the Appendix.

Development of the community park portion on the lower bench of Ford Park included the restroom, playground area, open turf area and picnic facilities, and the west access road. These improvements were completed in November of 1988.

In December of 1988, the Vail Metropolitan Recreation District (Now the Vail Recreation District) and the Town of Vail, requested an amendment to the 1985 Ford Park Master Plan. The two phase amendment was adopted by Council as Resolution No. 44, Series of 1988. A copy of the resolution is included in the appendix. Phase one of the amendment was to utilize the on-site tennis courts and allow the construction of four additional courts. Phase two of the amendment changed the proposed location of the Aquatic Facility to the eastern softball field. Funding of the Aquatic Facility was rejected by voters in a special election on February 6, 1989. Vail Town Council was presented with a petition to delete all reference to an aquatics center from the Ford Park Master Plan in April of 1990. No record of Council action on the petition was found. While the tennis center building is not mentioned in the Master plan amendment, the VRD did receive a Conditional Use Permit for the project on May 8, 1990.

The Vail Village Master Plan, adopted January 16, 1990, addresses Ford Park as a specific study area. This study acknowledges the use of the park in recent years to accommodate overflow skier and local parking needs. It recommends the park be studied further as a site for additional skier parking to serve expansion of the eastern side of Vail Mountain. Action Step #5 under Goal #5 states Astudy the feasibility of an underground (recreation fields would remain) parking structure in Ford Park. The Parking and Circulation Plan, within the Vail Village Master Plan, identifies the western portion of the upper bench for Apotential parking beneath park, and calls for separated bike/pedestrian ways along the South Frontage Road and Vail Valley Drive.

The Vail Transportation Master Plan, completed in 1993, states, AThe existing Ford Park Parking area (east end of park) should be considered for a possible 2-level parking facility with the second level below existing grade. Ford Park and the athletic field parking area are also listed as two possible sites for oversized vehicles if the lot east of the Lionshead Structure becomes developed.

Current Park Management

There are currently four main organizations operating in Gerald R. Ford Park. The Town of Vail, Vail Recreation District, Alpine Garden Foundation, and the Vail Valley Foundation all play distinct roles and manage separate portions of the park. The Town of Vail is the owner of the entire Gerald R. Ford Park site and manages the community park, stream tract, and parking lot areas. The other three organizations each hold a lease or license agreement to operate their respective facilities and programs within the park.

The Vail Recreation District Lease of December 21, 1993, describes the premises license as including the upper bench of Ford Park, public tennis courts, athletic fields and Nature Center, although the graphic representation of the premises was not attached to the lease agreement. The VRD offers a variety of sports leagues, camps, and tournaments to area residents and guests. The Vail Nature Center occupies the seven acres between Vail Valley Drive and Gore Creek and offers environmental education and research opportunities to residents and guests. While officially a public parking lot, Vail Associates frequently utilizes the athletic field parking lot for employees working out of the Golden peak ski base. A copy of the Vail Recreation District lease is included in the Appendix.

The Vail Valley Foundation, (VVF), a non-profit, charitable organization, manages and maintains the Ford Amphitheater and immediate grounds. The terms of the agreement between the Town and the VVF, signed December 8, 1987, and extended to October 31, 2001, include an endowment for ongoing repair and maintenance of the Amphitheater. The amphitheater seats up to 2,500 people and is scheduled an average of 58 days during the summer. Hot Summer Nights concerts, Bravo! Colorado, and the Bolshoi Ballet are some of the more popular programs held at the

amphitheater.

The Vail Alpine Garden Foundation, a Colorado non-profit corporation, manages the three existing phases of the Betty Ford Alpine Garden under a Limited License Agreement signed June 8, 1994. The terms and conditions of a Lease Agreement are currently being negotiated. The original Alpine Display Garden was constructed in 1987 under a license agreement with the Town at the entrance to the amphitheater. The site for the Alpine Garden was established in the 1985 Ford Park Master Plan to act as a buffer between the amphitheater and active park areas. The second phase of the garden, the Perennial Garden, and third phase, the Meditation Garden, were constructed in 1989 and 1991 respectively. A fourth and final phase, the Alpine Rock Garden, is currently being planned for construction in 1998. A proposal by the Alpine Garden Foundation to construct an Educational Center with the final phase of the garden has been controversial. Opposition to the expanded use of the garden and the interior of park has been a significant impetus to the creation of this master plan amendment. In response to that opposition, the Vail Alpine Garden Foundation modified the proposal to locate the Educational Center near the athletic field parking lot on Vail Valley Drive. This location received conceptual approval by the Council on October 15, 1996, allowing the Foundation to proceed through the design process within the Town.

The lower bench of Ford Park, is managed by the Town of Vail Department of Public Works and Transportation and serves as a community park and open space facility with picnic, playground and open play areas. The lower bench is utilized several times a year for special events where large tents are often erected to accommodate the activities. Access to the park from the Golden Peak ski base is by a public access easement through the Manor Vail property. A copy of the easement is included in the Appendix. The Town operates the upper bench parking lot as a public parking facility during the ski season. Access to the upper bench parking areas is from the State owned South Frontage Road. The Colorado Department of Transportation (CDOT) is the agency responsible for reviewing and approving access permit applications from the State-owned Frontage Road. Currently, no access permit has been issued for the access by the CDOT. CDOT Frontage Road right-of-way covers a substantial portion of the existing gravel parking lot.

Time Line of Ford Park Activities:

April 1973	Condemnation of Antholz Ranch. Ordinance 6, 1973
August 1973	Completion of <u>Vail Plan</u> .
January 1977	Antholtz Ranch named Gerald R. Ford Park. Resolution 1, 1977
August 1985	Completion of <u>Ford/Donovan Park Masterplan</u> . Resolution 19,1985
July 1987	Amphitheater construction complete
August 1987	Alpine Demonstration Garden complete.
November 1987	Preservation of Nature Center. Resolution 27, 1987
December 1987	Vail Valley Foundation lease signed.
November 1988	Lower Bench improvements complete.
December 1988	Masterplan amendment by VRD. Resolution 44, 1988
December 1988	Service agreement with VRD. Resolution 46, 1988
May 1989	Tennis Center receives Conditional Use Permit.
July 1989	Alpine Perennial Garden complete.
January 1990	Completion of <u>Vail Village Masterplan</u> .
February 1990	Aquatic Center rejected by voters in special election.
April 1990	Council petitioned to delete Aquatic Center from masterplan.
May 1990	Tennis Center construction complete.
June 1991	Alpine Medetation Garden complete.
April 1993	Completion of <u>Vail Transportation Master Plan</u> .
December 1993	Vail Recreation District agreement renewed.
June 1994	Vail Alpine Garden Foundation license agreement signed.
June 1995	Town begins Ford Park Management Plan..
October 1996	Council allows Vail Alpine Garden Foundation to proceed through process with Educational Center plans at Soccer Field parking lot.

Section 3: Description of the process of developing the Management Plan.

The Ford Park Management Plan process was initiated in June of 1995 in response to several development proposals which had been formally and informally discussed and as a means to solve existing park management issues. The development proposals included an Educational Center for the Betty Ford Alpine Garden, cultural/performing arts center, expansion of the tennis facility, athletic field fencing, and a community parking structure. Park management issues included parking shortage, frontage road access, pedestrian access and circulation, access for the elderly and disabled, utilization of the lower bench, conflicts between uses within the park, conflicts with adjacent property owners, and delineation of financial responsibilities. At the time the project was authorized, Council expressed concern that a new master plan for Ford Park would result in an excessive amount of new development. In response, staff noted the intention of the project was to create a Management plan as a means to adequately and consistently evaluate development proposals, thus limiting development and protecting the character of the park.

Those organizations with a financial and managerial role along, with two neighborhood representatives, were identified as the Stakeholder Group and were invited to participate in the process. A third party facilitator was retained for the project in August of 1995. Staff members from the Town, Vail Recreation District and Alpine Garden participated in the facilitator selection process. Staff felt that a third-party facilitator would be beneficial to the project by offering a non-biased opinion and increasing Stakeholder participation. The Stakeholder Group was assembled in a series of meetings over the eight month period from August 1995 to April 1996. The meetings drew out issues, ideas, expansion proposals, and began formulating possible solutions.

Alternative design solutions addressing parking options, vehicular access, Frontage Road improvements, additional sports facilities and management policies, were presented to the public in an open house at the Gerald R. Ford Amphitheater on June 12, 1996. Citizens were asked to complete a self-guided presentation and opinion survey form. A synopsis of the open house presentation and summary of the opinion survey are included in the Appendix.

The open house presentation was a turning point in the process of developing the Management Plan. Several residents were alarmed by the alternatives included in the presentation and initiated a grass-roots movement to place a referendum on any future expansion/development within the park. This strong public reaction, combined with a lack of closure with the Stakeholders Group, prompted the Town to revise the process to include more public involvement at that time. Previously, public input was being reserved for a time when alternative plans could be presented for comment. Three Focus Group meetings with selected individuals from the community were held on September 18, 1996. Stakeholder groups were invited to submit a list of questions for inclusion in the Focus Group discussions. In round table discussion, individuals were asked to respond to a list of prepared questions regarding uses and issues associated with Ford Park. The Focus Group questions and responses are included in the Appendix. Additional public input sessions were held on October 2 and 3, 1996, which validated the focus group responses and further refined staff's understanding of the public perception and desire regarding Ford Park.

The combined results of the focus group and public input sessions along with a preliminary master plan framework, were presented to the Planning and Environmental Commission on October 14, 1996, and Town Council on October 15, 1996. Both PEC and Council directed staff to proceed with drafting the plan as an amendment to the 1985 Ford Park Master Plan based on the input received and presented.

Section 4: Purpose of the Management Plan.

This document is formatted as an amendment to the 1985 Master plan (revised) for Ford Park. While some of the physical aspects of the park have changed since the adoption of the 1985 Master plan, the essential character, concept, and function of the park have remained consistent. The 1985 Master Plan, enhanced by this amendment, remains a valid document to be used in the future planning and decision-making process for Ford Park. As with all master plans, this document will have a definite life for which it remains a useful decision-making tool. The life expectancy of this plan is approximately 10 years but should remain in effect until replaced by an updated master plan document. The Ford Park Management Plan will take precedence over the 1985 Master Plan where conflicts or discrepancies occur.

The intention of the combined documents is to guide the outcome of future development proposals within Ford Park by modifying the permitted uses (1973 acquisition legislation), recommending development guidelines, limiting the number of leaseholders within Ford Park, and designating buffer/protection zones within and adjacent to the park.

The 1985 Master Plan Acknowledges some shortcomings in the overall design of the park, particularly the layout of the upper bench area and the internal pedestrian circulation system. This amendment will formulate design alternatives to these specific problem areas to correct the deficiencies that exist. This amendment will also delineate managerial, operational, and financial responsibilities between the Town and the leaseholders.

Section 5: Goals, Objectives, Policies and Action Steps.

Goals for Ford Park are summarized in six major goal statements. Each goal statement focuses on a particular aspect of Ford Park brought up during the stakeholder and public input portions of the Management Plan process. As one might anticipate, there is a certain amount of overlap between the goal statements. The issues concerning Ford Park are complicated and convoluted as are the solutions to these issues. It is intended that the goal statements be consistent and complementary to each other and be designed to provide a framework, or direction, for the future management of Ford Park. A series of objectives following each goal statement outline specific steps that can be taken toward achieving each stated goal. Policy statements are intended to guide decision-making in achieving each of the stated objectives in reviewing development proposals and implementing capital improvement projects. Action steps are the final measure in implementing the goal statements.

Illustrative plans following the Goals, Objective, and Action Steps are included to help explain the concepts represented by those statements. The illustrations are conceptual and are not to be considered as final design solutions.

Goal #1: Preserve and protect Ford Park.

Objectives:

1.1: Limit future development.

Action Step 1.1.1: Draft a new ordinance to exclude those uses listed in Ordinance No.6, Series of 1973, now considered to be inappropriate, and to redefine the allowable uses within Ford Park.

Policy Statement 1: The following uses that are allowed and prohibited for Ford Park shall take precedence over Section 18.36.030 of the Municipal Code concerning the General Use Zone District.

Allowed Uses

- X Park and greenbelt
- X Bicycle and hiking trails
- X Children=s playground
- X Outdoor amphitheater
- X Botanical gardens
- X Environmental, educational, and historical centers
- X Picnic areas
- X Recreation and athletic facilities
- X Transportation systems and other public utility easements
- X Parking
- X Administrative offices

Prohibited uses

- X Ski lift and related facilities
- X Exchange or trade
- X Civic center, convention/conference center, public schools, gymnasium, and assembly hall
- X Swimming pools
- X Equestrian trails
- X Type III and IV employee housing

Policy Statement 2: New or changed facilities or uses will not be permitted to curtail existing public uses of facilities in the Park unless there is either a compelling public interest or adequate alternative facilities are available to its users. All functions in the park shall be maintained and function at a high quality level.

Action Step 1.1.2: Create and attach plan sheets which outline lease areas, referred to as Exhibit A in the Vail Recreation District lease agreement and Exhibit B in the Vail Valley Foundation lease agreement, but which were never attached.

Policy Statement 3: The existing variety of uses and facilities in the Park will be preserved. The Town will not enter into a lease agreement with any party that does not currently hold such an agreement, hereby maintaining current leaseholder status to: Vail Valley Foundation, Vail Alpine Garden Foundation, and Vail Recreation District, or their successors.

1.2: Refine criteria for evaluating future development proposals.

Action Step 1.2.1: Update the Design Criteria and Site Guidelines included in the 1985 Ford Park Master Plan by:

- a) Creating additional development guidelines for underground, low visual impact type structures, enhanced landscaping, and full and complete impact mitigation.
- b) Enforcing existing criteria and guidelines to solve and/or avoid problems associated with

development projects within Ford Park.

1.3: Designate Preservation Zones within Ford Park to protect sensitive natural areas and/or buffer zones between venues areas from developmental impacts. Define allowed uses within Preservation Zone areas.

Action Step 1.3.1: Define criteria for designating Preservation Zones and their uses within Ford Park. For example, significant native vegetation, wildlife habitat, and wetlands may be criteria for designating sensitive natural areas, while grade separations and dense landscape plantings may be criteria for designating sensitive buffer zones.

Action Step 1.3.2: Delineate Preservation Zones within Ford Park.

Policy Statement 4: All proposed development projects shall be reviewed for compliance with Design Criteria and Site Guidelines, as well as other Town regulations, and shall be additionally judged according to the recreational, educational or social benefit they bring to the community.

Policy Statement 5: Functions that do not maintain high standards of quality or that diminish the experience of park users, will not be permitted.

Policy Statement 6: The historic qualities and natural character of the Nature Center are to be maintained.

1.4: Enhance use and preservation of the Historic School House.

Action Step 1.4.1: Negotiate a contract with the Vail Alpine Garden Foundation to open the School House for public visitation and to perform preservation activities of photographs and artifacts.

Action Step 1.4.2: Make physical improvements to the school house to enhance lighting, public access and viewing areas.

Goal #2:

Reduce vehicular intrusions in, and their impact on, the park.

Objectives:

2.1: Reduce the demand for vehicular intrusions into the park.

Action Step 2.1.1: Provide additional on-site storage facilities within the Amphitheater, Alpine Garden and Recreation District areas to reduce and control the frequency of delivery and service vehicle intrusions into the park.

Action Step 2.1.2: Improve traffic gate operations and restrictions on both the east and west access roads to eliminate unnecessary and unauthorized vehicular intrusions into the park.

Action Step 2.1.3: Construct a central trash collection facility, accessible from the South Frontage Road, to be used by all leaseholders within the park for the disposal of trash,

landscape debris, and recyclables.

Policy Statement 7: Vehicular encroachment into the park will be minimized. The only vehicular uses allowed in the park are for: maintenance; delivery of goods and materials too large or heavy to be carried by non-motorized means; access for people with disabilities or limited mobility; public transportation; and emergency services.

2.2: Reduce the conflicts between vehicles and park users.

Action Step 2.2.1: Coordinate delivery schedules to reduce the frequency of delivery and service vehicle intrusions into the park during peak use time periods.

Action Step 2.2.2: Improve loading dock facilities in the Amphitheater to expedite the unloading and setup for performances and to reduce the need for large vehicle parking outside of the Amphitheater area.

Action Step 2.2.3: Improve the configuration of the east access road to allow use by large delivery vehicles, thus reducing the overall number of trips on the west access road and the need for the backing and turning of large vehicles on the lower bench of the park.

Goal #3:
Reduce conflicts between all Ford Park venues.

Objectives:

3.1: Coordinate events on all Ford Park venues.

Action Step 3.1.1: Expand the master schedule kept by the Town Clerk to include all venues within the park.

Action Step 3.1.2: Hold preseason and monthly event/activity coordination meetings.

Action Step 3.1.3: Hold semiannual (2x per year) coordination and input meetings with the Town Administrators, leaseholder representatives, and neighborhood and adjacent property owner representatives.

Policy Statement 8: Overlapping or simultaneous events that exceed the available community parking or other park infrastructure shall be discouraged.

Policy Statement 9: No one event or type of use will be allowed to dominate the usage of the Park.

Policy Statement 10: The Park is a Town of Vail community facility and in the case of conflicting uses, functions that best serve the interests of the community will have the highest priority. In all cases, final decisions regarding the Park rest with the Vail Town Manager.

Policy Statement 11: The day-to-day management and coordination of activities in the Park will be assigned to the Park Superintendent. The Park Superintendent will coordinate as necessary with a representative of:

- \$ the Town of Vail
- \$ the Vail Valley Foundation

- \$ the Alpine Garden
- \$ the Vail Recreation District

3.2: Improve buffers between different use areas within the park.

Action Step 3.2.1: Enhance the buffer zone between the softball fields and the amphitheater and gardens by reversing the orientation of the center and east softball fields.

Action Step 3.2.2: Enhance existing and new buffer zone areas through the addition of landscape planting.

Goal #4: Resolve parking and South Frontage Road access problems.

Objectives:

4.1: Develop and implement a parking management plan for Ford Park.

Action Step 4.1.1: Locate a variable message sign between the main roundabout and entrance to Village Structure for the purpose of informing drivers that close-in parking at Ford Park is restricted, at a fee, or full, and parking in the VTC is free and shuttle bus service is available.

Action Step 4.1.2: Schedule shuttle bus service from top deck of the Village Structure to Ford Park Frontage Road stop for special event/high demand days. Extend in-town shuttle bus service to Ford Park Vail Valley Drive stop.

Action Step 4.1.3: Designate drop-off parking from Frontage Road using 15 spaces north of bus stop. Enforce 5 minute time limit. Drop-off lane functions as a turn around once lot is filled. Schedule attendants on-site to manage drop-off spaces and assist users in loading and unloading.

Action Step 4.1.4: Allocate close-in parking on Frontage Road and Vail Valley Drive through reserve ticket purchases or on a fee basis. Parking attendants on-site to manage entrances and exits. Establish a ticket surcharge or parking fee price schedule which will generate sufficient funds to cover attendant and shuttle bus service costs. Fee parking is to be in effect for high-parking demand days only.

Action Step 4.1.5: Construct Frontage Road sidewalk from the Village Structure and improve sign system as necessary to accommodate pedestrian traffic to Ford Park.

Policy Statement 12: Adequate parking for the needs of the park are to be provided in the park and at the Village Structure.

4.2: Improve vehicular access from the South Frontage Road and improve parking lot design to maximize the number of parking spaces, aesthetics, and safety while mitigating environmental impacts.

Action Step 4.2.1: Design and construct improvements to the South Frontage Road to meet CDOT requirements for obtaining a state highway access permit.

Action Step 4.2.2: Design and construct improvements to all existing parking areas that

maximize the number of parking spaces; provide landscape buffering and treatment of storm water run-off.

Goal #5:

Improve internal pedestrian circulation within Ford Park and the pedestrian connections between Ford Park and Vail Village.

Objectives:

5.1: Improve directional and informational signs to and within Ford Park.

Action Step 5.1.1: Develop a comprehensive sign plan to direct Ford Park visitors from central sites in the Vail Village and from each level of the Village Parking Structure to destinations within Ford Park.

5.2: Improve pedestrian routes to Ford Park.

Action Step 5.2.1: Design improvements to existing pedestrian routes that will correct grading, surfacing, and lighting and will provide resting and sitting areas.

5.3: Improve internal pedestrian circulation within Ford Park.

Action Step 5.3.1: Design a central pedestrian path to enhance the connection between the upper and lower bench areas of the park.

Policy Statement 14: Any uses added to Ford Park in the future shall be structured to encourage users or participants to walk or ride the bus rather than drive.

Policy Statement 15: Pedestrian access to the Park from the Vail Village should be easy and visible. The Park shall be as pedestrian-friendly as possible.

Goal #6:

Delineate financial responsibilities among Ford Park leaseholders and the Town of Vail.

Objectives:

6.1: Formalize existing division of facility management/operation costs.

Action Step 6.1.1: Research current lease, license and use agreements for delineation of financial responsibilities.

Action Step 6.1.2: Correct inequities in utility billing procedures and distribution systems, current utility use, and payment relationships.

Policy Statement 16: All Ford Park leaseholders and the Town of Vail shall be required to share in common operating costs that benefit the whole park facility and as outlined in current lease or license agreements. These include but are not limited to, electrical charges for pedestrian path and parking lot lighting, trash removal charges, and regular parking lot and pedestrian path maintenance costs.

6.2: Create a cost-sharing agreement for Capital Improvement costs.

Action Step 6.2.1: Create a five year capital improvements program for Ford Park.

Action Step 6.2.2: Establish the benefit/cost relationship for capital projects to determine appropriate cost sharing agreements.

Policy Statement 17: Ford Park leaseholders and the Town of Vail desiring to make capital improvements within their respective lease areas shall be required to provide funding for those improvements and for subsequent modifications to those areas outside of the lease area caused by those improvements.

Policy Statement 18: Services, functions, and programs provided by Ford Park leaseholders, by bringing visitors to the community, generate sales tax revenues which contribute General Fund funding sources. Residents of the community which participate in those programs, contribute to the Real Estate Transfer Tax funding source through real estate transactions. Both of these funding sources can be utilized by the Town of Vail to pay for capital projects and improvements within Ford Park, reducing the need for contributions from the leaseholders.

Section 6: Illustrative Plan Components.

This section contains the maps and drawings necessary to illustrate the physical aspects and relationships of the plan. There are 7 plan sheets at a scale of 1" = 50'. The Index sheet orients each plan sheet to the overall park layout. A 24" x 36" plan sheet at 1"=100' is included in the back of this document.

The following text for each of the 7 plan sheets offers a written description of the improvements illustrated. These drawings and descriptions are intended to illustrate the concepts of the improvements only and are not considered to be final construction documents.

Sheet 1: Streamwalk and West Access Road Improvements.

Streamwalk.

Regrade eastern 370' of path to reduce existing slope of 15% to a maximum of 4.5%. Construct approximately 320' of 8' maximum height retaining wall. Replace existing vandal-prone path lights with a more vandal-resistant fixture. Install benches at 150' intervals to provide sitting and resting places.

West Access Road.

Reduce width of road entrance from South Frontage Road from the existing 50' to 10' to reduce visual significance of this entrance. Install an automated traffic control gate. Control gate to be hand-held opener operated on the Frontage Road side and automatic loop operated on the park side. The gate is to function as an exit only gate in conjunction with the East Access Road. Install additional landscape plantings and directional and park entrance signs. Install benches at 150' intervals to provide sitting and resting places.

South Frontage Road Walk Path.

Construct 12' concrete pedestrian/bike path along south edge of roadway from Vail Valley Drive to the West Access Road entrance. Path will be separated from the roadway by 6" curb and gutter. Construct left-hand turn lane and right-hand turn traffic island at South Frontage Road and Vail Valley Drive intersection. Install additional path lights as necessary.

Sheet 2: Ballfield and Circulation Route Improvements.

Pedestrian Path.

Extend pedestrian/bike path beyond West Access Road as 10' detached pathway. Widen path between softball infields and extend beyond the Tennis Center to the proposed main park entrance. Install 300 feet of highway guardrail along South Frontage Road to protect bleachers and spectators adjacent to softball fields. Install additional path lights as necessary.

Softball Field and Path:

Remove existing paved parking area and move eastern softball field approximately 30' north. Construct an 8' paved pedestrian path around the east and south sides of the eastern softball field to connect to the existing concrete path from the playground area. Install additional path lights and benches as necessary. Install directional signs at all path intersections. Install additional landscape plantings east and south of ballfield as a landscape buffer.

Sheet 3: Bus Stop / Main Entrance Improvements.

South Frontage Road Improvements:

Widen South Frontage Road to provide 6' bike lanes on each side, two 12' through lanes, 12' east bound right-hand turn lane, and 16' west-bound left-hand turn lane. Construct curb and gutter on both sides of the roadway. Construct raised, landscape median islands where possible to reduce the quantity of paved surface and to delineate travel lanes. (See typical cross section of median island). The turning and travel lanes indicated are in accordance with Colorado Department of Transportation (CDOT) highway access code requirements. Obtain Highway access permit from Colorado Department of Transportation.

Bus Stop/Drop-off.

Construct dedicated bus stop lane, accessed by an enter only drive cut from the South Frontage Road. This drive will also provide access to 15 dedicated drop-off parking spaces directly across

from the Tennis Center entrance. Install additional landscape plantings to buffer and screen parking areas from the roadways.

Main Park Entrance.

Construct Main Park Entrance drive with one entrance and two exit lanes. Install main park entrance sign and landscape plantings at this location. Install directional signs at all pedestrian paths and intersections. Install pedestrian and roadway lights as required.

Tennis Court Relocation.

Remove eastern court from existing bank of 4 courts. Construct new court on the western end of the existing bank of 2 courts. Excavation of the existing berm and relocation of water meter pits will be required.

Sheet 4: Parking Area improvements.

Parking Lot.

Construct 7 disabled accessible parking spaces along east side of Tennis Complex. Expand area of existing gravel parking area by constructing two sets of tiered 4' retaining walls. Revegetate hillside with native wildflowers and shrubs. Construct 194 space paved parking lot with curb and gutter and landscape islands. Install storm water filtration system to clean water before discharge into Gore Creek. A total number of 209 parking spaces are indicated on this plan, an increase of 10 spaces. Install landscape plantings along Frontage Road and south edge of parking lot to screen and buffer parking area from adjacent roadways and neighborhoods. Install parking lot lighting as needed.

Central Trash Enclosure.

A central trash enclosure is shown at the southwest corner of the parking lot. This is intended to be a fully enclosed building which contains a trash dumpster or compactor unit. All leaseholders will utilize the central enclosure to dispose of trash generated at each facility. No trash truck traffic will be allowed into the park.

Sheet 5: Manor Vail Entrance Improvements.

Manor Vail Walkway.

Repair existing brick and concrete walkway as needed. Install Ford Park Entrance signs at intersection for walkway and Vail Valley Drive and at right-hand turn to the Manor Vail Bridge. The second entrance sign should be located where it is clearly visible from the walkway.

Manor Vail Bridge.

Increase the deck height of the Manor Vail covered bridge by approximately 4'. This is accomplished by removing the bridge from its footings intact, pouring an additional 4' of wall on the existing concrete footings, and resetting the bridge. Any structural improvements can be made to the bridge at that time. The 4' increase in elevation will allow the walks approaching the bridge from both directions to be reconstructed at lower grades. Replace existing pedestrian lights with vandal-proof fixtures. Install benches at approximately 150' intervals to provide sitting and resting places.

Sheet 6: East Access Road Improvements.

Access Gate.

This entrance is intended to function as the primary service vehicle entrance to the Lower Bench.

Install Automated traffic control gate at Intersection with parking lot. Gate will be hand-held opener operated on the parking lot side and roadway loop operated on the park side. This will be an enter and exit access point. Reconstruct existing access road to a 15' width at a maximum of 7.9% slope. Construct approximately 160' of 8' maximum height retaining wall along uphill side of the road. Install benches at approximately 100' intervals to provide sitting and resting places. Install additional path lights and directional signs as needed.

Amphitheater loading Dock.

Construct an additional 12' x 35' loading bay on the south side of the amphitheater to accommodate performance deliveries. The additional loading bay will reduce vehicle traffic during peak park use times and reduce the need for parking outside the managed amphitheater area.

Sheet 7: South Entrance Improvements.

Soccer Field Parking.

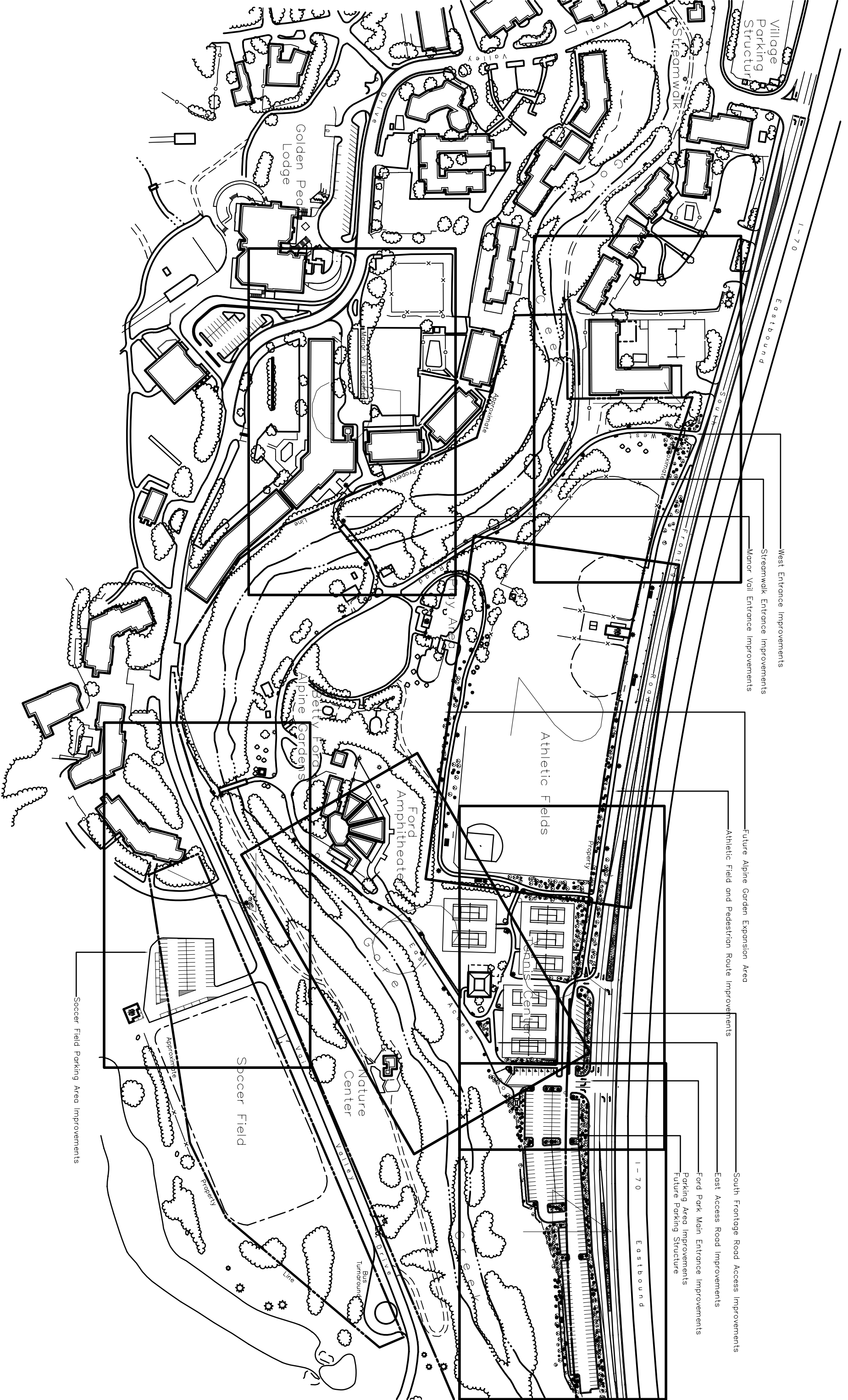
Improve the Soccer Field parking lot driveway entrance and restripe the existing lot to maximize the number of parking spaces. The Soccer Field lot is noted as the future site of the Alpine Garden Foundation=s Education Center pending development review process approval.

Section 7: Capital Improvements Plan for Ford Park.

This section outlines a five to ten year plan for making physical improvements to the park. The final list of projects will be reviewed and coordinated with Ford Park leaseholders, and adjacent property owners and must be validated through open public participation. Ford Park projects and improvement costs are eligible for Real Estate Transfer Tax funds and grant funding through Great Outdoors Colorado.

Preliminary list of projects:

1. Streamwalk reconstruction.
2. Streamwalk path light installation.
3. Directional sign package design and installation.
4. Additional site furnishings installation.
5. West Access Road control gate installation and landscaping.
6. South Frontage Road pedestrian/bike path construction.
7. Relocate eastern softball field.
8. Internal pedestrian path construction.
9. South Frontage Road accel/decel lane construction.
10. Relocate tennis court.
11. Bus stop, parking lot, and main entrance improvements construction.
12. Central trash enclosure design and construction.
13. Manor Vail walkway repair and sign installation.
14. Manor Vail bridge and path reconstruction.
15. East Access Road improvement construction.
16. East Access Road control gate installation.
17. Amphitheater loading dock design and construction.
18. Athletic Field parking lot improvement construction.
19. Nature Center trail reconstruction.



Village Parking Structure
 Streamwalk
 1-70
 Eastbound
 South
 Frontage Road
 Manor Vail Entrance Improvements
 Streamwalk Entrance Improvements
 West Entrance Improvements

Future Alpine Garden Expansion Area
 Athletic Field and Pedestrian Route Improvements
 South Frontage Road Access Improvements
 East Access Road Improvements
 Ford Park Main Entrance Improvements
 Parking Area Improvements
 Future Parking Structure

Soccer Field Parking Area Improvements

FORD PARK
MANAGEMENT PLAN

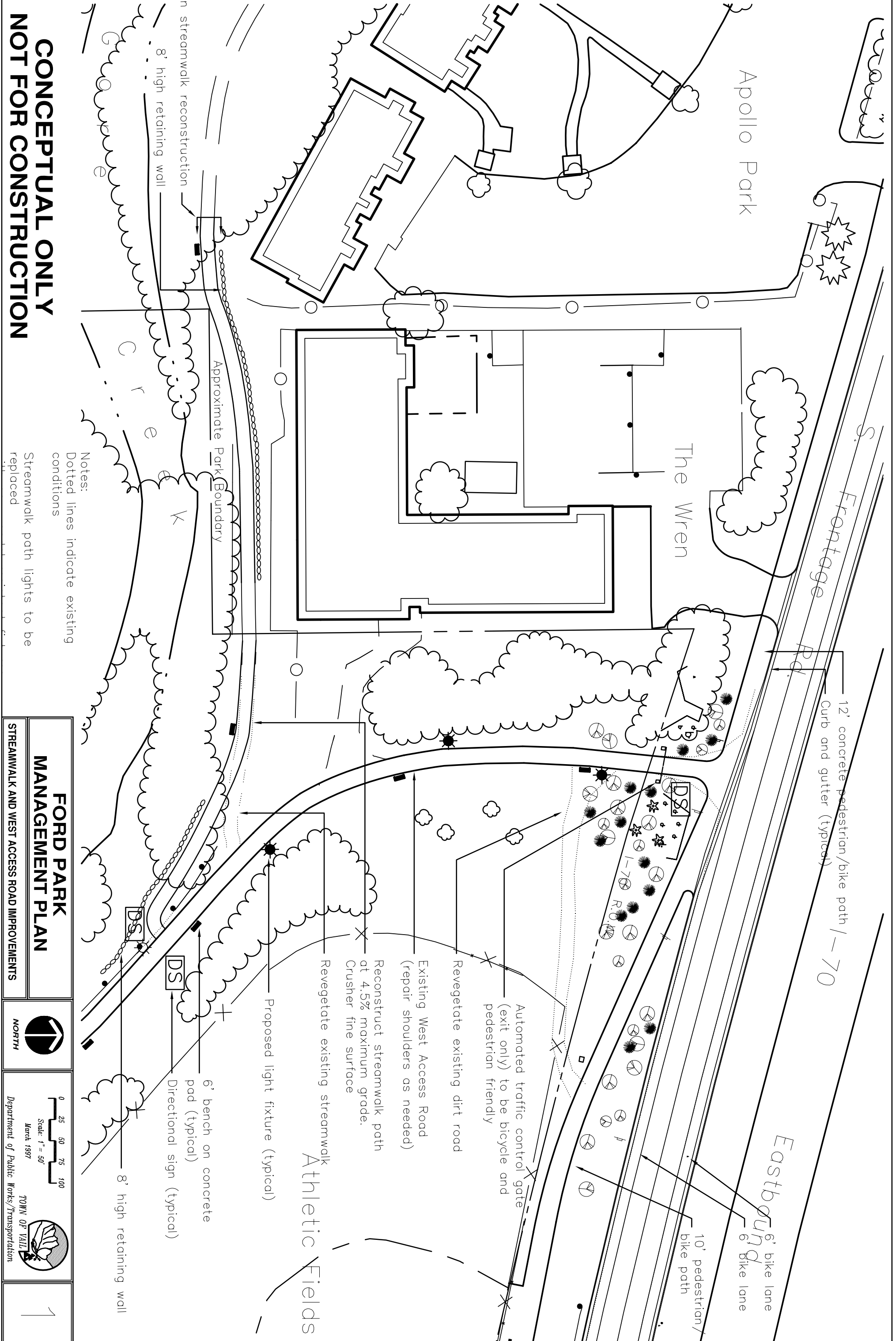
Sheet Index

NORTH

Scale: 1" = 200'
 March 1997


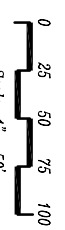

TOWN OF VAIL
 Department of Public Works/Transportation

Index



**CONCEPTUAL ONLY
NOT FOR CONSTRUCTION**

Notes:
Dotted lines indicate existing conditions
Streamwalk path lights to be replaced

FORD PARK MANAGEMENT PLAN	
STREAMWALK AND WEST ACCESS ROAD IMPROVEMENTS	
 NORTH	 Scale: 1" = 50' March 1997
 TOWN OF TALLAHASSEE Department of Public Works/Transportation	
1	

1 - 7 0 E a s t b o u n d

Park entrance sign

12' westbound lane

16' turn lane

12' eastbound lane

12' acceleration lane

Main Park Entrance

Ford Park

Exit

194 space asphalt parking lot w/ curb and gutter, and storm water treatment system.

Curb and gutter
Landscape buffer

Proposed light fixture (typical)

Snow storage

Two (2) 4' boulder retaining walls

Revegetate hillside w/
native wildflowers

Landscaped median island
Curb and gutter (typical)
Existing edge of roadway

6' bike lane
Painted median
6' bike lane

Snow storage

Snow storage

Landscaped islands and buffers
Existing edge of gravel lot

Central trash collection enclosure
Snow storage

Directional Sign (typical)
Automated traffic control gate (enter & exit)

Existing tennis court to be removed

G O R E

Note: dotted lines indicate existing conditions

CONCEPTUAL ONLY
NOT FOR CONSTRUCTION

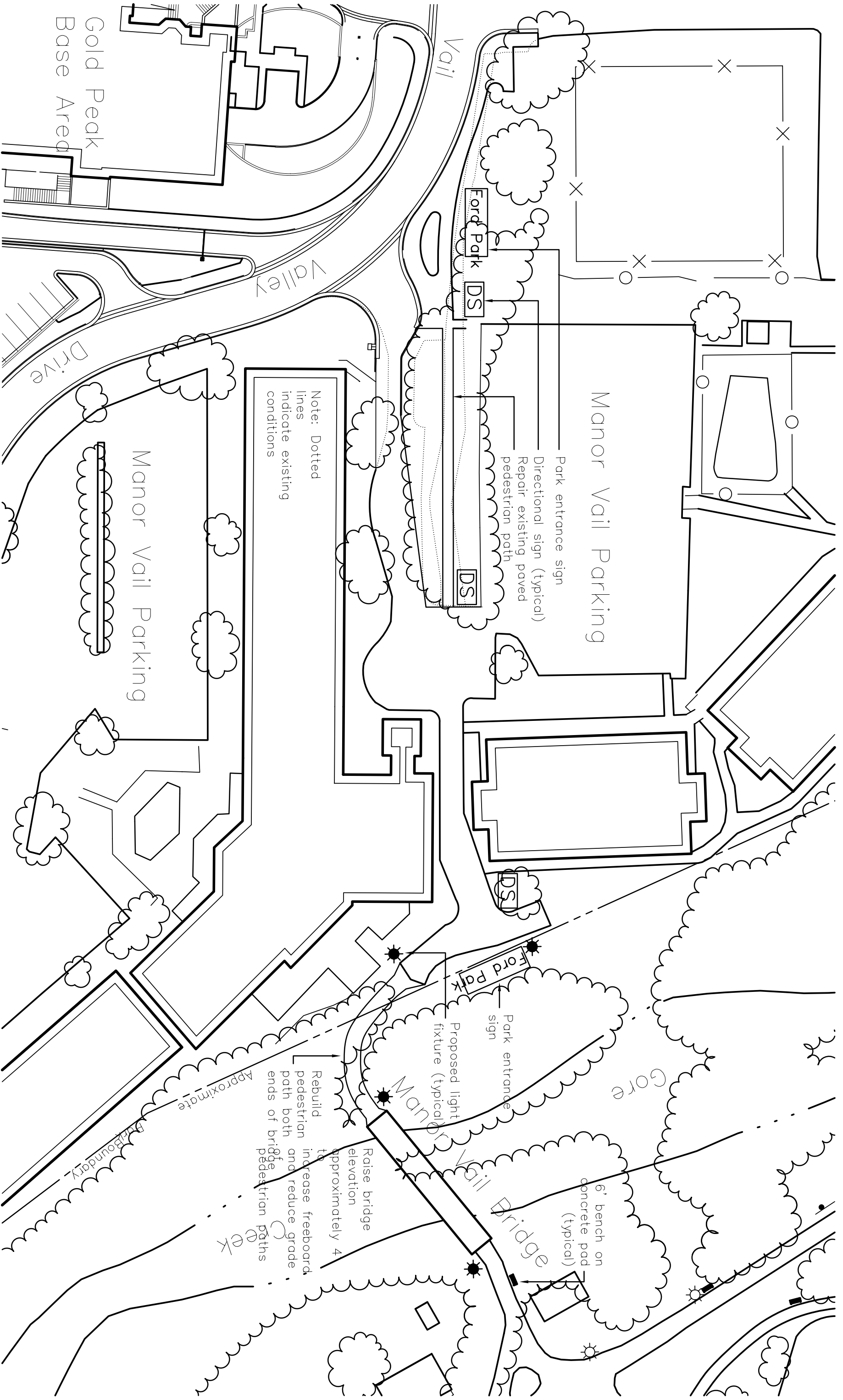
FORD PARK
MANAGEMENT PLAN

PARKING AREA IMPROVEMENTS






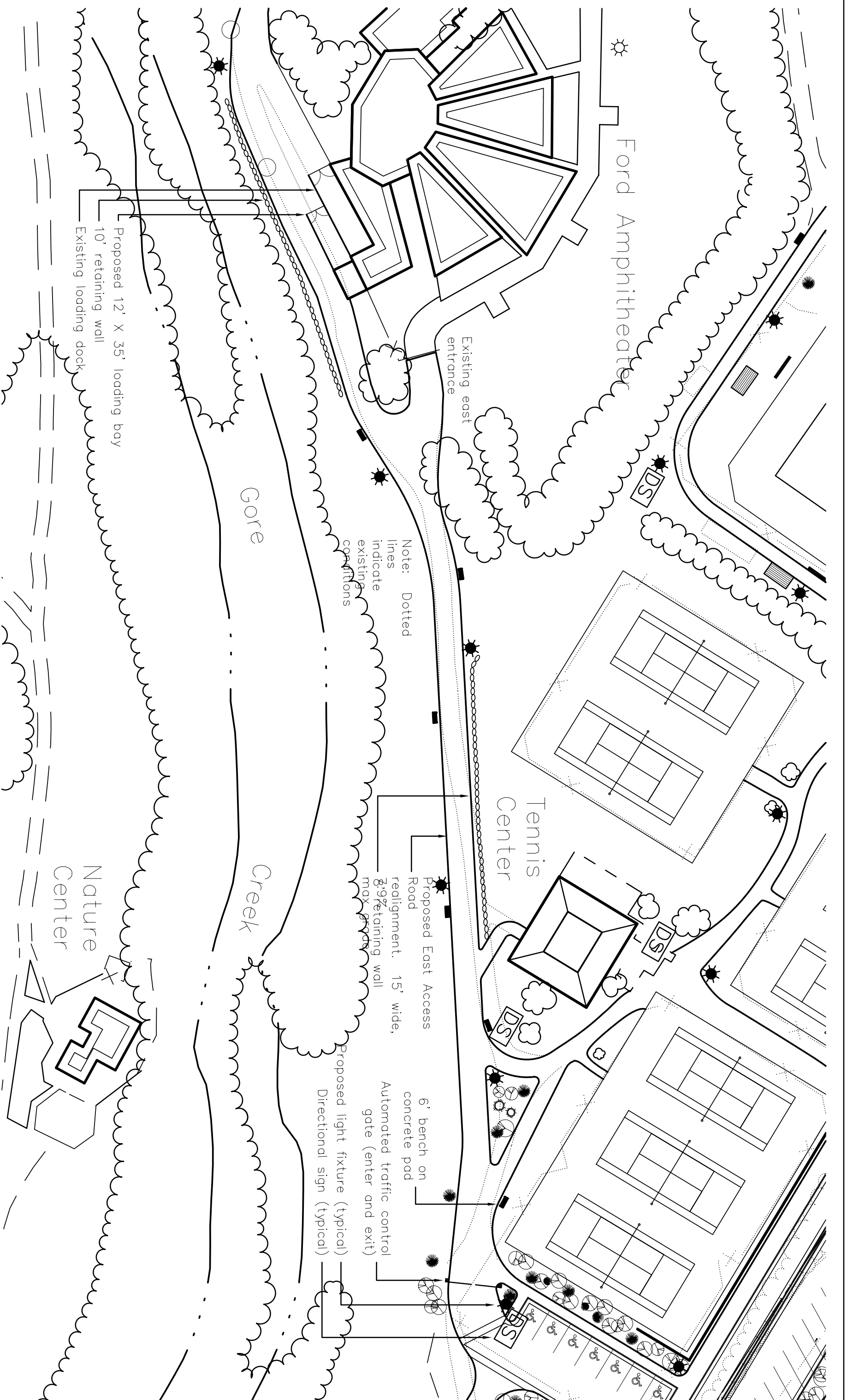
Department of Public Works/Transportation





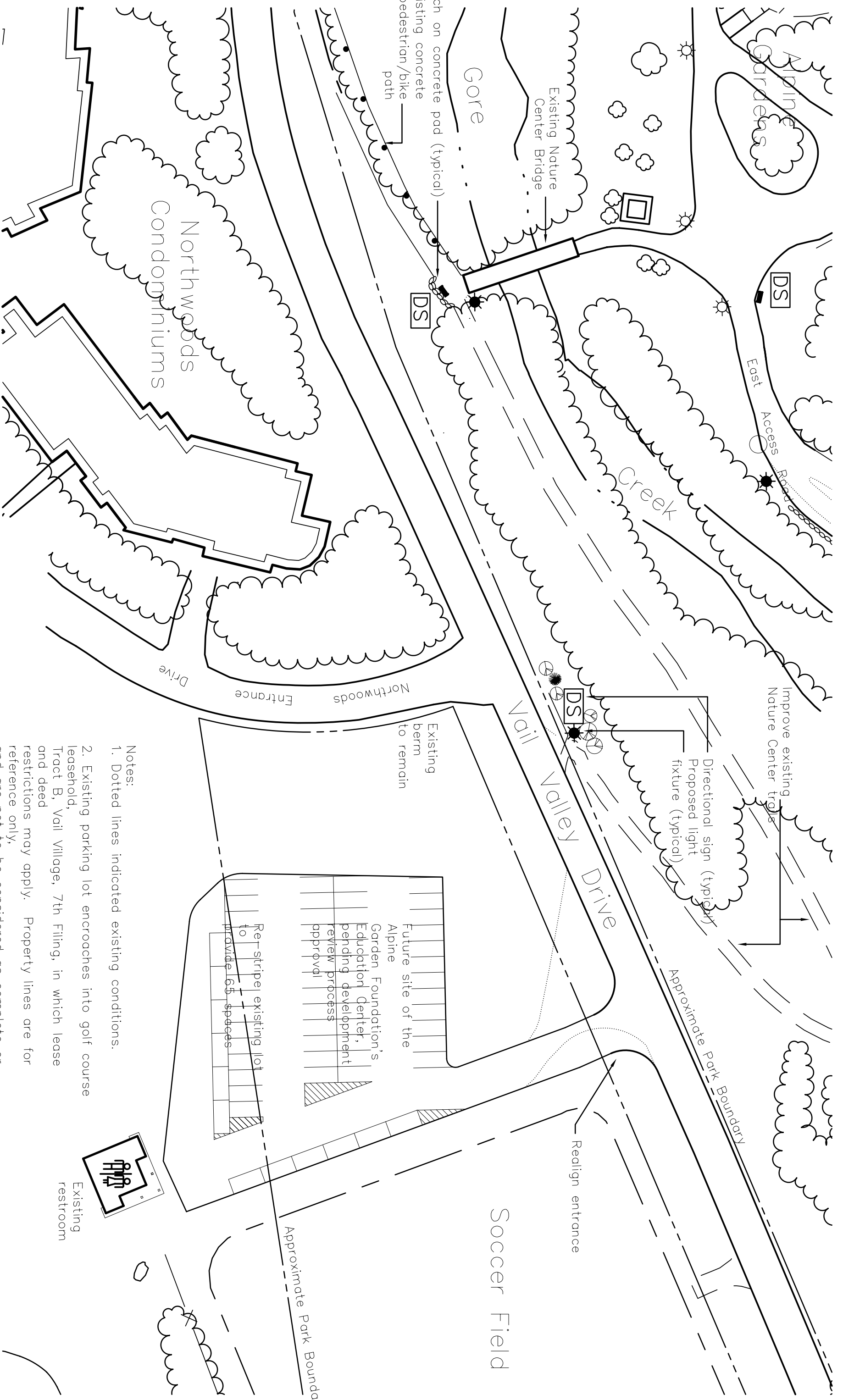
**CONCEPTUAL ONLY
NOT FOR CONSTRUCTION**

FORD PARK MANAGEMENT PLAN	
MANOR VAIL ENTRANCE IMPROVEMENTS	
 NORTH	 Scale: 1" = 50' March 1997
 TOWN OF VAIL Department of Public Works/Transportation	
5	



**CONCEPTUAL ONLY
NOT FOR CONSTRUCTION**

<p>FORD PARK MANAGEMENT PLAN</p>		<p>NORTH</p>	<p>Scale: 1" = 50' March 1997</p>	<p>TOWN OF TALLAHASSEE Department of Public Works/Transportation</p>
<p>EAST ACCESS ROAD IMPROVEMENTS</p>				



**CONCEPTUAL ONLY
NOT FOR CONSTRUCTION**

- Notes:
1. Dotted lines indicated existing conditions.
 2. Existing parking lot encroaches into golf course leasehold, Tract B, Vail Village, 7th Filing, in which lease and deed restrictions may apply. Property lines are for reference only, and are not to be considered as complete or accurate.

FORD PARK
MANAGEMENT PLAN
 SURVEYOR PRIOR TO ANY SITE MODIFICATIONS.
SOUTH ENTRANCE IMPROVEMENTS

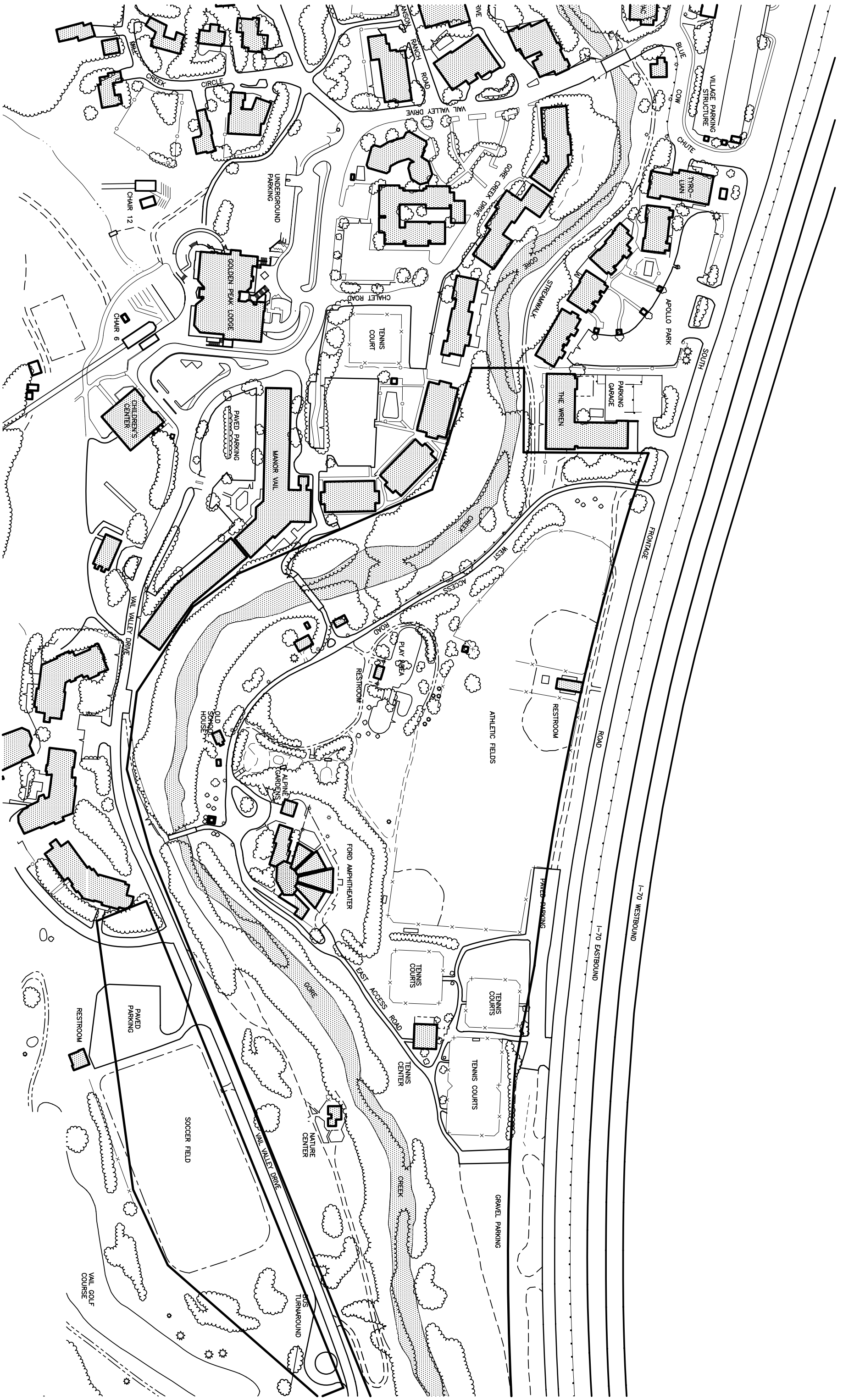
Property lines to be established
 license
 March 1997

0 25 50 75 100
 Scale: 1" = 50'

Department of Public Works/Transportation

TOWN OF VAIL


7



FORD PARK
MANAGEMENT PLAN

EXISTING CONDITIONS


NORTH



0 50 100 150 200

Scale: 1" = 200'

March 1997



TOWN OF VAIL

Department of Public Works/Transportation

Section 8: Appendix.

This section contains copies of the following pertinent legislative and legal documents concerning Ford Park.

Legislation:

- X Ordinance 6, Series of 1973. Acquisition of Antholz Ranch.
- X Resolution 1, Series of 1977. Property named Gerald R. Ford Park.
- X Resolution 19, Series of 1985. Adoption of 1985 Master plan.
- X Resolution 27, Series of 1987. Preservation of Nature Center.
- X Resolution 44, Series of 1988. Master plan amendment.
- X Resolution 46, Series of 1988. Approving VRD Lease.

Legal Documents:

- X Vail Recreation District Lease, 1989
- X Amendment to VRD Lease, 1990
- X Vail Recreation District Lease, 1993
- X Vail Valley Foundation Agreement, 1987
- X Letter extending VVF Lease, 1991
- X Letter extending VVF Lease, 1994
- X Manor Vail Easement Agreement, 1991
- X Manor Vail Easement , Eagle County record, 1991
- X Vail Alpine Garden Foundation License Agreement, 1994

Other Documents:

- X Ford Park Amphitheater Parking and Transit Study, 1979
- X Open house presentation information, 1996
- X Focus Group questions, 1996
- X Focus Group responses, 1996
- X Public input session comments, 1996

ORDINANCE NO. 6
Series of 1973

AN ORDINANCE AUTHORIZING THE CONDEMNATION OF CERTAIN REAL ESTATE LOCATED WITHIN THE TOWN OF VAIL, COUNTY OF EAGLE, STATE OF COLORADO; DESCRIBING THE REAL ESTATE TO BE ACQUIRED BY EMINENT DOMAIN AND CONDEMNATION PROCEEDINGS; AUTHORIZING THE TOWN ATTORNEY AND SPECIAL LEGAL COUNSEL TO INSTITUTE LEGAL PROCEEDINGS FOR THE CONDEMNATION OF THE SUBJECT PROPERTY; SETTING FORTH PUBLIC AND MUNICIPAL PURPOSES AND USES FOR THE REAL ESTATE TO BE CONDEMNED; AND SETTING FORTH MATTERS AND DETAILS IN RELATION THERETO.

WHEREAS, the Town Council for the Town of Vail has determined that it is necessary and appropriate for the public health, safety and well-being of the town to acquire real estate for the purpose of creating municipal facilities for the use and benefit of the residents of the Town of Vail; and

WHEREAS, the Town Council has determined that only by acquiring the property described in this ordinance can it properly provide the municipal facilities referred to herein as well as to preserve for the inhabitants of the Town cultural, educational, and recreational facilities such as theaters, civic centers, parks, swimming pools, ski lifts, tennis courts, and other facilities of similar character and purpose; and

WHEREAS, the Town Council has determined that the only real estate undeveloped and still available for acquisition for the purposes set forth in this ordinance is a parcel of land lying within the corporate boundaries of the Town of Vail, consisting of approximately 39 acres, more or less, and being owned by the Manor Vail Development Co.; and

WHEREAS, the Town Council and its duly appointed representatives have diligently negotiated to purchase and acquire said real estate and having failed to reach an agreement regarding the purchase of said property now deems it necessary and appropriate to take action by virtue of the Town's power of eminent domain to condemn said real estate;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF VAIL, COLORADO, THAT:

SECTION 1. Authorization to Condemn Real Estate.

The Town Attorney and special counsel for the Town of Vail are hereby authorized and directed to proceed forthwith to initiate condemnation proceedings in accordance with the applicable law for the State of Colorado and the Charter for the Town of Vail by virtue of the power of eminent domain conferred upon the Town of Vail by the Constitution of the State of Colorado, state statutes and Charter. The description of the property authorized to be acquired by condemnation is as follows:

Commencing at the Northwest corner of the Northeast one-quarter of Section 8, Township 5 South, Range 80 West of the Sixth Principal Meridian, County of Eagle, State of Colorado; thence

S.00°01'06"E. and along the West line of said Northeast one-quarter 583.82 feet to a point of intersection with the Southerly right of way of Interstate Highway No. 70; thence continuing along the aforesaid course 347.62 feet to the true point of beginning; thence continuing along the aforesaid course 118.33 feet to a point of intersection with the Northerly line of Vail Village, Seventh Filing; thence along the sinuosity of said Northerly line:

S.74°03'32"E., 297.79 feet; S.19°57'03"E., 455.47 feet;
S.40°47'03"E., 171.46 feet; S.54°51'34"E., 206.78 feet;
S.82°25'03"E., 179.91 feet; N.75°32'26"E., 201.18 feet;
N.66°20'56"E., 581.89 feet; N.68°32'31"E., 861.23 feet;
N.72°29'19"E., 223.43 feet to a point of intersection with the East line of said Section 8;

thence N.02°30'30"E. and along said East line 267.62 feet to a point of intersection with the Southerly right of way line of Interstate Highway No. 70; thence Westerly along said Southerly right of way line and along a curve to the right having a radius of 5923.00 feet, a central angle of 10°21'20", an arc distance of 1070.51 feet to a point of tangent (the chord of said curve bears S.88°14'25"W. a distance of 1069.02 feet); thence N.79°45'29"W. and along said Southerly right of way 227.00 feet to a point of curve; thence along said Southerly right of way and along a curve to the right having a radius of 5900.00 feet, a central angle of 10°22'00", an arc distance of 1067.50 feet to a point of tangent; (the chord of said curve bears N.78°53'39"W. a distance of 1066.10 feet); thence N.71°38'54"W. and along said tangent and along said Southerly right of way 124.00 feet; thence S.00°01'06"E., 284.59 feet; thence S.89°58'54"W., 189.81 feet to the true point of beginning; containing 1,650,243.48 square feet or 37.655 acres, more or less.

SECTION 2. Public and Municipal Purposes.

The Town Council hereby declares that the public and municipal purposes compelling the determination to acquire the property described in Section 1 by condemnation are as follows:

- a. for park and greenbelt purposes,
- b. to preserve the natural and physical character of the area to be condemned,
- c. for bicycle, equestrian and hiking trails,
- d. for children's playgrounds,
- e. for performing arts and civic center,
- f. for a ski lift and related facilities,
- g. for picnic areas,
- h. for recreational facilities such as tennis courts, swimming pools, gymnasium, ice skating rink,
- i. for theater and assembly halls, convention center, public schools,
- j. for possible exchange or trade of the condemned land, or a portion thereof, with other property which may more exactly meet the needs of the Town.
- k. to construct and maintain water works, transportation systems, and other public utilities relating to the public health, safety and welfare.

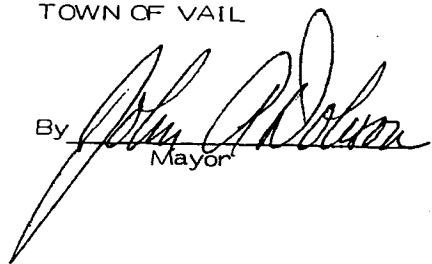
SECTION 3. Severability of Provisions.

If any part, section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance; and the Town Council

for the Town of Vail hereby declares it would have passed this ordinance and each part, section, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or more parts, sections, subsections, sentences, clauses or phrases be declared invalid.

INTRODUCED, READ, APPROVED AND ORDERED PUBLISHED
THIS 20th day of March, 1973.

TOWN OF VAIL

By 
Mayor

ATTEST:


Town Clerk

INTRODUCED, READ, ADOPTED AS AMENDED, AND ORDERED
PUBLISHED THIS 23rd day of April, 1973.

TOWN OF VAIL

By 
Mayor

ATTEST:


Town Clerk

RESOLUTION NO. 1
Series of 1977

A RESOLUTION OF THE TOWN COUNCIL OF THE
TOWN OF VAIL, NAMING THE ANTHOLZ PROPERTY
THE GERALD R. FORD PARK AND STATING
CERTAIN MATTERS IN RELATION THERETO

WHEREAS, Gerald R. Ford has brought to the Town of
Vail his interest and his encouragement;

WHEREAS, Gerald R. Ford has shown through his private
life and his public life a commitment to recreation, the
environment and places set aside therefor;


WHEREAS, the Town of Vail is indebted to Gerald R.
Ford the man and Gerald R. Ford the President of the United
States for his contribution to this community; and

WHEREAS, the Town Council believes that a statement
of the community's appreciation and respect for Gerald R. Ford
is appropriate and called for;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL
OF THE TOWN OF VAIL, COLORADO, THAT:

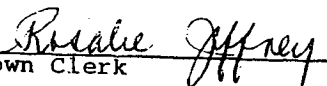
The appreciation of the Council and the residents
of the Town of Vail is hereby expressed to President Gerald
R. Ford for his interest in and contribution to the Town of
Vail, and as an expression thereof, that property commonly
referred to as the Antholz Park is hereby named the Gerald R.
Ford Park.

INTRODUCED, READ, APPROVED, AND ADOPTED, this 18th
day of January, 1977.



Mayor

ATTEST:



Town Clerk

RESOLUTION NO. 19

Series of 1985

A RESOLUTION ADOPTING THE
FORD PARK MASTER PLAN

WHEREAS, the Town Council considers it a priority to develop the Ford Park Master Plan; and

WHEREAS, the Town Council is of the opinion that the plan has a general purpose to guide the coordinated development of the park in accordance with effective park design, recreation and cultural needs of the community and efficient expenditure of public funds for park improvements; and

WHEREAS, the Ford Park Master Plan provides for recreational and cultural uses, access, and enjoyment of Ford Park by citizens and guests of of Vail;

WHEREAS, it is important to the success of the community to make every effort to maximize the use of the Town of Vail's recreational and cultural facilities and resources; and

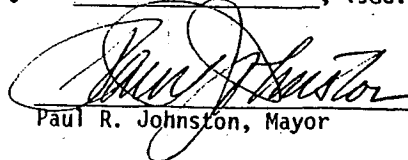
WHEREAS, it is in the public interest to create a Ford Park Master Plan to allow for the orderly and effective development of the Town of Vail's park land.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF VAIL, AS FOLLOWS:

Section 1.

The Vail Town Council hereby adopts the Ford Park Master Plan.map.

APPROVED AND ADOPTED THIS 6th day of August, 1985.


Paul R. Johnston, Mayor

ATTEST:


Pamela A. Brandmeyer, Town Clerk

RESOLUTION NO. 27
Series of 1987

A RESOLUTION FOR THE PRESERVATION AND MAINTENANCE OF THE VAIL NATURE CENTER

WHEREAS; the Vail Nature Center is located on seven (7) acres of ground along the south bank of the Gore Creek, in the south section of Ford Park, and

WHEREAS; the Vail Nature Center is a valuable resource to the town of Vail in that it provides the Town with a natural preserve, an interpretive center, self-guided trails and environmental and educational programs, and

WHEREAS; the Vail Nature Center serves as an educational tool and example to demonstrate preservation and conservation of the natural environment, and

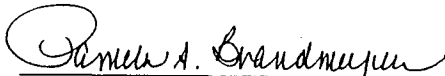
WHEREAS; the Town Council of the Town of Vail is desirous of establishing general policies to maintain, preserve and enhance the appeal of the Vail Nature Center.

NOW, THEREFORE, be it resolved by the Town Council of the Town of Vail, that:

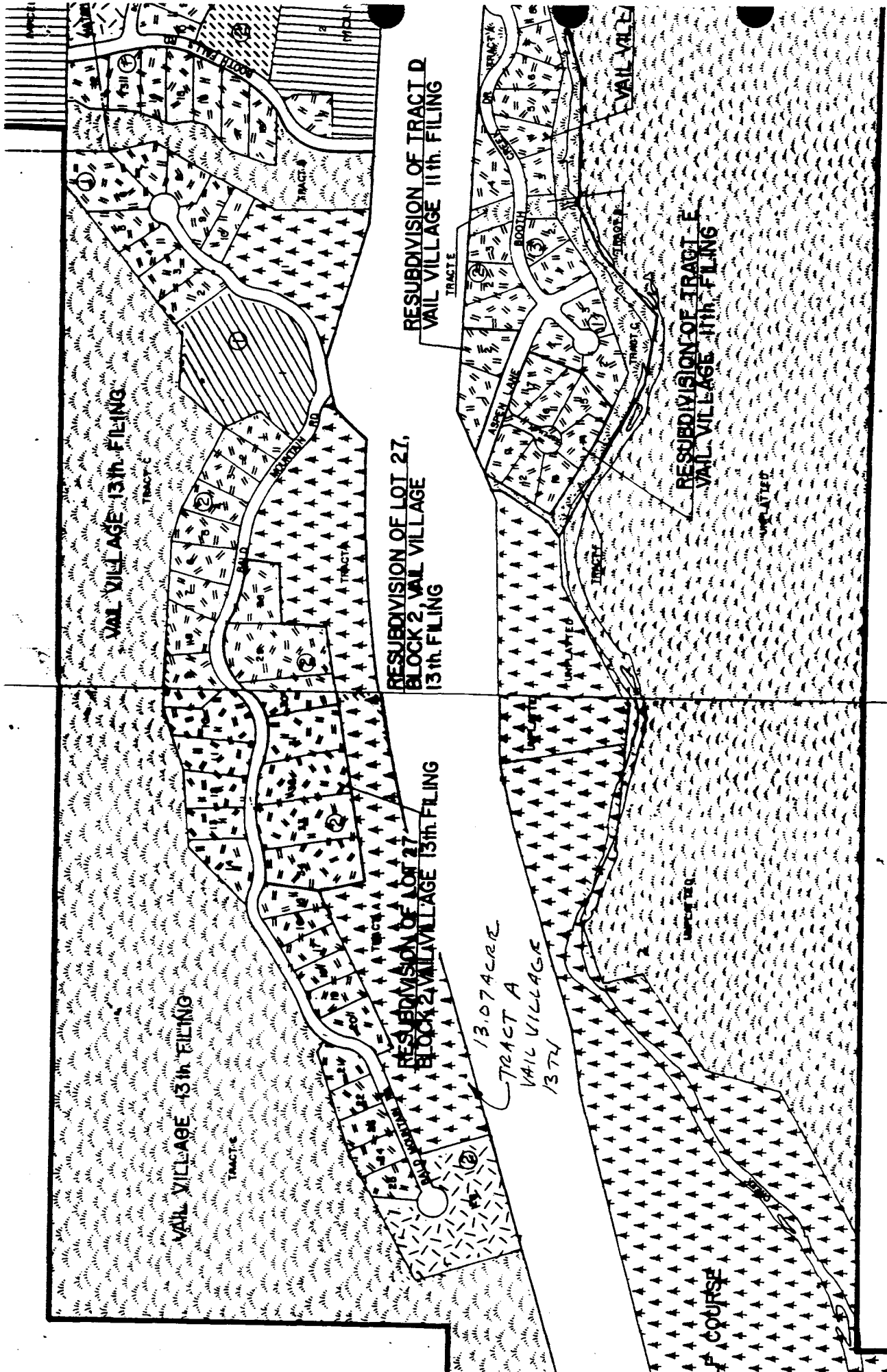
The following policies shall establish general guidelines for the maintenance, enhancement and future development of the Vail Nature Center:

1. The seven (7) acres designated as the Vail Nature Center will be preserved in their natural state as an example of the Gore Valley's natural history.
2. The Center will remain accessible only via the foot paths (4 self guided trails). Vehicle access will be prohibited with the exception of delivery of items too cumbersome or heavy to be manually delivered to the Center.
3. The Policies and Procedures manual of the Vail Nature Center addresses in detail the goals and objectives of the Vail Nature Center and the maintenance record for the grounds and facility. Staff procedures for appropriate care, preservation and maintenance of the Center's building and grounds are listed in detail in this manual.
4. Substantial changes to the building and grounds must be reviewed by the Town Council and other applicable Town review agencies.

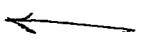
INTRODUCED, READ, APPROVED AND ADOPTED, this 3rd day of November, 1987.


Town Clerk


Mayor



WHITE RIVER
NATIONAL FOREST



NORTH MAP

LINE

RESOLUTION NO. 44
Series of 1988

A RESOLUTION AMENDING THE FORD PARK MASTER PLAN

WHEREAS, the Vail Town Council and Vail Metropolitan Recreation District believe that the amendments to the Ford Park Master Plan provide for a more effective way to develop Ford Park for the benefit of the Vail community; and

WHEREAS, the Vail Town Council and Vail Metropolitan Recreation District are of the opinion that the Phase I amendment to utilize the on-site tennis courts with a provision to add an additional four courts and the Phase II amendment to locate the aquatic facility on the eastern softball field are in accordance with effective park design and recreational needs of the community and efficient expenditure of public funds for park improvements; and

WHEREAS, the amendments to the Ford Park Master Plan provide for recreational uses, access, and enjoyment of Ford Park by citizens and guests of Vail; and


WHEREAS, it is important to the success of the community to make every effort to maximize the use of the Town of Vail's recreational facilities and resources.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF VAIL, COLORADO, AS FOLLOWS:

Section 1.


The Vail Town Council hereby adopts the Phase I and Phase II amendments to the Ford Park Master Plan as drawn by THK Associates, September 21, 1988.

APPROVED AND ADOPTED THIS 6th DAY OF December, 1988.



Kent R. Rose, Mayor

ATTEST:



Pamela A. Brandmeyer, Town Clerk

RESOLUTION NO. 46
Series of 1988

A RESOLUTION APPROVING A SERVICE AGREEMENT BETWEEN
THE TOWN OF VAIL AND THE VAIL METROPOLITAN RECREATION DISTRICT.

WHEREAS, the Town of Vail ("the Town") and the Vail Metropolitan Recreation District ("the District") have provided and presently provide recreational programs and services to the inhabitants and guests of the Town; and

WHEREAS, after a long period of discussion and negotiation, it is the desire of both parties to provide for the provision of all such services by the District; and

WHEREAS, the Town and the District are authorized by the Constitution and the Statutes of the State of Colorado, including C.R.S. 29-1-203, as amended, to enter into intergovernmental agreements to govern the provision of such services to the inhabitants and visitors of the Town; and

WHEREAS, the parties wish to enter into the agreement attached hereto as Exhibit A and made a part hereof by reference providing for the provision of such recreational programs and services by the District to the Town, and setting forth details in regard thereto.

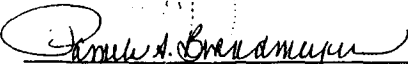
NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF VAIL,
COLORADO:

1. The service agreement between the Town and the District attached hereto as Exhibit A be hereby approved.
2. The Town Manager be hereby authorized to execute said agreement, and all employees, officers, and agents of the Town of Vail to take all steps necessary to put said agreement into effect.

INTRODUCED, READ, APPROVED AND ADOPTED this 20th day of December, 1988.


Kent N. Rose, Mayor

ATTEST: 


Pamela A. Brandmeyer, Town Clerk

TOWN OF VAIL/VAIL METROPOLITAN RECREATION DISTRICT
AGREEMENT

THIS AGREEMENT is made and entered into this 24 day of January, 1988, by and between the TOWN OF VAIL, COLORADO, a Colorado municipal corporation, hereinafter referred to as "the Town," and the VAIL METROPOLITAN RECREATION DISTRICT, a Colorado quasi-municipal corporation, hereinafter referred to as "the District".

WHEREAS, the Town and the District provide recreational programs and services to the inhabitants and guests of the Town; and

WHEREAS, it is the desire of both parties to provide for the provision of all such services by the District; and

WHEREAS, the Town and the District are authorized by the Constitution and Statutes of the State of Colorado, including C.R.S. 29-1-203, as amended, to enter into governmental agreements to govern the provision of such services to the inhabitants and visitors of the Town.

NOW THEREFORE, in consideration of the mutual promises contained herein, the parties hereto agree as follows:

1. PURPOSE

It is the general purpose of this Agreement to transfer the management and provision of all recreational services for the inhabitants and visitors of the Town of Vail to the District. It is intended that such a transfer shall be financially neutral to the Town and that all financial benefits and costs will accrue to the District.

2. SERVICES TO BE PROVIDED BY THE DISTRICT

The District shall provide to the Town recreational programs and services. Such services and programs shall be of high quality and shall be of sufficient

diversity and scope to meet the recreational needs of the inhabitants of the Town and the visitors thereto.

3. REAL PROPERTY AND IMPROVEMENTS THEREON

A. The Town grants the District a license to use the following real estate, and improvements thereon set forth below and more particularly described in Exhibit A attached hereto (the Premises):

- i) John Dobson Ice Arena and Environs
- ii) Upper Floor of the Old Town Shop, except the Police Weight Room
- iii) Youth Center
- iv) Nature Center
- v) Upper Bench of Ford Park
- vi) Public Tennis Courts
- vii) Athletic Field

subject to the following terms and conditions:

1) Use of Premises

The premises shall be primarily used for recreation programs and services except as otherwise provided for herein. The District shall permit the Town to use the Upper Bench of Ford Park for skier parking during the ski season. The Town, at its sole cost, shall repair any damage to the Park caused by such parking.

2) Utilities

The District shall pay all charges for gas, electricity, light, heat, power, and telephone, or other communications services used, rendered, or supplied upon or in connection with said premises and shall indemnify the Town against any liability or damages on account of such charges.

3) Access to the Premises

The Town and its agents shall have the right to enter in or on the premises to examine them, to make and perform such alterations, improvements, or additions that the Town may deem necessary or desirable for the safety, improvement, or preservation of the premises.

4) Alterations by the District

The District shall make no alterations, additions, or improvements in or to the premises without the Town's prior written consent. All such work shall be performed in a good and workmanlike manner, and all alterations, additions, or improvements upon the premises shall, unless otherwise agreed at the time the Town's consent is obtained or unless the Town requests removal thereof, become the property of the Town.

5) Maintenance and Repairs

The District shall take good care of the premises and the fixtures and improvements therein including without limitation, any storefront doors, plateglass windows, heating and air conditioning systems, plumbing, pipes, electrical wiring and conduits, and at its sole cost and expense perform maintenance and make repairs, restorations, or replacements as and when needed to preserve them in good working order and first class condition. The District's obligation for repair and replacement shall include all interior, exterior, nonstructural, ordinary and extraordinary, unforeseen and foreseen repair, snow removal, and rubbish removal, landscaping and lawn care. The Town shall replace all plumbing facilities and equipment installed for the general supply of hot and cold water, heat, air conditioning, and electricity when such replacement is necessary to keep the property and improvements functioning properly, when the cost of the replacement thereof exceeds five thousand dollars (\$5,000). The repair, maintenance and replacement of the refrigeration system for the ice surface in the Dobson Ice Arena

shall be the sole responsibility and cost of the District. The Town shall not be responsible for the replacement of any equipment damaged by the willful acts or negligence of the District. The District shall develop a maintenance schedule for each respective improvement used pursuant to this Agreement, which schedule shall be subject to the approval of the Town. The District shall keep a log setting forth actual maintenance performed at the Dobson Ice Arena. The log shall be kept in the same manner as presently maintained by the Town prior to the effective date hereof.

6) Assignment

This license shall be non-assignable and the District shall not mortgage, hypothecate, or encumber any of the facilities set forth herein without the prior written consent of the Town in each instance.

7) Damage to or Destruction of Premises

If any of the licensed premises are damaged by fire or other cause so that they may not be used for the purpose which they were intended and the repair or replacement of such premises shall require substantial cost, the Town may elect not to repair such damage and this license shall automatically terminate as it relates to said damaged or destroyed premises effective as of the giving of notice by the Town of such election.

8) Injury to Person or Property

a) The District covenants and agrees that the Town, its agents, servants and employees shall not at any time or to any extent whatsoever be liable, responsible or in any way accountable for any loss, injury, death or damage to persons or property or otherwise which at any time may arise in connection with the premises or be suffered or sustained by the District, its agents, servants or employees, or by any other person rightfully on the premises for any purpose whatsoever, whether such loss, injury, death or damage shall be caused by or in any way result from or arise out of any act, omission or negligence of the District, its

agents, servants or employees or of any occupant, subtenant, visitor or user of any portion of the premises, or shall result from or be caused by any interference with or obstruction of deliveries to the premises by any person or by the loss or destruction by any person of furniture, inventory, valuables, files or any other property kept or stored on or about the premises or by any other matter or thing unless resulting solely from the negligence or willful misconduct of the Town, its agents, servants or employees. The District shall forever indemnify, defend, hold and save the Town free and harmless of, from and against any and all demands, claims, causes of action, liabilities, losses, damages or judgments on account of any of the foregoing provided that this indemnity shall not extend to damages resulting solely from the negligence or willful misconduct of the Town, its agents, servants or employees. The foregoing obligation to indemnify shall include indemnification to the Town for all costs, expenses and liabilities (including, but not limited to, attorneys fees) incurred by the Town in investigating and defending any of the matters covered hereby.

b) The Town, its agents, servants and employees shall not be liable for injury, death or damage which may be sustained by the improvements, betterments, persons, goods, wares, merchandise or property of the District, its agents, servants, employees, invitees or customers or any other person in or about the premises caused by or resulting from fire, explosion, falling plaster, steam, electricity, gas, water, rain or snow, leak or flow of water, rain, or snow from or into part of the building or from the roof, street, subsurface or from any other place or by dampness of from the breakage, leakage, obstruction or other defects of the pipes, sprinklers, wires, appliances, plumbing, air conditioning or lighting fixtures of the building or the premises.

9) End of Term

Upon the expiration or other termination of this Agreement, the District shall promptly quit and surrender to the Town the premises in good order and first class condition, ordinary wear excepted. The District shall remove such alterations, additions, improvements, fixtures, equipment, and furniture as the Town shall require.

10) Compliance with All Laws and Regulations

The District agrees not to use or permit the premises to be used for any purpose or in any fashion prohibited by the laws of the United States, or the State of Colorado, or the ordinances or regulations of the Town of Vail including the Town's no smoking ordinance, Ordinance No. 11, Series of 1988.

B. In addition to the recreational premises set forth in this Agreement, the Town further grants a license to the District to utilize the offices they are presently utilizing at the time of the signing of this Agreement in the Vail Public Library for continued use as office space only, subject to the terms and conditions set forth in Section 3A hereof, except that the District shall not pay utility costs for said offices which costs shall be the responsibility of the Town. The Town further grants the District the right to utilize ten (10) parking spaces on the land commonly known as the Mud Lot. The right to use said parking spaces may be terminated by the Town upon the giving of thirty (30) days written notice of such termination to the District.

C. The Town currently leases from third parties the following premises for recreational purposes:

- a) Red Sandstone Gym
- b) Potpourri Day Camp

The Town shall attempt to assign said leases to the District subject to any restriction on assignment contained in said leases.

4. EQUIPMENT

A. The Town hereby transfers to the District for its use during the term hereof the personal property, equipment, and vehicles set forth in Exhibit B hereof.

B. Except as otherwise provided for herein, the District shall furnish and supply all necessary labor, supervision, equipment, motor vehicles, office space, operating and office supplies necessary to provide the Town with the services contemplated hereunder. All equipment and vehicle maintenance costs shall be the sole responsibility of the District.

5. SERVICES PROVIDED BY THE TOWN

The Town shall provide the District with financial and computer services as set forth in Exhibit C attached hereto and made a part hereof by reference. In addition, the Town shall provide the District with planning services subject to such control and provisions as the Town deems appropriate. The District shall pay no charge for ordinary ongoing day-to-day planning services, but for services which the Town in its sole discretion deems extraordinary, the District shall pay a rate as shall be agreed upon by the parties on a case by case basis. Throughout the term of this Agreement the Town shall have the right to use the Apple computer located in the District office on the date of execution hereof or any replacement or substitute therefor, at all reasonable times.

6. HEALTH INSURANCE

The District shall be liable for eleven and one-half percent (11.5%) of accrued liabilities of the Town's health insurance plan existing on December 31, 1987 based on the number of eligible District and Town employees as a percentage of the plan's total eligible employees.

7. CONTROL OF THE JOHN DOBSON ICE ARENA

The parties understand the John Dobson Ice Arena is a multi-use facility utilized for both recreation and other purposes by the Town, and further understand

the Arena is subject to certain terms and conditions contained in a Deed of Gift between the Town and the Websters, a copy of which is attached to this Agreement as Exhibit D. The District agrees not to violate any of the terms and conditions of said Deed of Gift during the term hereof. The District's use of the Arena pursuant to this Agreement shall be subject to all outstanding agreements between the Town and third parties for or relating to the use of the Arena. The District agrees that during the term hereof the District shall allow the following organizations the right to use the Arena free of charge. The District shall allow other nonprofit corporations which are located in the Upper Gore Valley to use the Arena for events that provide a social or cultural benefit to the Town for a fee equal to the costs and expense of staging the event.

- Battle Mountain High School for graduation ceremonies

The District agrees to use its best efforts to maximize the use of the Arena for conventions, meetings, conferences, concerts, and other income producing events during the period it is not required to use the Arena for ice skating by the Deed of Gift. During the term of this Agreement, the Town shall have the right to use the Dobson Ice Arena for a total of thirty (30) days during each year of the term hereof for whatever purposes it deems appropriate upon the giving of thirty (30) days written notice of such use to the District. The Town may exercise twenty (20) of said days between March 15 and December 15, and ten (10) of said days between December 15 and March 15. The Town shall be responsible and shall have the right to negotiate all terms and conditions of any activity or event the Town wishes to use the Arena for during said thirty (30) days. The District shall be entitled to receive the gross receipts or rent produced by any such event less all expenses and costs thereof.

If the Town makes a good faith decision at a public meeting that the welfare of the Town and its inhabitants requires that the Dobson Arena be utilized

entirely for purposes other than recreation, it shall give notice thereof to the District. The District shall have ninety (90) days from the giving of such notice to vacate the premises in accordance with the provisions set forth in paragraph 3A(9) hereof.

8. RECREATION PLAN

During the month of February, 1989, at a regular or special meeting of the Town Council of the Town of Vail, and during each subsequent February during the term of this Agreement, the District shall present a recreation plan to the Town Council detailing the District's fees, budget, plans and programs for the forthcoming year. The Town Council shall be given the opportunity to critique the plan and suggest changes in the plan to the District. The District shall give due consideration to all requests of the Town regarding the plan. The District shall base its recreational program for the forthcoming year on said plan.

9. FINANCIAL CONTRIBUTIONS

The Town shall contribute to the District the sum of five hundred twenty-two thousand thirty-three dollars (\$522,033) as set forth in Exhibit E hereof for each year during the term of this Agreement to be used by the District exclusively for the provision and development of recreational services, programs, and facilities to the Town. If the Coors Classic is not held within the Town and if the District does not provide Fourth of July youth programs during any year hereof, the contribution of the Town shall be reduced accordingly. This contribution shall be made to the District for each year during the term hereof as follows:

- A. January - 4%
- B. February - 2%
- C. March - 15%
- D. April - 6%
- E. May - 6%

- F. June - 6%
- G. July - 15%
- H. August - 14%
- I. September - 10%
- J. October - 10%
- K. November - 6%
- L. December - 6%

No later than two (2) years from the date hereof the District will hold an election and submit a mill levy increase to the authorized voters of the District. The mill levy increase shall be sufficient to increase the District's annual tax revenues in an amount equal to the Town's annual contribution provided for in this paragraph. Should the mill levy increase be approved, the Town shall take all steps necessary to reduce its mill levy so its tax revenues are reduced by an amount equivalent to the District's increase.

In any year during the term hereof in which the Town decreases its general fund expenditure budget subsequent to January 1 of any fiscal year, the Town's contribution to the District shall be proportionately reduced.

In any year in which the Town reduces its budget by decreasing its general fund expenditures five percent (5%) or greater than the expenditures in the previous year's budget due to a fiscal emergency occasioned by severely reduced sales tax revenues or extraordinary expenditures, the Town's contribution to the District shall be proportionately reduced.

10. GOLF, TENNIS, AND SKATING PASSES

The Town will be charged by the District at the residential rate in effect at the time for each time a Town employee plays golf or tennis. However, the Town shall not be charged a total amount for any employee in excess of the respective

cost then in effect for a resident golf or tennis pass. The District shall provide skating passes for Town employees at no cost.

11. DEBT

The Town shall be solely responsible for all debt related to recreation facilities owned by the Town existing on the effective date of this Agreement. All financing for recreational purposes occurring subsequent to the effective date of this Agreement shall be agreed upon by the Town and the District on a case by case basis.

12. DISTRICT BOUNDARIES

The District and the Town will use their best efforts to take whatever steps are necessary to make the boundaries of the District and the Town coterminous.

13. PERSONNEL

The Town and the District and their respective officers, agents, and employees shall fully cooperate so as to facilitate the performance of this Agreement. The provision of recreational services and programs as contemplated in this Agreement, the hiring, firing, and discipline of District employees shall be the responsibility of the District. No person employed by the District, in accordance with this Agreement, shall have any right to Town benefits including health insurance and pension. The District, however, may invest pension funds with the Town subject to such conditions as may be established by the Town and permitted by law. The Town shall not be liable for the payment of any salaries, wages, or other compensation to any District personnel performing recreation services pursuant to this Agreement, nor for any obligation of the District other than provided for herein. Nothing herein shall obligate the Town to be liable for the injury or sickness of any District employee arising out of his/her employment.

14. LIABILITY AND INSURANCE

A. The Town, its officers, and employees shall not be deemed to assume any liability for the intentional or negligent acts, errors, or omissions of the District or of any officer, agent, or employee thereof. Likewise, the District, its officers, and employees shall not be deemed to assume any liability for the intentional or negligent acts, errors, or omissions of the Town or of any officer or employee thereof.

B. The District agrees to indemnify, defend, and hold harmless, to the extent allowed by law, the Town, its respective agents, officers, servants, and employees of and from any and all loss, costs, damage, injury, liability, claims, liens, demands, action, and causes of action whatsoever, arising out of or related to the District's intentional or negligent acts, errors, or omissions, or that of its agents, officers, servants, and employees, whether contractual or otherwise. Likewise, the Town agrees to indemnify, defend, and hold harmless, to the extent allowed by law, the District, its respective agents, officers, servants, and employees of and from any and all loss, costs, damage, injury, liability, claims, liens, demands, action, and causes of action whatsoever, arising out of or related to the Town's intentional or negligent acts, errors, or omissions, or that of its agents, officers, servants, and employees, whether contractual or otherwise.

C. The District and the Town shall respectively provide their own public liability, property damage, and errors and omissions insurance policies sufficient to ensure against all liability, claims, and demands or any other potential liability arising from this Agreement. Further, the District and the Town, respectively, shall name, subject to the approval of each respective party's insurance carriers, the other respective party as a coinsured under such insurance policies and to the extent of any potential liability arising under this Agreement and, upon reasonable written request, shall furnish evidence of the same to the

other respective party. In any event, each party respectively shall procure and maintain the minimum in insurance coverages listed below. All coverages shall be continuously maintained to cover all liability claims, demands, and obligations assumed by the parties hereto. In the case of any claims-made policy, the necessary retroactive dates and extended reporting periods shall be procured to maintain such continuous coverage.

a) Workman's Compensation insurance to cover obligations imposed by applicable laws for any employee engaged in the performance of work under this contract.

b) General Liability insurance with minimum combined single limits of one million dollars (\$1,000,000) each occurrence and one million dollars (\$1,000,000) aggregate. The policy shall be applicable to all premises and operations and shall include coverage for bodily injury, broad form property damage, personal injury, blanket contractual, products, and completed operations.

c) Comprehensive Automobile Liability insurance with minimum combined single limits for bodily injury and property damage of not less than one million dollars (\$1,000,000) each occurrence and one million dollars (\$1,000,000) aggregate with respect to each of the parties owned, hired or non-owned vehicles used in the performance of services hereunder.

d) Errors and Omissions insurance with minimum limits of one million dollars (\$1,000,000) each claim and one million dollars (\$1,000,000) aggregate.

e) If the District obtains a liquor license to serve wine, beer, or intoxicating liquors, it shall obtain liquor liability insurance with limits of one million dollars (\$1,000,000) each claim and one million dollars (\$1,000,000) in the aggregate.

Failure of either party hereto to maintain policies providing the required coverages shall constitute a material breach of this contract, upon which the non-breaching party may immediately terminate this Agreement.

15. EFFECTIVE DATE

This Agreement shall become effective on the first day of January, 1989.

16. TERMINATION

A. Unless sooner terminated as provided for herein, this Agreement shall terminate on December 31, 1993. Nothing contained herein shall be deemed to prevent or estop the Town during the term of this Agreement from taking action to dissolve the District pursuant to Section 32-1-701 C.R.S., as amended.

B. Upon termination of this Agreement as set forth herein, the District's license to use Town real property and all improvements thereon shall cease as provided for in paragraph 3A(9) hereof. In addition, the District shall convey to the Town all equipment, vehicles, and personal property set forth on Exhibit B which had been previously transferred to the District. In the event that any such equipment, property, or vehicles had been replaced by the District, the District shall convey to the Town such replacement.

17. MISCELLANEOUS PROVISIONS

A. No modification or waiver of this Agreement or of any covenant, condition, or provision herein contained shall be valid unless in writing and duly executed by the party to be charged therewith.

B. This written Agreement embodies the whole Agreement between the parties hereto and there are no inducements, promises, terms, conditions, or obligations made or entered into either by the Town or the District other than those contained herein.

C. This Agreement shall be binding upon the respective parties, their successors or assigns.

D. All agreements and covenants herein are severable, and in the event that any of them shall be held invalid by a court of competent jurisdiction, this Agreement shall be interpreted as if such invalid agreement or covenant were not contained herein.

E. The District and the Town have represented to each other that each possesses the legal ability to enter into this Agreement. In the event that a court of competent jurisdiction determines that either of the parties did not possess the legal ability to enter into this Agreement, this Agreement shall be considered null and void as of the date of such court determination.

F. Any notices to be sent to the parties pursuant to the terms of this Agreement shall be mailed to the following addresses:

Town Manager
Town of Vail
75 South Frontage Road
Vail, CO 81657

Chairman
Vail Metropolitan Recreation District
292 West Meadow Drive
Vail, CO 81657

G. This Agreement shall not be deemed to confer or grant to any third party any right to claim damages or bring any legal action or claim against either the District or the Town because of any breach hereof or of any covenant, condition, or provision contained herein.

IN WITNESS WHEREOF, the Town and the District have executed this lease as of the date first set forth above.

TOWN OF VAIL, a Colorado municipal
corporation

By: Rondall V. Phillips
Rondall V. Phillips, Town Manager

VAIL METROPOLITAN RECREATION
DISTRICT, a Colorado
quasi-governmental corporation

By: Timothy R. Garton
Timothy R. Garton, Chairman

FAFMSTR...	Fixed Asset Description	Cls Cde	Serial Number	Make	Model	Loca Dept	Acquisit Date	Acquisition Cost
	0000900173		PODUIM			JAD 6200		
	0000900008		ICE FIGURE SKATES	RIEDELL		JAD 6200	01-01-76	12,950.93
	0000900009		SKATE SHARPENER	BUPLISKAT	0066	JAD 6200	01-01-79	2,513.63
	0000900056		ICE SKATES	RIEDELL		JAD 6200		
	0000900080		BARREL RESURFACER			JAD 6200		
	0000900089		ICE EDGER	THOMSEN	91	JAD 6200		
	0000900037		CANDY MACHINE		208855	JAD 6200	01-01-82	1,000.00
	0000900061		VENDING MACHINE	VENDO	V192	JAD 6200		
	0000900073		POP MACHINE	DIXIE-NAR	380-210	JAD 6200		
	0000900001		ICE RESURFACER	ZAMBONI	HDB2586	JAD 6200	01-01-77	18,755.00
	0000900203		CHEVY PICKUP	CHEVY				
	0000900204		TRACTOR	SEARS				
	0000900013		VACUUM CLEANER	BILLYGOAT		JAD 6200	03-01-79	594.00
	0000900014		SPACE SWEEPER	CLARKE	SPS28B	JAD 6200	07-01-79	1,741.00
	0000900015		SCUBBER	CLARKE	FM13RS	JAD 6200	07-01-79	1,191.00
	0000900028		BUN WARMER	TOASTMAST	3B80A	JAD 6200	02-01-82	760.00
	0000900029		REFRIGERATOR	RANDAL	9404F	JAD 6200	02-01-82	745.00
	0000900031		REFRIGERATOR	JORDAN	ATH-0	JAD 6200	02-01-82	1,578.00
	0000900038		WASHER	GE	HWA5400	JAD 6200	01-01-82	500.00
	0000900039		DSC	GE	DDE6200	JAD 6200	01-01-82	500.00
	0000900058		FREEZER	COOP	9404E	JAD 6200		
	0000900059		JUICE MACHINE	STARLISE		JAD 6200		
	0000900060		POP MACHINE	VENDO		JAD 6200		
	0000900062		JUICE MACHINE	VENDO	7030-1B	JAD 6200		
	0000900063		PORTIABLE BAR	CAMBRO		JAD 6200		
	0000900064		POPCORN MACHINE	STAR	49	JAD 6200		
	0000900065		SOFT DRINK DISPENSOR			JAD 6200		
	0000900066		COFFEE MAKER	WESTMAN	RD33A	JAD 6200		
	0000900067		SOFT DRINK DISPENSOR	SELMIX	124-4	JAD 6200		
	0000900069		BEER COOLER	BEVERAGE		JAD 6200		
	0000900070		3-TUB SINK	EAGLE	5C-1B	JAD 6200		
	0000900071		MICROWAVE	PANASONIC	70-500	JAD 6200		
	0000900072		HOTDOG-COOLER	ROONDUP	HDC30	JAD 6200		
	0000900021		CHAIRS-ORANGE		225G	JAD 6200	06-01-79	30,564.00
	0000900016		OFFICE FURN & EQUIP			JAD 6200	06-01-79	10,877.00
	0000900068		TABLE	AERDHOT	7121M	JAD 6200		
	0000900007		TWE IBM SEL II CORR			JAD 6200	01-01-76	609.90
	0000900017		SAFE-LARGE	MEILINK		JAD 6200	03-01-79	725.00
	0000900034		MEMORYWRITER	XEROX	SDL2	JAD 6200	04-01-84	833.00
	0000900046		TAPE PLAYER	AVD. ENV		JAD 6200	03-01-85	500.00
	0000900057		SAFE-SMALL	MAJOR		JAD 6200		
	0000900075		PHONOGRAPH PLAYER	LENCO	6785E	JAD 6200		
	0000900079		PHONE ANSWER SYSTEM	SANTO	TRA9902	JAD 6200		
	0000900002		SDUND SYSTEM			JAD 6200	01-01-77	3,105.00
	0000900003		ICE PLANT/COMPRESSOR	YORK	RS64A22	JAD 6200	01-01-77	79,500.00
	0000900004		HEAT TAPE			JAD 6200	07-01-82	9,050.00
	0000900010		RINKTEX FLOOR COVER	RINKTEX		JAD 6200	06-01-79	33,500.00
	0000900011		COIN LOCKERS	SENTINAL		JAD 6200	06-01-79	14,046.00
	0000900012		COMBINATION LOCKERS	DEBOURGH		JAD 6200	06-01-79	0.00
	0000900020		SCOREBOARD	DAKTRONIC	H2B13	JAD 6200	01-01-79	6,028.02
	0000900024		TILE	MONDO		JAD 6200	01-01-80	21,417.00
	0000900025		BLINDS			JAD 6200	04-01-81	2,397.99
	0000900030		SINGLE DOOR	DANDELL		JAD 6200	02-01-82	600.00
	0000900032		RUBBER TILE FLOOR	TUEFLER		JAD 6200	03-01-82	6,238.00

EXHIBIT B

FAFMSTR...	Fixed Asset Description	Cls Cde	Serial Number	Make	Model	Loca	Dept	Acquisit Date	Acquisition Cost	
1	0000900033	RUBBER COMP TILE	28							
2	0000900036	NOISE REDUCTION	28	DBX	165	JAD	6200	04-01-82	825.98	
3	0000900044	COMPRESSOR	28	DMX	165A	JAD	6200	01-01-82	700.00	
4	0000900048	BENCHES-BLEACHERS	28			JAD	6200	03-01-85	1,255.50	
5	0000900049	RUBBER TILE FLOOR	28	MONDO		JAD	6200	06-01-80	31,215.77	
6	0000900055	CARPET TRAILER	28			JAD	6200	01-01-80	20,188.06	
7	0000900088	GAS CABINET	28		1945	JAD	6200			
8	0000900019	STAGE	29	SICO		JAD	6200	07-01-79	33,789.00	
9	0000900022	REEL TO REEL	29	TEAC	A3300SX	JAD	6200	01-01-79	775.00	
10	0000900023	SOUND SYSTEM	29			JAD	6200	01-01-79	22,023.00	
11	0000900027	STAGE SKIRT CLOTH	29	ATLAS		JAD	6200	12-01-80	650.00	
12	0000900035	BACK DROP CURTAIN	29			JAD	6200	09-01-84	1,233.00	
13	0000900043	SPOTLIGHTS	29	SATELLITE	HMI575	JAD	6200	02-01-85	8,000.00	
14	0000900047	SOUND SYSTEM HORNS	29		PC694	JAD	6200	01-01-86	1,440.00	
15	0000900054	SCOPE TELE-HI	29	GALLOWAY	740HC	JAD	6200	01-01-79	13,954.00	
16	0000900074	REEL TO REEL PLAYER	29	TEAC	13300SX	JAD	6200			
17	0000900076	PHONOGRAPH PLAYER	29	LENCO	L755	JAD	6200			
18	0000900077	CASSETTE PLAYER	29	SHARP	RT-W800	JAD	6200			
19	0000900078	TAPE PLAYER/AUTO	29	AEI	700-B	JAD	6200			
20	0000900026	COURT WASHER	30	TORO	PRO	JAD	6200	01-01-76	1,885.01	
21	0000900040	VACUUM CLEANER	30	CLARKE	TMD 50	JAD	6200	01-01-82	1,000.00	
22	0000900045	VACUUM CLEANER	30	TAILORMAT	TMD50	JAD	6200	01-01-85	1,323.58	
23	0000900082	VACUUM WET DRY	30	87910	CLARKE	600A	JAD	6200		
24	0000900083	VACUUM WET DRY	30	3379	CLARKE	IMD50	JAD	6200		
25	0000900090	FLOOR SCRUBBER	30	32A12070	CLARKE	TB32A	JAD	6200		
26	0000900041	HAMMER DRILL	6		RED HEAD	700	JAD	6200	01-01-82	800.00
27	0000900042	TABLE SAW	6		ROCKWELL	10	JAD	6200	01-01-82	1,000.00
28	0000900081	A-C WELDER	6	8712-604	LINCOLN	AC2255	JAD	6200		
29	0000900084	AIR COMPRESSOR	6		DAYTON	32323B	JAD	6200		
30	0000900085	BENCH GRINDER	6		DAYTON	42360A	JAD	6200		
31	0000900086	DRILL PRESS	6		DAYTON	42660A	JAD	6200		
32	0000900087	GAS WELDER	6		VICTOR		JAD	6200		
33	0000900092	DISPLAY SPECIMANS	T			NATC	6500	01-01-71	1,232.00	
34	0000900093	ECOLOGY LIBRARY	T			NATC	6500	01-01-76	736.73	
35	0000900094	VACUUM CLEANER	T			NATC	6500	01-01-86		
36	0000900095	CAMPFIRE RING	T			NATC	6500	01-01-78	3,472.22	
37	0000900097	SNOWBLOWER	T			NATC	6500	02-01-80		
38	0000900098	DAYTON MICROWAVE	T	80713709	DAYTON	DMR4501	NATC	6500		
39	0000900099	ANSWERING MACHINE	T	JJCHA99837	PANASONIC	EASAPHO	NATC	6500		
40	0000900100	WATER COOLER	T		DEEP ROCK		NATC	6500		
41	0000900101	INFORMATION DESK	T		CUSTOMIZE		NATC	6500		
42	0000900102	SNOWSHOES	T		ASSORTED	ASSORTE	NATC	6500		
43	0000900103	XC SKI EQUIPMENT	T		ASSORTED	ASSORTE	NATC	6500		
44	0000900104	DISPLAY	T			NATC	6500			
45	0000900105	DISPLAY SPECIMANS	T			NATC	6500			
46	0000900106	MOTION DETECTOR	T			NATC	6500			
47	0000900107	METAL CABINET/FILES	T		ASSORTED		NATC	6500		
48	0000900108	AUDIO VISUAL EQUIP	T		KODAK		NATC	6500		
49	0000900109	IBM SELECTRIC II	T		IBM	SELECT	NATC	6500		
50	0000900110	SECURITY/FIRE SYSTEM	T			NATC	6500			
51	0000900111	VAULT	T		AMF		OTS	6400	01-01-76	1,186.72
52	0000900112	PARALLEL BARS	T		NISSAN		OTS	6400	01-01-76	1,072.03
53	0000900113	STACK MATS	T		AMF		RSS	6400	01-01-76	606.63
54	0000900114	STACK MATS	T		AMF		RSS	6400	01-01-76	606.63

	Description	Cde Number	Make	Model	Loca	Dept	Date	Cost
1	0000900115	BALANCE BEAM	T					
2	0000900116	SAFTY MAT	T	AMF		OTS	6400 01-01-76	647.39
3	0000900117	WEIGHT EQUIPMENT	T	AMERICAN		OTS	6400 01-01-76	546.91
4	0000900118	UCS FLOOR MAT	T			RSS	6400 10-01-82	1,081.12
5	0000900119	VOLLEYBALL NET	T	USC		OTS	6400 01-01-84	7,800.00
6	0000900120	SCOREBOARD	T	AMF		RSS	6400	
7	0000900121	WEIGHT SET	T	FAIRPLAY	6600	RSS	6400	
8	0000900122	RECORD PLAYER	T	WEIDER		RSS	6400	
9	0000900123	TAPE PLAYER	T	AUDIOTRON		RSS	6400	
10	0000900124	KROY LETTERING	T	PANASONIC	RQ2309A	RAD	6100	
11	0000900125	POP MACHINE	T			RAD	6100	
12	0000900126	SLIDE PROJECTOR	T	VENDO		RAD	6100	
13	0000900127	MOVIE PROJECTOR	T	KODAK	AFI	RAD	6100	
14	0000900128	COPIER	T	BELL HOWE		RAD	6100	
15	0000900129	VACUUM CLEANER	T	XEROX	3450	RAD	6100	
16	0000900130	PAPER CUTTER	T	EUREKA		RAD	6100	
17	0000900131	DESK PRO COORD	T			RAD	6100	
18	0000900132	DESK PRO COORD	T			RAD	6100	
19	0000900133	DESK	T			RAD	6100	
20	0000900134	DESK	T			RAD	6100	
21	0000900135	REFRIERATOR	T			RAD	6100	
22	0000900136	MIRCOWAVE	T	71013348	GOLD STAR GR130W	RAD	6100	
23	0000900137	TABLE	T	DD7221072	PANASONIC NN6307	RAD	6100	
24	0000900138	CABINET	T			RAD	6100	
25	0000900139	CABINET	T			RAD	6100	
26	0000900140	CABINET	T			RAD	6100	
27	0000900141	CABINET	T			RAD	6100	
28	0000900142	TYPEWRITER	T			RAD	6100	
29	0000900143	TYPEWRITER	T	XEROX	610	RAD	6100	
30	0000900144	CHAIRS	T	XEROX	630	RAD	6100	
31	0000900145	TRANSCRIBER	T			RAD	6100	
32	0000900146	FILE CABINET	T	SECUTIVE	BM45	RAD	6100	
33	0000900147	FILE CABINET	T		N262	RAD	6100	
34	0000900148	FILE CABINET	T		N251	RAD	6100	
35	0000900149	FILE CABINET	T		N290	RAD	6100	
36	0000900150	CALCULATOR	T		N290	RAD	6100	
37	0000900151	CALCULATOR	T	ROYAL	226PD	RAD	6100	
38	0000900152	CALCULATOR	T	SHARP	EL2192	RAD	6100	
39	0000900153	CALCULATOR	T	OLYMPIA	CP570	RAD	6100	
40	0000900154	CALCULATOR	T	CASIO	PI220	RAD	6100	
41	0000900155	PRINTER	T	CANNON	P101-0	RAD	6100	
42	0000900156	COMPUTER	T	HP	HP2682D	RAD	6100	
43	0000900157	COMPUTER	T	BCG5GRM0001A	APPLE	MAC	RAD	6100
44	0000900158	COMPUTER	T		COMPAG	DESKPRO	RAD	6100
45	0000900159	PRINTER	T		COMPAG	DESKPRO	RAD	6100
46	0000900160	PRINTER STAND	T			MO156	RAD	6100
47	0000900161	BLEACHERS	T				RAD	6100
48	0000900162	BUILDING IMPROVEMENT	T	MIRACLE		FPSB	6300	
49	0000900163	BLEACHERS	T				FPSB	6300
50	0000900164	FIELD EQUIPMENT	T	MIRACLE		FPSB	6300	
51	0000900165	SOCCER GOALS	T				FPSB	6300
52	0000900166	ZAMBONI ENGINE	T	126-070534	VOLKSWAGD	126A	JAD	6200
53	0000900167	EXTENTION CORDS	T		HEAVYDUTY	1413	JAD	6200
54	0000900168	DAMPER SYSTEM	T				JAD	6200

FAFMSTR...	Fixed Asset Description	Cls Serial Cde Number	Make	Model	Loca Dept	Acquisit Date	Acquisition Cost
1	0000900169 CASH REGISTER	T	SHARP	ER3231	JAD 6200		
2	0000900170 CASH REGISTER	T	SHARP	ER-3231	JAD 6200		
3	0000900171 FREEZER	T	BEVERAGE	8137923	JAD 6200		
4	0000900172 HOT CHOCOLATE MACH	T 41536	CHOCO JET	HC2	JAD 6200		
5	0000900174 WATER HOSE	T			JAD 6200		
6	0000900175 SPIDER CORD	T		SCB50	JAD 6200		
7	0000900176 ELEC. SPIDER BOXES	T	HUBBELL	SB103	JAD 6200		
8	0000900177 FLOORING	T	HOMOSOTE		JAD 6200		
9	0000900178 ROCKEY HOCKEY TABLE	T			YSER 6600	01-11-82	837.00
10	0000900179 BAR STOOLS	T			YSER 6600		
11	0000900180 COUCH	T			YSER 6600		
12	0000900181 FURNITURE	T			YSER 6600		
13	0000900183 OFFICE FURNITURE	T			YSER 6600		
14	0000900184 FOOSBALL TABLE	T			YSER 6600		
15	0000900185 FOOSBALL TABLE	T			YSER 6600		
16	0000900186 POOL TABLE	T			YSER 6600		
17	0000900187 POOL TABLE	T			YSER 6600		
18	0000900188 POOL TABLE	T			YSER 6600		
19	0000900189 TELEVISION	T	RCA	FJR528P	YSER 6600		
20	0000900190 CAFE FURNITURE	T			YSER 6600		
21	0000900191 CAFE FURNITURE	T			YSER 6600		
22	0000900192 WURLITZER JUKE BOX	T			YSER 6600		
23	0000900193 CAFE FURNITURE	T			YSER 6600		
24	0000900194 STEREO EQUIPMENT	T			YSER 6600		

186 ITEMS LISTED.

EXHIBIT C

FINANCIAL/COMPUTER SERVICES THE TOWN WILL PROVIDE FOR VMRD FOR A FEE

PURCHASING AND CASH DISBURSEMENTS

Input Claims
Print Checks
Prepare Hand Checks
Prepare Checks for Signing
Review Checks and Backup
Mail Checks
File Checks and Stamp Paid

PAYROLL

Master File Updates
Print and Distribute Time Sheets
Time Sheet Preparation
Input Time
Verify Batch Totals
Input Voids and Handwrites
Run a Trial Register and Verify
Print and Sign Checks
Run Reports
Maintain Payroll Personnel Files
Process Payroll Advances
Quarterly Reports
Preparation of W-2's

CASH RECEIPTS

Review Daily Sheets and General Ledger Posting
Ice Arena
General Recreation
Nature Center
Tennis Courts
Golf Deposits
Make the Bank Deposits (For Recreation and Ice Arena)
Pick up money at Ice Arena and Recreation Department Daily
Monday-Friday

CASH MANAGEMENT

Track Interest Income
Reconcile Bank Accounts

COMPUTER

Provide Necessary Computer Time
Daily Backups (Mainframe only)
Upgrades to Financial Software Including GL, AP/PO, CC, PR,
AR, FA
System Maintenance
Query into Accounts Payable, Accounts Receivable, and General
Ledger, Payroll/Personnel and Fixed Asset Software
Programs

OTHER

Reconcile any Hotel and Convention Advance Deposits
Prepare Sales Tax Return
Reconcile other General Ledger Accounts
Review Month End General Ledger
Maintain Fixed Asset Ledger as information is provided by
VMRD
Invoice Miscellaneous Charges

TOWN OF VAIL FEE

Total 1989 fee for these services will be \$33,375. The Town
will bill VMRD in equal monthly installments of \$2,781.25.
VMRD is to let the Town know on an annual basis, by mid-July,
what financial/computer tasks they want the Town to provide
for the next year. The Town will then provide VMRD the next
years cost for those services.

FINANCIAL/COMPUTER SERVICES VMRD WILL PERFORM FOR THEMSELVES

CASH RECEIPTS

Receipt Cash Through the Register
Close the Register and Prepare Daily Cash Sheet
Collect Bad Checks and Bad Debts

PURCHASING CASH DISBURSEMENTS

Purchase Order Preparation
Print Purchase Orders and Distribute
Distribute Mail
Obtain Purchase Order Authorization
Vouch the Invoices
Reconcile Monthly Vendor Statements
Sign Checks

PAYROLL

Payroll Audit per FLSA

COMPUTER

P.C. Repairs and Maintenance
Software Maintenance on Parks and Recreation Programs and Requested Upgrades

PURCHASE OF FORMS

VMRD is responsible for the procurement and payment of their own payroll and accounts payable checks, time sheets, computer paper and any other necessary forms.

ONGOING FINANCIAL/COMPUTER RELATED SERVICES TOV WILL PROVIDE FOR AN ADDITIONAL FEE

Financial/computer related services not included in standard fee to VMRD but the Town will provide upon request for a fee of \$30 per hour, adjusted annually.

Meeting Attendance

Financial Planning

Budget Control

Preparation of Month-end Treasurer's Report

Contract Administration

Preparation of Annual Budget

Audit Preparation

Financial and Computer Training

Cash Flow Projections

Document, Design and Maintain Accounting Systems for Good

Internal Control

Maintain Cash Ledger

Invest Excess Cash

ONE-TIME SERVICES AND PURCHASES

The Town will perform these one-time services for VMRD at an hourly rate of \$20 plus any direct equipment or service costs.

Set up New Accounts with Budget History (1987-1988) Data
Transfer Employee Master File Information to VMRD
Fixed Asset Input and Reconciliation for VMRD Assets (prior
to January 1, 1989)
Set up Independent Cash Receipting System
Dot Matrix Printer (estimated cost \$4,000-\$7,000)
Pension Plan Document and Trust Agreement
Modifications to Quarterly Benefit Statement and Reports
Personnel Systems and Processes

OTHER

VMRD will maintain a printer at the recreation offices to:

Print Purchase Orders
Print Financial Reports
Print Daily Cash Reports

VMRD is responsible for all their own procurement of supplies and materials.

The pay phones in the Ice Arena and the Teen Center shall continue to exist with the Town per its multi-year agreement with U.S. Transcommunications, Inc. U.S. West pay phones shall remain the responsibility of recreation.

If the Town performs VMRD's financial services as described herein, then VMRD agrees to bank at the same bank as the Town. The Town and VMRD may contract together for banking services in order to maximize savings.

The Town shall notify the District Manager in a timely manner of any violations of policies or procedures established by the District. The Town Controller shall be notified if any changes are made to policies and procedures established by the District.

The Town's accounting staff shall not be held liable for errors and irregularities that may occur if they acted prudently and in conformance with the District's written accounting policies and procedures, or if the District has not provided for written accounting policies and procedures.

VMRD shall set up separate accounts with vendors and notify them that all invoices and statements be mailed directly to VMRD's post office box.

Estimate of Costs to Provide Accounting Services for the
Proposed Vail Metropolitan Recreation District

12/19/88

APPLICATION TASKS	VMRD TASKS	COMP HOURS PER NO.	TOTAL HRS PER NO.	BILL RATE PER EMP PER HOUR	DOLLAR AMOUNT PER NO.	ANNUAL RATE	AVERAGE BILL RATE PER HOUR
Purchasing and Cash Disbursements:							
P.O. preparation	x	x	18				
Print P.O.s & distribute	x	x	5				
Distribute mail	x						
Obtain authorization	x						
Vouch the invoice	x						
Reconcile mo. stmts	x						
Input claims		x	32	32.00	\$13.00	\$416.00	
Write checks		x	1	1.00	\$13.00	\$13.00	
Hand checks		x	10	10.00	\$13.00	\$130.00	
Prepare chks for sig				2.00	\$11.00	\$22.00	
Sign checks	x						
Review chks & backup				4.00	\$22.75	\$91.00	
Mail chks				4.00	\$11.00	\$44.00	
File checks & stamp paid				4.00	\$11.00	\$44.00	
			<u>66</u>	<u>57.00</u>	<u>\$760.00</u>	<u>\$9,120.00</u>	<u>\$13.33</u>
Payroll:							
Master file updates	x		3	3.50	\$16.25	\$56.88	
Print & distribute time sheets	x		4	3.50	\$11.00	\$38.50	
Time sheet prep	x		7	12.00	\$11.00	\$132.00	
Input time	x		1	7.00	\$13.00	\$91.00	
Verify batch totals	x		2	1.50	\$16.25	\$24.38	
Input voids and handwrites	x		1	1.50	\$16.25	\$24.38	
Run a trial register verify	x		1	3.00	\$11.00	\$33.00	
Print & sign checks	x		1	3.00	\$13.00	\$39.00	
Run reports	x		3	2.00	\$11.00	\$22.00	
Misc duties (Maintain personnel files)	x			5.00	\$16.25	\$81.25	
Process advances	x			2.50	\$16.25	\$40.63	
Quarterly reports	x					\$125.00	
Prepare W-2's	x					\$110.00	
			<u>23</u>	<u>44.50</u>	<u>\$583.00</u>	<u>\$6,996.00</u>	<u>\$13.10</u>

Estimate of Costs to Provide Accounting Services for the
Proposed Vail Metropolitan Recreation District

APPLICATION TASKS	VMRD TASKS	COMP HOURS RQD PER MO.	TOTAL HRS PER MO.	BILL RATE PER EMP PER HOUR	DOLLAR AMOUNT PER MO.	ANNUAL RATE	AVERAGE BILL RATE PER HOUR
Cash receipts:							
Receipt cash thru the register	x		40				
Close the register and prepare daily sheet	x						
Collect bad checks	x						
Review daily sheets & post G.L.							
Ice arena		x	8	15.00	\$11.00	\$165.00	
Gen Rec		x	8	5.00	\$11.00	\$55.00	
Nature center		x	3	3.00	\$11.00	\$33.00	
Tennis courts		x	4	3.75	\$11.00	\$41.25	
Golf deposits		x	5	5.50	\$11.00	\$60.50	
Pick up daily cash Ice & Rec				5.50	\$11.00	\$60.50	
Make the bank deposit Ice & Rec				20.00	\$13.00	\$260.00	
			68	57.75		675.25	\$8,103.00
			=====	=====		=====	\$11.69
Cash management:							
Track interest income				1.00	\$13.00	\$13.00	
Reconcile bank accts				4.00	\$13.00	\$52.00	
Review bank rec's				0.50	\$22.75	\$11.38	
				5.50		76.38	\$916.50
			=====	=====		=====	\$13.89
Other accounting activities							
Reconcile hotel advance deposits				0.50	\$16.25	\$8.13	
Invoice misc charges				1.50	\$16.25	\$24.38	
Prepare sales tax return				1.00	\$16.25	\$16.25	
Reconcile other G.L. accts				2.00	\$16.25	\$32.50	
Financial reports	x	2		1.00	\$11.00	\$11.00	
Review general ledger				1.50	\$22.75	\$34.13	
Maintain fixed asset records	x	2		2.00	\$13.00	\$26.00	
			4	9.50		\$152.38	\$1,828.50
			=====	=====		=====	\$16.04
Total computer hours			161		\$1.75	\$281.75	\$3,381.00
Total computer maintenance (% of Actual Costs)						\$200.00	\$2,400.00
Pension administration (% of Actual Costs)							\$395.00
						\$33,375.00	
						=====	

FIRST ADDENDUM TO
TOWN OF VAIL/VAIL METROPOLITAN RECREATION DISTRICT
AGREEMENT

THIS ADDENDUM is made and entered into this 8 day of August, 1990, by and between the TOWN OF VAIL, COLORADO, a Colorado municipal corporation, hereinafter referred to as "the Town," and the VAIL METROPOLITAN RECREATION DISTRICT, a Colorado quasi-municipal corporation, hereinafter referred to as "the District."

WHEREAS, the Town and the District entered into a certain Agreement dated January 24, 1989, dealing generally with the provision of recreational programs and services to the inhabitants and guests of the Town by the District (the "Agreement"); and

WHEREAS, the parties wish to amend certain provisions of the Agreement and Exhibit E attached to the Agreement and incorporated therein.

NOW THEREFORE, in consideration of the mutual promises contained herein, the parties hereto agree as follows:

1. Commencing on January 1, 1990, the amount of the financial contribution made by the Town to the District shall be increased from five hundred twenty-two thousand thirty-three dollars (\$522,033) to the sum of five hundred forty-three thousand two hundred forty-three dollars (\$543,243).
2. Commencing on January 1, 1990, Exhibit E of the Agreement is hereby amended to read as set forth in the Exhibit E attached hereto and made a part of this Addendum by reference.
3. Commencing on January 1, 1990, paragraph 5 is amended to provide for the following additional services to be provided by the Town to the District:

Ford Park

- Irrigation (1990 only)
- Trash Removal (non-special event only)
- Flower Planting and Maintenance in Current Beds at Tennis Courts
- Hand Mowing around Tennis Courts
- Repair Irrigation System

Golden Peak
- Trash pickup

Golf Course
- Flower Planting and Maintenance in Current Beds
- Plowing
- Sweeping

Dobson Ice Arena
- Flower Planting and Maintenance in Current Beds
- Mowing

Red Sandstone School
- Plowing
- Sanding

Special Events - Races (only for similar events and races as actually held in 1989)
- Street Sweeping
- Police
- Setting Courses/Blockades

4. The provision in paragraph 9 of the Agreement which provides that no later than two (2) years from the date of the commencement of the Agreement the District will hold an election and submit a mill levy increase to the authorized voters of the District sufficient to increase the District's annual tax increases in an amount equal to the Town's annual contribution is hereby deleted.

5. In addition to any contributions of the Town set forth in the Agreement or this Addendum, and any expenses to be paid by the District set forth in the Agreement and this Addendum, each party shall pay those recreation related expenses which they respectively paid prior to the execution of the Agreement.

6. Except for the amendments set forth in this Addendum, all other provisions of the Agreement shall remain unchanged and in full force and effect.

WHEREFORE, the parties have signed this Addendum on August 8, 1990.

TOWN OF VAIL, a Colorado municipal corporation

By:

Rondall V. Phillips
Rondall V. Phillips, Town Manager

VAIL METROPOLITAN RECREATION DISTRICT, a Colorado quasi-governmental corporation

By:

Ken Wilson
Ken Wilson, Chairman

EXHIBIT E

Detail of TOV Payment to VMRD for
Provision of Recreation Services

ITEM	PAYMENT AMOUNT
TOV Recreation Subsidy	\$476,383
Office Support Expenses	5,850
Unemployment Insurance Costs	2,500
Personal Computer Repair & Maintenance	500
Software Maintenance	788
Fourth of July Youth Event	8,000
Current VMRD Management Fees	(29,234)
New VMRD Management Fees	33,375
Zamboni Replacement	3,196 *
Refrigeration Equipment Replacement	5,700 *
Parking Passes	1,200
Park Maintenance	23,000
Workers Compensation Insurance	15,970
Property Insurance	(4,893)
Advertising for Vacant Positions	225
Phone Services	683
	<hr/>
TOV Payment to VMRD	\$543,243

* This amount will be supplemented by a one-time payment of \$7,500 for the Zamboni and \$12,000 for the refrigeration equipment.



TOWN OF VAIL

75 South Frontage Road
Vail, Colorado 81657
303-479-2107 / FAX 303-479-2157

11646
Addendum 5/17/93
To extend ashd for
1 year
Termination as per
12/31/94

Attorney

April 20, 1993

Mr. Ken Wilson,
Vail Recreation District
292 West Meadow Drive
Vail, CO 81657

RE: TOV/VRD Addendum to Agreement dated January 24, 1989

Dear Ken:

Enclosed is a fully executed original copy of the above referenced agreement for your files.

If you have any questions, please do not hesitate to call.

Yours truly,

Larry A. Eskwith
Town Attorney

LAE/dd



TOWN OF VAIL

75 South Frontage Road
Vail, Colorado 81657
303-479-2107 / FAX 303-479-2157

11674 CE
Addendum 5/13/95
To extend aymnt for
1 year
Terminating aymnt
12/31/94
Attorney

April 20, 1993

Mr. Ken Wilson,
Vail Recreation District
292 West Meadow Drive
Vail, CO 81657

RE: TOV/VRD Addendum to Agreement dated January 24, 1989

Dear Ken:

Enclosed is a fully executed original copy of the above referenced agreement for your files.

If you have any questions, please do not hesitate to call.

Yours truly,

Larry A. Eskwith
Town Attorney

LAE/dd

ADDENDUM
TOWN OF VAIL/VAIL RECREATION DISTRICT

THIS ADDENDUM is made and entered into this 13 day of MAY, 1993 by and between the Town of Vail, Colorado, a Colorado municipal corporation hereinafter referred to as "the Town" and the Vail Recreation District, a Colorado quasi-municipal corporation hereinafter referred to as "the District."

WHEREAS, the Town and the District entered into a certain Agreement dated January 24, 1989, dealing generally with the provisions of recreational programs and services to the inhabitants and guests of the Town by the District ("the Agreement"); and

WHEREAS, the Agreement was amended by the First Addendum to the Agreement dated August 8, 1990; and

WHEREAS, the parties again wish to amend certain provisions of the Agreement to provide for the extension of the Agreement for another year and to provide for the District to hold an election in May, 1994, to present before the voters of the District the ballot issue to raise the mill levy of the District and lower the mill levy of the Town as more specifically provided herein.

NOW THEREFORE, in consideration of the mutual promises contained herein the parties agree as follows:

1. Paragraph 16 of the Agreement is hereby amended to read as follows:

Paragraph 16 - Termination

A. Unless sooner terminated as provided for herein, this Agreement shall terminate on December 31, 1994. Nothing contained herein shall be deemed to prevent or stop the Town during the term of this Agreement from taking action to dissolve the District pursuant to 32-1-701 C.R.S. as amended.

B. Upon termination of this Agreement as set forth herein, the District's license to use Town real property and all improvements thereon shall cease as provided for in Paragraph 3(a)(9) hereof. In addition, the District shall convey to the Town all equipment, vehicles, and personal property set forth on **Exhibit B** which had been previously transferred to the District. In the event that any such equipment, property, or vehicles have been replaced by the District, the District shall convey to the Town such replacements. In addition all cash balances in the accrual accounts for the replacement of the Zamboni and refrigeration equipment shall be transferred to the Town.

2. The Agreement is hereby amended by the addition of the following Paragraph 18 to read as follows:

Paragraph 18 - Mill Levy Transfer

The Town and the District agree that in the best interest of their constituents that the District will hold an election in May, 1994, and further agree that they will present before the voters of the

District a ballot issue to raise the mill levy by the amount that \$543,243 bears in relation to the 1993 assessed valuation of the District with an agreement that if the ballot is approved, the Town will subsequently lower its mill levy by an amount which will reduce the Town's property tax revenues by \$543,243. If the District's increase is approved, such mill levy changes will occur January 1, 1995. The Town shall provide the District with a long term lease, Agreement for all real property constituting the premises identified in Paragraph 3(a) of the Agreement and more particularly described in Exhibit A hereto. The lease for the premises shall be negotiated between the parties and agreed upon no later than February 1, 1994, which shall be conditional upon the approval of the mill levy transfer as set forth herein.

3. Paragraph 5 of the Agreement shall become void and of no effect commencing on January 1, 1994.

4. Except for the amendments set forth in this Addendum, all of the provisions of the Agreement shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Addendum as of the day and year first written above.

TOWN OF VAIL, a Colorado municipal corporation

By: Margaret A. Osterfoss
Margaret A. Osterfoss, Mayor

VAIL RECREATION DISTRICT, a quasi-governmental corporation

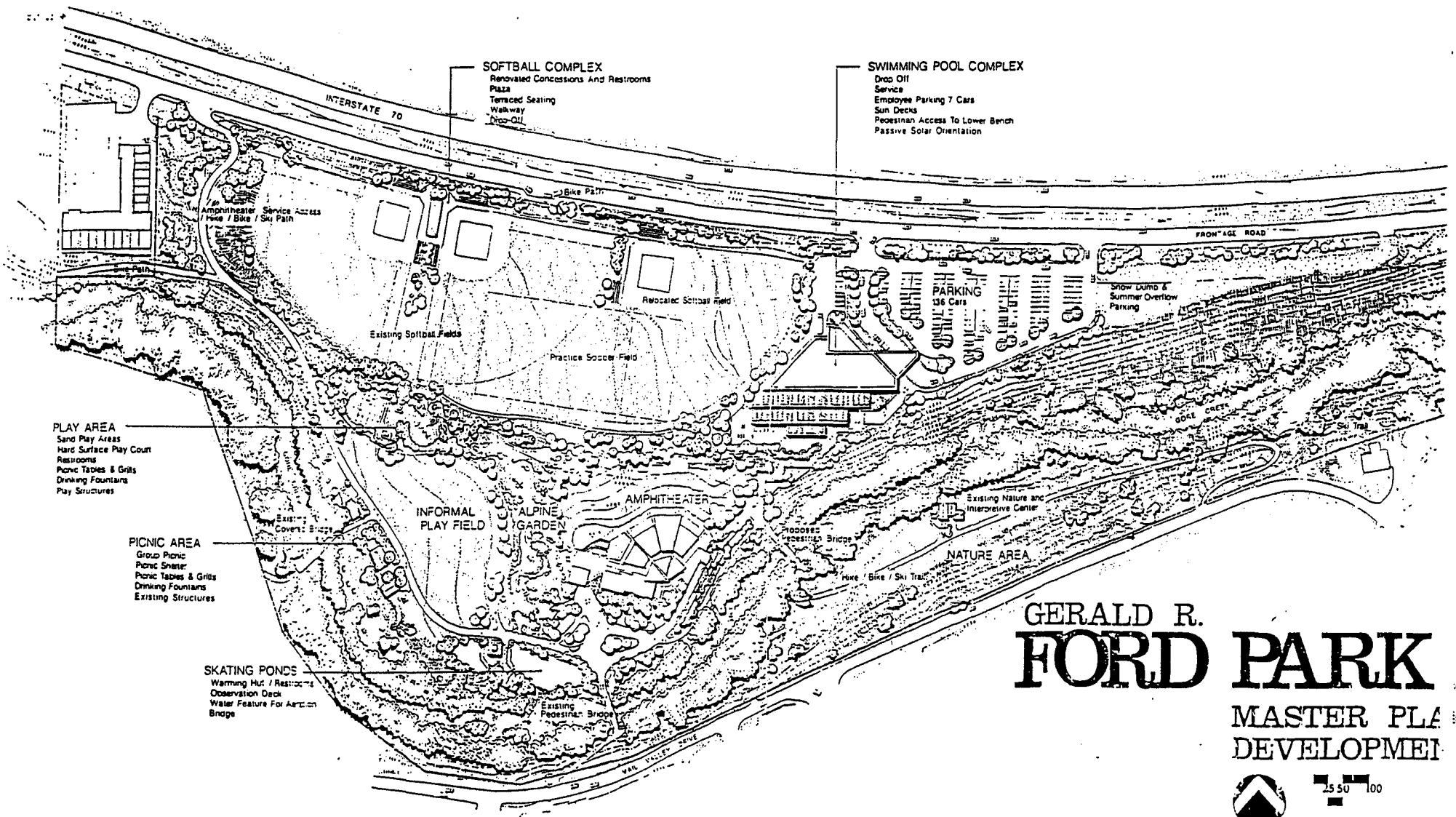
By: Ken Wilson
Ken Wilson, Chairman

FAFMSTR...	Fixed Asset Description	Cls Cde	Serial Number	Make	Model	Loca Dept	Acquisit Date	Acquisition Cost
	0000900173		PODUIM			JAD 6200		
	0000900008	11	ICE FIGURE SKATES	RIEDELL		JAD 6200	01-01-76	12,950.93
	0000900009	11	SKATE SHARPENER	BUELSKAT	0066	JAD 6200	01-01-79	2,513.63
	0000900056	11	ICE SKATES	RIEDELL		JAD 6200		
	0000900080	11	BARREL RESURFACER			JAD 6200		
	0000900089	11	ICE EDGER	THOMSEN	91	JAD 6200		
	0000900037	15	CANDY MACHINE		20	JAD 6200	01-01-82	1,000.00
	0000900061	15	VENDING MACHINE	VENDO	V192	JAD 6200		
	0000900073	15	POP MACHINE	DIXIE-NAR	380-210	JAD 6200		
	0000900001	2	ICE RESURFACER	ZAMBONI	HDB2586	JAD 6200	01-01-77	18,755.00
	0000900203	2	CHEVY PICKUP	CHEVY				
	0000900204	2	TRACTOR	SEARS				
	0000900013	20	VACUUM CLEANER	BILLYGOAT		JAD 6200	03-01-79	594.00
	0000900014	20	SPACE SWEEPER	CLARKE	SPS298	JAD 6200	07-01-79	1,741.00
	0000900015	20	SCRUBBER	CLARKE	EM13RS	JAD 6200	07-01-79	1,191.00
	0000900028	20	BUN WARMER	TOASTMAST	3880A	JAD 6200	02-01-82	760.00
	0000900029	20	REFRIGERATOR	RANDAL	9404F	JAD 6200	02-01-82	745.00
	0000900031	20	REFRIGERATOR	JORDAN	ATH-0	JAD 6200	02-01-82	1,378.00
	0000900038	20	WASHER	GE	WHAS400	JAD 6200	01-01-82	500.00
	0000900039	20	DSC	GE	DDE6200	JAD 6200	01-01-82	500.00
	0000900038	20	FREEZER	COOP	9404E	JAD 6200		
	0000900039	20	JUICE MACHINE	STARLISE		JAD 6200		
	0000900060	20	POP MACHINE	VENDO		JAD 6200		
	0000900062	20	JUICE MACHINE	VENDO	7030-1B	JAD 6200		
	0000900063	20	PORTIABLE BAR	CAMBRO		JAD 6200		
	0000900064	20	POPCORN MACHINE	STAR	49	JAD 6200		
	0000900065	20	SOFT DRINK DISPENSOR			JAD 6200		
	0000900066	20	COFFEE MAKER	WESTMAN	RD33A	JAD 6200		
	0000900067	20	SOFT DRINK DISPENSOR	SELMIX	124-4	JAD 6200		
	0000900069	20	BEER COOLER	BEVERAGE		JAD 6200		
	0000900070	20	3-TUB SINK	EAGLE	5C-18	JAD 6200		
	0000900071	20	MICROWAVE	PANASONIC	70-500	JAD 6200		
	0000900072	20	WINDING COOLER	ROUNDUP	HOC30	JAD 6200		
	0000900021	23	CHAIRS-ORANGE		225G	JAD 6200	06-01-79	30,564.00
	0000900016	26	OFFICE FURN & EQUIP			JAD 6200	06-01-79	10,877.00
	0000900068	26	TABLE	AERDHOT	7121H	JAD 6200		
	0000900007	27	THE IBM SEL II CORR			JAD 6200	01-01-76	609.90
	0000900017	27	SAFE-LARGE	MEILINK		JAD 6200	03-01-79	725.00
	0000900034	27	MEMORYWRITER	XEROX	SDL2	JAD 6200	04-01-84	833.00
	0000900046	27	TAPE PLAYER	AVD. ENV		JAD 6200	03-01-85	500.00
	0000900037	27	SAFE-SMALL	MAJOR		JAD 6200		
	0000900075	27	PHONOGRAPH PLAYER	LENCO	6785F	JAD 6200		
	0000900079	27	PHONE ANSWER SYSTEM	SANTO	TRA9902	JAD 6200		
	0000900002	28	SOUND SYSTEM			JAD 6200	01-01-77	3,105.00
	0000900003	28	ICE PLANT/COMPRESSOR	YORK	RS64A22	JAD 6200	01-01-77	79,500.00
	0000900004	28	HEAT TAPE			JAD 6200	07-01-82	9,050.00
	0000900010	28	RINKTEX FLOOR COVER	RINKTEX		JAD 6200	06-01-79	33,500.00
	0000900011	28	COIN LOCKERS	SENTINAI		JAD 6200	06-01-79	14,046.00
	0000900012	28	COMBINATION LOCKERS	DEBOURGH		JAD 6200	06-01-79	0.00
	0000900020	28	SCOREBOARD	DAKTRONIC	H2B13	JAD 6200	01-01-79	6,028.02
	0000900024	28	TILE	MONDO		JAD 6200	01-01-80	21,417.00
	0000900025	28	BLINDS			JAD 6200	04-01-81	2,397.99
	0000900030	28	SINGLE DOOR	DANDELL		JAD 6200	02-01-82	600.00
	0000900032	28	RUBBER TILE FLOOR	TUEFLER		JAD 6200	03-01-82	6,238.40

EXHIBIT B

FAFMSTR...	Fixed Asset Description	Cls Cde	Serial Number	Make	Model	Loca	Dept	Acquisit Date	Acquisition Cost
1	0000900033 RUBBER COMP TILE	28				JAD	6200	04-01-82	825.98
2	0000900036 NOISE REDUCTION	28		DBX	165	JAD	6200	01-01-82	700.00
3	0000900044 COMPRESSOR	28		DMX	165A	JAD	6200	03-01-85	1,255.50
4	0000900048 BENCHES-BLEACHERS	28				JAD	6200	06-01-80	31,215.77
5	0000900049 RUBBER TILE FLOOR	28		MONDO		JAD	6200	01-01-80	20,188.06
6	0000900055 CARPET TRAILER	28				JAD	6200		
7	0000900088 GAS CABINET	28			1945	JAD	6200		
8	0000900019 STAGE	29		SICO		JAD	6200	07-01-79	33,789.00
9	0000900022 REEL TO REEL	29		TEAC	A3300SY	JAD	6200	01-01-79	775.00
10	0000900023 SOUND SYSTEM	29				JAD	6200	01-01-79	22,023.00
11	0000900027 STAGE SKIRT CLOTH	29		ATLAS		JAD	6200	12-01-80	650.00
12	0000900035 BACK DROP CURTAIN	29				JAD	6200	09-01-84	1,233.00
13	0000900043 SPOTLIGHTS	29		SATELLITE	HMI375	JAD	6200	02-01-85	8,000.00
14	0000900047 SOUND SYSTEM HORNS	29			PC694	JAD	6200	01-01-86	1,440.00
15	0000900054 SCOPER TEL E-WI	29		CALLOWAY	740HC	JAD	6200	01-01-79	13,954.00
16	0000900074 REEL TO REEL PLAYER	29		TEAC	13300SX	JAD	6200		
17	0000900076 PHONOGRAPH PLAYER	29		LENCO	L735	JAD	6200		
18	0000900077 CASSETTE PLAYER	29		SHARP	RT-W800	JAD	6200		
19	0000900078 TAPE PLAYER/AUTO	29		AEI	700-B	JAD	6200		
20	0000900026 COURT WASHER	30		TORO	PRO	JAD	6200	01-01-76	1,885.01
21	0000900040 VACUUM CLEANER	30		CLARKE	THD 50	JAD	6200	01-01-82	1,000.00
22	0000900045 VACUUM CLEANER	30		TAILORMAT	THD50	JAD	6200	01-01-85	1,323.58
23	0000900082 VACUUM WET DRY	30	87910	CLARKE	#00A	JAD	6200		
24	0000900083 VACUUM WET DRY	30	3379	CLARKE	THD50	JAD	6200		
25	0000900090 FLOOR SCRUBBER	30	32A12070	CLARKE	TB32A	JAD	6200		
26	0000900041 HAMMER DRILL	6		RED HEAD	700	JAD	6200	01-01-82	800.00
27	0000900042 TABLE SAW	6		ROCKWELL	10	JAD	6200	01-01-82	1,000.00
28	0000900081 A-C WELDER	6	8712-604	LINCOLN	AC2255	JAD	6200		
29	0000900084 AIR COMPRESSOR	6		DAYTON	32323B	JAD	6200		
30	0000900085 BENCH GRINDER	6		DAYTON	42360A	JAD	6200		
31	0000900086 DRILL PRESS	6		DAYTON	42660A	JAD	6200		
32	0000900087 GAS WELDER	6		VICTOR		JAD	6200		
33	0000900092 DISPLAY SPECIMANS	T				NATC	6500	01-01-71	1,232.00
34	0000900093 ECOLOGY LIBRARY	T				NATC	6500	01-01-76	736.73
35	0000900094 VACUUM CLEANER	T				NATC	6500	01-01-86	
36	0000900095 CAMPFIRE RING	T				NATC	6500	01-01-78	3,472.22
37	0000900097 SNOWBLOWER	T				NATC	6500	02-01-80	
38	0000900098 DAYTON MICROWAVE	T	80713709	DAYTON	DMR4501	NATC	6500		
39	0000900099 ANSWERING MACHINE	T	JJCHA99837	SANASONIC-EASAPHO		NATC	6500		
40	0000900100 WATER COOLER	T		DEEP ROCK		NATC	6500		
41	0000900101 INFORMATION DESK	T		CUTOMIZE		NATC	6500		
42	0000900102 SNOWSHOES	T		ASSORTED	ASSORTE	NATC	6500		
43	0000900103 XC SKI EQUIPMENT	T		ASSORTED	ASSORTE	NATC	6500		
44	0000900104 DISPLAY CASES	T				NATC	6500		
45	0000900105 DISPLAY SPECIMANS	T				NATC	6500		
46	0000900106 MOTION DETECTOR	T				NATC	6500		
47	0000900107 METAL CABINET/FILES	T		ASSORTED		NATC	6500		
48	0000900108 AUDIO VISUAL EQUIP	T		KODAK		NATC	6500		
49	0000900109 IBM SELECTRIC II	T		IBM	SELECT	NATC	6500		
50	0000900110 SECURITY/FIRE SYSTEM	T				NATC	6500		
51	0000900111 VAULT	T		AMF		OTS	6400	01-01-76	1,186.72
52	0000900112 PARALLEL BARS	T		NISSAN		OTS	6400	01-01-76	1,072.03
53	0000900113 STACK MATS	T		AMF		RSS	6400	01-01-76	606.63
54	0000900114 RINGS	T		NISSAN		RSS	6400	01-01-76	737.44

	Description	Cde Number	Make	Model	Loca Dept	Date	Cost
1	0000900115	BALANCE BEAM	T				
2	0000900116	SAFTY MAT	T	AMF	OTS 6400	01-01-76	647.39
3	0000900117	WEIGHT EQUIPMENT	T	AMERICAN	OTS 6400	01-01-76	546.91
4	0000900118	UCS FLOOR MAT	T		RSS 6400	10-01-82	1,081.12
5	0000900119	VOLLEYBALL NET	T	USC	OTS 6400	01-01-84	7,800.00
6	0000900120	SCOREBOARD	T	AMF	RSS 6400		
7	0000900121	WEIGHT SET	T	FAIRPLAY .6600	RSS 6400		
8	0000900122	RECORD PLAYER	T	WEIDER	RSS 6400		
9	0000900123	TAPE PLAYER	T	AUDIOTRON	RSS 6400		
10	0000900124	KROY LETTERING	T	PANASONIC RG2309A	RAD 6100		
11	0000900125	POP MACHINE	T	VENDO	RAD 6100		
12	0000900126	SLIDE PROJECTOR	T	KODAK	RAD 6100		
13	0000900127	MOVIE PROJECTOR	T	KODAK AFT	RAD 6100		
14	0000900128	COPIER	T	BELL HOWE	RAD 6100		
15	0000900129	VACUUM CLEANER	T	XEROX 3450	RAD 6100		
16	0000900130	PAPER CUTTER	T	EUREKA	RAD 6100		
17	0000900131	DESK PRO COORD	T		RAD 6100		
18	0000900132	DESK PRO COORD	T		RAD 6100		
19	0000900133	DESK	T		RAD 6100		
20	0000900134	DESK	T		RAD 6100		
21	0000900135	REFRIGERATOR	T	71013348 GOLD STAR GR130H	RAD 6100		
22	0000900136	MICROWAVE	T	DD7221072 PANASONIC NN6307	RAD 6100		
23	0000900137	TABLE	T		RAD 6100		
24	0000900138	CABINET	T		RAD 6100		
25	0000900139	CABINET	T		RAD 6100		
26	0000900140	CABINET	T		RAD 6100		
27	0000900141	CABINET	T		RAD 6100		
28	0000900142	TYPEWRITER	T		RAD 6100		
29	0000900143	TYPEWRITER	T	XEROX 610	RAD 6100		
30	0000900144	CHAIRS	T	XEROX 630	RAD 6100		
31	0000900145	TRANSCRIBER	T		RAD 6100		
32	0000900146	FILE CABINET	T	SECUTIVE BM43	RAD 6100		
33	0000900147	FILE CABINET	T		RAD 6100		
34	0000900148	FILE CABINET	T		RAD 6100		
35	0000900149	FILE CABINET	T		RAD 6100		
36	0000900150	CALCULATOR	T		RAD 6100		
37	0000900151	CALCULATOR	T	ROYAL 224ED	RAD 6100		
38	0000900152	CALCULATOR	T	SHARP EL2192	RAD 6100		
39	0000900153	CALCULATOR	T	OLYMPIA CP370	RAD 6100		
40	0000900154	CALCULATOR	T	CASIO PL220	RAD 6100		
41	0000900155	PRINTER	T	CANNON P101-0	RAD 6100		
42	0000900156	COMPUTER	T	HP HP2682D	RAD 6100		
43	0000900157	COMPUTER	T	APPLE MAC	RAD 6100		
44	0000900158	COMPUTER	T	COMPAG DESKPRO	RAD 6100		
45	0000900159	PRINTER	T	COMPAG DESKPRO	RAD 6100		
46	0000900160	PRINTER STAND	T		RAD 6100		
47	0000900161	BLEACHERS	T		FPSB 6300		
48	0000900162	BUILDING IMPROVEMENT	T	MIRACLE	FPSB 6300		
49	0000900163	BLEACHERS	T		FPSB 6300		
50	0000900164	FIELD EQUIPMENT	T	MIRACLE	FPSB 6300		
51	0000900165	SOCCER GOALS	T		FPSB 6300		
52	0000900166	ZAMBONI ENGINE	T	126-070534 VOLKSWAGO 126A	JAD 6200		
53	0000900167	EXTENTION CORDS	T		JAD 6200		
54	0000900168	DAMPER SYSTEM	T	HEAVYDUTY 1413	JAD 6200		



PLAY AREA
 Sand Play Areas
 Hard Surface Play Court
 Restrooms
 Picnic Tables & Grills
 Drinking Fountains
 Play Structures

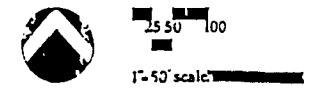
PICNIC AREA
 Group Picnic
 Picnic Shelter
 Picnic Tables & Grills
 Drinking Fountains
 Existing Structures

SKATING PONDS
 Warming Hut / Restrooms
 Observation Deck
 Water Feature For Artistic Bridge

SOFTBALL COMPLEX
 Renovated Concessions And Restrooms
 Plaza
 Terraced Seating
 Walkway
 Drop-off

SWIMMING POOL COMPLEX
 Drop Off
 Service
 Employee Parking 7 Cars
 Sun Decks
 Pedestrian Access To Lower Bench
 Passive Solar Orientation

GERALD R.
FORD PARK
 MASTER PLAN
 DEVELOPMENT



MASTER PLAN

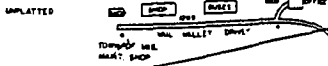
Town of Va
 office of commun
 development

UNPLATTED
EAGLE COUNTY

WHITE RIVER NATIONAL FOREST



TOWN OF VAIL BOUNDARY



INTERSTATE 70

FORD PARK

VAIL VILLAGE 8th FILING

VAIL VALLEY 1st FILING

VAIL VILLAGE 7th FILING

VAIL VILLAGE 7th FILING

VAIL VILLAGE 10th FILING

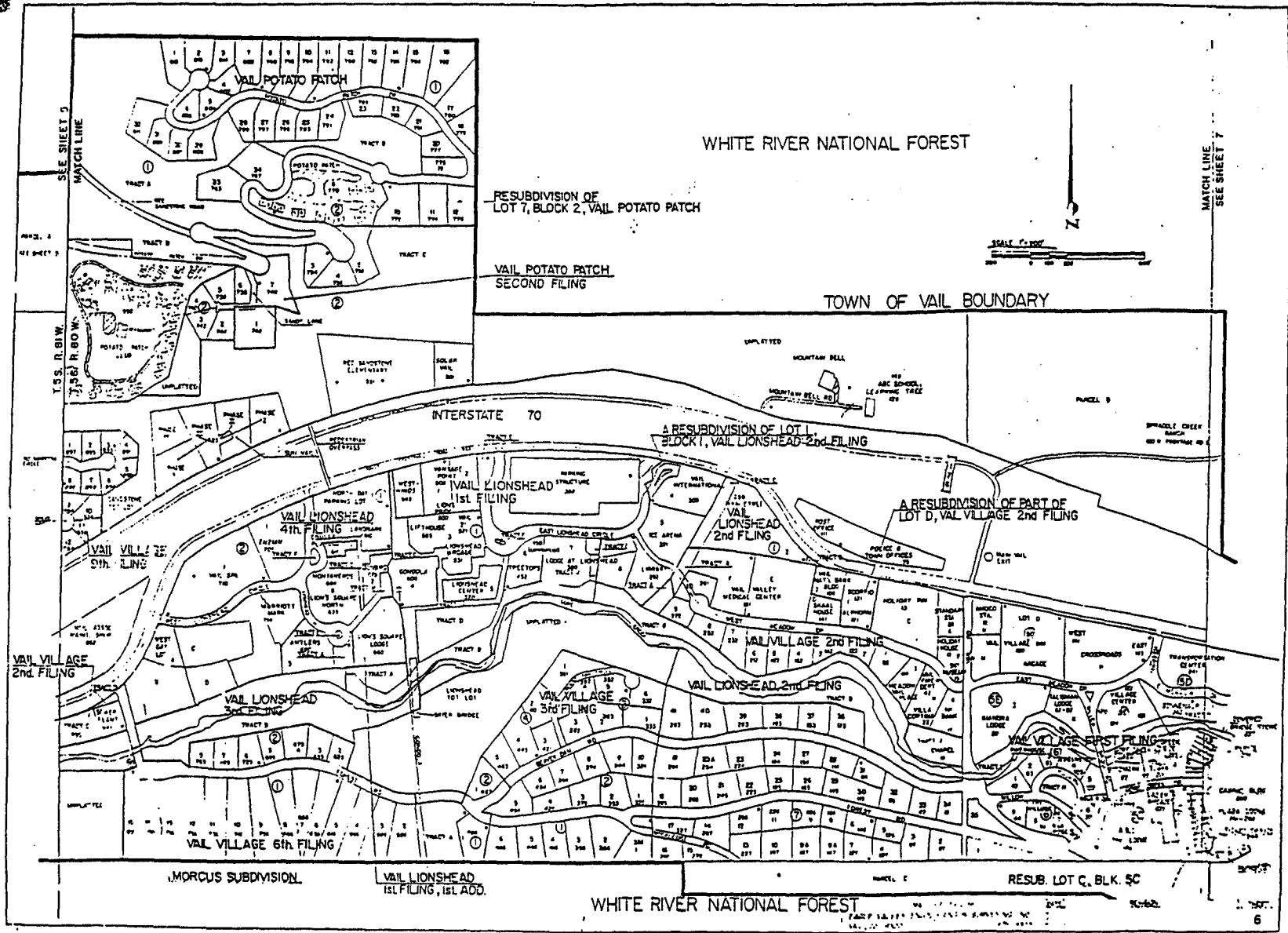
VAIL VILLAGE 1st FILING

UNPLATTED
EAGLE COUNTY

EAGLE VALLEY ENGINEERING & SURVEYING, INC.
S.A.L. & ASS'Y.
431-8873

MARKET LINE
SEE SHEET 6

SEE SHEET 6
MARKET LINE



WHITE RIVER NATIONAL FOREST

RESUBDIVISION OF LOT 7, BLOCK 2, VAIL POTATO PATCH

VAIL POTATO PATCH SECOND FILING

TOWN OF VAIL BOUNDARY

INTERSTATE 70

A RESUBDIVISION OF LOT 1, BLOCK 1, VAIL LIONSHEAD 2nd FILING

A RESUBDIVISION OF PART OF LOT D, VAIL VILLAGE 2nd FILING

VAIL LIONSHEAD 4th FILING

VAIL LIONSHEAD 1st FILING

VAIL LIONSHEAD 2nd FILING

VAIL VILLAGE 2nd FILING

VAIL LIONSHEAD 3rd FILING

VAIL VILLAGE 3rd FILING

VAIL LIONSHEAD 2nd FILING

VAIL VILLAGE 2nd FILING

VAIL VILLAGE FIRST FILING

MORCUS SUBDIVISION

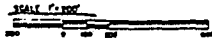
VAIL LIONSHEAD 1st FILING, 1st ADD.

RESUB. LOT C, BLK. 5C

WHITE RIVER NATIONAL FOREST

SEE SHEET 5 MATCH LINE

MATCH LINE SEE SHEET 7



7

TOWN OF VAIL
AND
VAIL PARK AND RECREATION DISTRICT
LEASE

Dec. 21, 1993

TABLE OF CONTENTS

1.	<u>PURPOSE</u>	2
2.	<u>SERVICES TO BE PROVIDED BY THE DISTRICT</u>	2
3.	<u>REAL PROPERTY AND IMPROVEMENTS THEREON</u>	2
	A. <u>Premises License</u>	2
	B. <u>Terms and Conditions</u>	3
	C. <u>Office Space</u>	5
4.	<u>CONTROL OF THE JOHN DOBSON ICE ARENA</u>	6
5.	<u>RENT</u>	7
6.	<u>GOLF AND SKATING PASSES</u>	7
7.	<u>PARKING</u>	7
8.	<u>BOUNDARIES</u>	7
9.	<u>PERSONNEL</u>	9
10.	<u>LIABILITY, INDEMNIFICATION AND INSURANCE</u>	8
	A. <u>District Indemnification</u>	8
	B. <u>Town Indemnification</u>	8
	C. <u>Insurance</u>	9
11.	<u>EFFECTIVE DATE</u>	10
12.	<u>TERMINATION</u>	10
13.	<u>MISCELLANEOUS PROVISIONS</u>	11
	A. <u>Modifications and Waivers</u>	11
	B. <u>Entire Agreement</u>	11
	C. <u>Binding Agreement</u>	11
	D. <u>Severability</u>	11
	E. <u>Authority to Enter</u>	12
	F. <u>Notice</u>	12
	G. <u>No Third Party Rights</u>	12
	H. <u>Specific Enforcement</u>	12

LIST OF EXHIBITS

- | | |
|-----------|------------------------------------------------------------------|
| Exhibit A | Premises License |
| Exhibit B | Deed of Gift |
| Exhibit C | Outstanding Agreements between Town of Vail
and Third Parties |

TOWN OF VAIL
AND
VAIL PARK AND RECREATION DISTRICT

LEASE

THIS LEASE is made and entered into this 21st day of December, 1993, by and between the TOWN OF VAIL, COLORADO, a Colorado municipal corporation, hereinafter referred to as the "Town," and the VAIL PARK AND RECREATION DISTRICT, a Colorado quasi-municipal corporation, hereinafter referred to as the "District".

WHEREAS, it is the desire of both parties to provide recreation programs and services to the inhabitants and guests of the Town; and

WHEREAS, the District has been providing such services under agreements signed in 1989 and, 1993; and

WHEREAS, it is the desire of both parties for the District to continue to provide these services; and

WHEREAS, the Town and the District are authorized by the Constitution and Statutes of the State of Colorado, including Section 29-1-203, C.R.S., to enter into intergovernmental agreements to govern the provision of such services to the inhabitants and visitors of the Town; and

WHEREAS, the Town and the District intend that the District hold an election in May, 1994 to increase the District's mill levy so as to provide an amount approximately equal to the amount currently being paid by the Town to the District to administer the recreation program and that the Town reduce its mill levy, so as to reduce taxes by an approximately equal amount.

NOW THEREFORE, in consideration of the mutual promises contained herein, the adequacy of which is hereby admitted, the parties hereto agree as follows:

1. PURPOSE.

It is the general purpose of this LEASE for the District to continue in the management and provision of all recreational services for the inhabitants and visitors of the Town.

2. SERVICES TO BE PROVIDED BY THE DISTRICT.

The District shall provide recreational programs and services. Such services and programs shall be of high quality and shall be of sufficient diversity and scope to meet the recreational needs of the inhabitants of the Town and the visitors thereto.

3. REAL PROPERTY AND IMPROVEMENTS THEREON.

A. Premises License. The Town grants the District a LEASE to use the following real estate, and improvements thereon set forth below and more particularly described in Exhibit A attached hereto (the "Premises"):

- i. John Dobson Ice Arena and Environs;
- ii. Nature Center and Environs;
- iii. Upper Bench of Ford Park;
- iv. Public Tennis Courts;
- v. Athletic Fields; and

vi. Youth and Teen Center

B. Terms and Conditions. The use of the Premises is subject to the following terms and conditions:

i. Use of Premises. The Premises shall be primarily used for recreation programs and services except as otherwise provided for herein.

ii. Utilities. The District shall pay all charges for gas, electricity, light, heat, power and telephone, or other communications services used, rendered, or supplied upon or in connection with said Premises, with the exception of the Youth and Teen Center, and shall indemnify the Town against any liability or damages on account of such charges.

iii. Access to the Premises. The Town and its agents shall have the right to enter in or on the Premises to examine them, to make and perform such alterations, improvements, or additions that the Town may deem necessary or desirable for the safety, improvement, or preservation of the Premises.

iv. Alterations by the District. The District shall make no major alterations or additions to the Premises without the Town's prior written consent. All such work shall be performed in a good and workmanlike manner and all alterations and/or additions upon the Premises shall, upon termination of this LEASE unless otherwise agreed at the time the Town's consent is obtained or unless the Town requests removal thereof, become the property of the Town. The District may make minor improvements to the Premises in order better to serve the citizens and guests without written approval.

v. Maintenance and Repairs. The District shall take good care of the premises and the fixtures and improvements therein including without limitation, any storefront doors, plate glass windows, heating and air conditioning systems, plumbing, pipes, electrical wiring and conduits, and at its sole cost and expense perform maintenance and make repairs, restorations, or replacements as and when needed to preserve them in good working order and first class condition. The District's obligation for repair and replacement shall include all interior, exterior, nonstructural, ordinary and extraordinary, unforeseen and foreseen repair, and rubbish removal. The Town shall be responsible for landscaping, snow removal, and lawn care. The repair, maintenance and replacement of the refrigeration system for the ice surface in the Dobson Ice Arena shall be the sole responsibility and cost of the District.

The Town shall be responsible for all capital improvements including replacement of structural and non-structural components such as would be depreciable pursuant to the federal tax rules and regulations. The Town shall not be responsible for the replacement of any equipment or components damaged by the willful acts or negligence of the District. The District shall develop a maintenance schedule for each respective improvement used pursuant to this Lease, which schedule shall be subject to the approval of the Town. The District shall keep a log setting forth actual maintenance performed at the Dobson Ice Arena. The logs shall be kept in the same manner as had been maintained by the Town prior to the first lease of the premises to the District.

vi. Assignment. This LEASE shall be non-assignable and the District shall not mortgage, hypothecate, or encumber any of the facilities set forth herein without the prior written consent of the Town in each instance.

vii. Damage to or Destruction of Premises. If any of the Premises are damaged by fire, gradual decay from natural causes, or any other cause so that they may not be used for the purpose for which they were intended and the repair or replacement of such Premises shall require substantial cost, the Town may elect not to repair such damage and this Lease shall automatically terminate as it relates to said damaged or destroyed Premises effective as of the giving of notice by the Town of such election. Upon the Town electing not to repair such damage, the District shall have the option of making the necessary repairs or replacements of the damaged Premises at their expense and this Lease shall then remain in affect.

viii. Surrender of Premises. Upon the expiration or other termination of this LEASE, the District shall promptly quit and surrender to the Town the Premises in good order and first class condition, ordinary wear excepted.

ix. Compliance with All Laws and Regulations. The District agrees not to use or permit the Premises to be used for any purpose or in any fashion prohibited by the laws of the United States, or the State of Colorado, or the ordinances or regulations of the Town including the Town's no smoking ordinance, Ordinance No. 11, Series of 1988.

C. Office Space. In addition to the recreational Premises set forth in this Agreement, the Town further grants a LEASE to the District to utilize the offices the District is presently utilizing at the time of the signing of this Agreement in the Vail Public Library for continued use as office space only [including the ten (10) parking spaces in the hospital lot] at a rate of \$20.00/sq. ft./year, which rate includes all utility costs for said offices, which costs shall be the responsibility of the Town. This rate will be renegotiated each five (5) years. The District shall have the option of vacating offices and terminating any further obligation upon 90 days notice.

4. CONTROL OF THE JOHN DOBSON ICE ARENA.

The parties understand the John Dobson Ice Arena is a multi-use facility utilized for both recreation and other purposes by the Town, and further understand the Arena is subject to certain terms and conditions contained in a Deed of Gift between the Town and the Websters, a copy of which is attached to this LEASE as Exhibit B. The District agrees not to violate any of the terms and conditions of said Deed of Gift during the term hereof. The District's use of the Arena pursuant to this LEASE shall be subject to all outstanding agreements between the Town and third parties for or relating to the use of the Arena, which are listed on Exhibit C attached hereto.

The District agrees to use its best effort to maximize the use of the Arena for conventions, meetings, conferences, concerts, and other income producing events during the period it is not required to use the Arena for ice skating by the Deed of Gift. During the term of this Lease, the Town shall have the right to use the Dobson Ice Arena for a total of thirty (30) days during each year of the term hereof for whatever purposes it deem appropriate upon the giving of thirty (30) days written notice of such use to the District. The Town may exercise twenty (20) of said days between March 15 and December 15, and ten (10) of said days between December 15 and March 15. The Town shall be responsible and shall have the right to negotiate all terms and conditions of any activity or event the Town wishes to use the arena for during said thirty (30) days. The District shall be entitled to receive the gross receipts or rent produced by any such event less all expenses and costs thereof. The Town further agrees to pay all associated hard costs during these thirty (30) days to include, but not limited to labor costs and electricity costs. The Agreement with the Worldwide Church of God is exempt from paying or being charged for the associated hard costs during the present term of their Agreement.

5. RENT.

For all Property in Exhibit A and referred to in 3(A) rent is \$1.00/year. Payment is made in advance and acknowledged.

6. GOLF AND SKATING PASSES.

The District shall provide the Town with as many season golf and skating passes as the Town requires to utilize as a benefit for its employees.

7. PARKING.

The Town will provide six (6) parking spaces for District employees at the Ford Park Parking lot at no cost. Further, the Town will provide to the District as many parking passes and coupons for the Lions Head Parking Structure as the District requires to utilize for its employees. These passes may not be re-sold by the District.

8. BOUNDARIES.

The District and the Town will use their best efforts to take whatever steps are necessary to make the boundaries of the District and the Town coterminous.

9. PERSONNEL.

The Town and the District and their respective officers, agents, and employees shall fully cooperate so as to facilitate the performance of this LEASE. The provision of recreational services and programs as contemplated in this LEASE, the hiring, firing, and discipline of District employees shall be the responsibility of the District. No person employed by the District, in accordance with this LEASE, shall have any right to Town benefits including health insurance and pension. The District, however, may invest pension

funds in the Town's pension fund subject to such conditions as may be established by the Town and permitted by law. The Town shall not be liable for the payment of any salaries, wages, or other compensation to any District personnel performing recreation services pursuant to this Agreement, nor for any obligation of the District other than provided for herein. Nothing herein shall obligate the Town to be liable for the injury or sickness of any District employee arising out of his/her employment.

10. LIABILITY, INDEMNIFICATION AND INSURANCE.

A. District Indemnification. To the extent legally permissible, the District shall indemnify and hold the Town, its agents, servants and employees harmless from and against any and all liability, loss, damages, costs and expenses, including reasonable attorney's fees and costs of investigating any such matters, suffered or sustained by the District, its agents, servants or employees, or by any other person rightfully on or about the Premises arising out of any act, error, omission or negligence in the operation, maintenance or use of the Premises by the District, its agents, servants or employees or of any occupant, subtenant, visitor or user of any portion of the Premises, or any condition of the Premises or adjacent property; provided that this indemnity shall not extend to damages resulting solely from the negligence or willful misconduct of the Town, its agents, servants or employees. District does not by this paragraph waive any protections or limitations contained in Colorado Governmental Immunity Act, 24-10-101, et. seq., C.R.S.

B. Town Indemnification. To the extent legally permissible, the Town shall indemnify and hold the District harmless from and against any and all liability, loss, damages, costs and expenses, including reasonable attorney's fees arising from the negligence of the Town, its officers, agents, employees, successors and assigns. The Town does not by this paragraph waive any protections or limitations contained in Colorado Governmental Immunity Act, 24-10-101, et. seq., C.R.S.

C. Insurance. The District and the Town shall respectively provide their own public liability, property damage, and errors and omissions insurance policies sufficient to ensure against all liability, claims, and demands or any other potential liability arising from this Agreement. Further, the District and the Town shall, subject to the approval of each party's insurance carrier, name the other party as a coinsured under such insurance policies and shall furnish evidence of the same to the other party. In the case of any claims-made policy, the necessary retroactive dates and extended reporting periods shall be procured to maintain such continuous coverage. The District and the Town may provide such insurance through programs of self insurance. Each party shall procure and continuously maintain the following minimum insurance coverages, or self insurance capability:

i. Workman's Compensation insurance coverage in the statutorily prescribed amounts.

ii. The following types of insurance coverage in the amount of one hundred fifty thousand dollars (\$150,000) per person and six hundred thousand dollars (\$600,000) per occurrence, or such limits as provided by the Colorado Governmental Immunity Act, and one million dollars (\$1,000,000) aggregate:

a. General Liability insurance coverage. The policy shall be applicable to all Premises and operations and shall include coverage for bodily injury, broad form property damage, personal injury, blanket contractual, products and completed operations.

b. Comprehensive Automobile Liability insurance coverage with respect to each of the parties' owned, hired or non-owned vehicles used in the performance of this Agreement.

c. Errors and Omissions insurance coverage.

d. Liquor Liability insurance coverage if the District obtains a liquor license to serve wine, beer, or intoxicating liquors.

11. EFFECTIVE DATE.

This LEASE shall become effective on the 31st day of December, 1994.

12. TERMINATION.

A. Unless sooner terminated as provided for herein, this Lease shall terminate at noon on March 27, 2015, which time and date corresponds to the original forty-nine (49) year term for the ground lease of the Vail Municipal Golf Course.

B. Notwithstanding any other provision of this LEASE, this LEASE shall terminate on December 31, 1994 if the District does not receive consent of the voters at the contemplated May, 1994 election to increase its mill levy as hereinabove indicated.

C. In the event that the consent of the voters is received and the increase in mill levy is effected as provided for in paragraph 12.B. hereof, but thereafter (before the termination date provided for in paragraph 12.A. hereof) the District ceases to collect the taxes resulting from the increased mill levy (the "Increased Taxes") and the Town increases its mill levy to compensate for the District's cessation to collect the Increased Taxes, this LEASE shall terminate on December 31 of the last year in which the District collects the Increased Taxes.

D. Upon termination of this LEASE as set forth herein, the District's right to use the Premises and all improvements thereon shall cease as provided for in paragraph 3. B. viii., hereof. In addition, the District shall return to the Town all equipment, vehicles, and personal property set forth on Exhibit A.

E. Failure of either party hereto to maintain the insurance policies or coverages specified in paragraph 10.C. hereof, or to pay the rent provided for in paragraph 5. hereof within fifteen (15) days of its due date, or failure to perform any other obligation of this LEASE within thirty (30) days after written notice of default shall constitute a material breach of this contract, upon which the non-breaching party may immediately terminate this LEASE.

13. MISCELLANEOUS PROVISIONS

A. Modifications and Waivers. No modification or waiver of this LEASE or of any covenant, condition, or provision herein contained shall be valid unless in writing and duly executed by the party to be charged therewith.

B. Entire Agreement. This written LEASE embodies the whole agreement between the parties hereto and there are no inducements, promises, terms, conditions, or obligations made or entered into either by the Town or the District other than those contained herein.

C. Binding Agreement. This LEASE shall be binding upon the respective parties, their successors or assigns.

D. Severability. All promises and covenants herein are severable, and in the event that any of them shall be held invalid by a court of competent jurisdiction, this LEASE shall be interpreted as if such invalid provision or covenant were not contained herein.

E. Authority to Enter. The District and the Town have represented to each other that each possesses the legal ability to enter into this LEASE. In the event that a court of competent jurisdiction determines that either of the parties did not possess the legal ability to enter into this LEASE, this LEASE shall be considered null and void as of the date of such court determination.

F. Notice. Any notices to be sent to the parties pursuant to the terms of this LEASE shall be mailed to the following addresses:

Town Manager
Town of Vail
75 South Frontage Road
Vail, CO 81658

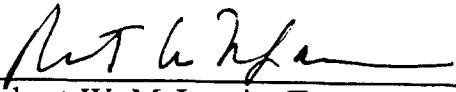
Executive Director
Vail Park and Recreation District
292 West Meadow Drive
Vail, CO 81657

G. No Third Party Rights. This LEASE shall not be deemed to confer or grant to any third party any right to claim damages or bring any legal action or claim against either the District or the Town because of any breach hereof or of any covenant, condition, or provision contained herein.

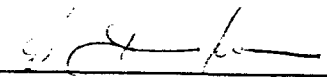
H. Specific Enforcement. In addition to any other remedies available to the parties in law or equity upon breach, this LEASE shall be subject to specific enforcement.

IN WITNESS WHEREOF, the Town and the District have executed this
LEASE as of the date first set forth above.

TOWN OF VAIL, a Colorado municipal corporation

By: 
Robert W. McLaurin, Town Manager

VAIL PARK AND RECREATION DISTRICT,
a quasi-municipal corporation

By: 
Hermann Staufer, Chairman, Vail Park
and Recreation District

VAIL VALLEY FOUNDATION and TOWN OF VAIL
AGREEMENT

THIS AGREEMENT is made and entered into as of the 8th day of December, 1987 by and between the VAIL VALLEY FOUNDATION ("Foundation"), P. O. Box 309, Vail, Colorado 81658, and the TOWN OF VAIL, Colorado ("Town"), with Municipal Offices at 75 South Frontage Road, Vail, Colorado 81657.

I. RECITALS

1. The Foundation is a non-profit, tax exempt charitable organization involved in supporting community charitable, cultural, educational and recreational programs within the Vail valley;

2. The Town desires to work with and encourages the Foundation to undertake projects which would benefit the citizens of and visitors to Vail;

3. The Foundation agreed to assume the responsibility for the financing and construction of the Ford Amphitheatre ("Amphitheatre") and to obtain an endowment for the purposes of financing the ongoing repair and maintenance operations of the Amphitheatre whose construction was originally begun by the Gerald R. Ford Commemorative Committee at Vail, thereby relieving the burden of so doing to the Town and providing a quality facility for recreational activities and events, and for the citizens of and the visitors to the Vail valley and the State of Colorado;

4. The Foundation has in fact completed construction of the Amphitheatre in compliance with plans and specifications approved by the Town.

NOW, THEREFORE, the Foundation and the Town agree as follows:

II. AGREEMENT

1. Ground Lease

On the terms and conditions set out below, and the consideration of the payment of ten dollars (\$10.00) by the Foundation to the Town and the prompt performance by the Foundation and the Town of the covenants and agreements to be kept and performed by the Foundation and the Town, the Town does lease to the Foundation and the Foundation hereby leases from the Town the following property described in Exhibit A attached hereto ("property") lying in the Town of Vail, County of Eagle and State of Colorado.

2. Term

A. This lease shall be for a term commencing on April 1, 1987 and ending October 31, 1991, unless sooner terminated as hereinafter provided.

B. At the expiration of the original term of this Lease, if the Lease is still in full force and effect and the Foundation is not in default of any of its terms and conditions, the Foundation shall have the option to extend this Lease, upon the same terms and conditions for an additional term of four (4) years, to commence on November 1, 1991 and to end on October 31, 1995. If the Lease shall have been so extended, then at the expiration of such first extended term, if this Lease as so extended is still in full force and effect and the Foundation shall not be in default of any of its terms, the Foundation shall have the option to extend this Lease, upon the same terms and conditions for a second extended term of four (4) years to commence November 1, 1995 and to end on October 31, 1999. The option for each such extended term shall be exercised by the Foundation by giving written notice thereof to the Town not less than sixty (60) days prior to the expiration of the then current term.

3. Rental

The Foundation agrees to pay the Town a rent of ten dollars (\$10.00) for the full term of this lease payable in advance at such place as the Town may specify in writing to the Foundation.

4. Lease Expenses and Costs

During the term of this lease the Foundation shall pay all costs, expenses and obligations of every kind or nature relating to the property or the improvements thereon which may arise or become due. Notwithstanding the foregoing, the Town will impose no expense or cost on the Foundation which would cause the Foundation to lose its tax exempt status.

5. Payment of Taxes

During the term of this lease the Foundation shall pay, before any fine, penalty, interest or cost may be added, or become due or be imposed for nonpayment thereof, all taxes, assessments, water and sewer rents, rates and charges, transfer taxes, charges for public utilities, excises, levies, licenses and permit fees, and other Governmental charges which during the term of this lease may be assessed or become a lien on the property with respect to the Amphitheatre improvements on the property itself. Notwithstanding the foregoing, the Town will impose no tax, assessment, rate or charge which would cause the Foundation to lose its tax exempt status.

6. Improvements

During the term of this lease the Foundation shall be permitted and encouraged to construct additional improvements in accordance with plans and specifications approved by the Town of Vail.

The Foundation shall not use the property for any other purpose except for the construction, maintenance and operation of the Amphitheatre as set forth herein and for the production of concerts, artistic performances, dance recitals, lectures, classes, private functions compatible with Town of Vail and Vail Valley Foundation charters, and other events of community interest.

The Town shall be entitled to be represented by someone of its own choosing on the Vail Valley Foundation Committee which is responsible for the planning for and scheduling of events for the Amphitheatre.

7. Permits

The Foundation shall procure permits necessary for any construction work it wishes to proceed with on the property and during such construction shall comply with all applicable legal requirements. All work done by the Foundation shall comply with all applicable laws, ordinance and regulations of the State of Colorado and the Town of Vail.

8. Bonds

If any work done by the Foundation on the property is to exceed the total sum of fifty thousand dollars (\$50,000.00) the Foundation shall obtain all the necessary surety bonds from the contractor who is to do the work as required and set forth by Title 38, Article 26 of the Colorado Revised Statutes, as amended. The Foundation shall submit to the Town for its review, which approval shall not be unreasonably delayed or withheld, a copy of the written construction agreement with the general contractor who is to do the work on the property.

9. Completion of the Amphitheatre and Notice of Final Settlement

Prior to obtaining a certificate of occupancy, the Foundation shall provide the Town with lien waivers or releases from the general contractor and all subcontractors working on the Amphitheatre indicating they have been paid in full for services and materials. Upon completion of the Amphitheatre, the foundation shall advertise for final settlement in compliance with Section 38-26-107, C.R.S., and comply with all provisions contained therein for the payment of any claims which may be filed by any contractor or subcontractor on the Amphitheatre.

10. Waiver of Fees

The Town agrees to waive all building and development fees within its control and to aggressively recommend in writing to other Governmental and public entities and political subdivisions that such entities and political subdivisions also waive any fees that may normally be assessable during the development of the Amphitheatre.

11. Insurance

At all times during the term of this agreement the Foundation shall carry and maintain the following insurance policies with insurance companies satisfactory to the Town. Such policies shall include a provision requiring a minimum of thirty (30) days notice to the Town in case of change or cancellation.

1) From the time when construction of any improvements commence a builder's risk policy in an amount equal to cover the current replacement cost of any such improvement.

2) From the time when this lease commences, comprehensive general liability insurance in an amount of one million dollars (\$1,000,000.00) per occurrence including the following coverages: Contractual insurance; personal injury; premises operations; explosion, collapse and underground hazards; product completed operations hazards; broad form property damage; and independent contractors.

3) The Foundation shall require all contractors and subcontractors performing services in the construction of any improvements on the property to obtain worker's compensation insurance in accordance with the provisions of the Workman's Compensation Act of the State of Colorado for all employees engaged in the construction of said improvements.

4) Liquor liability insurance in an amount of one million dollars (\$1,000,000) per occurrence.

5) From the time any improvements are completed on the property and while this lease is still in effect, fire and extended coverage insurance in an amount equal to one hundred percent (100%) of the full replacement cost of the Amphitheatre.

All policies of insurance required to be maintained by the Foundation shall name the Town and the Foundation as the insured as their respective interests may appear. The Foundation shall provide the Town with certificates of insurance evidencing the policies listed above prior to the commencement of the term of this agreement. The Foundation and the Town agree that in the event of the destruction

or damage of any of the improvements constructed by the Foundation all insurance money which is payable to the Town and/or the Foundation shall be utilized to replace or repair said improvements. Any excess money received from insurance after the reconstruction or repair of said improvements, if there be no default on the part of the Foundation in the performance of this agreement, shall be paid to the Foundation.

12. Indemnification

The Foundation agrees to indemnify, defend, hold and save harmless the Town against any and all claims, debts, demands or obligations which may be made against the Town arising by reason of or in connection with any alleged act or omission of the Foundation or any person claiming under, by, or through the Foundation; and if it becomes necessary for the Town to defend any action seeking to impose any such liability, the Foundation shall pay the Town all costs of court and attorneys fees incurred by the Town in such defense in addition to any other sums which the Foundation may be called upon to pay by reason of any entry of judgment against the Town in any such litigation.

The Town agrees to indemnify, defend, hold and save harmless the Foundation against any and all claims, debts, demands or obligations which may be made against the Foundation arising by reason of or in connection with any alleged act or omission of the Town or any person claiming under, by, or through the Town; and if it becomes necessary for the Foundation to defend any action seeking to impose any such liability, the Town shall pay the Foundation all costs of court and attorneys fees incurred by the Foundation in such defense in addition to any other sums which the Town may be called upon to pay by reason of any entry of judgment against the Foundation in any such litigation.

13. No Lien

The Foundation agrees that it will not permit or suffer to be filed or claimed against the interest of the Town in the property during the term of this agreement any lien or claim of any kind and if such lien or claim be filed, it shall be the duty of the Foundation thirty (30) days after having been given notice of such lien or claim by the Town to cause the property to be released from such lien or claim either by payment or by posting of a bond or by the payment into the appropriate court of the amount necessary to relieve and release the property from such claim, or in any other matter which as a matter of law will result, within such period of thirty (30) days, in releasing the Town and the property from such lien or claim.

14. Assignment

This lease may not be assigned or sublet without the prior written approval of the Town.

15. Financing

The Foundation shall be responsible during the term of this lease for financing the construction of any improvements on the property and for the repayment of any loans obtained for the construction of the improvements on the property. The Foundation agrees to indemnify and hold the Town harmless from any failure to repay any loan used to finance the construction of said improvements.

16. Repair Obligations

During the term of this lease the Foundation will keep in a good state of repair the property and all improvements constructed on the property by the Foundation. The Town agrees that during the term of this lease it will be responsible for the maintenance of the Gerald R. Ford park other than the property and the improvements constructed thereon including, but not limited to, maintenance and operations of parking areas, access roads and existing public restrooms outside the leased property.

17. Foundation's Default and Termination of Lease

The Town may give the Foundation five (5) days notice of the intention to terminate this lease if the Foundation is in default in the performance of any of the covenants, terms or conditions of this lease and such default is not cured within thirty (30) days after written notice thereof given by the Town. If the Town shall give the five (5) days notice of termination, then at the expiration of such period this lease shall terminate as completely as if that were the date definitely fixed for the expiration of the term of this lease and the Foundation shall then surrender the property to the Town. If this lease shall so terminate, it shall be lawful for the Town at its option, without formal demand or notice of any kind, to reenter the leased property by any means, including force, and to remove the Foundation therefrom without being liable for any damages therefor. The Foundation shall remain liable for all its obligations under this agreement despite the termination of this lease and the Town's reentry.

18. Termination upon Completion and Acceptance of Amphitheatre and the Endowment

Upon the occurrence of the following events, this lease shall terminate and all interests in the property and all improvements thereon shall revert to the Town:

A) The issuance of a certificate of occupancy to the Amphitheatre.

B) Acceptance of the Amphitheatre by the Town of Vail.

C) The obtaining by the Foundation of an endowment in the amount of \$435,000 in cash or federal securities ("the endowment") and written notification of such fact to the Town. At the time the lease is terminated as set forth in this paragraph, the endowment shall be transferred as a restrictive gift by the Foundation to the Town. Grants from the endowment will be made exclusively for the operation, maintenance and repair of the Amphitheatre and shall be based upon annual operating budgets prepared by the Town and submitted to the Foundation on or before May 31 of each year for the subsequent year's operating budget for its prior approval. The Foundation shall notify the Town in writing within thirty days of the submission to it of the annual operating budget of any disapproval it may have of the budget and its reasons therefor. Should such notice not be given by the Foundation to the Town within the thirty day period, the Foundation's approval shall be presumed. Should the Foundation notify the Town of its disapproval of the operating budget, the Town shall have the option of appealing the Foundation's disapproval to a committee consisting of one member of the Town Council of the Town of Vail, one member of the Board of Trustees of the Foundation and one individual who shall be chosen by the other two. The decision of the committee in regard to the operating budget shall be final. If the Town wishes to so appeal a disapproval by the Foundation of the operating budget, it shall give notice to the Foundation of such appeal within ten days of the receipt of the Foundation's written disapproval.

19. Expiration

At the expiration of this lease the Foundation will deliver possession of the property and all improvements including any furnishings, fixtures and equipment which the Foundation may have affixed upon the property to the Town.

20. Maintenance of the Amphitheatre

During the term of this agreement, the Foundation shall be and remain fully and solely liable for all costs and expenses relating to the operation, maintenance and repair of the property and all improvements thereon until such time the endowment in the amount of \$435,000 in cash or federal securities is transferred from the Foundation to the Town as a restrictive gift as set forth in the preceding paragraph. Should the term of this lease expire and upon expiration should the endowment set forth in paragraph one of this agreement not be provided the Town of Vail as set forth therein, then the Foundation shall remain fully and solely liable

for all costs and expenses relating to the operation, maintenance and repair of the property and all improvements thereon.

21. No Waiver

No waiver of a breach of any of the covenants in this lease shall be construed to be a waiver of any succeeding breach of the same covenant.

22. Written Modifications

No modification, release, discharge or a waiver of any provisions hereof shall be of any force, affect or value unless in writing signed by the Town and the Foundation.

23. Entire Agreement

This document and its Exhibits contain the entire agreement between the Town and the Foundation as of the date of signing. The execution hereof has not been induced by either party, by representations, promises or understandings not expressed within this agreement, and there are not collateral agreements, stipulations, promises, or undertakings whatsoever upon the respective parties which in any way touch the subject matter of this instrument which are not expressly contained in this instrument.

24. Notices

If either party desires to give notice to the other in connection with and according to the terms of this agreement, such notice shall be by a registered or certified mail and it shall be deemed given when deposited in the United States mail with postage prepaid and such notices are addressed as follows:

Town Manager
Town of Vail
75 South Frontage Road
Vail, Colorado 81657

President
Vail Valley Foundation
P. O. Box 309
Vail, Colorado 81658

25. License Agreement

The Foundation agrees during the term of this lease to permit the Town to enter into a limited license agreement with the Vail Alpine Garden for the sole purpose of allowing the Vail Alpine Garden to build a garden for display purposes in a planter area at the entrance of the Amphitheatre as set forth in Exhibit B attached hereto.

26. Open to Public

Except for the refreshment area, backstage area and restrooms at times no event is scheduled, the Foundation will permit access to the Amphitheatre by the general public from 9:00 a.m. to 6:00 p.m. daily. The Town, its officers, agents and employees shall have the right to enter onto the leased premises at any time for any reasonable purpose.

27. Cooperation with Town

The Foundation agrees to cooperate with the Town to enable the Town to construct improvements in Gerald R. Ford park.

28. Number of Scheduled Events

During each year of this lease term and any extension thereof the Foundation shall sponsor no less than twenty (20) events of the kind set forth in Section 6 of this Agreement.

29. Financial Statements

During each year of this lease term and any extension thereof, the Foundation shall file a copy of its financial statement, including balance sheets, profit/loss statement, and endowment funds earmarked, with the Town.

IN WITNESS WHEREOF, the parties so sign this agreement on this 8th day of December, 1987.

TOWN OF VAIL

VAIL VALLEY FOUNDATION

By: Rondall V. Phillips
Rondall V. Phillips, Town Manager

By: Robert L. Knous
Robert Knous, President

Exhibit A

PARCEL A

An unplatted parcel of land located in the NE 1/4, Section 8, Township 5 South, Range 80 West of the Sixth Principal Meridian, Town of Vail, Eagle County, Colorado, described as follows:

Beginning at a point whence the northeast corner of The Wren, A Condominium Project, according to the map thereof recorded in the office of the Eagle County, Colorado, Clerk and Recorder, bears N 36° 08' 15" W 1165.76 feet; thence N 18° 18' 56" E 150.85 feet; thence N 19° 11' 18" E 112.31 feet; thence N 46° 25' 47" E 144.61 feet; thence N 78° 13' 55" E 63.50 feet; thence S 84° 19' 43" E 122.86 feet; thence S 88° 20' 36" E 134.63 feet; thence S 33° 23' 46" W 310.14 feet; thence S 45° 02' 04" W 86.26 feet; thence S 79° 55' 17" W 148.65 feet; thence N 89° 59' 06" W 130.00 feet to the point of beginning, containing 2.574 acres, more or less.

PARCEL C

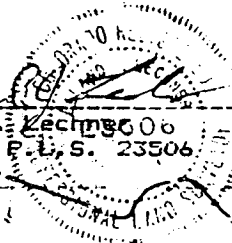
An unplatted parcel of land located in the NE 1/4, Section 8, Township 5 South, Range 80 West of the Sixth Principal Meridian, Town of Vail, Eagle County, Colorado, described as follows:

Beginning at a point whence the northeast corner of The Wren, A Condominium Project, according to the map thereof recorded in the office of the Eagle County, Colorado, Clerk and Recorder, bears N 36° 08' 15" W 1165.76 feet, said point of beginning also being the southwesterly corner of Parcel A described above; thence N 61° 49' 35" E 145.00 feet; thence S 59° 50' 43" E 105.00 feet to the southerly line of said Parcel A; thence the following two courses along said southerly line: (1) S 79° 55' 17" W 90.00 feet; (2) N 89° 59' 06" W 130.00 feet to the point of beginning, containing 0.1723 acres, more or less.

Date:

7/6/87

Leland J. Zechin
Colorado P. L. S. 23506





Providing leadership
in athletic, educational
and cultural endeavors
to enhance and sustain
the quality of life in
the Vail Valley

REC'D AUG - 7 1991

August 6, 1991

Mr. Rondall V. Phillips
Town of Vail
75 South Frontage Road
Vail, Colorado 81657

Board of Directors

President Gerald R. Ford
Robert E. Barrett
Carolyn S. Blount
James Berry Craddock
Jack Crosby
H. Benjamin Duke, Jr.
Harry H. Frampton, III
John Garnsey
George N. Gillett, Jr.
Pepi Granstammer
James R. Greenbaum
Steve N. Haber
Martha Head
William J. Hybl
Elaine W. Kelton
Henry R. Kravis
Frank J. Lynch
Fitzhugh Scott
Michael S. Shannon
Rodney E. Slifer
Richard L. Swig
Oscar L. Tang

John Garnsey
President

1989 World Alpine
Ski Championships

1988 P. de la Forêt

American Ski Classic

Bolshoi Ballet
Academy at Vail

Gerald R. Ford
Amphitheater

Dear Ron:

In regards to the agreement between the Vail Valley Foundation and the Town of Vail dated December 8th, 1987 regarding the Gerald R. Ford Amphitheater, please accept this as our written notice that the Vail Valley Foundation wishes to extend our option as set forth in Section 2, Paragraph B.

As stated in the agreement, the extended lease shall commence on November 1, 1991 and end on October 31, 1995.

Thank you for your assistance in this matter. I look forward to working with you, your staff, and the Town Council in all future endeavors.

VAIL VALLEY FOUNDATION

Sincerely,

John Garnsey
President

cc: President Gerald R. Ford
Harry H. Frampton III
Rodney E. Slifer

P.O. Box 309
Vail, Colorado 81658
303-476-9500
Fax 303-476-7320
Telex 910-290-1989

A Colorado 501 (c) (3)
Nonprofit Corporation



**VAIL VALLEY
FOUNDATION**

*Providing leadership
in athletic, educational
and cultural endeavors
to enhance and sustain
the quality of life in
the Vail Valley*

RECEIVED AUG 25 1994

cc: Council
John
Orig: Bob Mc ✓

August 23, 1994

Mr. Bob McLaurin
Town Manager
Town of Vail
75 South Frontage Road
Vail, Colorado 81657

Board of Directors

President Gerald R. Ford
Robert E. Barrett
Leon D. Black
Carolyn S. Blount
Craig M. Cogut
James Berry Craddock
Jack Crosby
Andrew P. Daly
H. Benjamin Duke, Jr.
Harry H. Frampton, III
John Garnsey
George N. Gillett, Jr.
Pepi Gramshammer
Steve N. Haber
Martha Head
William J. Hybl
Elaine W. Kelton
Henry R. Kravis
Fitzhugh Scott, *Eminentus*
Michael S. Shannon
Rodney E. Slifer
C. Philip Smiley
Richard L. Swig
Oscar L. Tang
Herbert A. Wertheim

John Garnsey
President

*1989 World Alpine
Ski Championships*

AEI World Forum

American Ski Classic

*Vail International
Summer of Dance*

*Gerald R. Ford
Amphitheater*

Fund for the Future

*Hornblower Awards
and Scholarships*

*1994 World Mountain
Bike Championships*

P.O. Box 309
Vail, Colorado 81658
303-476-9500
Fax 303-476-7320

*A Colorado 501 (c) (3)
Nonprofit Corporation*

Dear Bob:

In regards to the agreement between the Vail Valley Foundation and the Town of Vail dated December 8th, 1987 regarding the Gerald R. Ford Amphitheater, please accept this as our written notice that the Vail Valley Foundation wishes to extend our option as set forth in Section 2, Paragraph B.

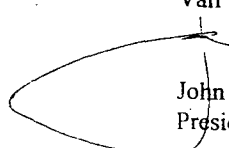
As stated in the agreement, the extended lease shall commence on November 1, 1995 and end on October 31, 1999.

In light of the 1999 World Alpine Ski Championships the Vail Valley Foundation would like to request a third extended term of two (2) years to commence November 1, 1999 and to end October 31, 2001. Please contact me as soon as possible so we may discuss this added extension.

Thank you for your assistance in this matter. I look forward to working with you, your staff, and the Town Council in all future endeavors.

Sincerely,
Vail Valley Foundation, Inc.

John Garnsey
President



116

**AGREEMENT FOR MODIFICATION AND
PARTIAL RELEASE OF RESTRICTIONS AND COVENANTS**

AGREEMENT made May 18, 1991, between the Town of Vail, a Colorado municipal corporation (hereinafter "Grantor") and Manor Vail Condominium Association, a Colorado non-profit corporation (hereinafter "Grantee").

Grantee is now the owner of the following described real property in Eagle County, Colorado:

Parcel 2, Manor Vail North, or more specifically, the Southerly 50 feet of Lot A, Block 1, Vail Village Seventh Filing, except the Easterly 5 feet thereof.

Grantee has requested Grantor to modify and partially release the original conditions, covenants, restrictions and reservations contained in the Special Warranty Deed conveying the above mentioned property to Grantee so as to grant to Grantee, its heirs and assigns, the right to expand Grantee's lobby, to otherwise use the property as hereinafter provided, and to make the restrictions and covenants as modified and as hereinafter set forth, permanent.

Grantor, having originally conveyed the subject real property to Grantee pursuant to a Special Warranty Deed dated June 21, 1977, and recorded on August 9, 1977, at Book 258, Page 340 of the records of the Clerk and Recorder for the County of Eagle, State of Colorado (hereinafter "Special Warranty Deed"), has agreed to such modification and partial release as hereinafter provided.

In consideration of the sum of \$10.00 and other good and valuable consideration paid by Grantee to Grantor, the receipt whereof is hereby acknowledged, Grantor hereby consents that the original conditions, covenants, restrictions and reservations contained in the Special Warranty Deed conveying the above described property to Grantee are hereby changed, modified, and partially released, to read as follows:

1. Grantee shall complete improvement and landscaping of the described real property in substantial compliance with improvement and landscaping plan approved by Grantor.
2. No property described herein shall be used or considered in determining the gross residential floor area or density that the Grantee would be entitled to under Town of Vail laws and regulations.
3. At the westerly entrance to the above described property, the Grantee shall provide and maintain a sign to advise the public that said area is open to the use of the public.
4. All signs or postings on the above described property shall be approved by the Town of Vail Design Review Board.

5. At the westerly and easterly entrances of the above described property, the Town of Vail shall have the right to erect signage to advise the public that said area is open to the use of the public.

Grantor agrees that subparagraphs 2 and 4 of the Special Warranty Deed are to be deleted, terminated or released, although the parties acknowledge that Grantee will be conveying to Grantor an easement with regard to the subject property by Grantee's execution and delivery of a quit claim deed simultaneously with this agreement.

The parties further agree that the conditions, covenants, restrictions and reservations as set forth above shall run with the land and shall be binding upon the Grantee, its successors and assigns, and upon each of them, and all parties and all persons claiming under them. The parties agree that the 20 year limitation set forth in the Special Warranty Deed is hereby deleted or terminated and that the conditions, covenants, restrictions and reservations as set forth above shall be deemed permanent.

Grantor further agrees that the language set forth in the Special Warranty Deed relating to reversion of the property to Grantor in the event of a continued substantial breach of any one of the conditions, covenants, restrictions, or reservations shall be deemed deleted, terminated or released, and that the property shall not revert in the event of any continued substantial breach. The parties agree that this modification shall not affect any other rights or remedies of the Grantor as provided under applicable law.

IN WITNESS WHEREOF, the parties have executed this Agreement at Vail, Colorado the day and year first above written.

MANOR VAIL CONDOMINIUM ASSOCIATION,
a Colorado non-profit corporation

By: James M. Unland
James Unland, President

ATTEST: Patricia D. Bethke
Patricia D. Bethke, Secretary

TOWN OF VAIL, a Colorado municipal
corporation

By: Kent R. Rose
Mayor

ATTEST: Samuel A. O'Connell
Town Clerk

Recorded at _____ o'clock _____ M., _____
Reception No. _____ Recorder.

EASEMENT

THIS EASEMENT, granted this _____ day of May, 19 91 ,
between Manor Vail Condominium Association, a Colorado
whose legal address is _____ non-profit corporation
595 E. Vail Valley Drive, Vail, CO 81657
of the _____ *County of Eagle _____, State of
Colorado, the Grantor, and Town of Vail, a municipal corporation
whose legal address is 75 South Frontage Road, Vail, CO 31657
of the _____ *County of Eagle _____, and State of
Colorado, the Grantee.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars & 00/100 (\$10.00)
and other good and valuable consideration -----
paid to the Grantor by the Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby grant,
bargain, sell, and convey to the Grantee an easement for the purposes of non-vehicular, pedestrian,
bicycle and utilities access to Ford Park of 20 feet in width for the use,
benefit and enjoyment of public.

(here insert description of easement including the uses, limitations, location and width, etc.)

over and across the following described parcel of real property situate in the _____ Town of Vail _____ County
of _____ Eagle _____ and State of Colorado to wit:

(legal to be inserted)

*This Easement is for the benefit of and appurtenant to that land, or any part thereof, situate in the
County of _____ and State of Colorado and described as:*

This Easement shall expire upon the happening of the following event, or at the time set forth below, whichever is earlier.

_____/Grantor _____/Grantor.
The ~~Grantor~~ agrees to repair and maintain the easement granted herein at the cost and expense of the ~~Grantor~~ and that
said Grantee will in no way hinder or prevent the proper and reasonable use and enjoyment of the property through which
the easement is granted.

MANOR VAIL CONDOMINIUM ASSOCIATION
By: James Unland
James Unland GRANTOR President

TOWN OF VAIL
By: Genneth ACTING TOWN CLERK
GRANTEE

STATE OF COLORADO }
COUNTY OF EAGLE } SS.

The foregoing instrument was acknowledged before me this _____ day of May, 19 91 ,
by _____
Witness my hand and official seal.
My commission expires: _____

*If in Denver, insert "City and." _____
Notary Public

STATE OF COLORADO)
) ss.
COUNTY OF EAGLE)

The foregoing instrument was acknowledged before me this
18th day of July, 1991, by James Unland, as President
of Manor Vail Condominium Association.

Witness my hand and official seal.

My commission expires: 1/4/93



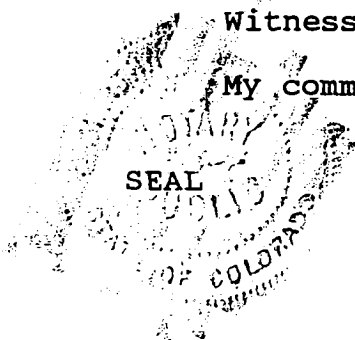
Ma A. Dawson
Notary Public
Address P.O. Box 753
Vail CO 81658

STATE OF COLORADO)
) ss.
COUNTY OF EAGLE)

The foregoing instrument was acknowledged before me this
24th day of July, 1991, by Kenneth H. Hughey, as
Acting Town Manager of the Town of Vail.

Witness my hand and official seal.

My commission expires: January 20, 1994



Martha S. Jensen
Notary Public
Address 75 S. Frontage Road
Vail, Co 81657

LEGAL DESCRIPTION FOR PROPOSED ACCESS

Easement for proposed "MANOR VAIL, A RESUBDIVISION OF LOTS A, B, AND C, VAIL VILLAGE SEVENTH FILING." a non-exclusive public pedestrian access easement, more particularly described as follows,

Commencing at the northeast corner of the southeast quarter of the northwest quarter of Section 8, Township 5 South, Range 80 West of the 6th Principal Meridian, which is also a point on the East line of Lot A, Vail Village Seventh Filing; thence S 00°01'06" E a distance of 65.04 feet along westerly line of said Lot A to an angle point on this westerly line; thence S 79°21'06" E a distance of 32.12 feet along the southwesterly line of Lot A to an angle point on this southwesterly line; thence N 89°58'54" E a distance of 20.77 feet along the southwesterly line of Lot A to an angle point of Lot A and which is also the True Point of Beginning; thence S 06°08'54" W a distance of 20.12 feet along the westerly line of Lot A to the Southwest corner of this access easement; thence N 89°58'54" E a distance of 388.64 to the Southeast corner of this access easement which is a point on the northeasterly line of Lot A; thence N 19°57'03" W a distance of 21.27 feet along the northeasterly line of Lot A to the northeast corner of this easement; thence S 89°58'54" W a distance of 329.23 feet to the Point of Beginning, containing 6,677 square feet or 0.15 acres more or less.

THE VAIL ALPINE GARDEN/TOWN OF VAIL
LIMITED LICENSE AGREEMENT

THIS LIMITED LICENSE AGREEMENT is made among the Town of Vail, a Colorado municipal corporation ("the Town"), the Vail Alpine Garden, a Colorado non-profit corporation ("the Licensee").

RECITALS

1. The Town is the owner of certain property commonly known as Ford Park.
2. A portion of said property has been leased to the Foundation for the purpose of the construction and maintenance of the Gerald R. Ford Amphitheater ("the Amphitheater".)
3. The Licensee entered into a limited license agreement with the Town, dated September 28, 1988, pursuant to which the Licensee constructed an alpine garden which included gravel paths, benches, ponds, water, trees, shrubs, and flowers.
4. A portion of the alpine garden is located on property which has been leased by the Town to the Foundation for the construction and maintenance of the Amphitheater.
5. The Town wishes to enter into a new limited license agreement with the Licensee which shall remain in effect until a Lease Agreement is executed. The terms and conditions of the Lease are currently being negotiated.

AGREEMENT

NOW, THEREFORE, in consideration of the promises and covenants contained herein, the parties mutually agree as follows:

1. The Town hereby grants to the Licensee a non-exclusive limited license agreement for the sole purpose of maintaining an alpine garden in the area attached hereto as **Exhibit A**. This limited license agreement shall commence on June 8, 1994, and shall continue until the parties hereto execute a Lease for the property or it is terminated earlier as herein after set forth.
2. The Licensee agrees to continuously maintain the licensed area in good, safe, sanitary condition and repair throughout the term of this license. The Licensee agrees to pay a utility cost for the operation and maintenance of the garden. The Licensee shall repair and/or shall be responsible for repair costs for any damaged irrigation, landscaping, and or other improvements associated with the Gerald R. Ford Park or the Gerald R. Ford Amphitheater which may occur due to the maintenance of the garden. In the event the licensed property shall not be maintained in good repair throughout the term of this agreement, the Town may repair and maintain said area and, should such an event occur, the Licensee agrees to pay the Town all reasonable costs and expenses incurred by the Town for such repair.
3. The Licensee shall operate, maintain, and repair the alpine garden so as not to interfere with performances and the maintenance of the Gerald R. Ford Amphitheater.

4. The Licensee shall restrict vehicle access to only those vehicles that are essential for the maintenance and repair of the Vail Alpine Garden.

5. ~~Upon the termination of this limited license agreement, if requested by the Town, the Licensee shall take all steps necessary to return the licensed property as near as reasonably possibly to the condition that it existed in prior to the commencement of this agreement, and, in addition, will re-vegetate the garden site.~~ MAZ

6. To secure and guarantee performance of its obligations as set forth in this license agreement, the Licensee agrees to provide the Town with security in the amount of one thousand five hundred dollars (\$1,500.00) in a form acceptable to the Town Attorney. Should the Licensee fail to maintain the licensed area as set forth herein, ~~or if the Licensee fails to return the licensed area to the condition it existed in prior to the commencement of this agreement within thirty (30) days subsequent to the termination of this agreement if so requested by the Town upon the termination of this agreement,~~ the Town shall have the right to draw upon the fifteen hundred dollar (\$1,500.00) security in order to fulfill the Licensee's obligations hereunder. MAZ

7. The Licensee agrees to obtain and maintain at its own cost a policy or policies of insurance in a form acceptable to the Town for the following types and coverages:

A. Workman's Compensation insurance to cover obligations imposed by applicable laws for any employee engaged in the performance of work under this agreement, and employer's liability insurance with minimum limits of five hundred thousand dollars (\$500,000.00) each accident, five hundred thousand dollars (\$500,000.00) disease-policy limit, and five hundred thousand dollars (\$500,000.00) disease-each employee.

B. General liability insurance with minimum combined single limits of one million dollars (\$1,000,000.00) per occurrence and one million dollars (\$1,000,000.00) aggregate. The policy shall be applicable to all premises and operations. The policy shall include coverage for bodily injury, broad form property damage, personal injury, lack of contractual, products, and completed operations.

C. Comprehensive automobile liability with minimum combined single limits for bodily injury and property damage in an amount not less than one million dollars (\$1,000,000.00) each occurrence and one million dollars (\$1,000,000.00) aggregate with respect to each of the Licensee's own, hired, or non-owned vehicles, the signer to be used in the operation, maintenance, and repair of the Vail Alpine Garden.

D. The general liability policy and the automobile liability policy shall both be endorsed to include the Town's name and the Town's officers and employees as additional insureds. The Licensee shall provide the Town with a Certificate of Insurance which shall provide that the coverage afforded under the policies shall not be canceled, terminated, or materially changed until at least thirty (30) days prior written notice has been given the Town.

E. The Licensee agrees to indemnify and hold harmless the Town and the Foundation, their officers, employees, and insurers from and against all liability, claims, demands on account of injury, loss or damage, including and without limitation claims arising from bodily injury, personal injury, sickness, disease, death, property loss or damage, or any other loss of any kind whatsoever, which arise out of or are in any manner connected with this limited license agreement, if such injury, loss, or damage is caused in whole or in part, or is claimed to be caused in whole or in part by the act, omission, error, mistake, negligence, or other fault of the Licensee, and subcontractor of the Licensee, or officer, employee, representative, or agent of the Licensee or of any contractor or subcontractor of the Licensee, or which arise out of any workman's compensation claim of any employee of the Licensee or of any employee of any contractor or subcontractor of the Licensee. The Licensee agrees to bear all costs and expenses related thereto, including court costs and attorney's fees whether or not any such liabilities, claims, or demands alleged are groundless, false, or fraudulent.

The parties have executed this agreement on June 8, 1994.

TOWN OF VAIL, a Colorado municipal corporation

By: [Signature]
Robert W. McLaurin, Town Manager

Attest: [Signature]
Holly L. McCutcheon, Town Clerk

THE VAIL ALPINE GARDEN,
a Colorado non-profit corporation

By: [Signature] For Helen Fritch June 8, 1994
Helen Fritch, President

9 April 1979

Vail Town Council
Town Hall
Vail, Colorado 81657

Re: FORD PARK AMPITHEATER Parking & Transit Study

Dear Mayor Slifer & Council Members:

The following report reviews the impacts on public parking and transit services that would result from the development of an amphitheater on Ford Park.

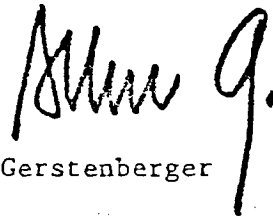
The projections are based on a sellout performance with an audience of 1,500. This is admittedly a unique situation and should seldom occur. However, it represents the critical situation and indicates where stress points would develop in public services.

The process for developing these projections is presented in the appendices. The format used is easily adaptable to different assumptions about audience composition (ratio between visitors and locals), ridership patterns, etc. I believe these projections are conservatively high and fairly represent the impacts of the proposed amphitheater.

This analysis shows that there is sufficient parking to satisfy the demands of the sellout performance within a twelve minute walk of the site. The study further indicates that the demands on the shuttle bus system can be easily met with the existing fleet and personnel.

If there are any questions about the information in this report, I'd be more than pleased to answer them.

Smile,



Allen Gerstenberger

AG:bg

TABLE OF CONTENTS

Conclusions and Recommendations 1

Analysis of Parking and Transit Issues 4

 Parking Demand and Supply 4

 Parking Alternatives 7

 Summary of Parking Issues 7

 Transit Demand and Supply 8

 Circulation Problems 9

Appendix A: Modal Split Calculations 10

Appendix B: Transit Demand Scratch Sheet 14

Appendix C: Dwelling Units in Vail Village/LionsHead . 15

FORD PARK PARKING AND TRANSIT STUDY

CONCLUSIONS AND RECOMMENDATIONS

Conclusions

* For performances with an audience of 1,500 (sellout condition) on Ford Park, the estimated parking demand will be for 400-450 cars.* There are about 200 public parking spaces within a 5 minute walk of the proposed amphitheater and about 1000 spaces within 12 minutes.

* Increased demand for the Shuttle Bus service will be for an additional 550-650 passengers (per hour)*; this will necessitate 4 to 5 more buses in service than normal. There are adequate buses and personnel to meet the demand from the largest performances. The direct expense for the additional bus service would be about \$200 per performance.

* Frontage Road parking (as it presently exists) is extremely unsafe. If the Road were realigned, it would be possible to add 50-60 spaces. This would be sufficient for small performances, but would never satisfy peak performance demands.

* Critical parking problems would result if major athletic and cultural events were scheduled concurrently on the Park. Some continuing problems can be expected, particularly in the parking lots presently used by the tennis courts.

* Some traffic congestion will occur as a result of the peak performances; the worst problems will be on the Frontage Road (near the Blue Cow Chute) and Vail Valley Drive (near Golden Peak). However--on the bright side--these will be minor compared to traffic problems during the winter season.

Recommendations

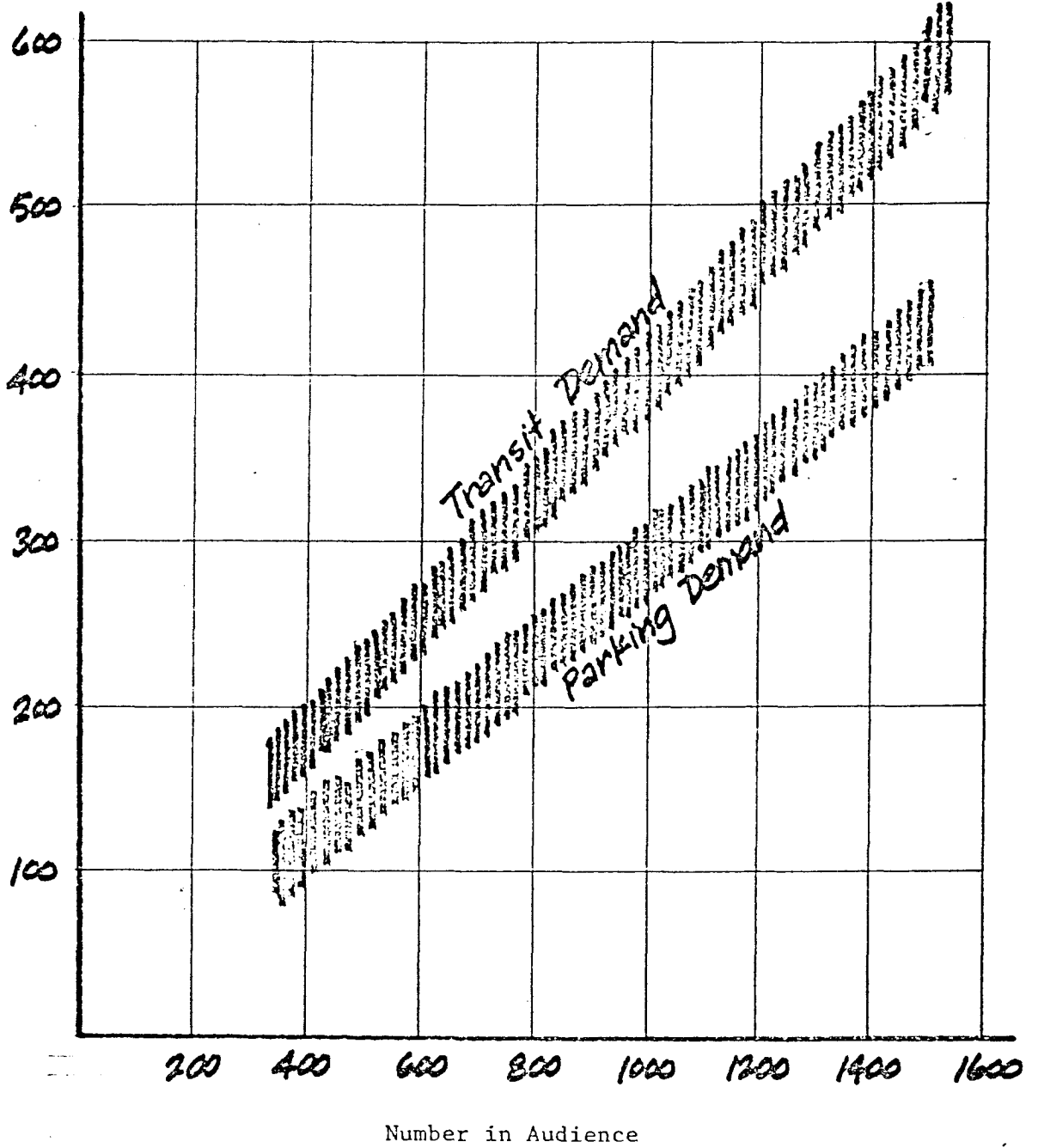
* The Vail Transportation Center should be considered the major parking facility for persons destined for Ford Park. To encourage its use, the following should be considered:

- Signage on the Frontage Road should be installed designating the VTC as the primary (only?) parking area.
- A sidewalk, with lighting and landscaping, should be constructed along the Frontage Road to Ford Park. It should be slightly elevated and removed from the moving traffic. This is critical if people are expected to walk between the two areas. It will create a strong link between them and make the walk safer and more enjoyable.
- A shuttle bus, running along the Frontage Road, should make stops only at the VTC and Ford Park before and after the performance. A single vehicle should normally be sufficient, although two buses may occasionally be needed.

* - See page 3 for graph comparing parking and transit demands for different audience sizes.

- Incentives should be provided to park in the VTC; examples include a discount on the ticket price, preferential seating, or even a free cocktail.
- Traffic controllers along the Frontage Road could direct cars into the VTC. This would be very effective for peak performances.
- * Upto 5 additional buses should be placed in service on the Shuttle bus route beginning an hour before and continuing until an hour after the performance. The route should be extended to the soccer field during this period.
- * Frontage Road parking is not desirable. It is difficult to control, unsafe and unsightly. If it is to be allowed, the road should be re-aligned to permit parking on the south side only. (It might be restricted for use only after the VTC is filled.)
- * A vehicle turn-around and passenger unloading area should be designed for Ford Park so that cars seeking a parking space or unloading guests could do so without interfering with moving traffic on the Frontage Road.
- * Competing events should not be scheduled on Ford Park concurrently. A central scheduling system should be established.

Number of Cars
or
Number of Bus Riders



COMPARISON OF PARKING and TRANSIT DEMAND
BASED ON SIZE OF AUDIENCE

ANALYSIS OF PARKING AND TRANSIT ISSUES

This section of the report summarizes the issues related to parking, transit, and circulation. The information presented is based on a performance with an audience of 1,500. The information presented is supported by the calculations in the appendices.

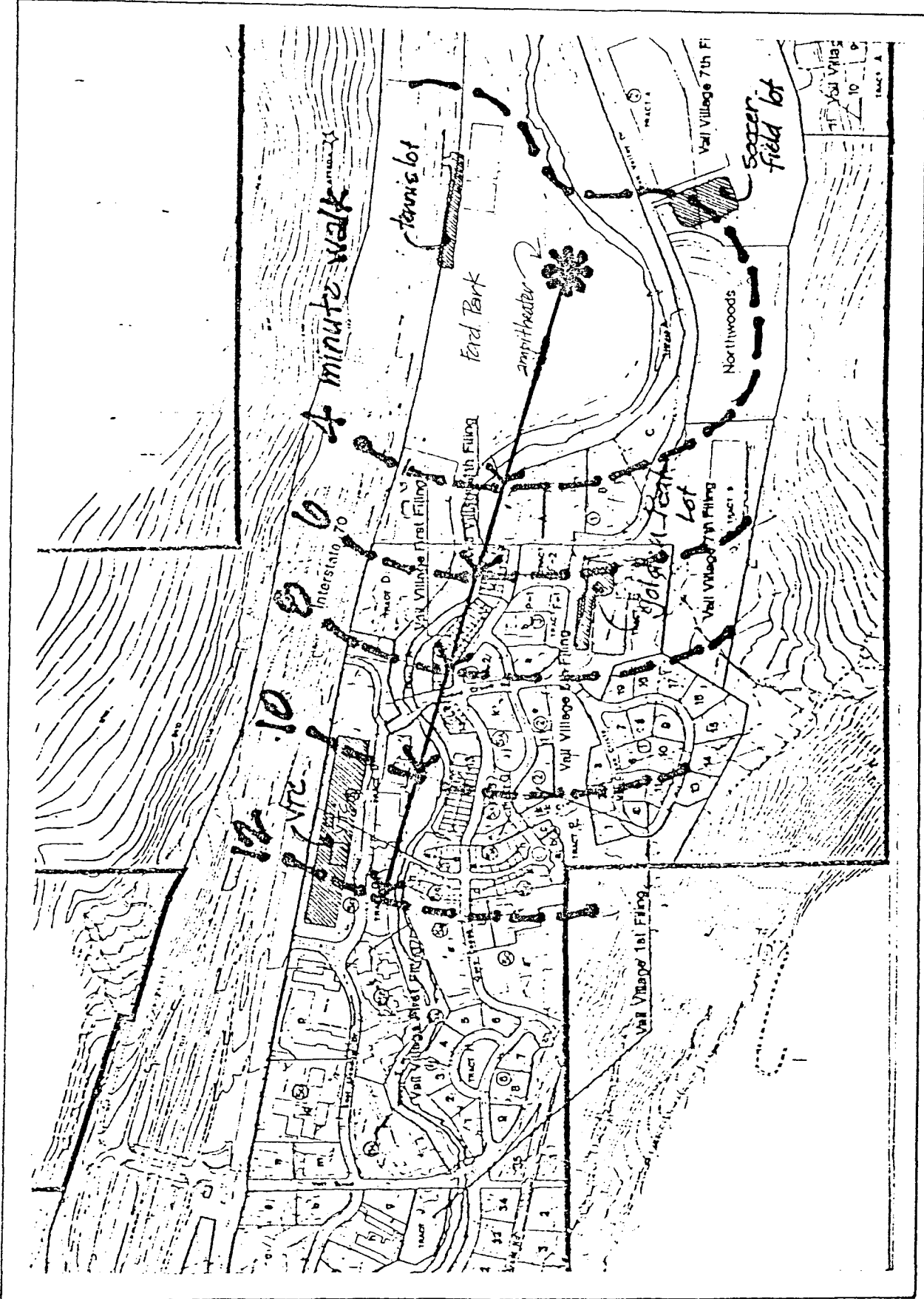
PARKING DEMAND AND SUPPLY

* For performances with an audience of 1,500, the parking demand will range from 370 to 550 cars, depending upon the composition of the audience (visitors and locals). For design purposes, an average of 400-450 cars is reasonable.

* There are about 200 public parking spaces within a 5 minute walk of the proposed site (not including Frontage Road parking). There are a total of about 1000 spaces within a 12 minute walk of the amphitheater. This is shown in the following two exhibits.

Parking Supply

<u>Lot</u>	<u>Capacity</u>	<u>Distance</u>	<u>Walking Time</u>
Ford Tennis Courts	60 cars	300'	1½ min.
Soccer Field Lot	80	950'	4½
Golden Peak Lot	70	1300'	6
Vail Transpo Center	820	2600'	11½
TOTAL	1030		
LionsHead Lot	640	6600'	30



WALKING TIMES TO FORD PARK AMPITHEATER

* The parking located within a 5 minute walking radius is designated for use by other facilities (tennis and soccer). It cannot be presumed available during a performance. At best, only half of these lots can be considered available. In addition, because the lots are small and decentralized, they will result in additional vehicle-miles being driven in hopes of locating a parking spot. If anything, their availability (and knowledge of them by the local residents) will compound the traffic problems on Vail Valley Drive.

* Based on these calculations, the parking available within an easy walk is about one-quarter of projected demand for a sell out performance.

* There is ample parking available to meet the peak demands, including all other demands from other facilities and programs in the area within a 12 minute walk of the site. This is in the Vail Transportation Center. However, a number of concerns should be raised about its present ability to actually be utilized for activities on Ford Park:

1. Local residents are used to parking on the Frontage Road near Ford Park; they will therefore try to park there unless prohibited from doing so.
2. The most direct walk from the VTC to Ford Park is on the Frontage Road. It is as unsafe as it is unpleasant. The intelligent pedestrian will avoid it as it presently exists.
3. There is an important connection between parking location and the destination; it is important, if possible, to make a visual tie between the two. As this is impossible between the VTC and Ford Park, a pedestrian walk connecting them would strengthen the connection and encourage use of the VTC.

* Frontage Road Parking: The Frontage Road has come to be accepted as the parking lot for recreational activities at Ford Park. It is extremely dangerous, both for the pedestrian and the drivers. Unless the Frontage Road is widened and designated parking spaces provided along the south shoulder, parking for any event along it should be prohibited.

* There will be cars that drive to Ford Park and try to turn around. In doing so, they frequently interfere with moving traffic. Therefore, a vehicle turn-around should be developed at the Park. This could also serve as a passenger unloading area before the car is parked.

As a footnote (and not trying to be cynical), I can see no reason why we can expect a concert-goer to be any more agreeable to walking a quarter-mile than are the people participating in athletic events. The development of the Park needs to accommodate easy access to the site. Hoping that people will not try to drive as close as possible is not the solution. It just procrastinates the decisions.

PARKING ALTERNATIVES

The following are alternative solutions to locating the necessary parking. (They are not recommendations, just alternatives to consider.)

1. Parking on Ford Park: There presently is parking for about 60 cars on Ford Park. This number could be increased, but it would never be sufficient to meet the demand without structuring the parking lot. This would be prohibitively expensive.
2. Parking on the Frontage Road: This alternative requires re-working the Frontage Road and creating parallel parking along the south side only. (Parking on the north creates an unsafe situation.) This would increase the capacity of the area by about 50- 60 spaces. Although this would be insufficient to meet demands, it is an alternative that has been seriously considered and has been included in the Capital Improvement Plan.
3. Encourage use of the Vail Transportation Center: This would involve efforts to direct traffic into the VTC, including improved signage and possibly traffic controllers. An important capital improvement would be the construction of a pleasant and safe pedestrian walk along the Frontage Road between the VTC and Ford Park. It should be landscaped and lighted. Also, incentives might be provided for people to park in the structure (or to take the bus), such as a discount on the price of admission or preferential seating for the performance.

As will be discussed later, a special shuttle bus could also run from the VTC to Ford Park along the Frontage Road to meet the demands during peak periods. This would not only provide a simple, comfortable linkage, but act as a visual connection, as well.

SUMMARY OF PARKING ISSUES

The parking problems created by a performance with an audience of 1,500 people are important considerations, but are not insurmountable. There is limited parking in the area (sufficient to handle performances up to about 350-400 spectators). This parking is decentralized and will result in increased traffic on some streets due to people looking for the "lucky break" parking spot. Frontage Road parking is esthetically displeasing and a serious safety problem. It would involve significant work on the Road to make it safe; it would provide a partial solution.

The key to parking for activities on Ford Park is better utilization of the Vail Transportation Center. This can only be accomplished through a comprehensive program including signage to direct people to the VTC, incentives for its use, and occasional use of traffic controllers,

APPENDIX A
PARKING AND TRANSIT ANALYSIS
MODAL SPLIT CALCULATIONS

The following three pages present work sheets for determining the number of vehicles and bus riders attending performances at Ford Park, given different sets of assumptions.

The types of performances to be presented will appeal to a range of audiences; some will have greater appeal to locals, while others will be attended by visitors staying in the commercial cores. We anticipate different travel characteristics for the different groups (locals will tend to use their cars more, while visitors will take the shuttle bus or walk, depending upon where they're staying).

The three situations reviewed include:

- SITUATION A: 60% of the audience are local residents;
30% are guests staying in the Village and LionsHead;
10% are guests from outlying areas or out-of-town.
- SITUATION B: 15% are local residents;
70% are guests in the Village and LionsHead, but they
tend to use their cars and not the shuttle bus;
15% are guests from out-of-town.
- SITUATION C: 15% are local residents;
70% are guests in the Village and LionsHead, and they
use the shuttle bus;
15% are guests from out-of-town.

SUMMARY CHART

	<u># cars</u>	<u># bus riders</u>	<u># walkers/bikers</u>
Situation A	474 cars	315 bus riders	180 walkers/bikers
Situation B	549	326	127
Situation C	372	652	244

4/8/79

SITUATION A: Local Majority

VILLAGE/LIONSHEAD GUESTS (30% of audience)

1. 20% drive (2.5 persons/car)
($1500 \times .3 \times .2 \div 2.5$)
2. 20% walk
($1500 \times .3 \times .2$)
3. 60% ride shuttle bus
($1500 \times .3 \times .6$)

OUT-OF-TOWN GUESTS (10% of audience)

1. 100% drive (2.5/car)
($1500 \times .1 \times 1.0$)
2. 0% walk
0
3. 0% ride shuttle bus
0

LOCALS (60% of audience)

1. 80% drive (2.5/car)
($1500 \times .6 \times .8 \div 2.5$)
2. 10% walk or ride a bike
($1500 \times .6 \times .1$)
3. 5% ride shuttle bus
($1500 \times .6 \times .05$)
4. 5% ride Bighorn/Sandstone bus
($1500 \times .6 \times .05$)

SUMMARY

IN-TOWN GUESTS

OUT-OF-TOWN GUESTS

LOCALS

TOTALS

	# Cars	# Bus Riders	Walkers + Bikers
VILLAGE/LIONSHEAD GUESTS	36	270	90
OUT-OF-TOWN GUESTS	150	0	0
LOCALS	288	45	90
TOTALS	474 cars	315	180

4/8/79

SITUATION B: Visitor Majority - (Bad bus riders)

	# Cars	# Bus Riders	Walkers + Bikers
VILLAGE/LIONSHEAD GUESTS (70% of audience)			
1. 60% drive (2.5 persons/car) (1500 x .7 x .6 ÷ 2.5)	252		
2. 10% walk (1500 x .7 x .1)			105
3. 30% ride shuttle bus (1500 x .7 x .3)		315	
OUT-OF-TOWN GUESTS (15% of audience)			
1. 100% drive (2.5/car) (1500 x .15 x 1.0)	225		0
2. % walk			
3. % ride shuttle bus		0	
LOCALS (15% of audience)			
1. 80% drive (2.5/car) (1500 x .15 x .8 ÷ 2.5)	72		
2. 10% walk or ride a bike (1500 x .15 x .1)			22
3. 5% ride shuttle bus (1500 x .15 x .05)		11	
4. 5% ride Bighorn/Sandstone bus (1500 x .15 x .05)		11	
SUMMARY			
IN-TOWN GUESTS	252	315	105
OUT-OF-TOWN GUESTS	225	0	0
LOCALS	72	11	22
TOTALS	549	326	127
CARS			

4/8/79

SITUATION C: Visitor Majority - good bus riders

VILLAGE/LIONSHEAD GUESTS (70% of audience)

1. 20 % drive (2.5 persons/car)
(1500 × .7 × .2 ÷ 2.5)
2. 20 % walk
(1500 × .7 × .2)
3. 60 % ride shuttle bus
(1500 × .7 × .6)

OUT-OF-TOWN GUESTS (15% of audience)

1. 100 % drive (2.5/car)
(1500 × .15 × 1.0)
2. 0 % walk
3. 0 % ride shuttle bus

LOCALS (15% of audience)

1. 70 % drive (2.5/car)
(1500 × .15 × .7 ÷ 2.5)
2. 15 % walk or ride a bike
(1500 × .15 × .15)
3. 10 % ride shuttle bus
(1500 × .15 × 0.1)
4. 5 % ride Bighorn/Sandstone bus
(1500 × .15 × .05)

SUMMARY

IN-TOWN GUESTS

OUT-OF-TOWN GUESTS

LOCALS

TOTALS

	# Cars	# Bus Riders	Walkers + Bikers
VILLAGE/LIONSHEAD GUESTS	84	630	210
OUT-OF-TOWN GUESTS	225	0	0
LOCALS	63	22	34
TOTALS	372	652	244
CARS			

APPENDIX B
TRANSIT DEMAND SCRATCH SHEET

- * Bus capacity = 32 seated + 18 standees = 50 persons/bus
- * Trip time, soccer field to West LionsHead, round trip = approx 30 min.
- * Existing summer ridership during "rush hour" = approx 300 riders during July and August
- * One-way demand is half peak hour = 150
- * Existing bus demand: $150 \div 50/\text{bus} = \underline{3 \text{ buses}}$

Ford Park demand, performance w/ 1500 audience:

- * est. 600 passengers/hour one way
- * each bus makes $2\frac{1}{2}$ round trips/hour (summer)
- * therefore, east bound capacity of each bus = 125/hr.
- * assume demand spread out over 1 hour, therefore additional demand requires 5 additional buses. same number required after performance.

Route extension: shuttle should take passengers to Northwoods and unload near path to the bridge, proceed to soccer field and turn around.

Cost to town: has been about \$7.75/hour; for study assume that it will be closer to \$8,00/hour.

From VTC:

- *assume 300 cars park in VTC x 2.5/car = 750 people.
- *assume one-half walk, \therefore 375 bus riders
- *assume bus shuttling between VTC and Park can make 6 round trips/hr x 50 people/RT = 300 person capacity/hr/bus
- *therefore, a single bus can nearly handle the demand.

APPENDIX C
 NUMBER OF UNITS AND BEDS IN VAIL VILLAGE AND LIONSHEAD

	Number of Units		Number of Beds		Total
	Lodges	Condos	Lodges	Condos	
LionsHead Total	268	620	536	2,480	3,016
Vail Village Total	704	1,005	1,408	4,020	5,428
Total	972	1,625	1,944	6,500	8,444

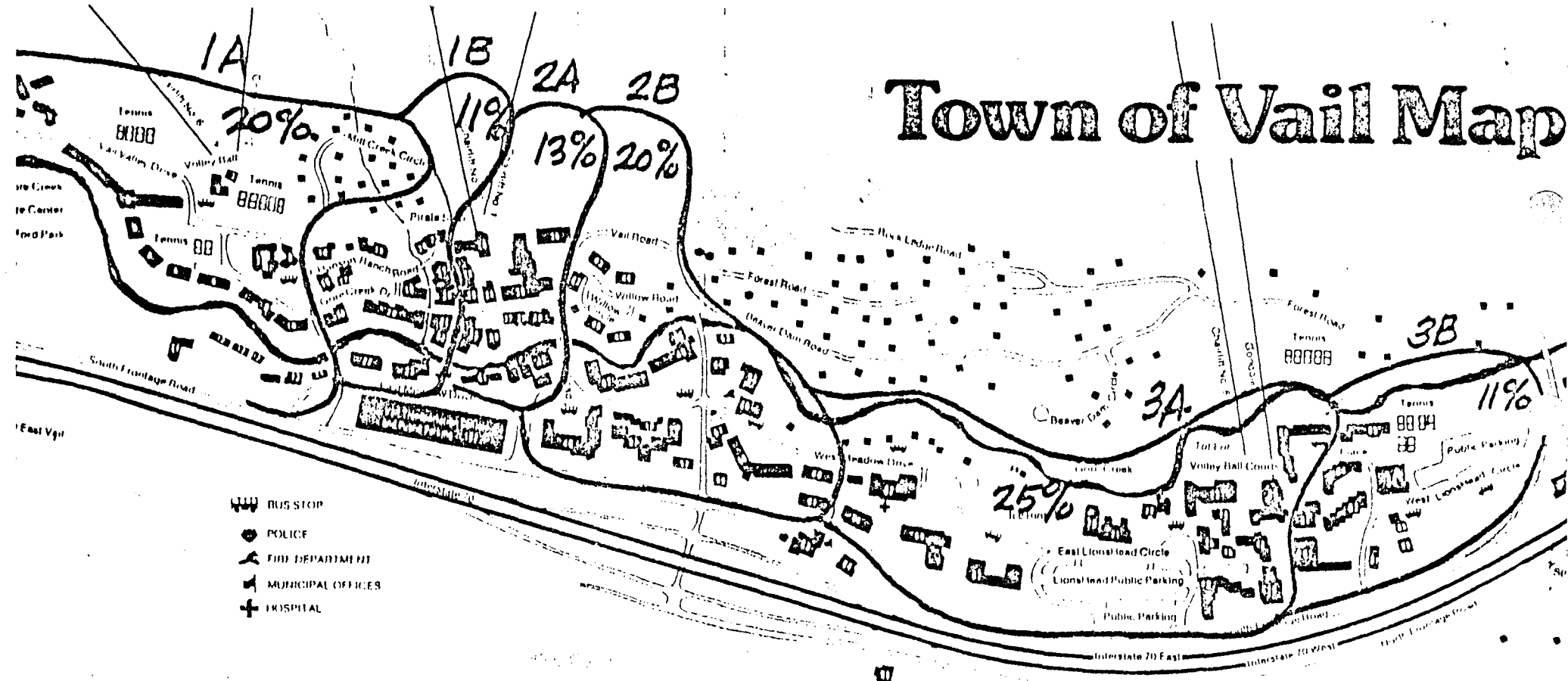
NUMBERS OF BEDS BY ZONE

ZONE*	1A	1B	2A	2B	3A	3B
Beds	1700 (20%)	914 (11%)	1144 (13%)	1670 (20%)	2120 (25%)	896 (11%)
Beds	2614 (31%)		2814 (33%)		3016 (36%)	
Total Beds	8444 (100%)					

Assume: Lodges have 2 beds/unit; condo/apts have 4 beds/unit.

* See next page for Zone map.

Town of Vail Map



FORD PARK MANAGEMENT PLAN

**SYNOPSIS OF OPEN HOUSE PRESENTATION
AND
SUMMARY OF OPINION SURVEY**

07/16/96

TOWN OF VAIL PUBLIC WORKS DEPARTMENT

FORD PARK — RESOURCES AND CHALLENGES

Ford Park is one of the most important recreation assets of Vail. Within a very small area (39 acres) it provides facilities for a wide variety of activities, including:

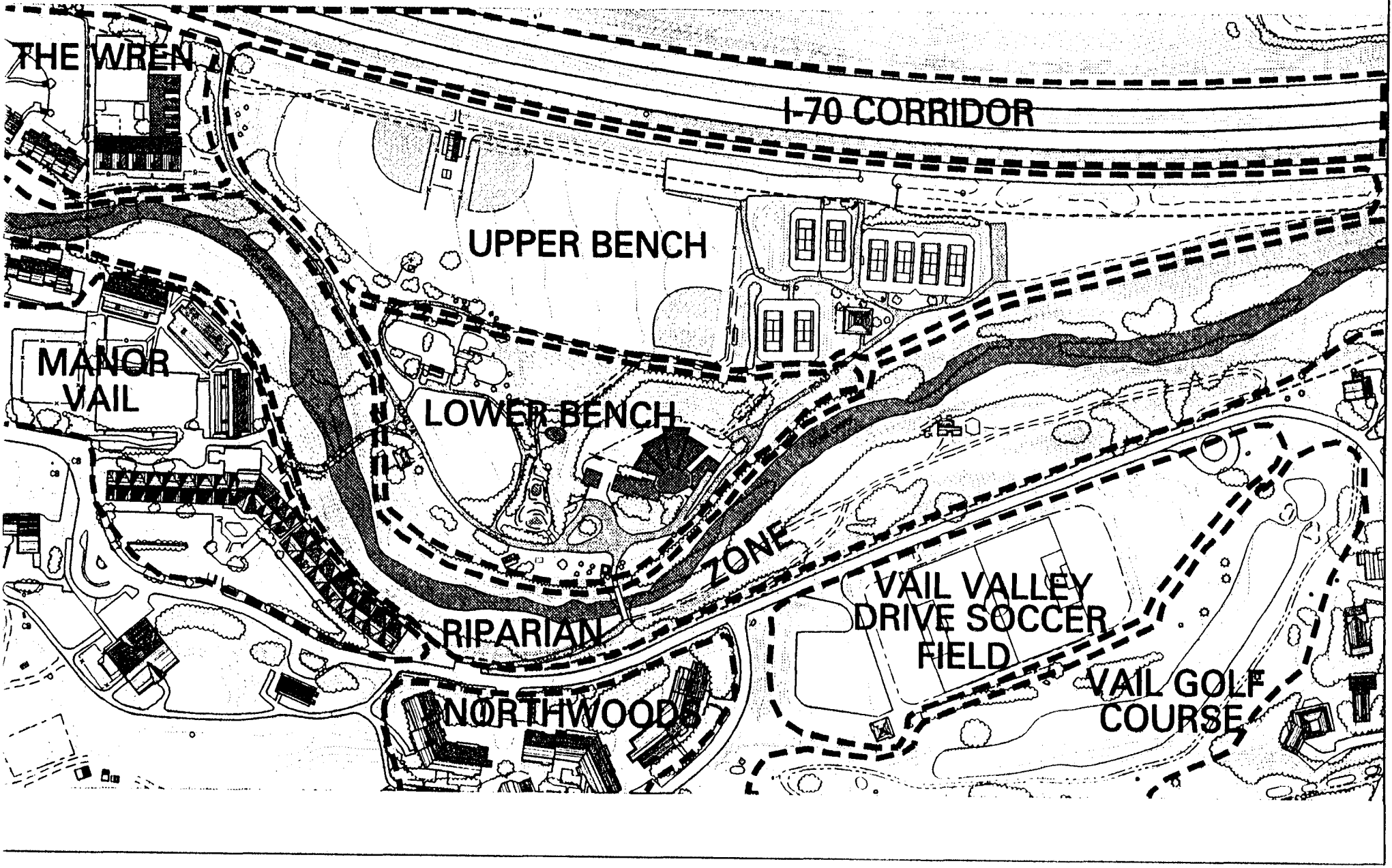
- ▶ a community park — with picnic pavilions, children's playground and open fields
- ▶ competitive athletic fields — softball soccer, lacrosse — for local players as well as national tournaments
- ▶ over 70 cultural events each summer at the Ford Amphitheater
- ▶ the Betty Ford Alpine Garden that attracts over 85,000 visitors per summer
- ▶ daily tennis play and tennis tournaments on 8 courts
- ▶ the Vail Nature Center in the historic Anholz ranch house next to Gore Creek
- ▶ natural, quiet areas along Gore Creek
- ▶ bike and walking paths
- ▶ summer parking for park users and winter parking for employees and skiers

Problems that need to be addressed:

- ▶ Short-term and long-term parking needs
- ▶ Finding/encouraging other means of access to reduce parking needs
- ▶ Improving barrier-free access for people with disabilities
- ▶ Finding a suitable location for the Alpine Garden Education Center
- ▶ Minimizing vehicles in the Park
- ▶ Provide CDOT-required turn lanes at the Frontage Road entry to the Park
- ▶ A central point of contact for scheduling Park activities

As a result, the Vail Town Council assigned the Parks Division of Public Works the task of updating the 1982 Master Plan and in doing so, to address the management issues of the Park.

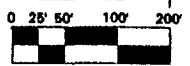
This Open House is to seek ideas and comment from Vail community on preliminary concepts that have been developed for the Management Plan for Ford Park

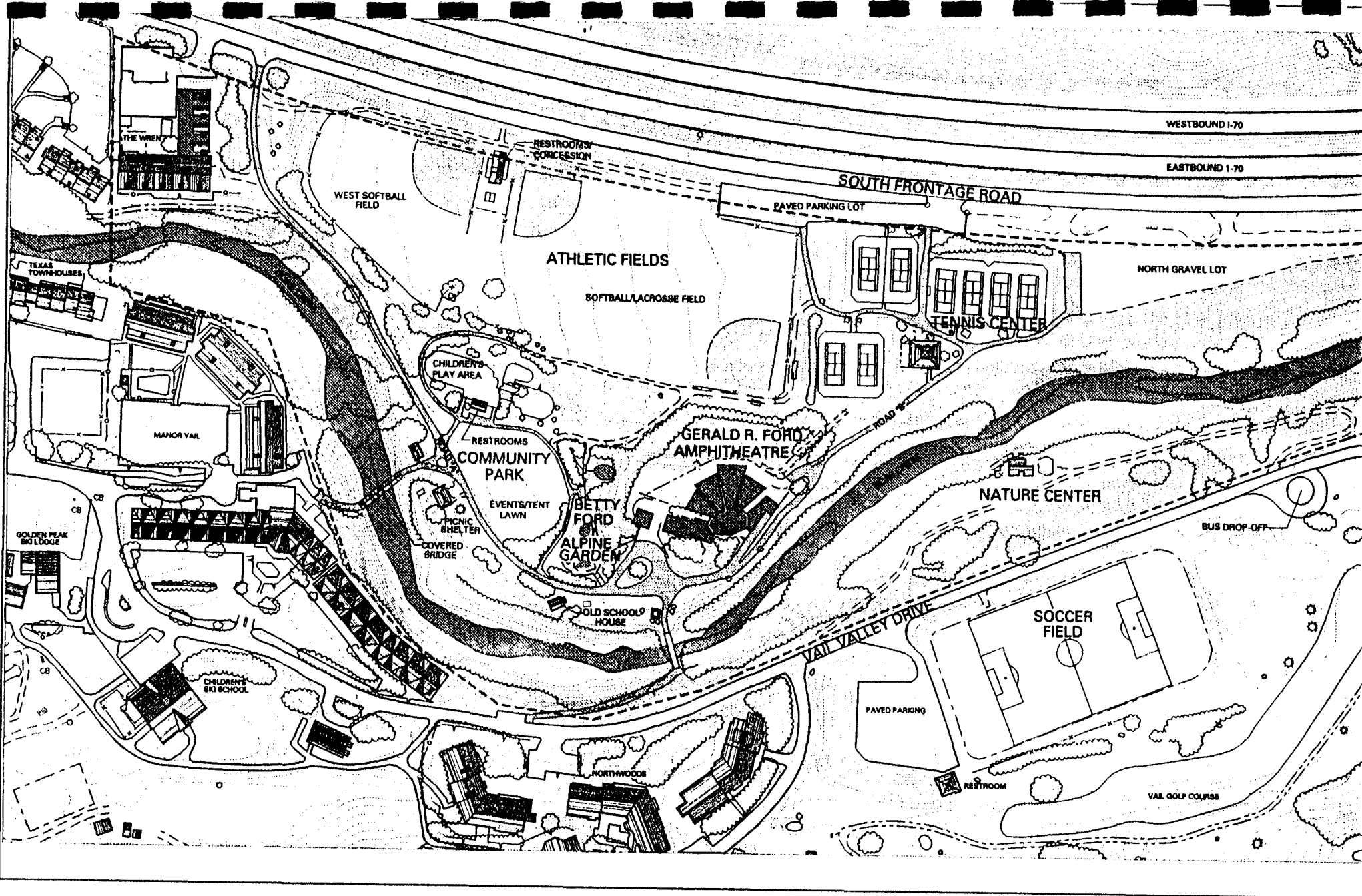


FORD PARK

Town of Vail, Colorado

Scale: 1" = 50'
June 12, 1996

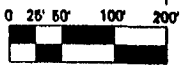




FORD PARK

Town of Vail, Colorado

Scale: 1" = 50'
 June 12, 1996



Winston Associates, Inc.

EXISTING CONDITIONS

PARKING ISSUES

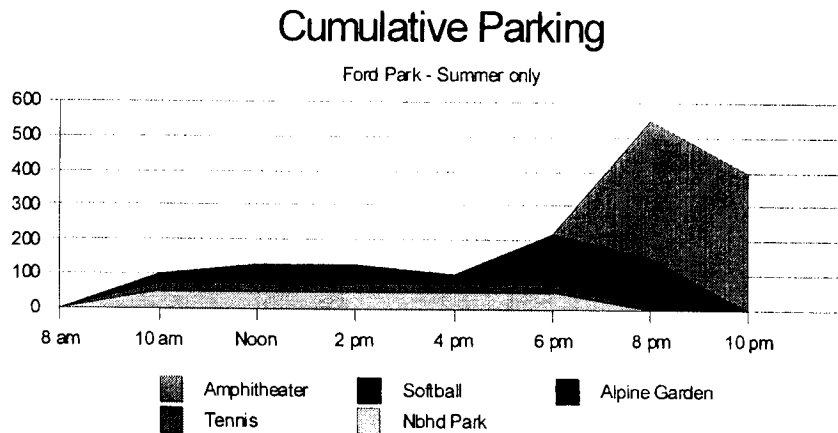
Parking is inadequate during peak events in the Park. For Ford Park peak summer events (50 or 60 times per summer) there is a parking demand of almost 600 cars.

Current available parking in the Park (Paved lot + gravel lot) = 213 cars

Apart from Ford Park parking needs, Vail needs additional winter parking, probably equal to the Park's needs (at least 600 cars).

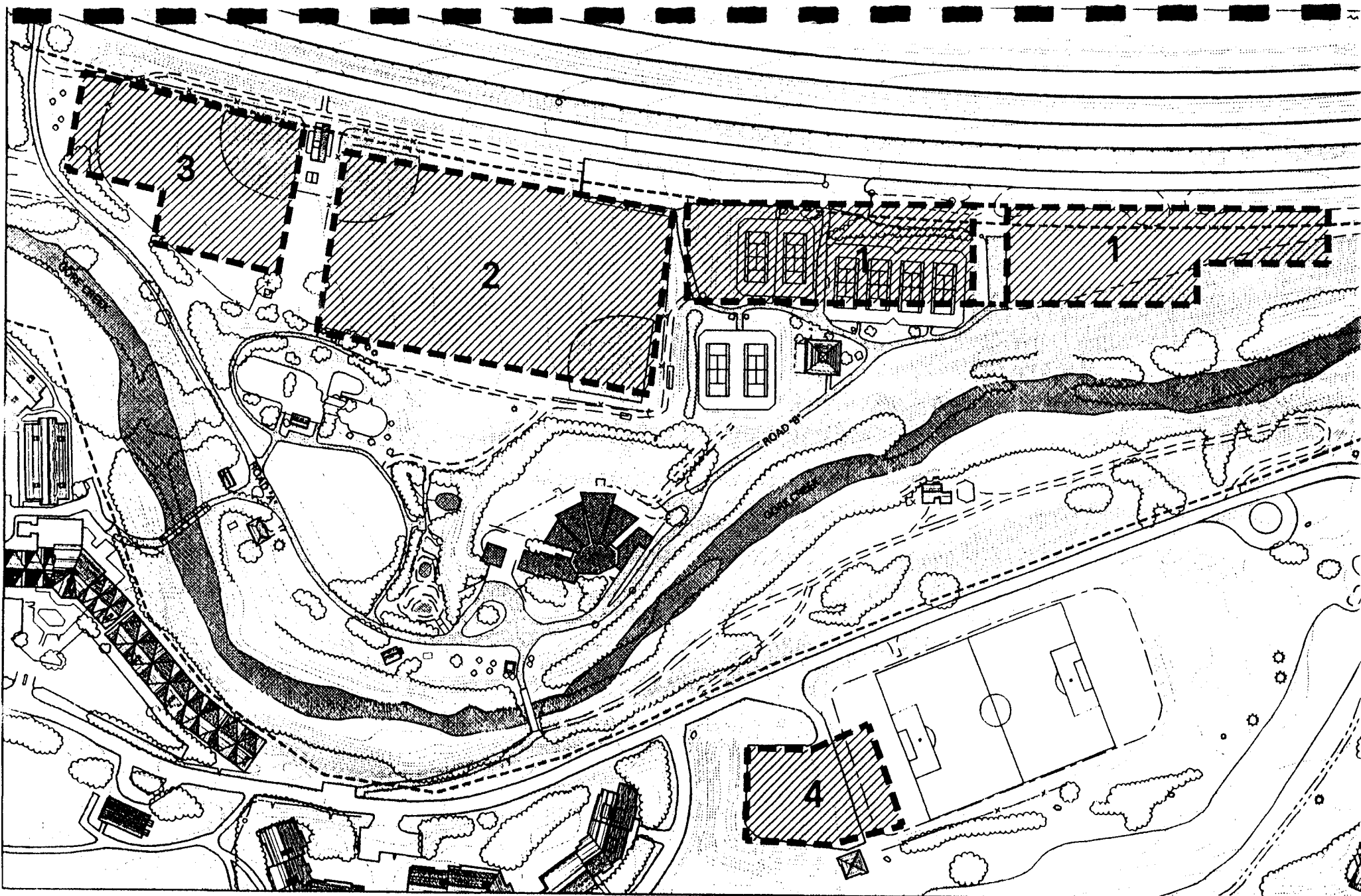
The Town Council has stipulated that the Master Plan needs to preserve the possibility for a parking structure. This is not necessarily an *endorsement* for locating a parking structure in the Park. The task of this Master Plan is to identify *where* in the Park a structure would best be located, if in the future the Town determines the Park *is* the appropriate place.

Four possible parking structure locations are shown here. All would be buried. Only Option 1 would have surface level parking. All others would have grass fields or landscaping on the surface level.



Therefore, the best interim solution must combine parking at the TRC with some other alternative, such as the bus system.

There are potential impacts of parking structure on ball fields — they would be displaced for at least 2 years during construction.

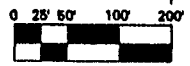


FORD PARK

Town of Vall, Colorado

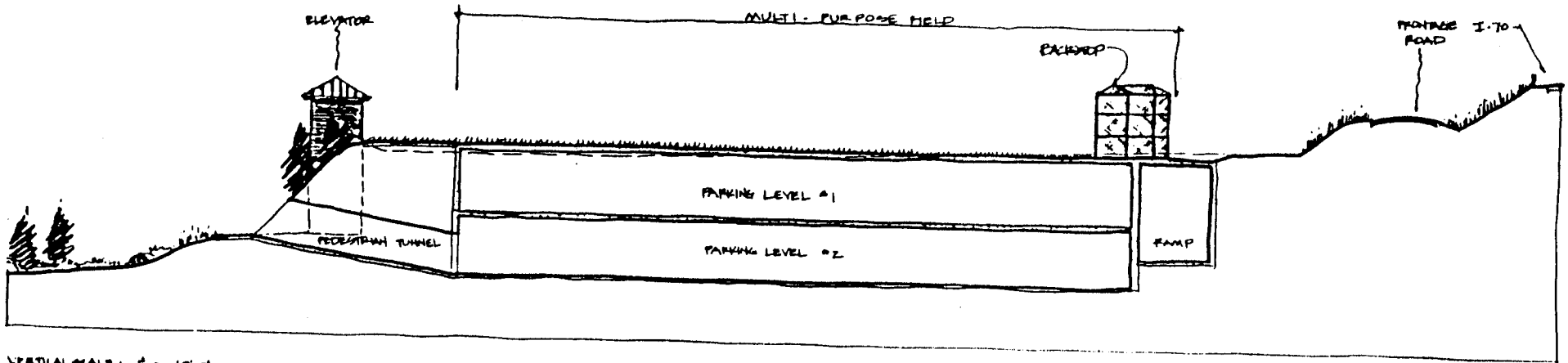
Scale: 1" = 50'

June 12, 1996



Winston Associates, Inc.

PARKING OPTIONS



VERTICAL SCALE: 1" = 10'-0"
 HORIZONTAL SCALE: 1" = 20'-0"

SCHEME A
 OPTION 1

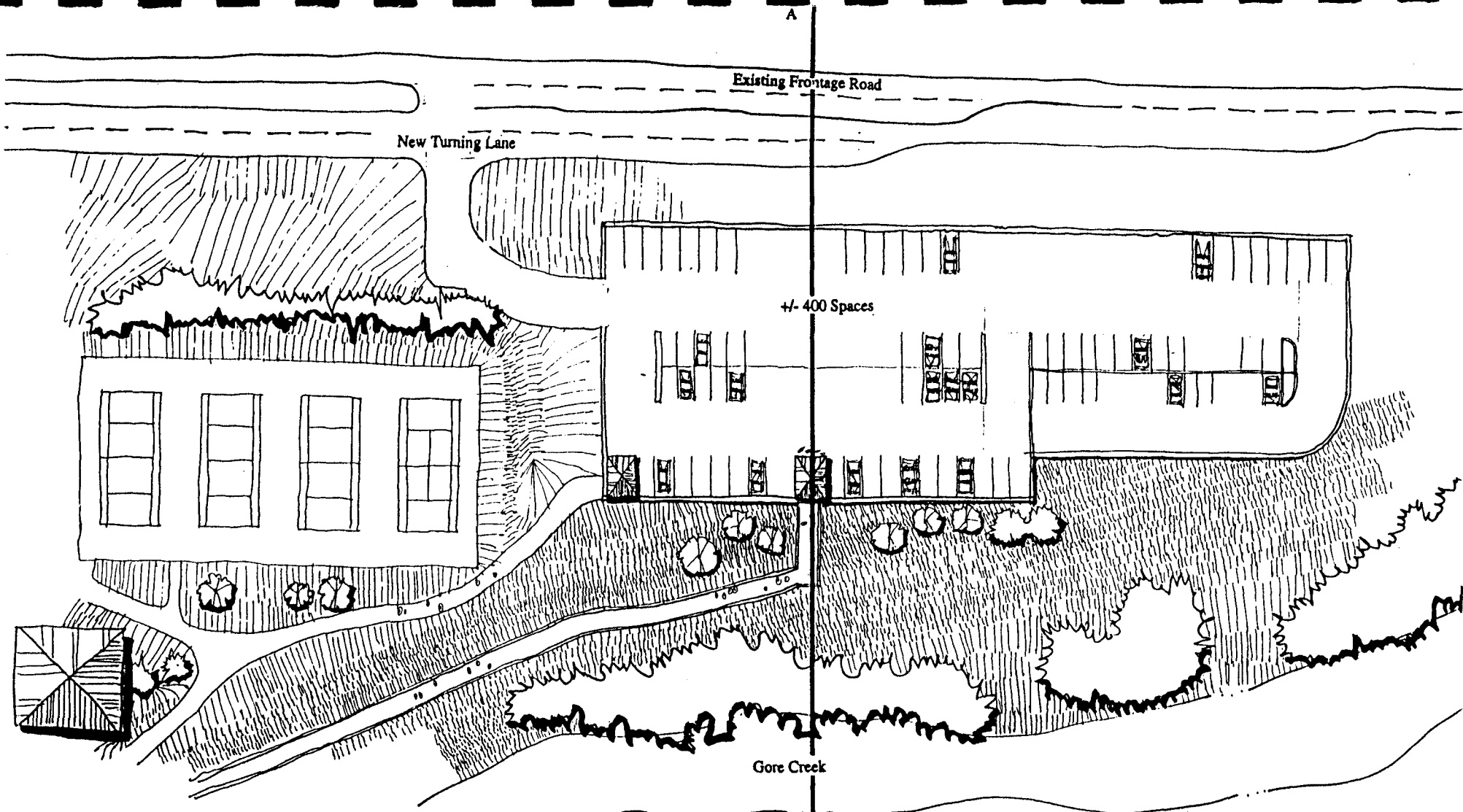
FORD PARK

Town of Vail, Colorado

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 June 12, 1996

PARKING STRUCTURE

#2 SECTION



Plan A-A
 Scale: 1"=40'

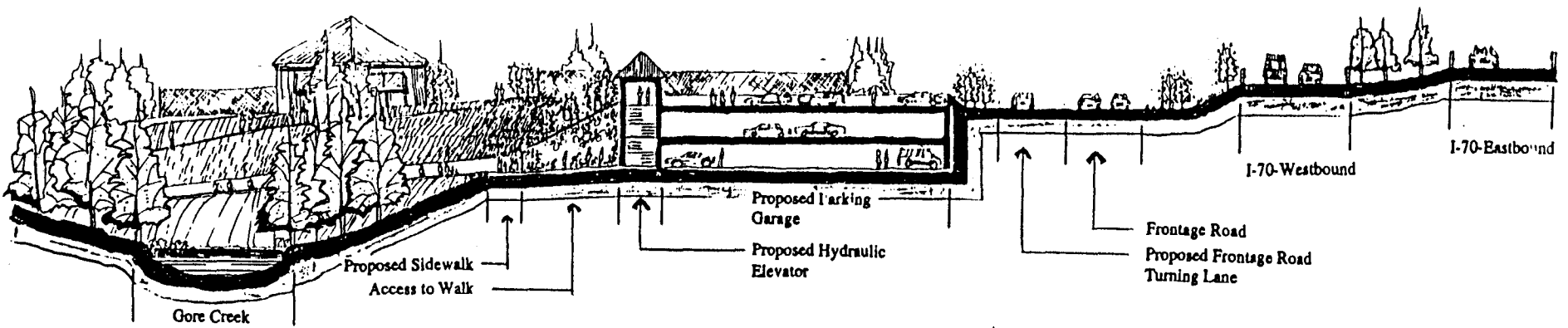


FORD PARK

Town of Vail, Colorado

PARKING STRUCTURE #1 PLAN

Winston Associates, Inc.
 June 12, 1996



Section A-A

Scale: 1"=30'

FORD PARK

Town of Vail, Colorado

Winston Associates, Inc.
June 12, 1996

PARKING STRUCTURE #1 SECTION

FRONTAGE ROAD ISSUES

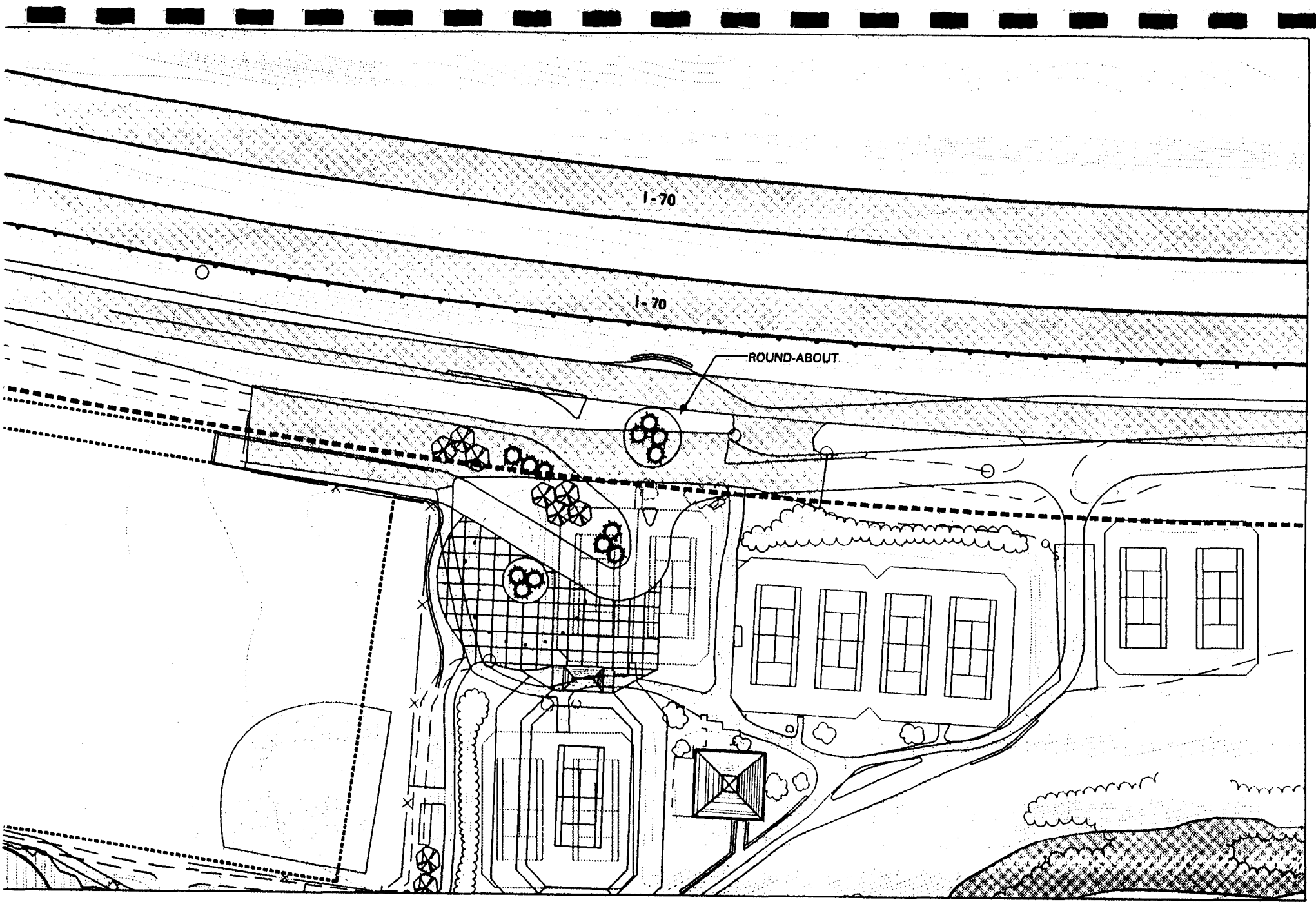
Ford Park access from the Frontage Road is not in compliance with current standards (turn lanes) of the Colorado Department of Transportation (CDOT). While CDOT has not requested turn lanes yet, such a request is imminent, especially if there are any modifications to Ford Park.

Two possible options for the Frontage Road are illustrated: standard turn lanes, and a roundabout.

Note that the widening to accommodate the turn lanes, bike lanes and shoulders is extensive. Even though it is still within the CDOT right-of-way, it expands onto land that is now being used for the Park.

Preliminary analysis indicates that the traffic levels are not high enough to justify a roundabout — it does not work properly without a minimum traffic level. Nevertheless, if a parking structure were located in the Park, the roundabout might be warranted.

The location of either the turn lanes or roundabout will be determined by which parking structure option is deemed preferable.

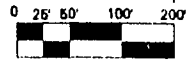


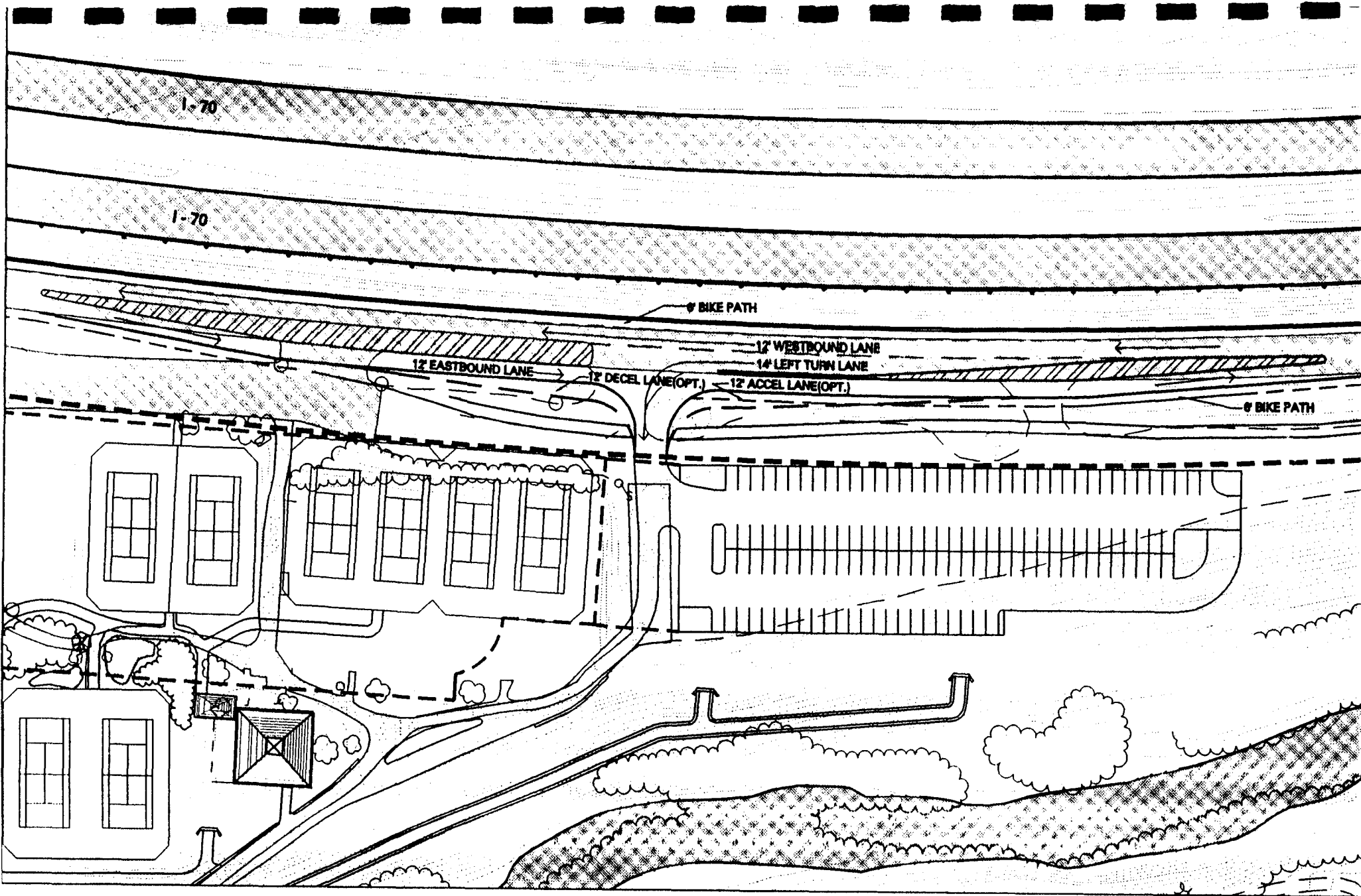
ORD PARK

Town of Vail, Colorado

Scale: 1" = 50'

June 12, 1996

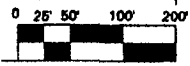




FORD PARK

Town of Vall, Colorado

Scale: 1" = 50'
June 12, 1996



Winston Associates, Inc.

ACCEL/DECEL LANES

INTERIOR CIRCULATION ISSUES

Since many of the major destinations within the Park are far from parking and entry points, there are a variety of special access needs within the Park: elderly patrons, people with disabilities, strollers, people carrying picnic coolers, delivering performance equipment and goods to the Amphitheater, and maintenance/ repairs to all of the facilities.

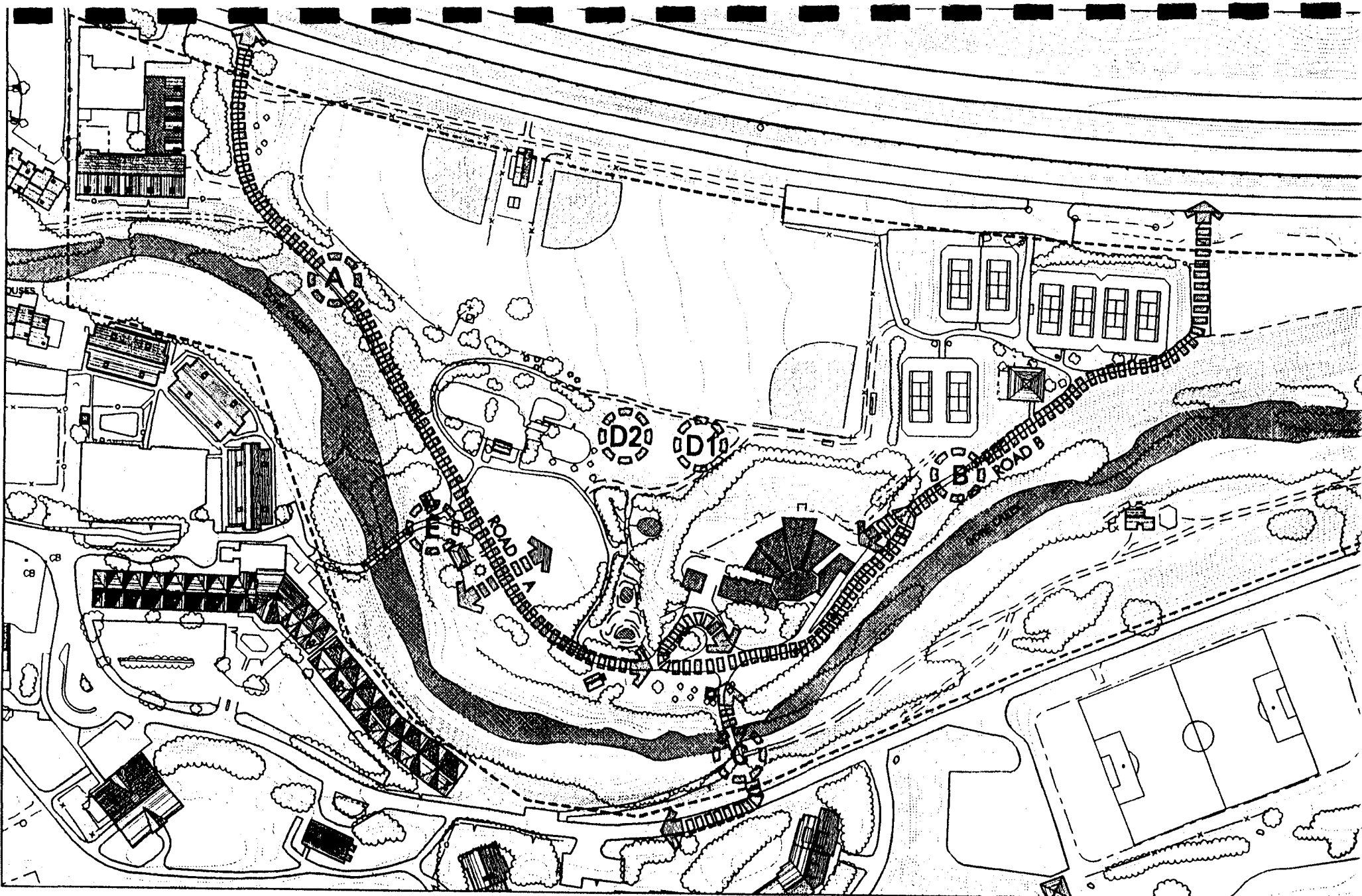
Currently, cars, trucks and "Cushman-type vehicles (golf carts) are used to transport people and materials within the Park. However, vehicles are increasingly creating conflicts with pedestrians on paths and a number of people feel that increasing number of vehicles parked on the Lower Bench detract from the ambience of the Park.

The two major paths through the Park are designated as Road A (near the Wren) and Road B (from the North gravel lot to the Amphitheater). The Master Plan considers eliminating all but emergency access on Road A, and requiring that all service, deliveries, shuttles and buses use an upgraded Road B. Upgrades to Road B would consist of widening certain sections through the use of retaining walls.

Some of these needs can also be addressed by better pedestrian access.

A number of the paths in Ford Park have sections that are too steep to comply with the American Disabilities Act [ADA]. To make the paths accessible (barrier-free) will require longer paths, to make them less steep, or mechanical lift devices such as elevators. Making the paths longer increases the effort required by the elderly and people with disabilities.

Longer trail and elevator options (C, D, E) are illustrated in the accompanying diagrams and in the Alternative Concepts (Boards 7, 8 and 9).

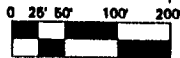


FORD PARK

Town of Vail, Colorado

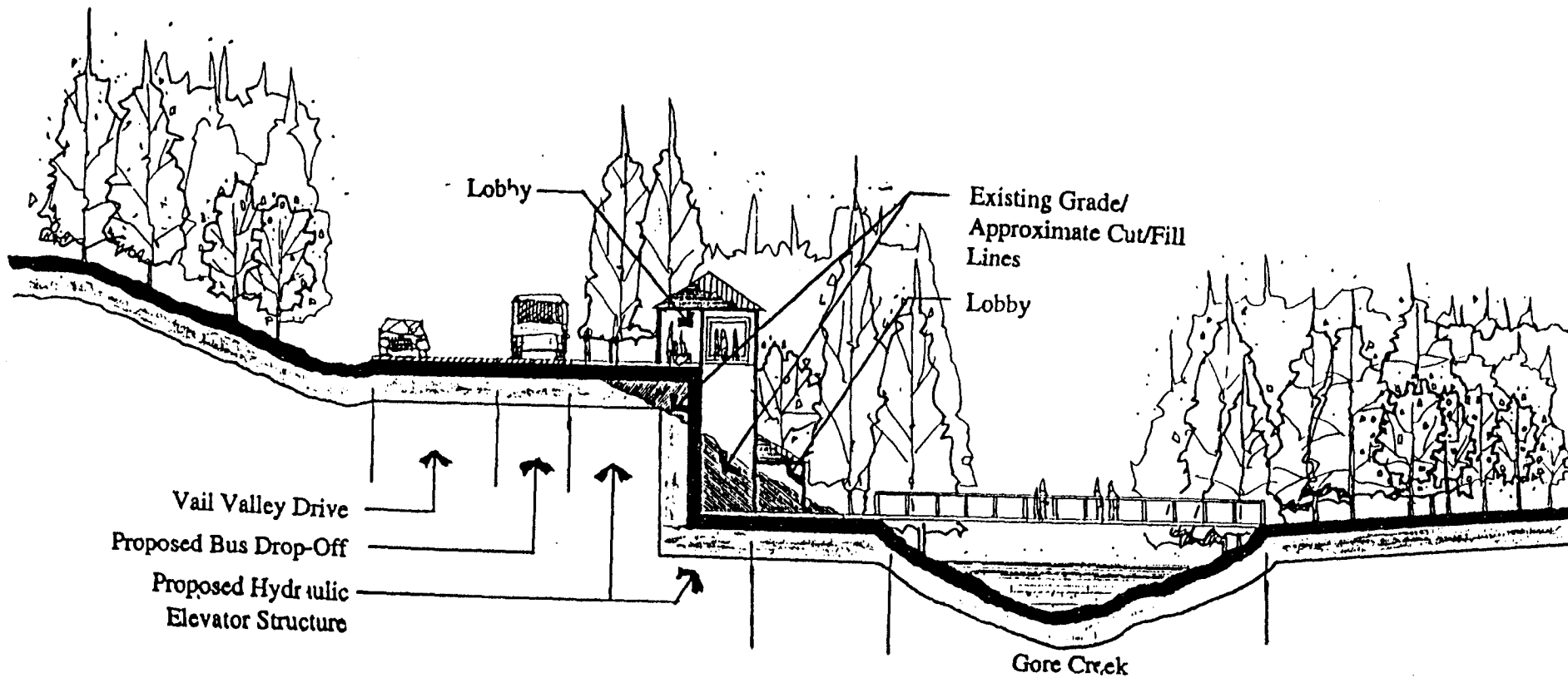
Scale: 1" = 50'

June 12, 1996



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INTERIOR CIRCULATION

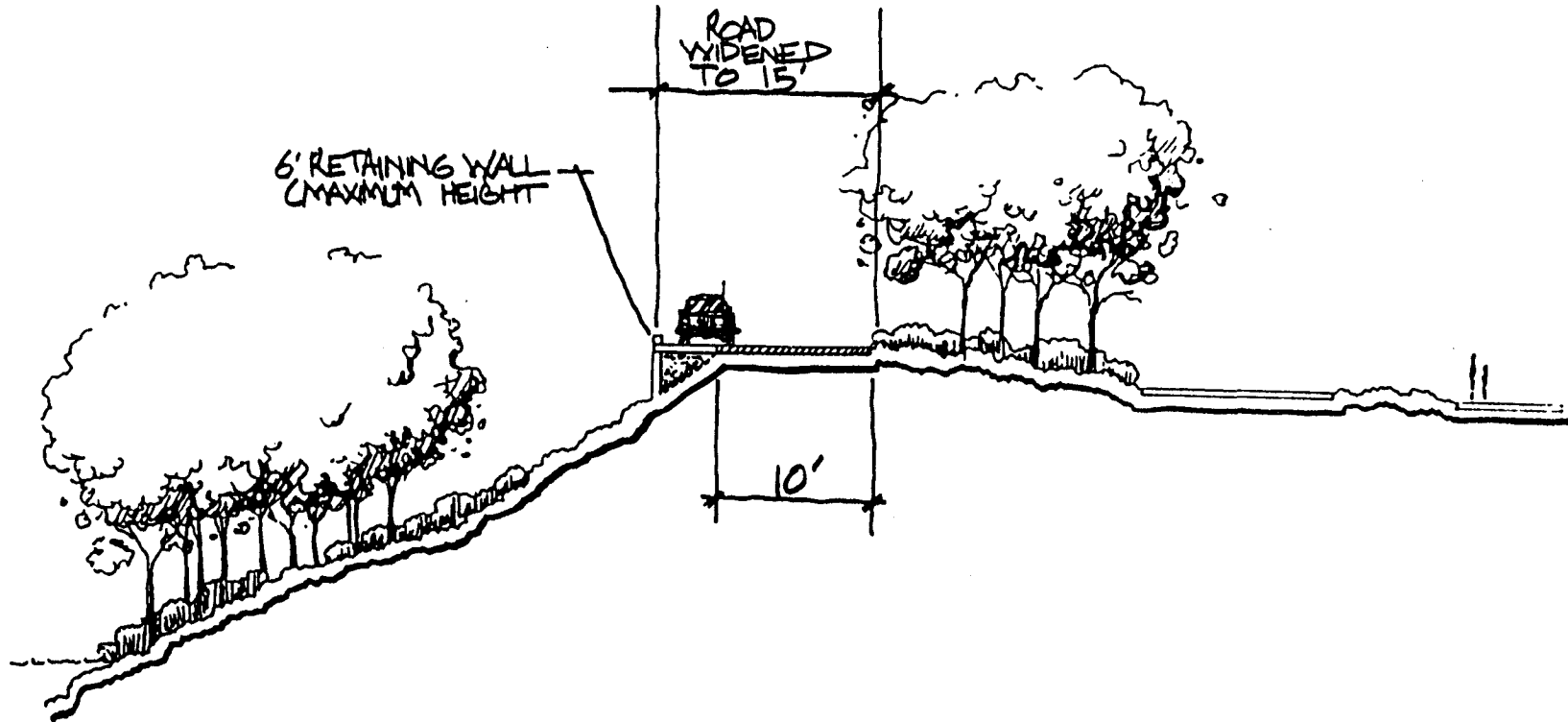


FORD PARK

Town of Vail, Colorado

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June 12, 1996

ELEVATOR @ VAIL VALLEY DRIVE SECTION



SCALE: 1" = 10'-0" (HORIZ)
1" = 5'-0" (VERT)

FORD PARK

Town of Vail, Colorado

Winston Associates, Inc.
June 12, 1996

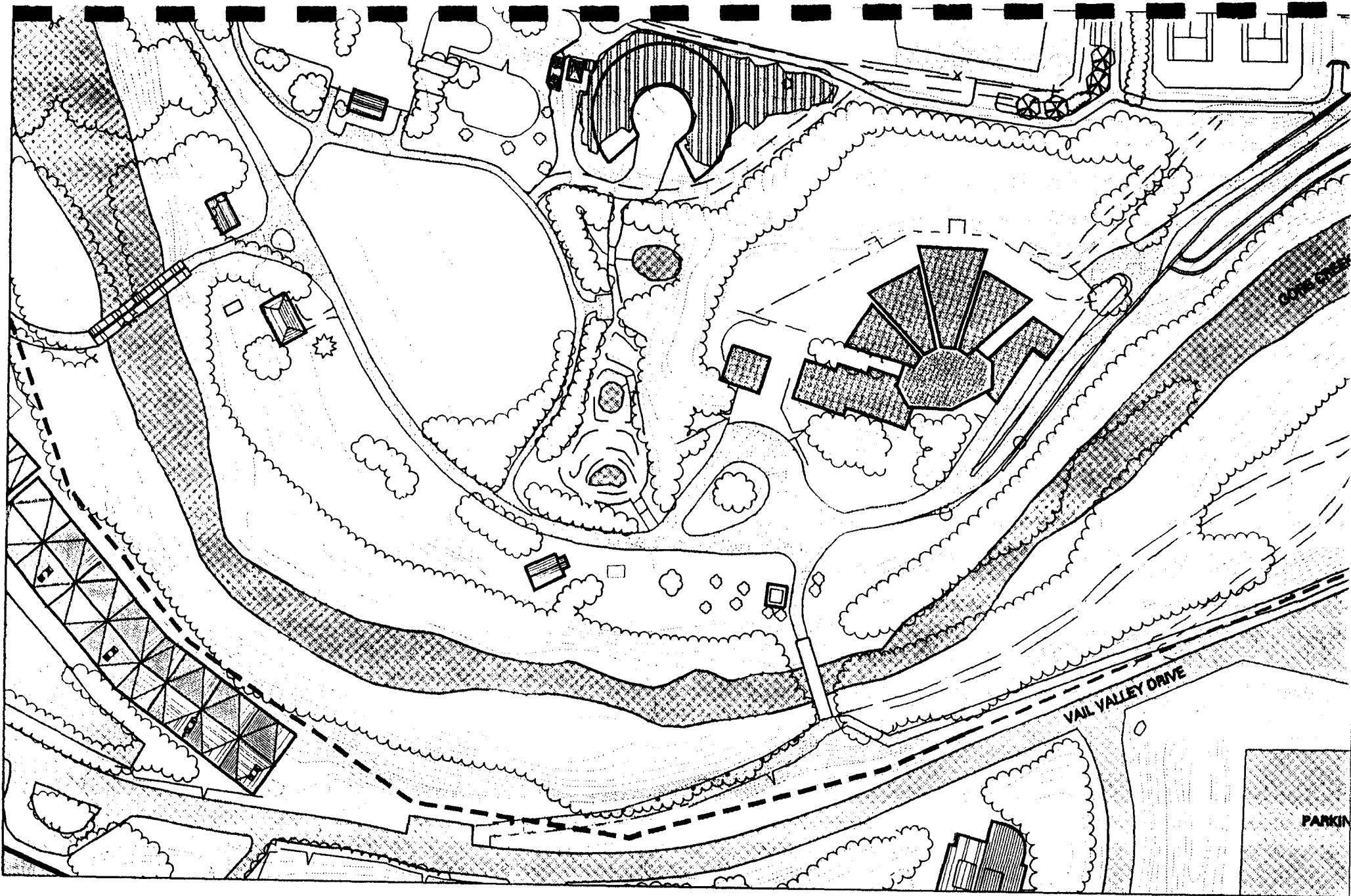
ROAD B SECTION

ALPINE GARDEN EDUCATION CENTER

The Betty Ford Alpine Garden Foundation estimates that the Garden is visited by approximately 85,000 people annually. In an effort to increase its educational outreach, the Foundation desires to construct an Education Center on the hillside area at the northern extent of its lease area.

The Education Center has been designed in a horseshoe form that recalls a Native American Kiva. The Center would contain formal displays, conference rooms, offices and storage. A rock garden on the hillside would extend onto the roof of the Center.

Two options considered by the Advisory Committee are shown on this board: a location in the current Alpine Garden, and a two-building scheme with a year-round building at the Soccer field parking lot, and a smaller summer-only building in the Alpine Garden. The Foundation no longer views the two-building scheme as viable, so only the Alpine Garden location is shown on the Alternatives on Boards 7, 8 and 9.

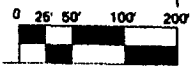


FORD PARK

Town of Vail, Colorado

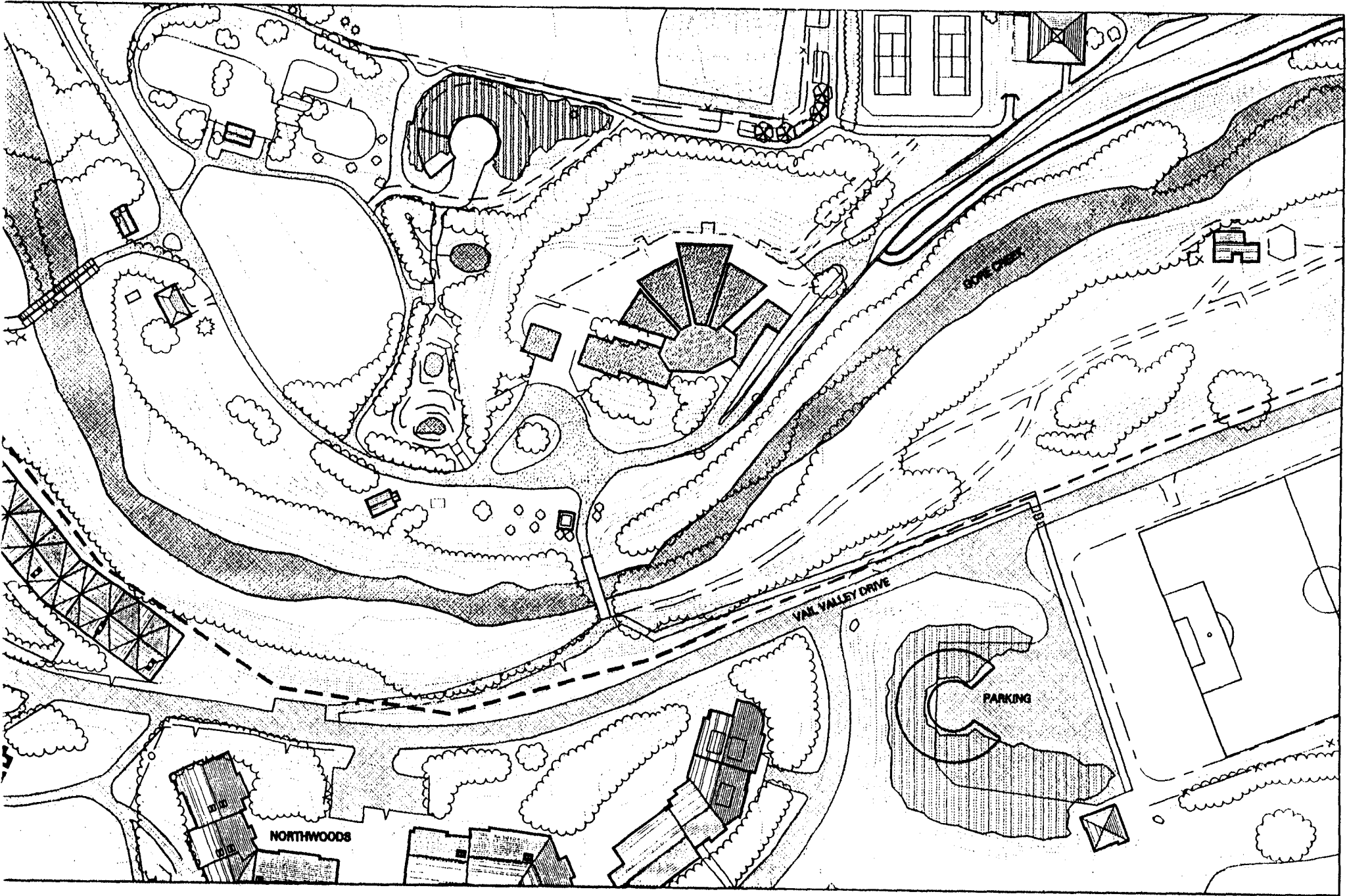
Scale: 1" = 50'

June 12, 1996



ALPINE ED. CENTER OPTION 1

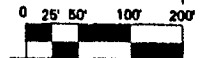
Winston Associates, Inc.



FORD PARK

Town of Vall, Colorado

Scale: 1" = 50'
June 12, 1996



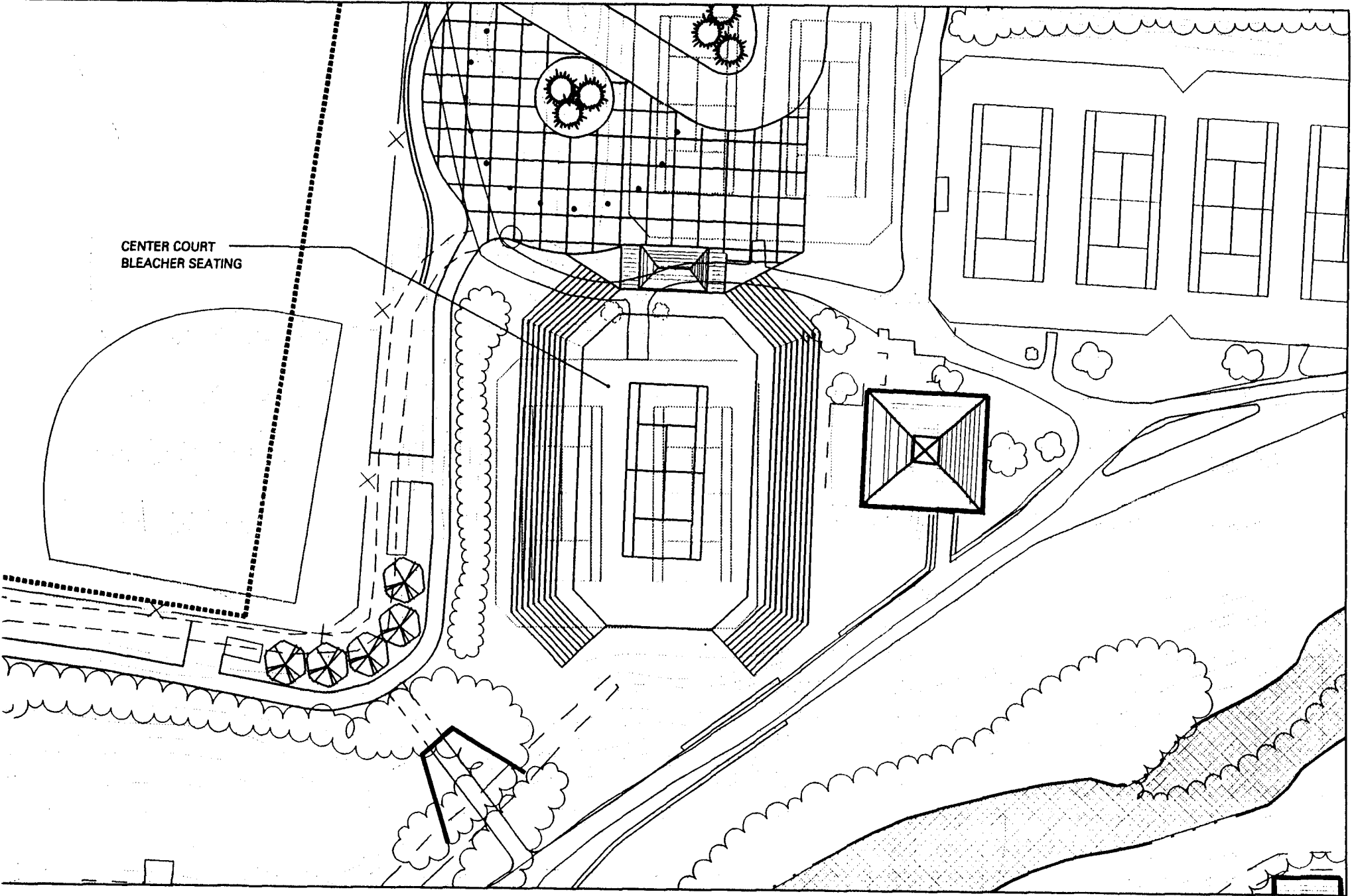
ALPINE ED. CENTER OPTION 2

POSSIBLE ADDITIONAL SPORTS FACILITIES

The Vail Recreation District schedules, staffs and maintains most of the active athletic facilities for Town of Vail residents. Softball leagues play throughout the summer and attract players from Vail as well as residents from down Valley. There are 8 tennis courts and a tennis center that also houses VRD staff. The fields are also used for soccer and rugby play, as well as national tournaments such as the annual Lacrosse tournament that attracts some of the best teams in the U.S.

Looking ahead to future needs as well as improving current venues, the VRD has suggested for consideration:

- *a tennis "center court" stadium with bleacher seating with a capacity of up to 2,500 people to accommodate major spectator matches; and*
- *stadium seating on the north side of the softball/lacrosse field to better accommodate spectator crowds for major field sport competition (soccer, lacrosse, rugby, softball, etc.).*

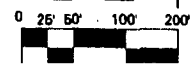


CENTER COURT
BLEACHER SEATING

FORD PARK

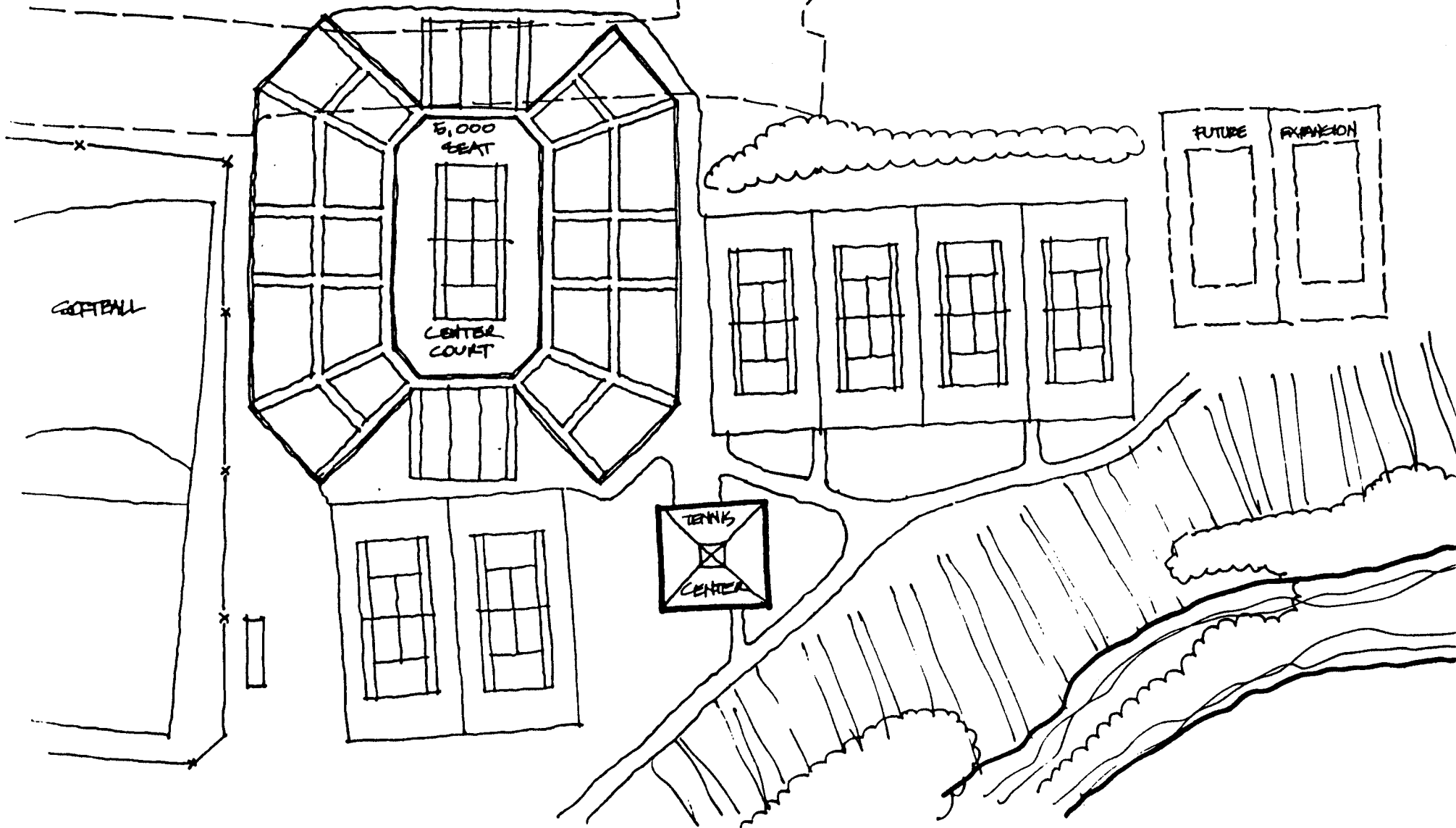
Town of Vail, Colorado

Scale: 1" = 50'



June 12, 1996

CENTER COURT

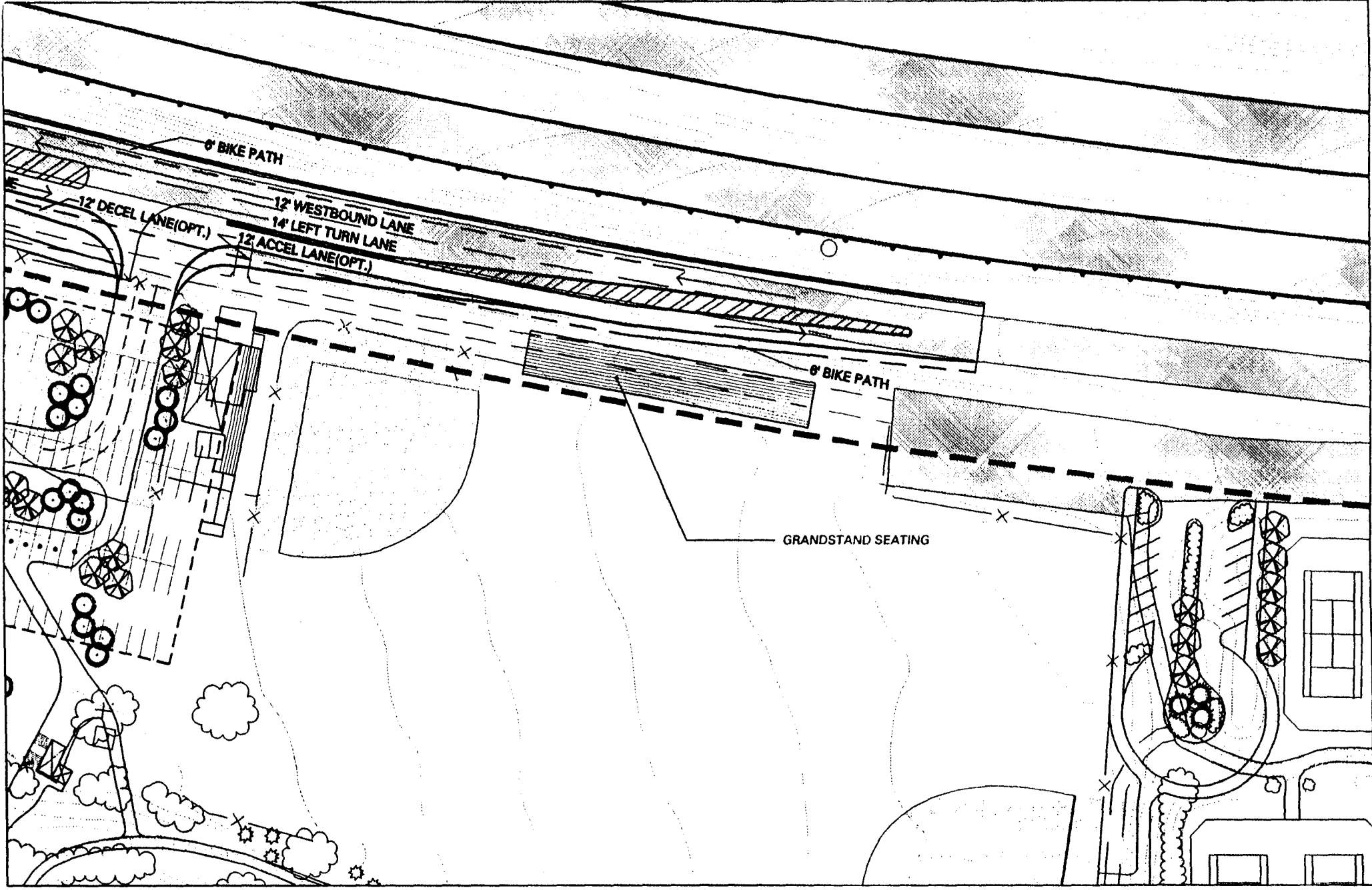


FORD PARK

Town of Vail, Colorado

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June 12, 1996

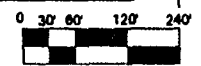
5000 SEAT
CHAMPIONSHIP COURT



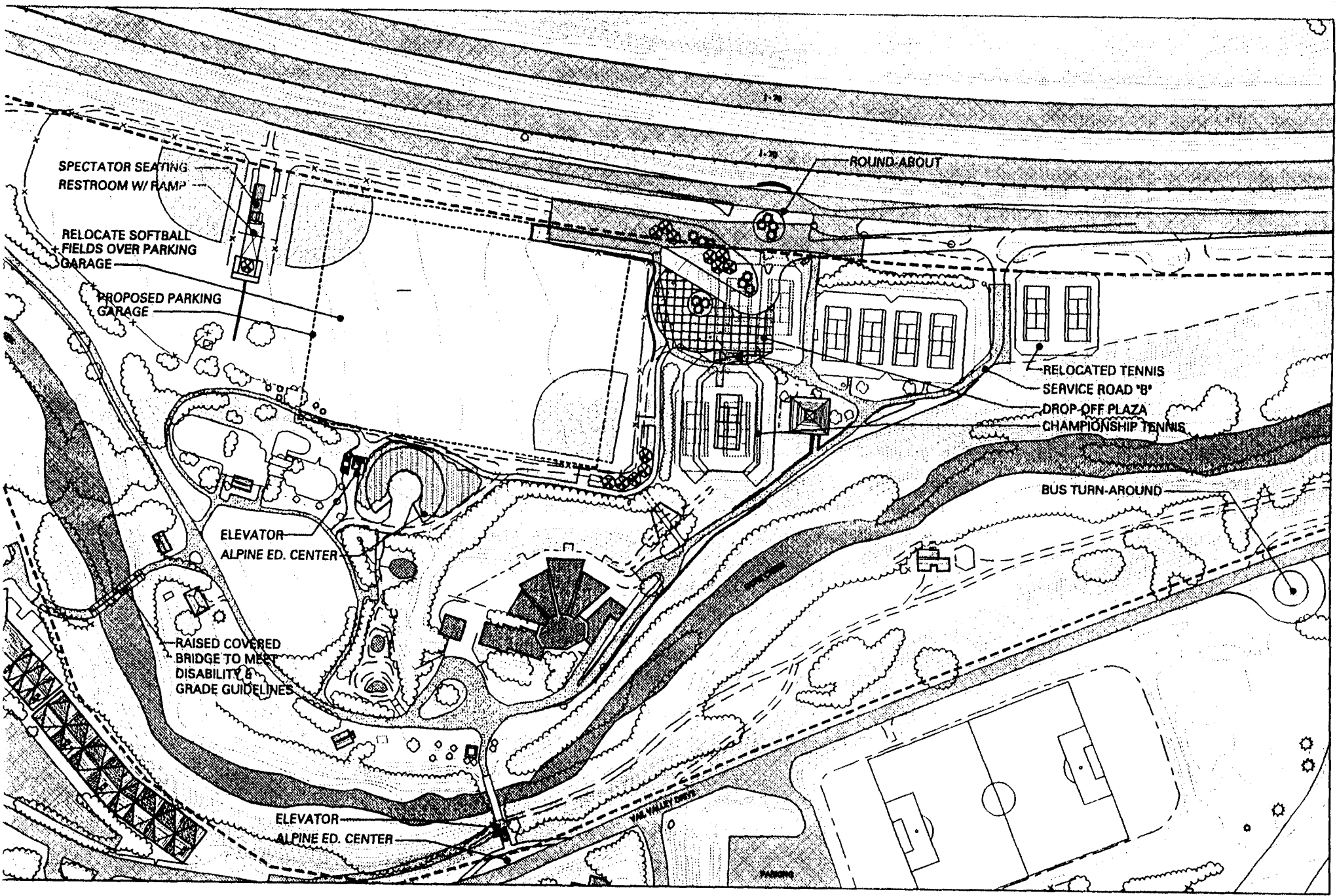
FORD PARK

Town of Vail, Colorado

Scale: 1" = 60'
 June 12, 1996



ALTERNATIVE MASTER PLANS (DRAFT)

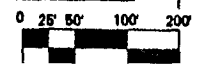


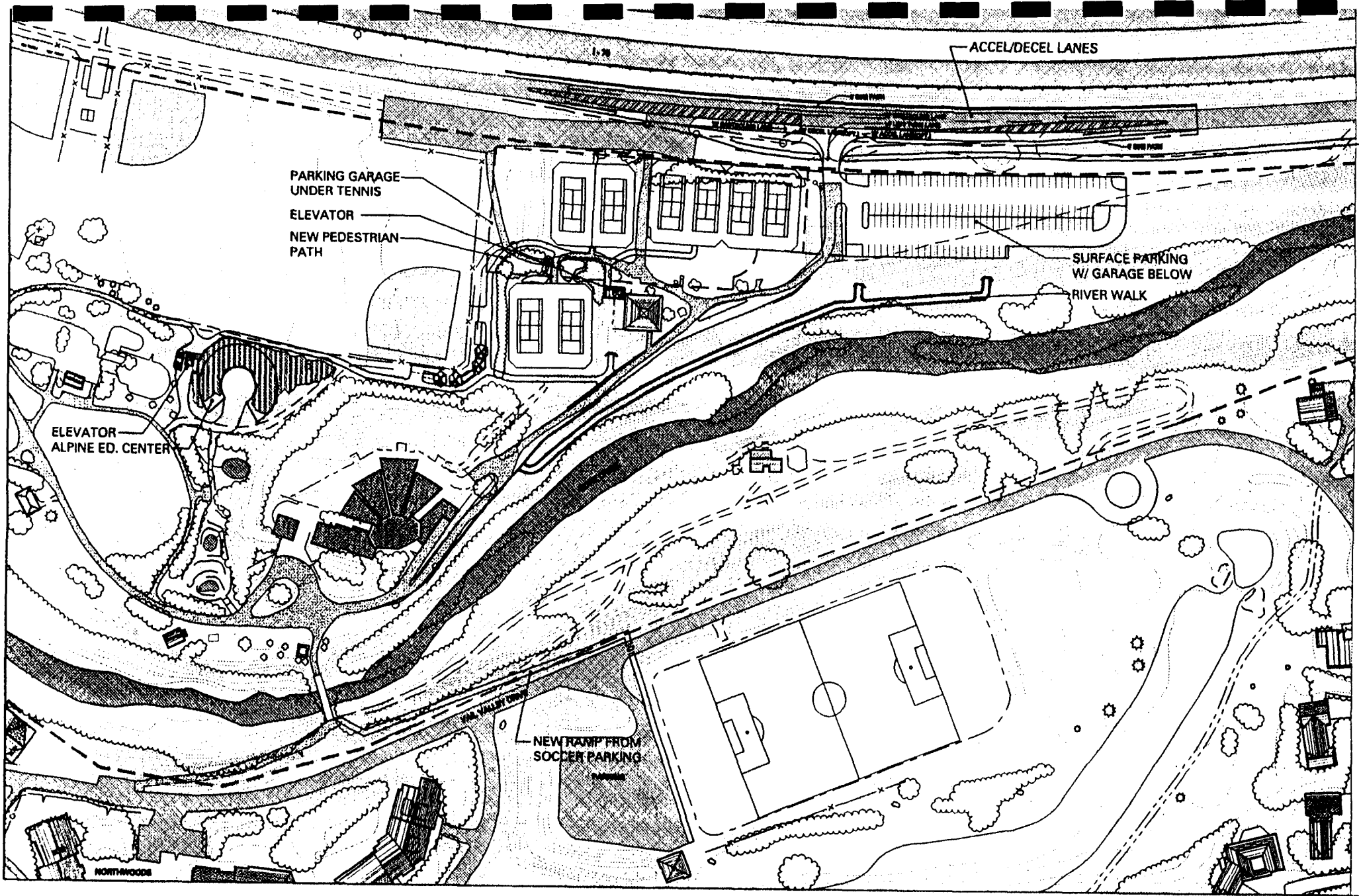
ORD PARK

Town of Vail, Colorado

Scale: 1" = 50'

June 12, 1996





FORD PARK

Town of Vail, Colorado

Scale: 1" = 50'

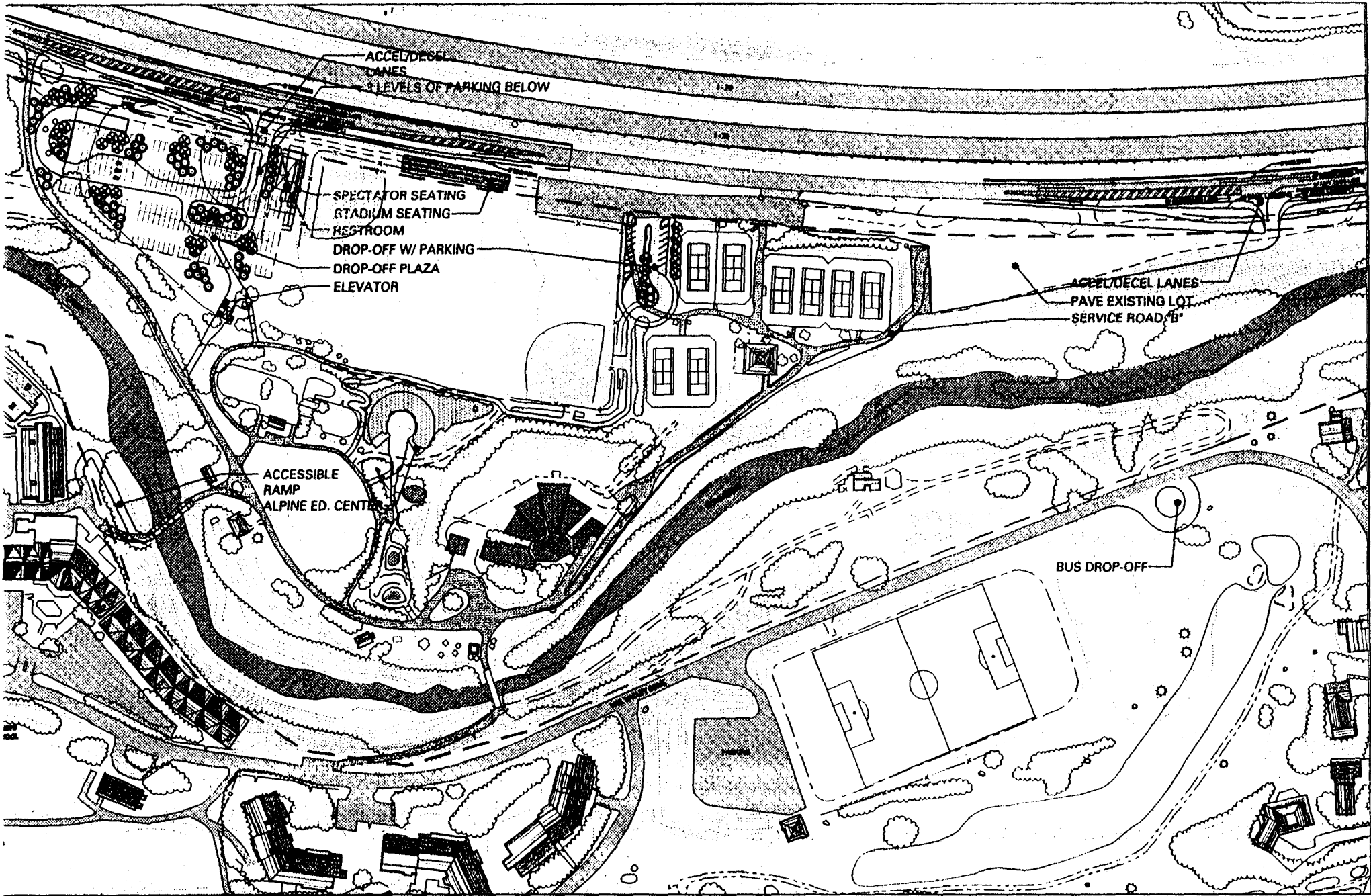
0 25' 50' 100' 200'

June 12, 1996



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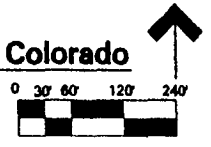
SCHEME B



FORD PARK

Town of Vail, Colorado

Scale: 1" = 60'
June 12, 1996



Winston Associates, Inc.

SCHEME C

PROPOSED POLICIES

1. Ford Park provides a setting and facilities for a variety of different functions: passive and active recreation, spectator sports (such as the lacrosse tournament), and cultural and educational events in the Amphitheater. It is intended to be a park for all ages and interests. This variety of uses and facilities in the Park are important to accommodate the diverse interests of the Vail community and will be preserved. No one event or type of use will be allowed to dominate the setting of Park or its usage. For example, even though there will be special events with tents and catering, they will not be allowed to consistently exclude casual, unprogrammed uses of the Lower Bench.
2. All the uses in Ford Park contribute to the health and well-being of Vail Valley residents, and all contribute to the tourism and economic base of the community. It is important that all functions in the park be maintained, and allowed to function, at a high quality level. Functions that do not maintain high standards of quality, or that cause a diminution of the experience of park users, will not be permitted.
3. The historic qualities and natural character of the Nature Center are to be maintained.
4. New or changed facilities or uses will not be permitted to curtail existing public uses of facilities in the Park unless there is either a compelling public interest or adequate alternative facilities are available to its users.
5. Changes in the character of the Park are to be kept to a minimum. Additional structures in the park will be permitted only upon demonstration that:
 - a) the use is consistent with Park character and park policies;
 - b) there is not a non-park location that adequately serves the both the public and proponent's need;
 - c) the structure can be integrated into the park with minimal change in the character of the park;
 - d) impacts on other uses in the park, due to a proposed use or structure (including its installation/construction) will be mitigated fully;
 - e) the proposal is accompanied by a thorough disclosure of potential impacts to the Park, including visual, functional, services and traffic; and
 - f) if the proposed change is not consistent with the Ford Park Master Plan, the plan must be amended prior to approval of the proposed change. The amendment process will include an opportunity for the general public to review and make comment on potential changes.

Management

1. Ford Park is a Town of Vail facility. The land is owned by the Town and is within the limits of the Town. The Park is the primary recreation resource for residents of the Town of Vail. In the case of conflicting uses, functions that best serve the interests of the Vail community will have the highest priority. In all cases, final decisions regarding the Park rest with the Vail Town Council.
2. The day-to-day management and coordination of activities in the Park are the responsibility of the Parks Division of the Public Works Department of the Town of Vail. In this capacity the Parks Division will be advised by a Coordination Committee, that will include a representative of:
 - a) the Town
 - b) the Vail Valley Foundation
 - c) the Alpine Garden
 - d) the Vail Recreation District
3. The Coordinating Committee shall meet monthly, or as otherwise determined by the Committee, to advise the Park Manager on matters such as a unified schedule, user conflicts, maintenance problems and responsibilities, proposed Park improvements, budgeting and park policies.
 - a) Each park user is responsible for mitigating for the impacts created as a result of it's events or use of the Park, unless specifically exempted by Council.
 - b) Each major park user (Town, Vail Valley

Foundation, Alpine Garden, VRD, etc.) is responsible for the maintenance and improvements¹ to its own area, as designated in its contract with the Town as per the attached diagram.

- c) Each park user shall be responsible for the clean up and any repairs, to any area of the park, that are necessitated by an activity the user has sponsored.
4. Costs for maintenance and minor improvements to the common areas of the Park are to be shared among all users on an equitable basis.
5. For the maintenance and improvement of the common areas, a unified annual budget shall be developed for the Park, with appropriate contributions from all the major park users.

Pedestrian Access

1. Pedestrian access to the Park from the Vail Village shall be easy and visible. The Park shall be pedestrian-friendly.
 - a) There shall be no barriers to free access within the park or between the park and the surrounding community. This includes providing barrier-free access to the Park for the elderly and those with disabilities.

Parking and Vehicles

¹All improvements need to be permitted through applicable Town of Vail procedures.

1. Adequate parking (for the park's needs) is to be provided in the Park or conveniently nearby. Capability will also be reserved, through the Master Plan, to accommodate additional Town-wide parking needs in the park, as long as it meets the other criteria in these Policies.
2. Vehicular encroachment into the park will be minimized. The only vehicular uses allowed in the park are for: maintenance, delivery of goods and materials to large or heavy to be carried by non-motorized means, access for people with disabilities, and emergency services.
 - a) Parking and auto-intensive uses are to be located near the Frontage Road.
 - b) No cars or trucks may remain on the Lower Bench longer than is required for immediate loading and unloading.
 - c) Whenever possible, access by allowed vehicles is to be scheduled for times when the usage of the park is least, such as early mornings.
 - d) Whenever possible, vehicles shall use Road B for access to the Lower Bench.
3. The maximum level of use for *automobiles and/or trucks* on Road A is 1 round trip per hour. The maximum level of use for "Cushman"-type vehicles on Road A is 1 round trip per 20 minutes. No new or changed uses of the park will be permitted that cause these thresholds to be exceeded.

Other

1. Users are to feel safe and secure in the park.
2. The master plan is to build-on and incorporate previous master plans, where applicable.
3. It is desired to increase public use of the park in the off-(winter) season.

OPEN HOUSE SURVEY RESULTS (THROUGH 07/16/96)

Ford Park Open House Survey Results To-date 7/16/96

How do you get to Ford Park?

	Walk	Bus	Drive	Bike
Amphitheater events	21	5	28	3
Visit Alpine Garden	20	4	19	6
Watch athletic event	15	6	16	3
Play softball	6	1	9	2
Use the park	15	2	20	3

<i>Parking structure preferenc</i>	1	2	3	4
First choice	16	13	10	0
Second choice	8	11	11	6
Third choice	5	4	10	8
Total score	69	65	62	20

Ford Park entry

Turn lanes	18
Roundabout	20

	Not a Problem	2	3	4 Problem	Score
Significance of Parking on Lo	17	11	6	7 1	90
	Not Important	2	3	4 Important	Score
Importance of barrier-free acc	4	2	12	7 20	172
	Do Not Support	2	3	4 y Support	Score
Policy: All park at upper lot an	10	3	6	11 10	128
	Strongly Disagree	2	3	4 gly Agree	Score
Allow only Cushman-type veh	6	7	10	11 10	144
	Strongly Disagree	2	3	4 gly Agree	Score
Alpine Garden Ed. Center in	2	1	4	7 28	184
	Strongly Disagree	2	3	4 gly Agree	Score
Center Court for tennis compl	15	9	11	7 2	104
	Strongly Disagree	2	3	4 gly Agree	Score
Bleacher seating for sports fie	5	9	14	8 6	127

Preferred Concept:	A	B	C
	12	7	12

Residence

East Vail	12
West Vail	10
Vail Village	6
Eagle Vail	1
Edwards	8
Gypsum	2
Arrowhead	1

	<1	1 to 5	6 to 10	11 to 20	21+
Lived in Vail	2	7	10	13	10

	Yes	No
Year round resident	40	2

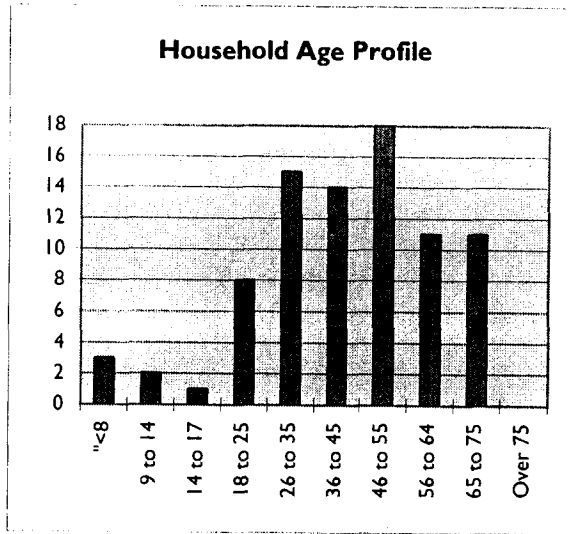
Ford Park Open House Survey Results To-date 7/16/96

Employment status

Working full-time	31
Working part-time	6
Retired	4
Home maker	5
Not working	1

Household age profile

"<8	3
9 to 14	2
14 to 17	1
18 to 25	8
26 to 35	15
36 to 45	14
46 to 55	18
56 to 64	11
65 to 75	11
Over 75	

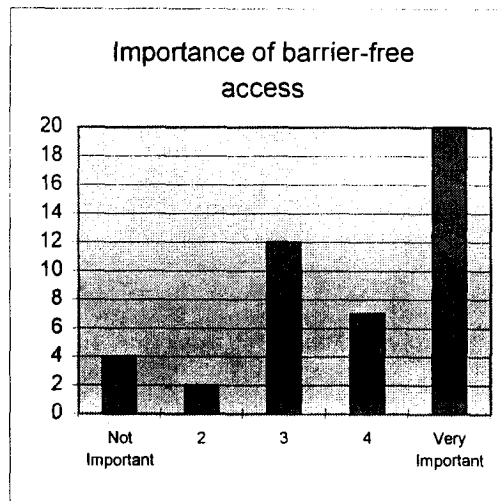
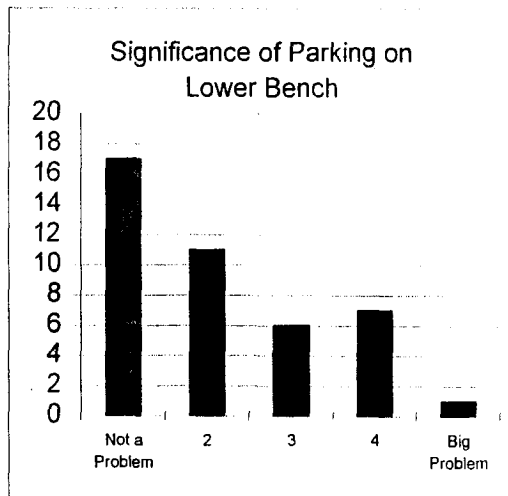
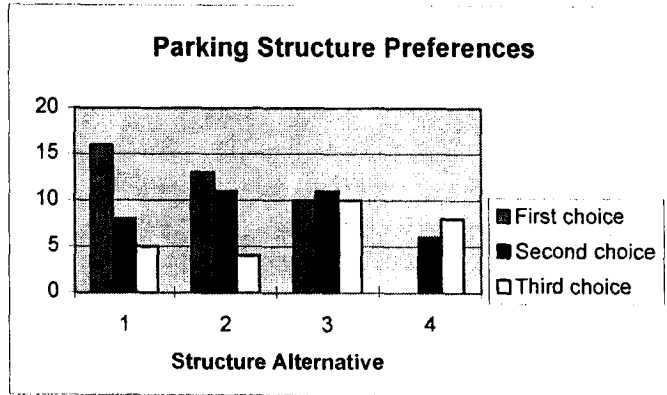
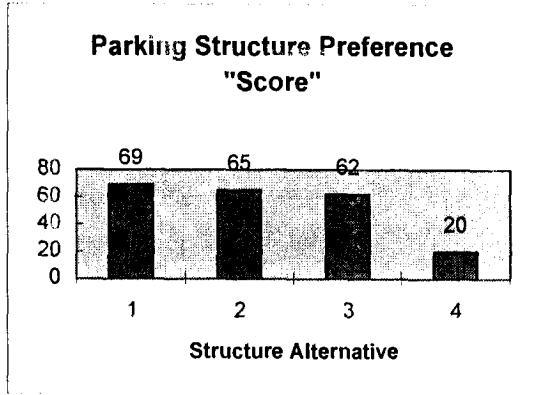


Total in household

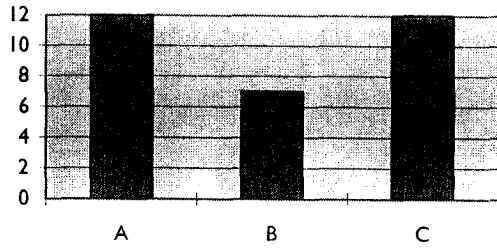
86

	Male	Female
Gender	24	21

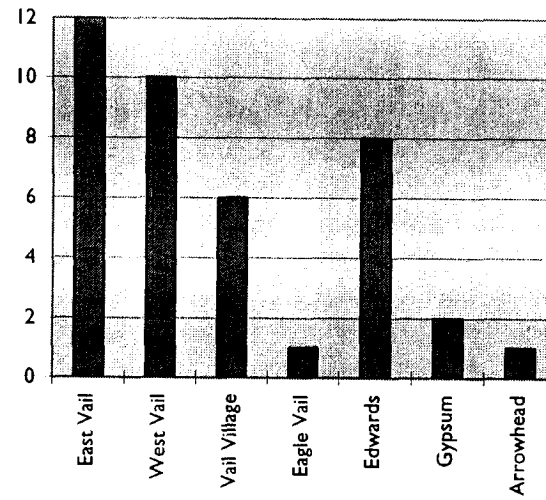
	Yes	No
Household member with disa	1	42



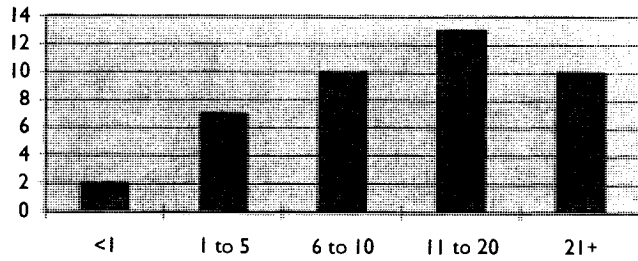
Preferred Concept:



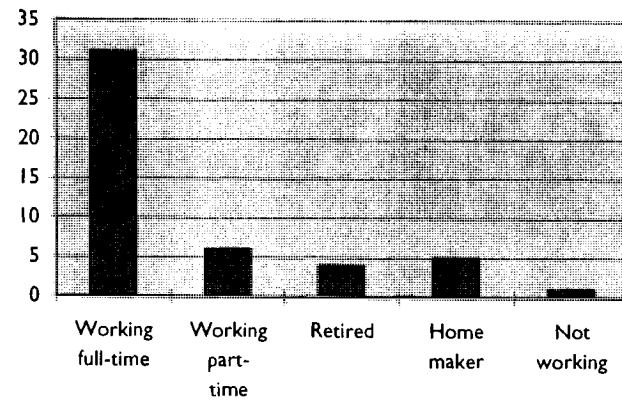
Residence



Lived in Vail

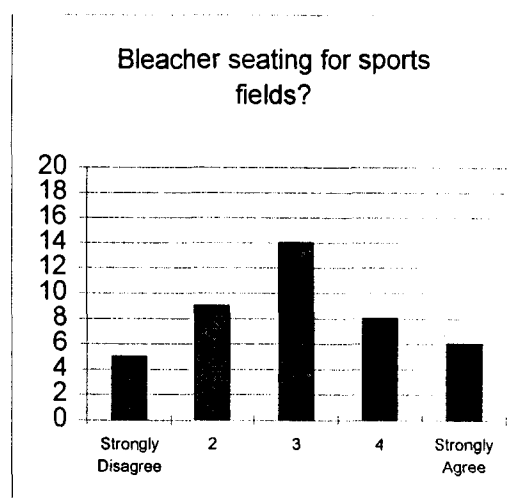
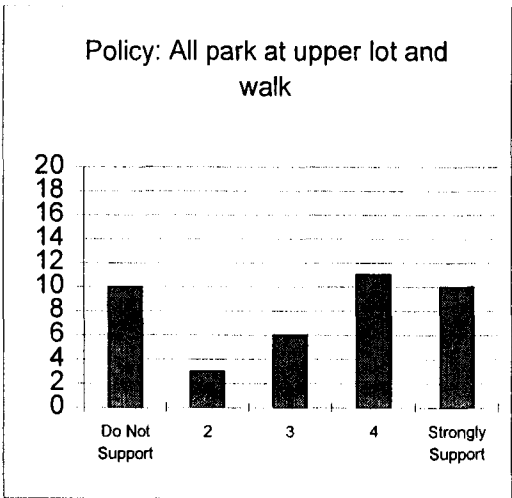
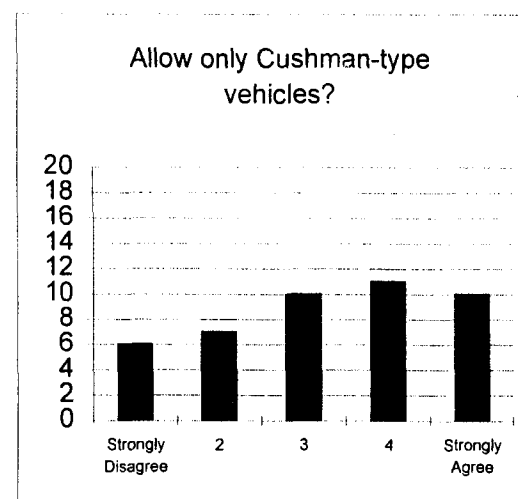
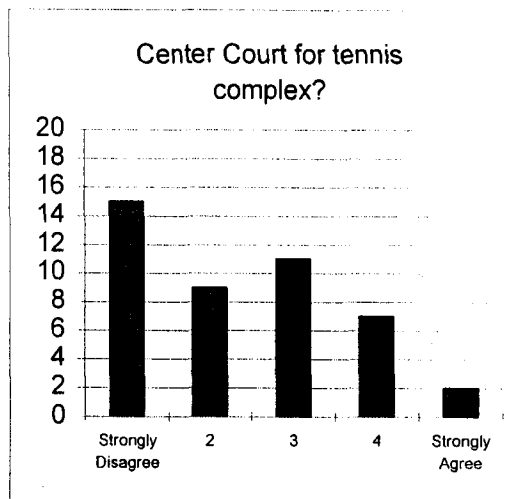
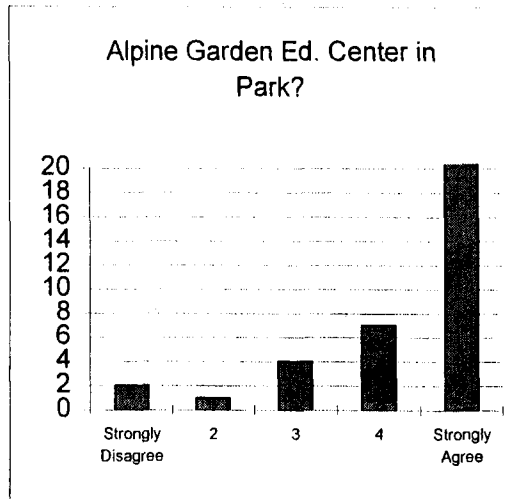


Employment Status



Gender of respondents





FORD PARK MANAGEMENT PLAN

FOCUS GROUP ROLE

- o Asking you to help define the issues and to get a feel for what kinds of solutions you would support.***
- o Probing for your beliefs, thoughts, ideas and solutions.***
- o Won't ask you to agree on any solution.***
- o Statements and/or opinions are non-attributable and confidential.***

FORD PARK MANAGEMENT PLAN

PROBLEM STATEMENT

Ford Park currently accommodates a wide variety of recreational and cultural uses within its limited 39 acre area. These uses, which take place almost exclusively during the 5 month period of May to September, include outdoor recreation, softball fields, tennis courts, soccer fields, concerts and other performances, alpine gardens, an historical school house, nature center, walking paths, picnic pavillion, playground, administrative offices, park user and skier parking, special events, loading and delivery, trash removal, bicycling, fishing , and white water sports.

No comprehensive decision-making framework currently exists for evaluating present or future management and park use issues, which results in an arbitrary and inconsistent management process.

How will the Town of Vail manage multiple, and sometimes conflicting uses, within or improvements to Ford Park and its infrastructure in a manner consistent with ownership and stewardship responsibilities?

FORD PARK MANAGEMENT PLAN

GOALS AND OBJECTIVES

- o Creating a long-term vision for the park.*
- o Determining the "carrying capacity" of the park.*
- o Crafting solutions to specific site problems. How do we...*
 - ...provide sufficient parking to accommodate uses and activities?*
 - ...get people from the village to the park?*
 - ...allow for acceptable internal circulation of pedestrian, service, and emergency vehicles?*
 - ...resolve conflicts between users?*
 - ...meet CDOT requirements for highway access?*
- o Defining relationships between stake holders and the general public with the TOV as landlord, TOV as facilitator, and TOV as steward.*
- o Developing a decision-making framework for evaluating present and future management and park use issues.*
- o Defining financial obligations and opportunities.*

FORD PARK MANAGEMENT PLAN

PROJECT GIVENS

- o The Town of Vail is the owner of Ford Park. As owner, the Town must manage its assets responsibly.*
 - o Assuming responsibility means managing the park in a way that fulfills our moral, ethical, legal, financial, and safety obligations. Our moral obligation involves good conduct and behavior; our ethical obligation involves our principles and standards; our financial obligation involves our management of revenue, costs and other resources; our legal obligation involves statutes and contractual commitments; and our safety obligation involves freedom from risk, danger, or injury to the public and the town's employees.*
 - o The Vail Town Council will be responsible for making the final decision on the Ford Park Management Plan.*
 - o There are existing legal interests affecting the use of Ford Park. Current interests are held by VVF, VAG, VRD, utility company easements, CDOT and other rights-of-way.*
 - o All ideas for use and management of the park will be considered.*
- CDOT approval will be required for all alternatives involving frontage road access.*

FORD PARK MANAGEMENT PLAN

FOCUS GROUP QUESTIONS

1. Define what you consider to be "your ideal" components/uses for Ford Park.

2. The Town of Vail believes that there are access issues at Ford Park that the TOV needs to solve.

- o Parking.**
- o Access for the disabled & mobility challenged.**
- o Transportation, service and delivery vehicles.**
- o CDOT frontage road access.**
- o Where is the "front door" to the park?**

Do you agree with these issues? Do you disagree with these issues? Did we forget any issues?

3. Do you think we should provide parking within the park that meets the demands, both short and long term, generated by the activities and events? Present and future? Or..... should we provide only limited parking and rely on the existing village parking structure, transit system, and walk paths to get people to the park?

4. Do you think the Alpine Gardens should be allowed to build an education center in the park adjacent to the existing garden? Or....should the education center be built somewhere else in the park?

5. Should there be any additional development or building within the park?

6. What do you perceive as the TOV 's actual role in operation and management of Ford Park?

7. Should there be any uses or opportunities for which the park could be utilized during the winter months?

FOCUS GROUP RESPONSES

PROBLEM STATEMENT:

How to reconcile current uses from original intent?

Add: Open Space
Loading/delivery for park uses
Transportation (buses)
Hiking, walking, roller-blading
Parking - add "surface"

GOALS / OBJECTIVES:

Maintain the open space / remain as is
Central Park theme
Stated "vision" could eliminate user conflicts

Add: Special Events organizers

GIVENS:

Town should live by guidelines it imposes on others, i.e., paved parking
environmental considerations - set an example

1. Ideal Components

Parking structure - bermed / hillside
(in current pkg. area) IIIII

underground

~~Are we trying to cram too much into a given area? Make adjustments to correct past decisions:
i.e., 3rd playing field eliminated to serve as a buffer? Coordinate w/Avon on fields? We're
providing everything for everybody. Reduce uses. Take advantage of natural aspects.~~

Consider wintertime uses II

Don't lose any green space? II

Retain what's in the park.

No further buildings.

Not the traditional sort of park - increase use by students (field trips, Nature Center, casual use
playing fields). Walking, jogging.

~~Explore better "connections" to the park~~

1) IDEAL COMPONENTS

Private users tend to have problems -

Limit further private use II

No parking under fields. Too hard to bring players back.

If we can afford it. Go underground. Go underneath park.

Parking problems - Stop providing VA with parking.

Alternatives to spending #12m

Noise problem

VRD serves local citizens - active athletic uses should remain (softball) III

wonderful vitality

→ PARKING: VA should participate totally underground - no paved surfaces

A ~~Streamwalk should be extended~~

~~Access to VTRC~~

~~Shuttle system~~

~~Safety issue (Blue Cow Chute)~~

~~Signs in parking structure must be improved~~

OS Open Space, "Amphitheater, APG Educational Experience" - limited development

OS ~~Fabulous asset as is~~

1) Ideal Comp.

~~Circuitous connection - Nature Center~~

Skating Rink - Concern w/impact on grass

(develop winter uses) / x-country access to Golf Course

P Current pkg. lot = ratty looking, difficult to access

~~clean up access within the park (short term improvements)~~

Equal considerations to all users

Safety issue - sidewalk from VRTC to Park

winter vs. summer issues

~~Access is more the issue than parking~~

Parking structure really belongs on west side / ballfield - w/ playing field on top

1) Ideal Components (cont.)

Amphitheater costs too high - result of Colo. Liquor Code

OS ~~Improve quality of "green space" - underground potential for park & municipal services = unlimited potential for development~~

~~Access from Frontage Road for northern portion~~

Parking structure should be in soccer field pkg. lot II

No surface development

Consider joint private / public partnerships - * but do NOT subsidize VA skier parking

OS ~~Rezone: undeveloped portions currently become sacrosanct - not a day skier area for VA~~

OS ~~Leave the park as is III don't ruin it - take our stewardship seriously make easier to use Address things planned (i.e., streamwalk connection) and complete them~~

Well lighted streamwalk

Advertize transportation availability

~~Preserve integrity of the park~~

1) Ideal Components

~~No new road~~

Alpine Garden = No building

Underused inside facilities at AMP -

Possible winter / year round use opportunity for Alpine Garden

Look at unconventional uses

~~Accessible to all venues~~

~~Conflict between vehicle & peds~~

~~Incentivize alternative access opportunities~~

Leave park - although Alpine Garden is a showcase

→ No more surface structures

No more paths and roads

Better signs from structures (Pkg.) - More Retail

Better cooperation / coordination from stakeholders

Scheduling - Process of utilizing

Open Space / Berming between fields & Amp.

Gives pride of ownership -

Makes people want to come back to Vail

Wouldn't eliminate / would be cautious

RE: Adding Anything

1) Ideal Comp.

OS Walking Component very important

~~No real entrance - where's the front door?~~

~~Each entrance should be attractive~~

~~Frontage Rd. hideous~~

More paths - from pkg. to Children's play area

Landscaping could integrate park as a unit

Really serves as our Central Park - Get people there!

Shuttles in winter are critical

Enhance parking experience - guest experience

Exits to the south must be clear (both winter & summer)

Ambassadors to provide direction

Like except:

Water fall in Alpine Garden, polluting

Weed killers

In signs, enhance what we have already -

A ~~Must advertise the streamwalk (across entire length of Village to LH) - Signing must go up~~

No educational center

Parking: if for skiers, it's VA's responsibility

Scheduling events:

VRD has May - Oct

BRAVO! has priority in July

4) Alpine Garden

Philosophically - What is AG trying to accomplish? Can this support and reinforce an existing use? Concern w/ size? 7,000 sq. ft. vs. 2,000 SF

An educational center already exists

Don't duplicate the Nature Center

Enhance what they have - if it can't be done within their current parameters - it can't be done

Front Door

Not a defined one - access through a variety of ways depending on user
Visitor & local

6) Responsible

OS Stewardship

Don't screw it up

OS ~~Ensure "whim" of a future group will not erode original intent for the park - Zoning~~

ALPINE GARDEN - Proposed "new" soccer field parking lot

Not at the expense of existing parking

What additional traffic would this generate?

Summer ped. traffic already major

Nature Center currently under-utilized

Would bring great benefit to community
would they be competing w/Nature Center? Most not provide a diversity of experience

PROBLEM STATEMENT:

1. Add x-country ski path to Golf Course
2. Lover's parking
3. Zone District - General Use
covers permitted, conditional, existing uses
Addresses Ford Park today & for the future
4. ~~Transportation system - add to~~

Accessibility to the park

walk, bike, drive - not on the bus
~~public transportation must be clear~~
limit automobiles
monorail?
~~Community must take a stand/provide transportation~~

Park remain open to EVERYONE
Generally would like a ped. area
Overall caption: Community center not broad enough

Alpine Garden - consider expansion of, w/o bastardizing

concern re: edifice complex
Senior citizens
Aesthetics
Too far removed from gardens
Venues should be integrated - should be within garden
Would really change the parks environment

7. WINTER USES

Access even bigger than summer
Ice skating facility/pond
x-country connection to golf course
kid activities (snowman building)
smaller facility to house warming hut & AGF
Tennis facility to share w/AGF
above ground heated pool

1. IDEAL COMPONENTS

~~Multiple entrances ok~~

~~Too many golf carts / too intrusive~~

Design Problem - must maintain characteristics

community center / space

liked by guests

Must not lose athletic facilities

Public/private partnering for parking → cost sharing sales

Maintain cultural and educational advantages & athletic mix

Community Center missing

Different areas (TOA, BC) have distinctive styles

Short-term has long term implications

Biggest problem = parking

Encourage walking through education

Want to encourage people to Town

What are we doing not to lose our competitive edge?

- Car issue - Many Amp. guests drive from Denver
Park misnamed? G.R. Ford Park or the soccer fields?
All activities reflect what people like-
Vail Community Park

Like all the components - but it's not understood

Sound wall between Amp. & ball fields -

can hear hoot & hollering

Parking = formidable challenge

Like the way the garden has developed - educational

- within itself

- Amp., Nature Center, walkways

- like diversity

"Sound" is part of the atmosphere

Eclectic community reflects culture

Wouldn't want to see a community center in this location

Has something for everyone - like it as it is

Nature Center needs improvement - better info re: what it is

- parking an issue

Recreation elements must remain

Open space → sense of green, open, active, golf course & park

Where can you gather for community building?

Need a place to gather & meet

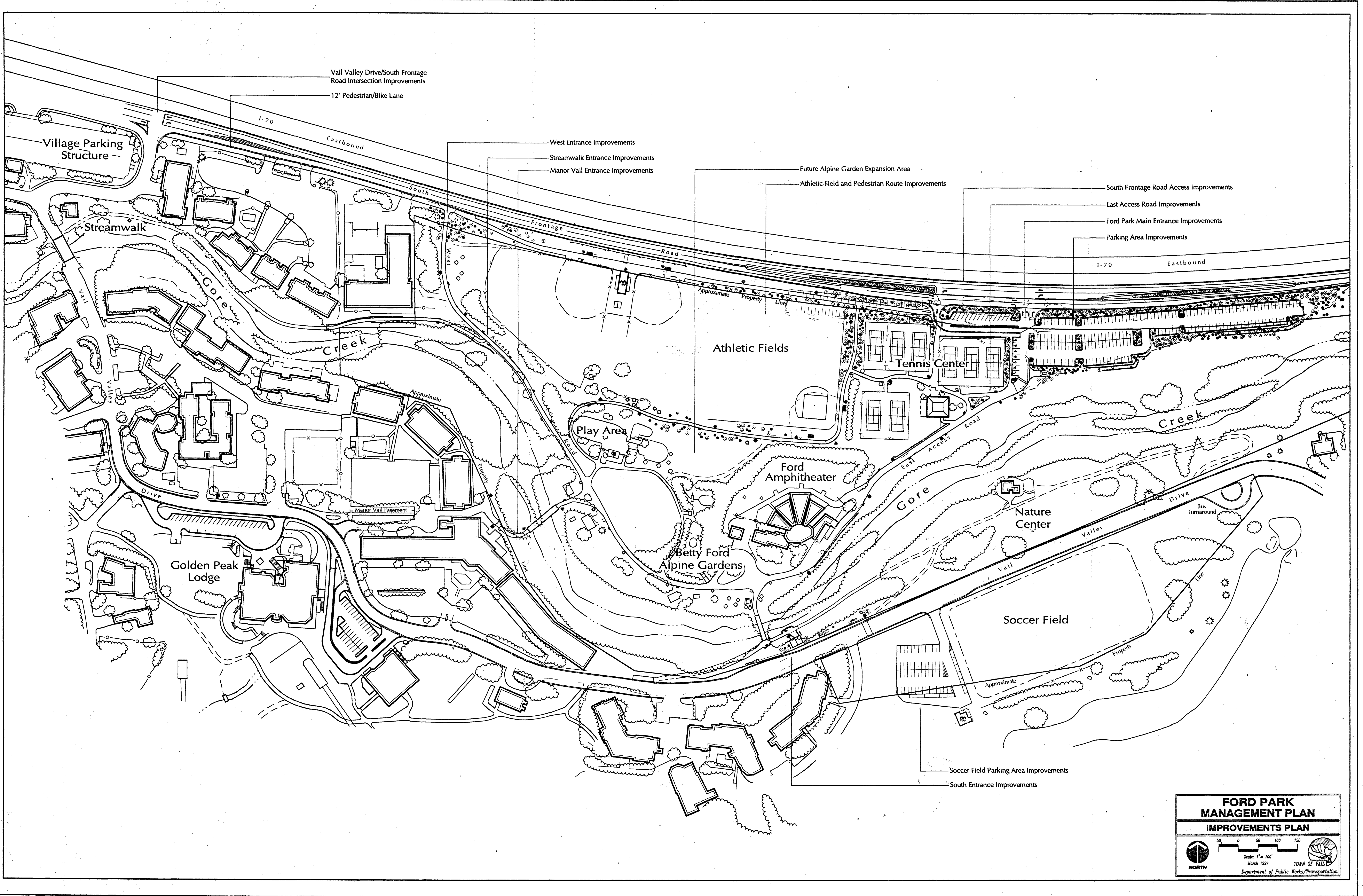
1) IDEAL COMPONENTS

Must serve athletic & passive uses
Not seen as an integrated park
Sequence of activities - continuous activity
A.M. → P.M.

- Parking = issue Parking structure under ballfields
Parking deck → Northwoods, all alternatives
Education for guests / tourists for access
Good separation of passive & active
Passive really work well → Alpine Garden, Nature Center, etc.
Ballfields down valley? Shifting of attitudes?
- Access into park interior
Like the stream tract walk
Arrival is not an arrival / entrance
The space between Amp. / Alpine Garden / ballfields not defined enough
Incomplete
Suburban plan

PUBLIC INPUT SESSION COMMENTS

Public Input Session comments in typed form were not available at time of printing. Comments will be included in the Final Plan Report.



Vail Valley Drive/South Frontage
Road Intersection Improvements
12' Pedestrian/Bike Lane

West Entrance Improvements
Streamwalk Entrance Improvements
Manor Vail Entrance Improvements

Future Alpine Garden Expansion Area
Athletic Field and Pedestrian Route Improvements

South Frontage Road Access Improvements
East Access Road Improvements
Ford Park Main Entrance Improvements
Parking Area Improvements

Soccer Field Parking Area Improvements
South Entrance Improvements

**FORD PARK
MANAGEMENT PLAN
IMPROVEMENTS PLAN**

Scale: 1" = 100'
March 1987

TOWN OF VAIL
Department of Public Works/Transportation