



### Park Description

Bayside Park is a 22-acre community park located at intersection of Lakeshore Drive and Blakely Road in the Town of Colchester, Vermont. The northern portion of the park includes a swim beach on Lake Champlain's beautiful Malletts Bay. This part of the park is referred to in the Master Plan as "Lower Bayside" because it slopes down to the lake shore. The larger park parcel to the south of Lower Bayside is referred to in the Master Plan as "Upper Bayside" because it occupies the upland area farther from the shoreline. Upper Bayside is home to sports and athletic fields, a playground, a pavilion and restroom, a small building known as the Bayside Activity Center, and parking. Upper Bayside and Lower Bayside are separated by Lakeshore Drive. There is a traffic light at the intersection of Lakeshore Drive and Blakely Road that controls access to the main park entrance and facilitates pedestrian crossing. A third part of Bayside Park, known as "Hazelett," is currently 14 acres of undeveloped woodland. The Hazelett parcel is approximately 400 feet east of Lower Bayside, separated by commercial and residential properties. It has very limited access to the lake because of unstable topography from the property to the lakeshore.

### Existing Amenities

Existing Bayside Park amenities include:

#### Lower Bayside

- Bathhouse (Beachside)
- Beach access with swim area (Daily admission is free)
- Bayside Paddle Sports & Inflatable Water Park (at beach: June - August only)

#### Upper Bayside (with access from main park entrance)

- 2 sand volleyball courts
- 2 shuffleboard courts
- 4 tennis courts (also lined for Pickleball)
- Basketball Court
- Pavilion, with seating for 150
- Restrooms (near pavilion, open 7:00am - 9:30pm)
- Asphalt parking areas with approximately 98 spaces

#### Upper Bayside (with access from Laker Lane entrance)

- Softball field with lights for nighttime play
- Practice field
- Asphalt parking with approximately 24 spaces

### Project Background

The Bayside Park Master Plan is the outgrowth of a 2016 needs assessment for Bayside Park and a potential future community center. A component of the 2016 needs assessment was a conceptual plan for the revitalization of Bayside Park. This conceptual park plan captured the attention of the Colchester community by reimagining the three park parcels and future community center as a cohesive unit with complementary features and strong links. This vision catalyzed the desire to launch a dedicated Bayside Park Master Plan process that would refine the conceptual plan and guide the way toward subsequent phases of detailed design and phased construction. The current master planning process kicked off in May 2017 and concluded in April 2018.



### Master Planning Process

The goal of the master planning process was to refine the vision captured in the 2016 conceptual plan into a more precise, survey-based master plan reflecting the community's desires and preferences. The master plan provides a path forward with an overall layout of spatial organization and circulation, preliminary grading studies, character modeling and sketches, recommended strategies for phased implementation and planning-level cost estimating. The following list outlines key elements of the completed master planning process:

1. Kick-off meeting with Town staff to review project goals and process (5/4/17)
2. Topographic survey of the park parcels by Krebs & Lansing Consulting Engineers, Inc.
3. Soil borings and analysis of subgrade conditions by Krebs & Lansing Consulting Engineers, Inc.
4. A public meeting and a stakeholder meeting to review the conceptual plan, identify additional priorities and preferences, and refine park character ideas (5/31/17)
5. Draft master plan development
6. Public presentation of the draft master plan and park character modeling (10/10/17)
7. Incorporate comments and develop phasing strategies and cost estimating
8. Revised draft master plan presentation to Town staff (1/19/18)
9. Final public presentation (4/10/18)

### Plan Vision and Goals

The overall vision for Bayside Park is to provide an exciting outdoor recreation destination for a wide range of activities and events, to link the Lake Champlain shoreline and views to the park's upland amenities, and to be the home of Colchester's future community center. The following outline summarizes the master plan goals:

#### Lower Bayside

- Provide a public dock for fishing access and to provide short-term mooring for visitors.
- Provide a new Lake House with amenities for boaters as well as beach users.
- Provide an informal amphitheater overlooking Lake Champlain where public concerts and other events can be held.

#### Lower and Upper Bayside Linkages

- Construct a pedestrian underpass under Lakeshore Drive to provide safe, uninterrupted pedestrian circulation between the Lower and Upper Bayside parcels.
- Utilize the underpass excavation to create unique park amenities like climbing walls, scrambling boulders, and separation from Lakeshore Drive.
- Visually link Lower and Upper Bayside with site and architectural features to reinforce the perception that they are integral parts of the same park.
- Create a series of play, climbing, and water features that functionally connect Lower and Upper Bayside, encouraging movement and exploration between the two parcels.
- Coordinate parking at Upper Bayside with the enhanced pedestrian access to Lower Bayside to make it convenient, attractive, and intuitive for Lower Bayside visitors to park at Upper Bayside.

#### Upper Bayside (with primary access from main park entrance)

- Create a central open space ringed by a variety of passive and active recreation amenities.
- Provide many different play environments for multiple ages and abilities, in a broad variety of configurations and settings including:
  - Nature play with water.



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- Nature play among the trees.

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- Climbing and scrambling features.
- More traditional playground equipment.
- Provide a new skate park.
- Provide new basketball courts.
- Provide new sand volleyball courts.
- Provide a new dog park.
- Provide park shelters of varying sizes and in multiple locations to accommodate various small and large groups.
- Provide a new restroom.
- Provide parking to accommodate both Upper and Lower Bayside Park needs.
- Strengthen the relationship between the main entrance area and the athletic field area where the future community center will be located.

### **Upper Bayside (with primary access from Laker Lane entrance)**

- Create a welcoming front entrance for the future community center.
- Reconfigure the athletic field area to accommodate soccer fields.
- Provide parking and a drop-off loop for the community center and athletic fields.

### **Hazelett**

- Create a new road access and park entrance off Blakely Road, opposite Laker Lane.
- Construct a parking loop serving Hazelett, with a link to the adjacent commercial properties to support increased business as well as park activity. Hazelett parking capacity can also help support Lower Bayside uses.
- Construct new tennis courts and pickle ball courts.
- Construct a restroom and main park shelter.
- Provide a smaller shelter serving the pickleball courts.
- Provide playground facilities supporting multiple ages.
- Construct a trail system through the wooded areas.
- Construct a bike skills course and disc golf course integrated with the trail system.
- Construct a fenced, off-leash dog area.
- Provide an observation area overlooking Lake Champlain on the north side of East Lakeshore Drive.



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