

# ***SVEA Amenity Master Plan***

## **Executive Summary**

January 4, 2012

Prepared by Corporation for Land Planning & Engineering

John D. Gaeddert, AICP

Adopted (with Conditions) by the SVEA Board – March 29, 2012

## Executive Summary

Over the next 10 years the SVEA (Sun Valley Elkhorn Association) is scheduled to invest nearly \$2.4 million in capital to maintain existing facilities. Anticipating a Year 1 expenditure that would use over twenty percent of this budget, the SVEA Board asked for outside, professional analysis. After a competitive process, CLPE (Corporation for Land Planning & Engineering) was hired to prepare an Amenity Master Plan consistent with member interests, SVEA's mission and budget prioritization matrix.

This Amenity Master Plan included a thorough review of the existing SVEA facilities, a reevaluation of the maintenance expenditures necessary to keep facilities in excellent condition and a compilation of options available if existing tennis courts need to be re-constructed. In addition, extensive research was conducted into the amenity trends in other master planned communities throughout the nation.

This study leads us to conclude that the existing facilities are extensive and, in most cases, more than adequate. However, based on review of national trends in other top-of-the-line planned communities, there are additions which would enhance the quality of life for SVEA members and increase the attractiveness of Elkhorn as a place to live in the Sun Valley area. Our amenities add value for all homeowners whether they use the amenity or not.

Over the next 10 years the following programs, partnerships and/or capital expenditures are recommended additions to the existing SVEA capital plan:

1. Re-invest in the Village Tennis Court Facilities as follows:
  - a. Repair cracks and resurface using a Plexipave type acrylic color coat process to finish Courts 1, 3, 4, 7 & 8 (**\$35,000**)
  - b. Re-construct the existing 16-year old Kramer Courts 5 & 6. See Tab A for a fuller description of the hard and soft court surfacing options and associated costs (**\$64,000 to \$160,000**)
  - c. Construct a permanent tennis building with restrooms on Court 2 (**\$210,000**). Note possible considerations for the balance of this re-purposed tennis court (e.g., dedicated ball machine "alley" adjacent teaching court 1, walkway to courts 5 & 6, outdoor seating)

Please note that this recommendation assumes an on-going commitment by SVEA to conduct tennis programs on the Elkhorn Village courts and retain not less than two soft courts. Should the tennis program cease, then it seems highly likely as set forth in Tab B that court usage at the Village will remain sub-optimal and that the current

number of courts might be reduced without creating a hardship for SVEA tennis playing property owners. See Tab B

2. Re-surface the existing basketball court at Harker Park and re-purpose the south half of the court (closest to the pool) into two pickleball courts; north half to keep existing basketball hoop / fence and to include markings for both basketball and shuffle board (**\$30,000**)
3. Start a bench dedication program along the 10+ miles of SVEA trails (**minor if any capital required**)
4. Expand the width of the existing Stables-to-Skyline ½ mile trail to accommodate wheelchairs / ADA (Americans with Disability Act) requirements; include wheelchair pullouts every 1,000 feet, miscellaneous grade corrections, interpretive signing, benches, and possible night sky telescope viewing spots; possible partnership with city, foundations and/or federal/state funding programs (\$20,000)
5. Implement SVEA “brand” building program, including replacement of aged monument, directional and other identification signing throughout the community; possible partnership with city (**\$80,000 total, phased**)
6. Partner with local outfitters and Idaho Fish & Game to start a kids fishing program and fly fishing clinics at the Village pond (**minor if any capital required**)
7. Construct in phase I an “outdoor kitchen” (BBQ and food preparation counter) at Harker Park (**\$10,000 - Phase I**) with a possible second phase, depending on demand and desirability, that adds bar seating and a roof (**additional \$10,000 – Phase II**)
8. Create a small community garden at Harker Park, starting with a ½ dozen irrigated raised beds, pots and/or planters (**\$3,000**)
9. Work with Sun Valley Resorts regarding the possible extension of its high quality groomed Nordic trails onto the Elkhorn Golf Course and possibly SVEA common area (**minor if any capital required**)

Please note that with the exception of the Village Tennis Court Facility (item 1, above), no substantive changes are required to the existing figures within the fiscal year 2011 / 2012 capital reserve component schedule. See Tab C. A revised capital reserve component schedule that reflects the aforementioned nine recommendations is set forth in Tab C of the Exhibits to the Amenity Report. See Tab D.

In the course of working on the nine recommendations a series of additional amenity options were analyzed, including:

- dog park
- fitness facility

These possible SVEA amenities are not recommended with this 10-year CIP, although information on the dog park and fitness facilities and reasons for excluding them from the 10-year CIP (inclusive of avoiding the need for an increase in assessments) may be found in the Exhibits. See **Tab E.**

## Introduction

The SVEA (Sun Valley Elkhorn Association) Staff and Board does an excellent job anticipating and preparing for common area repair and replacement expenses. The existing capital reserve component list is quite thorough and includes the proper measurements of useful life, remaining useful life, replacement cost and inflation adjustments for all the facility components.

Facilities within SVEA's 1,824 acres of common area maintained for use by its residents include:

- Segments of nearly 10 miles of open space trails
- Fencing and signing throughout
- A variety of improved pathway and walks
- An integrated pond system at the Village, Twin Creeks and numerous drainages
- Administrative offices and clubhouse amenities at the Harker Center
- An improved Harker Park with sand volley ball, horseshoe pits, picnicking areas, half court basketball, benches and a tot lot
- Six hard and two soft tennis courts at the Village
- The Harker tennis building and 9 "best-in-the-valley" asphalt tennis courts
- Village bath house, steam room, sauna, spa and pool
- Wading pool, spa and "state-of-the-art" salt water chlorination system at the Harker Pool, including a detached pool storage building

In 2010 an SVEA Amenity Survey was conducted. **See Tab F**. Although not "scientific" the 2010 Amenity Survey appears quite representative of the overall Sun Valley demographic, reflective of members' values, and, generally consistent with expectations for resort communities in the mountain west. **See Tab G** for research, articles, excerpts and survey trends for recreational and other amenities in master planned communities. In short, we like visiting Sun Valley the most in the summer, then the winter, followed by fall, and lastly spring. Our top 10 interests and activities, descending in order of preference, are: 1) hiking, biking, walking and jogging; 2) downhill skiing; 3) reading books; 4) swimming; 5) x-country skiing; 6) listening to music; 7) golfing; 8) fishing; 9) cooking; and, 10) tennis.

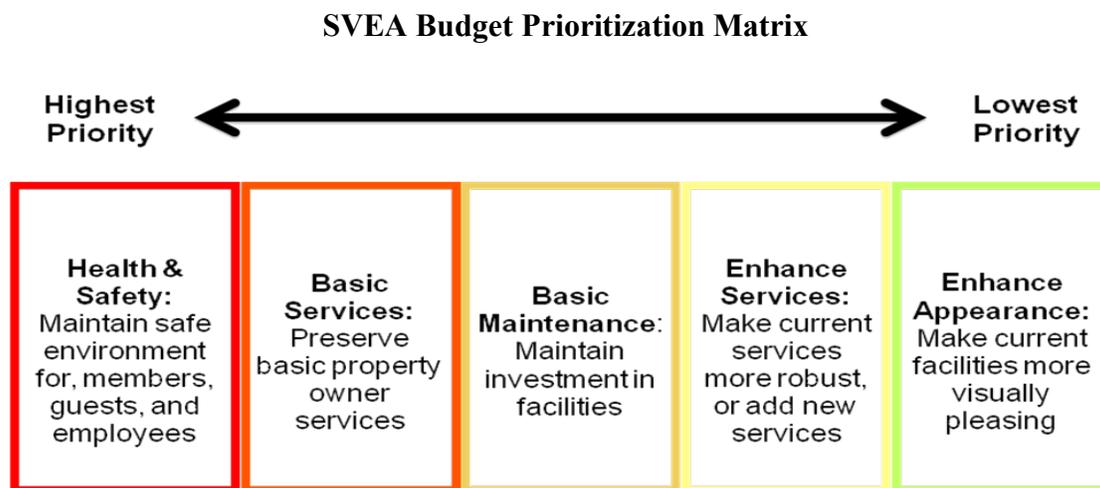
Elkhorn is an upscale, managed, resort community with 1,629 properties, homes and condominiums in Sun Valley, Idaho catering to primary and secondary homeowners - families and retired couples. It is not strictly a retirement community, old, stodgy, exclusionary. Words to describe Elkhorn, as put forth by one engaged SVEA member, are as follows:

What are we? Words to describe Elkhorn: resort living, safe, friendly, beautiful, quiet, spacious, active, unrivaled quality amenities, fun, family, tight community, under-rated, well managed.

The amenities that now exist in the greater Elkhorn Community -- in Ketchum (YMCA, Zynergy, Community Library), on Sun Valley Resort property (Performing Arts Pavilion, golf courses), and on surrounding public lands (Nordic trails, etc) -- complement SVEA member interests. Valued leisure and recreational opportunities abound and many of these involve little to no SVEA capital expenditure. Some of the area amenities we enjoy today were quite different or, in some cases, nonexistent when Elkhorn was master planned and built almost 40 years ago.

The mission of the Board and Staff of the SVEA shall be to maintain and enhance the quality of life in Elkhorn by: providing excellent facilities, amenities and accompanying services; prudently managing the finances of the Association; proactively keeping members well informed of issues affecting them and the broader Elkhorn community; preserving the beauty of Elkhorn by guiding the design of attractive residences and landscaping and by protecting Association-owned land; and, assuring compliance with the approved rules, regulations, and governance policies.

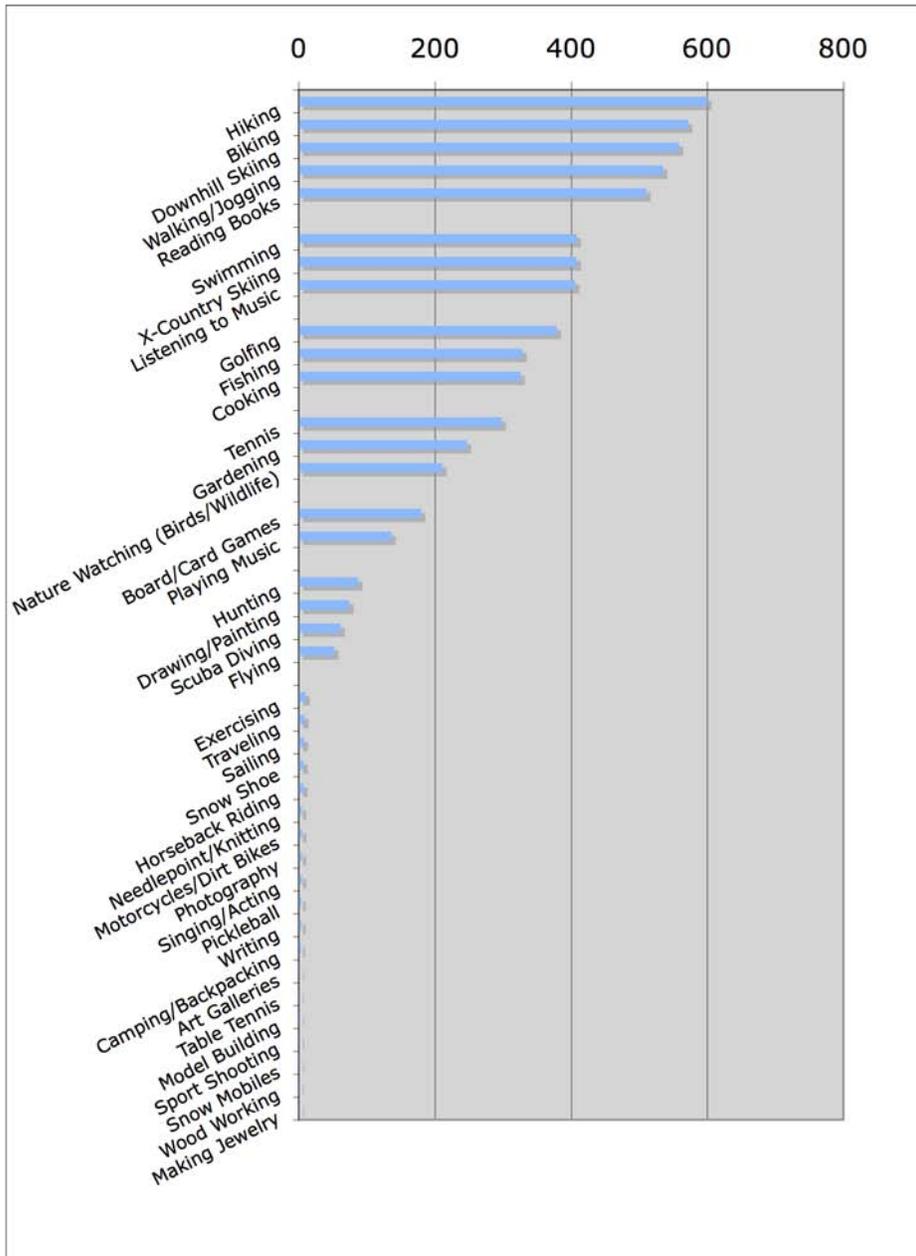
The current SVEA Budget Prioritization Matrix is as follows:



Given SVEA’s adopted mission and budget priorities, it is clear why the Board and Staff are evaluating the value of anticipated or needed capital expenditures for the next decade. In particular, new opportunities exist to complement SVEA member interests and activities by possibly re-aligning portions of SVEA’s capital expenditures toward new programs and the re-purposing of under-used capital amenities.

**SVEA Member Interests.**

Activities, interests and hobbies of the 830 respondents to the 2010 SVEA Amenity Survey ranked highest for hiking, biking, downhill skiing, walking/jogging and reading books. These pursuits were followed by swimming, x-country skiing, listening to music (at home or possibly the symphony), golfing, fishing, and cooking. Approximately one-third of the respondents indicated that tennis is a pursuit of theirs. Other activities and interests included gardening, nature watching, and many other activities (see below).



## Sun Valley / Elkhorn Amenities.

An inventory of existing Sun Valley Area Amenities was conducted. Opportunities to SVEA members to pursue those interests and hobbies noted in the amenity survey vary extensively in terms of quality, price, proximity and access. In some instances the SVEA has directly invested capital and O&M (Operations and Maintenance) resources to provide the desired amenity. In a few instances, allocation of additional SVEA capital is or could be an alternative worth exploring. An analysis of those activities and hobbies that were in the top quartile in the 2010 Amenity Survey are analyzed in order below. Some of these noted activities and hobbies have a capital component, while others are more programmatic in nature.

<b>Activity/Interest/Hobby</b>	<b>Expressed Interest Percent of Respondents</b>
Hiking/Biking/Walking/Jogging	72+ %
Downhill Skiing	67%
Reading Books	61%
Swimming	49%
X-Country Skiing	49%
Listening to Music	49%
Golfing	46%
Fishing	40%
Cooking	39%
Tennis	36%
Gardening	30%
Nature Watching (Birds/Wildlife)	25%

**Hiking/Biking/Walking/Jogging – 72+ %.** Numerous trails exist in and around Sun Valley, including portions of the 1,824 acres of SVEA common area. The Sun Valley area has increasingly been recognized for the quality of its walking, hiking, horseback riding, running and mountain biking trails. In fact, a combination of City, County, USFS, and Resort funds have been allocated toward a comprehensive area-wide trail planning effort.

The trails in Elkhorn generally take two forms: improved and unimproved.

Improved trails. An 8' wide high-quality paved bike path is maintained by the City of Sun Valley for year round walking/jogging along Elkhorn Road. This detached path connects with a number of sidewalk sections along the publicly maintained Morningstar Road and numerous local streets, as well as a section of Sage Hill pathways maintained by SVEA.

Little traveled small side canyons and neighborhood roadways / connections provide abundant options for uninterrupted, safe walking/jogging throughout Elkhorn. These walking/jogging opportunities connect to the west via a safe connection to the 20+ mile long Wood River Trail bike path system and to the north via Dollar Road to the Sun Valley Road detached Trail Creek pathway system and numerous pedestrian paths throughout the Sun Valley Resort Village.

No new improved trails for either SVEA or for City of Sun Valley construction as part of its on-going CIP process have been identified.

Unimproved / backcountry trails. The SVEA board and staff are actively engaged in trail planning. Different than public lands, SVEA property is managed for its members. With over 10 miles of existing trails and easements part of the balance for SVEA is how to best integrate this highly desired community activity within the context of maintaining homeowner privacy and the visual resource. Other factors include making the existing trails more accessible and user-friendly, which can lead to alignment changes, re-routing or establishing use restrictions, such as hiking only trails like exists on the Proctor Trail.

The 10+ miles of existing trails throughout the 1,824 acres of SVEA common area are prized by SVEA members. The literature also tells us that properly planned trails are an important amenity for homebuyers and positively benefit home prices. Trails in close proximity to our homes and neighborhoods are also more readily used and help keep us active. See Tab H for documentation on trail benefits for home prices, etc.

Backcountry trails are a low capital investment with minor year-to-year O&M costs, particularly in comparison to such amenities as swimming pools, tennis courts or exercise gyms. Allocation of SVEA capital toward relocating and properly designing both existing and new trails on SVEA common areas consistent with a comprehensive SVEA strategy is underway and should continue.

Bench dedication program.



A unique opportunity exists for SVEA to complement the 10+ miles of existing trails on its open space land with a bench dedication program. Little if any SVEA capital should be required. And, the program if modeled after the Blaine County Recreation District and other such programs throughout the nation, should be self-sustaining.

SVEA will want to work with the city, establish design standards and be thoughtful regarding allowable locations. Only minor capital is required to initiate this program.

ADA backcountry trail. The former Elkhorn stable site would provide an easy, inexpensive, beautiful and natural starting point for an ADA trail. It has the potential to be a valuable amenity for our aging demographic. For a fuller description of what an ADA trail is and what work is required, please refer to Tab I. **See Tab I** for documentation on the steps, details, guidelines and articles related to the recommended ADA Trail at the Elkhorn Stables.



This photo features a view from the existing trail, which would be expanded 24” and remain a hard packed, dirt surface.

Please note that options for star gazing and interpretive signing (Indian heritage) could also be integrated into the re-purposing of the Elkhorn Stable site for an ADA trail.



Sun Valley is home to Dr. Stephen Pauley who has been recognized by the City and whose love of our beautiful stars led to the first Night Sky Ordinance in the United States.

This photo shows a telescope, bench and viewer, which could be readily re-created in a meadow 500 or 600 feet into the hike along the proposed ADA trail.

The proposed SVEA capital budget for the ADA trail, signing, access control and possible interpretive or star gazing site is \$20,000, however, the final amount will be subject to grant availability, cost-sharing and a final decision on scope.

**Downhill Skiing – 67%.** The amenities at both Bald Mountain (beginner to advanced skiing) and Dollar Mountain (beginner terrain) are world-class with lodges, snow making, high speed lifts and excellent terrain. The integration of the Elkhorn Ski Lift as an amenity to SVEA and the Elkhorn Springs area is severely limited by a lack of visibility, limited hours of operation, no snow-making and very limited parking. The closure of the Elkhorn Hotel and re-development of the area around the base of the lift into an enclave of residents has greatly reduced the exposure this lift receives, yet the Elkhorn Lift remains a useful and valued amenity. No SVEA capital is required.

**Reading Books – 61% .** Member interests clearly include reading books. Just two miles from Elkhorn, the City of Ketchum offers two fabulous bookstores and an incredible privately-funded Community Library, which among other items has extended hours, computing resources, lecture series, an extensive collection, and is free to the public.

A world-class winter lecture series is sponsored by The Sun Valley Center for the Arts and numerous reading and two writers’ workshops are conducted during the summer. Frequently, master planned communities elsewhere in the country that do not have readily available libraries and humanities offerings will set-up clubs and mini-libraries in their facilities. Such a capital expenditure is not necessary for SVEA, although intellectual curiosity and the growth of book clubs in a community may be an offering that SVEA might want to help facilitate – possibly by connecting people or by invitation to the Harker Center at a given date & time. Zero SVEA capital is required.

**Swimming – 49%.** SVEA tracks the usage of the Harker and Village Pool Amenities. Both facilities, as well as the associated pool-side areas, spa, steam areas, hot tubs, etc. are regularly used and valued by members and families. Use begins to ramp up in the spring, is at its highest in the summer, tapers off in the fall, and continues for the remainder of the year with limited hot tub use

**X-Country Skiing – 49%.** The Sun Valley area has world-class X-country skiing trails and, possibly, in the next 2-3 years will receive a U.S. Olympic Nordic Training Designation. The valley has miles upon miles of high quality (groomed with piston-bullies) trails available on a very affordable fee basis. Well-groomed trails can be found within one mile of Elkhorn on either a system of trails maintained by the Sun Valley Resort or on the Wood River Trail System, which is maintained by the BCRD (Blaine County Recreation District). The Resort and BCRD sell Nordic passes both separately and together.

A ten minute drive north from Elkhorn is the start of the extensive North Valley Trail System. These trails include approximately 3-4 miles of training terrain at Lake Creek, followed by 11 miles along the Harriman Trail (including 3-4 side canyon loops, e.g., Prairie Creek) before terminating at the Galena Lodge complex. In all, the Wood River Valley features 160 miles of groomed trails for all abilities. No wonder Ketchum and Sun Valley are often called Nordic Town USA.

These past several years portions of the Elkhorn Golf course were groomed for Nordic skiing, but the endeavor was unsuccessful for a myriad of reasons, including poor grooming quality and marketing. Now that the Elkhorn Golf Course is owned by Sun Valley Resort, the possibility of bringing high quality grooming and a well-developed ski program into Elkhorn is the best it has ever been.



Whether a partnership with the Sun Valley Resort –now that it owns the Elkhorn Golf Course—is possible should be explored because, among other items, properly-controlled and well-maintained trails in proximity to residences enhance property values.

Clearly, cross-county skiing is important to SVEA members and guests. An invitation to the Resort to extend its grooming abilities and Nordic program into Elkhorn onto the Golf Course and possibly SVEA common open space should be extended. As part of this dialogue, the possibility of permitting dogs with cleanup stations, standards for the proximity of trails to homes, and grooming hours should be considered. Again, the literature tells us that properly planned trails are an important amenity for homebuyers and positively benefit home prices. Trails in close proximity to our homes and neighborhoods are also more readily used and help keep us active. This invitation to the Resort should be heartily explored. Little if any SVEA capital is required, but has the potential for an excellent ROI (return on investment).

**Listening to Music – 49%.** The offerings by the Sun Valley Symphony at the Pavilion, the Sun Valley Center for the Arts at River Run, Ketchum Alive at the Forest Service Park, among other musical offerings throughout the north valley are amazingly far reaching for a resort community our size. The shows are minutes from Elkhorn without the externalities of traffic and noise. That stated, previous musical venues such as Jazz on the Green at the former Elkhorn Hotel site, brought an energy and dynamic to the core of Elkhorn that is vital to many people (whether young singles/couples/families) seeking out a place to live or older retired individuals. Major productions, such as Elkhorn Springs, provided in 2010, however, are fiscally and organizationally challenging and the organizers have discontinued these offerings. No expenditures of SVEA capital are required.

**Golfing – 46%.** Excellent pay-as-you-play 18-hole golf courses exist in Sun Valley and Elkhorn. A 9-hole course also exists in Ketchum. In all, there are 54-holes of golf to play within 3 miles of Elkhorn and pricing options exist for the shoulder season, early- to late-play during summer and for season memberships. Public play is generally unlimited, although there can be a price barrier for some as a typical full round of golf will cost over a \$150. No SVEA capital is required.

**Fishing – 40%.** World-class fly fishing exists along Silver Creek a ½ hour drive south of Elkhorn. Guiding services in Ketchum thrive and opportunities at private ponds, stocked kid ponds such as Penny Lake and on the Big Wood, Lost River, Trail Creek and mountain lakes abound. That stated, closer to home SVEA current capital expenditures extend to five ponds in the Twin Creeks area and to the Village pond without any notable fishing benefits to SVEA members. Fly fishing classes around the Village pond have been requested and are being explored.



SVEA common area extends around the majority of the existing Village Pond and could be ideal for fly fishing clinics if the pond were stocked by Idaho Fish and Game.

As is, the Village Pond appears to be under-used, particularly given annual capital outlays by SVEA. Fishing interests and popularity of Penny Lake and other locations throughout the valley indicate a well-thought out program would be an amenity to Elkhorn and dovetail nicely with preferred visiting times (summer) and member/visitor interests. Minor SVEA capital is required.

**Cooking - 39%.** Inquiries to use Harker Park for various gatherings of family/friends and functions are received by the SVEA staff on a regular basis. Numerous ideas to complement these SVEA member and guest experiences abound. Contemplated ideas for infrastructure to support outdoor gatherings at Harker Park include: a shade ramada, an outdoor fireplace or fire pit, additional seating, running water / sink, and various cooking-related features (from just a simple BBQ to preparation areas and side burners to a refrigerator).



This photo of Harker Park shows a possible location near the existing tot lot, picnic tables and pool building for a small outdoor kitchen, starting first with just a BBQ and counter space.

The proposed location has advantages for possible future phases if, for instance, the structure is ever to be covered (e.g., similar to Rotary Park in Ketchum) or utilities from the pool building are needed.

Budgetary constraints, upkeep and overall need / desire for many of the concepts have led to a strong desire to start small. The following two images show two possible phases for the installation of “an outdoor kitchen” at Harker Park.



⇐ Possible phase  
1. Install BBQ with  
food counter area

(pavers and rock  
detailing optional).

⇒ Possible phase  
II. Add bar seating  
and roof.



A roof over the BBQ, food preparation area and seating could be larger depending on SVEA goals, budget, and demand. The combined budget for both Phases is \$20,000 (or, approximately \$10,000 / phase).

**Tennis – 36%.** SVEA operates 9 courts at the Harker Center and 8 courts at the Village. Extensive sub-grade work has been done for 15-of-the-17 courts – in 1992 for the Harker Courts and in 1999 for the Village Courts. The two sand-filled grass carpet / Kramer Courts were built on top of the original 1970s asphalt. Both the Harker and Village courts need color coat resurfacing on each of the 15 hard court surfaces. More extensive work is needed for the 2 soft court surfaces.

The following is taken from the SVEA capital reserve plan:

<b>VILLAGE COURTS</b>	Year New	Useful Life	Remaining Life
Kramer Courts (Over 1970s asphalt)	1995	15	0
Resurface – Color Coat	2002	8	0
Asphalt Courts	1999	20	8
<b>HARKER COURTS</b>	Year New	Useful Life	Remaining Life
Resurface - Color Coat	2002	8	0
Asphalt Courts	1992	30	11

A very important notation regarding the above “Asphalt Courts” entries are that the Village Courts currently are assigned a 20 year Useful Life while the Harker Courts are assigned 30 years. Twenty years is the standard life that asphalt courts will receive, however, the excellent maintenance, regular color coat resurfacing and overall quality installation for the Harker Courts has extended the life of the asphalt.

In 2012 each of the 15 hard courts (9 at Harker and 6 at Village) are proposed for color coat resurfacing –an expense of +/- \$7,000 per court (or, \$105,000 total). This is a good investment as it protects the asphalt, which is costly to re-do every 20 or so years.

In October of this year Anderson Asphalt looked at the remaining useful life of the six asphalt courts that were extensively re-worked in 1999 at the Village. It is hoped that with regular maintenance, regular color coat resurfacing, and the overall quality installation of these six courts that the 20 year useful life / 8 years remaining life is a low estimate for the six Village Courts; and, like the Harker Courts, the Useful Life of the courts will be closer to 30 years (not 20 years as currently set forth in the CIP).

The additional examination of the existing surfaces conducted this year has resulted in excellent news and the freeing-up of significant capital reserve dollars. As noted previously approximately \$500,000 was scheduled in the capital reserve to rebuild the eight courts at the Village. Now, the cost estimates are much less, providing an opportunity to re-prioritize expenditures toward other amenities including the needed restroom facility and pro shop on SVEA property.

The asphalt base of the six hard-surface courts at the Village are in good condition, are not yet at the end of their life expectancy, and do not need to be replaced at this time. Though there are several options for court surfaces that can and should be considered, the immediate funds required to maintain the eight Village tennis courts *as they exist today* total \$186,000.

- Two (2) Kramer Courts – rebuild asphalt base (\$40,000 per court or \$80,000) and replace cushioned surface material (\$32,000 per court or \$64,000) equal \$144,000; and,
- Six (6) Asphalt Courts – repair cracks and resurface using a Plexipave type acrylic color coat process (\$7,000 per court) equal \$42,000.

Options to rebuilding all of the existing 8 Village Courts are under investigation given four significant factors:

1. cost to rebuild;
2. concerns with the impact that approved Buildings E & F of Phase III Elkhorn Springs will have on the desirability of play on the courts;

3. sub-optimal court usage.; and,
4. the existing tennis shack is not on SVEA property and additional capital outlay is needed to move it and upgrade the facility with support facilities (bathroom, shade area, patio, etc)

An analysis of the 2011 amenity card data and court usage on the Village Courts is included in Tab B of the Exhibits. As noted, use of the existing reservation system and a maximum 1-1/2 hour time limit during AM Peak Play shows that with the exception of three days, five courts would have supported all play at the Village in the 2011 season. On three days in 2011 six courts were needed to accommodate AM peak play; five courts were needed on six days; and, four or fewer courts would have accommodated play for the remaining eighty or more AM peak play days of the season.

Despite the possible cost-savings from having two or possibly three fewer courts at the Village, it is recommended that only one court be removed from play at the Village at this time and that is for the purpose of constructing a tennis pro shop with restrooms. In the event court usage does not increase between now and the end of the remaining useful life of the asphalt (possibly in year 2019 or later), then the issue of the number of courts to retain should be revisited since the investment to rebuild would be significant and not simply \$7,000 per court to fix cracks and resurface using a Plexipave type acrylic color coat process.

The construction of a pro shop / restroom facility at the Village Courts results in the loss of one tennis court (from eight courts to seven). After interviewing members of the various SVEA committees, the tennis pro, and reviewing the site layout, the recommendation is that Court #2 be taken out of play and be site planned for a restroom and pro tennis building.

Key considerations in recommending that Court #2 be taken out of play and become the pro shop / restroom include:

1. proximity to parking;
2. site control of remaining courts;
3. option for Court #1 to act as a teaching court since it would be the most impacted by the final phase of the Elkhorn Springs development; and,
4. best access to all remaining courts.

Further, as the site master plan for the pro shop / restrooms are developed, the following additional considerations for the balance of this re-purposed tennis court should be

considered: dedicated ball machine “alley” adjacent teaching Court #1, walkway to courts 5 & 6, and outdoor seating. (NOTE: if an exercise gym is ever desired by SVEA, the building plan for the pro shop might include shell space for such a use).

The following improvements to the eight existing Village Tennis Courts are recommended:

- Court #1 – teaching court / apply an acrylic color coat finish (\$7,000)
- Court #2 – master plan as a pro shop / restrooms and possible other uses (\$210,000)
- Court #3 – apply an acrylic color coat finish (\$7,000)
- Court #4 – apply an acrylic color coat finish (\$7,000)
- Court #5 – rebuild as either soft or hard court (\$32,000 - \$80,000)
- Court #6 – rebuild as either soft or hard court (\$32,000 - \$80,000)
- Court #7 – apply an acrylic color coat finish (\$7,000)
- Court #8 – apply an acrylic color coat finish (\$7,000)

A number of factors will affect the SVEA Board’s final decision on the surface material to use for the rebuild of Courts 5 and 6. These are cost (install costs and on-going O&M), useful life, player preference, and marketability. Pros and cons exist for every type of tennis court playing surface.

Soft courts are generally thought to be easier on older bodies, which has a benefit with our demographic. However, some older players dislike playing on the Kramer Courts because of a change in speed of play and the synthetic grass feel / slipperiness. Others will not play on anything but the Kramer Courts and dislike Har Tru / Clay courts because it’s messier and they do not want to roll the court or in any manner be responsible for preparing the court for play. Har Tru / Clay Courts tend to be the most friendly to the body and provide a unique marketing opportunity, but at a price (steeper up-front cost and the highest annual O&M).

**Gardening – 30%.** Gardening tends to occur on an individual homeowner basis, however, recent trends in the valley, in various 55+ communities and in denser living environments has led to a burgeoning number of community gardens. Hailey (Zone 4) recently converted the former county jail site into an organic garden benefiting the Hunger Coalition. Ketchum’s weekly farmer’s market is quite successful. A new development with the possibility of 450 new homes– Quigley Canyon – initiated by the

Owners of Elkhorn Springs proposes a community garden and integrated agricultural fields and sustainable practices within the master plan. The Sawtooth Botanical Garden (Zone 3 / 4), located about 3 miles south of Elkhorn has successfully established itself – now offering cooking classes, a greenhouse and community plots.

A community garden featuring ½ dozen raised beds, pots and/or planters at Harker Park is one simple and inexpensive solution to possibly build on SVEA member interest and a national resurgence in community gardening.



Balancing Elkhorn’s zone 3 climate challenges against member interests and strong growth nationally in garden clubs and community gardens, supports starting small with raised planters and gardening opportunities at the Harker Park.

Shown here are sample gardening images.

This initiative requires only minor SVEA capital. Possible partnerships with such organizations as the Sawtooth Botanical Garden are worth exploring.

**Nature Watching (Birds / Wildlife) – 25%.** Elkhorn features a very unique heritage with Native Americans and is also home to a diverse riparian ecology and sage / steppe uplands. Given user interests and age demographics appropriate professionals (e.g., Forest Service Conservationist or State Archaeologist or equivalent professionals) could be consulted to help site and develop select interpretive signing on and around SVEA property. Possible funding opportunities with the city and the state could be available to implement. Trends in two recently master planned projects in Ketchum -- Warm Springs Ranch re-development and Sun Valley Company’s River Run annexation—each feature this type of passive / educational amenity, which increasingly

is a popular emerging trend in development and community amenities. Little if any SVEA capital required

**Exercising (Gym) – 23%.** Nearly one-quarter of the respondents to the 2010 Amenity Survey are members of the YMCA (16% of 2010 survey respondents) or Zynergy (7%) and, no doubt others make use of the many other private and public fitness facilities and studios in the valley. That stated, SVEA staff repeatedly receives queries about where the Association’s gym is located or requests for SVEA to build one.

A March 2007 SVEA survey presented options to the membership to possibly add onto the Harker Center. At that time, option 5, which featured an 800 SF eastward addition to the Center and the purchasing of fitness equipment at a one-time cost of \$147 / unit, was not approved by the members. With economic circumstances having worsened since 2007, a recommendation to further pursue capitalization and increased O&M responsibilities does not appear warranted. No recommendation for an SVEA gym is proposed with this 10-year amenity CIP.

**Other.** The following items do not appear in the top quartile of the 2010 SVEA Amenity Survey, but nonetheless are of note given national trends, project observations, requests of staff, and capital need.

**Pickleball.**

Pickleball courts are being constructed nationally within a number of del Webb, 55+ and diverse housing communities throughout the nation. See Tab G. The sport is rapidly growing in popularity and, properly located, appears to be a good fit for the Elkhorn community.

Given possible concerns with locating pickleball courts too near homes and tennis courts, re-purposing the existing basketball court at Harker Park seems an excellent solution. The park has the benefit of lots of kids and activity and the existing court needs resurfacing. For approximately \$30,000 the entire asphalt area could be redone, the north ½ striped for basketball and shuffle board, and the south ½ of the court could be set-up with fencing, posts, net and striping for 2 pickleball courts.

To encourage use, equipment rentals (balls, rackets, etc) should be provided. This location well away from all the tennis courts and a 200-300 feet from the closest home should satisfy separation issue desired. If demand is as high in Elkhorn as it has proven in many other communities, then it would be possible to readily convert the ½ basketball court into 2 additional pickleball courts.

**Proposed “Brand Building” Program**

The graphical images that the SVEA presents to the community through the red signs throughout town fall short of the words used previously to describe Elkhorn The difficult mountain climate, combined with nearly 40 years of exposure, has resulted in deteriorated quality.



Clearly, the first impression of an SVEA red sign is not that the Harker Center amenities or the community of Elkhorn are unrivaled. Regardless, the signage does not do anything to enhance the image of Elkhorn or property values.

A multi-year brand building program is recommended, which requires approximately \$80,000 in capital over 4 years. By year, the following is proposed:

- Year 1 – engage professional ... +/- \$10K  
build on Rachael Clark work, others  
finalize brand through ADC, board, membership
- Year 2 - integrate efforts into web presence, newsletter ...  
in-house for much of work
- Years 3 - 5 work with city, sign company, others to re-do red signs

Budget: subject to design, scope and partnerships.

## **EXHIBITS TO AMENITY REPORT**

- Tab A - Tennis Court Surface Data (Prices, Options, etc.)
- Tab B - Tennis & Village Court Usage Data, USTA Reports, Etc
- Tab C - Existing Capital Reserve Component List
- Tab D - Proposed Capital Reserve Schedule
- Tab E - Dog Park, Fitness Center
- Tab F - 2010 SVEA Amenity Survey
- Tab G - Research, Articles, Excerpts and Survey Trends for Recreational and Other Amenities in Master Planned Communities (del Webb, NRPA, etc)
- Tab H - Trail Benefits for Home Prices
- Tab I - ADA Trail / Elkhorn Stables: Guidelines, Articles, Examples
- Tab J - Pickleball Popularity, Data, Articles, Etc

**A complete copy of the exhibits is available in the SVEA administrative offices**