



Evergreen Park & Recreation District

2025 Fee Proposal Presentation to
City & County of Denver

Land use, Transportation & Infrastructure Committee

February 18th, 2025



Evergreen Park & Recreation District (EPRD)

EPRD 2025 Fee Proposal

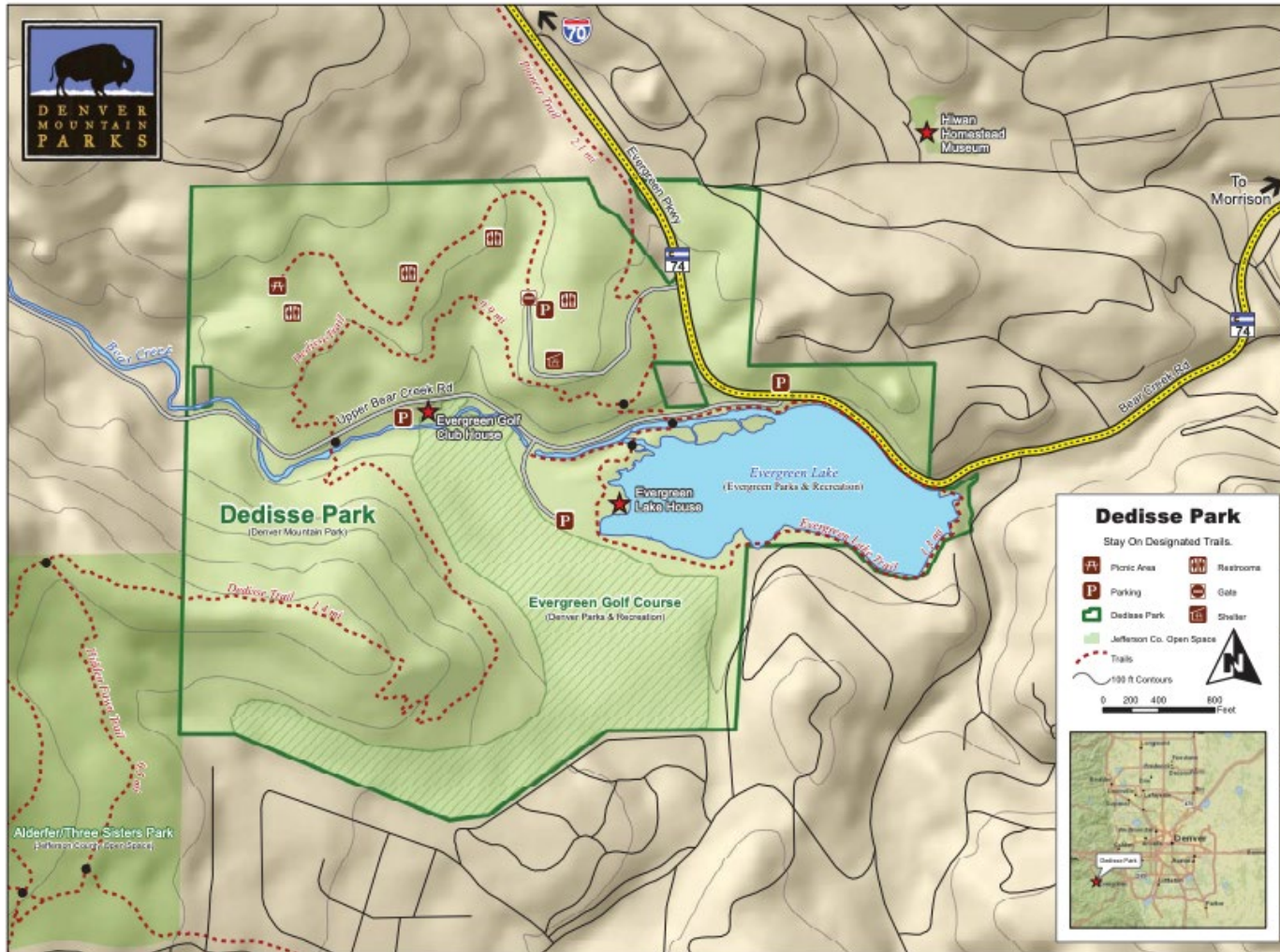
- History of Dedisse Park
- Denver & EPRD: Agreement, Partnership, the Park
- Fee Considerations, Community Benefit & Equitable Access
- EPRD 2025 Fee Proposal
 - Park Activity Fees
 - Parking Fees
 - Facility Use Fees





History of Dedisse Park

3



Evergreen Lake is part of Dedisse Park, a Denver Mountain Park located in the heart of Evergreen, Colorado.

1919: The City of Denver acquired Dedisse Ranch.

1927-28: Evergreen Lake was created by damming Bear Creek.

1980s: Denver entered into a series of intergovernmental agreements for management of the water and recreation around Evergreen Lake.



Denver & EPRD – our Agreement

The City & County of Denver (CCD) and EPRD have worked together to provide recreation at Evergreen Lake for over 40 years, since the early 1980s.

A new Cooperative Agreement between CCD and EPRD related to recreation at Evergreen Lake was approved by Denver City Council in 2023.

The Cooperative Agreement covers:

- How EPRD programs and maintains recreational facilities within Dedisse Park.
- Public access to Evergreen Lake, Evergreen Lake House, a system of trails and boardwalks, the warming hut, floating docks and restrooms.
- The process for EPRD to make improvements to the facilities within the Park, including replacement of Evergreen Lake Trail.
- Recreational and social programs & activities including ice skating, boating, fishing, and special events.





Denver & EPRD – our Partnership

The longstanding partnership between CCD and EPRD goes far beyond the specific terms of the Cooperative Agreement.

EPRD supports park users, Denver Parks & Recreation (DPR) programming, the land and water at Dedisse Park in many ways.

Cooperation and good stewardship are key to our 40+ years of working together to provide recreation at Dedisse Park.



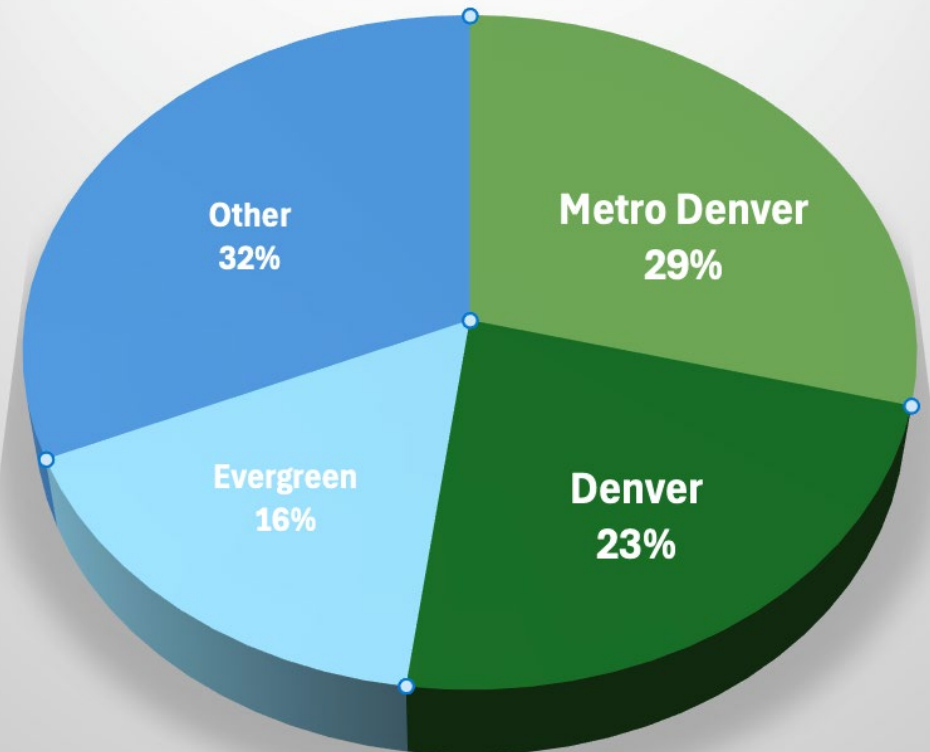


Who Comes to Dedisse Park?

In 2024, EPRD hosted over 266,000 park visits to Evergreen Lake.

- 23%** visitors from City of Denver
- 29%** visitors from Metro Denver area
- 16%** visitors from Evergreen
- 48%** of all visits during 3 months of summer
- 46%** of all visits on weekends
- 18%** increase in visits from 2023 to 2024

**2024 Evergreen Lake
Visits by Zip Code**





Summer is Busy at Evergreen Lake

7

Summers are busiest at Evergreen Lake, with 127,000 visits from Memorial Day to Labor Day 2024.



2,012	EPRD paid staff hours for boating rentals/safety
2,640	EPRD paid staff hours for park management (trash, park patrol, free shuttle & parking)
462	free shuttle trips
396	trash cans emptied





Supporting DPR Programming

EPRD and DPR have been working together at Dedisse Park for over 40 years to provide a positive recreation experience to all park visitors.

Warming Hut: DPR occupies the warming hut during the summer months for DPR programs. In the winter, EPRD uses the warming hut for skate rentals.

Dock Set Up & Take Down: EPRD and DPR work together to move/store the Denver dock after summer.

Designated Parking: EPRD staffs the parking lot year round. Lots B & C are reserved for DPR programming and staff use.





Supporting DPR Programming

Welcome DPR Staff and Teams!



DPR Park Rangers, Leadership Teams, and other groups from CCD often use Evergreen Lake and the Lake House for meetings, trainings, and outreach.

The Cooperative Agmt provides that EPRD host up to three such free events for CCD each year, but in 2023-25 we will far exceed that number.

Denver Ranger Event January 2025



Protecting Park Users, Land & Water

Aquatic Nuisance Species (ANS): EPRD manages and maintains the ANS Station at Dedisse Park. In the summer of 2024, the ANS Station washed over 7,500 boats to protect the water quality of Evergreen Lake.

Boat Safety: EPRD provides boat patrol during the summer to enforce water safety policy.

Ice Safety: EPRD manages and maintains over 8 acres of ice on Evergreen Lake to provide ice skating recreation to visitors. EPRD provides trained ice skating guards to support ice safety.





Reinvesting in Dedisse Park

Over 40 years EPRD has reinvested millions of dollars in capital and infrastructure improvements within Dedisse Park.

Major Capital & Infrastructure Projects since 1980s



- Boardwalk system through wetlands
- Pedestrian bridges around lake
- Loop Trail around Evergreen Lake
- Connector Trail to downtown Evergreen
- Construction and maintenance of Lake House
- Historic restoration of Warming Hut
- Picnic park & irrigation system
- Disability Friendly fishing docks
- Boat ramps & boat docks
- Various trail & shoreline restorations



Evergreen Lake Trail Improvement¹²

From 2016 to 2023 EPRD led a \$5.5 million trail improvement project to improve a failing trail on the north side of Evergreen Lake within Dedisse Park.

Using federal and state grants, plus EPRD and partner funds, the project was delivered on budget and on time in October 2023.

EPRD is grateful for DPR leadership and collaboration to make this large undertaking a reality.





Activities at Evergreen Lake

PARK ACTIVITIES

Hiking on Lake Loop Trail

Picnics

Bird Watching

Wildlife Viewing

Fishing

Ice Fishing

Lake Trail Hiking (winter)

Free Summer Concerts

Free Community Events

Free Skating Nights

Free Boating Nights



FEE-BASED ACTIVITIES

Ice Skating & Hockey

Boating & Paddle Boarding

Lake House Venue Rentals



Fee Considerations

14

Fees Help EPRD Maintain the Park. Fees are used to offset expenses and cover infrastructure, capital projects, and facility maintenance. EPRD's regular park maintenance & operations expenses related to hosting 250,000 visits each year include expenses related to:

Park patrolling	Groundskeeping	Parking attendance
Free shuttles	Trash removal	Trail maintenance

Fees Offset the Unique Expenses of Hosting Activities on the Water. In addition to regular park operation expenses, EPRD has unique expenses related to **user safety and environmental protection** of Evergreen Lake for boating and skating and major drinking water source.

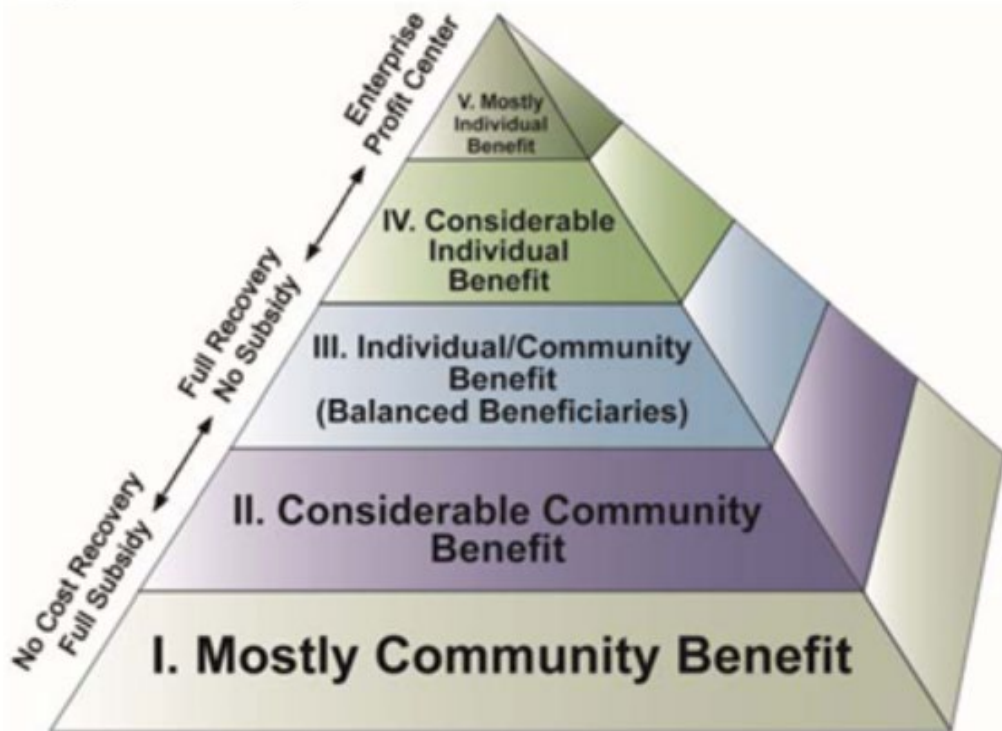
- ANS inspection and prevention
- Boat Patrol to keep boaters/paddlers safe
- Regular ice safety testing
- Daily Zamboni grooming for smooth, safe surface
- Skate Patrol to ensure skaters are in safe areas and following rules

Fees Pay for Free Events. Fees are also used to offset expenses for free events and programming at Evergreen Lake.



Community Benefit & Equitable Access

Like Denver, EPRD uses a community benefit pyramid to offer free and affordable programs and events to serve many and varied users from across Metro Denver.



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Programs that provide **mostly community benefit** are offered free and affordably throughout the year. Examples are free summer concerts and drop-in skating and boating.

Programs and events that serve **mostly an individual benefit** are offered at higher rates (for example SUP yoga, private ice rink rental, Pond Hockey Tournament).

Where fees are charged to offset expenses for certain programs, it is always done equitably: **no distinction is made in fees** for Evergreen residents, Denver residents, or anyone else who wants to visit and play at Evergreen Lake.



Community Benefit & Equitable Access

16

Free Events: summer concerts, Earth Day event, skating nights, boating nights, plus other programs throughout the year.

Affordable Youth Activities: Multiple youth skating and boating nights each season, with discounted skating and boating.

School Outings: EPRD hosts school groups from across Metro Denver for affordable group ice skating.

Free Parking & Shuttles: Parking at Evergreen Lake is free (other than the Summer Concert VIP Parking Pass). On weekends and for special events, EPRD provides free transportation from area transportation hubs and schools.





2025 Fee Proposal: Park Activity Fees

EPRD is requesting CCD City Council to approve its maximum fees for park activities at Evergreen Lake.

Maximum Boating & Skating Fees

Boating

Daily Boating (weekends)
Boating Season Pass

Evergreen Lake

\$15/day
\$100

COMPARABLES

Bear Creek Lake

\$15 weekend admission
\$80

Standley Lake

\$10/day
\$125

Quincy Reservoir

\$15/day
\$85+\$20/yr watercraft access fee

Ice Skating

Daily Ice Skating (weekends)
Ice Skating Season Pass

Evergreen Lake

\$15/day
\$200

Parker Ice Trail

\$10/day
\$182

Keystone Lake

\$20/day



2025 Fee Proposal: Parking Fees

*EPRD is requesting CCD City Council to approve its maximum fees for **parking** at Evergreen Lake.*

Maximum Parking Fees

Daily Parking

free

Parking Shuttle

free

Summer Concert VIP Parking
concerts)

\$20

(free summer concert series VIP Parking = \$100 for 5



2025 Fee Proposal: Lake House Facility Use

19



- Evergreen Lake House, constructed by EPRD in 1993, doubles as a community gathering place and an event venue
- Open to the public for free events on a regular basis
- 50% discount for rentals by nonprofits and agencies
- Free use by CCD/DPR written into Cooperative Agmt
- Middle of the pack among comparable venues



2025 Fee Proposal: Lake House Facility Use²⁰

EPRD is requesting CCD City Council to approve its maximum fees for Lake House Facility Use.

Maximum Lake House Fees

Peak Season, Saturday Night, 10 hours

COMPARABLE FOOTHILLS VENUES

Lake House
\$9,000
200 capacity
10 hours

Mt Vernon Club

\$7,100

240 cap

8 hours

* add \$15,000
food minimum

Boettcher Mansion

\$8,500

114 cap

10 hours

*add \$1,000
non-preferred catering fee

The Pines

\$9,388

250 cap

not specified

*22% admin fee
included

Mtn View Ranch

\$12,194

200 cap

not specified

*22% admin fee
included



2025 Fee Proposal: Summary

MAXIMUM BOATING & SKATING FEES

Boating	\$15/day or \$100/season
Ice Skating	\$15/day or \$200/season

MAXIMUM PARKING FEE

VIP Parking Fee for Summer Concerts	\$20
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MAXIMUM LAKE HOUSE FEES

Peak Season, Saturday Night, 10 hours	\$9,000
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EPRD requests that annual increases to the above fees based on CPI (max 5%) may be approved annually by DPR administrative review up until March 1, 2031.



Evergreen Park & Recreation District

EPRD is honored and proud to offer year-round recreation at Evergreen Lake in Dedisse Park in partnership with Denver.



Thank You 
EPRD's Board of Directors & Staff



Addendum 1: Reduced Fees to Improve Equitable Access

EPRD's fee proposal reflects maximum fees charged at peak times. EPRD also offers several variable and reduced fees to improve equitable access and be responsive to the diverse communities we serve.

Reduced Off-Peak Rates:

- Mon-Thurs boating and skating are \$10/day
- Chart at right details fee scaling for Lakehouse Rentals (Peak season May-Oct)

Steady Pricing since COVID:

Since COVID, EPRD has been careful to keep fees steady and predictable, with any changes held under CPI adjustments.

Additional Considerations include:

- Access for DPR Programming
- Discounts for schools and nonprofits
- Free and affordable special events
- Reduced pricing for underserved populations

PEAK SEASON			
Weekend <small>Both rooms are included on weekends. There is no off-season pricing for Fri & Sat.</small>	Friday	Saturday	Sunday
8-Hr Block	\$6500	\$7250	\$6000
10-Hr Block	\$8000	Peak \$9000	\$7250
Weekdays <small>Groups over 100 must rent both rooms. Octagon Room available for groups under 30.</small>	Monday - Thursday		
	Octagon	Great Room	Both Rooms
8-Hr Block	\$2000	\$4000	\$5000
10-Hr Block	\$2500	\$5000	\$6000

OFF SEASON (Jan / Feb / Mar / Apr / Nov)			
Weekend - Off Season <small>There is no off-season pricing for Fri & Sat. Groups over 100 must rent both rooms.</small>	Sunday		
	Octagon	Great Room	Both Rooms
8-Hr Block	\$1750	\$3500	\$4500
10-Hr Block	\$2250	\$4500	\$5500
Weekdays - Off Season <small>Groups over 100 must rent both rooms. Octagon Room available for groups under 30.</small>	Monday - Thursday		
	Octagon	Great Room	Both Rooms
8-Hr Block	Reduced \$1500	Reduced \$3000	\$4000
10-Hr Block	\$2000	\$4000	\$5000



Addendum 2: Parking Lot A Location



Dedisse Park
Exhibit B - Parking