

Breezy Point Park Master Plan

October 9th 2025

Welcome & Project Team

Widseth's multidisciplinary team brings together technical expertise and creative vision to deliver a successful master park plan. Through each phase of this project, it is our mission to work collaboratively and closely with the City's Park and Recreation Committee and community stakeholders. We will develop a comprehensive plan that can be used as a roadmap to make this project come to life.



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Landscape Designer



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Landscape Designer

Project Vision & Goals

▶ The Purpose

- ▶ To explore future opportunities and programs for Breezy Point Park that are equitable, accessible, and provide a space for the community to gather

▶ Our Process

- ▶ We will work alongside the Breezy Point Parks & Recreation Committee and community stakeholders to collaboratively develop a roadmap for the future of Breezy Point Park.

▶ Why do we need a master plan?

- ▶ Master plans can be a useful tool to identify a community's needs and desires, pinpoint recreational gaps and opportunities, and chart a path forward for sustainable development.

- ▶ **Vision Statement:** Breezy Point Park will protect and preserve its unique natural assets while enhancing opportunities for recreation, connection, and year-round enjoyment. As a welcoming destination for all age groups, the park will strengthen the City's identity, contribute to its long-term attractiveness and vitality, and provide a balance between ecological stewardship and community use.

▶ Key goals

- ▶ Park Accessibility
- ▶ Increased Recreational Opportunities
- ▶ Strengthen Community Identity
- ▶ Sustainability & Maintenance

Master Plan Process Overview

TASK 1: PRELIMINARY SITE DESIGN

PARK & RECREATION MEETING, SITE VISIT	Attend meeting, site review, establish goals & timeline
BASE MAP & SITE ANALYSIS	Create existing conditions map, review site utilities/infrastructure
CONCEPTUAL DESIGN DEVELOPMENT	Develop 3 high level concept alternatives and supporting graphics to convey ideas
DEVELOP PREFERRED MASTER PLAN	Develop preferred master plan prepare maps & supporting high level 3D renderings for public open house
HIGH LEVEL COST ESTIMATE FOR PREFERRED OPTION	Create high-level estimates based on concepts
PUBLIC OPEN HOUSE PREPARATION	Prepare boards, visuals, and handouts
PRESENTATION AT PUBLIC OPEN HOUSE	Attend open house, facilitate discussion
OPEN HOUSE FEEDBACK SUMMARY	Compile feedback for presentation to Park & Recreation Committee

TASK 2: FINAL MASTERPLAN

FINAL PLAN REFINEMENT	Synthesize data, integrate feedback, finalize preferred plan
RENDERINGS & HIGH-RESOLUTION GRAPHICS	Update final visual materials – 3D photorealistic rendering
WRITTEN NARRATIVE	Compose project summary, goals, public input, design intent
PARK COMMITTEE PRESENTATION	Prepare and present compiled plan for review

TASK 3: FUNDING STRATEGY

GRANT RESEARCH & STRATEGY	Identify relevant grant programs and funding partners
BUDGET PLANNING	Incorporate \$50K annual budget, outline cost/funding strategy
FINAL FUNDING REPORT	Prepare summary report and recommendations
SUBMIT TO THE CITY FOR FINAL REVIEW	Prepare and present compiled plan for review

Park Opportunities & Challenges

Spread over roughly 14 acres, Breezy Point Park provides volleyball and basketball courts, a baseball field, community gardens, playground equipment, and picnic pavilions.

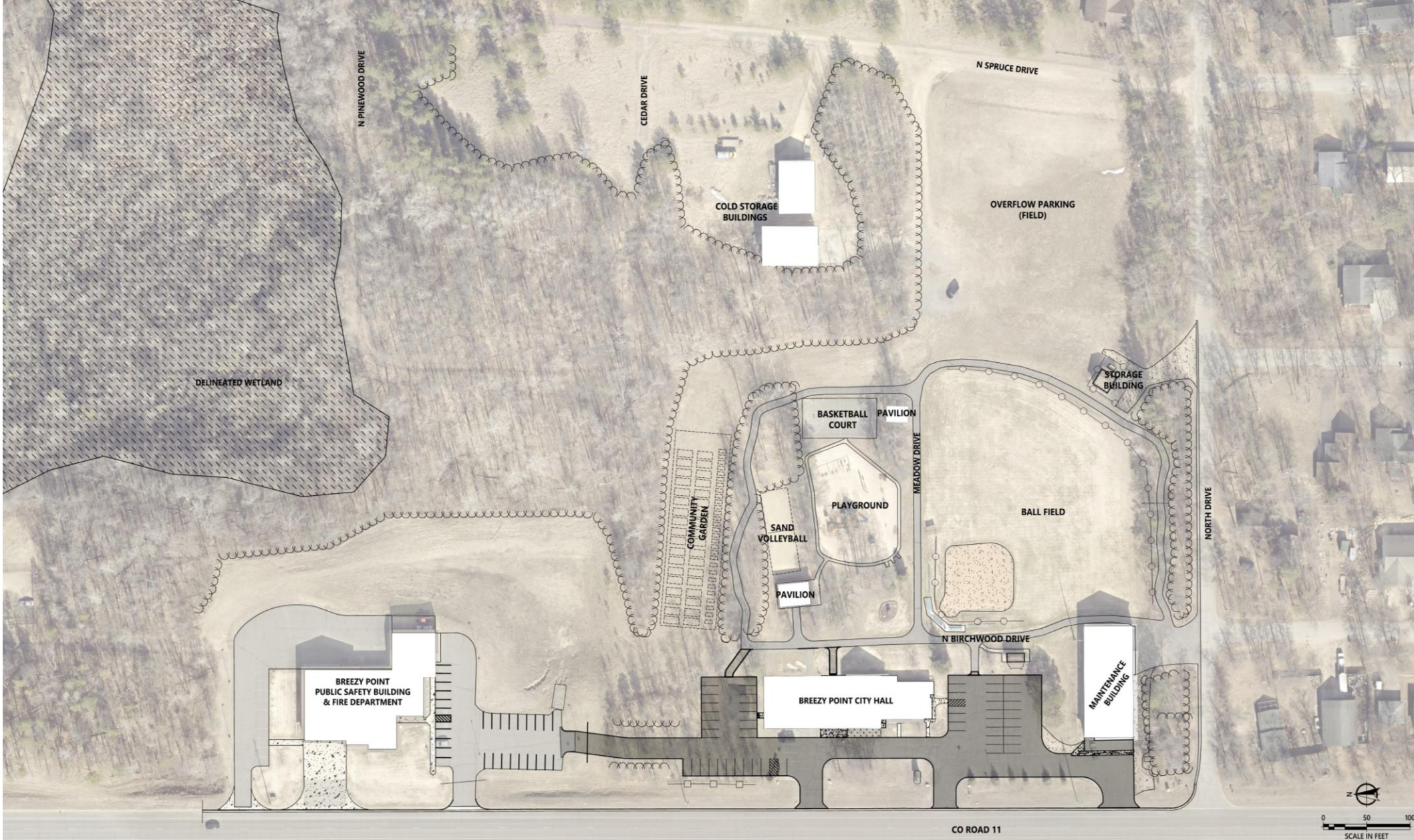
Challenges

- ▶ Visibility from the road is limited and may be difficult to locate for new visitors
- ▶ Expansive site with large portions that are underutilized
- ▶ Adjacent to Co. Rd. 11
 - ▶ Busy & difficult for pedestrians to cross
- ▶ Relatively flat site
- ▶ Limited ADA access
 - ▶ Minimal trails & Circulation
- ▶ Funding

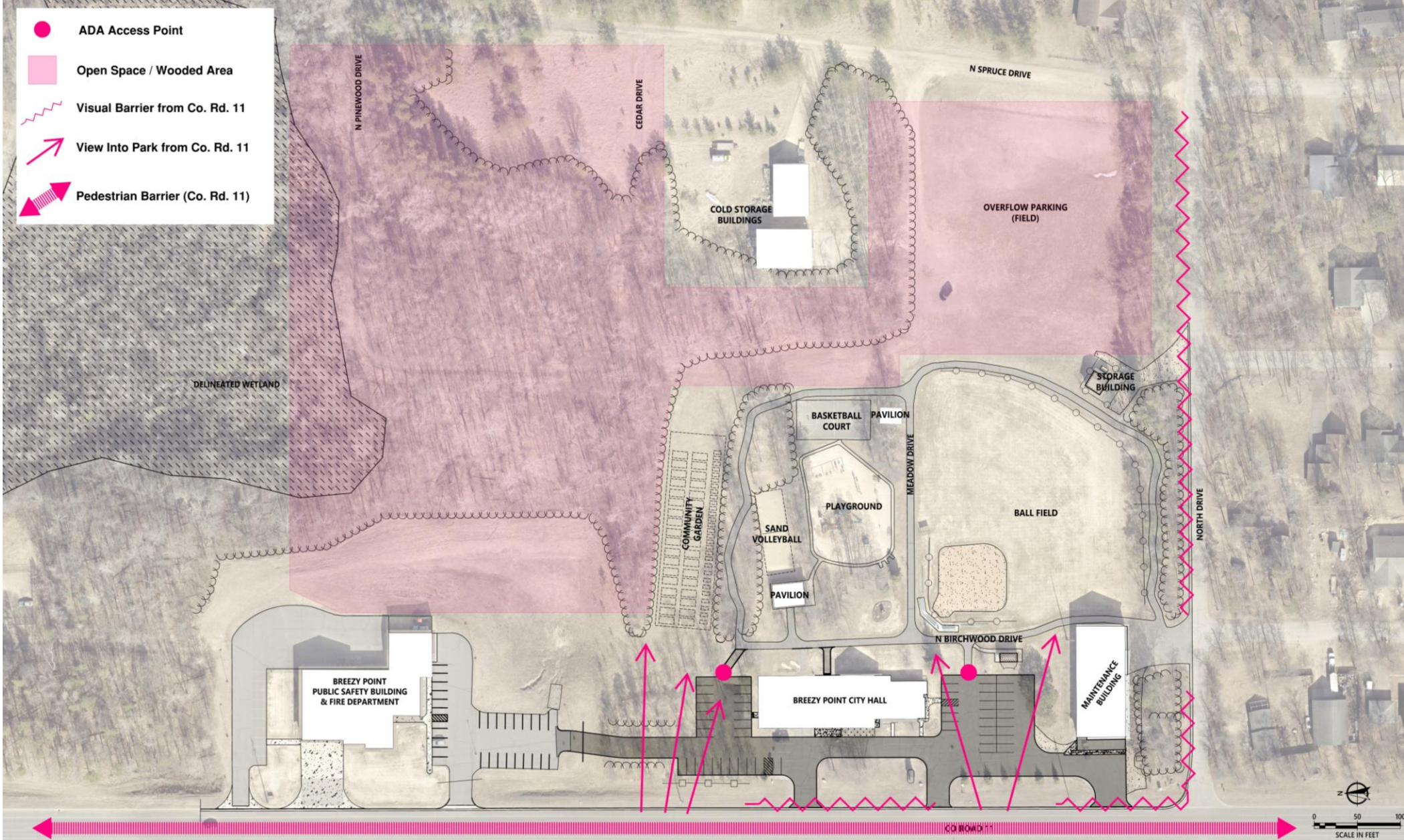
Opportunities

- ▶ Mature site trees
- ▶ Provide additional amenities for visitors
 - ▶ Benches, bike racks, water fountain
 - ▶ Spaces for passive recreation like hammocking, open-space, nature play areas and walking trails
 - ▶ Year-round restroom
 - ▶ Pickleball
 - ▶ Additional Parking
- ▶ Increase park visibility through additional signage
- ▶ Improve ADA Access & pedestrian routes
 - ▶ Within park
 - ▶ Across Co. Rd. 11

Existing Conditions



Challenges



Next Steps & Discussion

- ▶ Next Steps
 - ▶ Compile Feedback
 - ▶ Develop Preliminary Master Plan & Visuals
 - ▶ High-Level Estimates for Future Funding
- ▶ Open discussion /Q&A

Thank You!