



COMMUNITY PARK DESIGN

4B APRIL 21, 2025

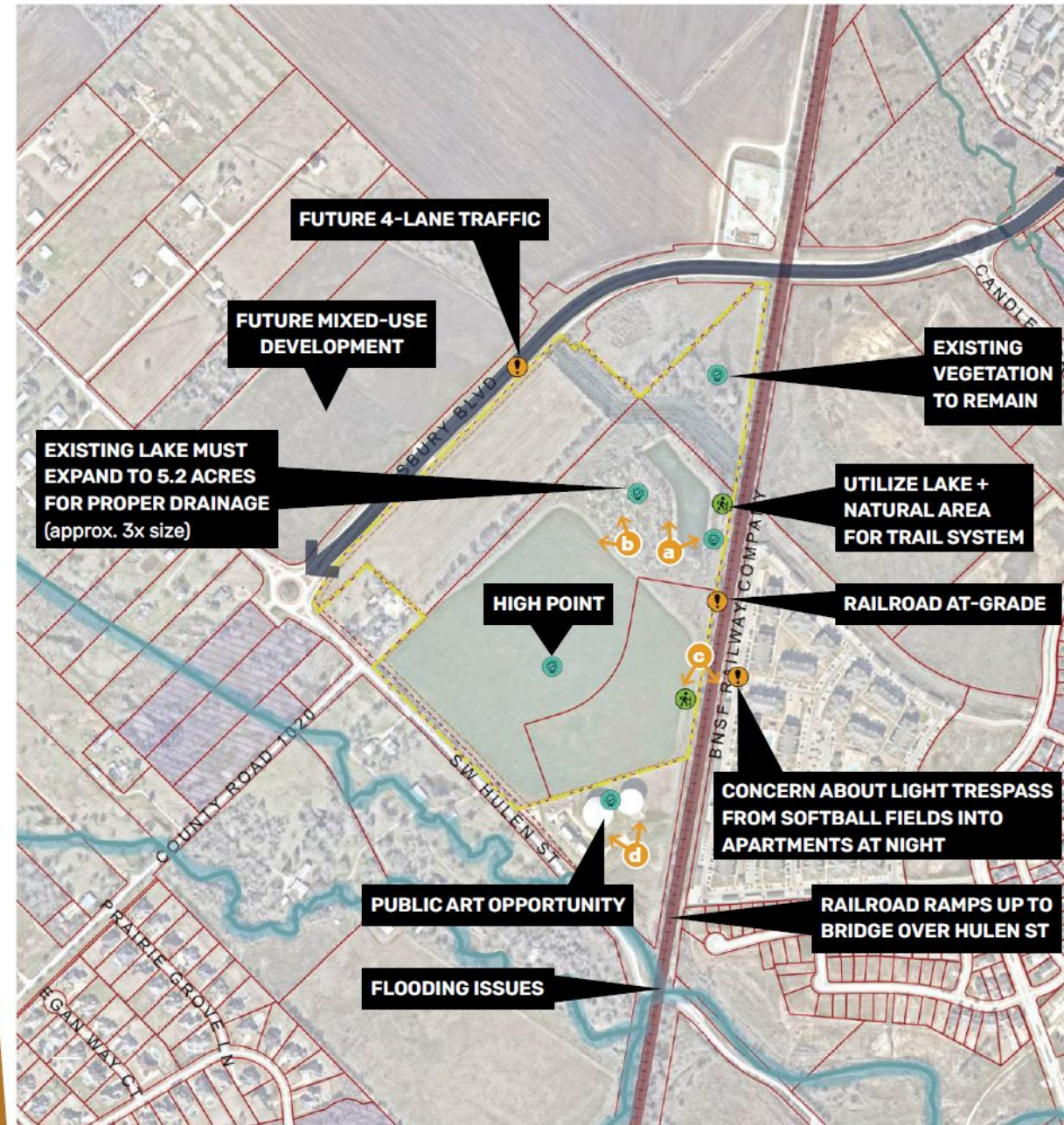
STAFF PRESENTER: JEN BASHAM, DIRECTOR OF PARKS AND RECREATION

BACKGROUND

THE FUTURE HOME OF THE COMMUNITY PARK IS LOCATED AT THE INTERSECTION OF ALSBURY AND HULEN. AT THE BEGINNING OF 2024 STAFF AND LAND DESIGN BEGAN PUBLIC ENGAGEMENT TO GATHER FEEDBACK FROM THE COMMUNITY ON WHAT AMENITIES THEY WOULD DESIRE TO SEE AT THIS LOCATION.

BASED ON THAT FEEDBACK, AN INITIAL SCHEMATIC DESIGN WAS PUT FORTH FOR THE COMMUNITY TO RESPOND TO. THE COMMUNITY WAS EXCITED AND SUPPORTED OF THE DESIGN THAT WAS PUT FORTH.

SITE ANALYSIS + DRONE DOCUMENTATION



- CHALLENGE
- OPPORTUNITY
- TRAIL CONNECTION
- SITE BOUNDARY
- RAILROAD
- STREAMS + RIVERS
- PARCEL LINES
- OTHER CITY-OWNED PROPE
- FUTURE RIGHT-OF-WAY
- SETBACK
- SIDEYARD
- 120' DRAINAGE EASEMENT

SUMMARY OF KEY FINDINGS

WHAT WE HEARD

The design team prepared a series of boards for the public, City staff, and stakeholders to respond to over the course of the charrette. This included three (3) activities and two (2) open-ended response questions (see right for the Activity Guide). The design team was also available in the room to answer questions and discuss residents' preferences and priorities.

The same content was used for all three audiences, with the exception of four (4) additional "Positioning Boards" with more spatial and design-related prompts that were presented at the Stakeholder Open House. **The following section summarizes the key findings, priorities, and major themes from all three Open House events, and the subsequent online Community Survey.** The numbering corresponds with the activity stations (1-6) at the Open House – see the Activity Guide to the right for information about each station.

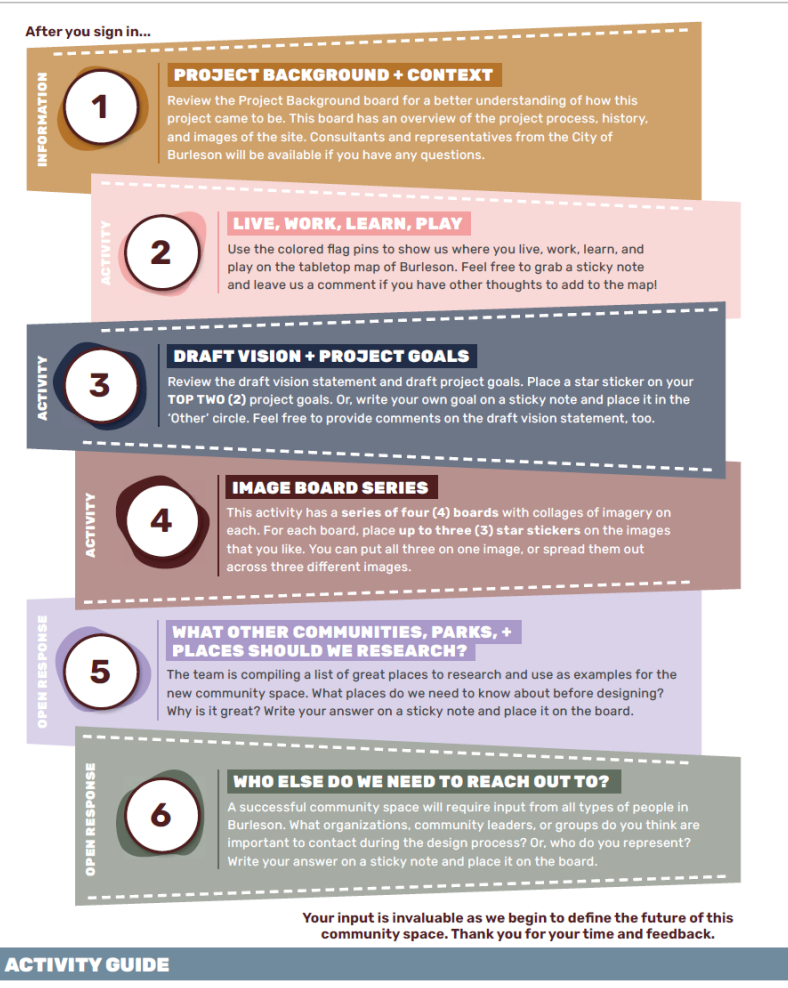
All of the boards used during the Community Engagement phase with documented notes from the public and tallies of how many stars each image or project goal received can be found in Appendix A and B of this booklet.

approx.
120 people attended the
Public Open House
(92 people signed in)

approx.
30 people attended the
City Staff Open House

approx.
14 people attended the
Stakeholder Open House

The graphic to the right guided participants through the six (6) Open House stations and activities.



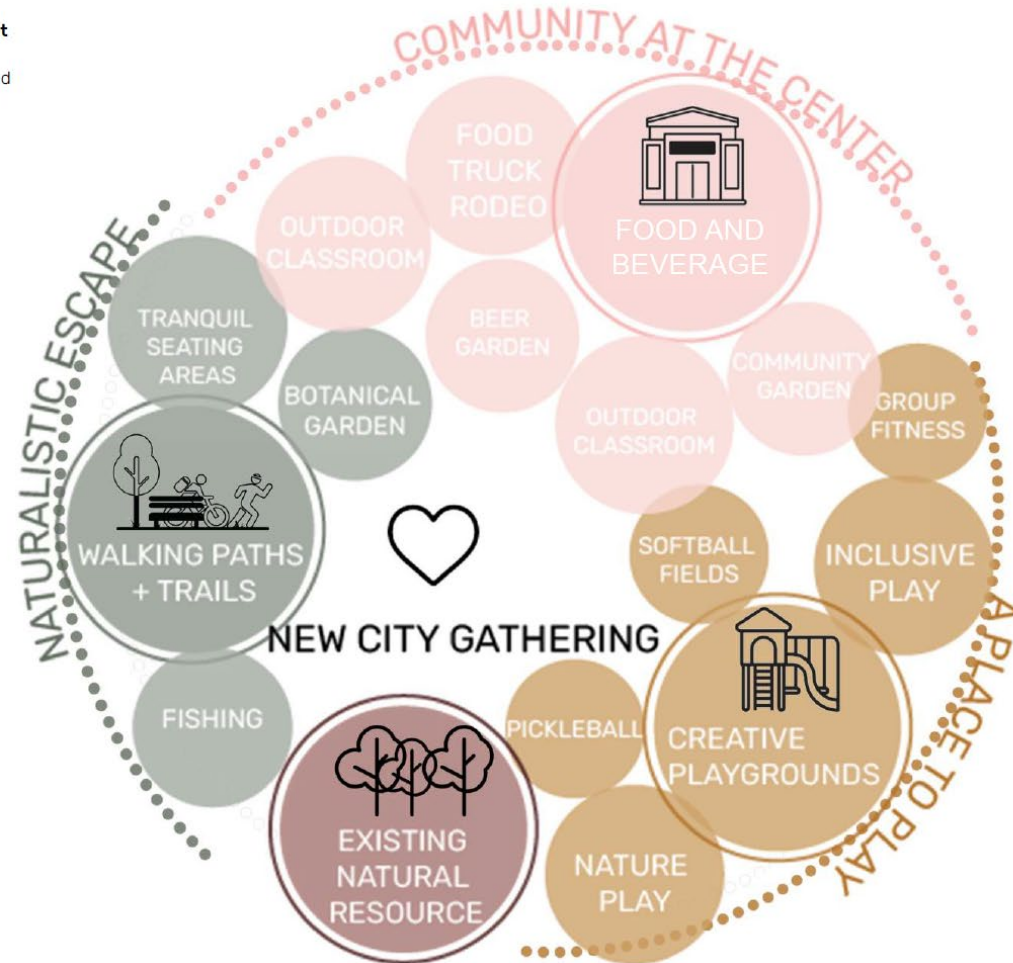
THE BIG IDEA

The community engagement process and site analysis informs the Big Idea for the new community space. Much of the feedback indicated that the community wants to balance civic and social uses with places to recreate and be with nature. **Connectivity was a key theme that emerged** – providing opportunities to connect to nature, connect families internally through multigenerational programming, create spaces that inspire new social connections to friends and the larger community, and bridge the gap between citizens and local government through civic and educational resources.

The Program

A general program of elements was developed based on public, City staff, and stakeholder input. All of the site plan concepts include these elements in different configurations:

- Three (3) softball fields
- Sports courts (pickleball and tennis)
- Community park/civic commons
- Space for community events (min. 4 AC for 8,000 people)
- Inclusive nature playground
- Lake access
- Walking paths and trails
- Environmental reclamation area
- Dog park
- Bandstand/stage
- Food truck rodeo
- Civic uses
- Commercial and retail (food and beverage)
- Shared parking lots (min. 1 space per 200 sf of retail/commercial, min. 30 spaces)
- New street with entrances on Alsbury Blvd and Hulien St



4B Capital Projects Plan

FY 2025-2029

Adopted November 2024



Project #	Project Name	2025	2026	2027	2028	2029	Total Per Project (FY25-29)
PK2405	BAILEY LAKE			\$498,750			\$498,750
NEW	BARTLETT				\$420,000		\$420,000
NEW	CENTENNIAL	\$525,000					\$525,000
NEW	CHISENHALL					\$336,000	\$336,000
NEW	HEBERLE				\$336,000		\$336,000
NEW	MISTLETOE HILL			\$585,000			\$585,000
NEW	BATHROOM ADDITIONS		\$157,500		\$162,225		\$319,725
PK2410	CHISENHALL FIELD TURF	\$2,205,000					\$2,205,000
NEW	ADULT SOFTBALL FIELDS	\$2,163,000					\$2,163,000
PK2103	SHANNON CREEK PARK	\$1,881,675					\$1,881,675
PK2311	COMMUNITY PARK	\$540,750					\$540,750

4A Projects	2025	2026	2027	2028	2029	Total
Alsbury Blvd	\$4,001,277	\$10,000,000				\$14,001,277
Lakewood Drive Extension	\$100,000	\$9,800,000				\$9,900,000
Hooper Business Park Sign		\$200,000				\$200,000
Future Project			\$10,000,000			\$10,000,000
High Point Expansion Purchase	\$1,742,400					\$1,742,400
Project Wave	\$800,000					\$800,000
West Side Infrastructure	\$500,000					\$500,000
Total	\$7,143,677	\$20,000,000	\$10,000,000	\$0	\$0	\$37,143,677

4A Capital Projects Plan FY 2025-2029 Adopted November 2024

LEGEND-FULL SCHEMATIC DESIGN

- | | |
|---------------------------|----------------------|
| 1 SOFTBALL FIELDS | 9 WALKING TRAILS |
| 2 CONCESSIONS / RESTROOMS | 10 INCLUSIVE PLAY |
| 3 RESTROOMS | 11 FOOD TRUCK PLAZA |
| 4 COVERED PLAZA | 12 COVERED STAGE |
| 5 GARDENS | 13 RAIN GARDEN |
| 6 SPORTS COURTS | 14 PARKING |
| 7 FISHING PIER | 15 PEDESTRIAN BRIDGE |
| 8 DOG PARK | 16 STORAGE BUILDING |

ALSBURY & SW HULEN STREET COMMUNITY SPACE



LEGEND - PHASE 1

- 1 TEMPORARY SOFTBALL FIELDS
- 2 FOOD TRUCK PLAZA
- 3 PARKING
- 4 RAIN GARDEN
- 5 ROADWAY WITH PARALLEL PARKING
- 6 TEMPORARY WALKING TRAILS

Contract Scope – Phase I

Includes: Construction documents, irrigation tap, main road, parking, and stormwater infrastructure.

Does not include: Electrical, main water, or sewer utilities.



ALSBURY & SW HULEN STREET COMMUNITY SPACE

Financial Consideration

Design Phase Cost Breakdown

- **Total Design Cost:** \$320,000
- **Contingency (10%):** \$32,000
- **Total Phase Cost (Design + Contingency):** \$352,000

Even Split Between Funding Sources:

- **4A Contribution:** \$176,000
 - Includes \$160,000 for design + \$16,000 contingency
- **4B Contribution:** \$176,000
 - Includes \$160,000 for design + \$16,000 contingency





TIMELINE FOR PHASE I

November 2024- Amended Capital Plan 4A and 4B
Complete Budget Amendment for 4A-November 2024
Completed Schematic-April 2025
Begin Design- May 2025
Construction- Winter 2025
Open - Spring 2026

ACTION

Staff recommends approval as presented