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## TOWN COUNCIL WORK SESSION COMMUNICATION

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**AGENDA DATE:** January 13, 2025

**SUBJECT:** Letford Park and Centennial Park Concept Plans

**ATTACHMENTS:** 1. Concept Plans

**PRESENTED BY:** Jeremy Gleim, AICP, Planning & Development Director

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### WORK SESSION ITEM DESCRIPTION:

The Town issued a Request for Proposal (RFP) in June of 2024 to work with a consultant to master plan two parks: Centennial Park and Letford Park. Upon review of the RFPs and subsequent interviews with the four top finalists, Staff identified Wenk Associates, Inc. as the most responsive team. On August 19, 2024, at their regular meeting, the Town Council awarded a contract to Wenk Associates, Inc. for master planning services related to the two parks.

Since being awarded the contract, Wenk Associates, Inc (Wenk) has made significant progress on the designs for both parks. As a precursor to the design phase, Wenk participated in multiple community events to solicit public feedback and hosted an online survey through the Town's website. More than 600 survey responses were collected through that effort. Wenk used the data from the responses to create initial concept designs for the two parks. Two concept plans were developed for each park, and those concepts were shared with the community during a public open house that occurred on November 19, 2024. The open house corresponded with the launch of a second online survey. The purpose of the second survey was to solicit feedback on the concept plans, so that the designs could be further developed. More than 200 additional responses were collected through the second survey.

### CONCEPT PLANS:

The purpose of this work session is to engage with Town Council in an informal setting regarding the design of the two parks. Staff would like to use this as a forum to share information and gather feedback on a few targeted topics; however, no formal decisions that require a vote of the Council shall occur.

### **Item #1: Senior Center Location**

Wenk created two concept plans for each park. One of the two concept plans for each park included a senior center. As part of the second survey, we asked respondents certain questions specific to the senior center. Below is a summary of those findings:

Letford Park: Regarding a potential senior center, 61% of respondents said they would be in favor of a concept plan that included a senior center (267 responses); however, when asked which concept plan they preferred for Letford Park, 60% of respondents voted for the concept plan that did not include the senior center (266 responses).

Centennial Park: Regarding a potential senior center, 52% of respondents said they would be in favor of a concept plan that included a senior center or community center (240 responses). Similarly, when asked which concept plan was preferred, 53% of respondents voted for the concept plan with the senior center/community center (250 responses).

Staff Comment: Letford Park is a beautiful location in the heart of a residential neighborhood. While it can accommodate a senior center, the construction of such a facility on that property would occupy a much larger percentage of the site than would be occupied at Centennial Park, simply given the size of the two parks. Other conditions that would favor Centennial Park for consideration of a senior center include:

1. Proximity to Existing Facilities: YMCA, Johnstown Public Library, and Downtown Johnstown.
2. Proximity to Future Amenities: Centennial Park will ultimately house a significant number of amenities, including walking trails, access to the Little Thompson River, a dog park, etc.
3. Potential Shared Use Facility: Since Centennial Park is substantially larger than Letford Park, a senior center could be part of a larger community center, wherein the senior center could have its own access and internal space, but could be connected to shared amenities: kitchen, additional restrooms, meeting spaces, parking lots, etc.

Council Feedback: Staff would like to know if Council prefers the idea of a senior center at Letford Park, Centennial Park, or neither. This will help Wenk finalize designs for both parks.

### **Item #2: Outdoor Pool – Centennial Park**

Both concept plans for Centennial Park included a dashed square representing the approximate size of an outdoor pool facility, based upon the feasibility study the Council commissioned in 2024. The second survey included a question asking respondents if they were in favor of a concept plan for Centennial Park that included a seasonal outdoor pool, and 66% of respondents voted in favor of the idea.

Staff Comment: Since the footprint associated with the pool facility constitutes a sizable portion of the property's development potential (i.e. the area outside of the floodplain), it will be prudent to plan accordingly, including interim designs.

Council Feedback: Staff would like to know if Council wants to preserve six acres of land outside the flood plain for a future outdoor pool facility. This will inform both short- and long-term designs for the park.

Staff would like to hear any other general comments about the concept plans.

***Reviewed and Approved for Presentation,***



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Town Manager