

Chuck Robinson
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December 20, 2021

RE: Glenning Park Design Charrette

Chuck,

Thank you for the opportunity to assist in a getting a consensus design concept for the new Glenning Park. I have teamed up with Chris Overdorf, ASLA, Landscape Architect, with SCJ Alliance. (He is a former student at Glenning!) We have both worked on the design of public park environments before and are excited about the opportunity to help. Besides yourself, I have also had discussions with Bob Libolt, Harlan Kredit and City Parks Director Vern Meenderinck (soon to retire), to get an idea of thoughts so far. (Notes attached) I have also read the planning meeting summary from October 27, and compilation of survey comments with additional notes.

I know you and Bob are familiar with the design charrette planning process. But I will explain more below, for others.

We will explore concepts in a “charrette “ atmosphere. Chris and I can help all the interested stakeholders come together for a project final scope direction. We will explore master plan uses and cost/benefit scenarios. Once you approve this, I will send a specific draft agenda to review, depending on the venue for this.

Below is my understanding of the scope for the project and proposed schedule and fee. At the end of this process, we will have an executive summary and some possible schematic master plan concepts for the appropriate scenario(s). It is also my understanding that this is not an open public process, per se. The initial design charrette works best if we have maximum 6-15 interested “stakeholders”, representing investors, community activists and City staff. We may want to have an open forum in the future, to discuss specific design concepts, because the process should be publicly transparent.

Overall goal is a collaboration to determine the best scenario for the future of the future “Glenning Park” land. This initial design charrette planning session is without any preconceived plan. This would involve, facts about the site location, a ppt. visual “tour” of other public parks, and a brainstorm session. I have facilitated over 150 of these charrettes over the years, and they always lead to a better design that had 100% “buy-in” by participants, who represent many others.

Below is how I would recommend we proceed, service and fees.

1. Pre-Charrette interviews with key stakeholders. Done.
2. Generate an agenda of key topics to discuss, so that participants have some things to think about, prior to the planning session, and it will provide subjects to keep us on track.
3. Assemble, Site Plan, survey, code/permit utility issues, site photos, Historical images, along with a visual “slide show” example of other Parks around the world. Facts, and a creative primer.
4. Brainstorm ideas with participants, based on the agenda. Narrow down the ideas to a design program, we can all generally agree to. BTW, this can either be an “in-person” (socially distant) charrette, or via Zoom. Whatever the comfort level is at the time.

5. Adjourn.

The entire Charrette session should be no more than 2-3+/- hours. If in-person, we should provide some coffee/tea/snacks, and I will need access to a good room for putting up flip charts, slide show wall, and a ppt projector.

6. Within the following 5 days, a brief follow-up meeting should occur to discuss an executive summary of the design program we discussed, and new design concepts. This should only be an hour or so. In person, or via Zoom. Then some minor revisions.
7. If we all generally agree on the proposed design concept, we can define the project, and assign specific fees required for A/E services and/or permit/approval process. The project can be cost estimated at various stages of evolving design.
8. Plans are done, final costs estimated, permitted, approved, financed and construction starts! The timeline & costs for all this TBD.

The Design Charrette: *The first rule is...there are no rules!*

What Makes a Great Public Space?

The Gehl Institute has created “The power of 10+” for testing the quality of a particular public space, based on comfort, enjoyment, and protection. Places thrive when users have a range of reasons (10+) to be there. These might include a place to sit, playgrounds to enjoy, art to touch, music to hear, food to eat, history to experience, and people to meet. Ideally, some of these activities will be unique to that particular place, reflecting the culture and history of the surrounding community.”

All of the people I interviewed, discussed general goals and specific design components. But, we will explore all the possibilities again. Especially, in light of the some of the ideas that we see from other locations. It will be a dynamic process. Some of the design issues that can be discussed in the agenda will cover:

- Health Benefits
- Economic Benefits
- Environmental Benefits
- Social and Equity Benefits
- Community goals
- Specific components

Successful master plans must be financially feasible, environmentally compatible, balanced, technically sound, responsive and flexible. The plan should describe how it is or will:

- Be consistent with and/or advance the goals of local plans;
- Be responsive to the interests of citizens and diverse groups of stakeholders;
- Implementable, lead to a shared vision for community livability, and recommendations for land-use policy, parks development and natural resource conservation;
- Be adaptable to future changes in conditions;
- Lead to a shared vision for recreation and conservation among all stakeholders and guide future implementation;
- Address needs based upon the demographics of the community/region, including special-needs populations and community members of all ages;
- Address the need for ADA accessibility (e.g., facilities, sites, and programs);

December 20, 2021
Chuck Robinson
RE: Glenning Park Design Charrette
Page 3

- Create opportunities for citizens to connect to open space, greenways, parks;
- Strengthen connections between recreation, healthy lifestyles, and economic benefits in communities;
- Reconnect people to the outdoors and foster environmental stewardship;
- Leverage investment of resources, partnerships, maintenance and funding; and
- Support environmental sustainability, conservation, and green practices

Phase One Professional Services:

A. The Design Charrette process, as described above + Executive summary: **\$8,500 ***
(Includes time for CDM and Chris Overdorf) The “deliverable” will include schematic site plans, sections &/or sketches of specific components.
* Discounted by 25%

Phase Two:

B. The summary and preliminary design TBD, depending on what program is decided for the scope of the project above. This is not a “normal” building design project, so “rules-of-thumb” for fees cannot work. It will be hourly design time until a closer estimate could occur after approval of a design program.

Phase Three:

C. Specific Design Development drawings will be produced, adequate for preliminary Construction pricing, and any Pre-Application Conferences required by City and Community fund raising.

Phase Four:

D. Once design and approvals are received, fixed fees for production of permit and construction documents are created, for a final cost estimate.

Schedule:

The Initial design charrette, and follow up within 1 week, cannot happen until after February 1, 2022, based on my current schedule.

Chris and I, are extremely excited to spend some creative energy with you, on a very needed project for the community. We are ready, and look forward to having more detailed discussions with key stakeholders with a proposed Agenda of specific ideas.

Sincerely,



David E. Christensen AIA LEEDap
Architect and Planner

Approved Date

Cc: Chris Overdorf, SCJ Alliance