GILBERT
ARIZONA

New Regional Park

Master/Concept Plan Project

March 2, 2016

WORKSHOP #3 – Presenting the VISION

- Planning Background
- Previous Park Programming Inputs
- Previous Workshop Inputs
  - Workshop #1 – Create the Vision – January 12th & 13th
  - Workshop #2 – Refine the Vision – February 9th & 10th
- Tonight's Workshop
  - Workshop #3 – Present the Vision (March 1st & 2nd)
- Next Steps
  - Parks Board Meeting – March 8th
  - Parks Board Meeting – April 5th
  - Parks Board Meeting – May 10th
  - Council Study Session – June 7th
  - Council Meeting – June 9th

WORKSHOP #1 – Creating the VISION for Gilbert's New Regional Park (January 12th, 13th)

➥WORKSHOP AGENDA:

- BACKGROUND SITE AND PROGRAMMING STUDY
- INDIVIDUAL AND SMALL GROUP ACTIVITIES
- DESIGN CHARRETTE

TONIGHT'S GOAL: *EXPAND UPON THE PREVIOUS INPUTS TO CREATE THE VISION FOR THE PARK*

BACKGROUND ON PARK SITE

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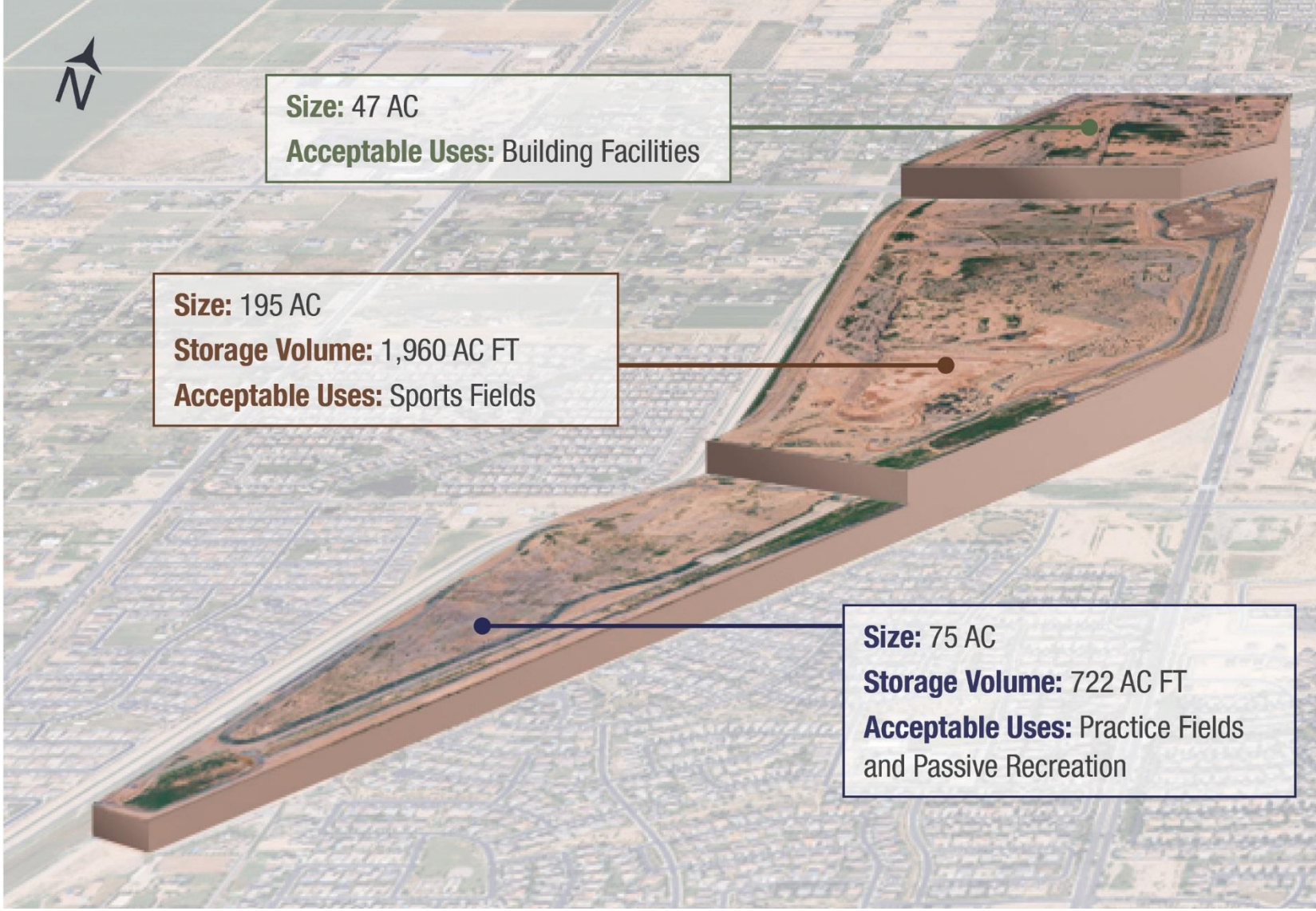

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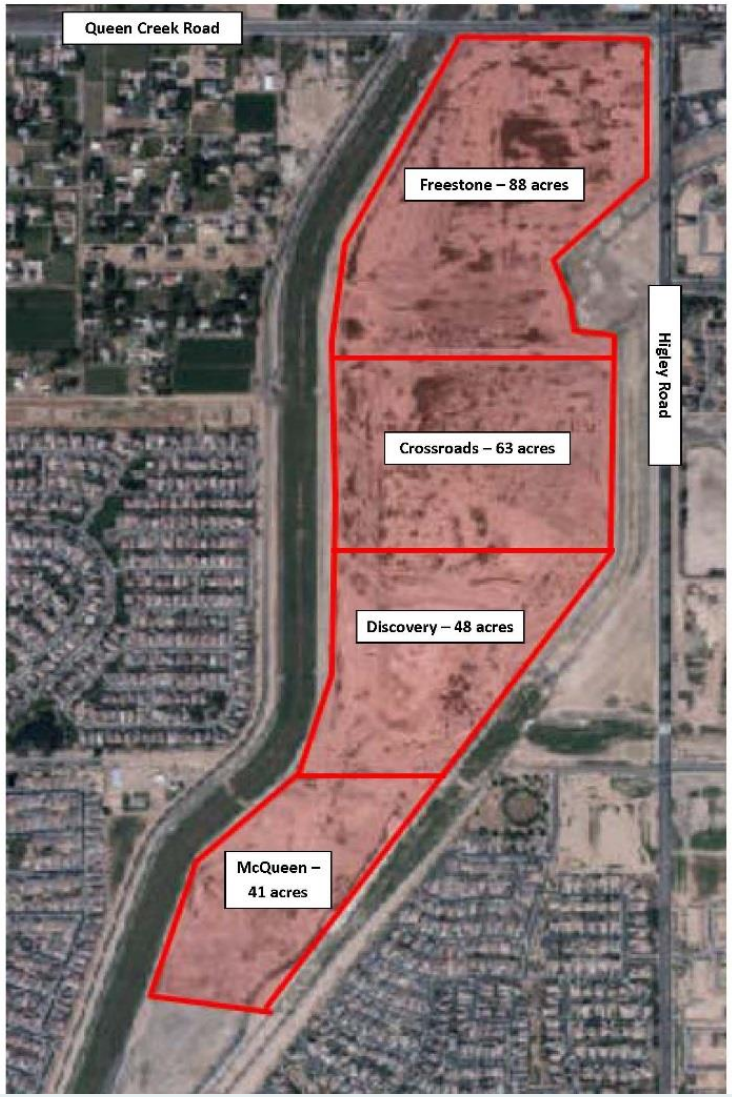
NEW REGIONAL PARK IN SOUTH GILBERT (Chandler Heights) – 272 acres

(Freestone, Crossroads, Discovery & McQueen – 240 developed acres)



Summary of Site Key Factors

- Lower Basin available for passive uses
- Upper Basin available for active uses but not buildings
- High and Dry unrestricted
- Southern road access is limited
- Ocotillo Road extension in the future

SUMMARY OF COMMUNITY INPUT

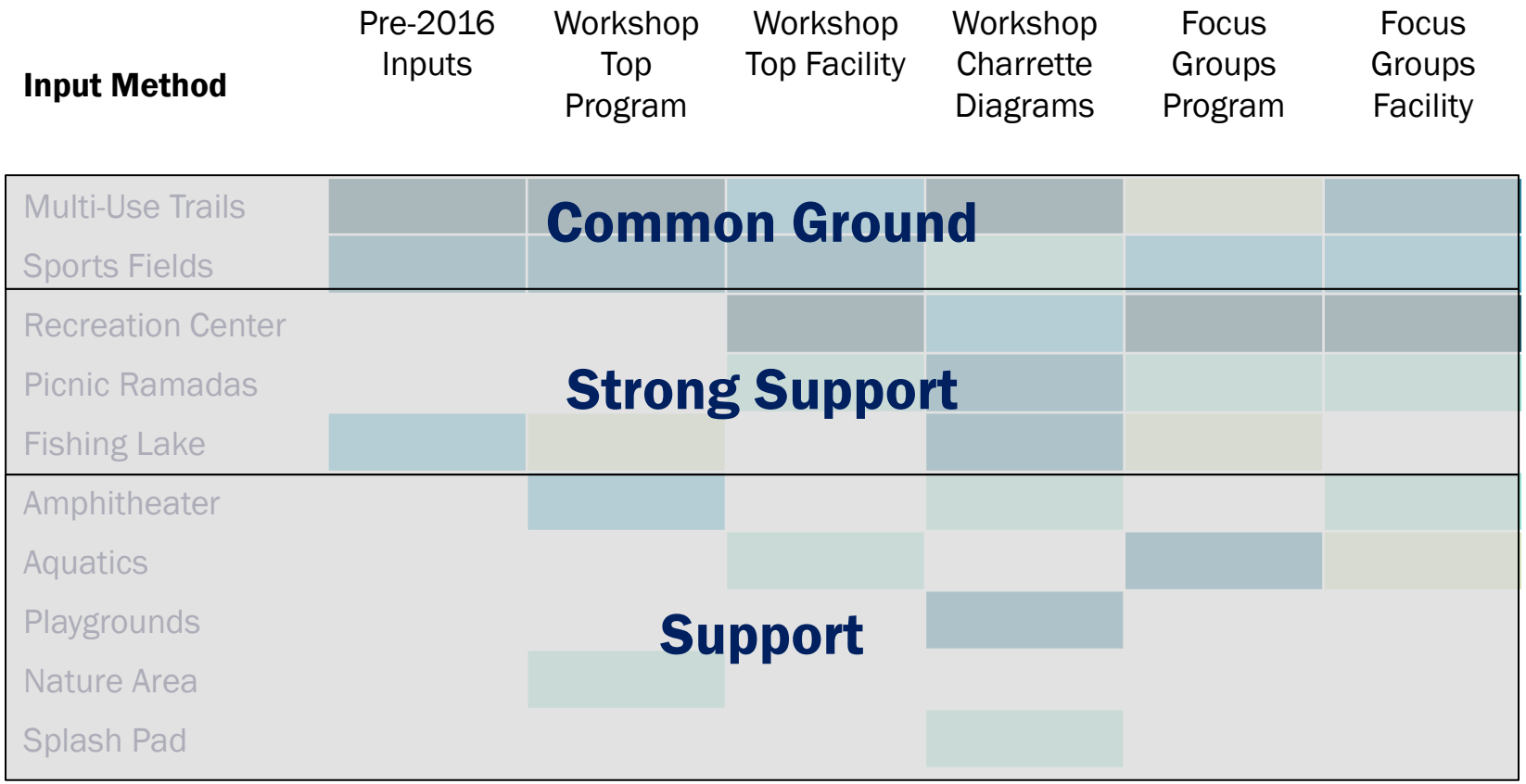
Sources Used to Collect Data:

- 1. Previous Studies:

  Parks and Recreation Master Plan (2014),
  Resident Telephone Survey (2014),
  Sports Fields Needs Assessment (2015)

- 2. Current Outreach
  Comments from Town website (2015/16)
  Community Workshop #1- January 2016
  Focus Groups – January 2016

TOP FIVE – All Input Methods

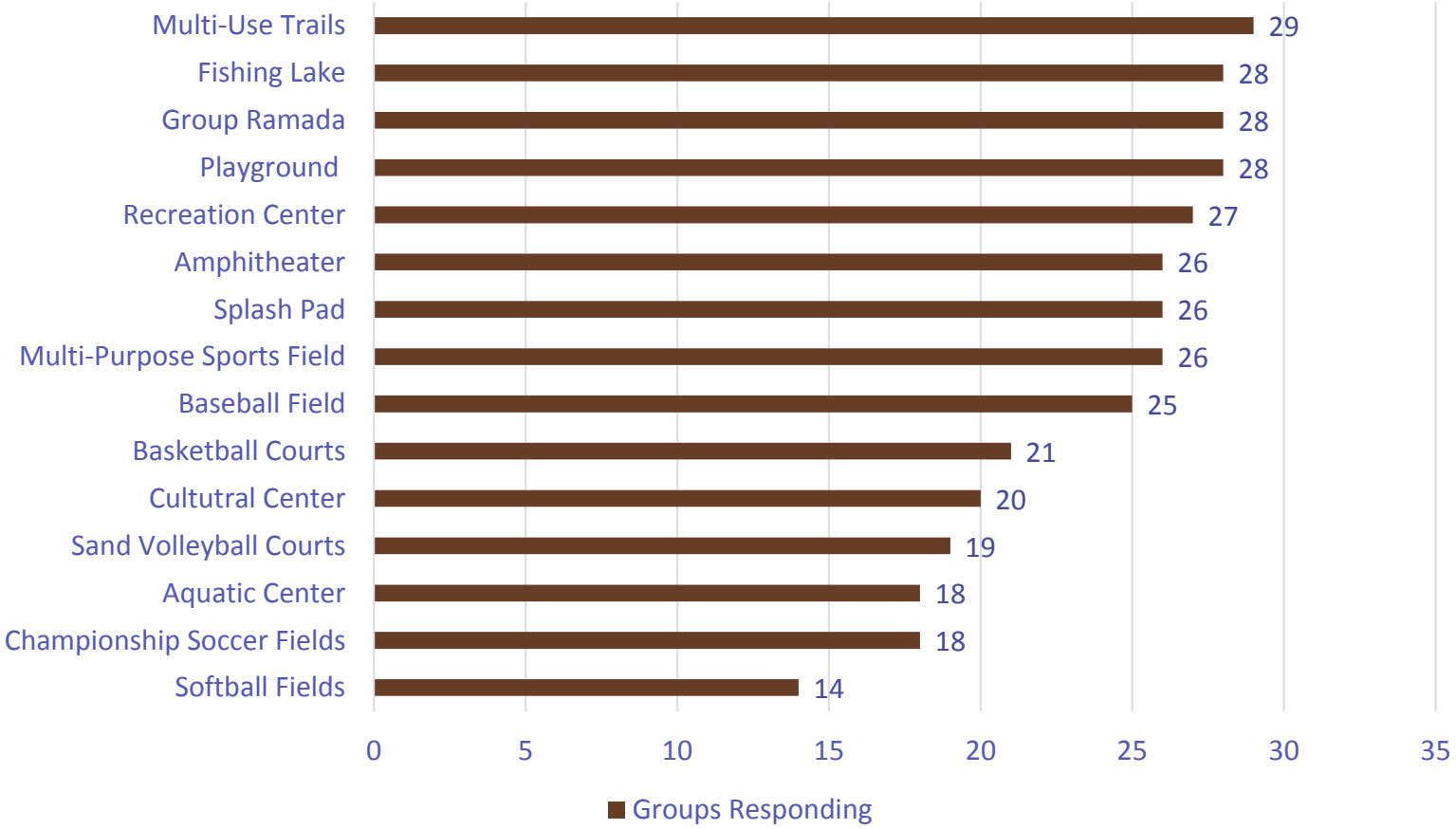


Color Key: Top 5 Priorities

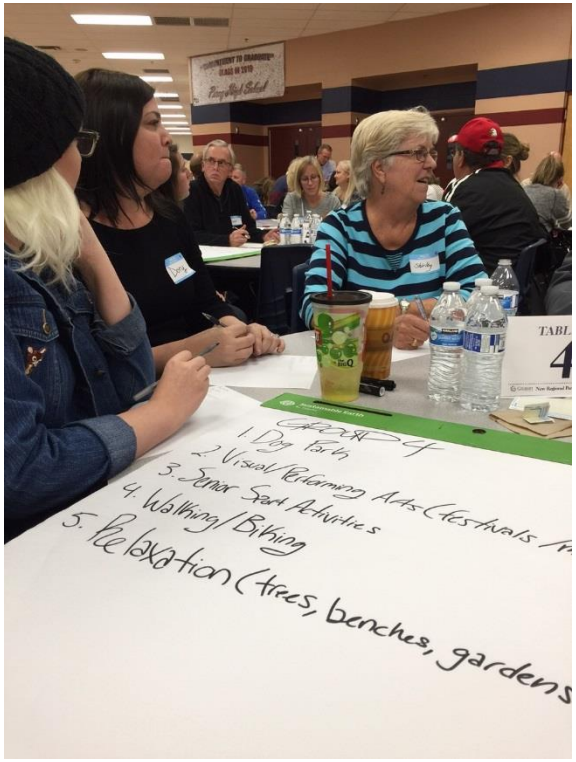
1	2	3	4	5

Design Charrette

TOP FACILITIES/AMENITIES
From Workshop Group Charrette Plans



WORKSHOP #2 - Refining the VISION (February 9th & 10th)



WORKSHOP DIAGRAM OPTION 1

High and Dry Area:
Lake, Amphitheater, Recreation/Cultural Center, Picnic/Event Zone, Basketball and Sand Volleyball, Parking and Green Park Space, Restrooms and Concessions

Upper Basin:
Sports Fields (50% of Sports Fields Needs Assessment met), Open Space, Large Playground, Wet Play Splash pad, Large Picnic Ramadas and most Sports Fields, Hard Courts, Staging Area, Multi-Use Trails, Restrooms and Concessions

Lower Basin:
Soccer Fields, Dog Park, Picnic Ramadas, Restrooms/ Concessions, Nature/ Education Area

WORKSHOP DIAGRAM OPTION 2

High and Dry Area:

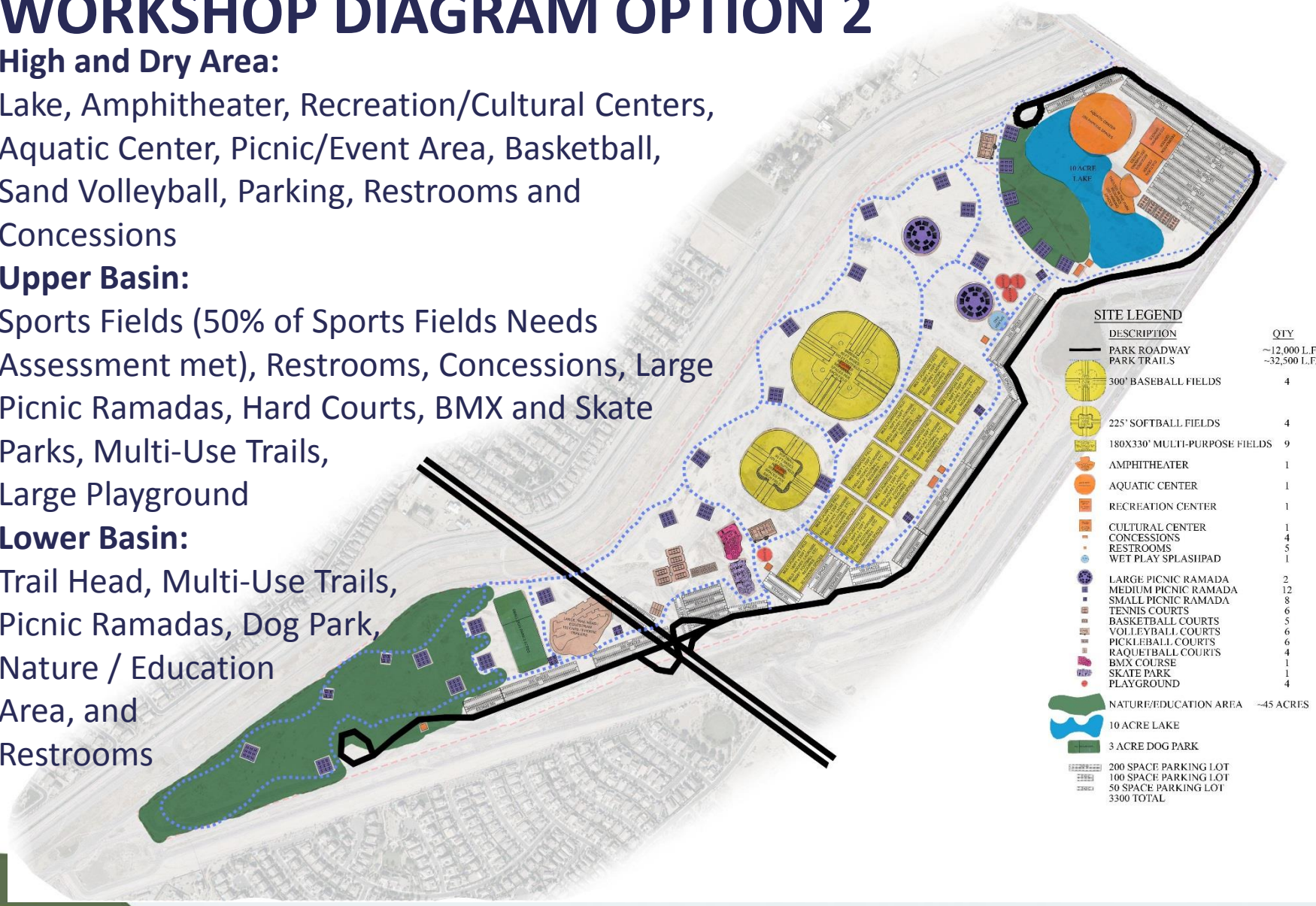
Lake, Amphitheater, Recreation/Cultural Centers, Aquatic Center, Picnic/Event Area, Basketball, Sand Volleyball, Parking, Restrooms and Concessions

Upper Basin:

Sports Fields (50% of Sports Fields Needs Assessment met), Restrooms, Concessions, Large Picnic Ramadas, Hard Courts, BMX and Skate Parks, Multi-Use Trails, Large Playground

Lower Basin:

Trail Head, Multi-Use Trails, Picnic Ramadas, Dog Park, Nature / Education Area, and Restrooms



WORKSHOP DIAGRAM OPTION 3

High and Dry Area:

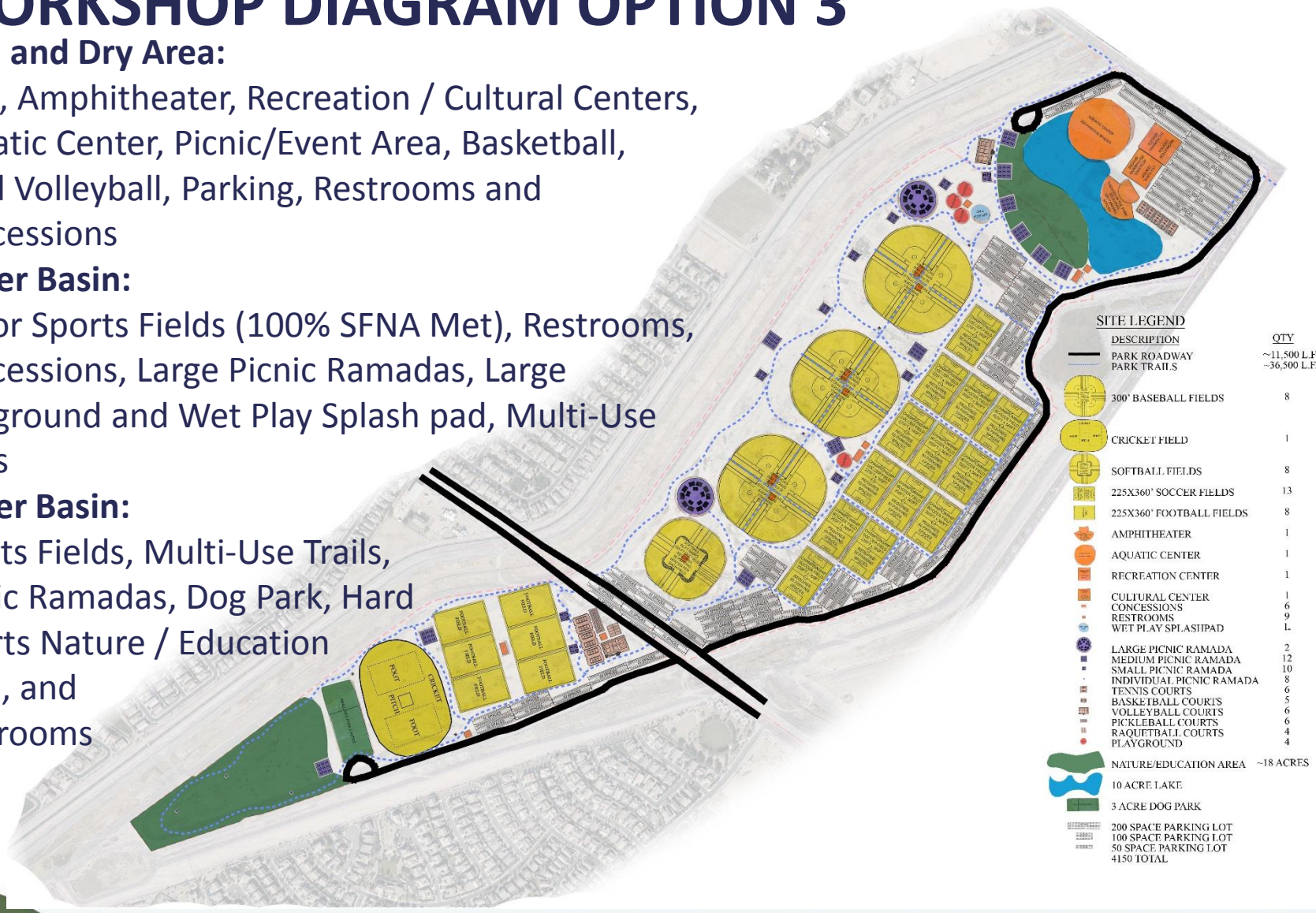
Lake, Amphitheater, Recreation / Cultural Centers, Aquatic Center, Picnic/Event Area, Basketball, Sand Volleyball, Parking, Restrooms and Concessions

Upper Basin:

Major Sports Fields (100% SFNA Met), Restrooms, Concessions, Large Picnic Ramadas, Large Playground and Wet Play Splash pad, Multi-Use Trails

Lower Basin:

Sports Fields, Multi-Use Trails, Picnic Ramadas, Dog Park, Hard Courts Nature / Education Area, and Restrooms



WORKSHOP DIAGRAM OPTION 4

High and Dry Area:

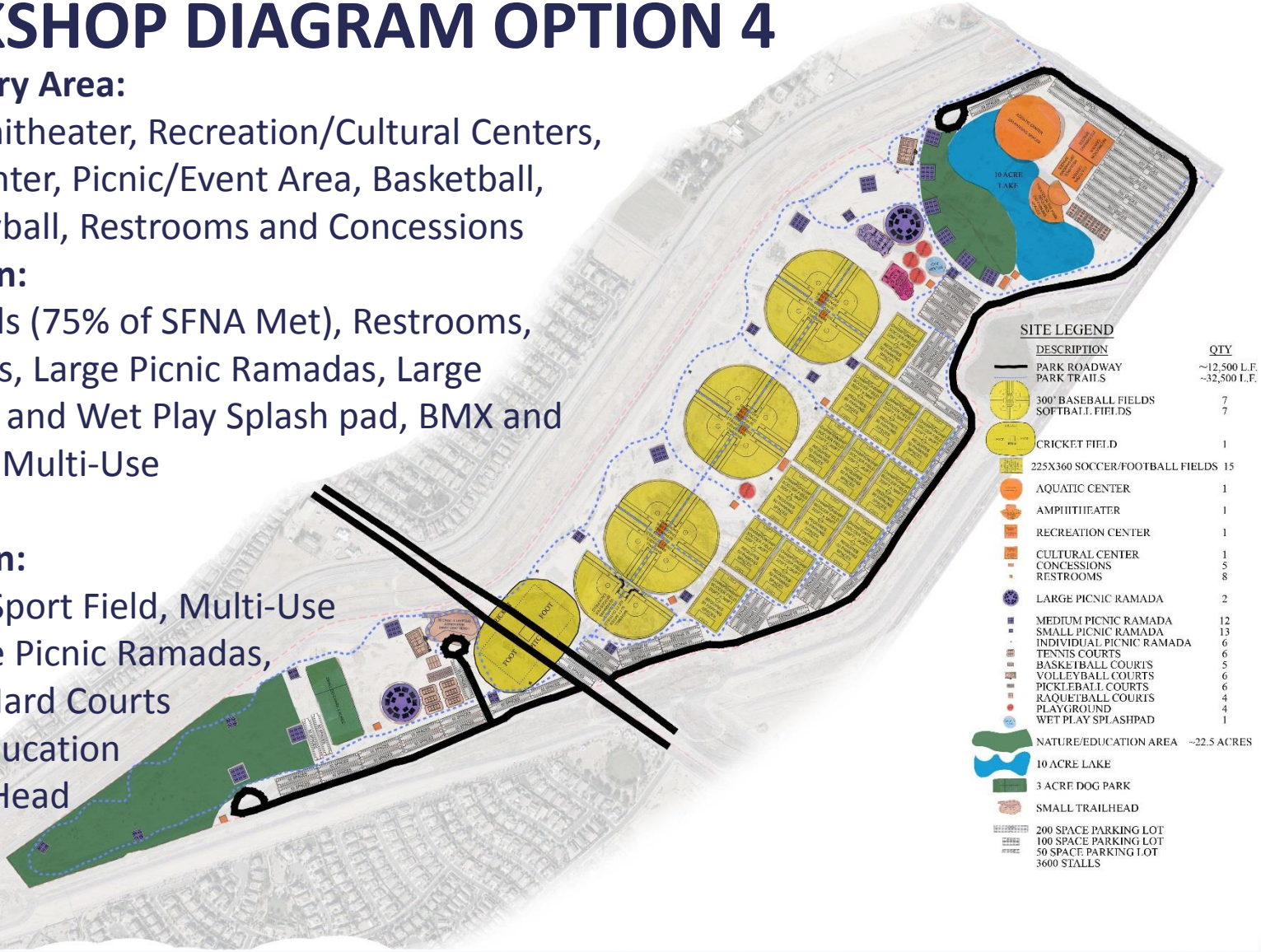
Lake, Amphitheater, Recreation/Cultural Centers, Aquatic Center, Picnic/Event Area, Basketball, Sand Volleyball, Restrooms and Concessions

Upper Basin:

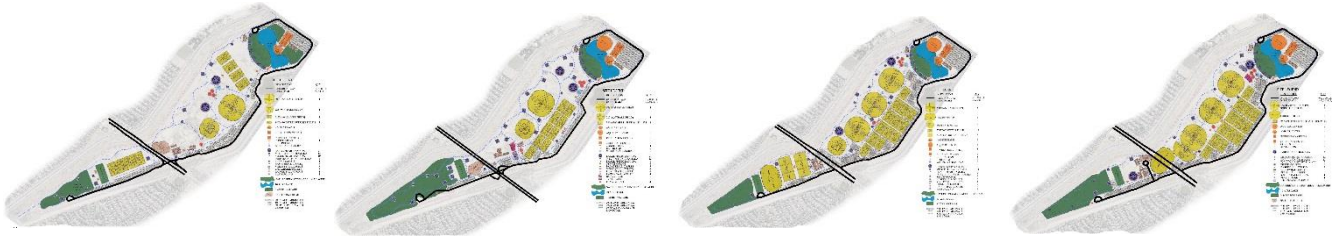
Sports Fields (75% of SFNA Met), Restrooms, Concessions, Large Picnic Ramadas, Large Playground and Wet Play Splash pad, BMX and Skate Park, Multi-Use Trails

Lower Basin:

Portion of Sport Field, Multi-Use Trails, Large Picnic Ramadas, Dog Park, Hard Courts Nature / Education Area, Trail Head and Restrooms



Order of Magnitude for Construction and O/M



	PLAN OPTION 1	PLAN OPTION 2	PLAN OPTION 3	PLAN OPTION 4
CONSTRUCTION COSTS*	$85M–$115M	$100M-$130M	$130M-$160M	$120M-$150M
O/M ANNUAL COSTS*	$2M - $2.5M	$2.1M - $2.6M	$2.5M - $3.0M	$2.4M - $2.9M

Note:

*Operations / Maintenance Cost (O&M) above do not include the revenue generation potential of a recreation center, cultural center, or aquatics center, or revenue generation potential for sports or other facilities.

QUESTIONS FOR WORKSHOP #2:

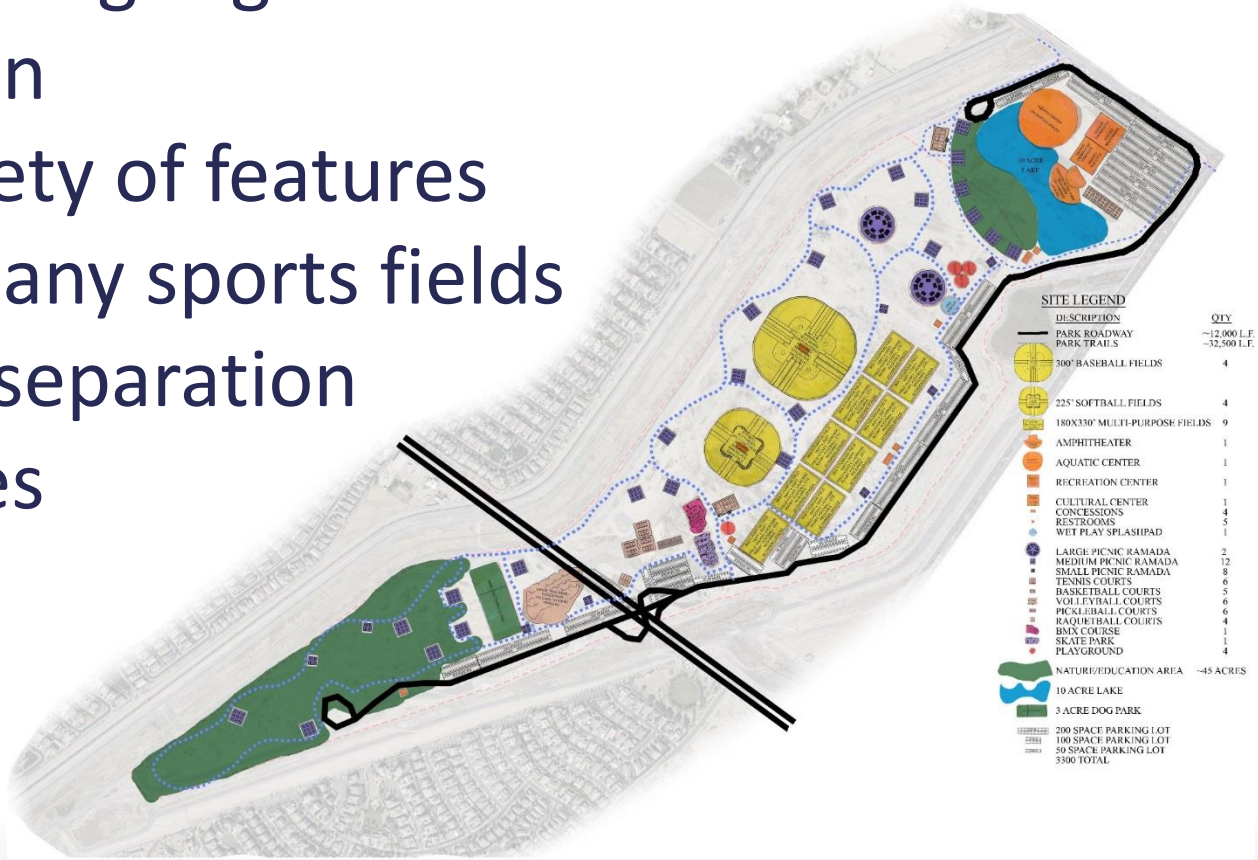
Q1 - individual

- Please provide your ranking of the four plans (most favorite is 1, least favorite is 4); and explain why. What modifications would you make to improve them? Please use the comment cards to provide your response.

- PLAN OPTION 1 ____0____
- PLAN OPTION 2 ____17____
- PLAN OPTION 3 ____1____
- PLAN OPTION 4 ____9____

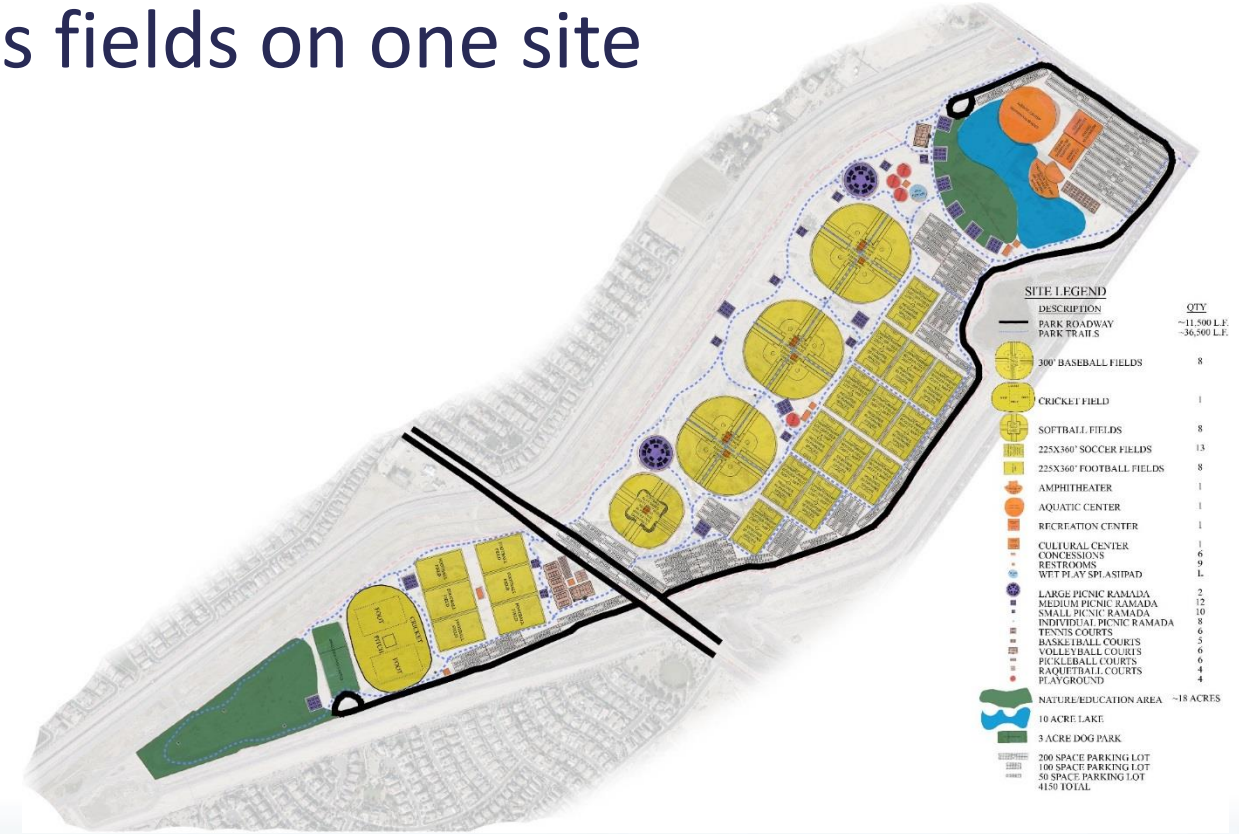
PLAN OPTION 2: WHY?

- Has the most nature & open space
- Fields/lighting together
- Most green
- Good variety of features
- Not too many sports fields
- Coherent separation of activities



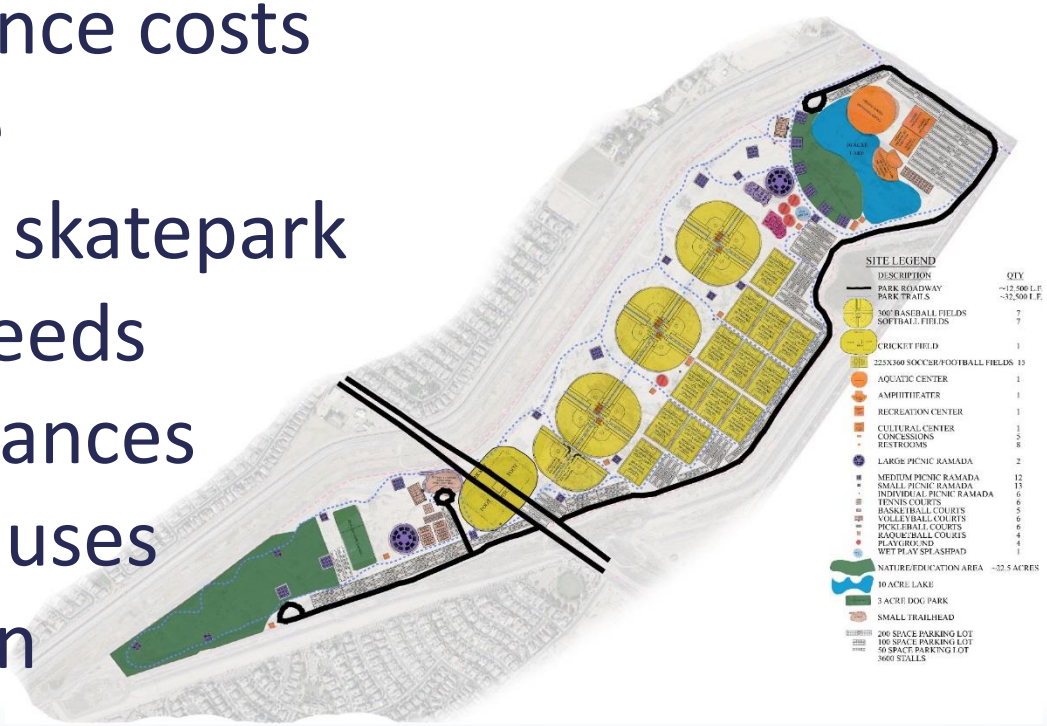
PLAN OPTION 3: WHY?

- Meets full growth needs of the Town for sports fields on one site



PLAN OPTION 4: WHY?

- Meets 75% of Sports Fields Needs Assessment
- Best area utilization
- Lower maintenance costs
- Cost is midrange
- Included BMX & skatepark
- Meets growth needs
- Utilizes land, balances active & passive uses
- Better equestrian access



MODIFICATION SUGGESTIONS

- Add disc golf
- Add parking on west side for access to ballfields
- Larger lake or another lake in lower area, nature area
- More playgrounds near sports fields
- Need a maintenance facility/yard
- More splash pads
- Larger dog park/sectioned

MODIFICATION SUGGESTIONS, continued

- Add benches
- Walking bridge across lake
- Eliminate aquatics
- Need 8 racquetball courts
- Archery
- Game courts (shuffleboard, bocce, 4 square, etc.)
- More volleyball & badminton
- Indoor soccer

SUGGESTIONS FOR IMPROVED SUSTAINABILITY AND COST-EFFECTIVENESS

- Solar panels to reduce power use & lighting ballfields
- Food truck/vending areas
- Flexible multi-purpose space for wedding rentals, special events, car shows, swap meets, etc.

SUGGESTIONS FOR IMPROVED SUSTAINABILITY AND COST-EFFECTIVENESS, continued

- Farmers markets & arts and crafts fairs
- Naming rights / sponsorships
- Native plants / xeriscape
- Movie in the park nights
- Volunteers
- Eliminate aquatics
- Eliminate BMX

KEY INDIVIDUALS INTERVIEWS SUMMARY PRIORITIES

- Unique / Innovative project
- Multi-use trails
- Sports fields
- Regional destination
- Commercial opportunities & partnerships
- Recreation center
- Swimming facility
- Sustainability & educational opportunities
- Cultural / History opportunities
- Extreme sports/ adventure activities
- Multi-generational

Website Comments Submitted

- Trails/Bike Paths
- Racquetball Courts
- Tennis Courts
- Disc Golf
- Pools / Aquatic Center
- Splash Pad
- Baseball / Softball Fields
- Skate Park
- Dog Park
- All Abilities Inclusive Playground
- Recreation / Community Center

CONCEPT 1

CONCEPT 1
TO CHANDLER HEIGHTS ROAD
OCOTILLO ROAD (FUTURE CONNECTION)
Dog Park
Great Lawn
Playground
Splash Pads
Amphitheater
Lake
HIGLEY ROAD
QUEEN CREEK ROAD
Gilbert's REGIONAL PARK
GILBERT ARIZONA
New Regional Park
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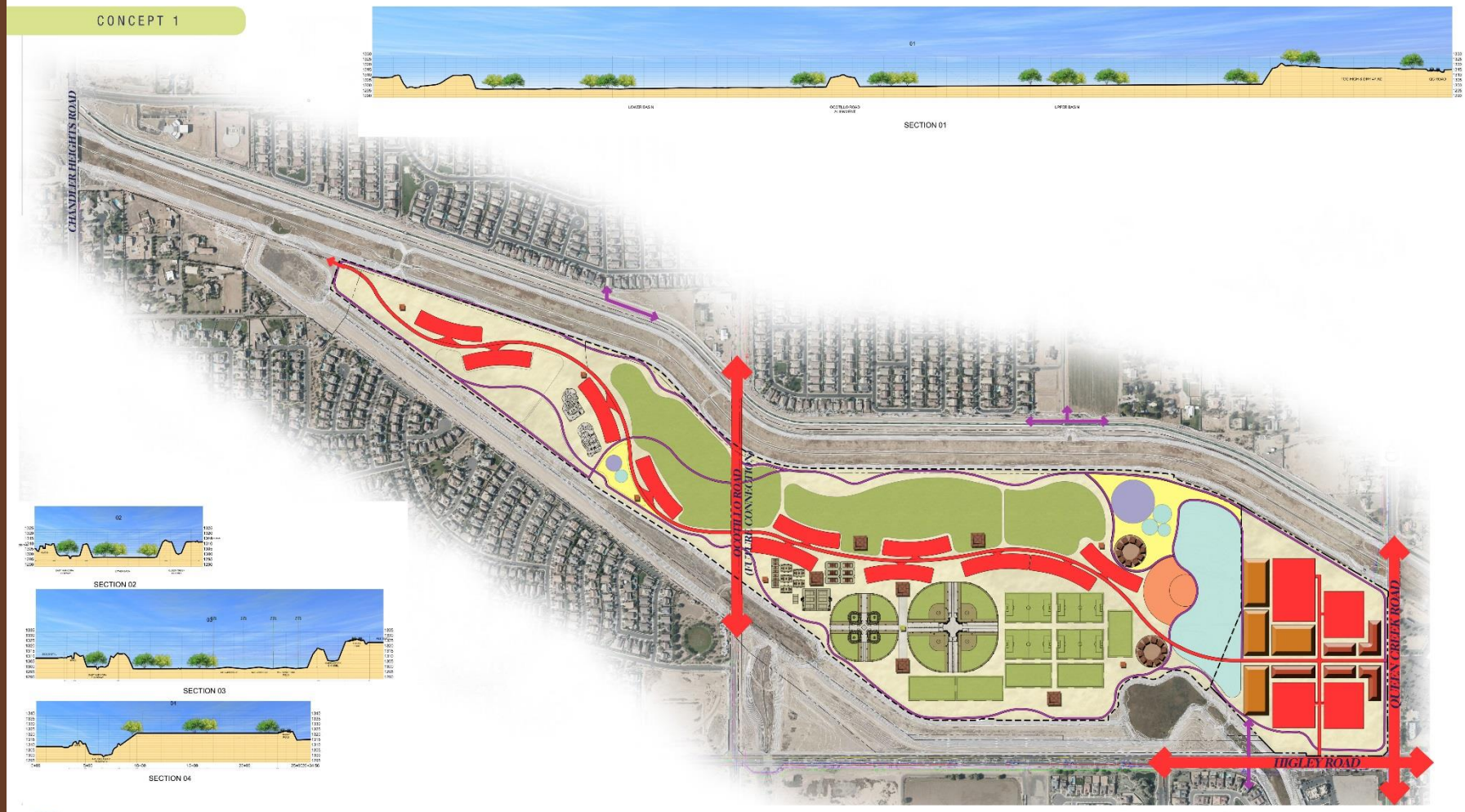
Scale 1" = 200'
Kimley»Horn
RJM
Workshop 3 | March 2016

CONCEPT 1 CIRCULATION DIAGRAM



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CONCEPT 2

CONCEPT 2

CONCEPT 2 CIRCULATION DIAGRAM

CONCEPT 3

Gilbert's REGIONAL PARK
gilbertaz.gov/gilbertregionalpark

GILBERT ARIZONA

New Regional Park
Master/Concept Plan Project

Scale 1" = 200'

Kimley»Horn RJM DESIGN GROUP

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New Regional Park *Master/Concept Plan Project*

CONCEPT 3 CIRCULATION DIAGRAM

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New Regional Park
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Order of Magnitude for Construction and O/M

	CONCEPT VISION PLAN OPTION 1	CONCEPT VISION PLAN OPTION 2	CONCEPT VISION PLAN OPTION 3
CONSTRUCTION COSTS*	$120M–$140M	$130M-$150M	$150M-$170M
O/M ANNUAL COSTS*	$2.5M - $3.0M	$3.0M - $3.5M	$3.5M - $4.0M

Note:

*Construction Costs do not include the retail buildings.

*Operations / Maintenance Cost (O&M) above do not include the revenue generation potential of a recreation center, cultural center, or aquatics center, or revenue generation potential for sports or other facilities.

TODAY'S OPEN HOUSE

- Please visit all three Plan Stations around the room
- Provide comments on each plan using the comment cards provided
- Submit cards before leaving

NEXT STEPS

- PRLSAB Meeting – March 8th
- PRLSAB Meeting – April 5th – three concepts 15% level
- Council Study Session April 12th – three concepts 15% level
- PRLSAB – May 10th – Final concept
- Council Study Session– June 7th
- Council Meeting –June 9th