



New Regional Park

Master/Concept Plan Project



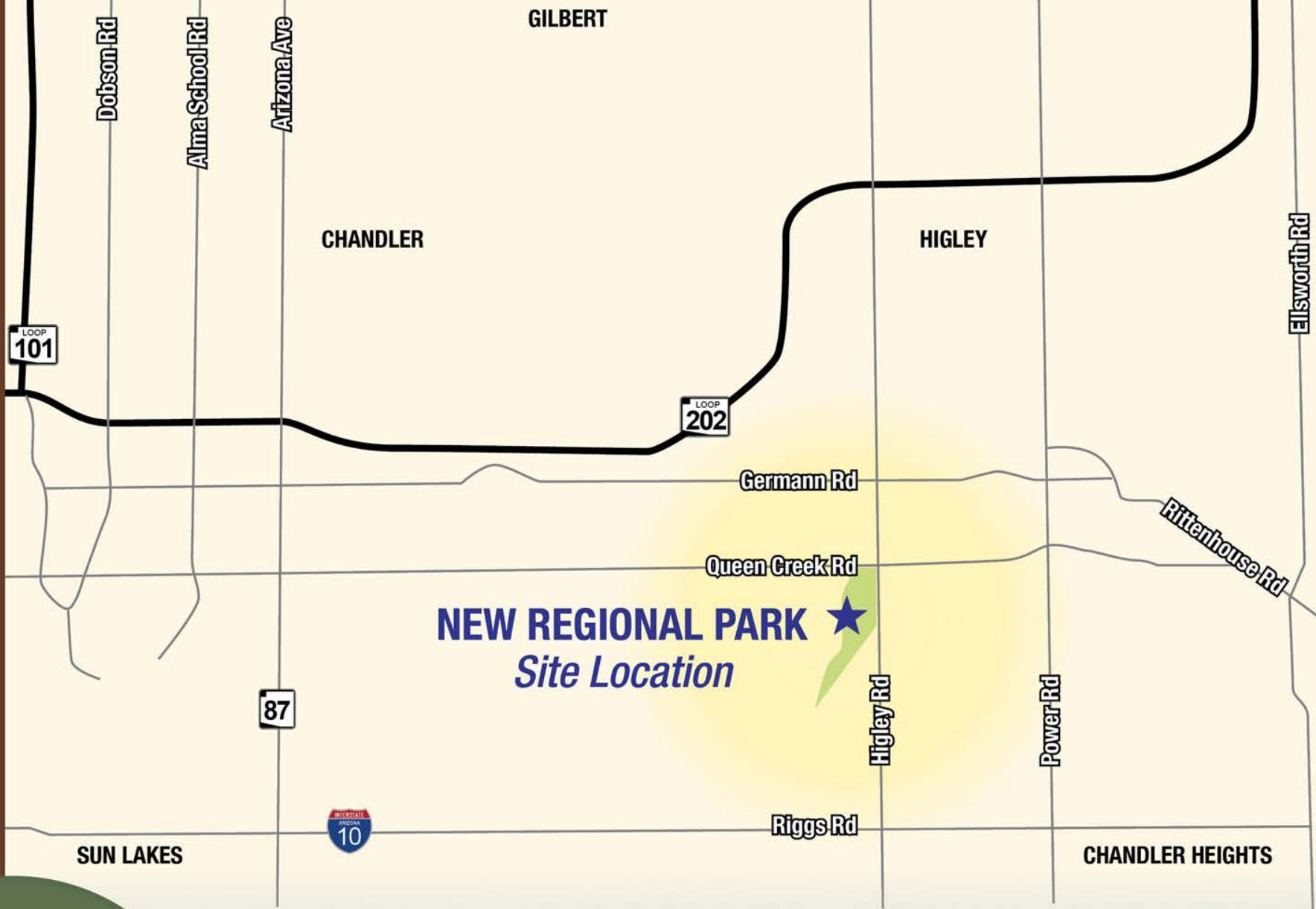
April 5, 2016

PARKS BOARD PROJECT SUMMARY

- ➔ Project Background
- ➔ Previous Park Programming Inputs
- ➔ Public Outreach
- ➔ Engineering Assessments
- ➔ Business Plan
- ➔ Vision Concept Development
- ➔ Next Steps

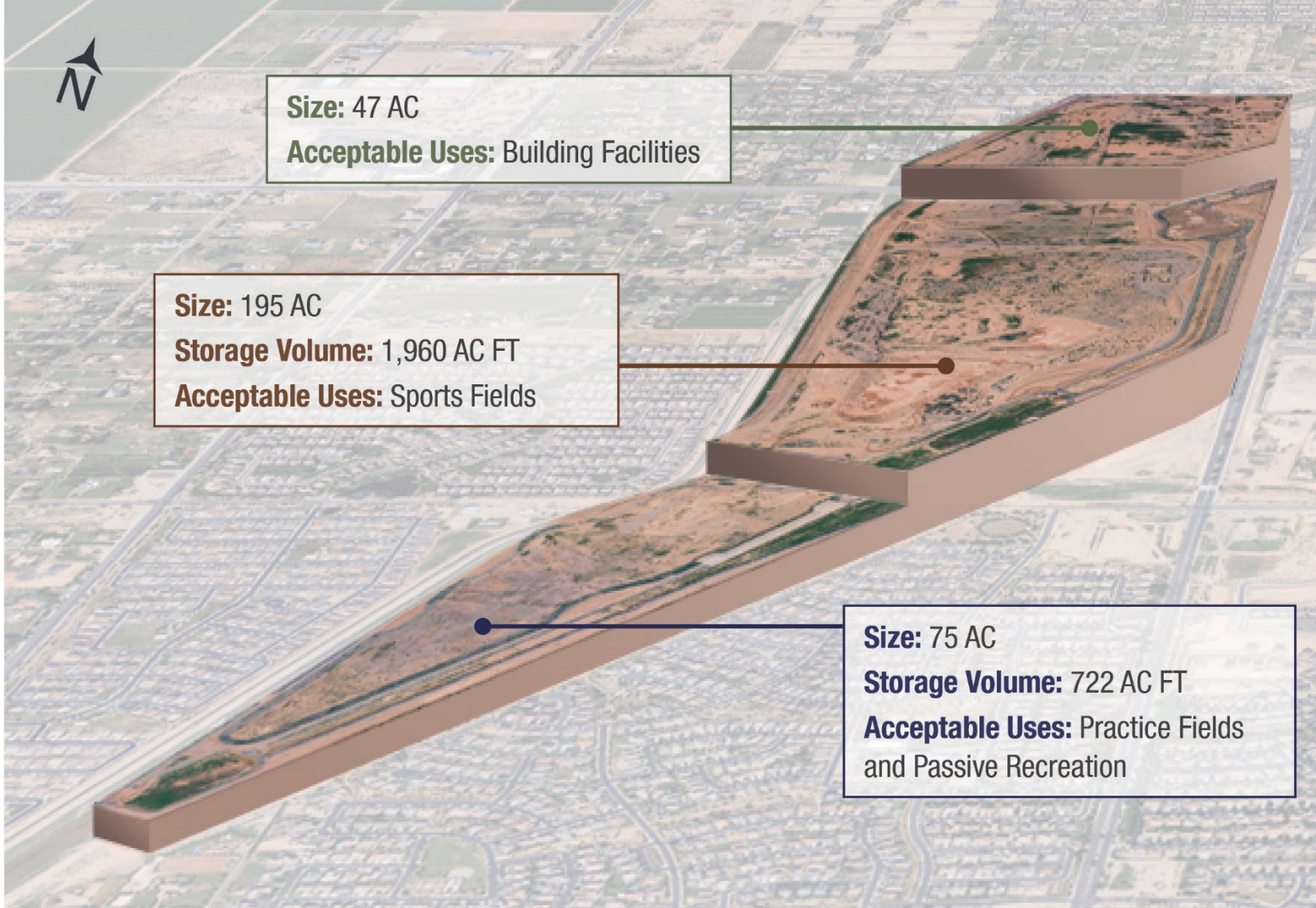
Project Background

- ➔ Project Site is located between Higley Road and the East Maricopa Floodway; South of Queen Creek Road.
- ➔ Site is approximately 272 ac with 225 ac within the Flood Control District of Maricopa County (FCDMC) Chandler Heights Basin
- ➔ IGA with Maricopa County May 2015
- ➔ In November of 2015 Council approved a contract with Kimley-Horn to develop the Park Master Concept Plan.
- ➔ Comprehensive evaluation of the site, including capital and operational cost analysis



New Regional Park Master/Concept Plan Project





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

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



Previous Park Programming Inputs

- ➔ Parks & Recreation Master Plan (Completed early 2014)
- ➔ Resident Telephone Survey (June 2014)
- ➔ Sports Fields Needs Assessment (May 2015)

TOP FIVE – All Input Methods

Input Method	Pre-2016 Inputs	Workshop Top Program	Workshop Top Facility	Workshop Charrette Diagrams	Focus Groups Program	Focus Groups Facility
Multi-Use Trails		Common Ground				
Sports Fields						
Recreation Center						
Picnic Ramadas		Strong Support				
Fishing Lake						
Amphitheater						
Aquatics						
Playgrounds		Support				
Nature Area						
Splash Pad						

Color Key: Top 5 Priorities



New Regional Park Master/Concept Plan Project



Public Outreach

→ Extensive Notifications

- Media Releases
- Social Media Releases
 - Twitter
 - Facebook
 - Nextdoor
- Town Website
- Newsletters
- Park Banners
- Flyers
- A-Frames for the Centers and Library
- Postcards (1000ft Radius)
- HOA Meetings
 - Shamrock Estates
 - The Bridges
 - Freeman Farms

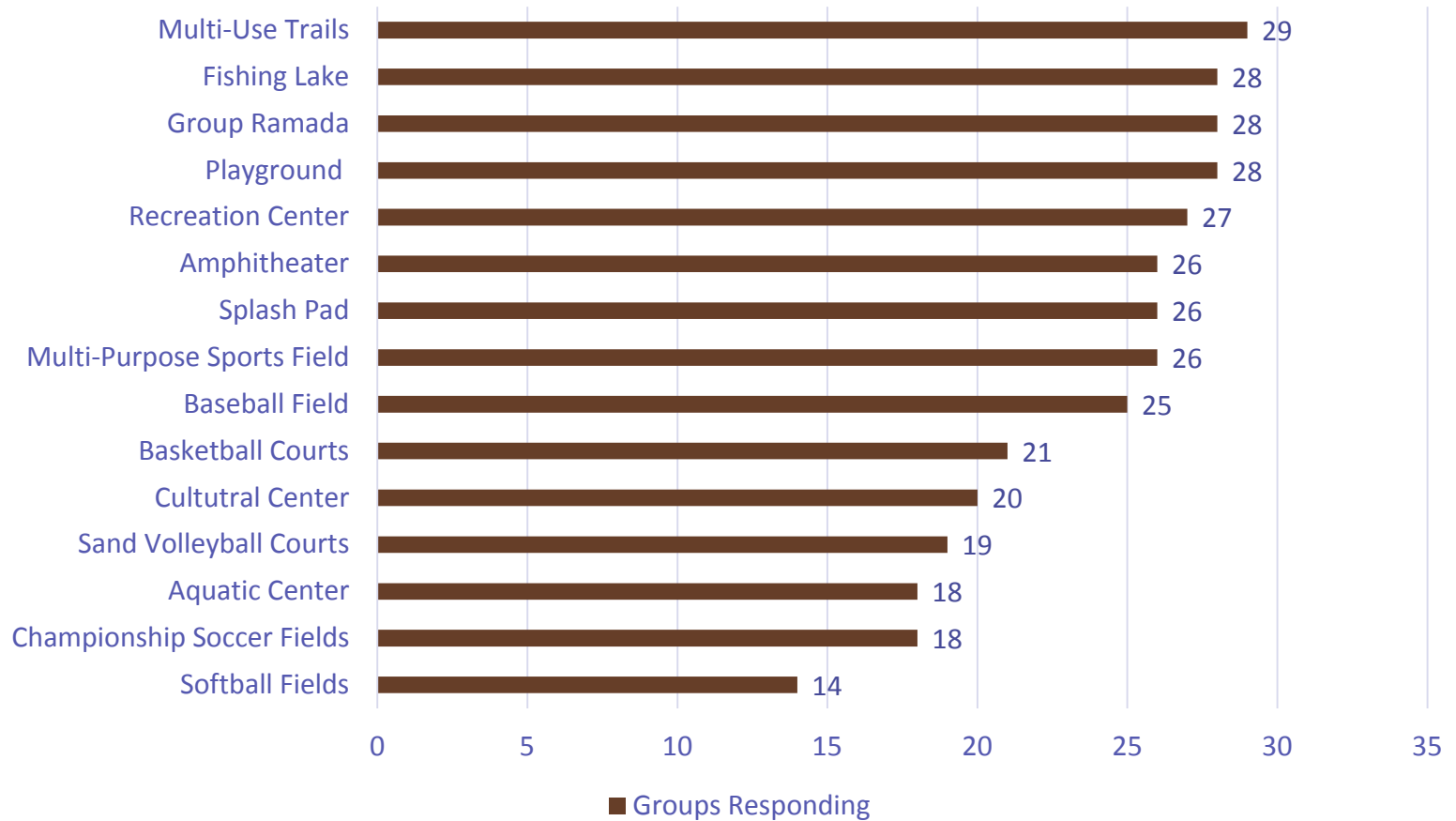
Public Outreach

→ Public Workshop Inputs

- Focus Group Summary (41 Participants)
 - Sport Groups
 - Non-Profits
 - Citizens
 - Top 10 Businesses
 - Seniors
 - Bike, Walk and Run Groups
- Individual Interviews (31 Participants)
- Website Summary (400 Comments)
- Workshop Summary
 - Workshop #1 – Create the Vision
 - Workshop #2 – Refine the Vision
 - Workshop #3 - Presenting the Vision

TOP FACILITIES/AMENITIES

From Workshop Group Charrette Plans



Engineering Assessments

→ Data Collection

- Topographic Survey
- Geotechnical Analysis
- Traffic Analysis

→ Site Analysis

- Drainage Analysis
- Infrastructure Analysis
- Irrigation Assessment
- Traffic Impact Study
- Pathway & Trail Connectivity

Business Plan

➔ Demographics / Trends

- Recreational Trends
- Local Market Potential

➔ Operational Standards

- Staffing Analysis
- Park Operation
- Maintenance

➔ Management

- Management Alternatives
 - Potential Partners, Contractors and Financial Structure

➔ Financial Plan

- Cost Recovery Goals
- Revenue Projections (6 years)
- Expenditure Projections (6 years)

Vision Concept Development

- ➔ Programming Diagrams
 - Previous Programming Input
- ➔ Concept Development
 - Site Engineering Analysis
- ➔ Concept Refinement
 - Community Outreach Input

Refined Vision Concept Differences

				CONCEPT 1	CONCEPT 2	CONCEPT 3
		Category	Unit	Qty	Qty	Qty
Facilities	1	Aquatic Center	SF	50,000	50,000	40,000
	2	Amphitheater	SF	15,000	15,000	15,000
	3	Event Center	SF	70,000	100,000	70,000
	4	*Maintenance Building/ Yard	EA	3	3	3
	5	Recreation Center	SF	50,000	60,000	70,000
	6	Retail	SF	117,000	98,000	121,000
	7	Restroom Building	EA	7	7	7
	8	Shaded Event Area	EA	0	0	1
	9	Parking (Total Parking Spaces)	EA	4,075	4,048	3,285

Vision Concept Development

→ Building Facilities

- Concept 1
 - Event Center – 70K SF
 - Combination Recreation / Aquatic Center with Indoor / Outdoor Pool – 100K SF
 - Retail – 117K SF
- Concept 2
 - Event Center – 100K SF
 - Combination Recreation / Aquatic Center with Indoor Pool – 100K SF
 - Retail – 98K SF
- Concept 3
 - Combined Event Center / Recreation / Aquatic Center – 170K SF
 - Retail – 121K SF

Refined Vision Concept Differences

New Gilbert Regional Park						
Concept Quantities						
			CONCEPT 1	CONCEPT 2	CONCEPT 3	
		<i>Category</i>	<i>Unit</i>	<i>Qty</i>	<i>Qty</i>	<i>Qty</i>
Facilities	1	Aquatic Center	SF	50,000	50,000	40,000
	2	Amphitheater	SF	15,000	15,000	15,000
	3	Event Center	SF	70,000	100,000	70,000
	4	*Maintenance Building/ Yard	EA	3	3	3
	5	Recreation Center	SF	50,000	60,000	70,000
	6	Retail	SF	117,000	98,000	121,000
	7	Restroom Building	EA	7	7	7
	8	Shaded Event Area	EA	0	0	1
	9	Parking (Total Parking Spaces)	EA	4,075	4,048	3,285
Fields, Courts and Amenities	10	Baseball Field (Lighted)	EA	4	8	4
	11	Basketball Court (Lighted)	EA	4	5	5
	12	Disc Golf Hole	EA	18	9	18
	13	Dog Park - Off leash area	AC	3	2	4
	14	Mountain Bike Skills Park	EA	1	0	1
	15	Multi-Purpose Field (Lighted)	EA	5	0	5
	16	Pickleball Court	EA	8	6	8
	17	Playground (Iconic)	EA	1	1	1
	18	Playground (Shaded)	EA	2	3	2
	19	Ramada (Small)	EA	49	64	50
	20	Ramada (Medium)	EA	4	14	16
	21	Ramada (Large Group)	EA	1	2	2
	22	Ropes Course	EA	1	1	1
	23	*Signage (Monument-Park Name)	EA	3	3	3
	24	Skate Park	EA	1	1	1
	25	BMX Park	EA	1	1	1
	26	Splash Pad	EA	1	1	1
	27	Soccer Field (Lighted)	EA	4	13	4
	28	Softball Field (Lighted)	EA	4	6	4
	29	Tennis Court (Lighted)	EA	6	6	6
	30	*Multi-Use Path (Paved)	Miles	7.1	6.5	4.3
	31	*Trail (Unpaved)	Miles	4.0	3.9	3.9
	32	Great Lawn	AC	24.0	7.0	13.0
	33	Volleyball Court (Sand) Lighted	EA	6	6	6

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Vision Concept Development

➔ Sport Fields

- Concept 1
 - 17 Fields (50% of Sports Field Need at Buildout)
- Concept 2
 - 27 Fields (75% of Sports Field Need at Buildout)
- Concept 3
 - 17 Fields (50% of Sports Field Need at Buildout)

Vision Concept Development

→ Ramadas

- Concept 1
 - Small – 49
 - Medium – 4
 - Large - 1
- Concept 2
 - Small – 64
 - Medium – 14
 - Large - 2
- Concept 3
 - Small – 50
 - Medium – 16
 - Large - 2

Vision Concept Development

→ Great Lawn

- Concept 1
 - 24 Acres
- Concept 2
 - 7 Acres
- Concept 3
 - 13 Acres

Revised Vision Concept No. 1

CONCEPT VISION 1



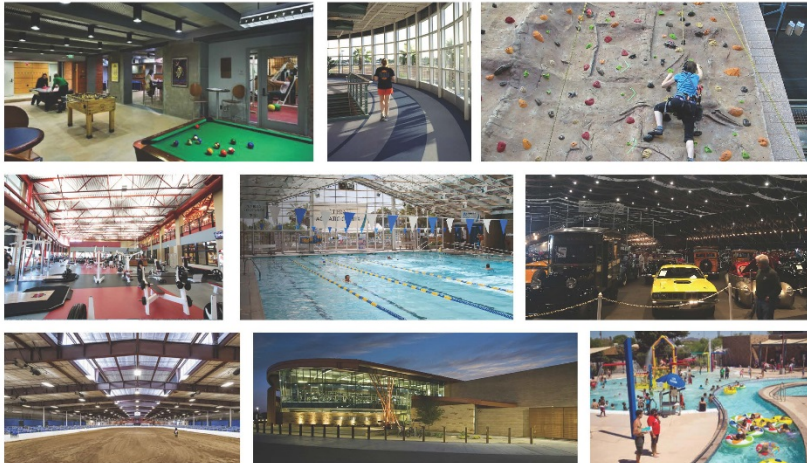
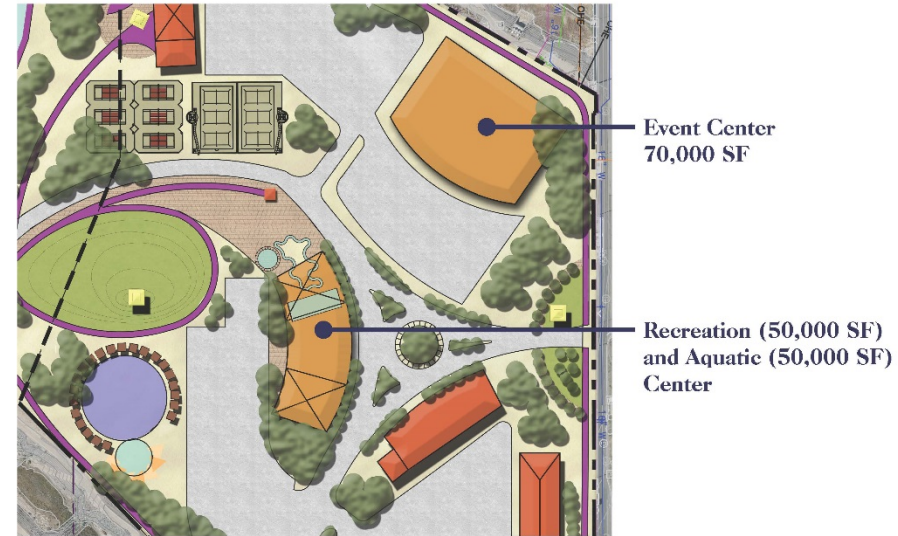
Circulation Plan No. 1



New Regional Park Master/Concept Plan Project

Revised Vision Concept No. 1

CONCEPT VISION 1



Recreation Center

Potential Programming for the recreation center includes:

- Public Conference Room
- Multi-Purpose / Banquet Room
- Raquetball Courts
- Game Room
- Child Care
- Climbing Wall
- Gymnasium
- Locker Rooms
- Aerobics Studio
- Dance Studio
- Walking/Jogging Track
- Fitness Equipment Room

Aquatic Center

Potential Programming for the aquatic center includes:

- Indoor Competitive Lap Pool
- Locker Rooms
- Water Slide
- Lazy River
- Diving Pool
- Play Pool
- Concessions

Events Center

Potential Programming for the events center includes:

- Convention Venue
- Festivals Venue, Vendor Booths
- Multipurpose Equestrian Arena
- Concert Venue
- Car Show Venue
- Indoor Soccer
- Indoor Lacrosse
- Indoor Tennis

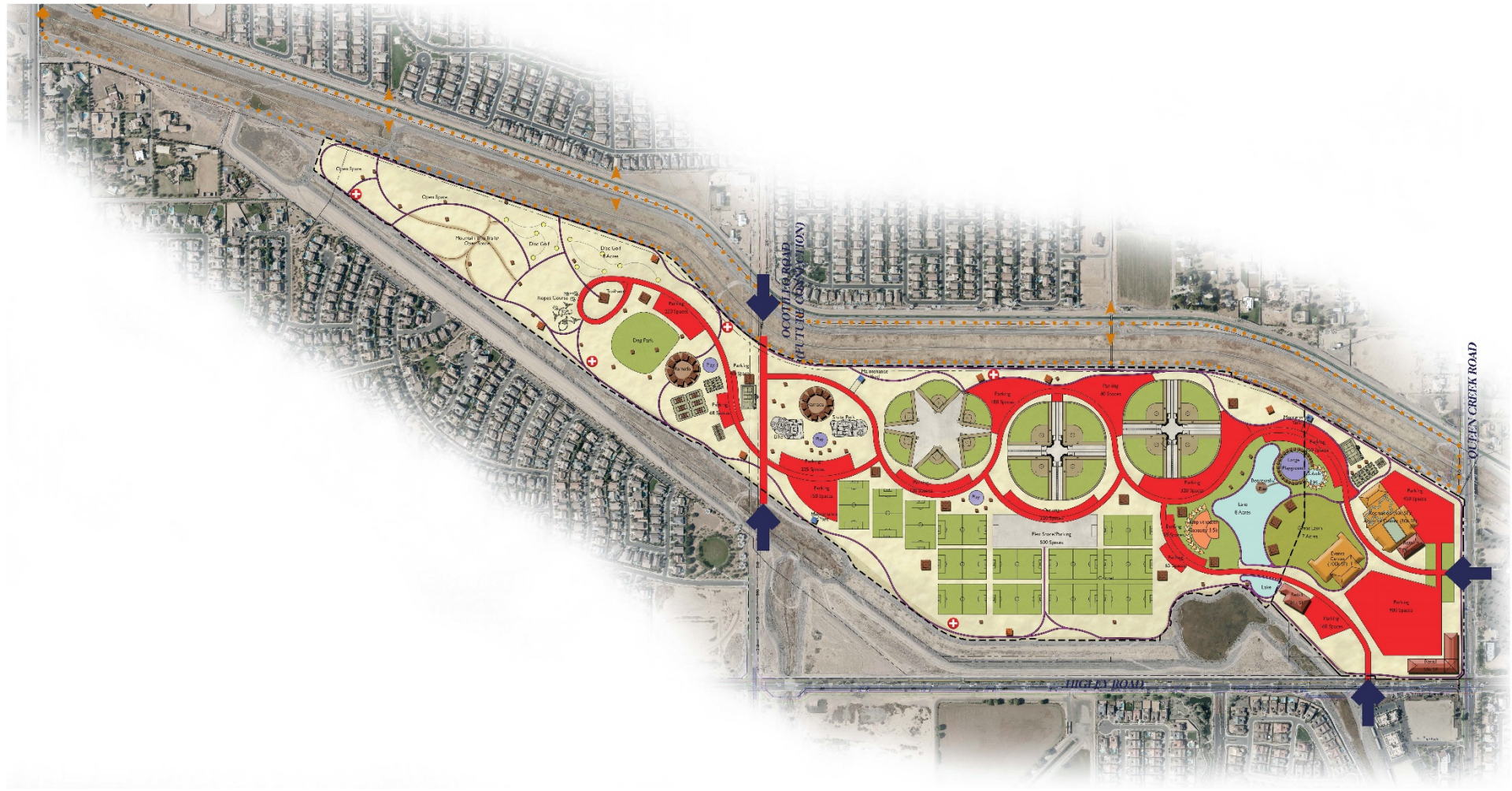
Revised Vision Concept No. 2

CONCEPT VISION 2



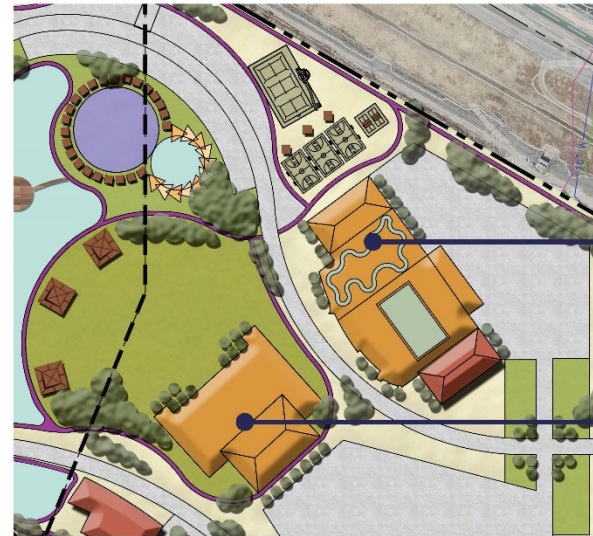
- LEGEND**
- 1-1000' (10')
 - 1000-2000' (20')
 - 2000-3000' (30')
 - 3000-4000' (40')
 - 4000-5000' (50')
 - 5000-6000' (60')
 - 6000-7000' (70')
 - 7000-8000' (80')
 - 8000-9000' (90')
 - 9000-10000' (100')
 - 10000-11000' (110')
 - 11000-12000' (120')
 - 12000-13000' (130')
 - 13000-14000' (140')
 - 14000-15000' (150')
 - 15000-16000' (160')
 - 16000-17000' (170')
 - 17000-18000' (180')
 - 18000-19000' (190')
 - 19000-20000' (200')
 - 20000-21000' (210')
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 - 28000-29000' (290')
 - 29000-30000' (300')
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 - 39000-40000' (400')
 - 40000-41000' (410')
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 - 94000-95000' (950')
 - 95000-96000' (960')
 - 96000-97000' (970')
 - 97000-98000' (980')
 - 98000-99000' (990')
 - 99000-100000' (1000')

Circulation Plan No. 2



Revised Vision Concept No. 2

CONCEPT VISION 2



Recreation (60,000 SF) and Aquatic (50,000 SF) Center

Event Center 100,000 SF



Recreation Center

Potential Programming for the recreation center includes:

- Public Conference Room
- Multi-Purpose / Banquet Room
- Raquetball Courts
- Game Room
- Child Care
- Climbing Wall
- Gymnasium
- Locker Rooms
- Aerobics Studio
- Dance Studio
- Walking/Jogging Track
- Fitness Equipment Room

Aquatic Center

Potential Programming for the aquatic center includes:

- Indoor Competitive Lap Pool
- Locker Rooms
- Water Slide
- Lazy River
- Diving Pool
- Play Pool
- Concessions

Events Center

Potential Programming for the events center includes:

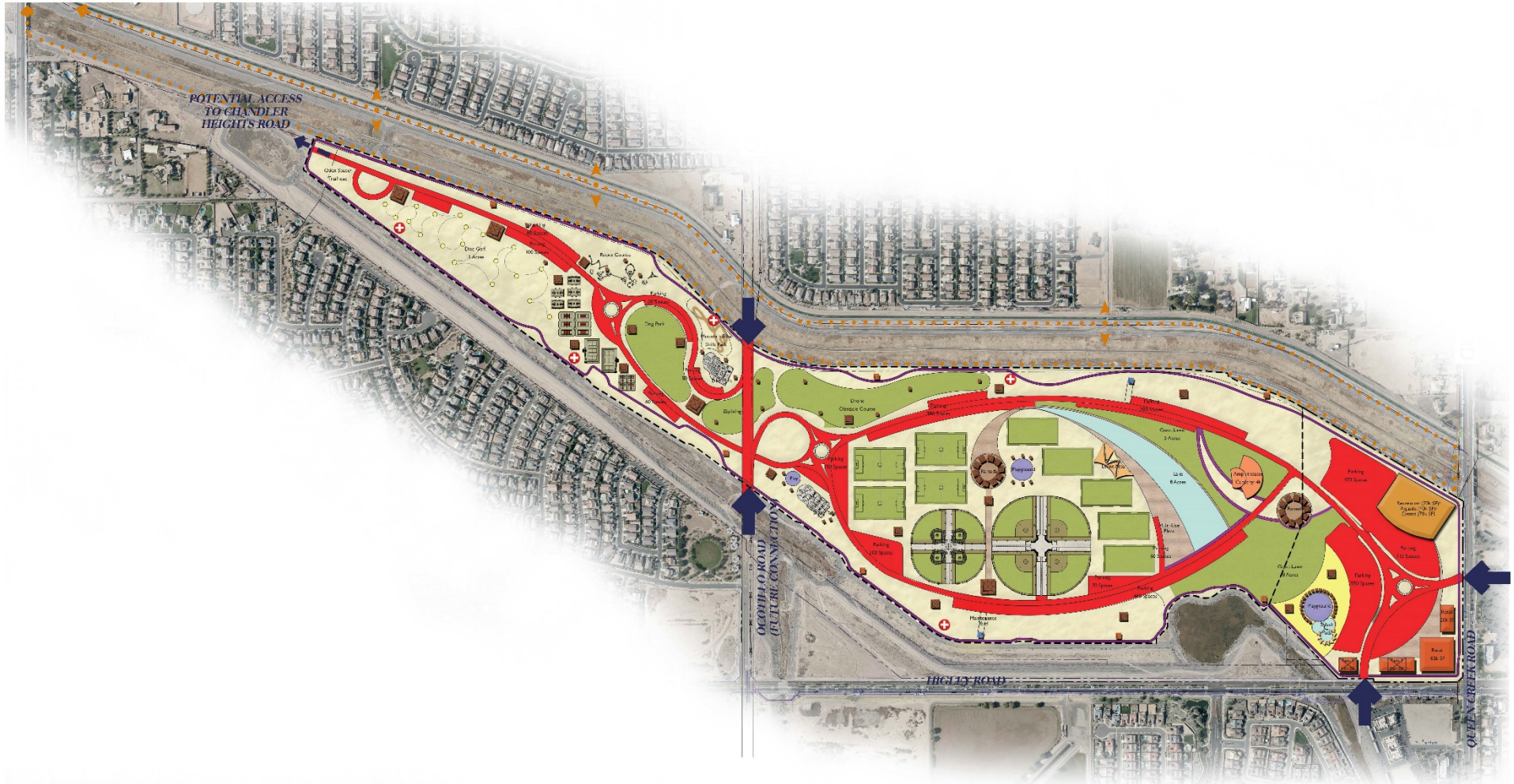
- Convention Venue
- Festivals Venue, Vendor Booths
- Multipurpose Equestrian Arena
- Concert Venue
- Car Show Venue
- Indoor Soccer
- Indoor Lacrosse
- Indoor Tennis

Revised Vision Concept No. 3

CONCEPT VISION 3



Circulation Plan No. 3

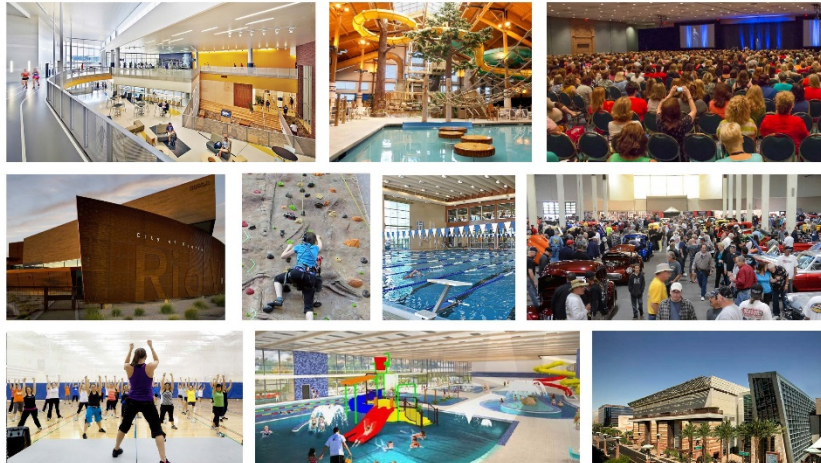


Revised Vision Concept No. 3

CONCEPT VISION 3



Recreation (70,000 SF), Aquatic (40,000 SF) and Events (70,000 SF) Center



Recreation Center

Potential Programming for the recreation center includes:

- Public Conference Room
- Multi-Purpose / Banquet Room
- Raquetball Courts
- Game Room
- Child Care
- Climbing Wall
- Gymnasium
- Locker Rooms
- Acrobics Studio
- Dance Studio
- Walking/Jogging Track
- Fitness Equipment Room

Aquatic Center

Potential Programming for the aquatic center includes:

- Indoor Competitive Lap Pool
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- Water Slide
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- Diving Pool
- Play Pool
- Concessions

Events Center

Potential Programming for the events center includes:

- Convention Venue
- Festivals Venue, Vendor Booths
- Multipurpose Equestrian Arena
- Concert Venue
- Car Show Venue
- Indoor Soccer
- Indoor Lacrosse
- Indoor Tennis

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*	\$169M	\$192M	\$176M
O/M ANNUAL COSTS*	\$2.0M	\$2.8M	\$2.3M

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, event center, or aquatics center, or revenue generation potential for sports or other facilities.

NEXT STEPS

- Council Meeting - April 21th – Three concepts
15% level
- PRLSAB – May 10th – Final concept
- Council Study Session– June 7th
- Council Meeting – June 9th