



Regional Park.....

Master/Concept Plan

EXECUTIVE SUMMARY



JUNE 2016

Kimley»Horn

Expect More. Experience Better.



Introduction

The Gilbert Regional Park is uniquely positioned to set a new standard for parks and recreation both in Arizona and nationally. This park offers the opportunity to dedicate 272 acres to serve multiple community needs, providing recreation amenities while embodying the priorities of health, safety, and welfare.

Town of Gilbert (TOG or Town) entered into an agreement with Maricopa County for a recreation easement on 225 acres within the Chandler Heights Basin (CHB) Area, which is owned by the Flood Control District of Maricopa County (FCDMC). The Town owns 47 acres in the northern part of the CHB Area with the owning the 225 acres to the south. Discussion between the Town and Maricopa County resulted in an Intergovernmental Agreement (IGA) between the TOG and FCDMC in May 2015.

The Gilbert Regional Park Master/Concept Plan is based significantly on input from a broad-based community outreach program and identifies park and recreational facility improvements and amenities that are supported by the community and prior planning documents. Although the Gilbert Regional Park will be a premiere regional destination, it is critical to create a plan that balances the community's recreational needs with regional use.

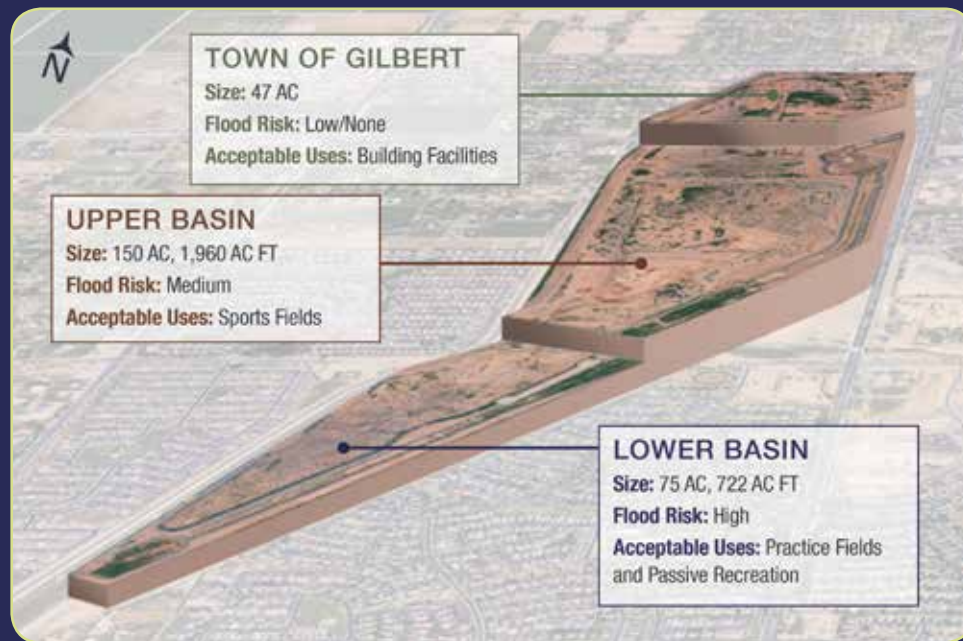
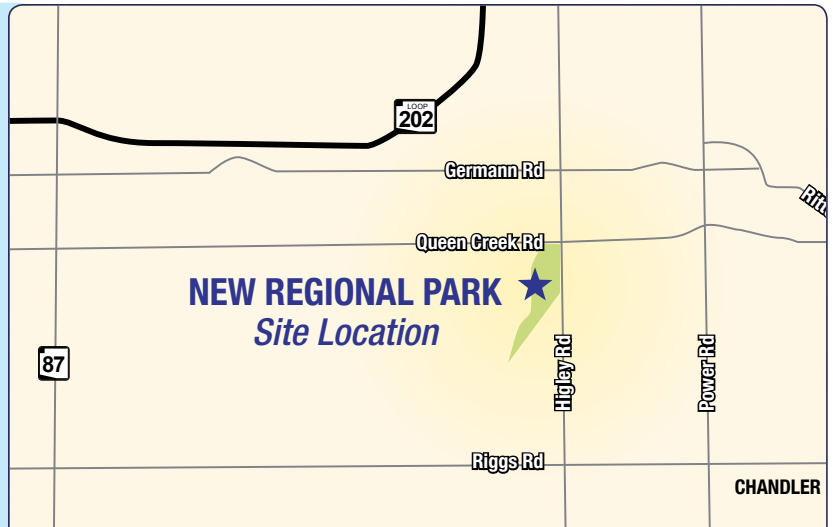
The Gilbert Regional Park Master/Concept Plan was developed through a tailored community engagement/stakeholder input process, identifying what the site can accommodate and a sustainable implementation/operations plan.

The following goals were identified by the project team for the Gilbert Regional Park Master/Concept Plan:

- ➔ The highest priority for the Gilbert Regional Park Master/Concept is to engage and inspire community participation, solicit input, build consensus, and develop project support within the Community.
- ➔ The project should utilize previously completed planning efforts including the recently completed Town Parks and Recreation Master Plan (2014) and Community survey (2014) to guide programming.
- ➔ Develop a specific, tailored community involvement plan to identify the recreation needs that will be supported by the Community during the programming of the park.
- ➔ The development of the Gilbert Regional Park concept plan should keep the primary function of the basin at the forefront, as the proposed recreation amenities should not reduce or alter the flood control functions of the facility such as capturing, storing, and conveying stormwater.
- ➔ The concept plan and estimate of probable construction costs are to be defined to a level that will provide sufficient information for the subsequent design/development phases.

Inventory and Analysis

The proposed site encompasses 272 acres of land situated at the southwest corner of Queen Creek Road and Higley Road within Sections 15 and 22 of Township 2 South, Range 6 East. The property is within the Town of Gilbert and bounded by Higley Road to the east, Queen Creek Road to the north, Queen Creek Wash to the northeast, and the East Maricopa Floodway (EMF) to the west.



Site Tour

The project team conducted a site tour of the 272-acre site in December 2015 with key Town of Gilbert staff and FCDMC personnel.

The site divides into three areas:

- Lower Basin – 75 acres, FCDMC
- Upper Basin – 150 acres, FCDMC
- High and Dry Town-owned 47 Acres

Flood Control Expectations

- The IGA provides the guidelines for the development and maintenance of recreational amenities within the basin area. Any future improvements to the basin will need to maintain FCDMC access for large equipment to provide maintenance and operations of the FCDMC facility.
- Flood control remains the primary purpose of the basin and Gilbert's uses may not materially reduce, diminish, or alter the flood control features of the basin or the capturing, storing, and conveying flood and stormwater.
- The drainage requirements for the development of recreational amenities within the basin areas will need to accommodate the first-flush storage, screening, and treatment of a stormwater runoff from a storm event.
- The final concept plan must provide the current stormwater basin volume storage.
- All proposed recreational amenities within the basin are subject to FCDMC approval and will require a right-of-way permit from the FCDMC prior to construction.
- The existing berm within the lower basin area maintains at a minimum 4:1 (H:V) slope with a protective liner in the berm—any amenities will need to remain outside the limits of the protective liner.
- Restroom buildings are allowed, but must be outside the basin water surface elevation.

Intergovernmental Agreement with FCDMC

The Town has entered into an IGA with the FCDMC. As the park amenities are developed, it will be imperative to keep the provisions of the IGA at the forefront. The goal of the IGA is to provide the Town access to and use of the basin for recreational purposes. The IGA provides the Town with a no-cost, non-exclusive Recreational Use Easement over the easement area identified within Exhibit A of the IGA. The uses identified include: construction, maintenance and operation of parks, landscaping, fencing, signage, lighting, and other compatible recreational uses and related appurtenant facilities or improvements for the use and enjoyment of the general public. Construction of recreational amenities or improvements will be at no cost to the FCDMC and require approval from the FCDMC prior to start of construction. The requirement of the IGA is that first and foremost the basin must function as a flood control facility.

Utilities

The proposed site location is situated within and is surrounded by existing utility infrastructure within Queen Creek Road, Higley Road, and the Ocotillo Road alignment. The following utility facilities/companies were notified and maps were collected for the proposed project area.

- ➔ **CenturyLink**
- ➔ **Cox Communications**
- ➔ **Southwest Gas**
- ➔ **Town of Gilbert** - sanitary sewer, potable water, reclaimed water
- ➔ **City of Mesa** - reclaimed water
- ➔ **RWCD** - irrigation
- ➔ **Salt River Project (SRP)** - electrical, communications, water, ground water, generation

“Flood control remains the primary purpose of the basin and Gilbert’s uses may not materially reduce, diminish or alter the flood control features of the basin or the capturing, storing and conveying flood and stormwater.” —2015 IGA

Traffic

Major streets adjacent to the development include Higley Road, Queen Creek Road, Greenfield Road and Chandler Heights Road. The site will be accessed locally via Queen Creek Road, Higley Road, Greenfield Road, and Ocotillo Road. Regional access is expected to be provided by Loop 202 and by other arterial streets in the vicinity such as Germann Road, Riggs Road, Val Vista Drive, Chandler Heights Road, and Power Road.

Irrigation Water Source Options

Gilbert maintains an ordinance (66-356B) requiring any turf facilities greater than five acres to use reclaimed water for irrigation. Gilbert’s reclaimed water distribution system is continuously pressurized. System pressure is typically between 30 and 60 pounds per square inch (psi). The installation of a reservoir and booster station are necessary for storage and higher pressure.

Another option discussed was to use an aquifer storage recovery (ASR) well on the park site to supplement water source during peak demands and to also be used to recharge during winter months. The reclaimed water is of high quality and not anticipated to present any issues.



Community Outreach

The opportunity to provide multi-faceted recreation programs and facilities in one large regional park site presents considerations for which a municipality is well served to gain as much community engagement as is possible. A multi-scale approach was utilized by staff to gather productive and specific user information, programming data, design concepts, and sustainability ideas from the Gilbert community.

The Regional Park project included a thorough community engagement process that began mid 2013 when the Town started community meetings for the Parks and Recreation Master Plan. Input tools were utilized to assess the needs of the community for recreation facilities and programs, gather feedback, and review the conceptual program and plans. The following tools were included in the project:

- ➔ Priorities from the Parks and Recreation Master Plan (2013 – 2014)¹
- ➔ Resident Telephone Survey (2014)²
- ➔ Sports Field Needs Assessment (2015)³
- ➔ Key Individual Interviews (January 2016)
- ➔ Community Focus Group Meetings (January 2016)
- ➔ Public Community Input Workshops (January-March 2016)
- ➔ Planning & Parks Staff In-House Workshop Meetings (March 2016)
- ➔ Town of Gilbert Website Comment Forms (January-April 2016)

All the input tools helped to inform and formulate the vision for the Gilbert Regional Park. The lists of amenities and recreation programs that are shown in this executive summary are a direct result of the ideas and conversations from the citizens of Gilbert; from individuals, small groups, large groups, randomly-selected individuals, invited user group representatives, elected and appointed officials, staff, consultants, and volunteers.

Workshop 1 Summary

After the workshops were completed, the consultant team identified the top answers of all groups for each of the topics presented. They are listed below:

Question 1

What are the most important recreation programs that you think are needed in the Regional Park?

Top responses (in order of preference):

1. Bike/Hike/Walk Programs (Trails)
2. Field Sports Programs
3. Outdoor Performing Arts Programs
4. Fishing and Boating (Lake Programs)
5. Fitness Programs
6. Picnicking
7. Play (Playgrounds)
8. Aquatics Programs
9. Indoor Recreation Programs and Activities
10. Dog Training (Dog Park)
11. Sports Programs
12. Skateboarding
13. Archery
14. Gardening Programs

Question 2

What are the most important facility amenities you think are needed in the Regional Park?

Top responses (in order of preference):

1. Recreation Center
2. Sports Fields
3. Trails (Multi-Use)
4. Picnic Ramadas
5. Aquatics/Pools
6. Amphitheater
7. Lakes
8. Playgrounds
9. Skate Park
10. Dog Park
11. Tennis
12. Splash Pad

Question 3

What are your thoughts regarding funding construction and ongoing operations of the Regional Park?

Top responses (in order of preference):

A. Construction Funding

1. Bonds
2. Sponsorships
3. Donations
4. Sales Tax
5. Fundraising
6. User Fees
7. Naming Rights
8. Sell Land
9. Public/Private Partnerships

B. Ongoing Operations/Maintenance

1. User Fees
2. Special Events
3. Memberships
4. Concessions
5. Fundraising
6. Volunteers
7. Non-Resident Fees

Workshop 2 Summary

After the workshops were completed, the consultant team identified the top answers of all groups for each of the topics presented. They are listed below:

Question 1

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.

Below is the number of groups' preference for the most favorite plan:

- ➔ **Plan Option 1:** 0 groups' top choice
- ➔ **Plan Option 2:** 17 groups' top choice
- ➔ **Plan Option 3:** 1 groups' top choice
- ➔ **Plan Option 4:** 9 groups' top choice

Modifications/Improvements (in order of priority):

- | | |
|---|---|
| 1. Add disc golf | 8. Benches |
| 2. Add parking on west side for access to ballfields | 9. Walking bridge across lake |
| 3. Larger lake or another lake in lower area, nature area | 10. Need eight racquetball courts |
| 4. More playgrounds near sports fields | 11. Archery |
| 5. Need a maintenance facility/yard | 12. Game courts (shuffleboard, bocce, 4 square) |
| 6. More splashpads | 13. More volleyball and badminton |
| 7. Larger dog park/sectioned | 14. Indoor soccer |



Question 2

Please provide suggestions to improve any of the plans to make them more sustainable and cost-effective.

Top responses were as follows (in order of preference):

1. Solar panels to reduce power use and for lighting ballfields
2. Food truck/vending area
3. Flexible multi-purpose space for wedding rentals, special events, car shows, swap meets
4. Farmer's markets and arts & crafts fairs area
5. Naming rights/sponsorships
6. Native plants/xeriscape
7. "Movie in the park" night
8. Volunteers
9. Eliminate aquatics
10. Eliminate BMX

The workshop concluded with reminders about the next public meeting dates for the project and the project website that is available for providing comments.

Workshop 3 Summary

After the workshops were completed, the consultant team compiled and synthesized the comments. The identical presentation provided to the workshop attendees was also given to the Town of Gilbert park operations and maintenance staff, as well as the Parks, Recreation, and Library Services Advisory Board on March 8, 2016. Comment cards were provided and completed at these meetings, and the summary includes all the comment cards from these groups as well. Below is the summary of responses for each of the concept plans:

Concept 1

Pros—“Main Street” style retail. Most opportunities for active recreation. Passive use areas in South and active use areas in North are excellent use of land. Keeping sports fields together allows nice flow. Lots of green space with ball fields shielded from residential.

Cons—Too much parking in the nature area. Dog park is too large and not in the good location. Lacks plaza for large events.

Key features that were commented upon:

1. Amphitheater overlooks the lake but is too separate from the great lawn and looks into the back of buildings.
2. Shoreline of lake is not accessible and there is not a green area nearby. Some believe lake is too large and “boring.”
3. There should be more than one multi-use trail. It should have more spurs, go all the way around the lake, and connect to the regional trail system.
4. Parking is too far from the sports fields and main use areas.
5. There are not enough sports fields in this plan. Should add some on west side north of Ocotillo.
6. There is concern about driving through retail to reach the park.
7. There is too much parking in the South end. This should be the nature area with trails.
8. Picnic ramadas are well-spread throughout the park. However, there should be one large ramada also.
9. Dual playgrounds and splash pads are good.
10. Different sizes of playgrounds are good for varying age groups. There should be more playgrounds.
11. Incorporate outdoor wedding pavilion next to lake.

Concept 2

Pros—Clustering of fields together North of Ocotillo Road. Amount and location of natural space is very good. Number of playgrounds is nice. Best placement of amphitheater in relation to great lawn and for least impact from noise. The location of retail in the upper corner is also liked by many.

Cons—Not enough grassy areas. Too many sports fields! No space large enough for special events.

Key features that were commented upon:

1. There are concerns about traffic congestion and parking with fields clustered so close together.
2. This plan has the preferred number of playgrounds (3), but it needs one large signature one.
3. The relationship between the great lawn and amphitheater is very good in this plan as is the relationship to the lake. The noise impact would be reduced because sound is not directed outside the park.
4. The great lawn should be bigger.
5. The retail location in the upper corner was desirable; however, there was concern that it was too congested.
6. Skate and bike parks under the bridge was great for shade.
7. Winding roads create more interesting flow.
8. Concern with conflict where multi-use trail crosses Ocotillo and other access roads. Also with safe access by foot to retail areas.
9. Trail should have more east/west paths and possibly loop around each basin.
10. Nature area needs more ramadas. Also a large ramanda near the lake for private special events would be good.
11. This design for the lake is preferred by many.



Concept 3

Pros—Multi-use plaza offers great options. This design has a visual “wow” factor. Many people prefer the lay out and location of the lake in this concept. The large playground in this design was very well-liked.

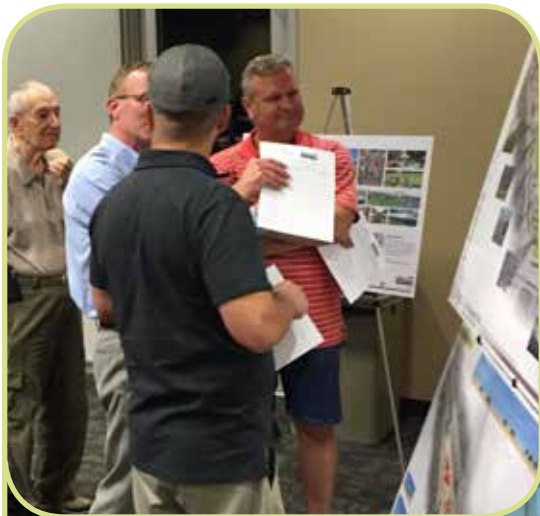
Cons—Keep the sports fields out of the lower basin because of noise, loss of nature area, light pollution and potential flooding. Not enough nature areas.

Key features that were commented upon:

1. There are not enough trails in the nature area and trails from the interior to the main circumference are needed. There is also concern about the multi-use trail crossing over the two main entrances. The trail should avoid the retail area.
2. Separating the sports fields adds to the cost.
3. Separation of large/small play areas was good, but there should be more playgrounds.
4. Seating in the amphitheater should face east due to late afternoon sun. There were also concerns about noise to surrounding homes, and the possible need to build a sound barrier.
5. Amphitheater has no connection to great lawn.
6. Boardwalks for pedestrians over the lake were well-liked, but some felt they were unnecessary and that the lake overall was too large. Avoid possible interference with kayaks and pedal boats.
7. Retail facing the park was good, but the interior parking area seemed too “strip mall” and some felt there was too much retail overall in this plan.
8. Shaded event area for outdoor weddings was private and secluded.

Additional Comments from staff on all three concepts:

1. There needs to be an area for outdoor exercise classes and “boot camps.”
2. A large shaded playground with nearby cluster ramadas and splashpad could be rented for parties.



Town Staff Department Input Workshops

In order to gain insight and input from Town staff regarding utilization of the park, trends in parks and recreation programs and facilities, practical planning and design input, a series of in-house input sessions were facilitated with the Town Planning staff and Parks and Recreation Department staff. These sessions utilized a similar format to the public input workshops, and included design charrettes that were utilized in the final conceptual plan development.



Programming and Master Plan Alternatives

Based on the data collection, site analysis, agency requirements, stakeholder input, and community outreach, park programming elements were generated. The generation of these elements began with a series of design charrette sessions following the early stages of the public involvement program. Charrette participants included key consulting team members, Town staff, and FCDMC staff. Design charrettes also took place during Workshop #1 meetings.

The consultant team further evaluated the existing Town Parks, Recreation, and Trails Master Plan (2014), a telephone survey (2014), the existing Town of Gilbert Sports Fields Needs Assessment (2015), results of the design charrettes and Workshop #1 feedback and consolidated the results in to four distinct park plan options based on expressed need.

Expressed Level of Need for Facilities

To develop the conceptual design plans, all the input from each of the public input tools utilized for the project were assembled in a matrix to compare relative ranking of expressed need. The following table provides a visual summary of the level of need from each of the input tools, and assigns a relative value of either low, medium, or high. This provides valuable input for prioritization of budget and phasing later in the planning and design process.

Expressed Need Based on Previous Studies

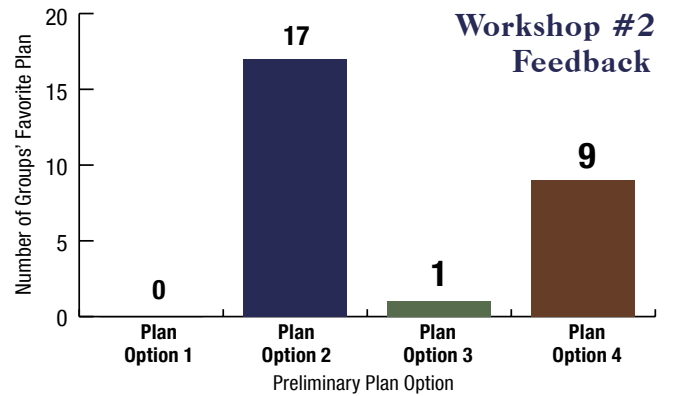
Recreation Program or Facility	Parks and Recreation Master Plan February 2014 (expressed need)	Telephone Survey July 2014 (expressed need)	Sports Fields Needs Assessment March 2015 (expressed need)
Amphitheater	Low	Low	NA
Aquatic/Recreation Center	High	High	NA
BMX	Low	Medium	NA
Baseball	Medium	NA	Low
Basketball/Gym	Medium	NA	NA
Community Gardens	Low	Medium	NA
Climbing Wall	Low	Low	NA
Cricket	Low	Low	Medium
Disc Golf	Low	Low	NA
Dog Park	Low	Low	NA
Equestrian Trail	Low	Low	NA
Fishing/Lake	Medium	High	NA
Football	Low	Low	High
Ice Skating	Medium	Low	NA
Lacrosse	Low	Low	Medium
Multi-Use Center	Medium	Low	NA
Multi-Use Trails	High	High	NA
Nature Area	Low	Low	NA
Playgrounds	High	Low	NA
Racquetball	Low	Low	NA
Ramadas	Low	Low	NA
Rugby	Low	Low	Medium
Soccer	Medium	Low	High
Softball	Medium	Low	High
Skatepark	Low	Low	NA
Special Events	High	Low	NA
Splashpad	Low	Medium	NA
Sports Fields	Medium	High	High
Tennis	Medium	Low	NA
Track (Athletics)	Low	Low	NA
Visual/Performing Arts	Medium	Low	NA
Volleyball	Low	Low	NA

Community Engagement Summary

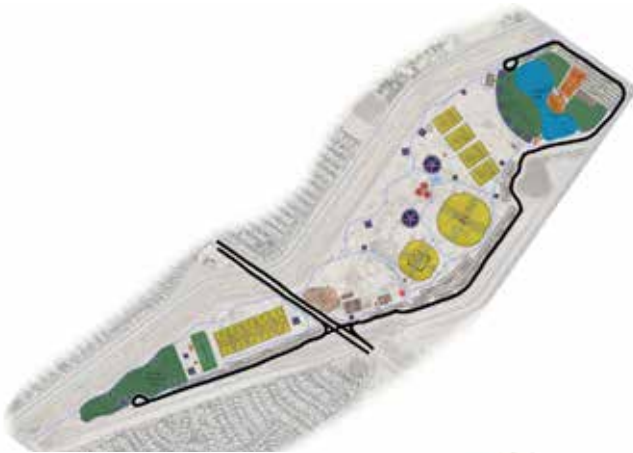
Recreation Program or Facility	Focus Group Meetings	Website Comments	Stakeholder Interviews	Creating the Vision Workshops	Refining the Vision Workshops (Design Charrettes)	Summary
Amphitheater	High	Medium	Low	High	High	High
Aquatic/Recreation Center	High	Medium	High	High	Medium	High
BMX	Medium	Low	Low	Low	Low	Low
Baseball	Medium	Medium	Low	Low	Medium	Medium
Basketball/Gym	Low	Medium	Low	Medium	Medium	Medium
Community Gardens	Low	Low	Low	Medium	Low	Low
Climbing Wall	Low	Medium	Low	Low	Low	Low
Cricket	Low	Low	Low	Low	Low	Low
Disc Golf	Medium	Medium	Low	Low	Medium	Medium
Dog Park	Medium	High	Low	Medium	Low	Medium
Equestrian Trail	Medium	Low	Low	Low	Low	Low
Fishing/Lake	Low	High	Low	High	High	High
Football	Low	Low	Low	Low	Low	Low
Ice Skating	Low	Low	Low	Low	Low	Low
Lacrosse	Low	Low	Low	Low	Low	Low
Multi-Use Center	High	High	High	High	High	High
Multi-Use Trails	High	High	High	High	High	High
Nature Area	Medium	Low	Low	High	Low	Medium
Playgrounds	High	High	Low	High	High	High
Racquetball	Low	Medium	Low	Low	Low	Low
Ramadas	High	Medium	Low	High	High	High
Rugby	Medium	Medium	Low	Medium	Medium	Medium
Soccer	Low	Low	Low	Low	Medium	Low
Softball	Low	Medium	Low	Low	Medium	Medium
Skatepark	Low	Low	Low	Medium	Low	Low
Special Events	Low	Medium	Low	Low	Medium	Medium
Splash Pad	Medium	High	Low	Medium	High	High
Sports Fields	High	High	High	High	High	High
Tennis	Medium	Medium	Low	Medium	Low	Medium
Track (Athletics)	Low	High	Low	Low	Low	Low
Visual/Performing Arts	Low	Medium	Low	Low	Low	Low
Volleyball	Low	Medium	Low	Low	Medium	Low

Workshop 2 Plan Options

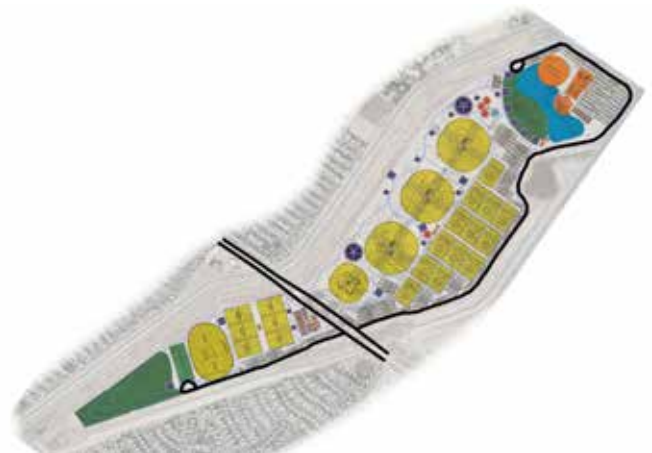
These four plan options were presented at Workshop 2 and were designed to explore the best and most appropriate programming and site plan relationships, given the public and stakeholder input and range of opportunities and constraints. These four concepts were then ranked by Workshop 2 participants, Town staff, and other stakeholders. Programming and site plan relationships shown in the two most preferred plan options, as selected by the group, were utilized in the genesis of the three concept plan alternatives presented in Workshop 3.



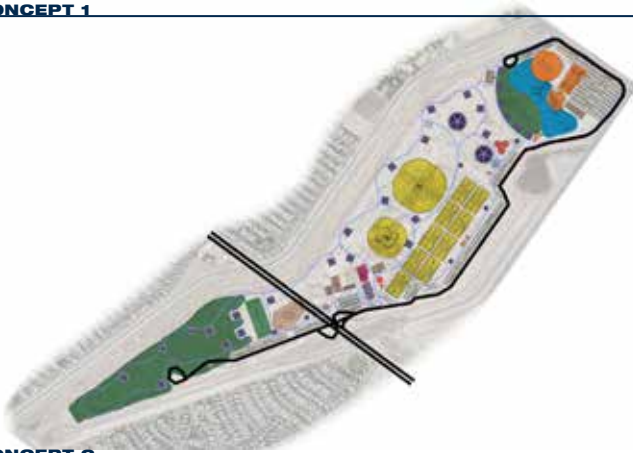
Plan Options Presented at Workshop #2



CONCEPT 1



CONCEPT 3



CONCEPT 2



CONCEPT 4

Master Plan Alternatives

Three Master Plan alternatives were developed based on the findings.

Master Plan Alternative One



Master Plan Alternative Two



Master Plan Alternative Three



The final master plan has truly been shaped by the needs and vision of the community. **Master Plan Alternative One** was selected as the final concept. Additional refinements and modifications were made based on comments received from workshop attendees, Town staff, and the Parks, Recreation and Library Services Advisory Board.

Final Master Plan



Fields, Courts, and Amenities

The fields, courts, and amenities provided in the final master/concept plan respond to the needs expressed during the community engagement process. These amenities are organized in a way that maximizes their use, and ensures the best and most appropriate utilization based on site plan relationships. The proposed sports fields provide 46% of the fields recommended in the Sports Fields Needs Assessment conducted in 2015.

List of Amenities

Amphitheater

Aquatics/Recreation Center

Berm with Monument Sign

Disc Golf

Dog Park

Drone Obstacle Course

Food Truck Court

Great Lawn

Lake

Multi-Use Center

Mountain Bike Skills Park

Pickleball

Playground and Splashpad

Ropes Course

Skate and BMX Park

Tennis Courts

Zipline Area

Infrastructure Recommendations

Irrigation

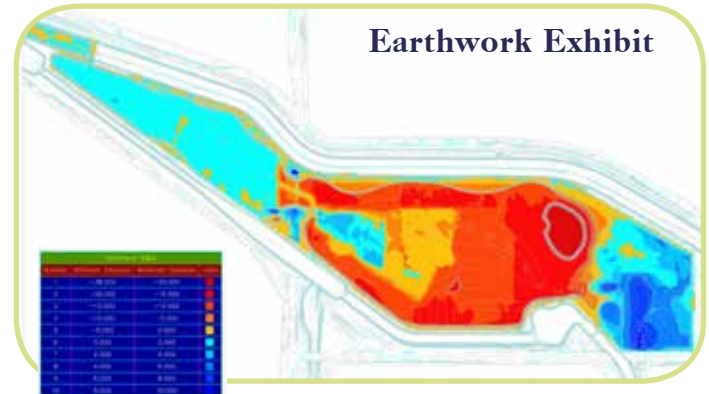
The recommended irrigation alternative is to utilize the existing Town 18-inch reclaimed water main within the Ocotillo Road alignment to provide the park with reclaimed water as the irrigation water source. The park site shall utilize an onsite lake to provide the required irrigation source storage. Irrigation water for the turf fields, turf areas, and planting areas will drawdown the reclaimed water from the lake to provide the required irrigation.

Earthwork

The lower basin area has been excavated to the proposed basin depth and provides the ultimate storage volume. The upper basin has not been fully excavated to the proposed basin depth and requires the removal of approximately 2.5 million CY of dirt to

provide the ultimate storage volume as required by the FCDMC. The Town-owned high and dry 47 acres is outside of the basin limits and does not require any drainage related excavation.

The following graphic depicts the cut and fill areas for the proposed park site based on the Concept 1 grading plan. The red-toned areas signifying the areas for cut and the blue-toned area signifying the areas for fill. The darker the toned color represents an increase in cut or fill.



Potable Water

Since the majority of the building facilities are located within the Town-owned 47 acres, the recommendation for potable water source is to utilize the existing 16-inch water line within Queen Creek Road, which currently has two existing eight-inch water stub-outs, to create an onsite eight-inch water looped line for potable and create a secondary looped line for fire line. The additional potable water needs for the remaining County portion of park improvements shall utilize an internal looped water line with smaller diameter pipe from the larger looped line from the 47 acres to provide water service for the restroom buildings and water fountains.

Wastewater

The recommendation for sanitary sewer source is to utilize the existing 30-inch water line within Queen Creek Road. The depth of this existing 30-inch sanitary sewer line is 17 feet deep along the park frontage area and allows for gravity flow from the Town-owned 47 acres. The additional sanitary sewer needs for the remaining county portion of park improvements shall utilize the existing 33-inch sanitary sewer line within the Ocotillo Road alignment. This 33-inch line is 18 feet deep and will also allow for gravity flow. The proposed restroom buildings in the lower and upper basin areas shall connect into one sanitary sewer eight-inch mainline to provide one tie-in connection to the existing 33-inch sanitary sewer main line.

Traffic

Trip Generation

The Regional Park is expected to generate approximately 8,000 daily trips on a typical day, with up to approximately 12,000 daily trips during a peak special event day such as when there are multiple concurrent tournaments/events. The Regional Park is expected to generate approximately 1,000 trips during the busiest hour on a typical day, with up to approximately 2,000 trips during the busiest hour on a peak special event day.

Recommended Offsite Traffic Improvements

The Higley Road/Bridges Boulevard intersection is expected to need to be signalized before 2030 due to growth in background traffic regardless of whether the regional park is constructed or not. The following offsite traffic improvements have been identified if the regional park is constructed:

- ➔ Queen Creek Road Improvements
- ➔ Higley Road Improvements
- ➔ Future Ocotillo Road Bridge Improvements

All currently signalized intersections are expected to operate at acceptable levels of service (LOS), with overall intersection LOS of D or better, for all analyzed buildout scenarios except for the Chandler Heights Road/Higley Road intersection.

Parking

The Regional Park is expected to generate parking demand for approximately 2,500 spaces on a typical day, with up to approximately 3,700 spaces during a peak special event day such as when there are multiple concurrent tournaments/events.

The proposed parking supply is 4,075 spaces. Accounting for the projected parking demand, the regional park is expected to have 40% excess supply of parking spaces on a typical day and 10% excess supply of parking spaces on a peak special event day. Industry standard is that 15% excess supply (also termed 85% utilization) represents an effectively “full” condition as drivers have to drive around sometimes to find open parking spaces, resulting in inefficiencies in filling spaces.

Final OPC Table

Category	Subtotals					
	Full Build Out	Phase 1	Phase 2A	Phase 2B	Phase 3	Phase 4
Facility Totals	\$69,825,000	\$350,000	\$36,250,000	\$3,650,000	\$3,325,000	\$27,000,000
Fields, Courts, and Amenities Totals	\$17,306,700	\$2,881,750	\$27,000	\$3,204,880	\$10,556,770	\$4,500
Earthwork Totals	\$25,586,141	\$1,404,942	\$0	\$6,077,355	\$17,897,210	\$0
Infrastructure Totals	\$22,926,123	\$5,328,001	\$2,234,951	\$4,984,636	\$7,781,755	\$1,032,268
Total Construction Cost	\$165,485,636	\$12,156,926	\$46,984,581	\$21,858,583	\$48,264,096	\$34,204,857
Total Soft Cost	\$29,031,910	\$2,094,870	\$8,443,575	\$3,583,374	\$7,912,147	\$8,037,354
Total Construction + Soft Cost	\$194,517,545	\$14,251,795	\$55,428,155	\$25,441,957	\$56,176,243	\$42,242,210
Net Operational Subsidy	(\$1,196,307)	(\$302,906)	(\$32,194)	(\$278,824)	(\$579,160)	(\$3,223)
Cost Recovery	80%	32%	99%	23%	55%	99%

Full Build Out Financial Summary

Phase	Revenue	Expenditures	Subsidy	Cost Recovery
Phase 1 - Park Operations	\$142,625	\$445,531	(\$302,906)	32%
Phase 2A - Aquatic and Recreation Center	\$2,579,068	\$2,611,262	(\$32,194)	99%
Phase 2B - Park Operations	\$84,900	\$363,724	(\$278,824)	23%
Phase 3 - Park Operations	\$711,940	\$1,291,100	(\$579,160)	55%
Phase 4 - Multi-use Center	\$1,407,900	\$1,411,123	(\$3,223)	99%
Total	\$4,926,433	\$6,122,740	(\$1,196,307)	80%

Note: Projected costs are representative of 2016 unit pricing and are intended to be used as an order of magnitude only. As more definitive timeframes are identified for implementation, appropriate cost adjustments based on current market conditions should be made. Actual costs may vary as they are affected by means, methods, and other economic forces.

Phasing

The Gilbert Regional Park can be constructed in five phases.



Phase 1

Phase 1 is tentatively scheduled to begin construction in July 2018. This phase includes the following amenities:

- ➔ Entry Monument
- ➔ Lake (Eight Acres)
- ➔ Iconic Playground
- ➔ Splashpad
- ➔ Pickleball Courts (8)
- ➔ Tennis Courts (6)
- ➔ Sand Volleyball Courts (6)
- ➔ Turf Area (2 Acres)
- ➔ Restroom Building
- ➔ Queen Creek Road Offsite Improvements
- ➔ ASR Well
- ➔ Water/Sewer Infrastructure ASR Well
- ➔ Water/Sewer Infrastructure
- ➔ 300 Parking Spaces
- ➔ Queen Creek Road Deceleration Right-Turn Lane
- ➔ Queen Creek Road Left-Turn Lane/Median Improvements

Phase 2A

The first portion of the second phase, Phase 2A, is also tentatively scheduled to begin construction in July 2018, if the Town land sale successfully takes place. In the event the land sale does not take place, or Phase 2B is chosen, this phase would be subject to the passing of the Parks 2020 Bond. This phase includes the following amenities:

- ➔ Recreation/Aquatic Center (100,000 Square Feet)
- ➔ Additional 300 Parking Spaces
- ➔ Queen Creek Road Traffic Signal

Phase 2B

Phase 2B, an alternate to phase 2A, is reliant upon the Parks 2020 Bond. This phase encompasses the park area south of the future Ocotillo Road Bridge and includes the following amenities:

- ➔ Disc Golf Course (18 Holes)
- ➔ Skate Park
- ➔ Bike Park
- ➔ Amphitheater
- ➔ Mountain Bike Skills Park
- ➔ Ropes Course
- ➔ Dog Park (Three Acres)
- ➔ Multi-Use Path
- ➔ Trails
- ➔ Basketball Courts (4)
- ➔ Restroom Buildings (2)
- ➔ Maintenance Yard

Phase 3

The third phase includes the remaining upper basin amenities, which include:

- ➔ Multi-Use Recreation Fields with Lights (5)
- ➔ Soccer Fields with Lights (4)
- ➔ Baseball Fields with Lights (4)
- ➔ Softball Fields with Lights (4)
- ➔ Amphitheater
- ➔ Playground with Shade
- ➔ Group Ramada (1)
- ➔ Ramadas (Med. 4), (Sm. 20)
- ➔ Multi-Use Path (3 Miles)
- ➔ Trails (2 Miles)
- ➔ Food Truck Plaza
- ➔ Great Lawn (24 Acres)
- ➔ Restroom Buildings (4)
- ➔ Maintenance Yard (2)

Phase 4

The fourth and final phase includes the 120,000-square-foot multi-use center in the northern 47 acres.

Retail

Retail is planned to be phased throughout the project as well. Thirty-thousand square feet of retail area is included in the total build out. The first phase, 7,500 to 10,000 square feet, is scheduled to follow the construction of the Recreation/Aquatic Center in phase 2A.



		FINAL CONCEPT	
		Unit	Qty
Facilities	Aquatic Center	SF	50,000*
	Recreation Center	SF	50,000*
	Event Center	SF	70,000
	Maintenance Building/ Yard	EA	3
	Amphitheater	SF	15,000
	Retail	SF	30,000
	Restroom Building	EA	7
	Parking (Total Parking Spaces)	EA	4,075
Fields, Courts and Amenities	Baseball Field (Lighted)	EA	4
	Basketball Court (Lighted)	EA	4
	Disc Golf Hole	EA	18
	Dog Park - Off leash area	AC	3
	Mountain Bike Skills Park	EA	1
	Multi-Purpose Field (Lighted)	EA	5
	Pickleball Court	EA	8
	Playground (Iconic)	EA	1
	Playground (Shaded)	EA	2
	Ramada (Small)	EA	49
	Ramada (Medium)	EA	4
	Ramada (Large Group)	EA	1
	Ropes Course	EA	1
	Signage (Monument-Park Name)	EA	3
	Skate Park	EA	1
	BMX Park	EA	1
	Splash Pad	EA	1
	Soccer Field (Lighted)	EA	4
	Softball Field (Lighted)	EA	4
	Tennis Court (Lighted)	EA	6
	*Multi-Use Path (Paved)	Miles	7.1
	*Trail (Unpaved)	Miles	4.0
	Great Lawn	AC	24.0
Volleyball Court (Sand) Lighted	EA	6	

NOTE: * Aquatic Center and Recreation Center are one building

Proposed Schedule

As part of the project phasing recommendations, the project team also evaluated a tentative schedule for the project and phasing implementation. The schedule includes an overall big picture timeline to understand the correlation of project phasing, funding sources, and site constraints.

PHASE 1 The first phase could utilize System Development Fees (SDF) to construct recreational park amenities up to 30 acres. First phase design could start July 2017 and finish in July 2018 (one-year duration). The phase 1 construction could start July 2018 and finish in July 2019 (one-year duration).

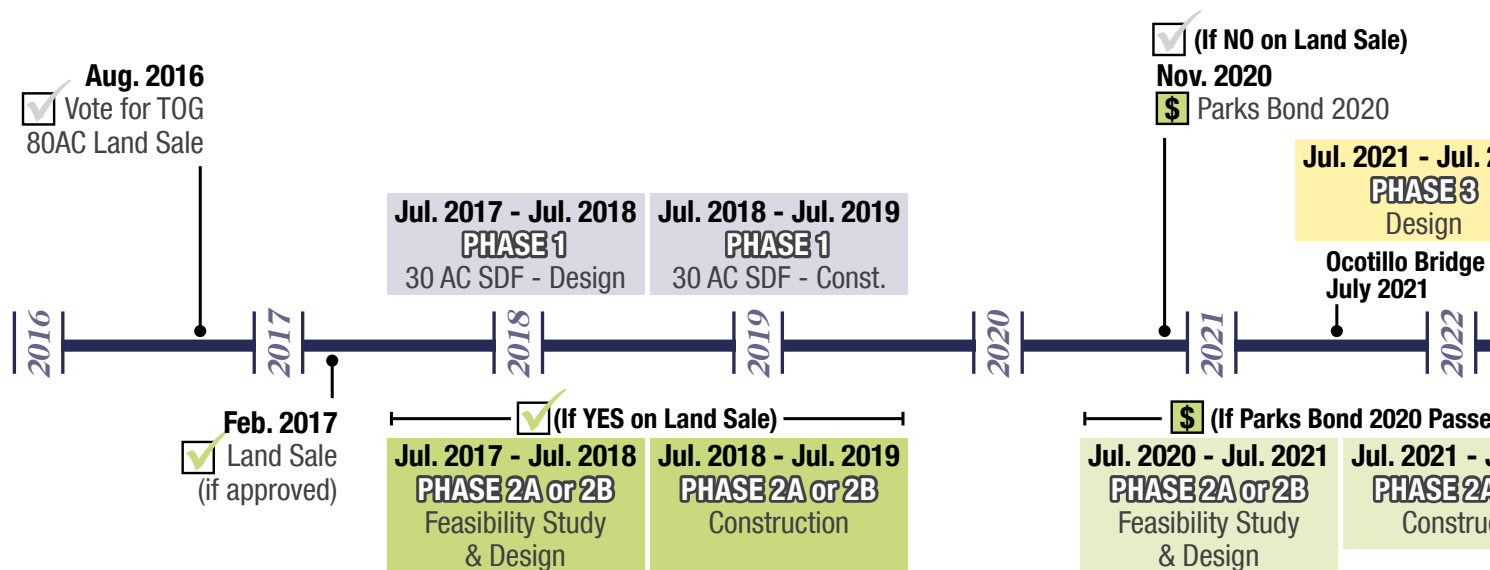
PHASE 2A & 2B The second funding opportunity that could potentially fund a second phase of the park is the sale of 80 acres of existing undeveloped park property on the southwest corner of Greenfield and Chandler Heights Roads. The Town also owns 60 acres at the southwest corner of Greenfield and Germann Roads. The 80-acre site will be on the August 2016 ballot and if this measure passes, it could allow for the Town to sell the property starting in February of 2017. Two phase options were presented in the previous section—Phase 2A: Joint building Recreation and Aquatic Center Complex or Phase 2B the lower basin 75 acres which would also require the construction of roadway improvements and access from the Phase 1 area on the Town-owned 47 acres.

If the 80-acre land sale passes in August 2016 and the property is sold in the first quarter of 2017, the second phase 2A or phase 2B feasibility study and design could begin July 2017 and finish July 2019 with the phase 1 timeline. Construction for the second phase could start July 2018 and finish in July 2019.

PHASE 3 If the land sale does not pass, the Town could go out for a parks bond for 2020. This would require the parks bond to be on the ballot in November. If the Parks 2020 bond passes, the second phase 2A or phase 2B feasibility study and design could begin July 2021 and finish July 2022 (1 year duration). Construction for the second phase could start July 2022 and finish in July 2023 (one-year duration).

The sports fields and great lawn identified in phase 3 could also be another option for the 2020 parks bond. Phase 3 is situated in the upper basin area which requires 2.5 million CY of dirt removal to complete the FCDMC drainage basin ultimate design. If the ADOT SR 24 roadway project which needs approximately 1.5 million CY of dirt comes online in 2017 (pre-design), dirt excavation from the CHB could begin in 2018 and end in 2021. The haul off of the existing dirt from the CHB could require up to three years to excavate and haul dirt from the site, which fits within the FCDMC 5-year required basin construction window. The phase 3 design could begin July 2021 and finish July 2022 (one-year duration). Construction for the second phase could start July 2022 and finish in July 2023 (one-year duration). The recommendation is to begin design of Ocotillo Bridge during phase 3 design; the Town will also need to look at the constructability of the bridge in terms of timing of park construction.

PHASE 4 Phase 4 includes the multi-use center which would require a parks bond in 2024. This would require the parks bond to be on the ballot in November 2024. If the Parks 2024 bond passes, the multi-use center feasibility study and design could begin July 2025 and finish July 2026 (one-year duration). Construction for the multi-use center could start July 2026 and finish in January 2028 (1.5-year duration).



2018 - 2021

If ADOT State Route 24 Utilizes 1.5m CY of Borrow Dirt Work Stock Pile

Conclusion

The Gilbert Regional Park represents an exceptional opportunity to expand the Town’s parks and recreation system through a strategic partnership with the FCDMC. Combining Town and County land ownership to achieve a 272-acre regional multi-use site will provide the area needed to help the Town meet current and future parks and recreation needs with particular emphasis on diversity and sports fields. The purpose of this Master/Concept Plan is to provide the vision and programming that will position the Park to offer opportunities for all Gilbert residents and become a year-round regional attraction for special events.

The master/concept plan vision, goals, and objectives were developed through a process that placed special emphasis on public outreach through the use of the Town’s website, public meetings, focus group workshops, and Town leadership interviews. The plan is strategic in organization and provides flexibility for future decision making.

The intention of the following key recommendations is to provide a master/concept plan that identifies implementation strategies for the park and its many assets that reinforce connectivity within the park and its surrounding areas. Collectively, the strategies are intended to create a special and highly unique regional park that has a distinctive identity and will provide for memorable experiences.

The key recommendations of this plan are as follows:

Recommendations

Progressive Management Techniques

This unique regional park with its scale and mix of facilities and the dynamic partnership created between the Town and FCDMC will require best practices of the managing land owners to maintain a collaborative approach that ensures the flood control functions and recreational uses co-exist for the long term.

Emphasize Community Outreach

As the master/concept plan transitions from vision to future study and design, it is recommended that the community continue to actively participate in the process.

Balance Recreational Opportunities

The park should provide a balance between sports fields, amenities, and open space.

Infrastructure Improvements

Transportation and utility infrastructure improvements are vital to the development of this regional park that provide regional connectivity and capacities needed for the facilities. The extension of Ocotillo Road across the park site and connections with the park are critical to the parks accessibility and function.

Multimodal Regional Connectivity

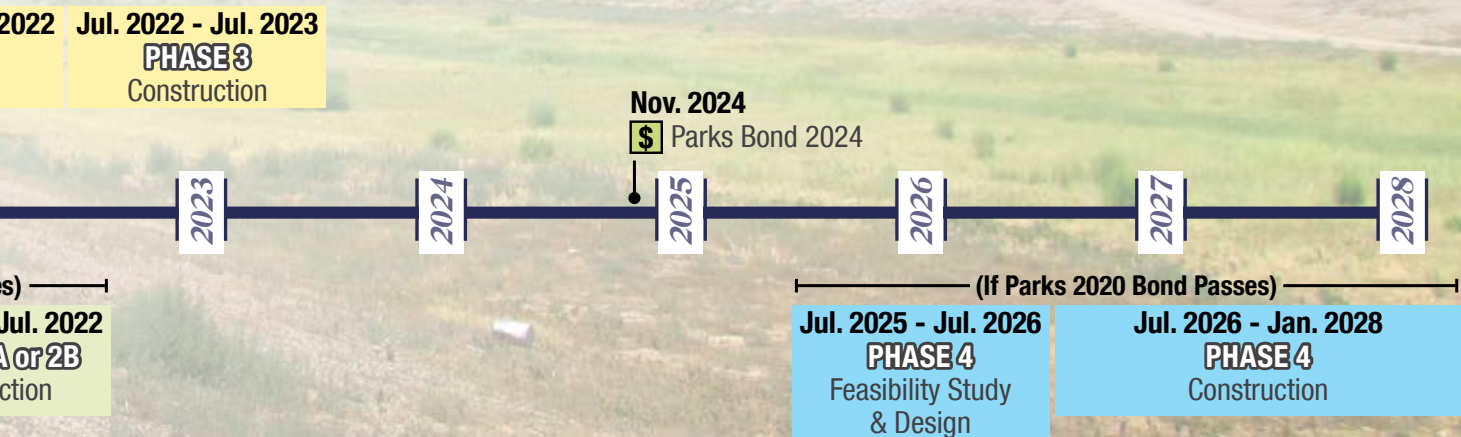
Provide multimodal circulation opportunities that include trail and pathway connections with the regional system and throughout the park.

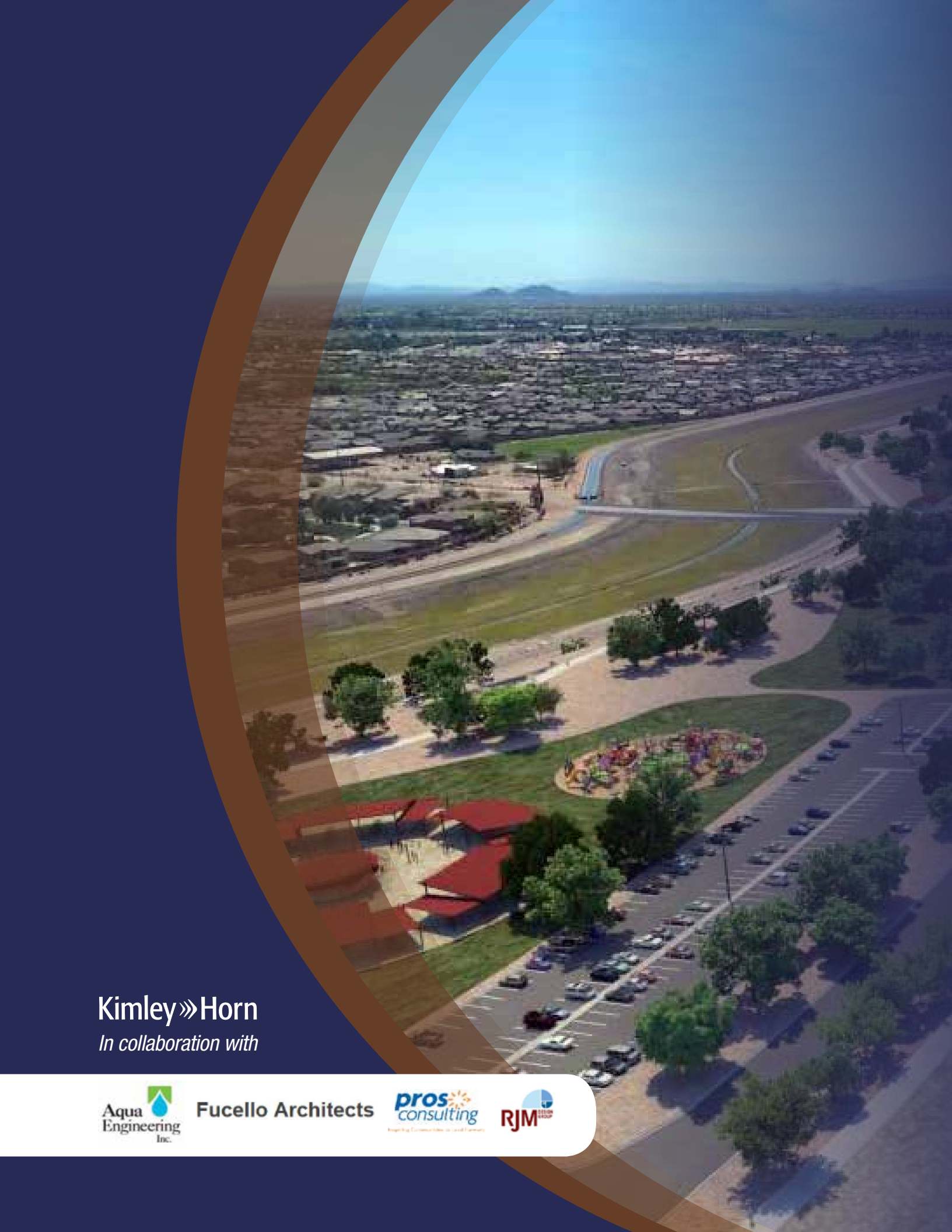
Alternative Water Sources

Use reclaimed water as the source for irrigation needs by means of onsite storage via a lake system and use of an ASR well to allow for the use of reclaimed water throughout the year when the peak summer months are deficient.

Business Planning For Major Facilities

Conduct detailed feasibility studies and business planning for the recreation/aquatic center and multi-use center facilities.





Kimley»»Horn
In collaboration with



Fucello Architects

