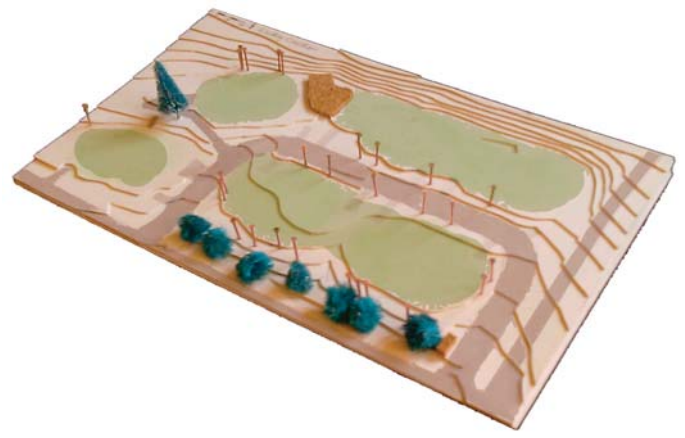


Existing Conditions

with slight modifications: striping asphalt for parking, trimming existing shrubs along street to allow views in/out, installing a few benches and other site furnishings



Pros

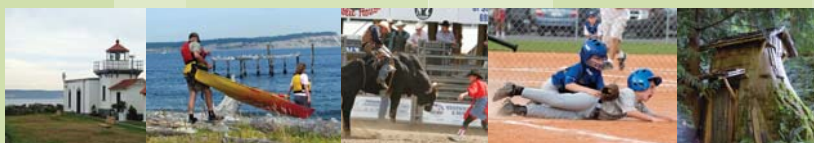
- Four open fields (approx. 220' x 70', 240' x 65', 80' x 60', and 90' x 60')
- Mature trees remain
- Existing road used for parallel parking and community events (approx. 22 - 24 spaces)
- Does not conflict with a future community center access road if installed as previously planned

Cons

- Park is broken up into many small areas to the degree that none are appealing for frequent use – could be perceived as a shabby, unused public space
- At least one open field will be uneven with irregular downward slope toward street
- Park will be dominated by vehicular traffic
- During community events needing hard surfaces for tents/structures, no additional parking will be available on site
- Northern edge is rather bleak without planted buffer – reducing field width slightly in that location to allow for planted buffer would help

Ballpark Cost Estimate

Grading:	<\$10K	(minor regrading for paths & tidying grade transitions)
Site prep/infrastructure:	<\$20K	(remove remaining pieces of unneeded asphalt and regrade / replant for smooth surface, install paths)
Installing grass where needed:	\$?	
Purchase/plant/nurture new trees/shrubs:	?	
Site furnishings:	\$25K	(signage, 6 benches, 2 trash cans, 1 bike rack, slab / subsurface preparation for each, etc.)
Parking (300 x 24 spaces):	\$ 7K	(reinforcing asphalt edges, striping, signage)
Permit Plan Set:	\$42K	
Total Estimate:	\$104K+	



One Big Field



Pros

- One large open lawn facing street (approx. 300' x 120', 300' x 150' at widest point), small shady forested edge, paths and seating around perimeter
- Plants in middle of street frontage entirely removed and replaced with grass/low shrubs; remaining shrubs/trees along street trimmed into a clumps along two sides to allow easy viewing in from street
- Parking conveniently located near tennis court as well as park – may reduce # of cars illegally parked within roadway to use tennis courts
- Trees currently available for donation (40 Hawthorns?) could be planted. And, community involvement in installation of plantings, paths – could create an event to generate momentum for community center support
- Improved maintenance efficiency by gathering mowing areas into a larger single space
- Does not conflict with a future community center access road installed as previously planned.

Cons

- Lacks variety of uses
- The large field may be over-scaled for typical passive-use park visitors coming as singles or in small groups. Compare this 300' x 120' field to football field at roughly 300' x 150' (not incl. end zones and required activity setbacks). It may take a lot of activity to make the park look full / actively-used and, therefore, inviting to some individuals. Compare this 300' x 120' field to football field at roughly 300' x 150'.
- Because the field is so large, groups wanting to use it regularly for any kind of informal practice may need to be discouraged. Intensive use will turn it into a mud bowl on a regular basis. Parks does not have the budget to install the type of turf and subsurface needed for a proper field that would stand up to regular intensive use.
- Most existing trees removed from park's center
- Northern edge is rather bleak without planted buffer. Could be helped by a planted buffer between the park and future community center site.

Ballpark Cost Estimate

Grading:	\$78K (1600 cubic yd. cut, 2500 cubic yd. fill, 900 cubic yd. needed fill)
Site prep/infrastructure:	\$20K
Installing grass:	\$?
Purchase/plant/nurture new trees/shrubs:	?
Site furnishings:	\$25K (signage, 6 benches, 2 trash cans, 1 bike rack, slab / subsurface preparation for each, etc.)
Parking (15 X 5K incl site prep):	\$75K
Permit Plan Set:	\$42K
Total Estimate:	\$240K+



Field & Forest



Pros

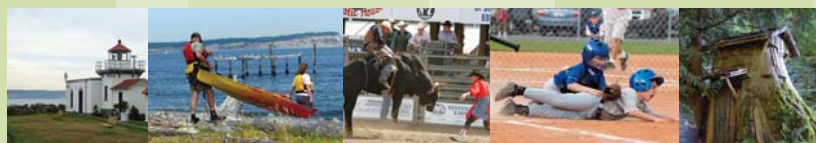
- A variety of experiences: one large open lawn facing street (approx. 210' x 120"), shady "forest" with opportunities for seating and walking paths
- Seating near playground and along paths
- Many trees may soften look and feel of community center when viewed from the street
- Large shrubs/trees along street trimmed into a neat rhythm to allow a soft edge to the park and visual access inside
- Parking conveniently located near playground and future community center parking.
- If future community center access road is installed as previously planned, the proposed path in that location would become a sidewalk to the new road for a short distance.

Cons

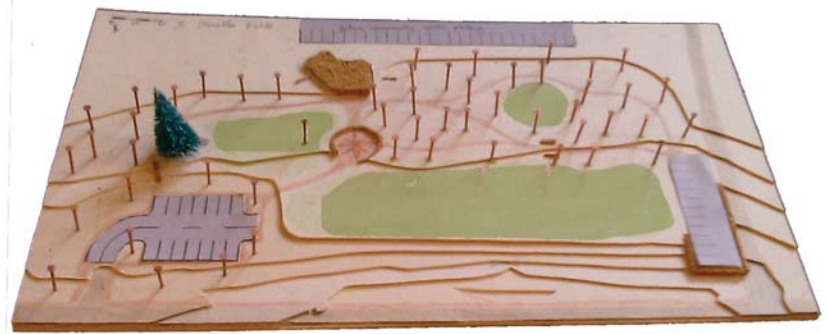
- Smaller open lawn than "One Big Field" option
- Most existing trees removed
- Parking lot farther from tennis court—may not reduce those parking along road to use tennis courts
- Parking lot in that location will ultimately mean lots of hardscape in one location (could be mediated with additional plantings?)

Ballpark Cost Estimate

Grading:	\$60K	<i>(3200 cubic yd. cut, 1900 cubic yd. fill, 1300 cubic yd. excess cut)</i>
Site prep/infrastructure:	\$20K	
Installing grass:	\$?	
Purchase/plant/nurture new trees/shrubs:	?	
Site furnishings:	\$25K	<i>(signage, 6 benches, 2 trash cans, 1 bike rack, slab / subsurface preparation for each, etc.)</i>
Parking (15 X 5K incl site prep):	\$75K	
Permit Plan Set:	\$42K	
Total Estimate:	\$222K+	



Three Smaller Fields



Pros

- A variety of experiences: large open lawn facing street, small playing lawn near playground, and small open area within shaded “forest”, plus paved “gathering circle” with 2-foot stone wall as defined central space for public events
- Seating near playground and along paths
- All mature maples in center are retained – gives the park added beauty while most other plantings are growing.
- Many trees in park softens look and feel of community center when viewed from the street
- Photinias-Be-Gone: No large plants facing street or blocking view in, just grass or low shrubs/ground cover
- Plenty of parking to support current tennis court users, new park, future community center traffic, and future large events in the community.
- If future community center access road is installed as previously planned, the SW parking lot will not interfere with installation

Cons

- Too much parking? -- may make the park feel smaller and more chopped up than is desirable
- Lacks a single large open field for informal recreation or gatherings
- Requires more maintenance because of greater complexity and variety of spaces

Ballpark Cost Estimate

Grading:	\$70K	(1600 cubic yd. cut, 2100 cubic yd. fill, 500 cubic yd. needed fill)
Site prep/infrastructure:	\$20K	
Installing grass:	\$?	
Purchase/plant/nurture new trees/shrubs:	?	
Site furnishings:	\$45K	(gathering circle hardscape, signage, 6 benches, 2 trash cans, 1 bike rack, slab/subsurface preparation for each, etc.)
Parking (26 X 5K incl site prep):	\$130K	West Lot: 14 spaces x 5K = \$70K East Lot: 12 spaces x 5K = \$60K
Permit Plan Set:	\$42K	
Total Estimate:	\$307K+	
With only 14 parking spaces:	\$247K+	
With only 12 parking spaces:	\$237K+	

