



Regional Park

Master/Concept Plan



JUNE 2016

Kimley»Horn
Expect More. Experience Better.

Gilbert's
REGIONAL PARK
gilbert.gov/gilbertsparens

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The Project Team would like to acknowledge the following people for their help and efforts during the development of the Gilbert Regional Park Master / Concept Plan.

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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.

Another prevailing challenge facing the Gilbert Regional Park lies in the complexities of providing multiple amenities and attractions for a diverse user group while keeping the basin's primary function at the forefront. The development of the master/concept plan takes these challenges into consideration and emphasizes the park's existing features and surroundings while also providing the community and region with a variety of recreational experiences tailored to this unique outdoor destination.

The Town has been fully transparent and is dedicated to ensure the master/concept plan is truly shaped by the needs of the community. Gilbert Regional Park will be a distinguished asset to the Town and the region. At the heart of this project is the need to engage and capture community support in order to make the park a reality. The master plan community outreach program, as well as previous public outreach with the Sports Fields Needs Assessment and the Parks, Recreation, and Trails Master Plan inspire ownership and establish support for the project.



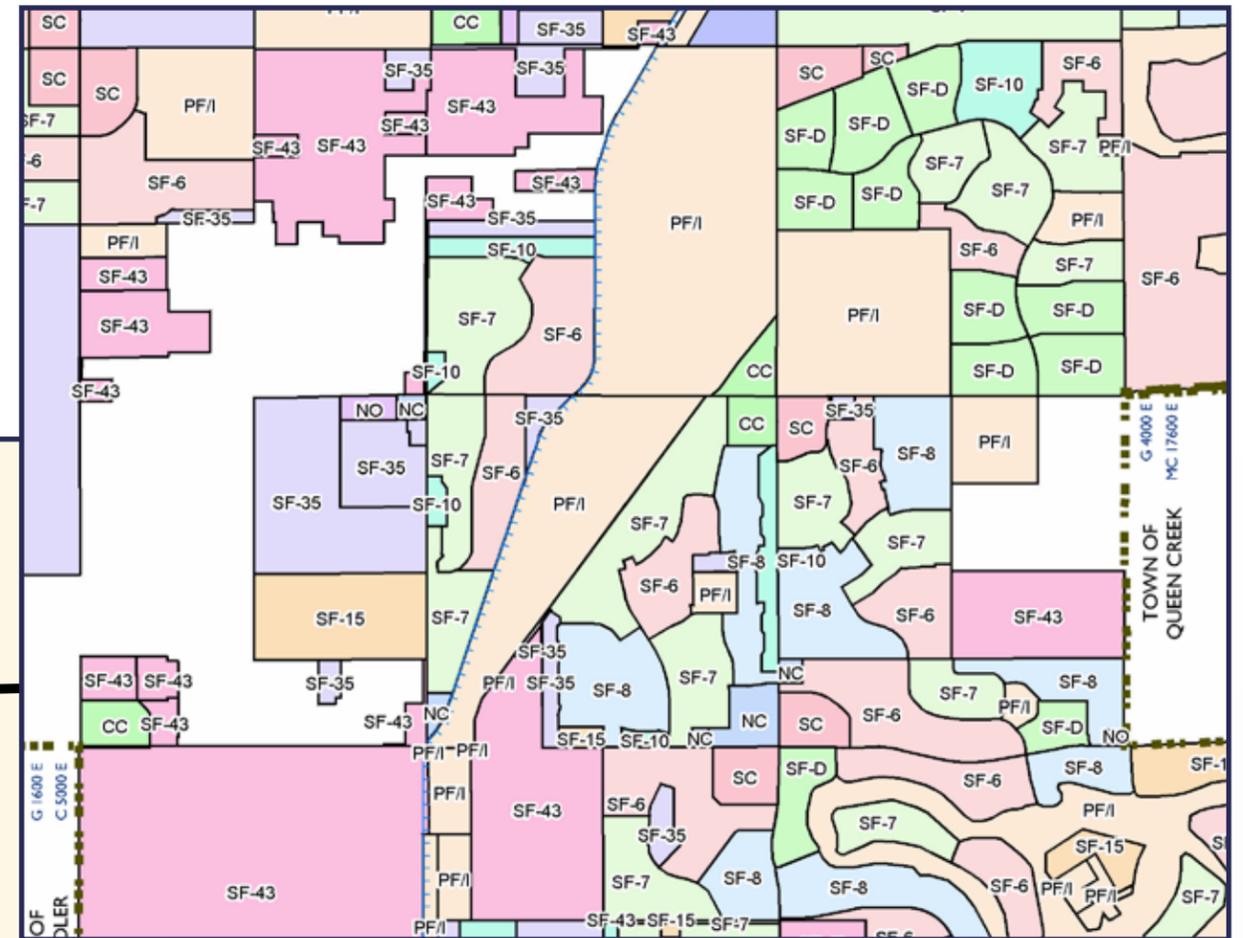
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**Site Inventory
and Analysis**

The site inventory and analysis portion of the master/concept plan plays a key role in understanding what the site can accommodate in regard to the park's future programming and facilities. The project's site investigation and engineering analysis portion identifies infrastructure opportunities and constraints based on the site's existing condition.

The consultant team conducted the following meetings to further the discussion regarding existing infrastructure and establish the project requirements for the master/concept plan and final design.

The proposed Park 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.



ZONING CODE	
CC	SC
GC	SF-10
GI	SF-15
HVC	SF-35
LI	SF-43
MF/L	SF-6
MF/M	SF-7
NC	SF-8
NO	SF-A
PF/I	SF-D
RC	



No.	Meeting	Remarks	Subject	Town Attendees
1	Traffic Impact Study	December 17, 2016 at 3:00 PM	Traffic Impact Study	Attended: Jack Gierak, Leslie Bubke; Consultant: Sean Wozny, Michael Grandy
2	Gilbert Planning Meeting regarding Recharge Park Expansion NE of Higley Road and Ocotillo Road	January 20, 2016 at 10:00 AM	Meeting with TOG staff on the recharge park and future expansion of east Higley Road	Attended: Jack Gierak, Mark Horn, Brian Quill, Patty Jordan, Jessica Marlow, Eric Braun, Rob Giles, Dave Gossman; Consultant: Robert Lyons, Cullen Kinoshita
3	Greenfield Treatment Facility Meeting	January 20, 2016 at 10:00 AM	Meeting with staff to discuss irrigation water source options	Invited: Jack Gierak, Eliana Hayes, Mark Horn, Brian Quill, Patty Jordan, Jessica Marlow, Eric Braun, Rob Giles Attended: Jack Gierak, Mark Horn, Brian Quill, Patty Jordan, Jessica Marlow, Eric Braun, Rob Giles, Dave Gossman; Consultant: Robert Lyons, Cullen Kinoshita
4	Reclaimed Water / Well Opportunities Meeting / Potable Water	January 20, 2016 at 10:00 AM	Meeting with staff to discuss potable water and irrigation water source options and how the Town's Integrated Water Management Plan may impact the project from an irrigation standpoint	Invited: Jack Gierak, Eliana Hayes, Mark Horn, Brian Quill, Patty Jordan, Jessica Marlow, Eric Braun, Rob Giles Attended: Jack Gierak, Mark Horn, Brian Quill, Patty Jordan, Jessica Marlow, Eric Braun, Rob Giles, Dave Gossman; Consultant: Robert Lyons, Cullen Kinoshita
5	Gilbert Planning Meeting Ocotillo Bridge	January 20, 2016 at 2:30 PM	Meeting regarding any initial/previous planning for Ocotillo Road Bridge	Invited: Jack Gierak, Eliana Hayes, Leslie Bubke, Curtis Yardley, Kristin Myers Attended: Jack Gierak, Eliana Hayes, Leslie Bubke, Curtis Yardley; Consultant: Sean Wozny, Michael Grandy, Robert Lyons
6	Capital Improvements Plan (CIP) Planning Meeting	January 20, 2016 at 2:30 PM	Meeting to discuss TOG CIP planned and current projects surrounding the proposed project site	Invited: Jack Gierak, Eliana Hayes, Leslie Bubke, Curtis Yardley, Kristin Myers; Attended: Jack Gierak, Eliana Hayes, Leslie Bubke, Curtis Yardley; Consultant: Sean Wozny, Michael Grandy, Robert Lyons
7	SRP Electric Meeting to Discuss 69KV Poles on Ocotillo Alignment	January 27, 2016 at 8:30 AM	Meeting with SRP to discuss existing power pole alignment	Attended: Jack Gierak, Leslie Bubke; Consultant: Sean Wozny, Robert Lyons, Pete Syntax, Michael Grandy Utility Attended: John Ballard SRP, Judy Campbell SRP 12kV, Nenad (Dan) Stevanovic SRP 69kV
8	Fogging Issue	January 27, 2016 at 8:30 AM	Fogging Issue	Invited: Jack Gierak, Mark Horn, Patty Jordan, Rob Giles, Rod Buchanan, Doug Hurley Attended: Jack Gierak, Mark Horn, Patty Jordan, Rob Giles, Rod Buchanan; Consultant: Sean Wozny, Jeff Kratzke
9	Gilbert Planning Meeting regarding APN 304-70-007C	January 28, 2016 at 10:00 AM	Meeting to discuss triangular piece of property owned by the town on the NWC of Higley and Ocotillo	Invited: Jack Gierak, Mark Kramer, Linda Edwards, Kyle Mieras, Nichole McCarty Attended: Jack Gierak, Mark Kramer, Linda Edwards, Nichole McCarty, Rob Giles; Consultant: Sean Wozny
10	Project Analysis Update Meeting	February 2, 2016 at 8:00 AM	Meeting to discuss current status of infrastructure analysis	Attended: Jack Gierak, Eliana Hayes, Rod Buchanan, Jocelyn Smith; Consultant: Sean Wozny, Robert Lyons
11	Pathway and Trail Connectivity Assessment	January 28, 2016 at 2:30 PM	Trail assessment meeting	Attended: Jack Gierak, Eliana Hayes, Rod Buchanan, Rob Giles, John Kennedy, Melanie Dykstra, Leslie Bubke, Kristin Myers
12	Explore Potential Opportunities for Using Roosevelt Water Conservation District (RWCD) Water Resources	February 16, 2016 at 11:00 AM	Explore potential opportunities for using RWCD water resources	Attended: Jack Gierak, Eliana Hayes, Mark Horn, Jessica Marlow, Eric Braun, Rod Buchanan, Jacob Ellis, Jack Vincent; Consultant: Sean Wozny, Robert Lyons, Doug Macdonald
13	SRP Undergrounding/Relocate Aesthetic Funds	February 29, 2016 at 10:00 AM	SRP undergrounding/relocate aesthetic funds	Attended: Leslie Bubke, Kristin Myers, Tom Condit, Eliana Hayes, Ballard John, Rob Giles, Rod Buchanan, Jocelyn Smith, Laura Lorenzen; Consultant: Sean Wozny; Utility Attended: John Ballard, SRP
14	Follow-up Meeting with RWCD to Explore Potential Opportunities for Using RWCD Water Resources	March 15, 2016 at 10:30 AM	Explore potential opportunities for using RWCD water resources	Attended: Jack Gierak, Eliana Hayes, Mark Horn, Jessica Marlow, Eric Braun, Rod Buchanan, Jacob Ellis, Jack Vincent; Consultant: Sean Wozny, Robert Lyons, Doug Macdonald; Utility Attended: Brad Strader, Rusty Rea, Karlene Martorana, Tabatha Langland
15	Internal Meeting with Gilbert Staff and FCDMC to Discuss Three Master/Concept Plan Concepts	March 28, 2016 at 9:00 AM	Vet three concepts with Gilbert and FCDMC	Attended: Jack Gierak, Rod Buchanan, Rob Giles; Consultant: Sean Wozny; Agency Attended: Scott Vogel, Jeffrey Shelton with FCDMC
16	Meeting with Gilbert Staff and FCDMC to Discuss Soils Excavation Process and MCFCD Detention Design	March 28, 2016 at 9:00 AM	Vet Three Concepts with Gilbert and FCDMC	Attended: Jack Gierak, Rod Buchanan, Rob Giles; Consultant: Sean Wozny; Agency Attended: Scott Vogel, Jeffrey Shelton with FCDMC

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, FDCMC
- High and Dry Town-owned 47 Acres

The tour started at the Town-owned 47 acres and toured the entire site area including the upper and lower basin areas. The FCDMC personnel spoke about access to the CHB for maintenance and operations. The upper basin requires the excavation of 2.5 million cubic yards (CY) of dirt for the construction of the FCDMC storage basin. The haul-off route currently occurs to the east along the Ocotillo Road alignment. Due to the dirt removal within the upper basin, the FCDMC has graded out a temporary channel that allows the upper basin area to drain surface water to the improved lower basin area.



1 Settling Basin Looking North



2 Lower Basin East Structure Along Queen Creek (QC) Channel



3 Ocotillo Road Future Bridge Alignment



4 Ocotillo Road Alignment Looking East, Water and Sewer



5 CHB Lower Basin Looking South



6 Ocotillo Road Alignment Looking West



7 Sonoqui Wash Tie-In Structure with QC Channel



8 East Drainage Structure Along QC Channel Looking South



9 Sonoqui Wash Looking East at Higley Road



10 Ocotillo Road Alignment Looking West



11 CHB Upper Basin Looking North Toward QC Road



12 QC Channel Basin Looking West



13 Higley Road Bridge Looking North



14 QC Channel Looking West Toward Higley Road



15 FCDMC Access Gate to Site from QC Road



16 Town of Gilbert 47 Acres (AC) Looking South from QC Road



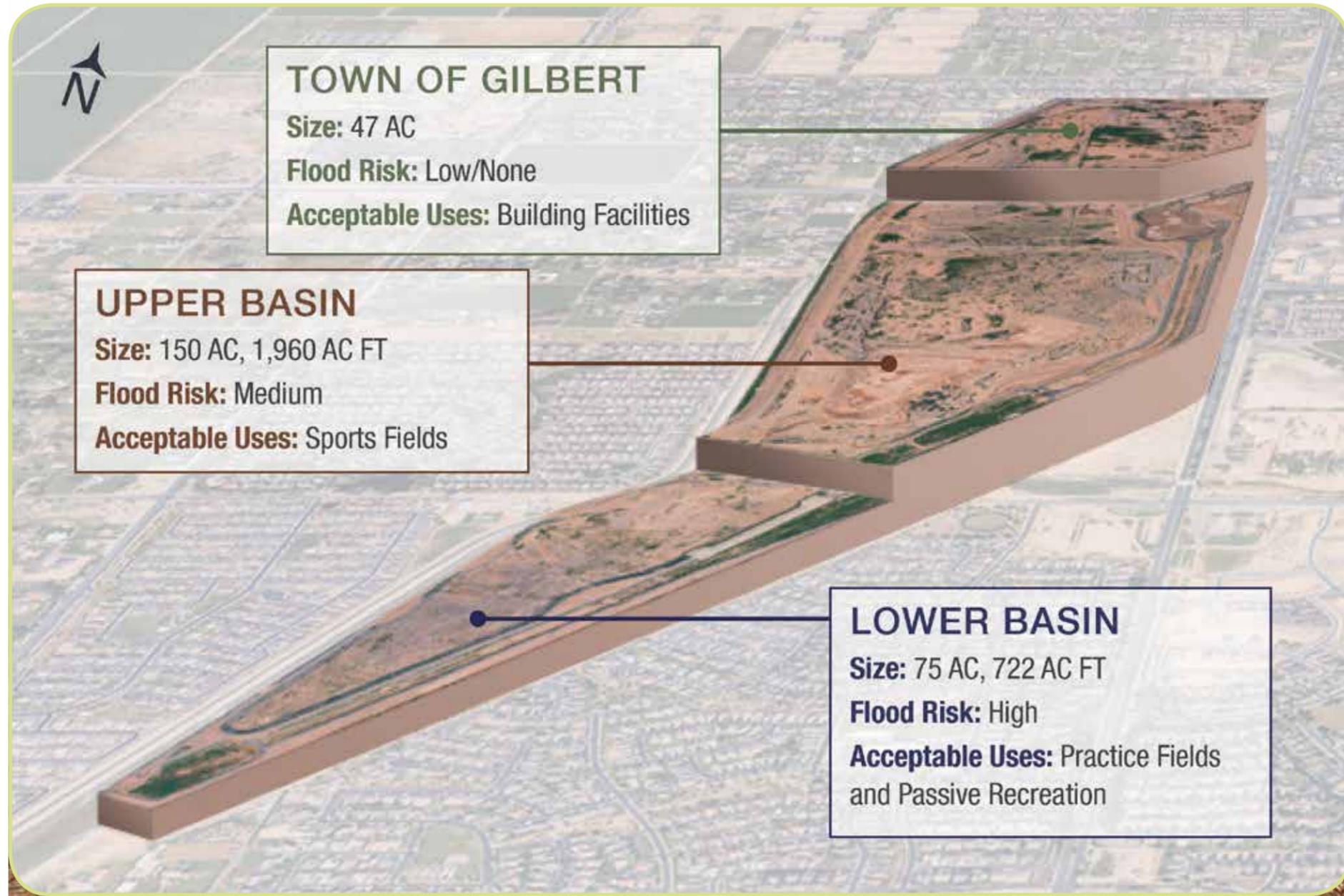
17 QC Road Looking East



18 RWCD Canal at EMF and QC Road Looking South

Design Diagram





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.

The lower and upper basins comprise the 225-acre FCDMC CHB. The basin was designed to meet the criteria of the FCDMC for the 100-year, 24-hour storm event. It was also designed with the end in mind—future conditions full build-out through 2020 was assumed in the hydrologic modeling, and the basin geometry was laid out to provide opportunities for multi-use/recreation amenities. The Queen Creek and Sonoqui Wash channels convey a significant amount of runoff around the main basin, which allows for recreational amenities in the basin to be successful.

The entire basin has been designed for flood control and the first two phases have been constructed. Phase 1 included the outlet, improvements to the EMF and the lower portion of the basin south of the Ocotillo alignment. Phase 2 included the Queen Creek Channel with drop structures, side weir from the Queen Creek Channel into the CHB, and the remaining portion of the basin south of Ocotillo. The lower basin has been fully functional since Phase 2 was constructed in 2004, but without the total volume needed to attenuate the ultimate runoff. The concrete sideweir that is south of the Ocotillo Road alignment and the confluence point of the Queen Creek and Sonoqui Wash channel has been constructed with the lower basin improvements and will need to remain as part of any future improvements. Phase 3, the upper basin, is designed but not completed and includes the excavation of the final design volume to complete the northern section of the basin. Phase 4 is planned to include construction of landscape and irrigation for the basin.

Hydrology/Hydraulics

The CHB design criteria as developed by the District utilizes the 100-year, 24-hour future watershed conditions as the design hydrology for the CHB. The design hydrology also includes the upstream Rittenhouse Basin as this has a direct effect on the CHB sizing and EMF capacity.

The constructed Queen Creek Channel along the east site frontage conveys regional drainage from east to west to the project area and north to south within the project limits. The Queen Creek Channel was designed to contain the 100-year event including freeboard within the improved channel. The FCDMC's CHB utilizes a single sideweir after the confluence of Queen Creek and Sonoqui Wash to allow flow to bypass and continue past the side weir and the detention basin, through the sedimentation basin and discharge into the EMF through a concrete box culvert outlet. The weir elevation and length is set to allow for the bypass of the excess flow to be diverted into detention storage.

A storm event between the five and 10-year frequencies has been estimated to bypass the basin and spill over the weir. Flows in the channel below the side weir are conveyed into the sedimentation basin, and then discharge into the EMF. The basin floor elevation is tied to the EMF channel floor elevation as the FCDMC wanted to utilize gravity flow in lieu of the use of mechanical pumps. The total grade difference from the ultimate basin floor elevation within the upper basin to the lower basin is approximately four feet of fall.

Chandler Heights Basin Previous Studies and Construction Documents

- ➔ Phase 1 Environmental Site Assessment for the Chandler Heights Basin was completed by URS in January 2002 and funded by FCDMC.
- ➔ East Maricopa Floodway CHB Design Predesign Study was completed in January 2002 by Kirkham Michael and funded by FCDMC.
- ➔ Geotechnical Evaluation EMF & Chandler Heights Detention Basin was completed in October 2002 by Ninyo & Moore and funded by FCDMC.
- ➔ Hydrology/Hydraulic Report for Rittenhouse and Chandler Heights Detention Basins was completed in October 2003 by Kirkham Michael and funded by FCDMC.
- ➔ Construction Phasing for Rittenhouse and Chandler Heights Detention Basins was completed in February 2004 by Kirkham Michael and funded by FCDMC.
- ➔ Design Calculations & Analysis Notebook for Rittenhouse and Chandler Heights Detention Basins was completed in March 2004 by Kirkham Michael and funded by FCDMC.
- ➔ Construction Documents for Chandler Heights Detention Basin were completed in March 2004 by Kirkham Michael and funded by the FCDMC.

Phase 1 Environmental Site Assessment

A Phase 1 Environmental Site Assessment was completed for the Chandler Heights Basin FCDMC project in 2001 by URS prior to the construction of the basin improvements. The following onsite environmental conditions were identified:

Based on the site reconnaissance and review of regulatory information, no onsite or offsite Recognized Environmental Conditions were identified.

The report identified the following environmental consideration for the Chandler Heights Property:

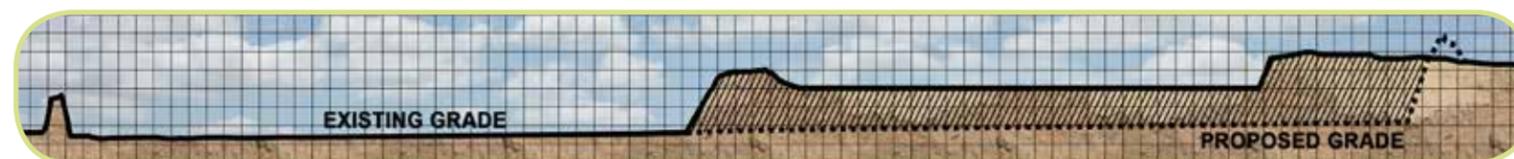
Because most of the subject property has historically been used as agricultural land, pesticide / herbicides residuals may likely be present in soils. The information evaluated during the Phase I Environmental Site Assessment, concerning agricultural use of the subject property, did not indicate an excessive amount of pesticide and/or herbicide use (i.e., evidence of impoundments, mixing sheds, or crop dusting air strips).

Although no Recognized Environmental Conditions were noted, the assessment recommended if the District wanted to evaluate pesticide/herbicide residuals in agricultural soil of the property, URS recommended sampling and laboratory analysis of surface soils. This report can be found in the drainage appendix of this master/concept plan.

Endangered Species

All birds (except 4 species in Arizona) are protected under the MBTA, which means it's a federal offense to destroy an active nest (i.e., a nest with eggs), harm, or kill nestlings, fledglings, or adult birds. That means anytime areas with vegetation – shrubs, grasses, trees – are disturbed through clearing and grubbing, they need to be surveyed for active nests during the prime nesting season (March through mid-August). If active nests are found, they need to be avoided until the birds are fledged; another option is to get a Take permit under the MBTA from the USFWS (not easy but doable); a third option is to hire someone like Bob Fox to relocate the nesting birds (again, only applies to active nests).

Burrowing owls are protected (as most birds in Arizona are) under the Migratory Bird Treaty Act. The unique aspect of burrowing owls is that they live and nest underground, which results in a higher potential to harm or kill them during construction projects. If the Town of Gilbert is planning construction activities in an area that has potential or confirmed occupation of burrowing owls, Gilbert will need to do a survey for the owls and ensure that all of the owls, eggs, and nestlings/fledglings are removed or avoided before construction starts. The best person to contact is Bob Fox at Wild at Heart, who we have used for many District projects. Wild at Heart, which is a non-profit organization, was the only group permitted by the USFWS to relocate burrowing owls a few years ago, which still may be the case.



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.

“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

The following are requirements have been identified by the IGA:

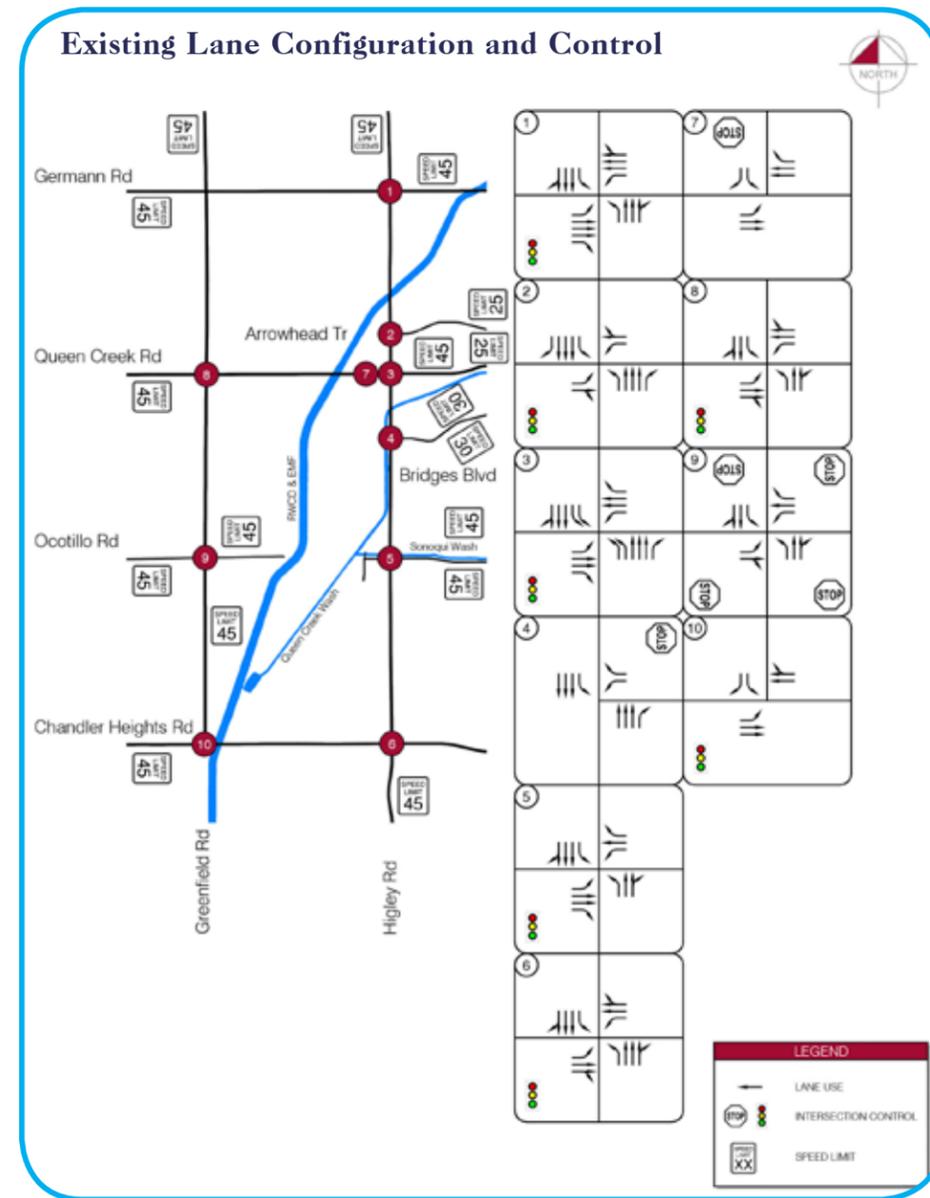
- ➔ All Recreation Amenities to or within the Easement Area shall require an FCDMC Right of Way Permit prior to start of construction.
- ➔ The Town shall be responsible for design, all permits and inspections, utility relocations, construction, construction management, operation and maintenance and all costs associated with modifying the contouring and grading of the Easement Area for permitted uses.
- ➔ The Town shall be responsible for the removal of graffiti, trash and debris, weed and dust control within the Easement Area. Maintaining, repairing, correcting any damage to and replacing project flood control features within the Easement Area that may become damaged from permitted uses are also Town responsibilities.
- ➔ Provide an operation and maintenance plan for all operation and maintenance activities for the review and approval of the District.
- ➔ Final inspection of the recreational amenities with the District shall be required of the Town once construction is completed.
- ➔ District shall be allowed unrestricted access to the Easement Area including for the purpose of sediment removal, structural repair and replacement of flood control features and periodic inspections, as the District deems necessary.
- ➔ The District shall be responsible for sediment removal, structural repair and replacement of flood control features and for periodic inspections of flood control features. The District shall not be responsible for any damages to flood control facilities from recreational amenity use.
- ➔ The IGA requires that the Town have a Flood Response Plan in place for the basin once design phases move forward.

Topographic Survey

The Gilbert Regional Park Master/Concept Plan included a full topographic survey of the entire Chandler Heights basin area and surrounding EMF, Queen Creek and Sonoqui Wash. The survey was completed in January of 2016 utilizing the North American Datum 1983 (NAD83) for horizontal control and the North American Vertical Datum of 1988 (NAVD88).

Soil Conditions/Properties

The project site is located within the Sonoran Desert Section. The on-site soils consist of stratified desert alluvium with a high degree of heterogeneity and anisotropy. The soils should generally be able to excavate to planned depths with conventional earthmoving construction equipment. The basin side slope angle of 4 horizontal to 1 vertical is the maximum side slope based on the geotechnical study.



Traffic

Site Accessibility

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.

Existing Roadway Characteristics

The existing roadway network within the study area includes the following roadways. The existing intersection lane use and traffic control is shown on the left.

Higley Road currently extends north-south with three lanes in each direction with a raised center median. There are curb and gutter and dedicated bicycle lanes on both sides of the roadway, directly adjacent to the project site. The Town of Gilbert classifies Higley Road as a major arterial roadway and the posted speed limit is 45 miles per hour (mph) in both directions. Higley Road bridges the RWCD Canal and EMF north of Queen Creek Road and bridges crossing of the Queen Creek Channel south of Queen Creek Road.

Existing right-of-way is 73 ft from roadway center line to the west and 70 ft to the east for a total of 143 ft total right-of-way.

The pavement structural section is 1-1/2 inches AC (A-12.5) surface course over 2-1/2 inches AC (A-19) base course (total asphalt pavement section of 4-inches). The asphalt pavement is placed over 15-inches of aggregate base course for a total pavement structural section of 19-inches.

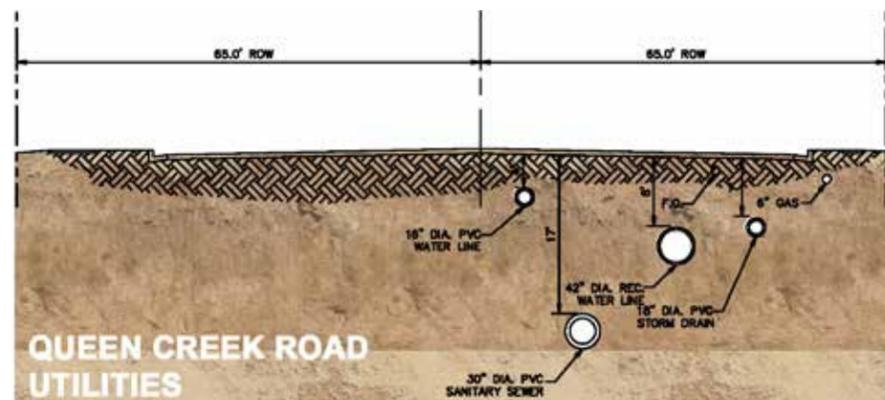


Greenfield Road currently extends north-south with two lanes in each direction with a center two-way left-turn lane (TWLTL). There are curb and gutter and dedicated bicycle lanes on both sides of the roadway. The Town classifies Greenfield Road as a minor arterial roadway and the posted speed limit is 45 mph in both directions.

Queen Creek Road currently extends east-west with two lanes in each direction with the majority of the roadway containing a center TWLTL. There are curb and gutter and dedicated bicycle lanes on both sides of the roadway. The center TWLTL transitions into raised medians approaching most major signalized intersections, including the intersections with Higley Road and Greenfield Road. The Town classifies Queen Creek Road as a minor arterial roadway and the posted speed limit is 45 mph in both directions. Queen Creek Road bridges the RWCD Canal and EMF east of Germann Road. Existing right-of-way is 65 feet from roadway center line on both sides for a total right-of-way of 130 feet.



The pavement structural section is 1-1/2 inches AC (A-12.5) surface course over 2-1/2 inches AC (A-19) base course (total asphalt pavement section of four inches). The asphalt pavement is placed over four inches of aggregate base course over six inches of cement treated subgrade for a total pavement structural section of 14 inches.



Chandler Heights Road currently extends east-west with two lanes in each direction with a center TWLTL. There are curb and gutter and dedicated bicycle lanes on both sides of the roadway. The Town classifies Chandler Heights Road as a minor arterial roadway and the posted speed limit is 45 mph in both directions. Chandler Heights Road bridges the RWCD Canal and EMF east of Greenfield Road.

Germann Road currently extends east-west with three lanes in each direction with a raised center median. There are curb and gutter and dedicated bicycle lanes on both sides of the roadway. The Town classifies Germann Road as a major arterial roadway and a road of regional significance. The posted speed limit is 45 mph in both directions.

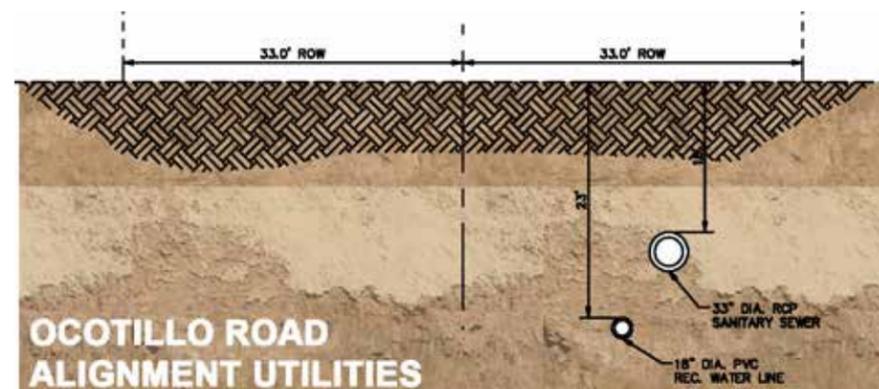
Ocotillo Road currently extends east-west and is not continuous through the project site between Greenfield Road and Higley Road. The road currently terminates approximately 1,500 feet east of Greenfield Road and approximately 750 feet west of Higley Road due to the RWCD Canal and EMF. Ocotillo Road contains two lanes in each direction with a center TWLTL east of Greenfield Road and one lane in each direction west of Greenfield Road. There is no curb or gutter west of Greenfield Road, but curb and gutter and dedicated bicycle lanes exist on both sides of Ocotillo Road east of Greenfield Road until the roadway ends just west of the RWCD Canal and EMF. East of the RWCD Canal and EMF, Ocotillo Road has two lanes in the westbound direction and one in the eastbound direction with a center TWLTL. This portion of Ocotillo Road has curb and gutter only on the southern portion of the roadway until the intersection with Higley Road, where curb and gutter on both sides of the roadway resumes. The Town classifies Ocotillo Road as a minor arterial roadway and the posted speed limit is 45 mph in both directions.

The Town has identified the need for Ocotillo Roadway improvements within the current capital improvement projects program with design identified to begin in 2020. The Town completed a preliminary design report in 2000 that identified a potential alignment for Ocotillo Roadway improvements. The Town will need to consider the following:

- ➔ The crossing of Queen Creek Channel will span 200-foot bottom width with Sonoqui Wash to the north.
- ➔ The top width will be approximately 325 feet if the 4:1 side slopes are used.
- ➔ The crossing of the Chandler Heights basin connection will also span a 200-foot bottom width, with a top width of approximately 300 feet using 4:1 side slopes.
- ➔ The crossing of the EMF will also span a 200-foot bottom width, and the existing top width outside the access roads on each side is approximately 340 feet.
- ➔ Immediately west of the EMF is the RWCD canal. The apparent top width to be spanned will be approximately 50 feet.



Arrowhead Trail currently extends east-west with one



lane in each direction. There are curb and gutter and dedicated bicycle lanes on both sides of the roadway. Arrowhead Trail services commercial retail stores west of Higley Road and provides access to residential areas east of Higley Road. The Town classifies Arrowhead Trail as a collector roadway and the posted speed limit is 25 mph in both directions.

Bridges Boulevard currently extends east-west with two lanes in each direction and a raised center median. There are curb and gutter and dedicated bicycle lanes on both sides of the roadway. The Town classifies Bridges Boulevard as a collector roadway and the posted speed limit is 30 mph in both directions.

Existing and Background Analysis

The following is a bulleted list of the principal findings regarding the existing and future background traffic analysis.

- ➔ All existing signalized study area intersections operate at an acceptable level of service (LOS) during typical weekday and Saturday midday (MD) and afternoon (PM) peak hours.
- ➔ Most turning movements at existing unsignalized study intersections operate at an acceptable LOS during typical weekday and Saturday midday and PM peak hours.
- ➔ All signalized study area intersections are projected to operate at an acceptable LOS during the PM peak hour of a typical weekday for the 2020, 2025, and 2030 background conditions with the exception of Higley Road/Germann Road (LOS D in 2020, 2025, and 2030), Higley Road/Queen Creek Road (LOS D in 2020), Higley Road/Chandler Heights Road (LOS D in 2020, 2025, and 2030), and Greenfield Road/Queen Creek Road (LOS D in 2020).
- ➔ All signalized study area intersections are projected to operate at an acceptable LOS during typical Saturday midday and PM peak hours for the 2020, 2025, and 2030 background conditions.
- ➔ Most turning movements at unsignalized study area intersections operate at LOS D or worse for the 2020, 2025, and 2030 background conditions. Some turning movements report more than 300 seconds of delay.



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 and companies were notified and maps were collected for the proposed project area.

No.	Utility Company	Utility	Material	Size	Depth	Location
1	CenturyLink	Communications	Fiber Optic	Conduit size unknown	18-24 inches	Queen Creek Road north and south along park frontage
2	CenturyLink	Communications	Fiber Optic	Conduit size unknown	18-24 inches	Higley Road, west side, along park frontage
3	Cox Communications	Communications	Coaxial / Fiber Optic	Direct Bury / Conduit	18-24 inches	Higley Road - 10 feet east of center line
4	Southwest Gas	Natural Gas	PE	6-inch	24-30 inches	Queen Creek Road south along park frontage, 30 ft south of section line
5	Southwest Gas	Natural Gas	PE	6-inch	24-30 inches	Higley Road, west side, along park frontage
6	Town of Gilbert	Sanitary Sewer	SDR	30-inch	17 feet	Queen Creek Road - 10 feet south of section line
7	Town of Gilbert	Sanitary Sewer	SDR	33-inch	18 feet	Ocotillo Road Alignment
8	Town of Gilbert	Sanitary Sewer	SDR	12-inch	10 feet	Higley Road - 75 feet (Varies) east of center line
9	Town of Gilbert	Potable Water	PVC	16-inch	4 feet	Queen Creek Road - 8 feet north of section line
10	Town of Gilbert	Potable Water	DIP	30-inch	10 feet	Higley Road - 5 feet east of center line
11	Town of Gilbert	Potable Water	PVC	16-inch	4 feet	Higley Road - 30 feet (Varies) east of center line
12	Town of Gilbert	Reclaimed Water	Unknown	18-inch	9 feet	Higley Road - 40 feet (Varies) east of center line
13	Town of Gilbert	Reclaimed Water	Unknown	18-inch	23 feet	Ocotillo Road Alignment
14	City of Mesa	Reclaimed Water	Unknown	72-inch	8 feet	Queen Creek Road - 38 feet south of section line
15	Salt River Project	Electrical	OHE	69KV & 12KV	OHE	Queen Creek Road - 61 foot south of section line, within 10 foot SRP Easement
16	Salt River Project	Electrical	OHE	69KV	OHE	Higley Road, West Side south of Ocotillo Road
17	RWCD	Irrigation	Concrete Channel	Varies	Varies	West of EMF
18	Salt River Project	Communications	None	None	None	None
19	Salt River Project	Water	None	None	None	None
20	Salt River Project	Ground Water	None	None	None	None
21	Salt River Project	Irrigation	None	None	None	None
22	Salt River Project	Generation	None	None	None	None

Utility Company	Utility	Material
Coronado Ranch Improvement Plans	2001	1-608.pdf
Ocotillo Road Sewer Interceptor & Reclaimed Water Lines	2002	1-654.pdf
Shamrock Estates, Phase 1	2004	1-845.pdf
Shamrock Estates, Phase 2B	2008	1-846A.pdf
Shamrock Estates, Phase 2 - Ocotillo Road Improvement Plans	2008	1-846B.pdf
Queen Creek Road Sanitary Sewer Extention	1999	3-258.pdf
Town of Gilbert South Gilbert Water System Improvements Zone 2 Transmission Pipelines Phase II	1998	3-275.pdf
Town of Gilbert Improvement Distrit 19	2003	3-367.pdf
Higley Rd. 12-Inch Sanitary Sewer	2013	3-437.pdf
Higley Rd. 16-inch & 30-inch Water Transmission Mains; 18-inch & 42-inch Reclaimed Water, Queen Creek Rd. 42-inch Reclaimed Water Transmission Main	2006	3-464.pdf
Higley Road to Recker Road Roadway Improvements	2008	3-488.pdf
Ocotillo Road to Queen Creek Road - Higley Road Bridge at Sonoqui Wash	2007	3-496.pdf
Ocotillo Road to Queen Creek Road - Road Improvements Queen Creek Bridge Widening Phase 1	2007	3-497.pdf
Ocotillo Road to Queen Creek Road - Road Improvements Queen Creek Bridge Widening Phase 2	2007	3-498.pdf
Higley Road Improvements - 20-inch & 36-inch Water Line	2006	3-499.pdf
Queen Creek Road Improvements - Val Vista Drive to East Maricopa Floodway	2011	3-622A.pdf

Water Source Options

The consultant team met with the Town Water Engineering staff on January 20, 2016 to discuss and validate irrigation, potable water, and sanitary sewer options for the proposed park master/concept plan.

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.

Gilbert currently operates two water reclamation facilities (WRF) that treat sewage and produce A+ quality reclaimed water, with a loss of approximately eight to 10 percent of the influent total to sludge (solids) treatment. The Greenfield WRF is a joint facility operated in partnership with the City of Mesa and the Town of Queen Creek. The plant capacity is currently 16 million gallons per day (MGD), with eight MGD of capacity available to Gilbert, and is planned to be expanded to treat up to 42 MGD, with Gilbert's share of the capacity at 16 MGD.

Last year, reclaimed water demands on their highest day in July used all but 300,000 gallons of the reclaimed water available, so 0.3 MGD is the reclaimed water volume that is potentially currently available. Currently, Queen Creek is not utilizing its one-MGD allotment of reclaimed water from the Greenfield plant. Mesa and Gilbert have been splitting this one MGD. Once Queen Creek has infrastructure in place to utilize its allotment, Gilbert's supply from Greenfield will be reduced by 0.5 MGD. This volume is accounted for in the 0.33 MGD availability.

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.



The following existing irrigation water source options were identified from the data collection project phase:

- ➔ **Queen Creek Road:** 42-inch Reclaimed Water Line – This existing line is low-pressure and would require coordination with the City of Mesa to operate and therefore it is not preferred to be used for park irrigation source water.
- ➔ **Higley Road:** 42-inch Reclaimed Water Line – Continuation of the Queen Creek Road reclaimed water main line with low-pressure and would require coordination with City of Mesa to operate and therefore it is not preferred to be used for park irrigation source water.
- ➔ **Higley Road:** 18-inch Reclaimed Water Line – Provides irrigation source water for the single-family residential developments east of Higley Road.
- ➔ **Ocotillo Road Alignment:** 18-inch Reclaimed Water Line – This existing line maintains 50 psi of pressure and would be the preferred source for reclaimed water for the irrigation water source. The pump station that services this line has room for additional pumps. Current major users of this water are Seville and Adora Trails Homeowners Associations.

RWCD

The consulting team met with the RWCD on February 16, 2016 and March 18, 2016 to discuss potential irrigation source water options as well as pedestrian bridge crossings of the RWCD Canal.

1. RWCD – Conveying water through the RWCD Canal from other suppliers to a location near the proposed site through a “Wheeling Agreement.”
2. RWCD developing a “Long-Term Storage Credit Exchange Agreement” to use surface water within the RWCD canal.
3. Relocation of an existing RWCD groundwater well near the Appleby Road alignment and providing a piped conveyance from the new well location, north along the RWCD Canal to Queen Creek Road, east across the EMF to a discharge point at the park site.

After further research, RWCD representatives determined that a “Wheeling Agreement” or a “Long-Term Storage Credit Exchange Agreement” for water within the canal is not feasible due to legal and jurisdictional issues related to “Waters of the United States,” and that an exchange agreement for treated effluent water is not an acceptable option for the Town of Queen Creek. Therefore, each of these water resource options were deemed unfeasible.

The third option is the relocation of an existing RWCD groundwater well. According to RWCD representatives, the capacity of the existing well is approximately 2,500,000 gallons per day (GPD) and therefore is capable of accommodating the anticipated peak-season irrigation demands for the proposed site. This option would require a “Long-Term Storage Credit Recovery” agreement between RWCD and the Town to use the groundwater. In addition, the Town would be responsible for capping the existing well, drilling the new well, installing the new well pump and controls, and installing the new conveyance infrastructure. RWCD representatives indicated “order-of-magnitude” costs for drilling the well of \$500,000, and approximately \$200,000 for the new well pump and control instrumentation. The conveyance infrastructure is anticipated to require installation of approximately 4,800 linear feet (LF) of eight-

inch polyvinyl chloride (PVC) buried transmission pipe, and 500 LF of eight-inch steel pipe attached to the Queen Creek Road bridge over the EMF. Aqua Engineering estimates the construction costs for this conveyance piping to be approximately \$150,000. Therefore, the total cost for construction of this potential water source is approximately \$850,000. This cost would also need to include easement acquisition.

Additional Requirements for Reclaimed Water for Irrigation

- ➔ Control of watering will be tied to rain gauge and wind gauge.
- ➔ No reclaimed irrigation runoff to washes will be acceptable and the park grading and irrigation system designs will need to take this into consideration.
- ➔ The Town’s Integrated Water Resources Plan and Reclaimed Water User Manual will need to be utilized during final design.
- ➔ Due to the park full build out size (272 acres) redundant water sources with a four to five days of storage onsite will be required.

Potable Water Source Options

The identified existing potable water line sources identified include:

- ➔ **Queen Creek Road:** 16-inch Potable Water Main—The Town views this line as a viable potable water source.
- ➔ **Higley Road:** 16-inch Potable Water Main— The Town views this line as a viable potable water source.
- ➔ **Higley Road:** 30-inch Potable Water Main —This is a transmission main and should not be used as a potable water source for the park.
- ➔ **Ocotillo Road Alignment:** 16-inch and 24-inch Potable Water Main —The two existing potable water lines within the Ocotillo Road alignment crossing the CHB are City of Chandler water lines and are not an option for a potable water source for the proposed Regional Park.

Wastewater Options

Existing wastewater infrastructure surrounding the proposed park area include:

- ➔ 30-inch sewer line along Queen Creek Road —This line is a viable sanitary sewer connection option for the high-and-dry 47-acre area.
- ➔ 33-inch sewer line along the Ocotillo Road alignment —This line is a potential option for the sanitary sewer needs for the southern site area.
- ➔ 12-inch sewer line along Higley Road —This option would require the need for grinder pumps to cross the existing Queen Creek channel and connect into the existing 12-inch sanitary sewer line which is on the east side of Higley Road.





2.0

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 report 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. See Section 3-Programming for input results.



1. Town of Gilbert Parks, Recreation, And Trails Master Plan, Plan*et, February 13, 2014
2. Town of Gilbert Community Survey, National Research Center, Inc., July 2014

Process

Consultants provided a summary of pre-2016 community input and prepared presentations of the existing conditions of the CHB site to provide a verbal and visual presentation to the community at a series of public input workshops and focus group meetings. The complete input process for the project started in January 2016 and concluded in April 2016.

Parks and Recreation Master Plan 2013/2014

The Town completed a system-wide parks and recreation master plan in 2014 which included community outreach and focus group meetings. This document identified programming and facility needs for the community. The master plan was utilized during programming development for the regional park master/concept plan.

Resident Telephone Survey 2014

As part of the Town's 2014 Community Survey a statistically validated telephone survey was completed by the National Research Center in July of 2014 which included parks and recreation based questions regarding level of service, use of facilities and additional programming needs.

Sports Fields Needs Assessment

The community's need for sports fields was gauged by an inventory and analysis prepared in 2015 over a four-month process. Meetings with all the organized sports leagues in and around Gilbert, as well as the school districts and recreation staff, provided an accurate accounting of the demand for sports fields. Over the next 20 years, there will be a total need for 37 additional sports fields to be constructed in Gilbert to accommodate the growth of the town and the increase in participation in sports games and practices.

Key Individual Interviews

Over a three-day period in January 2016 a total of 31 key individuals were interviewed one at a time, for the purpose of gathering specific input and insight into the needs of the community and the anticipated growth of the town. Elected officials, appointed officials, nonprofit organization leaders, business community leaders, sports league leaders, secondary and higher educational institution superintendents/presidents, and Town staff department heads, among others, were invited to participate. The key feedback garnered during these interviews provided the common desire from individuals that the ultimate project be or include:

- ➔ Unique/innovative project
- ➔ Multi-use trails
- ➔ Sports fields
- ➔ Regional destination
- ➔ Commercial opportunities and partnerships
- ➔ Recreation center

- ➔ Swimming facility
- ➔ Sustainability and educational opportunities
- ➔ Cultural/history opportunities
- ➔ Extreme sports/adventure activities
- ➔ Multi-generational

Community Focus Group Meetings

The following community groups were invited to participate in a series of focus group meetings held in January 2016.

- ➔ Sports groups
- ➔ Non-profit organizations
- ➔ Citizens groups
- ➔ Public agencies groups
- ➔ Recreation user groups

Questions and discussions during these two-hour sessions garnered some common responses and expressed needs, summarized in the following list:

- ➔ Recreation center
- ➔ Sports fields
- ➔ Aquatics/swimming programs
- ➔ Picnic opportunities/ramadas
- ➔ Multi-use trails
- ➔ Fishing lake
- ➔ Shade
- ➔ Nature based education
- ➔ Community center
- ➔ Fitness programs and facilities



Workshops

The key to providing a comprehensive master/concept plan for the development of the park is to establish a common vision for the project. To do this, and to make sure that it reflected the needs and desires of the community, a series of public input sessions were facilitated at a variety of times, dates, and locations around Gilbert.

A total of nine public input workshops were held from January to March 2016. The first series of workshops, summarized below, helped to educate the community on the conditions of the existing site, inform them about the input tools used and the information learned to date, and included a design input working session (charrette) for attendees to provide physical conceptual diagrams for the park site.

Workshops 1A, 1B, 1C Summary Report

This report summarizes the results of the first of three (3) workshop series to be conducted as a part of the public outreach effort to assist in the preparation of the Regional Park Master/Concept Plan. The first workshop series was repeated on three separate dates: Tuesday, January 12, 2016 from 6:00pm to 8:30pm at the Perry High School Cafeteria (Workshop 1.A); Wednesday January 13, 2016 from 6:00pm to 8:30pm at the Southeast Regional Library (Workshop 1.B); and Thursday, January 14, 2016 from 1:00pm to 3:30pm at the Southeast Regional Library (Workshop 1.C). The Consultant Team worked with Town staff to develop and coordinate the workshops. A total of 189 residents attended all three workshops; 114 residents attended the workshop on Tuesday night, 37 attended Wednesday night, and 38 attended Thursday afternoon. Rod Buchanan, Parks and Recreation Director for Gilbert, welcomed participants and introduced the Project Team which included staff and the consultants. John Courtney, Principal of RJM Design Group, reviewed the overall process for the development and creation of the Park Master/Concept Plan. Sean Wozny of Kimley-Horn presented the analysis of the opportunities and features of the proposed park site. John Courtney then presented the workshop objectives and proceeded to facilitate the process.

Workshop 1 Goals

The results of Workshop #1 are discussed below and do not include the results from other outreach efforts including focus groups, individual interviews, input from Gilbert's website, and mail-in comments.

The goals of the workshop included:

1. Provide an overview of the process
2. Identify the important characteristics of the existing site
3. Identify the most important recreation programs to be included in the Park Master/Concept Plan
4. Identify the most important facilities/amenities to be included in the park plan
5. Gather the community's ideas for funding the construction and ongoing operations/maintenance of the park
6. Provide an opportunity for the public to create conceptual plans for the park site and to see and listen to design presentations

Workshop 1 Process

At workshop 1.A, participants were divided into 17 working groups for the workshop process; at workshop 1.B there were seven groups; and at workshop 1.C there were five groups. Each member of the group sat at a table of up to eight participants with materials that included a flip chart, and markers to record their discussions. During the course of the workshop, three topics were presented for individual consideration and group discussion. Below is a list of the topics discussed.

- ➔ **Question 1:** What are the most important recreation programs that you think are needed in the Regional Park?
- ➔ **Question 2:** What are the most important facility amenities you think are needed in the Regional Park?
- ➔ **Question 3:** What are your thoughts regarding funding construction and ongoing operations of the Regional Park?

Initially, participants were asked to individually respond on paper for each topic. They were encouraged to list as many responses that came to mind.

A group discussion then began with individual members of each group sharing their responses with the entire group. Time was allotted for the groups to gain consensus on their top five answers on the particular topic. Groups were selected at random to present a summary of the consensus lists from their group.

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

Design Charrette

Drawing materials, facility templates, and base maps of the entire site were distributed to all the group tables at the event. The groups were given the opportunity to discuss the program elements and facility planning for the site, cut out the appropriate templates, and place them in the park according to the needs expressed during the Questions discussions shown on the previous page. Each group developed a complete conceptual diagram, and provided notes or handwritten ideas on the plan. At the end each of the workshop sessions all group plans were mounted on the walls of the cafeteria and some groups were selected at random to present their designs to the group.

Design Workshops 2A, 2B, 2C Summary Report

This report summarizes the results of the second of three (3) workshop series to be conducted as a part of the public outreach effort to assist in the preparation of the Regional Park Master/Concept Plan. The second workshop series was repeated on three separate dates: Tuesday, February 9, 2016 from 6:00pm to 8:15pm at the Barn at Power Ranch (Workshop 2.A); Wednesday February 10, 2016 from 1:00pm to 3:00pm at the Southeast Regional Library (Workshop 2.B); and Wednesday, February 10 from 6:00pm to 8:00pm at the Southeast Regional Library (Workshop 2.C). The Consultant Team worked with Town staff to develop and coordinate the workshop. A total of 156 residents attended all three workshops; 70 residents attended the workshop on Tuesday night, 49 attended Wednesday afternoon, and 37 attended Wednesday evening. John Courtney, Principal of RJM Design Group, began the workshop by welcoming and thanking the attendees for their participation in the process. He then reviewed the overall process and schedule for the Park Master/Concept Plan project. Sean Wozny of Kimley-Horn presented a summary of the analysis of the opportunities and features of the proposed park site. John Courtney then presented the workshop objectives and proceeded to facilitate the process.

Workshop 2 Goals

The results of Workshop #2 are discussed below and do not include the results from other outreach efforts such as individual interviews, recent input from Gilbert's website, and mail-in comments.

The goals of the workshop were presented as follows:

1. Provide a summary overview of the process and existing site characteristics
2. Review a summary of the inputs that have been analyzed to date
3. Refine the Vision during the workshop
4. Gather input from the workshop attendees

Refining The Vision: Workshop 2 Process

A summary of the previous inputs that have been analyzed so far in the process was presented. These included the Parks and Recreation Master Plan (completed in early 2014), the Resident Telephone Survey (June 2014), the Sports Fields Needs Assessment (2015), the website comments from Town Website (December 2015 and January 2016), Focus Groups (January 2016), and Workshop #1 (January 2016). These inputs were summarized in a matrix that demonstrated the priorities from all the inputs gathered and analyzed to date.

Four park plan options were then presented that showed the synthesis of the priorities and all 29 of the workshop charrette plans that were created during Workshop #1.

Refining The Vision: Workshop 2 Input Activities

The workshop participants were seated at tables of no more than eight residents for the individual and small group questions and discussions that followed the presentation. At workshop 2.A there were 12 groups; at Workshop 2.B there were eight groups; and at workshop 2.C there were also eight groups. During the course of the input activities of the workshop, two topics were presented for individual consideration and group discussion. The questions that were asked include:

- ➔ **Question 1 – 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.
- ➔ **Question 1 – Small Group:** Please discuss your individual plan rankings and decide your table's ranking of the four options and modifications.
- ➔ **Question 2 – Individual:** Please provide suggestions to improve any of the plans to make them more sustainable and cost-effective.
- ➔ **Question 2 – Small Group:** Please discuss your responses to Q2 and develop a list of ideas on the large pads of paper.

Initially, participants were asked to individually respond on comment cards that were distributed before the presentation of the questions. They were encouraged to list as many modifications that came to mind.

A group discussion then began with individual members of each group sharing their responses with the entire group. Time was allotted for the groups to gain consensus on their answers on each particular topic.

At the conclusion of the workshop, small groups were selected at random to present a summary of the Plan Option rankings and consensus response lists from their groups.



The key to providing a comprehensive master/concept plan for park development is to establish a common vision for the project.

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



Design Workshops 3A, 3B, 3C Summary Report

The third workshop series was repeated on three separate dates: Tuesday, March 1, 2016 from 6:00pm to 8:15pm at the Southeast Regional Library (Workshop 3.A); Wednesday, March 2, 2016 from 1:00pm to 3:00pm at the Southeast Regional Library (Workshop 3.B); and Wednesday, March 2, 2016 from 6:00pm to 8:00pm at Perry High School Cafeteria (Workshop 3.C). The consultant team worked with Town staff to develop and coordinate the workshop. A total of 103 residents attended all three workshops; 43 residents attended the workshop on Tuesday night, 30 attended Wednesday afternoon, and 30 attended Wednesday evening. John Courtney, Principal of RJM Design Group, began the workshops by welcoming and thanking the attendees for their participation in the process. He then reviewed the overall process and schedule for the Park Master/Concept Plan project, as well as a general review of the input tools used so far, and the activities and results of previous workshops. Sean Wozny of Kimley-Horn presented a summary of the analysis of the opportunities and features of the proposed park site. John Courtney then presented the workshop objectives and proceeded to facilitate the process.

Workshop 3 Goals

The results of Workshop #3 are discussed below and do not include the results from other outreach efforts such as individual interviews, recent input from Gilbert's website, and mail-in comments.

The goals of the workshop were presented as follows:

1. Provide a summary overview of the process and existing site characteristics
2. Review a summary of the inputs that have been analyzed to date
3. Present the Vision established by the previous workshops
4. Gather input from the workshop attendees on the conceptual plans

Presenting The Vision: Workshop 3 Process

A summary of the previous inputs that had been analyzed so far in the process was presented. These included the Parks and Recreation Master Plan (completed in early 2014), the Resident Telephone Survey (June 2014), the Sports Fields Needs Assessment (2015), the website comments from Town Website (December 2015 and January 2016), Focus Groups (January 2016), Workshop 1 (January 2016), Workshop 2 (February 2016), and key individual interviews (January 2016). These inputs were summarized in matrices and lists that demonstrated the priorities from all the inputs gathered and analyzed to date.

Three park plan options were then presented that showed the synthesis of the priorities and the feedback and comments obtained during Workshops 1, 2, and online.

Presenting The Vision: Workshop 3 Input Activity

The workshop participants were given comment cards and divided into three groups for a round-robin session on each of the three concept plans. Members of the consultant team were stationed at each stop on the round-robin to provide more detailed presentations and to help answer questions from attendees. Each individual was asked to provide written comments on all three of the conceptual plans so the consultant team could refine the plans based upon input.

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.

Website Comment Input Form

For the duration of the public input process, starting in early January, the Town launched a webpage to inform the community of the progress of the master/concept plan project, and to gather feedback from the materials presented. Residents were invited to write suggestions and requests in an open-ended format. Over 400 individuals provided comments through this tool, and every comment message was read, analyzed, and added into the following summary of most commonly requested item:

1. Multi-use trails
2. Playgrounds
3. Track (athletics)
4. Dog Park
5. Splashpad
6. Community recreation/events center
7. Fishing lake
8. Disc golf
9. Climbing wall
10. Aquatic center
11. Sports fields
12. Tennis
13. Picnic ramadas
14. Softball
15. Special events
16. Amphitheater
17. Visual/Performing arts
18. Racquetball
19. Baseball
20. Basketball
21. Volleyball

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.

Home Owner Association (HOA) Meetings

The Town, in the spirit of being a good neighbor, also utilized mailers to residences within 1,000 feet of the park site prior to workshop meetings 1 and 3. The Town and the consultant team also attended HOA meetings with three subdivisions surrounding the proposed site which included the Bridges, Shamrock Estates, and Freeman Farms. The consultant team attended a meeting with each HOA to present the three final concepts, answer questions, and accept comments.

Town Planning Commission and Design Review Board

The project team also presented the three master/concept plans to both TOG Planning Commission and Design Review Board for review and comment. Final design will be required to go through TOG Planning Commission and Design Review Board.



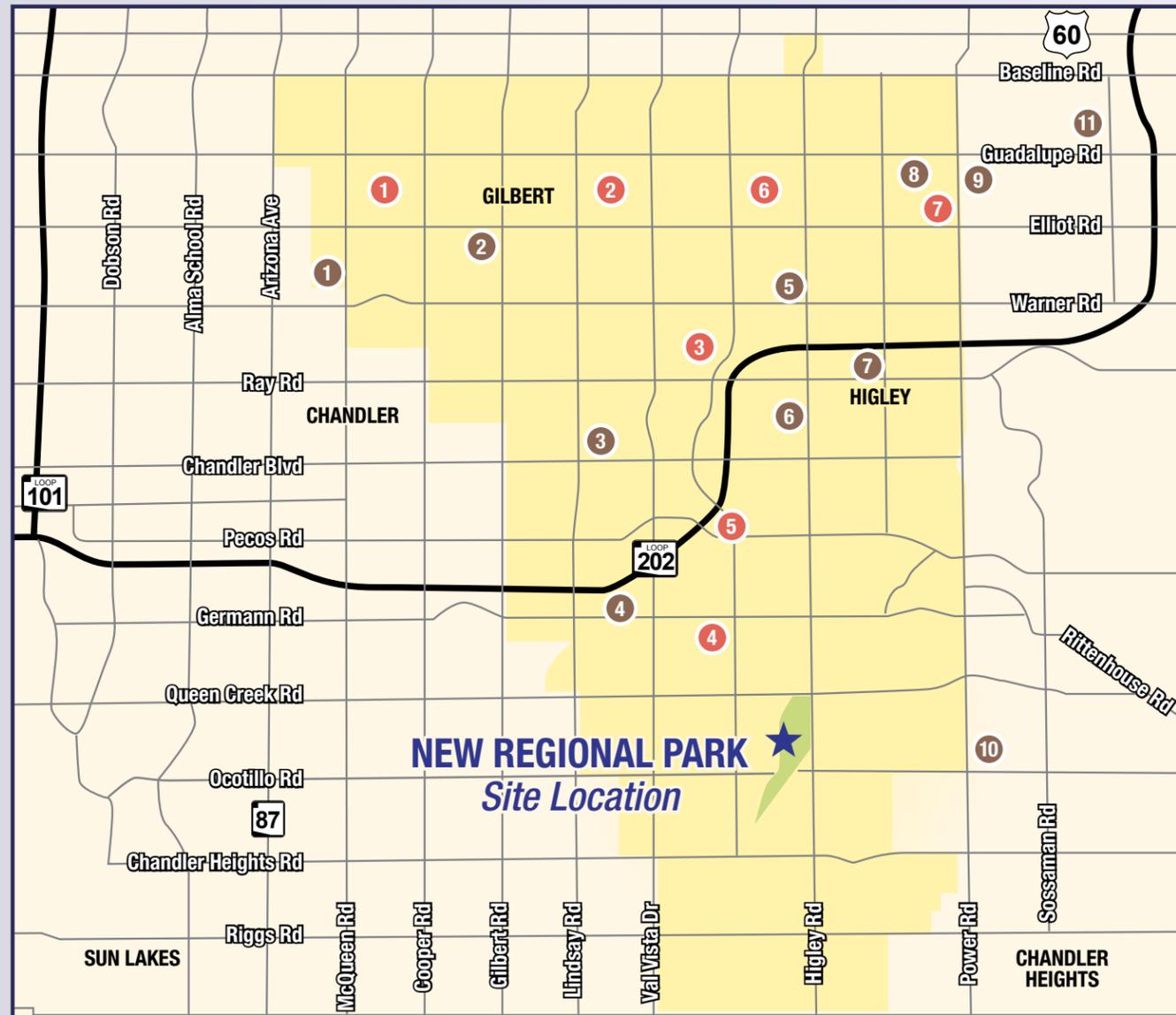


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Programming

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.

Map of Existing Sports Fields at Parks and Schools in Gilbert



Gilbert Sports Fields

- 1 McQueen District Park
- 2 Freestone District Park
- 3 Crossroads District Park
- 4 Hetchler North Gilbert Youth Soccer Complex
- 5 Discovery District Park
- 6 Nichols Park
- 7 Elliott District Park (Big League Dreams)

School Sports Fields

- 1 Mesquite High School
- 2 Mesquite Junior High
- 3 South Valley Junior High School
- 4 Campo Verde High School
- 5 Cooley Middle School
- 6 Higley High School
- 7 Gilbert Christian School
- 8 Highlands High School
- 9 Highlands Junior High School
- 10 Sossaman Junior High School
- 11 Desert Ridge Junior and Senior High Schools

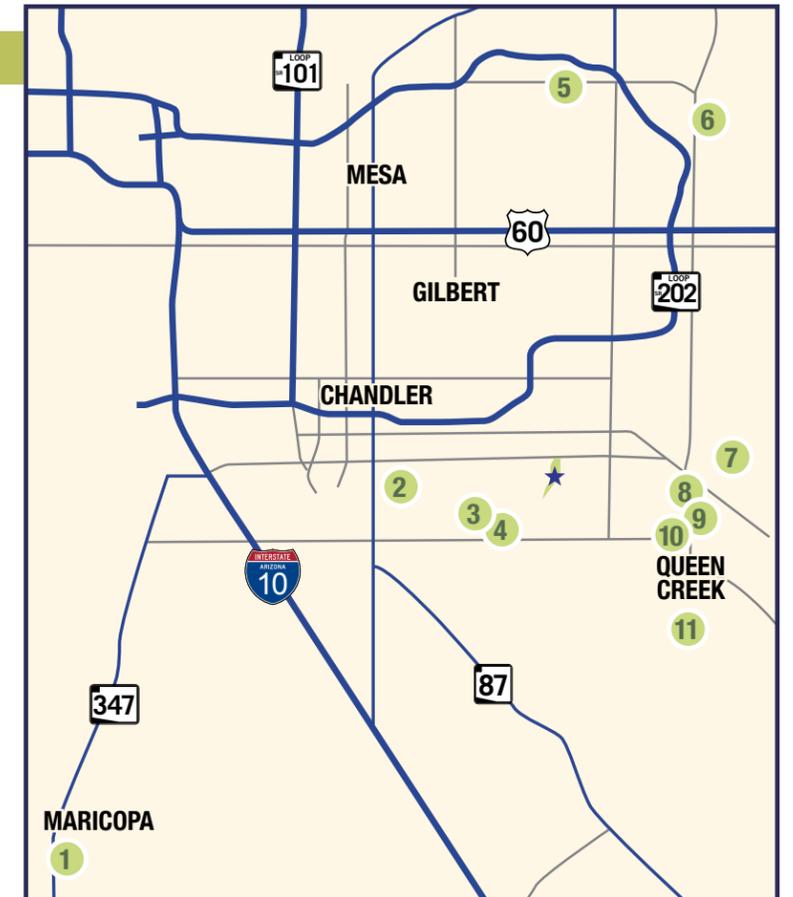
The consultant team further evaluated the existing Town Parks, Recreation, and Trails Master Plan (2014), a telephone survey (2014), the existing Town of Gilbert Sports Fields Needs Assessment (2015), results of the design charrettes and Workshop #1 feedback and consolidated the results in to four distinct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

Surrounding Site Locations and Amenities

The Town and consultant team considered existing nearby amenities when refining programming elements for the Gilbert Regional Park.

Site Locations and Amenities

- 1 **Copper Sky Recreation Complex**
 - ➔ 98-acre complex
 - ➔ Two interactive playgrounds
 - ➔ Multigenerational/Aquatics Center
- 2 **Paseo Vista Recreation Area**
 - ➔ Former City landfill
 - ➔ Archery range
 - ➔ Disc golf course
 - ➔ Adjacent to the Paseo Trail
- 3 **Veterans Oasis Environmental Education Center and Park**
 - ➔ Features an Environmental Education Center that offers a variety of programming
 - ➔ 113 acres
 - ➔ “Non-traditional” facility
- 4 **Mesquite Groves**
 - ➔ Aquatic center
 - ➔ Features 752-gallon “Big Blue Bucket” water attraction
 - ➔ Mainly an outdoor facility
- 5 **Desert Trails Park**
 - ➔ Series of trails
 - ➔ Pump track
 - ➔ Kids’ skills track
- 6 **Desert Arroyo**
 - ➔ 58 acres
 - ➔ Passive park with natural desert landscape
 - ➔ Outdoor classroom area with public wi-fi access
- 7 **Barney Family Sports Complex**
 - ➔ Family-oriented indoor sports facility
 - ➔ Houses two indoor rinks, one multi-sport floor, one synthetic turf floor
 - ➔ Venue for parties, corporate events, and team-building activities
- 8 **Founders’ Park**
 - ➔ Located directly across the street from Queen Creek Town Hall
 - ➔ Community Center
 - ➔ 11.5-acre site



- 9 **Pocket Park for Pups**
 - ➔ Lighted dog park
 - ➔ One-acre site
 - ➔ Two separate grass play areas
- 10 **Horseshoe Park & Equestrian Centre**
 - ➔ Flexible event venue
 - ➔ Hosts equestrian events, home shows, RV shows, and weddings
 - ➔ Home to several equestrian organizations
- 11 **San Tan Mountain Regional Park**
 - ➔ Elevation ranges from about 1,400’ to over 2,500’
 - ➔ Over 10,000 acres
 - ➔ Visitor’s Center with wildlife exhibits

Expressed Level of Need for Facilities in Regional Park

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
Multi-Use Center	Medium	Low	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 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
Multi-Use Center	High	High	High	High	High	High
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 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

The following table provides a summary of all programming inputs. A lower number signifies a greater need.

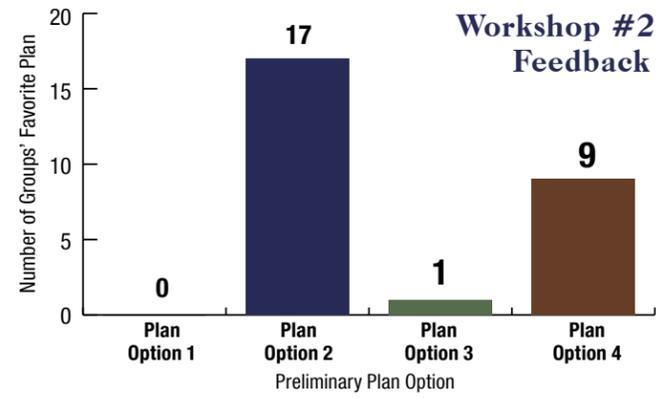
Programming Inputs Ranked									
Recreation Program or Facility	Parks and Recreation Master Plan Feb 2014	Telephone Survey July 2014	Sports Fields Needs Assessment Mar 2015	Top Works Rec. Program Needs	Top Works Facility Needs	Workshop Design Charrette	FOCUS GROUPS	Internet-Based Comments	Key Individual Interviews
Amphitheater				3	6	6	6	12	
Aquatic/Recreation Center	4	3		9	5	11	5	9	7
BMX		8				19	14	21	
Baseball	9					9	13	14	
Basketball/Gym	7			10		14		15	
Multi-Use Center	6			6	1	5	1	6	6
Community Gardens		7		12		21		20	
Climbing Wall							17	8	
Cricket			6				16		
Disc Golf						16	8	8	
Dog Park					10	17	12	3	
Equestrian Trail							9	22	
Fishing/Lake	8	2		5	7	2	18	7	
Football			2						
Ice Skating	8								
Lacrosse			5				19		
Multi-Use Trails	2	1		1	3	1	3	1	2
Nature Area				4		18	11	18	
Playgrounds	1			8	8	4	7	2	
Racquetball								13	
Ramadas				7	4	3	4	11	
Rugby			7						
Soccer	9		1			12		17	
Softball	9		4			13		11	
Skatepark					9	20		19	
Special Events	3					15	20	11	
Splash Pad		6			12	7	10	5	
Sports Fields	7	4	1	2	2	8	2	9	3
Tennis	12			11	11	22	15	10	
Track (Athletics)								3	
Visual/Performing Arts	10							12	
Volleyball						10		16	

Top Amenities – All Input Methods

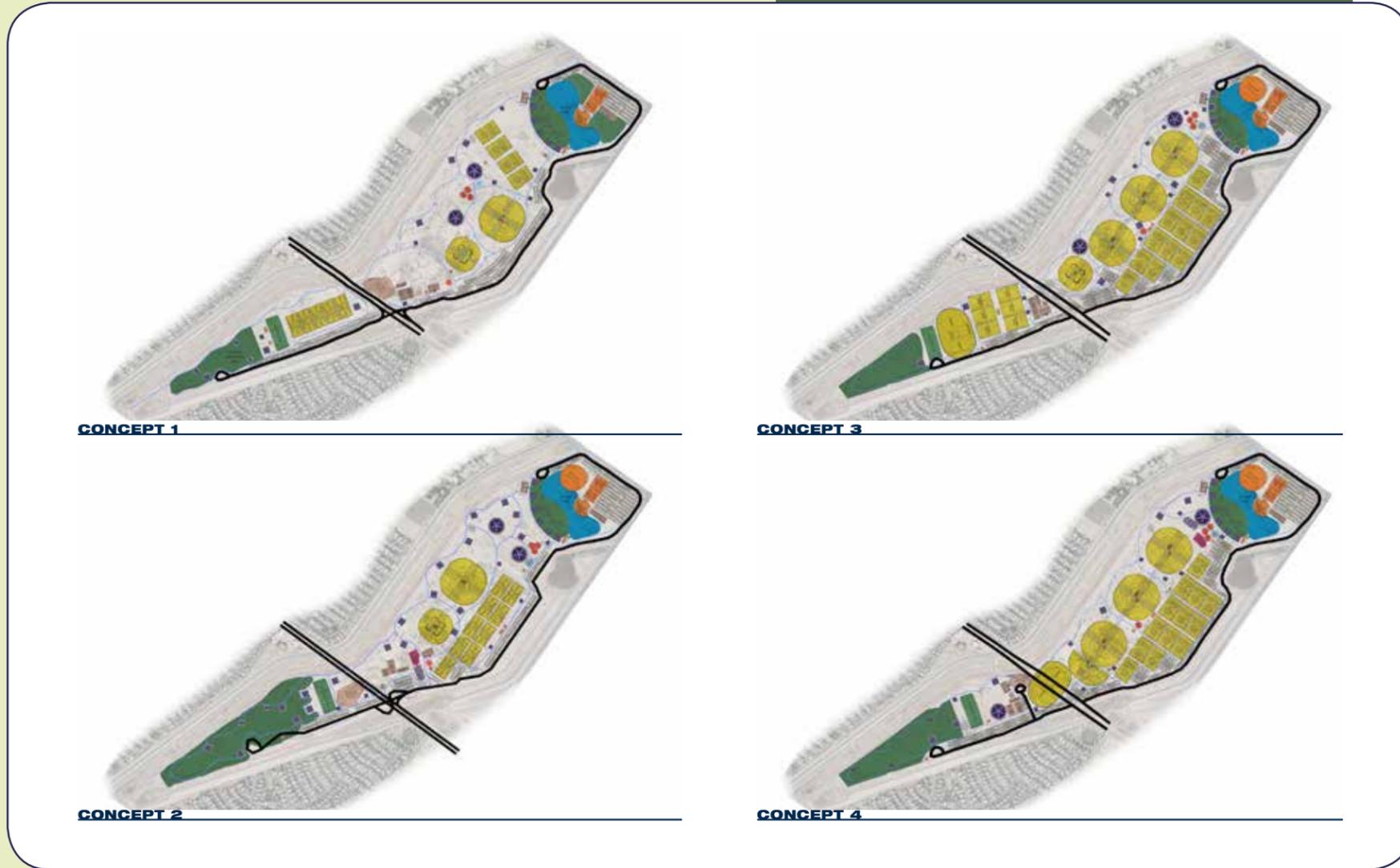
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|----------------------|--------------------|
| 1. Multi-Use Trails | 6. Aquatics Center |
| 2. Sports Fields | 7. Amphitheater |
| 3. Recreation Center | 8. Playgrounds |
| 4. Picnic Ramadas | 9. Splash Pad |
| 5. Fishing Lake | 10. Nature Area |

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

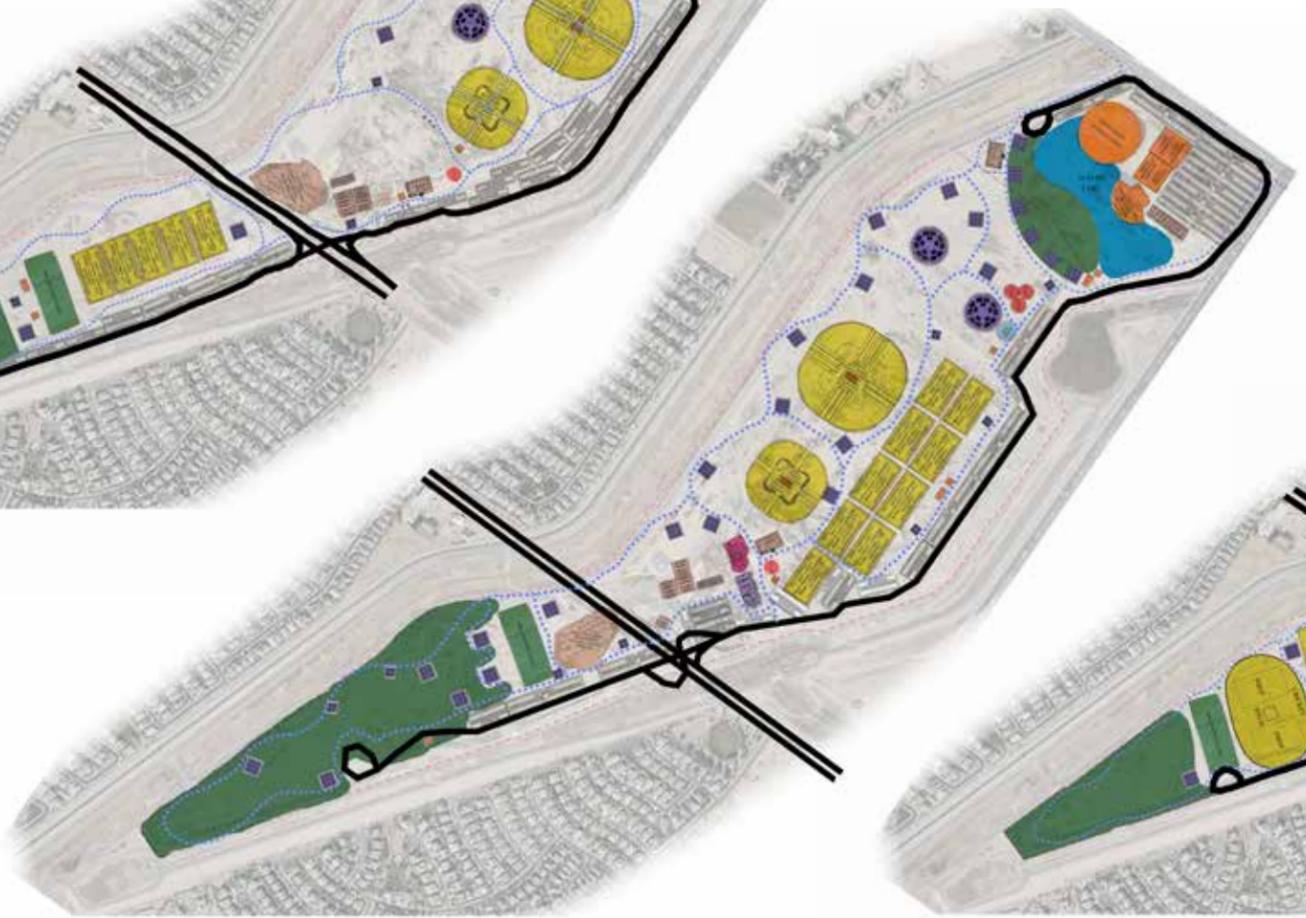


The amenities presented in the four plan options were refined as a result of meetings with staff, Workshop 2 requested modifications/improvements, Town website comments, community focus group meetings, and key individual interviews.

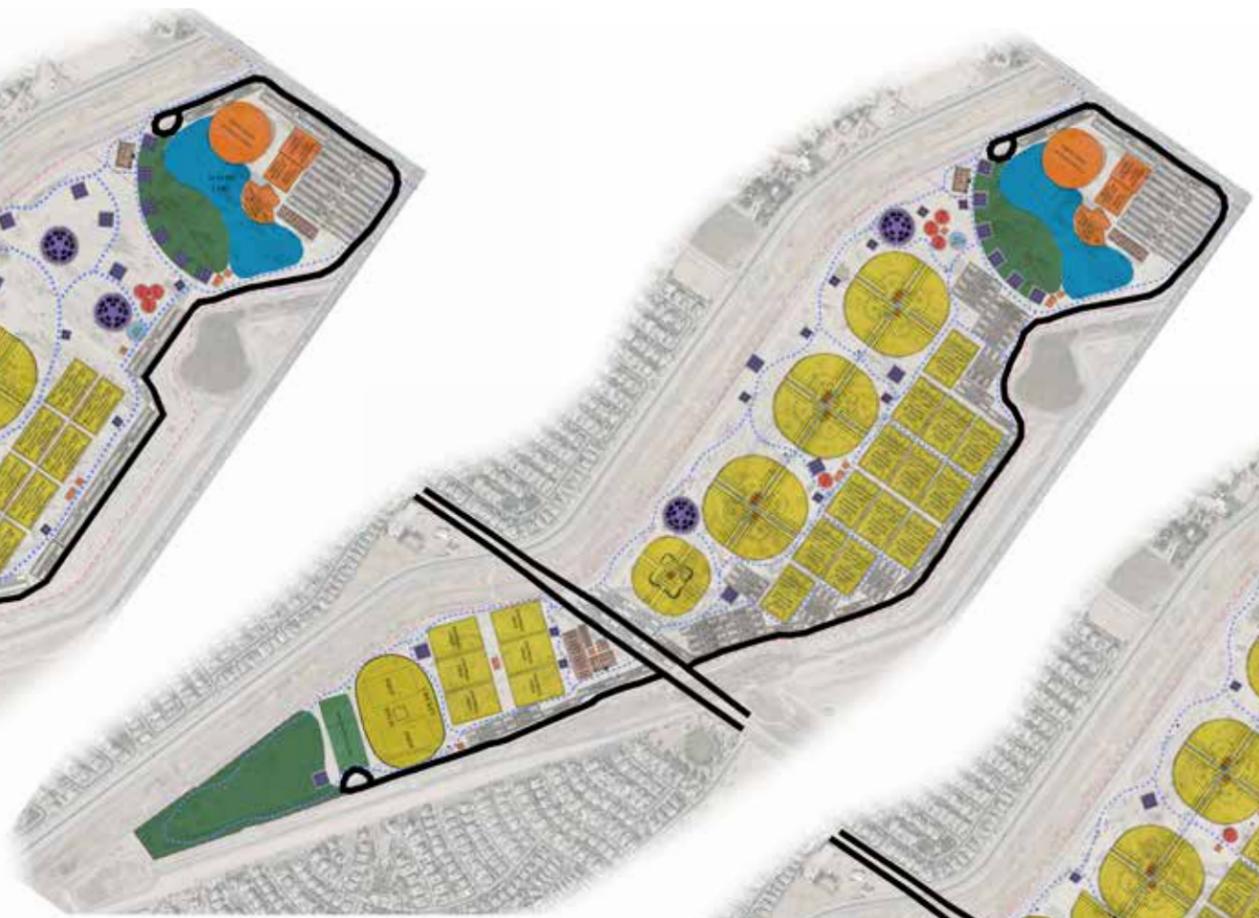
Plan Option Programming					
Proposed Amenity	Unit	Plan Option 1	Plan Option 2	Plan Option 3	Plan Option 4
Park Roadway	LF	12,200	12,000	11,500	12,500
Park Trails	LF	29,500	32,500	36,500	32,500
Baseball Fields	EA	4	4	8	7
Softball Fields	EA	4	4	8	7
Cricket Field	EA	0	0	1	1
Soccer Fields	EA	4	0	13	8
Multi-Purpose Fields	EA	5	9	0	0
Football Fields	EA	0	0	8	7
Amphitheater	EA	1	1	1	1
Recreation Center	EA	1	1	1	1
Aquatic Center	EA	1	1	1	1
Cultural Center	EA	1	1	1	1
Concessions	EA	3	4	6	5
Restrooms	EA	6	5	9	8
Splashpad	EA	1	1	1	1
Large Ramada	EA	2	2	2	2
Medium Ramada	EA	0	12	12	12
Small Ramada	EA	10	128	10	13
Individual Ramada	EA	8	0	8	6
Tennis Courts	EA	6	6	6	6
Basketball Courts	EA	5	5	5	5
Volleyball Courts	EA	6	6	6	6
Pickleball Courts	EA	6	6	6	6
Racquetball Courts	EA	4	4	4	4
Playground	EA	4	4	4	4
BMX Course	EA	0	1	0	0
Skate Park	EA	0	1	0	0
Open Space Area	AC	22.5	45.0	18.0	22.5
Lake	AC	10	10	10	10
Dog Park	AC	3	3	3	3
Trailhead	EA	1	1	0	1
Parking Lot	SPACES	2800	3300	4150	3600



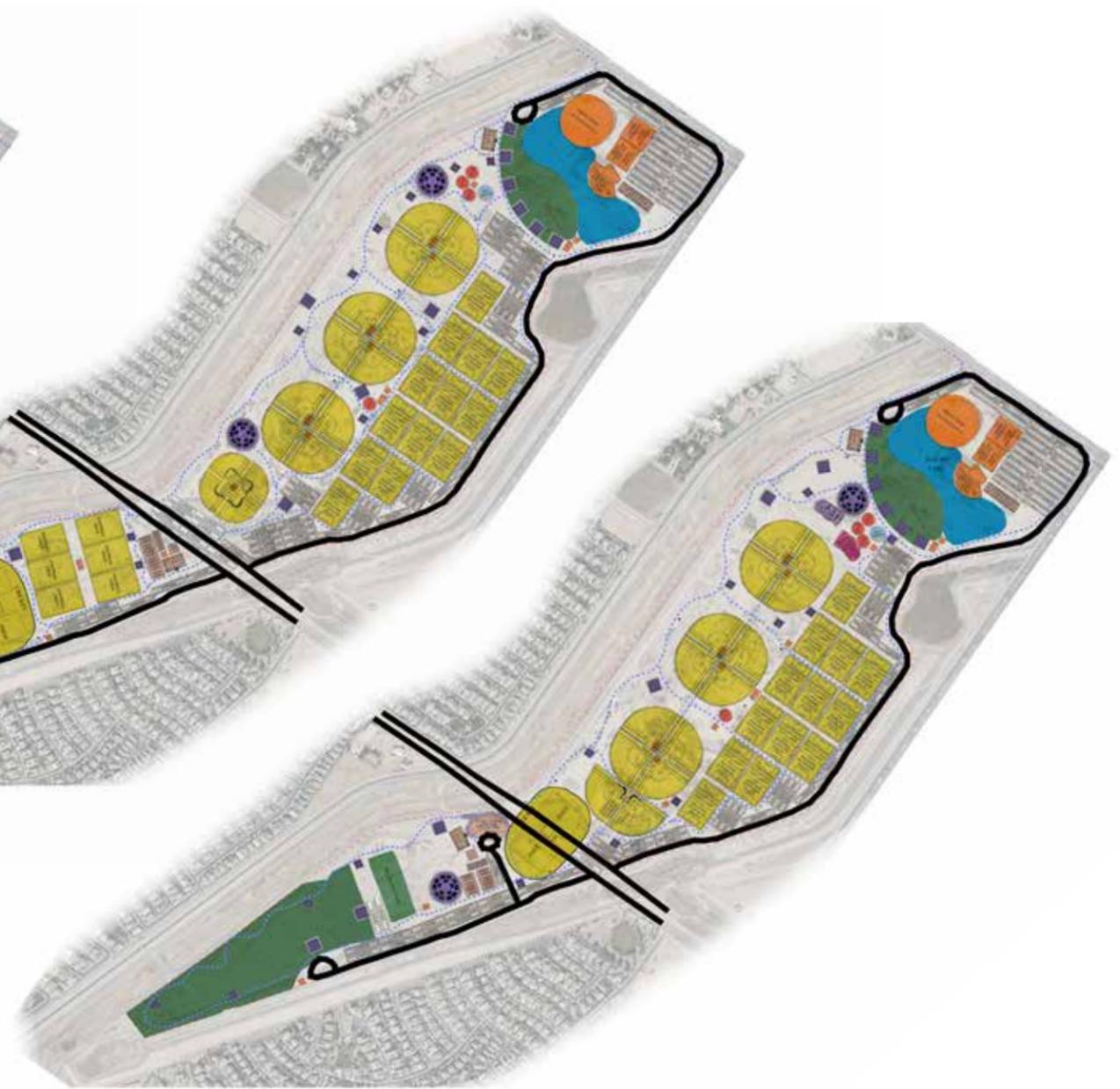
Concept 1



Concept 2



Concept 3



Concept 4

The requested modifications/improvements were researched and evaluated individually by priority. The evaluation of these components took the following into consideration:

- Town of Gilbert existing facilities
- Size/quantity of amenity the Regional Park can accommodate
- Current need identified in the outreach phase
- Current need based on the 2014-2030 Town-wide suggested Facilities section of the existing Town of Gilbert Parks, Recreation and Trails Master Plan (2014)



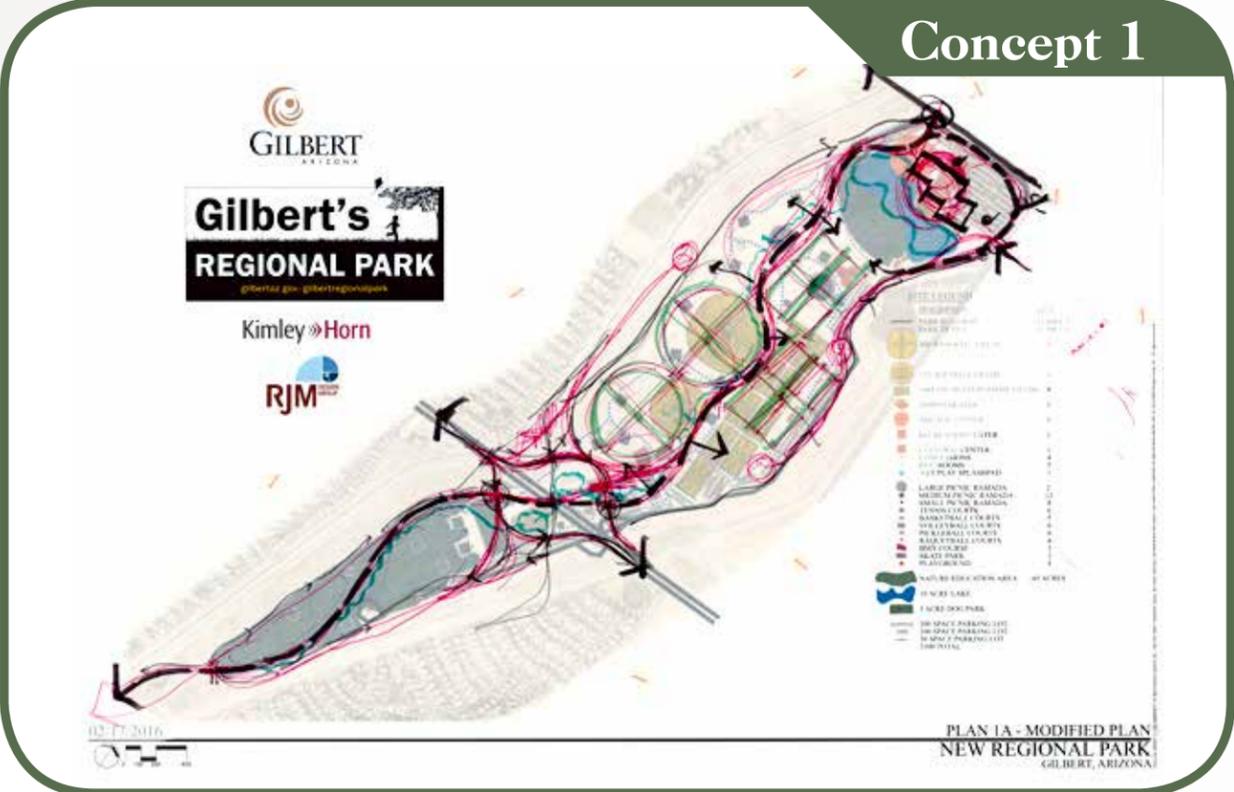
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Master/ Concept Alternatives

Upon completion of the community engagement process, the consulting team developed three conceptual master plans for review by the community during Workshop 3 “Presenting the Vision.” The primary goal of Workshop 3, attended by 103 residents, was to identify a preferred conceptual master plan for the future Gilbert Regional Park. The three concepts utilized the programming research performed in earlier stages in order to develop three distinct master plan alternatives.

Multimodal site access and circulation within the site is a critical component of a successful regional park. Circulation and programming diagrams served as an initial step in the design process. Circulation alternatives were reviewed by transportation and traffic professionals on the consultant team. A unique circulation concept was designed for each of the three alternatives.

Concept 1



Concept 3



Concept 2



Concept Vision One

Concept vision one welcomes visitors to the Park with an entry monument, "Main Street"-style retail and civic buildings in the northern 47 acres of the site. The Multi-Use Center and Aquatic Center buildings overlook a large lake area. The journey through the site continues with a bridge-style road adjacent to a large lake and a smaller lake. Views of the lake, amphitheater and great lawn are framed as the road descends into the upper basin area. The lake, which marks the transition to the upper basin, is surrounded by a multi-use trail, an amphitheater, and an iconic playground/splash pad area. The upper basin area also features a great lawn area, a large dog park area, and sports fields and courts, providing 46% of the fields recommended by the existing Town Fields Needs Assessment (2015). The lower basin begins with an 18-hole disc golf course, a zip line area, and a small playground area. A skate park, bike park, mountain bike skills course, and ropes course are also located in this vicinity. The southernmost portion of the site is intended for passive recreation, featuring a trailhead and several multi-use trails.

As a result of Workshop 3 comments, meetings with Town staff, and website/mail-in comments, the three master/concept plan alternatives were further refined and improved. Concept one kept its classic park character, but was reorganized. Lake and building sizes were reduced. The aquatics and recreation centers were combined to form one building. The hard line between the northern 47 acres and the upper basin is now more fluid, creating more dynamic spaces. Retail was moved south near the lake, select sports courts were moved north, in close proximity to the recreation/aquatic center and the iconic playground and splashpad area was relocated. The great lawn size was increased and the dog park size was decreased. This concept embraced the welcoming feeling this design provided by increasing the size of the entry monument, adding a roundabout as an additional welcome feature, and adding a berm and monuments to select park areas, bolstering the park's sense of place and creating iconic spaces within the regional park.



GREAT LAWN
Provides a flexible event space for multiple event types.
Capacity:
Approx. 10,000-15,000 Persons

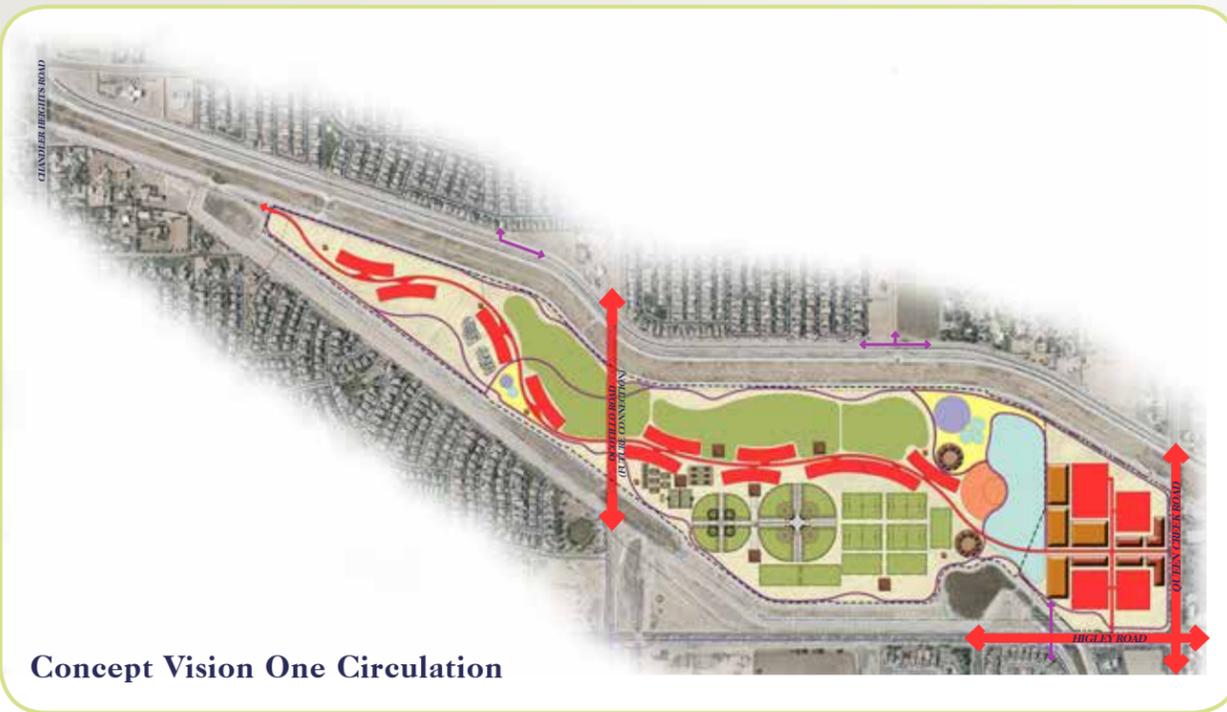


AMPHITHEATER
Provides a venue for multiple functions, including concerts, plays, recitals, presentations, and outdoor classes.
Capacity:
Approx. 2,500-3,500 Persons



MAIN STREET
Provides a linear hardscape venue for multiple event types, including craft fairs, art fairs, and food/drink festivals. This type of event space also helps bolster local retail and restaurant business, as well.
Capacity:
Approx. 5,000-7,500 Persons

Concept Vision One Special Events Opportunities

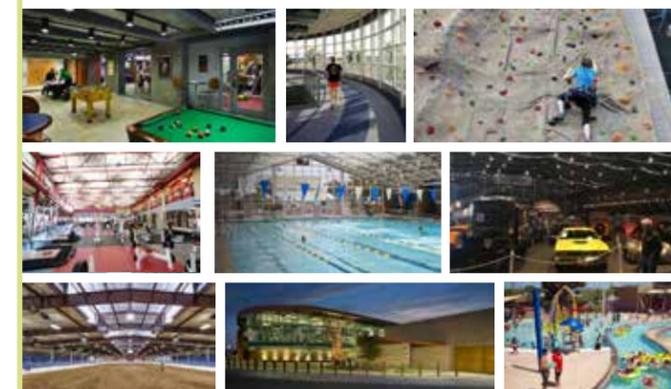


Concept Vision One Circulation



Multi-Use Center
120,000 SF

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



Recreation Center

- Potential Programming for the recreation center includes:
- Public Conference Room
 - Multi-Purpose / Banquet Room
 - Racquetball Courts
 - Game Room
 - Child Care
 - Climbing Wall
 - Gymnasium
 - Locker Rooms
 - Aerobics Studio
 - Dance Studio
 - Walking/Jogging Track
 - Fitness Equipment Room

Aquatic Center

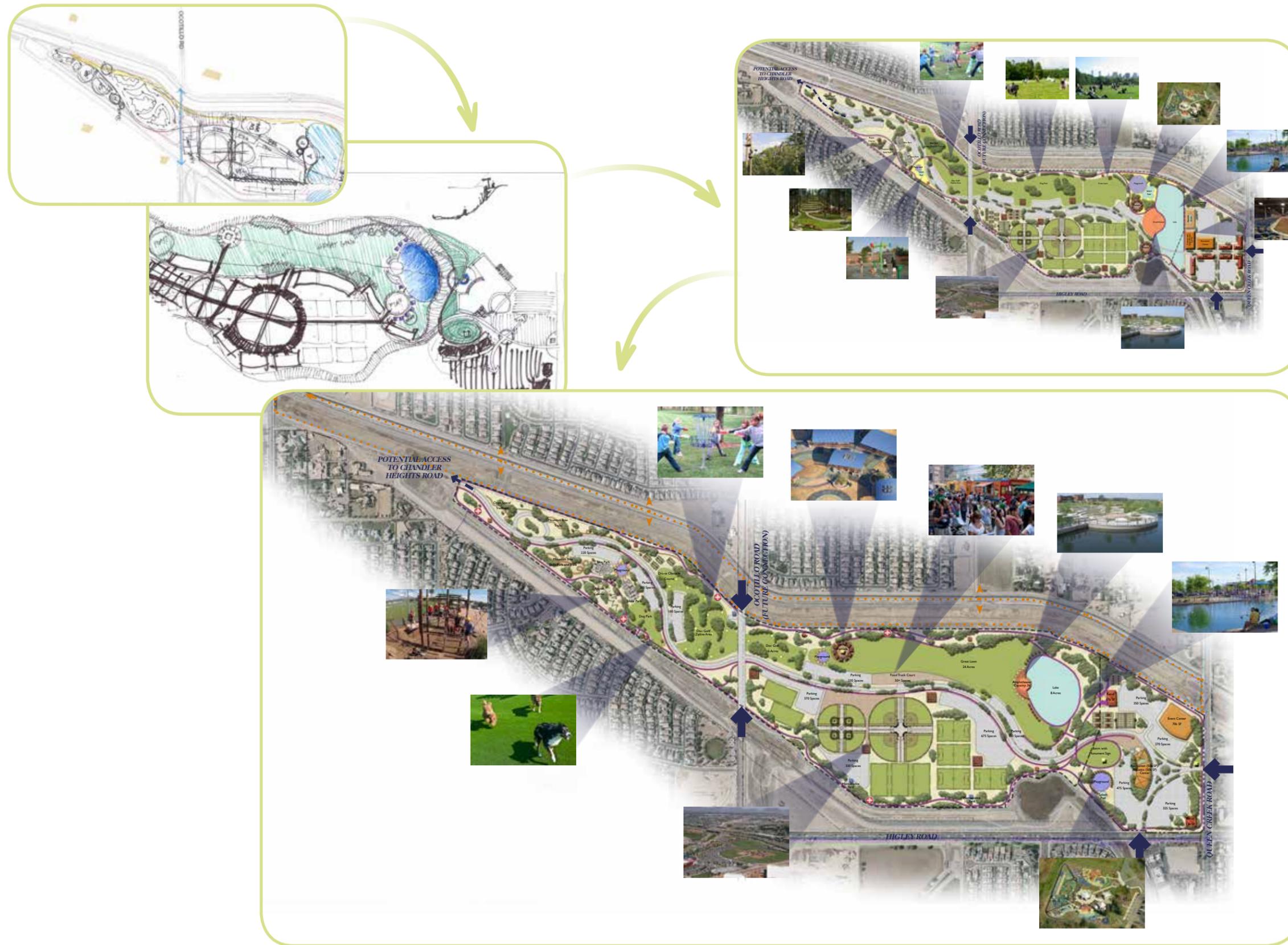
- Potential Programming for the aquatic center includes:
- Indoor Competitive Lap Pool
 - Locker Rooms
 - Water Slide
 - Lazy River
 - Diving Pool
 - Play Pool
 - Concessions

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
 - Indoor Track and Field

Concept Vision One Plan

Concept Vision One Progression



		CONCEPT 1	
Category	Unit	Qty	
Aquatic Center	SF	50,000*	Facilities
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	
Baseball Field (Lighted)	EA	4	Fields, Courts and Amenities
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

Concept Vision Two

Concept vision two provides retail, a combined community and aquatics center building, and a cultural and special events center building. The cultural and special events center overlooks the great lawn and lake area. This intimate area of the park combines the lake, a large group ramada, the great lawn, and amphitheater, creating an ideal space to hold special events. Visitors proceed down the winding road, weaving through sports fields and eventually crossing under the future Ocotillo Road Bridge. The sports fields area provided in concept two is sizable and provides 73% of the fields recommended in the Sports Fields Needs Assessment. A skate park and bike park are located under the bridge, providing a unique atmosphere. South of the Ocotillo Road Bridge are sports courts, a large group ramada, and a dog park. Small playgrounds and splashpads are located sporadically

throughout the park for user convenience. Much of the park's lower basin is dedicated to passive recreation with a large trailhead, open space, and multiple trails.

Refinements to concept two following Workshop #3 included the addition of a large, iconic playground and splashpad area near the lake, the consolidation of softball fields into a six-plex, the addition of a ropes course, and a larger disc golf course. The events center building location was exchanged with the recreation and aquatics center building location. Concept two retained its intimate space near the lake, its large number of sports fields, and its large passive recreation area.



GREAT LAWN & AMPHITHEATER

The great lawn, nearby amphitheater and large ramada create an inviting event space for a large crowd, or can be separated for smaller, more intimate events.

Amphitheater Capacity:
Approx. 2,500-3,500 Persons
Great Lawn Capacity:
Approx. 3,000-3,500 Persons

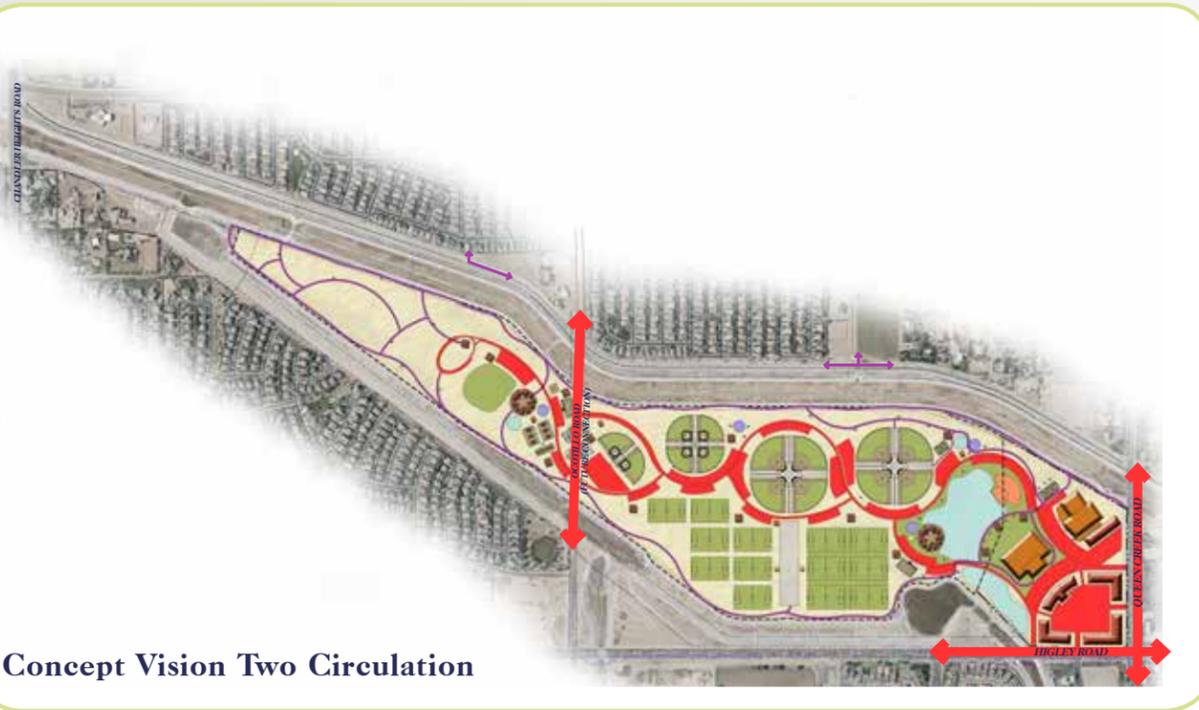


SOCCKER FIELD AREA

Provides a flexible event space for multiple event types.

Capacity: Approx. 15,000+ Persons

Concept Vision Two Special Events Opportunities



Concept Vision Two Circulation



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
 - Racquetball 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
 - Indoor Track and Field

Concept Vision Two Plan

Concept Vision Two Progression



		CONCEPT 2	
		Unit	Qty
Facilities	Aquatic Center	SF	50,000*
	Recreation Center	SF	60,000*
	Event Center	SF	100,000
	Maintenance Building/Yard	EA	3
	Amphitheater	SF	15,000
	Retail	SF	15,000
	Restroom Building	EA	7
	Parking (Total Parking Spaces)	EA	4,048
Fields, Courts and Amenities	Baseball Field (Lighted)	EA	8
	Basketball Court (Lighted)	EA	5
	Disc Golf Hole	EA	9
	Dog Park - Off leash area	AC	2
	Pickleball Court	EA	6
	Playground (Iconic)	EA	1
	Playground (Shaded)	EA	3
	Ramada (Small)	EA	64
	Ramada (Medium)	EA	14
	Ramada (Large Group)	EA	2
	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	13
	Softball Field (Lighted)	EA	6
	Tennis Court (Lighted)	EA	6
	*Multi-Use Path (Paved)	Miles	6.5
	*Trail (Unpaved)	Miles	3.9
	Great Lawn	AC	7.0
	Volleyball Court (Sand) Lighted	EA	6

NOTE: * Aquatic Center and Recreation Center are one building

Concept Vision Three

Concept vision three welcomes visitors to the park with a roundabout entry. Retail is wrapped around the park frontage along Queen Creek Road with a more formal streetscape. The recreation center, aquatic center, and a cultural and special events building are located in the northern 47-acre area in three separate buildings. The great lawn transitions visitors to the upper basin area, which includes an iconic playground and splashpad area, soccer fields, multi-use fields, sports courts, a drone obstacle course, and a dog park. The sports fields provided in this concept provide 46% of the fields recommended by the existing Town Fields Needs Assessment. This concept was designed especially for festivals, gatherings, weddings, and special events. It provides a large multi-use plaza surrounded by lawn areas and large group ramadas. This hardscape area is near the amphitheater and lake for special events. A lakeside shaded event area is located in a corner of the lake for smaller, more intimate events. This concept provide a ropes course, ziplining, skate park, bike park, mountain bike skills course, softball and baseball fields, a playground, and a disc golf course south of the Ocotillo Road Bridge. The southernmost area of the park has a small trailhead and trails.

As a result of Workshop #3 comments, meetings with Town staff, and website/mail-in comments, concept three was further refined and improved. This concept maintained its “wow factor” and picturesque special events areas. Baseball and softball fields were relocated to the upper basin and soccer and multi-use fields were reoriented north-south. The lake, amphitheater, and plaza were also reoriented. The disc golf course was expanded to an 18-hole course and the recreation and aquatics buildings were consolidated into one large building. The broad, sweeping curves in this design were expanded beyond the roadway and lake areas to the plaza, shaded event area, ramada areas, playground, planters, and entry. These design elements enhance the park’s beauty and help create a cohesive feel, contributing to the overall sense of place.

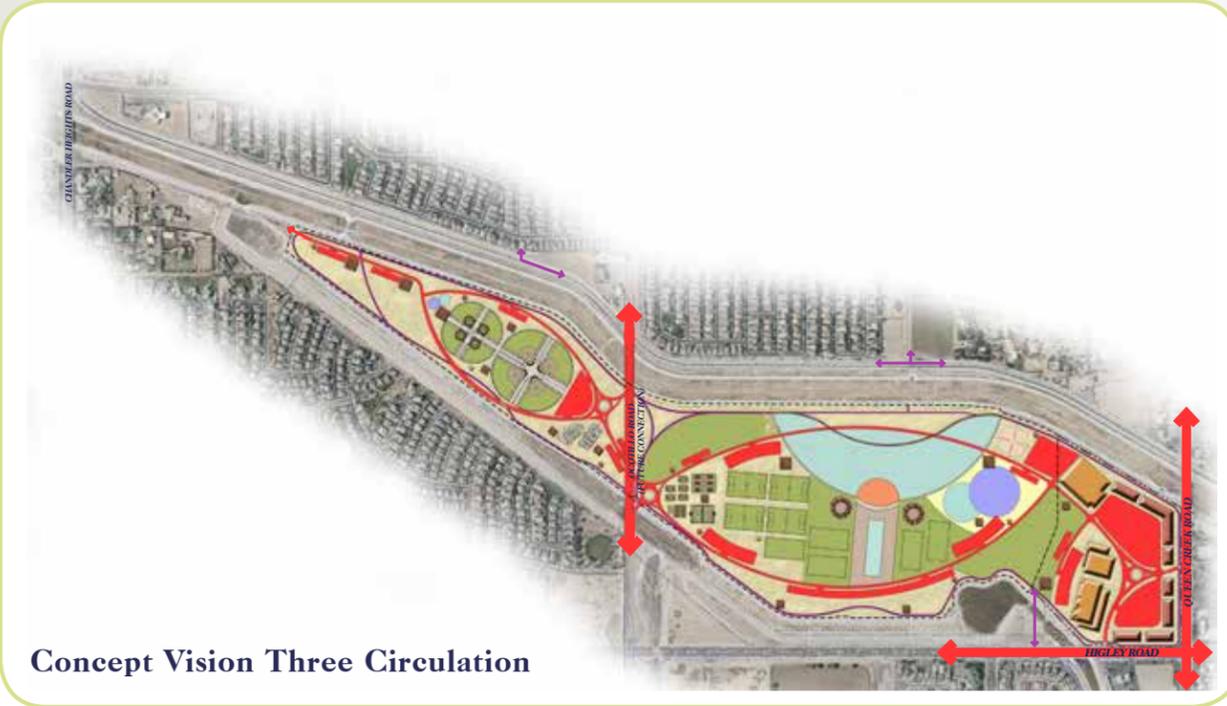


AMPHITHEATER & PLAZA
 Provides a flexible lakefront hardscape space for multiple event types including fairs, festivals, and parties. The amphitheater can provide complementary or separate programming.
 Amphitheater Capacity: Approx. 2,500-3,500 Persons
 Plaza Capacity: Approx. 8,000-10,000 Persons
 Lawn Capacity: Approx. 2,500-3,500 Persons

GREAT LAWN
 Provides a flexible event space for multiple event types.
 Capacity: Approx. 8,000-10,000 Persons

SPECIAL EVENTS TENT
 Provides a flexible indoor/outdoor event space for larger crowds. This area can be made formal or informal, depending on the event use. This space is ideal for fundraisers, large parties, weddings, and festivals. The tent can also hold events in inclement weather.
 Capacity: Approx. 400 Persons

Concept Vision Three Special Events Opportunities



Concept Vision Three Circulation



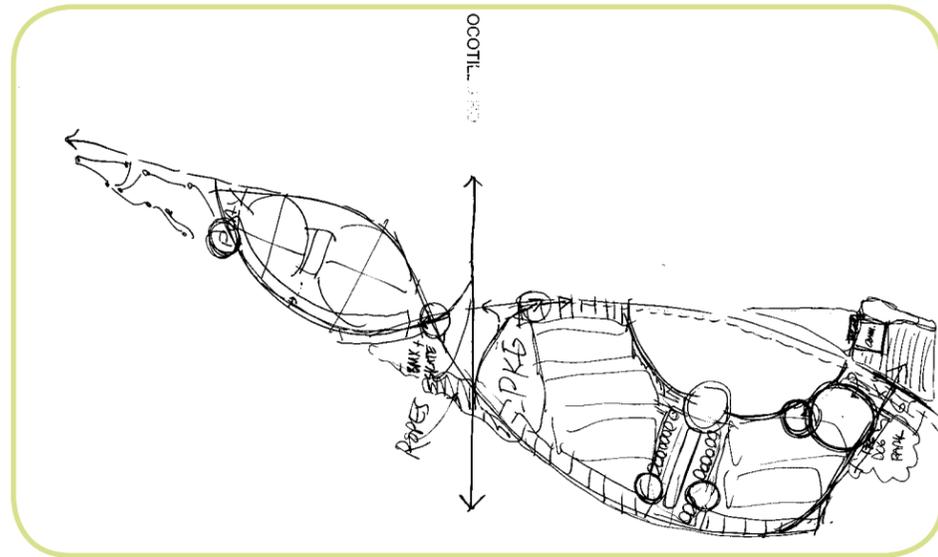
Recreation (70,000 SF), Aquatic (40,000 SF) and Events (70,000 SF) Center



- Recreation Center**
 Potential Programming for the recreation center includes:
 - Public Conference Room
 - Multi-Purpose / Banquet Room
 - Racquetball 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
 - Indoor Track and Field

Concept Vision Three Plan

Concept Vision Three Progression



		CONCEPT 3		
		Category	Unit	Qty
Facilities		Aquatic Center	SF	40,000**
		Recreation Center	SF	70,000**
		Event Center	SF	70,000**
		Maintenance Building/ Yard	EA	3
		Amphitheater	SF	15,000
		Retail	SF	45,000
		Restroom Building	EA	7
		Shaded Event Area	EA	1
Fields, Courts and Amenities		Parking (Total Parking Spaces)	EA	3,285
		Baseball Field (Lighted)	EA	4
		Basketball Court (Lighted)	EA	5
		Disc Golf Hole	EA	18
		Dog Park - Off leash area	AC	4
		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	50
		Ramada (Medium)	EA	16
		Ramada (Large Group)	EA	2
		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	4.3
		*Trail (Unpaved)	Miles	3.9
		Great Lawn	AC	13.0
		Volleyball Court (Sand) Lighted	EA	6

NOTE: * Aquatic Center and Recreation Center are one building



5.0

Final
Master/
Concept
Plan

The final master plan has truly been shaped by the needs and vision of the community. **Concept Vision 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.



Facilities

Facilities in the final concept include a combined recreation center and aquatic center. The building anchors the entry roundabout and contributes to creating a welcoming entry. A multi-use center is located in the northwest corner of the site and can be programmed for a multitude of events.



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.

Description of Amenities

Amphitheater

The amphitheater provides a venue for multiple functions, including concerts, plays, recitals, presentations, and outdoor classes.

Aquatics/Recreation Center

Shared-use building providing both an aquatic center and recreation center.

Berm with Monument Sign

This iconic space serves as a focal point for the park, helps contribute to the park's sense of place, and establishes a landmark area to assist with wayfinding.

Disc Golf

The 16-acre, 18-hole disc golf course is suitable for everyday play as well as tournament play.

Dog Park

The three-acre off-leash area provides enough flexible space to separate passive and active or large and small dogs.

Drone Obstacle Course

The drone obstacle course provides drone owners with a series of challenges and the ability to test their flying skills.

Food Truck Court

The food truck court provides a flexible hardscape space for events like food truck days, festivals, and fairs. Its proximity to the great lawn allows this area to provide complementary or separate programming.

Great Lawn

The great lawn provides a flexible event space for multiple event types. Its proximity to the amphitheater, large ramada, and food truck court allows this area to provide complementary or separate programming.

Lake

The lake is part of the community fishing program and serves as an anchor for the west side of the park. The great lawn, amphitheater, ramadas, and retail space are all oriented around the lake due to the beautiful vista it provides.

Multi-use Center

Potential programming for the multi-use center could include indoor fields, concerts, and festivals.

Mountain Bike Skills Park

The mountain bike skills park allows mountain bikers to practice biking on different types of terrain and inclines. This facility can host races and competitions and also serve as a demo course for local bike shops.

Pickleball

Eight lit pickleball courts.

Playground and Splashpad

The playground and splashpad area, surrounded by individual ramadas and shade canopies, is a large, iconic playground and truly a regional asset. This area is ideal for everyday play as well as hosted events like birthday parties and field trips. Smaller satellite playgrounds are located throughout the park as well.

Ropes Course

A ropes course is a challenging outdoor activity that can be done individually or as a team. This course is designed into the slope of the basin in order to provide multiple levels and heights for course activities.

Skate and BMX Park

The skate park and bike park provide opportunities for play, lessons, and hosted events like birthday parties.

Tennis Courts

Six lit tennis courts.

Zipline Area

Ziplining is an aerial adventure that will serve as a regional attraction.

Programming Capacity

The consultant team completed a programming capacity analysis. This analysis researched and evaluated programming opportunities that exist with each of the field types, court types, and amenities. The evaluation of these components took the following into consideration:

- ➔ Town existing facilities
- ➔ Size/quantity of amenity the Regional Park can accommodate
- ➔ Tournament Capacity Requirements (where applicable)
- ➔ Approximate base cost
- ➔ Approximate operations and maintenance cost
- ➔ Current need identified in the outreach phase
- ➔ Current need based on the 2014-2030 Town-Wide Suggested Facilities section of the existing Town of Gilbert Parks, Recreation and Trails Master Plan (2014)

		FINAL CONCEPT		
		Category	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

Programming Opportunities							
No.	Amenity	Town of Gilbert Existing Facilities	Regional Park Proposed Amenity Can Accommodate	Proposed Size/Qty	Tournament Capacity Requirements	Approx. Base Cost	Current Program Facility Need Identified By Input
1	Skate Park	<ul style="list-style-type: none"> One skate park at Freestone park 	<ul style="list-style-type: none"> Host baseball tournaments <ul style="list-style-type: none"> USSSA Tournaments Super Series Baseball of America Tournaments XTreme Diamond Sports Host local team practices and games Host local Little League practices and games 	1 Park (lit) 30,000 SF		\$850K	<ul style="list-style-type: none"> Workshops Internet Based Comments
2	Bike Park	<ul style="list-style-type: none"> There are currently no bike parks 	<ul style="list-style-type: none"> BMX clinics/Lessons Option to provide STRIDER no-pedal balance bikes for special needs toddlers and children Option to rent bikes and helmets If designed as a BMX track by American Bicycle Association standards, can hold sanctioned BMX events for kids <ul style="list-style-type: none"> Can charge admission to BMX events and also to use track. Host local races (entry fee) Local bike shops can host demo days 	1 Park (lit) 30,000 SF		\$850K	<ul style="list-style-type: none"> 1 Park - Need identified from TOG Parks & Rec. Master Plan (2014) <ul style="list-style-type: none"> Telephone Survey Workshops Focus Group Meetings Internet Based Comments
3	Mountain Bike Skills Park	<ul style="list-style-type: none"> There are currently no dedicated mountain bike courses or tracks 	<ul style="list-style-type: none"> Local bike shops can hold demo days Option to rent bikes and helmets Option to offer memberships/charge admission Host clinics/lessons Host races/competitions/special events 	1 Park 3 AC		\$250K	<ul style="list-style-type: none"> Workshops Internet Based Comments
4	Baseball Fields	<ul style="list-style-type: none"> Two lit youth fields at Crossroads Park One lit adult field at Crossroads Park Two lit youth fields at McQueen Park One lit adult field at McQueen Park Eight lit adult fields at Elliot District Park Big League Dreams currently hosts a USSSA Tournaments throughout the year (Youth Baseball) Parks and Recreation sponsors youth leagues and T-ball in the spring 	<ul style="list-style-type: none"> Host baseball tournaments <ul style="list-style-type: none"> USSSA Tournaments Super Series Baseball of America Tournaments XTreme Diamond Sports Host local team practices and games Host local Little League practices and games 	4 Fields (lit)	Local – 4 Fields Area – 8 Fields State – 16 Fields Regional – 24 Fields National – 50 Fields	\$3.5M	<ul style="list-style-type: none"> Fields Needs Assessment (2015) 6 Youth Baseball TOG Parks & Rec. Master Plan (2014) Workshops Focus Group Meetings Internet Based Comments
5	Softball Fields	<ul style="list-style-type: none"> One lit adult field at Crossroads Park Five lit youth fields at McQueen Park Four lit adult fields at Freestone Park Big League Dreams currently hosts a USSSA Tournaments throughout the year (Slow Pitch, Fast pitch) Parks and Recreation sponsors three seasons of Adult Softball at Freestone Park. These leagues are affiliated with the Amateur Softball Association of America (ASA). Parks and Recreation sponsors youth leagues and T-ball in the spring 	<ul style="list-style-type: none"> Host additional seasons of Parks and Recreation sponsored youth and adult softball leagues and tournaments Host local softball leagues and tournaments Host local team practices and games Host local Little League practices and games Host softball tournaments <ul style="list-style-type: none"> USSSA Tournaments ASA Tournament 	4 Fields (lit)	Local – 4 Fields Area – 8 Fields State – 16 Fields Regional – 24 Fields National – 50 Fields	\$2.85M	<ul style="list-style-type: none"> Fields Needs Assessment (2015) 3 Youth Softball 2 Adult Softball TOG Parks & Rec. Master Plan (2014) Workshops Internet Based Comments

Programming Opportunities

No.	Amenity	Town of Gilbert Existing Facilities	Regional Park Proposed Amenity Can Accommodate	Proposed Size/Qty	Tournament Capacity Requirements	Approx. Base Cost	Current Program Facility Need Identified By Input
6	Soccer Fields	<ul style="list-style-type: none"> • Three lit fields at Crossroads Park • Two unlit fields at Freestone Park • One indoor lit field at Elliot District Park • Ten lit fields at Hetchler North (Soccer Complex), sizes vary for different age groups • Twelve unlit fields at Hetchler South (Soccer Complex), sizes vary for different age groups 	<ul style="list-style-type: none"> • Local team practice and games • Tournaments <ul style="list-style-type: none"> • Kick for the Cure (currently hosted in Tempe, Phoenix, and Mesa) • Cinco de Mayo Classic Tournament (alternates locations, East Valley) • Youth – High School Tournaments 	4 Fields (lit)	Local – 4 Fields Area – 8 Fields State – 16 Fields Regional – 24 Fields National – 50 Fields	\$1.875M	<ul style="list-style-type: none"> • Fields Needs Assessment (2015) • 12 Soccer Fields • TOG Parks & Rec. Master Plan (2014) • Workshops • Internet-Based Comments
7	Multi-Use Fields	<ul style="list-style-type: none"> • Three lit fields at Discovery Park • Two unlit fields at Discovery Park • Two lit fields at Crossroads Park • Two unlit fields at McQueen Park 	<ul style="list-style-type: none"> • Youth Soccer <ul style="list-style-type: none"> • Each multi-use field can accommodate 12 soccer fields for the U6 Division, per US Youth Soccer guidelines • Each multi-use field can accommodate 4 soccer fields for the U8 Division, per US Youth Soccer guidelines • Each multi-use field can accommodate 3 soccer fields for the U10 Division, per US Youth Soccer guidelines • Each multi-use field can accommodate 1 soccer field for the U12 Division, per US Youth Soccer guidelines • Each multi-use field can accommodate 1 soccer field for the U14/U16/U19 Division, per US Youth Soccer guidelines • Football (multi-Use fields can fit up to an NFL size field) <ul style="list-style-type: none"> • Football or Flag Football practices and games • Football or Flag Football camps and training • Football or Flag Football leagues and tournaments • Rugby <ul style="list-style-type: none"> • Rugby practices and games • Rugby camps and training • Rugby leagues and Tournaments • Lacrosse <ul style="list-style-type: none"> • Lacrosse leagues, practices and games • Lacrosse camps, training and tournaments 	5 Fields (lit)	Local – 4 Fields Area – 8 Fields State – 16 Fields Regional – 24 Fields National – 50 Fields	\$2.1M	<ul style="list-style-type: none"> • Fields Needs Assessment (2015) • 7 Football Fields • TOG Parks & Rec. Master Plan (2014) • Telephone Survey • Focus Groups • Workshops • Internet-Based Comments • Individual Interviews
8	Amphitheater	<ul style="list-style-type: none"> • Amphitheater at Freestone Park • Amphitheater at Crossroads Park 	<ul style="list-style-type: none"> • Concerts • Competitions • Gathering space for races • Dance recitals • Outdoor classes/Learning programs • Meetings/Conferences • Special events/Wedding 	1 Amphitheater, 15,000 SF		\$2.25M	<ul style="list-style-type: none"> • 1 Amphitheater - Need identified from TOG Parks & Rec. Master Plan (2014) • Focus Groups • Workshops • Internet-Based Comments • Individual Interviews
9	Disc Golf	<ul style="list-style-type: none"> • 9-hole course at Freestone Park 	<ul style="list-style-type: none"> • Disc Golf Clubs and Leagues • Disc Golf Events and Tournaments <ul style="list-style-type: none"> • Arizona Disc Golf Club Event Venue • Cactus Series Venue (current venues are in Phoenix and Snowflake) • Disc Golf United (event venues nationwide) • PDGA Open or Championship Venue (event venues nationwide) <ul style="list-style-type: none"> • Meets main competition and satellite competition venue requirements 	1 - 18 Hole Course, 19 Acres		\$850K	<ul style="list-style-type: none"> • Focus Groups • Workshops • Internet-Based Comments

Programming Opportunities							
No.	Amenity	Town of Gilbert Existing Facilities	Regional Park Proposed Amenity Can Accommodate	Proposed Size/Qty	Tournament Capacity Requirements	Approx. Base Cost	Current Program Facility Need Identified By Input
10	Basketball Courts	<ul style="list-style-type: none"> One unlit half court at Page Park One lit court at Cosmo Dog Park Two lit courts at Discovery Park One lit half court at Crossroads Park Two lit courts at McQueen Park Four lit courts at Freestone Park Parks and Recreation sponsors three seasons of indoor adult basketball at Greenfield Junior High School and South Valley Junior High School. Local indoor basketball leagues 3 on 3 Tournaments have been hosted at Freestone Park 	<ul style="list-style-type: none"> Town sponsored basketball leagues Local basketball leagues Outdoor Basketball Tournaments <ul style="list-style-type: none"> 3 on 3 Tournaments <ul style="list-style-type: none"> Local Event USA Basketball Tournament Qualifier Gus Macker Slam Dunk Contests 	4 Courts (lit)	Local – 4 Courts Area – 8-12 Courts State – 12-24 Courts Regional – 24+ Courts National – 50 Courts	\$500K	<ul style="list-style-type: none"> 6 Courts - Need based on TOG Parks & Rec. Master Plan (2014) <ul style="list-style-type: none"> Focus Groups Workshops Internet Based Comments
11	Tennis Courts	<ul style="list-style-type: none"> Four lit courts at Freestone Park One unlit court at Circle G Two lit courts at McQueen Park 	<ul style="list-style-type: none"> Town sponsored tennis leagues Local tennis leagues Town sponsored tennis classes, camps, and training Local tennis classes, camps, and training Tennis Tournaments <ul style="list-style-type: none"> USTA sponsored events 	6 Courts (lit)	Local – 4 Courts Area – 8-12 Courts State – 12-24 Courts Regional – 24+ Courts National – 50 Courts	\$600K	<ul style="list-style-type: none"> 4 Courts - Need identified from TOG Parks & Rec. Master Plan (2014) <ul style="list-style-type: none"> Focus Groups Workshops Internet Based Comments
12	Sand Volleyball Courts	<ul style="list-style-type: none"> Two lit sand courts at Discovery Park Two lit sand courts at McQueen Park Two lit sand courts at Freestone Park One lit court at Crossroads Park Town sponsors three seasons of adult indoor volleyball Local sand volleyball leagues 	<ul style="list-style-type: none"> Town sponsored sand volleyball leagues Local sand volleyball leagues Town sponsored camps, and training Local camps, and training Sand volleyball tournaments 	6 Courts (lit)	Local – 4 Courts Area – 8-12 Courts State – 12-24 Courts Regional – 24+ Courts National – 50 Courts	\$250K	<ul style="list-style-type: none"> 4 Courts - Need identified from TOG Parks & Rec. Master Plan (2014) <ul style="list-style-type: none"> Focus Groups Workshops Internet-Based Comments
13	Pickleball Courts	<ul style="list-style-type: none"> Indoor pickleball at Freestone Park 	<ul style="list-style-type: none"> Town sponsored pickleball leagues Local pickleball leagues Town sponsored pickleball camps and training Local pickleball camps and training Pickleball Tournaments <ul style="list-style-type: none"> In order to qualify to host a USAPA sponsored tournament, need wi-fi availability and electrical outlets, sound system 	8 Courts (lit)	Local – 4 Courts Area – 8-12 Courts State – 12-24 Courts Regional – 24+ Courts National – 50 Courts	\$350K	<ul style="list-style-type: none"> Focus Groups Workshops Internet-Based Comments
14	Sprint Tri/ Duathlons	<ul style="list-style-type: none"> Town does not sponsor any sprint tri or duathlon races 	<ul style="list-style-type: none"> Kiosks for sprint tri practice/ DIY sprint tri Youth Splash and Dash Aquathlon Series (swim portion in Aquatic Center) Super Sprint Tri (swim portion in Aquatic Center) Sprint Tri (swim portion in Aquatic Center) (would require road closures for bike portion) Duathlons Need to apply to USAT to be a sanctioned course. Courses are reviewed on an individual basis. 	N/A			
15	Cross Country Meets	<ul style="list-style-type: none"> Sectional Meets at Crossroads Park Sectional Meets at Zanjero Park 	<ul style="list-style-type: none"> Regularly Scheduled Meets Sectional Meets 	N/A			
16	Ziplining	<ul style="list-style-type: none"> Town does not currently have ziplining 	<ul style="list-style-type: none"> Public-Private Partnership (PPP) Opportunities 	N/A		\$500K	
17	Ropes Course	<ul style="list-style-type: none"> Town does not currently have a ropes course 	<ul style="list-style-type: none"> Public-Private Partnership (PPP) Opportunities 	N/A		\$500K	

Programming Opportunities							
No.	Amenity	Town of Gilbert Existing Facilities	Regional Park Proposed Amenity Can Accommodate	Proposed Size/Qty	Tournament Capacity Requirements	Approx. Base Cost	Current Program Facility Need Identified By Input
18	Dog Park	<ul style="list-style-type: none"> One Cosmo Dog Park One Crossroads Park 	<ul style="list-style-type: none"> One large dog off-leash area One small dog off-leash area 	1 Park, 3 Acres (lit)		\$450K	<ul style="list-style-type: none"> 2 Parks - Need identified from TOG Parks & Rec. Master Plan (2014) <ul style="list-style-type: none"> Focus Groups Workshops Internet-Based Comments
19	Lake	<ul style="list-style-type: none"> One lake at Cosmo Dog Park Two lakes at Discovery Park One lake at Crossroads Park One lake at McQueen Park Two lakes at Freestone Park One lake at Riparian Preserve Water Ranch 	<ul style="list-style-type: none"> Urban fishing program 	1 Lake, 8 Acres		\$3.5M	<ul style="list-style-type: none"> Need identified from TOG Parks & Rec. Master Plan (2014) <ul style="list-style-type: none"> Telephone Survey Focus Groups Workshops Internet-Based Comments
20	Food Truck Court	<ul style="list-style-type: none"> There is not currently a dedicated food truck area. 	<ul style="list-style-type: none"> Food Truck Events Festivals Multi-use hardscape area 	1 Area, 50+ Spaces		\$450K	<ul style="list-style-type: none"> Focus Groups Workshops Internet Based Comments
21	Multi-Use Center	<ul style="list-style-type: none"> There is not a dedicated events center. 	<ul style="list-style-type: none"> Conventions/Large gatherings Festivals Multi-purpose equestrian arena Concerts Car shows Indoor soccer Indoor lacrosse Indoor tennis Indoor track and field 	1 Building, 70,000 SF		\$19.25M	<ul style="list-style-type: none"> 1 Equestrian Facility/1 Tournament Center/1 Community Center - Need identified from TOG Parks & Rec. Master Plan (2014) <ul style="list-style-type: none"> Focus Groups Workshops Individual Interviews
22	Aquatics and Recreation Center	<ul style="list-style-type: none"> McQueen Park Activity Center, 27K SF <ul style="list-style-type: none"> Billiards, foosball, ping pong, shuffleboard, video game equipment, toddler play area, climbing wall, gymnasium, stage, classrooms, multi-purpose rooms Freestone Recreation Center, 50K SF <ul style="list-style-type: none"> Climbing wall, racquetball courts, sauna and steam rooms, locker rooms, aerobic rooms, fitness/weight-lifting/cycling room, large double gymnasium, indoor track, game room, assembly room Page Park Center, <ul style="list-style-type: none"> Classrooms for rent, basement Gilbert Community Center, 16K SF <ul style="list-style-type: none"> Multi-purpose rooms, kitchen, multi-use classrooms, lounge with computers, exercise/dance room, fitness room, home of the senior center Mesquite Aquatics Center, 1.4 AC <ul style="list-style-type: none"> Zero-depth area, kiddie slide, double water slides, diving board, shade ramadas, concessions, play mushroom-slide pad Williams Field Pool, 1.0 AC <ul style="list-style-type: none"> Zero-depth entry pool, splash pad, play toys, swimming lanes, tumbling water buckets, diving boards, shaded ramadas Greenfield Pool, 1.0 AC <ul style="list-style-type: none"> Zero-depth entry pool, water sprinklers and geysers, tumbling water buckets, kiddie slide, diving boards, shaded ramada, hosts pre-season programming in April Perry Pool, 1.0 AC <ul style="list-style-type: none"> Diving boards, zero-depth entry pool, splash pad, tumbling water buckets, shaded ramada areas, children's play features Swim classes/lessons 	<ul style="list-style-type: none"> Public conference room Multi-purpose/Banquet room Racquetball Courts Game room Child care Climbing wall Gymnasium Locker rooms Aerobics studio Dance studio Walking/Jogging track Fitness equipment room Indoor competitive lap pool Water slide Lazy river Diving pool Play pool Concessions Host swim classes/lessons Host swim meets/swim competitions 	1 Building, 100,000 SF		\$36M	<ul style="list-style-type: none"> 1 Aquatic Center/Pool, 1 Community Center - Need identified from TOG Parks & Rec. Master Plan (2014) <ul style="list-style-type: none"> Focus Groups Workshops Internet-Based Comments Individual Interviews

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 (eight-acre surface area lake with depth of 15 feet) to provide the required irrigation source storage. Due to the current reclaimed water line allotments and seasonal use the park will need to utilize an ASR well to offset the current reclaimed water deficit during the peak seasonal months. The reclaimed water from the 18-inch line within the Ocotillo alignment shall provide the water to the ASR well during the off-peak months where the reclaimed water supply is available. The ASR well will utilize a pump to fill the on-site lake. Irrigation water for the turf fields, turf areas, and planting areas will drawdown the reclaimed water from the lake to provide the required irrigation.



Demand Calculation

Based off the recommended concept plan the total turf areas include 25 acres for fields and 45 acres for turf areas. The plan also includes 37 acres for landscape plantings (shrubs and trees). Based on these acreages, the peak irrigation demand is 2,794 gallons per minute (GPM). This results in a peak daily requirement of 1,085,404 gallons/day. The seasonal irrigation water requirement is 572 acre-feet per year.

The daily irrigation water application requirement for the sports turf is 11,000 gallons, turf is 8,800 gallons, and planting areas is 5,500 gallons. Based on an eight-hour, six-day-a-week irrigation watering window, the required flow for the sports field is 36 GPM, turf areas 29 GPM, and the planting areas is 18 GPM. The following charts show the peak season design and annual water requirements per acre.

Irrigation Water Use: Input			
Landscape Type	Peak Demand per Acre (GPM/Acre)	Peak Daily Requirement per Acre (Gallons/Day per Acre)	Seasonal Irrigation Requirement per Acre (Acre-feet per Acre)
Ballfields	35	11,586	6.0
Turf Areas	28	9,269	4.8
Plantings	18	5,798	3.0
8	=Assumed usable average lake depth, ft		
6.3	=Estimated annual lake evaporation, ft		

Input Required

Landscape Concept	Irrigated Areas (Acres**)			Peak Demand (GPM/Acre)	Peak Daily Requirement* (Gallons/Day)	Seasonal Requirement* (Acre-Feet per Year)	Lake Area (Acres)	Usable Pond Storage** (Acre-Feet)	Days of Storage For Current Lake Concept*
	Ballfields	Turf Areas	Plantings						
1	24.8	45.2	36.9	2,794	1,085,404	571.7	15.46	107.4	32
2	40.3	13.7	41.6	2,535	967,107	508.4	12.4	85.0	29
3	18.0	39.5	32.8	2,323	993,446	528.8	21.34	155.2	51

*Including evaporation from lake

**Calculated using CAD tools

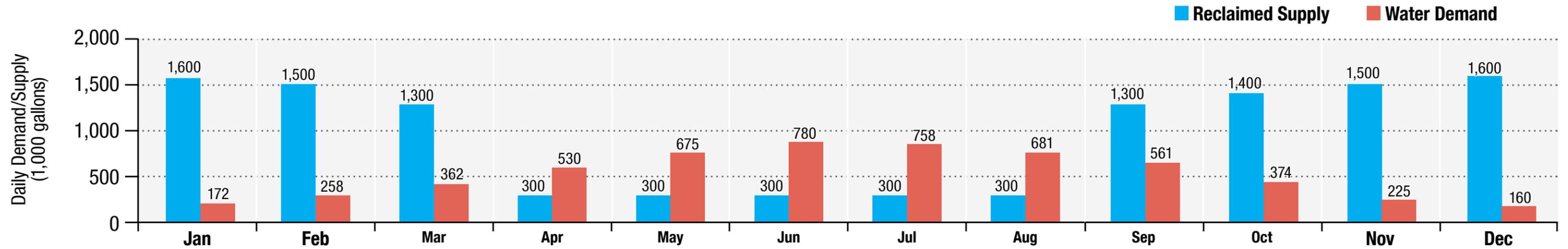
Pond Storage Requirement for the Following Days of Storage (Acre-Feet)					
2	3	5	7	10	14
6.7	10.0	16.7	23.3	33.3	46.6
5.9	8.9	14.8	20.8	29.7	41.6
6.1	9.1	15.2	21.3	30.5	42.7

Irrigation Reclaimed Water Supply and Demand Balance

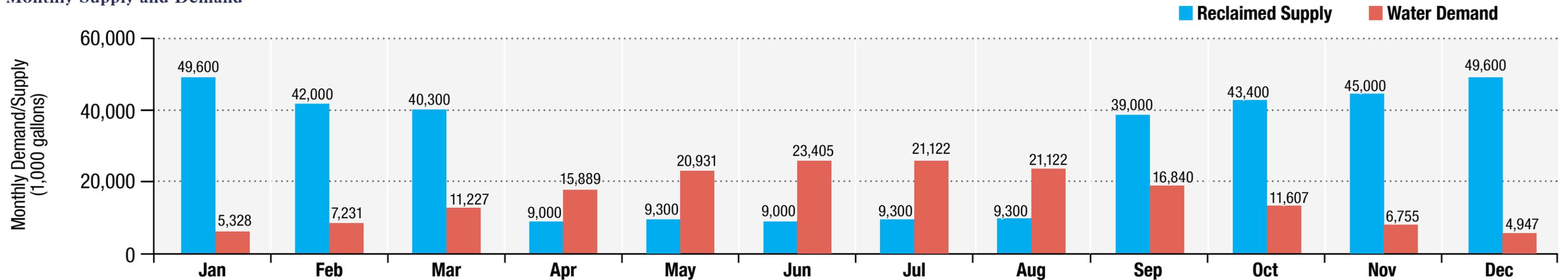
Based on this supply and demand study, it is estimated that the off-peak months of January through March and September through December will provide a reclaimed water supply surplus of approximately 237 million gallons. The remaining months of the year all show a supply deficit totaling approximately 71.5 million gallons, resulting in a net annual supply surplus of approximately 165.5 million gallons from the available reclaimed water source.

If the Town decides to pursue their preference for developing an on-site ASR well, then the surplus months can be used to recharge the entire volume of groundwater that will need to be withdrawn using their available Long-Term Storage Credits during the deficit months.

Daily Supply and Demand



Monthly Supply and Demand



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.

The project team met with the FCDMC to discuss options for the removal of the 2.5 million CY of dirt from the upper basin. The FCDMC is required to remove the 2.5 million CY of dirt within the next five years due to downstream levee requirements from the Federal Emergency Management Agency (FEMA). The FCDMC has been in contact with dirt brokers to identify potential projects in need of earthwork.

Future local projects that may require fill and that are candidates for potential spoil include:

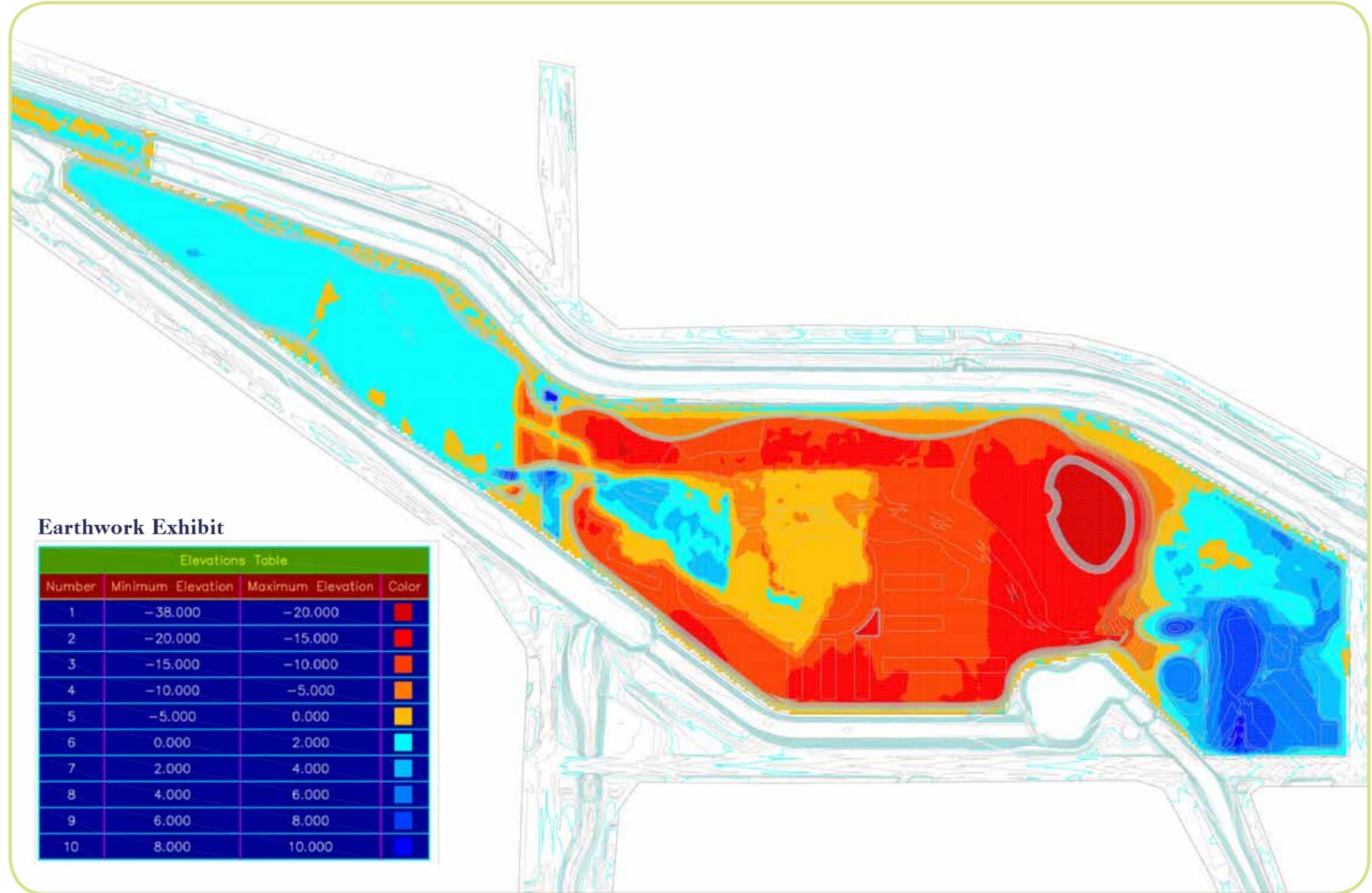
- ➔ FCDMC – ADOT State Route 24 – 1.5M CY Dirt - Preliminary Design – 2017
- ➔ Phase I – Spoils 300,000 CY on Town of Gilbert 47 acres
- ➔ Town Higley Recharge Phase II Facility - 80-acre site – Potential for 600,000 cy
- ➔ Town Hetchler Park Area - 20-acre site – Potential for 100,000 cy

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.

Final water design shall require a final design water reports, current flow tests of the existing 16-inch water main. Final plan submittals will be provided for review and approval by the Town. Review of potable and irrigation water plans will be performed with Maricopa County Environmental Services.



Wastewater

As previously stated, the majority of the building facilities are located within the Town-owned 47 acres, 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 should 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 should connect into one sanitary sewer eight-inch mainline to provide one tie-in connection to the existing 33-inch sanitary sewer main line. A secondary option for the lower and upper basin area includes the existing 12-inch sanitary sewer line within Higley Road (10 foot depth); however, access to this line would require the use of a grinder pump to lift the sewer up and under the Queen Creek Channel and gravity flow down to the Higley Road 12-inch line. The use of grinder pumps would add additional costs including maintenance and operational costs to the project.

Final wastewater design will require a final design sewer reports. Final plan submittals will be provided for review and approval by the Town of Gilbert. Review of sanitary sewer plans will be performed with Maricopa County Environmental Services.

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

- ➔ Right-Turn Lane Deceleration Lane – Phase 1
- ➔ Left-Turn Auxiliary Lane Median Imp. – Phase 1
- ➔ Traffic Signal – Phase 2A

Higley Road Improvements

- ➔ Right-Turn Lane Deceleration Lane – Phase 1
- ➔ Traffic Signal – Phase 3

Future Ocotillo Road Bridge Improvements

- ➔ Traffic Signal with Park Road – Phase 2B or 3

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.

The Chandler Heights Road/Higley Road intersection can be mitigated to provide LOS of D by adding an eastbound exclusive right-turn lane. The regional park increases the volume of many of the other movements at the intersection, raising the overall intersection delay to the point that LOS decreases. The eastbound right-turn movement is a high-volume movement, so adding a right-turn lane improves operations enough that the overall intersection LOS increases. Other alternate mitigations instead of the eastbound right-turn lane could be considered, such as dual left-turn lanes or right-turn lanes on other approaches, but they would be more costly and not as effective at improving operations.

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.

- ➔ The parking in the northern portion of the park is expected to be approximately 95% utilized on both a typical day and a peak special event day.
- ➔ The parking in the central portion of the park is expected to be approximately 44% utilized on a typical day and approximately 93% utilized on a peak special event day.
- ➔ The parking in the southern portion of the park is expected to be approximately 39% utilized on a typical day and approximately 68% utilized on a peak special event day.



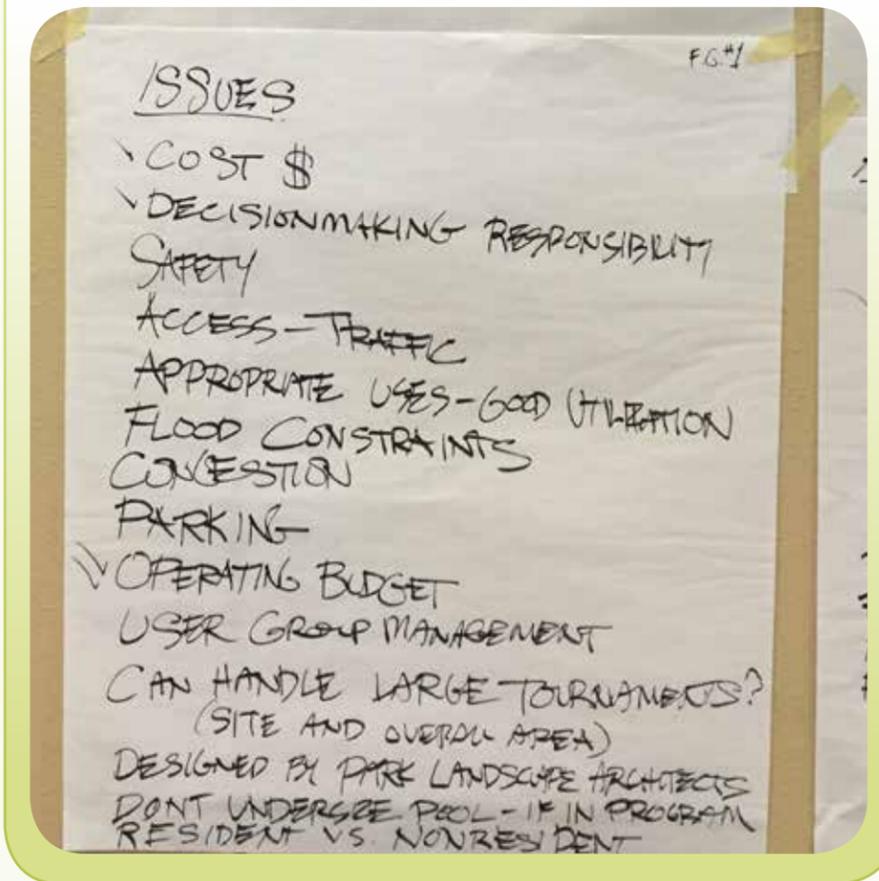


6.0

Opinions of Probable Construction Cost

Opinions of Probable Construction Costs (OPC) were derived through a detailed process of quantity calculations for all park elements represented in the Final Concept Plan and utilization of current market unit pricing. The table to the right provides a summary of four major categories of site improvements: Facilities, Fields, Courts and Amenities, Earthwork, and Infrastructure. The OPC table also includes a breakdown of five potential phases to identify relative levels of investment through a logical implementation strategy. Soft Costs, Operational Subsidies, and Cost Recovery are shown for each phase.

Collectively, the financial information provided in the OPC can be used to understand the order of magnitude investment required to design, construct, operate and maintain the park improvements. The OPC was developed with the recognition that there are many variables inherent in a Master/Concept Plan and specific financing and phasing must be accurately understood in order to provide cost projections that are commensurate with detailed design and construction information.



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		(\$302,906)	(\$32,194)	(\$278,824)	(\$579,160)	(\$3,223)
Cost Recovery		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.

7.0 Phasing



Site Plan Concept

The Gilbert Regional Park can be constructed in five phases.



LEGEND

- Phase 1
- Phase 2a
- Phase 2b
- Phase 3
- Phase 4

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
- ➔ 300 Parking Spaces
- ➔ Queen Creek Road Deceleration Right-Turn Lane
- ➔ Queen Creek Road Left-Turn Lane/Median Improvements



Key considerations for Phase 1 include the following:

- ➔ 30 acres of improvements
- ➔ Use of State Dedicated Funds (SDF) funds
- ➔ Playground/splashpad 1.4 acres
- ➔ Lake/aquifer storage well (ASR)
- ➔ Flexible interim space on 47-acre town property
- ➔ Ingress/egress at both Queen Creek Road and Higley Road
- ➔ Earthwork without haul off
- ➔ Additional dedicated parking

Phase 1 Order of Magnitude

	Phase 1
Construction Cost	
Construction	\$9,964,693
Mobilization / Demobilization	\$99,647
Construction Overhead and Profit	\$896,822
Insurance Bond	\$199,294
Construction Contingency	\$896,822
Total Construction Cost	\$12,156,926
Soft Cost	
Design / Construction Documents	\$697,529
Construction Management with Internal Costs	\$697,529
Permitting Facilities	\$5,250
Permitting Fields, Courts, Amenities	\$43,226
Permitting Infrastructure	\$37,296
Total Soft Costs	\$2,094,870
Total Construction and Soft Cost	\$14,251,795
Net Operational Subsidy	(\$302,906)
Cost Recovery	32%

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



Key considerations for Phase 2A include the following:

- ➔ Potential funding source: Town land sale and other sources or future bonds
- ➔ Recreation center and aquatic center to be in located one building
- ➔ Additional dedicated parking

The program plan for the Recreation/Aquatic Center is based on the following space program assumptions for the 100,000-square-foot facility:

- ➔ Fitness center
- ➔ Indoor and outdoor aquatic facilities
- ➔ Two group exercise stations
- ➔ Two gymnasiums
- ➔ Two meeting/party rooms and one large event center
- ➔ Child care center
- ➔ Indoor walking track

Phase 2A Order of Magnitude		Phase 2A
Construction Cost		
Construction		\$38,511,951
Mobilization / Demobilization		\$385,120
Construction Overhead and Profit		\$3,466,076
Insurance Bond		\$770,239
Construction Contingency		\$3,466,076
Total Construction Cost		\$46,984,581
Soft Cost		
Design / Construction Documents		\$2,695,837
Construction Management with Internal Costs		\$2,695,837
Permitting Facilities		\$543,750
Permitting Fields, Courts, Amenities		\$405
Permitting Infrastructure		\$15,645
Total Soft Costs		\$8,443,575
Total Construction and Soft Cost		\$55,428,155
Net Operational Subsidy		(\$32,194)
Cost Recovery		99%

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

Key considerations for Phase 2B include the following:

- ➔ Potential funding source: Town land sale and other sources or future bonds
- ➔ Phase 2B includes 75 acres
- ➔ Temporary connector roadway vs. ultimate roadway
- ➔ Timing of Ocotillo Road Bridge project
- ➔ Additional dedicated parking

Phase 2B Order of Magnitude

	Phase 2B	Interim Road	Middle Roadway
Construction Cost			
Construction	\$17,916,871	\$1,369,192	\$5,956,341
Mobilization / Demobilization	\$179,169	\$13,692	\$59,563
Construction Overhead and Profit	\$1,612,518	\$123,227	\$536,071
Insurance Bond	\$358,337	\$27,384	\$119,127
Construction Contingency	\$1,612,518	\$136,919	\$595,634
Total Construction Cost	\$21,858,583	\$1,670,414	\$7,266,736
Soft Cost			
Design / Construction Documents	\$1,254,181	\$136,919	\$595,634
Construction Management with Internal Costs	\$1,254,181	\$136,919	\$595,634
Permitting Facilities	\$0	\$0	\$0
Permitting Fields, Courts, Amenities	\$0	\$0	\$0
Permitting Infrastructure	\$0	\$0	\$0
Total Soft Costs	\$3,583,374	\$273,838	\$1,191,268
Total Construction and Soft Cost	\$25,441,957	\$1,944,252	\$8,458,004
Net Operational Subsidy	(\$278,824)		
Cost Recovery	23%		



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)

Key considerations for Phase 3 include the following:

- ➔ Potential funding source: Town land sale and other sources or future bonds
- ➔ Phase 3 requires removal of 2.5 million CY of soil from the upper basin area
- ➔ The removal of 2.5 million CY of soil could take three years
- ➔ The earthwork for this phase - \$22 million if Town removes dirt
- ➔ FCDMC needs to remove soil within five years due to downstream FEMA levee protection requirements
 - Timetable unknown
- ➔ This phase encompasses 150 acres of the park site
- ➔ Additional dedicated parking



Phase 3 Order of Magnitude	Phase 3
Construction Cost	
Construction	\$39,560,735
Mobilization / Demobilization	\$395,607
Construction Overhead and Profit	\$3,560,466
Insurance Bond	\$791,215
Construction Contingency	\$3,560,466
Total Construction Cost	\$48,264,096
Soft Cost	
Design / Construction Documents	\$2,769,251
Construction Management with Internal Costs	\$2,769,251
Permitting Facilities	\$0
Permitting Fields, Courts, Amenities	\$0
Permitting Infrastructure	\$0
Total Soft Costs	\$7,912,147
Total Construction and Soft Cost	\$56,176,243
Net Operational Subsidy	(\$579,160)
Cost Recovery	55%

Phase 4

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

Key considerations for Phase 4 include the following:

- ➔ Potential funding source: Town land sale and other sources or future bonds
- ➔ Phase 4 includes 10 acres
- ➔ Additional dedicated parking

Phase 4 Order of Magnitude

Phase 4 Order of Magnitude		Phase 4
Construction Cost		
Construction		\$28,036,768
Mobilization / Demobilization		\$280,368
Construction Overhead and Profit		\$2,523,309
Insurance Bond		\$560,735
Construction Contingency		\$2,523,309
Total Construction Cost		\$34,204,857
Soft Cost		
Design / Construction Documents		\$1,962,574
Construction Management with Internal Costs		\$1,962,574
Permitting Facilities		\$0
Permitting Fields, Courts, Amenities		\$1,822,500
Permitting Infrastructure		\$0
Total Soft Costs		\$8,037,354
Total Construction and Soft Cost		\$42,242,210
Net Operational Subsidy		(\$3,223)
Cost Recovery		99%

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. The northwest corner of Higley/Ocotillo is a zoned for commercial and could also provide retail opportunities and connections to the park site.

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		(\$302,906)	(\$32,194)	(\$278,824)	(\$579,160)	(\$3,223)
Cost Recovery		32%	99%	23%	55%	99%

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.





8.0

Schedule

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.

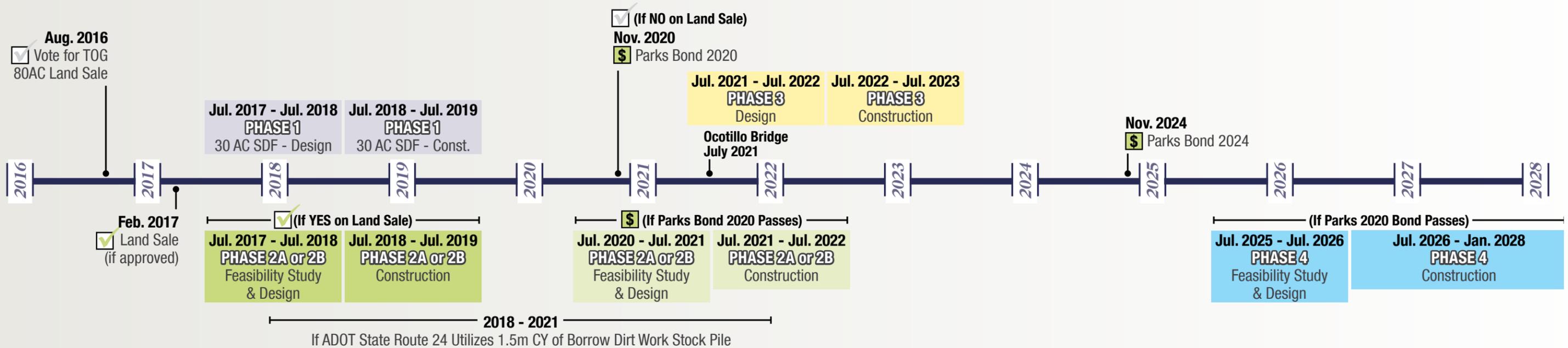
The Ocotillo Road Bridge has also been identified within the current Town CIP for year 2020. The Ocotillo Road/Bridge improvements project completed an initial study in 2000, but final planning, design, and construction timeframes have not been identified at this point. The park master/concept plan assumes a bridge spanning the basin/park area with access from Ocotillo Road to the south and north park area. The timing of the new regional park could re-prioritize the need for the Ocotillo Road Bridge improvements as the access for phase 2B could be provided from Ocotillo Road in lieu of the interior park roadway from phase 1 through phase 3.

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 2018 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).





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.



Park Phasing Strategies

The phasing recommendations for the implementation of the vision for final design include the five following phases:

Phase 1

It is recommended the Town move forward with phase 1 which includes the development of 30 acres of infrastructure and park amenities within the Town-owned 47 acres. The funding that has been identified is the use of system development fees (SDF) to fund the phase 1 construction. Key considerations for the recommendation of Phase 1 include the infrastructure of the ASR well for future irrigation of the field and turf areas. The ability to spoil approximately 300,000 CY of dirt from the upper basin area onto the Town-owned 47 acres without haul-off from the property. Construction of key programming and facilities identified during the community outreach including large iconic playground and splashpad.

Phase 2A and 2B

The second phase for recommendation is phase 2A for the joint use recreation and aquatic center building. This allows the Town to maximize the phase 1 infrastructure improvements and expand in the defined phase 1 footprint rather than expanding further south into the lower basin area with the phase 2B option. Access to and from Queen Creek Road and Higley Road have been established with the interior roadway phase 1 improvements. The separation of phase 1 from phase 2B presents challenges with interim access, infrastructure, and operations and maintenance. Access will require either the construction of the mile plus permanent or temporary interior roadway or access from the future Ocotillo Roadway/Bridge project planned for initial planning in 2020. Water, sewer, electrical, and communication infrastructure will also need to expand from the phase 1 area to the phase 2B lower basin area. The recommendation for the 2B improvements is to have the lower basin area come online with the Ocotillo Bridge/Roadway improvement to provide a direct access for ingress/egress and utility infrastructure. It is also recommended a feasibility study with business plan be completed prior to final design for phase 2A to define the programming for the facility, Town policy goals, cost recovery, and revenue generation. Continued community outreach should remain a guiding force during the feasibility study and final design for phase 2.

Phase 3

The recommended third phase is the development of the upper basin area. The overarching parameter with the timing of phase 3 hinges on the removal of 2.5M CY of dirt. As learned from the master/concept plan, the removal of this amount of dirt will require three years to haul off once a source project is identified. The master/concept plan identifies potential projects for export and haul off. The recommendation is to have the Town continue to actively participate with the FCDMC to identify and pursue potential projects requiring soil borrow. The Ocotillo Bridge design will need to be coordinated with phase 3 design and construction.

Phase 4

The recommendation of the multi-use center should also follow a similar process as the phase 2A joint use recreation and aquatics center. A feasibility study with business plan should be completed prior to final design for phase 4 to define the programming for the facility, Town policy goals, cost recovery, and revenue generation. Continued community outreach should remain a guiding force during the feasibility study and final design for phase 4.

Each recommendation or area of focus and phase of implementation is important, but more than that, the strategic approach of their interconnection is what will help position the Gilbert Regional Park for long-term success and sustainability, and ultimately create a highly distinctive and memorable regional park that enhances Gilbert's quality of life and position in the Metropolitan area.





Kimley»Horn
In collaboration with



Fucello Architects

