

# ARDEN PARK RECREATION AND PARK DISTRICT MASTER PLAN UPDATE

**Advisory Board**

June 21, 2022



**Arden Park**  
RECREATION & PARK DISTRICT  
Master Plan Update ▶▶▶

GATES  
+ASSOCIATES 

  
**Arden Park**  
•Recreation & Park District• <sup>1</sup>

# AGENDA

**PURPOSE:** To discuss the **DRAFT Master Plan update** with the District Advisory Board and to kick-off the **public comment period**.

1. **INTRODUCTIONS**
2. **ABOUT THE PROJECT**
3. **THE DRAFT MASTER PLAN UPDATE**
4. **NEXT STEPS**
5. **COMMENT PERIOD**

Open through **JULY 5th**

Comment Form available **Online** or in the **District Office**

*[www.aprpd.org/2022-master-plan-update](http://www.aprpd.org/2022-master-plan-update)*

# INTRODUCTIONS



# ABOUT THE PROJECT

## VISION

Provide the Arden Park Recreation and Park District a path forward with a community-derived, “right-sized,” & implementable plan that guides decision-making for inclusive future improvements and adaptable flex spaces for users of all ages, abilities, and interests.

### COMMUNITY



*Foster neighborhood and community gathering by providing spaces that encourage social interaction and public amenities for District events and neighborhood meetups.*

### QUALITY



*Provide safe, clean, and beautiful parks and right-sized facilities that support recreation and leisure activities to enrich quality of life for all residents.*

### GREEN



*Operate sustainably with professional management, maintenance, and operations of parks and facilities using resilient and innovative practices that respect the environment.*

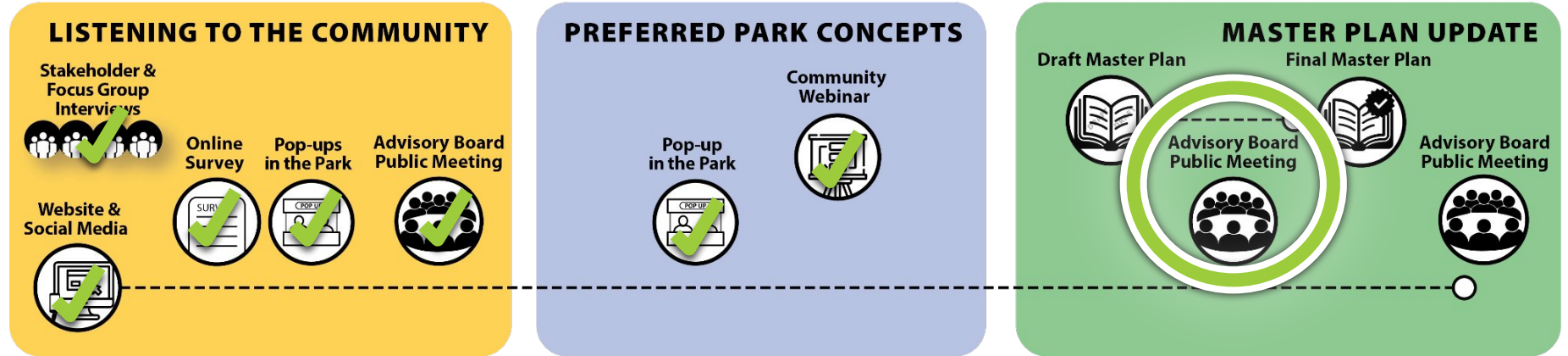
### USES



*Continue to support diverse passive and active park and recreation uses, flexible and adaptable spaces and elements for all ages and abilities, and stewardship of shared community resources.*

# ABOUT THE PROJECT

## OUTREACH SCHEDULE



# ABOUT THE PROJECT

WE'VE  
HEARD  
FROM ...



## STAKEHOLDERS

4 groups

15 people

## DOT INPUT BOARDS

1,400 dots  
*from residents*

## COMMUNITY SURVEY

344 resident responses

7%

of the District's  
Population

## COMMUNITY WEBINAR

16 participants

# THE MASTER PLAN UPDATE

Document Organization:

EXECUTIVE SUMMARY

1. INTRODUCTION
2. INVENTORY ASSESSMENT
3. ANTICIPATING NEEDS
4. RECOMMENDATIONS & ACTION PLAN

APPENDICES



**Arden Park**  
RECREATION & PARK DISTRICT  
Master Plan Update ▶▶▶

# THE DOCUMENT: 1. INTRODUCTION

## Purpose of the Master Plan

## About the District + Neighborhood

### What is a Master Plan?

A Master Plan serves as a guide for policy decisions; prioritizes and balances demands and

### Guiding Principles & Vision

The guiding principles and vision for this Master Plan update have informed the entire master planning process for Arden Park Recreation and Park District.

### Planning Process

The planning process is similar to many strategic planning processes:

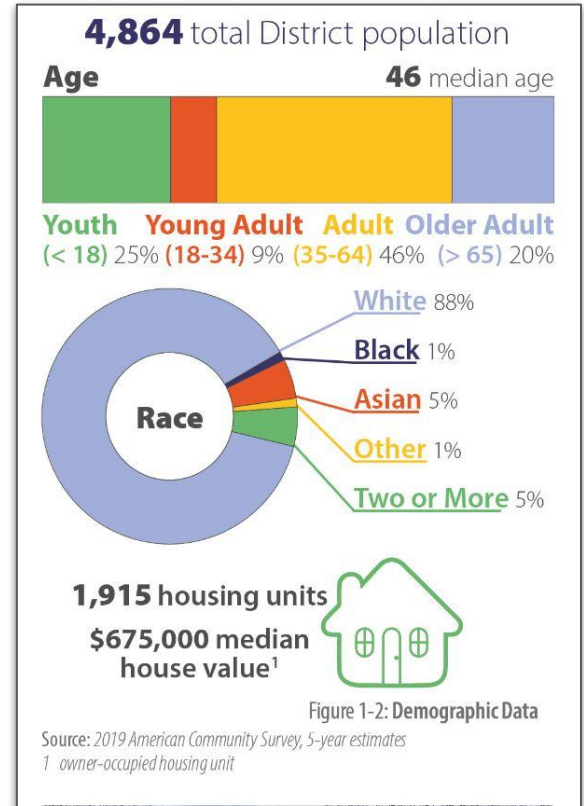
### Document Organization

This Master Plan update builds on itself, section by section, with each chapter using the previous chapter's information to define steps required to address the issues identified.

### Chapter 1: Introduction

This chapter introduces the purpose for a master plan, a brief history of the Recreation and Park District, a look at the current District and neighborhood, and a general overview of the previous 2004 Master Plan.

- Purpose of a Master Plan
- About the District + Neighborhood





# THE DOCUMENT: 2. INVENTORY ASSESSMENT

Inventory

Arden Park

Cresta Park

Level of Service Analysis

Quantity of Park Elements			
Element	Arden	Cresta	District
	Park	Park	Total
Community Center	1		1
Pool	1		1
Softball Diamond	1		1
Rectangular Field		1	1
Basketball Court	1	0.5	1.5
Tennis Court	3	1*	4
Playground	2	2	4
Picnic Area, Reservable with BBQ	3	1	4
Restrooms	1	1	2

\* Dual-stripped for Pickleball  
 † Horseshoe Pit removed during Master Planning process in Spring 2022



**Parkland**  
 Arden Park Recreation and Park District has two parks, almost all of which are in excellent condition.

**Park Element Assessments**  
 A thorough inventory of park elements was generated by counting all park elements at Arden Park and Cresta Park. See Table 2-2 for the inventory. See Appendix B Inventory Assessments for the full matrix of element conditions.

Both parks are incredibly well-maintained. The landscape planting was healthy and trimmed. The lawns were green and lush (winter visit) with no visible dead or thin spots. Garbage cans were placed conveniently around the parks and emptied. The paved pathways were all in excellent condition. The split rail fence along the street edge of the parks was in good condition. Concrete furnishings, benches and picnic tables, were all in good condition.

Source: [unclear]

Current Level of Service (LOS) Ratios	
Element	Arden Park District
Community Center	1 for 4,864 people
Pool	1 for 4,864 people
Softball Diamond	1 for 4,864 people
Rectangular Field	1 for 4,864 people
Basketball Court	1 for 3,242 people
Tennis Court	1 for 1,216 people
Playground	1 for 1,216 people
Picnic Area, Reservable with BBQ	1 for 1,216 people
Restrooms	1 for 2,432 people

Table 2-3: Current Level of Service Ratios

# THE DOCUMENT: 3. ANTICIPATING NEEDS

Community Voice

Comparing Level of Service

Needs Assessment

## Overview

An integral component of the Master Plan update

was Plan the prod onlin and from 550 Plan

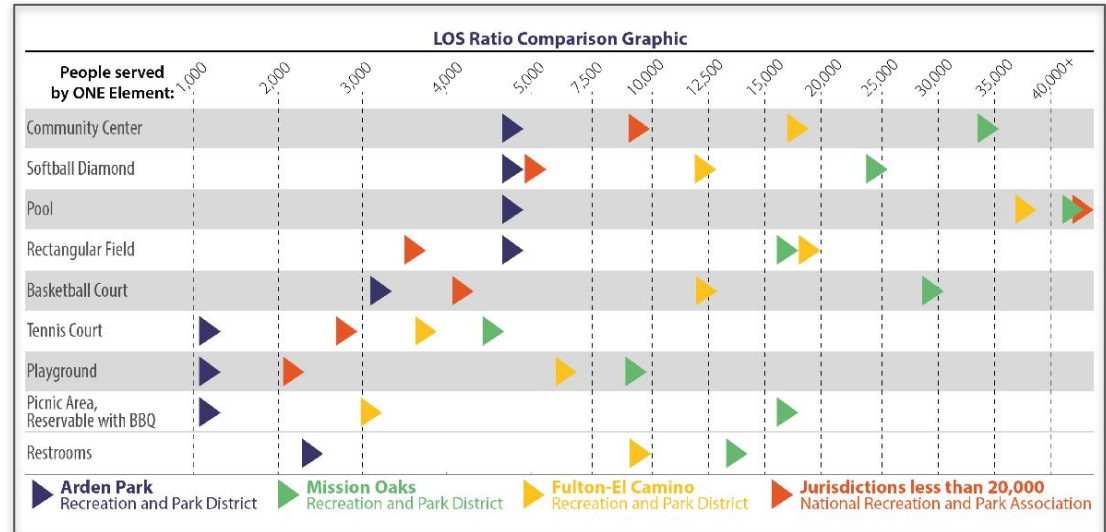
## Outreach Methods

Outreach was conducted virtually online and in-person to reach as many residents as possible. See and

## Community Themes

Important themes became evident throughout hearing the community voice. Maintaining a natural space for play and relaxation was highly prioritized by residents. Providing opportunities for both active recreation and passive uses in the parks was highlighted to provide benefit to all park users. The final theme heavily discussed by the District residents was maintaining safe and comfortable parks.

Onlin proj stake ema



# THE DOCUMENT: 4. RECOMMENDATIONS & ACTION PLAN

Goals

Policies

Park Concept Designs

Recommendations

Implementation

Action Plan

**VISION**

*Provide the Arden Park Recreation and Park District a path forward with a community-derived, "right-sized," & implementable plan that guides decision-making for inclusive future improvements and adaptable flex space for users of all ages, abilities, and interests.*

 <b>COMMUNITY</b>	 <b>QUALITY</b>
<p><b>Community Policy 1.</b> Design parks to facilitate casual, spontaneous, and planned social interactions at a variety of scales.</p>	<p><b>Quality Policy 1.</b> Promote park usage by designing safe and welcoming park environments using</p>
<p><b>Community Policy 2.</b> Coordinate selection of District and community member</p>	<p><b>Quality Policy 1.</b> Use ecologically sustainable best practices. Use low water use, climate-appropriate vegetation and minimize use of maintenance-intensive plant selections.</p>
<p><b>Community Policy 3.</b> Design spaces adequately-sized of differing sizes.</p>	<p><b>Quality Policy 2.</b> Increase shade and tree canopy across the parks with succession tree planting, volunteer planting events, and continuing the existing tree maintenance program for tree health and longevity.</p>
<p><b>Community Policy 4.</b> Create the community to help differing sizes in including Provide adequate su gathering spaces, su trash cans.</p>	<p><b>Quality Policy 3.</b> Identify the long term maintenance and operations costs when considering new park elements. Consider durability, maintenance requirements and impacts on environmental systems when selecting materials and site furnishings.</p>
<p><b>Community Policy 5.</b> Coordinate program at Arden Pa</p>	<p><b>Quality Policy 4.</b> Invest in facilities that are constructed of high quality materials, which reduce overall facility maintenance and operations requirements.</p>
	<p><b>Use Policy 1.</b> Monitor recreation trends and continue to engage with the Arden Park community, including new residents, teens, young families, and the older adult population, to ensure improvements and investments reflect their needs.</p>
	<p><b>Use Policy 2.</b> Expand and promote additional recreational opportunities and programming in Cresta Park, as appropriate.</p>
	<p><b>Use Policy 3.</b> Provide adaptable and flexible use spaces that can accommodate multiple functions.</p>
	<p><b>Use Policy 4.</b> Incorporate principles of inclusive design in any upgrades, renovations or new park construction.</p>
	<p><b>Use Policy 5.</b> Prioritize upgraded, renovated, or new amenities and programs that promote physical activity and mental health for all ages, abilities, and interests.</p>

# THE DOCUMENT: 4. RECOMMENDATIONS & ACTION PLAN



- Policy 1.** Design parks to facilitate casual, spontaneous, and planned social interactions at a variety of locations.
- Policy 2.** Continue to offer a diverse selection of District events that are open to all community members.
- Policy 3.** Develop indoor and outdoor spaces adequately-sized to host District events of differing sizes.
- Policy 4.** Create rentable spaces for the community to host their own events of differing sizes in indoor or outdoor spaces. Provide adequate supporting amenities for the gathering spaces, such as restrooms, BBQs or trash cans.
- Policy 5.** Continue Memorial Bench program at Arden Park.

# THE DOCUMENT: 4. RECOMMENDATIONS & ACTION PLAN



- Policy 1.** Promote park usage by designing safe and welcoming park environments using Crime Prevention Through Environmental Design (CPTED) best practices.
- Policy 2.** Provide adequate, conveniently-located comfort features such as shade, seating, and drinking fountains. Provide seating near play amenities for family members to observe.
- Policy 3.** Create continuous multi-use paths (minimum 48” wide) in a looped configuration to provide a safe off-street walking opportunity that supports many transportation modes (i.e. biking, skateboarding).
- Policy 4.** Pursue opportunities to increase parkland acreage wherever possible with special attention on parity of parkland.

# THE DOCUMENT: 4. RECOMMENDATIONS & ACTION PLAN



- Policy 5.** Consider the physical needs of different user groups when planning and designing sites and selecting park elements.
- Policy 6.** Continue the District's robust and extensive community engagement efforts in park planning and design for future improvements.

# THE DOCUMENT: 4. RECOMMENDATIONS & ACTION PLAN



- Policy 1.** Use ecologically sustainable best practices. Use low water use, climate-appropriate vegetation and minimize use of maintenance-intensive plant selections.
- Policy 2.** Increase shade and tree canopy across the parks with succession tree planting, volunteer planting events, and continuing the existing tree maintenance program for tree health and longevity.
- Policy 3.** Identify the long term maintenance and operations costs when considering new park elements. Consider durability, maintenance requirements and impacts on environmental systems when selecting materials and site furnishings.
- Policy 4.** Invest in facilities that are constructed of high quality materials, which reduce overall facility maintenance and operations requirements.

# THE DOCUMENT: 4. RECOMMENDATIONS & ACTION PLAN



- Policy 1.** Monitor recreation trends and continue to engage with the Arden Park community, including new residents, teens, young families, and the older adult population, to ensure improvements and investments reflect their needs.
- Policy 2.** Expand and promote additional recreational opportunities and programming in Cresta Park, as appropriate.
- Policy 3.** Provide adaptable and flexible use spaces that can accommodate multiple functions.
- Policy 4.** Incorporate principles of inclusive design in any upgrades, renovations or new park construction.
- Policy 5.** Prioritize upgraded, renovated, or new amenities and programs that promote physical activity and mental health for all ages, abilities, and interests.



# PARK CONCEPT DESIGN: ARDEN PARK



## Park Improvements

### Upgrade or Renovate

- 1 Update Existing Playground
- 2 Repave Existing Tennis Courts
- 3 Repave Existing Basketball Court

### New

- 4 New Community Center
- 5 New Pool (8-lane)
- 6 New Zero Entry Water Play Feature
- 7 Extended Looped Path
- 8 New Pickleball Courts

— Sound wall

### Under Consideration

- A New Fitness Equipment Stations

# PARK CONCEPT DESIGN: CRESTA PARK



## Park Improvements

Upgrade or Renovate

- 1 Update Existing Playground
- 2 Improve Existing Soccer Field (grading, drainage, irrigation)

New

- 3 New Bocce Court
- 4 Extended Looped Path
- 5 New Picnic Area

Under Consideration

- A New Concrete Plaza at Crosswalk

Figure 4-2: Cresta Park Concept Design

# THE DOCUMENT: 4. RECOMMENDATIONS & ACTION PLAN

Goals

Policies

Park Concept Designs

Recommendations

Implementation

Action Plan

Park	Recommendation	Action Plan			
		Ongoing	1-3 years	3-5 years	5+ years
Arden	1. Update Existing Playground	-	-	X	-
Arden	2. Repave Existing Tennis Courts	-	X	-	-
Arden	3. Repave Existing Basketball Court	-	X	-	-
Arden	4. New Community Center	-	-	-	X
Arden	5. New Pool (8-lane)	-	-	-	X
Arden	6. New Zero Entry Water Play Feature	-	-	-	X
Arden	7. Extended Looped Path	-	X	-	-
Arden	8. New Pickleball Courts	-	-	X	-
Arden	9. Sound wall	-	-	X	-
Arden	A. New Fitness Equipment Stations	-	-	-	-
Cresta	1. Update Existing Playground	-	-	X	-
Cresta	2. Improve Existing Soccer Field (grading, drainage, irrigation)	-	X	-	-
Cresta	3. New Bocce Court	-	-	X	-
Cresta	4. Extended Looped Path	-	X	-	-
Cresta	5. New Picnic Area	-	-	X	-
Cresta	A. New Concrete Plaza at Crosswalk	-	-	-	-
Both	1. Landscape Maintenance	X	-	-	-
Both	2. Tree Maintenance Program	X	-	-	-

# THE DOCUMENT: **PROBABLE COST ESTIMATES**

## Probable Cost Estimates for Arden Park Recommendations

Recommendation	Est. Construction	Est. Soft Costs (35%)	Contingency (30%)	Totals
<b>1 Update Existing Playground</b>	<b>\$901,500</b>	<b>\$180,300</b>	<b>\$270,450</b>	<b>\$1,352,250</b>
<b>2 Resurface Existing Tennis Court</b>	<b>\$268,450</b>	<b>\$93,958</b>	<b>\$80,535</b>	<b>\$442,943</b>
<b>3 Redo Existing Basketball Court</b>	<b>\$217,000</b>	<b>\$75,950</b>	<b>\$65,100</b>	<b>\$358,050</b>
<b>4 New Community Center</b>	<b>\$12,519,125</b>	<b>\$4,381,694</b>	<b>\$3,755,738</b>	<b>\$20,656,556</b>
<b>5 New 8-lane Pool</b>	<b>\$2,701,000</b>	<b>\$945,350</b>	<b>\$810,300</b>	<b>\$4,456,650</b>
<b>6 New Zero-Entry Water Play Feature</b>	<b>\$515,000</b>	<b>\$180,250</b>	<b>\$154,500</b>	<b>\$849,750</b>
<b>7 Extended Looped Path</b>	<b>\$98,400</b>	<b>\$34,440</b>	<b>\$29,520</b>	<b>\$162,360</b>
<b>8 New Pickleball Courts</b>	<b>\$405,600</b>	<b>\$141,600</b>	<b>\$121,680</b>	<b>\$669,240</b>
<b>- Sound walls</b>	<b>\$129,800</b>	<b>\$45,430</b>	<b>\$38,940</b>	<b>\$241,170</b>
<b>- Maintenance Area</b>	<b>\$956,000</b>	<b>\$334,600</b>	<b>\$286,800</b>	<b>\$1,577,400</b>
<b>A New Fitness Equipment Stations</b>	<b>\$100,800</b>	<b>\$35,280</b>	<b>\$30,240</b>	<b>\$166,320</b>

# THE DOCUMENT: **PROBABLE COST ESTIMATES**

## Probable Cost Estimates for Cresta Park Recommendations

Recommendation	Est. Construction	Est. Soft Costs	Contingency (30%)	Totals
<b>1 Update Existing Playground</b>	<b>\$1,073,500</b>	<b>\$375,25</b>	<b>\$322,050</b>	<b>\$1,771,275</b>
<b>2 Improve Existing Soccer Field</b>	<b>\$1,188,000</b>	<b>\$415,800</b>	<b>\$356,400</b>	<b>\$1,960,200</b>
<b>3 New Bocce Court</b>	<b>\$183,500</b>	<b>\$64,225</b>	<b>\$55,050</b>	<b>\$302,775</b>
<b>4 Extended Looped Path</b>	<b>\$263,840</b>	<b>\$92,344</b>	<b>\$79,152</b>	<b>\$435,336</b>
<b>5 New Picnic Area</b>	<b>\$87,300</b>	<b>\$30,555</b>	<b>\$26,190</b>	<b>\$144,045</b>
<b>A New Concrete Plaza at Crosswalk</b>	<b>\$47,220</b>	<b>\$16,527</b>	<b>\$14,166</b>	<b>\$77,913</b>

# NEXT STEPS

**Public Comment** on the DRAFT Master Plan update  
Open through **July 5**

## TWO WAYS TO COMMENT

**ONLINE:**

**[www.surveymonkey.com/r/  
APRPDdraft](http://www.surveymonkey.com/r/APRPDdraft)**

**IN PERSON:**

**Comment Forms** in  
the **District Office**

## YOUR HOMEWORK

Spread the word!

Visit the project webpage

[2022 Master Plan Update -  
Arden Park Recreation and Park  
District \(aprp.org\)](#)

# ADVISORY BOARD

Q&A, Comments

# PUBLIC COMMENT



# Arden Park

RECREATION & PARK DISTRICT

## Master Plan Update ▶▶▶

**THANK YOU!**

Public Comment on DRAFT Master Plan update

Open through **July 5**

**ONLINE:**

[www.surveymonkey.com/r/  
APRPDdraft](http://www.surveymonkey.com/r/APRPDdraft)

**IN PERSON:**

**Comment Forms in  
the District Office**