

phase 1



Figure 13: Phase 1 Identified Improvements Map

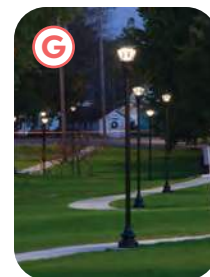
Cost Estimate for Recommended Improvements

	Identified Improvement	Est. Cost
	New Parking Areas	
(A)	Construct a new parking lot near the proposed Central Activity Area with lighting and signage	\$380,000
	Existing Parking Lot Improvements	
(B)	Improve the conditions/circulation of the existing ballfield parking lot and add a drop-off area	\$184,000
	Play Area	
(C)	Add a new play area with updated playground equipment in the proposed Central Activity Area	\$808,600
	Pavilions/Structures + Plazas	
(D)	Add pickleball courts in the proposed Central Activity Area	\$408,000
	Main Park Road	
(E)	Add centerline and shoulder striping, as well as crosswalks, along Sechler Park Rd	\$12,000
	Communication Signage	
(F)	Install new entrance signs	\$39,000
	Trails	
(G)	Install bituminous trails, concrete sidewalks, crushed limestone surfaces, and trail lighting where indicated	\$1,554,000
	Sewer Utilities	
	Run sewer line to serve pavilions and cross river to connect into existing sewer (Option 1 - River Crossing)*	\$730,000
	Run sewer line to serve pavilions to Laurel Ct (Option 2 - Sechler Park Rd)*	\$908,000
	Misc. Site Amenities	
(H)	Install additional trash receptacles throughout park*	\$10,000
(I)	Install additional pet waste stations throughout park*	\$3,000
	Total Estimated Cost:	
	with Option 1 for the "Sewer Utilities" improvement	\$4,128,600
	with Option 2 for the "Sewer Utilities" improvement	\$4,306,600

Table 1: Phase 1 identified improvements + high-level cost estimates

* not specifically indicated in final rendered concept plan

Precedent Imagery



phase 2

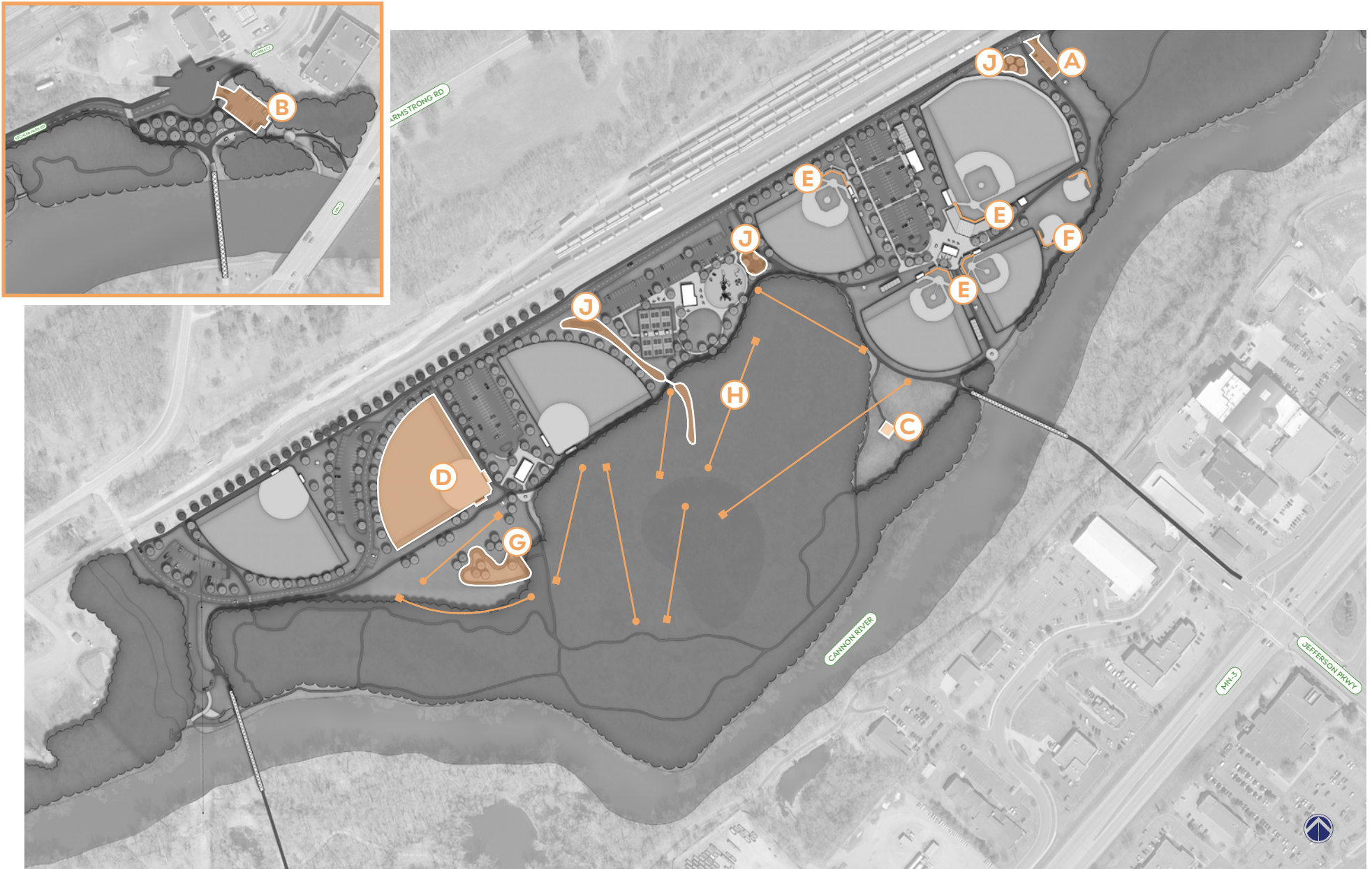


Figure 14: Phase 2 Identified Improvements Map

Cost Estimate for Recommended Improvements

	Identified Improvement	Est. Cost
	New Parking Areas	
(A)	Construct a new parking lot near the existing T-ball fields with lighting and signage	\$103,000
(B)	Construct a new parking lot near the east entrance to the park with lighting and signage	\$112,000
	Pavilions/Structures + Plazas	
(C)	Add a new picnic shelter in the nature area south of the ballfields	\$78,000
	Ballfields	
(D)	Add an additional softball field with amenities (e.g., batting cage, dugouts, lighting, scoreboard, etc.)	\$802,000
(E)	Replace backstop fencing at baseball fields	\$150,000
(F)	Replace backstop fencing at T-ball fields	\$13,000
	Programming Areas	
(G)	Install mountain biking pump track/skills course	\$209,000
(H)	Install disc golf course	\$35,000
	Communication Signage	
(I)	Add additional wayfinding signage in the park*	\$17,000
	Stormwater Utilities	
(J)	Implement stormwater improvements throughout park	\$420,000
	Misc. Site Amenities	
(K)	Add benches throughout park*	\$43,000
(L)	Add picnic tables throughout park*	\$25,500
(M)	Add bicycle racks where indicated	\$14,000
	Total Estimated Cost:	\$2,021,500

Table 2: Phase 2 identified improvements + high-level cost estimates

* see final rendered concept plan for exact placement

Precedent Imagery



phase 3



Figure 15: Phase 3 Identified Improvements Map

Cost Estimate for Recommended Improvements

Precedent Imagery

	Identified Improvement	Est. Cost
	Pavilions/Structures + Plazas	
(A)	Add a new picnic shelter with unisex restrooms near the pickleball courts and playground area in the proposed Central Activity Area	\$798,000
(B)	Reconstruct the plaza in between the baseball fields/complex	\$323,000
(C)	Replace the existing park shelter with a new picnic pavilion with 2 single-stall unisex restrooms	\$629,000
(D)	Replace the existing concessions/restroom building	\$616,000
	Ballfields	
(E)	Improve main baseball field features (e.g., dugouts, high-tension netting, fencing, etc.) and replace existing grandstands with a larger accessible grandstand CMU block structure that has a press box, restrooms, and storage space (Option 1)	\$4,878,000
	Improve main baseball field features (e.g., dugouts, high-tension netting, fencing, etc.) and replace existing grandstands with a larger accessible grandstand aluminum structure (Option 2)	\$1,698,000
	Trees	
(F)	Install additional trees throughout the park*	\$118,000
	Total Estimated Cost:	
	with Option 1 for the "Ballfields" improvement	\$7,362,000
	with Option 2 for the "Ballfields" improvement	\$4,182,000

Table 3: Phase 3 identified improvements + high-level cost estimates

* refer to final rendered concept plan for exact placement



phase 4



Figure 16: Phase 4 Identified Improvements Map

Cost Estimate for Recommended Improvements

	Identified Improvement	Est. Cost
	New Parking Areas	
(A)	Construct a new seasonal parking lot near the westernmost softball field	\$195,000
	Pavilions/Structures + Plazas	
(B)	Add a river overlook plaza area south of the baseball complex/fields, near the proposed Phase 5 pedestrian bridge	\$26,000
	Water/River Access	
(C)	Improve water/river access at the west end of the park by adding kayak/canoe launch area	\$111,000
(D)	Improve water/river access at the east end of the park by adding kayak/canoe launch area	\$24,000
	Total Estimated Cost:	\$356,000

Table 4: Phase 4 identified improvements + high-level cost estimates

Precedent Imagery



phase 5



Figure 17: Phase 5 Identified Improvements Map

Cost Estimate for Recommended Improvements

	Identified Improvement	Est. Cost
	New Parking Areas	
(A)	Construct a small parking bay along Sechler Park Rd southeast of the westernmost softball field	\$15,000
	Pavilions/Structures + Plazas	
(B)	Add plaza areas near the east entrance/existing pedestrian bridge for trail users and bicyclists	\$93,000
	Bridges	
(C)	Install a new pedestrian bridge near the baseball complex/fields	\$2,400,000
(D)	Install a new pedestrian bridge at the west end of the park	\$2,400,000
	Total Estimated Cost:	\$4,908,000

Table 5: Phase 5 identified improvements + high-level cost estimates

Precedent Imagery

