



**McEuen**  
PARK

# Mission Statement

**Our mission is to develop a dynamic master plan, that allows the park to evolve into a destination park, with compelling and memorable features that serve the greatest number of use for the greatest number of people, of all ages and abilities, throughout all seasons; stimulating economic benefits to the community; supporting regional events; & recognizing the legacy of the McEuen Park area.**

## Community Values

- **Recognize the value of public owned space and encourage improvement in accessibility and usability by and for the citizens.**
- **Promote and enhance open space.**
- **Encourage greater use of downtown public space for the community.**
- **Recognize the values of vistas and views.**
- **Ensure the replacement of any displaced facilities with equal or better facilities.**
- **Explore possibilities in creating a community gathering place**
- **Link the Downtown to the Waterfront.**

# HISTORICAL USES

✘ LUMBER MILL . . . . .



✘ MILITARY CAMP . . . . .



✘ FAIRGROUNDS . . . . .



✘ PARK . . . . .



✘ Historical Signage



December 9, 2011 - March 6, 2012

# CHANGES IN MASTER PLAN SINCE MAY, 2011

- 4<sup>th</sup> St. between Front and Sherman is not being closed
- Front St. between 2<sup>nd</sup> and 3<sup>rd</sup> is not being closed
- Traffic pattern on Sherman is not being changed
- Bridge from park to boardwalk is not included
- Seawall does not get removed
- Boat Launch remains
- Water features are not included
- North side trail on Tubbs Hill was sent to P & R Commission
- Sledding hill is not included
- Stage at amphitheater is not included

# PARK AMENITIES IN TODAY'S MASTER PLAN

- Park space expands from 15 acres to 20 acres
- Mass Grading and Utilities
- Front Avenue Roadway improvements from 3<sup>rd</sup> to 7<sup>th</sup>.
- Front Ave. Parking Structure
- Pavilion/restroom near playground
- 3<sup>rd</sup> St. Boat Launch Transition and Seawall Enhancements
- Grand Plaza and Waterfront Promenade
- Amphitheater (no stage)
- Centennial Trail from 3<sup>rd</sup> to 8<sup>th</sup> Street
- Veteran's Memorial relocation and improvements
- Playground and Splashpad
- East Parking Lot



March 6, 2012

Estimated Cost \$14,246,000

# MASS GRADING AND UTILITIES

- Establishes overall grading elevations for the park and for future additions/services.
- Potable water service will be provided to the Grand Plaza/Promenade, Pavilion, Splash Pad, Drinking fountains, future Freedom Fountain, future Harbor House, future pavilion, restrooms and stage area.
- Irrigation, seeding and tree plantings
- Stormwater, Sewer, Electrical and other necessary utilities will be installed to service park amenities and future amenities.
- Walkways/pathways



Mass Grading allows for pick up sports and other activities



Mass Grading will provide opportunities for entertainment



## Mass Grading allows for Arts & Craft Shows and Farmers Markets



## Mass Grading Creates Opportunities for Sporting Events



# 3<sup>RD</sup> ST. BOAT LAUNCH TRANSITION AND SEAWALL ENHANCEMENTS

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- ✘ Interface and transition areas/approaches with Centennial Trail, Parking Facility and Grand Plaza/Promenade.
- ✘ Seawall aesthetics/enhancements
- ✘ Lighting
- ✘ Reduce Vehicle / Pedestrian Conflict

# Boat Launch Transition Area



# GRAND PLAZA & WATERFRONT PROMENADE

- ✘ Vehicle and Pedestrian Improvements
- ✘ Walkway and hardscape amenities including park furniture, signage, surfacing
- ✘ Accessible routes meeting ADA requirements
- ✘ Emergency access
- ✘ Lighting

# CENTENNIAL TRAIL

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- ✘ Alignment
- ✘ ADA Compliance
- ✘ Buffer (landscape & irrigation) between two lanes of trail
- ✘ Access control with other pathways and parking areas



# VETERANS MEMORIAL

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- ✘ Hardscape including existing monument and possibly seven flag poles
- ✘ Lighting
- ✘ Establish flag protocol
- ✘ ADA Compliance



# CHILDREN'S PLAYGROUND

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- × Develop Theme
- × Determine Fall Material
- × Fully Accessible and ADA Compliant
- × Interactive / Sensory
- × Landscaping
- × Lighting



# SPLASHPAD

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- × Develop Theme
- × Interactive / Sensory
- × ADA Compliant
- × Park Furniture
- × Landscaping
- × Lighting



# PAVILION

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- ✘ **Water, Sewer and Electrical Utilities**
- ✘ **Restrooms, Storage, Mechanical Room, Possible Concession**
- ✘ **Vehicle and Pedestrian circulation**
- ✘ **ADA Compliant**
- ✘ **Design for Expansion**
- ✘ **Open/Accessible year-round**





# FRONT AVENUE IMPROVEMENTS

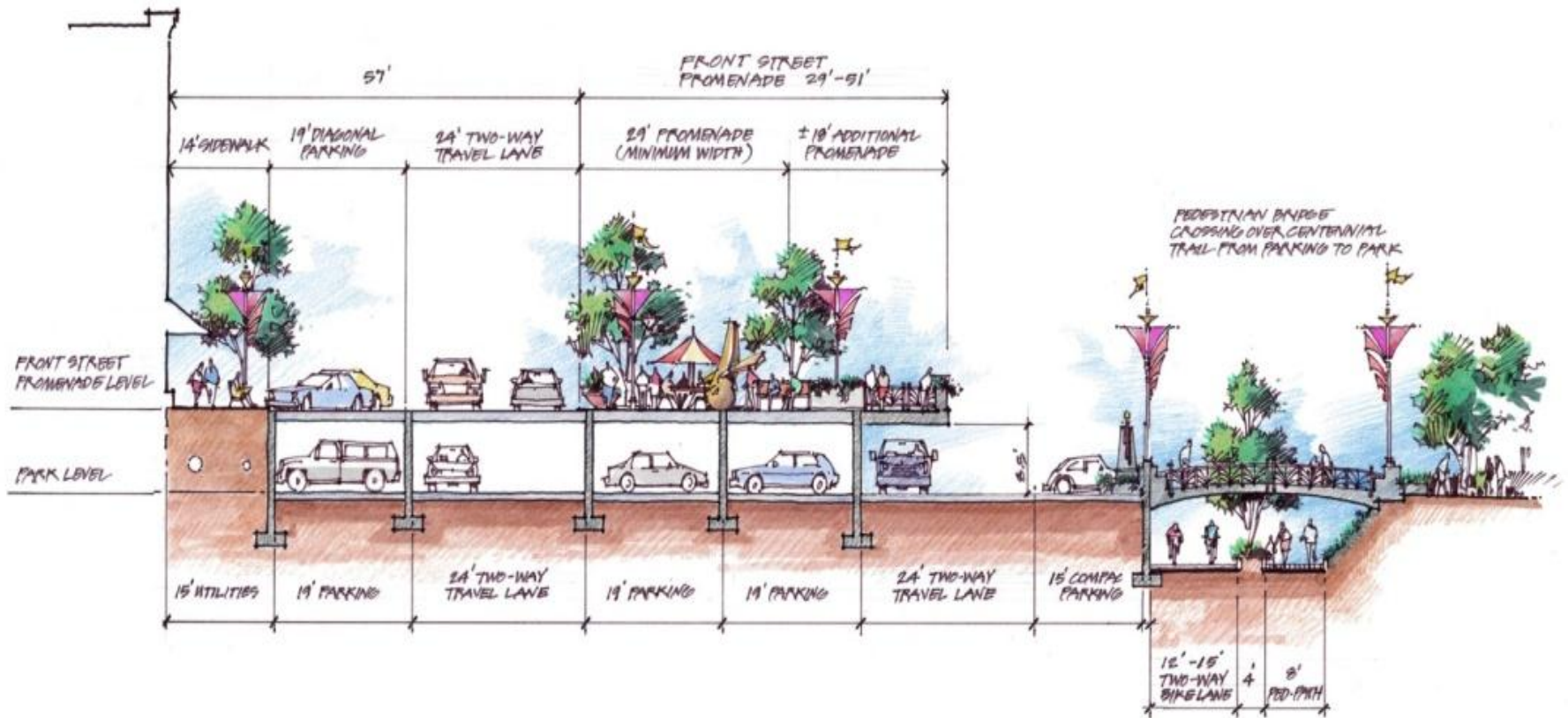
- ✘ Street and Sidewalk Alignments including diagonal parking and two way traffic, bike lane, pedestrian lane, entrance/exit into and out of park
- ✘ Intersection Design and Street Crossing
- ✘ Lighting, Landscaping and Signage
- ✘ Promenade with hardscape design, street furniture, planters, drainage, railings

Front Street and Promenade



# FRONT AVENUE PARKING FACILITY

- ✘ Vehicle and Pedestrian Circulation
- ✘ Meet ADA Requirements
- ✘ Signage/Wayfinding
- ✘ Geotechnical Coordination / Structural / HVAC  
Plumbing & Electrical
- ✘ Walkway and Elevator(s)
- ✘ Parking Vendor Coordination



# PARKING SUMMARY

Parking Area	McEuen Lot, Front Avenue & East Parking Lot Car Spaces	Vehicle Boat Trailer Spaces
Existing	595	47
Future	630	53

- Expands Park space by nearly 5 acres
- Allows people to access the waterfront without vehicle/pedestrian conflicts
- Opens up the greatest views and vistas for public interaction on the waterfront

# EAST PARKING LOT

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- ✘ Single Car and Boat Trailer Parking
- ✘ Possible First Improvement
- ✘ Traffic Circulation and grade changes between City Hall, Young Avenue and 8<sup>th</sup> Street

# East Side Parking Lot



# A & E SERVICES INCLUDE

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- × Demolition Plan
- × Traffic Control Plan
- × Construction Phasing Plan
- × Parking Plan
- × Storm water Plan
- × Erosion & Sediment Control
- × Permitting Assistance
- × Bidding Assistance
- × Contract Award Review and Recommendation
- × Construction Administration
- × Meeting w/Stakeholders and User Groups



# A & E SERVICES

# \$1,962,617



# \$14,246,000

# BUDGET

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- Mass Grading: \$1,393,270
- Park Development: \$ 2,194,780
- Front Ave. Imp. & Promenade \$ 1,072,550
- Parking Structure: \$ 7,305,405
- East Parking Lot \$ 323,950
- A & E/Const. Services \$ 1,956,177
  
- Total: \$ 14,246,132
  
- Available Funds: \$ 13,924,800
  - (LCDC, Parking Fund, Parks CIF, NICTF)

**Authorization to enter into an agreement with Miller/Stauffer, a.k.a. Team McEuen for the Architectural & Engineering Services which include the aforementioned in this presentation. Those services will be in the amount of \$1,962,617.00 Those costs would be paid from the funds identified for this project through LCDC and the City of CDA.**

LCDC:	\$11,500,000	Estimated Cost: \$14,246,132
City of CDA:	\$ 1,600,000	(Includes A & E Services)
Parks CIF:	\$ 400,000	
NICTF:	\$ 424,800	Difference: (\$ 311,332)
Gary & Tina Johnson:	\$ 5,000	
Margaret W. Reed Foundation	<u>\$ 5,000</u>	
Total:	\$13,934,800	

