

MEETING DATE
July 12, 2017
Subject: Discussion: Possible Changes to the Park Site Master Planning Process



AGENDA REPORT

AGENDA
Section:
Item #: 1

Department/Office: Parks & Recreation

**Requested Action or Motion:** Discussion only.

**Summary Explanation & Background:**

The Park Site Master Planning process was recently updated with the adoption of Version 2.0 of the Parks and Recreation Master Plan on April 24, 2017. However, applying this process during the recent approval of the Independence Square design project has revealed that there continue to be some challenges with portions of the process as it is described in its current form.

For one, the current format does not formally allow a step for PRAB to establish some broad parameters for the project at the onset of the facility design process. This was evidenced during the Independence Square design project where PRAB members desired to hold preliminary discussions on Feb. 1 and March 1, 2017 to allow the Board to give input on this project prior to Step 1 of Park Site Master Planning Process. A new proposed process outlined on the attached proposal would formally allow PRAB to have an opportunity to give input along with City staff and the design consultant from the very inception of the project.

Secondly, it is awkward to start with one conceptual design, then create multiple designs, and go back to one. In speaking with several design consultants it is more common to start with multiple "rough" design possibilities and whittle it down to one preferred design. This is also more financially prudent as rough hand sketches (such as the one that was brought to the April 5, 2017 initial Independence Square design workshop) are less costly to create instead of developing two or three more refined and expensive plans later in the process.

Thirdly, staff has received feedback that although we want to assure for due diligence and allow for adequate time and effort to properly design a park, that the planning process takes too long in some cases. There is an appetite in the community for a slightly more expedited process. Based upon the Independence Square design process, it can take 7-11 months to get to a finished and approved conceptual plan (also known as a "30% set" of plans). Under the proposed process the same design can be accomplished in 4-6 months. Following approval of the 30% plans, there is still approximately 7 months of design, approvals and bidding to get to a point where the project is ready to break ground.

Finally, the proposed amended process would allow for greater input by the Board in terms of design and budget earlier in the process. Under the current process, budgets associated with designs are not

discussed until the city is well into the design process. This can lead to a park that is either over or under designed based upon budget availability and public expectations. If a park is overdesigned to exceed an expected budget, then it must be redesigned to eliminate amenities that have been presented to the Board and public. Conversely, if a park is underdesigned it could put the Board in a position of adding amenities based upon public perception. The revised process enhances Board involvement and delivers budget estimates early in the process allowing more control of the design process.

For these reasons, staff would like to revisit this process and discuss if an amended process should be considered. A version of what a revised process could look like is attached. If these ideas are amenable to PRAB members, this amended process would be brought back for approval in a future PRAB meeting which would then be taken to City Council for final approval.

**Fiscal Impact:**

A new process could equate to a decreased cost for park design projects in the future.

Exhibits:	Contact Person: Jay Conn, Parks & Recreation Director
Commission/Board: Parks and Recreation Advisory Board	Phone #: 407-539-6264
Reviewed by City Attorney <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A	