



**NOTICE OF A REGULAR
PLANNING COMMISSION MEETING
February 19, 2025, at 6:00 PM**

PUBLIC NOTICE is hereby given that the Vineyard Planning Commission will hold a regularly scheduled Planning Commission meeting on Wednesday, February 19, 2025, at 6:00 PM, in the City Council Chambers at City Hall, 125 South Main Street, Vineyard, UT. This meeting can also be viewed on our [live stream page](#).

Vineyard City Planning Commissioners: Nathan Steele (Chair), Christopher Bramwell (Vice-Chair), Caden Rhoton, David Pearce, Natalie Harbin, Graden Ostler, Bradley Fagg, Steve Anderson

- 1. CALL TO ORDER/INVOCATION/INSPIRATIONAL THOUGHT/PLEDGE OF ALLEGIANCE**
- 2. PRESENTATIONS/RECOGNITIONS/AWARDS/PROCLAMATIONS**
- 3. PUBLIC COMMENTS PC**

Time dedicated for public comment. Comments will be limited to three (3) minutes. No actions may be taken by the Planning Commission due to the need for proper public noticing.
- 4. CONSENT ITEMS**
 - 4.1. Approval of the February 5th, 2025 Planning Commission Draft Minutes**
- 5. BUSINESS ITEMS**
- 6. WORK SESSION**
 - 6.2. Parks and Recreation Master Plan**
- 7. STAFF AND COMMISSION REPORTS**
- 8. ADJOURNMENT**

The next regularly scheduled meeting is on March 5th, 2025.

The public is invited to participate in all Planning Commission meetings. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this public meeting should notify Madison Reed, Planning Technician, at least 24 hours prior to the meeting by calling (801) 226-1929 or email at madisonr@vineyardutah.org.

The foregoing notice and agenda were posted on the Utah Public Notice Website and Vineyard Website, posted at Vineyard City Hall, and delivered electronically to city staff and each member of the Planning Commission.

AGENDA NOTICING COMPLETED ON:

February 14th, 2025

CERTIFIED (NOTICED) BY:

/s/. Madison Reed

Madison Reed, Planning Technician



**MINUTES OF A REGULAR
PLANNING COMMISSION MEETING
February 5, 2025, at 6:00 PM**

ATTENDENCE:

COMMISSIONERS PRESENT: Chair Nathan Steele, David Pearce, Caden Rhotton

STAFF PRESENT: Cache Hancey, Senior Planner; Patrick James, Assistant Engineer; Naseem Ghandour, Public Works Director and City Engineer; Morgan Brim, Community Development Director; Madison Reed, Planning Technician; Anthony Fletcher, Planner

OTHERS PRESENT: Karen Cornelius, Terry Ewing, Jane Pearce, Steve Borup

1. CALL TO ORDER/INVOCATION/INSPIRATIONAL THOUGHT/PLEDGE OF ALLEGIANCE

Chair Nathan Steele called the meeting to order at 6:06pm. Commissioner Caden Rhotton led the pledge of allegiance and invocation.

2. PRESENTATIONS/RECOGNITIONS/AWARDS/PROCLAMATIONS

Chair Steele recognized the new planning commissioner.

Commissioner David Pearce introduced himself.

3. PUBLIC COMMENTS PC

There were no comments.

4. CONSENT ITEMS

4.1. Approval of the January 22nd, 2025 Planning Commission Special Session Draft Minutes.

 Motion: COMMISSIONER RHOTTON MOVED TO APPROVE THE JANUARY 22ND, 2025 PLANNING COMMISSION MINUTES AT 6:10PM. COMMISSIONER PEARCE SECONDED. ALL IN FAVOR VOTED YES: RHOTTON, PEARCE, AND STEELE. THE VOTE CARRIED UNANIMOUSLY.

5. BUSINESS ITEMS

5.2. The Forge Regionally Significant Entertainment Use Certification

 Community Development Director Morgan Brim welcomed Commissioner Pearce. He introduced the forge development and the relevant development agreement. Director Brim briefed the comments that were made during the previous planning commission work session on this item.

 Steve Borup with Dakota Pacific Real Estate asked if a review would be helpful.

Chair Steele said yes, a brief review.

Mr. Borup discussed the development agreement and the process of decision making. He provided his request: momentum to fulfill the development agreement as the entertainment anchor. Mr. Borup provided details to the momentum development. He described the food and beverage development.

 Commissioner Rhotton asked about where the road is. He clarified the window would be facing the road.

Mr. Borup responded in orienting the site and the presence. He discussed the view and sense of place.

 Mr. Borup outlined the draw to the area.

 Commissioner Pearce asked about the US climbing association and competition for events.

Mr. Borup noted that each facility holds a level of competition and that they will host their own sponsor or emphasis of events.

Chair Steele noted that other facilities may have other emphasizes.

Mr. Borup noted that they will hold events.

 Mr. Borup outlined the fiscal impact.

Mr. Borup outlined the comments from the 1/22 planning commission including architectural features, connectivity, and uniqueness.

 Director Brim discussed visibility from the retail area and momentum. He added to try and preserve that view corridor for the connectivity.

Mr. Borup discussed the visual connectivity.

Commissioner Pearce clarified that the high spot of the building would be on the west side.

Mr. Borup responded in saying yes.

Director Brim asked about how high the windows would go.

Mr. Borup noted that the vision is to have high windows.



Mr. Borup discussed the entrance and other architectural finished.

Director Brim noted that it would be checked with the zoning code.

Mr. Borup discussed enhancing safety and walkability.



Commissioner Rhotton commented on the visual connectivity. He noted designing for safe crossing to the retail area.

Director Brim discussed a visual callout.

Commissioner Rhotton expressed concern more so for the cars to help them understand that it will be a walk-friendly area.

Director Brim discussed a flashing indicator.



Chair Steele noted that the infrastructure in the picture invites slower speeds.

Mr. Borup described the existing setting.

Chair Steele added that the concrete divider may push people to use the crosswalk.



Mr. Borup commented on the uniqueness. He included size, wall height, Olympic competition eligibility, competition eligibility, rope wall, bouldering, fitness studio, yoga studio, and difficulty.

Chair Steele addressed the height and lighting. He asked about next steps.

Director Brim noted the poles at top golf are 120ft high.

Chair Steele noted he wanted it to be significant. He asked about lighting requirements and the next steps.



Director Brim outlined the progress forward if this gets accepted tonight. They would need to provide a site application for review which includes lighting.

Chair Steele asked about special events permits.

Director Brim noted that these permits are only required on public property. In this case they are building a place to encompass those events. If there was a massive event, they would need that permit.

 Chair Steele opened it up to public comment.

 Resident Jane Pearce expressed concern for birds with the glass.

 Chair Steele closed public comment.

Chair Steele addressed the comment. He noted that this will most likely be addressed during further review.

Director Brim noted that the review process will address that level of detail.

Chair Steele discussed the lumens code.

 **Motion:** COMMISSIONER RHOOTON MOVED TO CERTIFY ITEM 5.2 REGARDING THE FORGE DEVELOPMENT AND THE REGIONALLY SIGNIFICANT ENTERTAINMENT USE CERTIFICATION AT 6:40PM. COMMISSIONER PEARCE SECONDED. ALL IN FAVOR VOTED YES: RHOTTON, PEARCE, AND STEELE. THE VOTE CARRIED UNANIMOUSLY.

6. WORK SESSION

No work items were submitted.

7. STAFF AND COMMISSION REPORTS

There were no comments.

8. ADJOURNMENT

Chair Steele adjourned the meeting at 6:42pm.

MINUTES CERTIFIED COMPLETE ON:

CERTIFIED (NOTICED) BY: /s/. Madison Reed
Madison Reed, Planning Technician



VINEYARD PLANNING COMMISSION STAFF REPORT

Meeting Date: February 19, 2025
Agenda Item: Parks and Recreation Master Plan
Department: Parks and Recreation
Presenter: Brian Vawdrey, Laura Smith, Saxon Petersen

Background/Discussion:

Vineyard City started working with CRSA in the Spring of 2024 to create a Parks & Recreation Master Plan for the City. The purpose of the plan is to create a vision for the Parks & Recreation Department that provides future facility/amenity recommendations based on community feedback and national standards. Vineyard's Parks & Recreation mission is to foster a sense of community, promote health and wellness, and conserve the natural beauty of Vineyard by creating inclusive, safe, and enjoyable spaces that inspire active lifestyles and lifelong memories.

Fiscal Impact:

0. No new funding is necessary for the delivery of this Parks & Rec Master Plan.

Recommendation:

Sample Motion:

Attachments:

1. Vineyard Parks and Recreation Master Plan_DRAFT

VINEYARD CITY PARKS & RECREATION MASTER PLAN

2025 FEBRUARY

CRSA



VINEYARD
STAY CONNECTED

VINEYARD CITY
PARKS & RECREATION
MASTER PLAN
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APPENDIX

ADD TEXT ABOUT LAKESIDE PARK IN OREM

ADD PUMPKIN PATCH/PARK SPACE AS A top (5 yr) PRIORITY



INTRODUCTION



VINEYARD CITY PARKS & RECREATION MASTER PLAN EXECUTIVE SUMMARY

In April of 2024, CRSA & MGB+A were tasked with proposing a Facilities Master plan for the Parks and Recreation Department of Vineyard, Utah.

The purpose of the Master Plan is:

1. To establish a steering vision for the Parks and Recreation Department which provides future facilities recommendations rooted in community feedback and backed by national standards.
2. Identify strategic improvements to connect existing and planned trail networks to parks and amenities to support an active community.
3. To establish a base-line impact fee for all future parks and recreation improvements.

The following pages of this Master Plan provide a comprehensive

COMMUNITY

Identify opportunities for connectivity between current and proposed developments.

HEALTH & WELLNESS

Provide park access and opportunities in equal capacities across Vineyard.

CONSERVATION

Maintain, enhance, and preserve existing view corridors, wetlands, and amenity access.

*“Vineyard Parks & Recreation’s mission is to foster a sense of **community**, promote **health and wellness**, and **conserve** the natural beauty of Vineyard by creating inclusive, safe, and enjoyable spaces that inspire active lifestyles and lifelong memories.”*



INVENTORY

INVENTORY

EXISTING MASTER PLANS

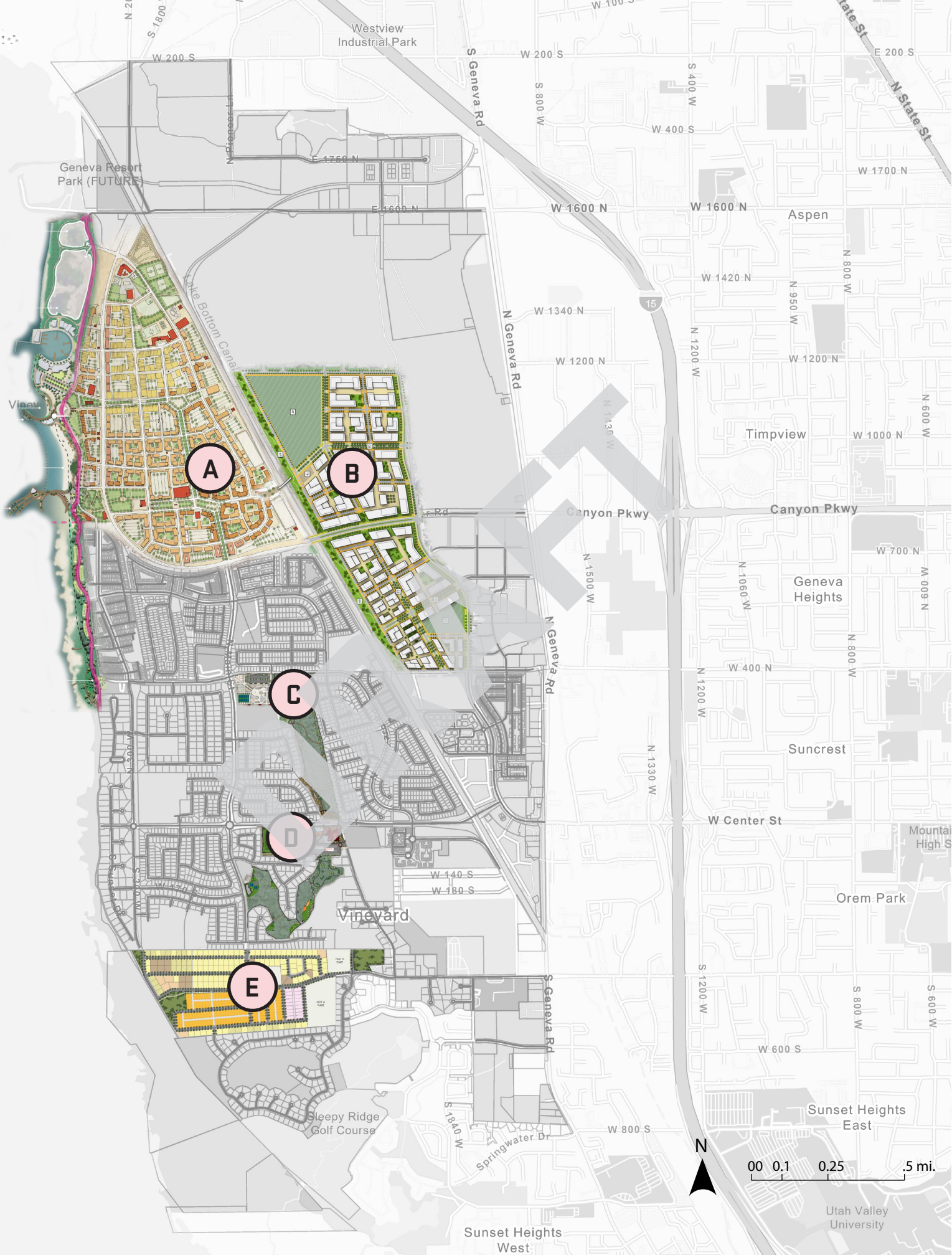
Vineyard City, UVU, and private investors have proposed a number of master planned communities and developments throughout Vineyard. This map depicts the considerable future growth and development of these areas.

Impact fees collected through construction of these developments over the years will help bolster funding for future parks, trails, and amenities.

In addition to impact fee allocation, many of these developments will incorporate parks and recreation spaces and should be heavily considered in any future recommendations. The impact of these master planned areas have helped inform future parks and recreation recommendations.

It is fair to note that all of these master plans shown may not come to fruition in the manner which they are depicted here. Plans will change, and this Vineyard Parks & Recreation master plan should also change as future developments occur.

- A** Utah City Master Plan
- B** UVU Master Plan
- C** Vineyard Grove Park Master Plan
- D** Central Corridor Master Plan
- E** Holdaway Fields



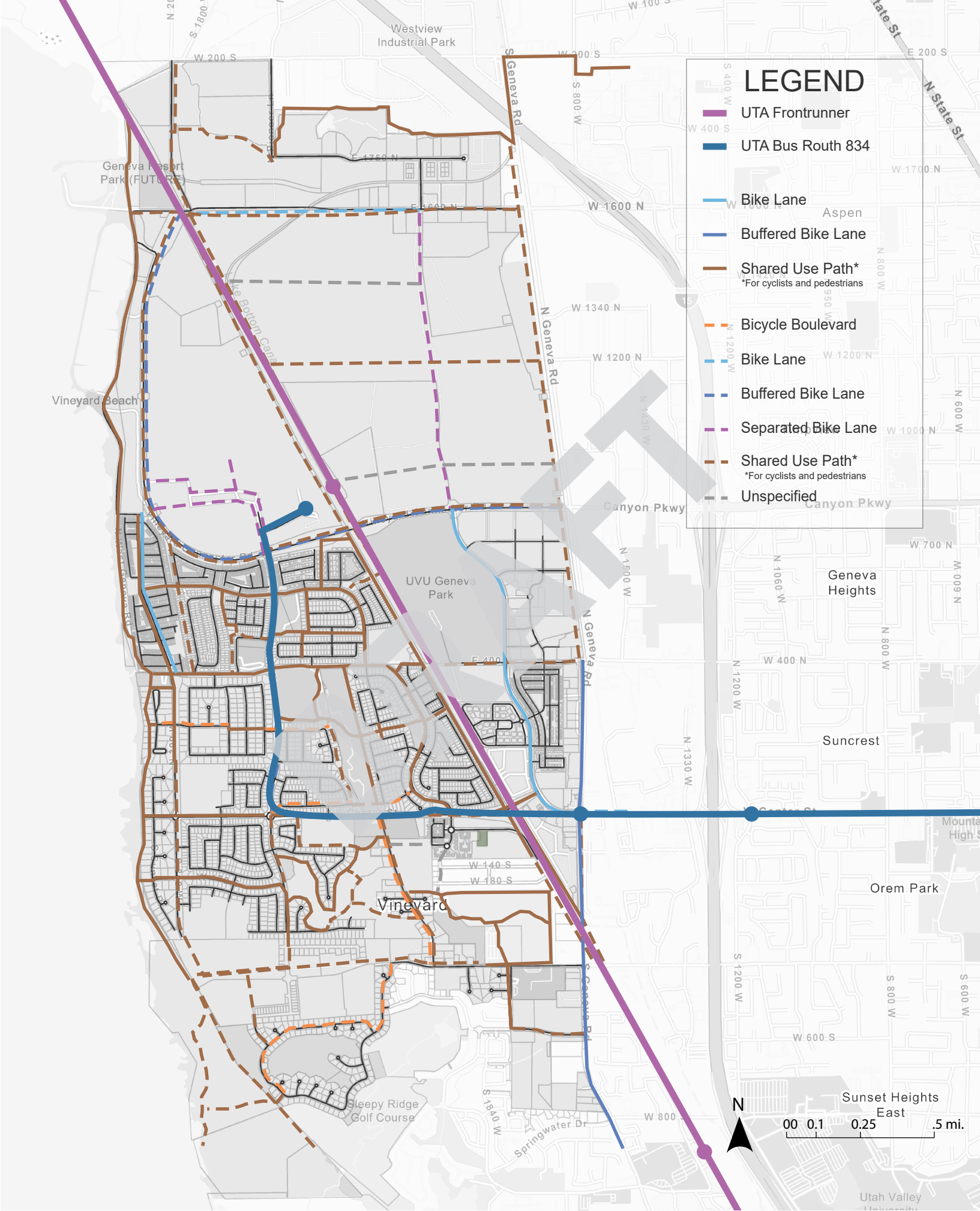
INVENTORY

EXISTING TRAILS & TRANSIT

Vineyard’s existing network of trails and transit options shows that the city is currently very traversable through various modes of transport. Multiple cross-city bike loops connect throughout the city and create ample opportunities for citizens to enjoy the many trail offerings.

Creating a seamless multi-modal path is a primary goal for Vineyard City so that community members have the option of enjoying their daily activities and recreation without having to depend on a car or a long commute. Studies have shown that the less time spent behind the wheel throughout the day, the happier and healthier people tend to be.

The map on the next page of existing transit, bike, and walking paths serves as a foundation for future connections and improvements outlined in this document.



INVENTORY
EXISTING AMENITIES

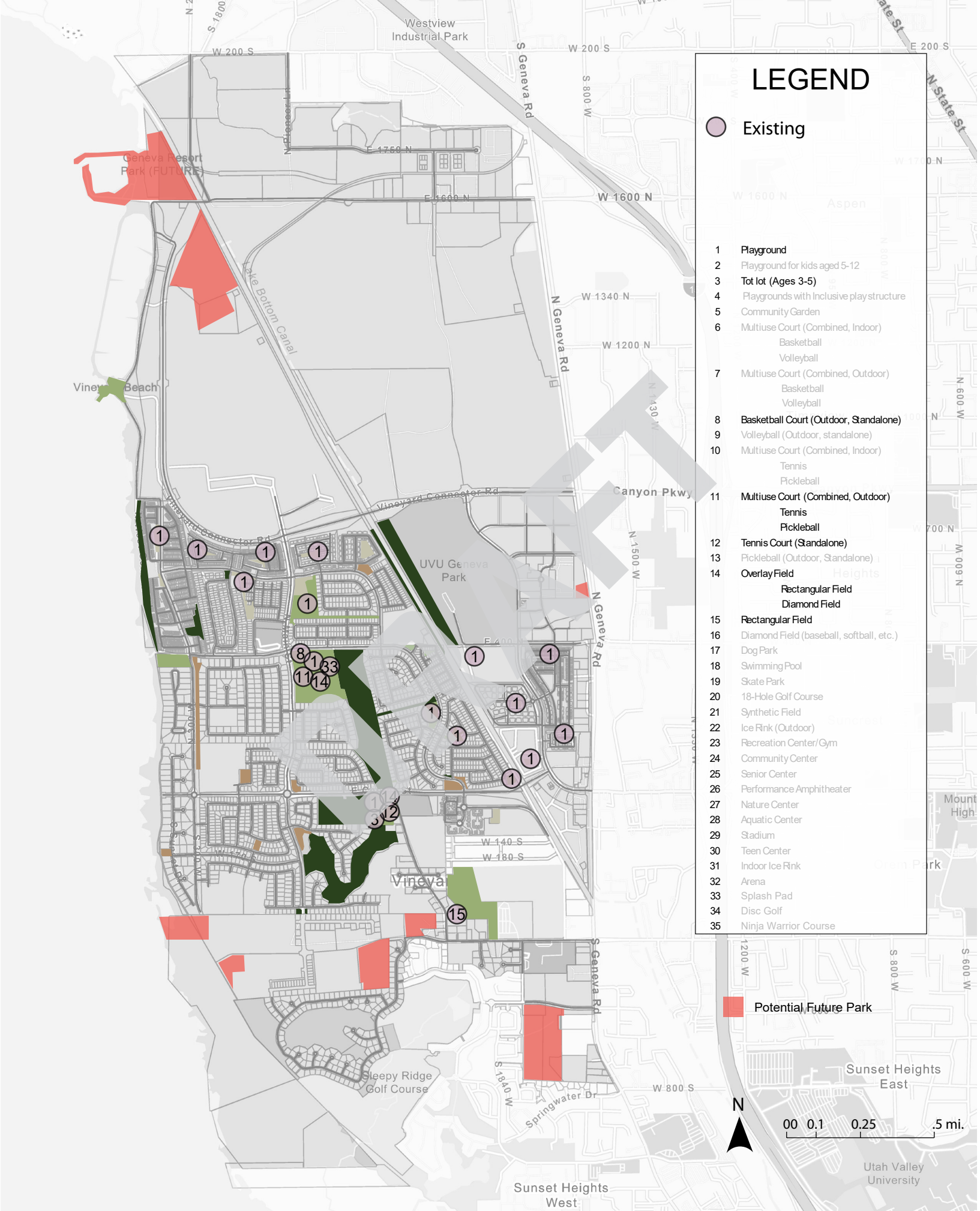
Vineyard has a considerable number of existing amenities to serve the current population.

An inventory of these amenities provides the City with a better understanding of where the public will be interested in having their trails connect and aids in understanding which amenities may be needed in the future.

Much of the amenities for Vineyard currently lie in the central corridor of the city but are sparse as one moves further out from the central core.

As the population grows out to the north and south of the central corridor it will be imperative to expand amenity offerings to accommodate future population.

“the following amenity map exhibits Vineyard amenities listed on the NRPA Level of Service list. See the analysis section for more information. Listed amenities not existing in Vineyard’s public access are grayed back. Ameniteis provided by HOAs may not be public access but are identified in an effort to meet the communities needs. A large portion of Vineyard is managed by various HOAs.”



INVENTORY

PARKS & SHARED SPACE

As shown in the map, a number of existing parks, HOA owned park spaces, and open space opportunities are well-placed throughout Vineyard City. There is still a considerable amount of growth to occur on the north side of Vineyard slated for the next 20 years. It is critical that Vineyard City take this opportunity to acquire land where possible within these future developments for public use.

In addition to the trails, transit, overpasses, and master-plans there are (4) areas of focus and potential future growth to denote for park spaces:

1. Vineyard Beach Marina

This is currently privately owned, but could be considered by the city as a future source of revenue considering their bandwidth to take on additional maintenance.

2. Orem City Owned Land

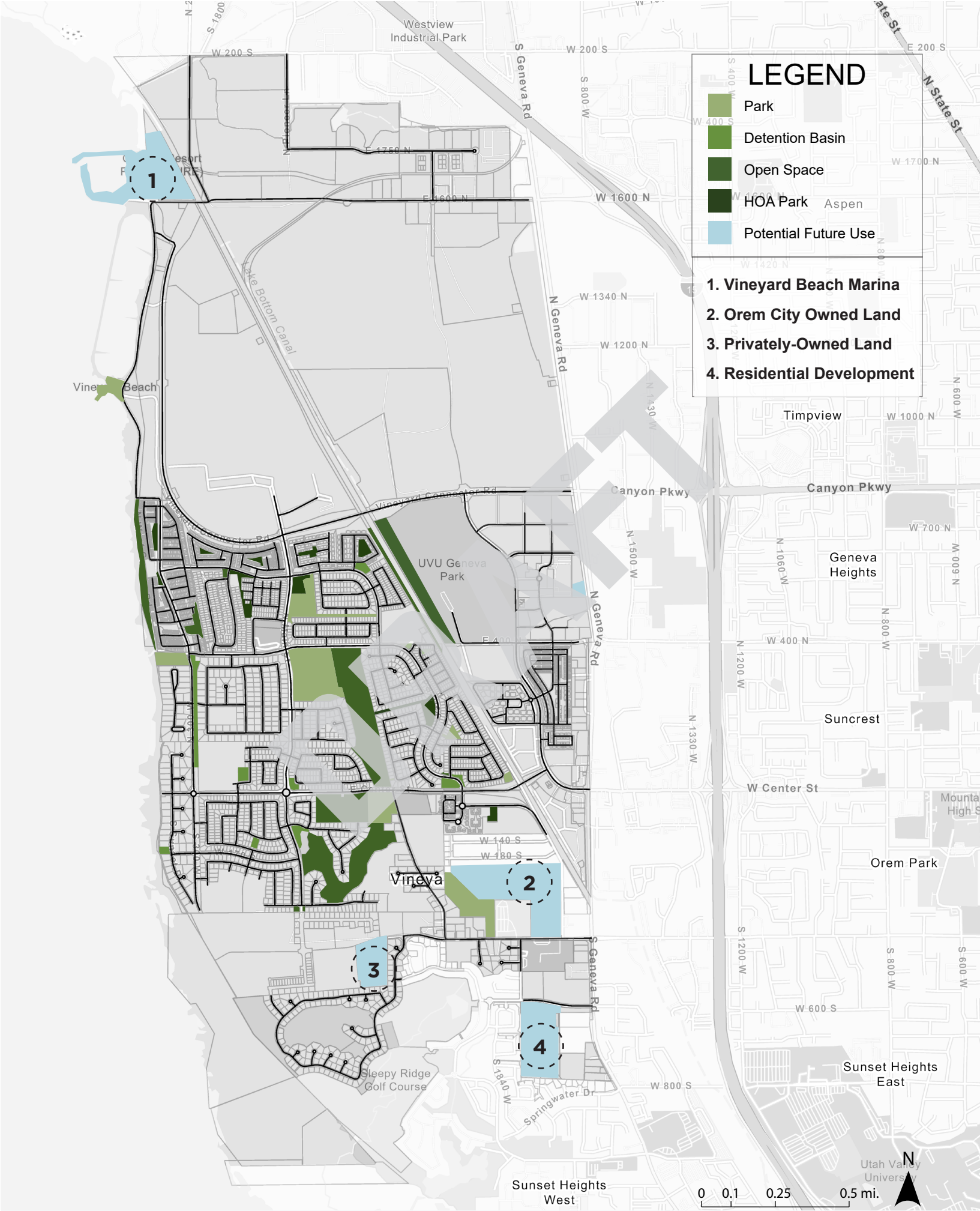
This is currently owned by Orem City but is something that could be up for consideration if future space is needed.

3. Privately-Owned Land

This is currently owned by a private entity. However, there is potential with the owner to sell a portion of this land to Vineyard in the future.

4. Private Residential Development

Additional private development to potentially occur in this area. This could include additional parks, baseball fields, or other needed amenities based on negotiations with the owner.



INVENTORY
PARKS & SHARED SPACE

Space	Acreage	Public
Lakefront Playground	1.46	HOA
Penny Springs Park	7.69	Public
Vineyard Grove Park	18.14	Public
Sunset Beach Park	3.06	Public
Gammon Vineyard Heritage Park	6.06	Public
Bridgeport Park	0.98	Public
Rendezvous Park	0.50	Public
Preserve East	0.60	HOA
Preserve West	0.49	HOA
Tucker Row East	1.02	HOA
Tucker Row West	0.58	HOA
The Springs Community Park	1.33	Public
Kelly Boren Memorial Park	1.01	Public
Willows Park	2.89	Public
Lakefront Park and Pavilion	0.26	HOA
Sunset Water Basin	0.47	Public
The Maples Green Space	0.97	HOA
Vineyard Beach	1.90	Public
Other Basins	5.33	Public
City Hall Basin	0.77	Public
Lakeside Sports Complex	11.53	Public
Totals	67.06	
Public Parks	54.09	
HOA_Owned	4.41	
Detention Basins Only	8.56	

Note: HOA Parks are calculated at 50% in the NRPA analysis.

INVENTORY
PARKS & SHARED SPACE



BRIDGEPORT PARK .98 acres

AMENITIES

- Lawn
- Playground
- Walking path



CITY HALL BASIN .77 acres

AMENITIES

- Lawn
- Pavilion

Adjacent to wetlands area

ELIGIBLE FOR IMPACT FEES



GAMMON/VINEYARD HERITAGE PARK 6.06 acres

AMENITIES

- Playground
- Tennis
- Baseball
- Soccer
- Restrooms
- Pavilion
- Picnic Tables
- Basketball (1/2 court)
- Parking

Adjacent to land for development on the west side

INVENTORY
PARKS & SHARED SPACE



LAKESIDE SPORTS COMPLEX 11.53 acres

AMENITIES

- Lawn
- Soccer
- Baseball
- Walking path

Adjacent to parking, baseball diamonds, and playground, owned by Orem City. West side owned by Vineyard City

ELIGIBLE FOR IMPACT FEES



PENNY SPRINGS PARK 7.69 acres

AMENITIES

- Playground
- Fishing Pond
- Shaded seating
- Walking path
- Restrooms

Adjacent to HOA-owned swimming pool and residential neighborhood

ELIGIBLE FOR IMPACT FEES



RENDEZVOUS PARK 0.5 acres

AMENITIES

- Playground
- Lawn



SUNSET BEACH PARK 3.06 acres

AMENITIES

- Playground
- Lawn
- Lake shore access
- Restrooms
- Parking

Lake shore access

ELIGIBLE FOR IMPACT FEES



SUNSET WATER BASIN 0.47 acres

AMENITIES

- Lawn
- Parking

Access to lake shore trail



VINEYARD BEACH 1.9 acres

AMENITIES

- Shaded seating
- Picnic tables
- Parking

Lake access / Access to lake shore trail

ELIGIBLE FOR IMPACT FEES



VINEYARD GROVE PARK 18.14 acres

AMENITIES

- Playground
- Zipline
- Splash Pad
- 2 tennis/4 pickleball courts
- Basketball (1 full court or 4 half courts)
- Baseball
- Soccer
- Pavilions
- Lawn
- Parking / Food Truck Parking
- Mountain Bike Track (south end of wetland)

INVENTORY
PUBLIC INPUT

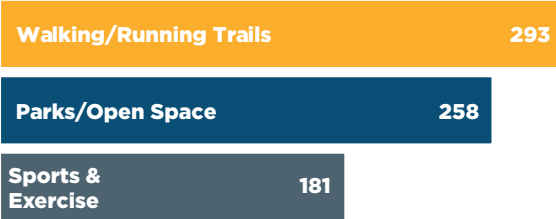
In May & June of 2024 we began our outreach process to the community in an effort to garner input. The Team participated in Vineyard Days and provided a survey to gauge future desires and current impressions. This summarized report shows the public's top three responses to questions regarding most valued current and future amenities.

During this process it was evident that many of the families Vineyard preferred amenities such as recreation centers, swimming facilities, and parks with activities for children such as playgrounds. However, since construction projects and funding approvals take years to pursue, we should consider where these families will be in 10 years, which would shift immediate recommendations and needs.

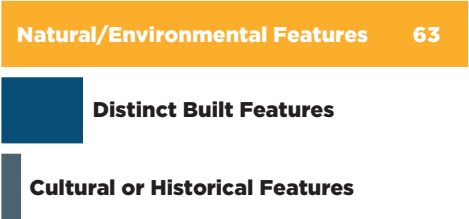
Currently, a recreation center is available in Orem, and Vineyard citizens are provided a discount for its use through an agreement with the adjacent city. The NRPA population threshold for this type of facility is around 24,486, so it could be considered in future build-outs but at the time of this study Vineyard does not reach that threshold with a population of just over 16,000.

A public swimming facility is included in the proposal for Utah City development, but would be privately managed and owned. However, there may be a possibility for Vineyard to negotiate facility-use discounted fees with the developer.

What gets you outside?



Most valuable to you?



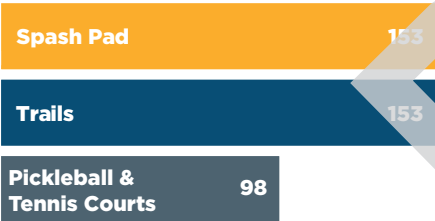
Favorite Natural Feature?



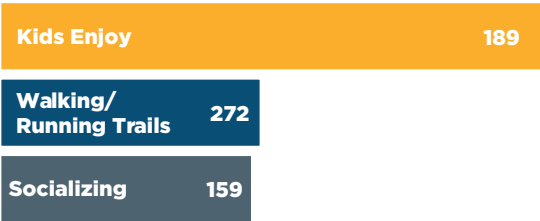
Favorite Vineyard City Park?



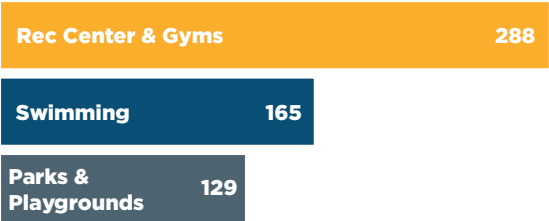
Favorite Vineyard Amenity?



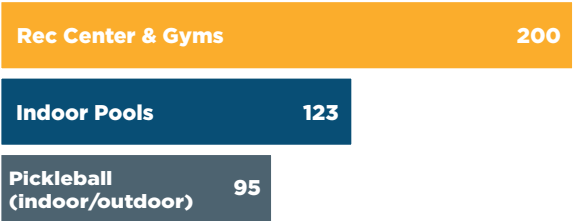
Why is this your favorite?



What amenities do you use outside of Vineyard?



What's missing in Vineyard?





ANALYSIS

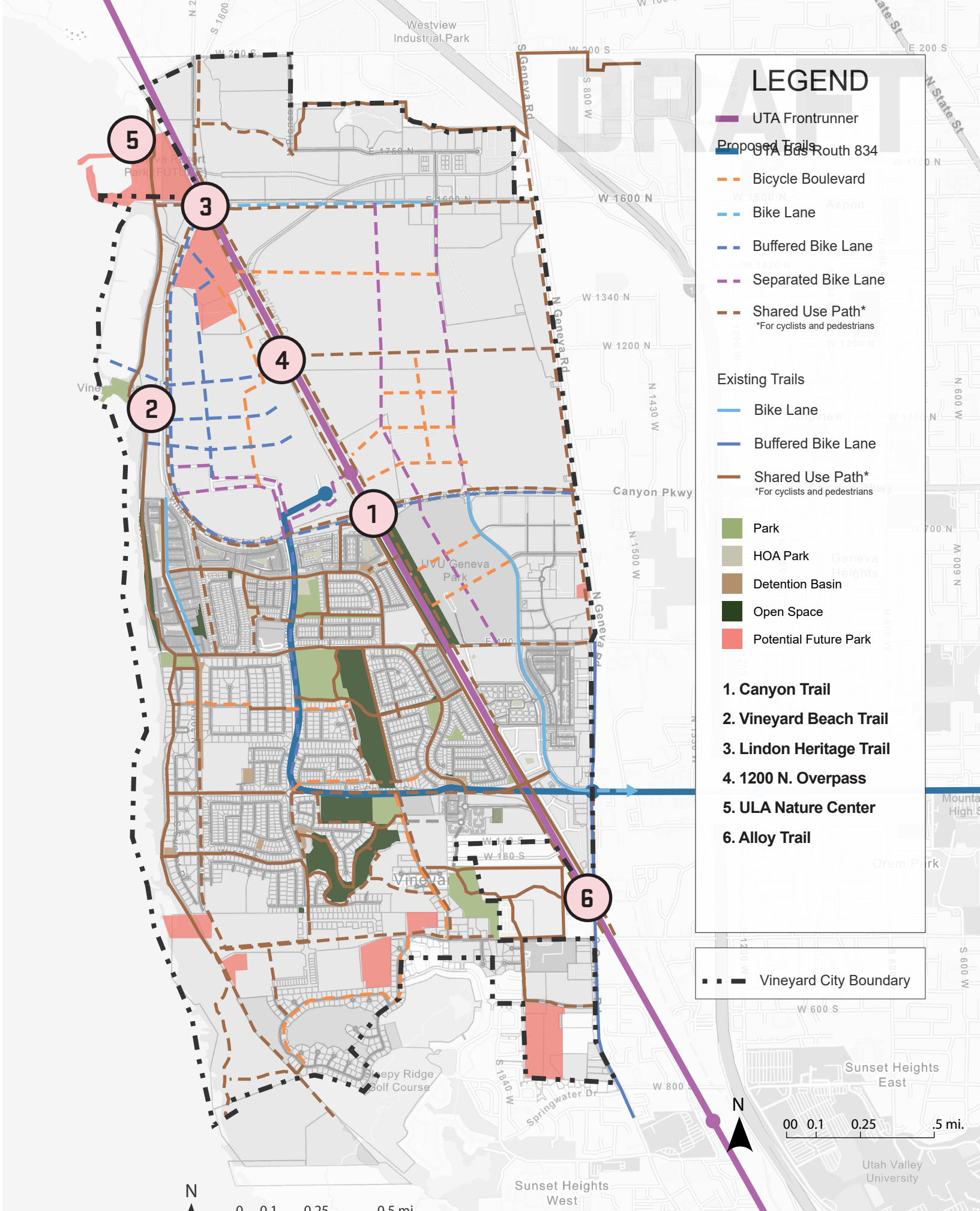
ANALYSIS

PLANNED TRAILS & TRANSIT

A top master planning priority is to complete connectivity with the existing trail system extents. There are a number of planned future improvements noted by the Vineyard City that will further enhance the depicted trail system and walkability of Vineyard. They are listed below and shown on the map on the adjacent page.

- 1. Canyon Trail (**Funded**)
- 2. Vineyard Beach Trail Enhancements (**\$3M allocated**)
- 3. Lindon Heritage Trail (**Funded by Lindon**)
- 4. 1200 N. Overpass (**Partially Funded by Vineyard**)
- 5. Utah Lake Authority Nature Center (**Federal / UVU**)
- 6. Alloy Trail Extension (**Orem / Vineyard - Planning**)

Please note that not all of these plans are finalized or funded directly by the City, but instead may be under negotiation and/or partially funded by the City. Additionally, this list is not entirely exhaustive and additional plans for expansion are still on-going. Additional connectivity may be identified in future master planning efforts.





ANALYSIS

NRPA STANDARDS

Notational Recreation and Parks Association (NRPA) - is a not-for-profit group which establishes standards and methods for determining city need of park and recreation spaces. NRPA refers to these standards as “Park Metrics”. They are the most comprehensive source of benchmarks and insights for park and recreation agencies. Their comprehensive data-base allows us to measure density against city population and understand where the deficiencies of the city are and weigh them against what is currently present in your community.

What do we know today?

Vineyard density factor:	5
Vineyard current approx. population:	20,000
Vineyard 2045 projected population:	60,000

The goal of this exercise is to understand how Vineyard compares to national standards. When we compare parks and recreation department amenities to other cities nationally with a similar density factor and population, the data suggests that there are deficiencies in a few categories of city-owned amenities.

However, this analysis does not tell the whole story. When polling the public, it became apparent that much of Vineyard City is a young community with young children. Considering the time it takes to allocate, fund, and build these amenities we should be considering current need for the same population a few years down the road when the children will be older.

ANALYSIS

NRPA

COMPARISON

The adjacent table denotes the delta between the number of the listed amenities in Vineyard and the recommended amenity count per population and year.

Amenities	2025*	2035*	2045*
Playgrounds**	-11	-5	-2
Playgrounds primarily dedicated for kids aged 5-12	7	13	11
Tot lots - Playgrounds for ages 2-5	-6	-5	-3
Playgrounds with Inclusive Play Structures	1	2	2
Community Gardens	-1	-1	-1
Multi-use Courts (Combined, Indoor)	1	3	3
Basketball	1	3	3
Volleyball	1	3	3
Multi-use Courts (Combined, Outdoor)	1	3	2
Basketball	1	3	2
Volleyball	1	3	2
Basketball Courts (Outdoor, Standalone)**	-1	2	4
Volleyball (Outdoor, Standalone)	1	3	2
Multi-use Courts (Combined, Indoor)	1	3	4
Tennis	1	3	4
Pickleball**	1	3	4
Multi-use Courts (Combined, Outdoor)	0	1	3
Tennis	0	1	3
Pickleball	0	2	6
Tennis Court (Standalone)	3	6	9
Pickleball (Outdoor, Standalone)	3	5	6
Overlay Fields	-2	0	2
Rectangular Field	1	3	5

Amenities	2025*	2035*	2045*
Rectangular Fields	2	8	11
Diamond Fields (baseball, softball, etc.)	7	13	16
Dog Parks**	-1	-1	-1
Swimming Pools	0	1	1
Skate Parks	0	1	<1
18-Hole Golf Course	0	1	<1
Synthetic Fields	0	2	2
Ice Rinks (Outdoor)	1	2	2
Recreation Center/Gyms	0	2	2
Community Centers	0	1	1
Senior Centers	0	1	<1
Performance Amphitheaters	0	1	1
Nature centers	0	1	<1
Aquatic Centers	0	1	<1
Stadiums	0	1	<1
Teen Centers	0	1	1
Indoor Ice Rinks	0	2	1
Arenas	0	2	<1

* needed by year per NRPA

**HOA Amenities (calculated at 50%)

More information about the NRPA caluclations can be found in the Appendix.

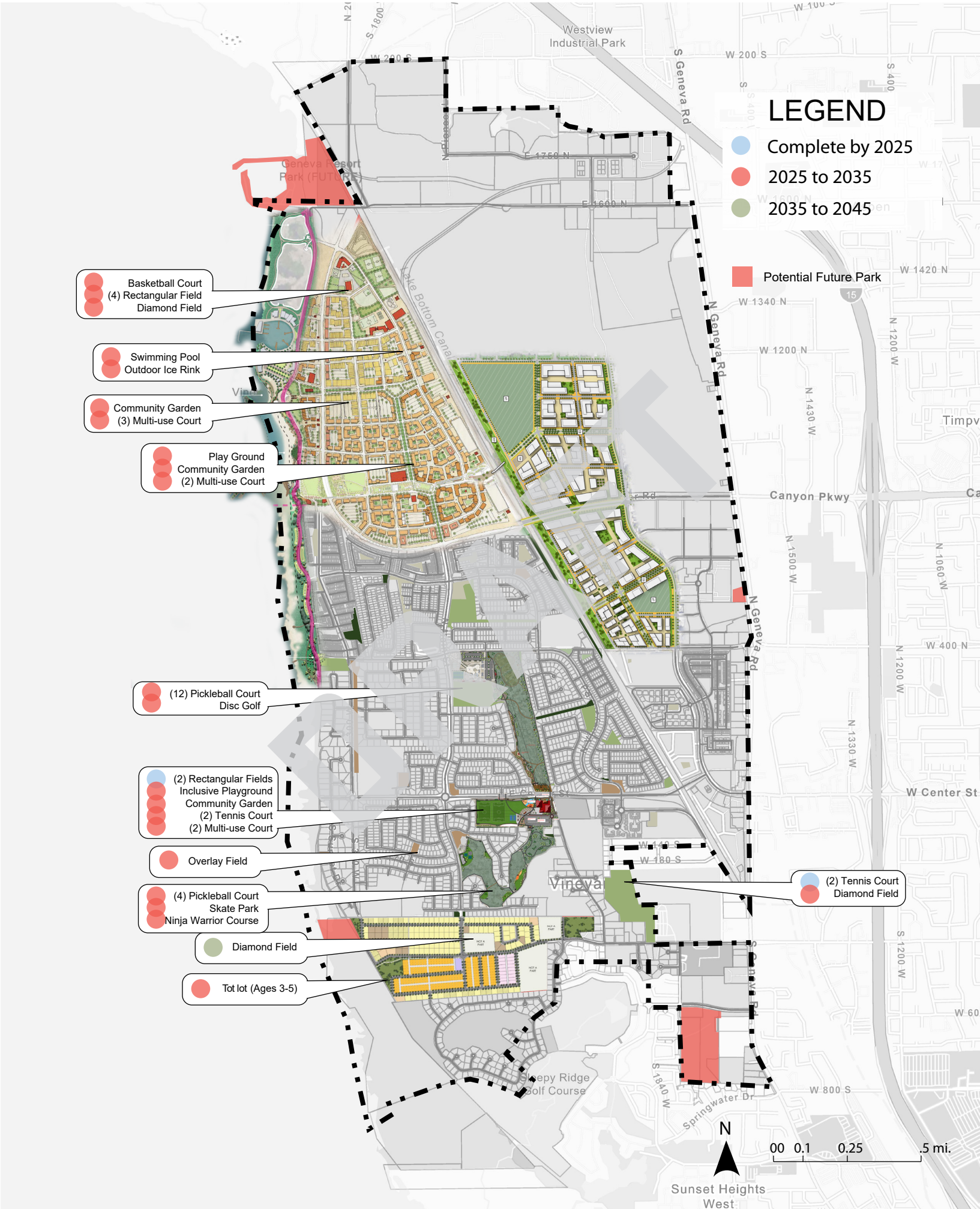
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RECOMMENDATIONS

RECOMMENDATIONS
PROPOSED AMENITIES

Amenities	2025*	2025-2035*	2035-2045*
Playgrounds**		1	
Playgrounds primarily dedicated for kids aged 5-12			
Tot lots - Playgrounds for ages 2-5		1	
Playgrounds with Inclusive play structures		1	
Community Gardens		1	
Multi-use Courts (Combined, Indoor)		1	1
Basketball		1	1
Volleyball		1	1
Basketball Courts (Outdoor, Standalone)**		1	
Multi-use Courts (Combined, Indoor)		1	
Tennis		1	
Pickleball**		2	
Multi-use Courts (Combined, Outdoor)		2	
Tennis		2	
Pickleball		4	
Tennis Court (Standalone)		2	
Pickleball (Outdoor, Standalone)		16	
Overlay Fields		3	
Rectangular Field		3	
Diamond Field		3	
Rectangular Fields	2		
Diamond Fields (baseball, softball, etc.)		1	2
Swimming Pools			1
Skate Parks		1	
Ice Rinks (Outdoor)			1
Community Centers		1	
Senior Centers		1	
Performance Amphitheaters			1
Aquatic Centers			1
Stadiums		1	
Teen Centers			1

*years proposed
**HOA Amenities



RECOMMENDATIONS
IMPROVEMENTS

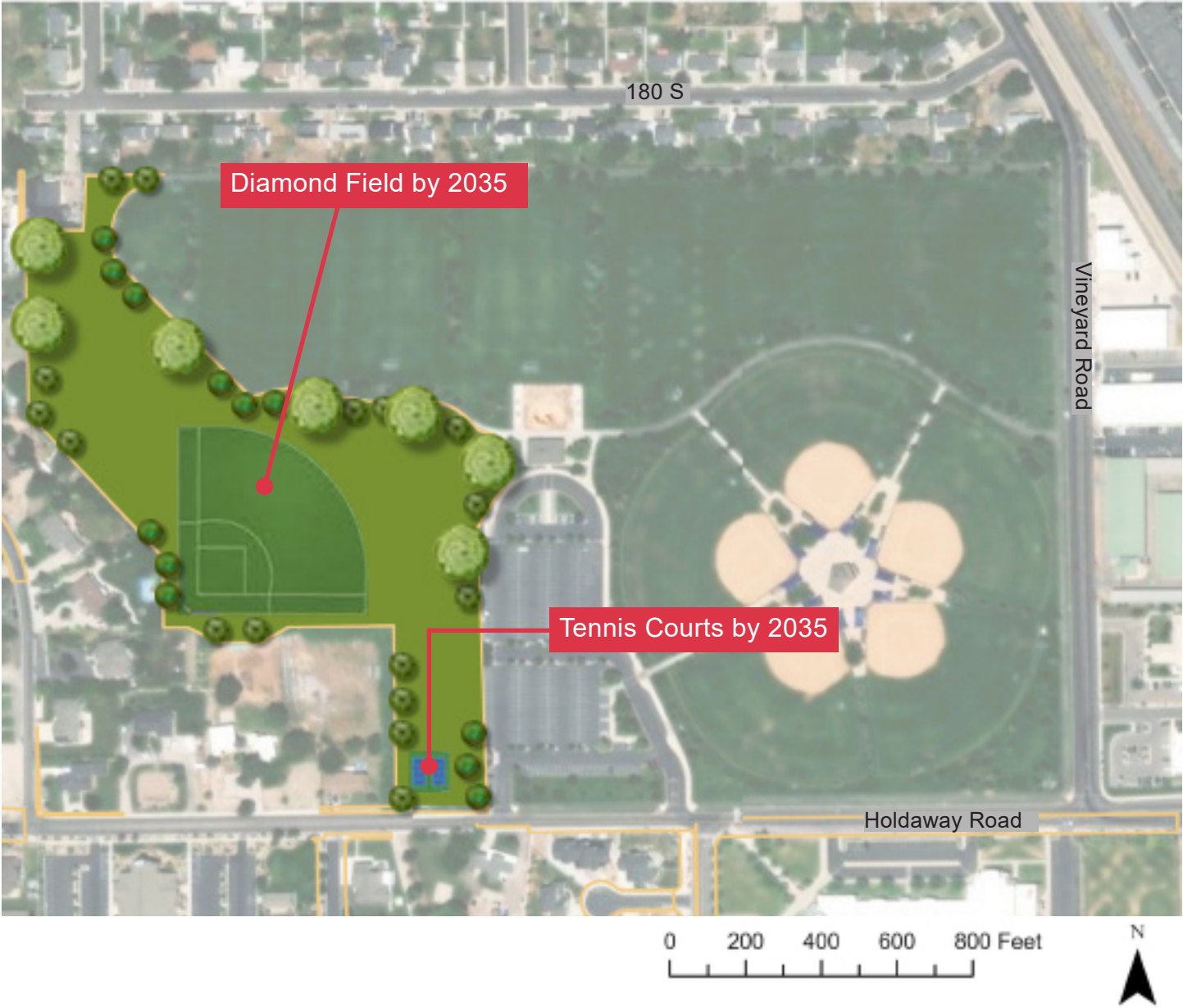


RECOMMENDATIONS
UTAH CITY MASTER PLAN



VINEYARD PARKS & RECREATION MASTER PLAN

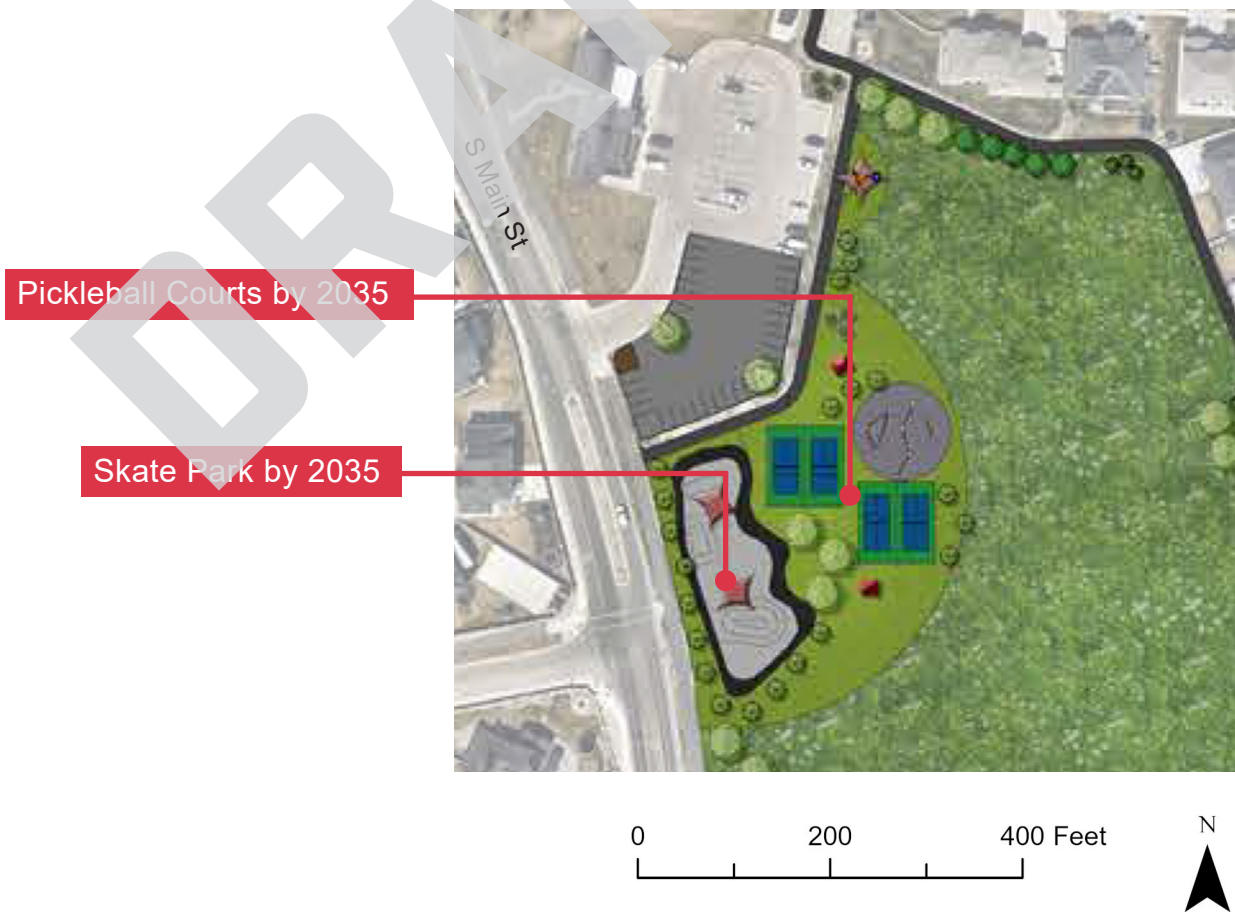
RECOMMENDATIONS
LAKESIDE SPORTS COMPLEX



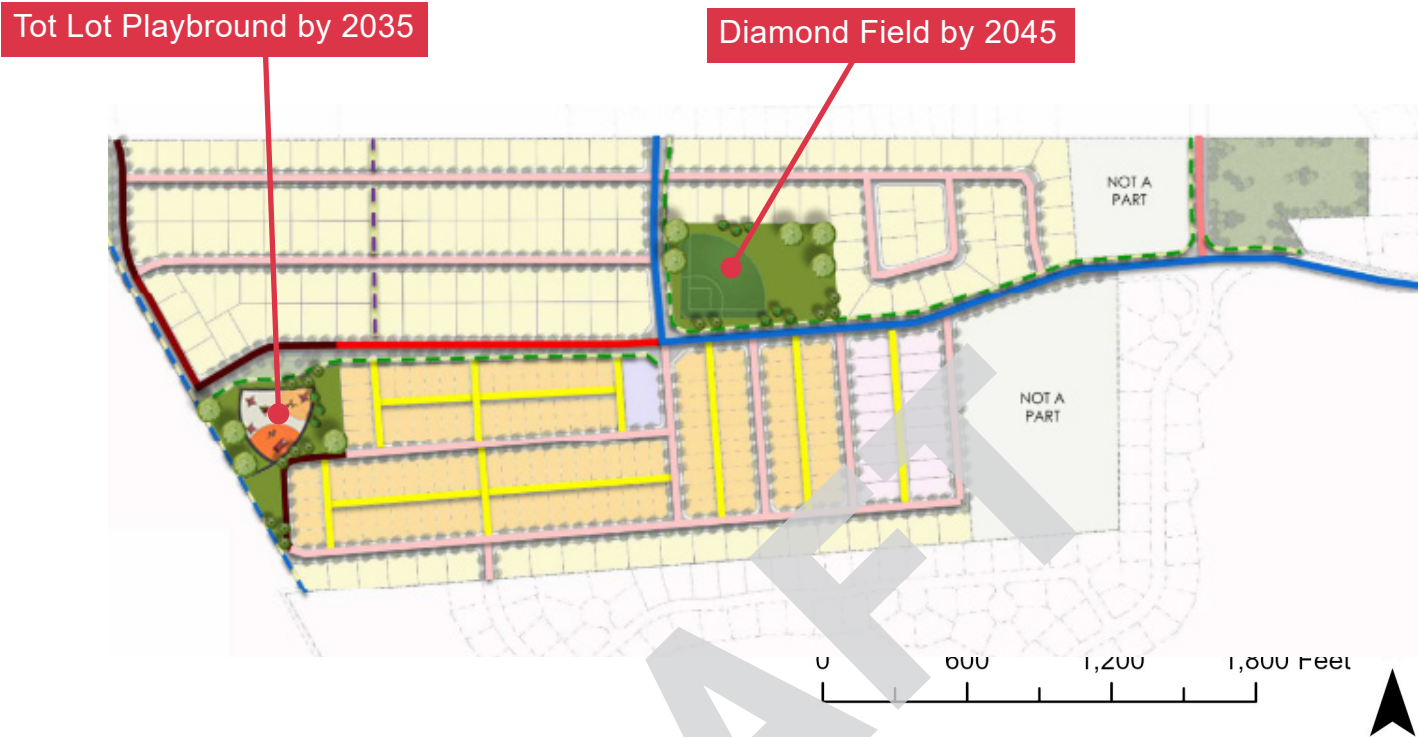
RECOMMENDATIONS
VINEYARD GROVE PARK



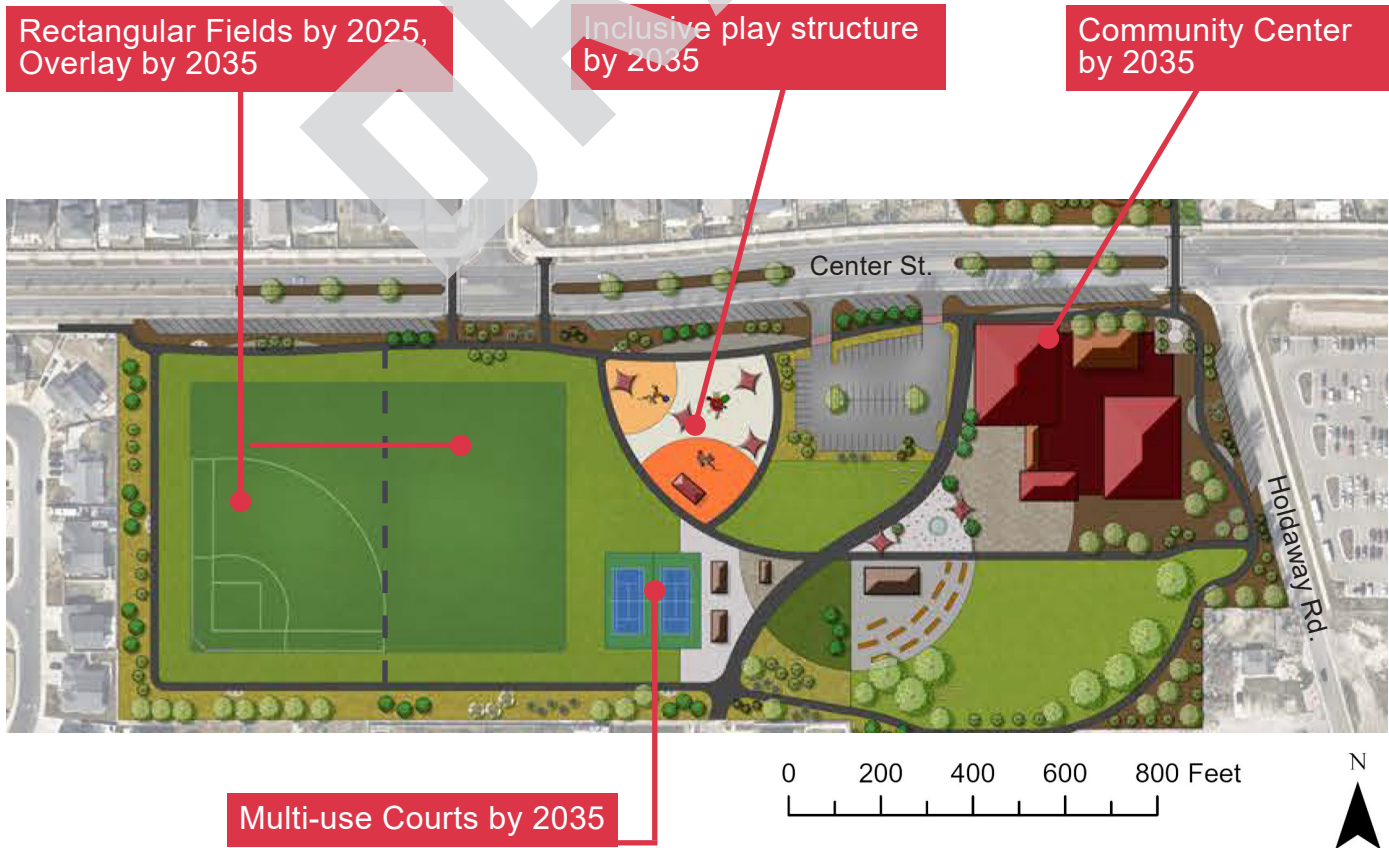
RECOMMENDATIONS
CURRENT CITY HALL



RECOMMENDATIONS
HOLDAWAY FIELDS



GAMMON/VINEYARD HERITAGE PARK



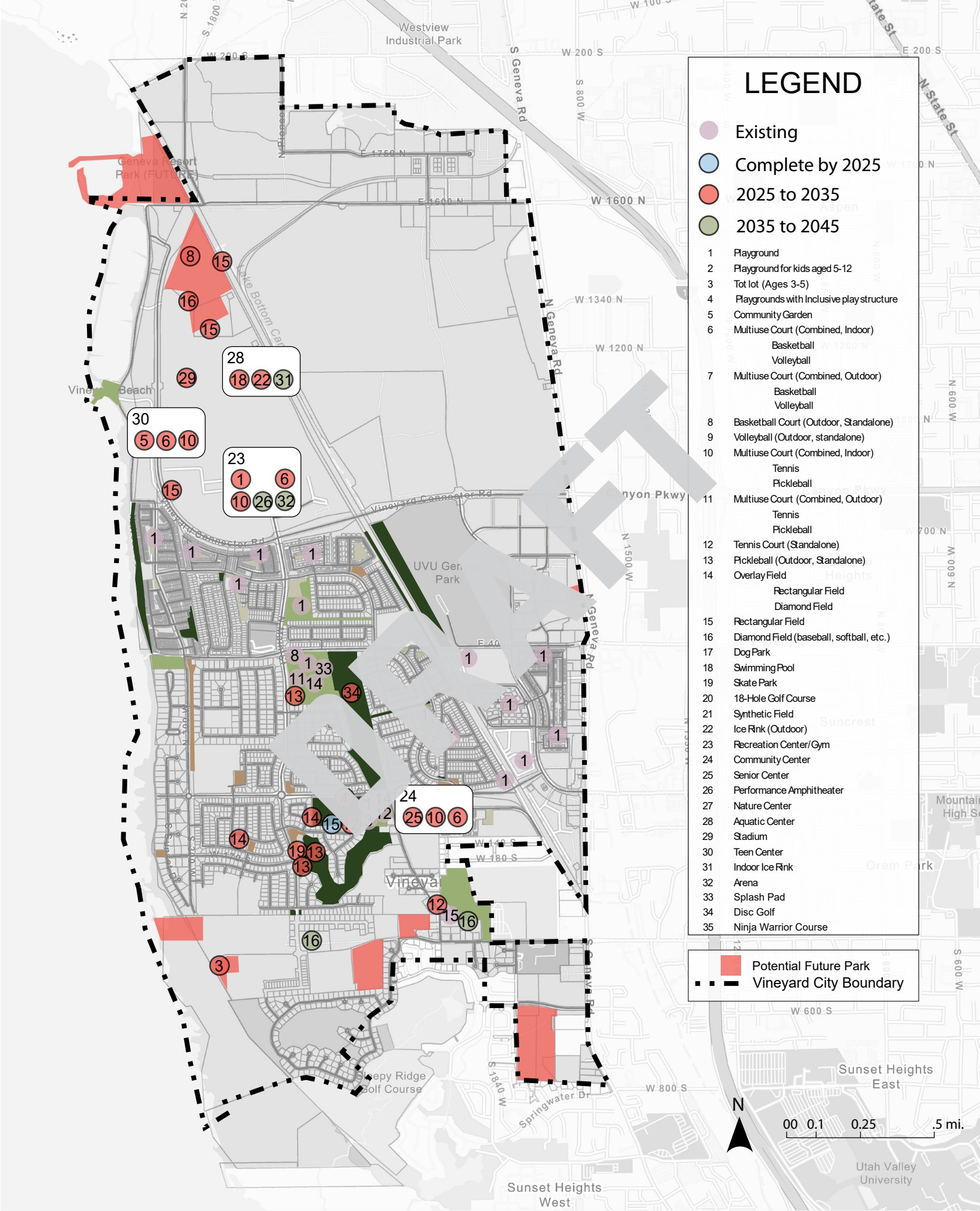
RECOMMENDATIONS
IMPROVEMENTS

The map depicted indicates where future and immediate improvements to the city would be successful based on all of the data collected thus-far. These recommendations are backed by NRPA thresholds, public input, land availability, and existing amenities.

There are two primary areas of focus in Vineyard which have ample access from all parts of the city and will help foster healthy growth in the future.

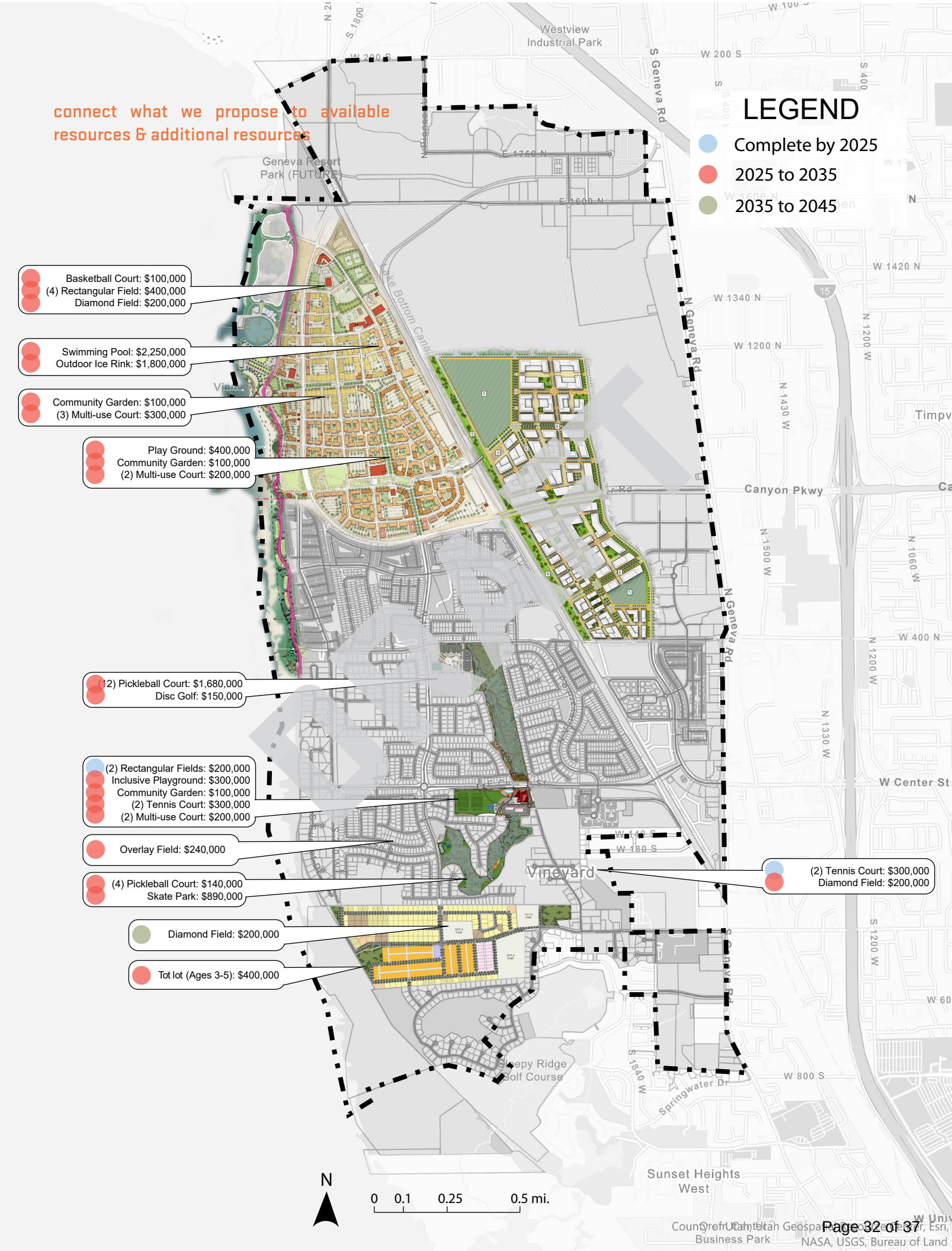
Utah City to the north will take a number of years to be established. Therefore population for this area is not anticipated to fill in until closer to 10 years.

There will be a more immediate need around Gammon Park and the Central Corridor since there is a current and quickly growing population there. Satisfying the need for a skate park or pump track, disc golf, and rectangle fields sooner rather than later will greatly benefit the community and likely see ample use.





COST ANALYSIS



COST ANALYSIS
PHASING

CURRENT PROJECTS

Immediate priorities should be considered for near-future improvements and are proposed to be included in the upcoming budget cycle. These amenities will help bridge the gap between the national standard, public request, and current offerings.

The cost listed below includes playground infrastructure, skate park or pump track, multi-use courts (tennis & pickleball), overlay fields (diamonds & soccer), and Disc Golf.

\$3,3463,625*

*This cost assumes a 10% year over year inflation rate and assumes the build would occur in 2023.

Pricing of future projects is subject to change, each of these costs assume a 25% contingency built into the baseline cost to offset soft costs, cover minor fluctuation in construction pricing and difference in design. A full evaluation of these costs may be found on the following pages of this document.

0-5 YEAR PLAN

5-10 YEAR PLAN

Over the next 10 years we recommend focusing on nesting the right amenities in a recreation center.

Additionally, pickleball, a dog park, a skate park, & synthetic fields (applied at 50% for new sports fields). Consider multi-use spaces including a community center (with seniors programming), & teen center. Since big infrastructure such as community centers and teen centers take a lot of capital we would recommend pushing out funding requests until their costs can be fully assessed.

\$38,624,067

*This cost assumes a 10% year over year inflation rate and assumes the build would occur in 2035.

10-20 YEAR PLAN

Any projects which are still not complete from the Phase 2 work would be more urgent as you continue through the 20 year mark since population would meet the NRPA thresholds for cities of a similar size.

Additional overlay fields and multi-use parks are proposed as the city is built out. By 2045, the city's population will be peaking, so we see a slight decrease in need.

\$21,553,228

*This cost assumes a 10% year over year inflation rate and assumes the build would occur in 2045.



APPENDIX

Amenities	Number of Existing Amenities	Amenities Needed Short Term (per NRPA)	Total Amenities Needed 2025-2035 (per NRPA)	Total Amenities Needed 2035-2045 (per NRPA)	Thresholds (Approx. people needed to build)
Playgrounds**	18	-11.2	-5.1	-1.8	3,105
Playgrounds primarily dedicated for kids aged 5-12	0.0	6.8	13.0	10.9*	3,089
Tot lots - Playgrounds for ages 2-5	8.0	-6.4	-4.9	-3.2	12,744
Playgrounds with Inclusive play structures	0.0	1.1	2.0	2.0*	19,729
Community Gardens	2.0	-1.2	-0.5	-0.9*	27,262
Multi-use Courts (Combined, Indoor)	0.0	1.4	2.7	2.5*	14,577
Basketball	0.0	1.0	3.0	3.0	-
Volleyball	0.0	1.0	3.0	3.0	-
Multi-use Courts (Combined, Outdoor)	0.0	1.4	2.6	2.4*	15,531
Basketball	0.0	1.0	3.0	2.0*	-
Volleyball	0.0	1.0	3.0	2.0*	-
Basketball Courts (Outdoor, Standalone)**	3.5	-0.7	1.8	3.7	7,501
Volleyball (Outdoor, Standalone)	0.0	1.5	2.8	2.3*	14,280
Multi-use Courts (Combined, Indoor)	0.0	1.4	2.7	4.0	14,950
Tennis	0.0	1.0	3.0	4.0	-
Pickleball**	4.5	1.0	3.0	4.0	-
Multi-use Courts (Combined, Outdoor)	2.0	-0.4	1.1	2.6	13,000
Tennis	2.0	0.0	1.0	3.0	-
Pickleball	4.0	0.0	2.0	6.0	-
Tennis Court (Standalone)	1.0	2.8	6.3	9.2	5,461
Pickleball (Outdoor, Standalone)	0.0	2.7	5.2	5.7	7,737

Amenities	Number of Existing Amenities	Amenities Needed Short Term (per NRPA)	Total Amenities Needed 2025-2035 (per NRPA)	Total Amenities Needed 2035-2045 (per NRPA)	Thresholds (Approx. people needed to build)
Overlay Fields	4.0	-1.9	0.0	2.4	10,000
Rectangular Field	4.0	1.0	3.0	5.0	-
Diamond Field	7.0	1.0	3.0	5.0	-
Rectangular Fields	4.0	2.3	8.0	10.7	3,333
Diamond Fields (baseball, softball, etc.)	0.0	7.0	13.3	16.3	3,007
Dog Parks**	2.0	-1.2	-0.5	-0.3	27,508
Swimming Pools	0.0	0.0	1.5	1.3*	2,081
Skate Parks	0.0	0.0	1.2	<1	33,167
18-Hole Golf Courses	0.0	0.0	1.2	<1	32,812
Synthetic Fields	0.0	0.0	1.7	1.7*	23,189
Ice Rinks (Outdoor)	0.0	1.1	2.0	2.0	19,770
Recreation Centers/Gyms	0.0	0.0	1.6	1.5*	24,486
Community Centers	0.0	0.0	1.4	1.2*	27,858
Senior Centers	0.0	0.0	1.3	<1	31,985
Performance Amphitheaters	0.0	0.0	1.2	1.0*	32,255
Nature Centers	0.0	0.0	1.2	<1	33,669
Aquatic Centers	0.0	0.0	1.3	<1	31,000
Stadiums	0.0	0.0	1.2	<1	32,299
Teen Centers	0.0	0.0	1.3	1.0*	31,785
Indoor Ice Rinks	0.0	0.0	1.7	1.1*	23,512
Arenas	0.0	0.0	1.6	<1	24,838

COST ANALYSIS
IMPROVEMENTS

**The population threshold changes for NRPA trends at 50,000, with more people per amenity.*
A negative number denotes an amenity quantity over the national average.
The subsequent NRPA difference columns per horizon are adjusted for proposed amenities

Timeframe	Field Type	Quantity	Unit	Unit Cost	Sub Total	Total	2025	2026	2027	2028	2029	2030	2035	2040	2045
Immediate	Rectangular Field	2.00	EA	\$250,000.00	\$500,000.00	\$625,000.00	\$687,500.00	\$756,250.00	\$831,875.00	\$915,062.50	\$1,006,568.75	\$1,107,225.63	\$1,783,197.94	\$2,871,858.12	\$4,625,156.22
Immediate	Skate Park	1.00	EA	\$890,000.00	\$890,000.00	\$1,112,500.00	\$1,223,750.00	\$1,346,125.00	\$1,480,737.50	\$1,628,811.25	\$1,791,692.38	\$1,970,861.61	\$3,174,092.34	\$5,111,907.45	\$8,232,778.06
Immediate	Tennis Court	2.00	EA	\$150,000.00	\$300,000.00	\$375,000.00	\$412,500.00	\$453,750.00	\$499,125.00	\$549,037.50	\$603,941.25	\$664,335.38	\$1,069,918.76	\$1,723,114.87	\$2,775,093.73
Immediate	Diamond Field	1.00	EA	\$200,000.00	\$200,000.00	\$250,000.00	\$275,000.00	\$302,500.00	\$332,750.00	\$366,025.00	\$402,627.50	\$442,890.25	\$713,279.18	\$1,148,743.25	\$1,850,062.49
Immediate	Tot lot (Ages 3-5)	1.00	EA	\$400,000.00	\$400,000.00	\$500,000.00	\$550,000.00	\$605,000.00	\$665,500.00	\$732,050.00	\$805,255.00	\$885,780.50	\$1,426,558.35	\$2,297,486.49	\$3,700,124.97
2035-2045	Overlay Field	1.00	EA	\$240,000.00	\$240,000.00	\$300,000.00	\$330,000.00	\$363,000.00	\$399,300.00	\$439,230.00	\$483,153.00	\$531,468.30	\$855,935.01	\$1,378,491.90	\$2,220,074.98
2035-2045	Skate Park	1.00	EA	\$890,000.00	\$890,000.00	\$1,112,500.00	\$1,223,750.00	\$1,346,125.00	\$1,480,737.50	\$1,628,811.25	\$1,791,692.38	\$1,970,861.61	\$3,174,092.34	\$5,111,907.45	\$8,232,778.06
2035-2045	Multi-use Court	2.00	EA	\$100,000.00	\$200,000.00	\$250,000.00	\$275,000.00	\$302,500.00	\$332,750.00	\$366,025.00	\$402,627.50	\$442,890.25	\$713,279.18	\$1,148,743.25	\$1,850,062.49
2035-2045	Rectangular Field	4.00	EA	\$250,000.00	\$1,000,000.00	\$1,250,000.00	\$1,375,000.00	\$1,512,500.00	\$1,663,750.00	\$1,830,125.00	\$2,013,137.50	\$2,214,451.25	\$3,566,395.88	\$5,743,716.23	\$9,250,312.43
2025 to 2035	Basketball Court	1.00	EA	\$100,000.00	\$100,000.00	\$125,000.00	\$137,500.00	\$151,250.00	\$166,375.00	\$183,012.50	\$201,313.75	\$221,445.13	\$356,639.59	\$574,371.62	\$925,031.24
2025 to 2035	Diamond Field	1.00	EA	\$200,000.00	\$200,000.00	\$250,000.00	\$275,000.00	\$302,500.00	\$332,750.00	\$366,025.00	\$402,627.50	\$442,890.25	\$713,279.18	\$1,148,743.25	\$1,850,062.49
2025 to 2035	Rectangular Field	4.00	EA	\$250,000.00	\$1,000,000.00	\$1,250,000.00	\$1,375,000.00	\$1,512,500.00	\$1,663,750.00	\$1,830,125.00	\$2,013,137.50	\$2,214,451.25	\$3,566,395.88	\$5,743,716.23	\$9,250,312.43
2025 to 2035	Swimming Pool	1.00	EA	\$2,250,000.00	\$2,250,000.00	\$2,812,500.00	\$3,093,750.00	\$3,403,125.00	\$3,743,437.50	\$4,117,781.25	\$4,529,559.38	\$4,982,515.31	\$8,024,390.74	\$12,923,361.52	\$20,813,202.97
2025 to 2035	Outdoor Ice Rink	1.00	EA	\$1,800,000.00	\$1,800,000.00	\$2,250,000.00	\$2,475,000.00	\$2,722,500.00	\$2,994,750.00	\$3,294,225.00	\$3,623,647.50	\$3,986,012.25	\$6,419,512.59	\$10,338,689.22	\$16,650,562.37
2025 to 2035	Community Garden	1.00	EA	\$100,000.00	\$100,000.00	\$125,000.00	\$137,500.00	\$151,250.00	\$166,375.00	\$183,012.50	\$201,313.75	\$221,445.13	\$356,639.59	\$574,371.62	\$925,031.24
2025 to 2035	Multi-use Courts	3.00	EA	\$100,000.00	\$300,000.00	\$375,000.00	\$412,500.00	\$453,750.00	\$499,125.00	\$549,037.50	\$603,941.25	\$664,335.38	\$1,069,918.76	\$1,723,114.87	\$2,775,093.73
2025 to 2035	Playground	1.00	EA	\$800,000.00	\$800,000.00	\$1,000,000.00	\$1,100,000.00	\$1,210,000.00	\$1,331,000.00	\$1,464,100.00	\$1,610,510.00	\$1,771,561.00	\$2,853,116.71	\$4,594,972.99	\$7,400,249.94
2025 to 2035	Community Garden	1.00	EA	\$100,000.00	\$100,000.00	\$125,000.00	\$137,500.00	\$151,250.00	\$166,375.00	\$183,012.50	\$201,313.75	\$221,445.13	\$356,639.59	\$574,371.62	\$925,031.24
2025 to 2035	Multi-use Court	2.00	EA	\$100,000.00	\$200,000.00	\$250,000.00	\$275,000.00	\$302,500.00	\$332,750.00	\$366,025.00	\$402,627.50	\$442,890.25	\$713,279.18	\$1,148,743.25	\$1,850,062.49
2025 to 2035	Rectangle Field	1.00	EA	\$250,000.00	\$250,000.00	\$312,500.00	\$343,750.00	\$378,125.00	\$415,937.50	\$457,531.25	\$503,284.38	\$553,612.81	\$891,598.97	\$1,435,929.06	\$2,312,578.11
2025 to 2035	Pickleball Court	12.00	EA	\$140,000.00	\$1,680,000.00	\$2,100,000.00	\$2,310,000.00	\$2,541,000.00	\$2,795,100.00	\$3,074,610.00	\$3,382,071.00	\$3,720,278.10	\$5,991,545.08	\$9,649,443.27	\$15,540,524.88
2025 to 2035	Disc Golf	1.00	EA	\$150,000.00	\$150,000.00	\$187,500.00	\$206,250.00	\$226,875.00	\$249,562.50	\$274,518.75	\$301,970.63	\$332,167.69	\$534,959.38	\$861,557.43	\$1,387,546.86
2025 to 2035	Inclusive Play Equipment	1.00	EA	\$300,000.00	\$300,000.00	\$375,000.00	\$412,500.00	\$453,750.00	\$499,125.00	\$549,037.50	\$603,941.25	\$664,335.38	\$1,069,918.76	\$1,723,114.87	\$2,775,093.73
2025 to 2035	Community Garden	1.00	EA	\$100,000.00	\$100,000.00	\$125,000.00	\$137,500.00	\$151,250.00	\$166,375.00	\$183,012.50	\$201,313.75	\$221,445.13	\$356,639.59	\$574,371.62	\$925,031.24
2025 to 2035	Tennis Court	2.00	EA	\$150,000.00	\$300,000.00	\$375,000.00	\$412,500.00	\$453,750.00	\$499,125.00	\$549,037.50	\$603,941.25	\$664,335.38	\$1,069,918.76	\$1,723,114.87	\$2,775,093.73
2025 to 2035	Multi-use Court	2.00	EA	\$100,000.00	\$200,000.00	\$250,000.00	\$275,000.00	\$302,500.00	\$332,750.00	\$366,025.00	\$402,627.50	\$442,890.25	\$713,279.18	\$1,148,743.25	\$1,850,062.49
2025 to 2035	Overlay Field	1.00	EA	\$240,000.00	\$240,000.00	\$300,000.00	\$330,000.00	\$363,000.00	\$399,300.00	\$439,230.00	\$483,153.00	\$531,468.30	\$855,935.01	\$1,378,491.90	\$2,220,074.98
2025 to 2035	Pickleball Court	4.00	EA	\$140,000.00	\$560,000.00	\$700,000.00	\$770,000.00	\$847,000.00	\$931,700.00	\$1,024,870.00	\$1,127,357.00	\$1,240,092.70	\$1,997,181.69	\$3,216,481.09	\$5,180,174.96
2025 to 2035	Diamond Field	1.00	EA	\$200,000.00	\$200,000.00	\$250,000.00	\$275,000.00	\$302,500.00	\$332,750.00	\$366,025.00	\$402,627.50	\$442,890.25	\$713,279.18	\$1,148,743.25	\$1,850,062.49

Note that overlay and other mixed-use amenities are to be prioritized

