

Item 17

Adoption of the Wildwood Park Development Plan



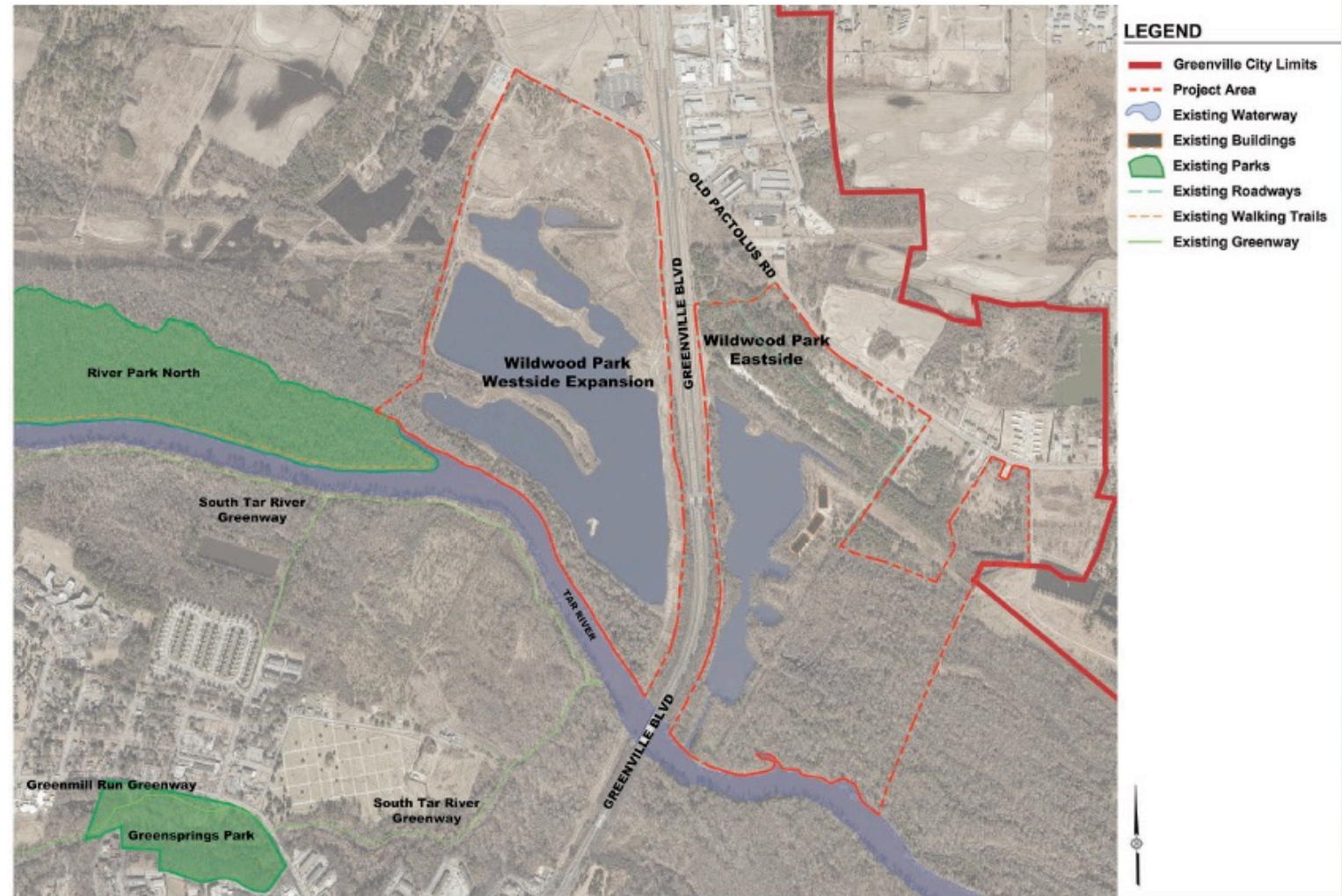
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Wildwood Park Development Plan

Timeline Overview

- City acquired east side parcels in **December 2019** and west side parcels in **February 2021**. The purchase of Wildwood Park was made possible through a generous donation by Grady White Boats
- **March 2021**– McGill Associates began work on the Park Development Plan





Public Input Overview

- Community Engagement
 - Public Survey – March through May 2021
 - 900 responses received representing 1600 individuals
 - Public Meetings held March 11th and June 17th at Town Common
 - 5 Focus Group Meetings were held
- City Staff Input
- City Council Review on June 7th
- Recreation & Parks Commission Review on September 8th



Focus Groups Included

- Economic Development
- Greenways/Trail Users
- Watersports
- Action Sports
- Recreation and Parks Commission



Community Engagement

Top Amenities Based on Public Feedback

Open Space
Natural Areas
Walking/Running Trails
Adventure Course
Playground
Canoeing/Kayaking
Paddle Boarding
Picnic Shelter
Outdoor Swimming
Bicycle Trails





Phase I Construction Update

Projects to be Completed by October 15th:

- Parking lot (135 spaces) with street lights
- Pavilion flooring, electrical, and audio (November)
- 1.5 Mile Natural Surface Trail
- Sandy Beach
- Floating Dock with 3 Boat Slips
- Kayak Launch
- Waterfront Camping Platform
- Paving of Blue Heron Drive



East Parcel Overview



West Parcel Overview





Wildwood Park Financial Overview



Wildwood Park Expenses To Date

Roof and Gutter Repair	\$ 2,854
Utilities	\$ 132,144
Landscaping and Property Cleanup	\$ 13,300
Shelter and Site Improvements	\$ 46,445
Planning, Design, and Permitting	\$ 92,028
Trail Construction	\$ 14,823
Parking Lot, Site Work, Stormwater	\$ 555,083
Floating Dock	\$ 68,732
Camping Platform	\$ 24,956

Development Expenses as of September 2021:

\$950,365

Includes design, permitting, and construction for Phase I



Estimated Overall Project Cost

Properties	Estimated Cost
East Side Property	\$ 15,384,635
West Side Property	8,739,259
Total	\$ 24,123,894



Phase I & II Estimated Cost Overview

Property	Current Phase I & II	Future Phases	Total Estimated Cost
East Side Property	\$ 11,148,335	\$ 4,236,300	\$ 15,384,635
West Side Property	620,109	8,119,150	8,739,259
Total	\$ 11,768,444	\$ 12,355,450	\$ 24,123,894



East Side Property Scope	Projected Funding Source		
	City Funding & Grants	Private Donations	Total Estimated

Site Development			
Property Acquisition	\$ 293,994	\$ 132,000	\$ 425,994
Planning, Design, and Permitting	1,140,528	-	1,140,528
Site Work, Shelter Improvements, Utilities	2,091,302	-	
Subtotal	\$ 3,525,824	\$ 132,000	\$ 1,566,522

Park Structures			
Observation Tower	\$ 150,000	\$ 2,100,000	\$ 2,250,000
Restroom Building	500,000	-	500,000
Small Scale Performance Venue	-	-	-
Shelter Improvements	600,000	-	600,000
Tent Camping Platforms	24,956	-	24,956
Floating Dock	58,732	-	58,732
Subtotal	\$ 1,333,688	\$ 2,100,000	\$ 3,433,688

Park Amenities			
Canoe/Kayak Launch	\$ 10,000	\$ -	\$ 10,000
Boat Ramp	-	500,000	500,000
Floating Aqua Park	-	-	-
Nature Themed Playground	-	450,000	450,000
BMX Pump Track / Mountain Bike Trails	-	525,000	525,000
Paved and Natural Surface Trails	71,823	-	71,823
Boardwalks	1,100,000	-	1,100,000
Footbridge	650,000	-	650,000
Contingency	750,000	-	750,000
4' Concrete Walkways	-	-	-
Subtotal	\$ 2,581,823	\$ 1,475,000	\$ 4,056,823

Total	\$ 7,441,335	\$ 3,707,000	\$ 11,148,335
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East Side Property Overview

Funding Source Estimates

- **City Funds & Grants** **\$7,441,335**
 - Pay As you go Funding \$1,823,444
 - Capital Financing \$5,150,000
 - Grants \$467,891
- **Private Donations** **\$3,707,000**
 - Observation Tower
 - Boat Ramp
 - Playground
 - Mountain Bike Trails

Costs for each park component are estimated and being reviewed by design engineers.



Development Timeline

Next Steps

- Designing and Constructing Mountain Bike Trails and a Bicycle Skills Course (Construction to be completed in 2022)
- Complete Design of Trail Connections that will include sections of boardwalk and bridges. (Design to be complete in early 2022 and Construction of some portions will be complete in late 2022)
- Design of an Observation Tower that will be located in the lake. (Design will be complete in early 2022, fundraising efforts for construction are ongoing)
- Design and build a restroom facility and pavilion improvements (2022-23)
- Construct additional parking lot along Old Pactolus Rd (2022)



Staff Recommendation

Staff Recommends City Council Adopt
the Wildwood Park Development Plan.





Questions?

