

EXHIBIT C

Pleasant View Park Master Plan Narrative Outline

9/20/11

Project Scope & Master Plan Intent

- Create a Master Plan to guide the development of 5 acre park in the Pleasant View subdivision
- The Master Plan is a schematic document that illustrates the full development of the park
 - Depicts all active and passive recreation facilities, park furnishings, park vegetation and general infrastructure
 - Designates areas of specific use and development
 - Provides information on cost of implementation and phasing
 - Synthesizes the needs and goals of the Neighborhood into one document, while taking into account City requirements for maintaining, safety, code, etc
- The Master Plan is not a construction document
 - Further refinement of the plan will occur during Design Development phase

Master Plan Process

- February, 2010 – Neighborhood secured Kent Watson, Landscape Architect, as the design consultant for master plan
- April, 2010 – Public Workshop
 - Public input to guide the development of the Master Plan
- April to October, 2010 – Master Plan developed by Landscape Architect & Parks
- November, 2010 – Draft Master Plan Presentation to Neighborhood
- December 2010 to August 2011 – Master Plan review and revisions by Parks, Nbhd and consultant. Developed plan for formal adoption
- September, 2011 – Final Master Plan Presentation to Neighborhood
- Fall/early Winter 2011 – Request Master Plan adoption by City Parks and Recreation Board

Guiding Principles & Neighborhood Feedback

- Park must be:
 - Economically feasible to build and maintain
 - Public to all users
 - Accessible for all abilities
 - Safe – including CPTED design principles
 - Compliant with all standards and codes
- Important Elements:
 - Diversity in activities – “something for everyone”
 - Picnic area
 - Contained dog area
 - Through trails
 - Sports field(s)
 - Recreation separate from Hellgate Elementary School
 - Playground area
 - Drinking fountain(s)
 - Trees

- Neighborhood's Feedback on Draft Plan:
 - Felt that draft plan accurately reflects the April 2010 Workshop
 - Most felt the plan met their expectations
 - The majority felt that phasing was a reasonable approach to park development but some showed interest in doing all the development at one time
- Items Highlighted by Residents:
 - Playground
 - Dog Area
 - Tennis/B-ball courts
 - Picnic area/Gazebo
 - Trails
 - Trees
 - Restroom
 - Berms and seating
 - Request for Splash Deck

Master Plan Design Intent

- Illustrate the layout for a public park that features diverse active and passive recreational opportunities and facilities that are accessible to all users and maintainable by the City.
- Maximize the use of space by providing multi-use play areas
 - 2 acre multi-use sports field located in the center of the park
 - Multi-use sport court accommodating tennis and basketball with space reserved for future expansion
- Include age-appropriate playground areas that are designed to integrate both manufactured and "natural" play features to create a welcoming, friendly and inclusive atmosphere.
- Provide access and exercise opportunities through a well connected paved trail system that connects all park features and neighborhood sidewalks and green ways and that includes a variety of looped routes.
- Accommodate picnicking and gatherings by including a picnic shelter with adjacent open space.
- Provide opportunities for off-leash dog play with a fenced dog area that also serves to manage dog behavior and waste.
- Create a visually appealing park space through the use of berms, trees, turf and accent features.
- Utilize CPTED design principles for public safety.
- Recommend the conversion from Mountain Water as the irrigation water source to a new well.

Comments to be Addressed During Design Development

These are items that will need additional research and consideration as the master plan is developed further. Detailed comments appear on the "Parks Comments" version of the master plan.

- Grading and drainage – The park must manage storm water appropriately so water does not pool on the surface anywhere. The berms and sunken area planned for the park make this more challenging and should be studied during design development.
- Costs – The costs of regarding the site and rebuilding the irrigation system will be high and will be considered during design development.
- Trees – Final tree selection should be planned so that trees vary in size and species.
- Playground – Encourage minimizing the amount of curb needed for playground to keep costs reasonable.
- Rest room location – Parks recommends relocation of the rest room to the Dog Area to simplify maintenance vehicle access.