



Part 6 – Master Site Plans

City of Washington & the Borough of East Washington
Comprehensive Parks and Recreation Plan



Introduction

A master site plan is a comprehensive site planning tool used to guide short and long-term development on a given piece of property based on specific goals and objectives. In the case of this plan, two separate sites have been evaluated for parks and recreation improvements in conjunction with current and future facilities within their surrounding communities: the 1.5 acre 7th Ward Playground and the 270 acre Washington Park.

A master site plan is designed to meet the public's goals and objectives identified through Steering Committee meetings, stakeholder interviews, public meetings and public surveys. This process helps identify current needs, build public support and plan for future growth. The implementation of each plan will ultimately be phased over a number of years to correlate with public demand, available funding and/or volunteer labor support levels.

Process

Master site plans were developed for two of the area parks that were identified as needing the most improvements—7th Ward Playground and Washington Park, both of which are located in the City of Washington. These plans were developed through a set of systemic steps to ensure that the final document meets the short term needs of each site and provides the City with a realistic long-term plan for park development.

The first step in the process involved a site analysis of existing conditions at each location and solicitation of community input through public meetings and public surveys. Secondly, concept plans were developed and presented to the Steering Committee and the community.

The final step involved incorporating the Steering Committee and community feedback into draft Master Site Plan recommendations and prioritizing the proposed projects, resulting in a manageable set of projects to improve existing conditions and construct new facilities.

City of Washington & the Borough of East Washington Comprehensive Parks and Recreation Plan

Sustainability

It is important to apply sustainable design principals throughout the implementation process. With that in mind, the renovation of existing facilities and the installation of new facilities should consider the following:

- ☒ Use of local and/or recycled building materials
- ☒ Installation of pervious pavements to allow water to infiltrate and recharge aquifers rather than run-off into streams and storm sewer systems.
- ☒ Utilization of energy saving systems such as composting toilets, as well as motion sensing lights, solar panels and skylights in new buildings
- ☒ Wind turbines at existing high-points to generate electricity

Sustainable design offers the City a way to reduce the cost of utilities and operations at new facilities. Funding opportunities are available through grants to help finance projects incorporating sustainable design principals.

It is also recommended that the City take into consideration DCNR Bureau of Recreation and Conservation Green Principals for Park Development and Sustainability when conducting maintenance and making improvements. This document provides additional references and resources for further assistance with project implementation and can be found online at www.dcnr.state.pa.us/brc/grants/indexgreen.aspx. Each proposed project in the master site plans took into account the following green principals:

- ☒ Maintain and enhance trees and natural landscaping: natural landscapes require less maintenance, thereby reducing maintenance costs, noise and emission pollution from equipment, and minimizes the effects of pesticides and fertilizers on the environment.
- ☒ Connect people to nature: public parks, trails, greenways, and playgrounds encourage a concept called "human well-being" that connects people to outdoor recreation, conservation and stewardship.
- ☒ Manage stormwater naturally: natural stormwater management systems, such as riparian buffers, swales, wetlands, and critical recharge areas can reduce pollution and sedimentation in streams and can be more cost-effective than traditional pipe systems.
- ☒ Conserve energy: renewable energy sources such as solar, wind, geothermal, biomass, biofuels, fuel cells, and plants increase energy efficiency and lead to less air pollution, water consumption and waste.
- ☒ Integrate green design and construction: an "ideal" green project preserves and restores habitat, produces more resources than it consumes and saves money in the long-term.

Permitting and Environmental Investigation

In addition to local code requirements there are several permitting and environmental investigation procedures that the City must consider prior to implementation of the master site plan improvements for 7th Ward Playground and Washington Park.

The Pennsylvania Natural Heritage Program's Pennsylvania Natural Diversity Inventory (PNDI) Project Planning Environmental Review searches for and identifies potential impacts on special concern species and resources within a given project area. Participating agencies include the US Fish and Wildlife Service and the Pennsylvania Game Commission.

A preliminary PNDI review was conducted as part of preparing the master site plans for 7th Ward Playground and Washington Park. Appendix F-1 contains a copy of the PNDI reviews. The preliminary PNDI review process identified no potential impacts resulting from the proposed projects. However, it is recommended that the City coordinate with these agencies and others once preliminary project design and engineering begins.

The Pennsylvania Historical and Museum Commission (PHMC) maps the locations of significant historical areas and structures. A preliminary PHMC review was conducted as part of preparing the master site plan to determine if any historic areas or structures are located within the project area. The preliminary PHMC review process identified no area or structures located within the 7th Ward Playground and only one structure located in Washington Park as eligible for the National Register; that is, the WYB PONY Baseball Field (see Appendix F-2). It is recommended that the municipality coordinate with the PHMC once preliminary project design and engineering begins for projects in the vicinity of the WYB PONY Baseball Field.

Additionally, PA Code Title 25, Chapter 102 requires that projects involving earth moving activities disturbing one acre or more obtain a National Pollutant Discharge Elimination System (NPDES) permit. The City will need to coordinate with the Washington County Conservation District to initiate an Erosion and Sedimentation Plan review and NPDES permit as required once preliminary project design and engineering begins.

Opinion of Probable Cost

The project cost estimates provided in this chapter are opinions of probable cost and are provided as budget numbers for development. These opinions of probable cost include professional services (i.e.; survey, design, engineering, bidding and construction administration) and assume a publicly bid construction contract involving current (2012) construction prices and prevailing wage rates. However, project cost will be affected by many elements including but not limited to the following:

- ☒ Number of bidding contractors
- ☒ Supply and demand of the local market
- ☒ Time of year (when contractors are busy prices are usually higher)
- ☒ Scope of the project
- ☒ Site location and ease of access
- ☒ Size of project and total quantities to be installed
- ☒ Environmental concerns and permitting
- ☒ Inflation

Project Funding

The question at the forefront of any parks and recreational improvement project in most any size community is arguably, "How are we going to pay for these improvements?" Appendix G1 provides a list of potential funding sources for parks and recreation projects.

7th Ward Playground Master Site Plan



Site Analysis and Existing Conditions

7th Ward playground is a neighborhood serving park located in the northern portion of the City of Washington. Bound by 2nd Street, Donnan Avenue, Shirls Avenue and School Alley this popular 1.5 acre park contains a pavilion, playgrounds, multi-purpose paved court game area, multi-purpose lawn area, and paved loop walkway. The park is owned by the City of Washington however, there is currently no comprehensive boundary survey of the entire park. It is a recommendation of this plan that a boundary survey be conducted on the entire property in conjunction with all proposed improvement projects. More information regarding the property description and existing facilities can be found in Part 2—Parks and Facilities.

Map 6.1: 7th Ward Playground Site Analysis depicts the existing conditions for the park along with the surrounding land uses. A photographic log of existing conditions can be found in Appendix F3.

City of Washington & the Borough of East Washington Comprehensive Parks and Recreation Plan

Opportunities and Constraints

The existing conditions at 7th Ward Playground are such that the majority of facilities are aged and deteriorating and in need of renovation. The topography is mostly flat and level except for an area of steep slope along Donnan Avenue. The entire park is currently fenced and gated. Access by pedestrians is limited to one entrance gate located on the 2nd Street side. A vehicle gate is located on School Alley. The pedestrian entrance is handicapped accessible as are many of the facilities located within the playground. Utilities such as water, sewer and electric service are available in the street corridors and alleyway that adjoin the property.

Recommended Projects

The following are descriptions of the recommended renovation and new facilities projects for 7th Ward Playground including opinion of probable cost. To keep costs down, some of these projects can be completed by parks and/or public works personnel, volunteer groups, and through in-kind donations of equipment and material. Detailed costs for the recommended projects can be found in Appendix F-4.

Renovation Projects

The following renovation projects are recommended to address aged and deteriorating conditions and enhance the useful life of existing facilities within the playground. Project numbers are for reference only and are not an indication of ranking or priority.

1. Street Hockey Court

Project Description: Renovate the existing street hockey court with new asphalt surface, new striping, new chain link fence, and new pole-mounted lighting; remove the existing basketball hoop poles.

Probable Cost: \$65,882



2. Multi-Purpose Play Court

Project Description: Renovate the existing multi-purpose play court with new asphalt surface, new striping and new pole-mounted lighting.

Probable Cost: \$38,710

Part 6 – Master Site Plans

3. Pavilion

Project Description: Install two (2) additional tables and two (2) additional electrical outlets in the existing pavilion.

Probable Cost: \$4,762



4. Large Play Structure (5-12 age group)

Project Description: Renovate the existing wood carpet surface material.

Probable Cost: \$1,174



5. Playground Area (2-5 age group)

Project Description: Renovate the existing swing sets with new swing seats and chains; replace the existing teeter-totter and spring animal with a new play structure appropriate for same age group; renovate the existing wood carpet surface material.

Probable Cost: \$21,046



6. Merry-Go-Round (5-12 age group)

Project Description: Replace the existing merry-go-round with new merry-go-round equipped with governor to limit speed of revolutions; renovate the existing wood carpet surface material.

Probable Cost: \$14,904



7. Multi-Purpose Lawn Area

Project Description: Renovate existing multi-purpose lawn area by weeding, fertilizing and mowing as needed.

Probable Cost: \$1,326

City of Washington & the Borough of East Washington Comprehensive Parks and Recreation Plan

8. Loop Walking Path

Project Description: Repair surface cracks in the existing paved loop walkway path.

Probable Cost: \$1,215



9. Walkways, Ramps and Handrails

Project Description: Repair surface cracks in the existing paved walkways and ramps; paint handrails.

Probable Cost: \$7,728



10. Walkway Lighting

Project Description: Replace the five (5) existing pole-mounted lights and service panel.

Probable Cost: \$38,572

11. Furnishings

Project Description: Replace the five (5) existing benches, three (3) existing trash receptacles and one (1) existing bike rack.

Probable Cost: \$10,613



12. Drinking Fountain

Project Description: Replace the existing non-functioning drinking fountain with a new drinking fountain including faucet.

Probable Cost: \$4,140



Part 6 – Master Site Plans

13. Information Signage

Project Description: Replace the existing deteriorating signs (park hours and handicap parking) and install new age group signs at all play areas (large play structure, playground and merry-go-round).

Probable Cost: \$2,002



14. Perimeter Fence and Gates

Project Description: Replace the existing chain link fence and gates located around the perimeter of the playground property with new chain link fence and gates.

Probable Cost: \$46,920



15. Retaining Wall

Project Description: Replace the existing timber retaining wall along 2nd Street with new segmental unit concrete retaining wall.

Probable Cost: \$22,329



16. Landscaping

Project Description: Remove tree stumps; plant bare slope areas; weed and feed lawn areas.

Probable Cost: \$12,834

17. ADA Compliant Port-A-John

Project Description: Utilize ADA compliant port-a-john

Probable Cost: Seasonal rental



City of Washington & the Borough of East Washington Comprehensive Parks and Recreation Plan

New Facilities Projects

The following new facilities projects are recommended to improve the playground. Map 6.2: 7th Ward Playground Master Site Plan depicts the locations of each proposed project. Project numbers correspond to those shown on the map, are for reference only are not an indication of ranking or priority. A birds eye view rendering of the playground can be found on Map 6.3.

1 Identification Signage

Project Description: Install a 7th Ward Playground identification sign at the pedestrian entrance located on 2nd Street.

Probable Cost: \$4,830

2 Cornhole Court

Project Description: Install permanent pre-cast concrete cornhole court near the pavilion.

Probable Cost: \$1,656

3 Shade Trees

Project Description: Install three (3) deciduous shade trees along the Donnan Avenue side of the street hockey court.

Probable Cost: \$1,595

4 Pet Waste Station

Project Description: Install a pet waste station near the pedestrian entrance located on Second Street.

Probable Cost: \$484

5 ADA Access

Project Description: Install sections of ADA compliant paved walkway and ramps connecting the existing merry-go-round, large play structure, playground area and loop path to the existing paved walkway.

Probable Cost: \$3,662

Part 6 – Master Site Plans

Priority Projects

The five new facilities projects proposed for the 7th Ward Playground were ranked in order of priority, based upon need, by the Steering Committee. High priority projects indicate that the City should try to begin them within the next 1-3 years; medium priority projects should be undertaken within the next 4-7 years; and low priority projects should be undertaken within the next 8-10 years. However, the City should pursue each project as funding and opportunities allow.

High Priority Projects

Priority #1—Signage

Priority #2—Shade Trees

Medium Priority Projects

Priority #3—ADA Access

Priority #4—Cornhole Court

Priority #5—Pet Waste Station

City of Washington & the Borough of East Washington
Comprehensive Parks and Recreation Plan



Washington Park Master Site Plan



Site Analysis and Existing Conditions

Washington Park is located in the eastern portion of the City of Washington. The mixture of ball fields, playgrounds, pavilions, picnic areas and trails make Washington Park a popular and much used park by residents of community. The 270 acre park is owned by the City of Washington however, there is currently no comprehensive boundary survey of the entire park. It is a recommendation of this plan that a boundary survey be conducted on the entire property in conjunction with all proposed improvement projects. More information regarding the property description and existing facilities can be found in Part 2—Parks and Facilities. Map 6.4 depicts the existing conditions for the park along with the surrounding land uses. A photographic log of existing conditions can be found in Appendix F5.

Opportunities and Constraints

The existing conditions at Washington Park present an opportunity to improve many of its current facilities, as well as reorganize and develop new recreational facilities that take advantage of the parks unique features. The parks topography is both varied and interesting, but the combination of ridge lines and steep slopes make development difficult and costly. Access

City of Washington & the Borough of East Washington Comprehensive Parks and Recreation Plan

into the park is limited to one entrance located on the south side at the intersection of Dunn Avenue and Maiden Street. A paved loop road provides good access to the park's many areas and facilities. Utilities such as water, sewer and electric service are present in some areas of the park and could be extended as needed to other areas of the property.

Recommended Projects

The following are descriptions of the recommended renovation and new facilities projects for Washington Park including opinion of probable cost. Some of these projects can be completed by parks and/or public works personnel, volunteer groups, and through in-kind donations of equipment and material to reduce cost.

Renovation Projects

The following renovation projects are recommended to address aged and deteriorating conditions and enhance the useful life of existing facilities within the park. Project numbers are for reference only and are not an indication of ranking or priority. Detailed cost estimates for the recommended renovation projects can be in Appendix F6.

1. **Dunn Avenue/Maiden Street Intersection**

Project Description: Reconfigure painted lines on Dunn Avenue pavement delineating two lanes of traffic exiting the park and painted arrows in the lanes showing a right turn from the right lane onto Maiden Street and left turn from the left lane onto Maiden Street. Adjust traffic signals, if needed, to better align with traffic movements into Dunn Avenue.

Probable Cost: \$5,796



2. **Gateway Landscaping and Signage**

Project Description: Renovate landscaping and replace sign with a 4' x 6' double-faced sign mounted on brick base in existing median at the Dunn Avenue/Maiden Street intersection.

Probable Cost: \$22,770



Part 6 – Master Site Plans

3. Railroad Bridge Over Dunn Avenue

Project Description: Clean and re-paint existing railroad bridge over Dunn Avenue. This work requires a cooperation agreement with Allegheny Valley Railroad.

Probable Cost: \$80,040



4. Dunn Avenue

Project Description: Renovate existing Dunn Avenue from Maiden Street to and including the roundabout with comprehensive street corridor capital improvements including new sidewalks, curbs, catch basins, code-compliant ramps, street lighting and landscaping.

Probable Cost: \$2,531,404



5. Park Road

Project Description: Renovate existing park roads and related access drives with appropriate base material, drainage structures and pavements.

Probable Cost: \$628,176



6. Park Trail

Project Description: Renovate existing park trails with crushed stone surface material, new benches and signage.

Probable Cost: \$243,226

7. Tennis Courts

Project Description: Renovate eight (8) existing tennis courts including, nets, fencing, lighting, and pavement per report and cost estimate dated 10-14-10 prepared by Widmer Engineering, Inc..

Probable Cost: \$507,510



City of Washington & the Borough of East Washington Comprehensive Parks and Recreation Plan

8. Shelter One

Project Description: remove obsolete concrete structures located in lawn area.

Probable Cost: \$5,658



9. Kiwanis Shelter

Project Description: Repair wood siding and cracks in concrete wall; renovate wood carpet surface material in existing horse-shoe pits.

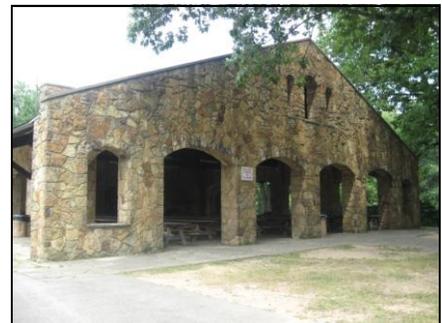
Probable Cost: \$8,500



10. Shelter One Playground

Project Description: Renovate existing wood carpet surface material.

Probable Cost: \$1,726



11. Stone Pavilion

Project Description: Repair existing stone floor and walkway to remove trip hazards; repair the existing split-rail fence; replace missing handicap parking sign; install conduit for telephone wires.

Probable Cost: \$50,137

12. Stone Pavilion Playground

Project Description: Renovate existing wood carpet surface material.

Probable Cost: \$4,140



Part 6 – Master Site Plans

13. Lions Pavilion Playground

Project Description: Replace existing playground equipment with park-grade apparatus.

Probable Cost: \$85,422



14. Main Pavilion

Project Description: Paint all interior and exterior surfaces; renovate existing kitchen and restrooms; improve access per ADA standards and replace signage in accordance with report and estimate prepared by MacBracey Corporation General Construction Contractors and Saint's Painting Company dated 10/8/12.

Probable Cost: \$985,320



15. Main Pavilion Playground

Project Description: Renovate existing wood carpet surface material; replace existing swing seats and chains; replace spring animal with play structure appropriate for same age group; repaint the existing climber; address exposed concrete foundations at bench locations; replace signage.

Probable Cost: \$15,333



16. Log House

Project Description: Replace missing attic window and eave boards.

Probable Cost: \$1,380



City of Washington & the Borough of East Washington Comprehensive Parks and Recreation Plan

17. Way-Finding Directional Signage

Project Description: Replace existing way-finding directional sign located on Dunn Avenue; install way-finding directional signs at Main Pavilion and at Stone Pavilion.

Probable Cost: \$20,700



18. Trash Receptacles

Project Description: Replace forty (40) existing trash receptacles and lids.

Probable Cost: \$16,560



19. WYB Colt/Palomino Fields

Project Description: Replace two (2) existing bleachers with code-compliant new bleachers.

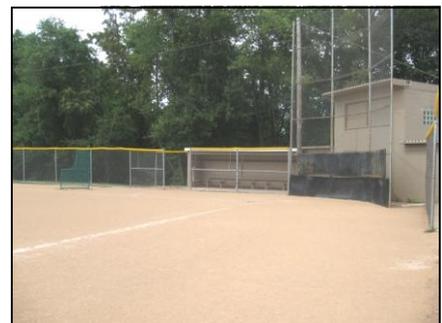
Probable Cost: \$21,144



20. WYB Pony Field

Project Description: Clean out clogged catch basins along Park Road.

Probable Cost: \$1,416



21. WYB Bronco Field

Project Description: Replace five (5) existing bleachers with code-compliant bleachers; replace existing batting cage with self-supporting batting cage (no guy wires).

Probable Cost: \$57,616

Part 6 – Master Site Plans

22. WYB Mustang Fields

Project Description: Replace four (4) existing bleachers with code-compliant bleachers; regrade existing gravel parking area to remove pot holes and improve drainage.

Probable Cost: \$48,576



23. WYB Shetland and Pinto Fields

Project Description: Repair existing dug-out roof and replace netting along right field line (Pinto); repaint existing scoreboard poles (Shetland); regrade existing gravel parking area to remove pot holes and improve drainage.

Probable Cost: \$11,730



24. TWIST Fields

Project Description: Replace twelve (12) existing bleachers with code-compliant bleachers; remove debris (broken bleachers); repair shingles and siding on existing pavilion (field #5); improve ADA accessibility to existing restroom building; regrade existing gravel parking area to remove potholes and improve drainage.

Probable Cost: \$171,052



25. ADA Accessible Port-A-Johns

Project Description: Utilize ADA accessible port-a-johns

City of Washington & the Borough of East Washington Comprehensive Parks and Recreation Plan

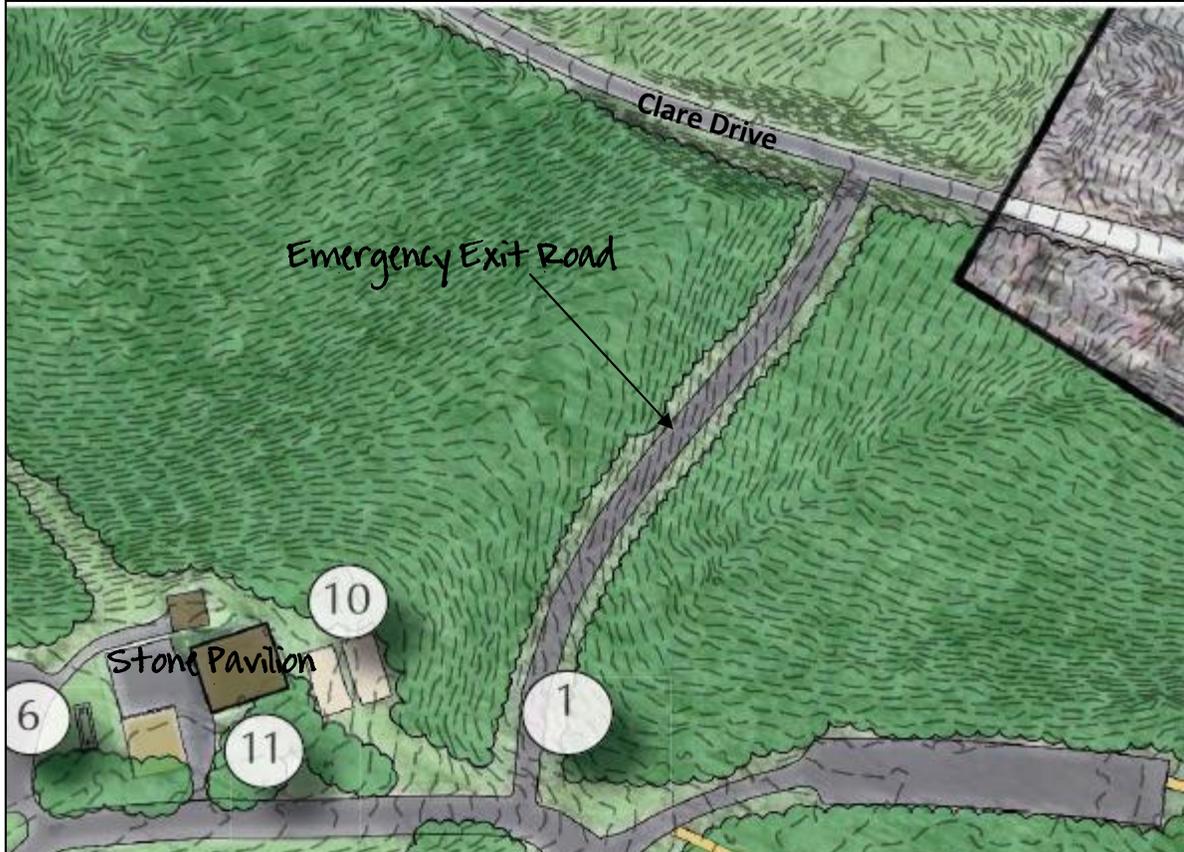
New Facilities Projects

The following new facilities projects are recommended to improve and enhance the park and recreation environment within the Washington Park property. Map 6.5: Washington Park Master Site Plan depicts the locations of each proposed project. Project numbers correspond to those shown on the map, are for reference only and are not an indication of ranking or priority: Detailed cost estimates for the recommended new facilities projects can be in Appendix F6.

1 Emergency Exit Road

Project Description: Construct a paved road twenty-eight (28) feet wide connecting Park Road to Clare Drive in accordance with previous study and cost estimate prepared by Engelhardt-Power & Associates, Inc. Consulting Engineers dated 6/16/97, adjusted for inflation and current regulatory requirements.

Probable Cost: \$515,776

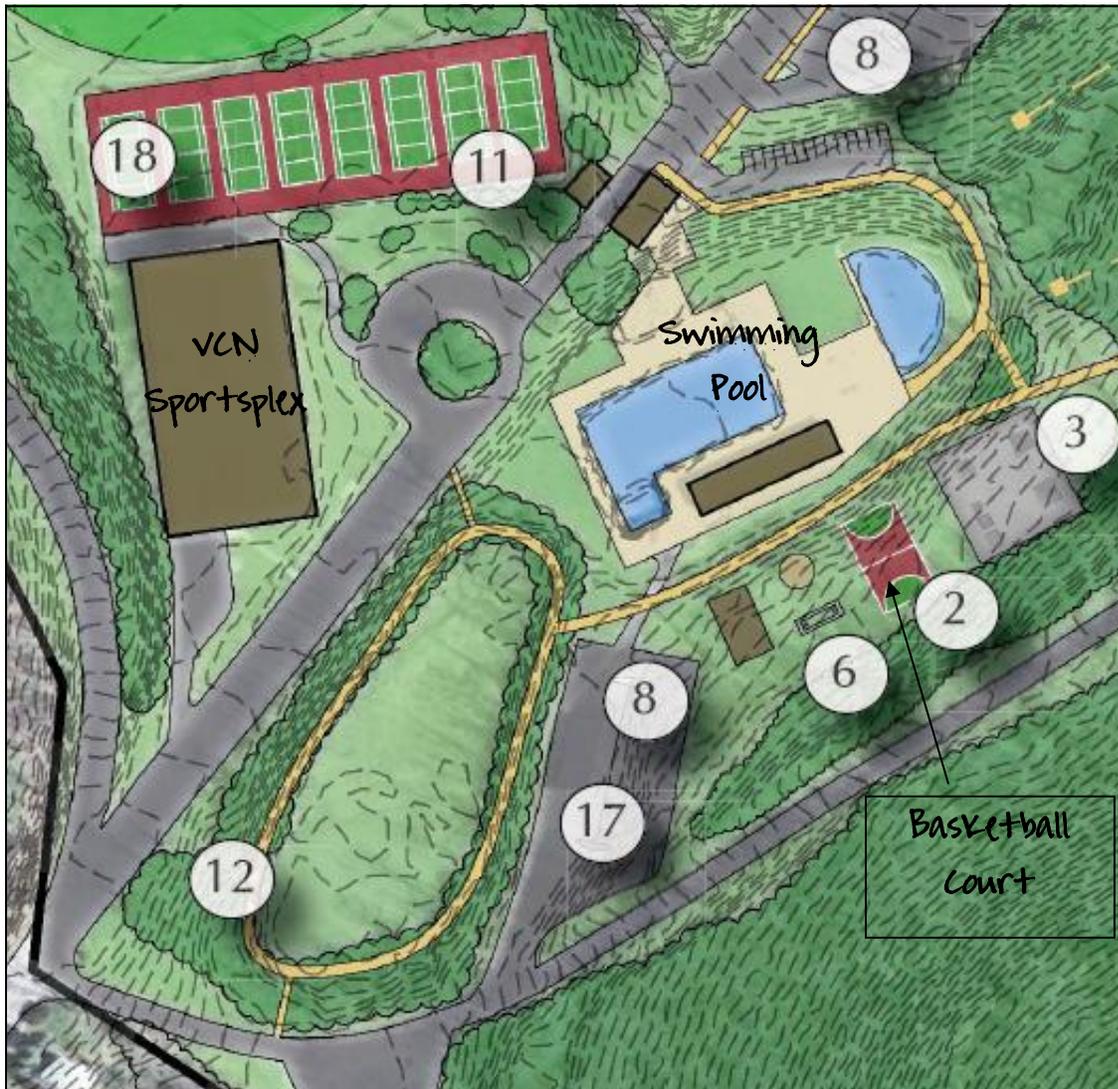


Part 6 – Master Site Plans

2 Basketball Court

Project Description: Install a basketball court east of the swimming pool complex including fencing, benches, signage and lighting. Parking for the proposed basketball court to be provided in the proposed parking lot located southeast of the swimming pool complex.

Probable Cost: \$155,003

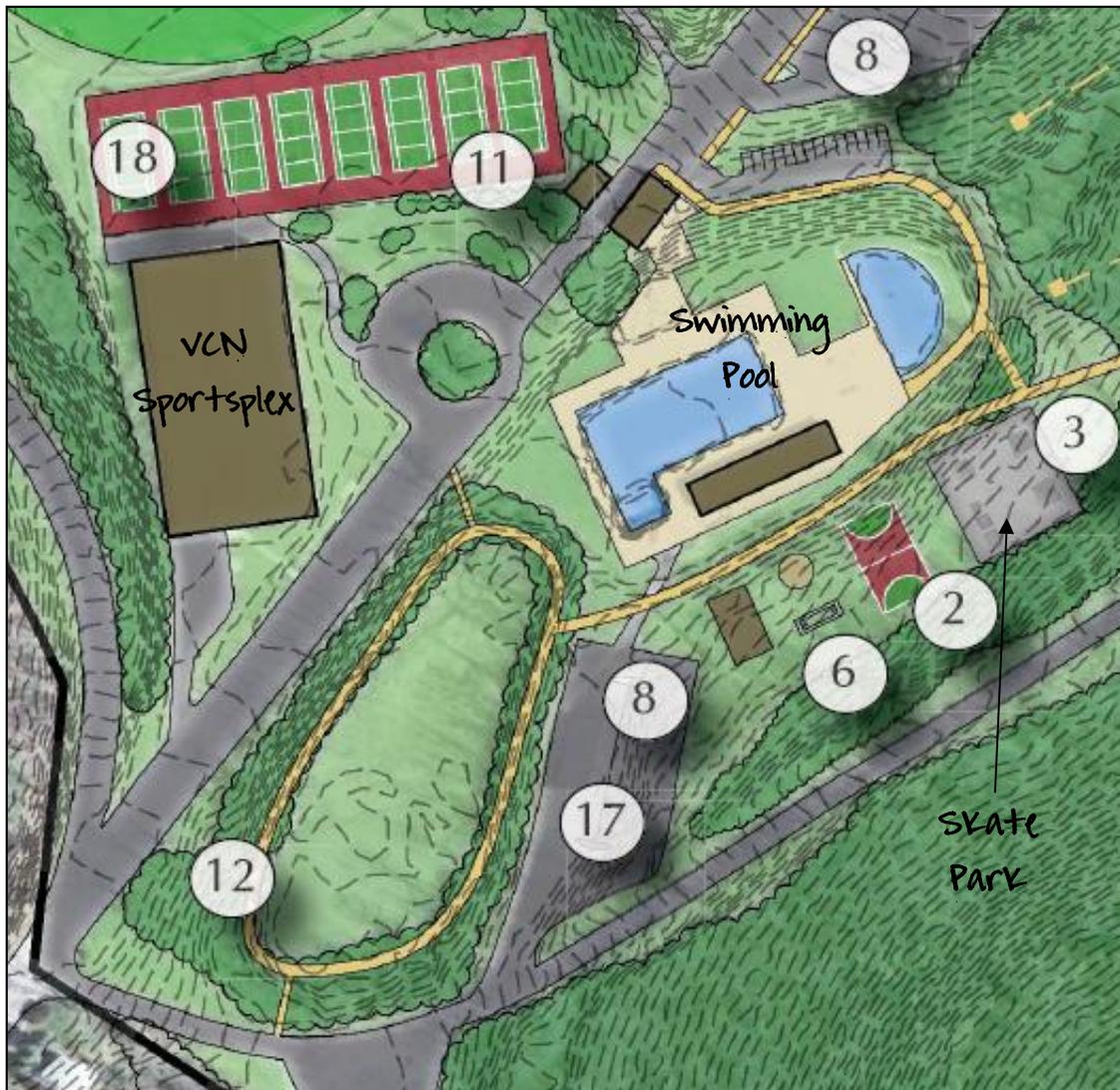


City of Washington & the Borough of East Washington Comprehensive Parks and Recreation Plan

3 Skate Park

Project Description: Install a paved skate park approximately 100 feet long by 100 feet wide east of the swimming pool complex including ramps, benches, signage and lighting. Parking for the proposed skate park to be provided in the proposed parking lot located southeast of the swimming pool complex.

Probable Cost: \$326,537



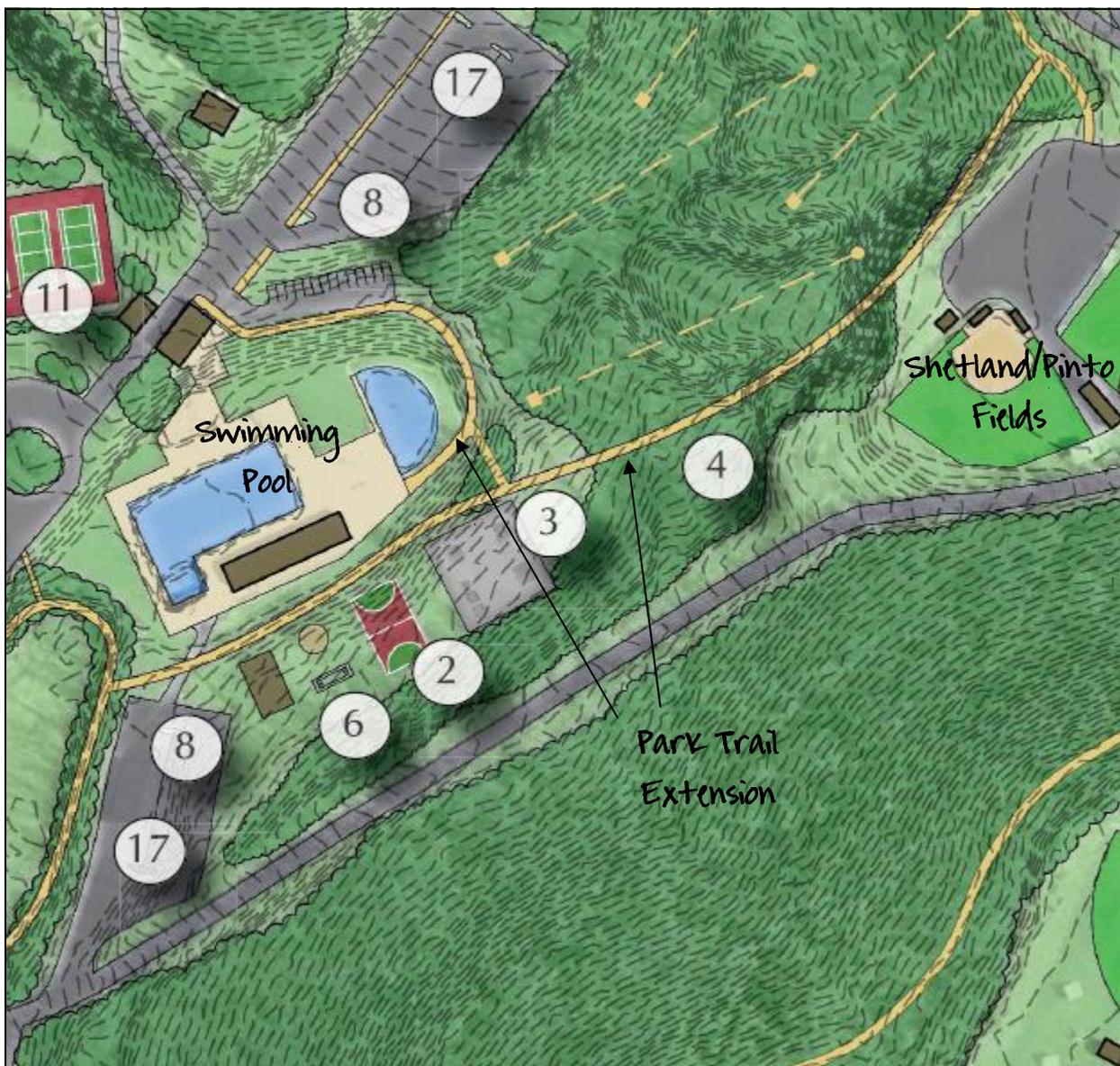
Part 6 – Master Site Plans

4

Park Trail Extension

Project Description: Install a crushed stone trail six (6) feet wide and 1,200 feet long from Shetland/Pinto Fields to The Pond (stormwater detention basin) including benches and trail signage.

Probable Cost: \$112,056

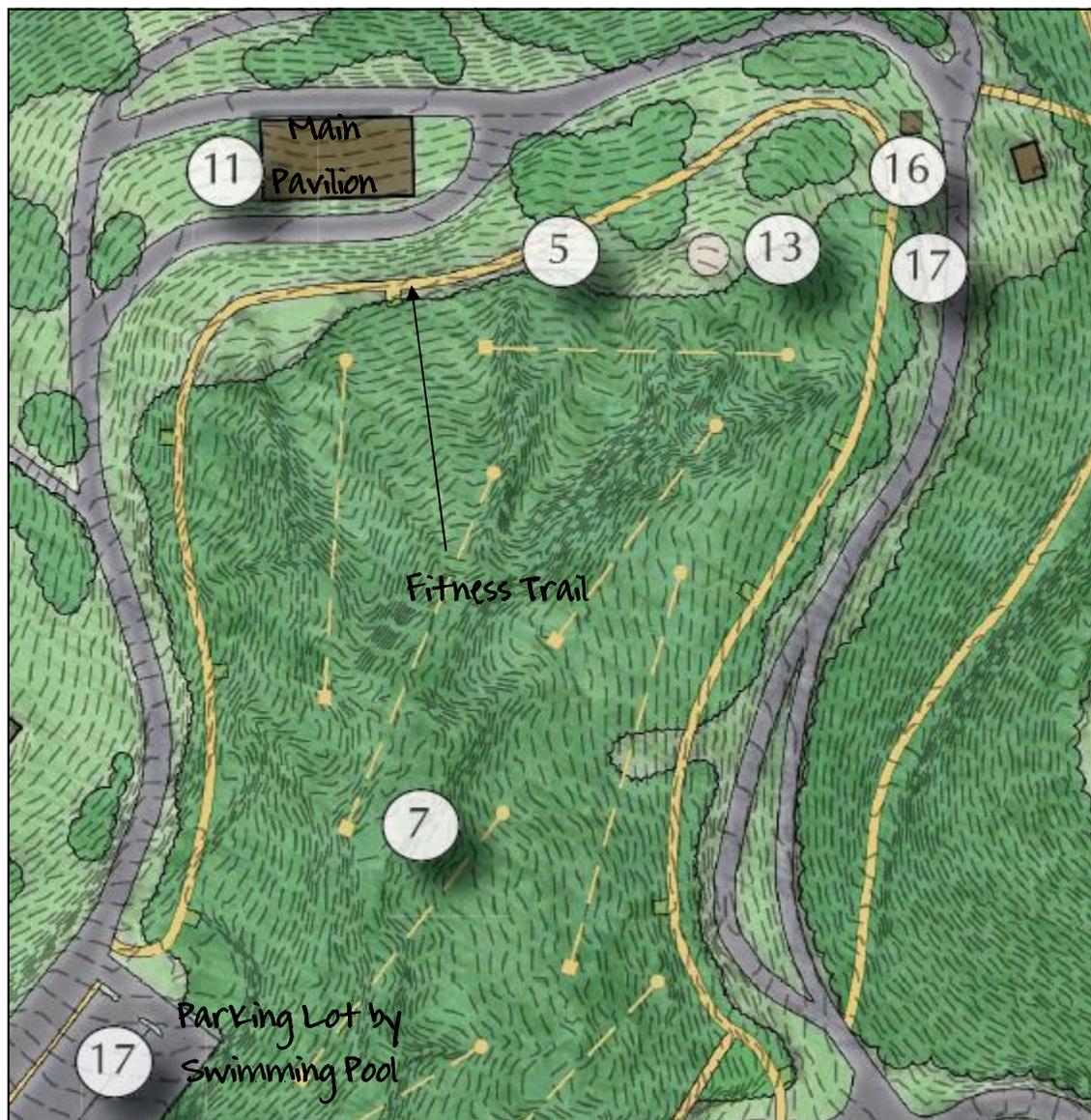


City of Washington & the Borough of East Washington Comprehensive Parks and Recreation Plan

5 Fitness Trail

Project Description: Install a crushed stone fitness trail six (6) feet wide and 1600 feet long from the parking lot located north of the swimming pool to the parking lot located at Shetland/Pinto Fields including ten (10) fitness stations, two (2) exercise apparatus per station, benches and fitness trail signage. Parking for the proposed fitness trail provided in existing parking lots located north of swimming pool complex and at Shetland/Pony Fields.

Probable Cost: \$168,333



Part 6 – Master Site Plans

6

Cornhole Courts

Project Description: Install a permanent pre-cast concrete cornhole game court at the Stone Pavilion, Kiwanis Pavilion and Lions Club Pavilion.

Probable Cost: \$4,968



City of Washington & the Borough of East Washington Comprehensive Parks and Recreation Plan

7 Disc Golf Course

Project Description: Install a 9-hole disc golf course in the area located north of the swimming pool complex and bounded by Park Road including two (2) tees and three (3) basket placements per hole, benches and disc golf course signage. Parking for the proposed disc golf course provided in existing parking lot located north of swimming pool complex.

Probable Cost: \$44,589



8 Swimming Pool Handicap Parking

Project Description: A study of the existing swimming pool complex conducted as part of the Washington Park planning process recommended installing fourteen (14) ADA code-compliant handicap parking spaces near the existing swimming pool point of entry or at an alternate point of entry located southeast of the swimming pool complex. The final decision on point of entry will determine the location for handicap parking.

Option #1: North of the swimming pool complex near the existing point of entry including walkway, ramps, lighting and signage.

Probable Cost: \$250,623

Option #2: Southeast of the swimming pool complex near the alternate point of entry including walkway, ramps, lighting, signage and relocation of Lion Pavilion and playground.

Probable Cost: \$144,031



City of Washington & the Borough of East Washington Comprehensive Parks and Recreation Plan

9 Dog Park

Project Description: Install a two-acre dog park north of the existing maintenance building access drive including fence, gates, pet waste station, drinking fountain, benches and dog park signage. Separate fenced areas provided for dogs less than thirty (30) pounds and dogs more than thirty (30) pounds. Parking for the proposed dog park provided in the proposed parking lot located along the maintenance building access drive.

Probable Cost: \$70,436



Part 6 – Master Site Plans

10 Sand Volleyball Courts

Project Description: Install two (2) sand volleyball courts east of Stone Pavilion including benches, fencing and sand volleyball signage. Parking for the proposed sand volleyball courts provided in the existing parking lot located west of Stone Pavilion and the existing parking spaces along Park Road.

Probable Cost: \$31,686

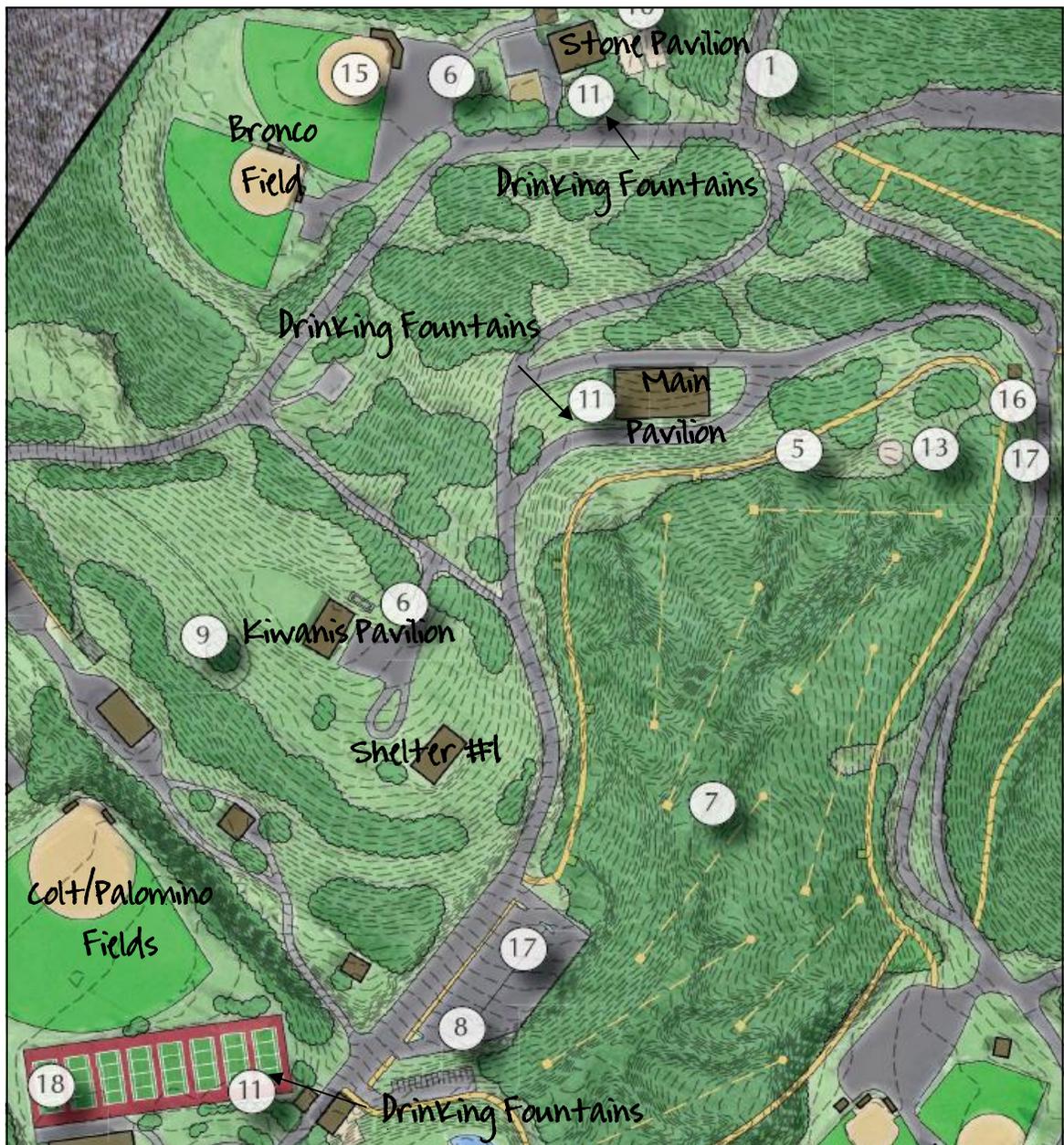


City of Washington & the Borough of East Washington Comprehensive Parks and Recreation Plan

11 Drinking Fountains

Project Description: Install a drinking fountain at Stone Pavilion, Main Pavilion and at the Tennis Courts.

Probable Cost: \$3,600 each x 3 = \$10,800

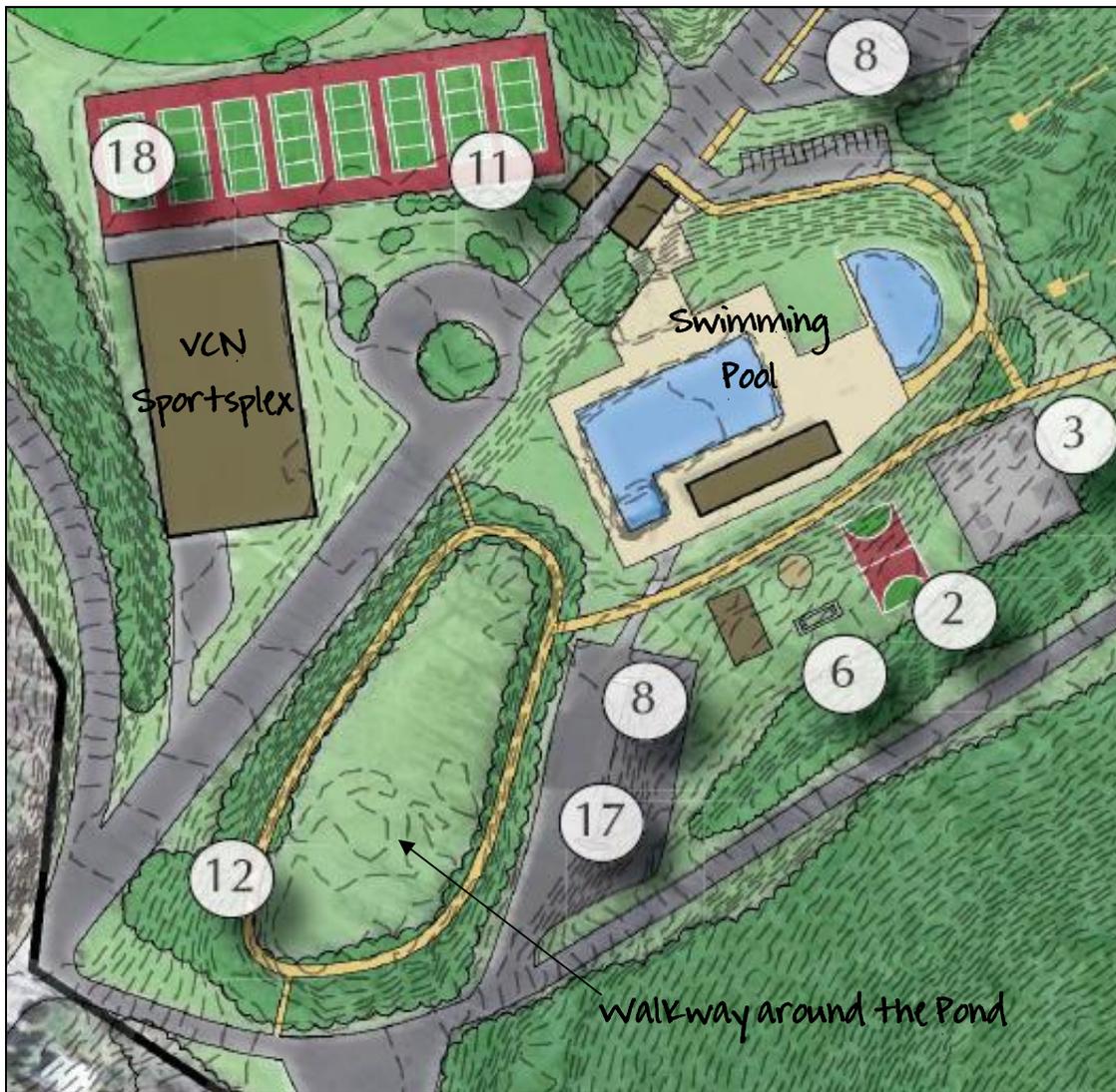


Part 6 – Master Site Plans

12 Walkway Around The Pond (Stormwater Detention Basin)

Project Description: Install a crushed stone trail six (6) feet wide and 1250 feet long around the existing stormwater detention basin (pond) including benches, trail signage and trail connections to existing parking areas located in the vicinity of the pond.

Probable Cost: \$122,531



City of Washington & the Borough of East Washington Comprehensive Parks and Recreation Plan

13 Stage/Natural Amphitheater

Project Description: Construct a raised concrete stage 40 feet in diameter at the low point of the existing south facing slopes (natural amphitheater) located between Main Pavilion and Log House including steps, ramps, railings, fabric canopy and electrical service. Parking provided in existing parking lots and in parking spaces proposed along one side of Park Road east of stage.

Probable Cost: \$203,579

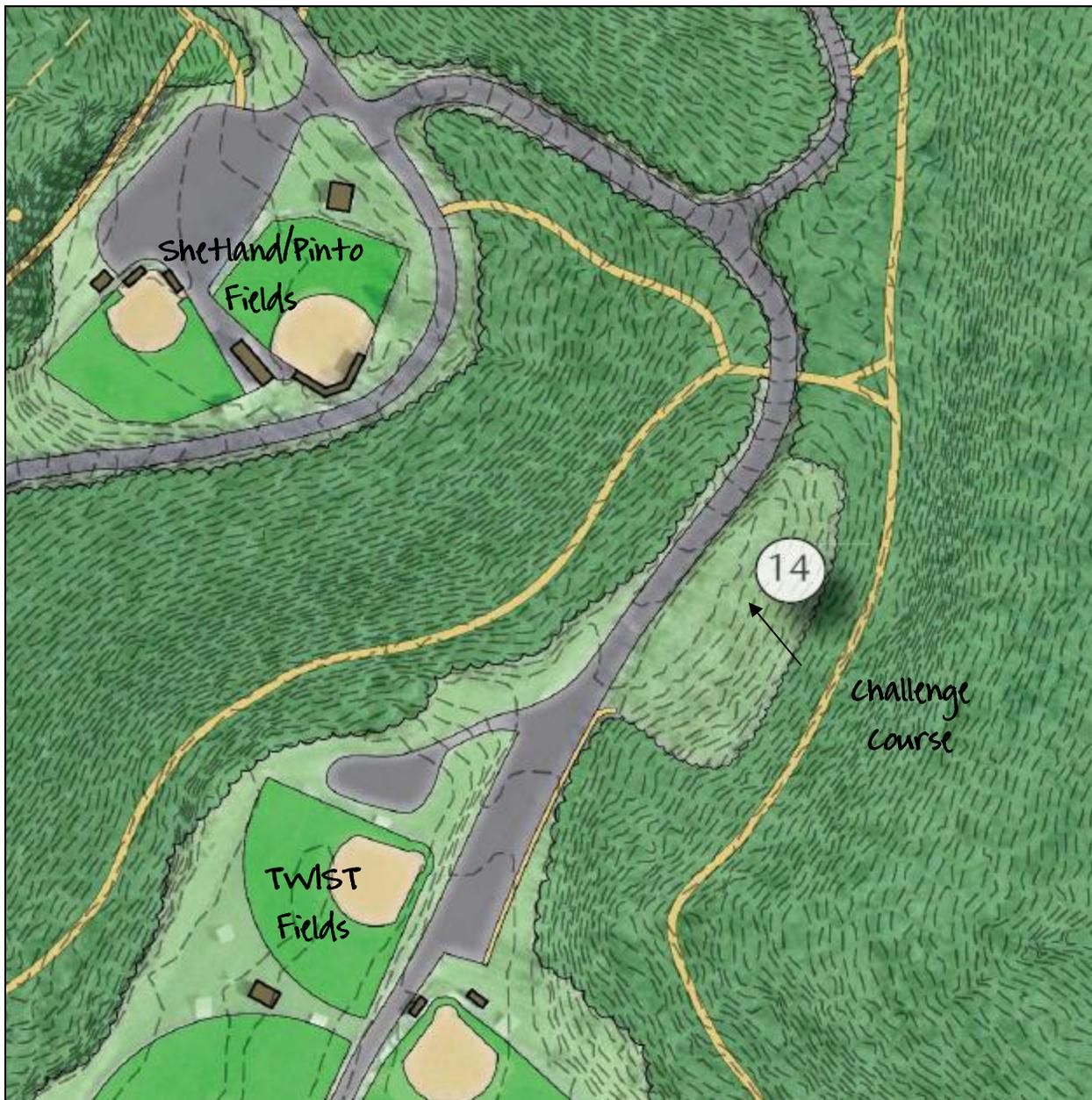


Part 6 – Master Site Plans

14 Challenge Course

Project Description: Construct a challenge course north of TWIST Fields including high and low elements (alpine tower, climbing wall, rope bridge, zip line, for example) benches and challenge course signage. Parking for the proposed challenge course provided in the existing parking lot located north of TWIST Fields.

Probable Cost: \$189,130



City of Washington & the Borough of East Washington Comprehensive Parks and Recreation Plan

15 Seasonal Ice Skating Rink

Project Description: Erect a seasonal ice skating rink on Bronco Field located west of Stone Pavilion for use from Thanksgiving Day through the end of February. The ice skating rink and all related appurtenances to be provided by qualified vendor who will be responsible for set-up, take-down and storage. Parking for the proposed skating rink to be provided in the existing parking lot located west of Stone Pavilion.

Probable Cost: \$_____ rent/year

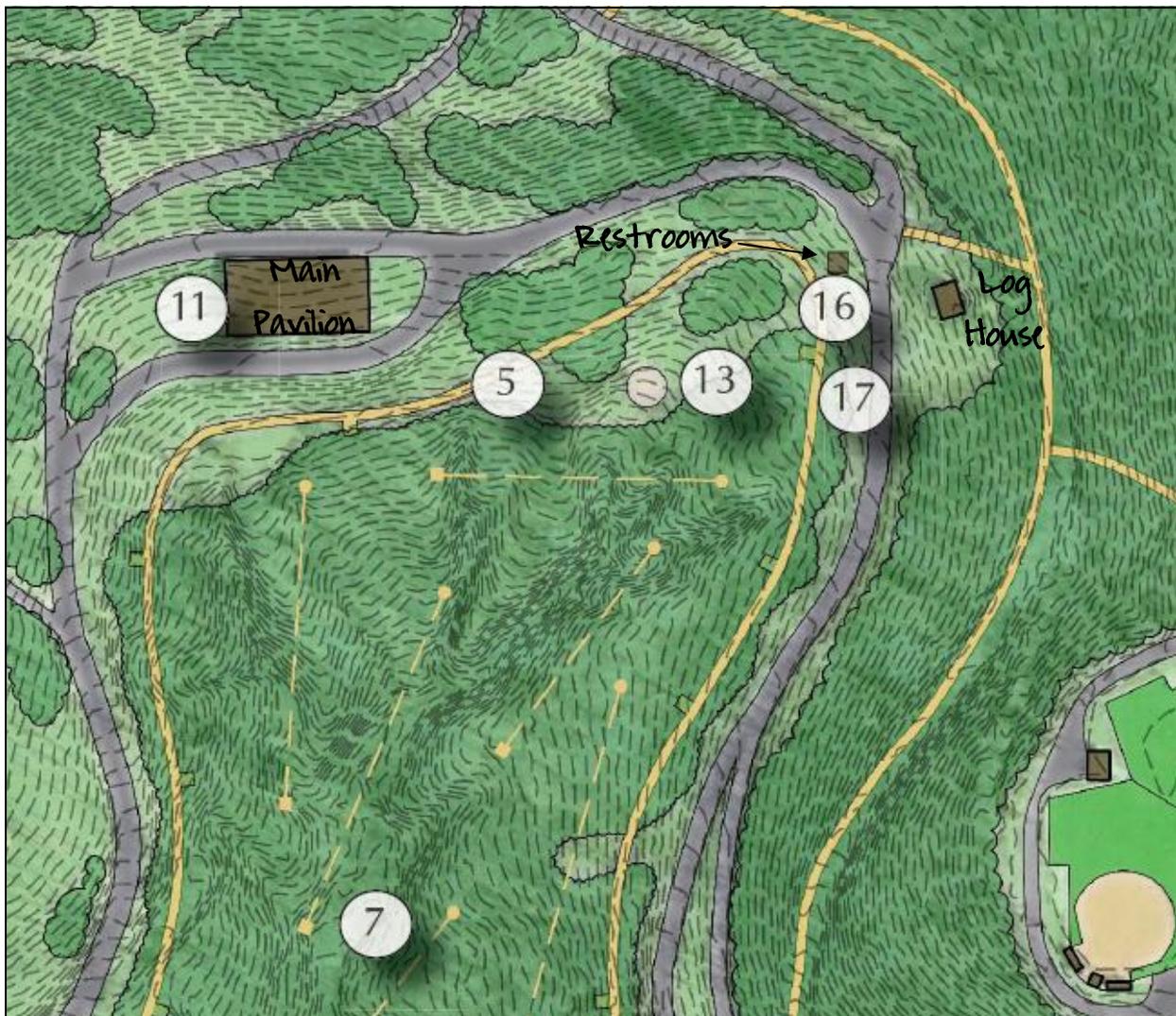


Part 6 – Master Site Plans

16 ADA Code-Compliant Permanent Restroom

Project Description: Install a permanent pre-fabricated ADA code-compliant restroom building with separate facilities for men and women served by water, sewer and electric at location south of Park Road midway between Main Pavilion and Log House.

Probable Cost: \$109,020



City of Washington & the Borough of East Washington Comprehensive Parks and Recreation Plan

17 Parking Areas

Project Description: Install paved parking areas including walkways, ramps, lighting and signage at the following four (4) locations:



Part 6 – Master Site Plans

Probable Cost:

- A) North of the swimming pool complex (120 spaces)
\$585,287
- B) Southeast of the swimming pool complex (75 spaces)
\$730,735
- C) Along access drive west of maintenance building (50 spaces)
\$159,239
- D) Along park road east of proposed stage (30 spaces)
\$153,594

City of Washington & the Borough of East Washington Comprehensive Parks and Recreation Plan

18 Option: Repurpose Two Tennis Courts North of Neal Sports Center

Project Description: Remove two tennis courts located north of the Vernon C. Neal Sports Center and install either two basketball courts, two sand volleyball courts, or skate park including benches, fencing and signage.

Probable Cost including removal of tennis courts:

Basketball Courts \$163,870

Sand Volleyball Courts \$101,053

Skate Park \$257,710



Part 6 – Master Site Plans

Priority Projects

The proposed new facilities projects for Washington Park were ranked in order of priority, based upon need, by the Steering Committee. High priority projects indicate that the City should try to begin them within the next 1-3 years; medium priority projects should be undertaken within the next 4-7 years; and low priority projects should be undertaken within the next 8-10 years. However, the City should pursue each project as funding and opportunities allow.

High Priority Projects

- Priority #1—Swimming Pool Handicap Parking
- Priority #2—Drinking Fountains
- Priority #3—Parking Areas (Locations A and B)
- Priority #4—Cornhole Courts
- Priority #5—Dog Park
- Priority #6—New Restrooms

Medium Priority Projects

- Priority #7—Emergency Exit Road
- Priority #8—Basketball Court
- Priority #9—Walkway around Pond
- Priority #10—Parking Areas (Location D)
- Priority #11—Sand Volleyball Courts
- Priority #12—Skate Park
- Priority #13—Seasonal Ice Skating Rink
- Priority #14—Disc Golf Course

Low Priority Projects

- Priority #15—Natural Stage/Amphitheater
- Priority #16—Park Trail Extension
- Priority #17—Fitness Trail
- Priority #18—Parking Areas (Location C)
- Priority #19—Challenge Course