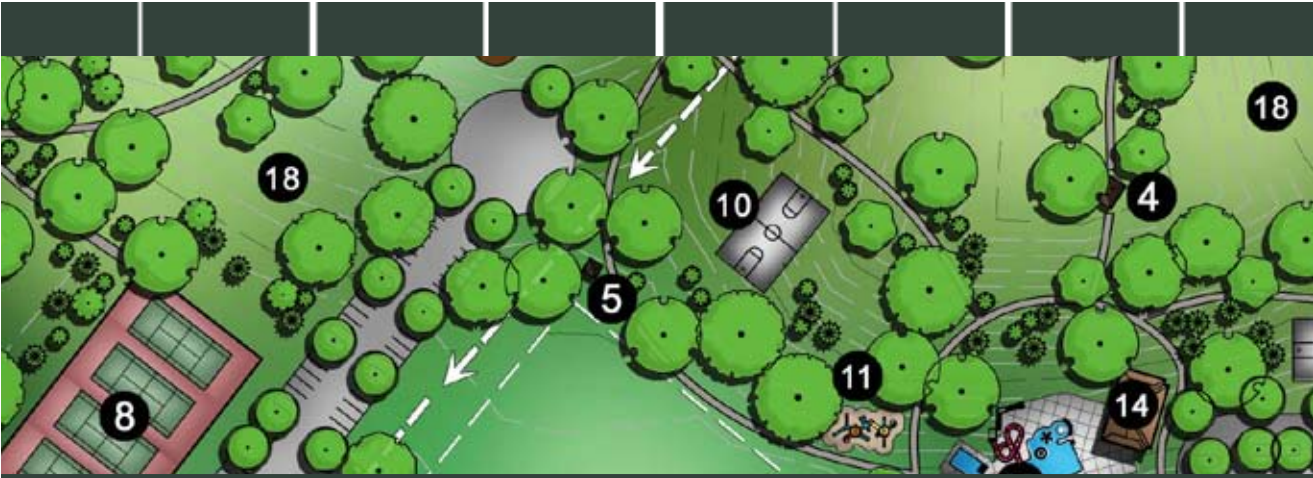


# Betz Park Master Plan



CHENEY, WASHINGTON

SHERRY PRATT VAN VOORHIS | LANDSCAPE ARCHITECTS



**CONTENTS**

EXECUTIVE SUMMARY•••3

PLANNING PROCESS &amp; PUBLIC PARTICIPATION NOTES•••5

EXISTING SITE CONDITIONS•••7

PARK CONCEPT DESIGN•••9

PROJECTED PHASED CONSTRUCTION COSTS •••18

APPENDIX •••24

## EXECUTIVE SUMMARY

### **Vision**

This study proposes a conceptual master plan for the Betz Property for the City of Cheney, Washington and the Southwest Spokane county region. The conceptual master plan can and shall be refined as funding sources are available and specific park component programming begins.

This summary reflects the collective values and ideas expressed by the citizens of Cheney, the County, others with interest toward specific park activities, and the community at large. The objective of this study was to develop recommendations for the following:

- Review the existing site assets and constraints.
- Develop a conceptual plan that includes: open space, multi-use fields, trails, and vegetation. Also included within the project area maybe the following facilities: Indoor pool, outdoor pool, community center, baseball complex, a skate park, playground; baseball, softball and little league fields, tennis courts, restrooms and associated parking areas.
- Identify problem areas such as drainage, pedestrian and automotive circulation, and propose preliminary solutions and their general locations.
- Provide an approach to construction phasing based on financial estimation.

### **The Background**

The City of Cheney, Washington is a community of roughly 10,000 people. The City is located southwest of Spokane, in the southwest region of Spokane County. Cheney is home to Eastern Washington University, and the community services residents of southeast Spokane County, northern Whitman County, and easterly portions of Lincoln County. Betz park property is located on the northern boundary of the City of Cheney. The Betz property is bordered to the south by Betz Road and on the west by South Betz Road. The property was purchased using multiple funds from the City, RCO and County Grants.

### **The Need**

The initial design began with a review of the City of Cheney's *Comprehensive Parks and Recreation Plan 2006*. This plan served as the catalyst in identifying the community's needs (Refer to appendix Figure 1). In conjunction with this report, a series of public meetings was held that strengthened and identified specific needs and desires for the park. Park Board members recognized that needs and desires were being determined by a small percentage of special interest groups that may, or may not; represent the views of the community at large. Therefore a survey was prepared and submitted with residents' monthly utility bill. The information gathered from this process reaffirmed and strengthened the desires of the citizens. Three concept plans were merged into a final master plan that illustrates the needs and desires of participants involved in the public process and design of the project.

### **Conceptual Design Selection**

Based on public input, cost estimates, site location and knowledge of desired amenities, Sherry Pratt Van Voorhis has developed a conceptual master plan to be presented with the summary report for final public review and comment. The conceptual plan addresses critical recreation, wellness and fitness, economic, social and educational needs.

The conceptual master plan includes:

- Softball / Little League
- Baseball Field
- Indoor Aquatic Facility
- Outdoor Aquatic Facility
- Community Center
- Tennis Courts
- Open Playfields
- Playgrounds
- Skate Park
- Amphitheater
- Basketball Courts
- Dog Park
- Multi-use trail system
- Pedestrian Connection
- Picnic Shelters
- Restrooms
- Drainage Area
- Natural Meadows/Open Space
- Park Entrance
- Views
- Park Sign
- Buffer

### **Construction Cost Estimates**

The Betz Park Master Plan probable cost of construction is broken into phases. The Park phasing is based on project funding opportunities as well as a progressive strategy that allows development from a developed right of way outward. The projected costs provide the City with a look into the future as they move forward with park funding strategies and park construction projects. If Betz Park were developed at the current time, burden for the current population may be more than voters are willing to accept. However, by approaching funding in phases, the project has a greater chance of success by receiving adequate funds from the community and from grants. The information provided is based on historic bidding, projected construction, and a broad understanding of the construction market.

## PLANNING PROCESS & PUBLIC PARTICIPATION NOTES

### The Process

By facilitating the public process, many concerns, wants and needs were expressed by the community. Two public meetings were held to gather information regarding the future of Betz Park.

Beginning March 28, 2008 the first of two public workshop/charrettes were conducted with citizens of the City of Cheney. Approximately 75 people attended the March 28th workshop to share their ideas, offer input and feedback to a PowerPoint presentation that illustrated various programmatic elements that could potentially be included in the park master plan. Citizens were lead through a series of brainstorming exercises that generated a myriad of ideas and suggestions the design team then used to create 3 different concepts for the park master plan.



On May 1, 2008 the three master plan concepts were presented to the Park Board and citizens along with results of the *Comprehensive Parks and Recreation Plan 2006* report that illustrated current and projected park needs for the community. Citizens were encouraged to circulate among workstations and provide facilitators with feedback on the three master plan options that were presented. Citizens also completed the first of two surveys soliciting opinions on various aquatic features, ball fields, and trail system options. A total of twenty-eight (n=28) surveys were returned. (Refer to appendix Figure 2). At the end of the meeting it was determined that a few special interest groups were strongly represented at both the March 28 and May 1 meetings, therefore a more accurate representation of the general public's view was needed to corroborate findings. A second survey was then devised and mailed to utility customers for additional feedback.

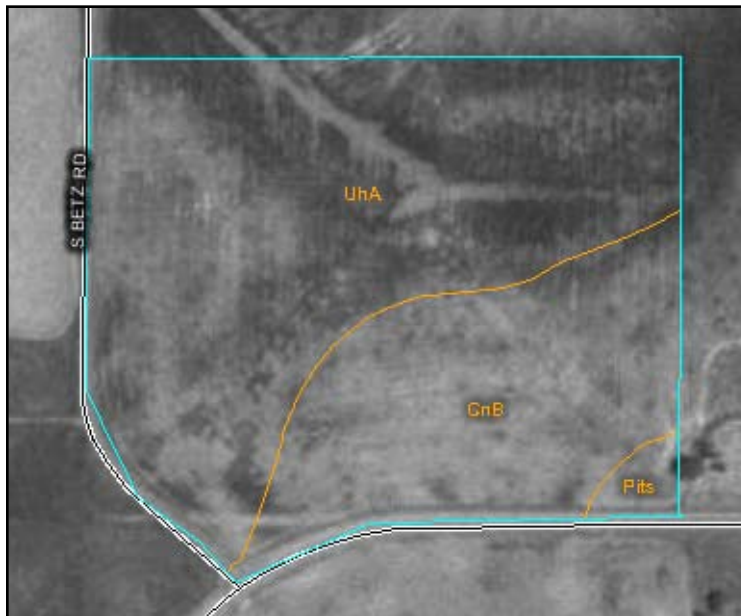
By July 21, 2008 a total of 379 surveys were returned from citizens that asked participants to rank order their preference of proposed park amenities, elements and uses of the aquatics facility, and priorities of ball fields. Results of the survey were tabulated and presented to City staff; the completed surveys remain on file with the Director of Parks and Recreation for the City of Cheney (Refer to appendix Figure 3). Staff agreed that the final survey was an accurate representation of the public's opinion and further corroborated findings from the previous workshops and survey that had been conducted. The design team was instructed to move forward and refine Concept #2 – the design most favored by the public.

On August 7, 2008 results of the citizen survey and a refined Concept #2 was presented to the park board. The absence of park board members resulted in lack of a quorum, so the project was put on hold until the City Administrator gave approval to move forward with costing and phasing for the project.

On September 11, 2008 the probable cost of construction and potential phasing of a refined Concept #2 was presented to City staff. (Refer to appendix Figure 4)

## EXISTING SITE CONDITIONS

The 50-acre site is located immediately outside the city limits of Cheney, Washington, on the corner of Betz Road and South Betz Road. Previous land use consists of agriculture farmland. The site is comprised of a gently rolling hill with slopes that range from 0 to 20 percent with the highest point located along the northern most border of the parcel. Slopes flatten out to 0 percent as it reaches the southern portion of the site adjacent to Betz and South Betz Road. (See Image Below) Poorly draining soils are found in the south west corner of the site where standing water is a common occurrence throughout the spring months. The issue of standing water will need to be addressed if future development occurs in this area of the site.



The NRCS USDA Soils Survey indicates that Uhlig silt loam (UhA) can be found over 65 percent of the site and in areas where slopes are steepest. The remaining portion of the site consists of Cheney and Uhlig silt loam (CnB). Less than 2 percent of the site is comprised of 'Pits' located along the southeast corner of the site. These soil types are considered highly susceptible to wind, rill and sheet erosion given their K value of 5. K factors range from 0.02 to 0.69—the higher the value the more susceptible soils are to erosion.

The majority of new housing development within the city of Cheney is occurring on the north side of the community. At present there is no development around the perimeter of the site. However, a single family housing development is proposed along the east border of the site; and a multifamily development is currently under construction directly south of the site, opposite Betz Road. Agriculture land is located along the entire west side of the site. It is anticipated that sometime in the future housing will also border the northern most portion of the site. This suggests the potential for hundreds of new families to reside within a 1-mile radius of the proposed park. Another significant factor is the location of the district middle school and high school. The middle school is located within a quarter mile of the proposed park; and the high school within 1-mile. The proximity and of schools, new neighborhoods and demographics suggests that young people and families will be a predominate user of the park.

Vehicular access to the site is extremely easy from Betz Road and Washington Street. However, this poses a significant conflict to pedestrian foot traffic. Currently no sidewalks exist along Betz Road. The roadway receives considerable traffic as one of the primary means of access to Eastern Washington University and new housing developments located on the north side of the city. Pedestrian safety features will need to be considered when the park master plan is implemented.

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## PARK CONCEPT DESIGN

### **The Concepts**

After evaluating information from city officials, special interest groups, citizens, and reviewing city reports, three concepts were developed for the Betz Park Master Plan. These concepts reflect the community's need for more ball fields, sports courts, a skate park, an improved aquatic facility, in addition to other park components. The three representative plans reflect design solutions for varied degrees of need identified in the *Comprehensive Parks and Recreation Plan 2006*. Although the *Comprehensive Parks and Recreation Plan 2006* identifies one golf course as a community need; an early discussion with city staff determined this amenity is not feasible considering the size of the site. Therefore a golf course was not explored in any of the master plan options for Betz Park.

### Concept 1—The 50 Acre

Of the three concepts, Concept 1 represents the most basic needs recognized by the *Comprehensive Parks and Recreation Plan 2006*. The following description identifies key elements and features of the park.

Primary access to the park is located off of Betz Road which lies along the southern most border of the site. The entry drive bisects the park and ends in a parking area that provides approximately 250-stalls designed to serve visitors of baseball, soccer, aquatics and amphitheatre facilities. The community center and aquatics facility are strategically located at the terminus of the entry drive in the center of the park. These services, and their location within the park, serve as a focal point and create a destination for visitors. Other features located in close proximity to the community center and aquatics facility include a 500-seat amphitheatre, three basketball courts, restroom facilities, a playground, and skate park.



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a playground, and skate park.

Two secondary access points to the park lie to the west along South Betz Road. Approximately 90-parking stalls support visitors of the tennis courts, dog park, soccer fields and playground.

A multiuse, paved path system meanders throughout the site and provides connectivity to all features and activities occurring within park. The path system offers people the opportunity to walk, jog, bicycle, or inline skate in a safe and scenic environment.

The planting scheme for Concept 1 calls for traditional, manicured, and maintained turf

grass in the areas where soccer fields and ballparks are located. Adjacent to these spaces are more heavily vegetated areas to the north and south. In these areas combinations of native and adapted trees, shrubs, and groundcovers are interspersed with ornamental plantings—in effect creating the nuance of an arboretum.

## Concept 2 –Betz Forest

Concept 2 provides an approach that meets current community needs while projecting forward to the next 5-years based on the *Comprehensive Parks and Recreation Plan 2006*. Primary access for Concept 2 is from the southeast corner of the site along Betz Road. An entry drive leads visitors along the eastern border of the site to a parking area that serves visitors of the aquatics facility, community center, baseball complex, skate park and basketball courts. Approximately 200-parking spaces are located in this area. The



aquatics facility may include such features as an outdoor lap pool, zero depth entry, water slides and a lazy river. Adjacent to the aquatics facility and community center is an RV park designed to serve visitors that may be competing in swim meets, baseball and soccer tournaments; or for those people that wish to bring their family to the park for a few days of fun and frolic.

The baseball complex is located in the southeast corner of the site and provides three softball / little league fields; in addition to one NCAA standard baseball field. Restroom and picnic facilities are located in the center of the baseball complex. Easy pedestrian access within the complex is

provided via a paved, multiuse path system that connects to all destinations and amenities within the park.

Secondary access to Betz Park is located along the west border of the site off South Betz Road. Parking for approximately 190-cars is provided along both sides of the looping drive and terminates in a cul de sac at the 500-seat amphitheatre. Visitors accessing the west side of the park may enjoy the use of three soccer fields, basketball courts, a dog park, four tennis courts, two playgrounds and tot lots. Restroom facilities are strategically located in areas of concentrated high use; such as the soccer and baseball fields, amphitheatre, and basketball courts nearest the RV park.

The multiuse, paved path system in this concept is more extensive than the path system proposed in Concept 1. The path loops through and around greenbelts to the north and

southwest areas of the park; while still providing direct access to each activity and amenity within the park. Asphalt paving affords ease of use to bicyclists, joggers, people on in-line skates, or cross-country skiers in the winter months.

The planting scheme for Concept 2 calls for the same traditional, manicured turf grass in areas where soccer and ballparks are located. However, differing uses are intentionally separated by heavily vegetated greenbelts. Combinations of native and adapted trees, shrubs, groundcovers and ornamentals provide park visitors with a richly textured and varied experience as people enjoy the park's many features. The most heavily vegetated areas lie along the north and southwest perimeters of the park where visitors will have the pleasure of walking, jogging, biking or skating through forested areas of the park.

### Concept 3—The Full Monty

Concept 3 represents the ultimate regional park destination experience. With the exception of an NCAA standard baseball field this design fulfills, and in some instances exceeds, the projected needs of the community in the year 2025 as described by the *Comprehensive Parks and Recreation Plan 2006*.

A tree lined boulevard located at the southeast corner adjacent to Betz Road creates a gateway that welcomes people to Betz Park. Once inside the park, circulation and parking is focused through the center and along the western boundary of the site where people will find a secondary access point at South Betz Road. Approximately 525-parking stalls bisect the north and south sides of the site while providing easy access to each amenity within the park.



The centrally located community center and aquatic facilities are housed in the same building and act as “The Hub” around which all other activities take place. The aquatic facilities may contain an indoor lap pool, outdoor wave pool, lazy river, slides, zero depth entry and area for young children. The 500-person amphitheater, with adjacent picnic shelter and restroom facilities, is located to the northwest of the aquatic facility along with a play field to the west. An RV park is nestled adjacent to the aquatic facility; and once again offers people the option of bring their families for an extended stay at Betz Park.

Two softball complexes are located in the northeast and southeast corners of the site and provide the community with four softball fields and four little league fields. Due to space constraints in this highly programmed design option, not enough space remained to incorporate an NCAA standard baseball field. Picnic structures and restrooms facilities are strategically located in the center of each softball complex. Situated between the two softball complexes people will encounter two basketball courts and a skate park.

The remaining southern half of the park contains three soccer fields, a dog park, two playgrounds with tot lots, a basketball court, restroom and picnic facilities. All of these features are connected by a multi-use, paved path system that provides easy access to park amenities. People in search of leisure activities like walking, biking, jogging, in-line skating and cross country skiing during the winter months have the option of utilizing the path system for these purposes.

The use of greenbelts and expansive vegetative spaces is somewhat limited in Concept 3 because park amenities occupy much of the site. The majority of the southern portion of the site will be vegetated with traditional, manicured turf where soccer fields and softball complexes are located. A small vegetated buffer comprised of native trees, shrubs, groundcovers and ornamentals can be found near the southwest corner adjacent to the dog park. Another, more extensive greenbelt wraps around the northern-most portion of the site and provides a buffer to people using the amphitheatre, aquatics facility and northeast softball complex.

**The Final Master Plan**

Concept 2 provides the foundation for the Betz Park Master Plan. Based on citizen feedback in multiple public meetings and results from the city wide survey, various amenities and design features were prioritized and incorporated into the final master plan for the park. City staff was instrumental providing input throughout the process, while helping prioritize and balance the needs of the community within the framework of the three concepts.



Visitors to Betz Park are welcomed by colorful signage, a pedestrian crossing, and tree lined boulevard located at the southeast corner of the site along Betz Road. As visitors enter the park they are directed toward the aquatic facility and community center where approximately 200-parking spaces are located. The aquatic facility may consist of an indoor lap pool and outdoor zero depth entry pool with water slides and lazy river. Nearby, visitors have full access to a basketball court, skate park, playground and tot lot, or the multi-use paved trail system that meanders throughout the 50-acre park.

A picnic shelter is strategically located in the center of the complex and is easily accessed via the multi-use trail system.

Three open play fields can be adapted for soccer, football, field hockey and other field sports is located immediately west of the baseball complex. In this area park visitors have access to basketball, a playground structure, restroom facilities, a dog park, and the multi-use paved trail system that loops its way along the southern border of the site.

Vehicular access to this area of the park is from South Betz Road where approximately 200-parking stalls are provided for park users. Visitors accessing the park from South Betz Road will discover four tennis courts, restroom facilities, another basketball court, access to the multi-use trail system, and a 250-seat amphitheatre where programs for concerts, theatre, and movies can be screened throughout the seasonal months of the year.

The use of vegetated buffers, greenbelts and open space is prevalent throughout the park. People using the play fields and baseball complex can expect to find traditional, manicured turf grass to play on, while open space regions consist of native dryland seed grass. Open space areas are purposely located in hilly regions of the park making them conducive to sledding, cross country skiing and snow shoeing activities during the winter months. During seasonal months of the year, these same open spaces and green belts can be adapted to disc golf and other sporting activities.

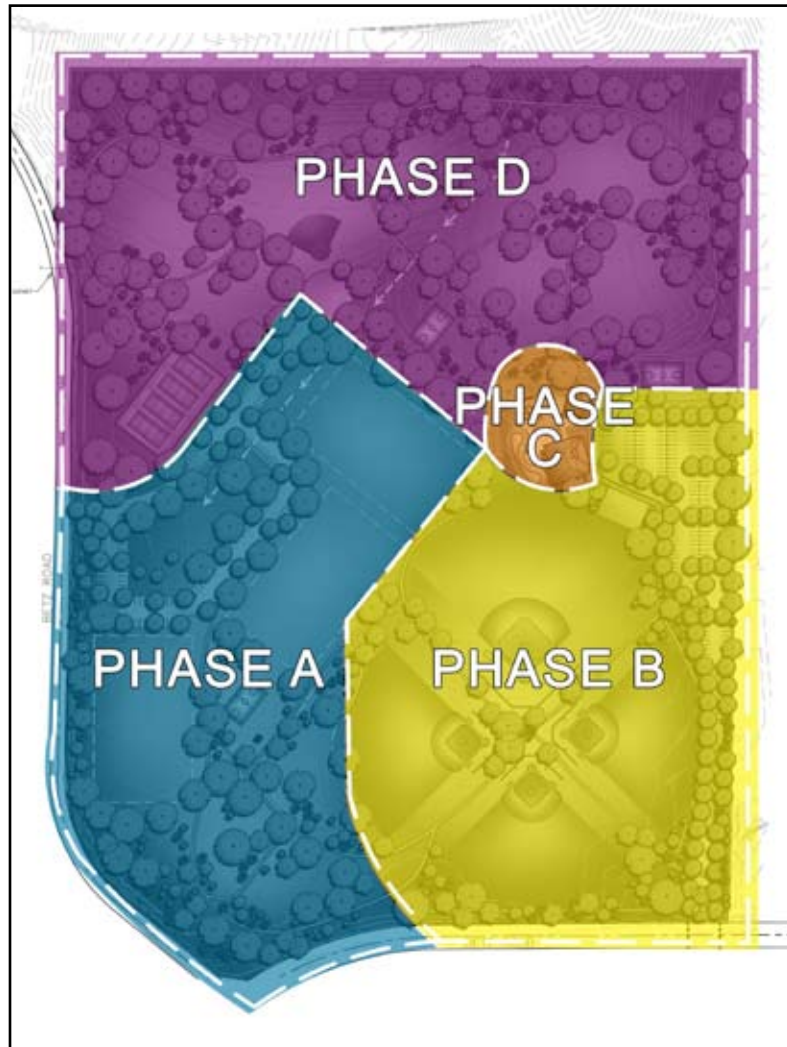
Vegetated buffers serve other functions as well. They are designed to buffer future residential housing anticipated along the east and north perimeter of the site. In specific locations along the southern border vegetation also serves the purpose of framing views into the park. A blend of native and adapted conifers and deciduous trees provides shade, filters breezes, and creates a rich, diverse, and highly textured environment. Plant material in the southwest corner of the site will be selected based on its ability to adapt to periodic wet conditions that pervade during the annual spring thaw.

## PROJECTED PHASED CONSTRUCTION COSTS

Costs associated with the Betz Park property will vary dependent upon funding, timing, and the construction climate. Funding may be in the form of grants, donations, in-kind donations, and capital improvement bonds. The general recommendation is to phase the park in such a manner that each phase supplements future phases. This may be in the form of infrastructure work sized according to master plan intentions.

The cost estimate was prepared with a number of proposed references and historic bidding information. Our experience, along with a local architect and engineering firm's references were compared and a number of assumptions were made. These assumptions included structure materials, general facility programming needs, material, and labor cost increases. Contingencies were added to address unforeseen constraints. Users of this information should recognize this opinion is based on broad information and that costs are subject to many factors that are beyond the preparer's control.

Along with this funding approach, we have included a phasing approach that provides a sequential build out. It is our opinion that construction should begin at the southwest corner of the property near Betz Road and South Betz Road and progress to the north. This approach would allow a progression of construction that is both aesthetically pleasing to users while allowing numerous major infrastructure components to be installed initially. This approach also limits disruption of previous phases while current phasing is under construction. The following is a general description of each phase. The order of description is based on our proposed phasing.

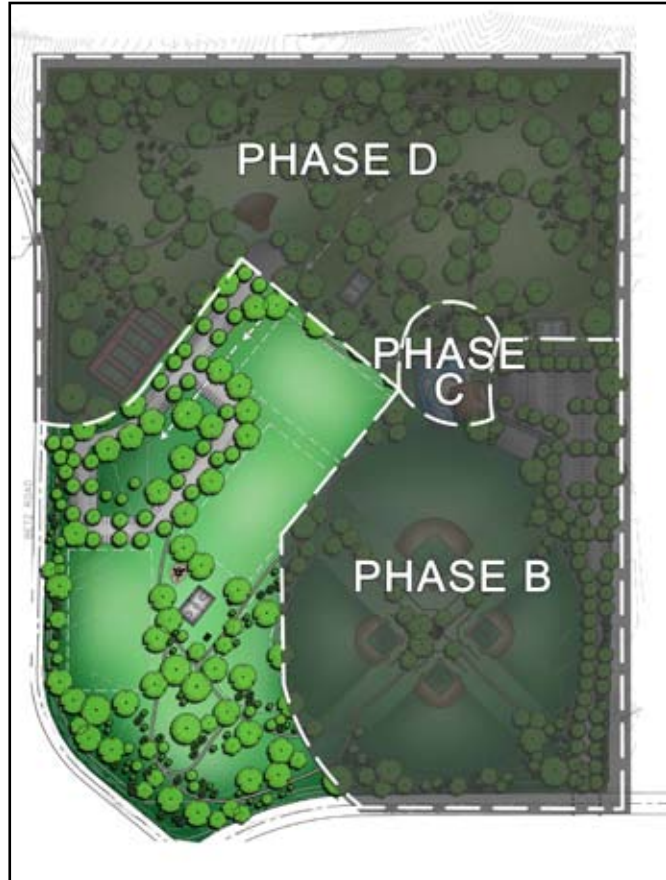


**Phase A**

Phase A shall include development of the Southwest corner extending into the central portion of the park as well as construction of the South Betz Road access. This approach would establish the following park features:

- Major Drainage Facility
- Open Play Fields
- Playground
- Basketball Court
- 1 Restroom
- Parking
- Dog Park
- Multi-use pathways
- Tree Plantings
- Park Sign

The probable cost of construction for this phase ranges from \$1,500,000 to \$1,700,000 (Refer to appendix Figure 5).



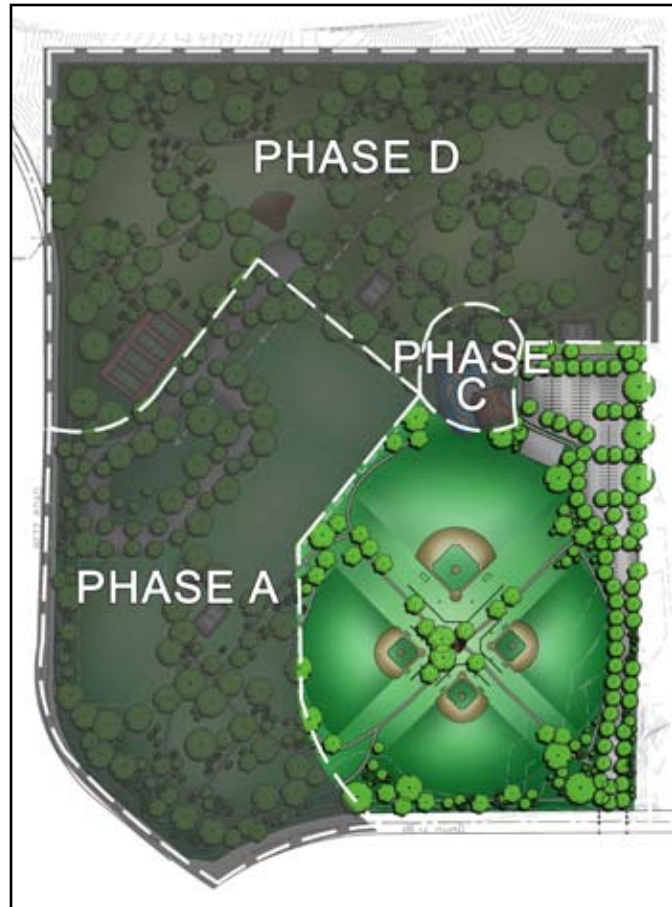
**Phase B**

Phase B shall include development of the Southeast corner of the park. This phase shall extend north from Betz Road to the center of the property and primarily includes:

- Softball/Little League Fields
- Baseball Field
- Main Entrance to Park /Park Sign
- Restrooms
- Concessions
- Parking
- Skate Park
- Tree Plantings
- Multi-use Pathways
- Pedestrian Crossing

This phase redirects the parks initial access point on South Betz Road to a permanent, primary access location at the southeast corner of the site along Betz Road. This southeast access point serves the adjacent school crossing while assisting wayfinding measures for the third and fourth phases of the project.

The probable cost of construction for this phase ranges from vv (Refer to appendix Figure 6).

**Phase C**

Phase C is likely the largest capital investment in the project. This phase is currently the most loosely defined because of the complexity of the aquatics facility. Therefore further programming for these facilities will be required. This phase includes the following:

- Outdoor Aquatics Facility / Concessions
- Indoor Aquatics Facility
- Community Center
- Landscape Plantings

This phase will be the most prominent feature and is most likely the furthest out in time. However, should the need and funding resources become available; it could be included in any of the other phases.

The probable cost of construction for this phase ranges from \$24,000,000 to \$26,000,000 (Refer to appendix Figure 7).

### **Phase D**



Phase D shall include development of the northern most portion of the park property. This phase is primarily dedicated to the preservation of native topography and reintroduction of native trees and shrubs. This phase includes:

- Outdoor Amphitheater
- Tennis Courts
- Multi-use Pathways
- Natural Meadows / Open Spaces
- Picnic Shelter
- Basketball Courts
- Additional parking
- Tree Plantings
- Restroom
- Playground

This phase will most likely be the final build out. However, it could also be associated with the implementation of other phases as funding comes available.

The probable cost of construction for this phase ranges from \$1,700,000 to \$1,800,000 (Refer to appendix Figure 8).

### **Funding Options**

Although numerous funding options ex-



ist as a means to support the construction and operation of public parks, the best solution is always unique to each community based on various social, political and economic factors. There are two stages of funding to consider – construction and operation. Based on public input, and according to the Parks and Recreation Master Plan, as well as input from the Park board, the most likely scenarios are:

#### Construction

- Property tax that sunsets upon finish of funding
- Tax increase
- Recreation affiliated grants
- Donations both monetarily and in-kind

#### Operations

- User Fees
- Rentals to Groups
- Concessions
- Operation and maintenance bonds

**APPENDIX**

**Figure 1**

**Table 25. Cheney Facility Needs**

Facilities	Standard	Current Supply	Current Demand	Current Deficit	2025 Deficit
<b>Softball Fields</b>					
Youth	1 per 3,000	1	3.4	2.4	3.6
Adult	1 per 3,000	1	3.4	2.4	3.6
<b>Baseball Fields</b>					
Major	1 per 2,500	2	4.0	2.0	3.5
Minor	1 per 2,000	3	5.0	2.0	3.9
<b>Swimming Pool</b>					
Outdoor	1 per 10,000	1	1.0	**	0.4
Indoor	1 per 15,000	1	0.7	0.3	*
Wading	1 per 5,000	1	2.0	1.0	1.8
Playgrounds	1 Per 1,500	6	6.7	**	3.2
Tot Lots	1 per 1,500	5	6.7	1.7	4.2
<b>Picnic Areas</b>					
Minor	1 per 1,500	5	6.7	1.7	4.2
Major	1 per 4,000	1	2.5	1.5	2.5
Restrooms	1 per 1,500 or 1 per park	6	6.7	0.7	3.2
Community Center	1 per 10,000	0.5	1.0	0.5	0.9
Golf Course	1 per 25,000	0	0.4	0.4	0.6
Tennis Courts	1 per 1,500	10	6.7	**	**
Exercise Trail	1 per 1,500	1	6.7	5.7	8.2
Soccer Fields	1 per 1,500	5	6.7	1.7	4.2
Recreation Center	1 per 10,000	1	1.0	*	0.4
<b>Basketball Courts</b>					
Outdoor	1 per 2,000	2	5.0	3.0	4.9
Senior Citizen Center	1 per 10,000	0.2	1.0	0.8	1.2
*Denotes acceptable level of facilities					
** Denotes acceptable number of facilities, but major improvement to or replacement of facility needs.					

Tot Park: Typically a smaller fenced in play area with toys suited for younger children.

Minor Picnic Area: Would consist of one or two picnic tables.

Major Picnic Area: Would consist of several picnic tables with the possibility of a covered shelter area.

**Figure 2**

Public workshop conducted on Thursday, May 1, 2008 and tally of written surveys reveals the following citizen priorities. A total of 28 surveys were submitted.

**Workshop #2 Survey Results****Aquatics Priorities:**

1. Lap pool (n=22)
2. Zero depth entry pool (n=16)
3. Water slide (n=14)
4. Spray pad (n=13)
5. Lazy River (n=12)
6. Indoor pool (n=8)
7. Competition size (n=7)
8. Deck spray (n=6)
9. Spray toys (n=4)
10. Outdoor pool (n=4)
11. Wave rider (n=3)
12. Wave pool (n=3)
13. Hot tub/sauna (n=1)

**Play Field Priorities:**

1. 275' Softball (n=13)
2. 200' Little league (n=13)
3. 350' Babe Ruth (n=10)
4. No more than 4 fields (n=3)
5. Need two 330' foul line fields (n=1)
6. Need 8 fields (n=1)
7. 375' center field (n=1)

**Sport Field Priorities:**

1. High School soccer (n=13)
2. Jr. High soccer (n=10)
3. Football (n=6)
4. Champion soccer (n=5)
5. Tennis (n=3)
6. need 4 fields (n=2)
7. Lacrosse (n=1)
8. Speedball / Paintball (n=1)

**Trail System Priorities:**

1. Asphalt (n=19)
2. Gravel (n=9)
3. Concrete (n=4)
4. Bark (n=1)

**Additional Comments:**

- Move skate park to more visual location
- No RV park
- Natural area to incorporate variety of trees
- Keep skate park
- Well developed play structures for children
- Boardwalk in flood area
- Amphitheatre to accommodate 200-300 people

**Figure 3**

**Betz Park Master Plan Survey Results  
379 Surveys Returned**

1. Of the park amenities listed below, please rank their level of importance in order

	#1	#2	#3	#4	#5
Aquatics facility	191	72	45	18	45
Baseball/softball/Little League	36	74	73	104	72
Other active facilities	28	58	118	81	79
Soccer/Football fields	15	39	62	120	125
Cultural and/or leisure	105	122	62	40	42

2. What elements of an aquatics facility are most important to you?

	#1	#2	#3	#4	#5	#6
Lap pool*	118	47	40	31	31	93
Zero depth entry pool	82	80	41	47	52	52
Water Slide	71	73	80	56	47	22
Lazy River	37	63	75	61	58	43
Spray pads/Toys	22	48	60	70	77	66
Wave Pool	29	38	52	64	72	84
*Lap Lanes	1-2	3-4	4-5	6-7	8-9	10+
	12	28	73	61	46	38

3. Considering the aquatics facility, please rank the uses you consider most important

	#1	#2	#3	#4	#5
Indoor pool	161	74	60	29	35
Outdoor pool	69	83	65	73	67
Lap pool	24	47	85	120	77
Olympic sized pool	22	42	65	86	136
Swimming lessons	87	104	76	43	43

4. Prioritize which of the following ball fields you or your family would use.

	#1	#2	#3
Little league	152	61	98
Softball	106	142	66
Baseball	44	98	160

**Figure 4**

SHERRY PRATT VAN VOORHIS  
LANDSCAPE ARCHITECTS

Probable Cost of Construction						
Betz Park Master Plan						
Design Development						
Oct-08						
No.	Item	Unit	Unit Price	Quantity	Subtotal	Total
1	Pedestrian Connection	ea	\$15,000.00	1	\$15,000	
2	Softball / Little League field	ea	\$125,000.00	3	\$375,000	
3	Baseball Field	ea	\$175,000.00	1	\$175,000	
4	Picnic Shelter	ea	\$35,000.00	3	\$105,000	
5	Restroom	ea	\$35,000.00	3	\$105,000	
6	Dog Park	s.f.	\$0.50	29,791	\$14,896	
7	Open Play Fields	s.f.	\$1.20	193,050	\$231,660	
8	Tennis Courts	ea.	\$40,000.00	4	\$160,000	
9	Amphitheater	ea.	\$750,000.00	1	\$750,000	
10	Basketball Court	ea.	\$15,000.00	3	\$45,000	
11	Playground	ea.	\$45,000.00	2	\$90,000	
12	Indoor Aquatic Facility (12,000 s.f.)	ls	\$6,852,850.00	1	\$6,852,850	
13	Outdoor Aquatic Facility (20,000 s.f.)	ls	\$5,953,955.00	1	\$5,953,955	
14	Community Center	s.f.	\$185.00	32,000	\$5,920,000	
15	Skate Park	s.f.	\$30.00	5,399	\$161,970	
16	Multi-Use Paved Path	l.f.	\$12.00	11,483	\$137,796	
17	Drainage Area	s.f.	\$2.00	174,000	\$348,000	
18	Natural Meadow / Open Space	s.f.	\$0.65	160,920	\$104,598	
19	Park Entrance	ea.	\$18,000.00	2	\$36,000	
20	Park Sign	ea.	\$8,000.00	3	\$24,000	
21	Buffer	l.f.	\$12.00	500	\$6,000	
22	Trees	ea.	\$300.00	588	\$176,400	
23	Natural Drainage	l.f.	\$2.00	981	\$1,962	
24	Parking Stalls	ea.	\$1,200.00	373	\$447,600	
					\$22,237,687	
<b>General Conditions/Construction Costs/Mark-ups/Taxes</b>						
	General Conditions and Contractor Costs (PM, Sup't, QAQC)	Lump Sum	8.00%	Project	\$1,779,014.92	
	Mobilization/start up/Temp facilities	Lump Sum	1.50%	Project	\$333,565.30	
	Bonds/Insurance -Allowance	Lump Sum	2.25%	Project	\$500,347.95	
	Permitting and Plan Review Fees (Bldg, plan review, WSDOH, engineer'g, etc.)	Lump Sum	1.50%	Project	\$333,565.30	
	ROW Permits/Fees	Allowance	10000	1	\$10,000.00	
	Misc. Taps/Fees (water meter, water connections, fire line)	Allowance	20000	1	\$20,000.00	
	Contractor Markup (OH&P)	Lump Sum	8.00%	Project	\$1,779,014.92	
	Washington State Sales Tax (WSST)	Lump Sum	8.20%	Project	\$1,823,490.29	
	Construction Escalation Factor (for 2008)	Lump Sum	5.00%	Project	\$1,111,884.33	
	<b>Subtotal</b>				\$7,690,883.00	
					\$29,928,569	

**Figure 5**

**SHERRY PRATT VAN VOORHIS**  
LANDSCAPE ARCHITECTS

**Phase A Probable Cost of Construction**

**Betz Park Master Plan**  
Design Development  
Oct-08

No.	Item	Unit	Unit Price	Quantity	Subtotal	Total
1	Picnic Shelter	ea.	\$35,000.00	1	\$35,000	
2	Restroom	ea.	\$35,000.00	1	\$35,000	
3	Dog Park	s.f.	\$0.50	29,791	\$14,896	
4	Open Play Fields	s.f.	\$1.20	193,050	\$231,660	
5	Basketball Court	ea.	\$15,000.00	1	\$15,000	
6	Playground	ea.	\$45,000.00	1	\$45,000	
7	Multi-Use Paved Path	l.f.	\$12.00	1,600	\$19,200	
8	Drainage Area	s.f.	\$2.00	174,000	\$348,000	
9	Natural Meadow / Open Space	s.f.	\$0.65	20,000	\$13,000	
10	Park Entrance	ea.	\$18,000.00	1	\$18,000	
11	Park Sign	ea.	\$8,000.00	2	\$16,000	
12	Trees	ea.	\$300.00	150	\$45,000	
13	Natural Drainage	l.f.	\$2.00	400	\$800	
14	Parking Stalls	ea.	\$1,500.00	183	\$274,500	
						<u>\$1,111,056</u>

**General Conditions/Construction Costs/Mark-ups/Taxes**

General Conditions and Contractor Costs (PM, Sup't, QAQC)	Lump Sum	8.00%	Project	\$88,884.44	
Mobilization/start up/Temp facilities	Lump Sum	1.50%	Project	\$16,665.83	
Bonds/Insurance -Allowance	Lump Sum	2.25%	Project	\$24,998.75	
Permitting and Plan Review Fees (Bldg, plan review, WSDOH, engineer'g, etc.)	Lump Sum	1.50%	Project	\$16,665.83	
ROW Permits/Fees	Allowance	10000	1	\$10,000.00	
Misc. Taps/Fees (water meter, water connections, fire line)	Allowance	20000	1	\$20,000.00	
Contractor Markup (OH&P)	Lump Sum	8.00%	Project	\$88,884.44	
Washington State Sales Tax (WSST)	Lump Sum	8.20%	Project	\$91,106.55	
Construction Escalation Factor (for 2008)	Lump Sum	5.00%	Project	\$55,552.78	
<b>Subtotal</b>					<u>\$412,758.62</u>

**Grand Total** \$1,523,814

**Figure 6**

**SHERRY PRATT VAN VOORHIS**  
LANDSCAPE ARCHITECTS

**Phase B Probable Cost of Construction**  
**Betz Park Master Plan**  
Design Development  
Oct-08

No.	Item	Unit	Unit Price	Quantity	Subtotal	Total
1	Pedestrian Connection	ea.	\$15,000.00	1	\$15,000	
2	Softball / Little League field	ea.	\$125,000.00	3	\$375,000	
3	Baseball Field	ea.	\$175,000.00	1	\$175,000	
4	Picnic Shelter/Concessions	ea.	\$45,000.00	1	\$45,000	
5	Restroom	ea.	\$35,000.00	1	\$35,000	
15	Skate Park	s.f.	\$30.00	5,399	\$161,970	
16	Multi-Use Paved Path	l.f.	\$12.00	3,200	\$38,400	
19	Park Entrance	ea.	\$18,000.00	1	\$18,000	
20	Park Sign	ea.	\$8,000.00	1	\$8,000	
21	Buffer	l.f.	\$12.00	525	\$6,300	
22	Trees	ea.	\$300.00	173	\$51,900	
24	Parking Stalls	ea.	\$1,200.00	190	\$228,000	
						<u>\$1,157,570</u>

**General Conditions/Construction Costs/Mark-ups/Taxes**

General Conditions and Contractor Costs (PM, Sup't, QAQC)	Lump Sum	8.00%	Project	\$92,605.60	
Mobilization/start up/Temp facilities	Lump Sum	1.50%	Project	\$17,363.55	
Bonds/Insurance -Allowance	Lump Sum	2.25%	Project	\$26,045.33	
Permitting and Plan Review Fees (Bldg, plan review, WSDOH, engineer'g, etc.)	Lump Sum	1.50%	Project	\$17,363.55	
ROW Permits/Fees	Allowance	10000	1	\$10,000.00	
Misc. Taps/Fees (water meter, water connections, fire line)	Allowance	20000	1	\$20,000.00	
Contractor Markup (OH&P)	Lump Sum	8.00%	Project	\$92,605.60	
Washington State Sales Tax (WSST)	Lump Sum	8.20%	Project	\$94,920.74	
Construction Escalation Factor (for 2008)	Lump Sum	5.00%	Project	\$57,878.50	
<b>Subtotal</b>					<u>\$428,782.87</u>

**Grand Total** \$1,586,353

**Figure 7**

**SHERRY PRATT VAN VOORHIS**  
LANDSCAPE ARCHITECTS

**Phase C Probable Cost of Construction**  
**Betz Park Master Plan**  
Design Development  
Oct-08

No.	Item	Unit	Unit Price	Quantity	Subtotal	Total
1	Indoor Aquatic Facility (12,000 s.f.)	ls	\$6,852,850.00	1	\$6,852,850	
2	Outdoor Aquatic Facility (20,000 s.f.)	ls	\$5,953,955.00	1	\$5,953,955	
3	Community Center	s.f.	\$185.00	32,000	\$5,920,000	
4	Multi-Use Paved Path	l.f.	\$12.00	450	\$5,400	
5	Trees		\$300.00	15	\$4,500	
						<u>\$18,736,705</u>
<b>General Conditions/Construction Costs/Mark-ups/Taxes</b>						
	General Conditions and Contractor Costs (PM, Sup't, QAQC)	Lump Sum	8.00%	Project	\$1,498,936.40	
	Mobilization/start up/Temp facilities	Lump Sum	1.50%	Project	\$281,050.58	
	Bonds/Insurance -Allowance	Lump Sum	2.25%	Project	\$421,575.86	
	Permitting and Plan Review Fees (Bldg, plan review, WSDOH, engineer'g, etc.)	Lump Sum	1.50%	Project	\$281,050.58	
	ROW Permits/Fees	Allowance	10000	1	\$10,000.00	
	Misc. Taps/Fees (water meter, water connections, fire line)	Allowance	20000	1	\$20,000.00	
	Contractor Markup (OH&P)	Lump Sum	8.00%	Project	\$1,498,936.40	
	Washington State Sales Tax (WSST)	Lump Sum	8.20%	Project	\$1,536,409.81	
	Construction Escalation Factor (for 2008)	Lump Sum	5.00%	Project	\$936,835.25	
	<b>Subtotal</b>					<u>\$6,484,794.87</u>
						<b>Grand Total</b> <u><u>\$25,221,500</u></u>

**Figure 8**

SHERRY PRATT VAN VOORHIS  
LANDSCAPE ARCHITECTS

**Phase D Probable Cost of Construction**

**Betz Park Master Plan**  
Design Development  
Oct-08

No.	Item	Unit	Unit Price	Quantity	Subtotal	Total
1	Picnic Shelter	ea	\$35,000.00	1	\$35,000	
2	Restroom	ea	\$35,000.00	1	\$35,000	
3	Tennis Courts	ea	\$40,000.00	4	\$160,000	
4	Amphitheater	ea	\$750,000.00	1	\$750,000	
5	Basketball Court	ea	\$15,000.00	2	\$30,000	
6	Playground	ea	\$45,000.00	1	\$45,000	
7	Multi-Use Paved Path	l.f.	\$12.00	6,200	\$74,400	
8	Natural Meadow / Open Space	s.f.	\$0.65	121,000	\$78,650	
9	Trees		\$300.00	250	\$75,000	
10	Natural Drainage	l.f.	\$2.00	981	\$1,962	
						<u>\$1,285,012</u>

**General Conditions/Construction Costs/Mark-ups/Taxes**

General Conditions and Contractor Costs (PM, Sup't, QAQC)	Lump Sum	8.00%	Project	\$102,800.96
Mobilization/start up/Temp facilities	Lump Sum	1.50%	Project	\$19,275.18
Bonds/Insurance -Allowance	Lump Sum	2.25%	Project	\$28,912.77
Permitting and Plan Review Fees (Bldg, plan review, WSDOH, engineer'g, etc.)	Lump Sum	1.50%	Project	\$19,275.18
ROW Permits/Fees	Allowance	10000	1	\$10,000.00
Misc. Taps/Fees (water meter, water connections, fire line)	Allowance	20000	1	\$20,000.00
Contractor Markup (OH&P)	Lump Sum	8.00%	Project	\$102,800.96
Washington State Sales Tax (WSST)	Lump Sum	8.20%	Project	\$105,370.98
Construction Escalation Factor (for 2008)	Lump Sum	5.00%	Project	\$64,250.60

**Subtotal**

\$472,686.63

**Grand Total** \$1,757,699