



Park Master Plan & Plan Development

COUNCIL UPDATE

“New” Parks and Recreation Regional Park

Lancaster County, South Carolina

February 27, 2023

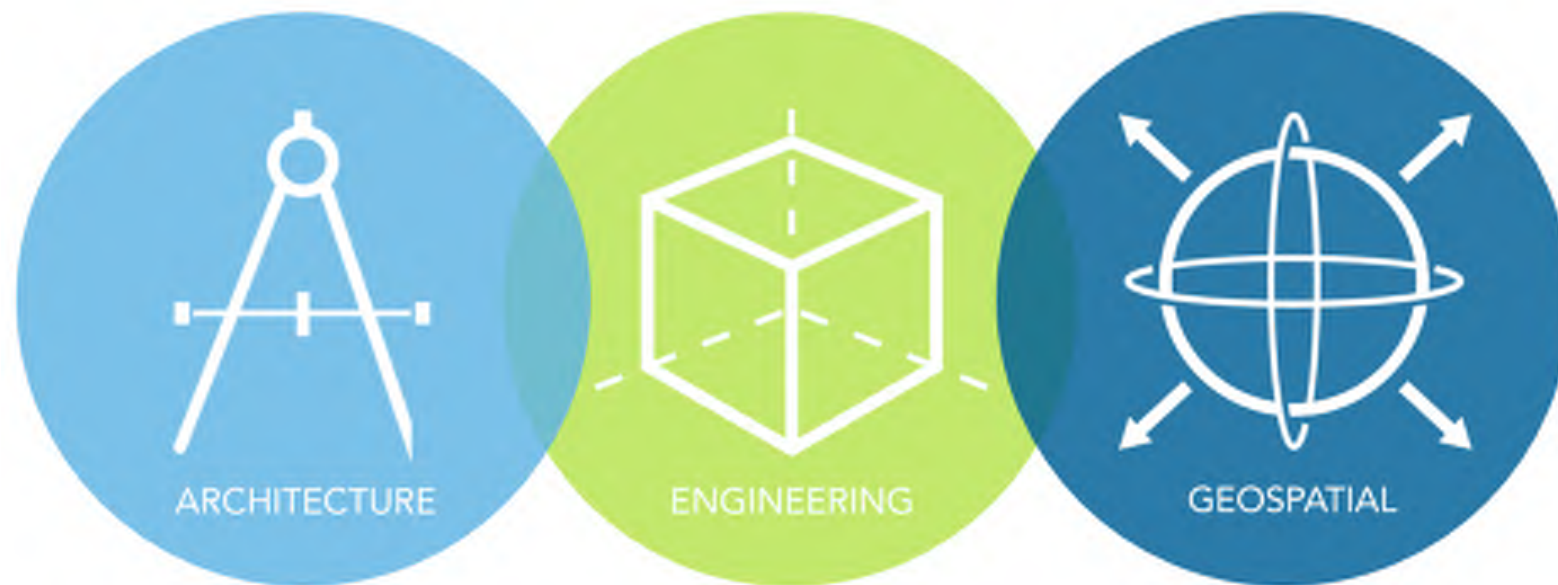


Agenda

- Introductions
- Recap
 - Park Location
 - Desired Park Programming
- Master Plan
 - Recommended Phasing
 - Projected Budget Costs
- Project Schedule / Next Steps
- Open Discussion (Q&A)



Introductions

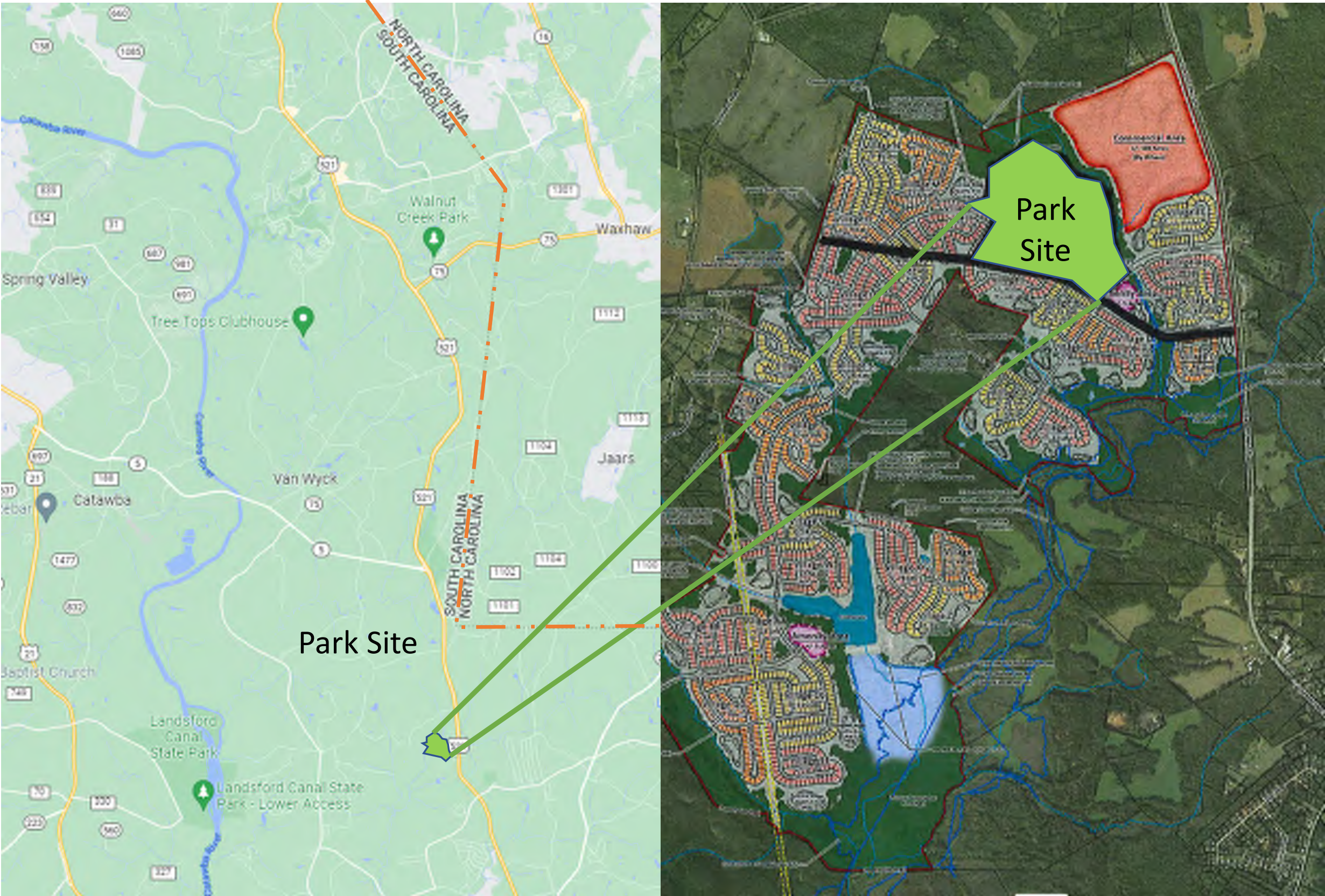


Andrew Pack, PLA, ASLA

*Project Director, Vice President
Managing Principal Charlotte Office*

Woolpert

Location Maps



Desired Programming Needs Summary

PARK PROGRAMMING



Active Recreation

- Multi-use Pitch Field Complex (4 fields)
 - Restrooms and Concessions
 - Overlay w/ U10 Fields
- Baseball/Softball Field Complex (3 to 4 fields)
 - 3 - 300' Fields w/ Multi-use U10 Soccer Fields
 - USCL Baseball Field w/ Covered Seating
 - Spectator Shade Structures
 - Restrooms and Concessions
- Storage/ Maintenance Building
- Adequate Parking / Overflow Parking

Passive / Indoor Recreation

- Pavilion Shelters w/ Picnic Areas
- Themed Splash Pad
- Themed Playgrounds
- Small Outdoor Amphitheater
- Public Indoor Meeting/ Event Center / Gym
 - Multi-use Courts (pickle ball and basketball)
- Multi-Use Trails
 - Walking
 - Nature/ Interpretive
 - Cross Country
 - Biking
 - Regional Trail Connection



MASTER PLAN

Recommended Phasing / Budget Costs

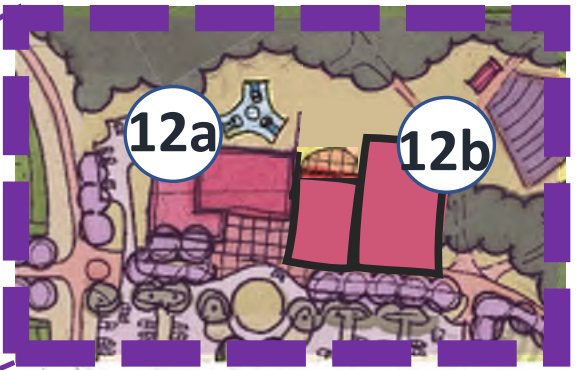
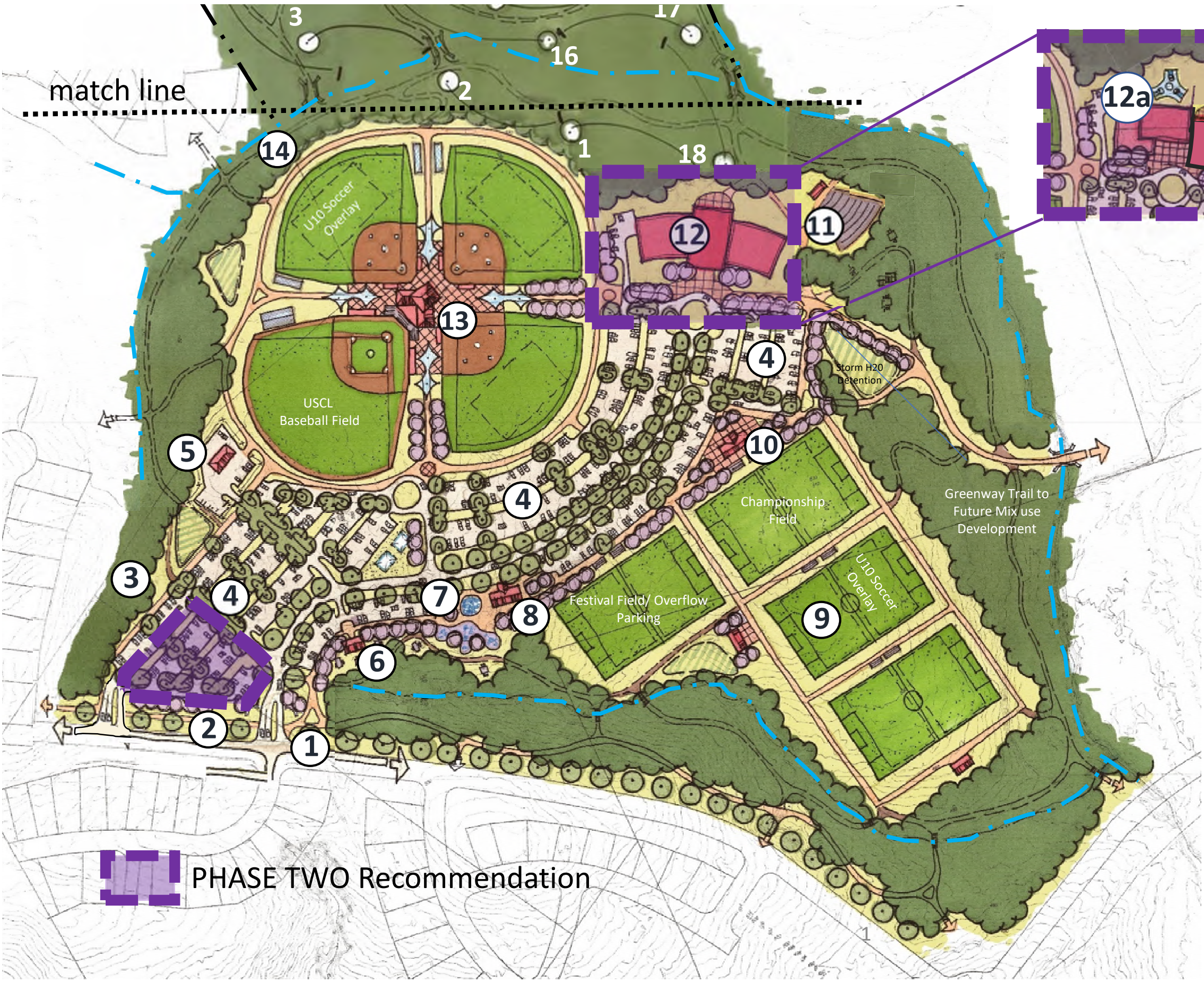
Master Plan

PHASE ONE

Recommendation

Legend

- 1. Park Entrance
- 2. Meandering Sidewalk
- 3. Vegetation Buffer
- 4. Parking (+/-1050 spaces)
- 5. Maintenance Area
- 6. Pavilion / Passive Picnic Area
- 7. Playground/ Themed Splash Pad
- 8. Pavilion /Restrooms
- 9. Multiuse Field Complex
- 10. Pavilion /Restrooms
- 11. Small Amphitheater
- 12. Recreation Center (+/- 50,000 SF)
Or
12a. Recreation Center (+/- 25,000 SF)
12b. Expansion of Rec. Center (+/- 25,000 SF)
- 13. Baseball/ Softball Complex
- 14. Multi-use Trail(s)
- 15. Frisbee Golf (18 holes on 20 Acre Parcel)

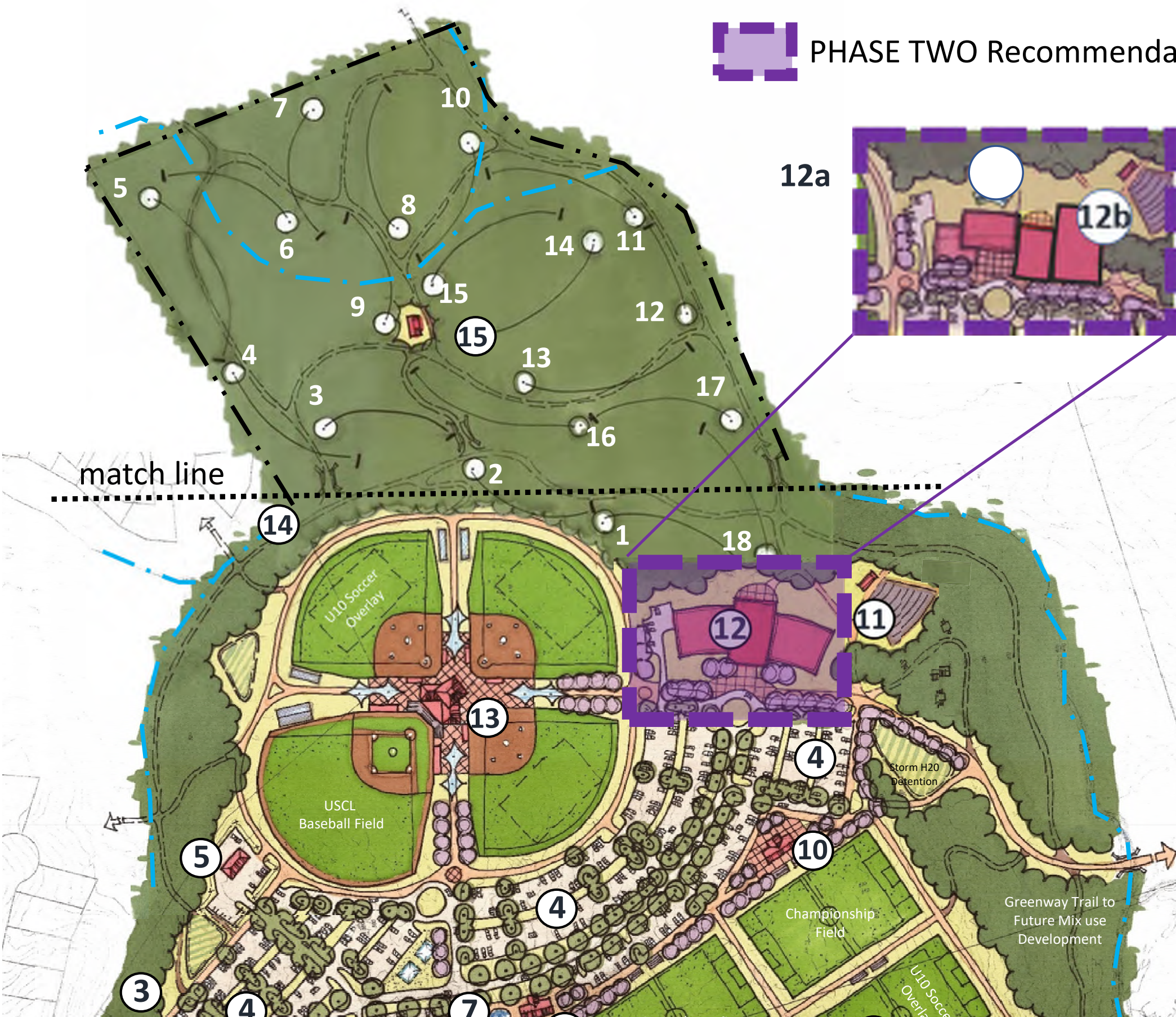


PHASE TWO Recommendation

Master Plan

PHASE ONE Recommendation

PHASE TWO Recommendation



Legend

- 1. Park Entrance
- 2. Meandering Sidewalk
- 3. Vegetation Buffer
- 4. Parking (+/-1050 spaces)
- 5. Maintenance Area
- 6. Pavilion / Passive Picnic Area
- 7. Playground/ Themed Splash Pad
- 8. Pavilion /Restrooms
- 9. Multiuse Field Complex
- 10. Pavilion /Restrooms
- 11. Small Amphitheater
- 12. Recreation Center (+/- 50,000 SF)
Or
12a. Recreation Center (+/- 25,000 SF)
12b. Expansion of Rec. Center (+/- 25,000 SF)
- 13. Baseball/ Softball Complex
- 14. Multi-use Trail(s)
- 15. Frisbee Golf (18 holes on 20 Acre Parcel)



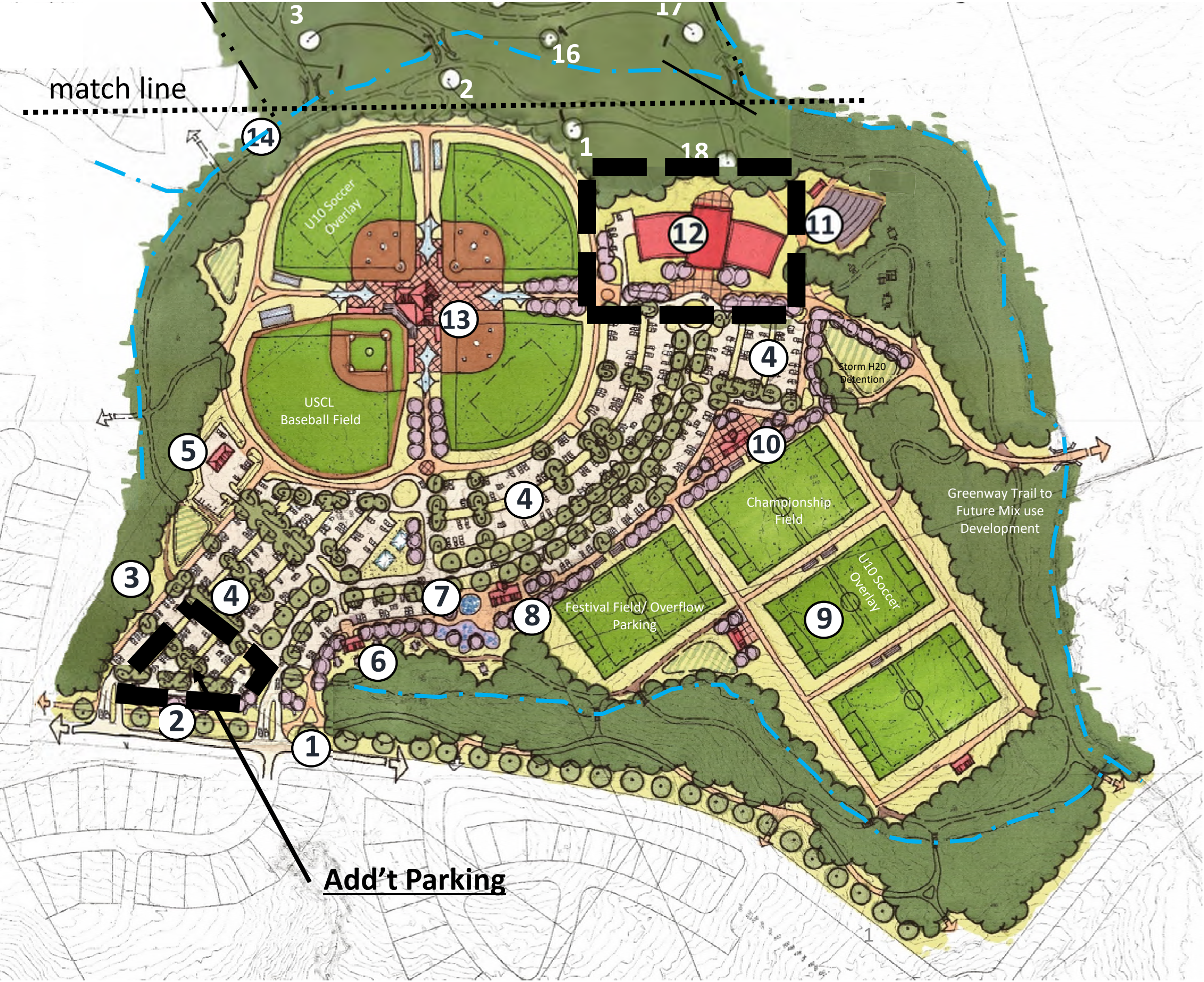
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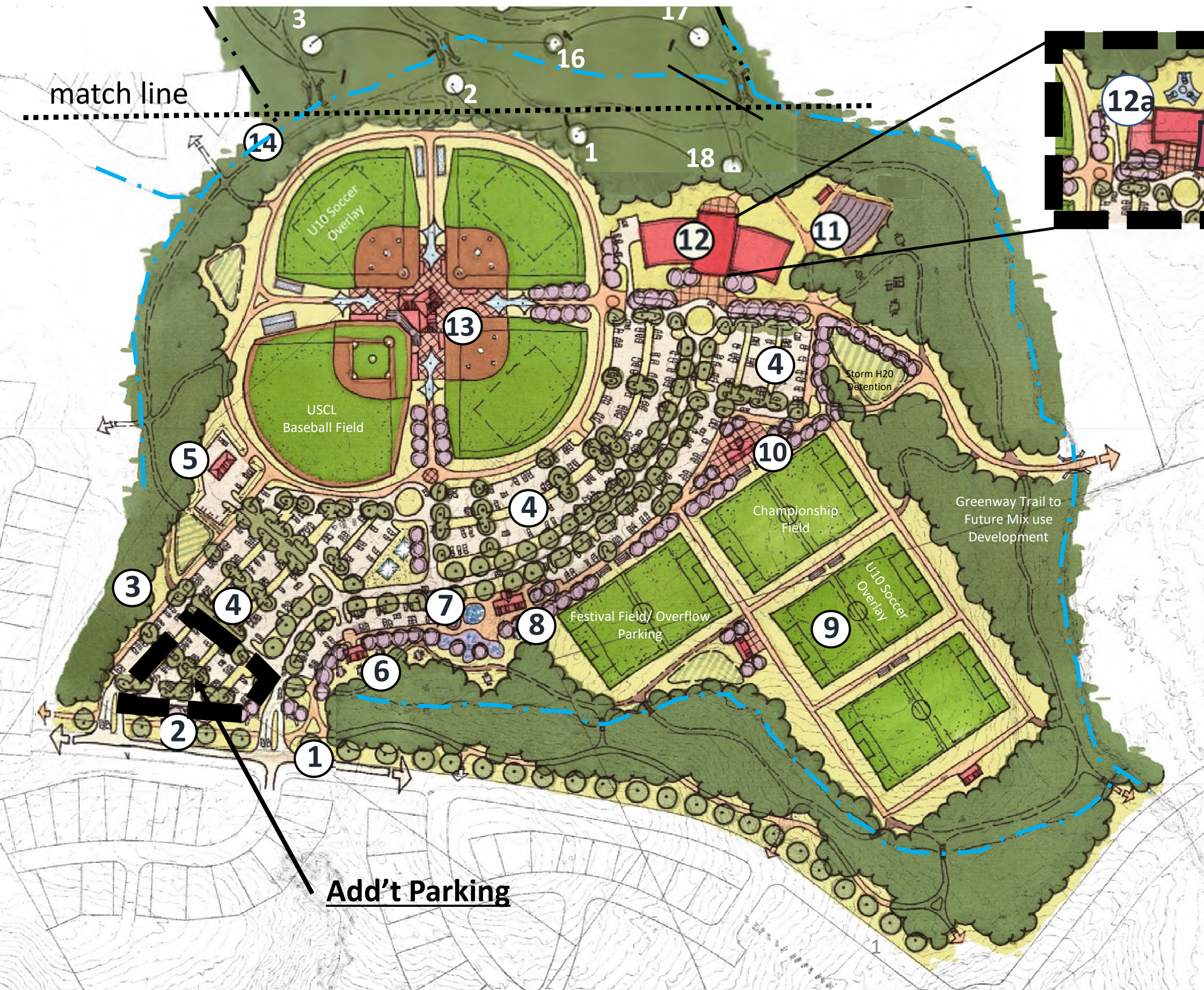
Master Plan

PHASE TWO Option 12 Recommendation

Legend

- 1. Park Entrance
- 2. Meandering Sidewalk
- 3. Vegetation Buffer
- 4. Parking (+/-1050 spaces)
- 5. Maintenance Area
- 6. Pavilion / Passive Picnic Area
- 7. Playground/ Themed Splash Pad
- 8. Pavilion /Restrooms
- 9. Multiuse Field Complex
- 10. Pavilion /Restrooms
- 11. Small Amphitheater
- 12. Recreation Center (+/- 50,000 SF)**
Or
12a. Recreation Center (+/- 25,000 SF)
12b. Expansion of Rec. Center (+/- 25,000 SF)
- 13. Baseball/ Softball Complex
- 14. Multi-use Trail(s)
- 15. Frisbee Golf (18 holes on 20 Acre Parcel)





Master Plan

PHASE TWO

Options 12a & 12b

Recommendation

Legend

1. Park Entrance
2. Meandering Sidewalk
3. Vegetation Buffer
4. Parking (+/-1050 spaces)
5. Maintenance Area
6. Pavilion / Passive Picnic Area
7. Playground/ Themed Splash Pad
8. Pavilion /Restrooms
9. Multiuse Field Complex
10. Pavilion /Restrooms
11. Small Amphitheater
12. **Recreation Center (+/- 50,000 SF)**
Or
12a. Recreation Center (+/- 25,000 SF)
12b. Expansion of Rec. Center (+/- 25,000 SF)
13. Baseball/ Softball Complex
14. Multi-use Trail(s)
15. Frisbee Golf (18 holes on 20 Acre Parcel)



PHASE ONE Budget Costs Projections

| | |
|--|----------------------|
| – Baseball Complex..... | \$ 8,970,000 |
| – Multiuse Field Complex..... | \$ 17,110,000 |
| – Passive Recreation Areas..... | \$ 4,320,000 |
| – Multiuse Trails..... | \$ 2,000,000 |
| – Expansion Property (trails/ frisbee) | \$ 1,580,000 |
| | \$ 33,980,000 |

Master Plan
SUMMARY
Phasing Costs

PHASE TWO Budget Costs Projections

| | |
|--|----------------------|
| – 12 Recreation Center (+/- 50,000 SF)..... | \$ 38,820,000 |
| OR | |
| – 12a. Recreation Center (+/- 25,000 SF)..... | \$ 16,650,000 |
| – 12b. Expansion of Rec. Center (+/- 25,000 SF)..... | \$ 22,170,000 |
| | \$ 38,820,000 |



Operational Costs Projections

Master Plan

Operational Costs Projections

| | <u>PHASE 12a</u> | <u>PHASE 12 or 12a & 12b combined</u> | |
|-----------------|---|---|--|
| | Regional Park with Smaller Rec. Center | Regional Park with Larger Rec. Center | |
| Staffing Costs | \$720,000 | \$1,366,000 | |
| Operating Costs | \$215,000 | \$310,000 | |
| | \$935,000 | \$1,676,000 | |

Legend

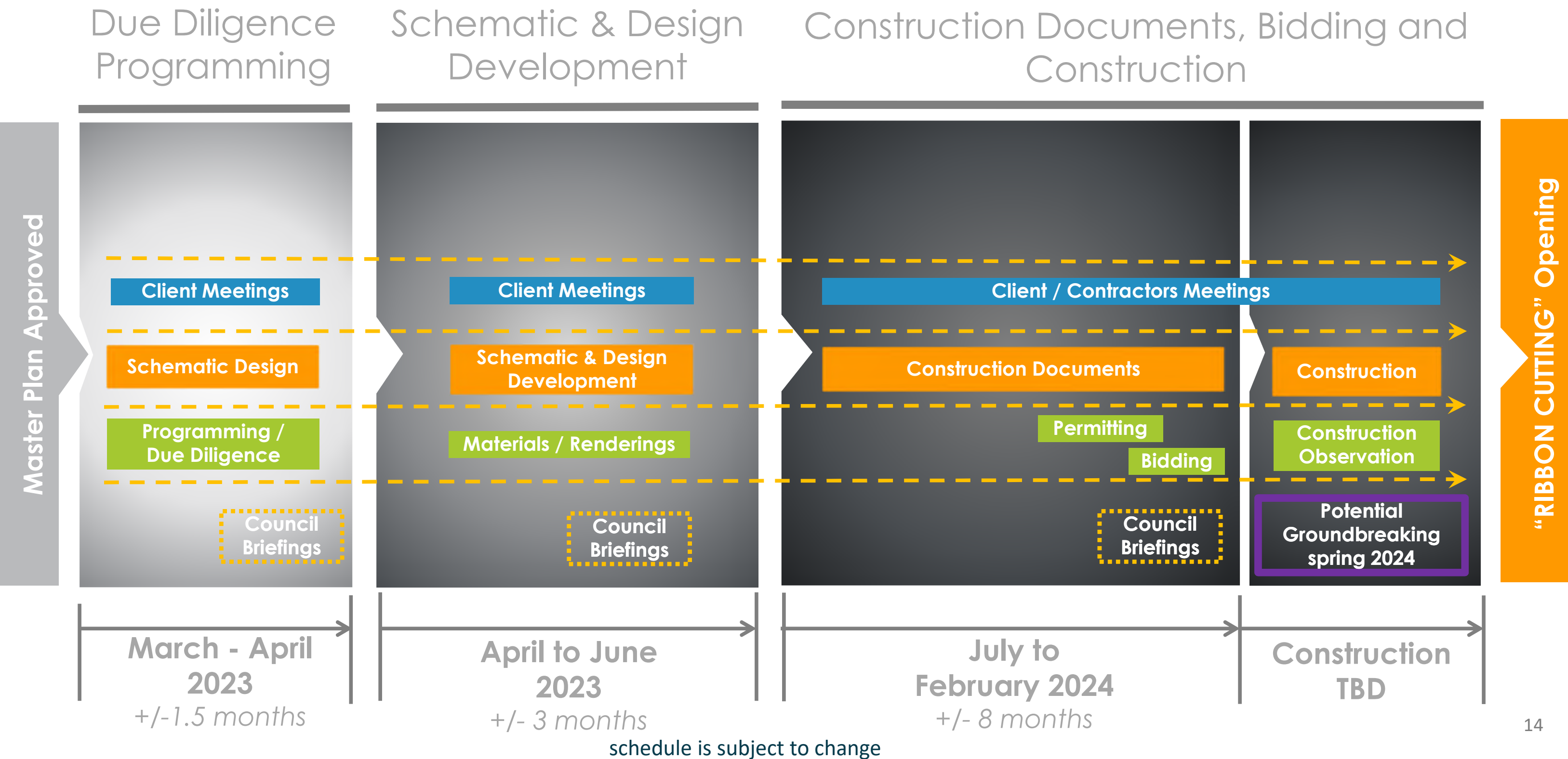
1. Park Entrance
2. Public Indoor Meeting/ Event Center / Gym
3. Pickleball / Basketball Courts
4. Parking
5. Maintenance Area
6. Pavilion / Passive Picnic Area
7. Playground/ Themed Splash Pad
8. Pavilion / Restrooms
9. Multiuse Field Complex
10. Pavilion / Restrooms
11. Small Amphitheater
12. Pavilion / Picnic Area & Playground
13. Baseball/ Softball Complex
14. Multiuse Trail(s)





SCHEDULE & NEXT STEPS

REGIONAL PARK PLAN DEVELOPMENT PROCESS





Questions