



## REQUEST FOR BOARD ACTION Old Business

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**MEETING DATE:** May 19, 2022  
**PREPARED BY:** Ben Jaszewski, Parks and Planning Superintendent  
**AGENDA ITEM:** Lakeview Knolls Park - Concept Review

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### **PREVIOUS ACTIONS:**

At their February 2019 meeting the Board approved the consultant services proposal from HKGI to complete a Feasibility Study for a pickleball complex.

At their November 2021 meeting the Board approved the consultant services proposal from HKGI to complete a community engagement and concept design process for the preferred site.

On February 17, 2022 the Board approved the feasibility report and directed staff to move forward with concept design and community engagement.

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### **RECOMMENDED PARK BOARD ACTION:**

Motion by \_\_\_\_\_ to approve the three concepts for Lakeview Knolls Park and to direct staff to move forward with Community Engagement.

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### **COMMENTS:**

Staff and consultant (HKGI) have developed three concept plans showing practical locations for the addition of twelve pickleball courts inside the following parameters

#### **Design Parameters:**

Twelve added pickleball courts  
Address parking needs (126 spaces). Utilize existing partnership parking first.  
Add shade, seating to new and existing courts  
Trail connections to all park amenities  
Stormwater management  
Retain two t-ball fields  
Utilize existing restroom facilities if possible. Provide when not possible.  
Provide optional picnic shelter  
Preserve existing playground

**Option 1** shows the twelve pickleball courts centered in the park with parking access for 42 parking spaces off of Juneau Ln N. The larger ballfield is relocated slightly south and is resized to a typical t-ball field. A trail connecting the existing pickleball courts to the Emmanuel Christian Center(church) parking

lot and County Rd 30 are shown with added shade and seating. The new courts would also have shaded seating areas and a trail connecting to the existing internal trails creating paved access to each park amenity. The existing restrooms would be utilized in this concept. A picnic shelter is shown just east of the new pickleball courts. Estimated cost - \$1.32 million

**Option 2** shows the twelve pickleball courts located on the south side of Lakeview Knolls with parking access for 60 parking spaces off of County Rd 30 utilizing the church entrance. The southernmost ballfield would be relocated slightly north and resized for t-ball. New restroom facilities and a picnic shelter are shown between the new and existing pickleball courts. Trails are added connecting the new and old pickleball facilities to Juneau Ln. and the ballfields. Shade canopies and seating areas are included for the new and existing courts. The new parking lot and church parking lot would be utilized to provide easy access for tournament usage. A picnic shelter next to the restrooms would provide symmetry between each park amenity. Trails connecting from County Road 30 and Juneau Ln N to both ballfields and pickleball areas are shown. Estimated cost - \$1.82 million

**Option 3** shows the location of the new pickleball courts on the north side of the park. Trails connecting the new courts to the Arbor view parking lot and existing restroom facilities. New trails, shade, and seating areas are added connecting parking lots to the new pickleball courts and County Rd 30 to the existing courts. The ballfields would remain as they are existing today. Option 3 is shown utilizing the existing parking facilities at Arbor View and the nearby church. Estimated cost - \$1.00 million

The parking demand is satisfied in part through an existing easement agreement with Emmanuel Christian Church. The agreement allows park users to utilize the church lot during park hours. The church has over 180 stalls in their lot.

Staff initially estimated \$1.5 million for this project. Each option estimate includes a 20% contingency and 15% for design and engineering. Project costs will be refined through the design process once a specific concept idea is chosen.

A website built on the Social Pinpoint platform will be utilized to collect public comments and feedback. The website will give a synopsis of the project and shows each concept allowing users the ability to individually comment on each concept. A short survey on the site asks residents about park features, concepts, and other needs or wants within the park.

After positive review by the Board staff will promote the Social Pinpoint website and host an in person public meeting tentatively scheduled for June 2<sup>nd</sup>, 2022 at 5:30pm. A draft of the website can be viewed here:

<https://hkgi.mysocialpinpoint.com/lakeview-knolls-park-draft-concepts/map#/sidebar/tab/about>

Staff is recommending the Park Board approve the three concepts and direct staff to move forward with Community Engagement. After reviewing comments from the public staff will make a recommendation to the Board at their June 2022 meeting. Funding for this project comes from the Park Development Program.

**ATTACHMENTS:**

Attachment A - Concept Option 1

Attachment B - Concept Option 2

Attachment C - Concept Option 3