

**PART 3:
IMPLEMENTATION AND
COST ANALYSIS**

INTRODUCTION

Phasing scenarios were developed for the Park and can be implemented individually or collectively. Typically, park development is completed in modules based on community need, funding opportunities, logical sequences of construction, and considerations for how the park will function. Implementation strategies for the park development modules are independent on the park's management structure and ability to secure funding. The sequence of the development can change as funding becomes available, if needs change in the community, or if opportunities present themselves. During the plan's implementation period, it is important for the Township to remain flexible and adapt to these changes as they move forward with implementation of the Plan.

IMPLEMENTATION AND DEVELOPMENT PHASING

Each module should be viewed as a recommendation for development planning and capital programming. The module development sequence outlined was recommended to first address universal accessibility, user safety, needs, comfort, expand recreation opportunities, and address stormwater runoff and management.

CATALYST PROJECT

It is important to identify and develop projects that can be easily implemented shortly after adoption of the Master Plan to maintain momentum and show commitment to the overall success of the master plan.

The trail connection to the adjacent neighborhoods is recommended as they meet the immediate goals of the community as they complement local and regional planning initiatives: This recommendation is based on several key factors including immediate potential grant funding opportunities, community need, and the initial upfront investment required.

DEVELOPMENT COST PROJECTIONS SUMMARY

The development cost projections are important decision-making tools. They are essential to future fund-raising and finance efforts as well as to making decisions on priorities and next steps. A development project of the scale/complexity of Spring Creek Park will likely need to be constructed in stages or modules that span a period of years.

The following budget estimate assumes that each identified module will be developed independently. Developing multiple modules simultaneously would result in cost savings. The Plan is a 10 to 20-year planning tool as reflected by the development phasing.

Catalyst Project:

Trail Connections
Estimate: \$290K - 355K

Module A:

Redefined Play Area
Estimate: \$2.8-3.4MM

Module B:

Creek Enhancements
Estimate: \$1.3-1.6MM

Module F:

Court Rehab and Enhancements
Estimate: \$526K - 643K

Module C:

Open Lawn
Estimate: \$264K – 323K

Module D:

Reoriented Field and Improved Parking
Estimate: \$1.4-1.7MM

Module E:

Reoriented Field and Expanded Parking
Estimate: \$1.5- 1.9MM

The total cost for implementation is approximately \$8-10MM. This total does not include the additional costs associated with the overlay concept for the open lawn area which needs further analysis to determine the scope of work associated with reconnecting the floodplain. Refer to Appendix F - Probable Construction Costs Estimates for a more detailed description of the proposed Park improvement costs associated with each Module.

Catalyst Project

- 6' wide pedestrian trail connection to adjacent neighborhoods
- 10' wide designated bikeway

Module A

- Destination Playground
- Nature Based Play Area
- Redeveloped Creek Access Point
- Pavilion Renovations

Module B

- Pedestrian Bridge
- In Stream Habitat Restoration
- Bank Stabilization
- ADA Fishing Pier
- Riparian Plantings
- Site Amenities

Module C

- Pedestrian Trail Extension
- Upland Meadows

Module D

- Reoriented Ballfield
- Athletic Field Improvements
- Paved Parking
- Landscape Enhancements

Module E

- Reoriented Ballfield
- Athletic Field Improvements
- Adult Field Upgrades
- Parking Expansion

Module F

- Exercise Station
- Basketball Court Upgrades
- Tennis Court Repairs and Upgrades
- Existing Walk Repairs

