









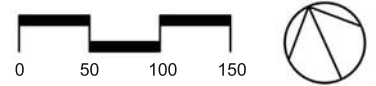


LEGEND

-  PRIMARY VEHICULAR ACCESS
-  SECONDARY VEHICULAR ACCESS (MAINTENANCE)
-  SAFE PEDESTRIAN ACCESS
-  UNSAFE PEDESTRIAN ACCESS
-  OFF-SITE SOURCES OF NOISE
-  NEED TO ASSURE NOISE AND LIGHT ABATEMENT
-  PROPERTY LINE

-  **MOST BUILDABLE:** 0-5% SLOPES, AND LARGE AREAS, EXCLUDES SETBACK RESTRICTIONS (330,332 SF)
-  **LIMITED USE:** UTILITY EASEMENTS, STEEPS SLOPES AND SMALL AREAS (62,920 SF)
-  **LEAST BUILDABLE:** SIGNIFICANT TREES AND AREAS OF NON-DISTURBANCE (131,080 SF)



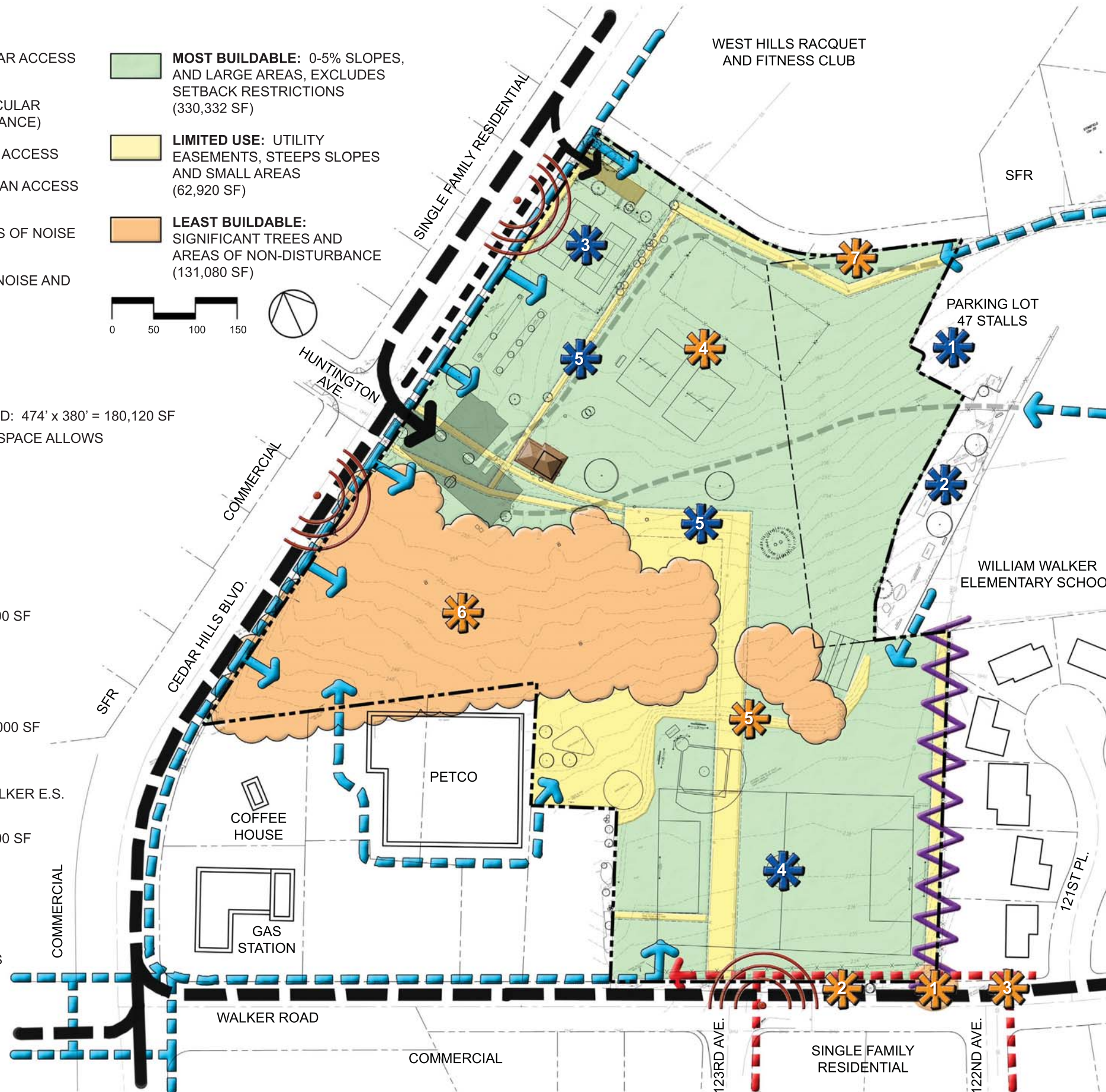
SITE PROGRAM

(APPROXIMATE AREAS REQUIRED)

- LIGHTED SYNTHETIC SPORTS FIELD: 474' x 380' = 180,120 SF
- MULTI-PURPOSE OPEN LAWN: AS SPACE ALLOWS
- BOCCE COURTS: 3,000 SF
- SPLASH PAD: 3,000 SF
- PLAYGROUND (2-5): 3,000 SF
- PLAYGROUND (6-12): 6,000 SF
- PICNIC AREAS WITHIN GROVE
- SHELTER / PAVILION: 650 SF
- RESTROOM FACILITY: 600 SF
- PARKING AND DRIVE AISLES: 75,000 SF
- PATHWAYS: 49,800 SF
- SIGNAGE / WAYFINDING
- ARTISTIC ELEMENT: 200 SF
- ROW IMPROVEMENTS (AS REQ.)
- TREE GROVE PRESERVATION: 72,000 SF
- MEMORIAL: 5,000 SF
- EASEMENTS: 35,000 SF
- VEHICULAR CONNECTIVITY TO WALKER E.S.
- TENNIS COURTS: 15,600 SF
- SAND VOLLEYBALL COURTS: 15,000 SF
- COMMUNITY GARDEN: 13,000 SF
- STORM WATER L.I.D.A.: 19,000 SF

LAND USE SUMMARY

- TOTAL SITE AREA = 12.0 ACRES
- GROVE = 1.6 ACRES
- PROPOSED PROGRAM = 9.0 ACRES (EXCLUDING GROVE)
- UNPROGRAMMED = 1.4 ACRES (INCLUDING OPEN SPACE / LANDSCAPE)



OPPORTUNITIES

- 1- SHARED PARKING AND VEHICULAR ACCESS AGREEMENT BETWEEN THPRD AND BSD.
- 2- UPGRADED PLAYGROUND SHARED BY THPRD AND BSD.
- 3- POTENTIAL FOR ADDING LIGHTS TO NEW RELOCATED TENNIS COURTS.
- 4- POTENTIAL TO GAIN VEHICULAR ACCESS TO WALKER ROAD THROUGH EXISTING PARKING LOT.
- 5- POTENTIAL RELOCATE UTILITIES TO AVOID HAVING THEM BENEATH PROPOSED SYNTHETIC TURF FIELD.

CONSTRAINTS

- 1- LIMITED DOWNSTREAM STORMWATER CAPACITY REQUIRED ON-SITE STORAGE AND USE OF LOW IMPACT DEVELOPMENT (LID) SOLUTIONS.
- 2- DITCH IN THE S.E. CORNER OF PROPERTY IS LIKELY JURISDICTIONAL TO CWS, DSL AND/OR ACOE AND SHOULD NOT BE ALTERED TO AVOID RELATED PERMITTING REQUIREMENTS.
- 3- WALKWAY WOULD ADD AN ATTRACTIVE NUISANCE SINCE THERE IS NO SAFE ACCESS BETWEEN S.E. CORNER OF PROPERTY AND 121ST PLACE.
- 4- LARGEST, RELATIVELY OPEN SPACE WITHIN PARK SUITABLE FOR LIT SYNTHETIC SPORTS FIELD. WILL REQUIRE SIGNIFICANT GRADING AND DISPLACING EXISTING COMMUNITY GARDEN, VOLLEYBALL, MEMORIAL PLANTINGS AND TENNIS COURTS.
- 5- STEEP SLOPES LIMITS ADA ACCESS.
- 6- SIGNIFICANT TREE GROVE AND OAKS TO BE PRESERVED TO EXTENT POSSIBLE.
- 7- PARTIALLY VACATED 25' RIGHT-OF-WAY WILL NEED TO BE ENTIRELY VACATED.



CEDAR HILLS PARK MASTER PLAN ANALYSIS

APRIL 2014