

LEWISTON COMMUNITY PARK

FREQUENTLY ASKED QUESTIONS

GENERAL QUESTIONS

HOW DOES THIS PARK PLAN SATISFY THE GOAL OF A PARK FOR ALL AGES AND ABILITIES?

The proposed master plan considers programming elements and amenities for users of all ages and abilities, including passive and active unprogrammed play areas, programmed sport facilities, areas for community events, trails, playgrounds and splash pad with all ability equipment and spaces. Access to these amenities was also an important consideration. For example, design considerations for access for those with varying ages and abilities include ramps and handrails, accessible playground surfacing, all age and ability fitness equipment, ADA parking, etc.

HOW MUCH WILL COMMUNITY PARK COST, AND HOW WILL IT BE FUNDED?

The cost of the park at buildout, based on preliminary cost estimates, is \$95 million. Those costs will be further reviewed including looking for ways to reduce cost but not the quality of the facility. As each phase is designed current assumptions can be further refined and actual costs will be better known. Currently the City is considering multiple options on how to fund the park including bonds, grants, in-kind and private foundations/ donations. A financial model and strategic funding plan are being completed for the City to help further guide the decision makers. Additional information on how the construction is anticipated to be funded will be forthcoming to the public. Funding sources and grant resources are specific to this type of development and local funding through a bond, is considering a current resource that is dedicated to the development of facilities and is not earmarked for general roadway or utility improvements. Additional considerations are for a hotel/motel bed tax that would create revenues to assist with the development and operations of the park and is not a funding source that can be used for any other improvements within the City. The ultimate goal is to utilize funding sources whether public, private, or in-kind, that would not be competing with other needs within the City.

WHAT IS THE PLAN FOR PARK MAINTENANCE – HOW WILL MAINTENANCE COSTS BE OFFSET AND WHAT ADDITIONAL PARKS AND RECREATION DEPARTMENT STAFF WILL BE NEEDED TO KEEP THE PARK WELL MAINTAINED?

An analysis has been completed by an economist including projections of revenue generated by user fees (field rentals for tournaments for example) as well as additional expenditures to pay for park maintenance. The full economic analysis report will be available summer of 2022 on the Community Park website: lewistoncommunitypark.com. The additional funding to close the anticipated gap in dollars needed to pay for the increased maintenance of the 187-acre park will be phased into the Parks and Recreation budget over time as the park is constructed. The economist projects that the City Parks and Recreation Department will need to hire an additional 6 full time parks staff upon full build-out to keep up on maintenance of the park in addition to the maintenance at their other facilities. The Community Park site once fully built out will double the currently developed acreage that the City maintains. Consideration of consolidation may come into play if the City decides to no longer use some of the current facilities and those staff that are now maintaining other sites, could be moved to this site reducing the need to hire additional personnel. That concept and others will be considered in the Parks and Open Space Master Plan revision that will be reviewed once the Community Park Master Plan is completed.

WHAT IS THE TIMELINE FOR CONSTRUCTION AND COMPLETION OF COMMUNITY PARK?

The timeline for each phase of construction and the full buildout of the park will depend upon what funds are available for construction and the priorities of the City Council and general public. It is the intention of the City Parks and Recreation Department to begin the first phase of design, anticipated mass grading of the entire site, for Community Park within the next two years with construction to follow.

HOW WILL THIS AFFECT THE LOCAL ECONOMY?

Community Park at full buildout is anticipated to generate \$16.7 million dollars a year in direct non-City resident spending. If the City decides to also host a farmers' market on the site at some point in time, this will generate an additional \$4.9 million dollars a year in direct non-City resident spending. The Park is anticipated to support and/ or create 278 jobs within the community (an estimated \$8.4 million in labor income). Annual value added or Gross Domestic Product of \$13.8 million. The full economic analysis report will be available summer of 2022 on Community Park website: lewistoncommunitypark.com.

WILL COMMUNITY PARK BE OPEN TO THE GENERAL PUBLIC? WILL SCHOOL HOURS AFFECT WHEN THE PUBLIC CAN ACCESS COMMUNITY PARK?

Yes, Community Park will be open to the general public. No, the school hours will not affect the public's ability to use the park, because the property that the park is going to be developed on is owned by the City.

WHAT CONSIDERATIONS ARE BEING MADE FOR THE SURROUNDING TRAFFIC PATTERNS AND SIDEWALKS TO SUPPORT COMMUNITY PARK?

A traffic impact analysis (traffic study) was completed for the entire site (LHS, LCSC, and Community Park) which projected the overall impact of additional traffic to and from the site. The results of that traffic study were recommendations for both street and sidewalk improvements along 10th Street and Warner Avenue. Those street and sidewalk improvements were completed in 2020. Minor additional road construction is anticipated to help provide access to the internal park as well as provide connectivity to future public roadways as shown on the preferred alternative concept exhibit. The City will coordinate with transit for a future location for a bus stop.

HOW MANY PARKING STALLS ARE CURRENTLY BEING ACCOMMODATED WITHIN THE PARKING LOTS SHOWN IN THE APPROVED PREFERRED LAYOUT? IS THERE A PLAN FOR ADDITIONAL OVERFLOW PARKING FOR LARGE EVENTS?

Adequate parking was an important consideration by the Master Plan Team. Breaking Community Park into three regions – the north region (softball quad and amphitheater area), the central region (Central Plaza, Splashpad, Large Playground Area) and south region (Soccer, Little League, outdoor fitness area, basketball courts) the current design accommodates 306 parking stalls (north region), 475 parking stalls (central region), and 312 parking stalls (south region) for a total of 1,093 parking stalls. Each parking lot is designed to accommodate City requirements for handicap parking. As the 310-acre total site is a cooperative effort between the City of Lewiston, Lewiston Independent School District, No. 1, and Lewis-Clark State College, the three entities will work cooperatively to address additional parking needs for events when necessary. Placement of parking lots has been considered in order to compliment potential partner needs for events.

HAS THE CITY COORDINATED WITH LCSC REPRESENTATIVES REGARDING THE FACILITIES SHOWN?

City staff have met with leadership members at the college which includes their President, Dr. Cynthia Pemberton about potential future use of the additional land that the college has at the site. The proposed amenities for the park that are currently located on their property are, for now, considered alternative options for development in the future; specifically, the RV park and swimming pool. The Cross-Country Course, which is now located at the Community Park site, is managed by Lewis-Clark State College for both high school and college meets. Lewis-Clark State College representatives Mike Collins and Bert Sahlberg were also identified as stakeholders by the College, and each were individually interviewed as part of the public involvement plan.

HOW WILL THE CITY ACCOMMODATE OR REDUCE IMPACTS TO THE SURROUNDING WILDLIFE AND NATURAL ENVIRONMENT?

A Wetland Delineation Survey, a Phase 1 Environmental Site Assessment and an Archaeological and Historic Survey Report have all been completed after the initial property was purchased for Community Park. Wetland areas will be avoided in the current concept and if during design impacts are identified then wetland mitigation will be planned. Best management practices will be adhered to for ground disturbing activities during construction. A construction general permit and storm water pollution prevention plan will be required per the Environmental Protection Agency.

WHY AREN'T ADDITIONS OR UPGRADES TO OTHER EXISTING PARKS BEING CONSIDERED?

In 1999, the City of Lewiston identified a deficiency in the total acreage and facilities provided by existing City parks. At the time, Lewiston did not have any parks that could be classified as a community park – a large park 100+ acres in size that provides active and passive recreation areas. The property for Community Park was purchased in 2004 to address the need. The existing parks cannot satisfy the need for a community park due to their size and the inability to expand. In addition to the developments within the Community Park site, there are improvement priorities listed within the Parks and Open Space Master Plan for each of the 7 neighborhoods within the community. Those improvements are guided by the Parks and Recreation Advisory Commission, and priorities are placed within the department's strategic plan and funding for improvements are presented to the City Council annually for consideration.

QUESTIONS ABOUT PARK FEATURES

HOW WERE THE AMENITIES CHOSEN FOR THE CONCEPT DESIGN OF COMMUNITY PARK?

Multiple community surveys conducted by Lewiston Parks and Recreation Department over the last 15 years were used to determine the amenities in highest demand, as well as considering what assets are already provided in other parks in the region. City prioritized the list for Community Park based upon what other amenities were served in other park locations as well as the condition (needs replaced, fair or new) of the facilities in other park locations.

WHY WEREN'T PICKLEBALL COURTS INCLUDED IN COMMUNITY PARK?

The City has worked closely with the Pickleball Group to identify Sunset Park and the Lewiston School District's Normal Hill Campus as the short-term preferred solution to pickleball expansion. The courts at Sunset Park are currently being remodeled to increase from 6-9 courts and future conversations with the Boys and Girls Club could add additional courts down the street from Sunset Park on the Normal Hill Campus.

WHY WEREN'T TENNIS COURTS INCLUDED IN COMMUNITY PARK?

Community Park is adjacent to the brand new 8 courts that are located at the Lewiston High School and available for public use outside of the school's operating hours. It was determined that with the current number of courts available for public use within the community, that additional tennis courts were not a priority for this site.

WHY IS A DOG PARK NOT SHOWN ON THE COMMUNITY PARK CONCEPT EXHIBIT?

Currently there are 2 dog parks within the community with one in north Lewiston and one on the south side of the Lewiston-Nez Perce County Regional Airport. A dog park or multiple off-leash areas are being conserved at this site and is something that could be included when staff further plan and design within the north, central or south phases.

IS THERE A SPACE FOR PERFORMING ARTS CONSIDERED AT COMMUNITY PARK? IS THERE A SPACE WHERE LIVE MUSIC VENUES COULD BE HOSTED AT COMMUNITY PARK?

The central gathering plaza has a small stage as well as a larger grassed amphitheater to accommodate concerts and other larger events. The concrete amphitheater in the northeast corner will accommodate smaller public and private events.

WILL OTHER MULTI-USE AREAS BE ACCOMMODATED AT COMMUNITY PARK?

There is one large multi-use field identified in the preferred alternative as well as unprogrammed grass areas. Many of the athletic venues will be developed for multi-use outside of their designed intent to accommodate large events such as athletic tournaments.

WILL THERE BE AN INDOOR FACILITY LOCATED AT COMMUNITY PARK?

Due to the federal funding used to purchase the property in 2004, 150 of the 187 acres must be designated for outdoor recreation in perpetuity. The City is reviewing where the most appropriate location will be for a future indoor facility.

WHAT IS THE PLAN FOR SOCCER ACTIVITIES AT COMMUNITY PARK? WHAT IS THE ULTIMATE PLAN FOR ADDITIONAL SOCCER FIELDS WITHIN THE LEWISTON PARKS AND RECREATION DISTRICT?

There is one full size soccer field as well as an additional multi-use field that can be utilized for soccer to the north currently programmed in the preferred alternative exhibit. There are three soccer fields planned for Lewiston High School Athletic Complex. It has been discussed, although nothing formalized yet, that a Joint Use Agreement between the City Parks and Recreation Department and Lewiston Independent School District. No. 1 will be negotiated to be able to utilize each other's fields. Additionally, through an update to the Park and Open Space Master Plan as well as consolidation of current facilities to Community Park, converting the ballfields in north Lewiston to a soccer complex is a viable option to address the growing needs of the soccer community.

WILL BASKETBALL COURTS BE INCLUDED AND IF SO, WHERE ARE THEY LOCATED?

The basketball courts have been included in the first phase of development of the park. The court will be lit for night-time use and will include six baskets. The court is located in the northwest corner of Warner Avenue and Community Drive.

WHO WOULD MANAGE THE PROPOSED RV PARK? HOW LONG OF STAY WOULD BE ALLOWED? WOULD STRICT ENFORCEMENT BE FOLLOWED?

The City would lease the RV Park to a property manager. The RV Park will adhere to a strict 14-day maximum limit to accommodate short-term stay based on the guidelines set by grant funding that the City will pursue through the Idaho Department of Parks and Recreation RV Grant Program.

WILL THE PARK BE WELL LIT FOR NIGHTTIME USE AND SAFETY CONSIDERATIONS?

The intention is to light the fields, pathways, and other public gathering places to accommodate nighttime use and provide a safe environment.