

**CITY OF PEORIA, ARIZONA
COUNCIL COMMUNICATIONS**

CC: 9C
Amend No. _____

Date prepared: August 26, 2010

Council Meeting Date: October 5, 2010

TO: Carl Swenson, City Manager
THROUGH: Susan J. Daluddung, Deputy City Manager
FROM: J.P. de la Montaigne, Community Services Director
SUBJECT: Authorize a Reimbursement to Sunbelt Holdings for Vistancia Park #2

RECOMMENDATION:

Discussion and possible action to approve a reimbursement to Sunbelt Holdings for an amount not to exceed \$1,027,400 for design and construction costs for a neighborhood park in the Vistancia development.

SUMMARY:

A Development Agreement was established in the early 2000's with Sunbelt Holdings to design and construct neighborhood parks in the Vistancia development. The City of Peoria is required to reimburse park impact fees for the design, development, and construction of these parks. The Development Agreement identified that two neighborhood parks would be required in the Vistancia development south of the Central Arizona Project. The first park, Sunset Park, was built at 29898 North Sunset Point and opened to the public in February 2007. The current population in the Vistancia development warrants the construction of the second neighborhood park at this time, and funding through the Capital Improvement Program is available with the use of impact fees collected from this region of the City of Peoria.

The second neighborhood park is planned adjacent to Lake Pleasant Elementary School, which is located at 31501 N. Westland Road (see area map). This type of collocation of neighborhood parks and elementary schools is consistent with planning practices and principles to take advantage of green space and reduces duplication of amenities in residential neighborhoods. A premium example of this was during

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- New Business
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ORD. # _____ RES. # _____
LCON# _____ LIC. # _____
Action Date: _____

construction of the Lake Pleasant Elementary School, the City coordinated with the District to install light poles and fixtures around the outdoor basketball courts. By doing this work when the school site was being built, it lowered the City's cost to retrofit the project, and it also lessened the disruption of school operations. The City has reimbursed the District for this expense as part of our ongoing Intergovernmental Agreement to collocate amenities and expand the recreational use of facilities like the outdoor basketball courts.

The City conducted a public meeting and input process last fall to determine what park amenities were important to the park master plan. If the citizens were unable to attend the public meeting that was held on September 29, 2009, they were given the opportunity to complete a survey to ensure their interests were considered. Approximately 15 citizens attended the public meeting, and we received an additional 10 questionnaires completed online. The citizens provided feedback to a park master plan that was created by the consultant team of Greey Pickett. Based on the feedback from that meeting, a revised park master plan was distributed to those persons who attended or responded to the surveys for additional comment. Since there was no additional comments received for the revised park master plan, staff moved forward for review and approval by the Parks and Recreation Board. Staff has also been working with the Peoria Unified School District (District) to ensure the relationship between the park and school is compatible. While working with the Transportation Division in the Engineering Department, it was determined that the park development project can improve school ingress-egress in exchange for added parking. This partnership creates a win-win situation for those residents who surround the park and school.

The park design is currently at 60%. We anticipate all work to be completed and the park opened for public use by late summer – fall of 2011.

Similar to Sunset Park, this project will be designed and constructed by the developer, Sunbelt Holdings and the City will reimburse the developer for incurred expenses for an amount not to exceed \$1,027,400 which is currently funded in the FY11 Capital Improvement Program.

FISCAL NOTE: Funds are available in the FY2011 Capital Improvement Projects, Account No. 7905-7905-543005-CIPPK-CS00124. Operating costs for this park have been modeled into the fiscal year 2012 budget.

ATTACHMENTS: Area Map
 Vistancia Park #2 Master Plan

CONTACT: Kirk Haines, Parks Manager 623-773-7120

Vistancia Park #2 Area Map



Vistancia Neighborhood
Park #2

Sunset Park

0 0.34mi



0 30 60 90
 April 29, 2010
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Parcel G-9 Community Park
 Conceptual Plan - Neighborhood Meeting 1



VISTANCIA