

Executive Summary

Introduction

This plan focuses on Edith Green Park, a 2-acre park that is currently configured to be a sports park. This plan will allow the Charbonneau Country Club (CCC) to determine resident needs and desires, with a goal to convert Edith Green Park into a destination residents want to use.

Goals of the Planning Process

The goals of the Edith Green Park plan were to:

- Determine the right mix of recreational and social amenities and provide recommendations for the best concept plans for Edith Green Park
- Assess, analyze, and provide recommendations on the operations and maintenance of Edith Green Park
- Recommendations and action plan will increase utilization of Edith Green Park while minimizing the impact on local residents related to noise, parking, safety, etc.

Overview of Edith Green Park

Edith Green Park is located near 31870 SW Country View Lane, Wilsonville, Oregon. It is a private 2-acre sports park that was originally built for baseball, basketball, and soccer, but has had no organized league or club events in recent years. It features an off-leash dog park, a basketball court, a soccer/multipurpose field, and sitting areas.



Engagement By The Numbers

Public engagement took place in the form of virtual focus groups and stakeholder meetings was conducted virtually, with more than 80 residents and two non-residents during February 2022.

The information gathered during the initial public engagement was used to develop the needs assessment survey.

The survey completed by 632 residents in CCC revealed key insights into how Edith Green Park is currently utilized and how residents envision the future of the park.

80 Residents
participated in on-site engagement

632
completed surveys

60%
stakeholder support

Key Findings

The following highlights demonstrate the key findings from the survey results.

- Over 200 survey respondents indicated that they do not use Edith Green Park; however, 101 additional residents stated that they visited several times a week. Participation varied greatly between respondents.
- Most of the respondents (83%) stated that they did not have children who would utilize Edith Green Park; however, many of them did have grandchildren, as seen in the next figure.
- Approximately 42% of respondents said that their grandchildren would use the Edith Green Park, while 47% stated that they would not, or they had unique circumstances around usage.
- Almost 62% of survey respondents owned a dog. Many dog owners responded in favor of inclusive dog parks for both large and small breeds.
- The most desired activity at Edith Green Park was passive recreation, with a focus on enjoying nature, socializing with others, and picnicking at the park.
- The top desired amenities included benches, restrooms, and open green space. Respondents also indicated interest in a dog park, trees/landscaping, and pickleball courts.

Concept Plans

The result of the community engagement process revealed that there were several desired facilities and amenities that rose to the top of the project team’s list. To appropriately consider these program elements, all the feedback from the above-noted groups was compiled into three concept plans. The selected plan is provided below.



Facilities and Amenities

Edith Green Park is planned to contain the following amenities:

Walking paths	Dog park	Passive recreation area
Picnicking	Fitness stations	Benches
Restroom	Park shelters	Bocce ball courts
Multi-sport court	Golf cart parking	Planting improvements

Recommended Programs

Edith Green Park will be managed by the CCC. The following programs should be supported at Edith Green Park:

Charbonneau Country Club Programs

- Special events

Open Information Passive Recreation

- Walking
- Picnicking
- Relaxing on the benches
- Use of dog parks

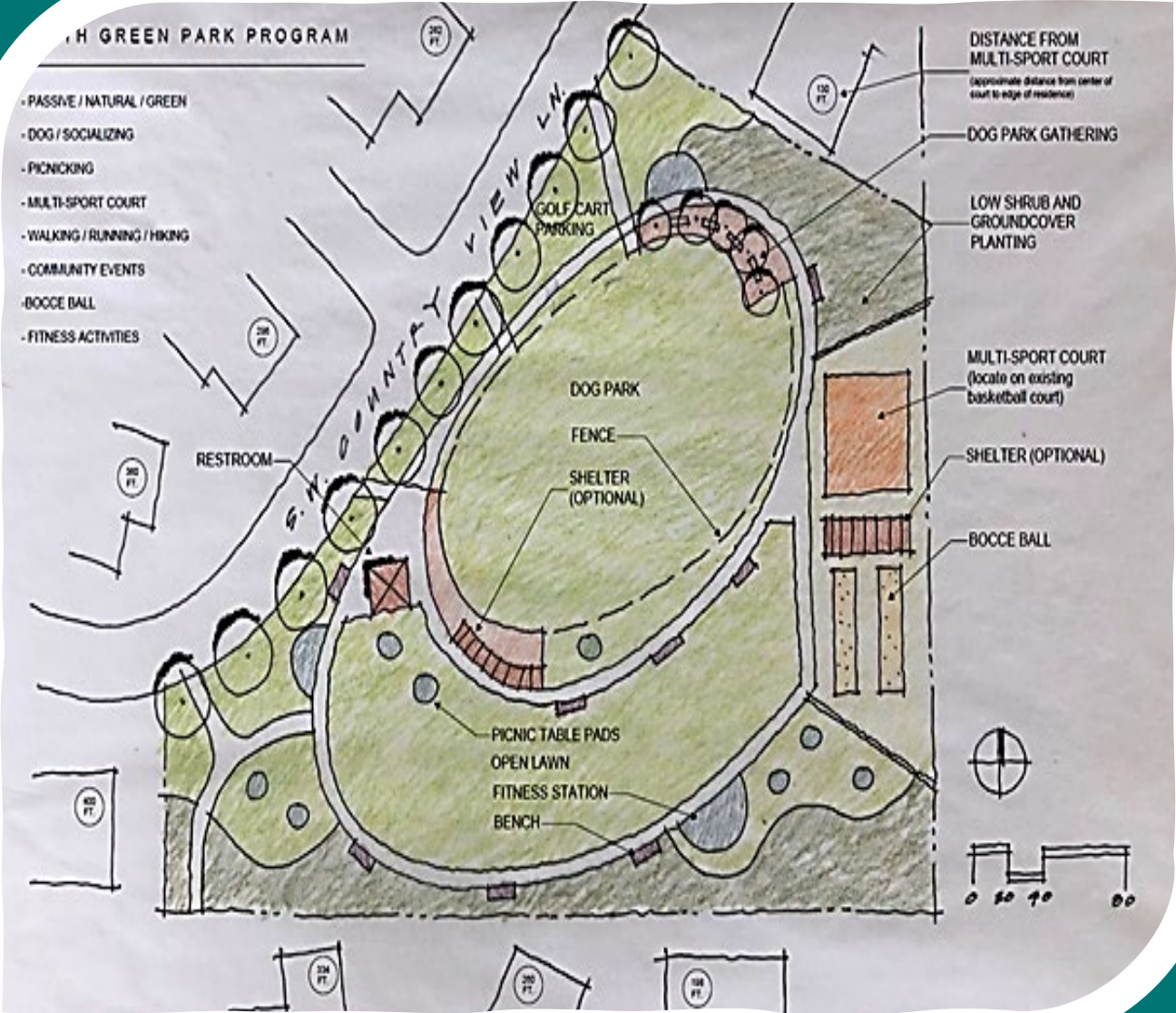
Open Active Recreation

- Bocce ball
- Use of fitness equipment
- Court sports on multiuse courts
- Walking for exercise
- Small soccer play
- Ball toss and catch

Projected Costs

The overall park plan costs (when assuming space, equipment and amenities for passive/natural green space, dog park, walking paths, picnicking, fitness stations, benches, restrooms, park shelters, bocce ball courts, multi-sport court, golf cart parking, and planting improvements along with all the general conditions, project contingencies, and soft costs) range between \$427,500 and \$870,000, subject to annual escalation.

Edith Green Park



CHARBONNEAU
Country CLUB

Acknowledgements

Charbonneau Country Club (CCC) Edith Green Park Committee

Judy Brennan – CCC Board Member

Kathy Harp – CCC Board Member

Anne Shevlin – CCC Board Member

Jim Meierotto – Manager CCC

Ken Teunon – Pickleball

John Hector – Resident

Bruce Eder – Resident

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Project Vision

The Charbonneau Country Club (CCC) is a Homeowner's Association (HOA) for a planned community in Wilsonville, Oregon. CCC provides services to about 3,000 residents and operates as a nonprofit organization.

The community features golf, tennis, a marina, a clubhouse, a pavilion, and a tot lot. This plan focuses on Edith Green Park, a 2-acre park that is currently configured to be a sports park. This plan will allow the CCC to determine resident needs and desires, with a goal to convert Edith Green Park into a destination residents want to use. There is growing interest in pickleball within the area; the CCC set up temporary courts at the tennis center within the park, but desired to explore an alternate, more permanent venue. The planning effort incorporated findings from the pickleball committee and offered residents an opportunity to express their needs and desires for the park site. As part of this design process, extensive community and stakeholder engagement was conducted to inform transformations at the site.

Figure 1: Touring Edith Green Park



Project Goals

Determine the right mix of recreational and social amenities and provide recommendations for the best concept plans for Edith Green Park

- Consider traffic and noise issues
- Through public engagement, determine what amenities are prioritized by the community
- Assess and analyze physical factors for each amenity (space required, cost of required equipment, number of people accommodated)
- Determine the most efficient design for the park

Assess, analyze, and provide recommendations on the operations and maintenance of Edith Green Park

- Mitigation of negative impacts
- Determine the staffing, operations, and maintenance costs
- Determine the feasibility of and provide recommendations for the best amenities concept plan for Edith Green Park

Recommendations and action plan will increase utilization of Edith Green Park while minimizing the impact on local residents related to noise, parking, safety, etc.

- Develop conceptual layout for recreational amenities, showing options for amenities that can proactively coexist at Edith Green Park and maximizing utilization by all Charbonneau residents
- Involve the CCC Board and stakeholders in work sessions throughout the process
- Host open house meetings virtually or at CCC Club House (depending on COVID-19 guidelines) with a conceptual drawing and informational documents for Charbonneau residents to add input into uses in the park
- After Board approves a specific option, refine concept plan and create a five-year plan to improve recreational and social amenities and utilization of Edith Green Park

Edith Green Park

Edith Green Park is located near 31870 SW Country View Lane, Wilsonville, Oregon. It is a private 2-acre sports park that was originally built for baseball, basketball, and soccer, but has had no organized league or club events in recent years.

It was approved for an off-leash dog area a few years ago, which is a popular current use. The park was named after Edith Louise Starrett Green (January 17, 1910 – April 21, 1987), an American politician and educator from Oregon. She was the second Oregonian woman to be elected to the U.S. House of Representatives and served a total of 10 terms, from 1955 to 1974. The images below show Edith Green Park as it exists today.

Figure 2: Edith Green Park Satellite Image



Source: Google Earth (2022)

Figure 3: 3D Imagery of Edith Green Park



Source: Google Earth (2022)

Figure 4: 3D Imagery of Edith Green Park



Source: Google Earth (2022)



Demographic Profile

Using the boundaries of Charbonneau, a demographics study comparing the area to the City of Wilsonville was developed to better understand the potential needs and program areas for residents near Edith Green Park.

Edith Green Park is located in Wilsonville, Oregon, on the eastern corner of Charbonneau. The black border in the map below shows the boundaries of Charbonneau, with Edith Green Park pinned in green

Figure 5: City of Wilsonville, Oregon, Demographic Profile Boundaries



Source: Esri Business Analyst

Methodology

Data referenced throughout this report was primarily sourced from Esri Business Analyst, which utilizes the U.S. Census Bureau and the American Community Survey to provide data on all types of demographic information, including population, age distribution, race/ethnicity, and household data. In addition, the report references the Robert W. Johnson Foundation County Health Rankings for information about disabilities and health-related outcomes.

Typically, BerryDunn uses Esri data alone for this type of a demographics report. However, it was determined that local data from the Population Research Center from Portland State University (PSU) should be utilized for population data for the City of Wilsonville. Population estimates were similar from the two sources, but PSU data predicted that the population was slightly higher than Esri (27,176 compared to 25,667) for the City of Wilsonville.

Study Area

Edith Green Park, located within CCC, is comprised of 13 distinct Homeowner's Association (HOAs) throughout the area. The map below shows the location of the various HOAs, as well as their proximity and connection to one another.

- Arbor Lake Townhome Association (ALTA)
- Charbonneau Green
- Charbonneau Homeowners (CHOA)
- Charbonneau Range Owners Association (CROA)
- Charbonneau Village Condominiums (CVCOA)
- Country Club Estates
- Edgewater
- Fairway Village
- Fountain Lakes/Fairway Estates
- French Prairie Village Condos
- Louvonne
- Village Green
- Villas on the Green

Figure 6: Charbonneau Map of HOA Communities

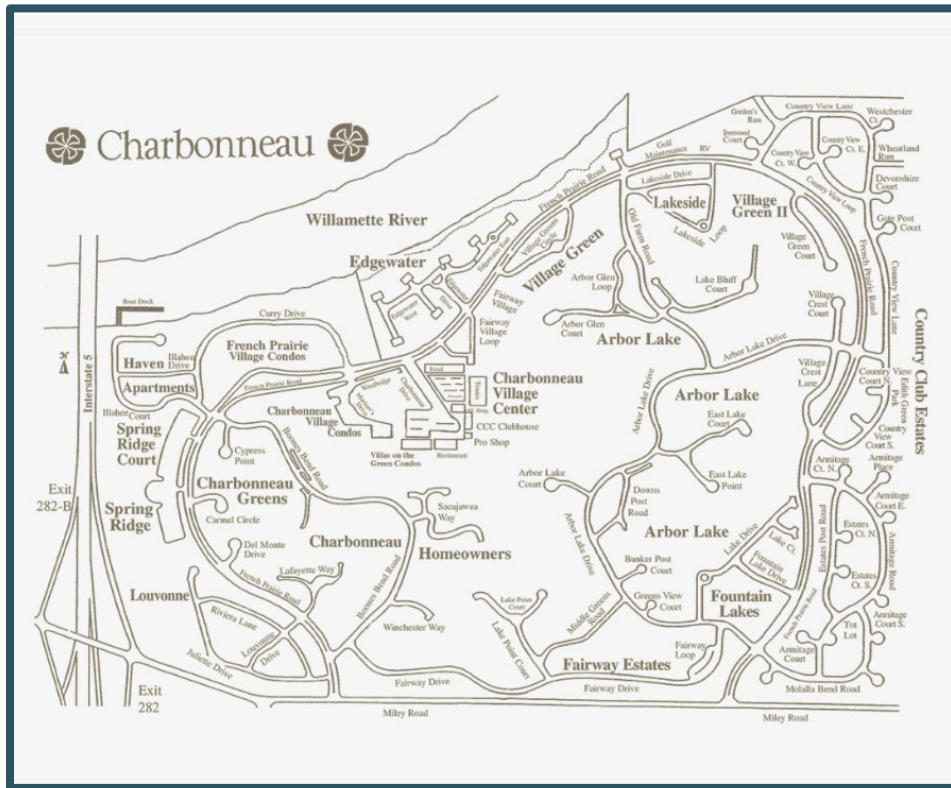


Figure 7: Edith Green Park Located on the East Side of Charbonneau

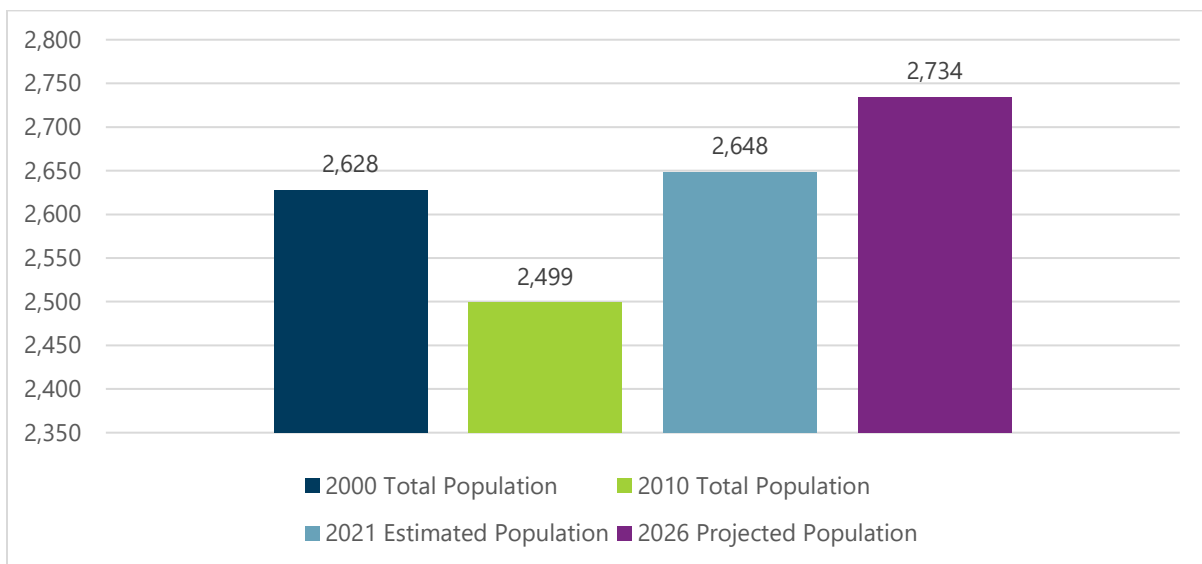


Population

As mentioned previously, the City of Wilsonville had an estimated population of 27,176 according to local estimates from the Population Research Center, College of Urban and Public Affairs within PSU.

The population in Charbonneau was estimated at 2,648 in 2021 (Esri Business Analyst). Although there was a decline in population from 2000 to 2010, the area has grown since 2010 when the population was estimated at 2,499. If the area continues to grow at the projected annual growth rate (0.64%), Charbonneau could reach 2,734 in 2026.

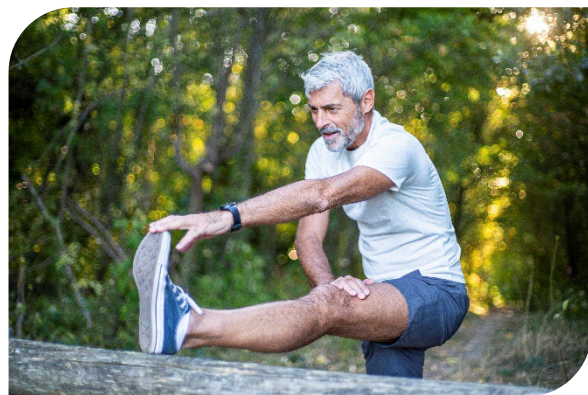
Figure 8: Population Growth in the City of Charbonneau



Source: Esri Business Analyst

People with Disabilities

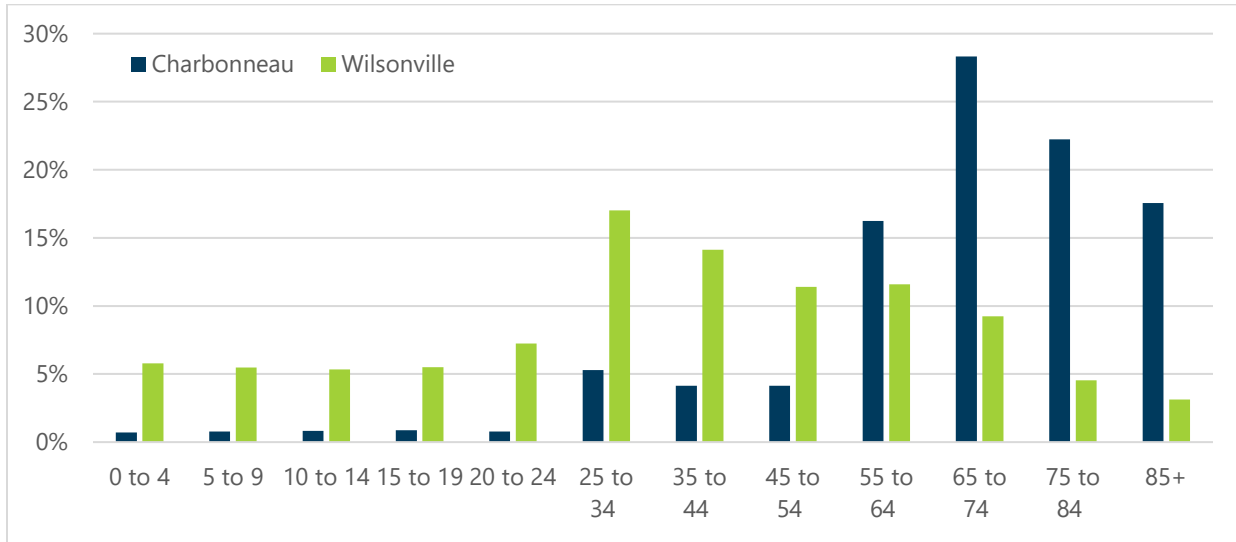
Survey, it is estimated that just over 38% of Charbonneau's population experienced living with some sort of difficulty, including hearing, vision, cognitive, ambulatory, self-care, and/or independent living challenges. This is higher than the City of Wilsonville at 19.44%, affirming the importance of inclusive programming and accessible facilities within Edith Green Park.



Age Distribution

According to Esri Business Analyst, the median age in 2021 in Charbonneau was 70.9 years old, more than 30 years older than the City of Wilsonville (37.4). The figure below demonstrates the distinct differences in regard to age. More than 84% of the population is older than 55 years old.

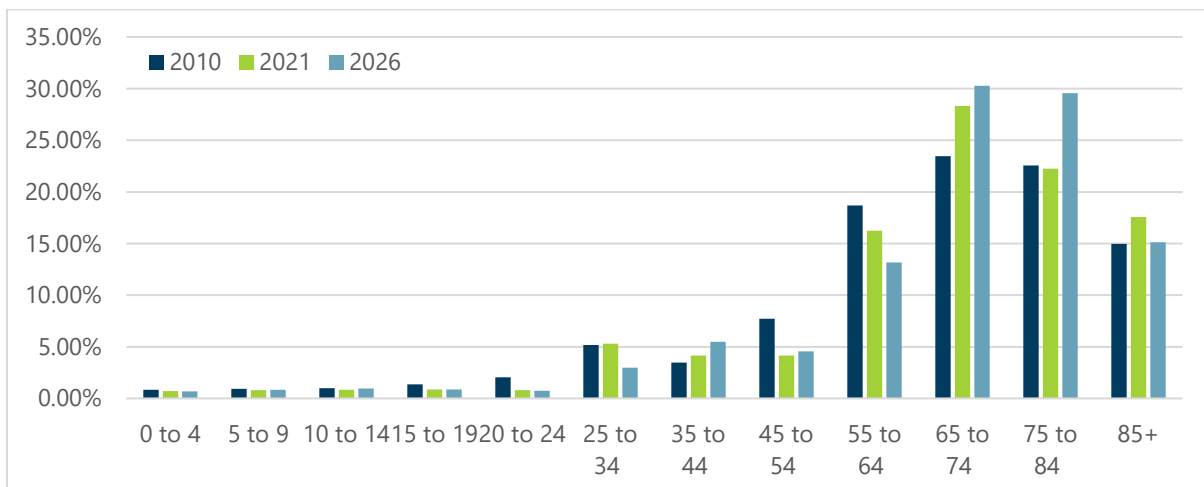
Figure 9: Age Distribution Comparison With Charbonneau and City of Wilsonville



Source: Esri Business Analyst

The age distribution in Charbonneau during 2021 is a reflection of an older population that continues to age in place. From 2010 to 2021, those from 65 to 84 years old grew in population, while those 45 to 64 years old declined in population.

Figure 10: Age Distribution Change From 2010 to 2026

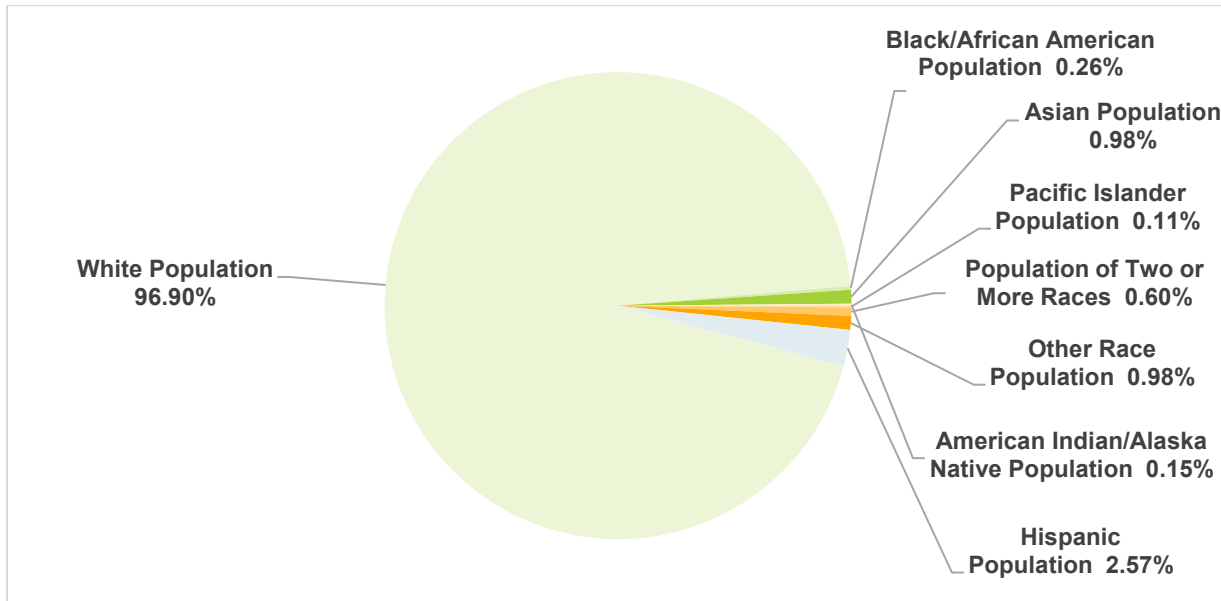


Source: Esri Business Analyst

Diversity in Charbonneau

Charbonneau is generally less diverse than the City of Wilsonville, with over 96% of residents identifying as white (compared to 79% in the City of Wilsonville). Just less than 3% identify as being of Hispanic origin (regardless of race)—compared to 15% in the City of Wilsonville. The figure below shows the distribution of race throughout Charbonneau.

Figure 11: Demographic Distribution of Race in Charbonneau



Source: Esri Business Analyst

Household Income and Size

The median household income in Charbonneau was \$64,875 in 2021, lower than the City of Wilsonville (\$73,923). Less than 7% of households fell below the poverty line, compared to 11.43% in the City of Wilsonville. With an average household size of just 1.65, Charbonneau has an average household value of \$476,107.



Park and Recreation Influencing Trends

The following pages summarize some of the key trends that could impact the CCC community and Edith Green Park over the next five to ten years. This trends analysis was created to help evaluate sporting, programming, and facility trends and their impact on recreation facilities on a national level. A wide variety of sources were used in gathering information for this report, including:

- American College of Sports Medicine (ACSM)
- American Council on Exercise (ACE)
- Forbes
- Harris Poll Results/The Stagwell Group
- Impacts Experience
- National Recreation and Park Association (NRPA)
- The Aspen Institute
- The Learning Resource Network (LERN)
- The Outdoor Industry Association
- The Society of Health and Physical Educators (SHAPE America)
- USA Pickleball website

In particular, data from the Sports and Fitness Industry Association (SFIA) was utilized for sport-specific data trends. The 2021 SFIA Topline Report tracks over 120 sports, recreation, and fitness activities across a number of years. The following sections were curated using the proposed features of the facility and cross analyzing the growth trends for particular activities.

Sport Participation

The following tables demonstrate the change in participation from the past five years (2015 to 2020) for sports that are relevant to the planning of the Edith Green Park from the 2021 SFIA Topline Report.

For each sport there are two categories, which define the level of activity. "Casual" refers to users who participated in the study between 1 and 12 times in the past 12 months. "CORE" refers to users who participated more than 13 times in the last 12 months. The one-year, two-year, and five-year average annual growth is then charted in the tables to indicate the level of change for the following sports.

Soccer

Table 1 below indicates that indoor soccer has increased over the past five years. In just the past two years, there was a significant increase in casual participation, while CORE participation decreased significantly. This could be reflective of the changes that COVID-19 caused for competitive soccer, particularly for indoor sports, to decline.

Table 1: Sport Participation for Soccer, 2015 to 2020

	Definition	One-year change	Two-year change	Five-year AAG*
Soccer (Indoor)		-0.6%	1.4%	1.2%
Casual	1 – 12 times	-9.6%	18.3%	6.4%
CORE	13+ times	14.1%	-14.5%	-2.3%
Soccer (Outdoor)		0.9%	5.4%	1.1%
Casual	1 – 12 times	-9.3%	10.5%	4.2%
CORE	13+ times	21.7%	-1.6%	-1.4%

Source: 2021 SFIA Topline Report

*AAG = Annual Average Growth

Football

Casual participation in flag football and tackle football increased more than 9% in the past two years. CORE participation in all types of football (flag, tackle, touch) decreased—particularly for touch football. Overall, casual participation is increasing, while CORE participation has decreased.

Table 2: Sport Participation for Football, 2015 to 2020

	Definition	One-year change	Two-year change	Five-year AAG
Football (Flag)		-1.6%	1.6%	2.3%
Casual	1 – 12 times	-3.5%	9.0%	5.1%
CORE	13+ times	1.4%	-7.9%	-1.1%
Football (Tackle)		3.4%	2.4%	-0.9%
Casual	1 – 12 times	10.6%	9.5%	3.5%
CORE	13+ times	-3.0%	-4.0%	-4.4%
Football (Touch)		0.8%	-5.5%	-3.0%
Casual	1 – 12 times	6.1%	3.4%	-0.7%
CORE	13+ times	-7.7%	-18.6%	-6.3%

Source: 2021 SFIA Topline Report

*AAG = Annual Average Growth

Baseball/Softball

Casual participation in baseball saw an increase in participation of almost 6% in the last five years but was particularly high in the past two years (11.1%). Overall, both fast and slow pitch declined in participation over the past several years.

Table 3: Sport Participation for Baseball/Softball, 2015 to 2020

	Definition	One-year change	Two-year change	Five-year AAG*
Baseball		-0.9%	-1.4%	1.1%
Casual	1 – 12 times	-8.6%	11.1%	5.9%
CORE	13+ times	7.2%	-10.4%	-1.7%
Softball (Fast Pitch)		15.3%	-6.9%	-2.6%
Casual	1 – 12 times	43.8%	-5.9%	-1.7%
CORE	13+ times	-0.6%	-7.6%	-1.8%
Softball (Slow Pitch)		-5.4%	-15.0%	-4.7%
Casual	1 – 12 times	-0.9%	-9.7%	-4.0%
CORE	13+ times	-8.8%	-19.0%	-5.3%

Source: 2021 SFIA Topline Report

Pickleball/Tennis

With 4.8 million people in the country playing pickleball, it is a trend not to be taken lightly. Though not at its peak, pickleball is still trending nationwide as the fastest growing sport in America with the active aging demographic, as 75% of CORE players are age 55 or older. Considered a mix between tennis, ping pong, and badminton, the sport initially grew in popularity with older adults but is now expanding to other age groups. It can be played as singles or doubles, indoors or out, and is easy for beginners to learn but can be very competitive for experienced players. Recreation facilities such as tennis or basketball courts can be temporarily or permanently converted to pickleball courts through lining a court. One consideration to recreation professionals before lining tennis courts is potential inference with competitive tennis requirements. Best practices regarding pickleball setup and programming can be found on usapa.com, the official website for the United States Pickleball Association.

Table 4: Sport Participation for Pickleball, 2015 to 2020

	Definition	One-year change	Two-year change	Five-year AAG*
Pickleball		14.8%	39.3%	11.5%
Casual	1 – 12 times	21.9%	56.5%	15.4%
CORE	13+ times	0.1%	9.0%	4.4%

Source: 2021 SFIA Topline Report

*AAG = Annual Average Growth

Volleyball

Volleyball generally has seen a decline in participation over the past five years, with both casual and CORE participation decreasing. However, interest and participation in sports vary by region, age group, and other factors. This national perspective provides just one indication that volleyball may be on the decline.

Table 5: Sport Participation for Volleyball, 2015 to 2020

	Definition	One-year change	Two-year change	Five-year AAG*
Volleyball (Beach/Sand)		-3.2%	-4.9%	-5.2%
Casual	1 – 12 times	-6.0%	0.4%	-5.8%
CORE	13+ times	4.2%	-15.2%	-2.9%
Volleyball (Court)		8.1%	-9.8%	-0.8%
Casual	1 – 12 times	11.9%	-16.8%	-2.0%
CORE	13+ times	5.5%	-4.0%	0.2%
Volleyball (Grass)		2.5%	-10.5%	-7.8%
Casual	1 – 12 times	2.5%	-14.2%	-9.6%
CORE	13+ times	2.7%	-1.8%	-3.1%

Source: 2021 SFIA Topline Report

*AAG = Annual Average Growth

Age-Related Trends: Trends for Adults 55 & Over

Creative Endeavors

Improv classes are specifically targeting age groups with classes called “Humor Doesn’t Retire.” Workshops and groups help seniors play, laugh, and let loose while practicing mental stimulation, memory development, and flexibility.

Encore Programming

This is a program area for baby boomers who are soon to be retired and focuses on a broad range of programs to prepare people for transitions into retirement activities. Popular programs for the 55+ market include fitness and wellness (specifically yoga, mindfulness, tai chi, relaxation, personal training, etc.), drawing and painting, photography, languages, writing, computer and technology, social media, cooking, mahjong, card games, volunteering, and what to do during retirement.



Fitness and Wellness

Programs such as yoga, Pilates, tai chi, balance training, chair exercises, and others continue to be popular with the older generation.

Lifelong Learning

A Pew Research Center survey found that 73% of adults consider themselves lifelong learners. Do-it-yourself project classes and programs that focus on becoming a more “well-rounded” person are popular. Phrases such as “how to” can be added to the agency website’s search engine optimization, as consumers now turn to the internet as their first source of information regarding how-to projects.

Specialized Tours

Participants are looking for more day trips that highlight unique local experiences or historical themes. For example, a focus on authentic food, guided night walks, bike tours, concentration on a specific artist’s work, and ghost walks are among the themes being sought out.

Information Gathering and Public Engagement

Focus Groups & Stakeholder Summary

Public engagement in the form of focus groups and stakeholder meetings was conducted virtually, with more than 80 residents and two non-residents during February 2022. The information gathered during the initial public engagement was used to develop the needs assessment survey discussed in the next section of this report. The following is a partial list of groups and HOA neighborhoods involved in the initial public engagement.

Table 6: HOA Participation in Planning Process

Homeowners Association (HOA)	Participants
Arbor Lake Townhome Association (ALTA)	22
Charbonneau Green	3
Charbonneau Homeowners (CHOA)	19
Charbonneau Range Owners Association (CROA)	1
Charbonneau Village Condominiums	0
Country Club Estates	23
Edgewater	3
Fairway Village	1
Fountain Lake/Fairway Estates	11
French Prairie Village Condos	2
Louvonne	0
Village Green	6
Villas on the Green	1
Other	0
Not a resident but use facilities or programs	2

Focus Groups & Stakeholder Questions

The following questions were asked of the focus groups and stakeholders:

- How long have you been a resident of the Charbonneau Country Club community?
- Which HOA do you live in?
- Do you support the need for reimagining Edith Green Park?
- What additional activities and programs do you feel should be offered at Edith Green Park?
- What new facilities, amenities, or equipment would you like to see offered at Edith Green Park?
- What are the key issues and values that we need to consider as we reimagine Edith Green Park?
- What is your vision for Edith Green Park?
- Other comments/suggestions/feedback?

Focus Groups & Stakeholder Highlights

The following graphics show the summary of responses from the focus groups and stakeholder meetings. Figure 12 shows the years of residency for the participants in the focus groups. Hearing from residents in each category was important to help ensure we learned the desires of the entire community.

Figure 12: Years of Residency of Focus Groups

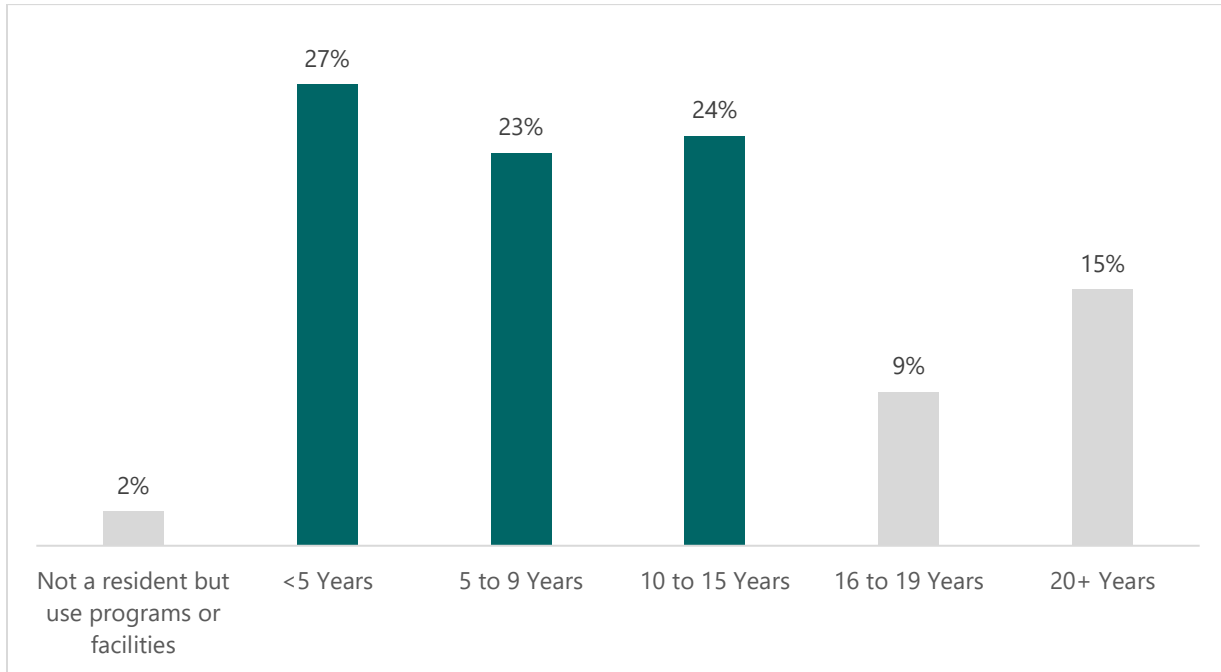
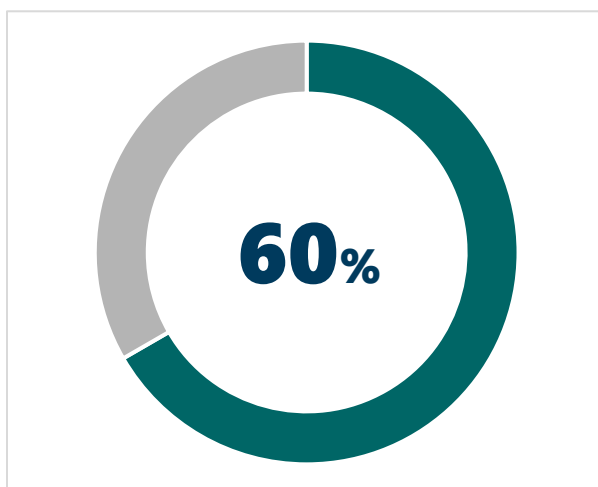


Figure 13: Stakeholder Interest in Supporting Edith Green Park



60% of stakeholders support reimagining Edith Green Park

Activities and Programs

The activities and programs voiced from residents in focus groups ranged in both active and passive recreation. Passive recreation, like walking on trails or star gazing were also heard with active recreation activities such as bocce ball, yoga, and pickleball.

Figure 14: Focus Groups' Desired Facilities, Amenities, and Equipment



Facilities, Amenities, and Equipment

Dozens of ideas were offered as potential amenities and facilities at Edith Green Park. The central theme around these ideas were to create a space that was inviting for all.

NEW FACILITIES, AMENITIES, OR EQUIPMENT DESIRED AT EDITH GREEN PARK

- 1/4 Mile Rubberized Track With Exercise Equipment
- Covered Pickleball Courts
- Asphalt Path
- Badminton Court
- Basketball - Adjustable Goal
- Bathrooms
- BBQ Pits
- Benches
- Bicycle Rack
- Bocce Ball Courts
- Bring Back Softball/Baseball/Kickball/Etc.
- Butterfly Garden
- Chess/Checker Tables
- Childs Playground
- Community Gardens
- Community Gathering Space
- Covered Gazebo
- Covered Shelter
- Dog Park
- Exercise Machines On Walkway
- Exercise Trails
- Fence Along The Street
- Fenced Dog Park For Large/Small
- Fenced Off Leash Dog Area
- Covered Gazebo
- Covered Shelter
- Dog Park
- Exercise Machines On Walkway
- Exercise Trails
- Fence Along The Street
- Fenced Dog Park For Large/Small
- Fenced Off Leash Dog Area
- Food Forest
- Fresh Water
- Gardens
- Gathering And Seating Areas
- Gazebo With Benches
- Golf Cart Parking
- Green Open Space
- Horseshoe Pits
- Landscaping
- More Park Benches
- Multisport Court With Variable Nets
- Online Reservation System
- Outdoor Tennis/Pickleball Courts
- Park Benches Around Park
- Parking For Golf Carts
- Pickleball Courts
- Picnic Area
- Playground - Swing Sets, Slides For Younger Kids
- Playground For 5-15 Year Olds
- Remove Softball, Soccer Fields
- Replace Basketball Goals
- Reservation System
- Restroom Facility
- Shuffleboard
- Small Amphitheater
- Sound Buffer
- Split Dog Park Into Large/Small Areas
- Storage Space
- Trees
- Upgrade Basketball Court With Adjustable Goals
- Utility Shed To Share Equipment / Schedules
- Walking Path
- Water And Electricity

Key Issues

Hearing the communities' key issues helped determine the correct mix of facilities and amenities for the complex. When asked about key issues, residents expressed that the need for clean and well-maintained facilities. They stated that the park should be kept quiet and clean, with ample parking and security considerations.

Figure 15: Key Issues as We Reimagine Edith Green Park

KEY ISSUES AS WE REIMAGINE EDITH GREEN PARK

- Park That Represents All Of Charbonneau (All HOAs)
- Keep Park As Quiet Open Space/Green Park
- Keeps Streets Free From Roaming Dogs
- Restroom Facility Maintenance Opening/Closing
- What Is Needed In The Neighborhood That Does Not Exist
- Garbage, Sanitation, Maintenance
- Active Sports In Addition To Golf - Pickleball
- Noise
- Less Hard Surface
- Less Heat
- Traffic/Parking/Security
- Many Different Activities Including Dogs Need To Respect Each Other
- Trash In Park Will Draw Rodents/Animals From The Farmer's Field Behind Park
- Sidewalk/Path/Mailbox On South Side Adjacent To Edith Green Park
- Neighborhood Impact
- Small Dog Parks Turn Into Mud Pits

Key Values

Participants in the focus group then identified key values that should be considered as they reimagine Edith Green Park. Hearing the communities' key issues helped determine the correct mix of facilities and amenities for the complex.

Figure 16: Key Values as We Reimagine Edith Green Park

KEY VALUES AS WE REIMAGINE EDITH GREEN PARK

- Property Values around the park
- Keep park as open space/green park while adding new amenities
- Do not need to duplicate activities we already have in community
- Park is for all of Charbonneau not just adjacent neighbors
- Underutilized Park

Vision

When asked about residents' vision for the park, the most common answer was around creating a space for all to enjoy – a multi-purpose green space with inviting landscapes, space for activities, and the opportunity to help the community thrive.

Figure 17: Vision for Edith Green Park

VISION FOR EDITH GREEN PARK

- A park developed with and for the use of the greater Charbonneau area
- Multiuse community building and park
- Space for senior activities along with existing amenities
- Landscaping that appeals to everyone
- Refreshed and renewed for all the community, multiple uses
- Support the active Charbonneau community
- Add amenities that will be used by many residents - Pickleball
- Open green space, unleashed dog area, family space
- Everyone in Charbonneau is entitled to enjoy the park in their own way
- A garden type ecosystem for all to enjoy
- Dogs, green space, family
- Respect to those that live nearby
- Walking path, tables, dog area
- Appropriate lighting
- Quiet, fun, friendly, social park
- Open to all HOA members who pay fees
- Pickleball for exercise and socialization
- Remove softball, soccer, basketball and create activities for seniors
- Reflect the changes in the community over the last 30 years
- Respect Edith Green - opportunity for exercise for all
- Pickleball, exercise stations, picnic tables, rubberized track
- Keeps beauty and calming effect without being invasive
- Useful to anyone who lives in Charbonneau, increase property values, align with community
- Nice green, quiet, open space
- Peaceful place for community activities
- Well-maintained
- Thriving park with multiple activities that support the entire Charbonneau community
- Original purpose of park was a sports park
- Off-leash dog park
- A place to go to have fun without having to pay
- Regardless of amenities, the park should bring residents together
- Welcoming park with amenities that can be enjoyed by all
- New amenities would increase use
- Support an active and social lifestyle of all types

Other Feedback

Many of the “other” comments referred to the potential downfalls of a local park. Concerns of traffic, spending money, and dogs were all voiced.

Figure 18: Focus Groups’ Additional Comments



The initial public engagement was followed by a public forum held on February 16, with over 80 participants joining the interactive Zoom meeting and providing additional comments.

Community Needs Assessment Survey

The information gathered during the initial public engagement was used to develop the needs assessment survey discussed in this section of this report. The purpose of the survey was to gather feedback to better understand the community's needs and desires related to the potential reimagination of Edith Green Park. This survey research effort and subsequent analysis were designed to assist the project team in determining the appropriate mix of programs and activities along with the necessary facilities and amenities.

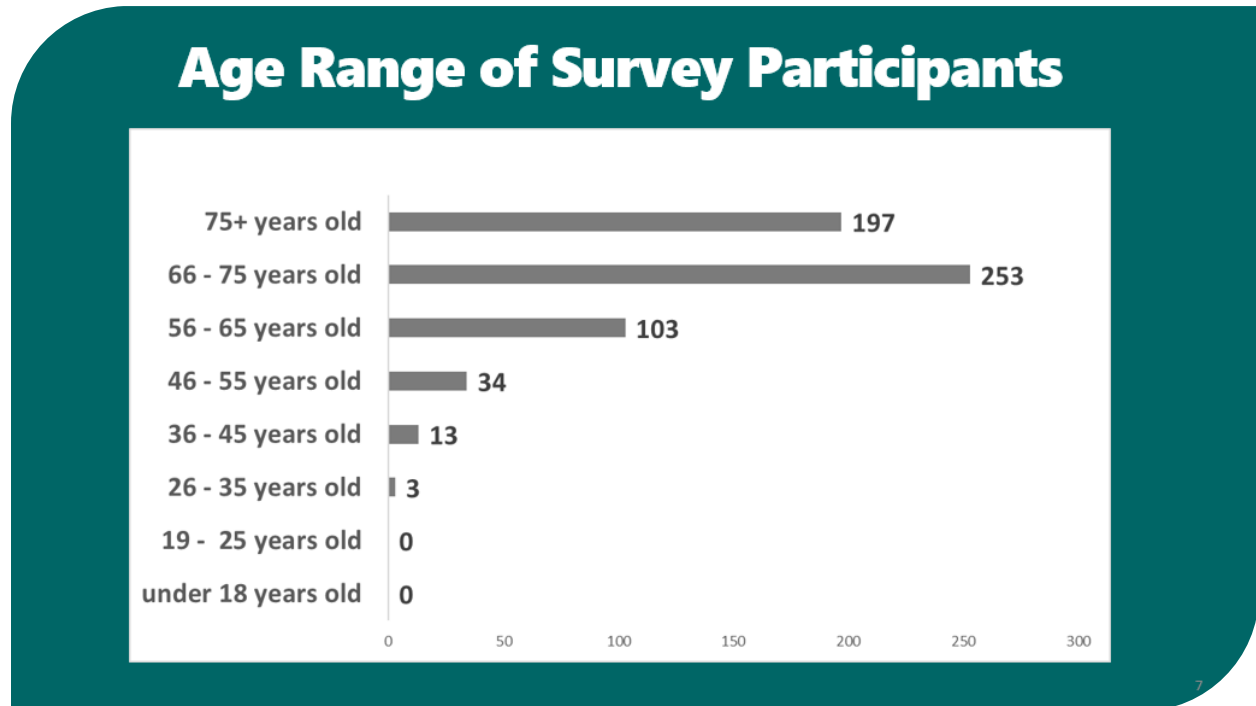
Six hundred and thirty-two residents completed the survey. The 632 total surveys completed was a strong response rate considering that the planned community has 1,627 living units and approximately 3,000 residents. The survey results provided valuable information for the project team.

632
Completed
Surveys

The following information is the demographics and the results of the survey report.

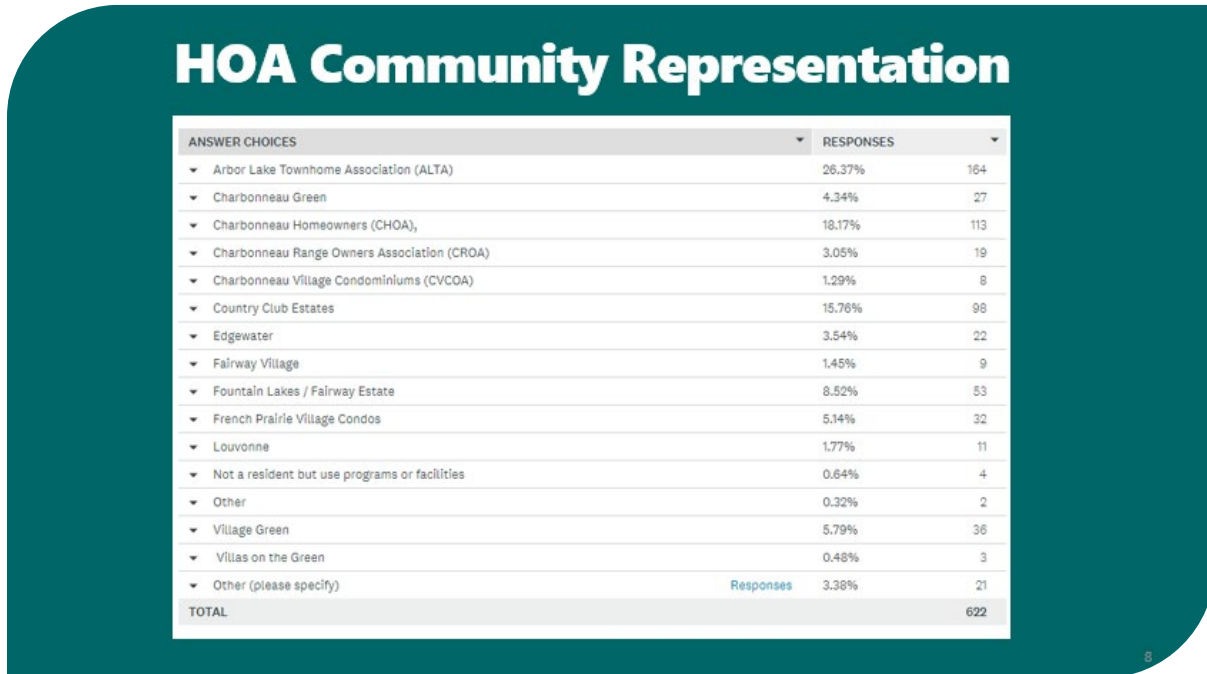
Figure 19 shows the age range for survey participants, which was consistent with the average age of 70.9 years old in the demographics study of the community.

Figure 19: Age of Survey Participants



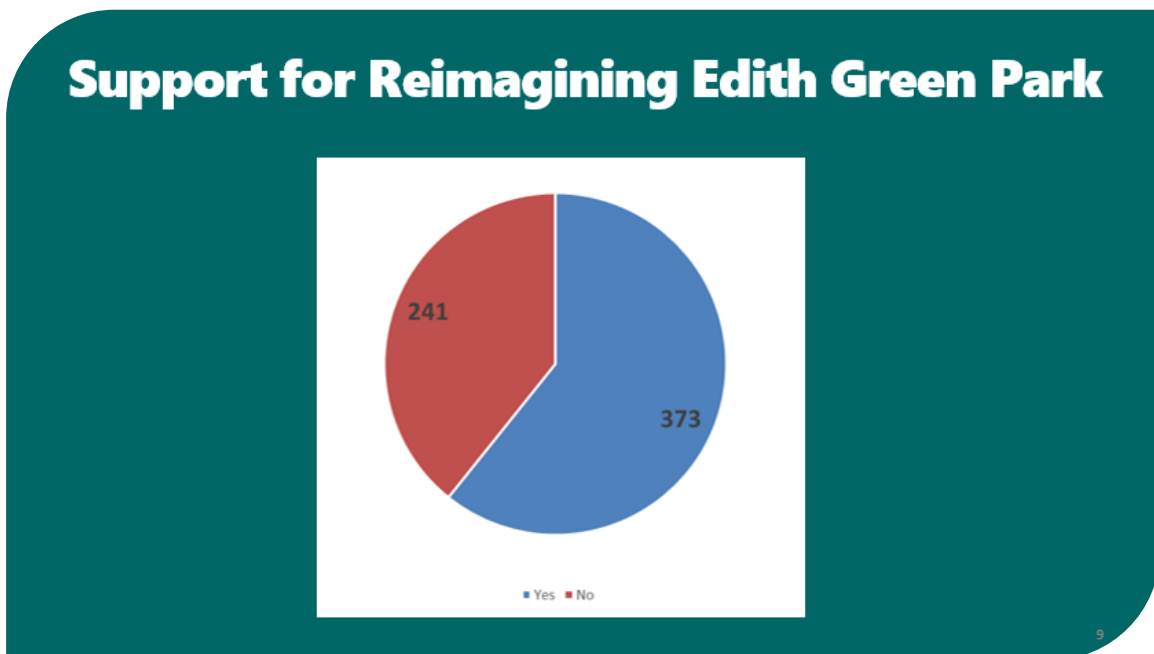
Over 25% of survey respondents lived in or represented Arbor Lake Townhome Association (ALTA). The next most represented group was from Charbonneau Homeowners (CHOA), and Country Club Estates.

Figure 20: HOA Makeup



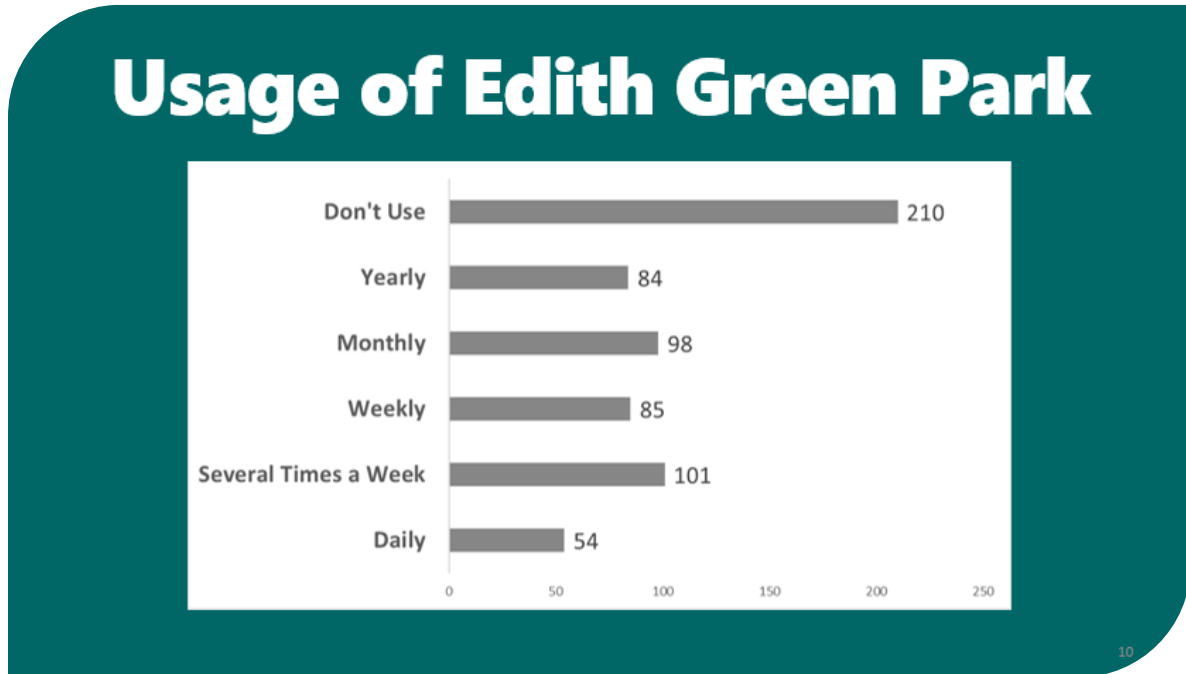
Over 60% of respondents indicated that they supporting plans for reimagining Edith Green Park.

Figure 21: Support for Reimagining Edith Green Park



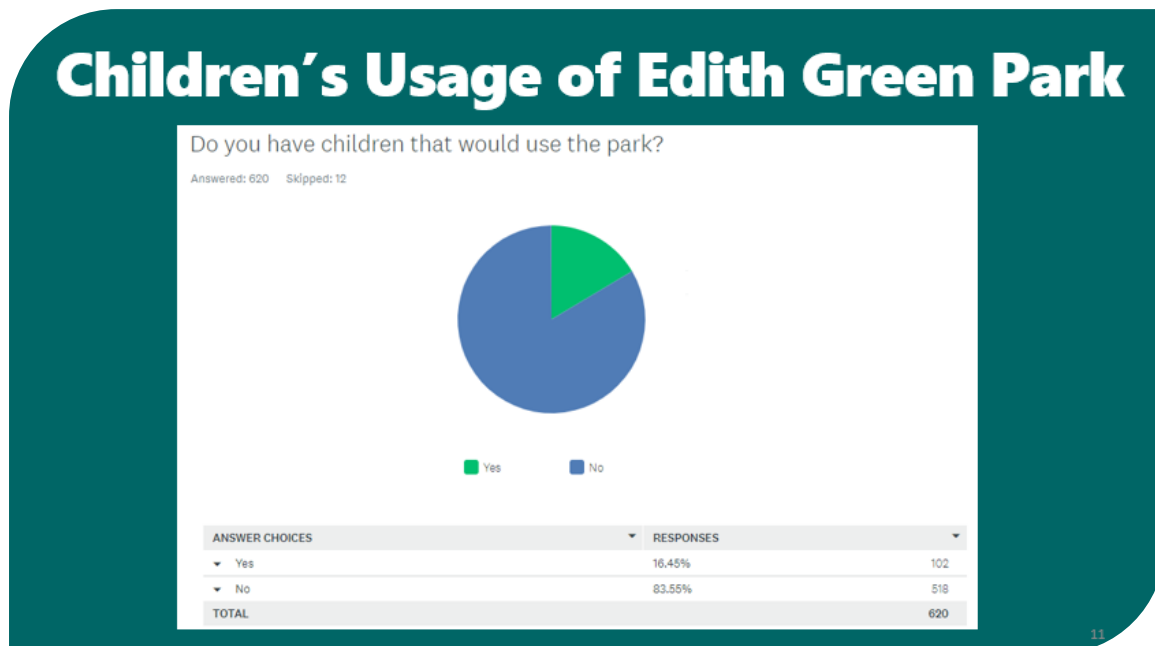
Over 200 survey respondents indicated that they don't use Edith Green Park, however 101 additional residents stated that they visited several times a week. Participation varied greatly between respondents.

Figure 22: Usage of Edith Green Park



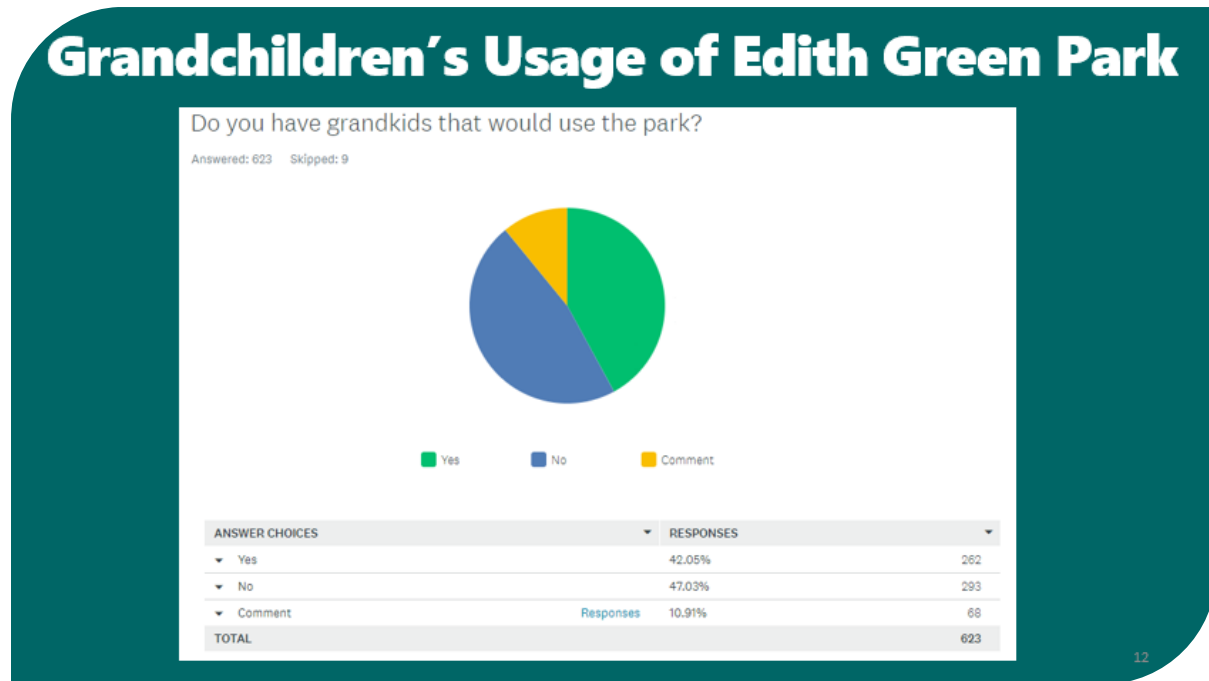
Most of the respondents (83%) stated that they did not have children that would utilize Edith Green Park, however many of them did have grandchildren as seen in the next figure.

Figure 23: Children's Usage of Edith Green Park



Approximately 42% of respondents said that that their grandchildren would use the Edith Green Park, while 47% stated that they did not – or had unique circumstances around usage.

Figure 24: Grandchildren Usage of Edith Green Park



Almost 62% of survey respondents owned a dog. Many dog owners responded in favor of inclusive dog parks for both large and small breeds.

Figure 25: Dog Ownership

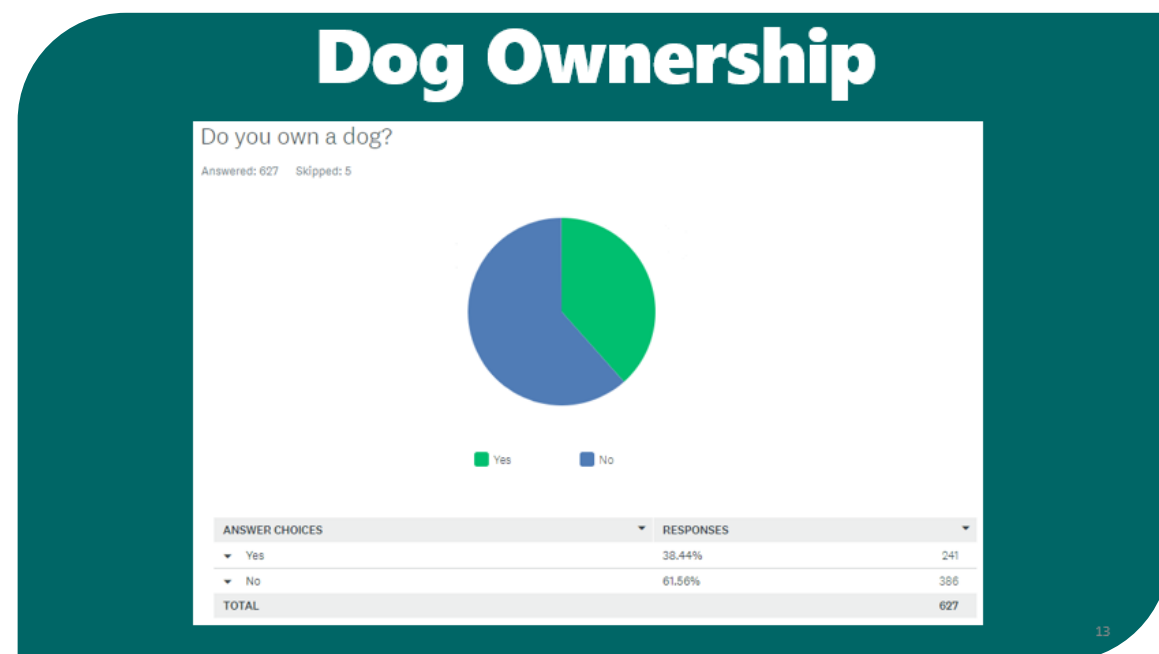


Figure 26 shows responses for activities and programs desired at Edith Green Park as indicated by survey participants. The most popular response was passive recreation. With over 46% of respondents indicating that they want a space to enjoy nature. In addition, socializing with dog owners and picnicking at the park were the next favored activities.

Figure 26: Activities and Programs Desired at Edith Green Park

ANSWER CHOICES	RESPONSES	
Passive recreation - sitting enjoying nature/green open space	46.54%	289
Socializing with other dog owners	34.78%	216
Picnicking	32.85%	204
Pickleball	32.37%	201
Walking/running/hiking	32.21%	200
Community/holiday events/happy hours	27.38%	170
No change needed	26.41%	164
Bocce Ball	22.54%	140
Fitness/wellness activities	22.22%	138
Star gazing/sky viewing at night	21.42%	133
Family activities	20.29%	126
Basketball	18.04%	112
Other (please specify)	Responses	15.14%
Horseshoes	14.17%	88
Community gardening	13.04%	81
Yoga	10.79%	67
Shuffleboard	9.02%	56
Zen meditation	8.05%	50
Checker/Chess	6.92%	43
Children programs	5.96%	37
Badminton	5.64%	35
Softball	5.64%	35
Tennis	3.70%	23
Total Respondents: 621		

Figure 27 shows responses for amenities and spaces desired at Edith Green Park as indicated by survey participants. The top result was benches, restrooms, and open green space. Respondents also indicated interest in a dog park, trees/landscaping, and pickleball courts.

Figure 27: Amenities and Spaces Desired at Edith Green Park

ANSWER CHOICES	RESPONSES	
▼ Benches	50.40%	312
▼ Restroom	41.20%	255
▼ Open green space	40.87%	253
▼ Dog park inclusive for small and large dogs	33.76%	209
▼ Trees/landscaping	32.47%	201
▼ Pickleball courts	31.18%	193
▼ Picnicking area	30.05%	186
▼ Drinking fountain	29.24%	181
▼ Shade structure	28.59%	177
▼ Walking/running/trail	26.82%	166
▼ No change needed	24.88%	154
▼ Bocce Ball courts	19.55%	121
▼ Fitness/wellness activities area	17.93%	111
▼ Gazebo/pavilion	15.67%	97
▼ Basketball courts	13.73%	85
▼ Horseshoe pits	13.25%	82
▼ Golf cart parking	13.09%	81
▼ Other (please specify)	Responses	70
▼ Community gardening plots	10.18%	63
▼ Playground for multiple ages	10.18%	63
▼ Amphitheater, event space, electricity	8.56%	53
▼ Shuffleboard courts	7.43%	46
▼ Food truck space	7.11%	44
▼ Checker/Chess tables	6.62%	41
▼ Zen meditation area	5.65%	35
▼ Badminton courts	4.20%	26
▼ Softball field	3.55%	22
▼ Tennis courts	2.58%	16
▼ Utility/storage shed	2.58%	16
▼ Food forest	1.45%	9
Total Respondents: 619		

All of the information collected from the survey was compiled and analyzed along with the focus group and stakeholder data, observations by the project team during site visits, information gathered during project team meetings and meetings with others, and research completed by the project team to develop the following concept plans for Edith Green Park.

Program Development Process

Upon completion of the community outreach portion of the study, BerryDunn and Sera Design began the process of working with the CCC Park Committee to develop a final program for the Edith Green Park. From an early stage, it was clear that the final program needed to incorporate feedback from the community and the CCC Park Committee, as well as experience from us as the design team. Coming out of the community outreach process, there were several desired facilities and amenities that rose to the top of the project team’s list. To appropriately consider these program elements, all the feedback from the above-noted groups was compiled into three concept plans. Ultimately, one concept plan was developed from the initial three concept plans that the Park Committee selected as the final concept plan. The following figures are the hand-drawn concept plans that were considered throughout the process. Figure 31 is the concept that was selected by the committee.

Figure 28: Edith Green Park Concept Plan A

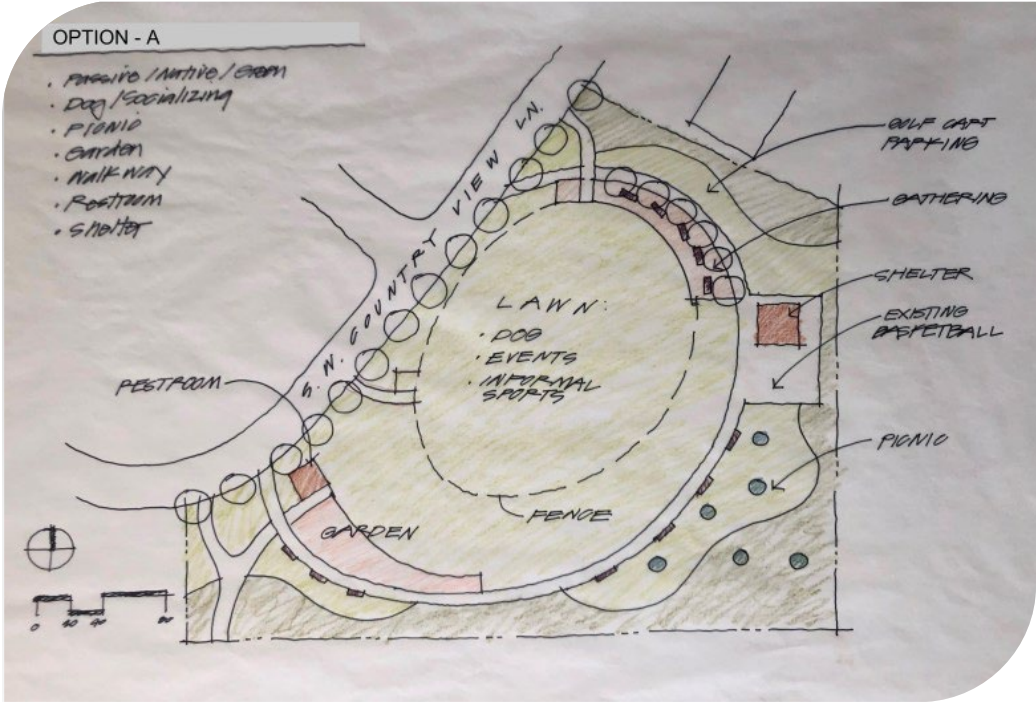


Figure 29: Edith Green Park Concept Plan B

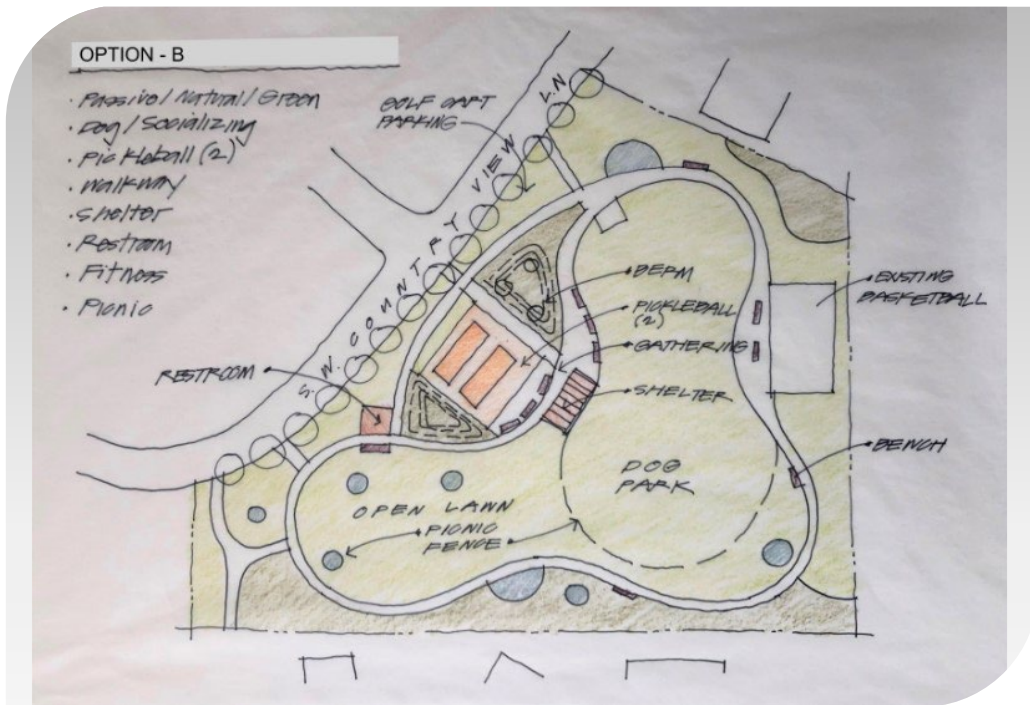


Figure 30: Edith Green Park Concept Plan C

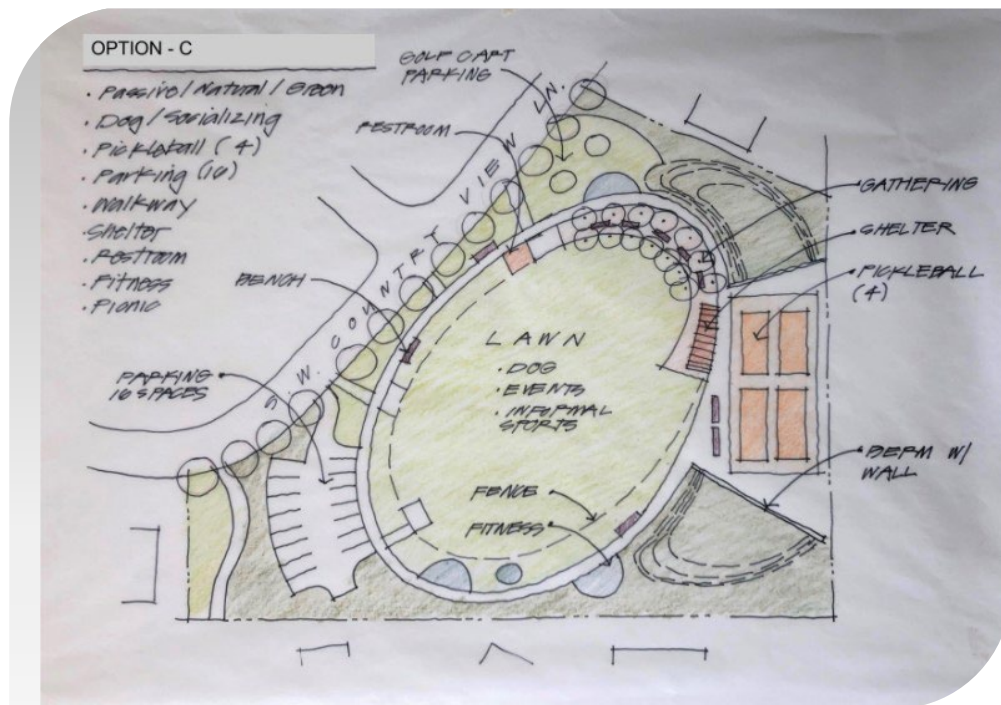
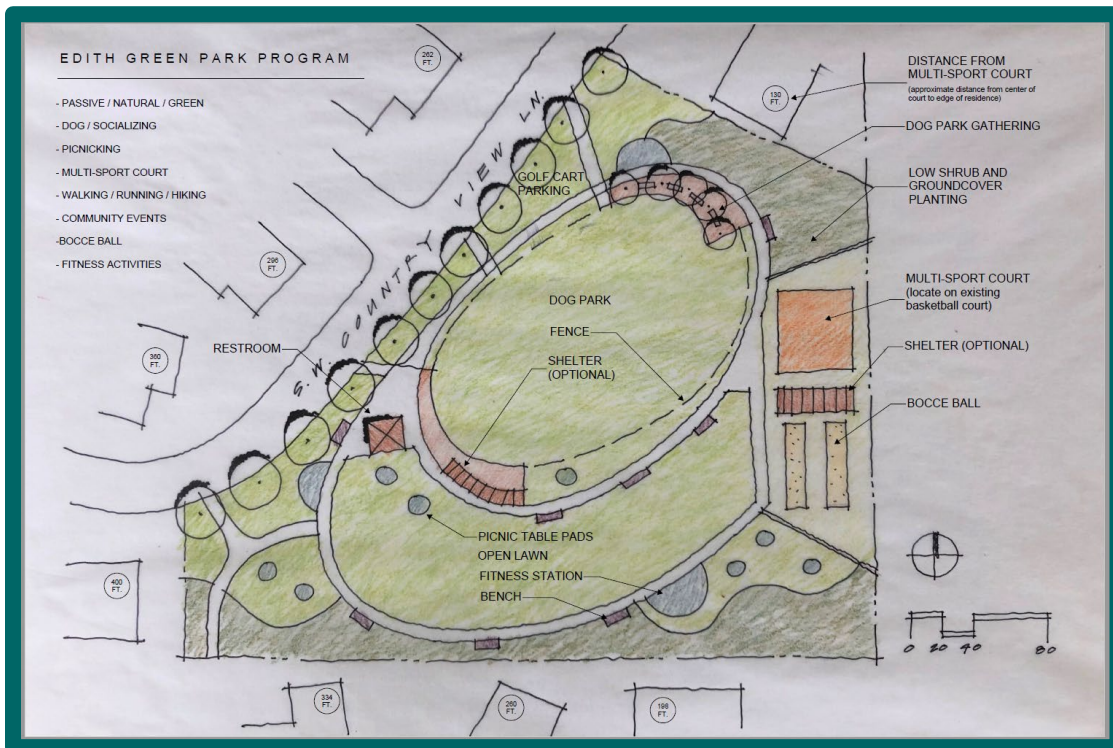


Figure 31: Edith Green Park Concept Plan Selected by the Park Committee



Upon further discussions with the Park Committee, additional changes were made to the final concept plan for the Edith Green Park.

Figure 32: Edith Green Park Final Concept Plan Selected by the Park Committee



Proposed Facility Information

Edith Green Park is planned to contain the following amenities:

- Walking paths
- Dog park
- Passive recreation area
- Picnicking
- Fitness stations
- Benches
- Restroom
- Park shelters
- Bocce ball courts
- Multi-sport court
- Golf cart parking
- Planting improvements

Programming Assumptions

The Edith Green Park will be managed by the CCC. The following programs should be supported at Edith Green Park:

- CCC programs
 - Special events
- Open informal passive recreation for community members
 - Walking
 - Picnicking
 - Socializing
 - Relaxing on the benches
 - Use of dog parks
- Open active recreation for community members
 - Bocce ball
 - Use of fitness equipment
 - Court sports on multiuse courts
 - Walking for exercise
 - Small soccer play
 - Ball toss and catch

The Edith Green Park redesign was not intended to generate any revenue.

Edith Green Park Plan Projected Costs

The overall park plan costs (when assuming space, equipment and amenities for passive/natural green space, dog park, walking paths, picnicking, fitness stations, benches, restrooms, park shelters, bocce ball courts, multi-sport court, golf cart parking, and planting improvements along with all the general conditions, project contingencies, and soft costs) range between \$427,500 and \$870,000, subject to annual escalation. These dollar values are 2022 estimates and the CCC can consider a phased approach, as estimated costs have been provided for the base site improvements and for four alternative site improvements.

Figure 33: Projected Costs for Sitework With Contingencies and Four Alternative Site Improvements

SITWORK BEFORE CONTINGENCIES		SUB TOTAL	
Base Site Improvements		342,000.00	Park w/gravel surfacing
Alternate A Site Improvements		64,000.00	concrete surfacing
Alternate B Site Improvements		70,000.00	landscape planting/irrigation
Alternate C Site Improvements		60,000.00	shelters
Alternate D Site Improvements		160,000.00	restroom
CONTINGENCIES		%	
Design Contingency		10.00%	
Contractor Contingency		5.00%	
Escalation (12 Months)		5.00%	
Contractor OH and Profit		5.00%	
TOTAL		25.00%	
SITWORK WITH CONTINGENCIES		TOTAL	
Base Site Improvements		427,500.00	Park w/gravel surfacing
Alternate A Site Improvements		80,000.00	concrete surfacing
Alternate B Site Improvements		87,500.00	landscape planting
Alternate C Site Improvements		75,000.00	shelters
Alternate D Site Improvements		200,000.00	restroom
		870,000.00	

Preliminary Draft Operational Budget: Five-Year Pro-Forma

With no staff coverage for supervision, only for maintenance

Hours of operation: sunrise – sunset daily

Proposed Maintenance

Maintenance tasks to be handled by the existing CCC staff.

The following Operating and Maintenance Projections were developed for Edith Green Park. The following table shows a five-year pro-forma for Edith Green Park resulting in a potential 0% cost recovery (Preliminary Draft Operational Budget Projections - Budget developed to determine the feasibility of operations. No guarantee is being implied by BerryDunn that these projections will be obtained).

Edith Green Park Operating and Maintenance Budget Projection Five-Year Pro-forma					
	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>
<u>EXPENSES</u>					
Personnel	\$0	\$0	\$0	\$0	\$0
Contractual Services	\$7,950	\$8,109	\$8,352	\$8,603	\$8,861
Commodities	\$9,900	\$10,098	\$10,300	\$10,506	\$10,716
TOTAL EXPENSES	\$17,850	\$18,207	\$18,652	\$19,109	\$19,577
<u>REVENUES</u>					
Rentals	\$0	\$0	\$0	\$0	\$0
CCC Special Events	\$0	\$0	\$0	\$0	\$0
TOTAL REVENUE	\$0	\$0	\$0	\$0	\$0
NET	-\$17,850	-\$18,207	-\$18,652	-\$19,109	-\$19,577
COST RECOVERY	0%	0%	0%	0%	0%
Based on 2022 Figures					

Preliminary Draft Operational Budget: One-Year Summary

The following table shows a one-year summary for Edith Green Park resulting in a potential 0% cost recovery (Preliminary Draft Operational Budget Projections - Budget developed to determine the feasibility of operations. No guarantee is being implied by BerryDunn that these projections will be obtained).

Edith Green Park Operating and Maintenance Budget Projection Preliminary Draft Operational Budget			
Preliminary Draft Operational Budget Projections - Budget developed to determine the feasibility of operations. No guarantee is being implied by BerryDunn that these number of rentals will be obtained.			
	Estimated Cost Recovery	0%	
STAFFING PROJECTIONS			\$0 0.00%
Full Time Staff		<u>\$0</u>	
Permanent Part Time Staff		<u>\$0</u>	
Part Time Staff		<u>\$0</u>	
Edith Green Park Personnel		<u>\$0</u>	
OPERATING EXPENSES			
Contractual Services			\$7,950 44.54%
Commodities			\$9,900 55.46%
	TOTAL EXPENSES		\$17,850
REVENUE			
Rentals			\$0
CCC Special Events			\$0
	TOTAL REVENUE		\$0
	TOTAL NET		-\$17,850
	COST RECOVERY		0%

Operational Budget: Staff and Operating Expenses

The following table shows the details for staffing and other operational expenses for Edith Green Park resulting in a potential 0% cost recovery (Preliminary Draft Operational Budget Projections - Budget developed to determine the feasibility of operations. No guarantee is being implied by BerryDunn that these projections will be obtained).

Edith Green Park Operating and Maintenance Budget Projection Preliminary Draft Operational Budget						
Preliminary Draft Operational Budget Projections - Budget developed to determine the feasibility of operations. No guarantee is being implied by BerryDunn that these number of rentals will be obtained.						
Estimated Cost Recovery			0%	Sub total	Total	0.00%
				\$0	\$0	
STAFFING PROJECTIONS						
Full Time Staff		<u>Number</u>	<u>Salary</u>	<u>Annual Cost</u>		
	Benefit Percentage not included in wages	0.00%		\$0		
Permanent Part Time Staff		<u>Hours</u>	<u>Hourly Cost</u>		\$0	
	Benefit Percentage not included in wages	0.00%		\$0		
Part Time Staff		<u>Hours</u>	<u>Unit Cost</u>		\$0	
	Edith Green Park Personnel	Benefits Percentage			\$9,289	
		0.00%				
OPERATING EXPENSES						
Contractual Services		<u>Multiplier</u>	<u>Unit Cost</u>		\$7,950	44.54%
	Utilities: Electrical, Gas, Water/Sewer	1	\$3,550.00		\$3,550	
	Equipment Maintenance	12	\$200.00		\$2,400	
OPERATING EXPENSES continued						
Commodities					\$9,900	55.46%
	First Aid Equipment				\$0	
	First Aid Supplies				\$0	
	Building Maintenance Supplies				\$0	
	Marketing/Printing				\$0	
	Office Supplies				\$0	
	Consumables				\$9,900	
	Operating exclusive of staffing					
	TOTAL EXPENSES				\$17,850	\$17,850
REVENUE						
Rentals		<u>#/Year</u>	<u>Cost</u>	<u>Multiplier</u>	\$0	#DIV/0!
CCC Special Events					\$0	
		0	\$0.00	100.00%	\$0	
		0	\$0.00	100.00%	\$0	
	TOTAL REVENUE					\$0
	TOTAL NET					-\$17,850
	COST RECOVERY					0%

Conclusion

At the end of this in-depth study, which included a community outreach process and a thorough program development process with the CCC Edith Green Park Committee, a final long-term conceptual plan was developed that resulted in minimal operating costs to the CCC while also not charging any user fees which results in no revenue generated. The CCC Edith Green Park Committee team feels confident that appropriate measures were taken to gather feedback from all potential users and stakeholders in an attempt to ultimately create a park that the community is proud of and will use.

