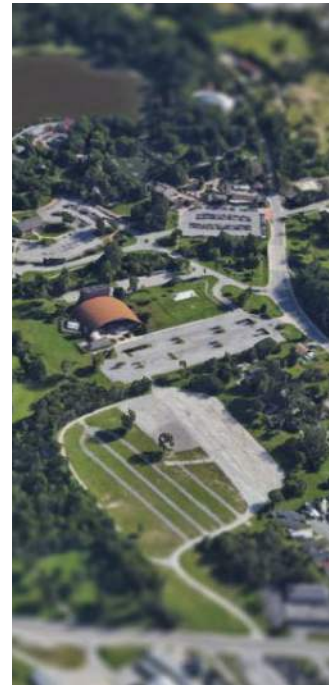
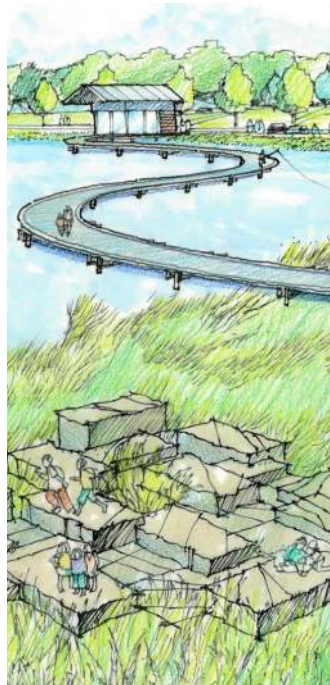


Franke Park Master Plan



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As Fort Wayne continues to grow and prosper, it is impossible to overstate the love this community has for its park system. Strong parks make for strong cities, and Franke is one of Fort Wayne's grandest and most-visited parks. Home to Fort Wayne Children's Zoo, the Foellinger Theatre, and its annual Day Camp – Franke Park continues to delight residents and provide a place for all to relax, explore, and recharge. As usage has continued to increase, the Fort Wayne Parks and Recreation Department has identified the need for a comprehensive master plan for Franke Park. The following plan is the result of nine months of work and outlines a vision to carry this important park through the next 25 years and beyond. I am pleased to present the Franke Park Master Plan.



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Mayor of Fort Wayne, Indiana

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Deputy Director of Planning & Development

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Executive Summary

Franke Park is one of Fort Wayne's most significant cultural and ecological resources. Established in 1921, the park has served the recreational needs of the community and the region for nearly 100 years. In 1926, Arthur Shurtleff created a "General Plan" for the park featuring curving boulevards, gently meandering paths, open lawn areas, sites for several prominent structures, a lake, and an area for native animals featuring deer, elk, bison and bears. While the plan was never fully implemented, portions of it have formed the park we know today - in particular, the preservation of significant wooded areas, Shoaff Lake, and the creation of one of the finest zoos in the United States.

A Treasured Resource and Valued Legacy

Since the development of Shurtleff's plan, the park has enjoyed tremendous success as a recreational resource and home to several of the City's most important programs, entertainment venues, and recreational assets. The Children's Zoo is the most visited cultural resource in the City of Fort Wayne, drawing more than 600,000 visitors per year and fueling the local economy with millions of dollars. Foellinger Theatre has a capacity of 2,751 and hosts 6-8 concerts per year of major name acts. Franke Park features the largest hiking and mountain bike trail system in the region, drawing cyclists from 2-3 hours away. The Day Camp program has been in operation since 1946 and has served several generations of Fort Wayne families. The Fantasy of Lights event each November and December draws over 20,000 people to the park for a seasonal display of lights, raising money for Blue Jacket, an

organization that provides training and opportunities to anyone with a barrier who is striving to earn gainful employment. Finally, the BMX track draws hundreds of cyclists each year from around the state to compete and train.

Challenges

In spite of its tremendous success, the park suffers from a number of challenges. Periodic flooding damages infrastructure and buildings. Circulation is not well defined, wayfinding is haphazard, and the Day Camp pick up and drop off sequence could be much more efficient. Parking is not well organized and lacks efficiency and clarity of circulation. While there is an abundance of trails, there is not a logical network of paths that serves those who may wish to circulate through the park on foot or in a wheelchair on a stable solid surface or accessible route. A well-conceived path system would also facilitate movement of day campers safely to various venues within the park. Most people who visit Franke Park arrive by car; we'd like to create connections to neighborhoods so that users can walk or bike to the park instead. Ecological improvements must be made to wooded areas, Shoaff Lake and Spy Run Creek.

The Fort Wayne Parks and Recreation Department knew that these challenges must be addressed through the development of a master plan so that the community may continue to enjoy Franke Park for the next 100 years.

A Thorough Process

The master planning process occurred from September 2018 through April 2019 and was directed by an Advisory Group consisting of major park stakeholders. In addition to advice and guidance from the Advisory Group, the process included a robust public input component. The planning team conducted interviews with more than 60 individual stakeholders, an online portal to the process was created that disseminated information about the planning process and resulted in more than 1600 responses to two separate surveys, and two public open house events drew more than 150 residents.

Out of this process, a community-driven master plan emerged that aligns with the plan's guiding principles and provides a solid foundation for future improvements while also providing flexibility in the timing of its implementation.

Plan Highlights

Notable highlights of the plan include:

- The establishment of an organized and thoughtful vehicular circulation system
- Additional parking for Foellinger Theatre and the Zoo that will create greater efficiency, fit into the landscape, and be safer to circulate through
- The creation of over 5 miles of new pedestrian paths creating enhanced connectivity between venues within the park and adjoining neighborhoods

- Additional cycling amenities like showers, shelters, improved wayfinding and bike maintenance facilities
- An emphasis on the landscape as an important part of the park experience
- New vehicular and pedestrian gateways into the park that improve access and circulation and create a sense of grandeur for such a prominent destination
- Two new playgrounds
- New shelters, a boat house, a Day Camp building and Community/Nature Center
- Ecological improvements to Shoaff Lake and Spy Run

If you are a Fort Wayne resident, this is your plan, and you made it possible. Thank you! The remainder of the document details the process, the outcomes, a timeline for implementation, and how much we think it might all cost. We hope you are as excited as we are about the future of Franke Park!

Sincerely,



Steve McDaniel
 Director
 Fort Wayne Parks and Recreation Department



Guiding Principles

The planning process was informed by a set of eight Guiding Principles developed by the Fort Wayne Parks and Recreation Department at the outset of the project. The principles are supported by strategies that emerged over the course of the project through stakeholder engagement, public input, and guidance from the Advisory Group.

1 BALANCE ecology, recreation, and the built environment.

Principle #1 Strategies:

- Preserve and manage existing natural areas (woodlands, wetlands, water bodies, meadows, riparian corridors, wildlife habitats).
- Locate new structures and valuable infrastructure out of the floodplain



2 PROMOTE and support a variety of activities and uses that encourage active and passive recreation.

Principle #2 Strategies:

- Support Foellinger Theatre events and programming.
- Improve multi-use trails for hiking and mountain biking.
- Build upon success of existing cycling facilities with the addition of amenities and venues that result in a bike park
- Enhance winter programming and support the Fantasy of Lights event and possible future addition of a Winter Market.
- Provide additional reservable shelters/pavilions, grills, nearby parking, restrooms, and walking paths.



3

CELEBRATE and preserve the cultural history of Franke Park and the Fort Wayne Children's Zoo.

Principle #3 Strategies:

- Support the continued success and future expansion of the Fort Wayne Children's Zoo.
- Reorganize parking and circulation for Zoo patrons and staff
- Address the safety and functionality of Franke Park Day Camp pick-up/drop-off; plan for future new Long House and Nature Lodge facilities.



4

ENSURE creative, sustainable, authentic, high quality design and development.

Principle #4 Strategies:

- Create a more cohesive park identity and enhance marketing and communications for park programming and events.
- Develop and adhere to design guidelines for character defining built elements and wayfinding



5

IMPLEMENT best practices for storm water management, incorporating existing water bodies within the park.

Principle #5 Strategies:

- Address flooding concerns and implement best practices for storm water management through the use of bioswales and constructed wetlands.



6

INCREASE connections between the park, the greenway, the zoo, downtown, and surrounding neighborhoods.

Principle #6 Strategies:

- Locate and increase quantity of pedestrian access points to the park
- Create a paved pedestrian path network within the park connecting all venues
- Add three new vehicular gateways to the park
- Enhance & clarify parking, vehicular circulation, and wayfinding.



7

PROVIDE, protect, and improve public access to Spy Run Creek, Shoaff Lake, and Frog Pond.

Principle #7 Strategies:

- Renovate Shoaff Lake to improve water quality through dredging and creation of aquatic shelves for erosion control and waterfowl discouragement
- Create access and activation with boardwalks and outcroppings
- Create and promote access to Spy Run Creek



8

PROTECT and manage existing woodlands and significant views.

Principle #8 Strategies:

- Emphasize importance of creating opportunities to view natural areas
- Sensitive locate significant structures
- Implement a program to remove invasive species over time





Public Engagement Process

Process

The master plan for Franke Park grew out of engagement with the Fort Wayne community and analysis of the existing site and uses. Several groups were convened to guide the development of the plan - the nine-month planning process was guided by close consultation and regular feedback from the project Advisory Group, and informed by engagement with Stakeholder Groups. Community feedback was gathered through the Franke Park Master Plan website (www.frankeparkplan.com), two interactive online surveys, and two Public Open Houses held at Franke Park Pavilion #1.

As concepts for the Franke Park plan were conceived and adjustments made based upon feedback received, a set of priorities for the master plan began to emerge:

- Enhance / clarify parking, vehicular circulation, and wayfinding.
- Increase connectivity by creating paths through the park for casual walking & cycling.
- Enhance multi-use trails for hiking and mountain biking; add amenities to cycling facilities.
- Conserve natural areas, honor the value of the natural landscape, and address ecological concerns.
- Address safety and functionality of Day Camp pick-up / drop-off.
- Address flooding concerns.
- Create a more cohesive park identity.
- Bring a sense of grandeur and importance (embodied in the Shurtleff plan) back to Franke Park.
- Enhance marketing and communications for park programming and events.

Advisory Group

At the beginning of the planning process, Fort Wayne Parks & Recreation organized a Project Advisory Group that included representatives from the following organizations with strong geographic and programming ties to the park:

- Fort Wayne Board of Park Commissioners
- Fort Wayne Zoological Society Board
- City of Fort Wayne Engineering
- Friends of the Parks of Allen County
- Northwest Area Partnership
- Fort Wayne Parks & Recreation Staff
- Fort Wayne Children's Zoo Staff
- Greater Fort Wayne, Inc.
- ARCH

Stakeholder Interviews

A number of stakeholder groups were convened to supplement feedback collected throughout the public engagement process, and to enhance community awareness of the project by leveraging members' networks to distribute information. Stakeholder group members included representatives from the following organizations:

- Fort Wayne Parks & Recreation Staff
- Fort Wayne Board of Park Commissioners
- Fort Wayne Zoological Society Board members
- Fort Wayne Children's Zoo members & users
- Visit Fort Wayne
- Northeast Indiana Regional Partnership
- City of Fort Wayne Community Development
- City of Fort Wayne Public Works
- Friends of the Parks of Allen County
- Fort Wayne Park Foundation
- ARCH
- Tri-State Watershed Alliance
- Blue Jacket, Inc.
- Turnstone Center for Children and Adults with Disabilities
- Running & Cycling advocates

60 individual stakeholders were interviewed in a series of meetings that took place October 9-11, 2018, and via phone conferences with individuals who were unable to attend the October meetings. Key takeaways from the Stakeholder Interviews were summarized in Section 6 of the December 2018 Existing Conditions Report.

A follow-up meeting was held on February 14, 2019 to further engage with representatives of the cycling and mountain biking community. Some of the proposed elements of the plan will have an impact to the existing trail system and cycling facilities at Franke Park, which have been the culmination of many years of conversation, volunteer efforts, and relationship building. Engagement with this vocal and passionate group of park users underscored the importance of continued maintenance and improvement of the trails and cycling facilities, providing active recreation opportunities that are unique within the Fort Wayne parks system.





Public Open House #1

Public Open House #1 was held on November 8, 2018 at Franke Park Pavilion #1. Information about the Open House was delivered to the community via the project website, media press release, and an informational flyer distributed to the networks of the Advisory Group and Stakeholder Groups.

64 attendees signed in and had the opportunity to learn about the scope and schedule of the master planning process, learn about the history of Franke Park, and review site analysis information gathered by the planning team. Attendees were asked to participate in a vision card exercise and write down their aspirations for the future of Franke Park, and provide feedback via a dot voting exercise on their priorities for park improvements.

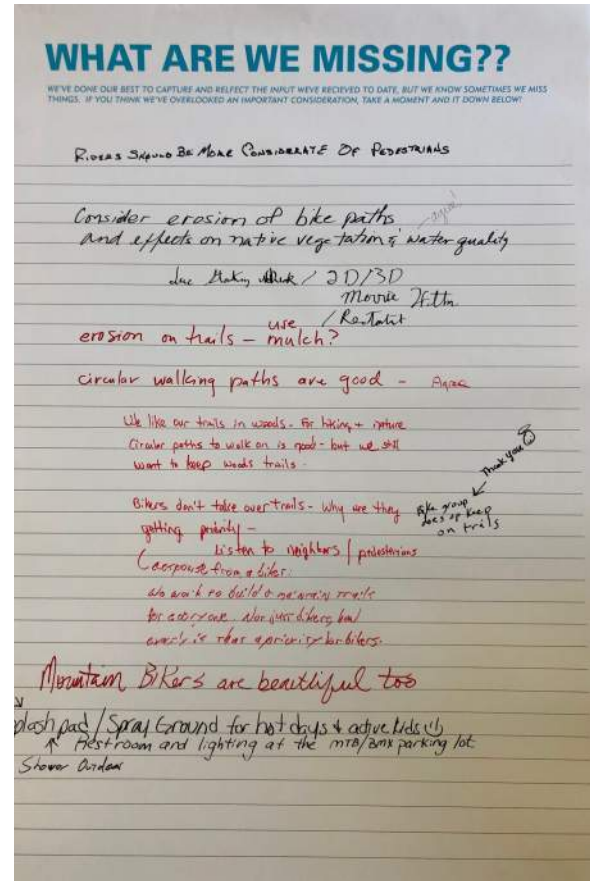
Key takeaways that emerged from these exercises and conversations with attendees included:

- Enhance multi-use trails for hiking and mountain biking
- Clean up and activate Shoaff Lake
- Add amenities to cycling facilities (access to drinking water, bike repair stations, changing rooms, restrooms) and add bike park programming elements such as a pump track and skills course.
- Conserve natural areas
- Create paths for casual walking/cycling
- Add restroom facilities throughout the park
- Add a splash pad or interactive water feature



1. Public Engagement Process





Public Open House #2

Public Open House #2 was held on February 7, 2019 at Franke Park Pavilion #1. 68 attendees signed in for this engagement event.

After the first Public Open House, the planning team met with the Advisory Group to present three initial park plan concepts that began to address how site analysis information and stakeholder and community input might be manifested in the plan. The concepts (shown here in Section 2) generated discussion around existing and potential new buildings, parking and circulation systems (both vehicular and pedestrian), ecological features, and park amenities. Following this discussion, a series of plan refinements were created through a work session with Fort Wayne Parks and Recreation staff and feedback received from members of the Advisory Group.

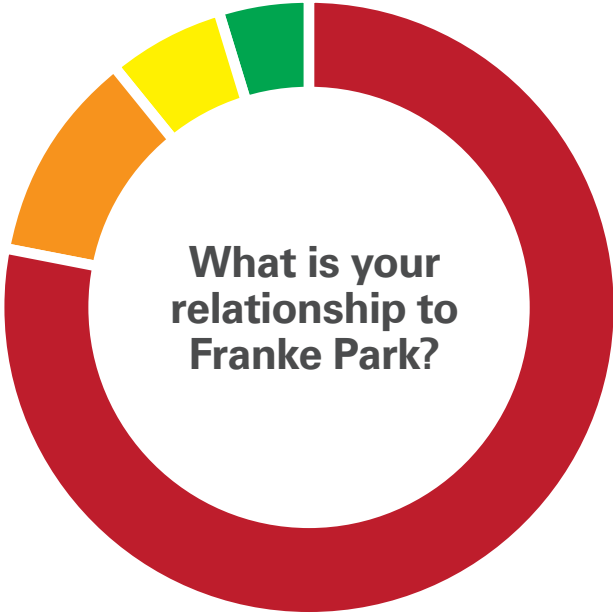
Key takeaways that emerged from these exercises and conversations with attendees included:

- Minimize conflicts between new, accessible paved pedestrian routes and the existing multi-use trail system.
- Minimize the environmental impact of a new entry from Goshen Road.
- There was consensus that a new entry at the north end of the park (at the intersection of Loch Lomond Drive and Sherman Boulevard) will make the intersection safer.
- Attendees were almost evenly divided on the question of whether or not to close a section of Sherman Boulevard from Loch Lomond Drive to Franke Park Drive. This resulted in one of the questions in the Visual Preference Survey, to collect more feedback on this issue.

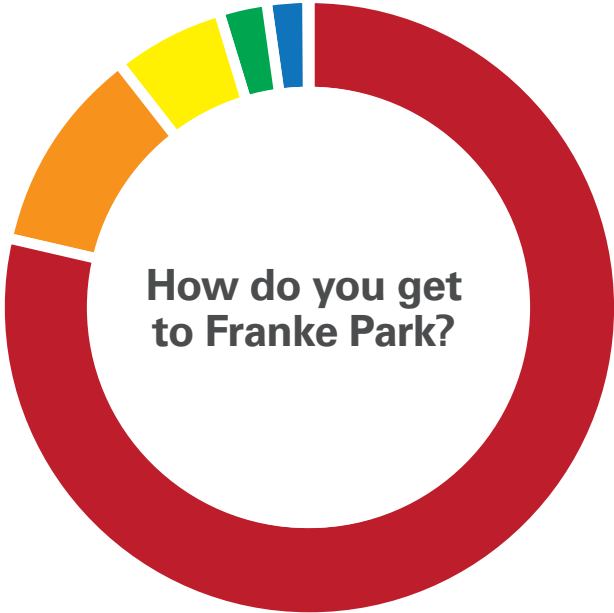


Online Survey

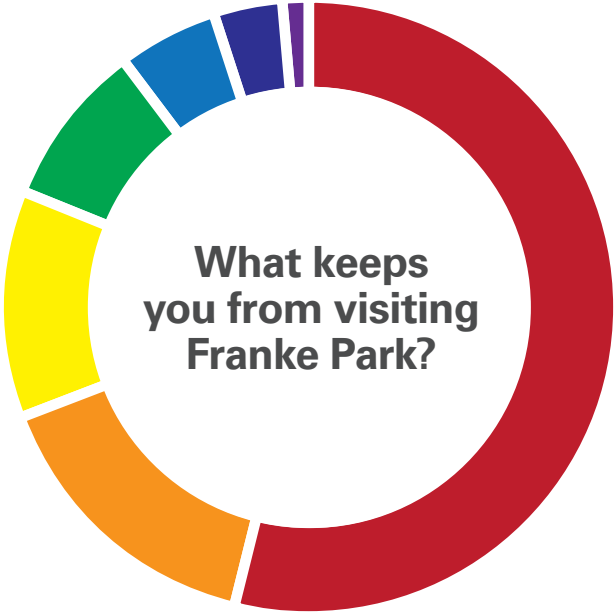
A 17-question online survey accessible through the project website allowed park users and community members to express their priorities and preferences for the future of Franke Park. The survey was available from October 2, 2018 through February 22, 2019 and garnered 1,353 responses. Following is a selection of responses that were instrumental in guiding the final recommendations of the Franke Park Master Plan. A complete summary of all survey responses and comments submitted through the project website has been provided to Fort Wayne Parks and Recreation Department separate from this document.



- I visit the park.
- I am not affiliated with the park, but I am interested in the plan.
- I live adjacent to or within a half mile of the park.
- I work adjacent to or within a half mile of the park.



- Car
- Bicycle
- Walk / Run
- Other
- Bus



- No obstacles.
- Too far from where I live or work
- Other
- Too busy or not interested
- Programs or destinations are not interesting to me
- Safety concerns
- Lack of transportation



- Fort Wayne Children's Zoo
- Playground
- Walking / Hiking Trails
- Foellinger Theatre
- Pavilions
- Shoaff Lake
- MTB / Multi-Use Trails
- Sledding Hill
- Franke Park Day Camp
- Other
- BMX Track

What types of activities do you participate in within the park?

Zoo	616
Concerts, Foellinger	308
MTB, Cyclocross, BMX	297
Picnicking	294
Walking	182
Playground	172
Hiking	159
Day Camp	138
Trails	114
Exercise	90
Fantasy of Lights	67
Running	51
Birding, Wildlife, Ducks	40
Sledding	31
Pavilion	21
Fishing	18

If you could change one thing about Franke Park today, what would it be?

Parking	206
Trail Improvements	170
Nothing	92
Shoaff Lake Improvements	74
Accessibility	66
Restrooms	50
Addition of Water Feature(s)	40
Zoo Expansion	29
Pavilions	22

What kinds of activities or amenities would you like to see that are not currently available in Franke Park?

Additional Classes & Programming	247
Concessions, Food Trucks	171
More Restrooms	86
Additional Cycling Amenities	56
Splash Pad or Water Play Area	56
Drinking Fountains / Water Bottle Fill Stations	44
Dog Park	17



**60 Stakeholders
Interviewed**



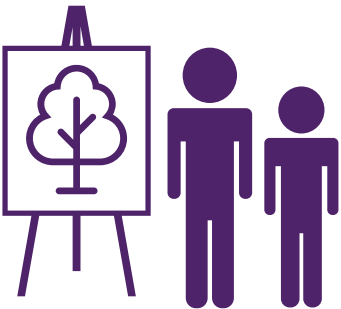
**1,353
Initial Survey
Responses**



**Visual Preference
Survey Responses**

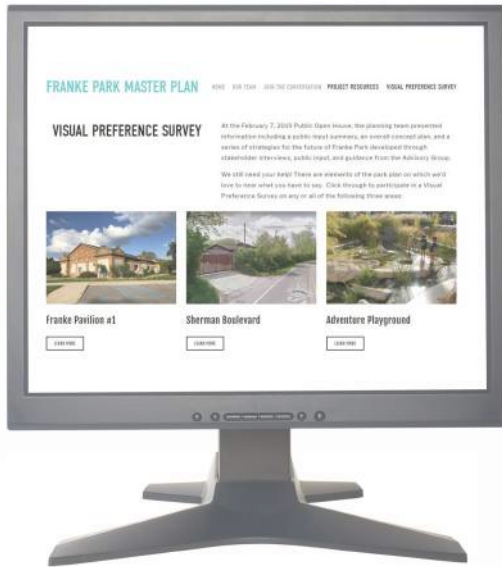


**4,053
Unique Project
Website Visitors**



**132
Open House
Sign-Ins**

**1,163 Unique Responses,
Averaging 388 Responses
to Each Question**



Visual Preference Survey

Following the February 7, 2019 Public Open House, the online survey was replaced with a Visual Preference Survey that asked participants to give feedback on three specific items that seemed to warrant further input.

Franke Pavilion #1 is an interesting historic building, but its location within the flood plain and near the main entrance of the Children's Zoo mean that the building is in danger of occasional flooding. Its location also places limitations on the reorganization of parking in this area. Respondents were asked to express a preference: Should Pavilion #1 be relocated to higher ground, in a more visually prestigious location, and renovated? Or should the existing building be demolished in favor of building a new structure that would speak to the future of Franke Park? A total of 393 responses were collected, with the majority (218) stating a preference to preserve the existing building, relocate, and renovate it. Interestingly, many of those who submitted comments on this question via the project website expressed that although they didn't love the idea of losing a historic structure, they felt that building a new structure with updated amenities may better serve the needs of the public. Ultimately, the plan shows the existing structure relocated and renovated, but further study will be needed prior to implementation of this phase of the plan.

Another interesting question that arose from discussions with the project Advisory Group was whether it may make sense to close the section of Sherman Boulevard between Franke Park Drive and Loch Lomond Drive to through traffic. Currently, Sherman Boulevard divides the Zoo property and presents a safety challenge to those crossing from the Zoo Education Center parking lot to the Park and the Zoo. If this section of Sherman were to be closed, it could present the Zoo with some greater flexibility for future expansion, and improve the safety of the pedestrian crossing. 406 responses were received to this question, with the majority (237) stating a preference to see this section of Sherman Boulevard closed. Further discussion would be required with residents of the affected neighborhoods, City Engineering, the Department of Public Works, and others before a decision could be made about the feasibility of closing this thoroughfare. For now, the plan shows this section of Sherman remaining open.

The final item within the Visual Preference Survey asked respondents to express a preference for the location of a new adventure playground within Franke Park. A total of 364 responses were received, with the majority (215) stating a preference to locate a new playground near Foellinger Theatre. Ultimately, it was decided that the park would benefit from having two playground areas with differing characters, and both locations are shown on the final plan. See page 39 for further description of the new playground areas.

Although I hate the idea of demolishing an historic structure, I voted for the new multi-use pavilion... I'd rather there was something that could be used by many.

We don't want to see Sherman Street closed. Many visitors come off of Coliseum to drive through the park to the Zoo. This would eliminate the beautiful scenery on their way.

I don't want to lose the historic value and design of the current pavilion. However, the new design...is appealing and a new location makes sense...certain features of the old could be salvaged and incorporated into the new!

We currently own a business off of Wells Street and are very concerned about the amount of traffic closing Sherman would cause.

Regarding the two proposals for Franke Park Pavilion #1; I was disappointed to see that you've already decided that it will be moved or torn down.

I see that the committee is considering closing Sherman Boulevard by the Zoo. This plan would severely handicap my access to most of my daily and weekly activities.

2

Preliminary Plan Concepts

The design team used the guiding principles, conclusions of the site inventory and analysis, public input, and guidance from the Advisory Group to develop three initial master plan concepts for review and comment. These concepts are shown on the pages that follow with their respective primary features.

At first glance the concepts may seem similar; this is because each of them was crafted to address the same set of challenges. In fact, all of them share the following features:

- A continuous internal parkway that creates clarity of circulation and wayfinding, blends into the landscape, and references the intent of the 1926 Shurtleff Plan to create pleasing and sinuous roadways throughout the park
- Enhancements to Shoaff Lake
- Several miles of new paved pedestrian paths
- New entries into the park
- Cycling amenities and support functions intended to leverage the existing MTB and BMX facilities into a bike park
- New architecture to replace aging and outdated buildings
- New playground and picnic areas
- Enhanced pick up and drop off configurations for the Day Camp
- Additional parking to support the Zoo and Foellinger Theatre
- Relocation of the maintenance facility to another location (to be determined)

The plans vary on the alignment of the parkway, where entries occur, how Sherman Boulevard is addressed, how additional parking is accommodated, and how additional buildings are planned for and accommodated.

The concepts were shared with the Advisory Group for discussion and input and ultimately Concepts 1 and 3 were presented to the public for further scrutiny and comment.

Concept A

- A new continuous loop drive/parkway that creates a strong sense of order and serves as an organizing element.
- Relocation of the maintenance facility to create a site for relocating Pavilion 1
- Redesigned Zoo parking and pick/drop
- New buildings for the Day Camp to replace the Long House and Psi Ote Lodge
- Reconfigured pick up, drop off and parking for the Day Camp
- Substantial paved trail system (the black lines) creating more connectivity within the park and access to the park from adjacent neighborhoods
- Two new gateways from Goshen Road that would lend a sense of grandeur to the park and create a more gracious transition from the street
- New amenities and support facilities at the BMX venue
- A pedestrian promenade from the temporary parking area south of Foellinger Theatre creating a safe, organized way for pedestrians to move to and from the venue
- Removing the existing vehicular connection to the Zoo from Sherman Boulevard
- Re-use of the existing north-south drive as a pedestrian promenade
- New parking deck east of Foellinger Theatre



Concept B

- A new continuous loop drive/parkway that creates a strong sense of order and serves as an organizing element, utilizing the existing north-south drive
- Relocation of the maintenance facility to create a site for relocating Pavilion 1
- Redesigned Zoo parking and pick/drop
- New buildings for the Day Camp to replace the Long House and Psi Ote Lodge
- Reconfigured pick up, drop off and parking for the Day Camp
- Substantial paved trail system (the black lines) creating more connectivity within the park and access to the park from adjacent neighborhoods
- Two new gateways from Goshen Road that would lend a sense of grandeur to the park and create a more gracious transition from the street
- New amenities and support facilities at the BMX venue
- A promenade from the temporary parking area south of Foellinger Theatre creating a safe, organized way for pedestrians to move to and from the venue
- Removing the vehicular connection to the Zoo from Sherman Boulevard
- New parking deck east of Foellinger Theatre
- New paved parking lot south of Foellinger Theatre



Concept C

- A new continuous loop drive/parkway that creates a strong sense of order and serves as an organizing element, but utilizing the existing north-south drive
- Relocation of the maintenance facility to create a site for a new Day Camp building to replace the Long House
- Leaves Pavilion 1, Zoo parking and pick/drop as is
- Psi Ote Lodge remains as is
- Reconfigured pick up, drop off and parking for the Day Camp at new Long House building
- Substantial paved trail system (the black lines) creating more connectivity within the park and access to the park from adjacent neighborhoods
- Only one gateway from Goshen Road that would lend a sense of grandeur to the park and create a more gracious transition from the street
- New amenities and support facilities at the BMX venue
- A promenade from the temporary parking area south of Foellinger Theatre creating a safe, organized way for pedestrians to move to and from the venue
- Removing the vehicular connection to the Zoo from Sherman Boulevard
- New parking deck east of Foellinger Theatre
- Constructed wetland south of the Day Camp





Park Master Plan

The plan at right marries the most successful elements of the three concepts and is based on additional input from the Advisory Group and ongoing public input. The following pages examine the separate but symbiotic systems in more detail.

Existing Buildings To Remain

- B1 Foellinger Theatre
- B2 Pavilion 1 (Relocated)
- B3 Pond Pavilion
- B4 K9 Training Center
- B5 Day Camp Tipi
- B6 Restrooms

New Buildings

- N1 New Day Camp Building
- N2 Boat House

Circulation System Features

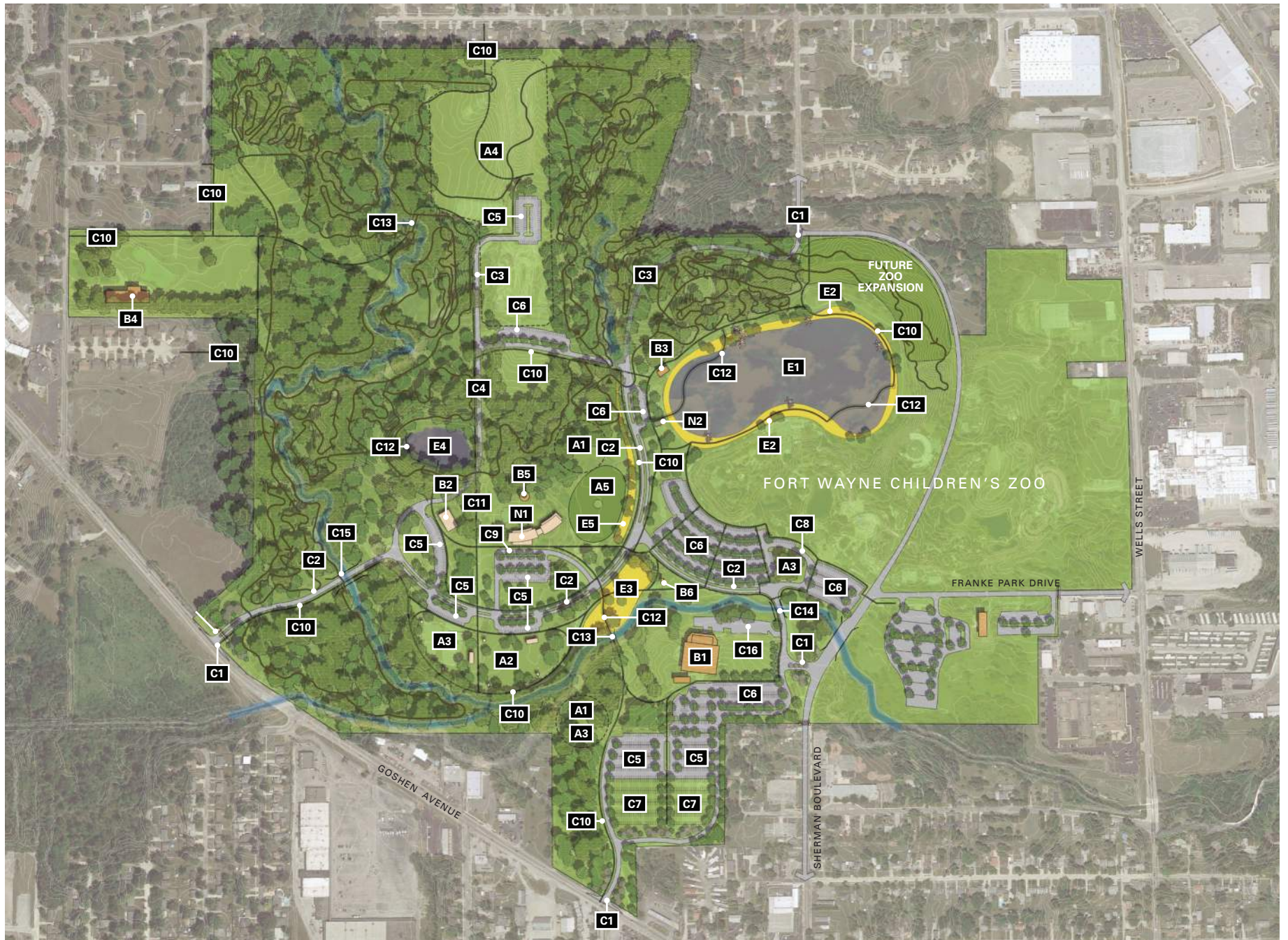
- C1 New Park Entry
- C2 Parkway Drive
- C3 Improved Drive
- C4 Existing Drive To Remain
- C5 New Parking
- C6 Existing Parking Reorganized
- C7 Improved Temporary Parking
- C8 Zoo Pick / Drop
- C9 Day Camp Pick / Drop
- C10 New Bike / Ped Pathways
- C11 Pedestrian Spine
- C12 Boardwalk
- C13 Pedestrian Bridge
- C14 Improved Vehicle + Pedestrian Bridge
- C15 Grade-Separated Bridge
- C16 Foellinger Service Area

Ecological Features

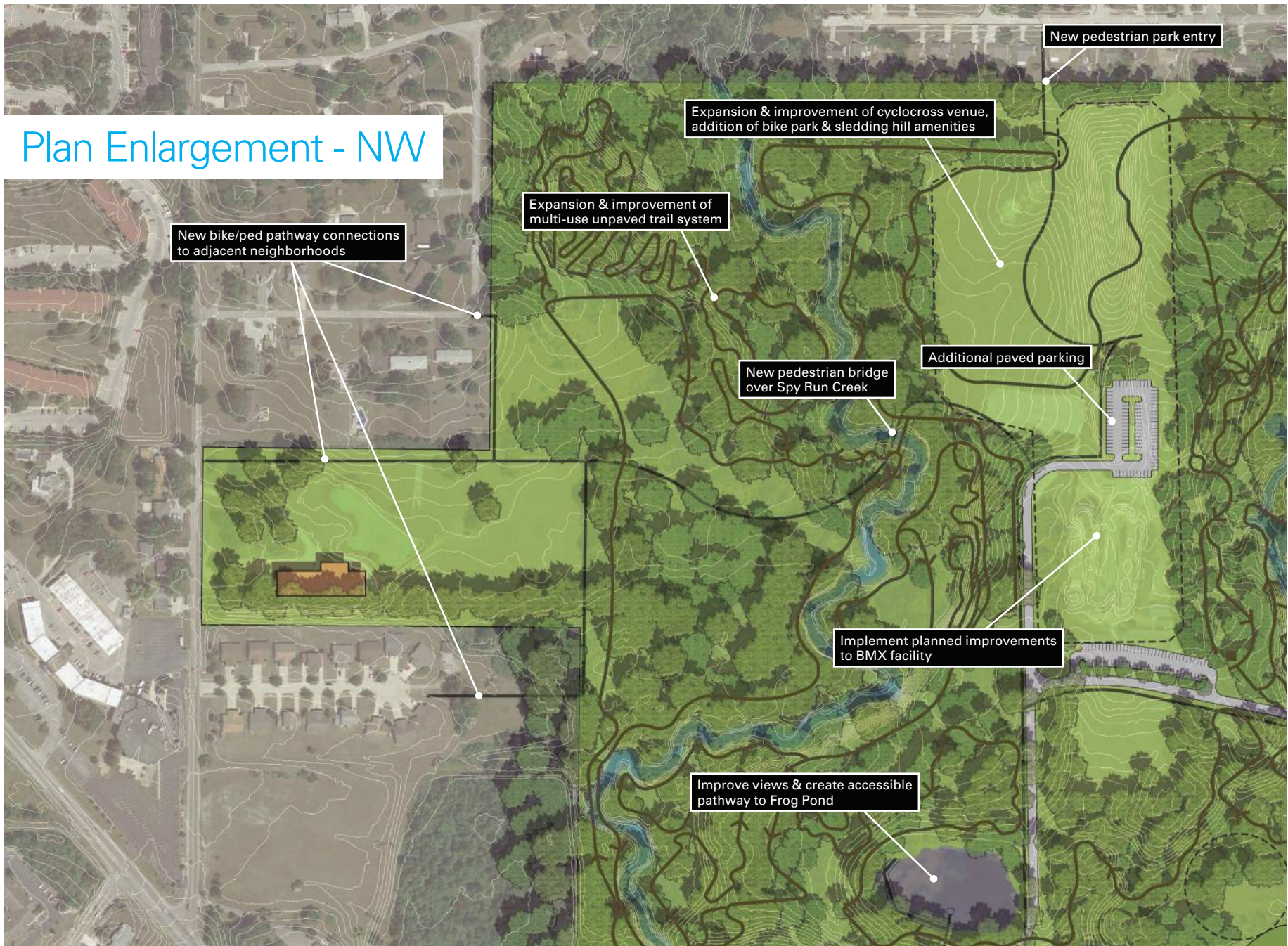
- E1 Shoaff Lake (Restored)
- E2 Lake Edge Enhancements
- E3 Constructed Wetland
- E4 Frog Pond
- E5 Stormwater Conveyance

Amenities

- A1 Adventure Playground
- A2 Picnic Shelters & Grills
- A3 Picnic Area
- A4 Future Bike Park & Sledding Hill Location
- A5 Day Camp Pow Wow Site + Fire Ring



Plan Enlargement - NW



Plan Enlargement - NE



Improved parkway drive

New vehicular park entry & 4-way stop

Future Zoo expansion

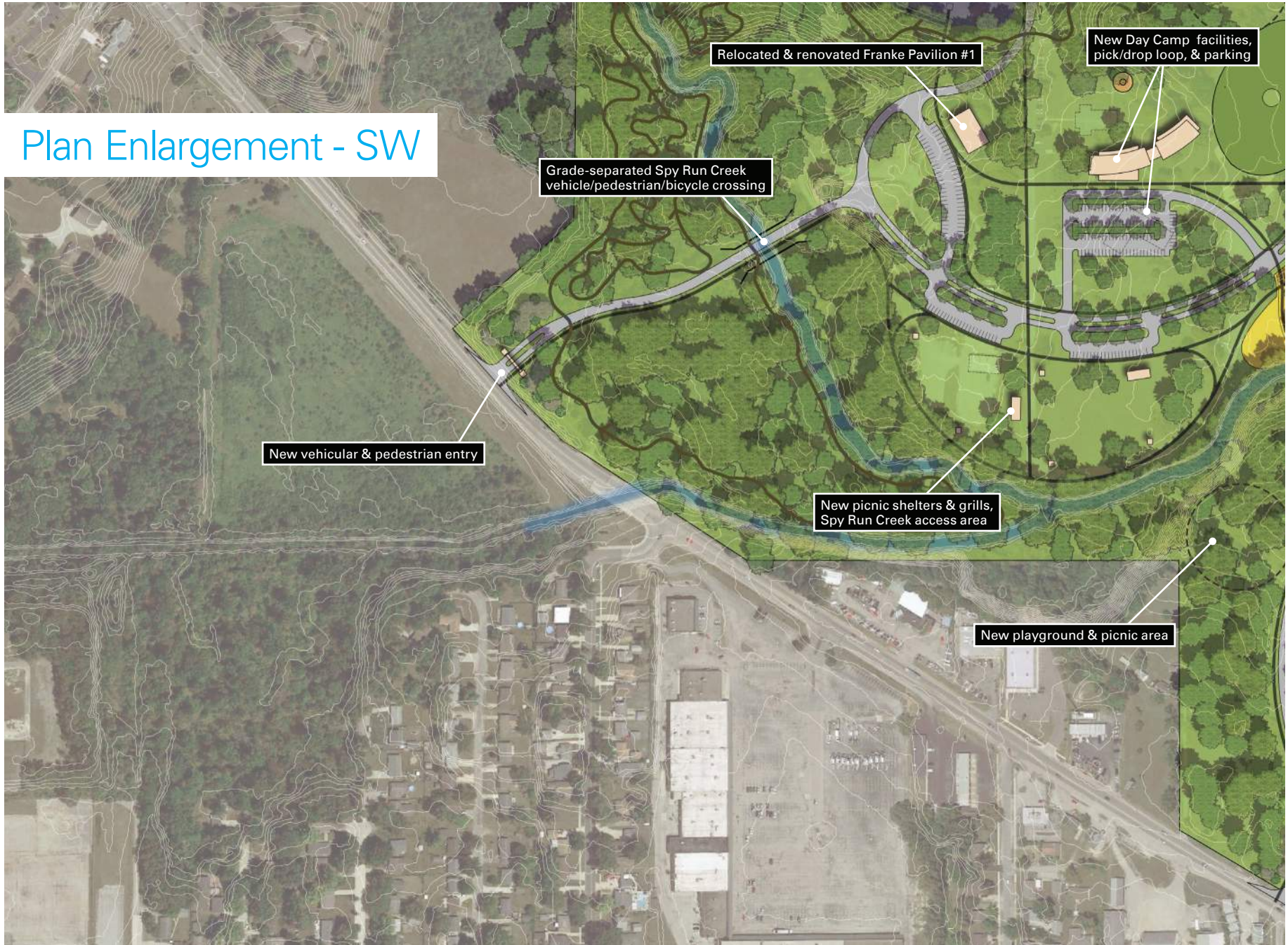
Stormwater conveyance

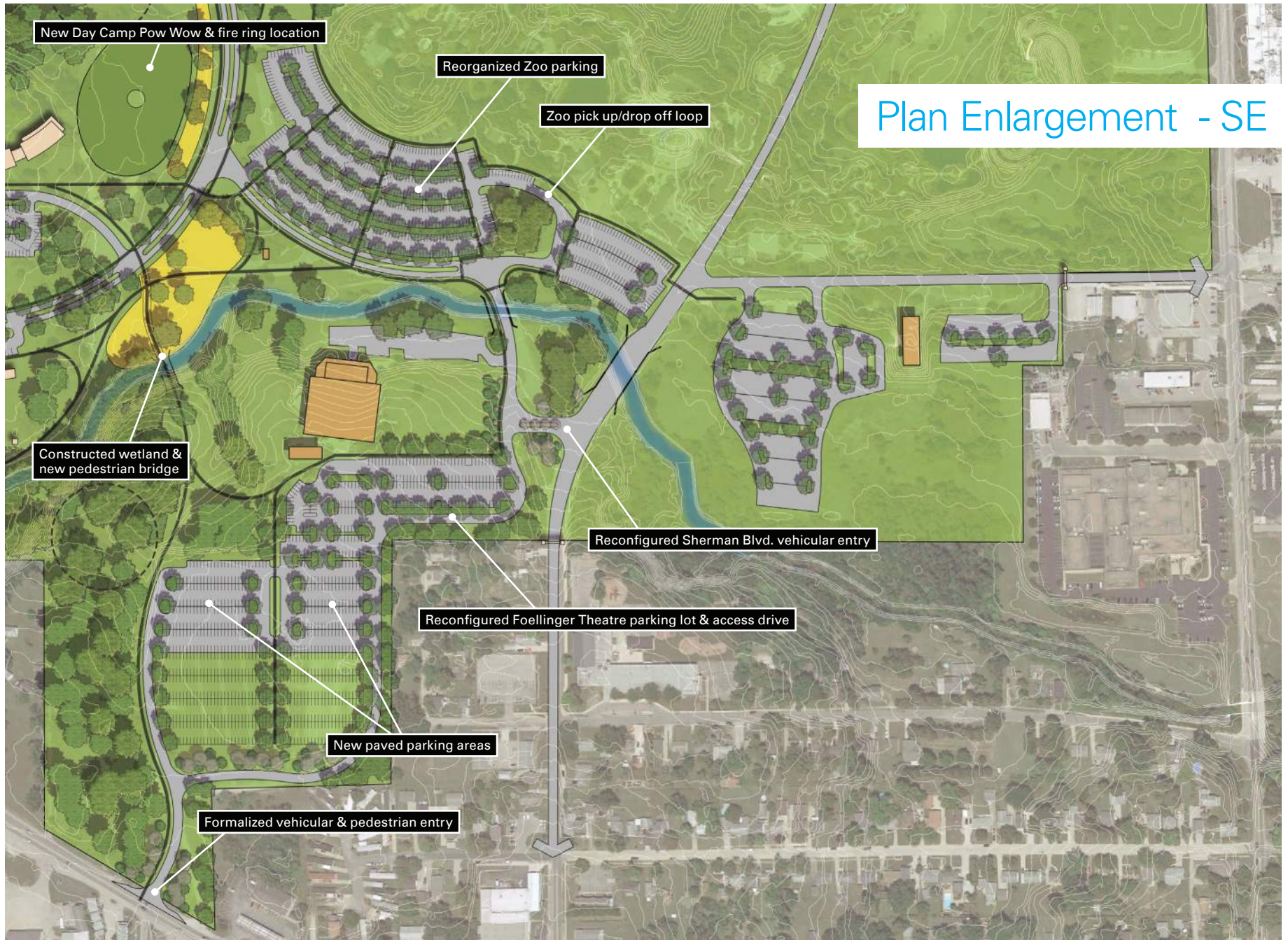
New Boat House

New playground

Shoaff Lake enhancements: dredging, aquatic shelves with native plantings, boardwalks and rock outcroppings for water access

Plan Enlargement - SW

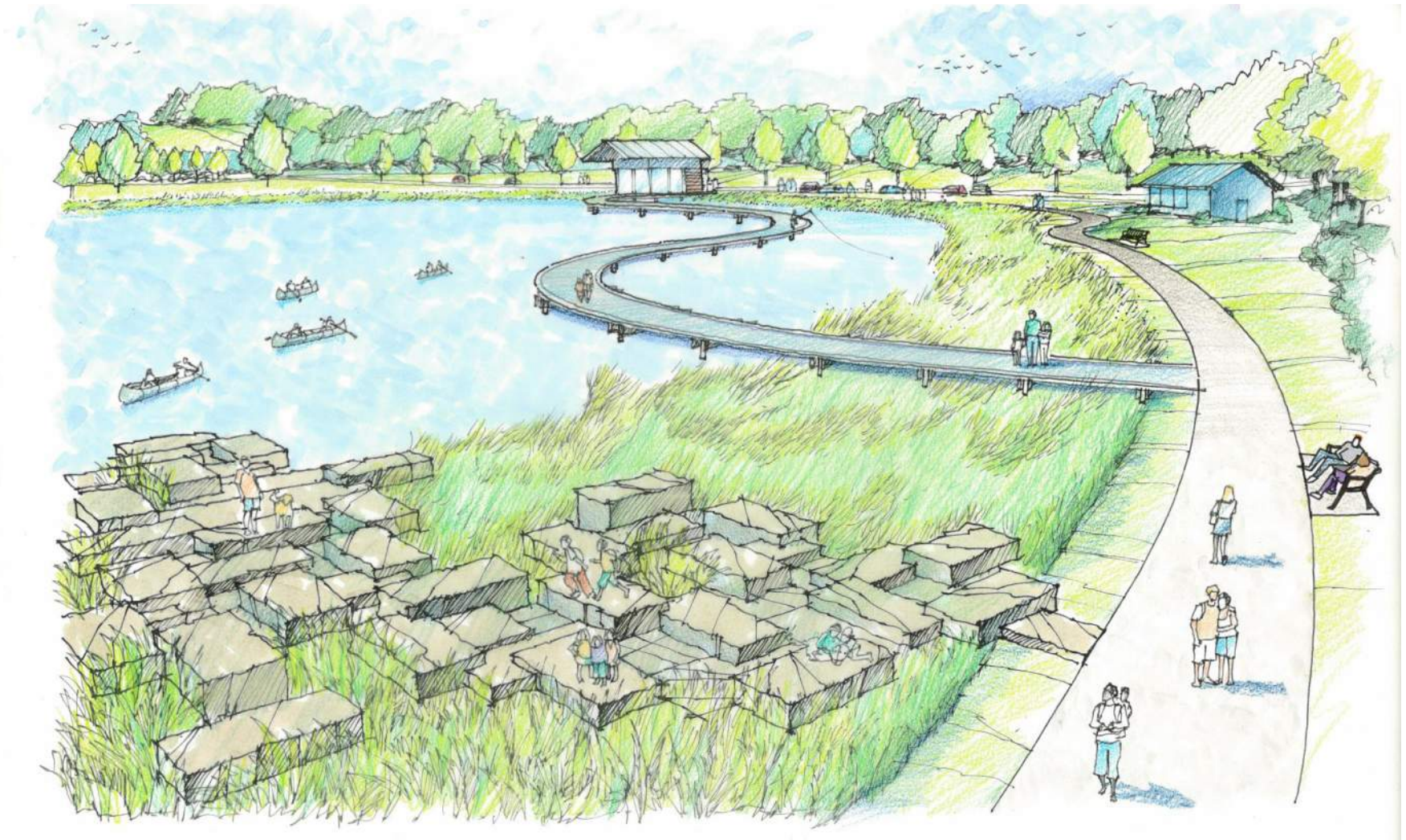






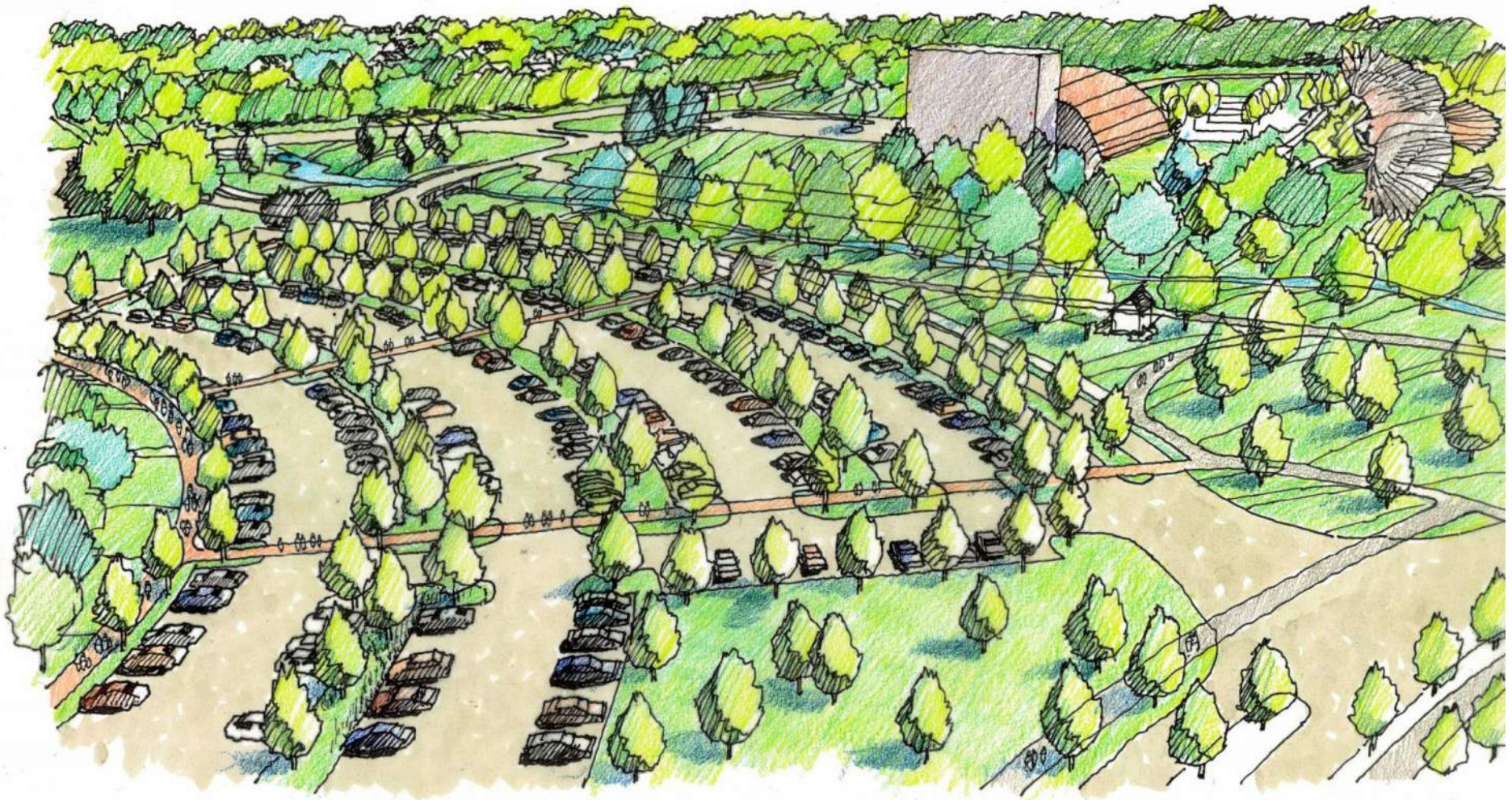
Goshen Avenue Entrance

Imagine a new entry into Franke Park that would feel more like what one might expect to find at a state park. The approach would include bike/ped facilities and new bridge across Spy Run Creek. The bridge would be designed to allow trails in this area to pass below it and would help to create a sense of importance and grandeur to arriving at the park. The bridge is also an opportunity to establish a new architectural language that, if implemented consistently, would contribute to a unique identity for the park. The new entry presents an opportunity to site the relocated Pavilion 1 (or a new pavilion) in a prominent location out of the flood plan, emphasizing the sense of arrival and importance that the park plays in the recreational and cultural life of the park.



Shoaff Lake

Shoaff Lake is one of the most significant features of Franke Park, yet suffers from poor ecology and limited ways to engage it. The plan proposes that the lake be dredged to create a healthier body of water. Material from the dredging process would be used to create planted shelves that would protect the shore and discourage geese from congregating on the banks. Boardwalks could afford opportunities to fish or enjoy the lake without getting wet. A boat house would facilitate Day Camp excursions and provide the general public a place to rent a canoe or kayak. At several points around the perimeter of the lake, rock outcroppings are proposed to provide yet another opportunity to engage the lake edge and the unique ecology of the aquatic shelves.



Zoo Parking

The planning process revealed a need for additional parking to support the Zoo and Foellinger Theatre. The challenge: how to add parking spaces without creating the impression that the park is being filled with cars? This image shows how the parking area serving the Zoo could be redesigned with more significant planted areas to mitigate the impact of additional cars and paved areas. The reconfiguration is made possible by relocating Pavilion 1 to a site out of the floodplain. This allows for a more efficient and logical arrangement that results in a more sustainable approach.



Stormwater Management

The master plan proposes that natural systems be used to convey, store and clean stormwater wherever possible. This view depicts the point where the proposed stormwater management facility that occurs west of the parkway receives water from the Franke Park Drainage Improvements Project. The plan proposes that the conveyance system be designed with native plantings and rocks for erosion control. The rocks also allow day campers to engage the swale and learn about water quality. This view also shows how the vehicular parkway looks and how small “eyebrow” parking lots can be arranged around the perimeter of the parkway to serve venues within the park.



Sherman Boulevard Entry

This view depicts how the Sherman Boulevard entry could be redesigned to create a stronger gateway and a more organized arrival experience. The entry drive is aligned to create a 90 degree intersection to the park drive. A heavily planted landscape treatment is intended to contain views and focus the visitor's attention on signage that directs them to the major venues within the park.



4

Park Systems Overview

Parking + Circulation

The proposed parking and circulation system represents the greatest opportunity for creating cohesion, connectivity, better wayfinding and sense of order not present in the rather haphazard arrangement of the current layout.

The plan proposes that a parkway, drawn as a boulevard, serve as the primary organizing element off of which venues and parking are organized. The concept of a graceful parkway (and boulevard system in particular) is a reference to the original 1926 Shurtleff Plan, which proposed a languid, gentle vehicular circulation system typical of the romantic style prevalent at the time. While it may appear organic, upon closer study, it is clear that Shurtleff was very intentional about the location of roadways, gateways, and the views crafted for the motorist circulating through the park. The proposed roadway alignment is not an attempt to re-create Shurtleff's original plan - rather, it is intended to evoke the spirit of what he intended for those experiencing the landscape from a car.

Parking was a subject of considerable discussion. The master plan serves the necessary needs of major venues within the park. At the same time, the plan locates and arranges parking in such a way that it will be subordinate to the landscape and the desire for the park to be a respite from the urban environment.

The plan proposes two new points of entry into the park. The new Goshen Road entry was an unrealized part of the Shurtleff plan. Re-imagined here, the entry presents an opportunity to create a grand gateway into the park consistent with the park's status as a regional destination. A bridge over Spy Run will

be designed to create a grade separated condition that allows MTB and hiking trails to go under it. The alignment of the entry drive is designed to frame a view of the relocated Pavilion 1 (or new building). This access to Goshen Road also creates a more desirable route for Day Camp parents to travel for pick up and drop off. Implementation of this gateway will require further environmental analysis and careful design, since it does travel through a riparian corridor and sensitive ecological conditions.

The second new entry at Sherman Boulevard and Loch Lomond Drive is intended to formalize a connection to the north side of the park that allows circulation out of the park during flood events. Changes to the park's drainage system proposed in this plan may reduce the need for egress out of the park during flooding, but it will not completely eliminate the need for this connection. The second benefit of a formal entry into the north edge of the park is to create an intersection that will result in a safer condition. This corner is the location of many accidents and should become a 4 way stop.

The existing Sherman Boulevard entry, slightly rearranged in the master plan from its current configuration, is intended to create a greater sense of organization in this area and reinforce the idea of a park drive that organizes circulation along the east edge of the park.

A second south Goshen Road entry will be subordinate to the one farther north but will serve to provide safe, organized access to and from the Foellinger Theatre venue. This entry may be gated periodically to control movement into and out of the park as needed.

Parking Data

Lot A.....499	Lot F.....349	Lot K.....23
Lot B.....159	Lot G.....103	Lot L.....22
Lot C.....52	Lot H.....95	Lot M.....68
Lot D.....551	Lot I.....60	
Lot E.....432	Lot J.....23	

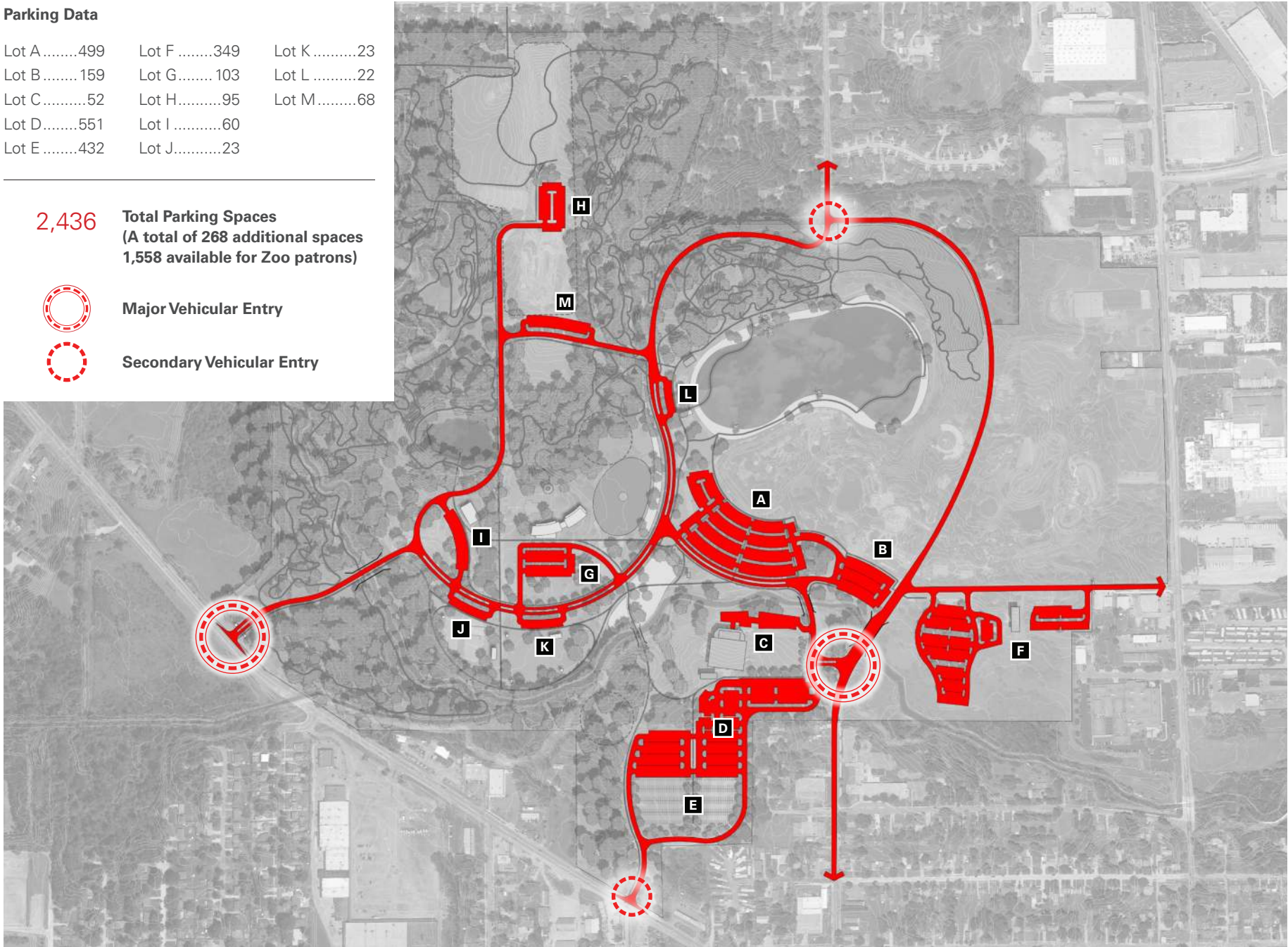
2,436 Total Parking Spaces
 (A total of 268 additional spaces
 1,558 available for Zoo patrons)



Major Vehicular Entry



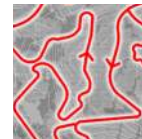
Secondary Vehicular Entry



Trails + Pedestrian Circulation

The park features 13 miles of MTB and hiking trails. These trails are lighted in red at right. A new system of paved pedestrian paths is overlaid in yellow. The paths provide important connectivity throughout the park for those who may wish to circulate on foot, by bike, rollerblades, etc but may not wish to use the hiking/MTB trails. Other goals were to create safe routes throughout the park for day campers, significantly improve the ability of those with physical limitations to circulate through the park, and create connections to neighborhoods.

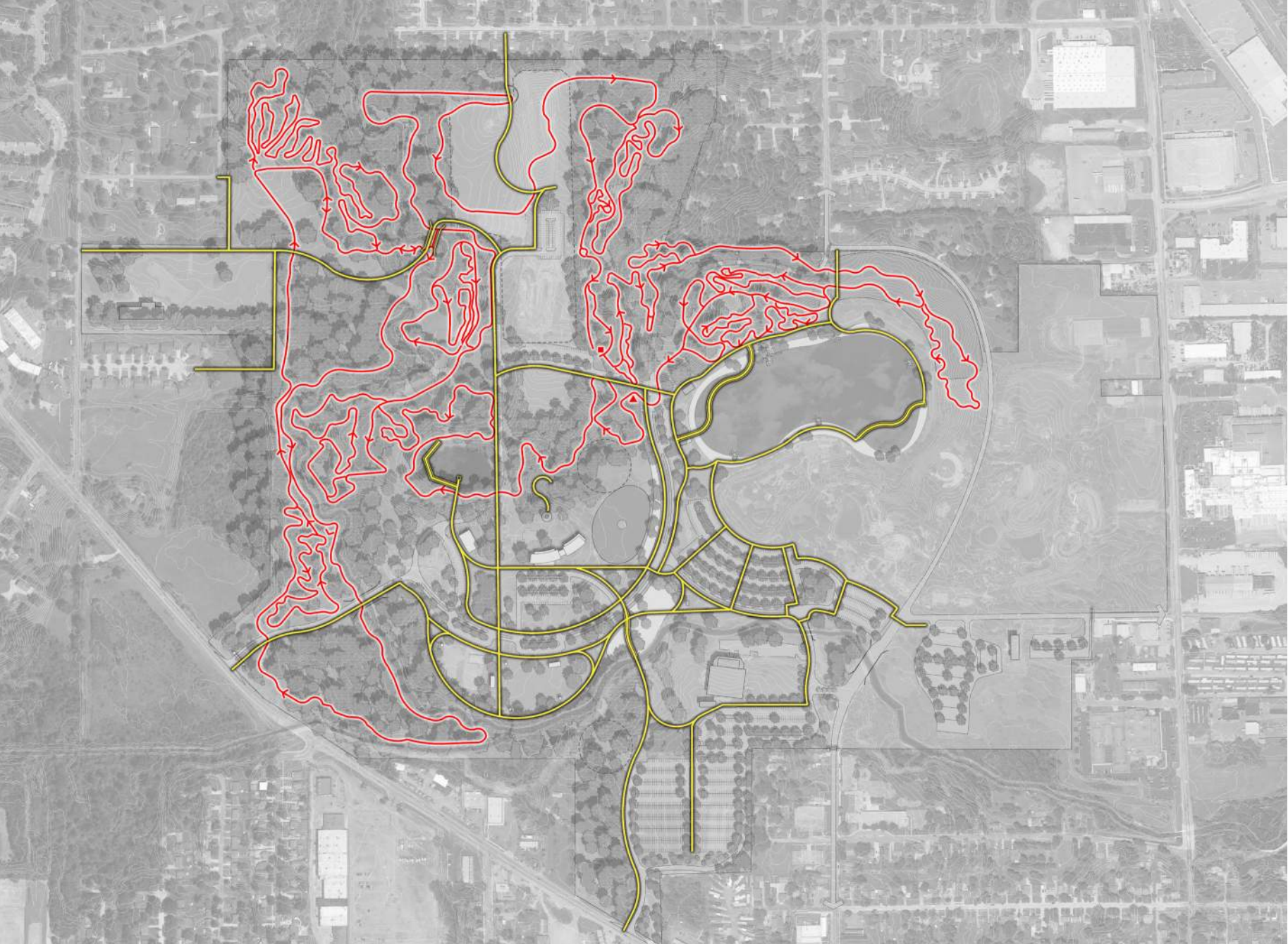
The new path system has been designed to create a network and a logical system of pedestrian circulation while minimizing conflicts, to the extent possible, with the existing MTB trail network. Where the paths and trail intersect, signage and pavement treatments will be implemented to create awareness of the potential for conflict.



Existing Mountain Bike and Hiking Trails



Proposed 8' Paved Pedestrian Paths



Landscape

Franke Park offers such an intense program of active uses, it can be easy to forget the recreational value of the landscape itself. Franke Park is unique within the portfolio of experiences offered by Fort Wayne Parks and Recreation in that no other park in the system offers the opportunity for visitors to be so beneficially transformed by such a diversity of landscapes.

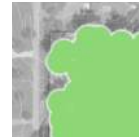
In and of themselves, the woodlands, large majestic trees, the Spy Run riparian corridor, Shoaff Lake and the park's open spaces all provide opportunities for respite from the urban environment.

Arthur Shurtleff and his contemporaries gave a great deal of thought to vistas, landscape composition, the manipulation of grade, the alignment of paths, the edges of meadows, how views are framed from important places, and the play of light across open spaces. They did this because they knew how powerful and restorative it could be to simply, passively experience the landscape.

There is strong scientific support for placing value on the landscape. Environmental psychologists Rachel and Stephen Kaplan have defined two kinds of attention – “directed attention” and “fascination.” Too much of the former can lead to what they call “directed attention fatigue” and the impulsivity, distractibility and irritability that accompany it. Fascination refers to the inherent appeal and interest provided by natural environments. In these settings, attention is “automatic” and directed attention is allowed to rest – allowing recovery from fatigue and encouraging contemplation rather than concentrated thought. The Kaplan's research is informed and supported by a number of other researchers, including Roger Ulrich, Francis Kuo and Joseph B. Juhasz among others.

And this is not just a Western concept. Shinrin-yoku is a Japanese term that means “taking in the forest atmosphere” or “forest bathing.” It was developed in Japan during the 1980s and has become a cornerstone of preventive health care and healing in Japanese medicine. Researchers primarily in Japan and South Korea have established a robust body of scientific literature on the health benefits of spending time under the canopy of a living forest. Now their research is helping to establish shinrin-yoku and forest therapy throughout the world. The idea is simple: if a person simply visits a natural area and walks in a relaxed way there are calming, rejuvenating and restorative benefits to be achieved.

For these reasons, it will be important to see open spaces within the park not as wasted space that needs to be programmed, but as places that may be critical to the health and well being of the residents of Fort Wayne.



Forest

Densely planted native trees and understory. Access generally restricted to established trails.



Meadow

Native grasses and forbs. Mowed or burned once a year. Access generally provide through mown paths unless otherwise indicated.



Park Savannah

Trees and maintained lawn. These areas are suitable for picnicking and games. There are no restrictions on access and lawns are mown every 10-12 days.



Functional Lawn

Open lawn areas generally free of large trees. For large group gatherings, games and temporary parking. Soil amendments should be used to create greater turf strength and resiliency.



Designed Landscape

Generally associated with the Zoo. Characterized by a combination of decorative plantings primarily intended to provide visual enjoyment, comfort for patrons, or depict native environments of captive species.



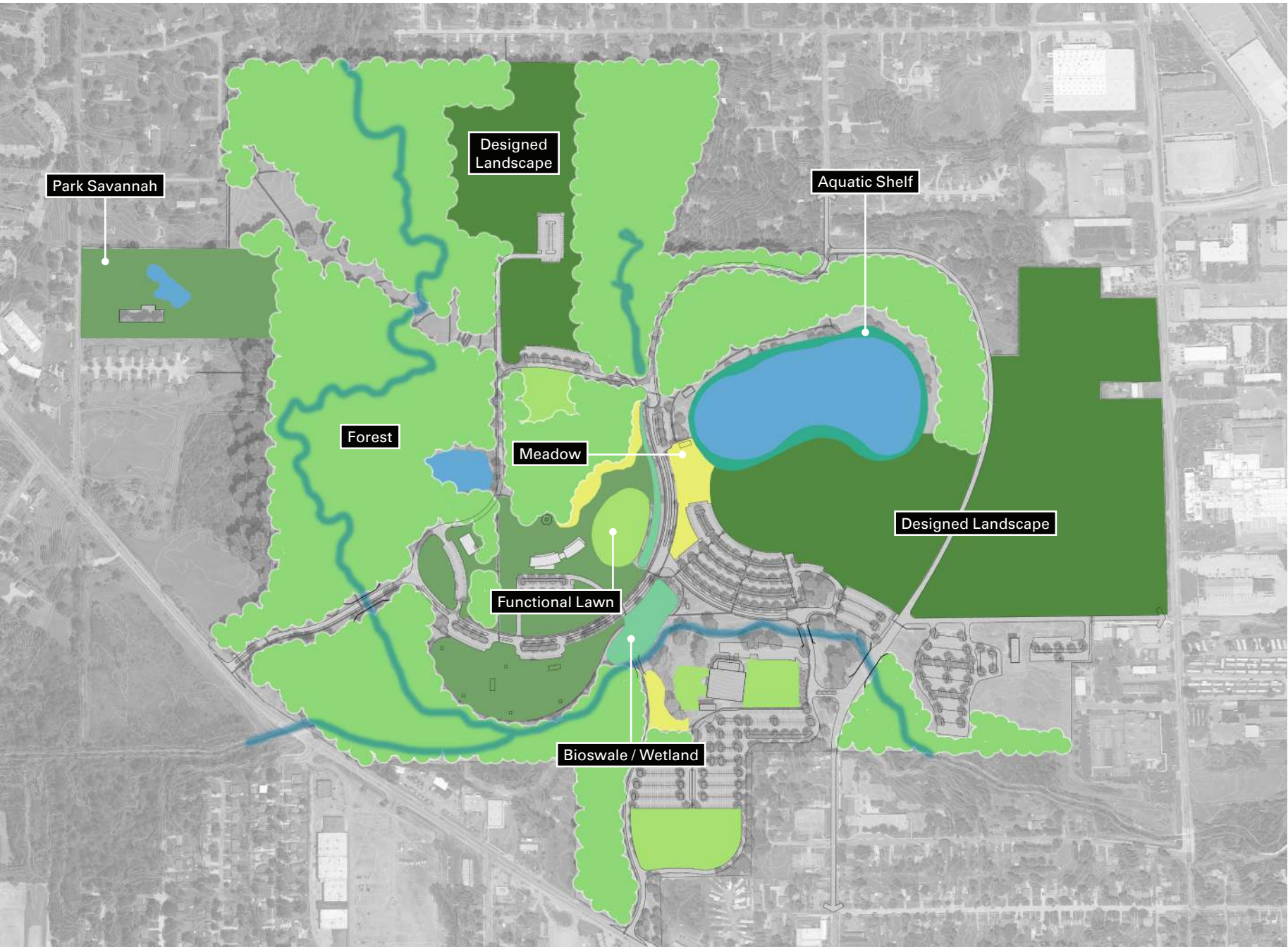
Bioswale or Wetland

Areas of periodic inundation by water and used to convey or store water from flood events. Characterized by native aquatic plants and periodic stone elements to create access and mitigate erosion.



Aquatic Shelf

Shoreline areas 12"-18" deep of constant inundation by water. Characterized by native aquatic plants and periodic stone elements to create access and mitigate erosion.





Designed Landscape



Meadow



Bioswale / Wetland



Forest



Park Savannah



Functional Lawn



Aquatic Shelf

Architecture

With an eye toward positioning Franke Park to serve the needs of the community for the next 50 years and beyond, the plan includes several new buildings, removes several, and consolidates uses.

The following is a summary of the proposed changes:

1. Pavilion 1

Option 1 relocates the Pavilion to the new location on axis with the Goshen Road entry. This location removes the building from the floodplain and retains a resource that many in the community wanted to see remain in the park. Option 2 removes Pavilion 1 and replaces it with a new building that would be designed to represent the future of Franke Park. The program for the new building could include meeting spaces, restrooms, a nature center, storage, and maintenance functions. The design of a new pavilion should be developed in concert with a new Day Camp building to create a cohesive Franke Park style. It should be emphasized that whether Pavilion 1 is moved or relocated, it is considered critical that the land currently occupied by the Pavilion no longer be a building site. This is because it is in the floodplain, and a building in that location precludes a more efficient parking arrangement in a part of the park where substantial quantities of cars have to be accommodated.

2. Maintenance Buildings

All of the existing system-wide maintenance buildings in the park are proposed to be relocated out of the park (to a location that still needs to be determined). The relocation of the maintenance buildings makes the most valuable land for building with the park available (out of the floodplain, and on axis with the new entry and proximate to Day Camp functions).

3. Day Camp Building

A new 20,000 SF building that replaces and consolidates the Long House and the Psi Ote Lodge buildings and program. Primarily envisioned to serve the Day Camp, the building will also be available to the community during the off season. The building is envisioned to be a contemporary piece of architecture, is located in a prominent location out of the floodplain, and is arranged to facilitate an improved Day Camp pick/drop experience.

4. Tipi

The tipi will remain in its current location and continue to serve the Day Camp and other day to day needs of the park.

5. Boat House

A new building for the purpose of storage and renting boats. The boat house will play an important part in activating Shoaff Lake and will meet a need for storage missing in the park today. As with all new buildings in the park, the boat house should be designed to feel like a part of a family of forms / materials unique to Franke Park.

6. Large Shelters

The plan includes two new large shelters measuring 24'x60'. These shelters effectively replace Pavilion 2 and expand the capacity of the Park to host large group gatherings. The shelters will include restrooms, electricity, picnic tables, and large hearths.

7. Small Shelters

The plan includes five new small shelters measuring 15'x15'. These structures will be suitable for single family events and will consist of a simple roof, electricity and a grill.

8. Existing Restroom Building

The plan retains and plans around the existing brick restroom building.

9. Foellinger Theatre

The plan retains and plans around the existing Foellinger Theatre buildings. The master planning process did not reveal a need for additional facilities.

10. K9 Training Facility

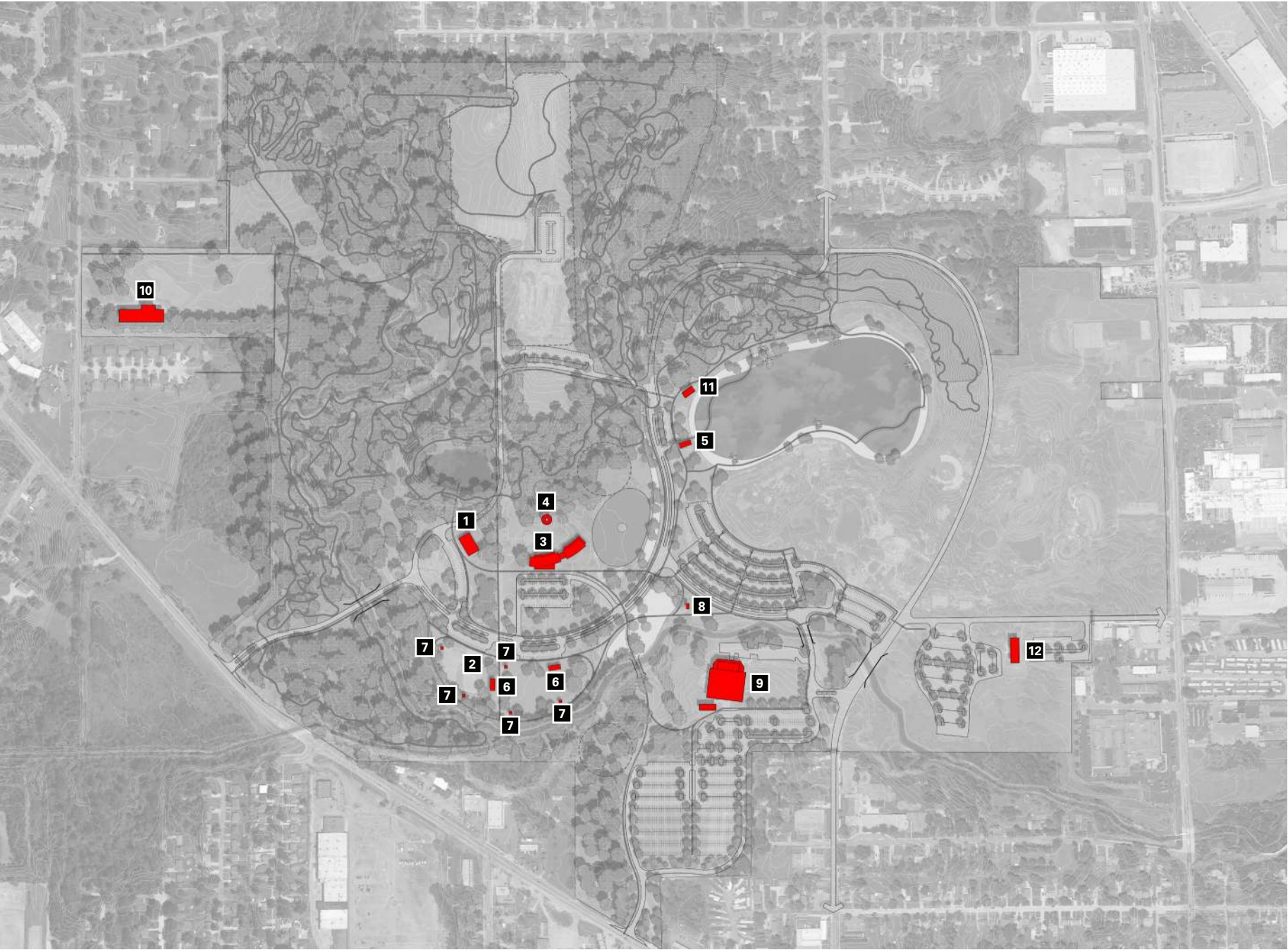
The K9 Training Center was renovated and improved shortly before the initiation of the Franke Park planning process. The process did not reveal that any additions or improvements were necessary to include in the plan.

11. Pond Pavilion

The plan retains, connects to and plans around the existing Pond Pavilion. The budget includes money to renovate the pavilion.

12. Zoo Education Center

This building is an existing facility that was designed to be renovated prior to the initiation of the master planning process. It will serve as an education center for the Zoo. The plan does not propose modifications or additions beyond what the Zoo was already planning on.





A Franke Park Style

The new built elements (buildings, bridges, signage, walls, etc.) present a unique opportunity to establish a distinctive Franke Park character. The master plan did not include the actual design of the various new built elements. However, this spread is intended to encourage the development of inspiring, contemporary architecture. These images show how well-designed buildings can honor the past through the use of high quality materials, while being authentic to their location and the 21st Century context in which they are designed.





Water

Franke Park enjoys an abundance of aquatic resources and plays an important role in the management of water for the Spy Run Creek watershed. The presence of water within the park is both an attraction and a challenge.

Large portions of the park are within the 100-year floodplain of Spy Run Creek (see Existing Conditions Report), so during flood events, portions of the park are unusable. Several buildings are also located in the floodplain, which makes them inaccessible during flood events and subject to damage. While flooding within the park might be seen as a problem, it should be noted that one very important function of parks within our communities is to serve as sponges that can absorb the impact of flood events, and in doing so provide protection to more sensitive properties.

It is also important to note that Spy Run Creek presents a significant opportunity for nature-based play experiences, can serve as an environmental education resource, and provides enjoyment simply for its appearance and the sense of calm it can bring to anyone who wishes to simply view it.

The master plan seeks to celebrate the presence of water within the park as an abundant natural resource, manage it in an ecologically sound manner, and provide ways to engage and activate Spy Run Creek, Shoaff Lake and Frog Pond. Specific initiatives for the park's aquatic resources are noted below:

Spy Run Creek

Prior to the initiation of the master plan, Phase 1A of the Spy Run Creek Restoration Project had been designed and construction initiated. The extent of the improvements is noted on the plan opposite. The master plan includes these improvements by

reference and has sought to accommodate them in the layout of other elements.

Shoaff Lake

The plan proposes that Shoaff Lake be dredged and the material from the dredging operation be used to create shelves that can be planted with native aquatics. The shelves will accomplish four objectives:

- Provide erosion control
- Discourage geese from congregating on the shoreline
- Enhance the appearance of the lake's edges
- Create an opportunity to circulate around the south side of the lake, north of the Zoo.

Dredging will enhance the water quality, result in a more ecologically sound body of water, and create a healthier environment for aquatic life.

The plan proposes boardwalks to create additional opportunities to engage the lake, and a boat house for storage of canoes and kayaks. The boat house will serve as the place to rent a canoe or kayak, and will be the point of distribution for Day Camp watercraft.

Frog Pond

The Frog Pond is a beautiful venue within the park but is not very accessible. The plan proposes that the path system include a boardwalk that provides an accessible route to the pond. This will activate the pond and make it more enjoyable as a resource.

Franke Park Drainage Improvements

Prior to the initiation of the Franke Park Master Plan, plans had been developed to address flooding, water quality and erosion issues on the north side of the park. The plan opposite indicates the general extent of the improvements.

Stormwater Conveyance System

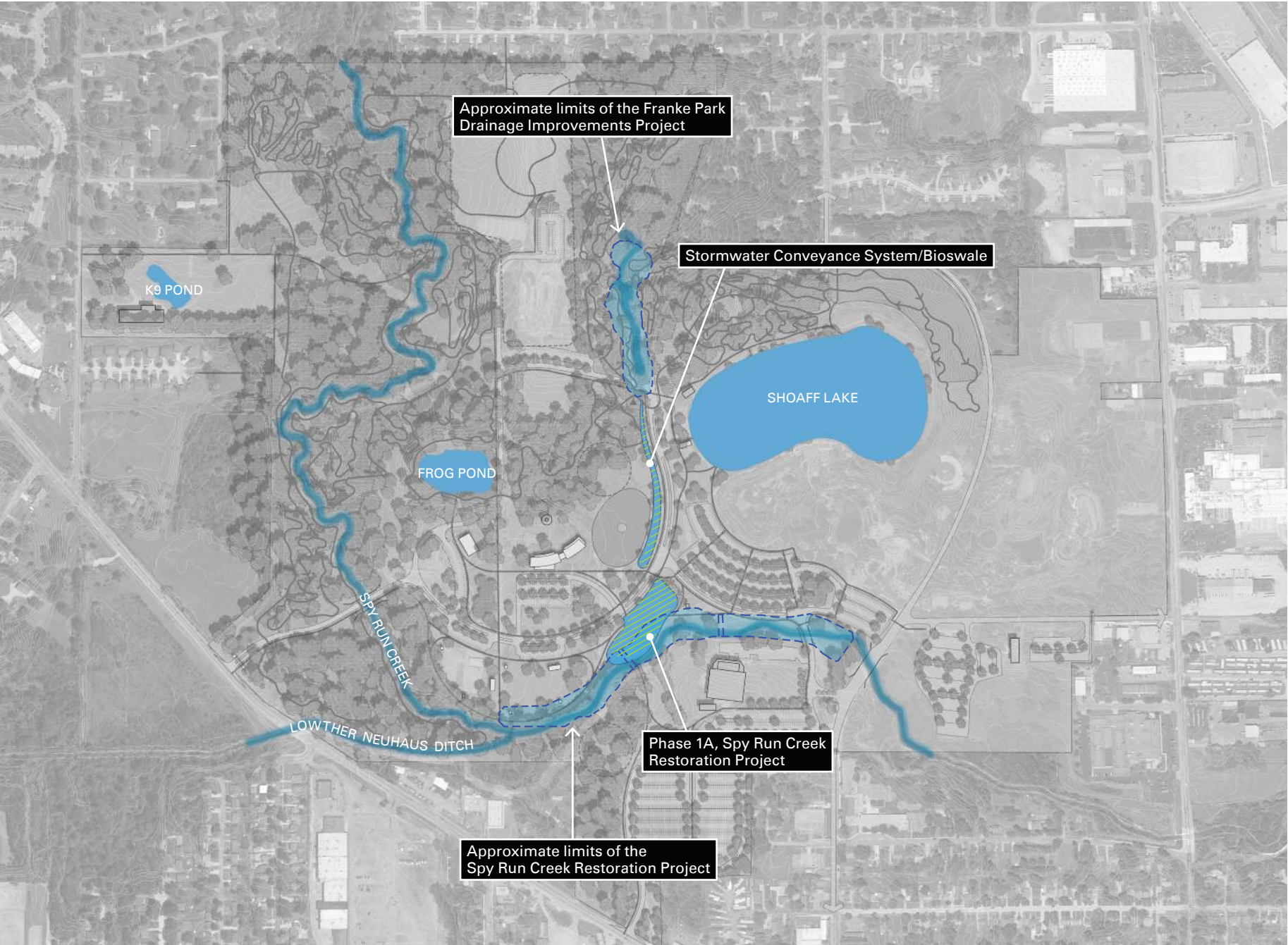
Water from the Franke Park Drainage Improvement Project will drain to Shoaff Lake via a piped connection during normal flows. During a large event, however, the system is designed to allow water to overflow a series of stepped gabion bag walls to the south. This water then drains across pavement and the landscape, contributing to flooding within the 100 year floodplain for Spy Run Creek. The master plan proposes that a stormwater conveyance system occur along the west edge of the parkway. The conveyance system would receive, store, clean and transport water south to Spy Run Creek. It is also intended to provide better drainage for the large functional lawn spaces west of the parkway. These areas are often inundated and can become unusable after heavy rains. The conveyance system is conceived as a heavily planted swale accented with stone that will provide erosion control while also creating opportunities to engage the bioswale for educational or recreational purposes.

Wetland

The conveyance system delivers water to a proposed wetland adjacent to Spy Run Creek. The wetland is intended to provide additional storage capacity for water during large events and serve as a final cleansing mechanism before water enters Spy Run Creek. It also can serve as an educational or unstructured play opportunity.

K9 Pond

The small pond north of the K9 facility (dubbed "K9 Pond" simply for reference here) provides a stormwater management function for that portion of the park, serves as an aquatic habitat, and is a pleasant accent in the landscape at a pedestrian gateway into the park. The plan does not propose any major changes or initiatives related to this body of water.



Bike Park

Throughout the planning process, Fort Wayne's cycling community was an engaged and vocal presence advocating for the preservation and improvement of Franke Park's distinctive collection of cycling amenities. Through stakeholder interviews, project website comment submissions, conversations at both Public Open Houses, and an additional follow up meeting after Open House #2 with a group of cycling advocates, it was made abundantly clear that Franke Park is a treasured resource for mountain biking, BMX, and cyclocross enthusiasts. Franke Park is noted as a highly rated trail system, drawing local riders as well as those from outside of Fort Wayne on a regular basis. Many of those who ride the trails also volunteer their time and resources to maintain and improve them for continued use.

The master plan identifies the cycling facilities within Franke Park as a priority and formalizes the City's intention to provide support and resources for the maintenance and improvement of the trails, BMX, and cyclocross facilities. This would include updates and additions to trail signage, the addition of restrooms and changing rooms, access to drinking water, a bicycle repair station, and picnic shelters, as well as the implementation of planned updates to the BMX facility. While the plan does propose the addition of accessible pathways throughout the park, care must be taken in the design and implementation phase to limit the number of places where this pathway system would cross the unpaved multi-use trails. This may involve re-routing certain areas of the existing unpaved trails but would also provide opportunities for improvement and expansion of the system with the input of the local cycling community and volunteers.

The plan also includes the addition of new bike park amenities such as pump tracks and skills areas that will accommodate beginner through advanced cyclist use. These should be designed to allow for a progression of skills and fitness, and to provide a training ground for riders to improve their skills.

Expansion and improvement of the cycling amenities at Franke Park will create venues capable of hosting local, regional, and perhaps national events and the development of these facilities should be closely coordinated with these program needs.





Play

Inclusive and diverse play opportunities will be central to the Franke Park experience. The master planning process did not allow for detailed designs of individual playgrounds, but the plan includes two playground locations offering play experiences for a variety of ages and abilities.

One playground located near the Day Camp facilities will include innovative and challenging play equipment to encourage children's natural sense of adventure. The location of this playground adjacent to the planned stormwater conveyance and constructed wetland areas also offers opportunities for nature-based play experiences using natural materials, "loose parts," and the unique character of the site to engage children in unstructured play and interaction with water. Several respondents who submitted comments through the project website and a number of attendees of the two Public Open Houses expressed a desire for the addition of a splash pad or other water feature within Franke Park. In considering this, the planning team took cues from the natural character of the park, as well as the programming of the Day Camp, which encourages unstructured interaction with nature as a way of developing life-long conservation values and stewardship. Allowing children to cross a stream on stepping stones, splash in a creek, or catch tadpoles creates a unique kind of "water feature" within Franke Park that feels very much in keeping with this place.

Through the responses to the online Visual Preference Survey, it was determined that a second playground was desired in the area near the Foellinger Theatre overflow parking lot. A playground and picnic amenities in this location would allow for families visiting the Zoo and parking in this lot to bring a picnic lunch, exit the Zoo with hand stamps for re-entry, and enjoy a picnic lunch with a playground nearby. The wooded area to the west of the parking lot will provide shade and a different, treehouse-style character of adventure play equipment that may include a climbing tower, rope bridges, or canopy walkways designed to develop agility and confidence.

Play For All

In both cases, playgrounds will be designed to include special needs-friendly and sensory-friendly components. These would go beyond ADA accessibility requirements to address other issues such as autism, sensory disorders, and vision impairments. Components may include things like musical instruments, sand/water tables, or "talk tubes" in addition to bucket swings and rubberized surfacing geared toward those using mobility devices.





Accessibility

Fort Wayne places a great deal of value on ensuring that our public places are accessible to all. The master plan has been developed with this in mind. Approximately 5 miles of paved paths and boardwalks have been depicted that will provide significantly more access to parts of Franke Park that have never been available to those with physical limitations. New buildings will be designed to go above and beyond the basic requirements of the Americans With Disabilities Act by incorporating Universal Design principles. New play experiences will be designed to respond to the needs of children with physical, mental and visual challenges (see the section on Play for more information). Seniors will enjoy accessible routes, well lit parking areas and signage that is designed to be easily readable. There will continue to be parts of the park that may remain inaccessible to those with significant physical limitations (like portions of the trail system through the woods), but the plan makes a priority of providing accessibility to the greatest extent possible.





Signage + Wayfinding

A well-designed wayfinding system will help guide people through Franke Park, inform visitors about what is there, and enhance their understanding and experience of the place. Because Franke Park encompasses a number of distinct and significant venues within its boundaries, an important part of the planning process was to organize both the vehicle and pedestrian circulation in a way that first emphasizes and celebrates a visitor's arrival at Franke Park, and then directs them to the destinations within.

A signage and information system should be developed for pedestrians, cyclists, and motorists, in response to their unique needs in navigating streets and pathways. These systems help people develop "mental maps" of the park, simplify their routes, and increase safety where systems intersect.

When a wayfinding system for Franke Park is ultimately designed and implemented, all elements should have a unified appearance, allow for flexibility of content, and be constructed of materials that are complementary to other built elements within the Park. Signage should provide succinct information at key decision points to assist in wayfinding and destination identification. Visual cues such as maps, colors, and symbols help guide people to their destinations, create a sense of safety and well-being for visitors, and contribute to the identity of the park.

The wayfinding system should have an easily discernible hierarchy of information: entry, direction, identification, and information. Entry signs or gateways let visitors know that they have arrived at Franke Park. Directional signs provide immediate information to users and act as a thread between entrances, destinations and key decision points. Information on directional signs should be simple and visually organized for easy navigation. Identification signs indicate the name and function of a place or facility and are typically located at the beginning or end of a route. Informational signs situate pedestrians to their surroundings and communicate regulatory and etiquette information.



Level 01: Entry

Key Message: "You have arrived"

- Franke Park
- Fort Wayne Parks + Recreation



Level 02: Directional

Key Message:

"These are the destinations within and how to find them"

- Children's Zoo
- MTB Trails
- Foellinger Theatre
- Day Camp
- BMX Track
- Playground



Level 03: Identification

Key Message: "This is where you are"

- Zoo Drop-Off
- Pavilion 1
- Theatre Drop-Off
- Pond Pavilion
- Day Camp Drop-Off
- Restrooms
- BMX Parking
- Shoaff Lake
- Bike Shop
- Frog Pond



Level 04: Information

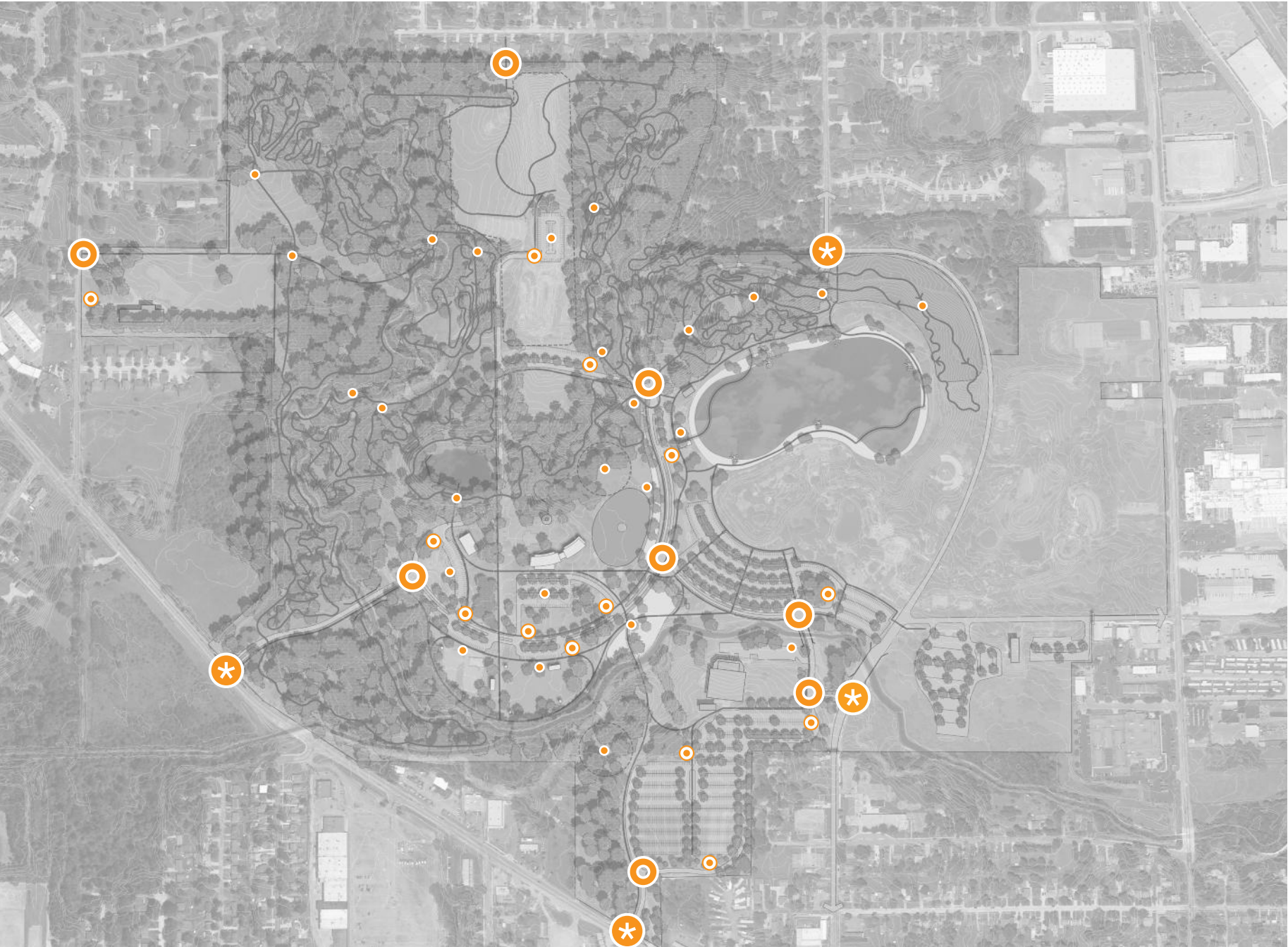
Key Message: "This is what you can do here"

- Trail markers + Maps
- Parking
- Designated Pet Areas
- Native Planting / No-Mow Areas
- Interpretive Signage
- Programming Info



Existing Signage within Franke Park





Level 01: Entry

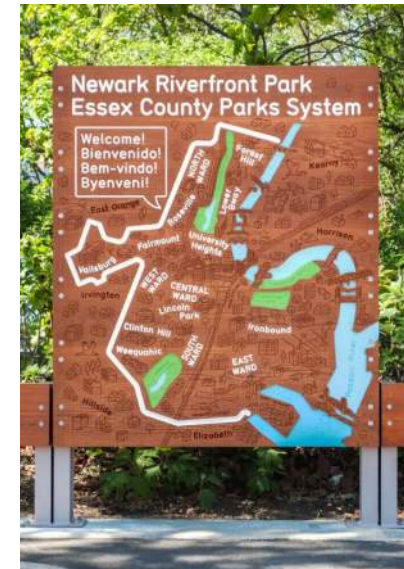
Key Message: "You have arrived"



Level 02: Directional

Key Message:

"These are the destinations within and how to find them"



Level 03: Identification

Key Message: "This is where you are"



Level 04: Information

Key Message: "This is what you can do here"





Phasing & Implementation

The following pages depict a series of potential implementation phases. The intent of the proposed phasing plan is to break the larger task of plan implementation down into manageable components. This phasing plan has been developed based on several factors. These include but are not limited to: the urgency associated with the planned improvement, the anticipated permitting schedule, the probable cost, and whether something has to occur before another phase can be initiated. For example, before the new Zoo parking area can be built, Pavilion 1 needs to be moved, and before that happens, the maintenance facility must be relocated.

The major construction elements of each phase are identified in the individual phases. As funding is identified, it should be expected that the phases and components within each phase may shift to align with priorities established by the funding source.

Phase 1A

- Goshen Road Entry & Spy Run Creek Bridge
- Relocation of Maintenance Facility
- Bike / Pedestrian Paths
- Mountain Bike Trail Reconfigurations



Phase 1B

- Foellinger Parking Lot Improvements
- Playground + Picnic Area
- Bike / Pedestrian Paths



Phase 2A

- Relocate or Demolish Pavilion 1
- Parking Lot at New Location
- Bike / Pedestrian Paths
- Mountain Bike Trail Reconfigurations



Phase 2B

- New Zoo Parking Lot
- Park Boulevard to North Entry
- Stormwater Conveyance
- Constructed Wetland
- New Sherman Blvd. Entry
- Bike / Pedestrian Paths
- Mountain Bike Trail Reconfigurations



Phase 3A



- Bike / Pedestrian Paths to Northwest Neighborhoods
- Mountain Bike Trail Reconfigurations

Phase 3B



- Shoaff Lake Enhancements
- Bike / Pedestrian Paths
- Mountain Bike Trail Reconfigurations

Phase 4



Phase 5

- Day Camp Facilities
- Frog Pond Enhancements
- Bike / Pedestrian Paths
- Mountain Bike Trail Reconfigurations



Phase 6



- Picnic Area Adjacent to Spy Run Creek
- Bike / Pedestrian Paths
- Mountain Bike Trail Reconfigurations

6

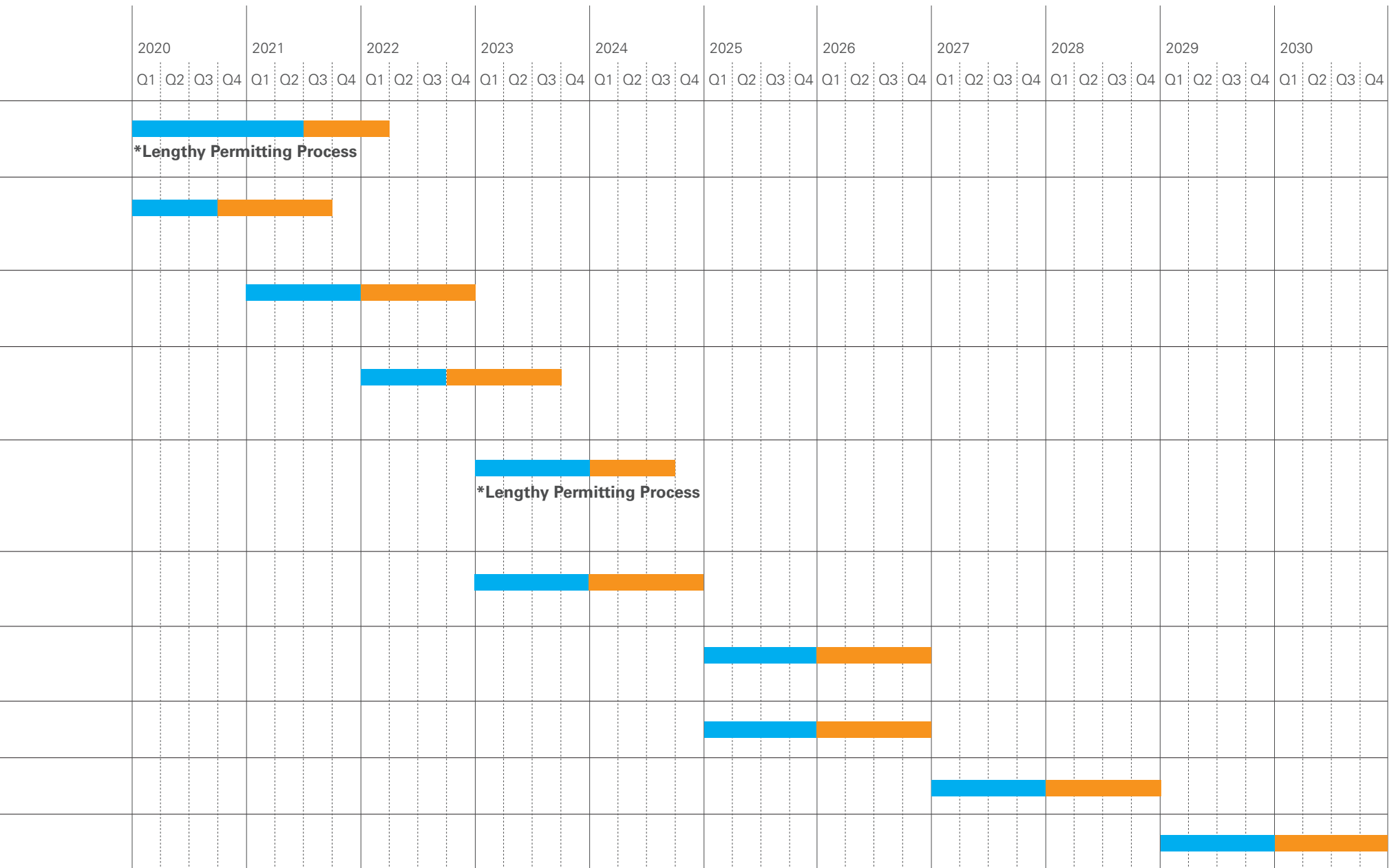
Probable Costs

The following numbers represent an opinion of probable costs only. The projected costs represent a high-level assessment and the potential exists that final costs could vary significantly from what is suggested here. The intent of the cost opinion is only to identify a general order of magnitude of cost that the community might expect, and should not be construed to be based on a detailed design. The pages following the summary at right provide additional insight into the expected costs.

The blue lines on the schedule represent periods of design and the orange lines represent periods of construction. These amounts of time may also vary greatly depending on the final scope of each phase.

	Summary	15% Contingency	Subtotal	Escalated	Cost To Wait	
Ph 1A	Goshen Road Entry	\$4,402,450	\$660,368	\$5,062,818	\$5,062,818	–
Ph 1B	Foellinger Lot Entry + Parking Improvements	\$6,435,201	\$965,280	\$7,400,481	\$7,400,481	–
Ph 2A	New Pavilion + Site	\$6,919,520	\$1,037,928	\$7,957,448	\$8,773,086	\$815,638
Ph 2B	Zoo Parking Lot + Parkway Establishment	\$12,884,160	\$1,932,624	\$14,816,784	\$16,335,504	\$1,518,720
Ph 3A	Bike/Ped Connecting Paths to Neighborhoods to NW	\$769,655	\$115,448	\$885,103	\$1,075,848	\$190,745
Ph 3B	Shoaff Lake Enhancements	\$7,027,620	\$1,054,143	\$8,081,763	\$9,823,433	\$1,741,670
Ph 04	Bike Park	\$6,070,191	\$910,529	\$6,980,720	\$9,354,832	\$2,374,112
Ph 05	Day Camp	\$11,261,802	\$1,689,270	\$12,951,072	\$17,355,675	\$4,404,603
Ph 06	South Picnic Lawn	\$2,722,614	\$408,392	\$3,131,006	\$4,625,922	\$1,494,916
Ph 07	To Be Determined	–	–	–	–	–
		\$58,493,214		\$67,267,196	\$79,807,602	\$12,540,406

6. Probable Costs



Permitting/Design
 Construction

PHASE 1A -New Goshen Road Entry: \$4,402,450

Element		QTY	Units	Unit Cost	Subtotal	Notes
Site Clearing		2.3	Acres	\$5,000	\$11,500	
Erosion Control		1	Allow	\$100,000	\$100,000	
Paving	New Goshen Road Entry	250	LF	\$500	\$125,000	Asphalt, median curbed
	24' Wide 2 Lane Asphalt Roadway	852	LF	\$500	\$426,000	
	Bridge	1	Each	\$2,000,000	\$2,000,000	
	Boulevard	650	LF	\$600	\$390,000	
	Entry Path From Goshen	627	LF	\$120	\$195,240	8' wide asphalt path
	Parking at Playground	23	Each	\$3,800	\$87,400	Includes paving, lighting, plants, utilities
Plants / Soils	Trees	50	Each	\$750	\$37,500	
	Seeding	6.5	Acres	\$500	\$3,250	
	Shrubs	1,000	Each	\$100	\$100,000	
	Imported Soils	1	Allow	\$10,000	\$10,000	
Utilities		1	Allow	\$100,000	\$100,000	
Signage / Wayfinding	Main Entry Sign	1	Each	\$75,000	\$75,000	
	General Wayfinding	8	Each	\$2,500	\$20,000	
Permitting		1	LS	\$50,000	\$50,000	
Soft Costs (18%)					\$671,560	Design Services, Survey, Geotech, Permitting
Construction Cost Subtotal					\$3,730,890	
Total					\$4,402,450	

PHASE 1B - Foellinger Lot Entry: \$6,435,201

Element		QTY	Units	Unit Cost	Subtotal	Notes
Site Clearing		1	Allow	\$10,000	\$10,000	
Erosion Control		1	Allow	\$10,000	\$10,000	
Paving	New Goshen Road Entry	316	LF	\$500	\$158,000	Asphalt, curbed 24' Wide 2 Lane Asphalt Roadway
	East Side	1,085	LF	\$500	\$542,500	Curbed
	West Side	570	LF	\$500	\$285,000	Curbed
	South Foellinger Lot Parking Spaces	367	Each	\$3,800	\$1,394,600	Includes paving, lighting, plants, utilities
	Existing Foellinger Lot Modifications	1	LS	\$10,000	\$10,000	
	Promenade	645	LF	\$450	\$290,250	Specialty paving, 12' wide, lighting, trees
	Path West of New Parking	1,654	LF	\$120	\$198,480	8' wide asphalt path
	Connector Path	441	LF	\$120	\$52,920	8' wide asphalt path
	West Side Connector Paths	3,700	LF	\$120	\$444,000	8' wide asphalt paths
	Accessible route to Council Ring	288	LF	\$120	\$34,560	8' Asphalt path
Plants/Soils	Trees	50	Each	\$750	\$37,500	
	Seeding	6.5	Acres	\$500	\$3,250	
	Shrubs	1,000	Each	\$100	\$100,000	
	Imported Soils	1	Allow	\$10,000	\$10,000	
Utilities		1	Allow	\$100,000	\$100,000	
Signage / Wayfinding	Main Entry Sign	1	Each	\$85,000	\$85,000	
	General Wayfinding	15	Each	\$2,500	\$37,500	
Playground	Traditional Experience	1	Allow	\$500,000	\$500,000	Play equipment, surfacing, some picnic facilities
	Adventure Play	1	Allow	\$750,000	\$750,000	Canopy walk, nature play structures/experiences
Structures	Picnic Shelters and Grills at Play Area	2	Each	\$25,000	\$50,000	
	Small Bathroom Building	400	SF	\$450	\$180,000	
Trail Enhancements	General Maintenance	10	Miles	\$12,000	\$120,000	Grooming, erosion control, benching, banking
	Wayfinding and Branding	1	Allow	\$50,000	\$50,000	Section and Mile Markers
Soft Costs (18%)					\$981,641	Design Services, Survey, Geotech, Permitting
Construction Cost Subtotal					\$5,453,560	
Total					\$6,435,201	

PHASE 2A -New Pavilion and Site: \$6,919,520

Element		QTY	Units	Unit Cost	Subtotal	Notes
New Pavilion		8,000	SF	\$600	\$4,800,000	Existing pavilion is 6000 SF
Frog Pond Boardwalk / Overlook		270	LF	\$550	\$148,500	
Erosion Control		1	Allow	\$20,000	\$20,000	
Paving	Parking Lot	60	Each	\$3,800	\$228,000	
	24' Wide 2 Lane Asphalt Roadway	700	LF	\$500	\$350,000	
	Paths	1,000	LF	\$120	\$120,000	
Plants/Soils	Trees	50	Each	\$750	\$37,500	
	Shrubs	500	Each	\$100	\$50,000	
	Imported Soils	1	Allow	\$10,000	\$10,000	
	Seeding	2	Acres	\$500		
Overlook at Frog Pond		1	Each	\$100,000	\$100,000	
Soft Costs (18%)					\$1,055,520	Design Services, Survey, Geotech, Permitting
Construction Cost Subtotal					\$5,864,000	
Total					\$6,919,520	

PHASE 2B-1 - Zoo Parking Reconfiguration: \$5,733,596

Element		QTY	Units	Unit Cost	Subtotal	Notes
Site Clearing		1	Allow	\$70,000	\$70,000	
Erosion Control		1	Allow	\$20,000	\$20,000	
Paving	New Parking Bays	657	Each	\$4,200	\$2,759,400	Based on a cost per space
	Zoo Pick Drop Drive	591	LF	\$500	\$295,500	
	South Drive	720	LF	\$500	\$360,000	
	8' Paths	2,500	LF	\$120	\$300,000	Based on \$5/SF. Probably buys nice pavement in this lot
Plants / Soils	Trees	100	Each	\$750	\$75,000	
	Rain Garden Bays	63,590	SF	\$12	\$763,080	Combination of native perennials and shrubs
	Imported Soils	1	Allow	\$25,000	\$25,000	
	Seeding	2	Acres	\$500	\$1,000	
Utilities		1	Allow	\$100,000	\$100,000	Electrical, underdrainage
Signage / Wayfinding		15	Each	\$2,500	\$37,500	
Lighting		15	Each	\$3,500	\$52,500	
Soft Costs (18%)					\$874,616	Design Services, Survey, Geotech, Permitting
Construction Cost Subtotal					\$4,858,980	
Total					\$5,733,596	

PHASE 2B-2 -Parkway Establishment: \$7,150,564

Element		QTY	Units	Unit Cost	Subtotal	Notes
Site Clearing		1	Allow	\$50,000	\$50,000	
Erosion Control		1	Allow	\$20,000	\$20,000	
Earthwork for Stormwater System		1	Allow	\$250,000	\$250,000	
Constructed Wetland		1	Allow	\$250,000	\$250,000	
Paving	Parking Lot at Picnic Area	23	Each	\$3,800	\$87,400	
	Parking Lot at Pond Pavilion	23	Each	\$3,800	\$87,400	
	Boulevard Drive	2,100	LF	\$600	\$1,260,000	
	Paths	4,000	LF	\$120	\$480,000	
	North Drive Improvements	1,300	LF	\$350	\$455,000.00	
	New Sherman Drive Entry	500	LF	\$600	\$300,000.00	
	New Bridge at Spy Run	1	LS	\$2,000,000	\$2,000,000	
Plants / Soils	Trees	100	Each	\$750	\$75,000	
	Shrubs	500	Each	\$100	\$50,000	
	Imported Soils	1	Allow	\$50,000	\$50,000	
	Seeding	2	Acres	\$500	\$1,000	
	Native Plants for Stormwater System	38,000	SF	\$8	\$304,000	
Utilities		1	Allow	\$250,000	\$250,000	
Signage / Wayfinding		15	Each	\$2,500	\$37,500	
Lighting		15	Each	\$3,500	\$52,500	
Soft Costs (18%)					\$1,090,764	Design Services, Survey, Geotech, Permitting
Construction Cost Subtotal					\$6,059,800	
Total					\$7,150,564	

PHASE 3A - Bike Ped Connections: \$769,655

Element		QTY	Units	Unit Cost	Subtotal	Notes
Site Clearing		1	Allow	\$10,000	\$10,000	
Erosion Control		1	Allow	\$10,000	\$10,000	
Paving	West Side Connector Paths	3,700	LF	\$120	\$444,000	8' wide asphalt paths
Plants / Soils	Trees	50	Each	\$750	\$37,500	
	Seeding	6.5	Acres	\$500	\$3,250	
	Shrubs	1,000	Each	\$100	\$100,000	
	Imported Soils	1	Allow	\$10,000	\$10,000	
Signage / Wayfinding		15	Each	\$2,500	\$37,500	
Soft Costs (18%)					\$117,405	Design Services, Survey, Geotech, Permitting
Construction Cost Subtotal					\$652,250	
Total					\$769,655	

PHASE 3B -Shoaff Lake: \$7,027,620

Element		QTY	Units	Unit Cost	Subtotal	Notes
Dredging		13	Acres	\$75,000	\$975,000	https://mucksuckers.com/blog/how-to-dredge-but-not-destroy-a-pond/
Erosion Control / Bank Stabilization		3,000	LF	\$500	\$1,500,000	
Paving	Pond Pavilion Boardwalk	700	LF	\$350	\$245,000	
	South Boardwalk	437	LF	\$350	\$152,950	
	Paths	2,850	LF	\$120	\$342,000	
Plants / Soils	Trees	50	Each	\$750	\$37,500	
	Aquatic Plant Shelf	130,680	SF	\$12	\$1,568,160	
	Imported Soils	1	Allow	\$10,000	\$10,000	
Boathouse		1,500	SF	\$500	\$750,000	
Overlooks		5	Each	\$75,000	\$375,000	
Soft Costs (18%)					\$1,072,010	Design Services, Survey, Geotech, Permitting
Construction Cost Subtotal					\$5,955,610	
Total					\$7,027,620	

PHASE 4-1 - Bike Park: \$6,070,191

Element		QTY	Units	Unit Cost	Subtotal	Notes
Site Clearing		1	Allow	\$25,000	\$25,000	
Erosion Control		1	Allow	\$20,000	\$20,000	
Drainage Improvements		1	Allow	\$20,000	\$20,000	
Paving	24' Wide 2-Lane Asphalt Roadway	1,477	LF	\$500	\$738,500	Curbed
	Parking Lots	163	Each	\$3,800	\$619,400	
	Skills Loop	2,500	LF	\$50	\$125,000	
	BMX Starting Hill	1,500	SF	\$25	\$37,500	
	8' Paths	1,300	LF	\$120	\$156,000	Asphalt
Plants / Soils	Trees	150	Each	\$750	\$112,500	
	Shrubs	1,000	Each	\$100	\$100,000	
	Seeding	8.5	Acres	\$500	\$4,250	
	Rain Garden Bays	63,590	SF	\$12	\$763,080	Combination of native perennials and shrubs
	Native Plants for Stormwater System	38,000	SF	\$8	\$304,000	
	Imported Soils	1	Allow	\$35,000	\$35,000	
Utilities		1	Allow	\$200,000	\$200,000	Electrical, underdrainage
Signage / Wayfinding	Venue Identity Sign	1	Each	\$25,000	\$25,000	
	General Wayfinding/Information	20	Each	\$2,500	\$50,000	
Lighting	BMX Track Lighting	7	Each	\$12,000	\$84,000	
	Parking Lot/Area Lighting	20	Each	\$3,500	\$70,000	
Structures	Shelter / RR Building at Sledding Hill	1,500	SF	\$450	\$675,000	Assumes bathrooms, hearth, and open shelter portion
	Covered BMX Staging Area	375	SF	\$100	\$37,500	
	Bleachers	1	LS	\$25,000	\$25,000	
	Covered BMX Scoring Shelter	375	SF	\$100	\$37,500	
	Picnic Shelter	1,800	SF	\$100	\$180,000	
	Restrooms/Bike Maintenance Bldg.	2,000	SF	\$350	\$700,000	
Soft Costs (18%)					\$925,961	Design Services, Survey, Geotech, Permitting
Construction Cost Subtotal					\$5,144,230	
Total					\$6,070,191	

PHASE 5 - Day Camp: \$11,261,802

Element		QTY	Units	Unit Cost	Subtotal	Notes
Site Clearing		1	Allow	\$75,000	\$75,000	
Erosion Control		1	Allow	\$10,000	\$10,000	
Paving	Parking Lot	103	Each	\$3,800	\$391,400	
	8' Paths	1,200	LF	\$120	\$144,000	Asphalt
	Pick Drop Drive	800	LF	\$500	\$400,000	
Plants / Soils	Trees	100	Each	\$750	\$75,000	
	Imported Soils	1	Allow	\$25,000	\$25,000	
	Seeding	2	Acres	\$500	\$1,000	
Utilities		1	Allow	\$350,000	\$350,000	Electrical, drainage, gas, water, sanitary
Signage / Wayfinding		15	Each	\$2,500	\$37,500	
Lighting		10	Each	\$3,500	\$35,000	
Structures	Replacement bldg for Long House / Lodge	20,000	SF	\$400	\$8,000,000	
Soft Costs (18%)					\$1,717,902	Design Services, Survey, Geotech, Permitting
Construction Cost Subtotal					\$9,543,900	
Total					\$11,261,802	

PHASE 6 - South Picnic Area: \$2,722,614

Element		QTY	Units	Unit Cost	Subtotal	Notes
Site Clearing		1	Allow	\$40,000	\$40,000	
Erosion Control		1	Allow	\$20,000	\$20,000	
Paving	Parking Lot 01	23	Each	\$3,800	\$87,400	
	Parking Lot 02	23	Each	\$3,800	\$87,400	
	8' Paths	2,900	LF	\$60	\$174,000	Cost intended to recognize half the LF is being developed from existing roads
Plants / Soils	Trees	100	Each	\$750	\$75,000	
	Imported Soils	1	Allow	\$25,000	\$25,000	
	Seeding	2	Acres	\$500	\$1,000	
Utilities		1	Allow	\$300,000	\$300,000	Electrical, drainage, gas, water, sanitary
Signage / Wayfinding		15	Each	\$2,500	\$37,500	
Lighting		10	Each	\$3,500	\$35,000	
Structures	Large Shelter 1	1,500	SF	\$350	\$525,000	Assumes bathrooms, hearth, and open shelter portion
	Large Shelter 2	1,500	SF	\$350	\$525,000	Assumes bathrooms, hearth, and open shelter portion
	Small Shelter 1	250	SF	\$300	\$75,000	Simple open shelter, with Franke character elements
	Small Shelter 2	250	SF	\$300	\$75,000	Simple open shelter, with Franke character elements
	Small Shelter 3	250	SF	\$300	\$75,000	Simple open shelter, with Franke character elements
	Small Shelter 4	250	SF	\$300	\$75,000	Simple open shelter, with Franke character elements
	Small Shelter 5	250	SF	\$300	\$75,000	Simple open shelter, with Franke character elements
Soft Costs (18%)					\$415,314	Design Services, Survey, Geotech, Permitting
Construction Cost Subtotal					\$2,307,300	
Total					\$2,722,614	



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