SITE CONCEPT

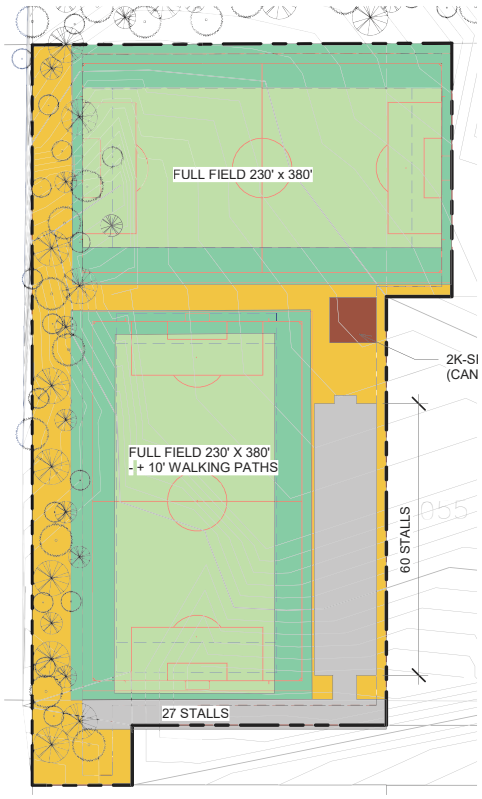
SUMMARY

INTRODUCTION

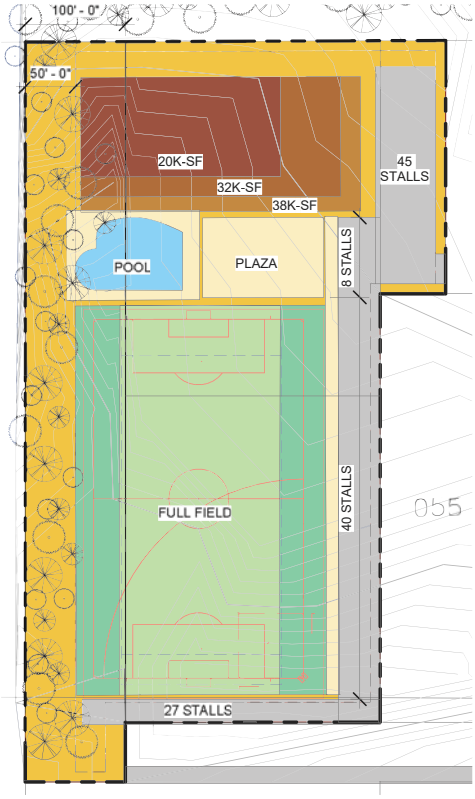
The City of Poulsbo Parks and Recreation Department asked ARC Architects, in collaboration with Bruce Dees & Associates Landscape Architects, to study the feasibility of building sports fields along with an indoor events and recreation center on the selected site at College Market Place. Specific program elements to be studied were derived from a series of meetings conducted with a steering committee comprised of local representatives, as well as from prior community outreach surveys. More on this process can be found in Chapter 3 of this report.

Through the course of ARC's work on this study, it was determined that the available site area would allow for either two athletic fields or one athletic field and an events and recreation center. Both scenarios were studied and estimated to a feasibility level. Ultimately, it was determined that the highest and best use for this particular site was to move forward with two athletic fields in the short term and additional properties would be considered for a future phased approach to allow the events, indoor recreation and aquatic elements to be considered at a later date.

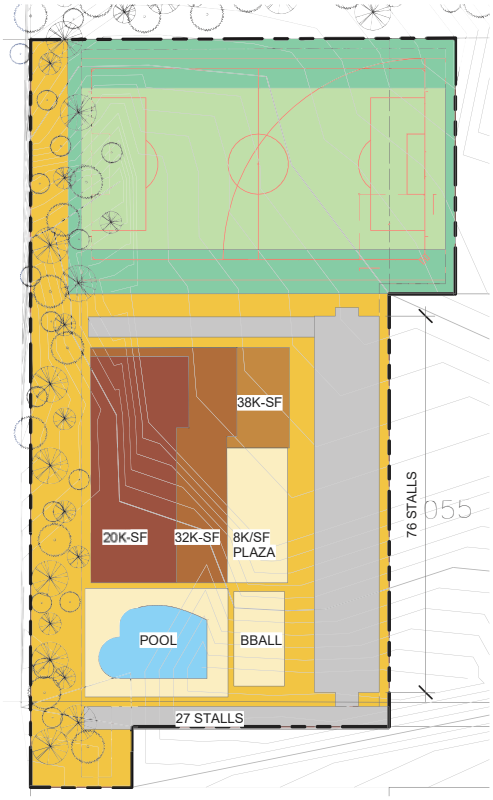
The following describes the various components of the two athletic fields approach including: one full size north-south facing field, one smaller east-west facing field, and supporting amenities such as convenience buildings, trails, and parking.



Option 1



Option 2



Option 3

SITE CONCEPT

TWO FIELDS + AMENITIES

SITE NARRATIVE

The Poulsbo Event and Recreation Center (PERC) will provide needed sports fields along with a variety of outdoor recreational amenities which will serve the community in alignment with the vision and goals of the Poulsbo Parks, Recreation and Open Space Plan. The overall planning and design process has emphasized supporting active recreation needs while focusing on connectivity and flexible design solutions to support passive use and community events. For example, the site design envisions the sport courts serving dual purpose by providing vehicular gates and allowing truck access for farmer's markets and similar events. The design concept also looks to take advantage of site grading needs to create terraced seating and play opportunities. Additionally, drawing inspiration from the natural environment has been a primary design theme prioritizing the incorporation of natural elements and native landscaping throughout the property. A 50' landscape buffer will be preserved along the west edge of the property, and new trees will be provided across the site for screening and shade. Overall, the conceptual site design seeks to balance a number of site conditions to maximize the recreational, community and natural benefits provided by the PERC.

PROJECT PHASING

To support more of the desired programming, the possibility of acquiring additional land and phasing the project was introduced. Project phasing, particularly of the proposed recreational facility, promotes greater flexibility within the project budget. Broader funding would be available with a division of program. Phasing would also expand the budget for the overall project to span multiple fiscal years and allow much needed sport field facilities to be built first, with the potential for the recreation center to be built nearby or on another suitable site.

GRADING DESIGN

The grading design strives to balance the cut and fill to provide level (1% slope) sports fields and parking areas, creating a terraced site with the northern field set approximately 5' higher than the lower field. Along with leveling and terracing the site to support the sport fields and courts, ADA accessibility is a critical driver of the overall grading design.

CONNECTIVITY

The PERC design concept places an emphasis on connectivity across the site, as well as beyond the site to Olympic College and the neighborhood to the west. Pathways and trails will provide ADA accessible access to the full array of recreational amenities. Additionally, the pathways and trails will allow for walking the perimeter of the PERC along with proposed outdoor exercise stations and rest stops.

PARKING

The conceptual design for the PERC provides a total of (63) parking spaces with (11) on-street parking spaces, and (52) off-street parking spaces. The final parking layout will need to confirm this layout and include the required quantity of ADA parking stalls. A minimum of (3) ADA parking spaces and (5) bike parking spaces will be required. A fire truck turn around will need to be designed as a part of the plaza at the north end of the parking area.

UTILITIES

This study reviewed potential utility access and connections. Water flow and power availability will need to be confirmed.

- Stormwater - The stormwater management approach proposes to provide underdrained sport fields along with a storm sewer system which will tie into the existing storm sewer running along NW Reliance Street.
- Site Power – Electrical lines and conduit will be pulled from NW Reliance Street with pedestals, cabinets and junction boxes provided to support the PERC's lighting and power needs. General site lighting, LED sports lighting and electrical receptacles to support events are anticipated.
- Water - Water line connections from NW Reliance Street will need to be provided for irrigation, domestic water, and fire protection.

RECREATIONAL AMENITIES:

The site concept design shown below includes a wide variety of interconnected activity spaces and support buildings.

- (2) Multi-use artificial turf sports fields with 300' x 165' boundaries, lighting, and perimeter fencing (6' height).
- (1) Recreational basketball court with 60' x 50' boundaries, basketball hoops, and perimeter fencing (6' height).
- (4) Pickleball courts with 20' x 44' boundaries, perimeter fencing (6' height), and movable nets.
- Nature playground – A children's play area will draw inspiration from the natural environment allowing for activities such as climbing on logs, nets, boulders and sliding down the adjacent hillside.
- Entry plaza – The entry plaza and water feature will welcome visitors to the park while providing a staging area for community events. An at-grade water feature could also allow an opportunity for children to engage with water.
- Terraced seating – The PERC design seeks to take advantage of the site grading requirements to provide a terraced seating area which defines the boundaries of the nature playground and overlooks the multi-use field to the south.
- Outdoor fire pit – An outdoor fire pit and seating area will create a casual gathering area for those visiting the PERC.
- Site furnishings – Benches, rest areas and exercise stations are proposed along the project's pathways and trails to provide seating, rest and exercise opportunities to park visitors.
- Shade shelters – A series of shade shelters are proposed adjacent to the multi-use fields to protect park users from the elements while providing seating, gathering and staging areas.
- Restroom/Concession - A restroom and concessions building provides convenience to park-goers as well as a pump room location if a spray feature is added to the plaza. As shown, the building footprint makes up the grade between the two fields

SITE CONCEPT

ESTIMATE

PERC: FIELDS FIRST OPTION	$$$	Primary Criteria
Site Improvements:		
Site Prep, Clearing & Demo	$94,000	
Earthwork & Grading	$275,000	
Multi-Use Fields	$1,225,000	
Sport Courts	$110,500	(4) Pickleball, (1) Basketball
Sports & Site Lighting / Power	$830,000	
Athletic Equipment	$20,500	
Pathways & Trails	$108,000	
Plaza w/ Water Feature	$355,000	
General Landscaping / Irrigation	$215,000	
Parking / Hardscape	$520,000	
Fencing, Screens & Backstops	$180,000	
Playground / Amphitheater	$323,500	
Stormwater / Civil	$97,500	
Site Furnishings	$37,500	
Park Signage	$17,500	
Outdoor Fitness Equipment	$32,500	
Outdoor Firepit	$23,000	
Site Sub-Total	$4,464,500	
Building Improvements:		
Concessions and Restrooms Building	$700,000	
Picnic Shelters (x3)	$375,000	125k each
Team Shelters (x2)	$150,000	75k each
Building Sub-total	$1,225,000	
TOTAL	$5,689,500	Hard Costs Only in 2022 Dollars

COST ESTIMATE

The preliminary cost estimate reflects our current understanding of the site, program and associated 2022 construction pricing. We recommend providing a 30%- 40% contingency to cover design, permitting, mobilization, special inspections and other soft costs. Depending on the project timeline for construction, escalation will need to be added to the project budget.

CLOSING SUMMARY

NEXT STEPS

Moving forward the project will need to obtain a topographic survey and geotechnical report to accurately document the existing site conditions for the utilization of the design team in preparation of construction documents and permitting submittals. These reports will also help determine utility availability and confirm potential costs for the utility connections.

CLOSING SUMMARY

Through the steering committee input and the community survey suggestions, the developed concept design proposes the PERC be constructed as a phased project, with two sports fields located on the currently available site. An events and recreation center, with possibility for public leisure pool, may be considered in a separate phase of the project located either adjacent to the site or on another suitable site. The shape and available area of the site do not allow for both athletic fields to face north-south, the most desirable field orientation, or for both fields to be full size. Therefore, the design proposes one full size north-south facing field and one smaller east-west facing field along with supporting amenities, trail connections, a splash pad, and a variety of sport courts.

In compliment to the use of the sports fields, amenities such as restrooms, a concession stand, and shading shelters will be provided between the fields and positioned to take advantage of the natural views. The site grading will provide opportunities for amphitheater seating overlooking a public play area with natural elements and design. Parking provisions will be provided on site and along the street, with the majority being proposed along the length of the fields for ease of access and connections with the amenities. Required zoning buffers will be respected by providing public trail connections between adjacent communities, the project site, and the nearby Olympic Community College. To support the trails, site furnishings such as exercise stations will be distributed throughout the site.

This new and exciting Recreation Destination will provide additional facilities to meet the current recreational needs of the community that it serves, in alignment with the Parks, Recreation and Open Space Plan as well as meeting the steering committee and community suggestions. The concept design provides several recreational connections between the PERC and adjacent community. The facilities are flexible and multi-use, while also incorporated native and natural elements. The overall PERC design reconsiders the existing site's challenges to maximize the site's potential for recreational use by the surrounding community.