

4/3/2018  
Rev. 7/23/2018

Re: **Tyler Park Master Plan** – CFR Letter of Explanation

To Members of the Review Committee:

The Tyler Park Master Plan is an update to the 2009-10 Master Plan and Report and will guide the project forward through the first phase of implementation, scheduled to begin in the summer of 2018. The initial Master Plan included an extensive public input component, general site investigations in the field, and research of other available information (LOJIC, historical plans, etc.). A variety of plan options were explored prior to selection of the preferred 2009 Master Plan. The process is reported in an accompanying report included on a disk with this application.

The 2018 Master Plan update process has included a review of design decisions made during 2009. Additional historical information has been found and organized by the Olmsted Parks Conservancy (OPC) and was reviewed as part of the process. Cost estimates were updated based on current industry information. Additional design concepts were explored and reviewed with representatives from Parks and OPC. Proposed updates to the Master Plan were informed by the previous public input process, newly available historical information, updated cost information and budgetary constraints, and constructability (location of utilities, existing facility conditions, etc.)

Plan recommendations include rehabilitation of all the tennis courts, including pavements, fencing, nets and striping, and reconfiguration of the double court to be a multi-sport court for greater variety of use. Select portions of asphalt trail will be re-graded for ADA accessibility, and one new segment added to improve intra-park connectivity. A new picnic area near the parking lot will offer easily accessible picnic options for all.

The parking area at Castlewood and Tyler Park Drive is recommended for a small expansion to provide additional ADA parking. An entrance reconfiguration would improve safety for the park's only vehicular entrance and simplify the adjacent street intersection. This would also provide a safer location for the nearby bus stop which is currently located in the island of the existing intersection.

The 2009 Master Plan proposed a 25-person shelter. The 2018 Update proposes that shelter become a multi-use pavilion that will function as a picnic area as well as special event space for concerts or other special occasions. The existing bathroom, which currently provides special event space in the attached shelter, will be demolished and replaced with a new bathroom building that also houses plumbing and equipment for the proposed sprayground.

The existing sprayground and playground are recommended for removal and the uses relocated outside of the oval path surrounding the event lawn. This supports the original design intent for an open multi-purpose lawn. The new playground and sprayground are proposed for the area between the bathroom and bridge, just outside of the walking path, and will include picnic areas and seating options. The total play and spray area will be expanded by about 1000 SF.

Additional upgrades to seating and picnic areas are proposed for both tennis court areas. The seating and picnic area at the double court will be expanded and improved to prevent erosion and provide more seating options. The seating area at the 4-court complex will be relocated out

of an area that experiences standing water during major rain events. The new seating area will include a large picnic area, seat walls, and new benches. Some of the existing picnic areas are also recommended for removal.

Basic improvements to stormwater management are recommended but will be designed during subsequent design phases. Potential rain garden and infiltration areas are indicated. The park experiences significant amounts of run-off during rain events, especially from surrounding properties. Goals should be to reduce flows and help improve water quality prior to it entering the combined sewer system. Rain garden locations were identified in areas that naturally allow for water to be captured and treated before entering the nearest existing inlet.

Tyler Park is rich in history and well used by the surrounding neighborhood. Updates to the Master Plan seek to support the original design intent and rehabilitate key features while serving the needs of the community. One final Stakeholder Meeting was held on April 16, 2018, to review the changes to the Master Plan, discuss the decision-making process, and to allow community members an opportunity to comment on the changes. A presentation was given detailing the process to date and then an open question and answer session was held for as long as participants wanted to stay and talk. A plan review activity allowed participants to comment directly on the plans by placing red dots over areas they did not like, green dots over areas they do like, and post-it notes to make more in depth comments where they felt the need. Documentation from this meeting is included on a CD with the revised plan submittal.

Community feedback was taken into consideration and several plan changes were made in response. The double tennis court will remain as is, only receiving repairs including new surfacing and fence. The set of four tennis courts will have surface repairs and be restriped as a multi-sport court. 2 tennis courts will be realigned 90 degrees from the current orientation. 2 pickleball courts and a half court basketball court will replace the other 2 existing tennis courts. The existing walk by the proposed play and spray area is realigned to allow for a larger play, spray and picnic area.

A final meeting with the Tyler Park Neighborhood Association was held on June 28<sup>th</sup> to review the plan changes and receive final input. There was general agreement and appreciation for the changes made to reflect feedback at the public meeting.