

City of LEWISTON

Community Park Recreation Master Plan

July 2022



Prepared by:



J-U-B ENGINEERS, INC.



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GROUP



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Table of Contents



Appendices

APPENDIX A: Maps
APPENDIX B: Preferred Park Amenities
APPENDIX C: Utilities Analysis
APPENDIX D: Concept Alternatives

APPENDIX E: Public Involvement Plan
APPENDIX F: Preferred Alternative
APPENDIX G: Opinion of Probable Cost
APPENDIX H: Strategic Funding Plan

APPENDIX I: Economic Impact Study
APPENDIX J: Financial Model
APPENDIX K: Capital Improvement Plan

Acknowledgments

Mayor

2021

Michael Collins

2022

Daniel Johnson

City Council

2021

Kathy Schroeder Councilor
John Bradbury Councilor
Bob Blakey Councilor
John Pernsteiner Councilor
Kevin Kelly Councilor
Cari Miller Councilor

2022

Hannah Liedkie Council President
Jim Kleeburg Councilor
Kassee Forsmann Councilor
Kathy Schroeder Councilor
Luke Blount Councilor
Rick Tousley Councilor

Steering Committee

Tim Barker Parks & Recreation Director
Dan Marsh Former Director of Finance
Alan Nygaard Former City Manager
Luke Antonich City Engineer
Jayson Ulrich Former Recreation Supervisor
Valerie Meyer Facility Maintenance Supervisor
Corky Fazio Grounds Maintenance Supervisor

Design Team

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GROUP



J-U-B ENGINEERS, INC.



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MAPPING
INC.

J-U-B ENGINEERS, Inc

Kayla Brown, PE	Client Manager
Greg Graves, PLA	Project Manager/ Landscape Architect Lead
Jon Ruedas, PLA	Sr. Landscape Architect
Jenna Meyers, PLA	Landscape Architect
Jaynie Wilkinson	Landscape Designer
Alison Tompkins, PLA, AICP	Lead Planner/Landscape Architect
John Watson, PE	Engineer Team Lead
Bill Rowland	CAD Designer
Addison Coffelt	Funding Specialist
Hannah Anderson	Public Involvement Lead
Bruce Cheney	Web Design
Chris Yake	GIS/ Story Map Design



Dodd Snodgrass



Brian Anderson



Todd Chase



Kirk Powelson



Community Park Site Aerial

Executive Summary

In 1999, the City of Lewiston identified a deficiency in the total acreage and facilities provided by existing city parks. At the time, Lewiston did not have any parks that could be classified as a community park – a large park 100+ acres in size that provides active and passive recreation areas. The following criteria were used to evaluate possible sites for a community park:

1. The site should be located in the path of community growth.
2. The site should be so located as to be readily accessible from points throughout the community.
3. The site should be of sufficient size to offer the needed space for large facilities.
4. The site should have some natural characteristics such as waterways, relief, wooded areas, and natural (undisturbed) land which makes it more amenable than the typical landscape.

(Lewiston Park and Open Space Master Plan, 1999)

The future location of Community Park was identified in Lewiston's 1999 Park and Open Space Master Plan while the property was still under private ownership.

Since 1999, the City of Lewiston has worked with numerous partners to make tremendous progress towards the development and completion of Community Park.

The master planning process used for this project implements a simple and straightforward method – assessing City program needs, site characteristics, and surrounding context to determine their influence on each other and analyzing potential impacts on the layout of desired park amenities. A design workshop exercise was included in the process. It helped develop alternatives and generate several options from which to choose, ultimately leading to the selection of the “best” arrangements for incorporation into the final plan. These “best” arrangements considered the opportunities, constraints, risks, benefits, strengths, and weaknesses of each layout while capitalizing on their implications.

The final preferred alternative was rendered in plan-view, and the 3D computer model generated from the plan helped establish a visual record of the design intent in a way that could easily be understood and shared with City staff and the public. Public comment regarding the design was collected via a Lewiston Community Park website, complete with park descriptions and a story map. The story map allowed citizens to view the 3D computer model and visualize what the design might look like from their perspective. Citizen feedback and input was collected to help inform decisions on final construction design, specific amenity choices, and construction phasing.

The master plan process was very successful in quickly getting the design team members on the same page, identifying community priorities, and ultimately producing a Preferred Alternative that City staff and residents would approve, support, and benefit from.



Rendering of Park Plaza

Project Timeline

- 2004** ▶ The property is purchased through a tri-partnership between the City of Lewiston, Lewiston School District, and Lewis-Clark State College
- 2008-2014** ▶ Improvements to water, sewer, and sidewalks are made
- 2015** ▶ P1FCU Fitness Trail is completed
- 2015-2020** ▶ Traffic Impact Study is conducted, street improvements are made
- 2020** ▶ Skinner Canyon mountain bike and hiking trail is completed
- Summer 2021** ▶ Design Team is hired, Master Plan started
- Fall 2021** ▶ Steering Committee meetings and stakeholder interviews
- Dec 2021** ▶ Lewiston City Council approves preferred alternative
- Apr-May 2022** ▶ Public Survey
- Aug 2022** ▶ Public Open House
- Fall 2022** ▶ Present Final Master Plan to the City Council
- 2022/2023** ▶ Construction of basketball court and outdoor fitness area
- 2023/2024** ▶ Grading of site to begin

Goals & Objectives

Introduction

The City of Lewiston strives to provide high quality parks, recreation facilities, and activities for all ages, interests, and abilities of its citizens. In 2004, the Lewiston School District, Lewis-Clark State College (LCSC), and the City of Lewiston formed a “Tri-Partnership” to purchase 310 acres of private property north of Warner Avenue. Today, the acreage is home to a newly constructed (2020) Lewiston High School (77 acres), newly constructed (2020) LCSC Career Technical Center (29 acres), and Lewiston Community Park (187 acres). New city streets – Cecil Andrus Way and Community Drive – were constructed on remaining acreage to provide access throughout the property.

The Lewiston Community Park property was purchased for the purpose of providing a large-acreage park to serve the entire community. Large community parks are intended for active and passive recreation areas such as sports fields and natural areas. These parks help preserve the region’s ecological and scenic resources, even when surrounded by urban development.

In its infancy, Community Park attracted Lewiston residents despite having little more than 5 parking spaces in a gravel lot and a half-mile paved path. Almost 20 years later, the parking lot now accommodates 26 vehicles and the path has grown to 3.1 miles long, with park benches overlooking mountain bike trails in the canyon. The park’s western edge is framed by Community Drive and borders the Lewiston High School and LCSC Career Technical Center campuses.

In the fall of 2021, the City of Lewiston hired a design team to develop a master plan for the community park site. Once the master plan is completed, the design team will proceed with the production of construction documents for the first phase of construction.

Goals and Objectives

Specific goals and objectives for Community Park were reviewed and evaluated by the design team and a steering committee at the beginning of the master planning process. These include original and as well as recent ideas and aspirations for Community Park and are the outcome of years of public input. These are summarized as follows:



Goal 1: Provide a place for community gatherings and events.

- Objective 1.a: Identify specific, major community events the City will sponsor for residents.
- Objective 1.b: Accommodate farmers' markets, art in the park, tournaments, movies, large-group gatherings, etc.
- Objective 1.c: Provide pavilions/shelters of varying sizes and types throughout the park to accommodate formal and informal family gatherings (reservable spaces).

Goal 4: Establish this park as a one-of-a-kind, regional destination.

- Objective 4.a: Provide unique and thoughtful amenities not commonly found elsewhere.
- Objective 4.b: Ensure amenities provided are fun, well-maintained, and safe.
- Objective 4.c: Offer a wide variety of recreational activities in addition to sports.
- Objective 4.d: Provide places that promote park use and enhance user stay and experience in and near the park (RV Park, commercial vendors, etc.).

Goal 2: Offer recreational opportunities for people of all ages and abilities.

- Objective 2.a: Provide ADA access to as many facilities as is feasible.
- Objective 2.b: Provide a wide range of activities for all ages and abilities (kids, teens, young adults, adults, seniors).
- Objective 2.c: Provide a balance of passive and active recreation choices.

Goal 5: Enhance, complement, and benefit from natural features on and adjacent to the site (i.e. views, topography, natural vegetation, wildlife, etc.).

- Objective 5.a: Preserve natural site features as much as possible.
- Objective 5.b: Provide a wide variety of trees and vegetation (including native species) that offer shade, attract wildlife, and conserve water.
- Objective 5.c: Preserve panoramic views through strategic placement of amenities and facilities.

Goal 3: Construct first-class facilities capable of hosting athletic tournament events.

- Objective 3.a: Encourage athletic tournaments by providing lighted venues for baseball, softball, soccer.
- Objective 3.b: Provide adequate spectator space at each tournament venue.
- Objective 3.c: Provide food and lodging options (commercial vendors, RV Park) for visitors.
- Objective 3.d: Provide sufficient parking and easy access to the park for visitors.

Goal 6: Provide opportunities for revenue generation.

- Objective 6.a: Ensure that softball and little league baseball fields are lighted and have a "championship" field.
- Objective 6.b: Provide adequate "flex space" to accommodate temporary tournament venues (such as cornhole, disc golf, cross country, etc.) and community events/family celebrations (i.e. farmers' market, movie-in-the-park, 4th of July, weddings, birthday/retirement parties, etc.)
- Objective 6.c: Use commercial space to provide rent/lease opportunities for vendors to bring additional goods and services into the park to promote longer stay times for visitors.

Methodology

The process used for developing a comprehensive master plan for Community Park involved several distinct steps, each building on the former to create a unique park master plan that could respond to the goals and objectives established for this project.

- Identify and accommodate the unique opportunities and constraints inherent to the physical characteristics of the park site.
- Provide a program of amenities and facilities that would meet the community's recreational and cultural needs.
- Accommodate and, where possible, enhance the neighborhood surrounding the new park.
- Assess park costs, funding, and economic impact to the community.
- Guide future construction phases that would result in an outstanding aesthetic and functional park for residents of all ages and abilities.

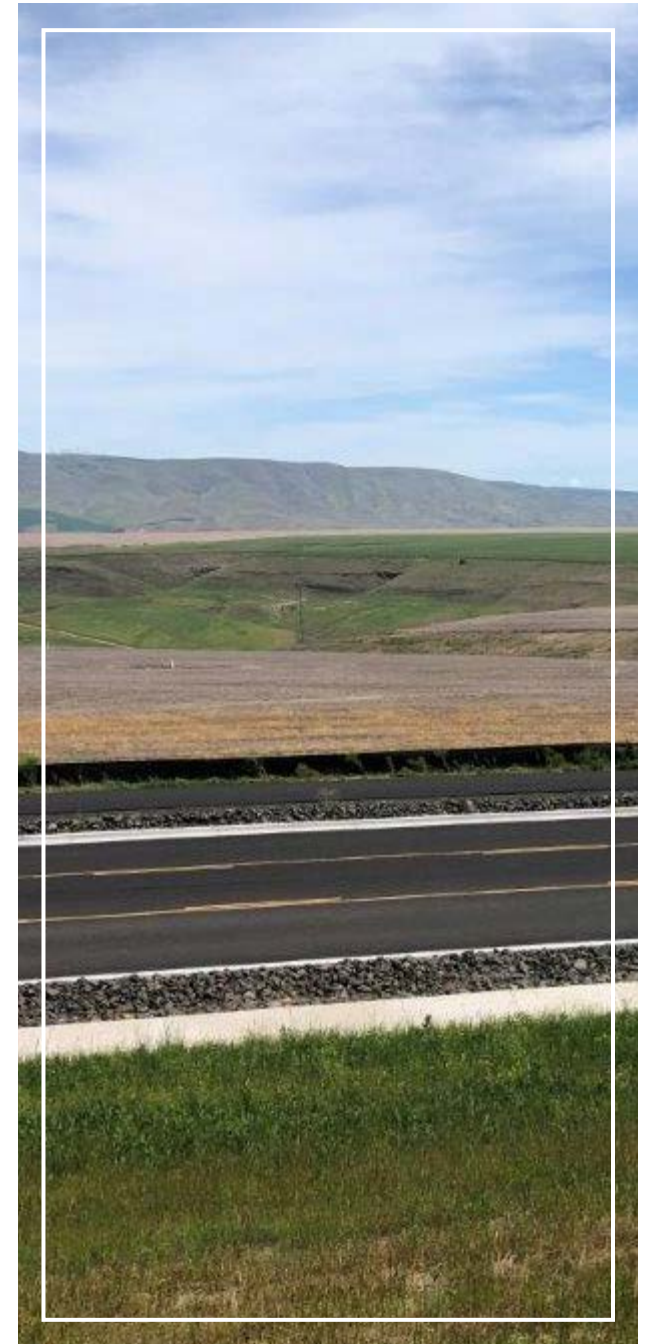
The overall master plan steps are outlined as follows:

Goals and Objectives

Every successful project must have a set of goals to achieve, and specific objectives that indicate how to accomplish those goals. Listening and responding to the collective voice of the citizens of Lewiston was critical to identifying goals and objectives tailored to Lewiston's needs.

Inventory

The inventory stage of the master plan process identifies major characteristics of all program elements, significant features and qualities of the project site, and the attributes of surrounding property. These characteristics are identified and quantified so their influence on project goals and objectives can be evaluated during the analysis phase.



Analysis

This step is the critical evaluation of factors identified in the site inventory. Site analysis has important implications on how the park functions with the site and surrounding neighborhood once it is constructed. Analysis considers opportunities, constraints, benefits, risks, impacts, and complex interactions. Opportunities and benefits are maximized, constraints and risks are eliminated or mitigated, and interactions are designed for the best possible use experience.

Development of Conceptual and Final Design Alternatives

Conceptual designs provide unique options which fulfill project goals and objectives while addressing issues identified in the site inventory and analysis. Two design concepts for Community Park were evaluated by the Steering Committee and refined into a final, preferred design alternative.

Public Involvement

The project included a rigorous public involvement program to gather important information from the public and key stakeholders while providing information to citizens and partners about the Community Park master plan. The public involvement program was composed of the following elements:

- 15+ years of public input collected by the City of Lewiston
- Stakeholder assessment and interviews
- Steering committee meetings
- Web-based Story Map with community survey
- Educational materials
- Public open house
- Response to public inquiries throughout the life of the project

The results of and responses to these activities and events enabled the development of a master plan that will be supported as a whole by the Lewiston community.

Final Master Plan

The final Master Plan for Community Park is composed of a written report, illustrated master plan map, 3D models, and GIS-based story map that collectively documents the process, methodology, and results of the Community Park master planning process. The written report also includes financial and economic data and information, which will provide the City of Lewiston with the necessary tools to phase, fund, and construct the elements included in the master plan design:

- 1. Opinion of Probable Construction Costs (OPCC)**
- 2. Strategic Funding Plan**
- 3. Economic Evaluation**
- 4. Financial model**
- 5. Construction phasing with Capital Improvement Plan**

Inventory

The inventory process began with an evaluation of the City of Lewiston demographics and history. This information provided additional insight into the community, its general makeup, and local economic characteristics, which helped inform decisions regarding type, size, and quantity of park amenities. It also supported and affirmed the community's desire for specific facilities to be included in the park master plan.

A thorough inventory of physical site characteristics was conducted by the design team to assess features such as slope, soils, climate, sensitive areas/features, accessibility, and connectivity. These features were carefully assessed and provided a basis for the site analysis to follow. Information regarding the neighborhood and property surrounding Community Park was also collected and assessed – characteristics such as zoning, property boundaries, location of utilities and existing/future streets.

Demographics

History

Founded in 1861, Lewiston is the county seat of Nez Perce County, Idaho. Early inhabitants included the Nimiipuu, meaning “the people” in the tongue of the Nez Perce Native American Tribe. Historically, the Nez Perce Nation extended from what is now eastern Washington and Oregon across northern Idaho and into Montana. Tribal petroglyphs dating back 12,000 years can still be found in the Snake River Canyon today. In 1805, explorers Meriwether Lewis and William Clark arrived with the Corps of Discovery Expedition in search of the Great Northwest Passage to the Pacific Ocean. They were fed and sheltered by the Nez Perce for months before completing their expedition. (visitlcvalley.com; nezpercecountymuseum.com)

Named for Meriwether Lewis, Lewiston is located at the confluence of the Snake and Clearwater Rivers – tributaries of the mighty Columbia River. Lewiston is Idaho's most inland seaport, a feat made possible by a series of hydroelectric dams constructed from 1933-1975 (nwcouncil.org). The rivers are culturally and economically significant, supporting a salmon and steelhead fishery that remains a staple food source of the Nez Perce, and providing present day recreational tourism for anglers. As a seaport, the Snake River facilitates the transport of agricultural products outside the region, consisting primarily of wheat and barley (portoflewiston.com). In addition, the slack water created by Lower Granite Dam provides a source of recreation for watersports, and shallower upstream sections of both rivers are popular among jet boat enthusiasts. These activities support a strong regional economy for related businesses.



Population Description

The City of Lewiston occupies 17.3 square miles of land, and 0.81 square miles of water (Snake and Clearwater Rivers). In 2020 the American Community Survey (from the US Census Bureau) estimated the population to be 32,853. This includes 13,686 households with an average of 2.3 persons per household. The population consists of the following age and racial groups as shown in Figures 1 and 2.

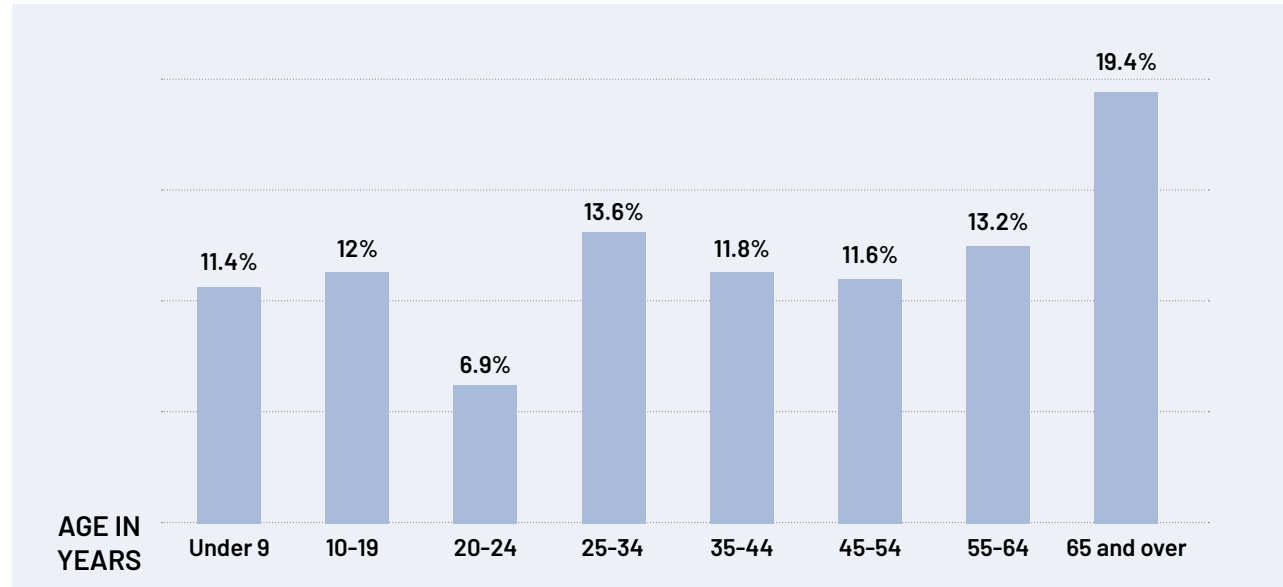


Figure 1. Population of Lewiston by Age



Figure 2. Population of Lewiston by Race

Economic Description

Median household income is \$54,912, while the mean household income is \$71,710. About 46.3% of households earn less than \$50,000 annually, and 23.5% earn below the poverty threshold (\$26,500 for a family of 4 in 2021)(Figure 3).

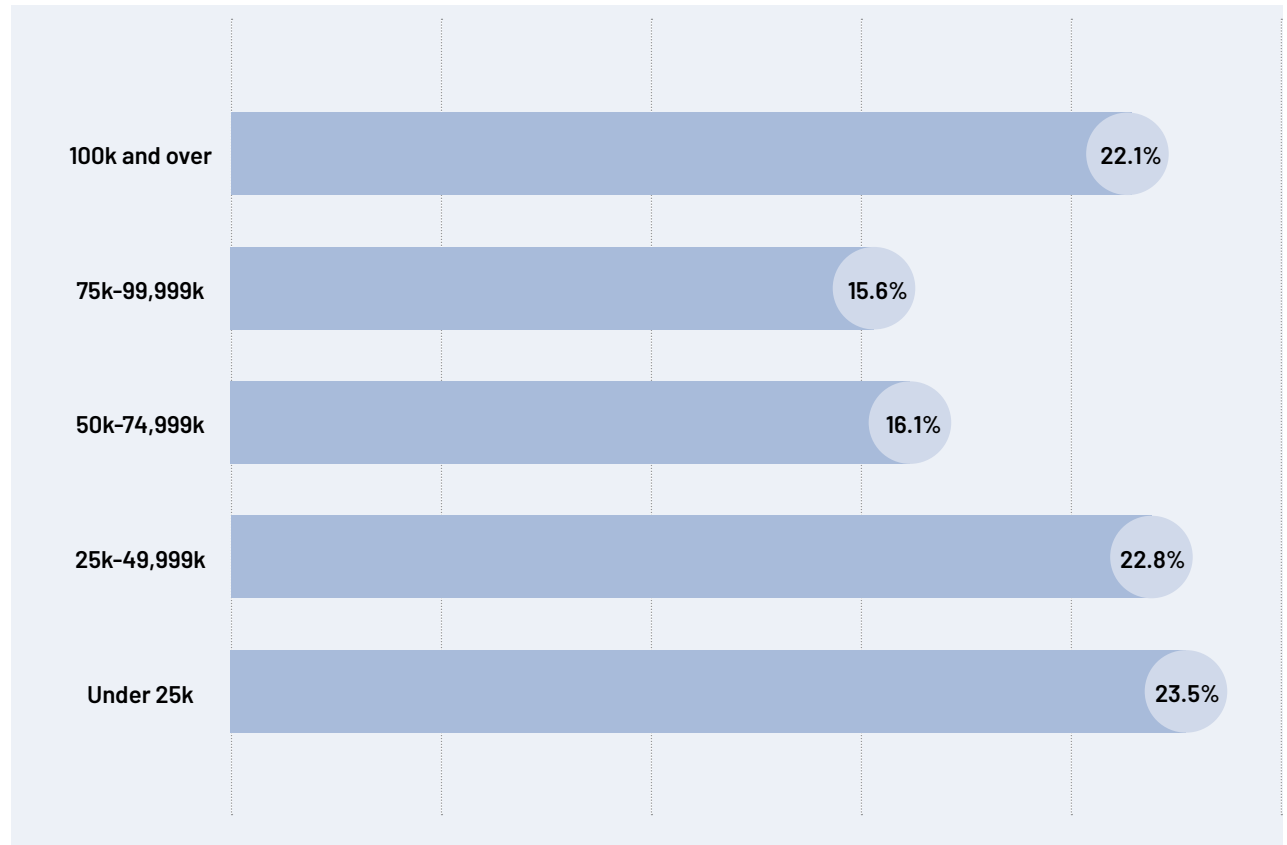


Figure 3. Population of Lewiston by Household Income

Existing Parks and Open Space

Lewiston City's park classification system uses a hierarchy to organize the inventory of parks provided to its citizens. That hierarchy is based on the area of the community served, the size of the park, and the type of recreation facilities provided within the park. With these properties in mind, the City has identified the following park types and their respective characteristics:

1. Community Parks

- a. They are the largest in size.
- b. They are designed to meet the recreation needs of the entire City.
- c. They usually exceed 100 acres.
- d. They should offer a well-balanced variety of facilities designed to appeal to a broad spectrum of the public.

2. Sub-Community Parks

- a. They range in size from 20 to 100 acres.
- b. They are designed to serve a use area smaller than the entire City but larger than individual neighborhoods.
- c. One sub-community park should serve several neighborhoods.
- d. They should contain facilities which are too costly to provide within each neighborhood park but which are desirable at locations throughout the City.

3. Neighborhood Parks

- a. They range in size from 5 to 20 acres.
- b. They provide recreation facilities within each individual neighborhood.
- c. They should be central to the area served and located not further than one-half mile from any home in the neighborhood.
- d. They should provide playgrounds and turf areas for children and passive areas for adults.
- e. Specialized recreation needs of a particular neighborhood should be met at this level.
- f. They should provide off-street parking and restroom facilities.
- g. They should be co-located with an elementary school if a school is located in the neighborhood.

4. Sub-Neighborhood Parks (mini-parks)

- a. They are located within portions of individual neighborhoods and are designed to serve use groups smaller than an entire neighborhood.



- b. The following are locations where sub-neighborhood parks should be established:
 - i. Locations which cannot be adequately served by neighborhood parks.
 - ii. Locations cut off by barriers such as railroad tracks, ravines, bluffs, or major streets.
 - iii. Locations which are beyond a reasonable walking distance to existing neighborhood parks.

5. Open Space

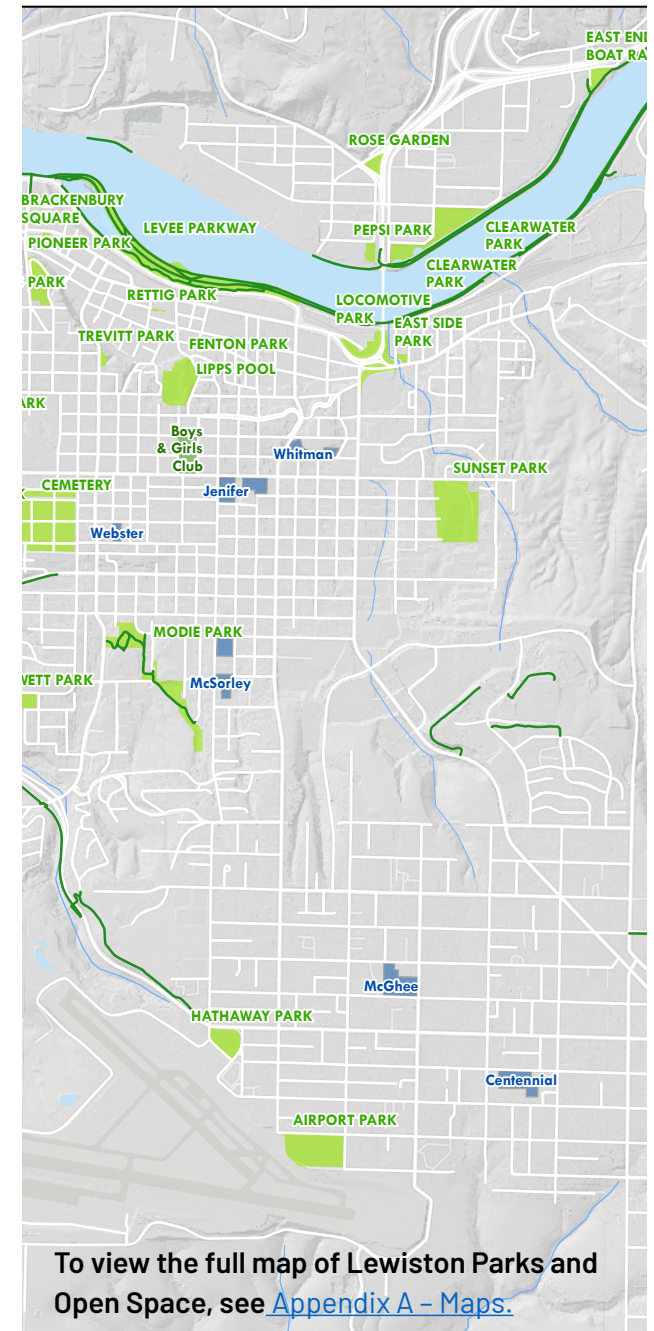
- a. Undevelopable areas that exhibit unusual terrain features (i.e. bluffs, ravines, wetlands) or wildlife habitat areas.
- b. Areas that serve as buffers between conflicting or competing land uses.
- c. Lands that have been identified as future park and recreation areas in the Lewiston Comprehensive Plan or this plan.

(Parks & Open Space Master Plan, August 2010)

The Lewiston Parks & Recreation Department currently manages over 400 acres and 25 parks and open space properties (see [Appendix A - Maps](#)). (<https://www.cityoflewiston.org/265/Parks-Facilities>) Community Park will be the largest of these, at 187 acres. It is the City's first true community park and will be designed to meet the larger community recreation needs of the entire City, especially gathering places. In keeping with the goals of Lewiston's Park & Open Space Master Plan, Community Park offers a variety of amenities intended to appeal to residents of all ages and abilities, and to bring the community together in one place.

Program

Multiple community surveys conducted by Lewiston Parks and Recreation Department over the last 15+ years were used to determine the amenities in highest demand, as well as considering what assets are already provided in other parks in the region. The City prioritized a list of features in highest demand for Community Park based upon what other amenities were provided in other park locations as well as the condition (poor/needs replaced, fair, or new) of the facilities in other park locations. This prioritized list is the park program, and is as follows:





Rendering of Playground



Rendering of Amphitheater



Rendering of Splash Park

Preferred Amenities - Priority 1

1. Little League fields – 12-and-under age group; 4 fields; 200' minimum foul line.
2. Adult slow pitch softball fields – quad; 300' minimum foul line.
3. Soccer fields – at least one full size; work with school district for use of others.
4. Sand volleyball courts – 2-4 courts.
5. Amphitheater – mobile stage; accommodate receptions, weddings, small community events; up to 1,000 people capacity; built-in seating, expandable with grass terraces.
6. Public art space – Nez Perce Tribal art/history; local history.
7. RV park – 45-60 spaces for large vehicles; short term lease space.
8. Possible skate spots – within park or along widened walks.
9. Community event area – gathering area, as large as possible; include park mall for farmer's market, vendors, and main thoroughfare.
10. Playgrounds
 - a. Bicycle playground
 - b. Toddler playground
 - c. Main attraction playground.
 - d. All playgrounds have accessible design features.
11. Large splash park – single large splash pad with age-appropriate areas.
12. Nature trail – in canyon areas.
13. Support amenities – restrooms, drinking fountains, pedestrian lighting, athletic field and court lighting, security cameras, trees (create arboretum), shade structures, large pavilions, picnic shelters scattered throughout, commercial lots, open green space.

Preferred Amenities - Priority 2

1. Parkour course – or ninja course alternative.
2. Zip line – small variety in playground; possibility of renting/leasing space for a larger commercial venue associated with the canyon area.
3. Fishing area – desired if practical.
4. Cornhole facility – ability to accommodate tournaments; level space to set up; near pavilions; encourage patrons to bring their own setup.
5. Tent camping – provide during specific events only; don't take space away from RV Park.
6. Live action role play area – open, unprogrammed turf grass areas.

Preferred Amenities - Priority 3

1. Dog park – if space available; perhaps designated off-leash areas.
2. Equestrian trail – in canyon area; needs access through adjacent property to function.
3. Drone flight areas – open turf grass area; no runway or other facilities.
4. Hill slides – in conjunction with playground; connector between different elevations.

These elements can be found in summary form in [Appendix B – Preferred Park Amenities](#) of this report. The Summary of Existing Developed Park Amenities reviews the type and condition of amenities found in the City’s existing parks, and the Preliminary Proposed Park Amenities is a prioritized list of the amenities considered appropriate for Community Park.

Site Characteristics

The following site characteristics were observed and pertinent to understanding potential of the park property. Where possible, these characteristics were mapped for further analysis.

Slope

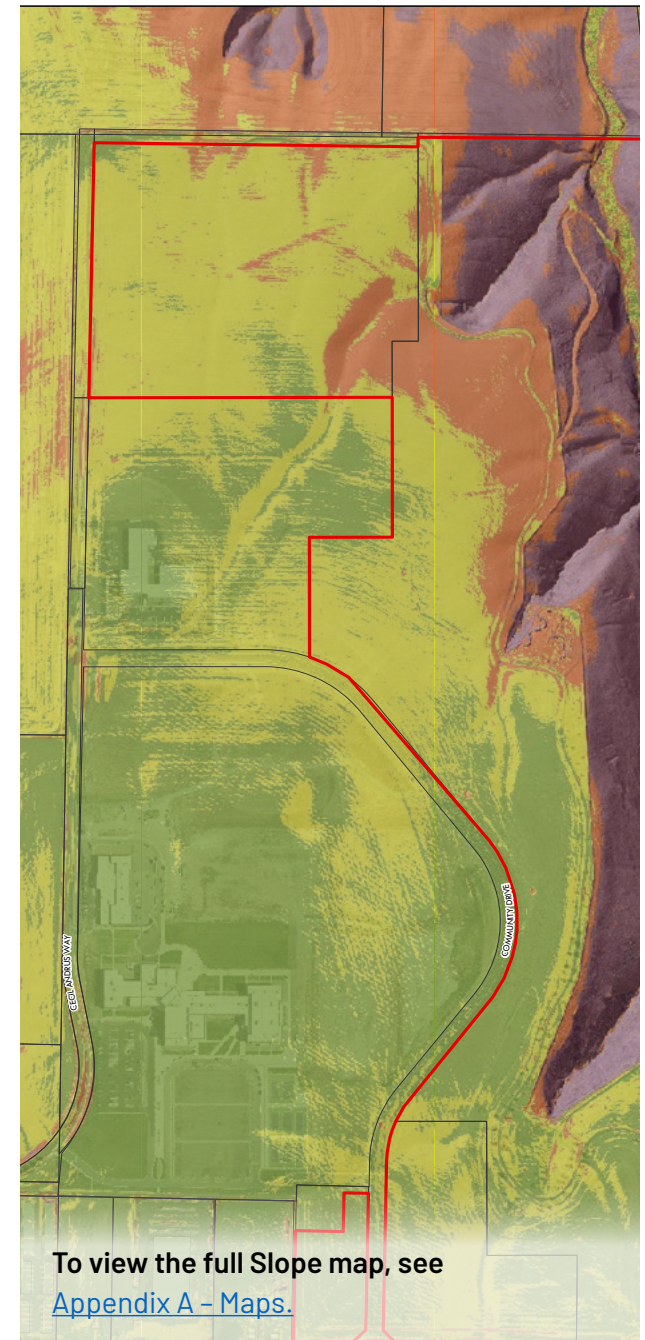
Community Park slopes to the north and east, dropping 100’ in elevation from south to north property lines and creating a general northern aspect. Areas of relatively shallow slope (<10%) are interrupted by small drainages channeling east to a steep, rocky canyon in the Lindsay Creek watershed. Roughly half of the property is composed of slopes/canyonland exceeding 10% (see [Appendix A – Maps](#)).

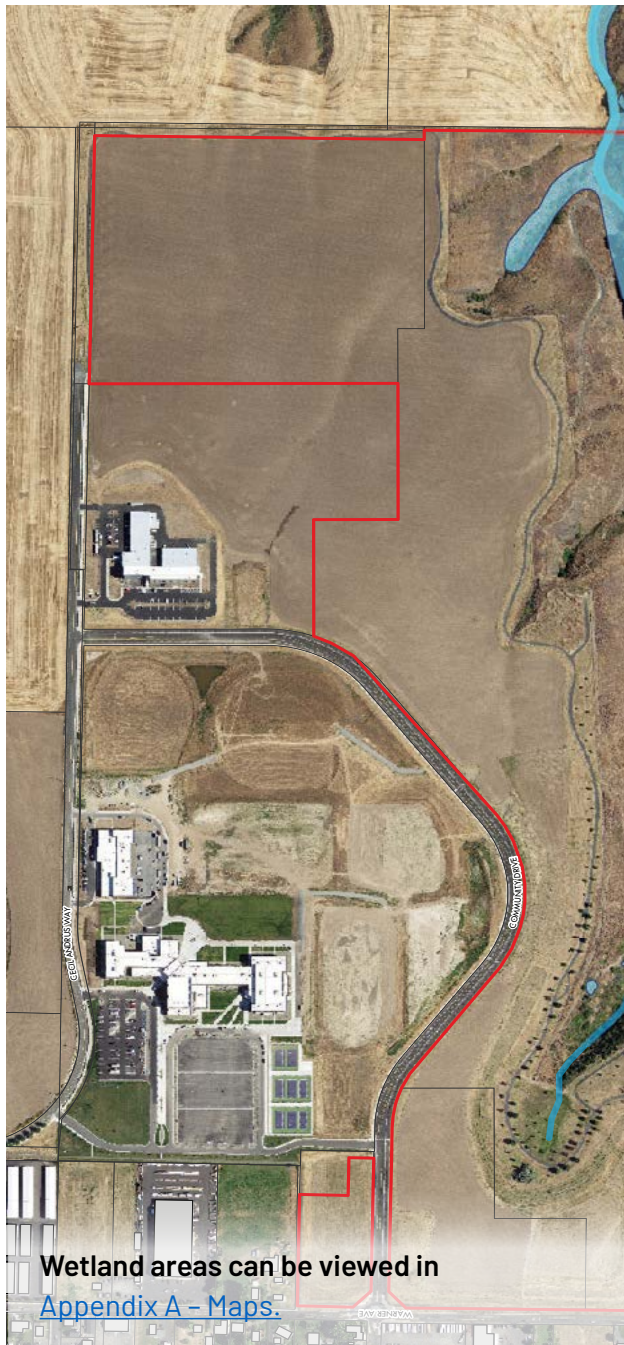
Views

The aspect and elevation change across the property provide virtually uninterrupted views to the north, east, and west in some areas (see [Appendix A – Maps](#)). The Lewiston Hill, Clearwater River, and Snake River can all be seen from different vantage points in Community Park.

Soils/Depth to Bedrock

Soils consist primarily of Chard and Oliphant silty loams. It is typically found on hills and plateaus forming hillslopes and structural benches. It originates from loess material, a clastic (i.e. made up of fragments of pre-existing rocks), predominantly silt-size sediment that is formed by the





accumulation of wind-blown dust. It is usually buff or yellowish brown in color. Both are well-drained with moderate permeability with few functional limitations. The depth to bedrock is quite shallow (<2') in some areas, most notably in the very center of the park and a sizable area near the south end of the property (see [Appendix A - Maps](#)).

Climate

Lewiston's climate is warm and dry, receiving only 12 inches of rainfall on average. Most of this limited precipitation falls from October through May. While the Lewiston Valley does experience occasional snow, it is short-lived with very little accumulation. Average winter temperature ranges from 28-40°F. Summers are hot and dry, regularly exceeding 100°F with average highs of 89°F. This relatively mild Idaho climate provides a long growing season (USDA Hardiness Zone 6a). The combination of low precipitation and mild climate provides ample opportunity for outdoor recreation that is not easily found in the region.

Existing Vegetation

The majority of the existing park land is currently in agriculture and actively being farmed. New plantings (trees, manicured turf, and native cover plantings) will be required to hold the soil and create the desired environment for the park. Native vegetation can be found in a few undisturbed areas, mainly in the adjacent Lindsay Creek tributary drainage. It is well-suited to the arid climate and consists of drought-tolerant species such as bluebunch wheatgrass (*Pseudoroegneria spicata*), Idaho fescue (*Festuca idahoensis*), sandberg bluegrass (*Poa secunda*), lupine (*Lupinus spp.*), big sagebrush (*Artemisia tridentata*), and rabbitbrush (*Ericameria nauseosa*).

Wetlands & Sensitive Areas/Species

Community Park occupies a sizeable portion of the Lindsay Creek watershed, and when fully developed will play a significant role in local hydrology. Sensitive areas within the park include wetlands located in a Lindsay Creek tributary in the canyon. Wetlands provide important wildlife habitat and ecological functions such as water filtration and attenuation. Mule deer, coyotes, and wild turkeys can often be seen in and around the park, as well as various birds of prey (see [Appendix A - Maps](#)).

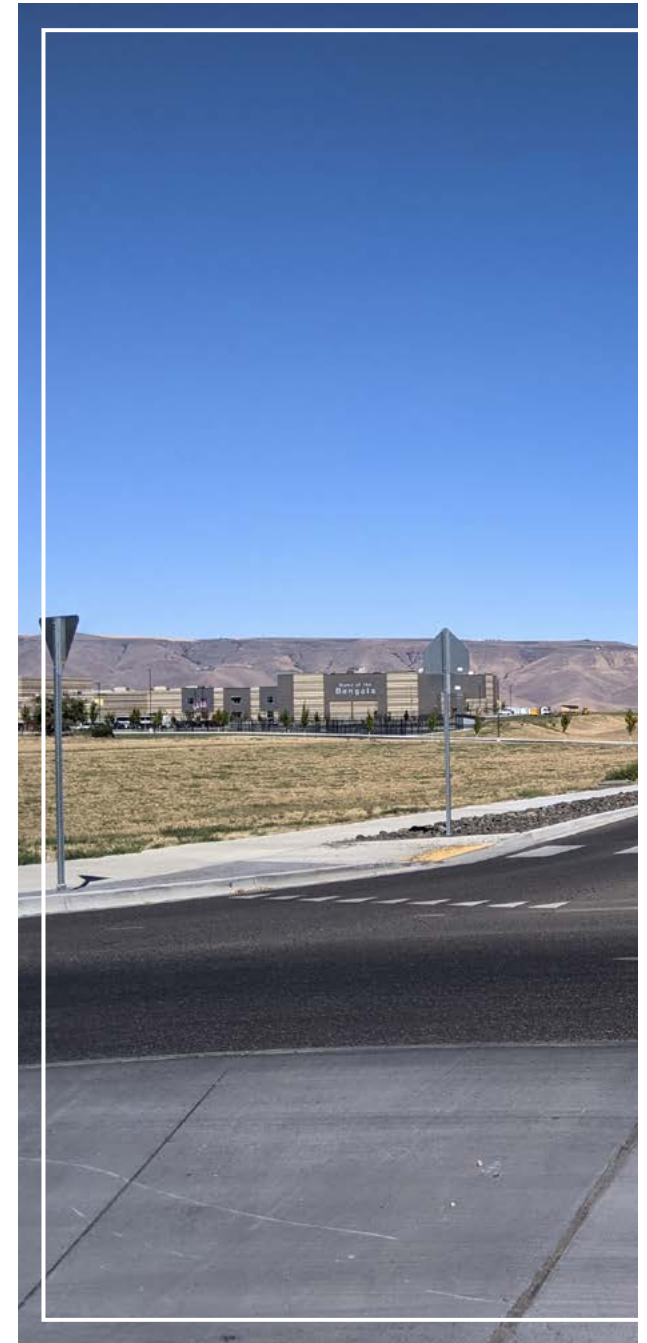
Community Park is in a state-recognized Nitrate Priority Area, in which nitrate contamination negatively impacts groundwater quality. In 2020, the Lindsay Creek Watershed Advisory Group identified best management practices to minimize nutrient contributions. These include decreasing fertilizer application, managing, protecting, and enhancing wetlands, buffering sensitive areas, and managing stormwater. Community Park is also within the Lewiston Plateau Ground Water Management Area established by the Idaho Department of Water Resources in response to declining static water levels in local wells. A management plan is in effect for the area to help monitor and control the effects of ground water withdrawals on regional aquifers. Park design should consider these factors in order to support growth and sustainability of resources.

Utilities

A number of utilities are located in or adjacent to Community Park. Dry utilities such as power, natural gas, telephone, fiber optic, and cable television are located within existing easements along public roads. Water mainlines are located within Community Drive, Warner Avenue, and Cecil Andrus Way. Due to supply and volume limitations, the City of Lewiston drilled a new well (Well #7) in 2021 and is currently developing a new 1.7 million gallon water storage reservoir and booster station to serve nearby property including Community Park. Pending the outcome of a feasibility study, future water improvements may include an irrigation well to serve irrigation needs of the entire site, including Lewiston High School campus, LCSC Career Technical Center campus, and Community Park. Water is currently purchased from the City Water Department.

A sanitary sewer trunkline is located in the bottom of the ravine (unnamed Lindsay Creek tributary) on the east edge of Community Park. Two primary lines meander through the Park before connecting to the trunkline. The depth of these lines is relatively shallow, and site development may necessitate relocation or grading to accommodate minimum cover requirements. Topography limits the ability to facilitate gravity sewer flows throughout the site. This challenge can be overcome through the development of an additional sewer line at the top of the ravine or the use of lift station pumps with the existing gravity line.

The natural drainage pattern for stormwater generally flows towards the unnamed tributary to Lindsay Creek, in the ravine along the east edge of the property. There are currently five roadway discharge areas that traverse across the Community Park site, and these will need to be replaced, retained, piped, extended, or rerouted depending upon final park design and grading (see [Appendix A - Maps](#)).





Context

Surrounding Land Uses

Community Park consists of 187 acres located midway between historic downtown Lewiston and the Lewiston Orchards neighborhood. This area is on the edge of City limits and has experienced heavy growth and development during the last two years. Unincorporated cultivated cropland surrounds the perimeter to the west, north, and east. Commercial and residential neighborhoods lie directly south, while the newly developed Lewiston High School and LCSC Career Technical Center campuses are strongly linked to the southwest corner of the park (see [Appendix A – Maps](#)).

Zoning

The current zoning for the Community Park site is R2-Low Density and R3 Medium Density Residential. Land surrounding the site (west, north and east) is zoned F1-Farm. The high school and frontage along Warner Avenue are zoned C3-Community Commercial. Directly south of the site is R2A-Low Density Residential Livestock (see [Appendix A – Maps](#)).

Access (Pedestrian, Bike, Vehicle) & Connectivity

Primary access to Community Park is via Community Drive, a fully developed city street intersecting with Warner Avenue roundabout to the south and Cecil Andrus Way to the west. These streets and adjacent sidewalks provide public access to the high school and college campuses for vehicular, bicycle, and pedestrian traffic. Undeveloped, dedicated right-of-way for Cecil Andrus Way continues along the property's west boundary, eventually intersecting with an unnamed right-of-way that currently follows along the north boundary of the park. Its final alignment is undetermined. This area is accessible to maintenance vehicles, bicyclists, and foot traffic.

A paved, 3.1-mile-long pathway meanders around the entire property and has long been used by bicyclists and pedestrians for recreation. Path users primarily park in a small parking lot located in the southeast corner off Warner Avenue. Unpaved pathways extend into a steep canyon to the east and are used by both mountain bikers and hikers.

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Site Analysis

Upon completion of the inventory, all findings and components were evaluated in terms of opportunities, constraints, and potential impacts to park design and construction. Potential benefits, risks, influence, and impacts were considered, and the inclusion, placement, and configuration of park amenities was thoroughly evaluated. Off-site factors and facilities such as the adjacent Lewiston High School and Lewis-Clark State College campuses were also considered. The result of this analysis provided guidelines the design team followed to determine park circulation, access, and spatial relationships between park features and facilities.

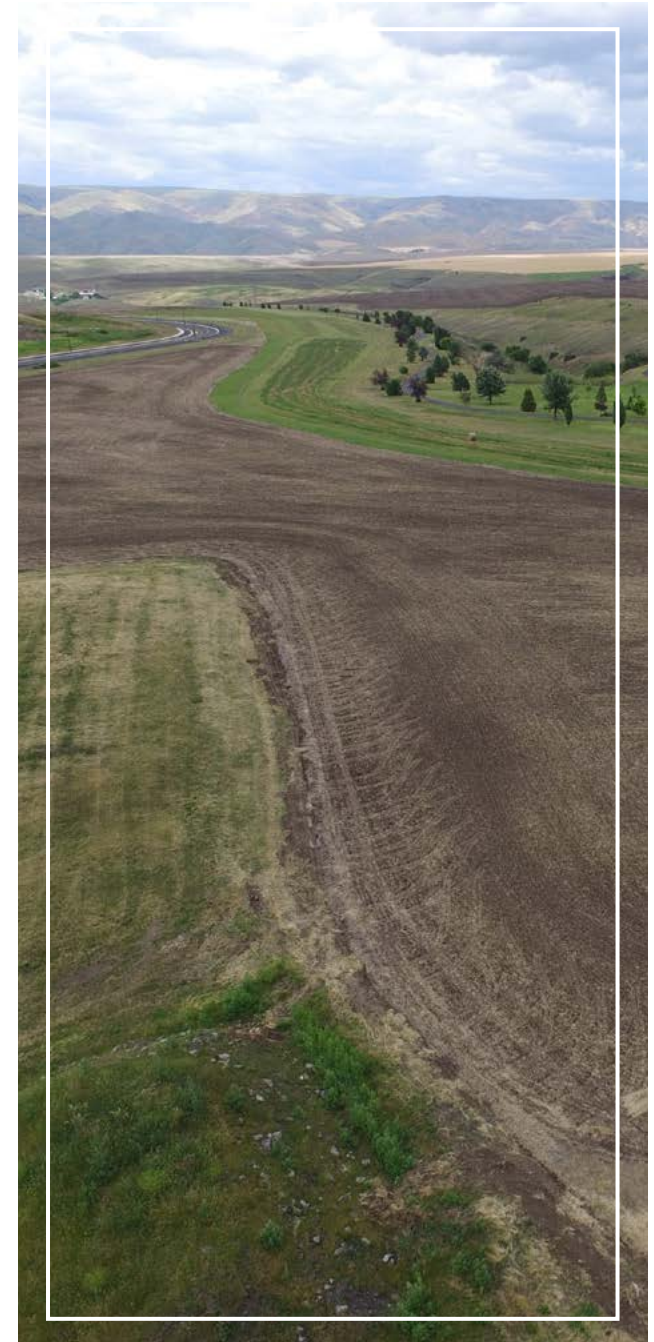
Soils

The soils on this site are all in the Walla Walla series, Chard and Oliphant cultivated silt loam. Its composition ensures a good supply of plant-available water, good soil aeration, extensive penetration by plant roots, and easy cultivation and seedbed production. For this park site, these soils should be an excellent growing medium for trees, shrubs and other vegetation.

Depth to Bedrock and Grading

A shallow depth to bedrock constrains the use of some ground, making it better suited for amenities that require little or no excavation or are adaptable to the existing topography. Large ballfields that require substantial areas of relatively flat grade should be located in areas with greater depth to bedrock, as found in the northwest or southeast corners of the park.

Any extensive grading will generate substantial amounts of excess material that must either be used elsewhere in the park or exported from the site. There are several areas where the existing grades are somewhat low compared to the adjacent roads and access points. Excess material could be used in these areas to raise the grade and reduce anticipated steep slopes or retaining walls. It also spares the expense of exporting large quantities of material.



Views

Impressive views from the property are everywhere, from the northeast to the northwest. A thoughtful design approach will consider how to preserve and accentuate these natural scenic vistas. Permanent structures and mature landscapes can be used to create spaces within the park for family gatherings as well as community events. Active, noisy areas can be buffered or hidden from view of quieter, passive recreation areas. Focal points visible from afar can draw visitors farther into the park to special areas of interest. The placement of each facility or amenity should consider the views it will either enjoy or screen from sight, and care should be given to optimize both.

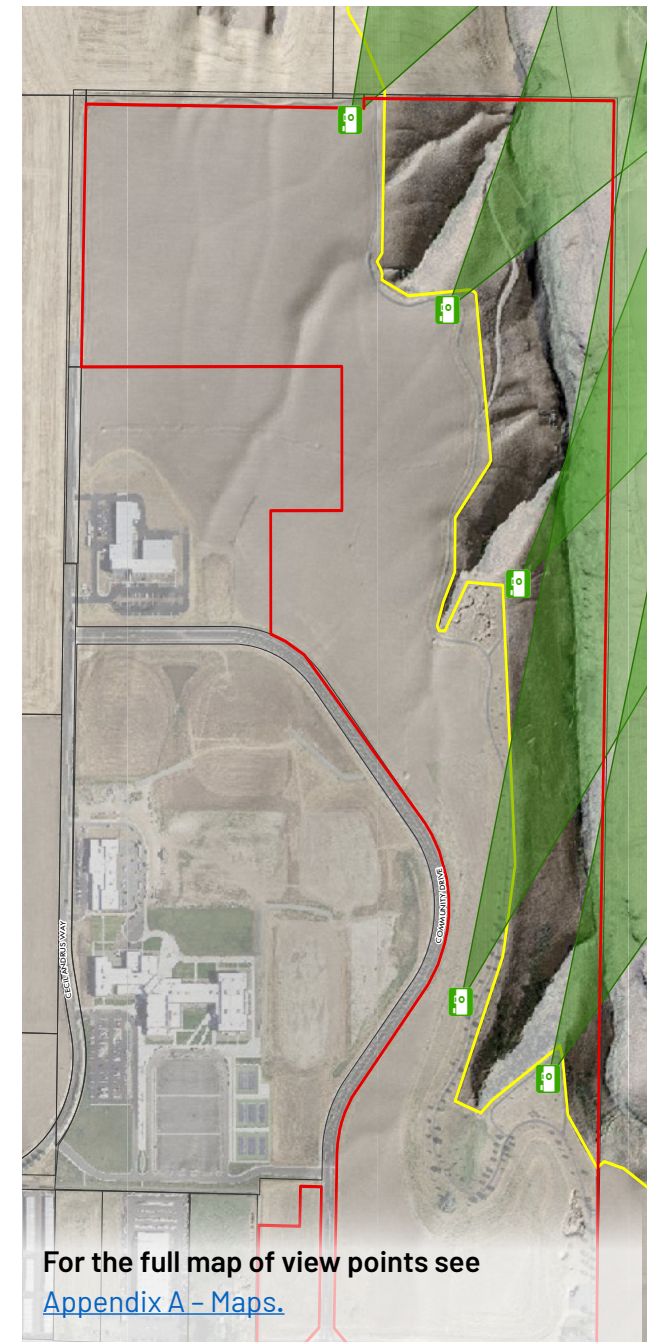
Utilities

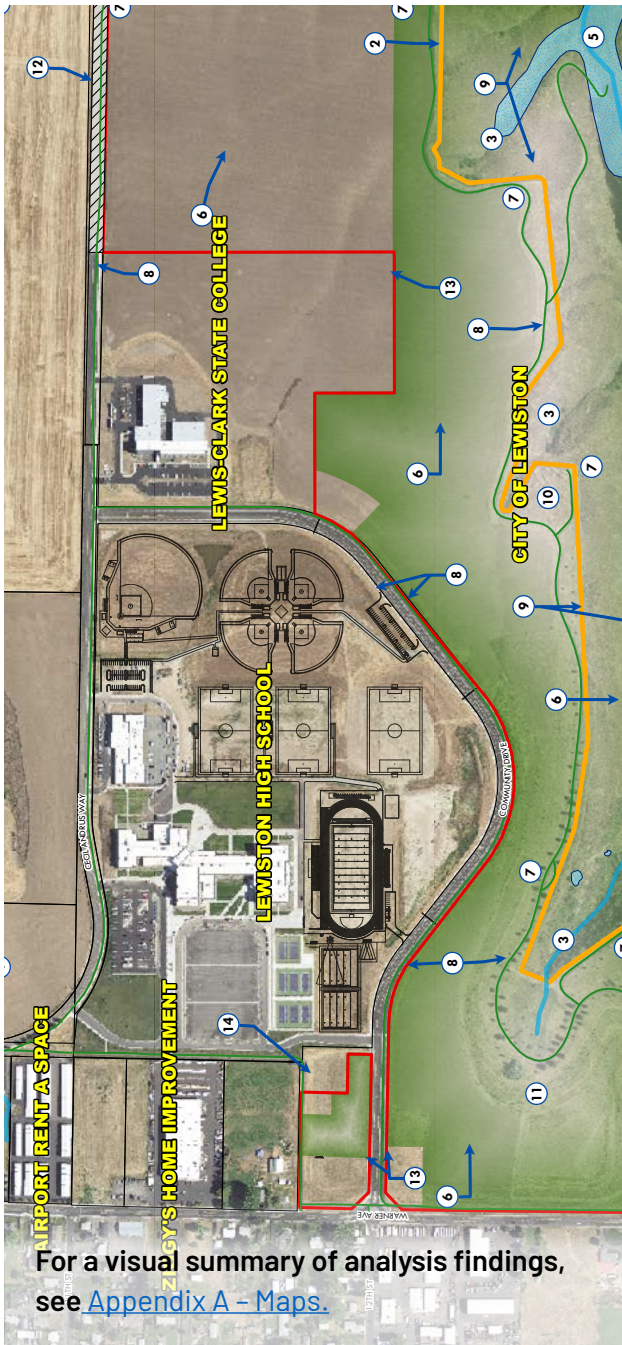
Utilities currently on site or available in Community Drive adjacent to the park include domestic water, irrigation water, sanitary sewer, storm drainage, electrical power, natural gas, telephone, fiber optic, and cable television. With each of these entities come some constraints that must be considered as the park is constructed. For a thorough engineering description of existing conditions and constraints, see [Appendix C – Utilities Analysis](#).

Natural Environment

Lewiston's climate provides a great opportunity for almost year-round use of outdoor facilities. The ability to host athletic tournaments is a great advantage with economic benefits to the entire community. Premium tournament facilities include four ballfields per sport, concessions, and accommodations (such as RV parking and hookups) for weekend stays. Ballfields should be located in close proximity to one another, along with parking and support amenities like restrooms and concessions to promote a friendly environment that is convenient for all attendees. A special championship field may be identified or named by local community sponsors for final playoff games.

Trees and overhead structures can provide shade from excessive summer heat and shelter from spring and fall rains. Turf fields will demand high water usage, but non-turf areas should be landscaped with low-maintenance, drought tolerant grasses and other plant materials in an effort to minimize water demand, reduce irrigation costs, and lower maintenance. Native and selected adapted plants can provide visual interest and attractive aesthetics with far less water and without the need for expensive fertilizers. Native plants can also provide an important food source and





habitat for local wildlife. Sensitive wetland areas should be avoided whenever possible. Buffers and other visual mitigation methods should be implemented for any nearby trails and maintenance roads.

Accessibility

Growth is expected to continue in the vicinity of Community Park for the foreseeable future as infrastructure continues to expand northeast to Lindsay Creek and nearby suburban neighborhoods. Community Drive serves several critical functions:

- 1. Provides separation** - Divides the park from the adjacent Lewiston High School and Lewis Clark State College campuses, while also linking them together. The safe movement of vehicular, bicycle, and pedestrian traffic between these areas is of the utmost importance, and bicycle/pedestrian crossings should be clearly identified in traffic-controlled locations. Signaling may be required during times of peak congestion to ensure traffic flow and public safety.
- 2. Collects and moves traffic** - Parking and high traffic uses such as ballfields, event space, and other attractions (i.e. splashpad, playground) should be located as closely as possible to Community Drive to promote efficient movement of traffic and minimize the need to extend infrastructure.
- 3. Allows central access** - Community Drive accommodates access to the central gathering place, the “heart” of Community Park. This creates a destination and sense of arrival for park visitors. The area becomes the prime focal area, an ideal location for popular park amenities like a large splash pad and community events such as City celebrations, farmers markets, and public art displays.
- 4. Eliminates unwanted traffic** - Vehicular traffic along the canyon rim is undesirable. Historically, the paved path meandering along the edge of the canyon is much appreciated for its natural aesthetic and open space, providing opportunities for passive recreation. This is preserved by locating active uses near Community Drive where vehicular access is provided. It also promotes the safe and continued use of the canyon rim for bicyclists and foot traffic.
- 5. Supports a design transition** - The road and adjacent placement of developed areas and amenities allow for a gradual transition from active to passive activities – active near the road and passive along the Lindsay Creek tributary, minimizing impacts on the canyon and enhancing the natural character of the creek. When fully developed, Cecil Andrus Way will provide vehicular access to the northwest portion of Community Park, making this a suitable location for additional active programming such as ball fields and special events.

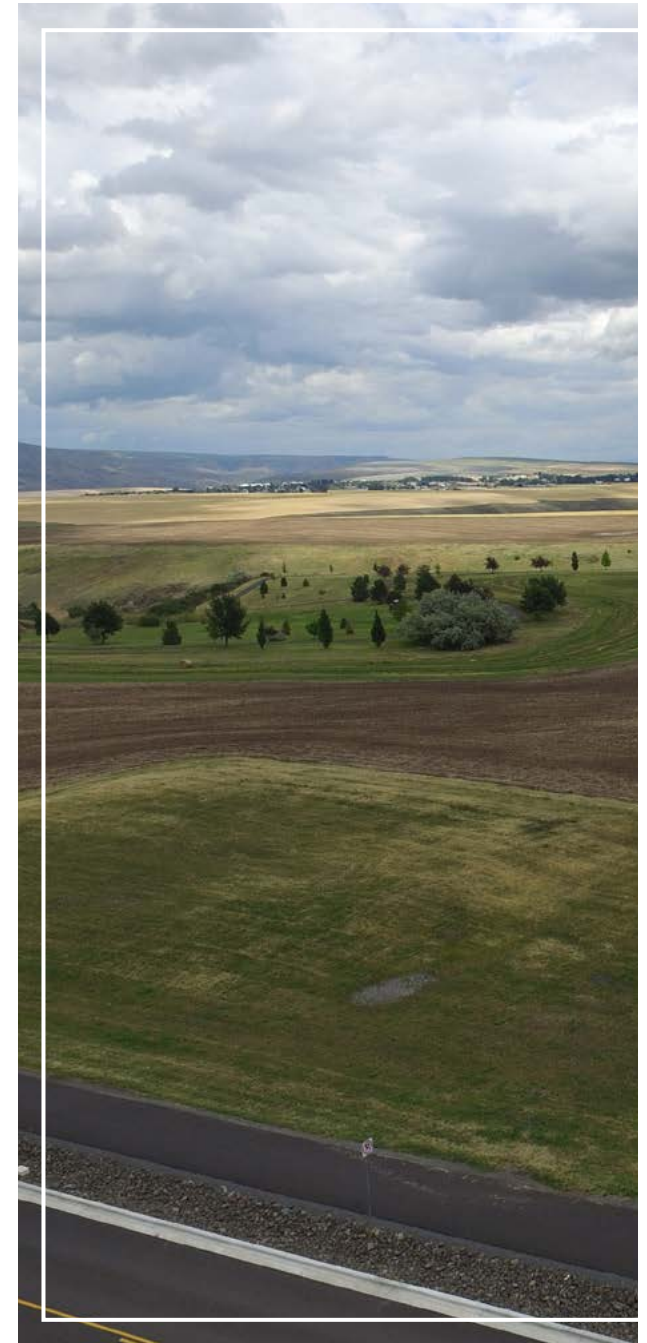
Summary of Opportunities, Constraints, Benefits and Risks

Opportunities

- **Panoramic views** – Protect wherever possible. Locate amenities so views are enhanced, framed, or unblocked. Allow park visitors to enjoy scenery on- and off-site. Screen undesirable views using structures or vegetation.
- **Fertile soils** – Stockpile existing farm topsoil for future use throughout the park. Avoid mixing with less valuable subsoils during grading procedures.
- **Slopes** – Where specific amenities or facilities do not interfere with the natural slopes on the site, maintain existing grades to retain their natural look and feel.
- **Activity transition** – Take advantage of the natural transition between Community Drive and the canyon. Place more intensive uses closer to the street and passive uses closer to the canyon. This transition can provide a logical separation of uses and preserve the natural character of the canyon.
- **Access** – By placing access points and parking lots along Community Drive, additional roads and internal roads may be minimized and to save space for other uses. Getting to and from specific amenities becomes easier and causes the least amount of congestion for pedestrians and vehicles.
- **Site configuration** – Since the site tends to be rather long and linear from north to south, activity centers may be spread out, minimizing the clustering of parking and other support facilities needed in the park. It also accommodates multiple activities to take place simultaneously without interference. This provides a variety of trail and path options for development giving visitors a wide range of choices to walk or ride.

Constraints

- **Shallow bedrock** – Avoid excess grading in these areas. Locate amenities that require little to minimal grading where bedrock is close to the surface or allow excess fill material to be placed over bedrock to minimize its impact.
- **Steep slopes** – Some of the existing slopes are too steep to accommodate built facilities or safe





Aerial of site recommended for Little League Baseball facilities

pedestrian or vehicular walks and/or roads. These will require grading in some areas, perhaps even terracing, in order to be actively used by large groups. Where possible these slopes should be left in their natural condition and vegetated to accommodate habitat and other passive uses.

- **Sensitive areas** – Places with wetlands, existing habitat and/or mature vegetation, etc. should be undisturbed where possible. Allow their natural charm and beauty to be displayed and used to attract passive viewing rather than active use. Not all areas in the park should be programmed for active recreation.

Benefits

- **Elevation** – The park's overall change in elevation enables its development to take advantage of panoramic views off site. Visitors are able to see across the top of site amenities and enjoy broad vistas. The appropriate selection and placement of vegetation, particularly trees, can screen unwanted views and frame desirable views without blocking the distant viewshed. This "borrowing" of off-site features expands the park's range of visual appeal.
- **Grading material** – Grading for sports fields and other flat surfaces may generate significant amounts of fill material. With several significant changes in elevation required for athletic fields, material can be used on-site rather than exported. This may result in substantial savings as the site is mass-graded and strategically utilized across the park.

Risks

- **Excessive grading on sloping terrain** – In creating large, relatively flat surfaces required by sports venues and fields on sloping terrain, adjacent grades tend to be very steep in either cut or fill scenarios. If bedrock is encountered in the grading process, the possibility of more steep drop-offs may increase. These can pose a danger to safety and require fencing to control access and prevent accidents.
- **Water** – Finding sufficient irrigation water for Community Park is an ongoing challenge. The City will need to evaluate options for onsite water storage. Options vary widely and could consist of a traditional utilitarian water storage tank or a limited-access storage pond, or even a recreational pond that is accessible to the public.

Concept Alternatives Development

The City of Lewiston Parks and Recreation Department has made significant efforts in the past to identify suitable programming and activities/facilities desired for Community park, as evidenced by community surveys and versions of Lewiston's Park and Open Space Master Plan dating back to 1999. This data was summarized by the City into a list of preferred park amenities. The design team reviewed this information in conjunction with project goals and objectives to evaluate numerous options for park amenities and facilities.

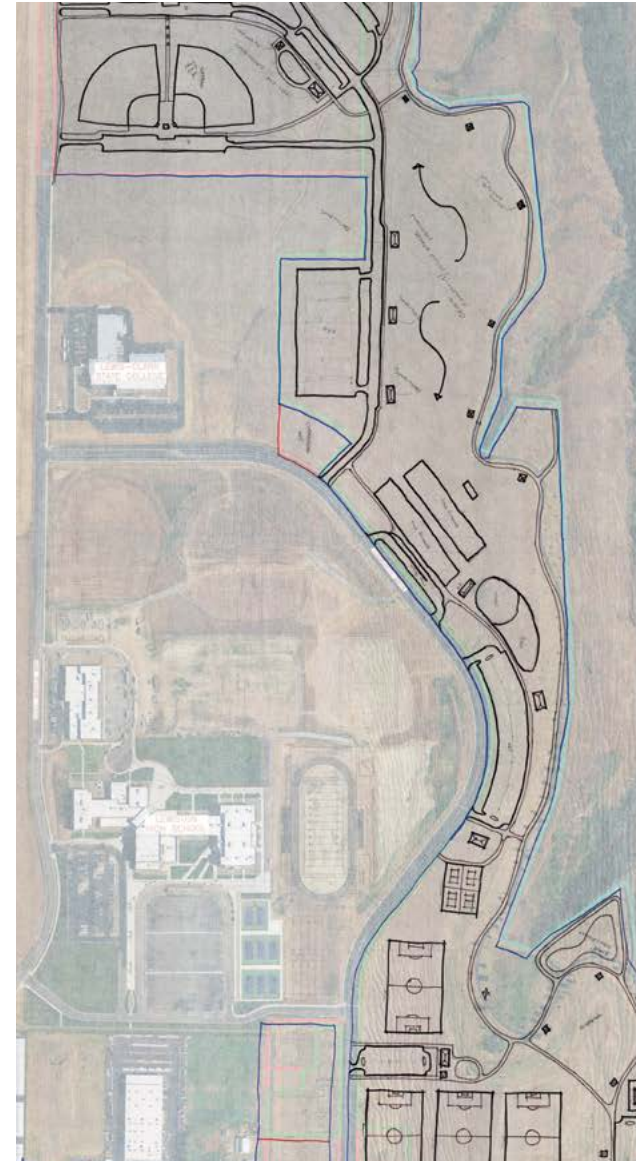
Initial Concepts

The site inventory and analysis process provided a factual basis for the conceptual designs that were subsequently developed. Using a design workshop process, the design team prepared two separate conceptual design alternatives in September 2021 for initial consideration by a steering committee consisting of six key city staff members. (For more steering committee details, see Chapter 10.) These design concepts were very schematic in nature and included the desired park amenities with their respective locations selected to promote site opportunities and mitigate site constraints. Different arrangements and priorities were used

to accomplish these goals. This initial effort provided solutions with just enough detail to determine the feasibility of each option. They were presented for initial consideration to the Steering Committee (see [Appendix D – Options 1 & 2](#)), who provided essential feedback into operations, maintenance, future needs, and more. The steering committee provided general feedback and direction for suggested revisions and changes and directed the design team to explore minor variations in circulation and layout of facilities.

The design team considered information supplied by the steering committee and the committee's requested variations and drafted two fully rendered conceptual design alternatives ([Appendix D – Design Alternatives 1 & 2](#)), adding more spatial form, accurate scale, and amenity detail. Significant differences between the two options included:

- Softball quad vs. split-level fields
- Orientation of the amphitheater
- RV Park location
- Interior park road or no interior road
- Contemporary vs. traditional plaza space for the Community Gathering Place





Both alternatives were again reviewed by the steering committee in November 2021 and consolidated into a final preferred design alternative in December 2021. ([Appendix F – Preferred Alternative](#)) The following elements were themes consistently supported by all committee members and included the following:

- Community gathering place in the center of the property, referred to as “The Heart of the Park”
- Adult softball quad in the northwest corner of the property
- Amphitheater in the northeast corner of the property
- Additional Little League fields to the south by Warner Avenue

Preferred Alternative

The Preferred Alternative includes all prioritized park amenities, including (but not limited to) the following:

- Community gathering place
- Adult softball & Little League baseball tournament facilities
- Amphitheater
- RV park facilities
- Destination playground
- Large splash pad
- Picnic pavilions
- Bike park & mountain bike trails

- Park maintenance buildings
- Disc golf
- Sand volleyball

The Preferred Alternative plan was color rendered and presented once more to the Parks and Recreation Director for review consent to be forwarded to the City Council for official approval and adoption.

The Preferred Alternative was presented to Lewiston City Council by the design team on December 6th, 2021. The Council adopted the Preferred Alternative and authorized further development of a conceptual 3D computer model to be used in conjunction with a GIS story map and Community Park web page for public display and input (see [Appendix E – Public Involvement Plan](#)).

The following are a few still pictures taken from the park 3D model. Others may be found on the park website: <https://www.lewistoncommunitypark.com>

Public Involvement

Public involvement is the intentional process of providing information to the public and key experts while gathering and incorporating feedback. This process ultimately helps identify opportunities and challenges and produce a plan that is well thought-out and supported by the community. Public involvement was an essential part of the Community Park master planning process and produced a wealth of insight and guidance for the planning team.

The Langdon Group Approach

In Fall of 2021, The Langdon Group (TLG) (a subsidiary of J-U-B Engineers specializing in public education, facilitation, and community outreach) was contracted to provide professional public involvement services for the recreation master plan project. TLG's approach is to provide early and continuous public education, reinforce project transparency, build public trust, and support two-way communication between key stakeholders. In coordination with the project team and City Staff, TLG implemented a public involvement strategy which included the following:

1. Public Involvement Plan (PIP)
2. Stakeholder assessment
3. Steering Committee meetings
4. Web-based Story Map and community survey
5. Educational materials
6. Public open house
7. Ongoing availability of public involvement representative for public queries

An overview of each of these components is provided below. See [Appendix E](#) for a comprehensive report on the process and findings for each.

Public Involvement Plan

TLG designed a PIP tailored to the project's unique opportunities, challenges, and desired outcomes. The PIP outlines goals for the public involvement strategy and identifies key tasks and associated

Prior Public Outreach

Planning for Community Park has been a decades-long process and many prior public involvement efforts were reviewed by the City and its partners, including:

- Public Surveys | Nez Perce County Fair
- Community BBQ and Educational Series | On-site Events
- Neighborhood Meetings, Surveys, and City Website with Interactive Comment Page | Park and Open Space Master Plan
- Citizen Comments | Parks and Recreation Commission Meetings
- Citizen Input at Work Sessions and Regular Meetings | Lewiston City Council
- Community Service Organization Presentations | Rotary Club, Lewiston Kiwanis Club, and Lewiston Youth Council
- Sports Organization Presentations | Lewiston Little League, Hells Canyon FC Soccer Club, and Lewis Clark Valley Pickleball Club
- Tri-Partnership Presentations | Lewiston Board Meetings, School District Meetings, College Student Activity Fairs, and College Employee Benefit Fairs

messaging. Tasks were selected based on their ability to effectively engage stakeholders and the public at key points in the planning process. This ensured that meaningful input was received in ways most appropriate for the target audience while gathering essential insight and information.

Stakeholder Assessment

In September of 2021, the design team conducted a series of stakeholder interviews in order to collect direct feedback from regional community experts. The interviews were conducted one-on-one, in-person, remotely via Zoom, and by phone call based on stakeholder preference. Stakeholders were selected to provide a holistic representation of perspectives, including state, county, and city agencies, community recreation groups, nonprofits, and various other community members. In total, 16 interviews occurred. Feedback was focused on the themes of regional recreation and amenity needs, identifying opportunities for partnership and/or funding sources, and considering potential community impacts. A stakeholder guide, list of interviewees, and overview of feedback themes can be found in Appendix E.

Steering Committee Meetings

A team of six key city staff members were identified as a steering committee to guide the project team in the selection of a preferred alternative. Committee members possessed expertise in parks and recreation management and maintenance, engineering, administration, and finance. The job of the steering committee was to review the project plans at critical milestones in the project timeline and provide guidance to the team on how to move forward. The design team facilitated two steering committee meetings in September of 2021 and November of 2021.

Story Map and Public Survey

In order to provide information about the master plan to the general public and collect broader community feedback on the alternative design, a web-based public information center was developed and hosted on the City of Lewiston's website. The information center included several 360° three-dimensional (3D) panoramic images which were inserted into a GIS-based story map, along with written descriptions of the images and master plan. Public users were able to visit the website and view the 3D panoramic images from various locations within the Community Park model.



They could “see” what the proposed amenities might look like once they were constructed. The story map and 3D images became the visual record of the final design concept for the park. After reviewing the interactive map and information, a public survey asked specific questions to target important public feedback. The survey was open for a 30-day period, from April 11, 2022 – May 11, 2022. The survey was advertised on the City of Lewiston’s Facebook page and shared by local Big County News and Daily Fly social media accounts.

Educational Materials

Following the public survey, a summary of new public input (story map, public survey, and social media) was produced along with a Frequently Asked Questions (FAQ) document. These materials directly addressed common and current community questions to improve education, outreach, and transparency.

Open House

In Summer of 2022, a public open house was held to introduce the preferred alternative to the community and gain feedback. The open house was advertised on Lewiston’s website and Facebook account, and project staff delivered flier invitations to key stakeholders, residences, and businesses adjacent to the project neighborhood. The open house was a drop-in style format, with project information and maps displayed on poster boards for the community to explore. Members of the project team were at each board to provide additional information and answer any questions. Comment cards were provided for community members to leave direct feedback on the alternative design prior to final review by Lewiston City Council.



Steering Committee Site Visit

Final Master Plan

The final master plan is the culmination of public involvement, planning, design, and analysis. It illustrates the physical design intent and describes steps to guide the City of Lewiston forward to achieve results and make Community Park a reality for the public benefit.

Plan components include:

- A rendered plan view illustration of Community Park ([Appendix F](#)),
- Community Park website and story map (<https://www.lewistoncommunitypark.com>),
- Opinion of Probable Construction Costs ([Appendix G](#)),
- Strategic funding plan ([Appendix H](#)),
- Economic impact study ([Appendix I](#)),
- Financial Model ([Appendix J](#)), and
- Construction phasing with Capital Improvement Plan ([Appendix K](#)).

Opinion of Probable Construction Costs

Using the plan, various 3D images taken from the computer model, and initial preferred material selections by the City Parks and Recreation Department, the Construction Control Corporation – a professional cost estimating team subcontracted by J-U-B Engineers– prepared a preliminary opinion of probable construction cost (OPCC) for the park construction in April of 2022. It was separated into line items to facilitate decisions pertaining to construction phasing and provide a clear understanding of the details behind the estimate. A summary of these costs broken into construction packages by region is shown Table 1. [The detailed OPCC can be found in Appendix G.](#)

Table 1. Opinion of Propable Construction Costs

DESCRIPTION	TOTAL COST
Community Park Site Mass Grading	\$10,300,000
Heart of the Park	\$29,650,000
Little League Complex	\$19,500,000
Softball Complex	\$24,600,000
Amphitheater	\$4,100,000
RV Park	\$6,050,000
Other* (bike park, multi-use field, sand volleyball, disc golf):	\$800,000
Community Park Total Concept Cost Estimate**	\$95,000,000

**Amenities that can be constructed at any time contingent upon priority and funding.*

***Total includes \$10 million in contingencies.*

Strategic Funding Plan

In support of the future construction of Community Park facilities identified in the park master plan, J-U-B Engineers subcontracted with the Clearwater Economic Development Association (CEDA) to research suitable funding opportunities. Funding specialists from J-U-B Engineers and CEDA reviewed the final master plan and the proposed phasing options. They identified potential funding opportunities from federal, state, and local sources, along with foundation and local donor contributions. The complete plan, along with a table of park amenities and eligible funding sources, can be found in [Appendix H – Strategic Funding Plan](#).

General recommendations of the plan include the following:

- Contact funding agencies early and often for invaluable advice on how to assemble a successful application.
- Begin project development activities such as necessary surveys or studies, if possible, to prepare for and identify next steps.
- Coordinate with neighboring jurisdictions, if applicable.
- Maintain communication and coordination with partners and the public.
- Create development partnerships that reduce the cost of construction.

Several important observations were made that could impact the availability and application of funding sources:

- Private foundations constitute many funding sources. These are often small rewards that tend to have greater flexibility in use. After identifying funding sources with strict application requirements, more flexible funds should be applied to uses that may not qualify for other funding programs.
- The creation of a Community Park foundation would facilitate the acceptance of donor funds for which donors can receive a tax deduction.
- Funding sources change from year to year. It is important to be prepared for and aware of new sources as they arise (See Evolving Opportunities within the plan.)
- A bond election could provide a long-term funding option after other options have been identified.

In addition to the funding opportunities identified in the Strategic Funding Plan, the Steering Committee and Design Team were cognizant of revenue-generating amenities that could be included in Community Park. These include but are not limited to RV camping, facility rental for special events and performance (amphitheater, stage, picnic shelters), tournament venues, commercial lots for lease, and rentable concession space. Revenue generated by these facilities should not be overlooked as a source of potential funding and a complete analysis is included in the Economic Impact Study.

Economic Impact Study

The FCS Group was subcontracted by J-U-B Engineers to research and summarize expected economic and fiscal impacts of Community Park. The complete report can be found in [Appendix I – Economic Impact Study](#). This study includes an assessment of numerous factors:

- Park programming elements
- Planned events
- Potential local and non-local park visitation/patronage
- Market reach
- Staffing requirements
- Operating and maintenance costs
- Revenue forecasts

The economic impact study was informed by the FCS Group's participation in Community Park master plan project coordination, a review of comparable facilities in the western U.S., literature, and Lewiston Parks and Recreation financial reports, an evaluation of potential park usage, and an analysis of economic impacts. Findings reflect estimated conditions three years after full buildout of park elements and assume that actual economic impact will vary from year to year with changes in regional and national economic conditions. Key observations noted in the study include:

- Comparable park facilities serve a regional market of 30,000-100,000 people within a 1-2 hour drive.
- Parks with RV parks, large amphitheaters, multi-purpose ball fields, and cross-country courses tend to have the most significant visitation, drawing visitors from multiple states for major events and tournaments.

- Naming rights of event venues can have significant economic value.
- Capital funding is usually derived from voter-approved bonds combined with impact fees and general fund revenue.
- Operation and maintenance (O&M) expenses are typically subsidized by general fund revenue, although user fees and volunteer commitments may cover 25-100% of annual O&M costs (Expenses vary widely depending on type of facility being maintained).
- The most measurable economic benefits of parks are user fees, vendor/lease revenues, park spending on operations, personnel, and services, and direct spending by park users – particularly non-residents. ([Appendix I – FCS Exhibit 5](#))
- A farmer’s market provides additional economic and community benefits.
- Direct spending from park users will result in direct economic benefits concentrated in Lewiston and secondary economic benefits that extend to surrounding communities. ([Appendix I – FCS Exhibit 6](#))
- Increased visitor spending from non-city residents is expected to generate \$14.7 million annually in direct sales for local businesses. ([Appendix I – FCS Exhibit 7](#))

Financial Model

The FCS Group were also subcontracted by J-U-B Engineers to complete an interactive financial model (excel based) that includes:

- Review of current established financial reserve policies
- Analysis of expected expenditures, debt obligations, and revenue trends
- Forecast of potential general obligation debt coverage/ profile ratios
- Multi-year financial plan, including long range forecast of operating and capital reserves
- Identification of potential sources of state and federal grants and loans
- Sensitivity analysis with variations in project phasing, interest costs, etc
- Model user guide

The complete financial model can be found in [Appendix J – Financial Model](#).

Construction Phasing Plan

During the concept grading that was completed to complete the 3D modeling of the preferred alternative, there were several iterations conducted by the design team to balance grading of the site to meet the needs of each amenity given the parameters required (i.e. slope and layout of sport fields, ADA requirements, etc.), while minimizing excavation and height of cuts as much as possible, and balancing the site materials (excavation/ cut material generated that will be utilized on site for embankment/ fill areas). The result of this process can be seen in the preliminary grade contour map shown in [Appendix K](#).

Due to the inherent features of the site (elevation drop, existing slopes, ultimate ground slope, etc) most of the excavation of the site will be generated on the northwestern region (Softball Quad) and utilized for needed embankment (fill) in the central area (Heart of the Park), northern portion of the softball quad and amphitheater, and south (Little League Complex) regions. To accomplish this in the most efficient manner possible a Contractor will need to be able to utilize large scrapers and off-road dump trucks and haul from the northwestern portion of the park to the southeastern portion of the park while not utilizing City streets with load limits. Therefore, it is impractical to complete local grading of each amenity and protect the amenity from damage while another area of the park is constructed. It will also be inefficient and result in increased costs to complete the grading in phases as the materials would need to be hauled in street legal dump trucks, as well as excavated and placed multiple times as opposed to excavated and placed in their final destination.

With the mass grading completed, the most flexibility is given to allow for development of each region to occur within specific schedule and funding parameters.

Due to these considerations, the first phase of construction is recommended to be mass grading of the entire park which will also include installation of storm water infrastructure to allow the existing storm water conveyance systems constructed to operate effectively.

Utility construction was also analyzed to confirm if there was an order that was required for construction. Due to the fact that the utility main lines have previously been constructed as part of development projects for the site, each region only requires utility lines that can be installed concurrently with the development of each region. The proposed utility lines are shown in a layout map in [Appendix K](#). This initial layout has been reviewed by the City of Lewiston departments and their preliminary comments incorporated into the layout plan.



The remaining regions have been identified in a preliminary order of priority. The first priority is development of the Heart of the Park to reach the largest group of users. Next phases of development on the site are generally from south to north with development occurring nearest the Warner Avenue frontage road and continuing to the northern boundary of the site. The RV park has been identified for later completion since it is contingent upon negotiations with LCSC and other pending recreational RV developments in the area. There are many flexible amenities that could be developed at any time including the bike park, multi-use field, sand volleyball, disc golf, etc. The construction phasing and prioritization upon conclusion of the Master Plan is summarized in Table 2; however, the actual phasing is subject to change depending upon availability of funding and priorities for specific amenities.

Based on the priorities of the City, available funding, and the proposed implementation costs of the several amenities and facilities in the park, a Phase 1 Construction Package, Mass Community Park Site Grading, has been identified to pursue approval by the City. Upon project approval and funding, site grading design will commence, including geotechnical investigation, topographic survey, and preparation of detailed construction documents.

A copy of the current Capital Improvement Plan for the park can be found in [Appendix K](#).

Table 2. Proposed Phasing Plan

PHASING	DESCRIPTION
1	Community Park Site Mass Grading
2	Heart of the Park
3	Little League Complex
4	Softball Complex
5	Amphitheater
6	RV Park
Float	Other* (bike park, multi-use field, sand volleyball, disc golf)

Sources:

<https://visitlcvalley.com/history-culture/>. Accessed 7 January 2022.

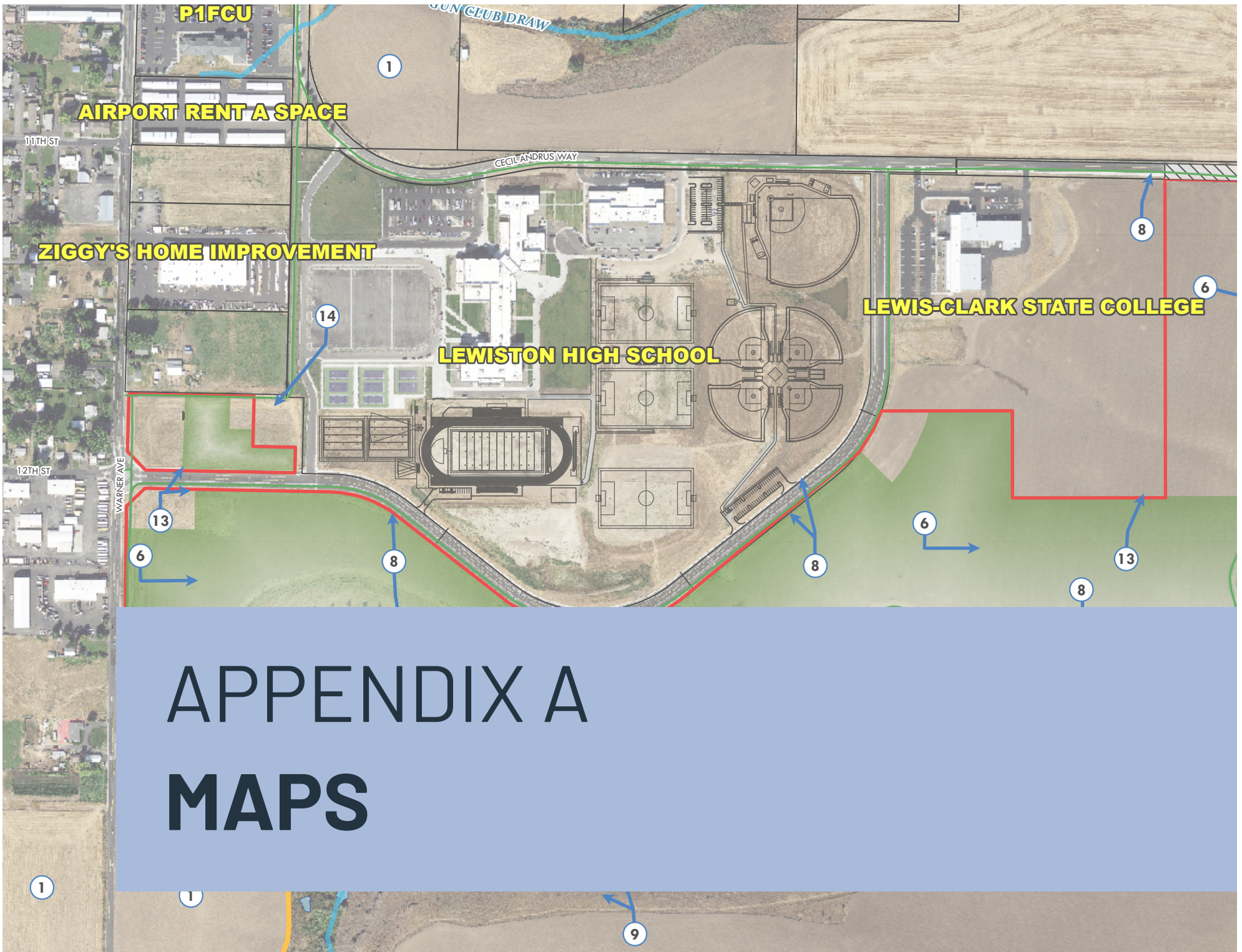
<https://www.nezpercecountymuseum.com/learn-about-nez-perce-county>. Accessed 7 January 2022.

[Dams: history and purpose | Northwest Power and Conservation Council \(nwcouncil.org\)](#). Accessed 7 January 2022.

U.S. Census Bureau (2019). American Community Survey 5-year estimates. Retrieved from Census Reporter Profile page for Lewiston, ID <http://censusreporter.org/profiles/16000US1646540-lewiston-id/> Accessed 7 January 2022.

<https://portoflewiston.com/our-rivers/grain-exports/>. Accessed 7 January 2022.





Lewiston Park and Open Space Master Plan, 1999.

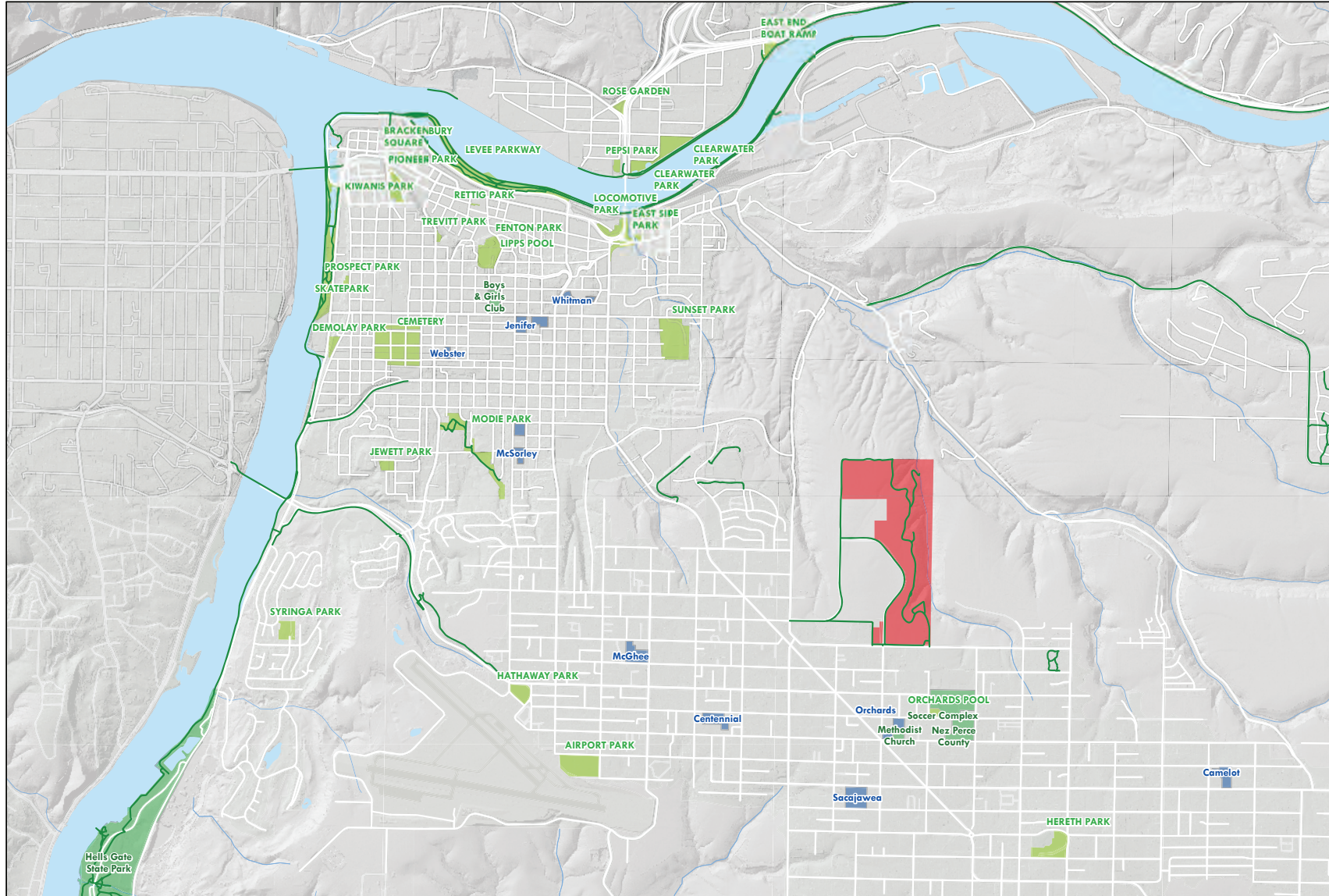


PARKS & OPEN SPACE

EXHIBIT 1

LEGEND

-  Trails
-  City Parks
-  School Fields
-  Open Space (non-city)
-  Community Park



0 0.25 0.5
Miles NORTH



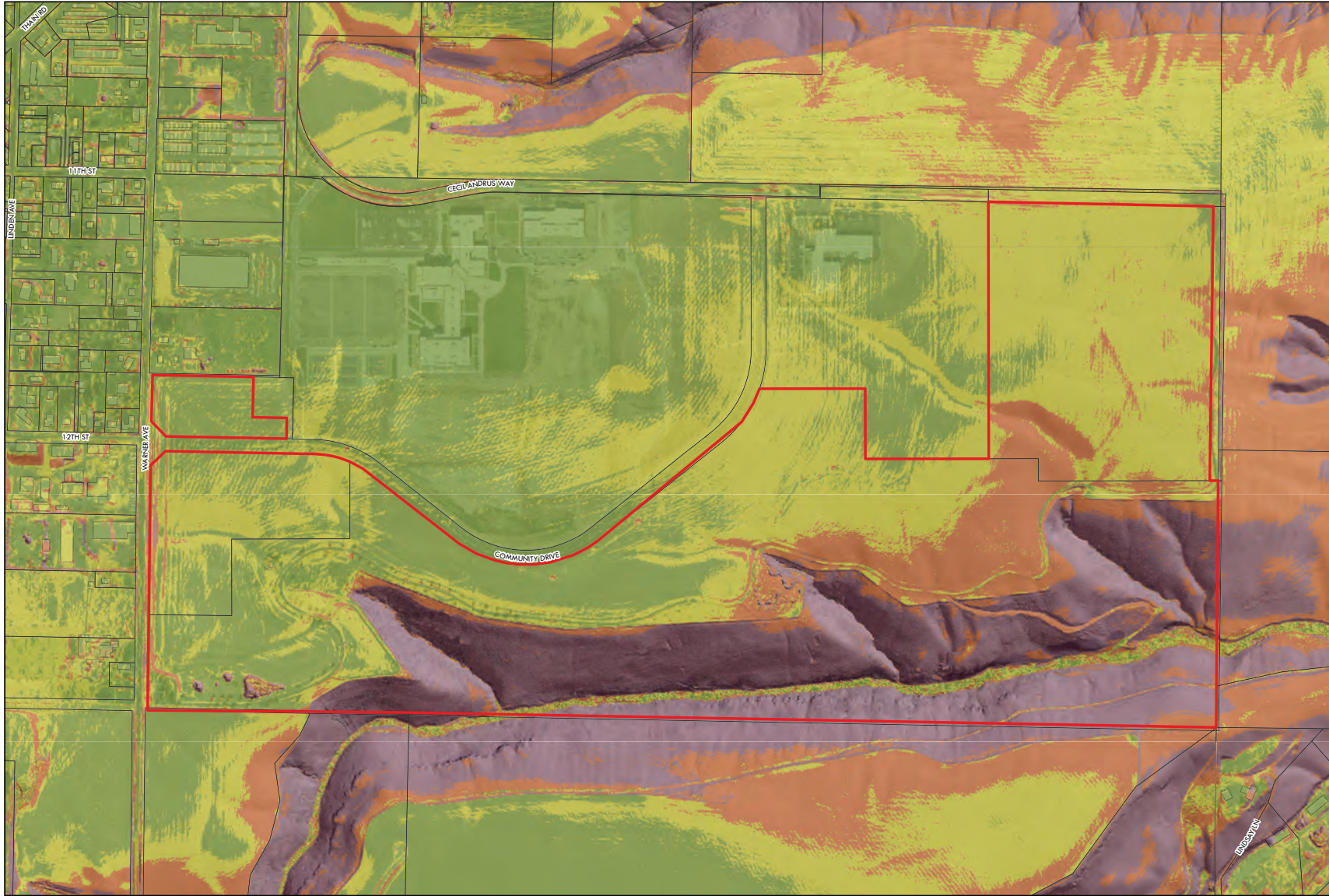
THE LANDSON GROUP GATEWAY MAPPING INC.
OTHER JUB COMPANIES

SLOPE

EXHIBIT 2

LEGEND





- < 5 percent
- 5-10 percent
- 10-25 percent
- > 25 percent
- Park Boundary

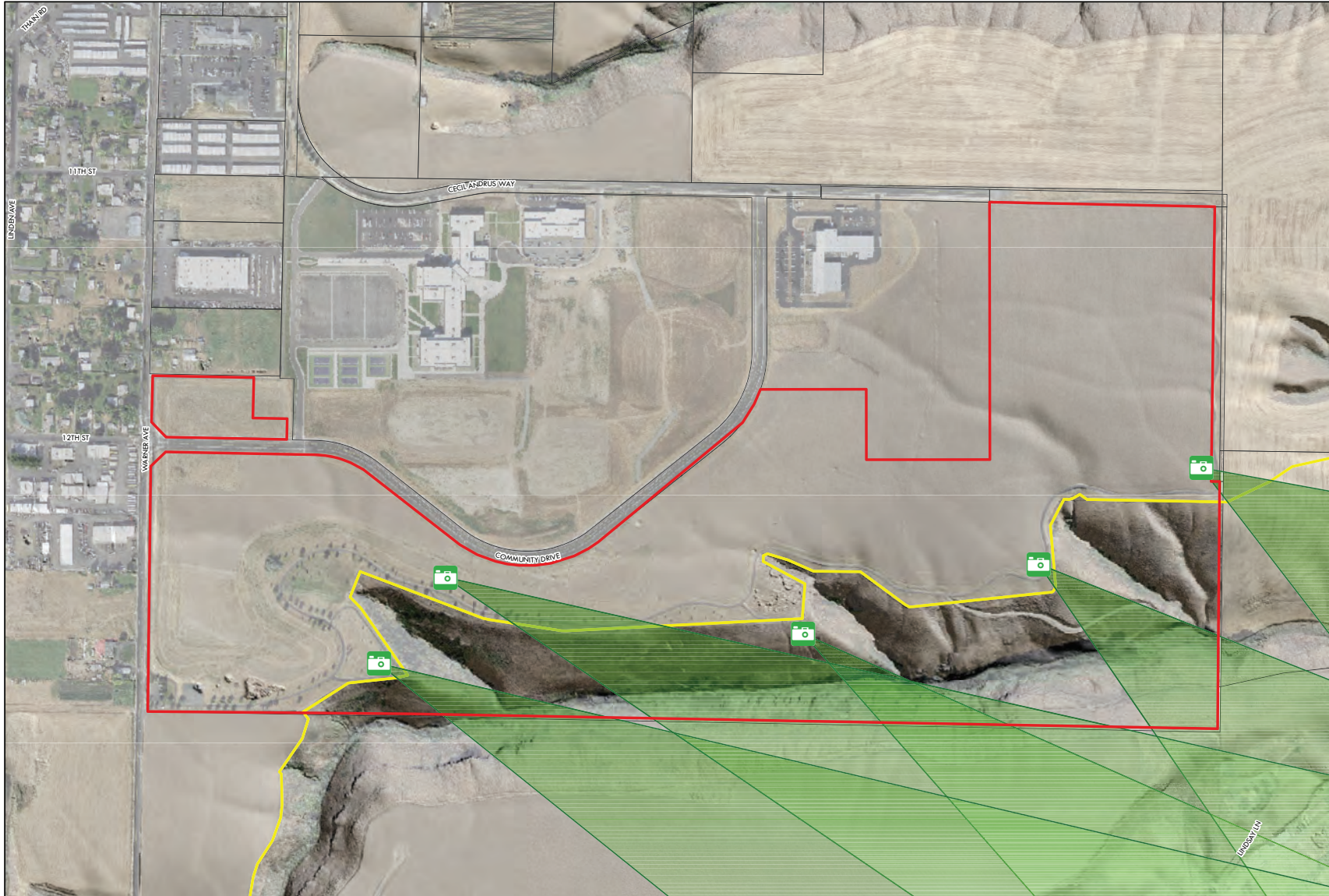


VIEWS

EXHIBIT 3

LEGEND

-  View Point
-  Views
-  Park Boundary
-  Canyon Border

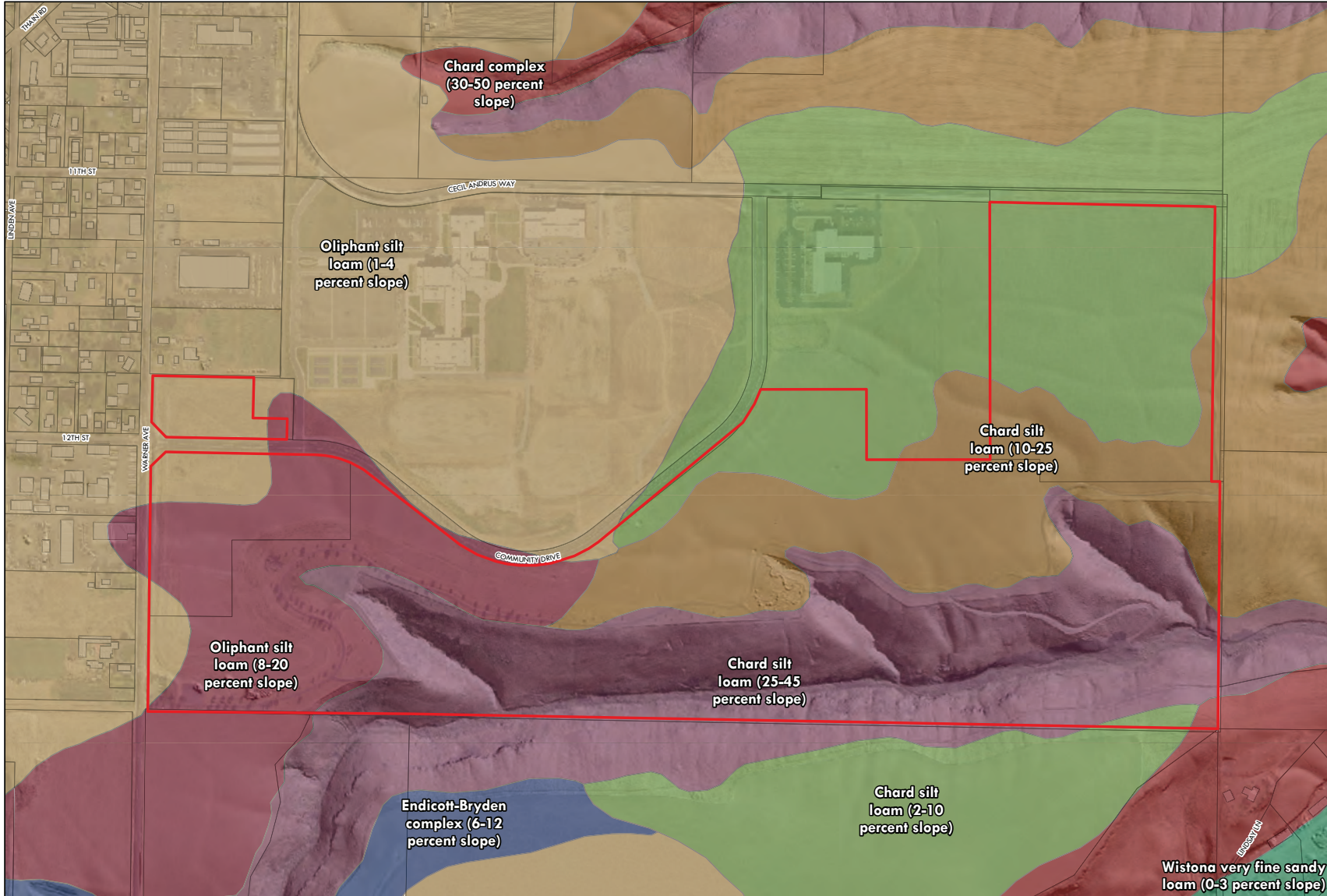


SOILS

EXHIBIT 4

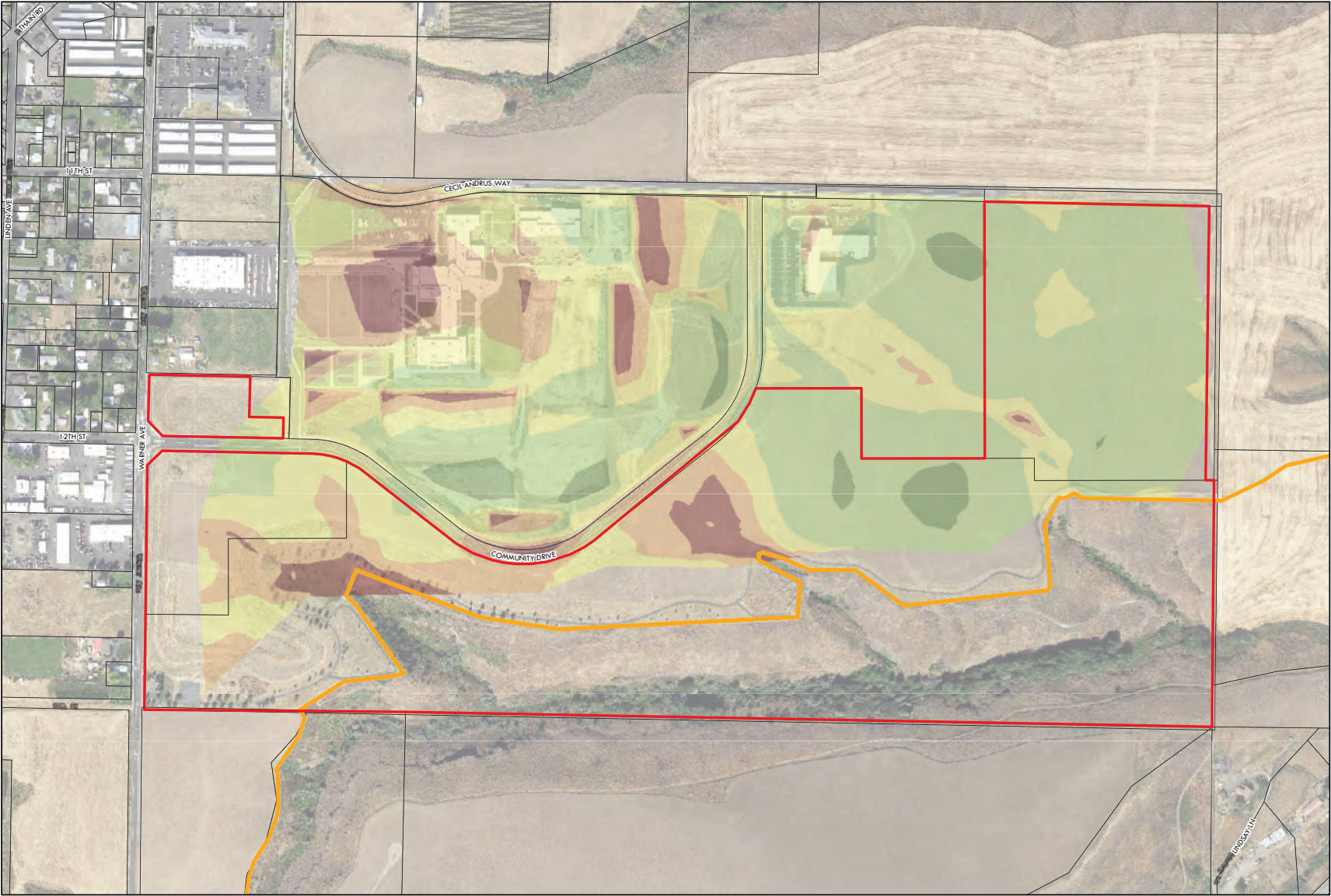
LEGEND

- Chard complex
- Chard silt loam
- Chard silt loam
- Chard silt loam
- Endicott-Bryden complex
- Oliphant silt loam
- Oliphant silt loam
- Wistona very fine sandy loam
- Park Boundary



DEPTH TO BEDROCK

EXHIBIT 5



LEGEND

- less than 2'
- 2' - 5'
- 5' - 10'
- 10' - 20'
- greater than 20'
- Park Boundary
- Canyon Border

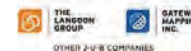
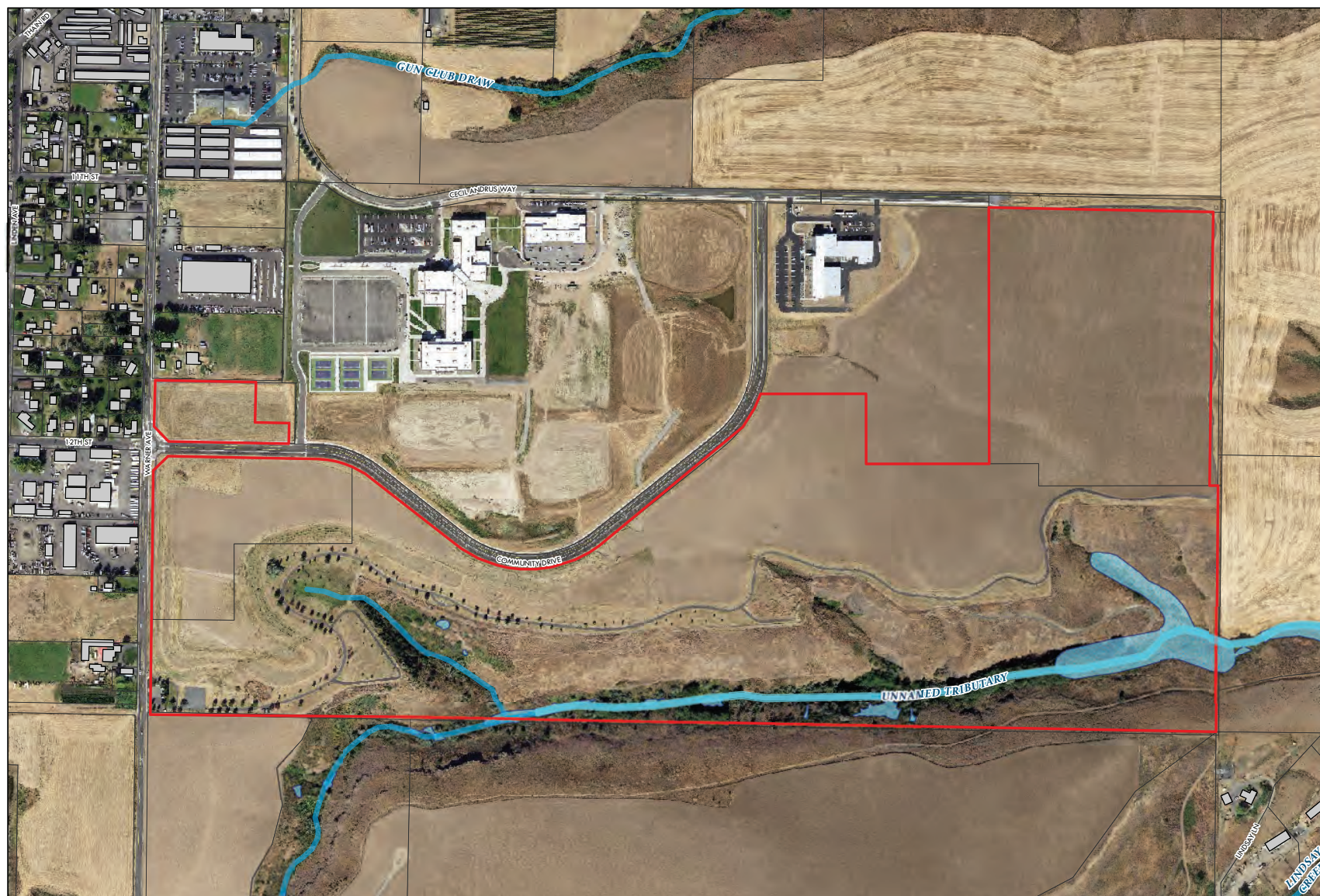


WETLANDS

EXHIBIT 6

LEGEND

-  Wetland
 Hydrology
 Park Boundary



EXISTING UTILITIES

EXHIBIT 7

LEGEND

○ Sewer Manhole

● Fire Hydrant

— Sewer Line (diameter)

— Storm Pipe (diameter)

- - - Drainage Swale

▨ Gravity Sewer Constraints

▭ Park Boundary

0 250 500 Feet

NORTH

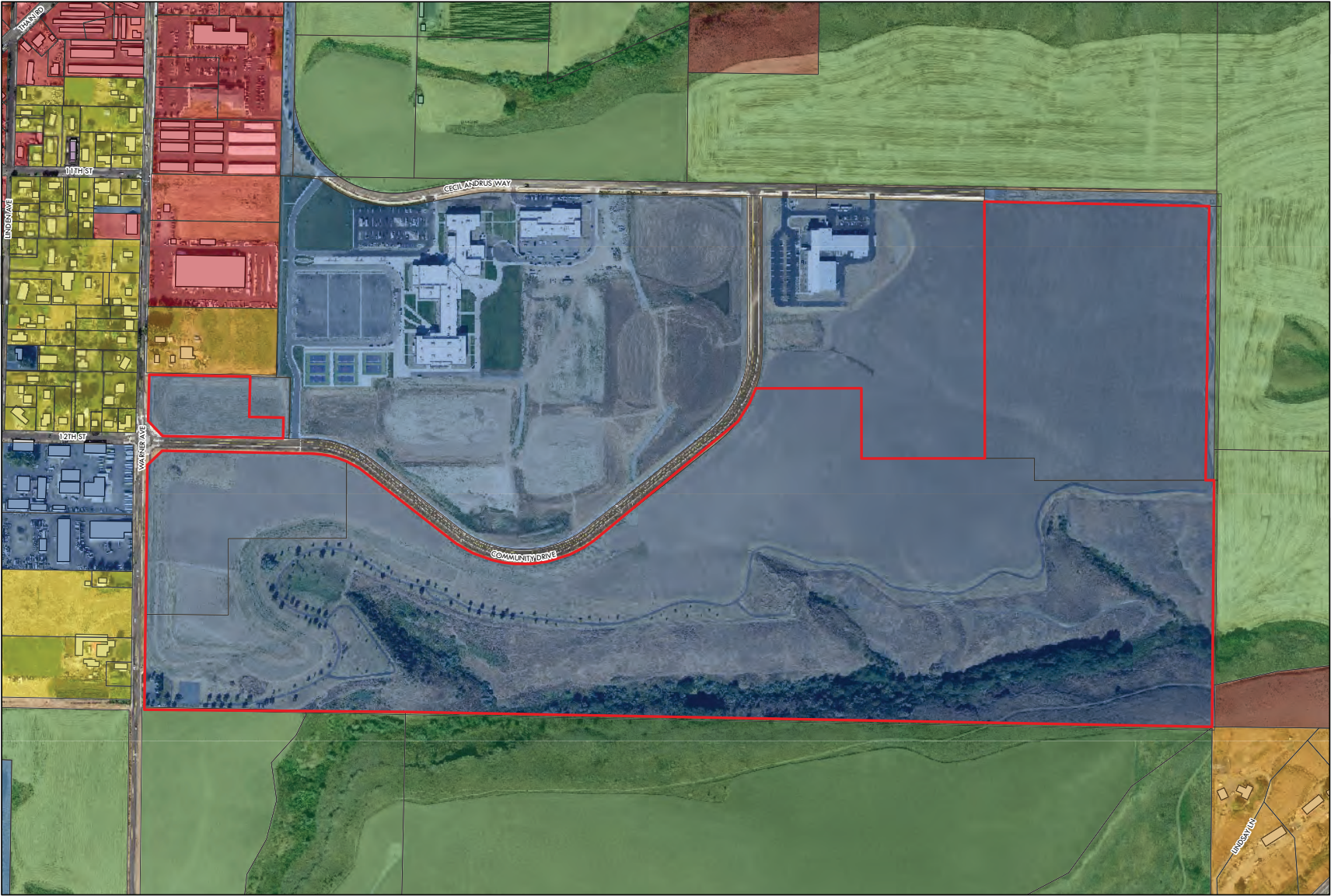


OTHER 2-D & 3-D COMPANIES



CURRENT LAND USE

EXHIBIT 8



LEGEND

- Residential
- Rural Residential
- Multifamily
- Commercial
- Civic/Exempt
- Agriculture/Grazing
- Rural
- Park Boundary



THE LANDSON GROUP GATEWAY MAPPING INC.
OTHER JUB'S COMPANIES

CURRENT ZONING

EXHIBIT 9

LEGEND

Zoning (City of Lewiston)

- C3 - COMMUNITY COMMERCIAL
- C4 - GENERAL COMMERCIAL
- R2 - LOW DENSITY RESIDENTIAL
- R2A - LOW DENSITY RESIDENTIAL
- R3 - MEDIUM DENSITY RESIDENTIAL

Zoning (Nez Perce County)

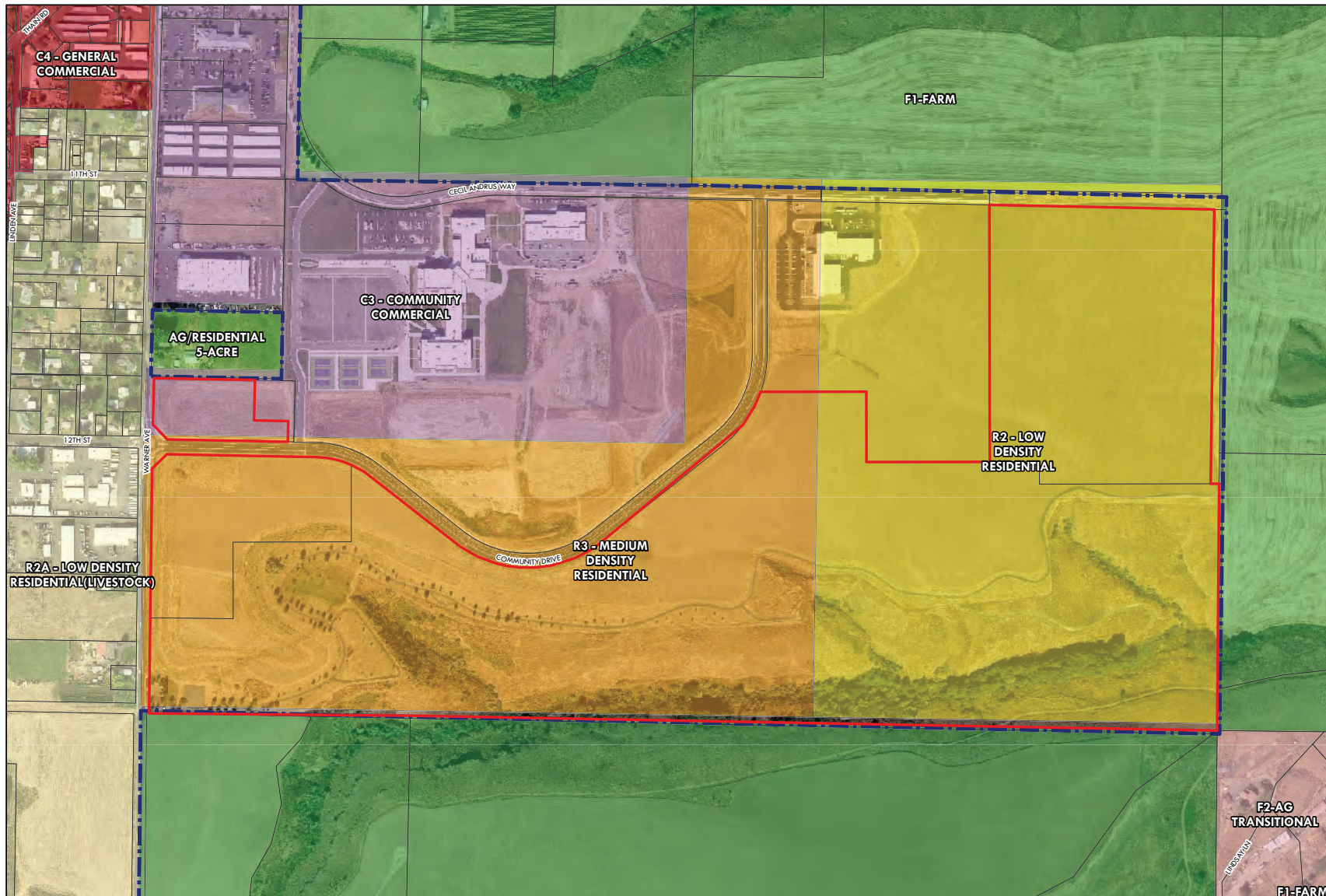
- AG/RESIDENTIAL 5-ACRE
- F1-FARM
- F2-AG TRANSITIONAL

City of Lewiston

Park Boundary

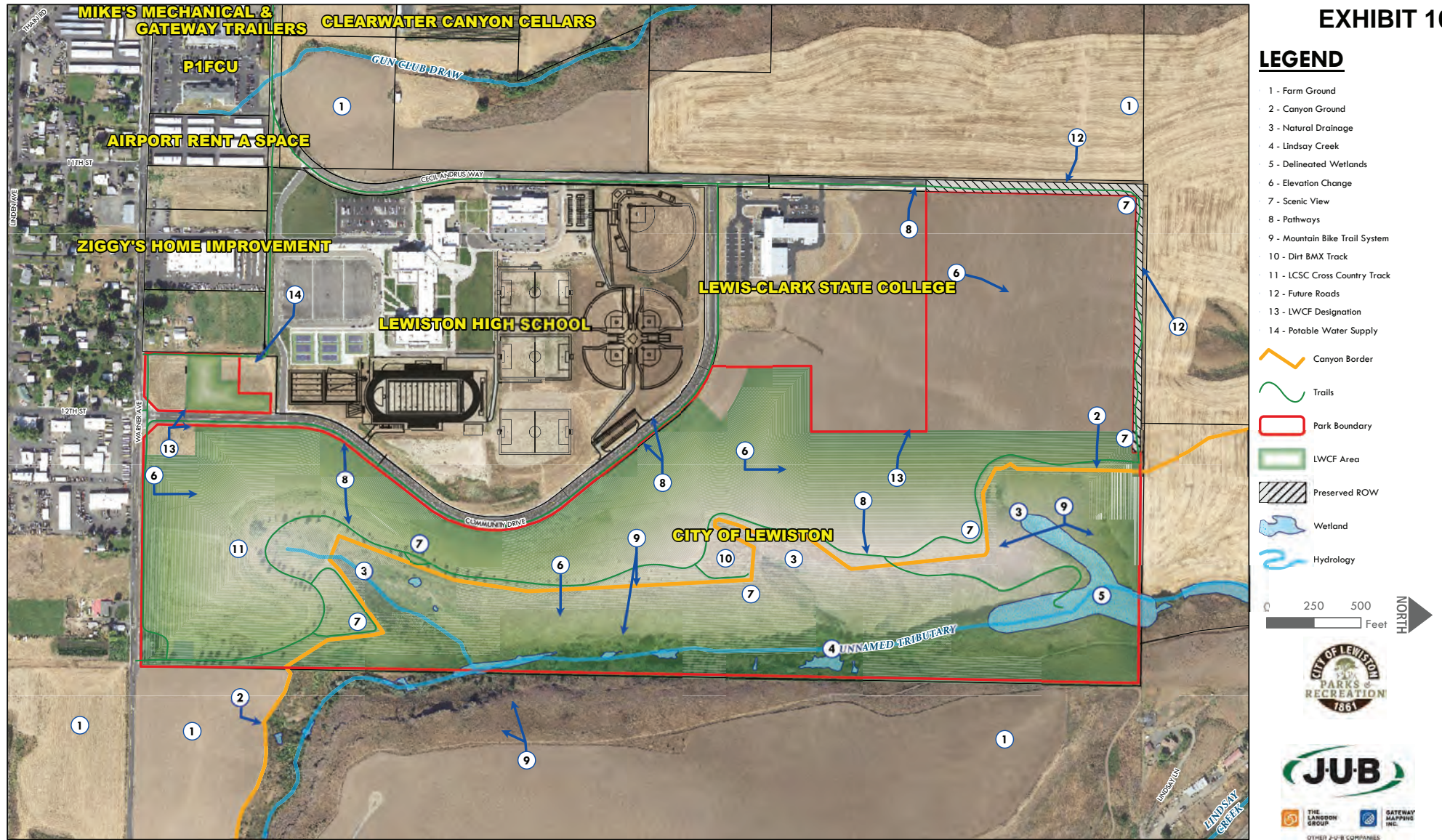


OTHER JUB'S COMPANIES



SITE ANALYSIS

EXHIBIT 10





APPENDIX B

PREFERRED PARK AMENITIES

SUMMARY OF EXISTING DEVELOPED PARK AMENITIES

August 2021

- Ranking of condition is noted in (BLUE)
 - 1 represents “brand new” and 5 represents “needs replacing”
- Park Site Standards
 - Community-wide Park= 100+ acres
 - Sub-Community Park= 20-100 acres
 - Neighborhood Park= 5-20 acres
 - Sub-Neighborhood Park <5 acres

Airport Park – Neighborhood Park

- 1 Babe Ruth Baseball / 4 Fast Pitch Softball (4)
- 1 Basketball (2)
- 1 Grill (3)
- Concession Stand (5)
- 1 Picnic Shelter (4)
- Picnic Tables (3)
- 1 Playground (4)
- 1 Restrooms (5)
- 2 Tennis (3)
- 1 Sand Volleyball (5)

Overall poor shape

Replace: playground, softball, volleyball

Brackenbury Square – Sub Neighborhood Park

- Picnic Tables (2)
- 1 Interactive Fountain (3)
- 2 Portable Restrooms (NA)
- 1 Performance Stage (2)

Ok

Clearwater Park – Neighborhood Park

- 2 Baseball Fields (1 Little League and 1 Babe Ruth) (4)
- Pond (3)
- Picnic Tables (3)
- Restrooms (5)
- Dog Park (1)

Overall fair/poor shape
new dog park

Community Park - Community-wide Park

- 2 Portable Restrooms (NA)
 - 3 Mile Mountain Biking Trail System (1)
 - 3.1 Mile Asphalt Trail (1)
- New, developing

DeMolay Park – Sub Neighborhood Park

- Open Green Space (NA)
 - Benches (1)
- Good shape

East End Boat Ramp – Neighborhood Park

- Restrooms (2)
 - Boat Launch (4)
- Fair/poor shape
needs new launch

Fenton Park – Neighborhood Park

- Open Green Space (NA)
 - Seasonal Restrooms (5)
 - Seasonal Outdoor Pool (5)
 - Gymnasium (5)
- Very poor shape

Hereth Park – Neighborhood Park

- 1 Slow Pitch Softball Field (3)
 - 1 Covered Shelter (2)
 - 1 Playground (4)
 - Restrooms (3)
 - Picnic Tables (3)
- Fair shape
needs playground

Jewett Park– Sub Neighborhood Park

- 1 Basketball Hoop (5)
 - Picnic Tables (3)
 - Playground (4)
 - Walking Path (5)
- Poor shape
need playground, walking path, basketball

Kiwanis Park – Neighborhood Park

- 1 BBQ (3)
 - 1 Picnic Shelter (5)
 - Picnic Tables (3)
 - 1 Playground (4)
 - Public Art (3)
 - 1 Restrooms (1) and 2 Portable Restrooms (NA)
- Fair shape
need playground, picnic shelter, walking path;
skatepark ok

- Walking Path (5)
- Skatepark (2)

Locomotive Park – Neighborhood Park

- Picnic Tables (3)
- Public Art (4)
- Portable Restrooms (NA)

Fair shape

Modie Park – Sub Community Park

- Community Garden Plots (2)
- Public Art (3)
- Restrooms (2)
- Walking Trails (2)
- Water Wise Demonstration Area (3)
- Wildlife (NA)

Fair/good shape

Orchards Pool – Sub Neighborhood Park

- 50 Meter Seasonal Outdoor Pool (3)
- Seasonal Restrooms (1)
- Open Green Space (NA)

Fair shape

Pepsi Park – Sub Neighborhood Park

- 1 Little League Baseball Field (4)
- Portable Restrooms (NA)
- Concession Stand (3)
- Picnic Tables (3)
- 1 Playground (4)

Fair/poor shape
needs playground, baseball

Pioneer Park – Neighborhood Park

- “Interactive” Fountain (2)
- Restrooms (3)
- Picnic Shelter (3)
- Picnic Tables (3)
- 1 Playground (4)

Fair shape
needs playground

Prospect Park – Sub Neighborhood Park

- Open Green Space (NA)
- Benches (2)
- Picnic Tables (3)

Good shape

Rose Garden – Sub Neighborhood Park

- Open Green Space (NA)
- Rose Bushes (3)
- Flag Pole (2)

Fair/good shape

Sunset Park – Neighborhood Park

- 1 Slow Pitch Softball Field (3)
- 1 Basketball Court (3)
- Restrooms (2)
- 2 Tee Ball Fields (3)
- Open Green Space (NA)
- 1 Disc Golf Course (3)
- 6 Pickleball Courts (4)
- 1 Playground (4)
- 1 Picnic Shelter (2)
- Picnic Tables (2)

Fair shape

need: playground, pickleball courts

Syringa Park – Neighborhood Park

- Open Green Space (NA)
- Walking Trail (3)
- 1 Playground (4)
- Picnic Tables (3)
- Restrooms (3)

Fair shape

needs playground

Trevitt Park – Sub Neighborhood Park

- Open Green Space (NA)

Needs not adequately addressed by existing parks:

- Playgrounds
- Softball/Baseball Fields
- Pavilions – large and small
- Splash Pad
- Recreation – future use
- Soccer Fields
- Sand Volleyball
- Maintenance Building

PRELIMINARY PROPOSED PARK AMENITIES

December 2021

Priority 1

Little League Baseball Fields – 12 and under age group; need 4, 200' fence.

Slow Pitch Softball Fields – 4 plex (quad) sufficient; 300' fence.

Soccer Fields – need at least 4, full size.

Sand Volleyball Courts – 2-4 courts.

Amphitheater – Kermit Mankiller – NPT – wants to build a state of art 5,000 seat facility adjacent to the casino; building larger amphitheater. Pioneer Park – band shell; civil theater concerts, local groups; small built in seated with terraced grass/lawn, chairs/blankets – Meridian, Idaho. Mobile stage (circular concrete pad)/trailer versus built-in options. Movies, weddings, plays, concert/ bands; 1,000 people capacity. Mobile facility for contracting during large community events – need flexible open space; no permanent facility.

Public Art Space – ok; Nez Perce Tribe public art/ history highly desired with Tribe.

RV Park – 45-60 sites meeting needs for large vehicles – LARGE RV, Lease space with City Oversight – 2 week max stay.

Skate Park and Skate Spots (2-4K SF) - 2-3 small locations around park – skate spots along path; widen path to these areas to avoid trail conflicts.

Community Event Area – gathering area, as BIG as possible.

Park Mall Area – for farmers market, vendors, main thoroughfare.

Playground

- * Bicycle Playground – Target very young age users to utilize this feature in lieu of canyon bmx – simple pump track; dirt/ asphalt – review. Missouri bike company Progressive bike ramps.
- * Toddler Playground – ok; included in all playgrounds.
- * Accessible Playground – Fully accessible features only desired in at least one playground.

Large Splash Park – ok; include with small splash pad features. One location – large one with segmented pads, age group separated features.

Nature Trail – ok; in canyon area.

Support Amenities – See below.

Priority 2

Parkour Course - Suggest Ninja Course instead. Develop on hillside along canyon?

Zip Line – ok if in playground.

Fishing Area - Desired if makes sense – multi-purpose with stormwater detention/retention efforts. Kiwanis 2 ponds stocked. Not a high demand.

Horseshoe Pits - Desired to have a few.

Cornhole Facility - Set up near shelters? Precast concrete cornhole. Fit some in.

Tent Camping – Provide during specific events only. Don't take space away from RV.

LARPing Areas – ok

Priority 3

Small Splash Pads – ok; more than one? Recommend only one. Fine as long as segmented large splash pad.

Dog Park – If we have room; needed - lot of dogs currently being walked. Or just designated off leash areas.

Equestrian trail – canyon? Trailer storage; show connections to bike/ped paths

Drone Flight Area – ok. No runway or other facilities. Just open grass area.

Hill Slides – ok; in conjunction with playground. Connector between two different elevations.

Support Amenities

Restrooms – ok.

Drinking Fountains – ok. Multi functioning in priority locations.

Pedestrian Lighting – ok.

Sports Field and Court Lighting – ok.

Security Cameras – ok.

Trees – ok. Create arboretum.

Shade Structures – ok.

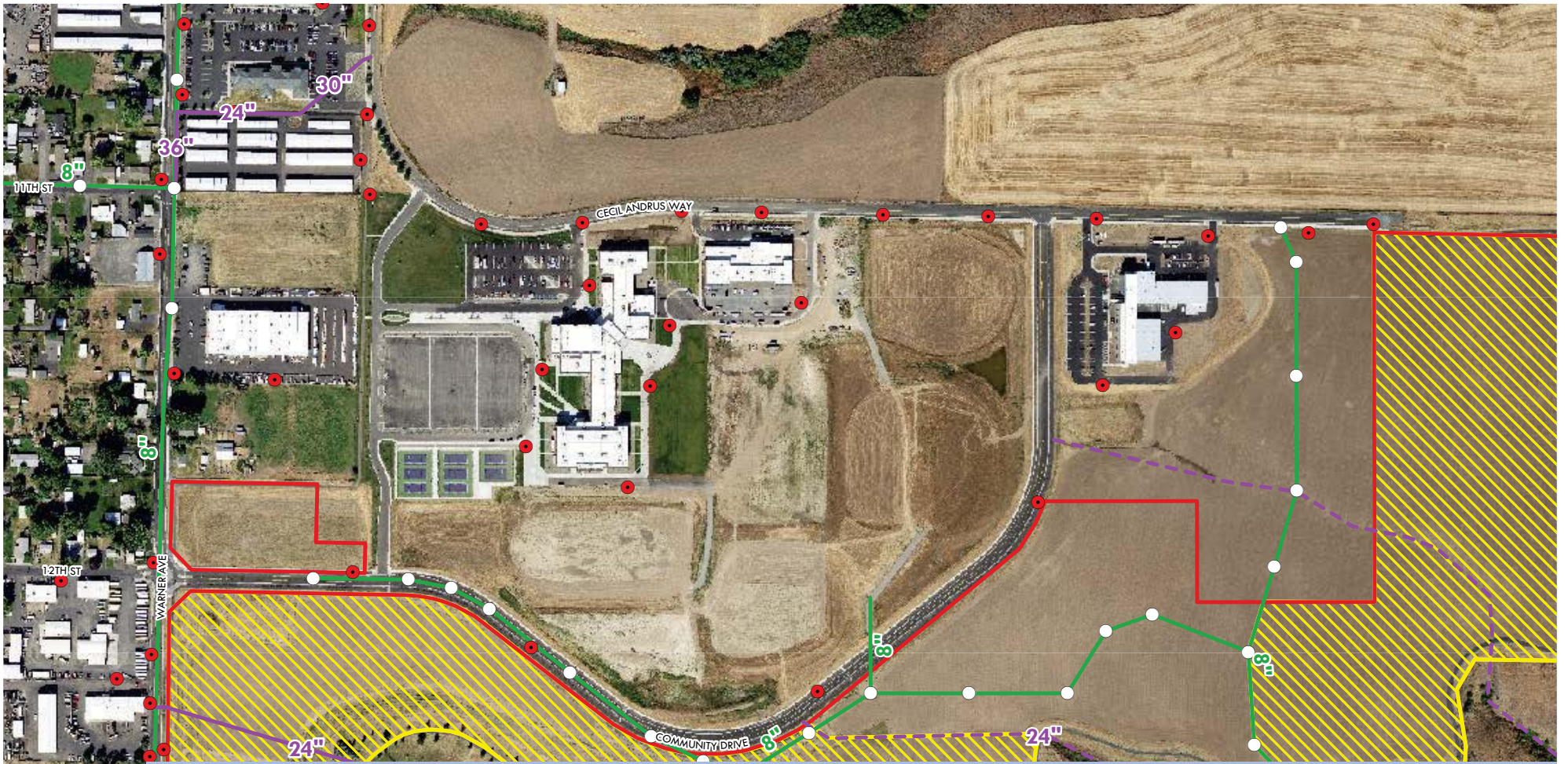
Large (reservable) Picnic Shelters – ok. Recommend several.

Small Shelters – ok; Recommend a bunch scattered around the park.

Commercial Lots – ok.

Picnic Tables – ok; In all pavilions and shelters. Figure a way to prevent theft.

Open Green Space – ok.



APPENDIX C

UTILITIES ANALYSIS



TECHNICAL MEMORANDUM 001

Date:	November 10, 2021
To:	Greg Graves
Cc:	
From:	John Watson
Project:	Lewiston Community Park Master Plan
Subject:	Infrastructure/Utility Constraints

Revision No.	Revision Date	Note

1.0 Introduction

The purpose of this memo is to describe existing infrastructure adjacent to and within the Community Park area and to understand the constraints and needs of the infrastructure in relation to development of the site.

2.0 Water

2.1 Existing Conditions

Existing water mains exist within Community Drive, Warner Avenue, and Cecil Andrus Way. These lines are ductile iron, and are 10 and 12 inch diameter. The water mains are sized to deliver irrigation, fire flow, and consumption flows for the entire site development. Pressures currently range between 65 and 100 psi. Several two inch water service lines were constructed along the east side of Community Drive for future City Park use. These service lines will be activated with meters as the site is developed.

2.2 Constraints

2.2.1 Water Supply

The Community Park area water supply is currently pumped from the South High Reservoir and Booster Station. There are supply and volume limitations on the current system and the currently there is not additional capacity to serve the site. The City's Water Master Plan identifies two primary system upgrades to supply additional capacity to the site, an additional water reservoir and an additional well. These two upgrades are currently being developed.

Well #7 is currently under construction near Sixth Street Grade, and a new 1.7 million gallon reservoir and booster station is currently in final design. The reservoir will be located on site. These improvements are anticipated to be complete in the fall 2022 or spring 2023.

2.2.2 Water Main Extensions

The water mains are currently located within public roads. The majority of water needs within the Park will be met with extensions of the two inch water services. Where fire hydrants are needed within the park development, water main extensions will need to be installed. The area north of Lewis Clark State only has a water main within the current limits of Cecil Andrus Way. A water main will need to be looped to serve this area based on the needs of the site.

2.3 Irrigation Supply

The City of Lewiston, Lewiston Independent School District, and Lewis Clark State College anticipate completing a feasibility study to explore constructing an irrigation well to serve the vast irrigation demands of the combined site. Irrigation demands are anticipated to be nearly 2,000 gpm collectively amongst the entire Tri-Partnership site. The study will determine if it is an economic advantage to construct a well and irrigation distribution system, as compared to purchasing water from the City Water Department.

3.0 Sanitary Sewer

3.1 Existing Conditions

A sanitary sewer trunk line runs along the bottom of the unnamed ravine (a tributary to Lindsay Creek) in the eastern portion of the site. An eight inch sewer main connects into this trunk line at the bottom of the ravine and roughly follows a service access road near the northern portion of the site. This line meanders through the future park area and divides into two primary lines, one to the west, which serves LCSC, and the other to the south. The south line continues through the future park area until it eventually is within the Community Drive right of way.

3.2 Constraints

3.2.1 Park Area Grading

The future development area may require significant grading to achieve the desired slopes required for specific venues. The existing sanitary sewer depths, which are shallow in some places, may be affected by this grading. Either the sanitary sewer line will need to be relocated, or grading plans will need to accommodate minimum cover requirements for the sanitary sewer pipe.

3.2.2 Gravity Sewer Limitations

With the topography of the existing ground sloping towards the unnamed ravine, several areas east of Community Drive will not be able to gravity flow sewer. Two options can be explored for the area east of Community Drive if service is required. One option is to construct a parallel sanitary sewer line along the top of the ravine. The line would tie in near where the existing line comes out of the canyon, or wherever is needed to provide enough gradient. The line will require maintenance access, so adjacent to the rim pathway would be a logical location for the line. The other option is to equip buildings with lift station pumps to pump the wastewater to the existing gravity line.

The land north of LCSC is lower than the existing sewer line where it exits the ravine. If sewer is needed on this north parcel, a gravity sewer line will need to be extended to the north or west and connect into the Lindsey Creek trunk line.

4.0 Storm Drainage

4.1 Existing Conditions

Throughout the site, storm drainage generally flows towards the unnamed ravine. There are currently five roadway discharge areas that traverse across the Community Park Site.

- Warner Avenue: There is a 30 inch diameter corrugated metal pipe that crosses the southern portion of the park from Warner Avenue to near the top of the ravine. This water carries stormwater from Warner Avenue and surrounding areas. The pipe depth is unknown, but is anticipated to have less than five feet of cover.

A 12 inch pipe drainage outlet is also located north of Warner Avenue near the southeast corner of the property, just west of the existing parking area. This outlet overland flows to a swale that runs through the property to the north.

- Community Drive: Community Drive has roadside swales to retain the 25 year storm. In addition to roadway drainage, two large detention ponds from Lewiston High School release pre-development runoff flows into the roadside swales. There are two low points in Community Drive, and each have 18 inch overflow releases to natural swales that currently carry overflow and flood flow runoff from the roadway to the ravine across Community Park.
- Cecil Andrus Way: Cecil Andrus Way also has roadside swales to retain the 25 year storm. Currently, an overflow pond exists at the north end of the road.

4.2 Constraints

The above referenced storm drainage systems within Community Park have the following constraints:

- Warner Avenue: The existing 30 inch storm drain pipe will likely need to be replaced if the area north of Warner Avenue is regraded. In addition, the smaller swale conveying water near the eastern parking lot will need to be retained, piped, or rerouted based on final layouts.
- Community Drive: The two existing drainage swales will need to be rerouted, maintained, or piped based on final layouts. Considerations will need to be taken for routing flood event flows.
- Cecil Andrus Way: With the extension of the future roadway, the drainage will need to be extended to the north property line. This future road extension will intersect with a future east/west collector road that connects Nez Perce Drive at Gun Club Road to Lindsey Creek Road.

5.0 Utilities

Dry utility infrastructure is located within existing easements along public roads throughout the site.

5.1 Power

Avista Utilities has a distribution line located behind the sidewalk or pathway in a common

trench along the east side of Community Drive and the east side of Cecil Andrus Way. In addition, overhead power lines are located on the south side of Warner Avenue. Power extensions into the Park will need to be fed off of these lines.

5.2 Natural Gas

Avista Utilities has a distribution line located behind the sidewalk or pathway in a common trench along the east side of Community Drive and the east side of Cecil Andrus Way. In addition, a line is located within Warner Avenue. Natural gas extensions into the Park will need to be fed off of these lines.

5.3 Telephone

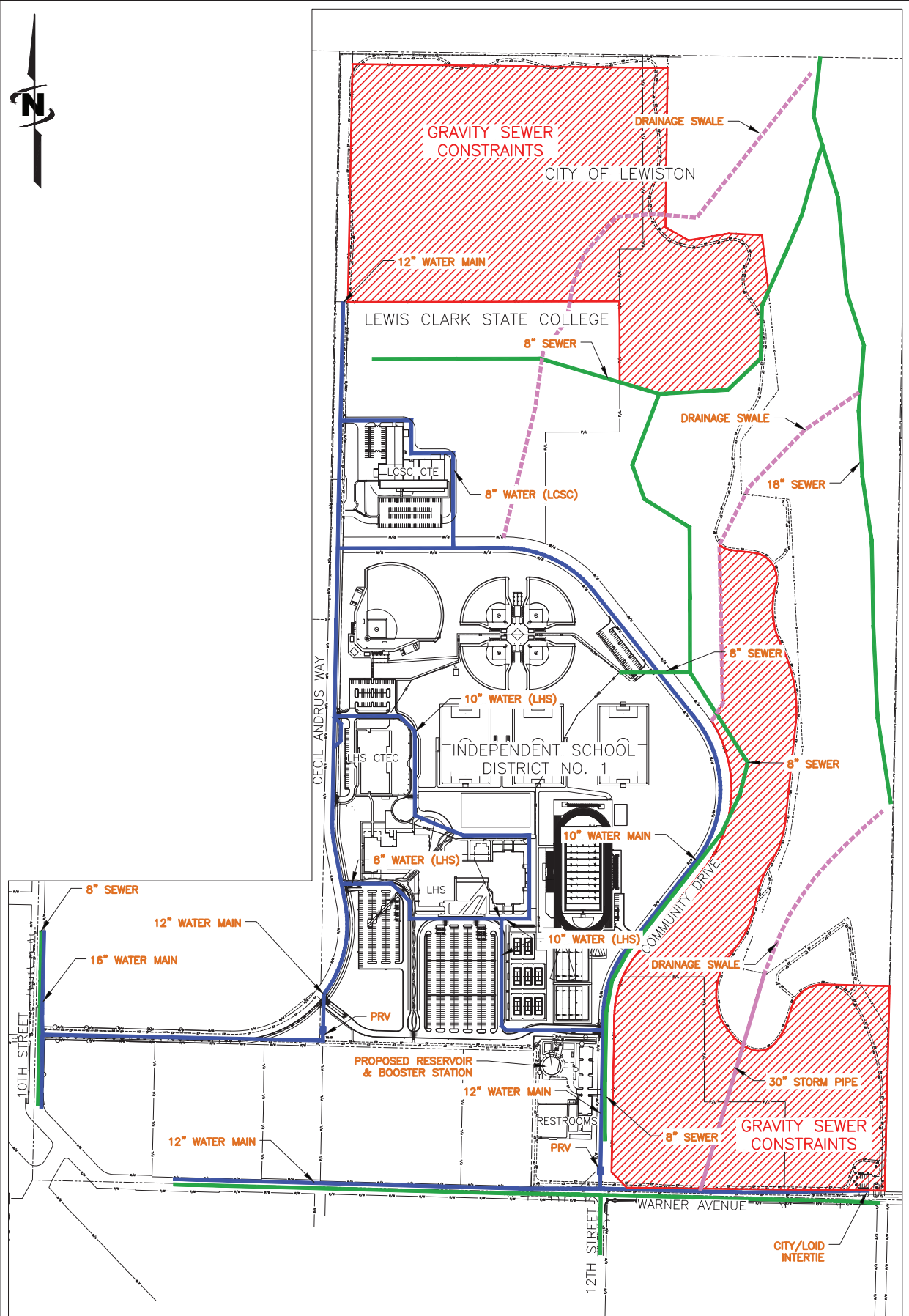
Conduit for Century West telephone was laid in the same common trench along Community Drive and Cecil Andrus Way as the power and natural gas. Telephone services will need to be connected into these lines.

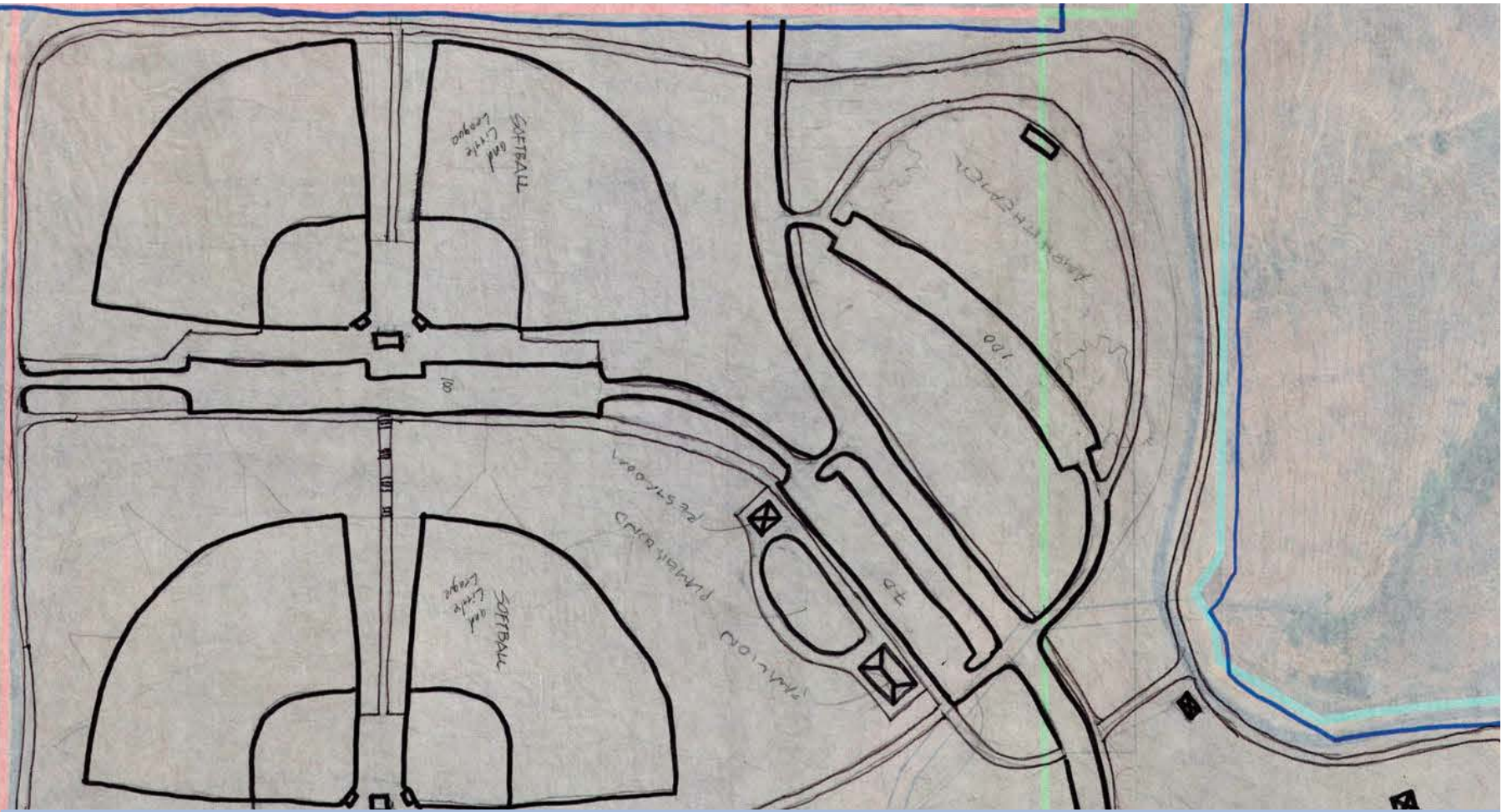
5.4 Fiber Optic

Conduit for Port of Lewiston dark fiber line was laid in the same common trench along Community Drive and Cecil Andrus Way as the power and natural gas. Fiber optic services will need to be connected into these lines.

5.5 Cable Television

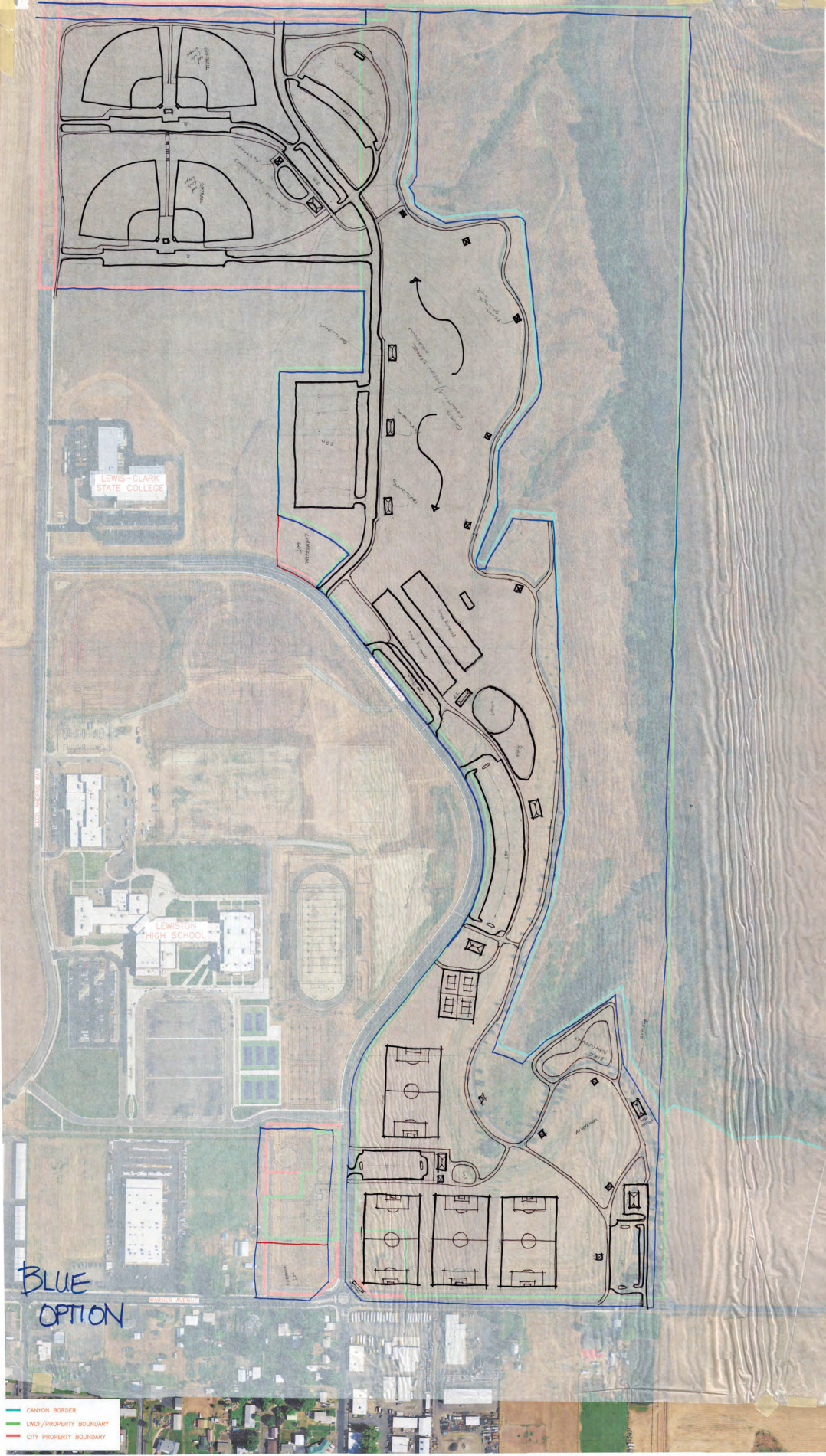
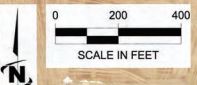
Conduit for Sparklight cable television was laid in the same common trench along Community Drive and Cecil Andrus Way as the power and natural gas. Cable television services will need to be connected into these lines.





APPENDIX D

CONCEPT ALTERNATIVES



BLUE
OPTION

- CANYON BORDER
- LWC/PROPERTY BOUNDARY
- CITY PROPERTY BOUNDARY



LEGEND

- | | |
|--------------------------------------|-------------------------------------|
| 1 SOFTBALL FIELDS | 24 FAMILY RESTROOMS |
| 2 AMPHITHEATER | 25 EQUESTRIAN TRAIL |
| 3 PLAYGROUND | 26 MOUNTAIN BIKE TRAILS |
| 4 RV PARK | 27 NATURE / PEDESTRIAN TRAILS |
| 5 LARGE PAVILION (TYP.) | 28 FUTURE ZIP LINE BLDG. |
| 6 COMMERCIAL SPACE | 29 TURF GRASS (TYP.) |
| 7 COMMUNITY GATHERING AREA | 30 NATIVE GRASS (TYP.) |
| 8 SMALL STAGE | 31 DISC GOLF COURSE (TYP.) |
| 9 DESTINATION PLAYGROUND | 32 FUTURE SWIMMING POOL |
| 10 SPLASH PAD | 33 INDIVIDUAL PICNIC SHELTER (TYP.) |
| 11 FUTURE REC. CENTER / ADMIN. BLDG. | |
| 12 SOCCER FIELD | |
| 13 LITTLE LEAGUE BASEBALL FIELDS | |
| 14 SAND VOLLEYBALL COURTS | |
| 15 IRRIGATION POND | |
| 16 BIKE PARK | |
| 17 MAINTENANCE BLDG. | |
| 18 ENTRY MONUMENT | |
| 19 EXISTING ASPHALT TRAIL (TYP.) | |
| 20 NEW CONCRETE TRAIL (TYP.) | |
| 21 COMMERCIAL SPACE / RESTROOMS | |
| 22 PUMP HOUSE / RESTROOMS | |
| 23 CONCESSIONS / RESTROOMS | |

LEWISTON COMMUNITY PARK - MASTER PLAN
 DESIGN ALTERNATIVE 1 - NOVEMBER 16, 2021





LEWISTON COMMUNITY PARK - MASTER PLAN
 DESIGN ALTERNATIVE 2 - NOVEMBER 16, 2021



A photograph showing three people—two men and one woman—gathered around a large table, intently studying a large-scale map or aerial photograph. The man on the left is wearing a red jacket with white stripes on the sleeves. The man in the center is wearing a blue t-shirt. The woman on the right is wearing a patterned long-sleeved shirt. They are all leaning over the table, which also holds a blue water bottle and some papers. The background is a plain wall with a wooden baseboard.

APPENDIX E

PUBLIC INVOLVEMENT PLAN

Public Involvement Plan



J-U-B COMPANIES



THE
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GATEWAY
MAPPING
INC.

PUBLIC INVOLVEMENT PLAN

Lewiston, ID Parks & Recreation Department Community Park Master Plan Outreach and Education

BACKGROUND

The City of Lewiston, ID, Parks & Recreation Department has contracted with J-U-B Engineers (J-U-B) to develop a recreation master plan to provide a basis for the future development of Community Park and recreation planning decisions. The master plan will be used to assist in the further development of the parks and open space system within the City. It will also identify the general distribution of park amenities that will provide recreation facilities and activities for a broad range of ages, interests, and abilities. Work includes: park inventory and analysis, development and evaluation of a citizen survey, mapping, and a written report of findings and professional recommendations. The Langdon Group (TLG), the public involvement subsidiary of J-U-B, will provide public involvement for the project.

PUBLIC INVOLVEMENT GOALS

The public outreach and coordination of stakeholder involvement will include communication with the public and stakeholders that is early, continuous, meaningful, and inclusive throughout the life of the project.

Public involvement Goals:

- Educate community members about the importance of Lewiston parks and recreation opportunities.
- Engage in meaningful public interaction with all impacted and interested members of the public.
- Gather feedback to inform the development of park amenities and features that will serve the needs of all Lewiston residents.
- Develop common community goals and support for the future development of Community Park.
- Educate stakeholders and the public about project timeline and development.

MILESTONES

The major public involvement (PI) milestones will coincide with the project milestones. This list is not conclusive:

Stakeholder Interviews	September 2021 – November 2021
Steering Committee Meetings	September 2021 – February 2022
Public Education	November 2021 – May 2022
Community Survey	April-May 2022
Public Open House	Summer 2022

KEY MESSAGES

All public communication and outreach materials for this study will be based on the following key messages:

- Community Park is an asset to Lewiston residents of all ages and abilities.
- Successful development of Community Park provides opportunities for positive economic benefits.
- Community Park provides space for recreation, family gatherings, community events, and special events.

COMMUNICATION PROTOCOLS

TLG will prepare all PI materials (unless otherwise noted in this plan) and send to the Lewiston Parks and Recreation Director for review and approval.

Necessary actions and deadlines will be included with all deliverables.

TASKS

TASK 1 – Public Involvement Plan

The Public Involvement Plan (PIP) describes the public involvement tasks to support the public education and communication needs of the project. The PIP indicates key messages, communication protocols and schedule for public involvement tasks. The PIP is a living document used for quality assurance by the project team.

Deliverables

- ☐ Public Involvement Plan

Schedule:

- Public Involvement Plan – October 2021

TASK 2 – Stakeholder Interviews

TLG will identify key stakeholders in the planning and development of Community Park. TLG will personally interview individual stakeholders to collect feedback about park vision, prioritization of park amenities, community impacts, public perceptions and involvement, and funding.

Deliverables

- ☐ Interview guide with questions and schedule
- ☐ Summary report

Schedule:

- Primary Interviews – September 2021
- Secondary Interviews – November 2021

TASK 3 – Steering Committee Meeting Facilitation

TLG will facilitate progress meetings during the production of preliminary, preferred, and developed design alternatives. Feedback from the TAC will guide the refinement of design alternatives, concluding with the production of color plan renderings and 3-D computer model of the developed alternative.

Deliverables

- ☐ Conceptual Design Alternatives
- ☐ Color plan renderings
- ☐ 3-D computer model of developed alternative

Schedule:

- Present Alternatives (Progress Meeting #1) – September 2021
- Present Preferred Alternative (Progress Meeting #2) – November 2021
- Present Developed Alternative (Progress Meeting #3) – Summer 2022



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TASK 4 – Public Education and Messaging

TLG will conduct public outreach and education to create public awareness, generate support, and gather community feedback on the future development of Community Park. TLG will design and administer all forms of outreach.

Time for this task includes time for coordination with Lewiston Parks and Recreation Department and any other necessary partners on content and editing of materials.

Public Education tools will include:

- Fliers, Postcard, Story Map
 - These items will contain key project messages. This task serves to help the TLG team and Lewiston residents get on the same page about the project message and goals of public education.
 - The interactive Story Map will present the preferred alternative and relative contextual information. The Story Map will include a 3D model of the preferred alternative to provide the opportunity for the public to visually explore the site and provide feedback.
 - The one-page project overview flier will contain the project background, goals, project area, public input opportunities, project timeline and photos. The flier will be posted in targeted community locations/businesses, community newsletters and online locations, including local social media.
- Outreach channels
 - Lewiston Parks & Recreation Department website
 - Social Media (Lewiston Parks & Recreation Facebook group, 5300+ members)
 - Press releases in the Lewiston Tribune and Lewiston Magazine

Deliverables

- ☐ Project one-page flier
- ☐ Social media posts
- ☐ Story Map

Schedule:

- Story Map: April-May 2022
- Social Media Posts: Ongoing
- Flier: June 2022

TASK 5 – Public Open House

TLG will facilitate an interactive and engaging public open house on the preferred development alternative for Community Park. The open house will also serve as a culmination of the public education outreach efforts. The open house will offer community members an opportunity to ask questions and find out more about the process. Staff from Lewiston Parks and Recreation and J-U-B will be available to support the open house.

The open house will include display boards that explain the project master plan, programming and site analysis, preferred design alternative, strategic funding plan, economic impact study, and construction phasing.



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Time for this task includes time for coordination with the Lewiston Parks and Recreation Department and any other necessary partners on content and edits on materials.

Deliverables

- ☐ Outreach materials
 - Flier
 - Social media posts
 - Press release
- ☐ Meeting Materials
 - Display Boards
 - Handouts of preferred development alternative
 - Comment Cards
 - Sign-in sheet

Schedule:

- Summer 2022

TASK 6 – Summary of Public Involvement

TLG will write a summary of all public involvement efforts and input. This will include:

- Summary of all public education and outreach conducted, including data collected from past efforts and new data generated from public involvement associated with the master plan.
- Feedback received during the open house
- Copies of all public involvement materials

Deliverables

- ☐ Summary of all Public Involvement and Feedback

Schedule:

- June 2022

KEY PUBLIC INVOLVEMENT CONTACTS

THE LANGDON GROUP / J-U-B ENGINEERS

Hannah Anderson
Public Involvement Specialist
208-770-0500 (mobile)
handerson@langdongroupinc.com

J-U-B ENGINEERS

Kayla Brown
Client Manager
509-254-6011 (mobile)
kbrown@jub.com



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



**THE
LANGDON
GROUP**



**GATEWAY
MAPPING
INC.**

J-U-B ENGINEERS

Greg Graves
Project Manager
801-648-6822 (mobile)
ggraves@jub.com

J-U-B ENGINEERS

Jon Ruedas
Senior Landscape Architect
801-547-0393
jruedas@jub.com

CITY OF LEWISTON

Tim Barker
Parks & Recreation Director
208-746-2313 Ext.6102
tbarker@cityoflewiston.org

Stakeholder Assessment

Lewiston Community Park Stakeholder Guide

The following questions will serve as a guide for conducting stakeholder interviews. For each stakeholder, questions will be selected based on stakeholder interest and relevance to their role in the community. Some or all may be used. Interviews are intended to be conversational allowing the interviewee to focus on the issues that are most important to them. Some questions may be used to help expand stakeholder views and/or to introduce subjects they had not previously considered.

1. Tell me about yourself:
 - a. Do you live in LCV? What is your personal relationship with the area?
2. Do you represent an organization or agency?
 - a. If so, what is your role?
 - b. What does the company represent or advocate?
3. What is your organization's special interest in this project?
 - a. What outcomes do you hope to see as a result of your involvement?
 - b. Certain design accommodations or amenities?
 - c. Do you see any opportunities for shared amenities between the park and your agency?
4. What do you think could be the greatest outcome(s) of this project?
 - a. What are your hopes that it will accomplish?
 - b. What sort of amenities are you hoping are included in the park?
5. What do you think will be the biggest challenge(s) for this project? Do you have any concerns?
6. Who do you imagine will be most impacted by this project?
 - a. During the process or once completed?
 - b. Who is affected positively or negatively, if at all?
7. Are you aware of any specific funding or opportunities that this site provides that would be competitive to receive outside funding, etc.
8. Who do you think we should talk to next?
9. Any other items or details you think should be considered in the planning process?



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a JUB Company



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OTHER J-U-B COMPANIES

Primary Stakeholders

Caroline Nilson Troy, State House Representative
Scott Corbitt, Valley Vision
Chantelle Souther, Nez Perce Tribe Enterprise Division
Mike Collins, Lewis Clark State College Cross Country Track Coach, Mayor
Corey Williams, Lewiston School District Athletic Director
Bert Sahlberg, Lewis Clark State College

Secondary Stakeholders

Hannah Liedkie, Disabilities Advisory Council
Jon Evans, Lewiston Boys and Girls Club
Kristin Kemak, Chamber of Commerce CEO
Joel Plaskon, Lewiston City Planner
Dan Rudolph Jr, Youth Group Advocate Representation
Jill Balmer, Parks and Rec Commission
Garry Bush, LCV Historian Group
Pat Severance, Development Engineer
Michelle Peters, Visit LCV
Doug Zenner, NPC County Commissioner

Steering Committee

Dan Marsh, Director of Finance
Tim Barker, Director of Parks and Recreation
Corky Fazio, Ground Maintenance Supervisor
Jayson Ulrich, Recreation Supervisor
Valerie Meye, Building Maintenance Supervisor
Alan Nygaard, City Administrator



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OTHER J-U-B COMPANIES

Community Park Stakeholder Interviews

Round 1 of Interviews - Key Themes

Amenities

- RV camping
- Amphitheater – events; large event space; farmers market
- Demonstration projects – native species, low water usage
- Dog park
- Equestrian (large following in the community)
- Splash pad
- Bike trails, walking trails
- Zipline
- Race event
- Natural area/undeveloped green space
- Little league & ball fields – keep together and consistent
- Baseball/softball
- Make amenities dual-purpose when possible; be careful about creating congestion; scheduling
- Fishing pond/No fishing pond – conflicting ideas; 2 rivers nearby
- Adequate restrooms
- Gyms & indoor space needed
- Sufficient parking & access with lighting

PI Process

- Don't upset donors; avoid donor fatigue
- Difficult to get public buy-in; good example was LHS process; inform public, use social media, educate older population
- Lots of transparency
- Parents are largest support group
- Potential allies: LC Boys & Girls Club, Valley Vision, Chamber of Commerce
- Prepare to weather criticism
- Will always have traffic complaints
- Focus on opportunities, community pride

Park Vision

- Regional amenity
- Love of outdoors
- Tribal culture
- Destination/gathering place
- Attract business
- See Port Neuf Medical Center Park in Pocatello

Agency Interests

- College enrollment
- Athletics
- Long-term maintenance/ballfield management
- Coordination with schools
- Naming rights, particularly of special attractions

Community Impacts

- Economic
- Community pride
- Excitement for open space/outdoors/recreation
- Security – needs and demand for it, vandalism
- Traffic – congestion, worsening conditions, effect on neighboring properties
- Tourism (tournament driven)

Funding

- Need competent campaign consultant who understands funding & has been successful
- State doesn't necessarily invest
- \$\$\$ needs to be sustainable; Innovia in Spokane WA is an example, or set up endowment program
- LCSC can help and support, but not financially; possibly share amenities
- May change with elections
- Parks & trails federal \$\$\$
- Healthcare Foundation \$\$\$
- Negative local response to taxes/public spending; lots of naysayers
- Nez Perce Tribe opportunity to partner? Local education funding program?
- CARES Act; COVID relief?

Round 2 of Interviews - Key Themes

Amenities

- Sensory equipment and calming features
- Accessibility for adults and children
- Pavilions and event space
- Pickle Ball
- Disc Golf
- Vita course – encourage physical health through curiosity features
- Emphasis on frequent resting areas, shade and water fountains for all ages to achieve physical health
- History and native culture incorporated
- AED on both sides of parking paths – many civilians know how to operate these
- Appropriate placement of features – people didn't like placement of water tower in visual horizon
- Diverse amenities – variety is key
- Parking: impervious surfaces and hot/cold reflective pavement - stormwater considerations
- Promote spontaneous thoughts/action/play
- intimate spaces to balance the big stuff so that it's a place people can go/appreciate in all moods
- Sloped areas: instead of just blocking them off, incorporate amenities into them to really make value instead of dead space - ex: benches, climbing wall, etc. to make them functional
- incorporate passive and active play areas
- Safety, lighting, bike stations for police, limit hours amenities are open, no dark corners,
- Multi-use facilities
- Revenue producing amenities
- Wet weather amenities for rec and for maintenance – what can accommodate year-round use?
- Consider animal/wildlife management and impacts (don't attract pigeons or nuisance animals)
- Zero-scape; limited maintenance trees and grass; limit grass; consider water use; consult an urban forester or cemetery as they understand/have models for low water landscaping
 - Don't do maple trees or other large leaf producing trees
 - Drought tolerant grass, scotch pines, ornamental rocks

PI Process

- Conduct EMS response time studies; traffic studies; snow studies –
- Use social media
 - Promo video showing excitement for park (sponsored/in collab with local orgs)
 - Construction updates with pictures
 - Build Hype
 - Safety Video spotlight

- Lots of education about park, and mitigation efforts (nuisance issues)
- Transparency
- Trust and Verification System to show how money is spent/where it comes from
- Public forums have historically worked well
- City doesn't have the best reputation for timeliness or ease of procedures when it comes to permits/development. Some community partners view the City as difficult to work with and may not want to partner with City for fear of association.
 - City viewed as being self-serving rather than collaborative
- Quality of life won't be viewed as a "Real" asset to some
- Avoid us vs them dialogue
- Present regularly at Council meetings so that nothing comes as a surprise
 - Educate city council and staff thoroughly
- HS bond levy left bad taste in community - change in leadership and then a lot of misinformation spread. The school district did an assessment to see why bond failed, and they heard two things from the community: 1) you didn't give a reason why the old HS wasn't good enough and what you would do with the land, and 2) questions about costs and transparency - where is \$ coming from and what being used for. Labor \$ wasn't added into estimates the public was given so higher receipts freaked them out.
- Have an answer to tough questions, be prepared
- "Sell" to the public
- Tell Coco's story, story of land park is on, heritage and agriculture focused narrative
- Get community support: newspapers, etc
- Talk to /present at Clarkston and WA county too – not just Lewiston

Park Vision

- Not a place for a picnic, a place you go to get a taste of Idaho.
- Encourage healthy choices and lifestyles
- Community Identity
- emphasis on physical geography
- Be global while recognizing unique local characteristics
- Avoid supporting transient population
- Be visionary – what will people want in 50 years, and how has/will recreation change. Don't plan for nostalgia. People like organize sports and areas to facilitate planned activities.
- Give local rec communities/orgs area to expand regionally
- Commercial blended into park – ice cream/coffee/pizza/beer
- Sandpoint and Camelback (Boise) – visionary for neighborhood connectivity. Connect park space to a larger circle than just the park land.

Agency Interests

- Econ development and placemaking: Encourage complementary businesses on surrounding land
- Encourage higher density surrounding park
- Job recruitment via attractive amenities
- Increase tourism

- generate overnight trips and large group trips
- Use placemaking and marketing to get tourists from cruise ships to stay longer and visit park
- Partner with hotels
- Include cultural aspect
- Coordinate better with all agencies – Comp plan was not coordinated at all.
 - Make sure to mesh with other strategic plans in the area
- Keep agencies in the loop/updated.
- Long range plan for transportation and connectivity
- Unfair and unclear treatment historically given in admin of City facilities. Be clear and procedural.
- County wants to work together for complementary uses with Fair Grounds
 - Support each other; Better utilization and coordination
- Protect integrity of neighborhood

Community Impacts

- Health/ public wellness
- Quality of life
- Potential to repair City's reputation
- Housing and workforce development
- Police – understand how CP will increase capacity/patrol needs and what budgetary affects it will have

Funding

- Partner with op unlimited for job skills training – maintenance of park
- NLVF grant opportunities
- Anovia
- Community will be super willing to kelp pitch in
- CEDA
- Want labor/materials to be locally sourced
- Regence? They are locally based and like to contribute
- Nez Perce historical society
- Grant matching for funds from local banks
- Tourism hospitality fund
- Idaho state travel council grant – exclusively for marketing

Steering Committee Meetings

LEWISTON COMMUNITY PARK MASTER PLAN STEERING COMMITTEE REVIEW MEETING

Agenda

Date: September 29, 2021 | 1:30pm – 5pm

Location: Lewiston Community Center, 1424 Main St, Lewiston, ID 83501

Consultant, J-U-B Engineers:

Kayla Brown, Client Manager

Greg Graves, Project Manager

Jenna Meyers, Assistant Project Manager

Jon Ruedas, Senior Landscape Architect

John Watson, Civil Team Lead

Bill Rowland, CAD Designer

Alison Tompkins, Planner

Hannah Anderson, Public Facilitation

Steering Committee:

Tim Barker, Director

Dan Marsh, Director of Finance

Corky Fazio, Ground Maintenance Supervisor

Valerie Meyer, Building Maintenance Supervisor

Jayson Ulrich, Recreation Supervisor

Alan Nygaard, City Administrator

Meeting Goal: To share two preliminary concepts with the Steering Committee, and receive input on comprehensive alternatives to move forward with concept design.

1:30pm – Welcome and Introductions (10 minutes)

1:40pm – Review of Inventory (5 minutes)

- Goal: Lay a common foundation of knowledge by reviewing important factors to be considered in the master planning process, including: land use, zoning, site grading, existing city parks, schools and churches in city limits, and businesses and facilities adjacent to the site.

1:45 – Review of Amenity List and Process (5 minutes)

- Goal: Review master list of amenities considered, and the process used to organize amenities by priority level and potential selection.

1:50pm – Overview of Concept Alternatives (1hr)

- Goal: Present the initial conceptual alternatives.

2:50 – Break

2:55pm – Steering Committee Review and Individual Comments (1hr)

- Goal: Provide time for each Committee Member to express their individual priorities, perspectives, and opinions regarding the concept alternatives.
- Each member will be given 10 minutes, and may use some, all, or none of the time.

3:55pm – Break

4pm – Discussion and Selection (1hr)

- Goal: To consider minor changes to the concept alternatives and find consensus on the preferred options to move forward with for further development.

○

5pm – Adjourn Meeting

LEWISTON COMMUNITY PARK MASTER PLAN

STEERING COMMITTEE REVIEW MEETING

Overview of Steering Committee Role

The Steering Committee plays a valuable role in the master planning process. Collectively, your local and professional knowledge encompasses a variety of important perspectives. As committee members, you will have the opportunity and responsibility of reviewing the initial conceptual alternative layouts and providing your feedback and input to the City and the Consultant.

To Prepare

At this meeting, the City and Consultant will present two preliminary conceptual alternatives for the master planned community park. Your role will be to evaluate the alternatives and to express your opinions. After the alternatives have been presented each member will be provided with 10 minutes of uninterrupted time to reflect on the concepts and provide their opinions (no members are required to respond, and may use any portion of their time not to exceed 10 minutes).

Some things for you to consider and be prepared to respond to include:

1. Does this option contain the important amenities the city needs?
2. How do the several amenities relate to each other? Do they support one another or present conflicts? Are they compatible?
3. What does the vehicular and pedestrian circulation look like? Are there conflicts between the two?
4. Is parking addressed? Is it within reasonable walking distance to the amenity it serves?
5. Are certain amenities better isolated or do they belong close to another compatible amenity?
6. Is there adequate open space that can accommodate multiple activities (un-programmed space)?
7. Are adequate support facilities provided (restrooms, pavilions, picnic tables, benches, trash receptacles, parking, etc.)?
8. Does this *feel* like a place I want to be with my family and/or friends?
9. Is there anything else you would like to be considered in the layout and/or design of amenities in Community Park?

LEWISTON COMMUNITY PARK MASTER PLAN

STEERING COMMITTEE REVIEW MEETING

Park Amenities

Priority 1

Little League Baseball Fields
Slow Pitch Softball Fields
Soccer Fields
Sand Volleyball Courts
Amphitheater
Public Art Space
RV Park
Skate Park and Skate Spots (2-4K SF)
Community Event Area

Park Mall Area (farmers market)
Playground(s)

- Bicycle Playground
- Toddler Playground
- Accessible Playground

Large Splash Park
Nature Trail
Support Amenities*

Priority 2

Parkour or Ninja Course
Zip Line
Fishing Area
Horseshoe Pits

Cornhole Facility
Tent Camping (event specific)
LARPing Areas

Priority 3

Small Splash Pads
Dog Park
Equestrian trail

Drone Flight Area
Hill Slides

***Support Amenities**

Restrooms
Drinking Fountains
Pedestrian Lighting
Sports Field and Court Lighting
Security Cameras
Trees

Shade Structures
Large (reservable) Picnic Shelters
Small Shelters
Commercial Lots
Picnic Tables
Open Green Space

LEWISTON COMMUNITY PARK MASTER PLAN STEERING COMMITTEE REVIEW MEETING #2

Agenda

Tuesday, November 16, 2021

1:00-3:00pm

Location: Lewiston Community Center – Multi-purpose Room

Consultant, J-U-B Engineers:

Kayla Brown, Client Manager

Greg Graves, Project Manager

Jenna Meyers, Assistant Project Manager

Jon Ruedas, Senior Landscape Architect

John Watson, Civil Team Lead

Bill Rowland, CAD Designer

Alison Tompkins, Planner

Hannah Anderson, Public Facilitation

Steering Committee:

Tim Barker, Director

Dan Marsh, Director of Finance

Corky Fazio, Ground Maintenance Supervisor

Luke Antonich, City Engineer

Valerie Meyer, Building Maintenance Supervisor

Jayson Ulrich, Recreation Supervisor

Alan Nygaard, City Administrator

Meeting Goal: To guide the project team in the selection of a preferred alternative.

1:00 – Welcome and Overview

- Introductions: Steering committee, Design Team, Facilitator
- Rules of the Room & “Parking Lot”

1:10 – Presentation of Design Alternative #1, led by J-U-B Engineers, Inc.

- Park amenities – Alternative #1 options
- Q&A

1:35 – Presentation of Design Alternative #2, led by J-U-B Engineers, Inc.

- Park amenities – Alternative #2 options
- Q&A

2:00 – BREAK

2:10 – Steering Committee Member Final Thoughts

- 3 Uninterrupted Minutes Each

2:35 – Identify Preferred Alternative

- Goal: Select a single alternative from options presented for final design development
- Goal: A gathering place for all

2:55 – Review Project Schedule

- Next steps

Story Map and Public Survey

Advertisement Posted on City Website, Parks & Recreation Website, and City of Lewiston Parks & Recreation Facebook Page

Community Park Public Survey

The City of Lewiston Parks and Recreation Department is excited to present a concept master plan design for the highly anticipated Community Park!

This design is the result of over 20 years of planning, fundraising, and community engagement.

With community values at the heart of the planning process, the park's mission is to increase opportunities for recreation, public health, and community events for residents of all ages and abilities, while celebrating the area's natural beauty.

We want your feedback! The planning team is seeking public feedback on the concept design of Community Park, to better understand how the proposed layout and amenities will meet the needs and interests of the community.

Visit lewistoncommunitypark.com to learn more about the project.

Then, [click here](#) to explore a virtual tour of the proposed park layout and take the survey at the end.

The public survey will be open from April 12, 2022, to May 12, 2022.

Lewiston Community Park Master Plan, Preferred Alternative
Summary of Public Survey Results Conducted on
Lewistoncommunitypark.com website
April 11 – May 11, 2022

Amenity you like the most:

- Central Community Plaza
- Main Playground - 2
- Splash Pad - 7
- Little League Baseball - 5
- Softball Complex - 24
- RV Park - 1
- Multi-purpose Field - 8
- Amphitheater/Events Center - 2
- Disc Golf Course
- Bike Park
- Sand Volleyball Courts - 1
- Natural Open Space - 9
- Trails – 2
- Generic Comments - 9

Amenity you like the least:

- Central Community Plaza
- Main Playground
- Splash Pad
- Little League Baseball - 1
- Softball Complex - 1
- RV Park - 5
- Multi-purpose Field - 1
- Amphitheater/Events Center
- Disc Golf Course
- Bike Park
- Sand Volleyball Courts
- Natural Open Space
- Trails
- Generic Comments - 9

How often will you use the park?

*Many answers were weather/sports season dependent

- Unsure- 2
- Never- 5
- Rarely- 4
- 1-3x Monthly- 5
- 1-2x Weekly- 32
- 3+ days/Week- 13
- Daily- 7
- Regularly/Frequently/Often- 12

How satisfied are you with the park?

- Very dissatisfied - 8
- Dissatisfied - 6
- Neutral - 16
- Satisfied - 30
- Very Satisfied – 31

City of Residency

- Lewiston, Idaho – 27
- Clarkston or Asotin, Washington – 3
- City further than 1 ½ hour drive time from Lewiston, Idaho - 1
- City within 1 ½ hour drive time from Lewiston, Idaho - 1

Lewiston Community Park Master Plan, Preferred Alternative
Public Involvement: Story Map Survey Summary

In coordination with Lewiston City Staff, JUB Engineers and its public involvement subsidiary, The Langdon Group, created a survey to collect public feedback on the preliminary design alternative for Community Park. The survey was open for a 30-day period, from April 11, 2022 – May 11, 2022. The survey was advertised on the City's Facebook page and shared by the Big County News and Daily Fly social media accounts. The survey could be accessed directly, or via the Facebook link, by visiting the project website at lewistoncommunitypark.com.

The website which hosted the survey gave background information for the project and contained an interactive Story Map for community members to explore the park design. In addition to being able to view and zoom in and out of an aerial map of the alternative design, the Story Map provided the opportunity for the public to drop "pins" directly onto the map to target specific amenities in association with their comments. Users could also view pins with comments submitted by other community members. Survey questions were designed to be unbiased and to collect both generalized comments as well as direct feedback on specific amenities and design elements. The survey included 11 questions in total, including multiple choice and short answer response types.

In total, 96 responses were submitted via the survey, and 251 comments were received on the City's advertisement post on Facebook. 67% of respondents said they were *satisfied* or *very satisfied* with the park design. 15% responses were *dissatisfied* or *very dissatisfied* with the park design. 78% commented they would use the park at least once a week or more.

The most common short answer responses included commentary and questions on sports fields and athletic amenities, construction timeline, neighborhood impacts, and cost. Overall, the community expressed support for the project and is curious about the proposed design, viewing it as an opportunity to bring great value to the local and regional community.

The following are main themes which the community expressed **support** for via both the survey and Facebook comments:

- Recognition that Community Park will be a great asset to the economic health of the community.
- ADA designed park amenities should include consideration for the elderly as well as sensory and mobility impaired people.
- Overall high support for the design layout and efficient use of land.
- Retention of walking trail
- The softball complex was overwhelmingly the most liked amenity in the proposed design. Commentors expressed support and interest in the softball fields supporting league play and tournaments.
- The natural open space and multi-purpose fields were highly supported amenities as well.

The following are main themes which the community expressed **concern or lack of support** for via both the survey and Facebook comments:

- Interest in reducing the number of softball fields, to be replaced with alternative amenities (namely soccer, basketball, and multi-use fields).
- Concern for the impacts to surrounding roadways and transportation systems.
- Request for increased parking space to reduce off-street parking during tournaments and events.
- Concern for fencing around the playground.
- Desire for a dog park, and off-leash areas for dog-walkers.
- The least liked amenity was the RV park. The main concerns related to the regulation and daily impacts of the RV park, including cleanliness, length of stay by visitors, and enforcement of rules.

Additional comments of note include:

- Eagerness for construction to begin and be completed in a timely manner.
- Confusion around funding mechanisms for Community Park. Confusion around the separation of City funds for dedicated uses (parks and recreation projects vs. transportation, etc.)
- Consideration for parent and child park usage, including support for stroller-friendly sidewalks, increased visibility near parks, etc.
- Curiosity for how the surrounding natural habitat and Lindsey Creek will be considered
- Many commented with a desire to see more dedicated indoor community space. Several folks cited wanting a facility similar to the HUB, and/or an indoor swimming pool.

Frequently Asked Questions

LEWISTON COMMUNITY PARK

FREQUENTLY ASKED QUESTIONS

GENERAL QUESTIONS

HOW DOES THIS PARK PLAN SATISFY THE GOAL OF A PARK FOR ALL AGES AND ABILITIES?

The proposed master plan considers programming elements and amenities for users of all ages and abilities, including passive and active unprogrammed play areas, programmed sport facilities, areas for community events, trails, playgrounds and splash pad with all ability equipment and spaces. Access to these amenities was also an important consideration. For example, design considerations for access for those with varying ages and abilities include ramps and handrails, accessible playground surfacing, all age and ability fitness equipment, ADA parking, etc.

HOW MUCH WILL COMMUNITY PARK COST, AND HOW WILL IT BE FUNDED?

The cost of the park at buildout, based on preliminary cost estimates, is \$95 million. Those costs will be further reviewed including looking for ways to reduce cost but not the quality of the facility. As each phase is designed current assumptions can be further refined and actual costs will be better known. Currently the City is considering multiple options on how to fund the park including bonds, grants, in-kind and private foundations/ donations. A financial model and strategic funding plan are being completed for the City to help further guide the decision makers. Additional information on how the construction is anticipated to be funded will be forthcoming to the public. Funding sources and grant resources are specific to this type of development and local funding through a bond, is considering a current resource that is dedicated to the development of facilities and is not earmarked for general roadway or utility improvements. Additional considerations are for a hotel/motel bed tax that would create revenues to assist with the development and operations of the park and is not a funding source that can be used for any other improvements within the City. The ultimate goal is to utilize funding sources whether public, private, or in-kind, that would not be competing with other needs within the City.

WHAT IS THE PLAN FOR PARK MAINTENANCE – HOW WILL MAINTENANCE COSTS BE OFFSET AND WHAT ADDITIONAL PARKS AND RECREATION DEPARTMENT STAFF WILL BE NEEDED TO KEEP THE PARK WELL MAINTAINED?

An analysis has been completed by an economist including projections of revenue generated by user fees (field rentals for tournaments for example) as well as additional expenditures to pay for park maintenance. The full economic analysis report will be available summer of 2022 on the Community Park website: lewistoncommunitypark.com. The additional funding to close the anticipated gap in dollars needed to pay for the increased maintenance of the 187-acre park will be phased into the Parks and Recreation budget over time as the park is constructed. The economist projects that the City Parks and Recreation Department will need to hire an additional 6 full time parks staff upon full build-out to keep up on maintenance of the park in addition to the maintenance at their other facilities. The Community Park site once fully built out will double the currently developed acreage that the City maintains. Consideration of consolidation may come into play if the City decides to no longer use some of the current facilities and those staff that are now maintaining other sites, could be moved to this site reducing the need to hire additional personnel. That concept and others will be considered in the Parks and Open Space Master Plan revision that will be reviewed once the Community Park Master Plan is completed.

WHAT IS THE TIMELINE FOR CONSTRUCTION AND COMPLETION OF COMMUNITY PARK?

The timeline for each phase of construction and the full buildout of the park will depend upon what funds are available for construction and the priorities of the City Council and general public. It is the intention of the City Parks and Recreation Department to begin the first phase of design, anticipated mass grading of the entire site, for Community Park within the next two years with construction to follow.

HOW WILL THIS AFFECT THE LOCAL ECONOMY?

Community Park at full buildout is anticipated to generate \$16.7 million dollars a year in direct non-City resident spending. If the City decides to also host a farmers' market on the site at some point in time, this will generate an additional \$4.9 million dollars a year in direct non-City resident spending. The Park is anticipated to support and/ or create 278 jobs within the community (an estimated \$8.4 million in labor income). Annual value added or Gross Domestic Product of \$13.8 million. The full economic analysis report will be available summer of 2022 on Community Park website: lewistoncommunitypark.com.

WILL COMMUNITY PARK BE OPEN TO THE GENERAL PUBLIC? WILL SCHOOL HOURS AFFECT WHEN THE PUBLIC CAN ACCESS COMMUNITY PARK?

Yes, Community Park will be open to the general public. No, the school hours will not affect the public's ability to use the park, because the property that the park is going to be developed on is owned by the City.

WHAT CONSIDERATIONS ARE BEING MADE FOR THE SURROUNDING TRAFFIC PATTERNS AND SIDEWALKS TO SUPPORT COMMUNITY PARK?

A traffic impact analysis (traffic study) was completed for the entire site (LHS, LCSC, and Community Park) which projected the overall impact of additional traffic to and from the site. The results of that traffic study were recommendations for both street and sidewalk improvements along 10th Street and Warner Avenue. Those street and sidewalk improvements were completed in 2020. Minor additional road construction is anticipated to help provide access to the internal park as well as provide connectivity to future public roadways as shown on the preferred alternative concept exhibit. The City will coordinate with transit for a future location for a bus stop.

HOW MANY PARKING STALLS ARE CURRENTLY BEING ACCOMMODATED WITHIN THE PARKING LOTS SHOWN IN THE APPROVED PREFERRED LAYOUT? IS THERE A PLAN FOR ADDITIONAL OVERFLOW PARKING FOR LARGE EVENTS?

Adequate parking was an important consideration by the Master Plan Team. Breaking Community Park into three regions – the north region (softball quad and amphitheater area), the central region (Central Plaza, Splashpad, Large Playground Area) and south region (Soccer, Little League, outdoor fitness area, basketball courts) the current design accommodates 306 parking stalls (north region), 475 parking stalls (central region), and 312 parking stalls (south region) for a total of 1,093 parking stalls. Each parking lot is designed to accommodate City requirements for handicap parking. As the 310-acre total site is a cooperative effort between the City of Lewiston, Lewiston Independent School District. No. 1, and Lewis-Clark State College, the three entities will work cooperatively to address additional parking needs for events when necessary. Placement of parking lots has been considered in order to compliment potential partner needs for events.

HAS THE CITY COORDINATED WITH LCSC REPRESENTATIVES REGARDING THE FACILITIES SHOWN?

City staff have met with leadership members at the college which includes their President, Dr. Cynthia Pemberton about potential future use of the additional land that the college has at the site. The proposed amenities for the park that are currently located on their property are, for now, considered alternative options for development in the future; specifically, the RV park and swimming pool. The Cross-Country Course, which is now located at the Community Park site, is managed by Lewis-Clark State College for both high school and college meets. Lewis-Clark State College representatives Mike Collins and Bert Sahlberg were also identified as stakeholders by the College, and each were individually interviewed as part of the public involvement plan.

HOW WILL THE CITY ACCOMMODATE OR REDUCE IMPACTS TO THE SURROUNDING WILDLIFE AND NATURAL ENVIRONMENT?

A Wetland Delineation Survey, a Phase 1 Environmental Site Assessment and an Archaeological and Historic Survey Report have all been completed after the initial property was purchased for Community Park. Wetland areas will be avoided in the current concept and if during design impacts are identified then wetland mitigation will be planned. Best management practices will be adhered to for ground disturbing activities during construction. A construction general permit and storm water pollution prevention plan will be required per the Environmental Protection Agency.

WHY AREN'T ADDITIONS OR UPGRADES TO OTHER EXISTING PARKS BEING CONSIDERED?

In 1999, the City of Lewiston identified a deficiency in the total acreage and facilities provided by existing City parks. At the time, Lewiston did not have any parks that could be classified as a community park – a large park 100+ acres in size that provides active and passive recreation areas. The property for Community Park was purchased in 2004 to address the need. The existing parks cannot satisfy the need for a community park due to their size and the inability to expand. In addition to the developments within the Community Park site, there are improvement priorities listed within the Parks and Open Space Master Plan for each of the 7 neighborhoods within the community. Those improvements are guided by the Parks and Recreation Advisory Commission, and priorities are placed within the department's strategic plan and funding for improvements are presented to the City Council annually for consideration.

QUESTIONS ABOUT PARK FEATURES

HOW WERE THE AMENITIES CHOSEN FOR THE CONCEPT DESIGN OF COMMUNITY PARK?

Multiple community surveys conducted by Lewiston Parks and Recreation Department over the last 15 years were used to determine the amenities in highest demand, as well as considering what assets are already provided in other parks in the region. City prioritized the list for Community Park based upon what other amenities were served in other park locations as well as the condition (needs replaced, fair or new) of the facilities in other park locations.

WHY WEREN'T PICKLEBALL COURTS INCLUDED IN COMMUNITY PARK?

The City has worked closely with the Pickleball Group to identify Sunset Park and the Lewiston School District's Normal Hill Campus as the short-term preferred solution to pickleball expansion. The courts at Sunset Park are currently being remodeled to increase from 6-9 courts and future conversations with the Boys and Girls Club could add additional courts down the street from Sunset Park on the Normal Hill Campus.

WHY WEREN'T TENNIS COURTS INCLUDED IN COMMUNITY PARK?

Community Park is adjacent to the brand new 8 courts that are located at the Lewiston High School and available for public use outside of the school's operating hours. It was determined that with the current number of courts available for public use within the community, that additional tennis courts were not a priority for this site.

WHY IS A DOG PARK NOT SHOWN ON THE COMMUNITY PARK CONCEPT EXHIBIT?

Currently there are 2 dog parks within the community with one in north Lewiston and one on the south side of the Lewiston-Nez Perce County Regional Airport. A dog park or multiple off-leash areas are being conserved at this site and is something that could be included when staff further plan and design within the north, central or south phases.

IS THERE A SPACE FOR PERFORMING ARTS CONSIDERED AT COMMUNITY PARK? IS THERE A SPACE WHERE LIVE MUSIC VENUES COULD BE HOSTED AT COMMUNITY PARK?

The central gathering plaza has a small stage as well as a larger grassed amphitheater to accommodate concerts and other larger events. The concrete amphitheater in the northeast corner will accommodate smaller public and private events.

WILL OTHER MULTI-USE AREAS BE ACCOMMODATED AT COMMUNITY PARK?

There is one large multi-use field identified in the preferred alternative as well as unprogrammed grass areas. Many of the athletic venues will be developed for multi-use outside of their designed intent to accommodate large events such as athletic tournaments.

WILL THERE BE AN INDOOR FACILITY LOCATED AT COMMUNITY PARK?

Due to the federal funding used to purchase the property in 2004, 150 of the 187 acres must be designated for outdoor recreation in perpetuity. The City is reviewing where the most appropriate location will be for a future indoor facility.

WHAT IS THE PLAN FOR SOCCER ACTIVITIES AT COMMUNITY PARK? WHAT IS THE ULTIMATE PLAN FOR ADDITIONAL SOCCER FIELDS WITHIN THE LEWISTON PARKS AND RECREATION DISTRICT?

There is one full size soccer field as well as an additional multi-use field that can be utilized for soccer to the north currently programmed in the preferred alternative exhibit. There are three soccer fields planned for Lewiston High School Athletic Complex. It has been discussed, although nothing formalized yet, that a Joint Use Agreement between the City Parks and Recreation Department and Lewiston Independent School District. No. 1 will be negotiated to be able to utilize each other's fields. Additionally, through an update to the Park and Open Space Master Plan as well as consolidation of current facilities to Community Park, converting the ballfields in north Lewiston to a soccer complex is a viable option to address the growing needs of the soccer community.

WILL BASKETBALL COURTS BE INCLUDED AND IF SO, WHERE ARE THEY LOCATED?

The basketball courts have been included in the first phase of development of the park. The court will be lit for night-time use and will include six baskets. The court is located in the northwest corner of Warner Avenue and Community Drive.

WHO WOULD MANAGE THE PROPOSED RV PARK? HOW LONG OF STAY WOULD BE ALLOWED? WOULD STRICT ENFORCEMENT BE FOLLOWED?

The City would lease the RV Park to a property manager. The RV Park will adhere to a strict 14-day maximum limit to accommodate short-term stay based on the guidelines set by grant funding that the City will pursue through the Idaho Department of Parks and Recreation RV Grant Program.

WILL THE PARK BE WELL LIT FOR NIGHTTIME USE AND SAFETY CONSIDERATIONS?

The intention is to light the fields, pathways, and other public gathering places to accommodate nighttime use and provide a safe environment.

Open House



APPENDIX F

PREFERRED ALTERNATIVE



LEWISTON COMMUNITY PARK - MASTER PLAN
PREFERRED ALTERNATIVE - DECEMBER 6, 2021



An aerial photograph of a large, paved public plaza in a park. The plaza is surrounded by lush green trees and grass. In the center, a group of people is gathered on a set of wide, shallow steps. The sky is blue with scattered white clouds. A light blue rectangular box is overlaid on the bottom half of the image, containing the title text.

APPENDIX G OPINION OF PROBABLE CONSTRUCTION COSTS

PROJECT NAME.....LEWISTON COMMUNITY PARK
LOCATION.....LEWISTON, ID
ARCHITECT.....JUB ENGINEERS
STAGE OF DESIGN.....FEASIBILITY

TOTALS

CSI #	DESCRIPTION	SITE PREP	HEART OF PARK	LITTLE LEAGUE	SOFTBALL	AMPHITHEATER	RV PARK	BIKE PARK	TOTAL
BUILDING COST SUMMARY									
02	EXISTING CONDITIONS	\$ 560,305	\$ 40,000	\$ 30,000	\$ 30,000	\$ -	\$ 20,000	\$ -	\$ 680,305
03	CONCRETE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
04	MASONRY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
05	METALS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
06	WOODS & PLASTICS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
07	THERMAL & MOISTURE PROTECTION	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
08	DOORS & WINDOWS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
09	FINISHES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10	SPECIALTIES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11	EQUIPMENT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12	FURNISHINGS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
13	SPECIAL CONSTRUCTION	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
14	CONVEYING SYSTEMS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
21	FIRE SUPPRESSION	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
22	PLUMBING	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
23	HVAC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
26	ELECTRICAL	\$ -	\$ 549,800	\$ 754,345	\$ 1,140,680	\$ 265,176	\$ 462,685	\$ -	\$ 3,172,686
27	COMMUNICATIONS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
28	ELECTRONIC SAFETY & SECURITY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
31	EARTHWORK	\$ 5,865,000	\$ 135,074	\$ 56,566	\$ 60,282	\$ 28,959	\$ 5,870	\$ -	\$ 6,151,752
32	SITE IMPROVEMENTS	\$ -	\$ 18,139,276	\$ 11,543,241	\$ 14,056,518	\$ 2,348,238	\$ 2,425,502	\$ 348,779	\$ 48,861,553
32	UTILITIES	\$ 274,150	\$ 428,419	\$ 399,076	\$ 714,452	\$ -	\$ 997,261	\$ -	\$ 2,813,357
SUBTOTAL		\$ 6,699,455	\$ 19,292,569	\$ 12,783,228	\$ 16,001,932	\$ 2,642,373	\$ 3,911,318	\$ 348,779	\$ 61,679,653
	GENERAL CONDITIONS - PHASED 6%	\$ 401,967	\$ 1,157,554	\$ 766,994	\$ 960,116	\$ 158,542	\$ 234,679	\$ 20,927	\$ 3,700,779
	OVERHEAD & PROFIT 3.5%	\$ 234,481	\$ 675,240	\$ 447,413	\$ 560,068	\$ 92,483	\$ 136,896	\$ 12,207	\$ 2,158,788
	BONDS & INSURANCE 2%	\$ 133,989	\$ 385,851	\$ 255,665	\$ 320,039	\$ 52,847	\$ 78,226	\$ 6,976	\$ 1,233,593
	DESIGN CONTINGENCY 15%	\$ 1,004,918	\$ 2,893,885	\$ 1,917,484	\$ 2,400,290	\$ 396,356	\$ 586,698	\$ 52,317	\$ 9,251,948
TOTAL CONSTRUCTION COST		\$ 8,474,810	\$ 24,405,100	\$ 16,170,784	\$ 20,242,444	\$ 3,342,602	\$ 4,947,817	\$ 441,205	\$ 78,024,761
	Plan Check Fees	\$ 31,250	\$ 86,492	\$ 57,938	\$ 72,057	\$ 13,453	\$ 19,019	\$ 3,391	\$ 283,600
	Building Permit	\$ 48,077	\$ 133,065	\$ 89,135	\$ 110,857	\$ 20,696	\$ 29,260	\$ 5,218	\$ 436,308
	1% State Permit Fee	\$ 481	\$ 1,331	\$ 891	\$ 1,109	\$ 207	\$ 293	\$ 52	\$ 4,363
	Utility Connection Fees and Impact Fees	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
	A/E Fees 8%	\$ 677,985	\$ 1,952,408	\$ 1,293,663	\$ 1,619,396	\$ 267,408	\$ 395,825	\$ 35,296	\$ 6,241,981
	A/E Reimbursables 4% OF AE FEES	\$ 27,119	\$ 78,096	\$ 51,747	\$ 64,776	\$ 10,696	\$ 15,833	\$ 1,412	\$ 249,679
	Furniture, Fixtures & Equipment 4%	\$ 338,992	\$ 976,204	\$ 646,831	\$ 809,698	\$ 133,704	\$ 197,913	\$ 17,648	\$ 3,120,990
	Special Inspections & Testing 0.20%	\$ 16,950	\$ 48,810	\$ 32,342	\$ 40,485	\$ 6,685	\$ 9,896	\$ 882	\$ 156,050
	Owner's Construction Contingency 8%	\$ 677,985	\$ 1,952,408	\$ 1,293,663	\$ 1,619,396	\$ 267,408	\$ 395,825	\$ 35,296	\$ 6,241,981
	Project Management Fees	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
TOTAL PROJECT COST		\$ 10,293,648	\$ 29,633,914	\$ 19,636,992	\$ 24,580,216	\$ 4,062,860	\$ 6,011,681	\$ 540,401	\$ 94,759,713

* THIS ESTIMATE IS PRICED IN TODAY'S DOLLARS - IT DOES NOT CONTAIN ESCALATION *

PROJECT ESTIMATE		CONSTRUCTION CONTROL CORPORATION		5/11/2022
PROJECT NAME.....LEWISTON COMMUNITY PARK		SITE PREP		
LOCATION.....LEWISTON, ID				
ARCHITECT.....JUB ENGINEERS		5,603,045 SF		
STAGE OF DESIGN.....FEASIBILITY				
CSI #	DESCRIPTION	UNIT QTY	UNIT COST	TOTAL
BUILDING COST SUMMARY				
02	EXISTING CONDITIONS		\$ 0.10	\$ 560,305
03	CONCRETE		\$ -	\$ -
04	MASONRY		\$ -	\$ -
05	METALS		\$ -	\$ -
06	WOODS & PLASTICS		\$ -	\$ -
07	THERMAL & MOISTURE PROTECTION		\$ -	\$ -
08	DOORS & WINDOWS		\$ -	\$ -
09	FINISHES		\$ -	\$ -
10	SPECIALTIES		\$ -	\$ -
11	EQUIPMENT		\$ -	\$ -
12	FURNISHINGS		\$ -	\$ -
13	SPECIAL CONSTRUCTION		\$ -	\$ -
14	CONVEYING SYSTEMS		\$ -	\$ -
21	FIRE SUPPRESSION		\$ -	\$ -
22	PLUMBING		\$ -	\$ -
23	HVAC		\$ -	\$ -
26	ELECTRICAL		\$ -	\$ -
27	COMMUNICATIONS		\$ -	\$ -
28	ELECTRONIC SAFETY & SECURITY		\$ -	\$ -
31	EARTHWORK		\$ 1.05	\$ 5,865,000
32	SITE IMPROVEMENTS		\$ -	\$ -
32	UTILITIES		\$ 0.05	\$ 274,150
SUBTOTAL			\$ 1.20	\$ 6,699,455
	GENERAL CONDITIONS - PHASED	6%	\$ 0.07	\$ 401,967
	OVERHEAD & PROFIT	3.5%	\$ 0.04	\$ 234,481
	BONDS & INSURANCE	2%	\$ 0.02	\$ 133,989
	DESIGN CONTINGENCY	15%	\$ 0.18	\$ 1,004,918
TOTAL CONSTRUCTION COST			\$ 1.51	\$ 8,474,810
Plan Check Fees				\$ 31,250
Building Permit				\$ 48,077
1% State Permit Fee				\$ 481
Utility Connection Fees and Impact Fees				TBD
A/E Fees		8%		\$ 677,985
A/E Reimbursables		4%	OF AE FEES	\$ 27,119
Furniture, Fixtures & Equipment		4%		\$ 338,992
Special Inspections & Testing		0.20%		\$ 16,950
Owner's Construction Contingency		8%		\$ 677,985
Project Management Fees				TBD
TOTAL PROJECT COST				\$ 10,293,648

PROJECT NAME.....LEWISTON COMMUNITY PARK	SITE PREP
LOCATION.....LEWISTON, ID	
ARCHITECT.....JUB ENGINEERS	5,603,045 SF
STAGE OF DESIGN.....FEASIBILITY	

CSI #	DESCRIPTION	UNIT QTY	UNIT COST	TOTAL
02	<u>EXISTING CONDITIONS</u>			
	Site Clear & Grub - Open Field	5,603,045 SF	\$ 0.10	\$ 560,305
	TOTAL EXISTING CONDITIONS			\$ 560,305
31	<u>EARTHWORK</u>			
	Excavation per JUB	1 LS	\$ 5,565,000.00	\$ 5,565,000
	SWPPP	1 LS	\$ 300,000.00	\$ 300,000
	TOTAL EARTHWORK			\$ 5,865,000
33	<u>UTILITIES</u>			
	Storm Drainage - Public Extensions per JUB	1 LS	\$ 274,150.00	\$ 274,150
	TOTAL UTILITIES			\$ 274,150

PROJECT ESTIMATE		CONSTRUCTION CONTROL CORPORATION		5/11/2022
PROJECT NAME.....LEWISTON COMMUNITY PARK		HEART OF THE PARK		
LOCATION.....LEWISTON, ID				
ARCHITECT.....JUB ENGINEERS		1,983,124 SF		
STAGE OF DESIGN.....FEASIBILITY				
CSI #	DESCRIPTION	UNIT QTY	UNIT COST	TOTAL
BUILDING COST SUMMARY				
02	EXISTING CONDITIONS		\$ 0.02	\$ 40,000
03	CONCRETE		\$ -	\$ -
04	MASONRY		\$ -	\$ -
05	METALS		\$ -	\$ -
06	WOODS & PLASTICS		\$ -	\$ -
07	THERMAL & MOISTURE PROTECTION		\$ -	\$ -
08	DOORS & WINDOWS		\$ -	\$ -
09	FINISHES		\$ -	\$ -
10	SPECIALTIES		\$ -	\$ -
11	EQUIPMENT		\$ -	\$ -
12	FURNISHINGS		\$ -	\$ -
13	SPECIAL CONSTRUCTION		\$ -	\$ -
14	CONVEYING SYSTEMS		\$ -	\$ -
21	FIRE SUPPRESSION		\$ -	\$ -
22	PLUMBING		\$ -	\$ -
23	HVAC		\$ -	\$ -
26	ELECTRICAL		\$ 0.28	\$ 549,800
27	COMMUNICATIONS		\$ -	\$ -
28	ELECTRONIC SAFETY & SECURITY		\$ -	\$ -
31	EARTHWORK		\$ 0.07	\$ 135,074
32	SITE IMPROVEMENTS		\$ 9.15	\$ 18,139,276
32	UTILITIES		\$ 0.22	\$ 428,419
SUBTOTAL			\$ 9.73	\$ 19,292,569
	GENERAL CONDITIONS - PHASED	6%	\$ 0.58	\$ 1,157,554
	OVERHEAD & PROFIT	3.5%	\$ 0.34	\$ 675,240
	BONDS & INSURANCE	2%	\$ 0.19	\$ 385,851
	DESIGN CONTINGENCY	15%	\$ 1.46	\$ 2,893,885
TOTAL CONSTRUCTION COST			\$ 12.31	\$ 24,405,100
Plan Check Fees				\$ 86,492
Building Permit				\$ 133,065
1% State Permit Fee				\$ 1,331
Utility Connection Fees and Impact Fees				TBD
A/E Fees		8%		\$ 1,952,408
A/E Reimbursables		4%	OF AE FEES	\$ 78,096
Furniture, Fixtures & Equipment		4%		\$ 976,204
Special Inspections & Testing		0.20%		\$ 48,810
Owner's Construction Contingency		8%		\$ 1,952,408
Project Management Fees				TBD
TOTAL PROJECT COST				\$ 29,633,914

PROJECT NAME.....LEWISTON COMMUNITY PARK	HEART OF THE PARK
LOCATION.....LEWISTON, ID	
ARCHITECT.....JUB ENGINEERS	1,983,124 SF
STAGE OF DESIGN.....FEASIBILITY	

CSI #	DESCRIPTION	UNIT QTY	UNIT COST	TOTAL
02	<u>EXISTING CONDITIONS</u>			
	Curb Cuts/Street Modification	4 EA	\$ 10,000.00	\$ 40,000
	TOTAL EXISTING CONDITIONS			\$ 40,000
26	<u>ELECTRICAL</u>			
	Site Main Service & Distribution, Metering	1983124 SF	\$ 0.10	\$ 198,312
	Power Feeders to Buildings, Large Pavilions	4 EA	\$ 8,500.00	\$ 34,000
	Site Lighting at Parking Lots	217488 SF	\$ 1.00	\$ 217,488
	Power / AV at Small Stage	1 Allow	\$ 100,000.00	\$ 100,000
	TOTAL ELECTRICAL			\$ 549,800
31	<u>EARTHWORK</u>			
	Gravel at Slabs	3,859 Ton	\$ 35.00	\$ 135,074
	TOTAL EARTHWORK			\$ 135,074
32	<u>SITE IMPROVEMENTS</u>			
	Hardscape			
	Community Gathering Area Paving - Stained/Stamped	71,378 SF	\$ 12.00	\$ 856,536
	Pavers at Community Gathering	9,528 SF	\$ 30.00	\$ 285,840
	Stairs at Community Gathering	5,426 SF	\$ 40.00	\$ 217,040
	Retaining/Seat Walls at Gathering	9,282 SF	\$ 50.00	\$ 464,100
	Gathering Concrete Wall Footings	172 CY	\$ 465.00	\$ 79,928
	Asphalt Parking/RV Parking (Including Curb & Gutter)	217,488 SF	\$ 3.50	\$ 761,208
	Concrete Pavement/Sidewalks	111,017 SF	\$ 6.00	\$ 666,102
	Off-site/Street Improvements			NIC
	Landscape/Softscape			
	Tree Planter/Grate at Gathering	4,848 SF	\$ 25.00	\$ 121,200
	Planters at Gathering	12,951 SF	\$ 15.00	\$ 194,265
	Native Grass	1,242,422 SF	\$ 0.15	\$ 186,363
	Turf Grass	308,066 SF	\$ 0.50	\$ 154,033
	Irrigation System - Spray/Drip	325,865 SF	\$ 1.75	\$ 570,264
	Irrigation Native - Large Rotor	1,242,422 SF	\$ 1.25	\$ 1,553,028
	Topsoil at Landscape Areas	3,983 CY	\$ 50.00	\$ 199,140
	Equipment/Specialties			
	Destination Playground Improvements/Surfacing	41,213 SF	\$ 18.00	\$ 741,834
	Destination Playground Equipment	1 Allow	\$ 6,000,000.00	\$ 6,000,000
	Splash Pad - 14,545 SF	1 Allow	\$ 1,500,000.00	\$ 1,500,000
	Small Stage Near Gathering	1,225 SF	\$ 80.00	\$ 98,000
	Steel Trellis Structure at Gathering	13,489 SF	\$ 80.00	\$ 1,079,120
	Disc Golf Specialties	1 LS	\$ 9,000.00	\$ 9,000
	Misc. Site Specialties	1 LS	\$ 10,000.00	\$ 10,000
	Parking Signage	1 LS	\$ 4,000.00	\$ 4,000
	Zip Line Building			Future
	Swimming Pool			Future
	Buildings/Structures			
	Commercial Restrooms at Community Gathering	2,449 SF	\$ 450.00	\$ 1,102,050
	Pump House/Restroom at Splash Pad	1,897 SF	\$ 425.00	\$ 806,225
	Large Pavilion - 40' X 60'	1 EA	\$ 288,000.00	\$ 288,000
	Picnic Shelter - 150 SF	8 EA	\$ 24,000.00	\$ 192,000
	Softball Field Concrete Dugouts	EA	\$ 15,000.00	\$ -
	TOTAL SITE IMPROVEMENTS			\$ 18,139,276

PROJECT NAME.....LEWISTON COMMUNITY PARK	HEART OF THE PARK
LOCATION.....LEWISTON, ID	
ARCHITECT.....JUB ENGINEERS	1,983,124 SF
STAGE OF DESIGN.....FEASIBILITY	

CSI #	DESCRIPTION	UNIT QTY	UNIT COST	TOTAL
33	<u>UTILITIES</u>			
	Sewer, Water, Storm Drainage Distribution per JUB	1 LS	\$ 158,000.00	\$ 158,000
	Water Service to Buildings	3 EA	\$ 7,500.00	\$ 22,500
	Sewer Service to Buildings	3 EA	\$ 8,500.00	\$ 25,500
	Gas Utility to Buildings	3 EA	\$ 5,000.00	\$ 15,000
	Storm Drainage at Hardscape, Parking Areas	414837 SF	\$ 0.50	\$ 207,419
	TOTAL UTILITIES			\$ 428,419

PROJECT ESTIMATE		CONSTRUCTION CONTROL CORPORATION		5/11/2022
PROJECT NAME.....LEWISTON COMMUNITY PARK		LITTLE LEAGUE		
LOCATION.....LEWISTON, ID				
ARCHITECT.....JUB ENGINEERS		1,488,382 SF		
STAGE OF DESIGN.....FEASIBILITY				
CSI #	DESCRIPTION	UNIT QTY	UNIT COST	TOTAL
BUILDING COST SUMMARY				
02	EXISTING CONDITIONS		\$ 0.02	\$ 30,000
03	CONCRETE		\$ -	\$ -
04	MASONRY		\$ -	\$ -
05	METALS		\$ -	\$ -
06	WOODS & PLASTICS		\$ -	\$ -
07	THERMAL & MOISTURE PROTECTION		\$ -	\$ -
08	DOORS & WINDOWS		\$ -	\$ -
09	FINISHES		\$ -	\$ -
10	SPECIALTIES		\$ -	\$ -
11	EQUIPMENT		\$ -	\$ -
12	FURNISHINGS		\$ -	\$ -
13	SPECIAL CONSTRUCTION		\$ -	\$ -
14	CONVEYING SYSTEMS		\$ -	\$ -
21	FIRE SUPPRESSION		\$ -	\$ -
22	PLUMBING		\$ -	\$ -
23	HVAC		\$ -	\$ -
26	ELECTRICAL		\$ 0.51	\$ 754,345
27	COMMUNICATIONS		\$ -	\$ -
28	ELECTRONIC SAFETY & SECURITY		\$ -	\$ -
31	EARTHWORK		\$ 0.04	\$ 56,566
32	SITE IMPROVEMENTS		\$ 7.76	\$ 11,543,241
32	UTILITIES		\$ 0.27	\$ 399,076
SUBTOTAL			\$ 8.59	\$ 12,783,228
	GENERAL CONDITIONS - PHASED	6%	\$ 0.52	\$ 766,994
	OVERHEAD & PROFIT	3.5%	\$ 0.30	\$ 447,413
	BONDS & INSURANCE	2%	\$ 0.17	\$ 255,665
	DESIGN CONTINGENCY	15%	\$ 1.29	\$ 1,917,484
TOTAL CONSTRUCTION COST			\$ 10.86	\$ 16,170,784
Plan Check Fees				\$ 57,938
Building Permit				\$ 89,135
1% State Permit Fee				\$ 891
Utility Connection Fees and Impact Fees				TBD
A/E Fees		8%		\$ 1,293,663
A/E Reimbursables		4%	OF AE FEES	\$ 51,747
Furniture, Fixtures & Equipment		4%		\$ 646,831
Special Inspections & Testing		0.20%		\$ 32,342
Owner's Construction Contingency		8%		\$ 1,293,663
Project Management Fees				TBD
TOTAL PROJECT COST				\$ 19,636,992

PROJECT ESTIMATE		CONSTRUCTION CONTROL CORPORATION		5/11/2022
PROJECT NAME.....LEWISTON COMMUNITY PARK		LITTLE LEAGUE		
LOCATION.....LEWISTON, ID				
ARCHITECT.....JUB ENGINEERS		1,488,382 SF		
STAGE OF DESIGN.....FEASIBILITY				
CSI #	DESCRIPTION	UNIT QTY	UNIT COST	TOTAL
02	EXISTING CONDITIONS			
	Curb Cuts/Street Modification	3 EA	\$ 10,000.00	\$ 30,000
	TOTAL EXISTING CONDITIONS			\$ 30,000
26	ELECTRICAL			
	Site Main Service & Distribution, Metering	1488382 SF	\$ 0.10	\$ 148,838
	Power Feeders to Buildings, Large Pavilions	5 EA	\$ 8,500.00	\$ 42,500
	Power Feeder to Field Lighting	4 EA	\$ 8,500.00	\$ 34,000
	Site Lighting at Parking Lots	129007 SF	\$ 1.00	\$ 129,007
	Little League Field Lighting	4 EA	\$ 100,000.00	\$ 400,000
	TOTAL ELECTRICAL			\$ 754,345
31	EARTHWORK			
	Gravel at Slabs	1,616 Ton	\$ 35.00	\$ 56,566
	TOTAL EARTHWORK			\$ 56,566
32	SITE IMPROVEMENTS			
	Asphalt Parking/RV Parking (Including Curb & Gutter)	129,007 SF	\$ 3.50	\$ 451,525
	Concrete Pavement/Sidewalks	82,645 SF	\$ 6.00	\$ 495,870
	Off-site/Street Improvements			NIC
	Landscape/Softscape			
	Little League Baseball Field w/ Synthetic Infield	177,196 SF	\$ 9.50	\$ 1,683,362
	Soccer Field	78,922 SF	\$ 3.50	\$ 276,227
	Multi-purpose Field	49,362 SF	\$ 3.50	\$ 172,767
	Native Grass	373,343 SF	\$ 0.15	\$ 56,001
	Turf Grass	580,830 SF	\$ 0.50	\$ 290,415
	Irrigation Pond Grading	38,471 SF	\$ 3.50	\$ 134,649
	Sand Volleyball Court w/ Concrete Curb Wall	12,943 SF	\$ 3.71	\$ 48,019
	Irrigation System - Spray/Drip	886,310 SF	\$ 1.75	\$ 1,551,043
	Irrigation Native - Large Rotor	373,343 SF	\$ 1.25	\$ 466,679
	Topsoil at Landscape Areas	10,833 CY	\$ 50.00	\$ 541,634
	Equipment/Specialties			
	Playground Near Little League Improvements/Surfacing	9,364 SF	\$ 18.00	\$ 168,552
	Playground Equipment	1 Allow	\$ 300,000.00	\$ 300,000
	Little League Backstop - 250 LF - Tension Netting	4 EA	\$ 20,000.00	\$ 80,000
	6' Field Fencing - w/ Black Vinyl	2,292 LF	\$ 55.00	\$ 126,060
	Entry Monument	1 Allow	\$ 25,000.00	\$ 25,000
	Bleachers at Little League Field	8 Sets	\$ 10,000.00	\$ 80,000
	Dugout Benches at Little League	240 LF	\$ 116.00	\$ 27,840
	Shade Structure at Little League Fields	12,000 SF	\$ 125.00	\$ 1,500,000
	Little League Field Specialties	4 EA	\$ 5,000.00	\$ 20,000
	Sand Volleyball Nets	2 EA	\$ 3,650.00	\$ 7,300
	Misc. Site Specialties	1 LS	\$ 10,000.00	\$ 10,000
	Parking Signage	1 LS	\$ 4,000.00	\$ 4,000
	Zip Line Building			Future
	Swimming Pool			Future
	Buildings/Structures			
	Concessions Building at Little League Fields - 40' X 40', 2 Story	3,200 SF	\$ 400.00	\$ 1,280,000
	Maintenance Buildings - Pre-engineered Steel Building	2,461 SF	\$ 300.00	\$ 738,300
	Large Pavilion - 40' X 60'	3 EA	\$ 288,000.00	\$ 864,000
	Picnic Shelter - 150 SF	6 EA	\$ 24,000.00	\$ 144,000
	TOTAL SITE IMPROVEMENTS			\$ 11,543,241

PROJECT NAME.....LEWISTON COMMUNITY PARK	LITTLE LEAGUE
LOCATION.....LEWISTON, ID	
ARCHITECT.....JUB ENGINEERS	1,488,382 SF
STAGE OF DESIGN.....FEASIBILITY	

CSI #	DESCRIPTION	UNIT QTY	UNIT COST	TOTAL
33	<u>UTILITIES</u>			
	Sewer, Water, Storm Drainage Distribution per JUB	1 LS	\$ 251,250.00	\$ 251,250
	Water Service to Buildings	2 EA	\$ 7,500.00	\$ 15,000
	Sewer Service to Buildings	2 EA	\$ 8,500.00	\$ 17,000
	Gas Utility to Buildings	2 EA	\$ 5,000.00	\$ 10,000
	Storm Drainage at Hardscape, Parking Areas	211652 SF	\$ 0.50	\$ 105,826
	TOTAL UTILITIES			\$ 399,076

PROJECT ESTIMATE		CONSTRUCTION CONTROL CORPORATION		5/11/2022
PROJECT NAME.....LEWISTON COMMUNITY PARK		SOFTBALL		
LOCATION.....LEWISTON, ID				
ARCHITECT.....JUB ENGINEERS		1,151,532 SF		
STAGE OF DESIGN.....FEASIBILITY				
CSI #	DESCRIPTION	UNIT QTY	UNIT COST	TOTAL
BUILDING COST SUMMARY				
02	EXISTING CONDITIONS		\$ 0.03	\$ 30,000
03	CONCRETE		\$ -	\$ -
04	MASONRY		\$ -	\$ -
05	METALS		\$ -	\$ -
06	WOODS & PLASTICS		\$ -	\$ -
07	THERMAL & MOISTURE PROTECTION		\$ -	\$ -
08	DOORS & WINDOWS		\$ -	\$ -
09	FINISHES		\$ -	\$ -
10	SPECIALTIES		\$ -	\$ -
11	EQUIPMENT		\$ -	\$ -
12	FURNISHINGS		\$ -	\$ -
13	SPECIAL CONSTRUCTION		\$ -	\$ -
14	CONVEYING SYSTEMS		\$ -	\$ -
21	FIRE SUPPRESSION		\$ -	\$ -
22	PLUMBING		\$ -	\$ -
23	HVAC		\$ -	\$ -
26	ELECTRICAL		\$ 0.99	\$ 1,140,680
27	COMMUNICATIONS		\$ -	\$ -
28	ELECTRONIC SAFETY & SECURITY		\$ -	\$ -
31	EARTHWORK		\$ 0.05	\$ 60,282
32	SITE IMPROVEMENTS		\$ 12.21	\$ 14,056,518
32	UTILITIES		\$ 0.62	\$ 714,452
SUBTOTAL			\$ 13.90	\$ 16,001,932
	GENERAL CONDITIONS - PHASED	6%	\$ 0.83	\$ 960,116
	OVERHEAD & PROFIT	3.5%	\$ 0.49	\$ 560,068
	BONDS & INSURANCE	2%	\$ 0.28	\$ 320,039
	DESIGN CONTINGENCY	15%	\$ 2.08	\$ 2,400,290
TOTAL CONSTRUCTION COST			\$ 17.58	\$ 20,242,444
Plan Check Fees				\$ 72,057
Building Permit				\$ 110,857
1% State Permit Fee				\$ 1,109
Utility Connection Fees and Impact Fees				TBD
A/E Fees		8%		\$ 1,619,396
A/E Reimbursables		4%	OF AE FEES	\$ 64,776
Furniture, Fixtures & Equipment		4%		\$ 809,698
Special Inspections & Testing		0.20%		\$ 40,485
Owner's Construction Contingency		8%		\$ 1,619,396
Project Management Fees				TBD
TOTAL PROJECT COST				\$ 24,580,216

PROJECT ESTIMATE		CONSTRUCTION CONTROL CORPORATION		5/11/2022
PROJECT NAME.....LEWISTON COMMUNITY PARK		SOFTBALL		
LOCATION.....LEWISTON, ID				
ARCHITECT.....JUB ENGINEERS		1,151,532 SF		
STAGE OF DESIGN.....FEASIBILITY				
CSI #	DESCRIPTION	UNIT QTY	UNIT COST	TOTAL
02	EXISTING CONDITIONS			
	Curb Cuts/Street Modification	3 EA	\$ 10,000.00	\$ 30,000
	TOTAL EXISTING CONDITIONS			\$ 30,000
26	ELECTRICAL			
	Site Main Service & Distribution, Metering	1151532 SF	\$ 0.10	\$ 115,153
	Power Feeders to Buildings, Large Pavilions	4 EA	\$ 8,500.00	\$ 34,000
	Power Feeder to Field Lighting	4 EA	\$ 8,500.00	\$ 34,000
	Site Lighting at Parking Lots	157527 SF	\$ 1.00	\$ 157,527
	Softball Field Lighting	4 EA	\$ 200,000.00	\$ 800,000
	TOTAL ELECTRICAL			\$ 1,140,680
31	EARTHWORK			
	Gravel at Slabs	1,722 Ton	\$ 35.00	\$ 60,282
	TOTAL EARTHWORK			\$ 60,282
32	SITE IMPROVEMENTS			
	Hardscape			
	Concrete Walls at Softball Backstops	6,000 SF	\$ 48.00	\$ 288,000
	Wall Footings at Field Walls	111 CY	\$ 465.00	\$ 51,667
	Raised Concrete Seating at Softball Fields	23,369 SF	\$ 40.00	\$ 934,760
	Asphalt Parking/RV Parking (Including Curb & Gutter)	157,527 SF	\$ 3.50	\$ 551,345
	Concrete Pavement/Sidewalks	64,706 SF	\$ 6.00	\$ 388,236
	Off-site/Street Improvements			NIC
	Landscape/Softscape			
	Softball Field w/ Synthetic Turf Infield	340,603 SF	\$ 9.50	\$ 3,235,729
	Native Grass	87,421 SF	\$ 0.15	\$ 13,113
	Turf Grass	463,657 SF	\$ 0.50	\$ 231,829
	Irrigation System - Spray/Drip	804,260 SF	\$ 1.75	\$ 1,407,455
	Irrigation Native - Large Rotor	87,421 SF	\$ 1.25	\$ 109,276
	Topsoil at Landscape Areas	9,830 CY	\$ 50.00	\$ 491,492
	Equipment/Specialties			
	Playground Near Softball Improvements/Surfacing	7,744 SF	\$ 18.00	\$ 139,392
	Playground Equipment	1 Allow	\$ 300,000.00	\$ 300,000
	Softball Backstop - 250 LF - Tension Netting	4 EA	\$ 20,000.00	\$ 80,000
	6' Field Fencing - w/ Black Vinyl	3,564 LF	\$ 55.00	\$ 196,020
	Aluminum Benches at Softball Field Tiered Concrete	1,792 LF	\$ 95.00	\$ 170,240
	Dugout Benches at Softball	240 LF	\$ 116.00	\$ 27,840
	Shade Structure at Softball Fields	20,000 SF	\$ 125.00	\$ 2,500,000
	Softball Field Specialties, Bases	4 EA	\$ 7,500.00	\$ 30,000
	Scorekeeping Equipment at Softball Fields	4 EA	\$ 15,000.00	\$ 60,000
	Misc. Site Specialties	1 LS	\$ 10,000.00	\$ 10,000
	Parking Signage	1 LS	\$ 4,000.00	\$ 4,000
	Zip Line Building			Future
	Swimming Pool			Future
	Buildings/Structures			
	Family Restroom at Playground	895 SF	\$ 475.00	\$ 425,125
	Concessions Building at Softball Fields - 40' X 40', 2 Story	3,200 SF	\$ 400.00	\$ 1,280,000
	Maintenance Buildings - Pre-engineered Steel Building	2,410 SF	\$ 300.00	\$ 723,000
	Large Pavilion - 40' X 60'	1 EA	\$ 288,000.00	\$ 288,000
	Softball Field Concrete Dugouts	8 EA	\$ 15,000.00	\$ 120,000
	TOTAL SITE IMPROVEMENTS			\$ 14,056,518

PROJECT ESTIMATE		CONSTRUCTION CONTROL CORPORATION		5/11/2022
PROJECT NAME.....LEWISTON COMMUNITY PARK		SOFTBALL		
LOCATION.....LEWISTON, ID				
ARCHITECT.....JUB ENGINEERS		1,151,532 SF		
STAGE OF DESIGN.....FEASIBILITY				
CSI #	DESCRIPTION	UNIT QTY	UNIT COST	TOTAL
33	UTILITIES			
	Sewer, Water, Storm Drainage Distribution per JUB	1 LS	\$ 459,300.00	\$ 459,300
	Water Service to Buildings	4 EA	\$ 7,500.00	\$ 30,000
	Sewer Service to Buildings	4 EA	\$ 8,500.00	\$ 34,000
	Gas Utility to Buildings	4 EA	\$ 5,000.00	\$ 20,000
	Storm Drainage at Hardscape, Parking Areas	342303 SF	\$ 0.50	\$ 171,152
	TOTAL UTILITIES			\$ 714,452

PROJECT ESTIMATE		CONSTRUCTION CONTROL CORPORATION		5/11/2022
PROJECT NAME.....LEWISTON COMMUNITY PARK		AMPHITHEATER		
LOCATION.....LEWISTON, ID				
ARCHITECT.....JUB ENGINEERS		352,845 SF		
STAGE OF DESIGN.....FEASIBILITY				
CSI #	DESCRIPTION	UNIT QTY	UNIT COST	TOTAL
BUILDING COST SUMMARY				
02	EXISTING CONDITIONS		\$ -	\$ -
03	CONCRETE		\$ -	\$ -
04	MASONRY		\$ -	\$ -
05	METALS		\$ -	\$ -
06	WOODS & PLASTICS		\$ -	\$ -
07	THERMAL & MOISTURE PROTECTION		\$ -	\$ -
08	DOORS & WINDOWS		\$ -	\$ -
09	FINISHES		\$ -	\$ -
10	SPECIALTIES		\$ -	\$ -
11	EQUIPMENT		\$ -	\$ -
12	FURNISHINGS		\$ -	\$ -
13	SPECIAL CONSTRUCTION		\$ -	\$ -
14	CONVEYING SYSTEMS		\$ -	\$ -
21	FIRE SUPPRESSION		\$ -	\$ -
22	PLUMBING		\$ -	\$ -
23	HVAC		\$ -	\$ -
26	ELECTRICAL		\$ 0.75	\$ 265,176
27	COMMUNICATIONS		\$ -	\$ -
28	ELECTRONIC SAFETY & SECURITY		\$ -	\$ -
31	EARTHWORK		\$ 0.08	\$ 28,959
32	SITE IMPROVEMENTS		\$ 6.66	\$ 2,348,238
32	UTILITIES		\$ -	\$ -
SUBTOTAL			\$ 7.49	\$ 2,642,373
	GENERAL CONDITIONS - PHASED	6%	\$ 0.45	\$ 158,542
	OVERHEAD & PROFIT	3.5%	\$ 0.26	\$ 92,483
	BONDS & INSURANCE	2%	\$ 0.15	\$ 52,847
	DESIGN CONTINGENCY	15%	\$ 1.12	\$ 396,356
TOTAL CONSTRUCTION COST			\$ 9.47	\$ 3,342,602
Plan Check Fees				\$ 13,453
Building Permit				\$ 20,696
1% State Permit Fee				\$ 207
Utility Connection Fees and Impact Fees				TBD
A/E Fees		8%		\$ 267,408
A/E Reimbursables		4%	OF AE FEES	\$ 10,696
Furniture, Fixtures & Equipment		4%		\$ 133,704
Special Inspections & Testing		0.20%		\$ 6,685
Owner's Construction Contingency		8%		\$ 267,408
Project Management Fees				TBD
TOTAL PROJECT COST				\$ 4,062,860

PROJECT ESTIMATE		CONSTRUCTION CONTROL CORPORATION		5/11/2022
PROJECT NAME.....LEWISTON COMMUNITY PARK		AMPHITHEATER		
LOCATION.....LEWISTON, ID				
ARCHITECT.....JUB ENGINEERS		352,845 SF		
STAGE OF DESIGN.....FEASIBILITY				
CSI #	DESCRIPTION	UNIT QTY	UNIT COST	TOTAL
26	<u>ELECTRICAL</u>			
	Site Main Service & Distribution, Metering	352845 SF	\$ 0.10	\$ 35,285
	Power Feeders to Buildings, Large Pavilions	3 EA	\$ 8,500.00	\$ 25,500
	Site Lighting at Parking Lots	54391 SF	\$ 1.00	\$ 54,391
	Power / AV at Amphitheater	1 Allow	\$ 150,000.00	\$ 150,000
	TOTAL ELECTRICAL			\$ 265,176
31	<u>EARTHWORK</u>			
	Gravel at Slabs	827 Ton	\$ 35.00	\$ 28,959
	TOTAL EARTHWORK			\$ 28,959
32	<u>SITE IMPROVEMENTS</u>			
	Hardscape			
	Asphalt Parking/RV Parking (Including Curb & Gutter)	54,391 SF	\$ 3.50	\$ 190,369
	Concrete Pavement/Sidewalks	34,052 SF	\$ 6.00	\$ 204,312
	Tiered Amphitheater Seating	5,140 SF	\$ 40.00	\$ 205,600
	Amphitheater Platform Stage	3,118 SF	\$ 15.00	\$ 46,770
	Off-site/Street Improvements			NIC
	Landscape/Softscape			
	Native Grass	82,565 SF	\$ 0.15	\$ 12,385
	Turf Grass	172,397 SF	\$ 0.50	\$ 86,199
	Irrigation System - Spray/Drip	172,397 SF	\$ 1.75	\$ 301,695
	Irrigation Native - Large Rotor	82,565 SF	\$ 1.25	\$ 103,206
	Topsoil at Landscape Areas	2,107 CY	\$ 50.00	\$ 105,354
	Equipment/Specialties			
	Misc. Site Specialties	1 LS	\$ 10,000.00	\$ 10,000
	Parking Signage	1 LS	\$ 4,000.00	\$ 4,000
	Zip Line Building			Future
	Swimming Pool			Future
	Buildings/Structures			
	Restrooms at Amphitheater	1,182 SF	\$ 425.00	\$ 502,350
	Large Pavilion - 40' X 60'	2 EA	\$ 288,000.00	\$ 576,000
	TOTAL SITE IMPROVEMENTS			\$ 2,348,238
33	<u>UTILITIES</u>			
	Water Service to Buildings			Softball Phase
	Sewer Service to Buildings			Softball Phase
	Gas Utility to Buildings			Softball Phase
	Storm Drainage at Hardscape, Parking Areas			Softball Phase
	TOTAL UTILITIES			\$ -

PROJECT ESTIMATE		CONSTRUCTION CONTROL CORPORATION		5/11/2022
PROJECT NAME.....LEWISTON COMMUNITY PARK		RV PARK		
LOCATION.....LEWISTON, ID				
ARCHITECT.....JUB ENGINEERS		544,850 SF		
STAGE OF DESIGN.....FEASIBILITY				
CSI #	DESCRIPTION	UNIT QTY	UNIT COST	TOTAL
BUILDING COST SUMMARY				
02	EXISTING CONDITIONS		\$ 0.04	\$ 20,000
03	CONCRETE		\$ -	\$ -
04	MASONRY		\$ -	\$ -
05	METALS		\$ -	\$ -
06	WOODS & PLASTICS		\$ -	\$ -
07	THERMAL & MOISTURE PROTECTION		\$ -	\$ -
08	DOORS & WINDOWS		\$ -	\$ -
09	FINISHES		\$ -	\$ -
10	SPECIALTIES		\$ -	\$ -
11	EQUIPMENT		\$ -	\$ -
12	FURNISHINGS		\$ -	\$ -
13	SPECIAL CONSTRUCTION		\$ -	\$ -
14	CONVEYING SYSTEMS		\$ -	\$ -
21	FIRE SUPPRESSION		\$ -	\$ -
22	PLUMBING		\$ -	\$ -
23	HVAC		\$ -	\$ -
26	ELECTRICAL		\$ 0.85	\$ 462,685
27	COMMUNICATIONS		\$ -	\$ -
28	ELECTRONIC SAFETY & SECURITY		\$ -	\$ -
31	EARTHWORK		\$ 0.01	\$ 5,870
32	SITE IMPROVEMENTS		\$ 4.45	\$ 2,425,502
32	UTILITIES		\$ 1.83	\$ 997,261
SUBTOTAL			\$ 7.18	\$ 3,911,318
	GENERAL CONDITIONS - PHASED	6%	\$ 0.43	\$ 234,679
	OVERHEAD & PROFIT	3.5%	\$ 0.25	\$ 136,896
	BONDS & INSURANCE	2%	\$ 0.14	\$ 78,226
	DESIGN CONTINGENCY	15%	\$ 1.08	\$ 586,698
TOTAL CONSTRUCTION COST			\$ 9.08	\$ 4,947,817
Plan Check Fees				\$ 19,019
Building Permit				\$ 29,260
1% State Permit Fee				\$ 293
Utility Connection Fees and Impact Fees				TBD
A/E Fees		8%		\$ 395,825
A/E Reimbursables		4%	OF AE FEES	\$ 15,833
Furniture, Fixtures & Equipment		4%		\$ 197,913
Special Inspections & Testing		0.20%		\$ 9,896
Owner's Construction Contingency		8%		\$ 395,825
Project Management Fees				TBD
TOTAL PROJECT COST				\$ 6,011,681

PROJECT ESTIMATE		CONSTRUCTION CONTROL CORPORATION		5/11/2022
PROJECT NAME.....LEWISTON COMMUNITY PARK		RV PARK		
LOCATION.....LEWISTON, ID				
ARCHITECT.....JUB ENGINEERS		544,850 SF		
STAGE OF DESIGN.....FEASIBILITY				
CSI #	DESCRIPTION	UNIT QTY	UNIT COST	TOTAL
02	EXISTING CONDITIONS			
	Curb Cuts/Street Modification	2 EA	\$ 10,000.00	\$ 20,000
	TOTAL EXISTING CONDITIONS			\$ 20,000
26	ELECTRICAL			
	Site Main Service & Distribution, Metering	544850 SF	\$ 0.10	\$ 54,485
	Power Feeders to Buildings, Large Pavilions	2 EA	\$ 8,500.00	\$ 17,000
	RV Park Power Pedestal	48 EA	\$ 3,650.00	\$ 175,200
	Feeders to Power Pedestals	4800 LF	\$ 45.00	\$ 216,000
	TOTAL ELECTRICAL			\$ 462,685
31	EARTHWORK			
	Gravel at Slabs	168 Ton	\$ 35.00	\$ 5,870
	TOTAL EARTHWORK			\$ 5,870
32	SITE IMPROVEMENTS			
	Hardscape			
	Asphalt Parking/RV Parking (Including Curb & Gutter)	124,504 SF	\$ 3.50	\$ 435,764
	Concrete Pavement/Sidewalks	8,577 SF	\$ 6.00	\$ 51,462
	Off-site/Street Improvements			NIC
	Landscape/Softscape			
	Native Grass	117,531 SF	\$ 0.15	\$ 17,630
	Turf Grass	292,188 SF	\$ 0.50	\$ 146,094
	Irrigation System - Spray/Drip	292,188 SF	\$ 1.75	\$ 511,329
	Irrigation Native - Large Rotor	117,531 SF	\$ 1.25	\$ 146,914
	Topsoil at Landscape Areas	3,571 CY	\$ 50.00	\$ 178,559
	Equipment/Specialties			
	Misc. Site Specialties	1 LS	\$ 10,000.00	\$ 10,000
	Parking Signage	1 LS	\$ 4,000.00	\$ 4,000
	Zip Line Building			Future
	Swimming Pool			Future
	Buildings/Structures			
	Restroom/Admin Building at RV Park	1,000 SF	\$ 425.00	\$ 425,000
	Small Restroom at RV Park	1,050 SF	\$ 475.00	\$ 498,750
	TOTAL SITE IMPROVEMENTS			\$ 2,425,502
33	UTILITIES			
	Sewer, Water, Storm Drainage Distribution per JUB	1 LS	\$ 313,200.00	\$ 313,200
	Water Service to Buildings	2 EA	\$ 7,500.00	\$ 15,000
	Sewer Service to Buildings	2 EA	\$ 8,500.00	\$ 17,000
	Gas Utility to Buildings	2 EA	\$ 5,000.00	\$ 10,000
	Storm Drainage at Hardscape, Parking Areas	133081 SF	\$ 0.50	\$ 66,541
	RV Park Water Connection	48 EA	\$ 650.00	\$ 31,200
	Water Lines to RV Water Connection	4560 LF	\$ 35.00	\$ 159,600
	RV Park Dump Station w/ Vault	48 EA	\$ 4,500.00	\$ 216,000
	Sewer Lines to RV Dump Stations	4560 LF	\$ 37.00	\$ 168,720
	TOTAL UTILITIES			\$ 997,261

PROJECT ESTIMATE		CONSTRUCTION CONTROL CORPORATION		5/11/2022
PROJECT NAME.....LEWISTON COMMUNITY PARK		BIKE PARK		
LOCATION.....LEWISTON, ID				
ARCHITECT.....JUB ENGINEERS		86,567 SF		
STAGE OF DESIGN.....FEASIBILITY				
CSI #	DESCRIPTION	UNIT QTY	UNIT COST	TOTAL
BUILDING COST SUMMARY				
02	EXISTING CONDITIONS		\$ -	\$ -
03	CONCRETE		\$ -	\$ -
04	MASONRY		\$ -	\$ -
05	METALS		\$ -	\$ -
06	WOODS & PLASTICS		\$ -	\$ -
07	THERMAL & MOISTURE PROTECTION		\$ -	\$ -
08	DOORS & WINDOWS		\$ -	\$ -
09	FINISHES		\$ -	\$ -
10	SPECIALTIES		\$ -	\$ -
11	EQUIPMENT		\$ -	\$ -
12	FURNISHINGS		\$ -	\$ -
13	SPECIAL CONSTRUCTION		\$ -	\$ -
14	CONVEYING SYSTEMS		\$ -	\$ -
21	FIRE SUPPRESSION		\$ -	\$ -
22	PLUMBING		\$ -	\$ -
23	HVAC		\$ -	\$ -
26	ELECTRICAL		\$ -	\$ -
27	COMMUNICATIONS		\$ -	\$ -
28	ELECTRONIC SAFETY & SECURITY		\$ -	\$ -
31	EARTHWORK		\$ -	\$ -
32	SITE IMPROVEMENTS		\$ 4.03	\$ 348,779
32	UTILITIES		\$ -	\$ -
SUBTOTAL			\$ 4.03	\$ 348,779
	GENERAL CONDITIONS - PHASED	6%	\$ 0.24	\$ 20,927
	OVERHEAD & PROFIT	3.5%	\$ 0.14	\$ 12,207
	BONDS & INSURANCE	2%	\$ 0.08	\$ 6,976
	DESIGN CONTINGENCY	15%	\$ 0.60	\$ 52,317
TOTAL CONSTRUCTION COST			\$ 5.10	\$ 441,205
Plan Check Fees				\$ 3,391
Building Permit				\$ 5,218
1% State Permit Fee				\$ 52
Utility Connection Fees and Impact Fees				TBD
A/E Fees		8%		\$ 35,296
A/E Reimbursables		4%	OF AE FEES	\$ 1,412
Furniture, Fixtures & Equipment		4%		\$ 17,648
Special Inspections & Testing		0.20%		\$ 882
Owner's Construction Contingency		8%		\$ 35,296
Project Management Fees				TBD
TOTAL PROJECT COST				\$ 540,401

PROJECT ESTIMATE		CONSTRUCTION CONTROL CORPORATION		5/11/2022	
PROJECT NAME.....LEWISTON COMMUNITY PARK		BIKE PARK			
LOCATION.....LEWISTON, ID					
ARCHITECT.....JUB ENGINEERS				86,567 SF	
STAGE OF DESIGN.....FEASIBILITY					
CSI #	DESCRIPTION	UNIT QTY	UNIT COST	TOTAL	
32	<u>SITE IMPROVEMENTS</u>				
	<u>Landscape/Softscape</u>				
	Native Grass	23,349 SF	\$ 0.15	\$	3,502
	Irrigation Native - Large Rotor	23,349 SF	\$ 1.25	\$	29,186
	<u>Equipment/Specialties</u>				
	Bike Park Grading/Trail/Obstacles	63,218 SF	\$ 5.00	\$	316,090
	TOTAL SITE IMPROVEMENTS			\$	348,779

ENGINEER'S OPINION OF PROBABLE COST

PROJECT: COMMUNITY PARK MASTER PLAN

CLIENT: CITY OF LEWISTON PARKS AND RECREATION

DATE:

May 02, 2022

PROJECT DESCRIPTION: This estimate includes the Earthwork and Public Utilities (Water, Storm, Sewer) for the entire Community Park Site.

J-U-B PROJECT NO.: 23-21-024

[illegible]

CONTINGENCY (15.0%)	\$ 1,099,000.00
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CONSTRUCTION TOTAL	\$ 8,419,900.00
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DESIGN ENGINEERING	\$	-
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BIDDING AND ADMINISTRATION	\$	-
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CONSTRUCTION ENGINEERING AND INSPECTION \$ -

SURVEY	\$	-
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ENGINEER'S OPINION OF PROBABLE COST	\$	8,419,900.00
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A: 846 SIXTH STREET, CLARKSTON, WA 99403

P: (509) 254-6011

F: (844) 830-2645



APPENDIX H

STRATEGIC FUNDING PLAN

LEWISTON COMMUNITY PARK MASTER PLAN: STRATEGIC FUNDING PLAN SUMMARY

J-U-B Engineers, Inc. subcontracted with Clearwater Economic Development Association (CEDA) to research and summarize potential funding opportunities to support the development of community park. Implementation strategies and a strategic funding plan, cataloguing available funding resources, were developed to assist in funding efforts for the Lewiston Community Park.

Implementation strategies that should be considered include the following:

CONTACT FUNDING AGENCIES EARLY AND OFTEN, WELL BEFORE THE DEADLINE

It is good practice to inform funding agencies of a potential upcoming project well in advance of a grant application deadline. If an agency desires to submit a grant application that is due in the fall or winter, it is recommended that funding agencies be contacted as early as the beginning of the year. Grant agency staff can offer invaluable advice on how to put a successful application together as well as specific ideas about a project.

PROJECT DEVELOPMENT / NEIGHBORING AGENCY COORDINATION

For projects to be implemented in the near future, it is recommended to identify next steps. A typical next step toward implementation would involve taking a project from the planning phase to the project development phase. Depending on the type and location of the project, project development may involve site investigation, survey, geotechnical investigation, environmental evaluation or a specific study, etc. For projects that abut neighboring jurisdictions, staff should work closely with the affected agency to determine the next step to move the project forward.

PUBLIC COMMUNICATION

It is important to maintain ongoing communication with one another, as well as with the public. Public communication is important for continued and future support of project objectives. Forms of communicating with the public may include press releases, newsletters, social media, web links, etc.

CEDA's funding strategy summary is included below, and a matrix of funding opportunities is provided following this narrative summary:

- Private Foundations: Many sources available to the park development are private foundations, which range from small awards to very large amounts at the discretion of the donor organization. Unlike public sources there is often more flexibility in uses. The opportunities may be to tie into smaller component pieces within the park master plan or target a large program for a keystone project in the community park. The attached

funding resource list contains 16 foundations, as well as bank/financial institutions that could be sources.

- Recommendation: The City is limited in accepting some donor funds by not having an associated 501(c)3 parks and recreation foundation. Many donor foundations will only grant to 501(c)3 organizations. The Lewiston Library Foundation serves this role for the library. City staff should continue to engage to create a non-profit foundation that can receive funds for citywide park projects.
- Public Grant Sources: Idaho Dept. of Parks and Recreation is the best opportunity for annual requests through its various grant programs. Currently the largest funding programs are the Land and Water Conservation Fund (LWCF) and Recreation Vehicle (RV) funds. The RV grants are accepted annually, and LWCF applications are taken in odd years. LWCF project grants have been as high as \$750,000, depending on federal appropriations and can fund a variety of uses such as play areas, splash pads, courts and skate parks. The City is working on a property conversion matter related to city property and the new high school, which be resolved before the City can re-apply for LWCF, which is the best source for early action items.
- Other Significant Public Grant Sources. The federal Infrastructure Investment and Jobs Act: This \$973 billion package provides five years of capital funding for transportation, water, broadband, energy, remediation, and other sources. Allocations will be made to Idaho and there will be nationally competitive programs. In particular, the transportation programs included traditional projects and enhancement areas that could benefit community park. Other existing federal transportation sources available on an ongoing basis can provide mobility improvements complementing the park development.
- Create development partnerships that reduce the cost of construction: utilizing local service clubs, and collaborative programs such as “Playgrounds by Leathers” are some opportunities to provide in-kind support. Elements of community park within the play areas, sport fields, multi-use field, bike park, and disc-golf could be fundraised by sports activity groups.
- Not available to the City. CEDA evaluated pathways to secure state Idaho Community Development Block Grant funding toward the community park. As an “entitlement city” Lewiston cannot directly apply, and Nez Perce County can’t apply for a city project under the current arrangement.

PUBLIC FINANCE OPTIONS

While there are a variety of grant sources available, the primary source of capital funding will be derived from other sources including city cash and debt financing. City cash can be budgeted for capital projects or reserves saved up to spend on a project. This is the “pay as you go” approach. For large capital projects the City can issue municipal bonds through voter approval:

- General Obligation Bond: Used for permanent types of assets including parks. General obligation bonds have security in that they are backed by the *full faith and credit, and unlimited taxing power of the issuer*. Bond payments will be collected through citizens property taxes. General obligation bonds are authorized by super-majority approval (66.67% of all voters). There is no requirement of refinancing of existing debt. Election dates are 3rd Tuesday in May or 2nd Tuesday in November
 - **Benefits**: Dedicated tax levy, comparably lower interest rates, lesser transaction costs
 - **Considerations**: High benchmark voter requirement for approval, which means public education campaigns are critical.
- Revenue Bonds: Permanent revenue-producing utilities, such as rate-based water and wastewater systems, backed up with a fixed enterprise revenue or dedicated general fund source. Revenue bonds are authorized by a simple majority approval (50%) of all voters
 - **Benefits**: Backed by systems revenues and fees, lower voter requirements,
 - **Considerations**: May require rate increases, higher transaction costs, higher interest rates, public education campaigns important.
 - **Note**: A revenue bond could be potentially levied against foregone, or banked property taxes.

There are federally-subsidized loan programs that provide lower interest rates and better terms, such as USDA. But they are based on rurality and income requirements, which do not pertain to Lewiston.

Other types of funding vehicles include:

- Special Districts, such as a Park and Recreation Districts. Many of these exist in Idaho. These are formed by voter approval, are governed by independent boards, and can levy small property taxes for purposes of building and maintaining park and recreation projects.
- Auditorium District. These have been established in a few Idaho cities for event and multi-purpose centers. Funding is derived from hotel/motel taxes levied in the district. They are formed by petition and require 60% vote to create.

MAPPING RESOURCES TO THE MASTER PLAN

With the completed master plan, phasing and cost information, the funding strategy will be adapted and modified to support the capital improvement plan for community park build-out.

BACKGROUND MATERIALS

Lewiston Parks and Recreation has been studying and developing ideas for Community Park, since the property was purchased in 2004. Past work included a committee process to identify development strategies and a fundraising feasibility study.

- Draft campaign support (2017)
- Nilsson Advisory Group Study (2018)
- Valley Park campaign brochure

Funding Source	Funding Information	Assistance Type	Application Deadlines	Recommended Approach	Amenity
Idaho State Parks and Recreation (IDPR)- Land and Water Conservation Fund (LWCF)	Federal funds through IDPR to acquire and/or develop and preserve outstanding property for outdoor recreation. The City secured LWCF for Community Park property acquisition. Can be used for wide range of outdoor recreation projects.	Requires a 50% match. Typical request \$200,000-\$300,000. Depends on federal allocation. 2021: \$750,000/project due to large allocation	Application deadline in January on odd years	The city is in process adjusting boundaries for future eligible applications to LWCF. Consultation with IDPR.	Splash Pad
					Structures, Buildings, Lighting & Signage
					Sports & Game Fields, Skate Parks, RV Parks
					Restrooms, Playgrounds, Shelters, Gazebos, Picnic Tables
Idaho State Parks and Recreation-Recreational Trail Program (RTP)	Trail plans should be included or referenced in a Statewide Comprehensive Outdoor Recreation Plan.	20% match, at least 5% over overall project cost must be non-federal funds. Award range \$2,000-\$100,000	Due January	Requires National Environmental Policy Act that cannot be included in project cost.	Trail Projects
Idaho State Parks & Rec-Recreational Vehicle (RV) Fund	Acquisition, lease, development, improvement, operations & maintenance of publicly-owned RV facilities.	No match unless purchasing equipment. \$20,000 - \$700,000 awards	Due January	Align with development of RV park.	Sports & Game Fields, Skate Parks, RV Parks
Idaho State Parks and Rec-Mountain Bike Program Fund	Preservation, maintenance & expansion of recreation trails for mountain biking.	Min. 20% match, \$10,000 grant awarded annually	Due January	The city is an eligible applicant.	Trail Projects
Idaho Commission of the Arts	Public projects and events of nonprofit organizations, scholls, school districts, or informal arts groups sponsorted by fiscal agents.	Grant-\$1,000	Due quarterly	Arts embellishments to public areas.	Arts, History, Culture

Funding Source	Funding Information	Assistance Type	Application Deadlines	Recommended Approach	Amenity
DeAtley Family Foundation	Capital Grants New construction, remodel and/or purchase of real property	No match required. Available awards could be large amounts.	Due February 1 to March 15	Eligible entities must be a nonprofit 501(c)(3) organization. City in process to establish a foundation for the park system.	Restrooms, Playgrounds, Shelters, Gazebos, Picnic Tables
					Structures, Buildings, Lighting & Signage
					Sports & Game Fields, Skate Parks, RV Parks
Idaho Community Foundation-Northern Idaho/Forever Idaho	Art/Culture, education, emergency services, libraries, conservation/environment, health, recreation, social services and public projects	Max award \$25,000	Due February 15	Eligible entities must be a nonprofit 501(c)(3) organization. City in process to establish a foundation for the park system.	Restrooms, Playgrounds, Shelters, Gazebos, Picnic Tables
Be Outside Idaho	Outdoor recreation & natural resource education for youth and families	Small project (\$2500 or less)	Due October 1	Eligible entities must be a nonprofit 501(c)(3) organization. City in process to establish a foundation for the park system.	Restrooms, Playgrounds, Shelters, Gazebos, Picnic Tables
People for Bikes	Focus on bicycling, active transportation or community development	\$10,000 award	Due October 15	Eligible entities must be a nonprofit 501(c)(3) organization. City in process to establish a foundation for the park system.	Trail Projects
MLB Baseball Tomorrow	Ball field construction, lighting & fencing	50% match, Avg. award \$39,000 (source)	Letter of Inquiry process	Cities are eligible.	Sports & Game Fields, Skate Parks, RV Parks

Funding Source	Funding Information	Assistance Type	Application Deadlines	Recommended Approach	Amenity
RC Baker Foundation	Animal-related, Arts & Culture, Challenged/disabled athlete, Diseases & Disorders, Health, Social Services, Youth Development	Grant- \$30,000	Due May 1st & October 1 annually	Eligible entities must be a nonprofit 501(c)(3) organization. City in process to establish a foundation for the park system.	Arts, History, Culture
Blue Cross of Idaho	Community Transformation Grants	TBD	3 year process: Year 1=Engage, Year 2=Establish an Action Plan, Year 3=Execute the Plan	Cities eligible. Blue Cross just went through a competitive round.	Restrooms, Playgrounds, Shelters, Gazebos, Picnic Tables
Avista Foundation	Health & Human Service, Education & Youth Development, Economic & Community Vitality, Environmental, Arts & Culture	Foundation discretion (aim high)	Due: Feb. 1, April 1, August 1, November 1	Eligible entities must be a nonprofit 501(c)(3) organization. City in process to establish a foundation for the park system.	Restrooms, Playgrounds, Shelters, Gazebos, Picnic Tables
Laura Moore Cunningham Foundation	Rural healthcare, education programs, underserved communities	Foundation discretion (aim high)	Historically April/May	Eligible entities must be a nonprofit 501(c)(3) organization. City in process to establish a foundation for the park system.	Restrooms, Playgrounds, Shelters, Gazebos, Picnic Tables
Innovia Foundation	Targeted funding in our region	Community grant \$20,000	Due January annually	Local governments specifically eligible.	Restrooms, Playgrounds, Shelters, Gazebos, Picnic Tables
AARP Community Challenge	Create vibrant Public Places that improve open spaces, parks and access to other community amenities.	\$10,000-\$25,000	April 15	City is eligible.	Restrooms, Playgrounds, Shelters, Gazebos, Picnic Tables

Funding Source	Funding Information	Assistance Type	Application Deadlines	Recommended Approach	Amenity
J.A. and Kathryn Albertson Family Foundation	Personal relationship	TBD	Periodic announcements	Eligible entities must be a nonprofit 501(c)(3) organization. City in process to establish a foundation for the park system.	Various
Harry W Morrison Foundation	Community Transformation- numerous projects	Idaho State improvements, average grant 2021 ~ \$25,300. Boise focused	No deadline, accepts year round	Eligible entities must be a nonprofit 501(c)(3) organization. City in process to establish a foundation for the park system.	Various
The Foster Foundation	Community Spirit, Artistic Expression, Cultural Programs, Sports/Recreation.	Establish partnership with the organization first	Jan 1-Aug 31: Partnership Evaluation and Proposal Invitation Aug. 31: Grant request deadline	Eligible entities must be a nonprofit 501(c)(3) organization. City in process to establish a foundation for the park system.	Various
Lewis-Clark Valley Healthcare Foundation	Health, Wellness & Disease Prevention	\$75,000	Due July 31 annually	The city is an eligible applicant.	Various
Area Banks/Credit Unions	Zions, Banner, P1FCU, FNWCU, LCCU, ICCU, etc	Various	Various	City may need Foundation. City in process to establish a foundation for the park system.	Various

An aerial architectural rendering of a sports and recreation complex. The scene features three baseball fields with pinkish-brown bases and green grass. A central area contains a playground with yellow and green equipment. To the right is a large, irregularly shaped blue lake. Several parking lots are filled with cars of various colors. A central building with a white roof and blue accents is surrounded by walkways and trees. People are depicted walking on the paths and playing on the fields.

APPENDIX I **ECONOMIC IMPACT STUDY**

To: Tim Barker, City of Lewiston and Kayla Brown, J-U-B Engineers **Date:** May 4, 2022
From: Todd Chase and Tim Wood, FCS GROUP
CC: File #3490
RE Lewiston Community Park: Economic Impact Analysis

Report Organization

This memorandum summarizes the expected level of economic activity and fiscal impacts that can be attributed to the planned Lewiston Community Park. Contents of this memorandum are organized in the following sections:

- I. Introduction:** includes overall study purpose, summary of work completed and methodology.
- II. Research Findings:** reflects key assumptions regarding Community Park events, visitation, patronage, parks O&M requirements, and business-related spending impacts.
- III. Key Assumptions:** reflects expected level of local government operational and maintenance investment requirements as well potential for local revenue generation based on the induced levels of visitor spending activity.
- IV. Economic Impacts:** includes a summary of the key assumptions and net economic benefits attributed to the Community Park.

I. INTRODUCTION

This study takes into account key program elements, planned events, potential local and non-local park visitation/patronage, market reach, staffing requirements, operating and maintenance costs, and revenue forecasts.

Lewiston Community Park elements:

- World-class playground – plus 2 smaller playgrounds. No direct revenue.
- Large splash pad -This would be a free amenity.
- Little League baseball complex – (2) 2-plex arrangement; 4 fields total -Tournaments
- Softball quad complex – 4 fields -Tournaments
- RV park (46 spaces) - Leased by an operator to facilitate rentals (short term rentals only).
- Multi-Use play field – soccer, lacrosse, football, rugby, flag football - Potential for tournaments if the City can work out a shared use agreement with the high school to use their fields.
- Amphitheater/Events center (≈97,300' SF, leasable space including 1 large pavilion and 1 Concessions/Restroom for large celebrations (wedding, etc.))
- Disc golf course - No direct revenue. May have potential for tournaments.
- Bicycle park - No direct revenue.
- Sand volleyball courts (2). No direct revenue.
- Natural open space - cross country indirect revenue for a large meet.

- Trails for hiking, biking, nature walks -No direct revenue.
- Rentable Large Pavilions (6)
- 2 Commercial Lots for Lease (Total of 2.69 AC)
- Small Stage (1) - community events free; if concerts – would need to add portable fencing and would generate revenue.
- Commercial – Food Concessions/ small grocery items (1 at \approx 1,750 SF)
- Concessions/Rentable Space (2 at \approx 1,600 SF)

Study Methodology

To undertake this study, FCS GROUP performed the following subtasks:

- » **Participation in Project Coordination meetings** with staff from City of Lewiston parks and recreation department and J-U-B Engineers (parks planning and engineering). These meetings included review and discussion of draft master plan, staffing assumptions, cost estimates, patronage, and economic impact findings.
- » **Comparable Facilities Review** of community parks throughout the western U.S. to help determine potential market reach and expected levels of visitation and operational and maintenance cost requirements.
- » **Review of Literature** regarding parks facilities economic impacts as well as operational and maintenance cost and staffing requirements.
- » **Review of City Financial Reports** regarding historical and current City of Lewiston parks and recreation expenses and revenues
- » **Evaluation Potential Parks Usage:** including a development of a range in park visitation, revenue generation, staffing and operational and maintenance requirements based on full buildout of the master plan.
- » **Analysis of Economic Impacts** regarding the direct, indirect and induced economic impacts and documentation of the annual economic benefits of jobs supported, output (sales), gross domestic product (GDP), payroll and state/local tax revenues.
- » **Summary of Study Findings**

Economic Impact Methodology

The estimates of the economic impacts generated from Community Park and its operations and related-visitation are derived using an input-output model that estimates direct, indirect and induced effects of those expenditures.

Economic impacts are measured using a regional input-output model named IMPLAN. The IMPLAN model is a useful tool for understanding the inputs and outputs of local and regional economies by measuring the direct and secondary benefits of changes in industrial output (sales), GDP (valued added), income, taxes, and employment.

The model takes into account local (county level) economic trends and spending multipliers to estimate: direct impacts (income, sales, wages, public/private spending associated directly with producing a good or service); indirect impacts (backward supply chain linkages including supplies/services needed as inputs for producing the good or service); and induced impacts (forward

linkages that reflect how the direct and indirect impacts cause a multiplier “ripple” effect in the regional economy as income is spent and re-spent on various goods, services and investments. The IMPLAN model includes 536 specific industry sectors (nationally), of which 209 sectors are represented in Nez Perce County, Idaho and Asotin County, Washington.

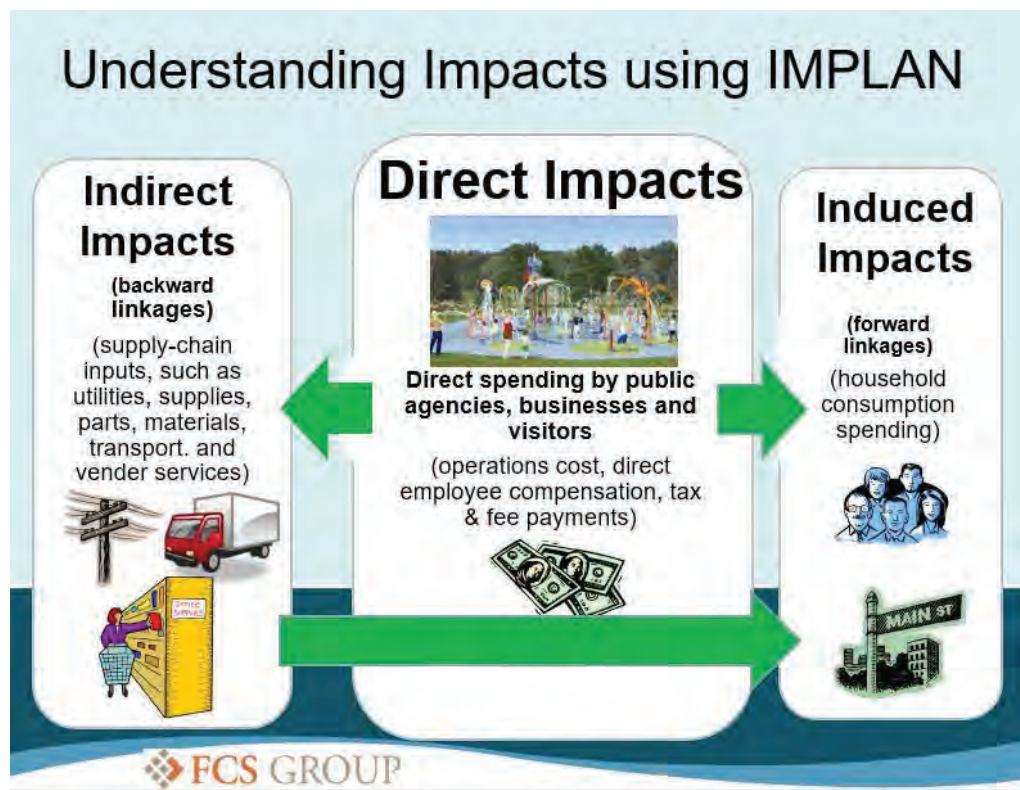
Direct effects reflect the spending by local park and recreation agencies —for facility maintenance, operations and recreational programs — and include wages and benefits for agency employees and spending on equipment, utilities, goods and services.

Indirect effects capture the spending associated with local park and recreation agencies’ vendors. An example is an agency contracting with a local landscaping company to mow ball fields. The landscaping company will need to hire employees, purchase mowers and contract with a bookkeeping service. The bookkeeping service leases office space, employs workers, purchases office supplies and so forth.

Induced effects track the impact of consumer spending (from wages) by park and recreation agency employees and employees working for the agency’s vendors.

Please refer to www.implan.com for detailed information regarding the IMPLAN model. **Exhibit 1** illustrates how the three measures of direct economic activity from the Community Park translates into secondary activity (indirect and induced impacts).

Exhibit 1 IMPLAN Model Flow



The IMPLAN model estimates the total effects on output, employment, labor income and value added resulting from park and recreation agencies’ operations and non-city resident spending:

Output measures the value of the resulting transactions

Employment is the number of headcount jobs, both full- and part-time

Labor income includes salaries, wages and fringe benefits

Value Added is the measure most equivalent to GDP and includes property income, dividends, corporate profits and other measures

This economic analysis is focused on documenting the *permanent* annual economic benefits attributed to change to park operations (City staffing and maintenance requirements) as well as changes in park-related visitation and the related business activity. **To keep findings conservative, this analysis is focused primarily upon projected changes in non-City resident spending activity that is expected upon full buildout of the master plan.**

All economic values stated in this document are assumed to reflect full development of the Community Park Master Plan and are reported in constant 2022 dollar amounts (unless otherwise noted).

II. RESEARCH FINDINGS

The findings contained in this document reflect a range in local (city resident) and non-local (non-resident) visitation levels after the Community Park elements are constructed and operations stabilize, which should occur by year 3 after full buildout. Actual economic impacts will vary year to year depending on changes in national and regional economic conditions, and as additional park facilities are constructed.

Research Findings

There are very few economic studies that convey the impacts of Community Parks. However, there are multiple national and Idaho resources that portray statewide economic benefits of visitation and parks patronage. Examples include:

The Economic Impact of Parks: An Examination of the Economic Impacts of Operations and Capital Spending by Local Park and Recreation Agencies on the U.S. Economy, 2017; sponsored by the National Recreation and Park Association.

- This study concluded that “parks and recreation facilities are an essential feature of a healthy, vibrant and resilient community.” The efforts by local park agency workers and volunteers have a positive impact on all segments of the population. In addition to providing passive and active recreational opportunities, parks and open space provide programs for youths and adults, and cleaner air and water for cities, counties and towns.
- Within the state of Idaho, as of year 2017, public parks and agency investments helped generate over \$544 million in sales (transactions) and supported 4,186 direct jobs. These jobs added \$150 million in labor income, which equates to approximately \$35,700 per job.¹

¹ These estimates adjusted to 2022 dollar amounts by FCS GROUP using the U.S. Bureau of Labor Analysis, inflation calculator.

2021 NRPA Agency Performance Review, study sponsored by the National Recreation and Park Association.

- This national study identifies key benchmarks and performance indicators for all types of parks by jurisdiction (market size). The findings are useful for understanding the low and high end range of parks facility and grounds maintenance costs, direct employment, levels of service, and park-user revenue assumptions.

Idaho and Regions: 2019 Travel USA Visitation Report, sponsored by the Idaho Department of Commerce.

- This annual study reflects regional trends and estimates regarding visitation patterns, including but not limited to party size, length of stay and spending patterns for day-use and overnight visitors. Lewiston is located within the North Central Region of Idaho. This information has been applied to non-local visitor spending assumptions by day-use and overnight visitors for major spending categories, including transportation, retail, food, lodging/accommodations, and entertainment.

Comparable Park Facility Research

In addition to these sources of information, FCS GROUP also examined operations of several community park facilities across the western U.S.A. The research included identification of market reach, operational requirements, maintenance costs, revenue generation and fundings techniques used to pay for capital and operational requirements. The comparable parks facilities were identified by JUB and the Lewiston Parks staff and included:

Amphitheater (small)

Herriman Amphitheater: <https://www.herriman.org/parks/j-lynn-crane-park>

Mixed use with splash pad, skating ice ribbon, shelters, stage, playground. See photos.

Murry Park Amphitheater: <https://www.murray.utah.gov/1863/Murray-Park-Amphitheater>

Google Murry Park Amphitheater.

Amphitheater (large)

Draper Amphitheater: <https://www.draperutah.gov/425/Amphitheater>

2,000+ seating, built-in seating, building and stage

Sandy Amp: <https://www.sandyamp.com/101/Venue>

2,700 capacity, built-in seating and grass, building and stage

Bountiful city Park Amphitheater: <https://www.bountifulutah.gov/Parks>

Stage with pavilion cover, grass seating. Google “Bountiful Amphitheater”, see photos.

Julius M. Kleiner Memorial Park: <https://meridiacity.org/parks/currentparks/kleiner>

Mixed use with reused water for irrigation splash pad, shelters and performing arts

RV Park

Lagoon RV Park & Campground: <https://www.lagoonpark.com/park-info/camping/>

Adjacent to Lagoon Amusement Park

Cherry Hill: <https://www.cherry-hill.com/stay/camping>

Amusement Park with water park, miniature golf, pavilions, playgrounds

Soccer Fields

Kaysville Angel Street Soccer Complex: <https://www.kaysville.gov/239/Parks-Trails-Facilities>

5 fields, pavilion, picnic shelters, playground restrooms. Angel Street Soccer Complex.

Ellison Park: <https://www.laytoncity.org/LC/Parks/Park/Ellison%20Park>

8 fields, restrooms, concessions, splash pad, 2 playgrounds, pavilion, skate park

The Fields at Little Valley:

<https://www.sgcity.org/parkstraislandcemetery/cityparks/thefieldsatlittlevalley>

4 fields (2 more future), 2 playgrounds, splash pad, 24 pickleball courts adjacent to fields

Regional Athletic Complex: <https://www.slc.gov/parks/regional-athletic-complex/>

16 soccer fields, also host football, lacrosse, rugby, volleyball, cross country course

Baseball/Softball Fields

Lithia & Driveway Fields (formerly US Cellular Fields):

<https://www.medfordoregon.gov/Government/Departments/Parks-Recreation-and-Facilities/Lithia-Driveway-Fields>

Numerous baseball and softball fields, soccer fields also

Payson Fields: <https://www.paysonutah.org/parks/page/hillman-softball-complex>

2 quads, 1 duplex (10 fields total), mix of baseball and softball

Valley Regional Softball Complex: <https://www.taylorsvilleut.gov/our-city/parks-and-recreation/valley-regional-park/softball-complex>

Quad (4 fields total), located within Valley Regional Park

Fort Missoula Regional Park: <https://www.ci.missoula.mt.us/179/Fort-Missoula-Regional-Park>

Sports complex and passive space, baseball/softball and soccer fields

Southridge Sports and Events Complex: <https://www.playsouthridge.com/>

Sports complex and Numerica Pavilion

Splash Pads

Wardle Regional Park Splash Pad: <https://www.slco.org/parks/wardle-fields-regional-park/>

Splash pad located within Wardle Regional Park, mixed use with playgrounds, sports fields, pickleball courts, pavilions, restrooms

Draper City Splash Pad: <https://www.draperutah.gov/460/Parks>

Splash pad located within Smith Fields Park, 150 E 13400 S, Draper, Utah 84020.

Magna Regional Park Splash Pad: <https://www.slco.org/parks/magna-regional-park/>

Splash pad located within Magna Regional Park

Disc Golf Course

Walter Fredrick Morrison Disc golf Course at Creekside: <https://www.pdga.com/course-directory/course/creekside-park>

Located within Big Cottonwood Regional Park

The Fort Disc Golf Course: <https://www.pdga.com/course-directory/course/fort-buenaventura>

Located within Fort Buenaventura Park

Cross Country Course

Sugar House Park Cross Country Course:

<https://www.uhsaa.org/xs/SugarhouseParkMap2016.pdf>

Layout of course in Sugar House Park.

Border Wars XC: <https://www.borderwarshc.com>

Multi-state competition (Utah, Colorado, Arizona, Idaho, New Mexico, Nevada, Wyoming)

Research Summary

- These comparable parks facilities typically serve a regional market that ranges from 30,000 to 100,000 people that are located within a 1-2-hour drive. However, Salt Lake City has a regional market that is well over 2-3 times the other facilities listed.
- The facilities with RV parks, large amphitheaters, multipurpose ball fields, and cross-country courses tend to have the most significant amount of daily and overnight visitation; and often draw in visitors from multiple states for major events or tournaments.
- Lithia and Driveway Fields Park in Medford is the only facility that provided an economic impact estimate. In 2017, the City of Medford reported over 845 visiting teams which attracted 156,000 visitors and visitor spending of \$4.4 million. The naming rights of the park has a reported economic value to the city of \$745,000.



Lithia & Driveway Fields are owned and operated by the City of Medford. This location is the largest municipal installation of FieldTurf in the United States with nearly 1.5 million square-feet of synthetic grass and has already hosted over 47,000 youth and adult games, and has generated over \$100 million in economic impact since opening in May 2008.

- In most cases, the capital funding for these parks was derived from general obligation bonds (voter approved) in combination with parks impact fees and general fund revenue.
- Operation and maintenance (O&M) expenses are typically subsidized by general fund revenue. However, user fees and volunteer commitments were reported to cover between 25% and 100% of annual O&M cost requirements.
- O&M expenses vary widely depending on the type of facility or grounds being maintained. Using the information gleaned from the above-mentioned research, the following assumptions have been utilized for this study:
 - Annual parks facility costs for parks agencies range from \$3,500 to \$7,000 per developed acre (\$5,250 at midpoint).

- Annual parks recreation programming costs equate to 20% of facility O&M cost.
- Park agency facilities and administration full-time-equivalent (FTE) workers ranges from 0.40 to 0.15 FTEs per \$100,000 in facility cost (0.276 at midpoint).
- Park agency employment for parks and recreational programs (including peak seasons) ranges from 0.66 to 0.83 FTEs per \$100,000 in recreational program spending.

III. KEY ASSUMPTIONS

In order to conduct an economic impact analysis, assumptions must first be made regarding changes in visitation for each type of facility that will be provided. Working with City of Lewiston parks staff, FCS was able to generate local assumptions regarding the number of annual events and average attendance levels for each facility.

Parks visitation estimates include potential use by local (city residents) as well as non-local day use and overnight visitation for each facility. For major events and tournaments, estimates include participants as well as spectators. Detailed assumptions regarding annual events and visitation estimates are summarized below in **Exhibit 2**.

Exhibit 2 Community Park Use Assumptions

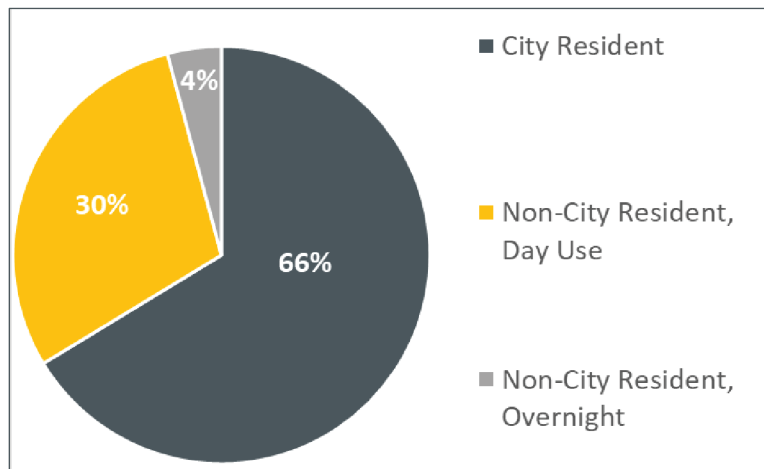
At buildout....	Midpoint Est.		Low Est.	High Est.
Regional Park facilities users	499,000	annual park visitation *	332,000	666,000
City residents	326,000	park users	217,000	435,000
Non-city residents (day use)	147,000	park users/visitors	98,000	196,000
Non-city residents (overnight)	26,000	park users/visitors	17,000	35,000
Annual number of events at the park	296	<i>* excludes farmers market.</i>		

Facility	Event Days	Proj. Annual Park Vistors (midpoint)			
		City Resident	Non-Resident Day Use	Non-Resident Overnight	Total
Baseball & Softball	83	18,998	16,052	1,739	36,788
Shelter events (e.g., reunions, weddings)	57	22,097	5,580	907	28,584
Amphitheater	38	18,396	8,208	756	27,360
Cross Country course	23	28,540	40,980	4,680	74,200
Soccer/football	22	3,398	3,658	432	7,488
Sand Volleyball	23	654	313	37	1,005
Basketball	11	4,493	797	86	5,376
RV Camping	-	-	-	17,520	17,520
Other facility (splash pad, tot lot, large playground, bike park, disc golf, movies, etc.)	40	229,048	71,066	1,003	301,117
Farmers Market	30	105,000	45,000	-	150,000
Total	326	430,624	191,653	27,161	649,438
Distribution		66%	30%	4%	100%

Other Activities (no charge): splash pad, movies in the park, bike park, tot lot and large playground.

Overall parks usage will be primarily from local city residents, especially for the tot lot, splash pad and movies in the park. For the primary facilities offered at the park (not including the farmers market), the expected annual usage is likely to consist of 66% local city residents, 20% non-city residents (day use) and 4% non-resident overnight. (**Exhibit 3**).

Exhibit 3 Community Park Use Assumptions



Park-related Revenue and Expenditure Assumptions

Parks have a multitude of economic impacts on the communities they serve. The most measurable benefits include:

- Park Agency User Fee and Vendor/Lease Revenues
- Park Agency Spending on Operations, Personnel and Services
- Direct Spending by Park Users (particularly from non-city residents)

Park agency user fee and vendor lease revenues take into account the range in facility use events and the opportunities to provide vendor lease space at various locations in the park. Facility charges are based on the current City of Lewiston Fee Schedule for FY 2022.

Park agency spending reflects the assumptions listed in the prior section of this report, with a range in facility O&M and programming costs based on the projected parks usage.

Direct spending assumptions for non-resident park users were derived using the Idaho Visitor Survey results, shown below in **Exhibit 4**.

Exhibit 4 Avg. Daily Spending per Non-City Resident Parks Visitor

Visitor Type	Restaurant Food & Beverage	Retail	Transportation	Recreation & Entertainment	Lodging
Dayuse	\$ 24	\$ 23	\$ 15	\$ 9	-
Overnight	\$ 60	\$ 44	\$ 24	\$ 20	18
Overnight visitor assumptions					
Lewiston Lodging capture	75%				
Avg. Number of Nights	2				
Avg. People per Party	3.3				

Source: Longwoods Idaho Visitor Survey, 2019; adjusted to 2022 dollars.

https://www.bls.gov/data/inflation_calculator.htm

A summary of expected annual direct revenues, O&M expenses and visitor spending activity is provided in **Exhibit 5**. Once the community park is fully developed and operations stabilize, the forecast assumptions reflect the following:

- Park user fee revenues increase \$256,000 to \$512,000 (\$384,000 midpoint)
- Annual City land/space lease revenues increase \$64,560 to \$96,840 (\$80,700 midpoint)
- Parks facilities/grounds O&M costs increase \$700,000 to \$1.4M (\$1,050,000 mid)
- Parks recreation program costs increase \$140,000 to \$280,000 (\$210,000 midpoint)
- Parks facilities staffing will likely increase by 4.0 to 7.9 FTEs (5.9 at midpoint)
- Parks recreational program staffing increase by 2 to 4 FTEs (3 at midpoint)

As mentioned previously, these forecasts reflect full development of the community park and stabilized operations, which typically occurs in year 3 after full buildout. Actual revenues and costs will be incremental (increases) over several years.

Exhibit 5 Park Revenue, O&M Expenses and Visitor Spending

	Midpoint Est.	Low Est.	High Est.
Proj. Annual Revenue (reservations, fees, etc.)	\$ 384,000	\$ 256,000	\$ 512,000
Proj. Annual Lease Revenue (2.69 acres)*	\$ 80,700	\$ 64,560	\$ 96,840
Proj. Annual Op. Expenses - Facilities/Grounds	\$ (1,050,000)	\$ 700,000	\$ 1,400,000
Proj. Annual Op. Expenses - Recreation Programs	\$ (210,000)	\$ 140,000	\$ 280,000
Proj. Full-Time Parks FTEs (facilities/grounds/admin.)	5.9	4.0	7.9
Proj. Part-Time Parks FTEs required (recreation)	3.0	2.0	4.0
Annual Direct Non-City Resident Visitor Spending	\$ 16,684,000	\$ 11,123,000	\$ 22,245,000
Food & Beverage	\$ 5,094,000	\$ 3,396,000	\$ 6,792,000
Retail, Entertainment & Other	\$ 6,373,000	\$ 4,249,000	\$ 8,497,000
Transportation & Fuel	\$ 2,792,000	\$ 1,861,000	\$ 3,723,000
Lodging & Accommodations	\$ 2,425,000	\$ 1,617,000	\$ 3,233,000
Annual Farmers Market Direct Spending Activity	\$ 4,954,000	\$ 3,303,000	\$ 6,605,000
Spending by City Residents	\$ 3,468,000	\$ 2,312,000	\$ 4,624,000
Spending by Visitors	\$ 1,486,000	\$ 991,000	\$ 1,981,000
Farmers Market days of operation	30		

* preliminary annual lease revenue based on 10% of land cost @ \$300,000 per acre land value.

The direct spending assumptions from non-city residents will be derived from those making trips to Lewiston from surrounding areas for events, tournaments and to utilize various parks facilities (splash pad, tot lot, bike park, etc.). The aggregate annual direct spending from non-local park users (excluding the Farmers Market) is expected to range from \$11.1M to \$22.2M per year (\$16.7M at midpoint). The Farmers Market has the potential to generate additional spending activity.

As indicated in **Exhibit 5**, the largest visitor spending categories include: miscellaneous retail/entertainment spending (such as sporting goods, apparel, merchandise), followed by spending on food and beverage. There will also be measurable increases in vehicle fuel sales as well spending on overnight lodging and RV accommodations.

The Farmers Market will provide added economic and community benefits. This analysis assumes that the market will operate within the community park 30 days per year with 40 vendor kiosks. Local vendors will offer various types of specialty foods, craft goods and general merchandise. As a result, the market will attract a mix of local and non-city patrons to Lewiston. Projected spending at the farmers market ranges from \$3.3 to \$6.6 million (\$4.95 M at midpoint). As indicated in **Exhibit 5**, it is estimated that 70% of this spending will be derived from city residents, the remaining 30% is likely to be from patrons that live elsewhere.

IV. ECONOMIC IMPACTS

The benefits described in this section reflect the long-term permanent annual changes that would occur within the local economy after full development of the community park based on the midpoint forecasts described above.

The direct spending from park users will result in direct and secondary economic benefits for the region. Direct economic benefits will be concentrated in Lewiston, but secondary benefits will be experienced in Clarkson and surrounding communities.

Economic Impact from Parks Agency Spending on O&M

The increased level of annual parks O&M spending on facilities, recreational programs, and administration (\$1.26 million at midpoint) is expected to support 12 jobs in the local economy. As indicated in **Exhibit 6**, key highlights from this analysis of parks agency spending impacts include:

- Annual employment of 12 jobs (7.1 direct, 2.1 indirect, and 2.8 induced)
- Annual economic output (overall induced spending) of \$1.9 million
- Annual value added or GDP of \$989,812
- \$681,134 in labor income (averages \$56,928 per job)
- Annual local/state tax revenue of \$65,880 (includes sales tax, fuel tax, income tax revenue)
- Annual federal tax revenue/payments of over \$139,000.

Exhibit 6

Annual Permanent Economic Benefits Based on Increased Public Parks O&M Spending*

Impact Type	Employment	Labor Income	Value Added (GDP)	Output
Direct Effect	7.1	\$473,085	\$634,776	\$1,260,000
Indirect Effect	2.1	\$86,564	\$140,388	\$266,820
Induced Effect	2.8	\$121,485	\$214,748	\$382,393
Total Effect	12.0	\$681,134	\$989,912	\$1,909,213

State and Local Tax Revenue	\$65,880
Federal Tax Revenue	\$139,133

Source: IMPLAN, reflects full-time and part-time jobs. * Assumes \$1.26 M in annual spending.

Economic Impact from Parks-related Visitor Spending

The increased parks-related visitor spending from non-city residents is expected to generate \$14.7 million (midpoint estimate) in direct annual sales for local businesses.

As indicated in **Exhibit 7**, key highlights from parks-related visitor spending include the following:

- Annual employment of 237.3 jobs (183.6 direct, 25.4 indirect, and 28.3 induced)
- Annual economic output (overall induced spending) of \$22 million
- Annual value added or GDP of \$11.7 million
- Nearly \$7 million in labor income
- Annual local/state tax revenue of \$1.67 million (from sales tax, fuel tax, income tax revenue)
- Annual federal tax revenue/payments of nearly \$1.7 million

Exhibit 7

Annual Permanent Economic Impact Summary (excluding farmers market impact)

Impact Type	Employment	Labor Income	Value Added (GDP)	Output
Direct Effect	183.6	\$4,645,460	\$7,668,216	\$14,732,254
Indirect Effect	25.4	\$1,097,086	\$1,864,612	\$3,678,111
Induced Effect	28.3	\$1,236,125	\$2,182,378	\$3,888,165
Total Effect	237.3	\$6,978,672	\$11,715,206	\$22,298,530

State and Local Tax Revenue	\$1,670,344
Federal Tax Revenue	\$1,684,185

Source: IMPLAN. Emploment reflects full-time and part-time jobs.

Economic Impact from Farmers Market

The non-city resident spending activity at the farmers market is expected to support \$1.5 million (midpoint estimate) in direct annual sales for local businesses. As indicated in **Exhibit 8**, key highlights from the economic analysis of the farmers market include the following:

- Annual employment of 28.5 jobs (22.4 direct, 3.4 indirect, and 2.7 induced)
- Annual economic output (overall induced spending) of over \$2.2 million
- Annual value added or GDP of \$1.1 million
- Nearly \$677,000 in labor income
- Annual federal tax revenue/payments of nearly \$155,000

Exhibit 8

Farmers Market Impact Summary (non-resident spending only)

Impact Type	Employment	Labor Income	Value Added (GDP)	Output
Direct Effect	22.4	\$386,398	\$689,075	\$1,486,500
Indirect Effect	3.4	\$170,480	\$238,041	\$389,461
Induced Effect	2.7	\$119,645	\$211,173	\$376,276
Total Effect	28.5	\$676,524	\$1,138,290	\$2,252,238

State and Local Tax Revenue	-\$5,434
Federal Tax Revenue	\$154,681

Source: IMPLAN. Emploment reflects full-time and part-time jobs.

An aerial architectural rendering of a sports and recreational facility. The complex features two baseball fields with green grass and reddish-brown dirt bases. A central area between the fields contains several red-roofed structures, likely concessions or restrooms. To the left of the fields is a large parking lot filled with cars. A paved path winds through the site, connecting the parking area to the fields and a playground in the foreground. The playground includes a yellow play structure and a climbing frame. The entire facility is surrounded by lush green trees and landscaping. In the background, a golf course is visible.

APPENDIX J

FINANCIAL MODEL

City of Lewiston Community Park Financial Plan Summary

8/22/2022

As part of the Community Park (“Park”) Master Plan, a comprehensive 20-year financial plan was developed to estimate the annual costs to construct, maintain and operate park programs, properties and facilities. The financial plan includes an interactive Excel based spreadsheet model that will be used to help the City of Lewiston monitor Park revenues and expenditures (capital and O&M) over time for budget planning purposes. The financial model for the Park includes a number of key assumptions (inputs) that will likely be modified and refined as the Park proceeds into final design and then into operation.

Key financial assumptions and funding strategies are summarized below:

Construction of Park Grounds and Facilities

The Park will consist of 197 acres of park property (contingent upon negotiations with LCSC regarding their existing property where the RV park is currently proposed to be located). Improvements will include construction of 98 acres for active park use and 99 acres of passive park property. These improvements are initially being proposed in this financial plan to be completed in 2024 (145 acres in Phase 1) and 2028 (52 acres in Phase 2).

Funding for the Construction of the Park has been explored with the City and its Municipal Advisor Clearwater Financial (Clearwater) with an eye to limiting the tax impact on the community. It is recommended that the Park project be funded in phases in order to spread the impacts and to accomplish the priority portions of the process. Phase 1 is proposed to be primarily funded through the sale of \$44.55 million in municipal general obligation bonds, which would require voter approval. Phase 2 construction would require an additional \$29.4 million, also in the form of general obligation bonds. Other sources of funds such as state and federal grants and sponsorships are being explored by CEDA and other stakeholders.

It is recommended the bonds be repaid over 30 years to reduce the annual debt services and thus the tax impact on Lewiston citizens. It is also recommended the bonds be issued through the Idaho Bond Bank Authority (IBBA). Participation with the IBBA reduces financing costs in the following three ways: First, the IBBA has the authority to pledge the State of Idaho’s substantial sales tax revenues to the repayment of the bonds. This “cosigning” with the City enables the bonds to be issued using the State of Idaho’s A+ rating. Second, the IBBA can pool multiple financings together, thus reducing issuance costs. Third, the IBBA’s ability to pool financings allows for larger bond issuance sizes. Larger issuances tend to achieve more favorable pricing and terms. These strategies when combined will significantly reduce the interest rates on the bonds and ultimately reduce the tax impact to citizens.

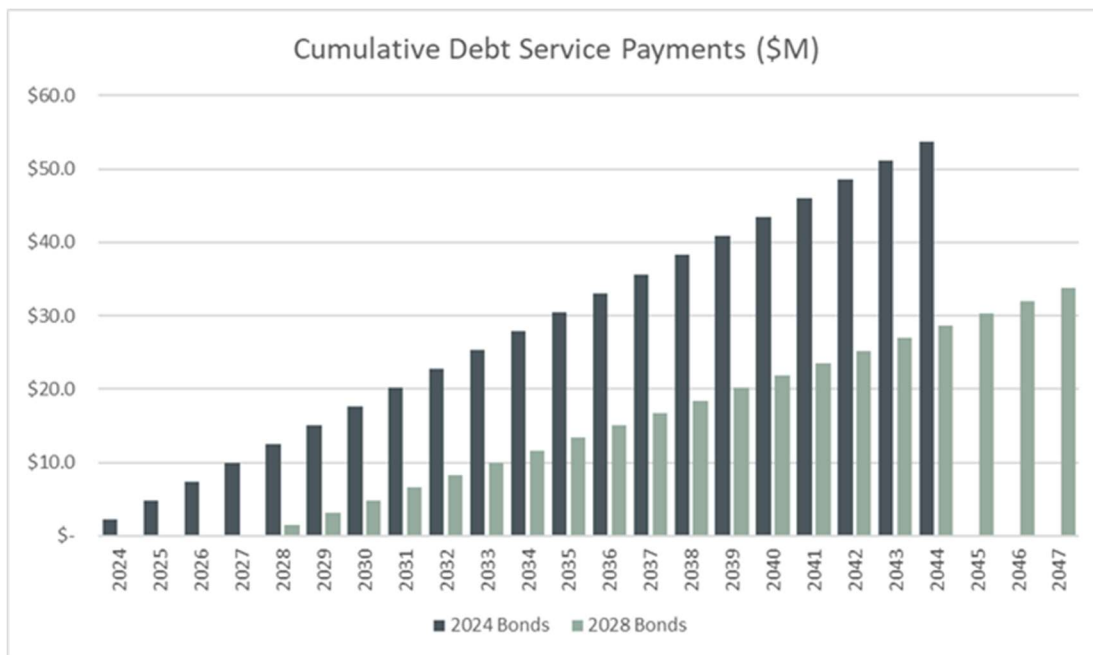
Annual debt service for the bonds is expected to total approximately \$4.3 million (\$2.6 million for Phase 1 and \$1.7 million per year for Phase 2 bond payments). Over the term of the bonds, total principal and interest payments will be \$87.4 million (\$53.7 million for the 2024 issuance and \$33.7 million for the 2028 issuance).

In order to further limit tax impacts to Lewiston’s citizens, the City has already budgeted approximately \$1 million in annual revenues for the Community Park project. Second, the City will be receiving approximately \$900,000 in additional revenue from the closure of the downtown Urban Renewal Area (URA) district which can be allocated to the Community Park. Third, the City Council passed a resolution in 2018 to approve the use of forgone revenues of approximately \$1.05 million

for new infrastructure such as the Community Park and/or a fire station. The combined resources from these three revenue streams are already reflected in the City's tax base and, if dedicated to defray debt service payments on the bonds, would greatly reduce the tax impact to citizens. It is noteworthy to mention that the City is expected to see a significant tax levy reduction due to recent market value increases in the area.

Finally, given the Park will have regional impact, the City will explore partnerships with other Valley governments who will benefit from the Park. The City may research current park usage characteristics to better understand where visitors reside and how best to structure inter-governmental partnerships.

The following chart illustrates the cumulative debt service payments expected with the two general obligation bond issuances.

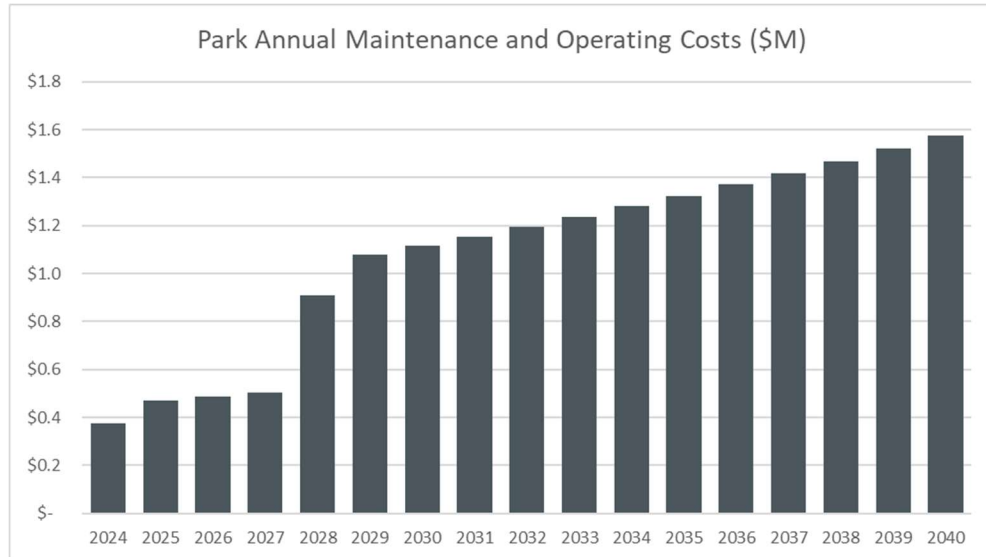


Phase 1 Park program elements would come on-line in 2024 and include mass grading of entire park property, little league baseball fields, soccer field, multipurpose fields, central gathering space, picnic shelters, splash pad, large playground, movies in the park, farmer's market, facility food vendors, and cross country course.

Phase 2 program elements would come on-line in 2028 and include softball fields, sand volleyball courts, disc golf, amphitheater, RV park and campsites, bike park and additional facility food vendors.

Maintenance and Operating Strategies

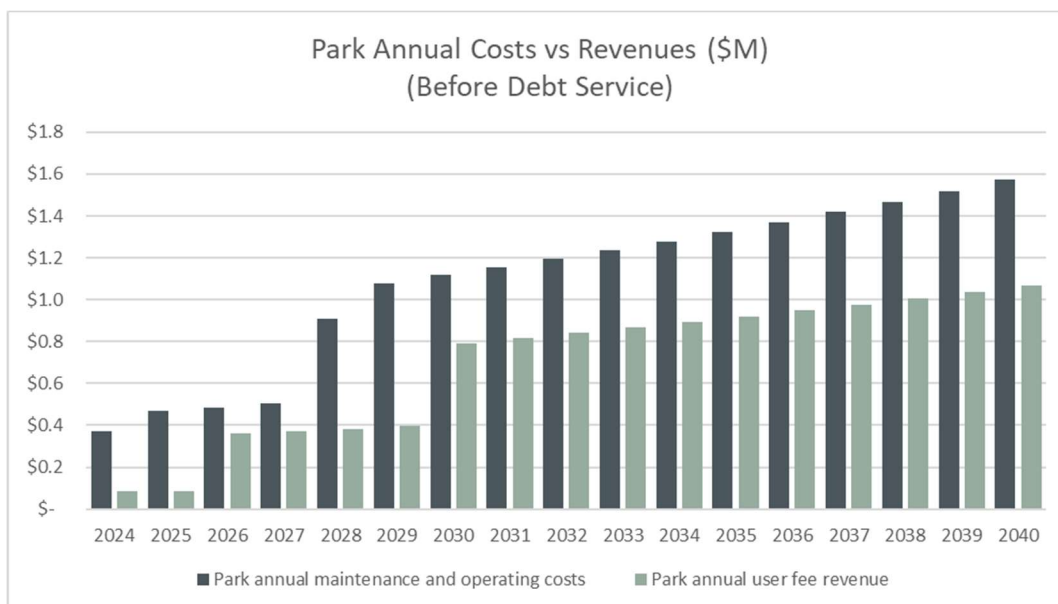
After Park buildout (starting in 2029), maintenance and operating costs are expected to total \$1.1 million annually. This includes \$700,000 to maintain active and passive park acreage (such as turf/landscape maintenance and playground/facilities maintenance) and \$400,000 to operate park programs (facility reservations, park program staffing, and administrative costs).



Net Income Before Debt Service

User fee revenues from facility and tournament rentals are expected to partially offset the total cost to maintain and operate the Community Park. The difference between costs and revenues will be funded from existing or new sources of City revenue, such as revenue from a hotel/motel bed tax and tax on short-term rentals.

Annual user fee revenues will be derived from commercial space rental, park facility rentals, and tournament rentals. After buildout, the Park is expected to see 1,145 facility rental days annually and 296 tournament rental days annually. Over the 20-year planning period, the Park is expected to generate \$12.9 million in revenue. This will be offset with Park maintenance and operating costs of \$18.5 million, for a difference of \$5.6 million; which equates to an average annual “net operating loss” before debt service of \$280,000 annually.



An aerial architectural rendering of a park improvement project. The scene shows a large, paved plaza with a grid pattern of light-colored stones. To the left, there's a green lawn area. In the center, a wide set of stairs leads up to a higher level. To the right, there's a series of dark wooden pergolas or trellises. The background features more trees and a distant building. Several small human figures are scattered throughout the scene to provide a sense of scale. The sky is blue with some white clouds.

APPENDIX K

CAPITAL IMPROVEMENT PLAN

DRAFT

Community Park Construction Phasing/ Capital Improvement Plan Summary

City of Lewiston, Idaho

Current as of May 2, 2022

This estimate is referenced from the estimate performed by Construction Control Corporation Dated May 11, 2022.

Priority	Description	Total Cost
1	Mass Community Park Site Grading	
	Sub-Total	\$ 10,300,000
2	Heart of the Park	
	Sub-Total	\$ 29,650,000
3	Little League Complex Area	
	Sub-Total	\$ 19,500,000
4	Softball Complex Area	
	Sub-Total	\$ 24,600,000
5	Amphitheater (Northeast corner adjacent softball complex)	
	Sub-Total	\$ 4,100,000
6	RV Park Area	
	Sub-Total	\$ 6,050,000
7	Other Amenities That Can Be Constructed at any time contingent upon priority and funding: Bike Park Multi-Use Field Sand Volleyball Disc Golf	
	Sub-Total	\$ 800,000
	Community Park Total Concept Cost Estimate	\$ 95,000,000

