



MASON PARK

MASTER PLAN UPDATE

HOUSTON PARKS & RECREATION
DEPARTMENT



CLARK CONDON
BRAVE / ARCHITECTURE
WALTER P MOORE

OCTOBER 2019

TABLE OF CONTENTS

SECTION ONE

EXECUTIVE SUMMARY _____ 4

RECOMMENDATIONS _____ 5

SECTION TWO

MASTER PLAN SITE PLAN _____ 7

ARCHITECTURAL FLOOR PLAN _____ 8

PARK RENDERINGS _____ 9

SECTION THREE

MASTER PLAN PROCESS- COMMUNITY INVOLVMENT _____ 18

EXISTING CONDITIONS _____ 19

SITE ANALYSIS _____ 20

MASTER PLAN CONCEPTS _____ 21

FINAL MASTER PLAN _____ 24

MASTER PLAN PHASING PLAN _____ 25

SECTION FOUR

HPARD SECTOR MAP & MASTER PLAN PRIORITIES _____ 27

PARK USAGE _____ 28

COMMUNITY INPUT _____ 47

PUBLIC MEETING NOTES _____ 48

TRAFFIC STUDY _____ 51

SECTION ONE

HPARD MASTER PLAN UPDATE

EXECUTIVE SUMMARY

Mason Park is a community park located in Houston, Texas. At 108 acres it is the second largest park in Park Sector 11, second only to the Gus Wortham Park & Golf Course. The park site is split by South 75th Street and Brays Bayou, creating four distinctive areas within the park. Mason Park is a well-used park that offers a Spanish Mission style community center, swimming pool, sports fields, playground and fitness stations, trails, open space, natural spaces and fresh water wetlands. The Bayou 2020 initiative saw the addition of a connector trail along Brays Bayou and the key addition of a pedestrian bridge that connects the north and south sides of the park across the bayou. Other planned improvements to the park included expanded walking trails along South Tipps Street and pedestrian lighting at the southwest section of the park called Plaza Viva.

In 2015, the City of Houston Parks and Recreation Department updated their Parks Master Plan for each of its 21 park sectors. Input from the public, survey and evaluation of each park, and the National Park Score were all taken into consideration in order to provide a city-wide master plan update that accurately reflected the needs of its users. As a result of the city-wide parks master plan, it was determined that the master plan for Mason Park needed to be updated to help meet the needs of Parks Sector 11. The priorities for Park Sector 11 include revitalization of existing parks, development of neighborhood connections to parks and trails, acquisition of new park land, preservation of environmentally sensitive areas, development of new park facilities, development of partnerships with the school system and other entities. The public survey that was conducted with this update indicates that the public needs of the sector includes trails, open space and natural areas, dog parks, fitness programs, fine arts programs, swim lessons, community gardens, and golf programming.

The master plan update for Mason Park began with an assessment of the current park amenities and an inventory of programs and activities provided within the vicinity of Mason Park. This included review of the 2016 Building Assessment on the community center and the 2014 Building Assessment on the pool complex. The recommendations of those reports were taken into consideration with this master planning effort. HPARC provided usage data on multiple park amenities from their reservation master report for 2016 and 2017. A summary of that is included in the Background Information section of this report. The next step was to gather community input. A total of three public meeting was held over the course of seven months at the Mason Park Community Center.

The first public meeting was held on March 22, 2017. The community was presented with the master plan update process, site analysis and inventory, and encouraged to speak openly about their park needs, what amenities were important to them and how they saw the park site function best for the community. There were also comment cards provided and collected for written comments. Following the meeting, an open comment period was conducted to allow those not able to attend the meeting to provide feedback.

The second public meeting was held on August 1, 2017. The community was presented with the master plan update process, site analysis and inventory, park amenity options and several conceptual diagrams showing how the amenities may be placed on site. The attendees were encouraged to speak openly about proposed amenities and diagrams. There were also comment cards provided and collected for written comments.

The third and final meeting was held on October 4, 2017. The community was presented with the master plan update process, the proposed park programming gathered from previous input, the site plan that evolved from community input, and a proposed phasing plan for the improvements. The response to the updated master plan was favorable and additional feedback was taken to improve the proposed plan. All the comments and information gained from these efforts were compiled and can be found in Section Four of this report.

The master plan process also included an in-depth look at the Community Center and how it is meeting the needs of the community. The project goals for the Mason Park Community Buildings included renovating the interior spaces and adding onto the historical buildings to increase their ability to serve the community by incorporating informational, athletic, and meeting spaces into the design. This is accomplished by efficiently using existing spaces that are currently serving their intended purposes while reorganizing other spaces to work with the slightly enlarged floor plans. The smaller Clubhouse building becomes the park's main entry and is on axis with the park's master plan and the pool building. The interior renovation reuses the existing wood floor and open, wood-beamed ceiling. A conference room, enlarged kitchen, and park office are included in this building. The main entry can be used as a larger community room. Even though the kitchen is being enlarged, the Clubhouse's overall square footage is reduced by converting the storage room into an exterior porch with views of the new splash park.

The larger Recreation Building's existing layout prevents efficient use of the building. The proposed design adds 3,000 square feet and increases its ability to serve the public by enlarging the gymnasium to provide a place to watch games and get to the community rooms without walking onto the court. The weight room is expanded and incorporates the stage into its space as an elevated exercise level. Glazing is proposed from the stage allowing views from the weight room into the gymnasium. A large community room is also provided that can be subdivided with a moveable partition. A kitchen and break room is adjacent to both the community room and the weight room for community use. An open lobby and enlarged restrooms complete the building's renovation.

Infrastructure issues with the buildings need further research and planning. This includes getting elevation certificates to verify the finish floor elevation complies with the City of Houston's September 2018 flood requirements and verification that the buildings are not in the flood plain. Other improvements include many of those recorded in the buildings' 2016 assessment report like the outdated mechanical systems, necessary exterior envelope work, and the replacement of rotted building elements.

The last step to the master plan update for Mason Park was to do a detailed park mobility and parking analysis of the proposed site plan. The parking study was intended to estimate the vehicular trip generation and parking demand of the proposed master plan and test it against the proposed plan. The result was that the parking demand at peak times would require 410 parking spaces, twenty-five more spaces than are shown in the plan. As the master plan is implemented, the parking areas nearest the sports fields should be increased to include the additional parking spaces.

Mason Park was established in 1928 and then expanded over time. Amenities were added where they fit as the community and park evolved, creating a well-used but disorganized park. Through this master planning process and the community input received, it became clear that the park amenities are serving the community well but need to be better organized and sited to meet the various needs of the community. Additionally, the community center, pool complex and many of the existing amenities need renovation or replacement. There is also a need for added amenities and programming. By better organizing the park amenities, the park will function better while accommodating the additional amenities and still preserving the very important natural spaces within the park.

RECOMMENDATIONS



- ORGANIZE AND GROUP SPORTS FIELDS BY TYPE WITHIN THE SITE
- PROVIDE RESTROOM AND CONCESSIONS AT SPORTS FIELDS
- LOCATE PARKING AT PERIMETER OF PARK NEAR ADJACENT AMENITIES
- RENOVATE COMMUNITY CENTER
- RENOVATE POOL COMPLEX
- LOCATE PLAYGROUND, SPLASH PAD, PAVILION AND GARDEN NEAR COMMUNITY CENTER AND POOL COMPLEX
- PRESERVE NATURAL AREAS
- PRESERVE OPEN SPACES
- EXPAND TRAIL SYSTEM
- CREATE EVENT SPACE AND OPEN LAWN
- ADD KAYAK LAUNCH
- ADD TENNIS COURTS
- ADD FITNESS STATIONS

SECTION TWO

MASON PARK MASTER PLAN

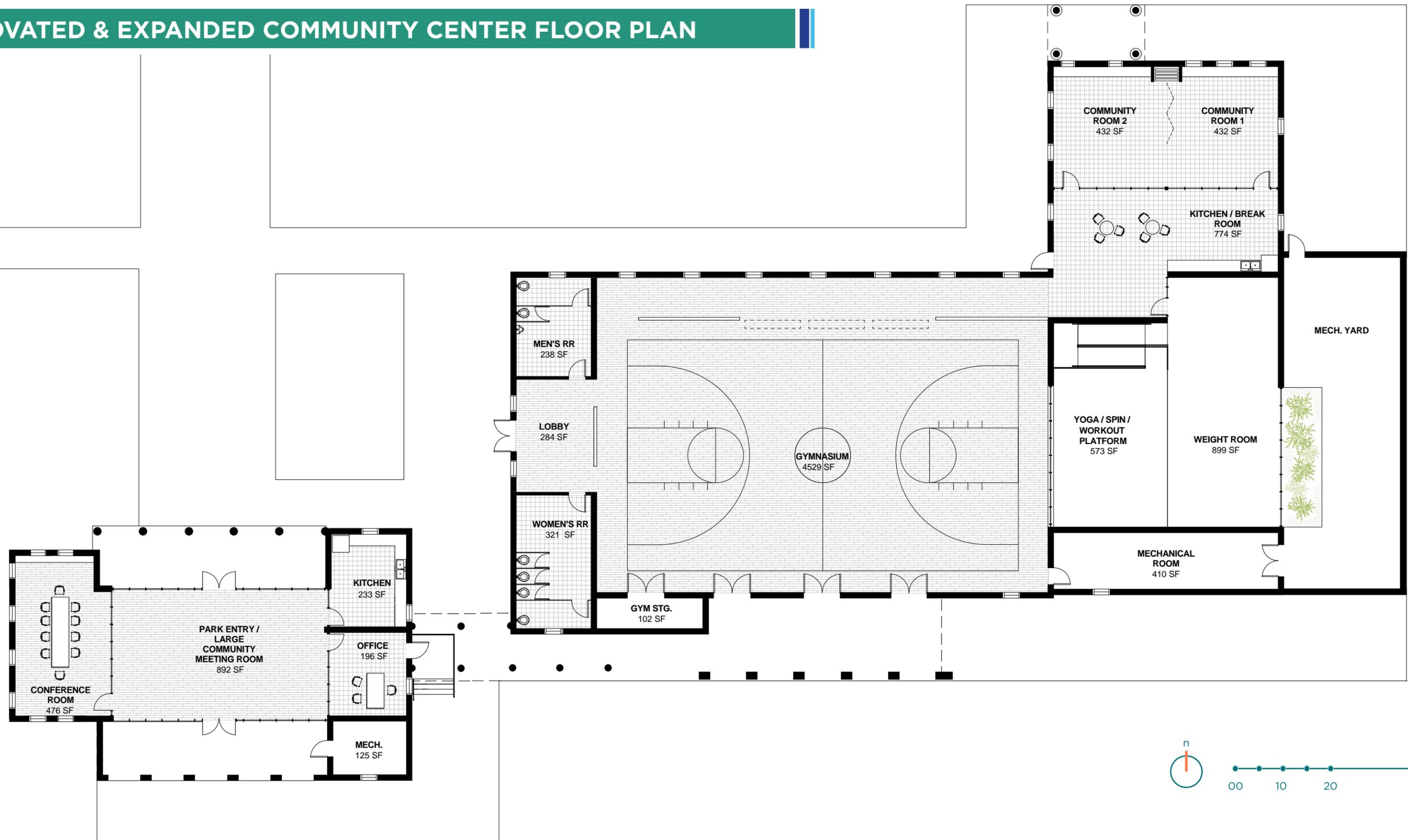
MASTER PLAN

LEGEND

- ① PARKING LOT
- ② SPORTS FIELDS
- ③ RESTROOMS / CONCESSIONS
- ④ EXISTING BRIDGE
- ⑤ EXISTING WALK / TRAIL
- ⑥ PROPOSED WALK / TRAIL
- ⑦ PROPOSED BRIDGE
- ⑧ KAYAK LAUNCH
- ⑨ EVENT / OPEN LAWN
- ⑩ PAVILION / STAGE
- ⑪ TENNIS COURTS
- ⑫ POOL COMPLEX
- ⑬ RENOVATED POOL BUILDING
- ⑭ PLAYGROUND, SPLASH PAD & PAVILION
- ⑮ RENOVATED AND EXPANDED COMMUNITY CENTER
- ⑯ GARDEN
- ⑰ BASEBALL / SOFT FIELDS
- ⑱ FITNESS STATION



RENOVATED & EXPANDED COMMUNITY CENTER FLOOR PLAN



MASON PARK RENDERING VIEW OF PLAYGROUND AND COMMUNITY CENTER















MASON PARK RENDERING VIEW OF RENOVATED COMMUNITY CENTER AND HEART OF THE PARK



SECTION THREE

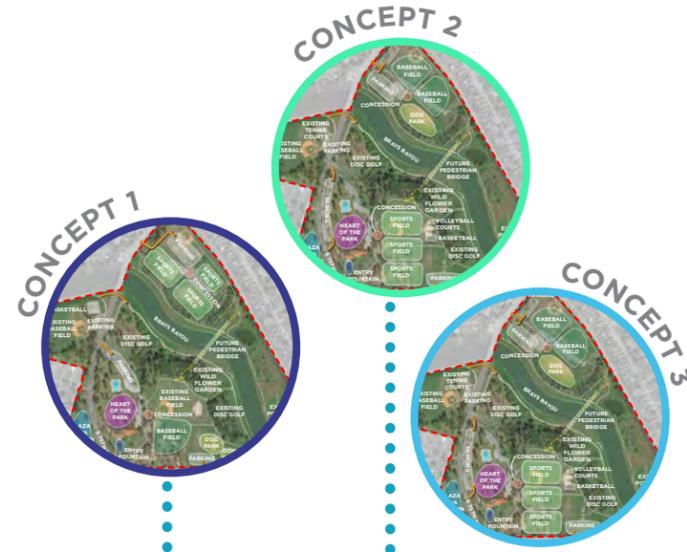
MASTER PLAN PROCESS

MASTER PLAN PROCESS - COMMUNITY INVOLVEMENT



FIRST COMMUNITY MEETING

- REVIEWED EXISTING PARK CONDITIONS
- COLLECTED PROGRAMMING PRIORITIES



SECOND COMMUNITY MEETING

- PRESENTED THREE POTENTIAL PARK LAYOUTS
- RECEIVED PROGRAMMING FEEDBACK



THIRD COMMUNITY MEETING

- PRESENTED REFINED PARK CONCEPT
- REVIEWED PARK PHASING OPPORTUNITIES AND COSTS



NEXT STEPS

- ADOPTED MASTER PLAN
- LOCATE FUNDING

EXISTING PARK CONDITIONS

Mason Park is a 108 acre park located along South 75th Street, bordered by the railroad on the northeast side of the park and Tipps Street on the south side of the park. The park is bisected by Brays Bayou and South 75th Street.

The addition of a pedestrian bridge across Brays Bayou by the Bayou 2020 initiative will connect the two sides of the park. Other planned improvements are wider sidewalks along South 75th Street and pedestrian lighting at Plaza Viva.

The park currently has multiple playing fields and ball fields that are arranged haphazardly on site, parking that extends within the park site and an aging community center and pool complex in addition to other park amenities. The bayou offers natural areas, topography and beautiful views along its banks.

The park also offers well-used looping trails, open space and nature areas such as the unique feature of polishing basins on the northeast side of the park.



EXISTING PARK SITE ANALYSIS

The park and its various amenities are well-used by the community. However, the placement of major park elements cause a fragmented layout to the site.

Sports fields and ball fields are located in different areas of the park which is an inefficient use of space and infrastructure. It also offers programming challenges for the users of these facilities.

The existing parking is located in the interior of the park causing a barrier to users.

Amenities such as playground and fitness stations are not centrally located to other park amenities.

The community center is aging and the current layout and size do not support all of the programs offered to the community by the Park and Recreation Department. Similarly, the pool complex is aging and has a declining usage.

The site has a lot of open areas and natural, heavily vegetated areas that should be preserved.



MASON PARK CONCEPT ONE

Concept One establishes a central area bookended by the community center and pool complex that contains playground, splash pad and picnic pavilion. The sports fields and ball fields are located in clusters with concession/restroom buildings and parking is added in addition to the existing parking. Additional amenities include open space and preserved natural areas, loop trails, event lawn and a dog park.



MASON PARK CONCEPT TWO

Concept Two establishes a central area bookended by the community center and pool complex that contains playground, splash pad and picnic pavilion. Additionally, the sports fields and ball fields are clustered within the park site in order to maximize and utilize existing open space. Parking within this concept is relocated to the exterior edges of the park. The dog park in this concept is located to the north of the bayou and within the existing tree line to provide shade. Additional amenities such as volleyball and basketball courts are included in this option.



MASON PARK CONCEPT THREE

Concept Three establishes a central area bookended by the community center and pool complex that contains playground, splash pad and picnic pavilion. Sports fields are clustered to the north of the site and ball fields are similarly clustered with concession/restrooms added. Parking in this option is a hybrid of existing interior parking as well as parking along the exterior of the park. A dog park is proposed on the south side of the park.



FINAL MASTER PLAN

The Final Master Plan is a combination of the original three concepts. The plan establishes a central area bookended by the community center and pool complex that contains playground, splash pad and picnic pavilion. Sports fields are clustered to the north of the site and ball fields are similarly clustered on the south side of the park with concession/restrooms added. Parking has been relocated to the edges of the site and placed near high usage areas. The Northwest parcel of the park will be an event/open lawn overlooking a pavilion/stage and the downtown skyline. Other amenities include kayak launch, exercise stations, more trails, open space and preserved natural areas.

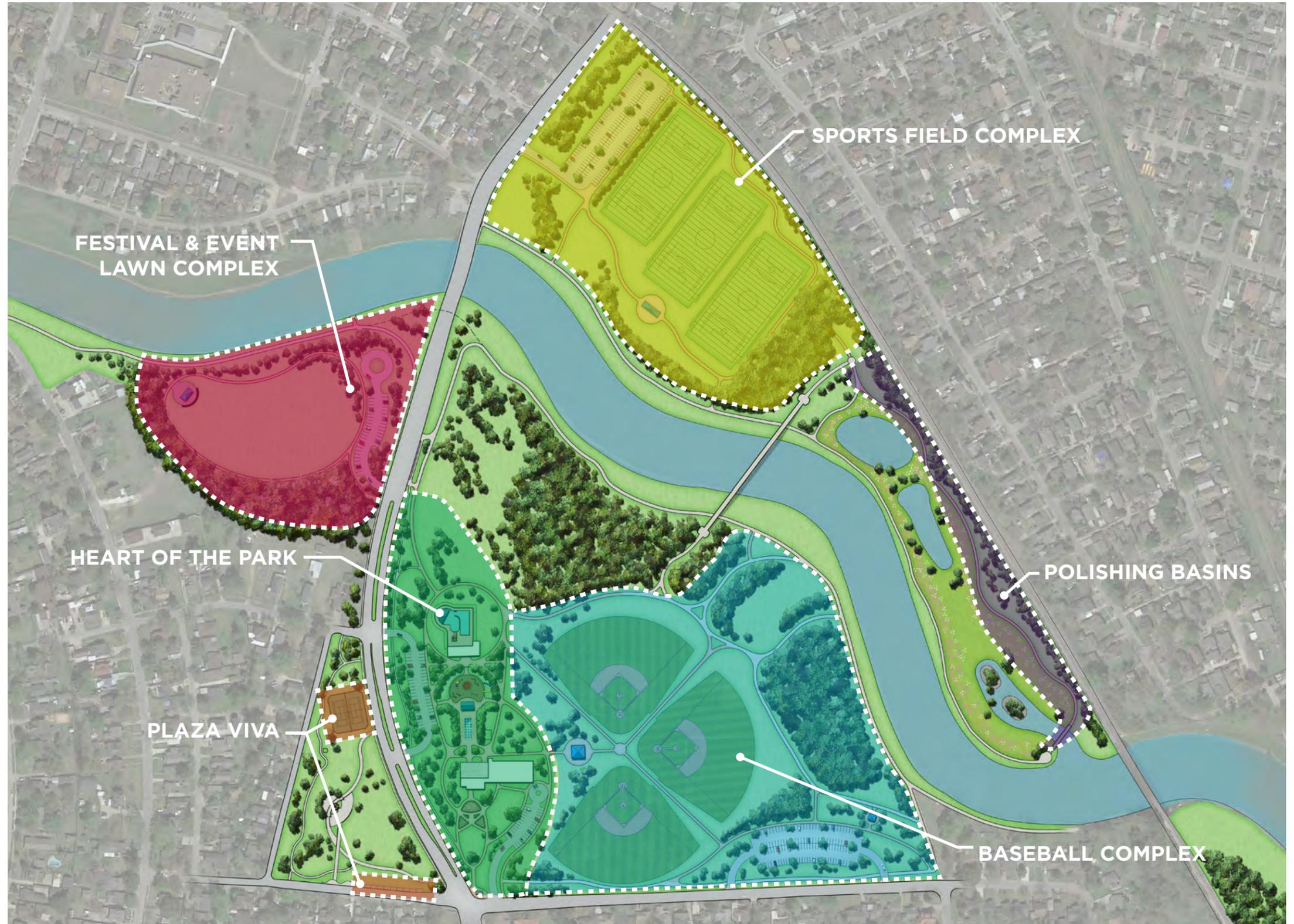
LEGEND

- ① PARKING LOT
- ② SPORTS FIELDS
- ③ RESTROOMS / CONCESSIONS
- ④ EXISTING BRIDGE
- ⑤ EXISTING WALK / TRAIL
- ⑥ PROPOSED WALK / TRAIL
- ⑦ PROPOSED BRIDGE
- ⑧ KAYAK LAUNCH
- ⑨ EVENT / OPEN LAWN
- ⑩ PAVILION / STAGE
- ⑪ TENNIS COURTS
- ⑫ POOL COMPLEX
- ⑬ RENOVATED POOL BUILDING
- ⑭ PLAYGROUND, SPLASH PAD & PAVILION
- ⑮ RENOVATED AND EXPANDED COMMUNITY CENTER
- ⑯ GARDEN
- ⑰ BASEBALL / SOFT FIELDS
- ⑱ FITNESS STATION



MASTER PLAN PHASING PLAN

Upon acceptance of the master plan, options for phasing design and implementation was studied. The final recommendations include six phases, each of which may be further broken into additional phases as funding becomes available.



SECTION FOUR

BACKGROUND INFORMATION

CITY OF HOUSTON - PARKS SECTOR MAP

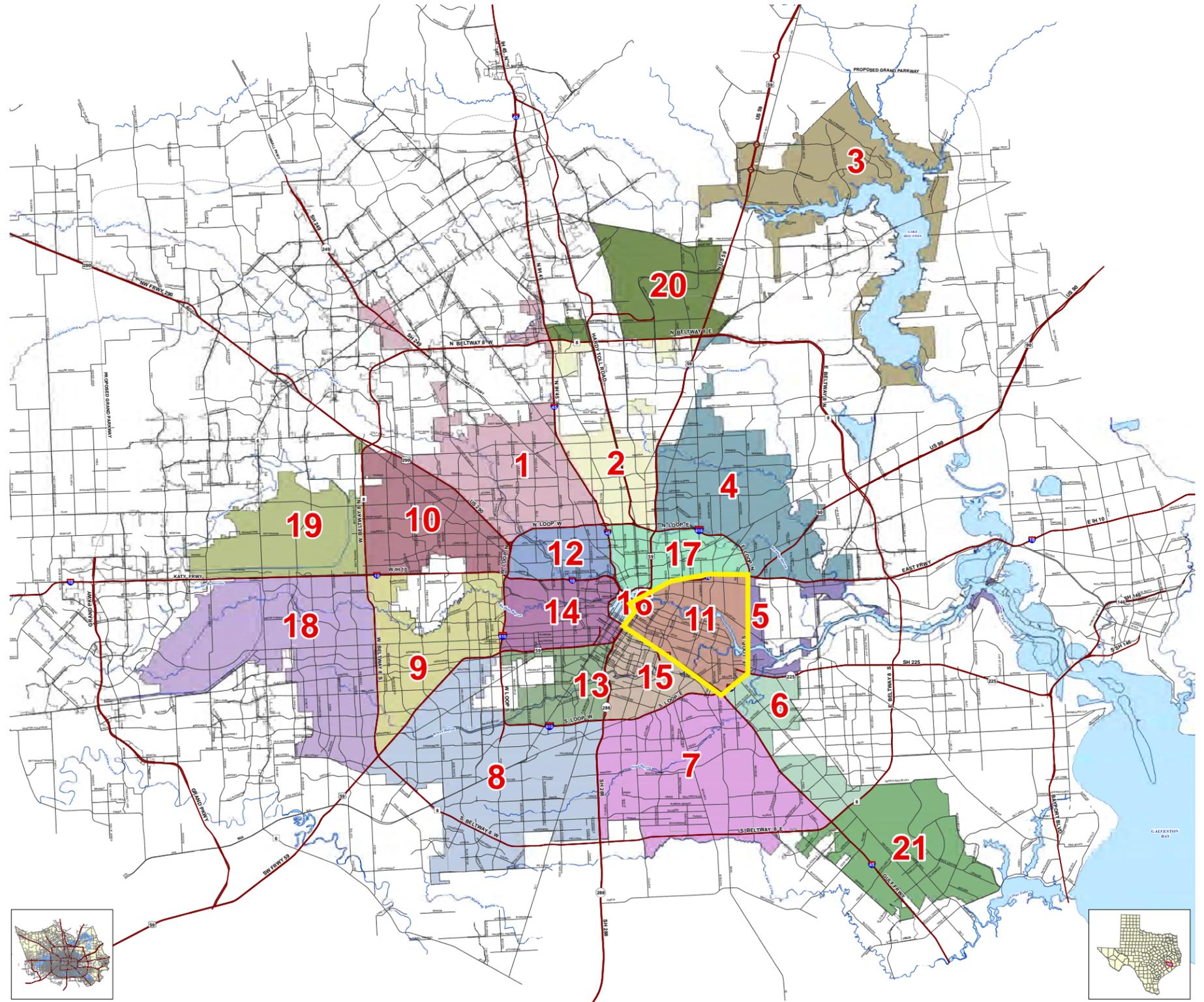
In 2015 the Houston Parks and Recreation Department updated their city-wide master plan. The plan reviewed the city's park system by park sector and made recommendations for each. The Mason Park master planning effort included a review of the 2015 Master Plan to determine what amenities the sector needed and how that may be accommodated with in the Mason Park master plan. Mason Park is in Park Sector 11.

HPARD SECTOR 11 PRIORITIES

- REVITALIZE EXISTING PARKS
- DEVELOP NEIGHBORHOOD CONNECTIONS TO PARKS AND TRAILS
- ACQUIRE NEW PARK LAND
- PRESERVE ENVIRONMENTALLY SENSITIVE AREAS
- DEVELOP NEW PARK FACILITIES
- DEVELOP PARTNERSHIPS WITH THE SCHOOL SYSTEM AND OTHER ENTITIES

2014 COMMUNITY SURVEY RESULTS FOR SECTOR 11

- HIKE, BIKE AND WALK TRAILS
- OPEN SPACE AND NATURAL AREAS
- DOG PARKS
- FITNESS PROGRAMS
- DANCE OR THEATER PROGRAMS
- ARTS AND CRAFTS PROGRAMS
- SWIM LESSONS
- COMMUNITY GARDENS
- GOLF PROGRAMMING





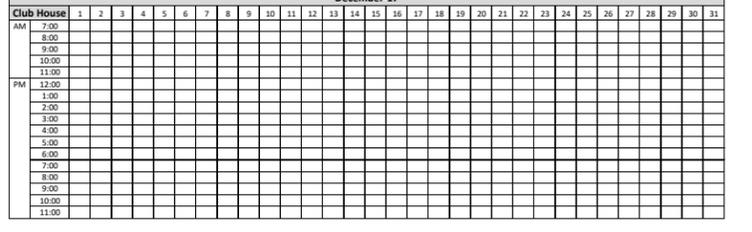
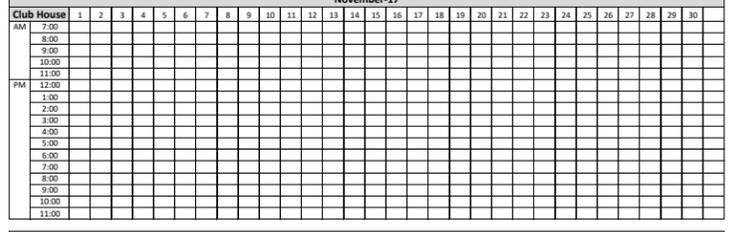
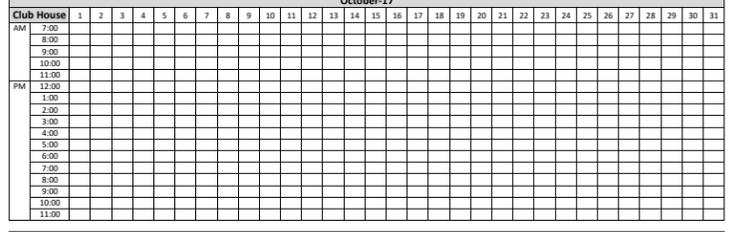
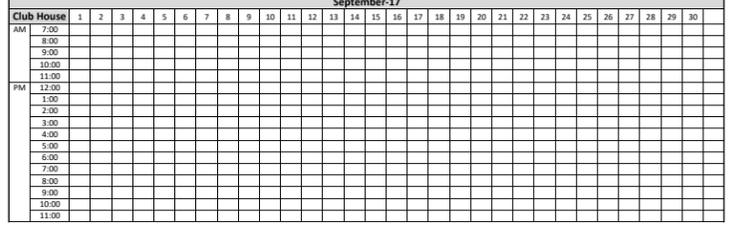
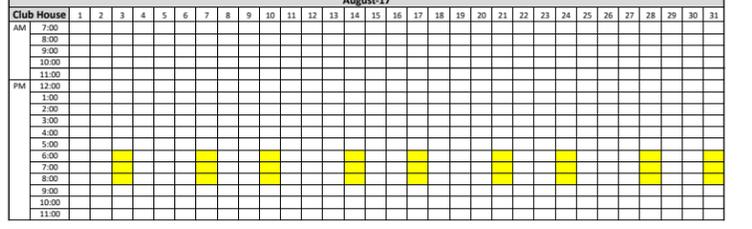
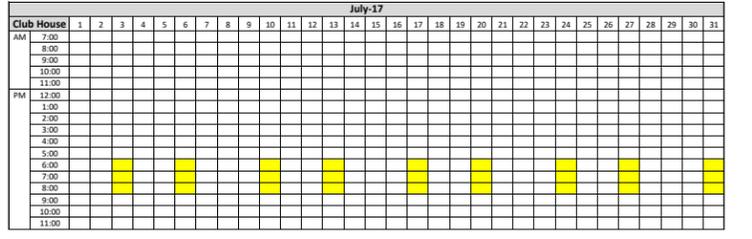
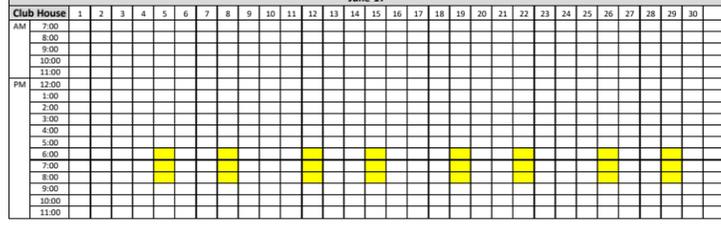
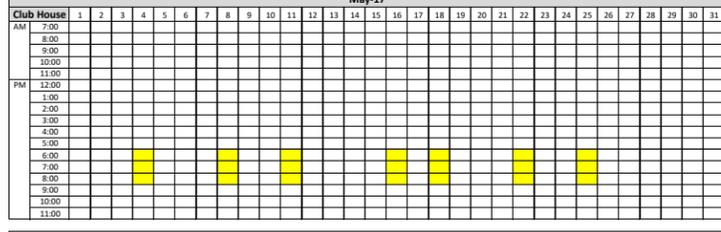
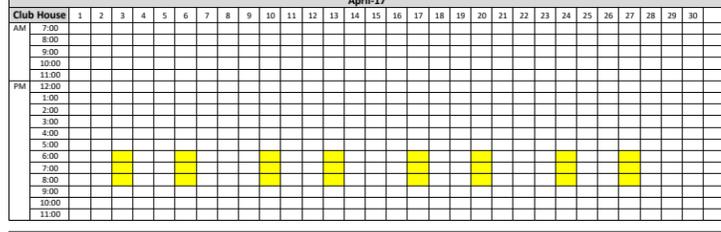
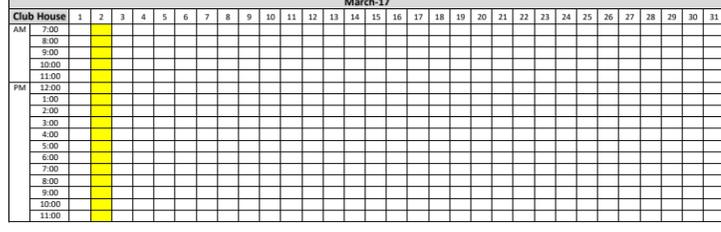
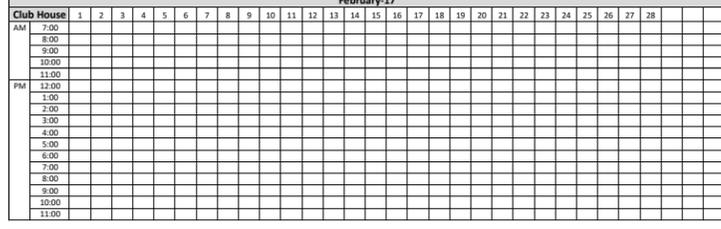
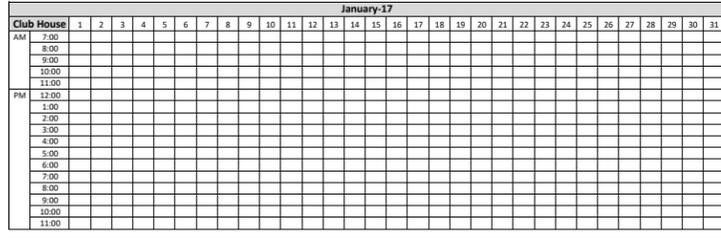
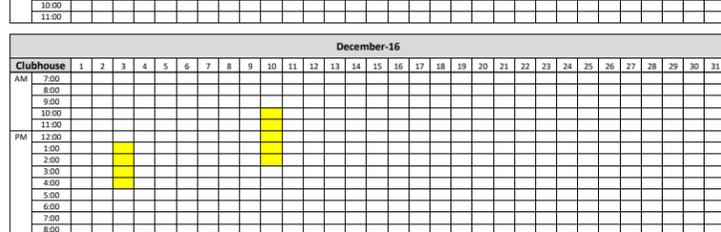
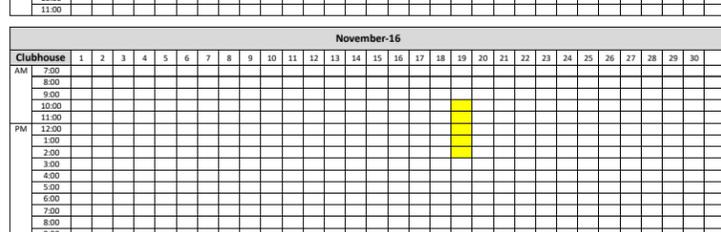
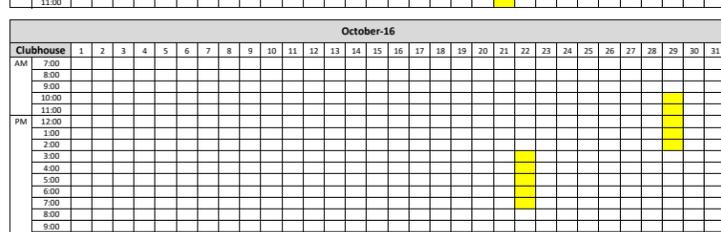
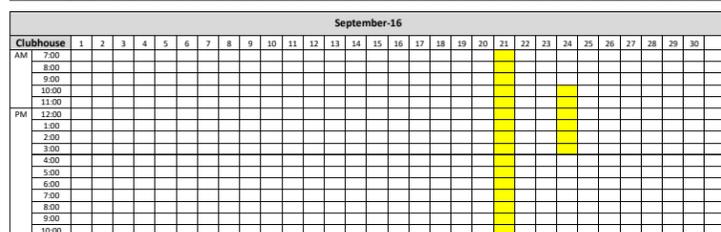
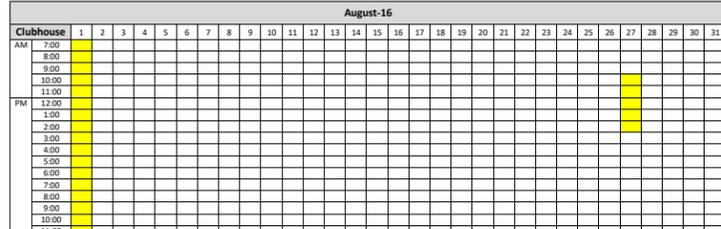
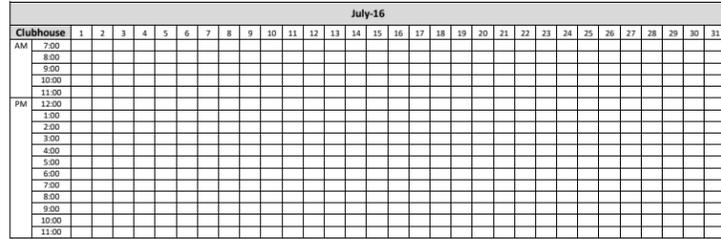
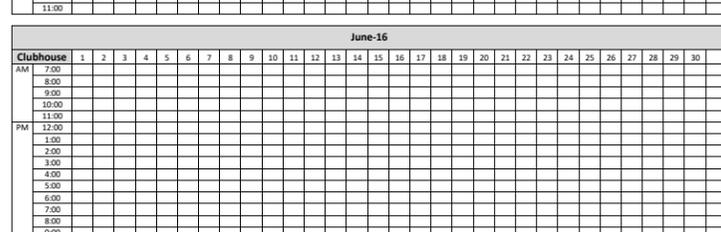
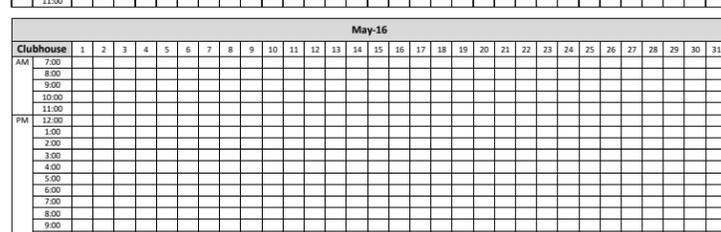
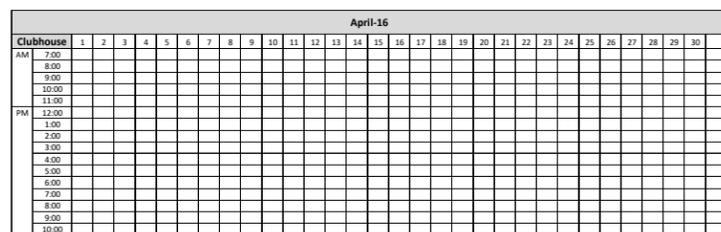
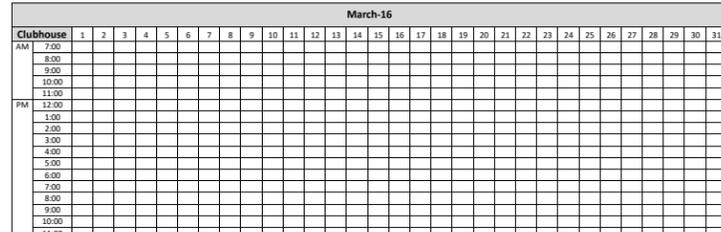
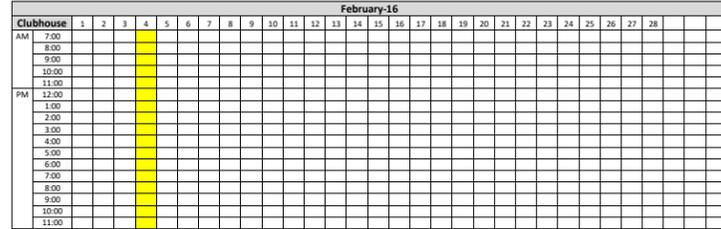
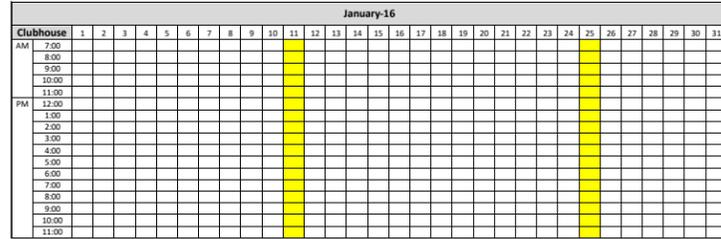
The following information shows the usage level of each of the existing amenities at Mason Park. This information was gathered and provided by Houston Parks and Recreation Department based on the reservations of the amenities listed below. The reservations provided are for the period January 2016 through December 2017, made as of March 20, 2017. This does not account for additional reservations made after March 20, 2017 or any non-reserved use of these facilities.

- CLUB HOUSE
- CONCESSIONS AT FIELD #5
- GAZEBO
- OPEN AREA
- PICNIC PAVILION A, B, AND C
- FIELDS #1 - #7
- WALKING TRAILS
- TENNIS COURTS #1 AND #2

Reference the legend below for the following graphics.

 Reserved for HPARD Maintenance	 Reserved for Practice	 Food Sales
 Reserved for Competition/Tournament	 Reserved for Recreational Use	

PARK USAGE SUMMARY JANUARY 2016 - DECEMBER 2017 - CLUB HOUSE



PARK USAGE SUMMARY JANUARY 2016 - DECEMBER 2017 - GAZEBO

January-16																															
Gazebo	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
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February-16																															
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March-16																															
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May-16																															
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PARK USAGE SUMMARY JANUARY 2016 - DECEMBER 2017 - OPEN AREA

January-16																															
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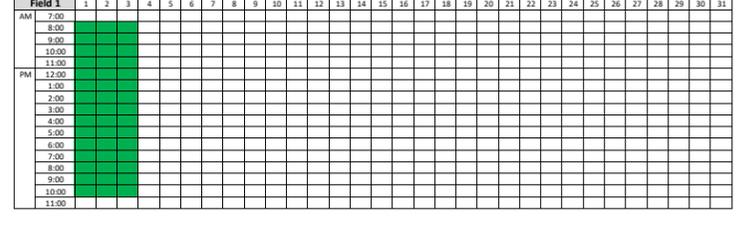
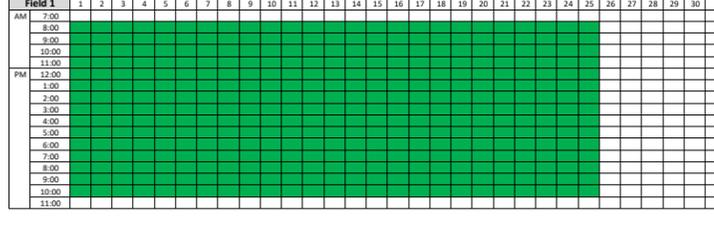
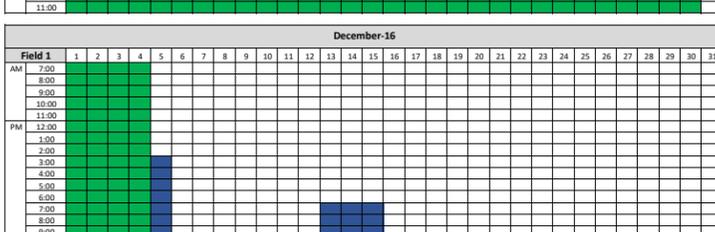
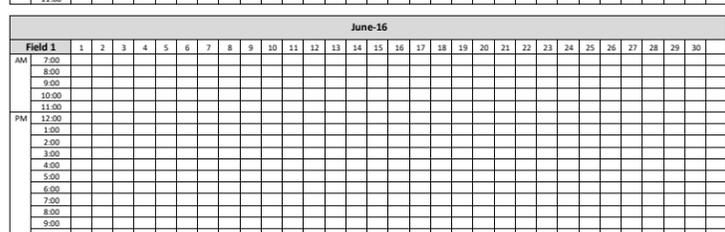
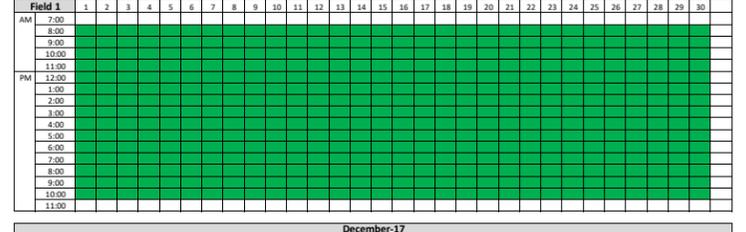
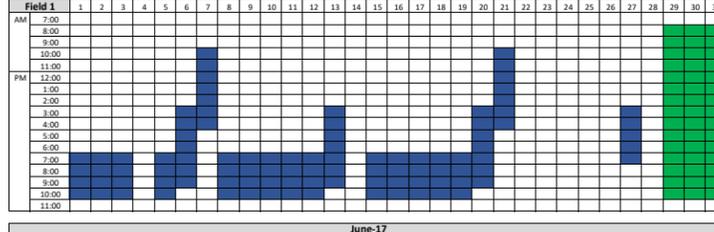
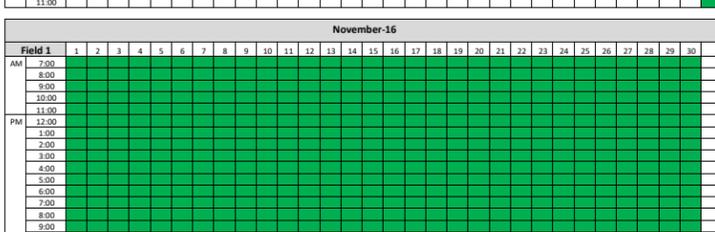
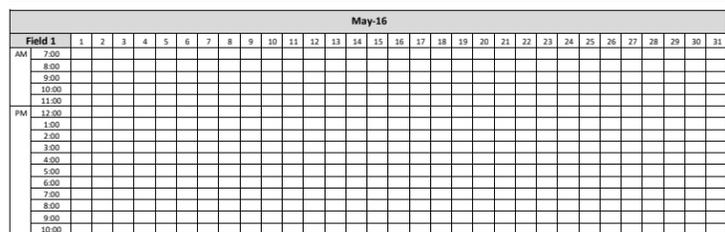
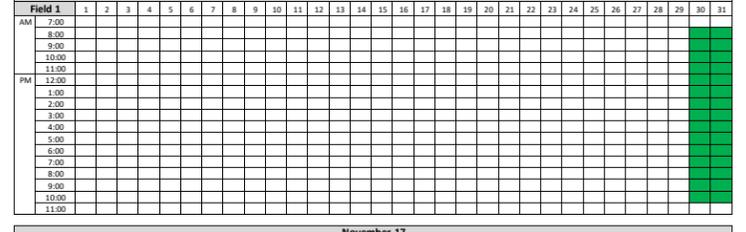
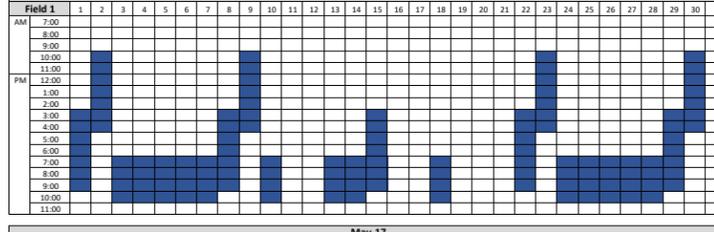
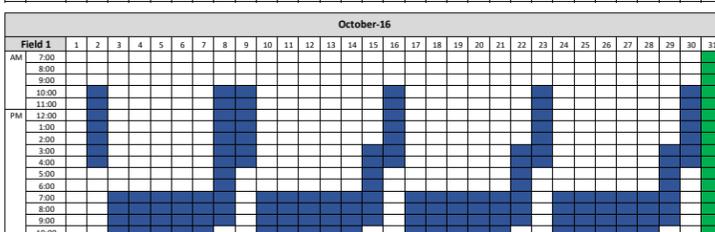
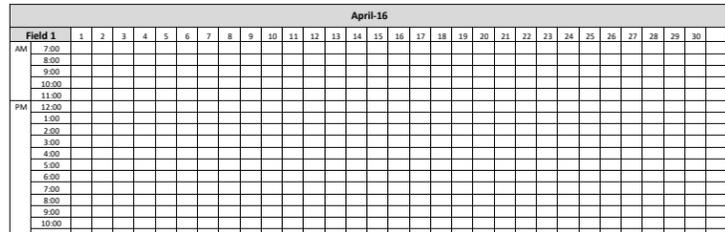
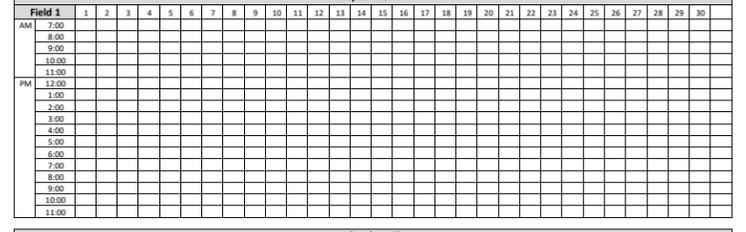
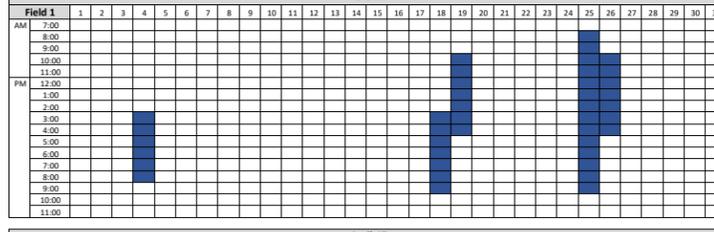
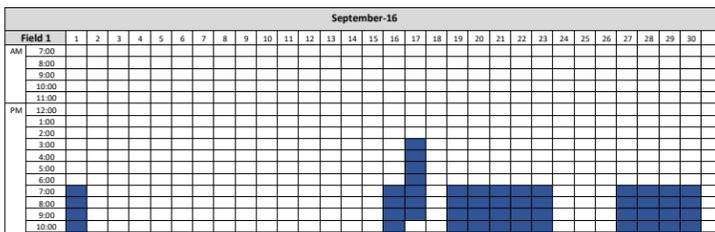
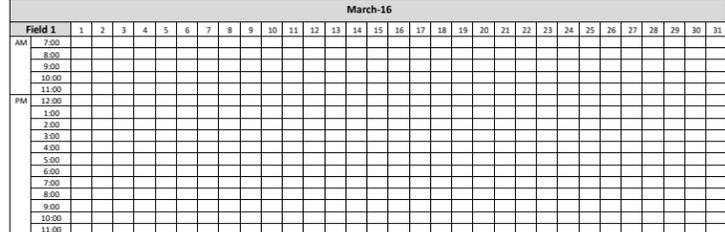
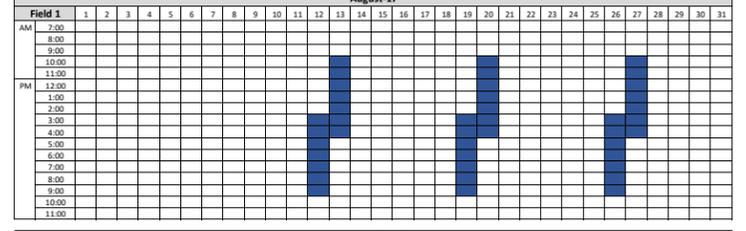
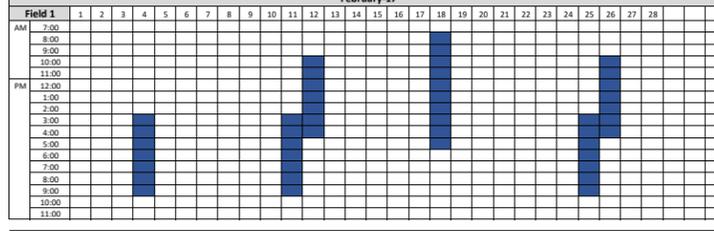
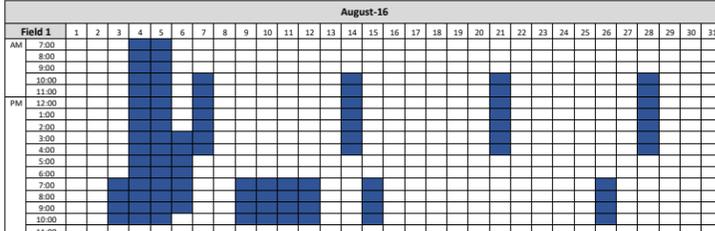
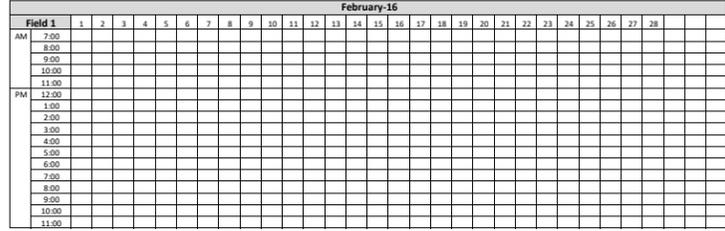
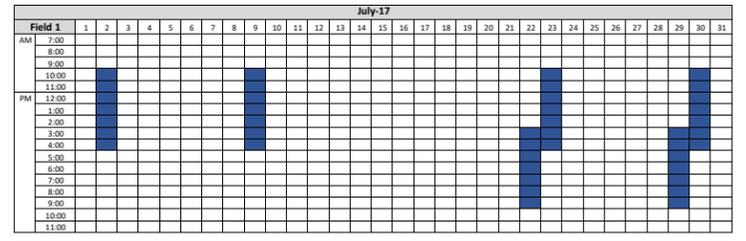
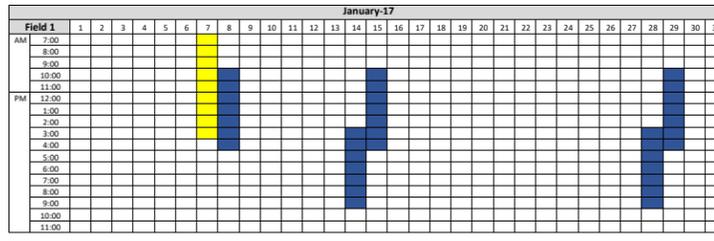
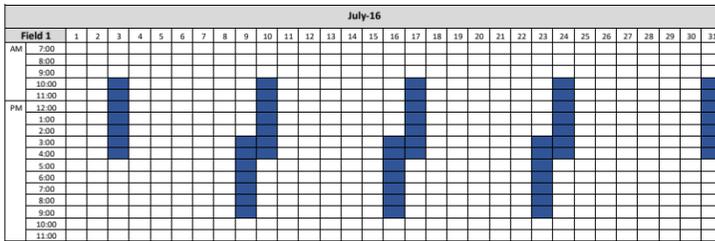
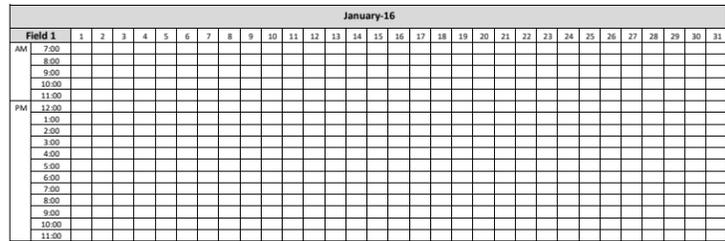
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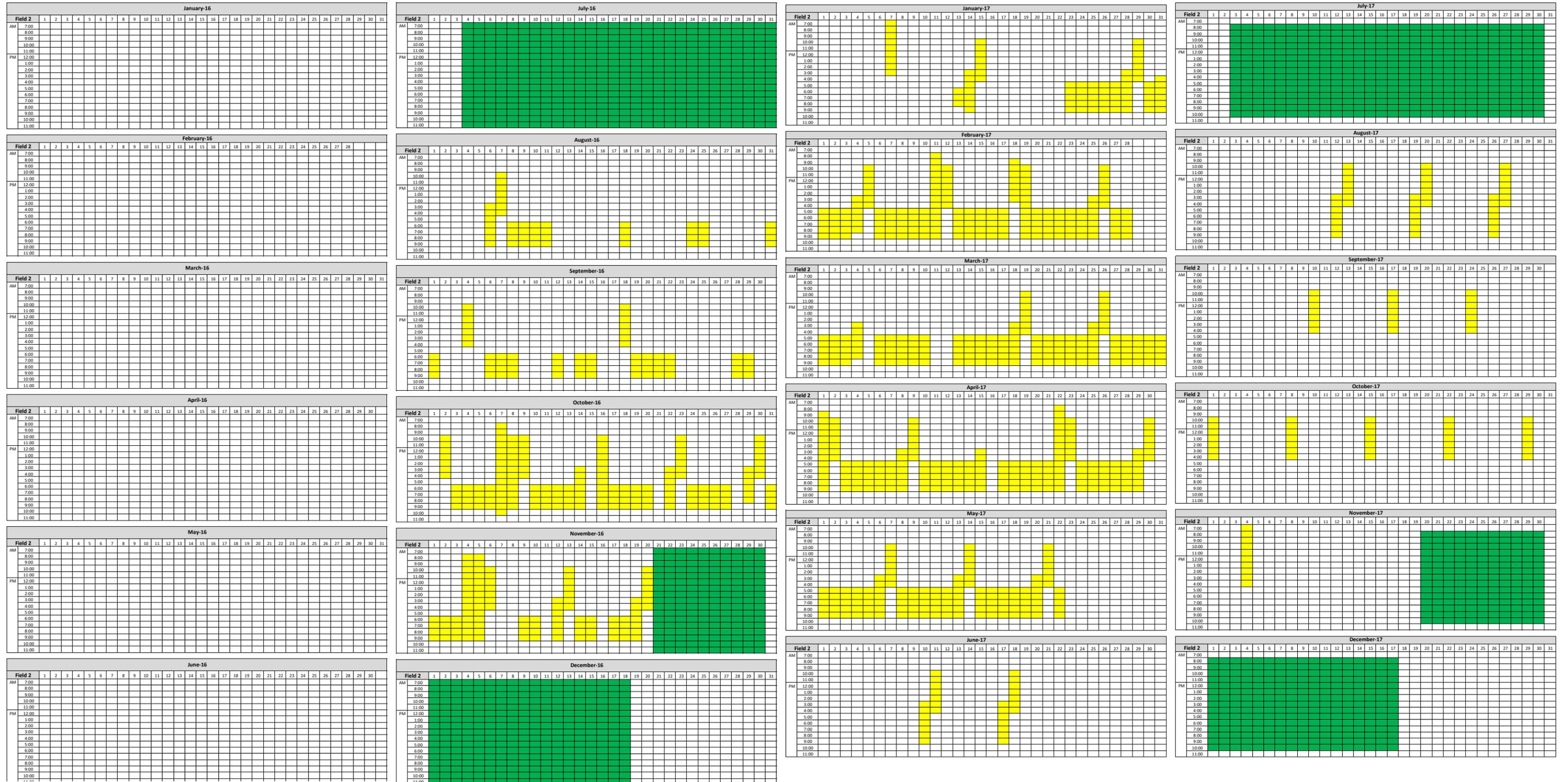
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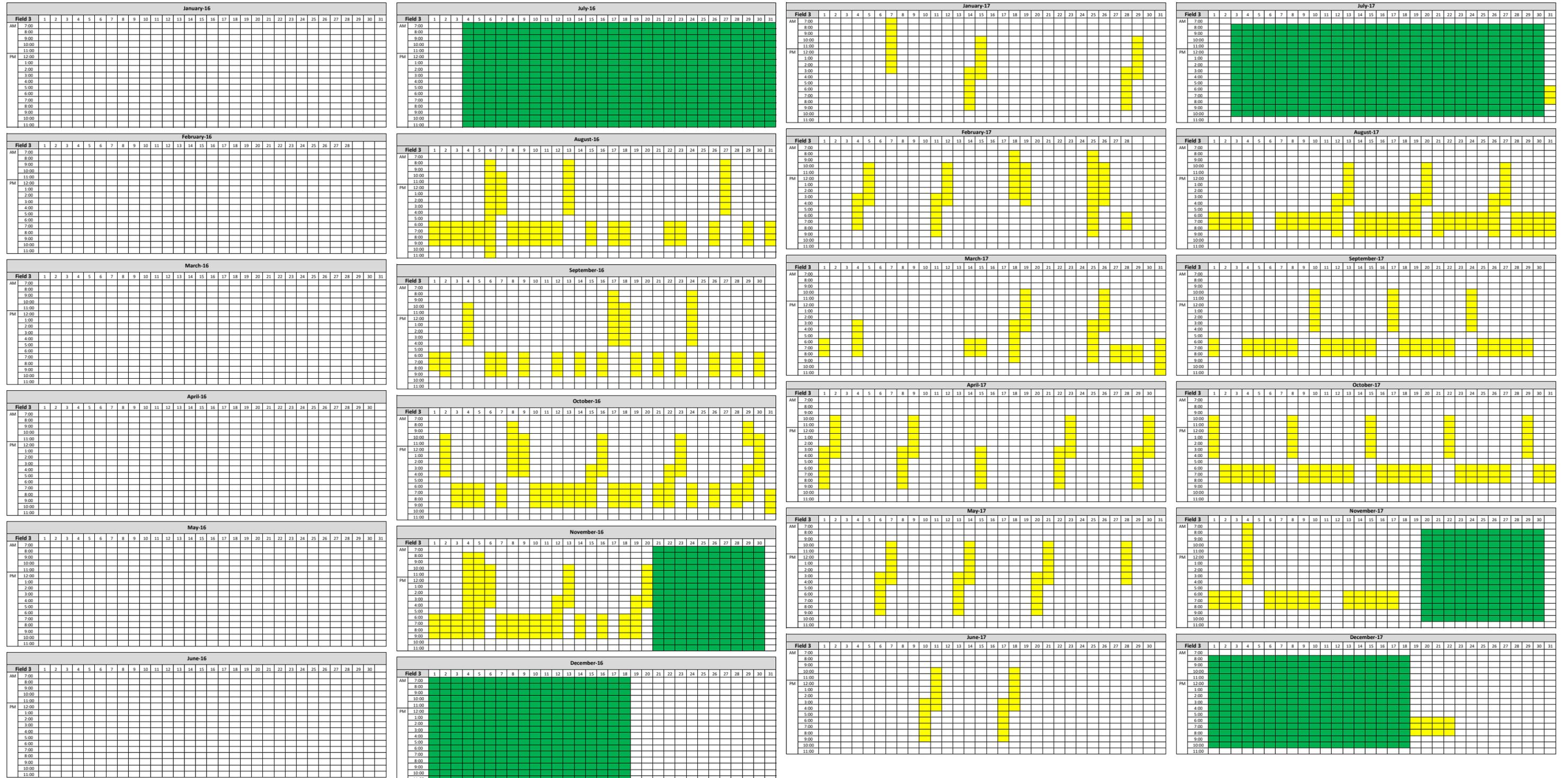
PARK USAGE SUMMARY JANUARY 2016 - DECEMBER 2017 - FIELD #1



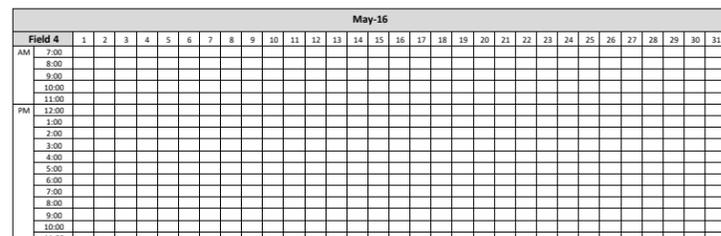
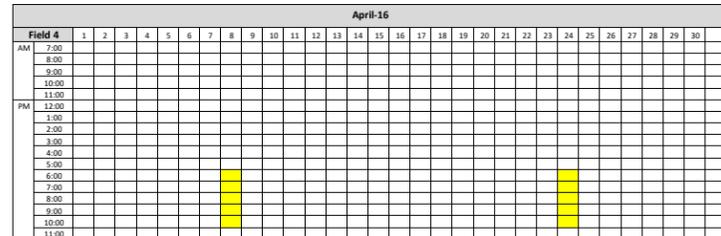
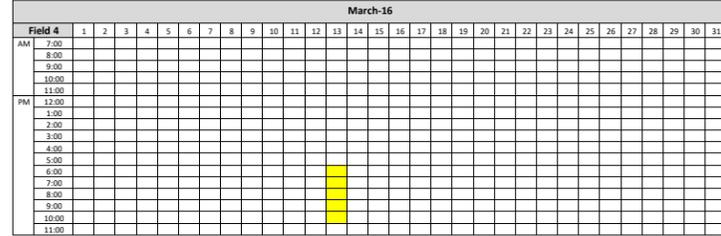
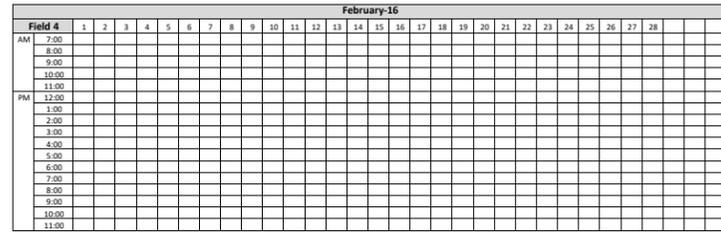
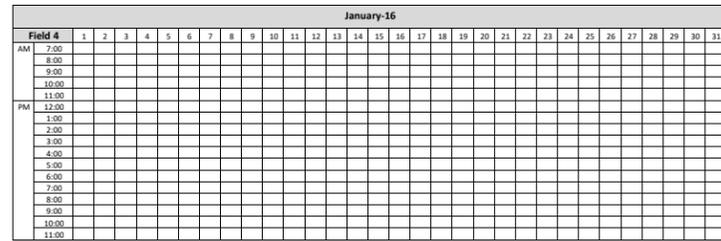
PARK USAGE SUMMARY JANUARY 2016 - DECEMBER 2017 - FIELD #2



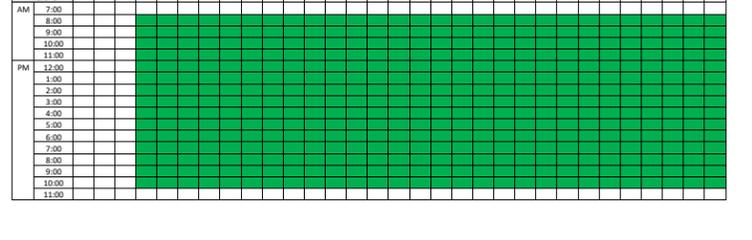
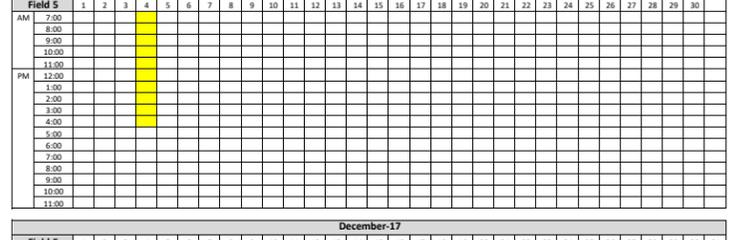
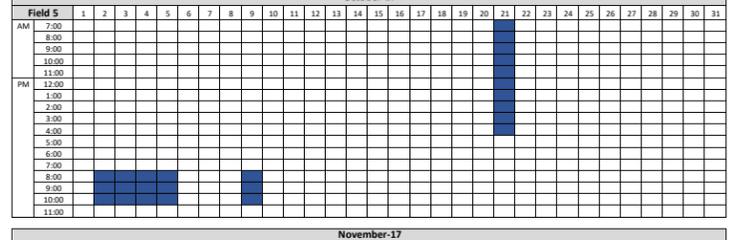
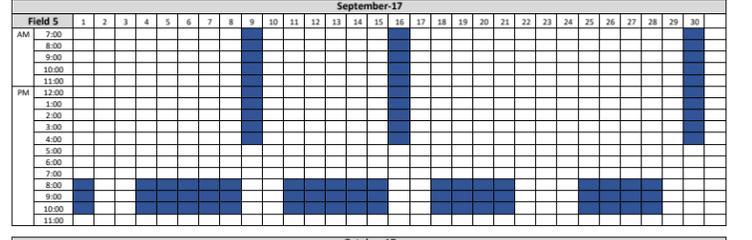
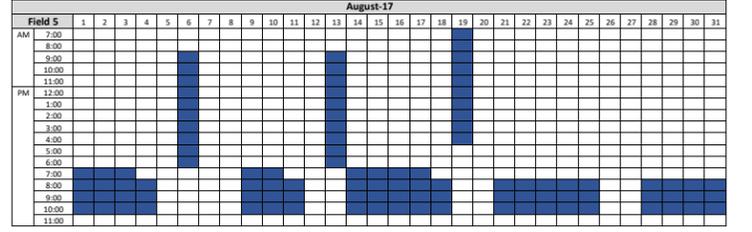
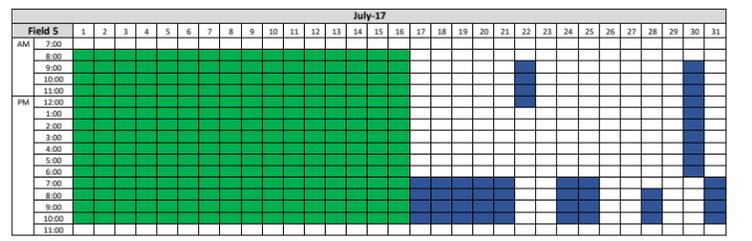
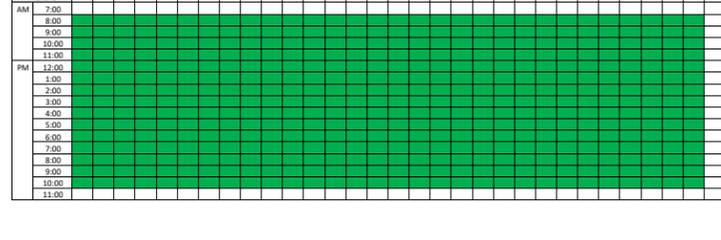
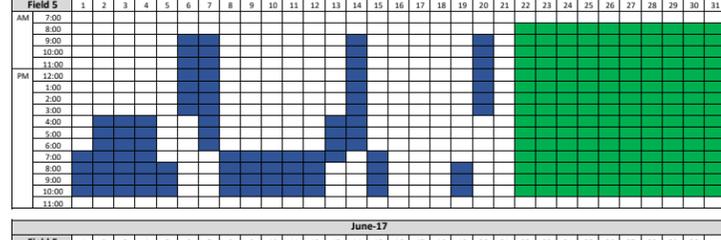
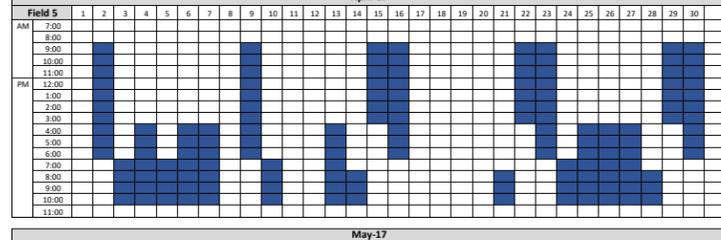
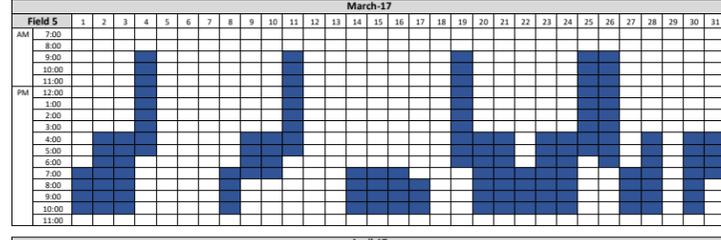
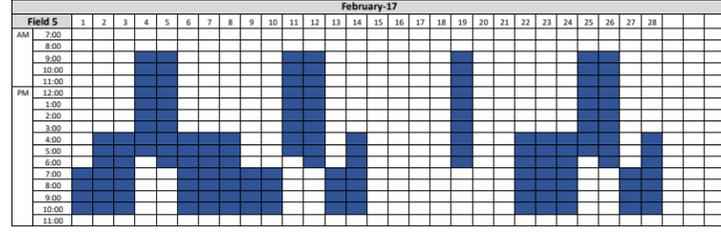
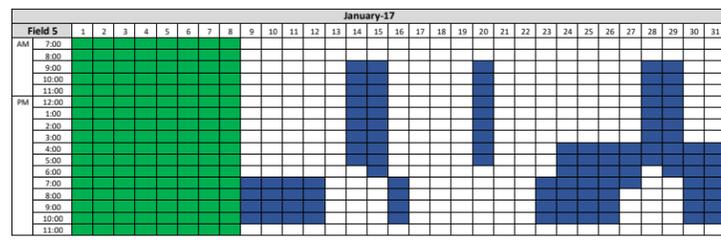
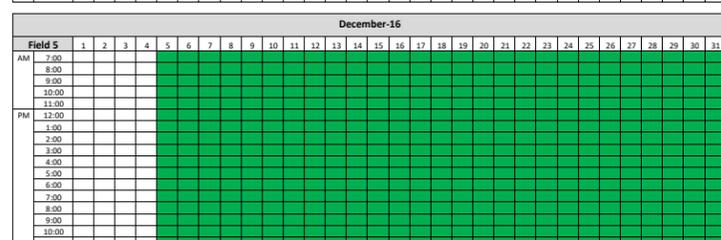
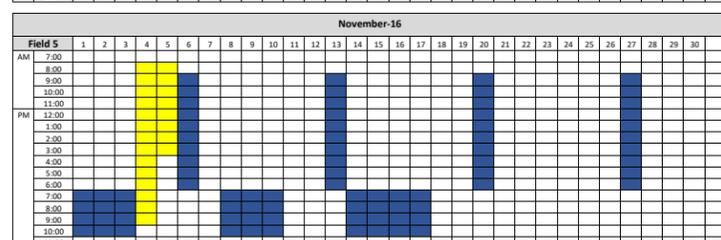
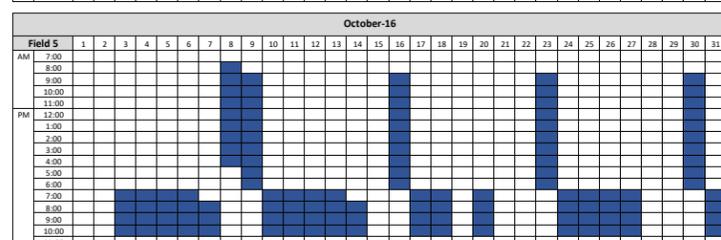
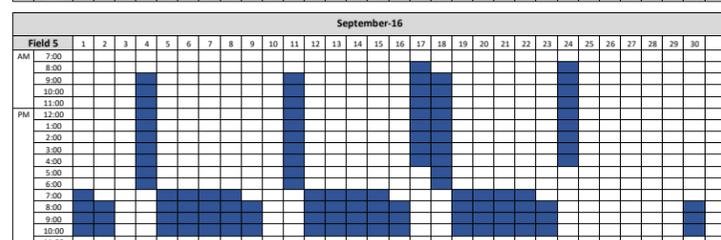
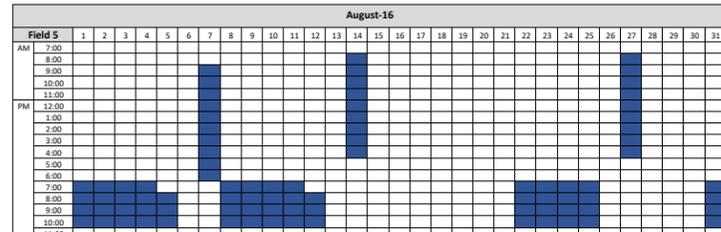
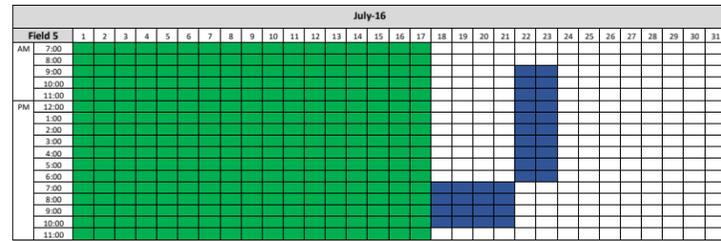
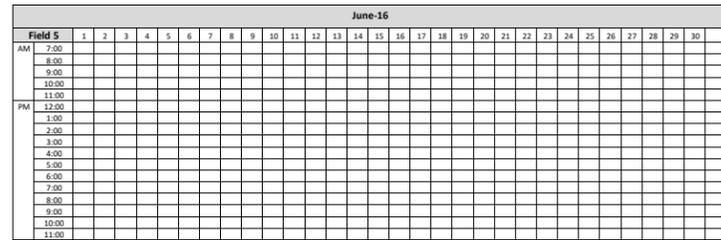
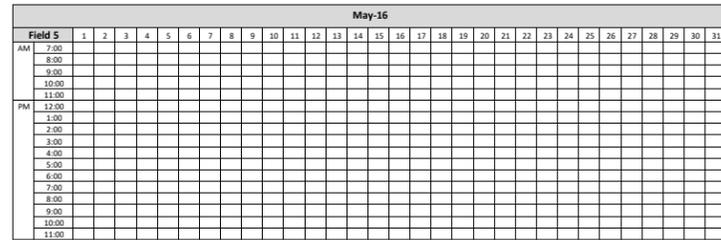
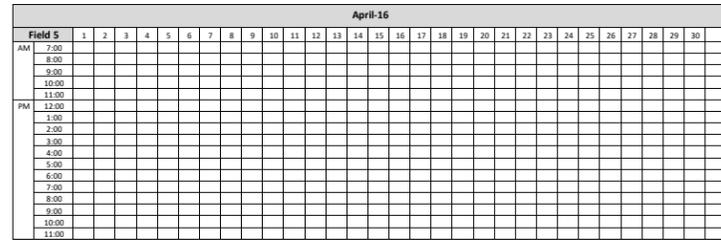
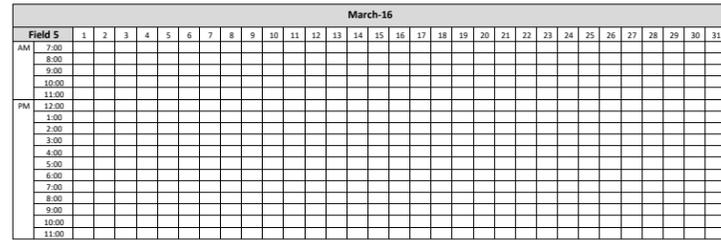
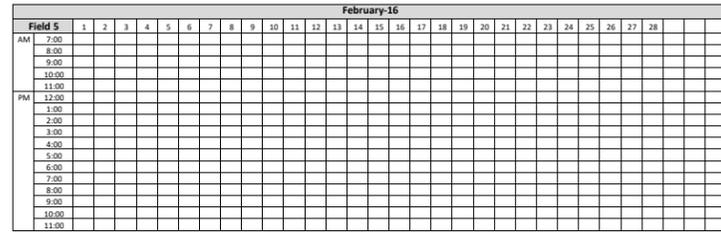
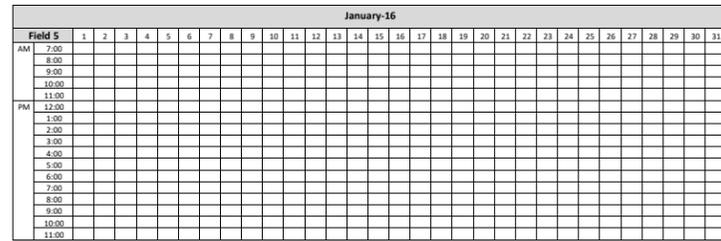
PARK USAGE SUMMARY JANUARY 2016 - DECEMBER 2017 - FIELD #3



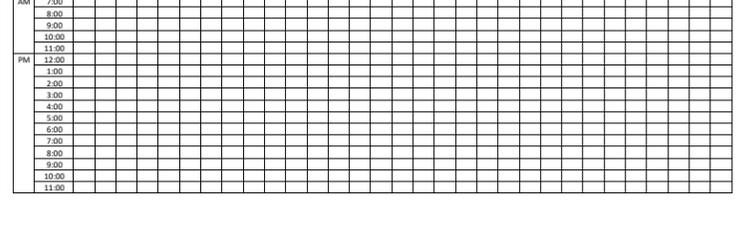
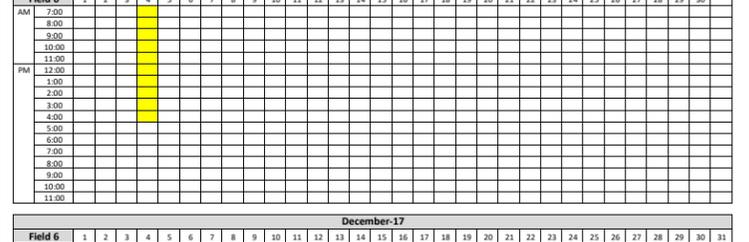
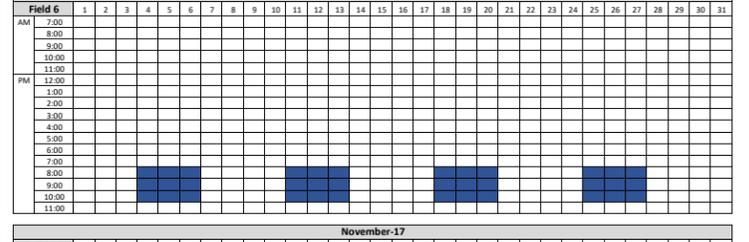
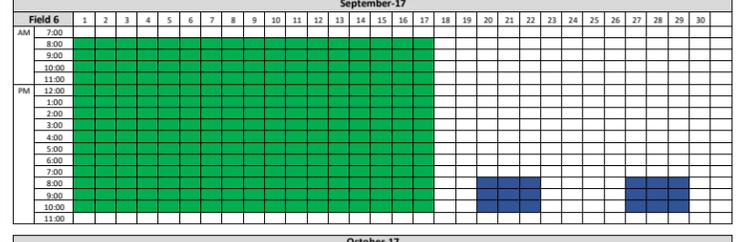
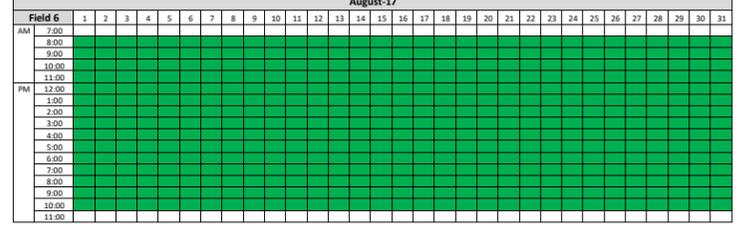
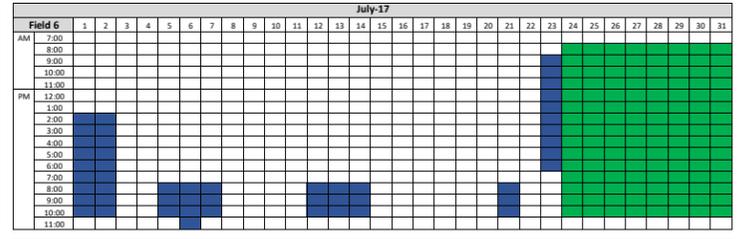
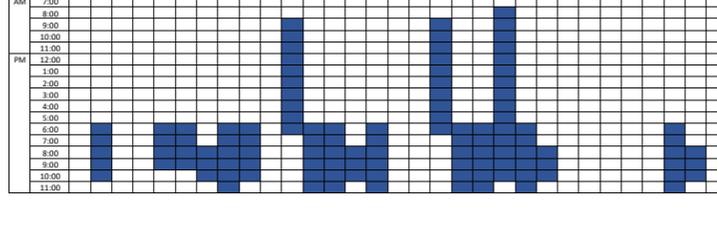
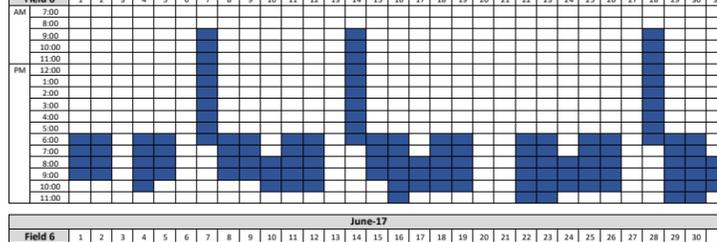
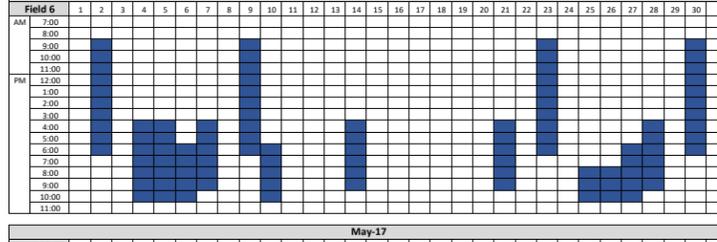
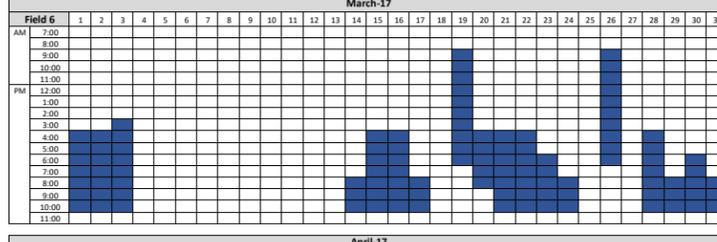
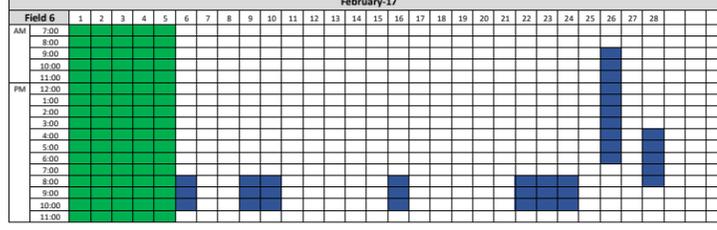
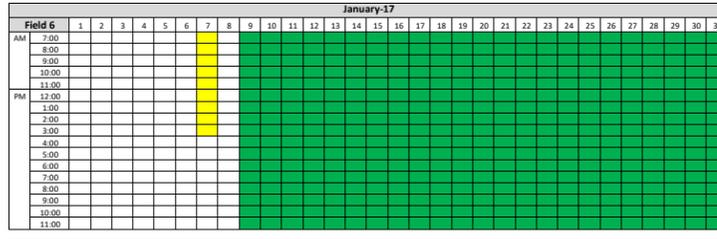
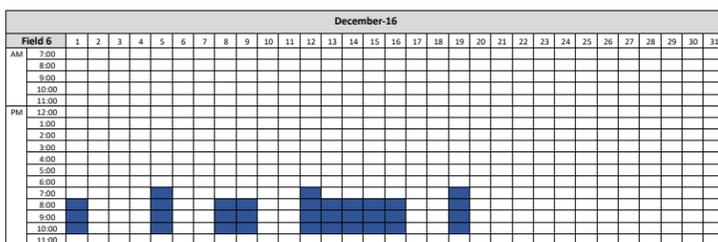
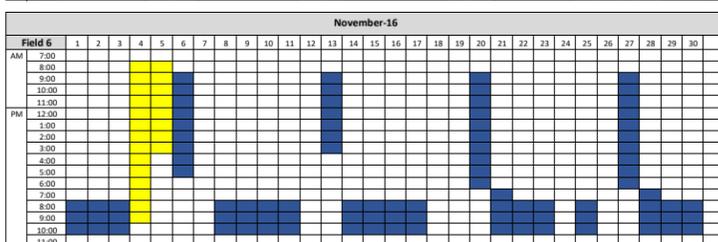
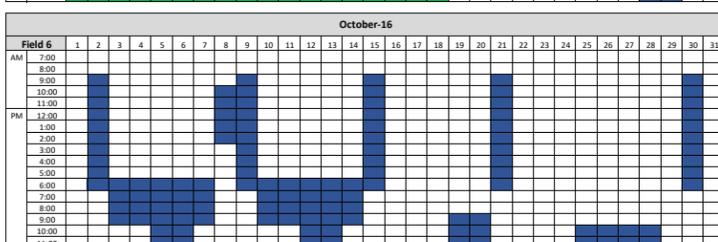
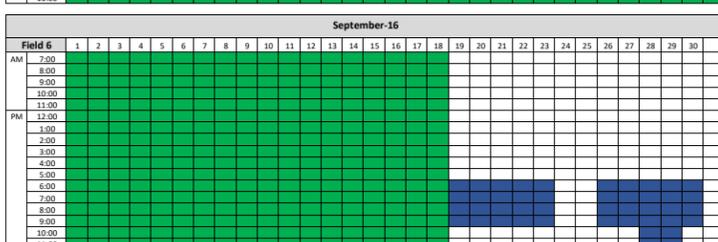
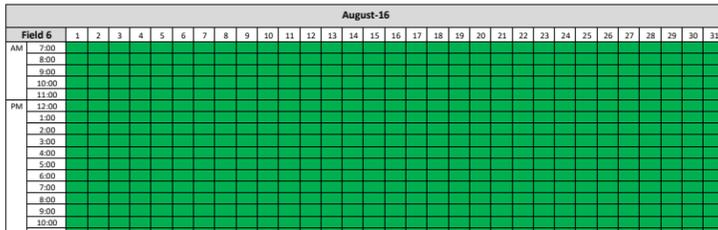
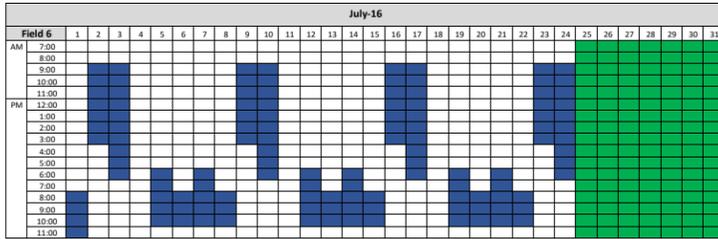
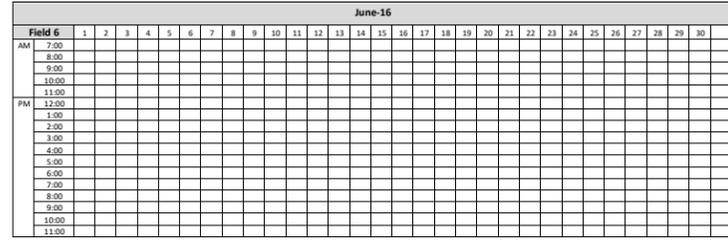
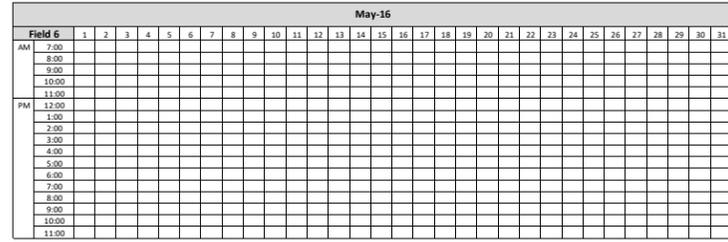
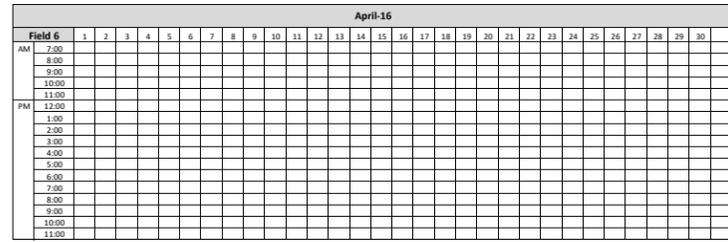
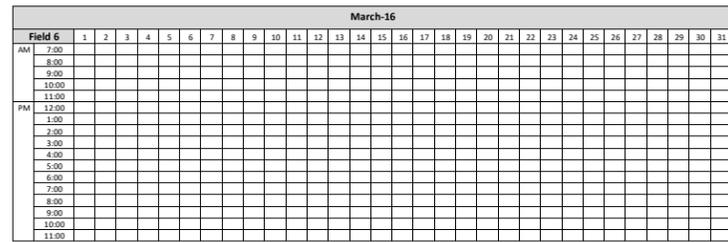
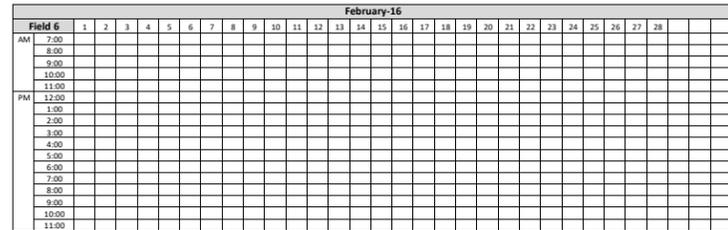
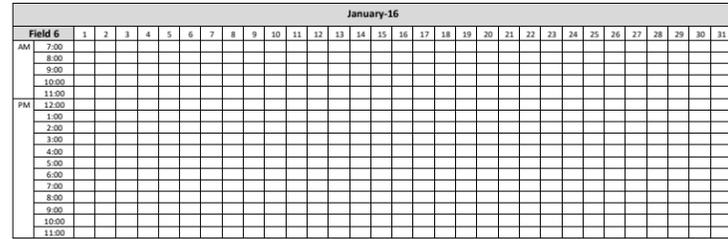
PARK USAGE SUMMARY JANUARY 2016 - DECEMBER 2017 - FIELD #4



PARK USAGE SUMMARY JANUARY 2016 - DECEMBER 2017 - FIELD #5



PARK USAGE SUMMARY JANUARY 2016 - DECEMBER 2017 - FIELD #6



COMMUNITY INPUT

ACTIVE RECREATION

- FOOTBALL
- FULL SIZE SOCCER FIELD
- BASEBALL FIELDS
- ARTIFICIAL TURF FIELD
- FLEXIBLE FIELD SPACE
- UPDATED SWIMMING POOL
- UPDATED PLAYGROUND
- FITNESS STATIONS
- SPLASH PAD
- TENNIS COURTS
- KAYAK LAUNCH
- KICK BALL
- DISC GOLF (TO REMAIN)

PASSIVE RECREATION

- GARDENS
- ART INSTALLATIONS
- INTERPRETIVE SIGNAGE

COMMUNITY BUILDINGS

- INCREASE QUALITY OF WORKOUT EQUIPMENT
- INCREASE FITNESS AREA
- SENIOR PROGRAMMING
- YOUTH PROGRAMMING

TRAILS & PARK CIRCULATION

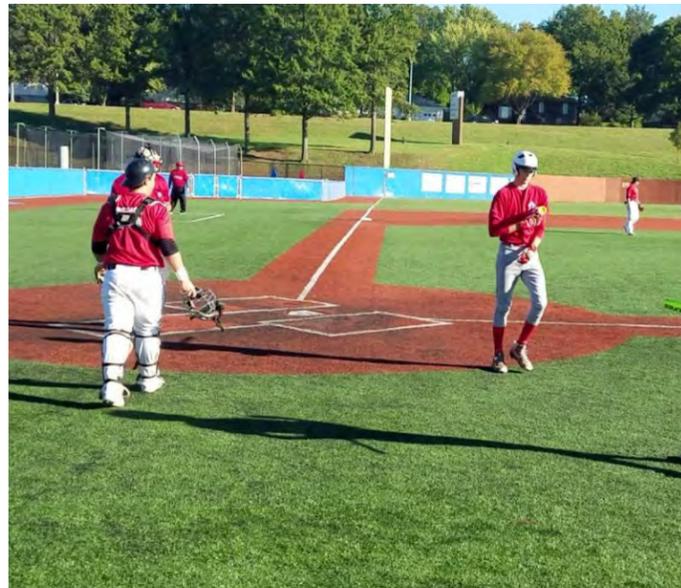
- WALKING TRAILS (HARD & SOFT SURFACES)
- BIKING TRAILS
- INCREASED PARKING
- BAYOU CROSSING
- CONNECT TO GUS WORTHAM PARK

FACILITIES

- RESTROOMS IN PARK
- CONCESSIONS IN PARK

GATHERING PLACES

- AMPHITHEATER
- FOUNTAIN / REFLECTION POND



Mason Park Master Plan Public Meeting

I. The public would like to see the following amenities added to Mason Park:

- i. A BMX trail
- ii. A butterfly garden
- iii. A kayak drop-off boat basin
- iv. A sports track built around the south field
- v. A concession stand for sports events
- vi. Restroom facilities
- vii. A dog park
- viii. Artificial turf fields
- ix. Contemporary lighting around the park
- x. Underground utilities
- xi. Amphitheater/performance space
 - a. Could be located by Lady Bird Johnson Garden
- xii. A sprayground at the exterior circle space
- xiii. Utilization of bank along the bayou
- xiv. Restrooms for sports fields
- xv. Large fountain/ reflection pool near club house
- xvi. Upgrade the swimming pool

II. Disc Golf Course

- i. Keep the current 9 hole course
- ii. Disc golf course could be moved to the other side of the park because of the new bridge being implemented into the park

III. Sports Teams

- i. Magnolia Park Sharks
 - A. North soccer field expanded into the baseball field
 - B. From July to November there were 200 kids
- ii. Drill Teams and Cheerleaders
 - A. Need a covered pavilion in open air for a practice area

IV. Multi-Use Fields

- i. 1 large soccer field that could be used as 2 small fields
- ii. Upgrade the number of fields and the quality of fields
- iii. Place a baseball field at West Field
- iv. Could extend football fields on the north side of park into baseball field outfield to utilize the space better

V. Community would like to see team names represented on the fields

- i. e.g. "Welcome to the Shark Tank"
- ii. Championship representation within the field

VI. Current Gym/Clubhouse

- i. Community wants more indoor space for programmed activities
- ii. Community also wants more quality workout equipment
- iii. Could combine the office and gym with the proper signage
- iv. Need more space for equipment room
- v. Would like to have more programming for the seniors and young children offered at the club house
- vi. Would like programming for special needs

VII. Competition with Neighboring Cities

- i. e.g. League City, Dickinson, Pearland and Pasadena

VIII. Next Door – used to reach public/community

IX. Trail Systems

- i. Multiple uses and levels
- ii. The community wants both hard/soft trails
- iii. More trails will be used to encourage walking

X. Private funds could be raised by community groups

XI. Improve Drainage for Future Fields

- i. More than level 1 fields – currently the level 1 fields have poor drainage. Would like to see artificial turf for level 2 or 3 fields.

XII. Maintenance Program

- i. Long-term conservancy

XIII. Outdoor Basketball Courts

- i. Currently, the teams are utilizing the indoor gym
- ii. Will have to think of the noise level if the courts are built outside

XIV. Connect Wortham Park with Mason Park

- i. Wortham – ¼ mile of county land that is open
- ii. Fitness, benches and bike maintenance stations to tie the two parks together.

XV. Informational Signage/Wayfinding

- i. Public wants to include a marker at Plaza Viva
- ii. Public wants educational signage for the dog stations
- iii. Public wants educational signage throughout the park

XVI. The younger kids soccer teams in the fall moves to the southwest fields to allow for the older kids teams to have the north soccer fields.

- i. On the younger kids soccer teams there are 700+ senior kids year-round

XVII. Art in the Park

- i. Promote artists from Houston-area and art about the Houston-area

- XVIII. Circulation Hierarchy
 - i. Pedestrian-dominant versus vehicular-dominant
- XIX. Public would like to see precedent imagery of other parks
- XX. Protection, safety and lighting are important
 - a. Would like to see contemporary lighting in the park, like the blue lighting downtown
- XXI. Parking & Utilities especially at Plaza Viva
- XXII. Community would like to implement senior and small children programs
- XXIII. ADA-Compliant Facilities and Amenities
 - i. ADA fitness station at Plaza Viva
- XXIV. Community wants to protect the existing trees
- XXV. Playgrounds need to be updated
- XXVI. Park History
 - i. Community wants to bring history back to the park, e.g. the history of Magnolia
 - ii. The community wants a historical park marker
 - iii. Promote famous figures that are from the Houston-area

END OF NOTES

Should any recipients find the information herein incorrect please, contact us immediately at 713-871-1414.

Mason Park Master Plan Public Meeting

- I. Comments & Feedback
 - a. Concepts
 - i. Active Recreation – could dedicate one side to park and the other side of park to sports
 - 1. BMX trail
 - 2. Kayak drop
 - 3. Sports track
 - a. Incorporate around sports field areas
 - 4. Artificial Turf Field
 - a. Recommended due to current high use on fields
 - 5. Disc Golf
 - a. To Remain
 - 6. Decrease amount of Baseball Fields
 - a. Baseball fields that allow Multi use for kickball
 - 7. Football Fields
 - a. Separate from Soccer fields, season overlap between football and soccer
 - 8. Outdoor Basketball court/Pavilion
 - a. Double as drill team practice area
 - 9. Full Size Soccer Field
 - a. Separation needed between Youth and Adult Leagues
 - b. Increase number of fields
 - c. Analysis needed for north side field participant capacity – 250+ people on north at once currently
 - d. Separation needed between soccer and football, high attendance for both sporting events
 - 10. Swimming Pool
 - 11. Tennis Courts
 - a. Need to be better maintained
 - b. Programming to offer Lessons
 - c. Move to Plaza Viva
 - d. Need to be shaded to increase usage
 - 12. Update Playground
 - a. ADA Accessible
 - 13. Splash Pad
 - a. Could double as event space
 - b. Strongly supported location in the heart of the park
 - c. Could be incorporated with event space
 - ii. Trails and Park Circulation
 - 1. Walking trails (Hard & Soft Surfaces)
 - a. 8' along bayou has been funded by city
 - 2. Biking Trails
 - 3. Increased Parking
 - a. High volume of vehicles park on surrounding streets

- 2. Art Installations
- 3. Community Garden
- 4. Historical Signage
- 5. Dog Park
 - a. Already existing in surrounding areas – Gus Wortham, need to confirm.
- iv. Gathering Spaces
 - 1. Amphitheater
 - a. Multi use event space
 - b. Combine with splash pad
 - c. Currently takes up field space
 - d. Potential for a family friendly space
 - e. Utilize skyline view on west side of park
 - 2. Fountain/Reflection Pond
- v. Facilities
 - 1. Restroom in Park
 - a. Extremely High Demand
 - 2. Concessions in Park
 - 3. Short Term Restaurants
 - 4. Increased Lighting
 - a. Similar to Buffalo Bayou
- vi. Community Buildings
 - 1. Increased Quality of workout Equipment
 - 2. Increase Fitness Area
 - 3. Architectural Improvements
 - 4. Senior Programming
 - 5. Youth Programming
 - 6. Vehicular accessibility closer to facility
- b. Further Analysis
 - i. Break down sports season overlaps
 - ii. Compare population per programs
 - iii. Look into baseball fields within a five mile radius
 - iv. Look into Dog Park in surrounding areas
- c. Maintenance
 - i. Maintenance needed
 - ii. Trees to remain
 - iii. Difficult to plan city events due to regulations
 - iv. Inclement weather regulations permit playing
 - v. Restrooms not well maintained and not enough

END OF NOTES

Should any recipients find the information herein incorrect please, contact us immediately at 713-871-1414.

Mason Park Master Plan Public

- I. Comments & Feedback
 - a. Master Plan Concepts
 - i. Football Fields
 - 1. Football Field
 - a. Request for another multi-purpose sports field
 - 2. Event Lawn Area
 - a. Reduce event permit regulations
 - b. Provide enough power and outlets for events
 - c. Allow for easy multi-purpose programming of the space
 - ii. Trails and Park Circulation
 - 1. Increased Parking
 - a. 400 spaces shown on plan, request for more
 - b. High volume of traffic during sporting events
 - c. Overflow parking
 - 2. Brays Bayou connection
 - 3. Connection to Gus Wortham Park
 - 4. Greenway Park connection
 - iii. Funding / Phasing
 - 1. TIRZ funding
 - 2. Private funding
 - 3. Would like to see heart of the park and sports fields completed in first phase
 - iv. Pavilion
 - 1. Covered pavilion for fitness activities
 - v. Garden
 - 1. Azalea garden and irrigation

END OF NOTES

Should any recipients find the information herein incorrect please, contact us immediately at 713-871-1414.

MASON PARK TRAFFIC STUDY

Walter P Moore performed a planning analysis focused on estimating vehicular trip generation and parking demand for the planned improvements of Mason Park in Houston. The analysis is based on data from the Institute of Traffic Engineers (ITE) Trip Generation Manual, 10th Edition and ITE Parking Generation Manual, 5th Edition.

Based on the attached Mason Park Master Plan, the following land uses were identified for parking demand and vehicle trip generation analysis: soccer complex and public park. There was no specific calculation for baseball fields, however, the soccer complex and public park land uses includes ancillary amenities such as fitness trails, activities shelter, aquatic center, picnic grounds, basketball and tennis courts and a playground.

Parking Demand – The following parking demand is based on the attached ITE recommendations and represents data for peak parking demand on Saturdays.

- The parking demand generation for each soccer field is 60 spaces per field. The three soccer fields represented in the master plan would need approximately 180 spaces.
- The parking demand generation for the general public park is based on acre, which would require around 50 spots.
- While not specifically identified, the ratio for baseball fields compared to soccer fields would not be drastically different. Parking demand generation for the three baseball fields represented in the master plan would require 180 additional parking spots.

Trip Generation and Driveways - The following vehicle trip generation is based on the attached ITE recommendations and represents data for peak vehicle trip generation on Saturdays

- The vehicle trip generation for each soccer field is 40 trips per field. The three soccer fields represented in the master plan would generate approximately 120 trips.
- The vehicle trip generation for the general public park is based on acre, which would generate around 20 additional vehicle trips.
- The driveway on Tipps St. near 75th St. is too close to the intersection, ideally it would be relocated further to the east. However, since the driveway is already existing, the City will likely allow it to remain.
- The single driveway on the entrance adjacent to the soccer fields will allow for an acceptable level of service, but at the lower end of the range. Ideally, that lot would have 2 driveways, but would likely not be required.

Based on the provided calculation methodology and parking demand estimates for each generator, Mason Park should accommodate 410 parking spaces throughout the public park. Location of these parking facilities should be located adjacent to baseball fields, soccer fields, activity centers and open space areas (currently represented in Mason Park Master Plan). Crosswalk markings and signage as well as traffic calming techniques should be implemented along S 75th Street to facilitate access and mobility between park amenities and adjacent neighborhood destinations.

Public Park (411)

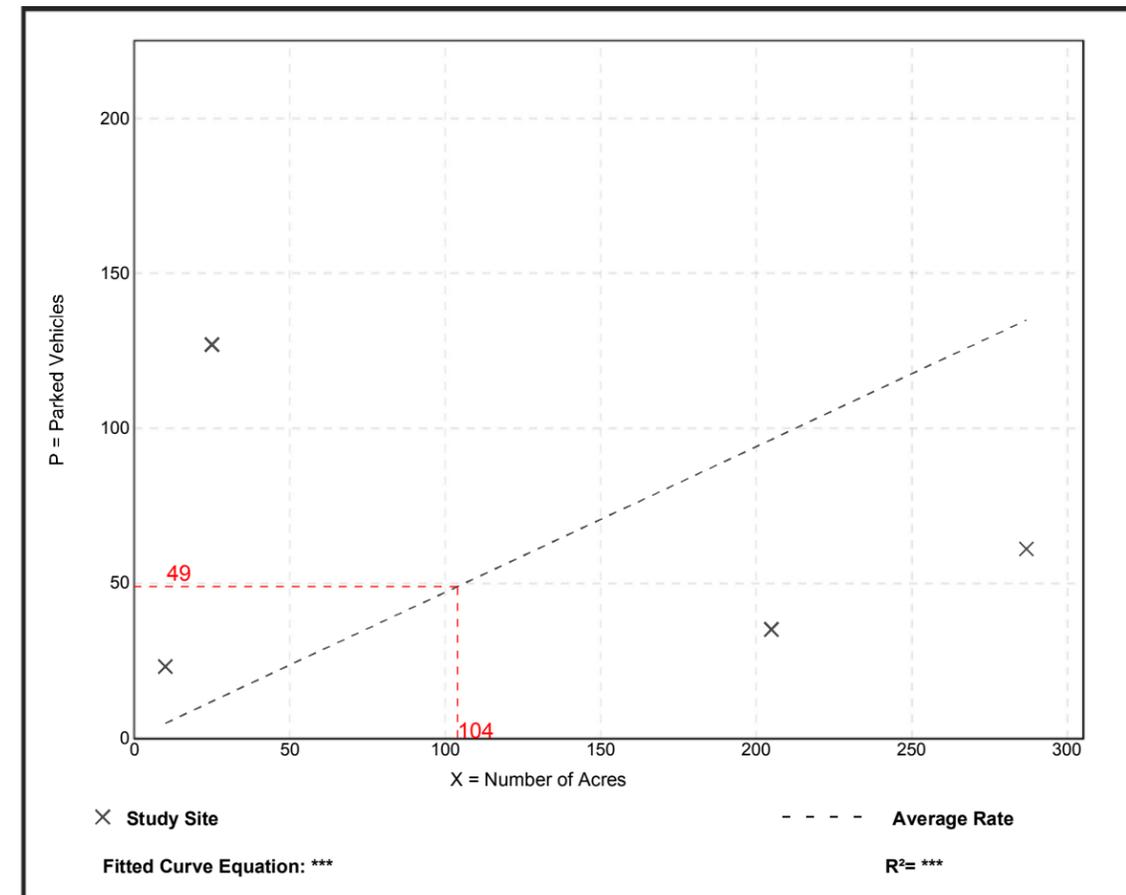
Peak Period Parking Demand vs: Acres
On a: Saturday
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 9:00 a.m. - 3:00 p.m.
 Number of Studies: 4
 Avg. Num. of Acres: 132

Peak Period Parking Demand per Acre

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.47	0.17 - 5.08	0.20 / 5.08	***	1.23 (262%)

Data Plot and Equation

Caution – Small Sample Size



Parking Generation Manual, 5th Edition • Institute of Transportation Engineers

Land Use: 411 Public Park

Description

Public parks are owned and operated by a municipal, county, state, or federal agency. The parks surveyed vary widely as to location, type, and number of facilities, including boating or swimming facilities, beaches, hiking trails, ball fields, soccer fields, campsites, and picnic facilities. Seasonal use of the individual sites differs widely as a result of the varying facilities and local conditions, such as weather. For example, some of the sites are used primarily for boating or swimming; others are used for softball games. Soccer complex (Land Use 488) is a related use.

Time of Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a Saturday (one study site) and a Sunday (one study site) in a general urban/suburban setting.

Hour Beginning	Percent of Peak Parking Demand	
	Saturday	Sunday
12:00–4:00 a.m.	–	–
5:00 a.m.	–	–
6:00 a.m.	–	–
7:00 a.m.	10	–
8:00 a.m.	10	–
9:00 a.m.	58	–
10:00 a.m.	70	17
11:00 a.m.	75	17
12:00 p.m.	67	33
1:00 p.m.	99	83
2:00 p.m.	100	83
3:00 p.m.	80	100
4:00 p.m.	61	50
5:00 p.m.	26	17
6:00 p.m.	33	50
7:00 p.m.	–	–
8:00 p.m.	–	–
9:00 p.m.	–	–
10:00 p.m.	–	–
11:00 p.m.	–	–

Additional Data

The percentage of the park area that is used most intensively varies considerably within the studies contained in this land use; therefore, caution should be used when using acres as an independent variable.

The sites were surveyed in the 2000s and the 2010s in California and Oregon.

Source Numbers

314, 315, 520

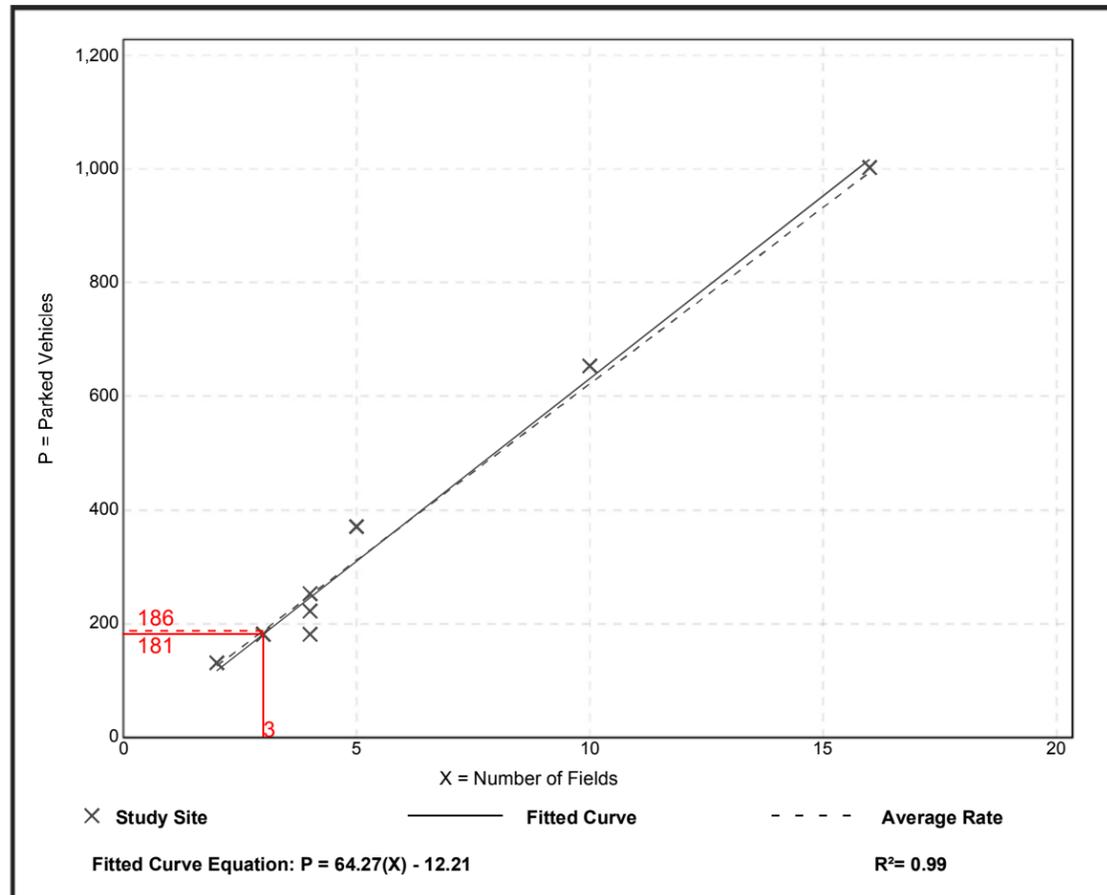
**Soccer Complex
(488)**

Peak Period Parking Demand vs: **Fields**
 On a: **Saturday**
 Setting/Location: **General Urban/Suburban**
 Peak Period of Parking Demand: **8:00 a.m. - 2:00 p.m.**
 Number of Studies: 9
 Avg. Num. of Fields: 5.6

Peak Period Parking Demand per Field

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
62.12	45.00 - 74.00	60.00 / 69.65	***	7.00 (11%)

Data Plot and Equation



Parking Generation Manual, 5th Edition • Institute of Transportation Engineers

Land Use: 488 Soccer Complex

Description

A soccer complex is an outdoor facility that is used for non-professional soccer games. It may consist of multiple fields. The size of each field within the land use may vary to accommodate games for different age groups. Ancillary amenities may include stadium seating, a fitness trail, an activities shelter, aquatic center, picnic grounds, basketball and tennis courts, and a playground. Public park (Land Use 411) is a related use.

All parking demand counts in the database were taken during a tournament or league games for which a series of back-to-back games were held on each field.

Additional Data

The average parking supply ratio for the 12 study sites with parking supply information is 41 spaces per soccer field.

The sites were surveyed in the 2000s in Oregon and Washington.

Source Number

401

CLARK CONDON
BRAVE / ARCHITECTURE
WALTER P MOORE

CLARK CONDON

10/5/2017

Mason Park Master Plan Cost Estimate

Council District: I

Item	Qty.	Unit	Unit Cost	Total Cost
Heart of the Park				
Demolition of Parking Lot, Walks, and Tree Removal	1	LS	\$ 100,000.00	\$ 100,000.00
SWPPP	1	LS	\$ 10,000.00	\$ 10,000.00
Grading	1	LS	\$ 50,000.00	\$ 50,000.00
Storm and Drainage	1	LS	\$ 60,000.00	\$ 60,000.00
Electrical Service Upgrades	1	LS	\$ 50,000.00	\$ 50,000.00
Utilities	1	LS	\$ 50,000.00	\$ 50,000.00
Community Center Renovation	1	LS	\$ 2,000,000.00	\$ 2,000,000.00
Community Center Expansion	1	LS	\$ 1,500,000.00	\$ 1,500,000.00
Pool Building Renovation	1	LS	\$ 500,000.00	\$ 500,000.00
Remove and Replace Pool	1	LS	\$ 2,250,000.00	\$ 2,250,000.00
Playground	1	LS	\$ 200,000.00	\$ 200,000.00
Sprayground	1	LS	\$ 250,000.00	\$ 250,000.00
Garden	1	LS	\$ 50,000.00	\$ 50,000.00
New Parking (80 spaces)	1	LS	\$ 200,000.00	\$ 200,000.00
Walks and Plazas	1	LS	\$ 200,000.00	\$ 200,000.00
Lighting (Parking Lot and Security)	1	LS	\$ 250,000.00	\$ 250,000.00
Site Furniture	1	LS	\$ 35,000.00	\$ 35,000.00
Landscape and Irrigation	1	LS	\$ 100,000.00	\$ 100,000.00
Subtotal Heart of the Park				\$ 7,855,000.00
10% Design Contingency				\$785,500.00
10% General Conditions and Permits				\$864,050.00
TOTAL AWARD TO CONTRACTOR				\$9,504,550.00
10% Construction Contingency				\$950,455.00
3% Testing				\$285,136.50
20% Professional & Design Fees				\$1,900,910.00
HEART OF THE PARK TOTAL				\$12,641,051.50
Baseball/Softball Complex				
Demolition of Fields, Playground, Walks, Tree Removal	1	LS	\$ 100,000.00	\$ 100,000.00
SWPPP	1	LS	\$ 10,000.00	\$ 10,000.00
Grading	1	LS	\$ 25,000.00	\$ 25,000.00
Storm and Drainage	1	LS	\$ 35,000.00	\$ 35,000.00
Electrical Service Upgrades	1	LS	\$ 50,000.00	\$ 50,000.00
Utilities	1	LS	\$ 75,000.00	\$ 75,000.00
Lighted Fields including fencing, dugouts, bleachers, scoreboards, turf, and irrigation	3	EA	\$ 750,000.00	\$ 2,250,000.00

CLARK CONDON

Concession Stand and Restrooms	1	LS	\$	650,000.00	\$	650,000.00
New Parking (120 spaces)	1	LS	\$	300,000.00	\$	300,000.00
Walks and Plazas	1	LS	\$	160,000.00	\$	160,000.00
Fitness Station	1	LS	\$	75,000.00	\$	75,000.00
Lighting (Parking Lot and Security)	1	LS	\$	200,000.00	\$	200,000.00
Site Furniture	1	LS	\$	25,000.00	\$	25,000.00
Landscape and Irrigation	1	LS	\$	100,000.00	\$	100,000.00
Subtotal Baseball/Softball Complex					\$	4,055,000.00
10% Design Contingency						\$405,500.00
10% General Conditions and Permits						\$446,050.00
TOTAL AWARD TO CONTRACTOR						\$4,906,550.00
10% Construction Contingency						\$490,655.00
3% Testing						\$147,196.50
20% Professional & Design Fees						\$981,310.00
BASBALL/SOFTBALL COMPLEX TOTAL						\$6,525,711.50

Sports Field Complex

Demolition of Fields, Parking Lot, Walks, Tree Removal	1	LS	\$	125,000.00	\$	125,000.00
SWPPP	1	LS	\$	20,000.00	\$	20,000.00
Grading	1	LS	\$	50,000.00	\$	50,000.00
Storm and Drainage	1	LS	\$	35,000.00	\$	35,000.00
Electrical Service Upgrades	1	LS	\$	50,000.00	\$	50,000.00
Utilities	1	LS	\$	100,000.00	\$	100,000.00
Lighted Fields including bleachers, scoreboards, goals, turf, and irrigation	3	EA	\$	750,000.00	\$	2,250,000.00
Upgrade to Synthetic Turf	3	EA	\$	250,000.00	\$	750,000.00
Concession Stand and Restrooms	1	LS	\$	650,000.00	\$	650,000.00
New Parking (150 spaces)	1	LS	\$	350,000.00	\$	350,000.00
Walks and Plazas	1	LS	\$	135,000.00	\$	135,000.00
Lighting (Parking Lot and Security)	1	LS	\$	200,000.00	\$	200,000.00
Site Furniture	1	LS	\$	25,000.00	\$	25,000.00
Landscape and Irrigation	1	LS	\$	100,000.00	\$	100,000.00
Subtotal Sportsfield Complex					\$	4,840,000.00
10% Design Contingency						\$484,000.00
10% General Conditions and Permits						\$532,400.00
TOTAL AWARD TO CONTRACTOR						\$5,856,400.00
10% Construction Contingency						\$585,640.00
3% Testing						\$175,692.00
20% Professional & Design Fees						\$1,171,280.00
SPORTS FIELD COMPLEX TOTAL						\$7,789,012.00

CLARK CONDON

Festival Area and Event Lawn

Demolition of Parking Lot, Tennis Courts, Field. Walks, Tree Removal	1	LS	\$	100,000.00	\$	100,000.00
SWPPP	1	LS	\$	20,000.00	\$	20,000.00
Grading	1	LS	\$	75,000.00	\$	75,000.00
Storm and Drainage	1	LS	\$	65,000.00	\$	65,000.00
Electrical Service Upgrades	1	LS	\$	50,000.00	\$	50,000.00
Utilities	1	LS	\$	75,000.00	\$	75,000.00
Stage and Restrooms	1	LS	\$	1,000,000.00	\$	1,000,000.00
Event Lawn	1	LS	\$	50,000.00	\$	50,000.00
New Parking (40 spaces)	1	LS	\$	125,000.00	\$	125,000.00
Walks and Plazas	1	LS	\$	100,000.00	\$	100,000.00
Kayak Launch	1	LS	\$	35,000.00	\$	35,000.00
Lighting (Parking Lot and Security)	1	LS	\$	150,000.00	\$	150,000.00
Site Furniture	1	LS	\$	25,000.00	\$	25,000.00
Landscape and Irrigation	1	LS	\$	100,000.00	\$	100,000.00
Subtotal Festival Area and Event Lawn						\$ 1,970,000.00
10% Design Contingency						\$197,000.00
10% General Conditions and Permits						\$216,700.00
TOTAL AWARD TO CONTRACTOR						\$2,383,700.00
10% Construction Contingency						\$238,370.00
3% Testing						\$71,511.00
20% Professional & Design Fees						\$476,740.00
FESTIVAL AND EVENT LAWN COMPLEX TOTAL						\$3,170,321.00

Plaza Viva

SWPPP	1	LS	\$	8,000.00	\$	8,000.00
Grading	1	LS	\$	15,000.00	\$	15,000.00
Storm and Drainage	1	LS	\$	15,000.00	\$	15,000.00
Tennis	1	LS	\$	250,000.00	\$	250,000.00
Parking (10 spaces)	1	LS	\$	50,000.00	\$	50,000.00
Landscape and Irrigation	1	LS	\$	50,000.00	\$	50,000.00
Subtotal Plaza Viva						\$ 388,000.00
10% Design Contingency						\$38,800.00
10% General Conditions and Permits						\$42,680.00
TOTAL AWARD TO CONTRACTOR						\$469,480.00
10% Construction Contingency						\$46,948.00
3% Testing						\$14,084.40
20% Professional & Design Fees						\$93,896.00
PLAZA VIVA TOTAL						\$624,408.40

CLARK CONDON

Polishing Basins

SWPPP	1	LS	\$	8,000.00	\$	8,000.00
Grading	1	LS	\$	25,000.00	\$	25,000.00
Storm and Drainage	1	LS	\$	15,000.00	\$	15,000.00
Bridge	1	LS	\$	175,000.00	\$	175,000.00
Walks and Plazas	1	LS	\$	65,000.00	\$	65,000.00
Interpretive Signage	1	LS	\$	20,000.00	\$	20,000.00
Site Furniture	1	LS	\$	15,000.00	\$	15,000.00
Landscape and Irrigation	1	LS	\$	75,000.00	\$	75,000.00
Subtotal Polishing Basins						\$ 398,000.00
10% Design Contingency						\$39,800.00
10% General Conditions and Permits						\$43,780.00
TOTAL AWARD TO CONTRACTOR						\$481,580.00
10% Construction Contingency						\$48,158.00
3% Testing						\$14,447.40
20% Professional & Design Fees						\$96,316.00
POLISHING BASINS TOTAL						\$640,501.40
MASTER PLAN TOTAL						\$31,391,005.80