

# Disbrow Park & Facilities Master Plan

## Design Alternatives Recreation Commission Meeting (Meeting #3)

City of Rye, NY  
June 27, 2017



# Disbrow Park & Facilities Master Plan

## Tonight's Agenda....



### **Tonight's Meeting Objectives**

- Informational meeting
- Present design alternatives and associated probable costs



### **Where We've Been**

- Public Meetings and Online Surveys
- Park Program



### **Disbrow Park Concepts and Associated Costs**



### **Q&A Session**

# Disbrow Park & Facilities Master Plan

- Context Map
- **47-Acre Neighborhood Park!**

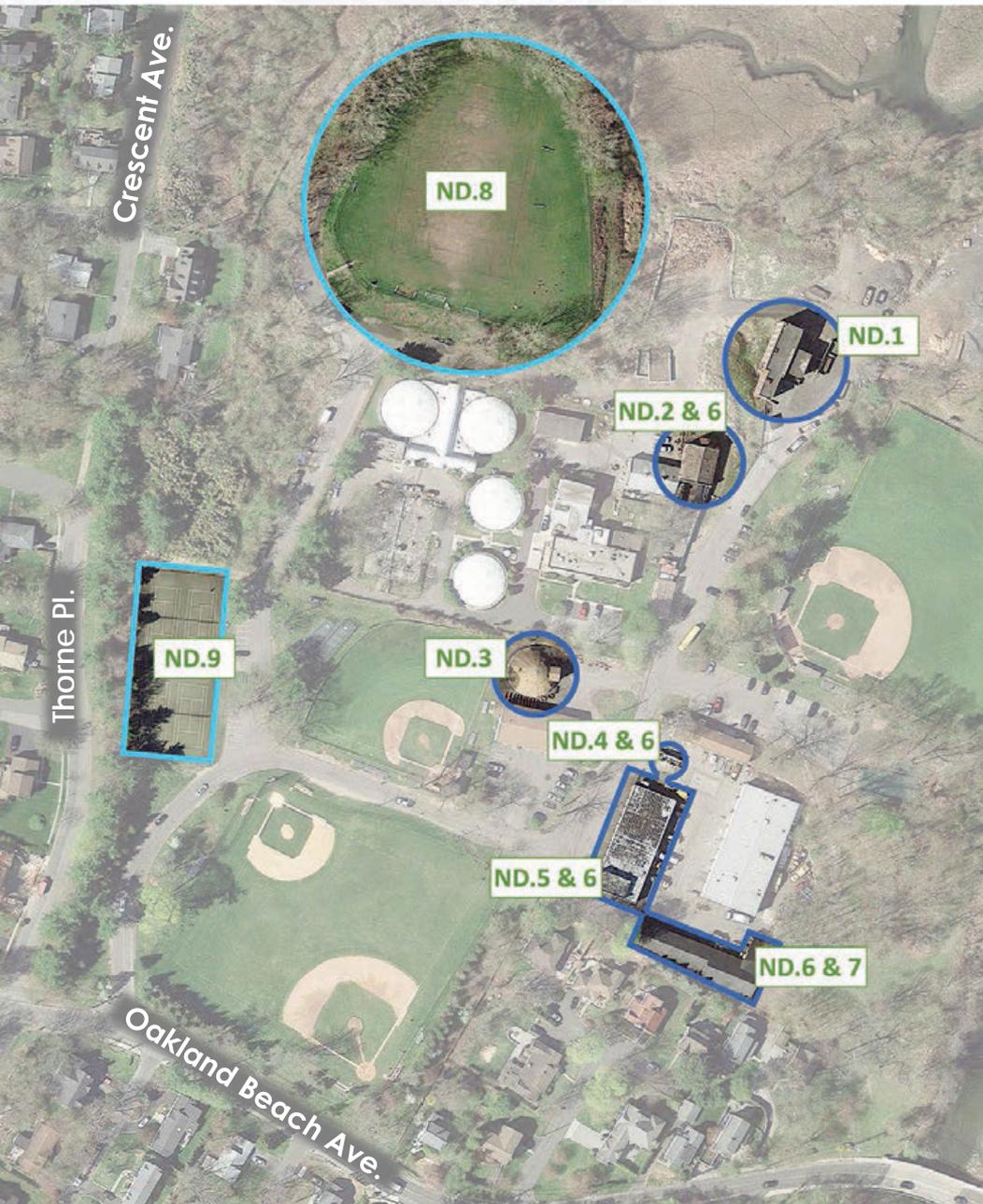


# Disbrow Park & Facilities Master Plan



# Disbrow Park & Facilities Master Plan

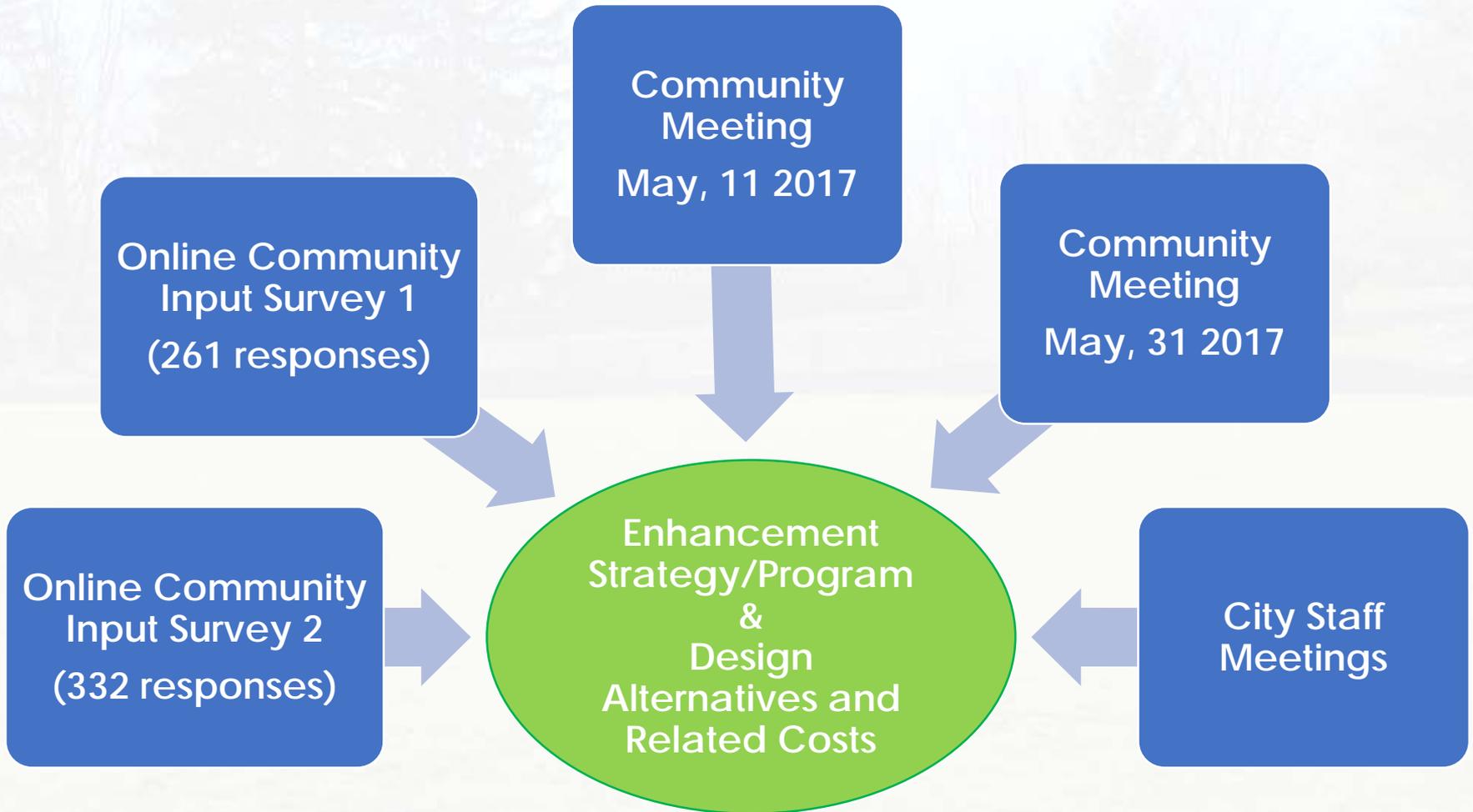
## Pre-Master Plan Non-Deferrable and Capital Improvement Costs



ITEM		ESTIMATED RANGE OF COSTS
ND.1	Demolition of Incinerator Building and Abatement including Soil Remediation	\$1,380,000 - \$1,600,000
ND.2	Demolition and Reconstruction of Police Storage Building	\$152,000 - \$590,000
ND.3	Demolition of Existing Salt Shed and Installation of Enlarged Salt Shed	\$640,000 - \$665,000
ND.4	Demolition and Replacement of DPW Fueling Station	\$235,000 - \$260,000
ND.5	Demolition and Reconstruction of Brick Garage Building (11 Truck Bays)	\$2,580,000 - \$2,750,000
ND.6	DPW Building and Soil Remediation	\$0 - \$2,365,000
ND.7	9 Bay Garage Building Improvements	\$210,000 - \$250,000
ND.8	Sterling Field Synthetic Turf Improvements	\$1,500,000 - \$1,900,000
ND.9	Tennis Court Repairs	\$83,000 - \$480,000
<b>Opinion of Probable Cost</b>		<b>\$6,780,000 - \$10,860,000</b>

# Disbrow Park & Facilities Master Plan

## Outreach Summary:



# Disbrow Park & Facilities Master Plan

## Survey Area Enhancement Strategy

### Active Recreation and Amenities

- Improve ballfield amenities (viewing areas, dugouts, etc.)
- Improve size of Grainger Field
- Improve Sterling Field condition
- Add playground
- Repair tennis courts

### Passive Recreation and Amenities

- Improve park aesthetics for a more enjoyable park experience
- Improve site amenities
- Restroom improvements
- Multi-use play/open space
- Add dog run area
- Walking path improvements
- Preserve woodlands and wetlands

### Improve Circulation

- Improve connectivity through park with a more welcoming, inviting appearance
- Increase pedestrian safety and separate pedestrians from vehicles
- Improve traffic circulation
- Additional parking
- Drop-off location
- Separation between Public Works and park uses

### Public Works Facility Improvements (City Requests)

- Larger salt shed
- Truck wash station
- Garage parking for all garbage and plow trucks
- 24-hr. access to fueling station
- Above ground fueling tanks
- Administrative amenities:
  - (Conference rooms / locker rooms / offices)
- Designate outdoor storage space
- A more efficient recycling facility layout
- Additional Police Department garage bays

# Disbrow Park & Facilities Master Plan

## Survey Area Enhancement Strategy

\* Green text indicates program elements achieved in Pre-Masterplan Non-Deferrable and Capital Improvement Costs

### Active Recreation and Amenities

- Improve ballfield amenities (viewing areas, dugouts, etc.)
- Improve size of Grainger Field
- **Improve Sterling Field condition**
- Add playground
- **Repair tennis courts**

### Passive Recreation and Amenities

- Improve park aesthetics for a more enjoyable park experience
- Improve site amenities
- Restroom improvements
- Multi-use play/open space
- Add dog run area
- Walking path improvements
- Preserve woodlands and wetlands

### Improve Circulation

- Improve connectivity through park with a more welcoming, inviting appearance
- Increase pedestrian safety and separate pedestrians from vehicles
- Improve traffic circulation
- Additional parking
- Drop-off location
- Separation between Public Works and park uses

### Public Works Facility Improvements (City Requests)

- **Larger salt shed**
- **Truck wash station**
- Garage parking for all garbage and plow trucks
- **24-hr. access to fueling station**
- **Above ground fueling tanks**
- **Administrative amenities:**
  - **(Conference rooms / locker rooms / offices)**
- Designate outdoor storage space
- A more efficient recycling facility layout
- Additional Police Department garage bays

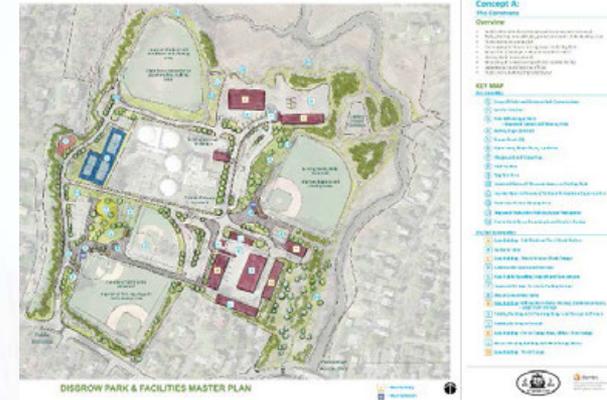
# Disbrow Park & Facilities Master Plan

## Survey 2 Summary:

### Key Topics Mentioned in Comments:

- Park Costs
- Relocating DPW
- Number of tennis courts (3 vs. 4)
- Dog park location
- Additional landscape buffering for neighbors
- Roadway Geometry

A.

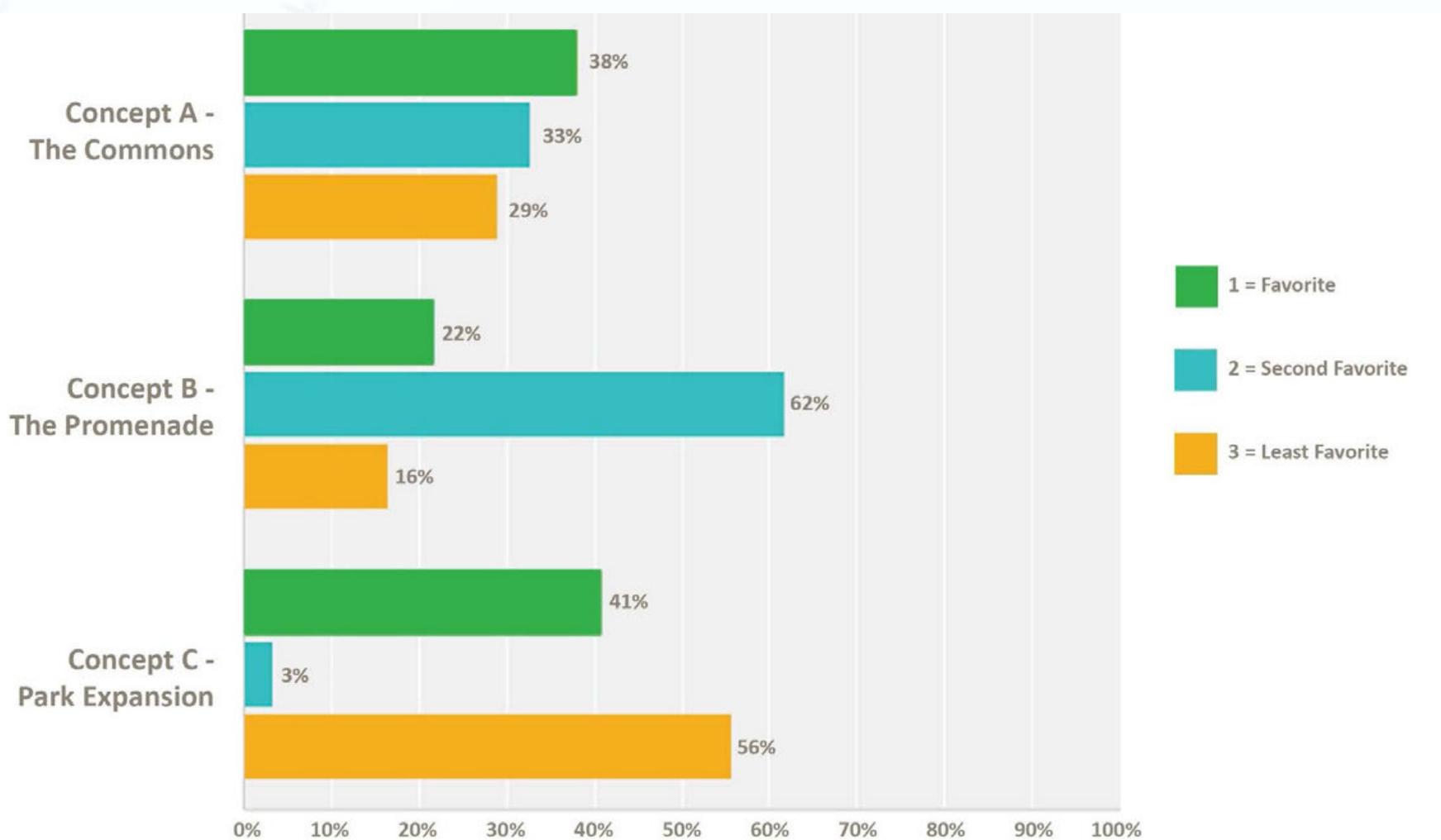


B.



C.





	1	2	3	Total
Concept A - The Commons	<b>38.17%</b> 92	<b>32.78%</b> 79	<b>29.05%</b> 70	241
Concept B - The Promenade	<b>21.72%</b> 53	<b>61.89%</b> 151	<b>16.39%</b> 40	244
Concept C - Park Expansion	<b>40.91%</b> 108	<b>3.41%</b> 9	<b>55.68%</b> 147	264

# Disbrow Park & Facilities Master Plan

## Disbrow Park Concepts and Associated Costs

# Disbrow Park & Facilities Master Plan

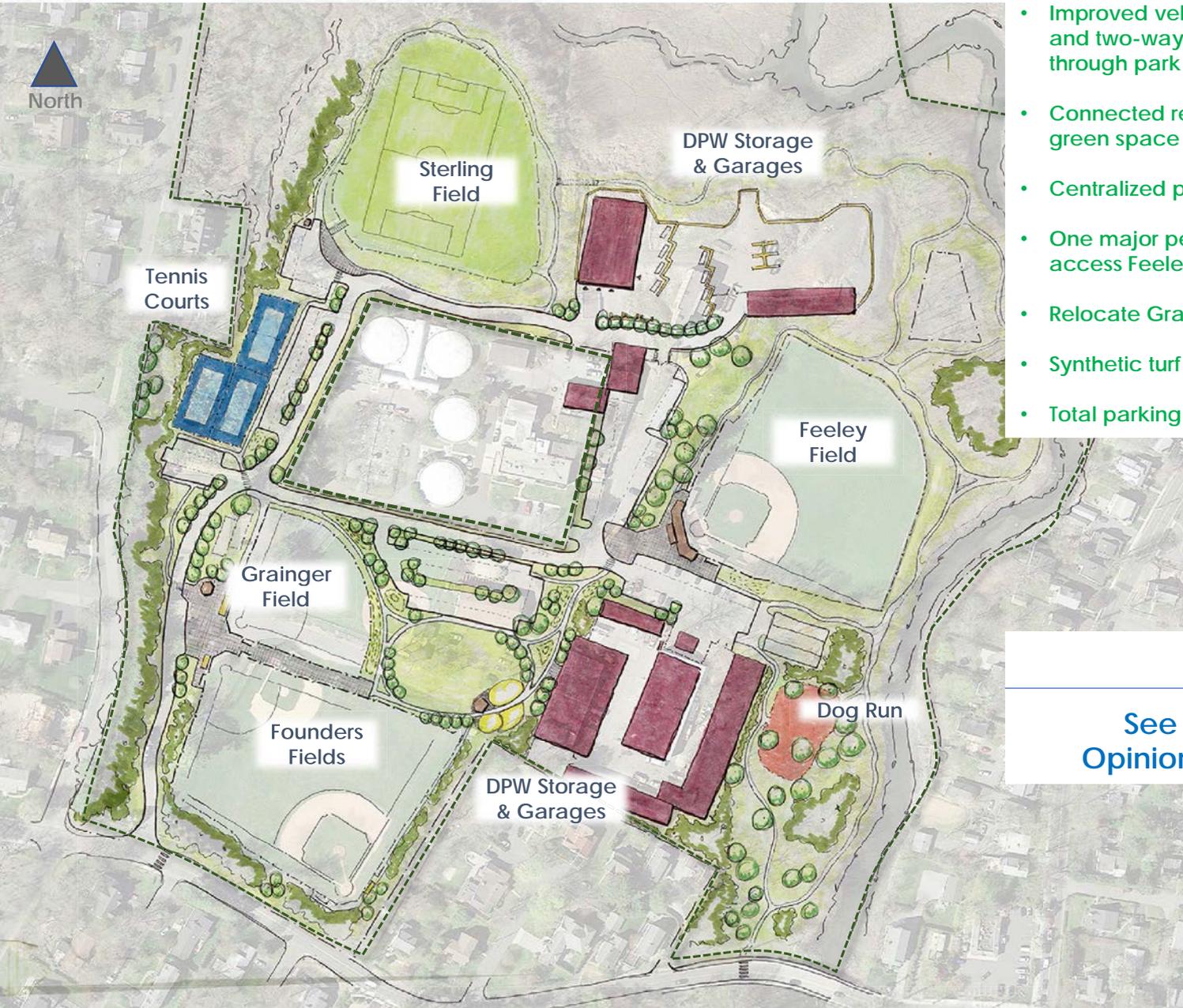


- Improved vehicle circulation loop (one-way and two-way) and pedestrian circulation through park
- Common park area with playground, restrooms, drop-off and field viewing areas
- One major pedestrian crossing point to access Feeley Field
- Centralized park parking lot
- Relocate Grainger Field and Founders Field 1
- Synthetic turf improvements to Sterling Field
- Total parking spaces = 175

Concept A:

See Concept B.1 for  
Opinion of Probable Cost:

# Disbrow Park & Facilities Master Plan

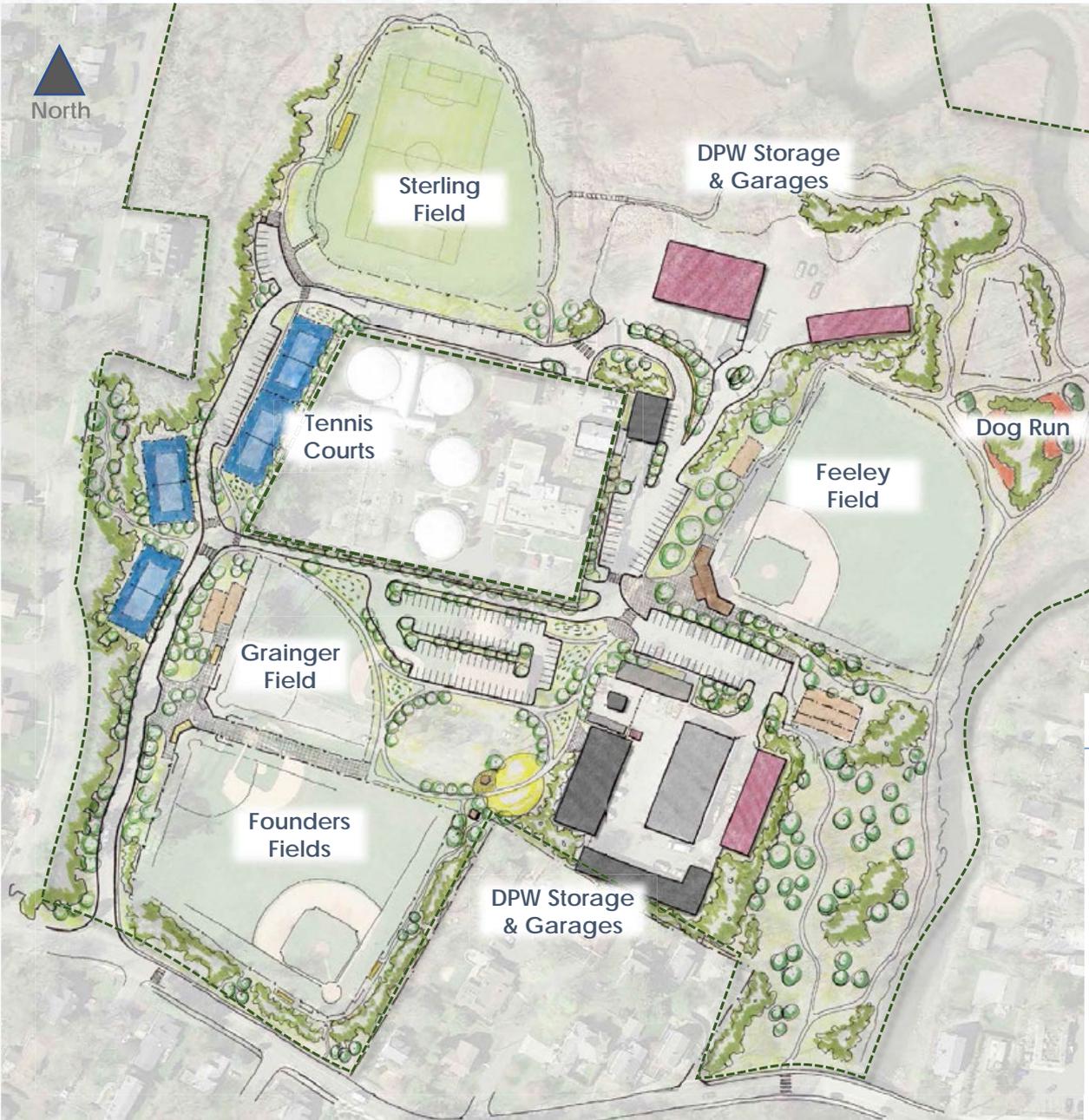


- Improved vehicle circulation loop (one-way and two-way) and pedestrian circulation through park
- Connected recreation amenities / multi-use green space through park core
- Centralized park parking lot
- One major pedestrian crossing point to access Feeley Field
- Relocate Grainger Field and Founders Field 1
- Synthetic turf improvements to Sterling Field
- Total parking spaces = 185

Concept B:

See Concept B.1 for  
Opinion of Probable Cost:

# Disbrow Park & Facilities Master Plan



- Improved vehicle circulation loop (one-way and two-way) and pedestrian circulation through park
- Connected recreation amenities / multi-use green space through park core
- Centralized park parking lot
- One major pedestrian crossing point to access Feeley Field
- Relocate Grainger Field and Founders Field 1
- Synthetic turf improvements to Sterling Field
- Total parking spaces = 185 +
- Improved Landscape Buffers
- 4 Tennis Courts
- Relocation of Dog Run

## Concept B.1:

**Opinion of Probable Cost:**  
Park Improvements = \$13.0 million

DPW Improvements = \$9.1 million

Remediation = \$0 - \$4.8 million +

Non-Deferrable Balance = 0

Approximate Total = \$22.1 - \$26.9 million

# Disbrow Park & Facilities Master Plan

## Survey Area Enhancement Strategy

\* Green text indicates program elements achieved in Concept A, Concept B and Concept B.1

### Active Recreation and Amenities

- Improve ballfield amenities (viewing areas, dugouts, etc.)
- Improve size of Grainger Field
- Improve Sterling Field condition
- Add playground
- Repair tennis courts

### Passive Recreation and Amenities

- Improve park aesthetics for a more enjoyable park experience
- Improve site amenities
- Restroom improvements (3)
- Multi-use play/open space
- Add dog run area
- Walking path improvements
- Preserve woodlands and wetlands

### Improve Circulation

- Improve connectivity through park with a more welcoming, inviting appearance
- Increase pedestrian safety and separate pedestrians from vehicles
- Improve traffic circulation
- Additional parking
- Drop-off location
- Separation between Public Works and park uses

### Public Works Facility Improvements (City Requests)

- Larger salt shed
- Truck wash station
- Garage parking for all garbage and plow trucks
- 24-hr. access to fueling station
- Above ground fueling tanks
- Administrative amenities:
  - (Conference rooms / locker rooms / offices)
- Designate outdoor storage space
- A more efficient recycling facility layout
- Additional Police Department garage bays

# Disbrow Park & Facilities Master Plan



- Improved vehicle circulation loop (one-way and two-way) and pedestrian circulation through park
- Connected recreation amenities / multi-use green space through park core
- One major pedestrian crossing point to access Feeley Field
- Relocate Grainger Field and Founders Field 1
- Synthetic turf improvements to Sterling Field
- New synthetic turf multi-use sports field
- New access to scenic views of wetlands
- Total parking spaces = 185 +

## Concept C:

### Opinion of Probable Cost:

Park Improvements = \$14.0 million

DPW Building Demolition = \$1.7 million

DPW Built Off Site = \$19.4 million

Remediation = \$0 - \$4.8 million +

Non-Deferrable Balance = 0

Approximate Total = \$35.1 - \$39.9 million

# Disbrow Park & Facilities Master Plan



1. Relocate Feeley Field Off Site

2. Relocate DPW to Feeley Field

3. DPW Building Removals

4. Reclaim Recreation Park Space

5. Passive Recreation Opportunity

Concept C.1:

Opinion of Probable Cost:

Park Improvements = \$13.6 million

Parks off-site (Feeley Field) = \$1.5 – \$2.5 million

DPW Demolition = \$1.7 million

DPW Building Rebuild = \$16.2 million

Remediation = \$0 – \$4.8 million +

Non-Deferrable Balance = 0

Approximate Total = \$33 – \$39 million

# Disbrow Park & Facilities Master Plan

## Survey Area Enhancement Strategy

\* Green text indicates program elements achieved in Concept C and Concept C.1

### Active Recreation and Amenities

- Improve ballfield amenities (viewing areas, dugouts, etc.)
- Improve size of Grainger Field
- Improve Sterling Field condition
- Add playground
- Repair tennis courts

### Passive Recreation and Amenities

- Improve park aesthetics for a more enjoyable park experience
- Improve site amenities
- Restroom improvements (3)
- Multi-use play/open space
- Add dog run area
- Walking path improvements
- Preserve woodlands and wetlands

### Improve Circulation

- Improve connectivity through park with a more welcoming, inviting appearance
- Increase pedestrian safety and separate pedestrians from vehicles
- Improve traffic circulation
- Additional parking
- Drop-off location
- Separation between Public Works and park uses

### Public Works Facility Improvements (City Requests)

- Larger salt shed
- Truck wash station
- Garage parking for all garbage and plow trucks
- 24-hr. access to fueling station
- Above ground fueling tanks
- Administrative amenities:
  - (Conference rooms / locker rooms / offices)
- Designate outdoor storage space
- A more efficient recycling facility layout
- Additional Police Department garage bays

# Disbrow Park & Facilities Master Plan



- Tennis Court Repairs
- Synthetic Turf improvements to Sterling Field
- Additional parking near Sterling Field
- Reclaim park center for playground and restroom
- DPW building improvements
- Total parking spaces = 180

## Concept D:

### Opinion of Probable Cost:

Park Improvements = \$5.0 million

DPW Improvements = \$7.8 million

Remediation = 0 - \$4.8 million +

Non-Deferrable Balance = 0

Approximate Total = \$12.8 - \$17.6 million

# Disbrow Park & Facilities Master Plan

## Survey Area Enhancement Strategy

\* Green text indicates program elements achieved in Concept D

### Active Recreation and Amenities

- Improve ballfield amenities (viewing areas, dugouts, etc.)
- Improve size of Grainger Field
- **Improve Sterling Field condition**
- **Add playground**
- **Repair tennis courts**

### Passive Recreation and Amenities

- Improve park aesthetics for a more enjoyable park experience
- **Improve some site amenities**
- **Restroom improvement (1)**
- Multi-use play/open space
- Add dog run area
- Walking path improvements
- **Preserve woodlands and wetlands**

### Improve Circulation

- Improve connectivity through park with a more welcoming, inviting appearance
- **Increase pedestrian safety and separate pedestrians from vehicles**
- Improve traffic circulation
- **Additional parking**
- **Drop-off location**
- Separation between Public Works and park uses

### Public Works Facility Improvements (City Requests)

- **Larger salt shed**
- **Truck wash station**
- **Garage parking for all garbage and plow trucks**
- **24-hr. access to fueling station**
- **Above ground fueling tanks**
- **Administrative amenities:**
  - **(Conference rooms / locker rooms / offices)**
- Designate outdoor storage space
- **A more efficient recycling facility layout**
- **Additional Police Department garage bays**

# Disbrow Park & Facilities Master Plan

*Questions or Comments?*

**Reminder:**

**Council Meeting (July 12, 2017)**

*Thank you for participating!*