

834330 - Corn Palace Park Development

Originating Year:	2019	Project Type:	Parks and Recreation	Department:	250 - Public Works
Planned Completion Year:	2024/25	Category:	Capital	Project Manager:	Nathan Scribner

Project Description/Scope/Purpose

This project will design and construct a new 2-acre public park at the Corn Palace II development site (1142 Dahlia Court). The park property is oriented in the northeast corner of Toyon Avenue and Lily Avenue and extends east to Lawrence Expressway. Public Street improvements along Toyon Avenue and Lily Avenue will be installed as part of the Corn Palace II development owned by a developer.

As identified in the Council-approved Parks of the Future Study, a park less than three acres may include items such as: children's play area (Ages 6-12), open turf area, sports courts (1/2 court basketball or single tennis court), and restrooms. Items that will not be considered will include: community garden, sports fields (baseball, football, soccer, softball, multi-purpose), full-service recreation centers, and swimming pool. Costs for the proposed park will be evaluated in the future and public input meetings during the design process will help determine what amenities will be included.

The current cost estimates were based on recent construction estimates for new parks; the actual costs and scope could change pending public input during the design process. Design and construction of this project will be scoped to fit within the allocated budget.

The City Council voted on June 15, 2021, to accelerate the development of the Corn Palace Park. They moved the funds from FY 2037/38 for design and FY 2038/39 for construction to FY 2022/23 for design. Construction will start in FY 2023/24 and be completed in FY 2024/25. City Council has directed staff to have the park completed by December 31, 2024.

Project Evaluation and Analysis

This project is necessary to design and construct a new park on City-owned property, purchased as part of the Corn Palace II development owned by a developer.

Fiscal Impact

By State law, Park Dedication funds are to be used to develop new or rehabilitate existing neighborhood or community parks or recreational facilities. Project funds will be used for the purchase of equipment. Staff costs to implement this project are included in the Department's operating budget. Routine maintenance and operating costs/(savings) will be included in the operating budget.

Funding Sources

Park Dedication Fund

Plans and Goals

CC - Community Character - CC-12: Maximize Access to Recreation Services, Facilities and Amenities

Project Financial Summary

	Project Costs	Revenues	Operating Costs
Prior Actual	51,416	-	-
2023-24	5,698,525	-	-
2024-25	-	-	-
2025-26	-	-	69,868
2026-27	-	-	72,662
2027-28	-	-	75,569
2028-29	-	-	78,591
2029-30	-	-	81,735
2030-31	-	-	85,005
2031-32	-	-	88,405
2032-33	-	-	91,057
2033-34	-	-	93,789
2034-35	-	-	96,602
2035-36	-	-	99,500
2036-37	-	-	102,485
2037-38	-	-	105,560
2038-39	-	-	108,727
2039-40	-	-	111,988
2040-41	-	-	115,348
2041-42	-	-	118,809
2042-43	-	-	122,373
2043-44	-	-	-
20 Year Total	-	-	1,718,072
Grand Total	5,749,941	-	1,718,072