



# LEGACY PARK MASTERPLAN

Alachua, Florida

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Alachua, Florida

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## INTRODUCTION

In 2010, the City of Alachua saw an opportunity to expand the immediate and long-term recreational and cultural opportunities for its citizens as a 105-acre site contiguous with the City's premier community park, the Hal Brady Recreation Complex, was available for purchase. The large, undeveloped site had the potential to expand existing programs as well as offer new passive recreation within the heart of the City. In 2012, the community's dream was realized with the purchase of the property. At that point, the programming and master planning of the site was already well underway.

The following Master Plan represents the next step in the process of designing and constructing this premier recreational and cultural facility. This plan provides a resource to guide detailed design as various project phases are initiated. It also provides a roadmap as the current design evolves with new priorities and future possibilities. The Master Plan will also provide information needed to solicit funding, apply for grants, and advertise for future design and construction services.

***The success to date of 'Legacy Park', as it is now known, would not have been possible without the vision and diligence of the City of Alachua's citizens, advisory boards, Commission, Administration and staff. The on-going involvement of these partners has provided the impetus, guidance, and discernment needed to create the following Master Plan.***



## PROJECT HISTORY

In 2010, the City of Alachua explored the opportunity to purchase property directly adjacent to the City's premier community park, the Hal Brady Recreation Complex. The 105-acre site represented the only possibility for future expansion to the otherwise land-locked Hal Brady Recreation Complex and was large enough to allow for development of much needed active and passive recreation. The property had been previously approved for development of a 200-home residential community, the construction of which would have severely impacted the site's highly valued natural character. Due to the potential for this site to uniquely expand the City's most used park, an aggressive fundraising campaign was launched to purchase the property. 'Project Legacy' was envisioned as a local and regional park that would provide for the growing recreational and cultural needs of citizens of Alachua while protecting valuable natural areas of the property and supporting continued event use, including the Babe Ruth World Series and Fourth of July festivities. An initial park program and master plan design were developed to demonstrate this potential to citizens and possible donors. The property was purchased for \$1,150,000 in 2012 through funding by the Wild Spaces, Public Places surtax, the Alachua County Tourist Development Tax fund, and several private donors.



Project Legacy, 2010

In 2013, the City began to explore the development of Project Legacy's three multi-purpose fields as a first phase of construction. The original master plan design was revisited to explore field layout options as well as evaluate the benefit of adding support elements such as permanent seating, lighting, signage, parking, concessions/restroom buildings, walks, a small playground, and an amphitheater. A revised master plan for this area of the park was designed, and various grading schemes were developed to analyze associated sitework and utility needs. Probable construction costs and timelines were determined based on the revised design and conclusions of the grading studies.

2010 2012 2013 2014 2015



Project Legacy, 2013 - Master Plan



Project Legacy, 2013 - Soccer Area

This information was then used to explore an opportunity for naming right donors and to apply for grants to fund construction. For a number of reasons, neither of these funding opportunities were realized at that time.

In late 2014 and early 2015, the City conducted a number of public meetings and held a workshop that discussed, among other things, what was most needed within the first phase of construction of Project Legacy, which then became called 'Legacy Park'. Input from advisory boards and the City Commission indicated that that a multipurpose center and passive recreation opportunities such as trails and picnic areas would best address the most immediate needs of the community and should represent Phase 1 of the park's development. Also resulting from these discussions was a desire to start construction of Phase 1 in the spring of 2016.

The following master planning effort was initiated by the desire for Phase 1 construction in early 2016 and the need to vet the location of the multipurpose center and passive recreation prior to issuance of a request for Phase 1 design services. However, the following Master Plan also offers a more comprehensive look at the design of Legacy Park overall and documents the park's purpose, vision, and values as defined by the citizens of Alachua.



The goals for the development of Legacy Park have remained constant from before the purchase of the property. The first step in design of the project’s master plan was to define these goals and identify design objectives to support and realize them. Known as ‘design principles’ within the master planning process, these goals define the core reason for the initial design of the project and represent guiding tenants to evaluate design decisions, both current as within this master planning effort and in the future as each phase of design and construction is implemented. As such, design principles can also be used as metrics of the success for future park development and use.

## DESIGN PRINCIPLES

### **Design principles for Legacy Park include:**

#### **Increase passive and active recreation levels of service and cultural opportunities for City of Alachua residents**

The primary reason for purchase and development of Legacy Park was to expand existing active recreation and offer new active and passive recreational and cultural opportunities to the citizens of the City of Alachua. As with the Hal Brady Recreation Complex and other existing City of Alachua facilities, Legacy Park will be open and welcoming to users from outside of the City. However, the types of improvements included in Legacy Park as well as the overall design approach will be defined by the needs and desires of the citizens of Alachua.

#### **Seek opportunities to integrate Legacy Park with the existing Hal Brady Recreation Complex such that both become “one park”**

The initial vision for Legacy Park was to build upon the success of the Hal Brady Recreation Complex and to offer, together with the existing Complex, a ‘recreational home’ for the citizens of Alachua. As such, the development of Legacy Park should integrate its new uses with those

of the Hal Brady Recreation Complex as much as possible. Approaches should include walk and maintenance connections, layout of new improvements to best relate to existing facilities of the Hal Brady Recreation Complex, and maximizing views between new and existing park areas. There are numerous advantages to blur the line between the existing park and the new site, including an overall better use of all areas of both parks, a common identity for better wayfinding and use, and the most efficient expenditure of development dollars by maximizing shared resources.







**Provide for continued event and tournament use, such as the Fourth of July festivities and Babe Ruth Softball World Series**

Two regional and national level events historically utilize the Hal Brady Recreation Complex and the undeveloped Legacy Park site. The first is the Fourth of July fireworks event hosted by the City of Alachua and conducted primarily on the Legacy Park site with parking and access from both Legacy Park and the Hal Brady Recreation Complex. This annual, one-day event typically hosts approximately 30,000 visitors from both the City of Alachua and the surrounding North Central Florida region. Fireworks are launched from the southeastern corner of the Legacy Park site, with seating and parking available across both Legacy Park and the Hal Brady Recreation Complex.

The second event held on these properties is the Babe Ruth Softball World Series, which has typically occurred in July and August. This event typically hosts teams over a two-week period and, like the Fourth of

July festivities, create a significant, positive impact to the tourism and general economic development of the area. Legacy Park is used for parking and general open space while the Hal Brady Recreation Complex is the center of activities as all sports fields, parking, and sport areas are utilized for various uses during the tournament.

The future development of Legacy Park should continue to serve these types of events by offering additional ball fields and support elements such as parking, restrooms, walk connections, and open space. The following planning process should also look for opportunities to offer new tournaments and/or cultural activities. However, new events will need to utilize those facilities developed for the primary purpose of serving City residents. In other words, the design of Legacy Park should not be dictated by regional event or tournament use. It should instead first improve the quality of life for citizens as best as possible by offering the most desired opportunities at a scale appropriate for residents. If new events are possible by utilizing these park improvements, then those opportunities should be realized with as few impacts to daily resident use as possible.

**Design for most flexible, multi-purpose use**

Improvements proposed within Legacy Park include a full spectrum of uses, from sports-focused facilities to resource-based passive recreation and cultural opportunities. Each new improvement will need to serve a wide variety of sports, ages, and/or levels of use. As such, fields and court areas should be sized to offer various play area sizes and layouts needed for all anticipated groups. Sports areas should also be designed to offer training and practice areas



as well as game and tournament fields/courts. Maintenance issues should also be considered within design. For example, the ability to rotate or shift fields for turf recovery, could reduce future field replacement costs and extend the life of the turf significantly. Spaces should also be designed for maximum efficiency during both daily and special event use. Sole-purpose or dedicated fields, courts, or areas should be avoided. Support facilities such as restrooms, walks, and parking areas should also be sited to serve as many park areas as possible.

All of the above objectives will serve to maximize use and therefore best utilize construction budgets and lifetime cost expenditures.

**Preserve the site's natural character and neighborhood feel** The Legacy Park site is characterized by rolling pastures framed by lines of native upland forest. Citizens appreciate the natural beauty the property offers so close to

downtown Alachua and currently use the site for walking, pick-up games, and practice space. The western and northern perimeters of the Legacy Park site are bordered by established, single-family neighborhoods that extend to the east of the park.

Residents of these neighborhoods look forward to the future recreational and cultural development of Legacy Park but have requested future improvements be located to minimize possible visual and noise impacts to their properties. Preserving as much high-quality forest areas as possible along the park's edges and within the park will offer this buffer while conserving trees and habitat for continued enjoyment of nature. Offering access to the park, and in particular to the preserved natural areas of the park, is important to residents of adjacent neighborhoods and to those within walking distance of the park.



# SITE INVENTORY AND ANALYSIS

The Legacy Park site is located in the heart of the City of Alachua and directly to the west of the existing Hal Brady Recreation Complex. Other site adjacencies include single-family neighborhoods to the north and west of the majority of the site area, Interstate 75 along the property’s far western edge, and Peggy Road/County Road 2054 to the south. A Duke Energy easement associated with overhead powerlines exists at the site’s southwestern corner.



The site is currently undeveloped and includes large areas of rolling pasture edged with native forest along most property boundaries. Old fencerows of Live Oak and other native tree species cut across the site and frame open areas. It is the City’s desire to save as many larger, high quality trees as possible to preserve the site’s natural character and to offer an instant buffer between existing homes and future recreational use. Preservation of trees will likely only be possible within those areas of the site in which the existing elevation is not altered.



Legacy Park – Northern Property Edge



Legacy Park – Site, Southern Edge



Legacy Park – Existing Fencerow

One of the most significant natural features of the property is the over sixty feet of elevation difference between the site’s highest point and eastern and southern property edges along the Hal Brady Recreation Complex and Peggy Road, respectively. Existing grade falls at approximately five percent across much of the site, resulting in a gentle, rolling character. Lack of natural drainage at a low point between the existing football and baseball fields creates minor drainage issues, which ideally should be addressed within the proposed storm water design of Legacy Park. Future development should integrate proposed site improvements into the existing grade as much as possible so that the character of the property can be maintained.



Legacy Park – Site, Facing East towards Hal Brady Recreation Complex



# SITE INVENTORY AND ANALYSIS

Vehicular access to the site currently occurs off of NW 145th Avenue at the site’s northeastern corner or from Peggy Road/ County Road 2054 along the park’s southern edge. Peggy Road serves as a larger, collector-type roadway from areas west of I-75 to downtown Alachua. As such, this roadway is best able to serve as Legacy Park’s primary access point. The park’s future main entry off of Peggy Road should be proposed at the same approximate location as is currently used. NW 145th Avenue is a local, neighborhood road with a simple rural section that is part of the downtown grid of streets. It offers a secondary point for vehicular access, but due to concerns with possible future traffic impacts on the surrounding neighborhoods, access from NW 145th Avenue may be controlled and offered only during events or for maintenance activities. NW 145th Avenue is the primary pedestrian access to the site, with existing sidewalks and maintenance routes within the Hal Brady Recreation Complex also offering walk connections. Future pedestrian connections from both NW 145th Avenue and the Hal Brady Recreation Complex into Legacy Park should be maximized to encourage walkability and offer best flexibility of use.

Existing uses along the eastern property edge that is contiguous with the Hal Brady Recreation Complex consist of a football field to the north, a central baseball field and playground, and a softball complex to the south. Good views of these areas are possible from Legacy Park due to existing topography, and design of future improvements should look for ways to preserve these sight lines. Walks and maintenance paths between new and existing park areas should also be



Legacy Park – Looking North from Terminus of NW 145th Avenue



Hal Brady Recreation Complex – Existing Softball Complex



Hal Brady Recreation Complex – Existing Walk Leading to Legacy



Hal Brady Recreation Complex – Back of Existing Recreation Center



Hal Brady Recreation Complex – Existing Maintenance Drive



Legacy Park – Western Edge along Neighborhood

added to best connect areas and provide the most efficient overall use of park spaces. Historically viewed as ‘the back’ of the Hal Brady Recreation Complex, these westernmost areas of the Complex have several features that currently face away from Legacy Park. Opportunities to change circulation routes or relocate or screen back of house items such as dumpsters and condenser units of the existing recreation center should be considered in order to better connect the two parks. A small maintenance area is located between the baseball field and softball complex along this edge and is accessed via an unpaved maintenance drive running along the southern edge of the existing recreation center. This existing drive has the potential to turn into a main pedestrian connector with Legacy Park as it is centrally located and well-positioned to serve both the front door of the existing recreation center and the main paved parking area of the existing park. Additionally, screening or relocation of existing maintenance and dumpster areas should be considered.

Established neighborhood areas back up to Legacy Park along northern and western property edges. A homestead also exists at the site’s southwestern corner. Homes within all residential lots typically face away from the park. An existing 50-100 foot swath of native forest creates a natural buffer between most residences and the park. One area of exception are the four northernmost residential properties. These lots, and perhaps others, will require additional screening to address residents’ requests for buffering from potential noise and light trespass from future park activities. Additionally, a request for a continual fence between the park and homeowners was requested.



The I-75 corridor defines Legacy Park’s western edge and offers a unique opportunity for future visibility and marketing. There is a desire for a future sign along this edge to identify Legacy Park and attract visitors. There are not significant existing trees along this property boundary, and natural grade slopes gently uphill away from I-75. As such, there is the possibility of future views from I-75 of park improvements without much additional effort.

The existing utility infrastructure stems from either the Hal Brady Recreation Complex or existing mainlines serving surrounding neighborhood areas. An existing twelve inch ductile iron water main and eight inch vitrified clay sanitary sewer main run along the northern property line within the limits of the site. Existing electric and communication services are located on the southeast corner of the site along Peggy Road. Connections to each of these utilities will need to be extended through the site to supply services to proposed facilities. The majority of the utility work will occur during the first phase of the Master Plan in order minimize rework of the main entry roadway.



The site is currently open to limited public use and can be accessed from NW 145th Avenue and gates along the fence between Legacy Park and the Hal Brady Recreation Complex. The perimeter of the site is currently fenced and gated along other edges for security reasons. Use currently consists of informal passive recreation and overflow use during events. Citizens can be seen routinely walking and playing pick-up games on the property. Practice, warm up activities, and parking associated with typical games or tournament events occurring within the Hal Brady Recreation Complex are also common on the property and specifically occur in those areas adjacent to the existing Complex. The site is also used for the Fourth of July celebration. Fireworks are ignited at the site’s southeastern corner and a protective 1000 foot clear zone is required between the launch site and general public access and parking. Both the Hal Brady Recreation Complex and the Legacy Park site are utilized for parking and access during this event.





PARK PROGRAM

Determination of new improvements for Legacy Park resulted from several aspects of the anticipated future use of the park. The first was Legacy Park’s ability to enhance or supplement existing uses of the Hal Brady Recreation Complex. The second was the possibility for Legacy Park improvements to offer new types of recreation and cultural opportunities either not offered or underserved within the City at large. The third was the desire to utilize preserved natural areas of the property for resource-based recreation.

*Future park improvements include program elements that serve primary needs and those that support these main uses.*

PRIMARY PROGRAM	
Multipurpose Center	A recreation / community / cultural center that includes game and practice courts (four full-size courts total) for basketball and volleyball, a stage, movable bleachers, restrooms and locker areas, concessions, ticketing, meeting rooms/classrooms, offices, and storage. A drop-off loop entry drive sized for emergency vehicles is desired, with enough room for drop off and drive through traffic and a central median circle that includes a decorative fountain.
Multipurpose Fields	Development of three fields to accommodate all levels of play for soccer, lacrosse, and football. Includes one tournament/game field, with stadium or fixed seating and two play fields, full size and to offer smaller practice field layouts. All fields are lighted.
Baseball Complex	Includes two full size, Babe Ruth League fields (outfield fence at 320 foot’ distance) and two Little League fields (outfield fence at a 210-220 foot’ distance) each fenced with fixed seating, dugouts, and bullpen areas. Complex to also include a central concession/restroom building.
Tennis Complex	Includes six full size tennis courts, paved, fenced, and lighted.
Passive Recreation	Utilizing preserved natural areas and other open space areas of the property for unpaved and paved trails, picnic areas, a nine or eighteen-hole disc golf course, a dog park, a playground, and open fields/space that can double as overflow parking for events.
SUPPORT PROGRAM	
Restroom Buildings	Includes various buildings across the site to offer restroom facilities throughout the park. These buildings could be stand-alone restroom structures or could be a larger picnic pavilion that also includes restrooms and informational signage.
Amphitheater and Event Stage	Development of an at-grade amphitheater area with an event stage to host ceremonies associated with sport use as well as community performances or concerts. Stage to be lighted and covered.
Wall of Honor	Construction of a decorative vertical feature to honor park donors and community leaders. To be located along the shared edge of Legacy Park and the Hal Brady Recreation Complex for maximum visibility and best cooperative use.
Parking	Includes permanent paved and stabilized turf parking to a count as required by the City’s Land Development Code and over and above that as determined best for anticipated use. Flexible open spaces and dry stormwater basins, if appropriate, will also be used for overflow parking for events.
Stormwater Basins	Sized and located as needed to meet stormwater requirements. Dry ponds to double as warm up or practices space and overflow parking areas, if appropriate. Wet pond to be designed as a visual and possible usable park amenity.
Utility Improvements	Water, waste water, electric, and communication connections will be needed at all sports hubs, the multipurpose center, restroom buildings, and various other points within the park as determined
Entry Signs	Includes a ground monument sign(s) at the entry off Peggy Road as well as a post-mounted sign along the site’s western boundary to capture views from Interstate 75 traffic.
Site furnishings	Includes sports furnishings and bleachers as well as benches, picnic tables, litter receptacles, bike racks, and drinking fountains throughout the park.

OVERALL SITE PLAN



LEGACY PARK  
MASTERPLAN  
Alachua, Florida

The Legacy Park Master Plan creates a welcoming, flexible park that provides a full spectrum of sports and cultural activities, open space, and passive recreation to the residents of Alachua. Building upon past design efforts, this plan continues to strategically locate new improvements in a manner that compliments and respects surrounding uses and preserves as much natural area of the site as possible.





Legacy Park's potential to integrate with the Hal Brady Recreation Complex is realized by organizing new sports fields and courts adjacent to existing, providing walk connections, and centrally locating the new multipurpose center to best serve as an activity hub for the park as well as a community anchor. Park drives provide hierarchy and an organizing backbone to the park, with a central round-about defining the break between primarily passive recreation to the west and active areas to the north and south. The park's main access from Peggy Road allows for highest visibility with the least impact to the surrounding neighborhoods, while a secondary, controlled access off NW 145th provides flexibility for maintenance or event use. Forest areas remain along the park's perimeter to provide a natural buffer for existing homes and to encourage enjoyment of nature through the use of new trails and small picnic areas. Overall, this Master Plan design erases the line between Legacy Park and the Hal Brady Recreation Complex and replaces it with a cohesive, regional-level park ready to serve residents and event visitors alike.

## NORTHERN PARK AREAS

*Northern site areas include the baseball complex, tennis complex, and the multipurpose center. Access to these elements will be primarily from the main park entry drive off Peggy Road and a second access drive from NW 145th Avenue, which may be used only during tournaments or events.*

Park walks provide pedestrian routes to all fields and court areas during open park hours. Walk connections are also provided to NW 145th Avenue and into to the Hal Brady Recreation Complex at two locations, one north of the existing baseball field and another north of the existing softball complex. The latter is proposed as an enhanced pedestrian promenade to promote coordination between the existing and new multipurpose center and to offer a centrally located space for vendor set up during events and tournaments. This route is also designed to withstand vehicular traffic for maintenance and set up needs between park areas. A 'Wall of Honor' is proposed along this route and near the front door of the new multipurpose center. This feature will honor those who have made a significant contribution to Legacy Park and/or to recreation and culture in Alachua in general. Park walks also lead to unpaved trails blazed within forest areas to remain.

Trails are looped and are located along the forest edge for best visibility and safety. Small picnic pavilions are proposed along the trail network to offer rest spots to enjoy nature.

Located to preserve as much of the site as possible, the baseball and tennis complexes are nestled between the proposed drive and conserved areas. The baseball complex consists of two full-size Little League fields and two full-size Babe Ruth League fields, all of which are fenced and lighted. Sports lighting will utilize full-cut off fixtures and will be in use only at controlled times. Additional landscape plantings are also provided along edges common to residential use for maximum buffering. A central plaza area is located in the heart of the baseball complex to offer a small concessions building with restrooms and bleacher seating for each

field. Walks connect this plaza space to the tennis complex to the east, which includes six full size, paved courts that are fenced and lighted for daily or tournament use. Dry ponds needed for stormwater are well-distributed around fields and courts such that they can also be used for warm up and practice space as well as overflow parking during events.





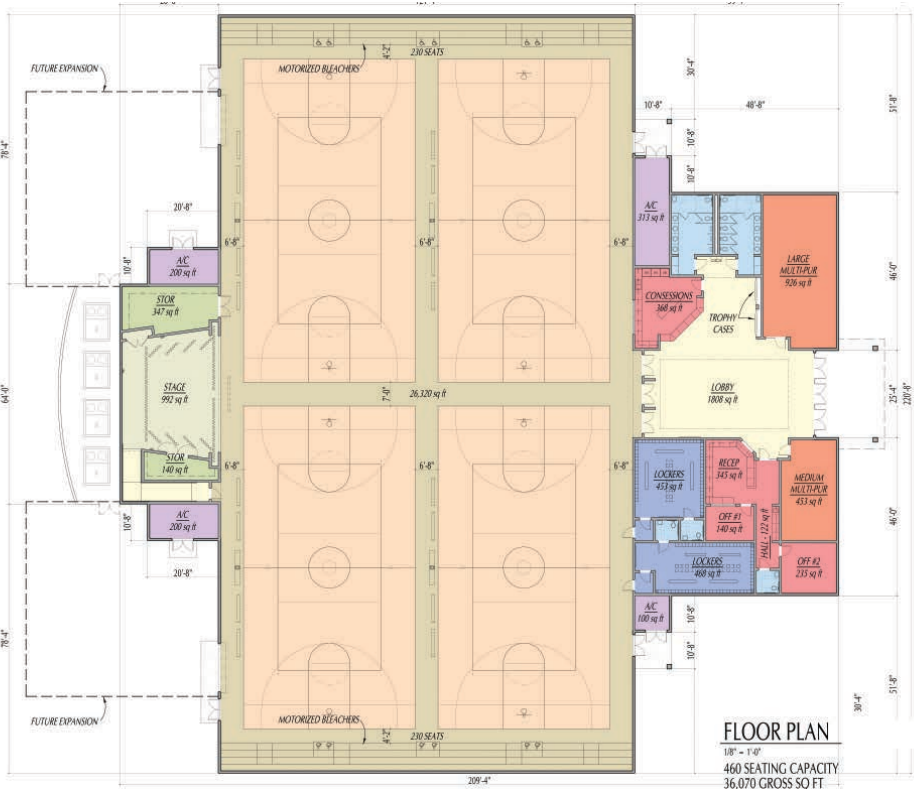
multipurpose building



MULTIPURPOSE BUILDING

The proposed multipurpose center is a ± 36,250 SF open span, single story building strategically located in the park to provide a central hub for recreation, cultural, and community activities. The center includes multi-purpose sport courts, community assembly function areas, restrooms/lockers, concession space, offices, and storage. The building is designed for maximum flexibility and will offer four full court basketball courts, four volley ball courts, motorized bleachers, retractable basketball backstops, the ability to utilize retractable sports curtains, a conveniently located concession area with visual connectivity with the sports court areas, and a centrally located raised stage area with handicap ramping to provide event space for ceremonies, performances, cheerleading competitions, as well as many other events.

Most will enter the building via a loop drive that provides front door drop-off and space for bus staging. A decorative fountain located at its center enhances the entry experience, and gracious walks along drives and



from parking provide easy access into the building. Front of the house areas contain an administrative suite, a medium size multipurpose space, and a large multipurpose space for classes, seminars, and events that is conveniently located directly off the main lobby for easy access. The front lobby has a large concession area, trophy cases, and male and female restrooms. Two additional multipurpose rooms can be used as break out training/classroom spaces or for personal storage and a half time player gathering during sporting events. The main lobby is designed as a greeting and information hub as well as a concession and transition area. It is strategically located to access sports courts in a circulation zone between courts that is centered on the performance stage to minimize interference with ongoing activities and play. The building is proposed to have lower masonry walls for durability and sensitivity to maintenance and a lighter upper building assembly to soften the monumentality of the building mass. Decorative masonry screen walls are planned to visually conceal the exterior mechanical equipment.





southern park areas

## SOUTHERN PARK AREAS

*Southern park areas include multi-purpose fields, an amphitheater, a playground, and support elements such as stadium seating, restrooms, and parking.*

Multi-purpose fields are sized at 240 feet by 360 feet to provide enough play area for soccer, football, or lacrosse. They are located as far south on the site as possible to best preserve existing forest areas to the north. Fields have enhanced sports turf and are lighted. Two fields are proposed as game fields to be used for typical games and practice. These fields offer the flexibility to be turned or divided to allow for various types of play and best turf recovery. Covered aluminum bleacher seating is provided at each field and is movable to respond to field changes.

The westernmost field is the park's tournament field and will be used for special game use. It represents the best of the three fields and has permanent, stadium seating built into the grade along its western edge.

A small concessions/scoring/restroom building is located at the top for best views of the field and easy access from both parking and seating. Another small restroom building is proposed closer

to the game field area and can also generally serve this area of the park. The restroom building is also close to the playground, which will offer a wide variety of play elements and is centrally located between the game fields, recreation buildings, and the existing softball complex for ease of access and to best serve younger siblings during sports play.

The proposed amphitheater is both a stand-alone and support element, offering a stage area and large open seating for concerts, movies, and sports opening and closing ceremonies. It is located to take advantage of proposed grade while orienting away from neighboring homes. Parking and walks are well-distributed among the above uses to offer convenient access to all use areas.



## WESTERN PARK AREAS

*Western park areas include much of the park's passive recreation, including a dog park, disc golf course, trails, and open space. Many of these uses are visible from the park's main entry drive off Peggy Road.*

This entry drive is highly visible with ground monument signs and a backdrop of the park's wet stormwater pond, which is designed as an amenity with a central floating fountain and access for small remote-controlled boats or fishing. The entry drive is a boulevard type roadway and leads to a roundabout that directs park traffic either north or west. The western drive provides access to these passive recreation areas but also represents a first phase to a future local road that could potentially connect Peggy Road to US 441 to the north.

*Parking is centrally located to entry points at the dog park, disc golf course, and trail network. Open areas for overflow parking, pick-up games, general use is provided on either side of paved parking.*

The dog park is designed with an entry plaza leading to either a small dog area approximately one acre in size or a large dog area approximately two acres in size. Dog park areas are fully fenced and take advantage of shady wooded and sunny open areas. The small dog area is located within a powerline easement and is a use that is compliant with Duke Energy's easement requirements.

Directly across the drive from the dog park is the first hole of an eighteen-hole disc golf course. Holes are located to fit into the site's natural grade and around preserved trees. Forest areas between the park's edge and the adjacent neighborhood is preserved, and a paved trail skirts the tree line to offers views of natural areas as well as the disc golf course. The park's overall trail network ends in a comfortable loop around the front nine disc golf holes and represents the end to an over one mile-long trail route provided entirely within the park.



western park areas



## PHASING PLAN

Legacy Park will be developed in phases that will address residents' most immediate recreational needs while staying true to the future vision for park development. Phases are defined by the park's main uses and their associated infrastructure and support needs. The first phase of development includes the multipurpose center and associated entry drive. Other phases of development include the baseball and tennis complex, the multipurpose field area, and western passive recreation areas. Development of all phases other than Phase 1 have been master planned to occur in any order so that the prioritization of construction can be determined at any point in the future. It is anticipated that an order of magnitude estimate for the complete development of Legacy Park, including all phases, may be approximately \$19,700,000.





## PHASE 1: MULTIPURPOSE CENTER AND ENTRY DRIVE

The first phase of development for Legacy Park includes construction of the complete multipurpose center. The main entry drive from Peggy Road will also be constructed to provide access to the building and parking, and it will be designed as a rural section with standard roadway lighting. The main entry ground monument sign at the drive's connection to Peggy Road will also be erected. However, this phase will construct a 'T' intersection versus the future roundabout within the entry drive, and sidewalks proposed along the drive, from the main entry to the multipurpose center, will be included in future phases.

A small network of walks is included between parking areas and the multipurpose center, and the main promenade/ walk connection to Hal Brady Recreation Complex is included as well. The Wall of Honor will also be installed along this main promenade to celebrate donors and others involved in the creation and construction of the park. Walks also lead to a new, unpaved trail loop blazed within areas of preserved forest along the park's western edge, and two picnic pavilions are included along the trail to provide immediate use of natural areas. Paved parking is provided to a code-minimum level to the west of the multipurpose center and to the north as much as needed. Stabilized turf parking is proposed for spaces in excess of code-minimum counts and for parking areas south of the entry drive. Code-required minimal landscape and irrigation will be provided around the multipurpose center, within and around parking areas, and along the entry drive. Utility infrastructure needed for the multipurpose center will be installed in this phase and will include potable water, waste water, electric, and communications.

Utilities installed under the entry drive within this phase are sized for future needs to prevent reconstruction of the roadway in the future. Dry stormwater ponds and stormwater inlets and piping are provided as needed and located as per future development needs. One of the largest components of this phase is the amount of site work and grading required for construction of the above while tying back into existing grade at a three to one slope, maximum. It is anticipated that the total order of magnitude construction cost of this phase may be approximately \$9,175,000.



### Phase 1: Multipurpose Center and Entry Drive



### Phase 1 Plus: Extension of Grading for Open Space

## PHASE 1 PLUS: EXTENSION OF GRADING FOR OPEN SPACE

Another scenario for the first phase of development could include the above Phase 1 program as well as construction of a few additional items related to the multipurpose center. The playground could be installed within this phase to contribute to multipurpose center programming and event use. The decorative fountain in the building drop off drive could also be installed at this point so as to not disrupt this critical drop off and loading area in the future. There would also be efficiency and cost savings if the site work required for the future multipurpose field area was performed within this phase. The grade for the future multipurpose area will need to be primarily cut, and the resulting excess fill dirt from this area could be used for construction of the multipurpose center. The future field area would be an open, level play area and would provide valuable space for pick-up games, sports practice, overflow parking, and events. These additions may represent an additional \$625,000 over the Phase 1 valuation.





Phase: Southern Areas

## PHASE: SOUTHERN AREAS

This phase of development includes construction of the three multi-purpose fields, the amphitheater, the playground (if not installed in Phase 1), and support elements including a restroom building, the concessions/scoring/restroom building, permanent stadium bleachers, and walks and parking. If site work and grading for sports fields were included in the first phase, then they would be enhanced with sports turf, irrigation, and sports lighting within this phase of work. If it was not included, site work and storm water improvements would represent a significant portion of this phase. In addition, much of the site work of this phase represents a grading cut that would provide valuable fill dirt needed for construction of the baseball and tennis complexes. The wet retention pond would be installed within this phase, and the roundabout would also be installed to replace



Phase: Northern Areas

the Phase 1 'T'. Paved parking replaces the stabilized turf parking of Phase 1 located north of the game fields, and new paved parking and walks would be installed near the tournament field. Sidewalks would be added along the entry drive, and if not included in Phase 1, a promenade walk would be installed from the playground/drop off area to connect to the Hal Brady Recreation Complex. As with the previous phase, code-compliant landscape and irrigation would be included as would utility services to the restroom, stage, and concessions/scoring/restroom building. It is anticipated that this phase represents a total order of magnitude construction cost of approximately \$3,600,000.

## PHASE: NORTHERN AREAS

This phase includes construction of the complete baseball and tennis complexes as well as the secondary drive from NW 145th Avenue. Some of the site work and grading for this phase of work is included within Phase 1 due to the nature of the site and the proposed finished floor elevation of the multipurpose center. However, much site work would remain for construction of the complexes and represents a significant cost for this phase of work. The park drive proposed from NW 145th Avenue will also be constructed within this phase, and walks along it and between it and the Hal Brady Recreation Complex will be installed. Stormwater associated with the addition of the sports fields and courts will be added as will needed utility services for the concessions building and sports lighting. Code-minimum landscape and irrigation will also be included. It is anticipated that this phase represents a total order of magnitude construction cost of approximately \$5,010,000.



# PHASE: WESTERN AREAS

This phase includes nearly all development within western portions of the site, including construction of the dog park, disc golf course, the picnic and restroom building, extension of trails, and associated paved and unpaved parking areas.

Site work for this phase will be less than for previous phases as the nature of proposed improvements allows more flexibility for fitting into the existing grade. It is anticipated that stormwater needs for this phase will be provided by the wet pond installed in an earlier phase. The entry drive also installed in earlier phases will be extended to the west to serve the proposed paved parking of this phase and will align with the future right of way for the roadway’s potential extension to US 441.

Walks are proposed along the new drive as well as from parking to the Dog Park and the picnic/restroom pavilion. An extension of the unpaved trail loop installed in Phase 1 would be provided within this phase, and a new paved trail loop would connect that route to the picnic/restroom pavilion and around the front nine holes of the disc golf course.

An additional picnic pavilion would be included along the trail network, and one picnic pavilion would be included within both the small and large Dog Park areas. Overflow parking areas will consist of general open space, and stabilization is not anticipated.

A proposed pole sign will be included at a location along the edge of proposed western overflow parking that offers best views from I-75 traffic. Like previous phases, code-compliant landscape and irrigation would be included as would utility services to the restroom/picnic pavilion and to the entry to the dog park for possible dog wash stations. It is anticipated that this phase represents a total order of magnitude construction cost of approximately \$2,000,000.



Phase: Western Areas



# IMPLEMENTATION

*To date, the City of Alachua has worked successfully with a number of community partners regarding the purchase and design of Project Legacy/Legacy Park. Implementation of the Master Plan should build on these successes of the past while identifying new opportunities for partnerships and funding in the future. Next steps will involve identification of funding sources, building advocacy for community and regional support, and design and construction management over the life of the project.*

Possible opportunities include:

**GRANT FUNDING:** As a governmental agency, the City of Alachua can qualify for a number of grants and has done so successfully for Legacy Park in the past. Grant funding provided valuable funding towards the purchase of the property and may serve as an opportunity for future funding of park marketing, programming, and construction.

**LOCAL GRANTS:** The Alachua County Tourism Product Development Capital Grant was utilized for purchase of the Legacy Park property. This grant could be pursued again for future recreation development as proposed sports tournaments and cultural events at Legacy Park will be a major driver of tourism for this area of Alachua County. This funding would assist with program operation expenses as well as advertising and marketing of events. Additional local grants may be available for events or programming focused on arts and culture, which will now be possible within the proposed multipurpose center and/or amphitheater.

**STATE OR FEDERAL GRANTS:** Another potential funding source are statewide grants, including the federally-funded Land and Water Conservation Fund Grant and the state-funded Florida Recreation Development Assistance Program Grant that are both administered through the Florida Department of Environmental Protection. These grants historically provided significant funding to municipalities for purchase and development of park facilities and improvements. In recent years, governmental funding has been significantly cut for these grant programs. However, in the future, these grant types may be a source that is more viable. A critical element to the success of either of these grant applications is what program elements are included and how well they address the highest priority recreational needs as identified within the application/grant program. A review of phasing and what to construct in combination with which other elements should be considered in light of these requirements. An additional grant at the state level is the federally-funded Recreational Trails Program, also administered through the Florida Department of Environmental Protection. This grant provides funding for recreational trails, both paved and unpaved, and associated trail improvements.

**SALES TAX FUNDING:** Past funding that was utilized for purchase of the property also included the Wild Spaces, Public Places surtax. This initiative represented a half-cent sales tax increase within Alachua County during the period of 2008-2010 for the purposes of purchasing of conservation lands and funding recreational improvements across the county. Although this tax has since been sunset, there is discussion of the possibility of another similar initiative that may offer similar funds/distributions to the City of Alachua in the near future.

**CORPORATE AND AGENCY PARTNERSHIPS:** The City has also looked for funding opportunities from corporations and sports organizations in the past. In 2014, a study was conducted to analyze the ability for the City to secure a naming-rights agreement with a corporation for general funding of various City park improvements, including construction of Legacy Park. The report advised that this avenue would not provide the level of funding needed for complete construction of the park and noted that this type of funding was not as lucrative as in years past due to the recent economic recession. However, in the future as the economy improves and/or as newly constructed park improvements spur community enthusiasm, these sources may be more available. Additionally, the proposed multipurpose center and amphitheater area will offer the ability to host new cultural events that may appeal to a wider spectrum of private and/or corporate partners. The City also continues to solicit leagues and teams for future assistance in developing and programming proposed sports improvements.

**NON-PROFIT ADVOCACY AND FUNDRAISING:** Another avenue for securing funding may be the formation of a non-profit 501c-3 organization such as a ‘Friends of Legacy Park’ group. Such an organization can qualify for grants that the City may not be able to as a governmental agency. Additionally, a non-profit can lead fund-raising activities directed at private donors and build advocacy over the life of the project. As Legacy Park develops, this group can work as a partner to the City in leading marketing promotions and community outreach, assisting with programming and park maintenance, and advising the City in future design and programming decisions. Formation of a 501c-3 is also a powerful way to involve community members as champions of the project and build an advocacy base that endures Commission elections and City staff changes.

**Future successful implementation of the Master Plan will also require discernment of how to best prioritize construction of proposed improvements in the future. This Master Plan offers several phases of development, but future community needs should be evaluated to determine what is most important to construct at that time. The reasoning behind the Master Plan design and layout, as outlined in this document, should provide tools to guide these possible future design changes or additions. In addition, design principles for Legacy Park, also listed in this document, should be used to direct future decisions and balance future community recreation needs with their appropriateness in this park specifically. As such, the purpose of the above Master Plan is to serve as a ‘living document’ for use in developing Legacy Park for years to come.**



# SUMMARY

The Legacy Park Master Plan creates a welcoming, flexible park that provides a full spectrum of sports activities, open space, and passive recreation for the residents of Alachua. Building upon past design efforts, this plan continues to strategically locate new improvements in a manner that compliments surrounding uses and preserves as many natural areas as possible. Legacy Park will be developed in phases that will address residents’ most immediate recreational and cultural needs while staying true to the park’s design principles:

- Increase passive and active recreation levels of service and cultural opportunities for City of Alachua residents
- Seek opportunities to integrate Legacy Park with the existing Hal Brady Recreation Complex such that both become ‘one park’
- Provide for continued event and tournament use, such as the Fourth of July festivities and Babe Ruth Softball World Series
- Design for the most flexible, multi-purpose use
- Preserve the site’s natural character and neighborhood feel

Legacy Park integrates with the Hal Brady Recreation Complex by organizing new sports facilities adjacent to existing and providing walk connections at key points. The new multipurpose center is centrally located to best serve as an activity hub for the park while also functioning as a community center to the City overall. The park’s main access from Peggy Road allows for highest visibility with the least impact to the surrounding neighborhoods, while a secondary, controlled access off NW 145th Avenue provides flexibility for maintenance or event use. Forest areas remain along the park’s perimeter to provide a natural buffer for existing homes and to encourage enjoyment of nature through the use of new trails and small picnic areas.

***Overall, this Master Plan design erases the line between Legacy Park and the Hal Brady Recreation Complex and replaces it with a cohesive, regional-level park ready to serve residents and event visitors alike.***





# LEGACY PARK MASTERPLAN



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