

PARKS & TRAILS MASTER PLAN AND NATURAL RESOURCE ANALYSIS

APPENDIX G

Assumptions



MAINTENANCE ASSUMPTIONS

These assumptions apply to the maintenance costs in Chapter 6.

The following assumptions are made in determining the natural area management tasks.

- 241 acres of greenways
- 96 acres undeveloped open space
- 60 acres nature parks
- 138 acres community parks (50% natural)
- 89 acres neighborhood parks (25% natural)

The conceptual maintenance regime consists of the following tasks.

- Inspection/monitoring
- Control of invasive species,
- Brush mowing,
- Removal of hazard and encroaching trees,
- Re-planting of disturbed areas.

TABLE G.1: PLANNING LEVEL COSTS

TASKS	QUANTITY	UNIT	UNIT COST	TOTAL UNITS	TOTAL /YEAR
Annual Inspection	475 acres	19/Day	\$400 / day	25	\$10,000
Invasive species control	100 acres/year	Acre	\$250	100	\$25,000
Brush mowing	Variable by adopted management technique	Acre	\$100	TBD	TBD
Tree falling	Determined by inspection, emergency events	Each	\$75	TBD	TBD
New planting	10 acres/year	Acre	\$1000	10	\$10,000

FUTURE PROJECT COST ASSUMPTIONS

These assumptions apply to future project costs in Chapter 7.

TABLE G.2: GENERAL COSTS FOR PARK DEVELOPMENT

PROJECT TYPE	COST
Park with High Level of Development	\$350,000 per acre
Park with Moderate Level of Development	\$250,000 per acre
Nature Park	\$100,000 per acre
Enhance Asset	\$10,000 per acre
Ballfield with Natural Turf	\$800,000 per field
Ballfield with Artificial Turf	\$1,500,000 per field
Trail Development	\$1,000,000 per mile
Land Acquisition – Developable	\$750,000 per acre
Land Acquisition – Constrained Property	\$75,000 per acre

PAST PROJECT COSTS

53rd Avenue Phase 1 (2 multi-purpose fields and parking): \$3,293,000

- \$1,646,500 per field/parking

Magnolia Park (3.1 acres): \$1,037,000

- \$334,516 per acre

Hondo Dog Park: \$321,000

GFRC Expansion (3 ballfields): \$2,300,000

- \$766,666 per field

Bagley Park Renovation (1.92 acres): \$425,000

- \$221,354 per acre