

HARVEY WEST PARK DESIGN AND PROGRAM ASSESSMENT

PARK ASSESSMENT & RECOMMENDATIONS REPORT

September 17, 2025



cmg

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EXECUTIVE SUMMARY

Harvey West Park is a well-loved park that serves all of Santa Cruz. It is the premier Santa Cruz destination for youth sports; an essential resource for recreational camps, classes, and swimming; and a cherished setting for community gathering and social events.

Many of the current facilities are outdated and in need of upgrades. While still in use, they do not make the most efficient use of space to support the community's recreational and programming needs. In addition, the park has faced long-standing challenges, including limited circulation, poor drainage, low usage during certain times, restricted access to sports fields during wet seasons, and occasional illegal activities. These issues could be significantly improved through more comprehensive park renovations.

The Harvey West Park Design and Program Assessment evaluates current conditions and offers recommendations for improvement. It outlines a long-term vision to address existing challenges, strengthen valued programs, and explore new revenue opportunities. This assessment serves as an initial step in identifying and shaping future possibilities for the park. As funding becomes available, further design studies and additional opportunities for public input will help guide park development.

This report includes concepts and recommendations that provide a potential vision for the park. However, rather than recommend a large scale, comprehensive re-design of the entire park, the report identifies several distinct design and program improvement opportunities that can be prioritized and studied further as separate phases.

The report provides a ROM cost estimate for these design and program opportunity areas. These high-level cost estimates can help the City identify which projects to prioritize as resources become available.



SUMMARY OF THE PROCESS

The City of Santa Cruz engaged CMG Landscape Architecture to develop a Design and Program Assessment for Harvey West Park. This effort evaluates the park’s existing design, features, facilities, and programming in order to generate recommendations for future park improvements. The work progressed in three tasks:

- 1) Discovery
- 2) Exploration
- 3) Recommendations

1) Discovery

During the first task, CMG worked closely with Parks and Recreation staff to assess the current conditions of Harvey West Park, develop priorities to guide potential park improvements, and make programming recommendations for a revitalized future park. CMG gathered and reviewed existing data and reports, conducted a site visit with Parks and Recreation staff, and attended outreach meetings with sports field user groups. Parks and Recreation staff held additional meetings with the Amah Mutsun Tribal Band and Costanoan Rumsen Carmel Tribe. These outreach meetings, along with an existing conditions inventory and analysis, informed the development of a park vision and goals statement, and a preliminary park program list. See Attachment 1 for a summary report for the Discovery task.

2) Exploration

Building on the existing conditions analysis and the stakeholder feedback, CMG developed studies, diagrams, and plans that examined options for improving park design and programming. Study options included concepts for new facilities, new park uses, parking and circulation, sports fields improvements, and potential buildings to renovate or target for removal. Through bi-weekly meetings with CMG and the City, the team narrowed the list of potential park programming and targeted focus areas for updates and improvement. CMG developed two preliminary park concepts to illustrate potential options for organizing improved programming, facilities, and park design.

3) Recommendations

During the Recommendations phase of work CMG refined the park concepts, incorporating City Feedback. The team identified opportunity zones within the park and developed concepts for phasing park improvements . A rough order of magnitude cost estimate assigned preliminary costs to the proposed improvements.

Community Outreach

CMG and Parks and Recreation staff hosted a community workshop at Londen Nelson Community Center on April 2, 2025 to gather public input on the park improvement recommendations. The event included a variety of activities designed to gather input from attendees. More than 80 community members attended the event. Additionally, virtual stakeholder outreach meetings were held with sports field user group representatives, as well as representatives from the Amah Mutsun Tribal Band and Costanoan Rumsen Carmel Tribe. See Attachment 2 for a summary of workshop feedback.

PARK VISION AND GOALS

PARK VISION

Beloved by Santa Cruz, Harvey West Park serves as the heart of recreation and community—where youth sports, play, programs, events, gatherings, and everyday connections thrive alongside its cherished natural landscapes. Future improvements will honor its traditions and ensure it continues to flourish as a treasured park for generations to come.

PARK GOALS

To support the long-term success and sustainability of Harvey West Park, CMG and the Parks and Recreation Department developed key goals to guide future improvements. These goals are designed to create a cohesive vision for the park’s future—addressing existing challenges, enhancing the functionality of core programs and facilities, and identifying new opportunities for revenue generation.

1. ACTIVATE THE PARK THROUGHOUT THE DAY AND YEAR.
2. UPGRADE BUILDING FACILITIES TO IMPROVE CAPACITY AND FUNCTION.
3. REMOVE OUTDATED AND UNDERUSED BUILDINGS AND ELEMENTS TO ALLOW FOR NEW OPPORTUNITIES.
4. INTRODUCE NEW ACTIVITIES AND EXPERIENCES WHICH ALIGN WITH PARK IDENTITY AND COMMUNITY NEEDS.
5. IMPROVE PARK ORGANIZATION FOR ENHANCED SAFETY, ACCESSIBILITY, AND CONNECTIVITY.
6. EXPLORE OPPORTUNITIES TO GENERATE REVENUE FROM THE INCREASED USABILITY OF THE PARK TO OFFSET THE COSTS FOR NEW FACILITIES.

PART I:

EXISTING CONDITIONS, NEEDS, & CHALLENGES

EXISTING NEEDS AND CHALLENGES

Harvey West Park, while well-loved and well-used, faces significant challenges. Through community and stakeholder outreach and discussions with Parks and Recreation staff, several primary challenges and needs were identified:

Sports Fields: Harvey West’s sports fields and facilities face high demand and have aging infrastructure and outdated irrigation systems. Field drainage is poor in wet seasons, and some fields cannot be used for extended periods after rains. Ancillary facilities such as scoring booths and snack shacks also need to be updated.

Restrooms: The single restroom does not meet the needs of the number of park users on a busy weekend.

Vehicular Circulation and Loading: The one way exit at Harvey West Boulevard hinders easy access and circulation. Lack of clear loading areas causes backups during drop-off times. Pedestrian crossings at driveways and parking should be made safer.

Pedestrian Circulation: Not all pedestrian walkways are ADA accessible. Some sidewalks are too narrow. Some pedestrian crossing at vehicular areas do not feel safe and are not well-defined.

Park safety: Some parts of the park feel unsafe. In particular the forest edges around the Friendship Garden at the northwest corner of the park do not feel welcoming.



Outdated Infrastructure at Sport Fields



Parking & Loading Needs Improvement



Outdated Sport Field Facilities



Narrow Pedestrian Paths



Park Needs More Restrooms



Non-Accessible Pedestrian Paths

EXISTING NEEDS AND CHALLENGES

Activities and Programs: Activities and programs are busy during certain times of the day and year but relatively quiet during other times. The group picnic areas are an important feature during the warmer months but are not used during the colder months. Similarly, the pool (when operable) and summer programs run on seasonal schedules during the warmer months. The sports fields are busy during the evenings and weekends, but quiet at other times. There are times, particularly during the winter months, when areas of the park, such as Friendship Garden, receive very limited park use.

Buildings and Facilities: The outpost buildings were not designed to be programmed and have limited functionality. There is a need for more indoor classroom space, programmable spaces, and multi-purpose gymnasium facilities.

Outdated Thematic Elements: The Native American themed statues and totem poles are not culturally sensitive. The train and carriage house occupy a central location that could better serve other uses. The theme has gradually lost its presence over time as key elements have been relocated and/or removed.

Playgrounds: The current playground features are generic and underwhelming for a large community park.

Multi-use Lawn: The lawn at the Friendship Garden can feel isolated and disconnected from the rest of the park, making it prone to illegal activity.

Pool Infrastructure: The pool needs major investment and updating. The pool location cuts the Friendship Garden area off from the remainder of the park.



Inactive Park Areas



Unremarkable Playgrounds



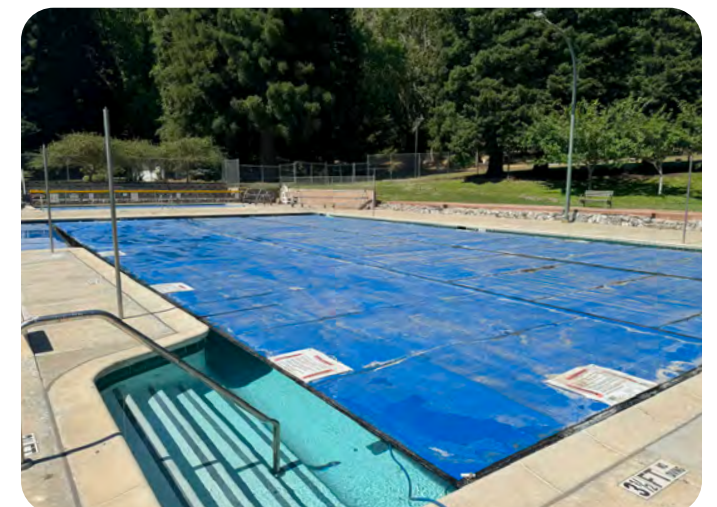
Outdated Building Facilities



Under-used Lawn Area

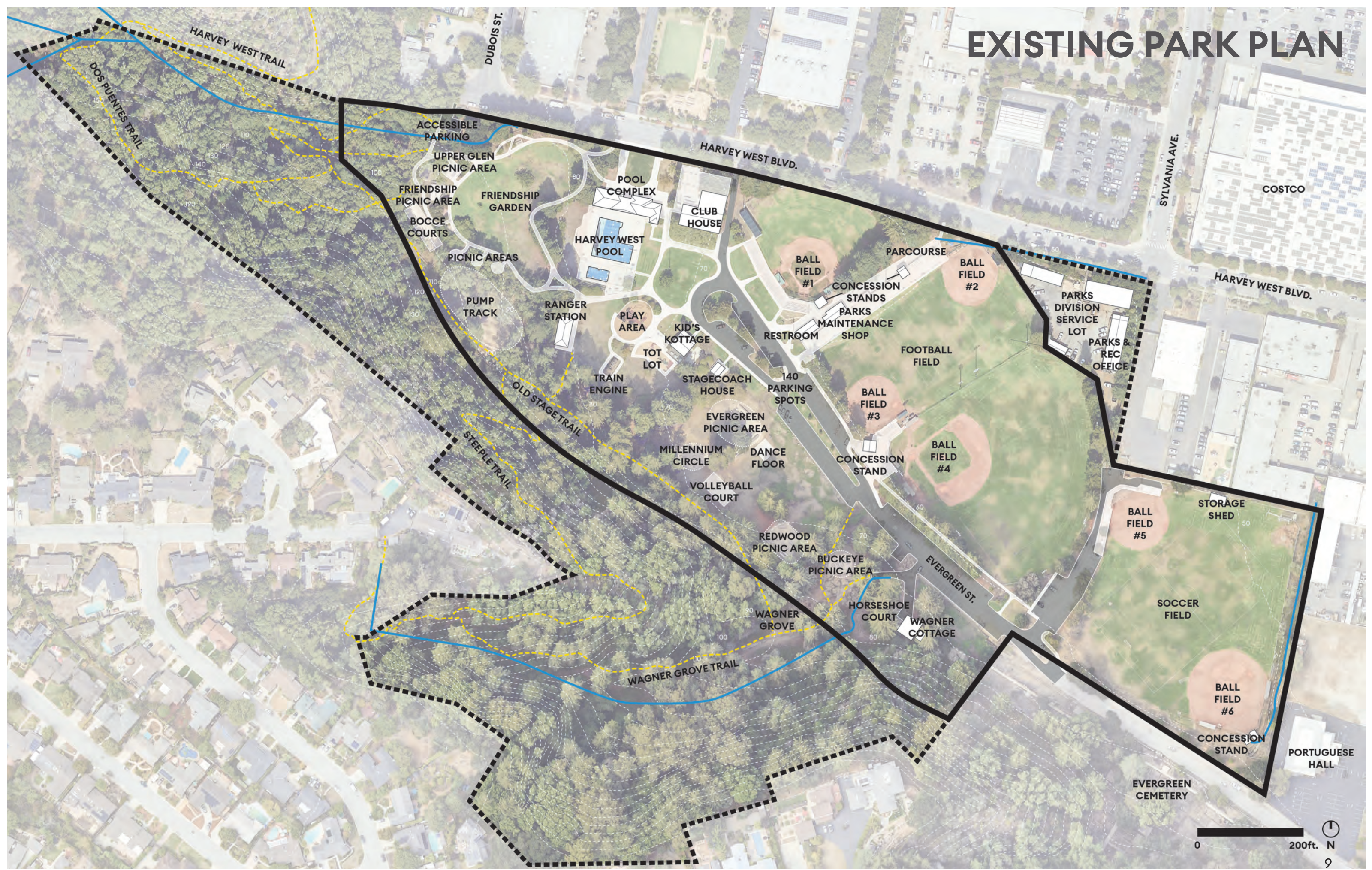


Outdated Thematic Features



Aging Pool and Pool Facilities

EXISTING PARK PLAN



PART II:

OPPORTUNITIES FOR IMPROVEMENT

OPPORTUNITIES FOR IMPROVEMENT

Harvey West Park offers a rich combination of athletic facilities, natural landscapes, and community gathering spaces, yet much of its potential remains untapped. The design and program assessment identified opportunities to strengthen these assets by enhancing what already works well, while transforming underutilized areas into vibrant, connected destinations. Building on the park’s existing successes, the recommendations aim to improve year-round field conditions, upgrade restrooms and support facilities, and reimagine the pool and community center to better serve a wide range of users.

Opportunities also extend beyond improving the existing facilities, such as creating a central “park heart” to bring together flexible lawns, play areas, and picnicking spaces, while activating the forest edge with ADA accessible trails, walking loops, and new program elements that are complimentary to the existing uses in the park. Upgrades to pedestrian and vehicular circulation will improve safety, accessibility, and connectivity throughout the park.

Together, these opportunities provide a vision for Harvey West Park to evolve into a more functional, inclusive, and engaging destination for the Santa Cruz community.

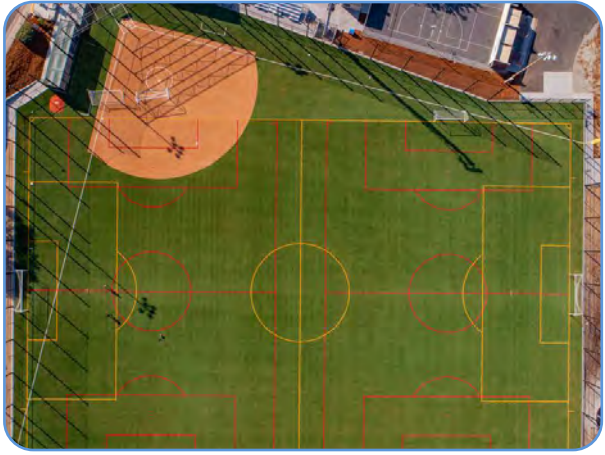
Create new flexible-use lawn spaces for large and small events



Create new activity areas at under-used parts of the park



Improve sports fields to allow for year-round use and efficient layouts



Renovate, expand, or replace existing buildings



OPPORTUNITIES FOR IMPROVEMENT

Relocate and update playgrounds



Re-organize vehicle circulation, parking, and loading to make it functional and safe



Provide safe, clear , and accessible pedestrian circulation



Improve landscaping



Improve park entry and arrival experience



Create a new active heart of the park



OPPORTUNITIES FOR NEW USES AND FEATURES

POTENTIAL NEW AND EXPANDED USES AND FEATURES

ACTIVE:

- Improved sports field organization
- Improved sports field drainage
- Sports field turf and grass improvements
- Wi-Fi at sports fields
- Collapsible sports goal equipment
- Sports field warm-up areas
- Improved concessions stands
- Renovated score booths
- Additional sports storage
- Expanded bleacher seating
- Playground expansion/improvement
- Tot lot expansion/improvement
- Expanded indoor reservable event spaces
- Indoor classroom spaces
- Indoor gym and fitness facilities
- Amphitheater/outdoor stage
- Pickleball courts
- Mountain bike jump line
- Indoor basketball courts
- New playground equipment

PASSIVE:

- Paved walking loop
- Formalized trail entrances/signage
- Improved trail conditions and access
- Seating along paths and trails
- Mountain biking trail connections
- Nature interpretation/education
- History interpretation/education
- Expanded flexible lawn space
- Re-configured improved reservable picnic areas
- Improve landscaping around key features

SPECIAL EVENTS:

- Weddings
- Retractable fences for large events on sports fields
- Trail running races
- Mountain biking races
- Sports tournaments
- Corporate events
- Community cook outs
- Events with amplified sound
- Fourth of July BBQ
- Ducky Derby
- AIDS/Life Cycle

PART III:

DESIGN AND PROGRAM RECOMMENDATIONS

SPORTS FIELD IMPROVEMENTS

TO ALLOW FOR YEAR-ROUND USE AND EFFICIENT LAYOUTS

Harvey West Park is Santa Cruz's premier destination for youth sports. Soccer, baseball, and football organizations rely on the park for their vitality. Though the fields are well-used, improvements could allow year round use and more efficient field layouts that would accommodate more matches and games. Fields 5 and 6 are poorly drained and cannot be used for extended periods after rains. Additionally, the one restroom is not enough for the number of park users on a busy weekend.

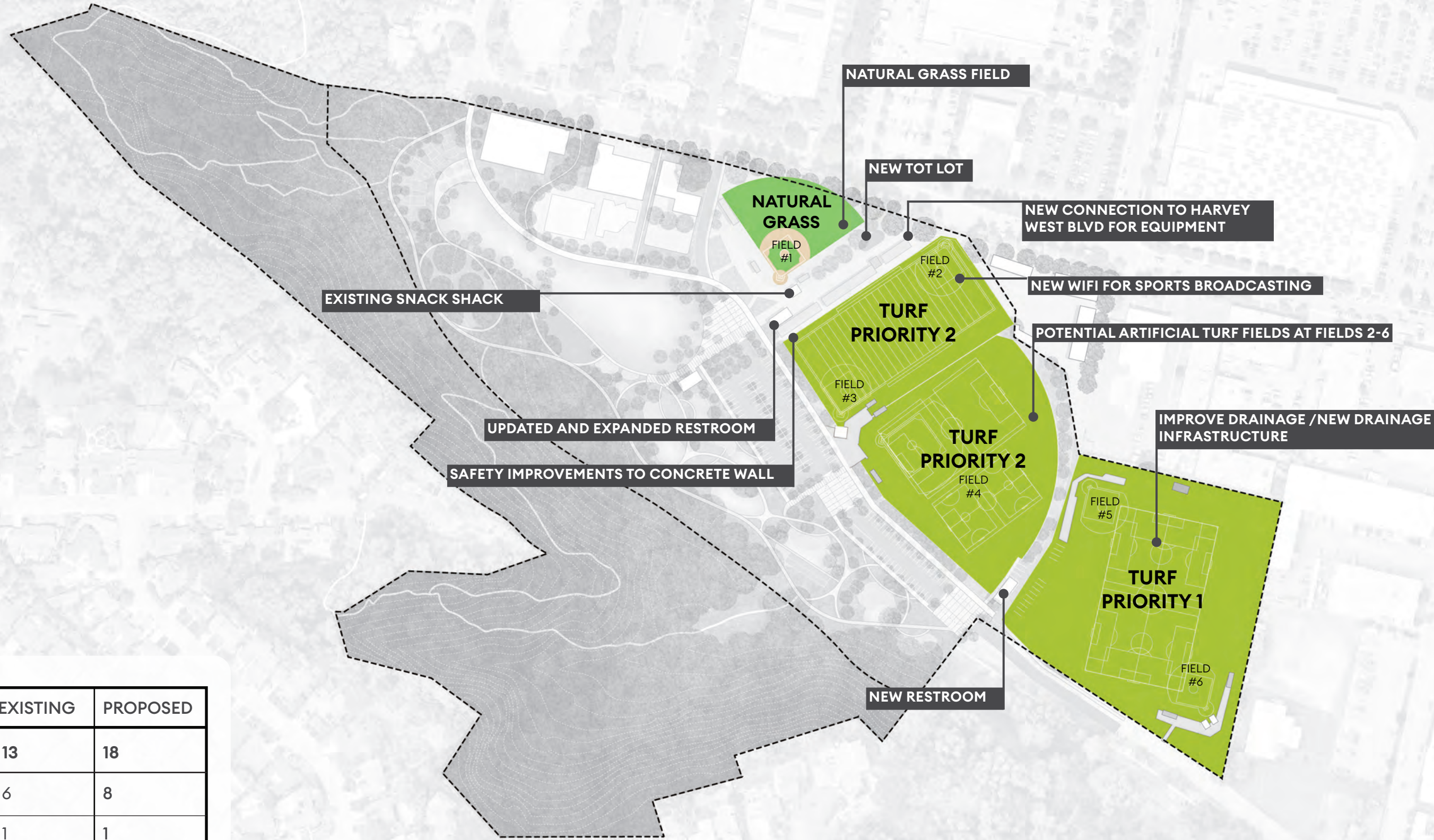
The consulting team assessed various configurations to optimize field space, including a minor expansion of the footprint, but identified no significant benefits—particularly when factoring in the expected cost implications of reconfiguring the existing infrastructure and the impacts to existing trees.

The following design and program recommendations would maintain the essential function and character of the existing fields, while greatly improving field amenities, year-round use, drainage, and safety:

- Update and expand the existing restroom.
- Add a second restroom close to Fields 5 and 6.
- Keep Field 1 as a natural grass field.
- Consider artificial turf at Fields 2-6 to improve play conditions year-round and add additional field striping for more multiple, efficient field layouts. Future improvements could be designed to allow flexible spacing of mound and base dimensions so multiple age groups can use the same field.
- Improve field drainage to extend seasonal use of fields.
- Add a small playground/tot lot between Fields 1 and 2/3.
- Preserve existing locations and use of concessions stands.
- Add Wi-Fi connections at fields for sports broadcasting and score-keeping.
- Add safety improvements to the concrete wall at Field 2/3.
- Add additional equipment storage.
- Maintain lawn areas in the group picnic areas to accommodate baseball warm-ups.
- Ensure vehicular access to the fields to bring in goals, field goals, or other related equipment.
- Provide lighting for dugouts and batting cages as well as electrical outlets for pitching machine use.
- Add support facilities such as batting cages and practice pitching areas.



SPORTS FIELD IMPROVEMENTS



# OF FIELDS	EXISTING	PROPOSED
TOTAL	13	18
BASEBALL	6	8
FOOTBALL	1	1
SOCCER	6	9



PARK HEART IMPROVEMENTS

FLEXIBLE-USE LAWN SPACE

Reorganizing program spaces at the center of Harvey West Park creates the opportunity for a larger, contiguous flexible-use lawn—an adaptable space that can host events of various sizes as well as informal recreation and everyday gathering.

Two design schemes were developed to achieve this goal. The first envisions a new “great lawn,” forming a large, central heart for the park that connects many of its major activity areas in its adjacency. The second scheme proposes an “active heart,” a more consolidated, yet still very generous, flexible-use lawn integrated with linked spaces for play, picnicking, pickleball, and additional smaller lawn areas. In both concepts, consolidating flexible-use space in the center of the park, and near the sports fields, would transform an area once dominated by vehicular circulation into an inviting, active hub for Harvey West Park.

The central lawn in either scheme would be large enough to accommodate outdoor movies, medium-sized concerts, and community festivals. The “great lawn” option, with its scale and flexibility, could also create new revenue-generating opportunities for the City of Santa Cruz by supporting a variety of ticketed or programmed events.

Beyond the central feature, flexible lawn spaces would be interwoven throughout Harvey West Park. Smaller lawns adjacent to group picnic areas would provide room for games, bounce houses, and intimate gatherings.

Additionally lawn areas near Field 1, as well as across the drop-off and parking areas, are planned to remain—reflecting community feedback that highlighted their popular use for player warm-ups and informal play.



PARK HEART IMPROVEMENTS - SCHEME A: “GREAT LAWN”

A LARGER FLEXIBLE-USE HEART FOR THE PARK

The “Great Lawn” scheme envisions a generous, continuous meadow at the heart of Harvey West Park—an open, flexible space with existing trees both within the lawn and framing it along its edge. This central space would serve as a daily gathering place and a venue for community events, offering ample room for informal recreation, picnicking, and large-scale activities. Tree-lined edges create a defined, welcoming character while preserving open views across the meadow, reinforcing its role as the park’s central hub.

The Great Lawn is flanked by active and complementary park uses. A new, large, modern playground anchors the lawn with family-friendly activity, while adjacent picnic areas provide shaded spaces for gatherings. Just to the west, nestled within the forested area, the well-loved pump track would be retained with the potential for expansion. To the north, five new pickleball courts would transform a previously underutilized area into a lively recreation zone. Together, these features form a dynamic, interconnected edge of activity around the Great Lawn, encouraging movement and exploration throughout the park.



PARK HEART IMPROVEMENTS - SCHEME A: "GREAT LAWN"



PARK HEART IMPROVEMENTS - SCHEME A: “GREAT LAWN”



LARGE CENTRAL LAWN SPACE



EVENTS IN THE GREAT LAWN



PUMPTRACK AND JUMP LINE



NATURAL PLAYGROUND AT FOREST EDGE



PICKLEBALL COURTS



SUMMER CAMP OUTPOST BUILDING

PARK HEART IMPROVEMENTS - SCHEME B: “ACTIVE HEART”

DISTINCT ACTIVITY ZONES WITH MEANINGFUL ADJACENCIES

The “Active Heart” concept shapes the park’s core into a more compact, rounded arrangement of flexible-use lawns, linked by a network of pathways that connect seamlessly to surrounding amenities. This form creates a sense of enclosure while preserving openness for a variety of events and everyday activities. A new destination playground, positioned for high visibility and easy access, anchors the central space, while picnic areas are integrated into the landscape to encourage casual gatherings and social interaction.

This scheme places a stronger emphasis on active recreation. The pickleball facility expands to eight courts, providing greater capacity for league play, tournaments, and casual matches. Its location—slightly farther south than in the Great Lawn scheme—invigorates an underutilized park edge while maintaining a comfortable relationship with nearby uses. The pump track remains in its wooded setting to the west, with opportunities for enhancements that improve circulation, rider experience, and its connection to the wider park network.



PARK HEART IMPROVEMENTS - SCHEME B: "ACTIVE HEART"



PARK HEART IMPROVEMENTS - SCHEME B: “ACTIVE HEART”



PICKLEBALL LEAGUES



CENTRAL PLAYGROUND



PUMPTRACK AND JUMP LINE



FLEXIBLE-USE LAWN AREAS



SUMMER CAMP OUTPOST BUILDING



PARK HEART ADJACENT TO SPORTS

FOREST EDGE IMPROVEMENTS

ACTIVE PROGRAM

The forested west edge of Harvey West Park is a great natural asset for the park that could be improved as a location for enhanced and new park amenities, as well as for improved paths and transitions to the broader trail network. Current safety concerns at this area of the park are exacerbated by the lack of park program and activity along this edge. The location is somewhat disconnected from the ball field and central areas of the park and receives marginal use outside of summer youth programming and group picnic reservations.

The northern side of the park could accommodate an expanded pump track and jumphline, as well as the addition of pickleball courts. These two activities, combined with clear and accessible pedestrian access to the area, would bring new life and energy to this part of the park.



CREATE NEW ACTIVITY AREAS AT THE FOREST EDGE

ACTIVE PROGRAM



BUILDING AND FACILITIES IMPROVEMENTS

NEW BUILDINGS

Harvey West Park is a beloved destination for recreation, summer camps, and community events. The park could greatly enhance its ability to serve the community by undertaking a comprehensive strategy to improve the buildings and facilities within the park.

Restrooms

The existing public restroom between Fields 1 and 2 is not big enough to serve the entire park. It should be renovated or replaced to increase capacity.

An additional public restroom could be added between Fields 5 and 6. This additional restroom building could also incorporate concessions to serve the southern fields. Schemes in this report identify a potential location for this restroom.

Sports Storage, Scoring Booths, and Concessions

Sports user groups have expressed the need for additional storage. Opportunities for adding more sports storage should be explored. Scoring booths and concessions buildings should be renovated and updated. As future designs progress, incorporate desired support features and amenities where space permits.



BUILDING AND FACILITIES IMPROVEMENTS

NEW BUILDINGS

Poolhouse and Community Center

With the anticipated replacement of the pool facility, pool house, and community center, there is a great opportunity to add capacity for indoor recreation, class spaces, an updated community center, and state of the art swimming facilities. This new center should include a multi-purpose gymnasium with full court basketball and bleachers. The multi-purpose gymnasium could accommodate basketball, classes, futsal, dance, and other indoor activities. Additionally, a new community center building could provide reservable event space for weddings, receptions, and other community events and gatherings.

Within the community center and poolhouse, space should be allocated for administrative offices, storage, and additional classrooms. Additional parking should be included in the development of this area.

Buildings Recommended for Removal or Replacement

Some underutilized features in the park were identified as candidates for removal and replacement with new buildings or more in-demand activities. Wagner Cottage, Ranger Station and Kids Cottage should be phased-out and replaced with a new Camp Outpost and program spaces within a new Community Center. The stagecoach carriage house should be removed.

Parks Maintenance Yard

Future consideration should be given to relocating or updating the existing parks maintenance yard. The Citywide parks maintenance needs have outgrown the space in its current configuration.



BUILDING AND FACILITIES IMPROVEMENTS

REMOVE AND RELOCATE EXISTING CULTURAL FEATURES

There are several features within the park that were donated to the park by Harvey West. The native American wood carvings were part of an “Indian Village” play area in the park. The City should evaluate their current relevance within the park because the thematic experience has been lost as the park has changed over time. The Native American elements are not culturally appropriate. Also, the stagecoach carriage house and totem pole occupy a central area that could be more effectively repurposed for community use. Additionally, the Southern Pacific steam engine is located next to the existing playgrounds and remains an inviting, yet unsafe, structure to climb on—despite clear signage and fencing intended to discourage such activity. While the park used to have a miniature train track with a station and concession stand, the steam engine is little less relevant to the experiences found at the park today.

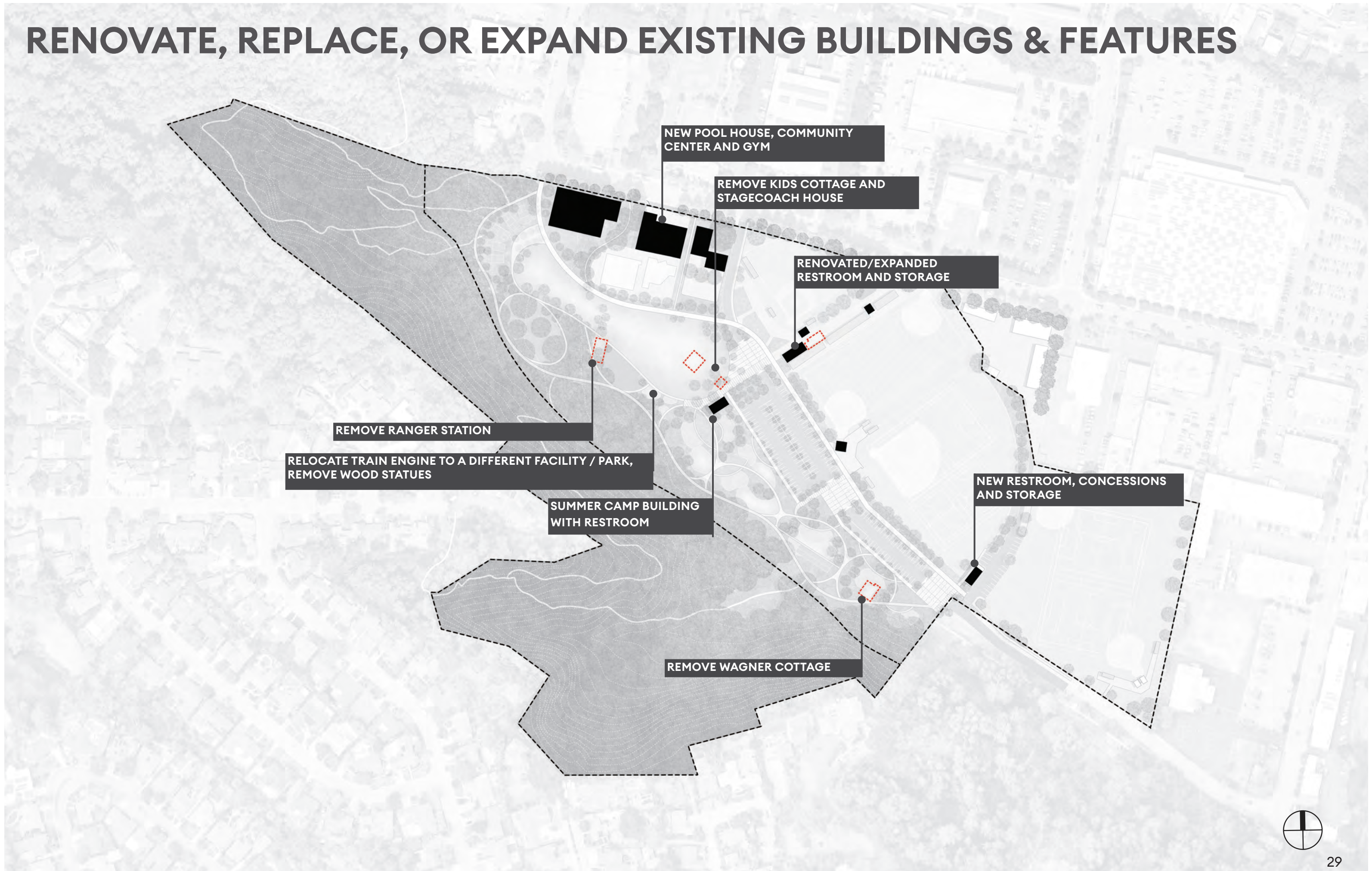
The following features in the park should be considered for removal and/or relocation:

- 1) Replica stagecoach and stagecoach house.
- 2) Totem pole and carved wooden statues.
- 3) Southern Pacific steam engine.

Park renovations could incorporate collaboration with local Native American tribal communities in honoring and sharing the cultural heritage of the historic Uypi tribe. Examples include interpretive elements, renaming trails, and ceremonial gatherings.



RENOVATE, REPLACE, OR EXPAND EXISTING BUILDINGS & FEATURES



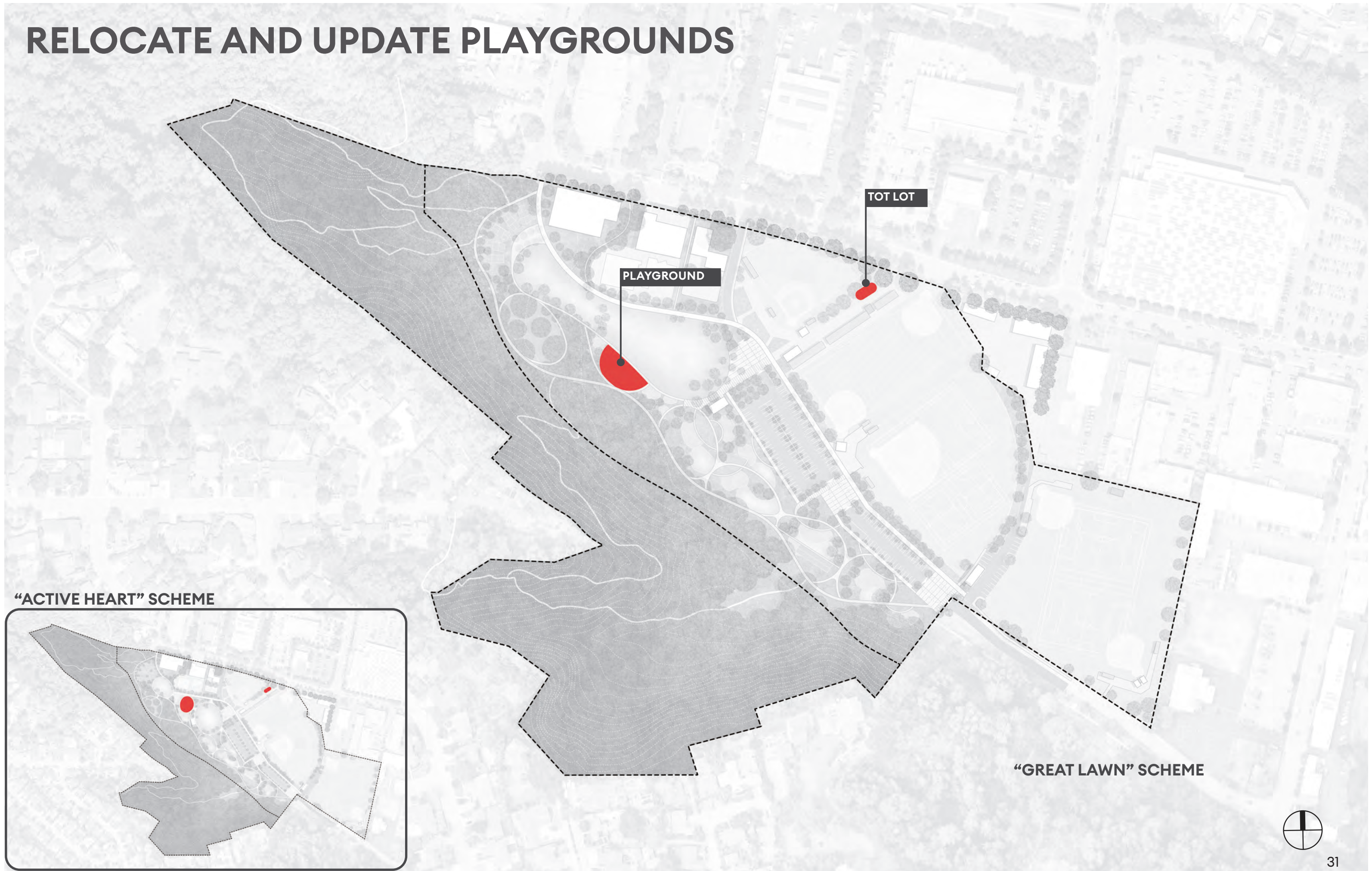
PLAYGROUND IMPROVEMENTS

RELOCATE AND UPDATE PLAYGROUNDS

As Harvey West Park is updated and reorganized, the character and location of playgrounds should be evaluated. The natural forested edge at Harvey West is a defining character element of the park. There is a great opportunity to create new play areas that take inspiration from and work with the park's natural setting. New play areas could incorporate natural materials and finishes, work with existing grade changes, and provide fun and unique experiences for all ages and abilities. Picnic areas should be located adjacent to play areas.



RELOCATE AND UPDATE PLAYGROUNDS



“ACTIVE HEART” SCHEME

“GREAT LAWN” SCHEME



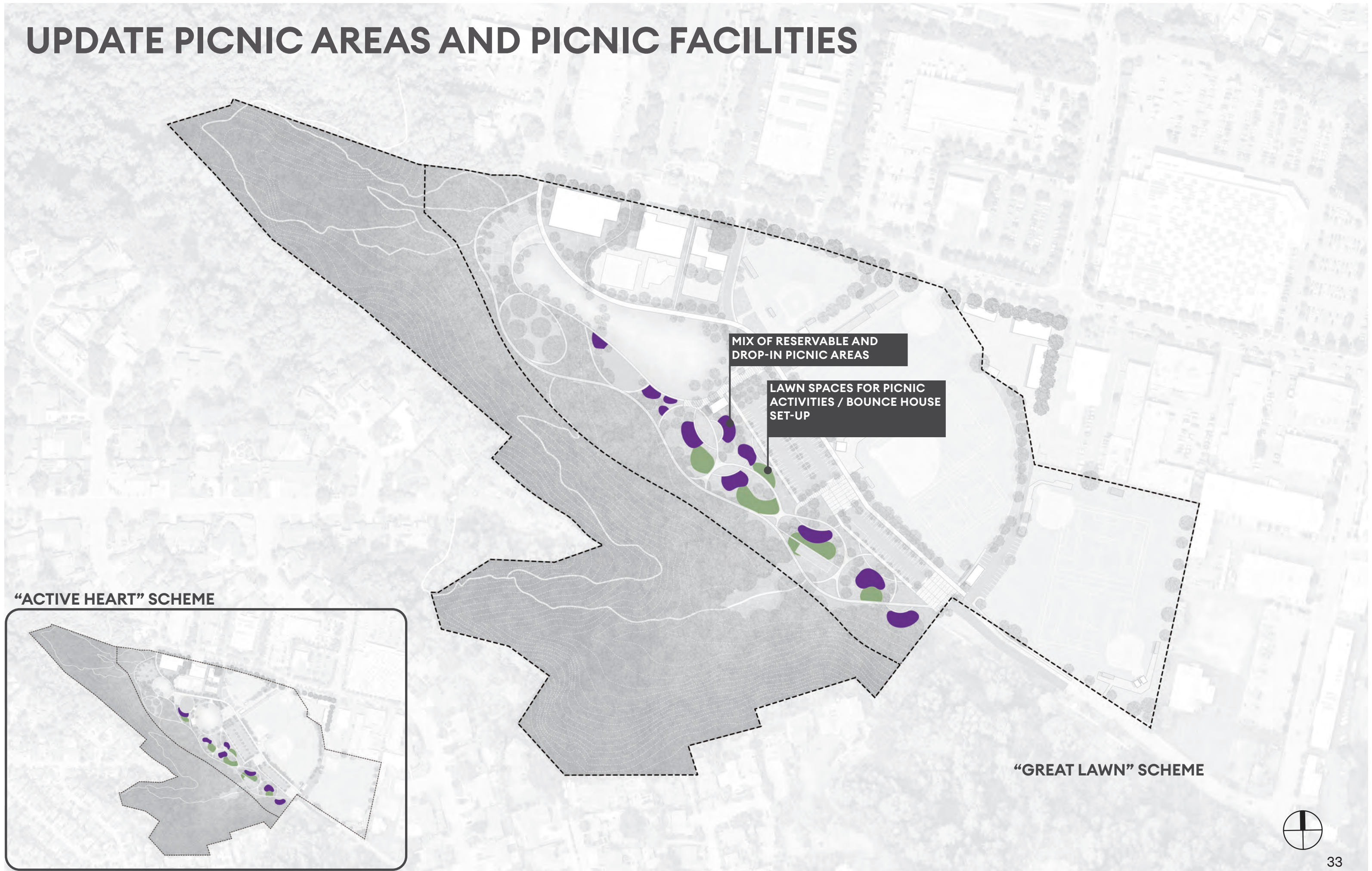
PICNIC AREA IMPROVEMENTS

UPDATE PICNIC AREAS AND PICNIC FACILITIES

Harvey West Park's reservable picnic areas are a popular amenity, providing significant social space for gatherings and parties. Park renovations should not reduce the capacity of reservable picnic areas, should be improved with new furnishings, grills, and paving and all be ADA accessible. In addition, renovated lawn areas adjacent to each picnic area would make the areas more functional for parties and groups, providing areas for free play and games as well as pads for rented bounce houses. Consideration should be provided to creating lawn areas which could also serve as "warm-up" areas for baseball. Limited field availability requires efficient scheduling, and team warm-ups often need to begin off the fields.



UPDATE PICNIC AREAS AND PICNIC FACILITIES



“ACTIVE HEART” SCHEME

“GREAT LAWN” SCHEME

PEDESTRIAN AND BICYCLE ACCESS CIRCULATION IMPROVEMENTS

PROVIDE SAFE, CLEAR, ACCESSIBLE PEDESTRIAN CIRCULATION

Improvements to pedestrian circulation at Harvey West Park are key to making the park a functional, safe, and enjoyable place for all. Many of the existing pedestrian paths and road crossings do not meet current standards of safety and accessibility and do not provide a generous experience to park users. Any park improvement plans should include the creation of more accessible paths to all park features, wider paths along primary circulation routes, and safer crossings at vehicular drives and parking areas. To make pedestrian wayfinding intuitive and safe, it is also important to create a legible hierarchy of circulation routes within the park. It is recommended that circulation improvements include: 1) a wide promenade that connects the major features of the park; 2) a paved, accessible Forest Walk path along the forest edge; 3) accessible secondary paths; 3) raised, and clearly marked pedestrian crossing at vehicular drives.

In addition, an updated pedestrian circulation network could combine to allow for a variety of options for exercise loops. In the proposed concept plans various loops could be made using the Park Promenade, Forest Walk, and secondary pedestrian paths.

Access to neighborhoods and open space to the west and northwest should be improved.

Trails within the park are an important part of this access and be improved and well-maintained to allow safe and welcoming access.

Enhancing bicycle access is equally important for creating a park that is well connected and easy to navigate without a car. Safe, clearly marked bike routes should link surrounding neighborhoods, regional trails, and key park entrances. Within the park, designated bike lanes or shared-use paths can connect cyclists to major destinations such as the playgrounds, sports fields, and picnic areas, while minimizing conflicts with pedestrians. Ample and secure bike parking at activity hubs will encourage visitors to arrive by bike. Improved connections to adjacent open space areas, particularly to the west and northwest, can position the park as a central node in the city's larger bike and trail network, promoting active transportation and expanding access to surrounding natural areas.



PEDESTRIAN AND BICYCLE ACCESS CIRCULATION IMPROVEMENTS

CREATE A GENEROUS PROMENADE

A wide Park Promenade that connects major park features and programs will foster an active and vibrant pedestrian heart for Harvey West Park. A promenade that spans the length of the park will create generous pedestrian entries at the northwest and southwest ends of the park, enhancing the arrival experience. The Promenade should connect parking areas, sports fields, play areas, and proposed flexible-use lawn areas.

A wide promenade will allow multiple people to walk side by side and create conditions for both pedestrians and cyclists to use the path safely. A minimum 12 foot width is recommended for the Promenade. The Park Promenade, combined with the Forest Walk and secondary paths, will create options for a variety of walking and jogging loops.



PEDESTRIAN AND BICYCLE ACCESS CIRCULATION IMPROVEMENTS

CREATE A SAFE, ACCESSIBLE FOREST WALK

The natural forest at the west edge of Harvey West Park is a defining feature of the park; it helps make the park special, and it should be celebrated and made accessible to all. A wide, paved, wheel-chair-accessible path should be created at the base of the slope at the forest edge. The Forest Walk will help activate the forest edge and create clear access points to the opens space trail system. Combined with the Promenade and other proposed paths, the Forest Walk will allow for a variety of walking and jogging loops within the park.



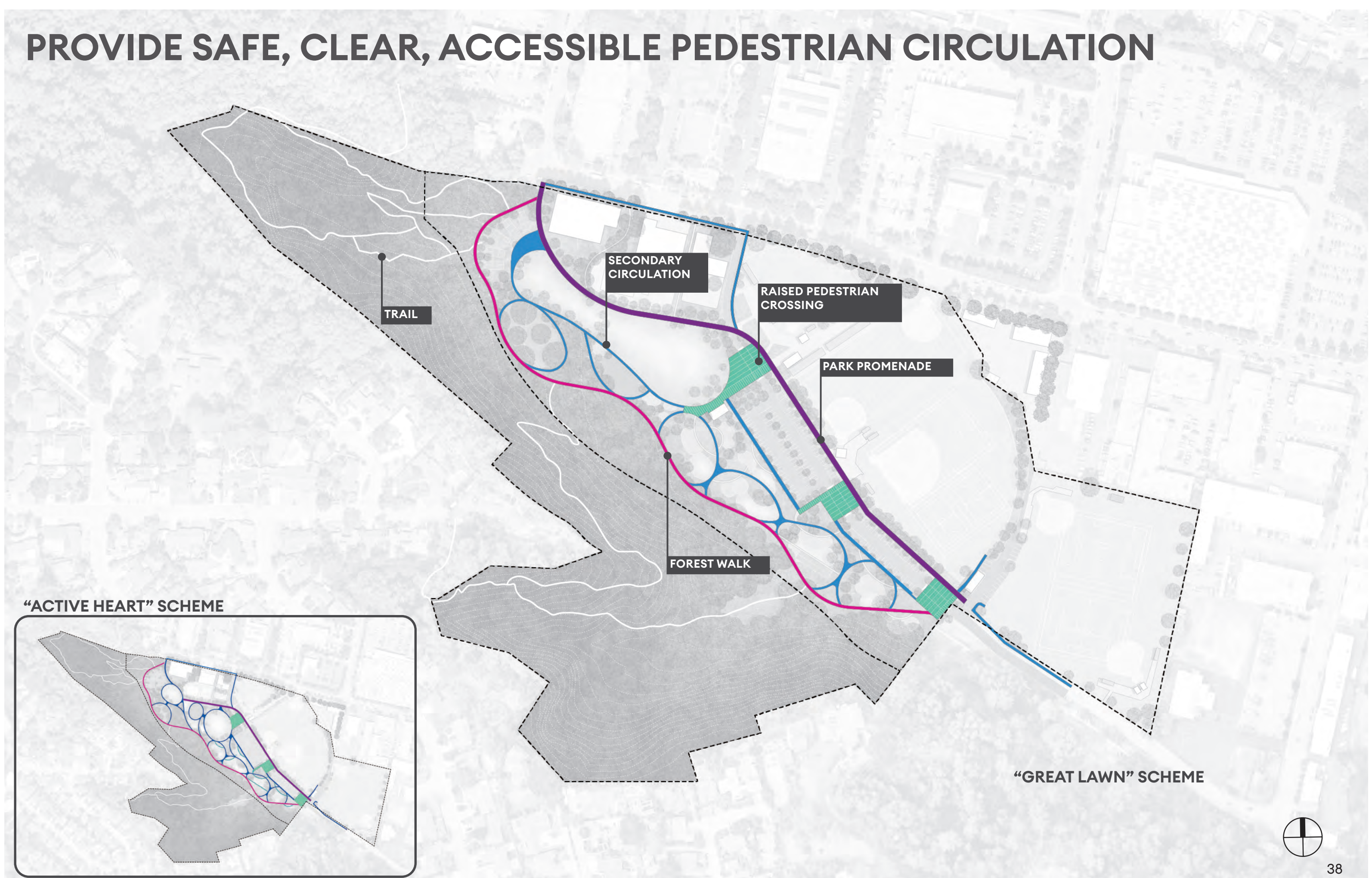
PEDESTRIAN AND BICYCLE ACCESS CIRCULATION IMPROVEMENTS

SECONDARY PATHS - CONNECT ALL USE AREAS

Any circulation improvements at Harvey West Park should include the renovation of the secondary pedestrian path network. Pedestrian paths should be laid out in a clear and legible organization to intuitively accommodate desired ADA accessible pathways.



PROVIDE SAFE, CLEAR, ACCESSIBLE PEDESTRIAN CIRCULATION



PEDESTRIAN AND BICYCLE ACCESS CIRCULATION IMPROVEMENTS

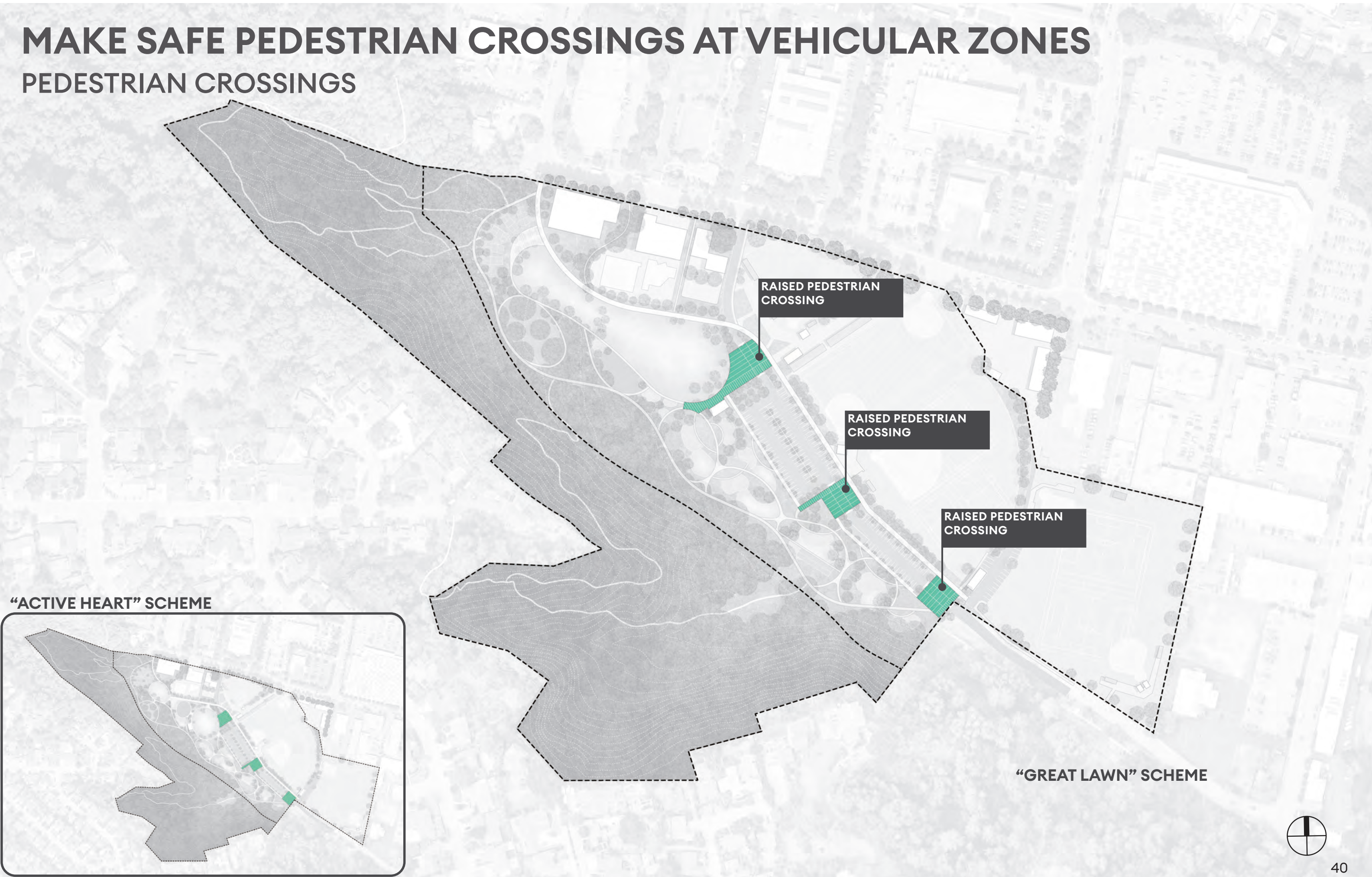
MAKE SAFE CROSSINGS AT VEHICULAR ZONES

It is vital that pedestrians and bicyclists can safely cross driveways and parking areas in Harvey West Park. Since vehicular circulation will likely remain through the center of the park, new park plans should create multiple safe crossings that prioritize pedestrians over vehicles. New crossings should be wide, plaza-like spaces that are raised to be flush with adjacent pedestrian areas. To further distinguish these pedestrian areas the crossing should be paved with distinct materials, colors and/or patterns. These generous, pedestrian-first crossings will prioritize safety while creating clear connections across the park between the sports fields and the rest of the park. Raised crossings that are flush with adjacent pedestrian paths, should be separated from drive aisles with detectable warning pavers.



MAKE SAFE PEDESTRIAN CROSSINGS AT VEHICULAR ZONES

PEDESTRIAN CROSSINGS



VEHICLE CIRCULATION AND PARKING IMPROVEMENTS

RE-ORGANIZE VEHICLE CIRCULATION, PARKING AND LOADING

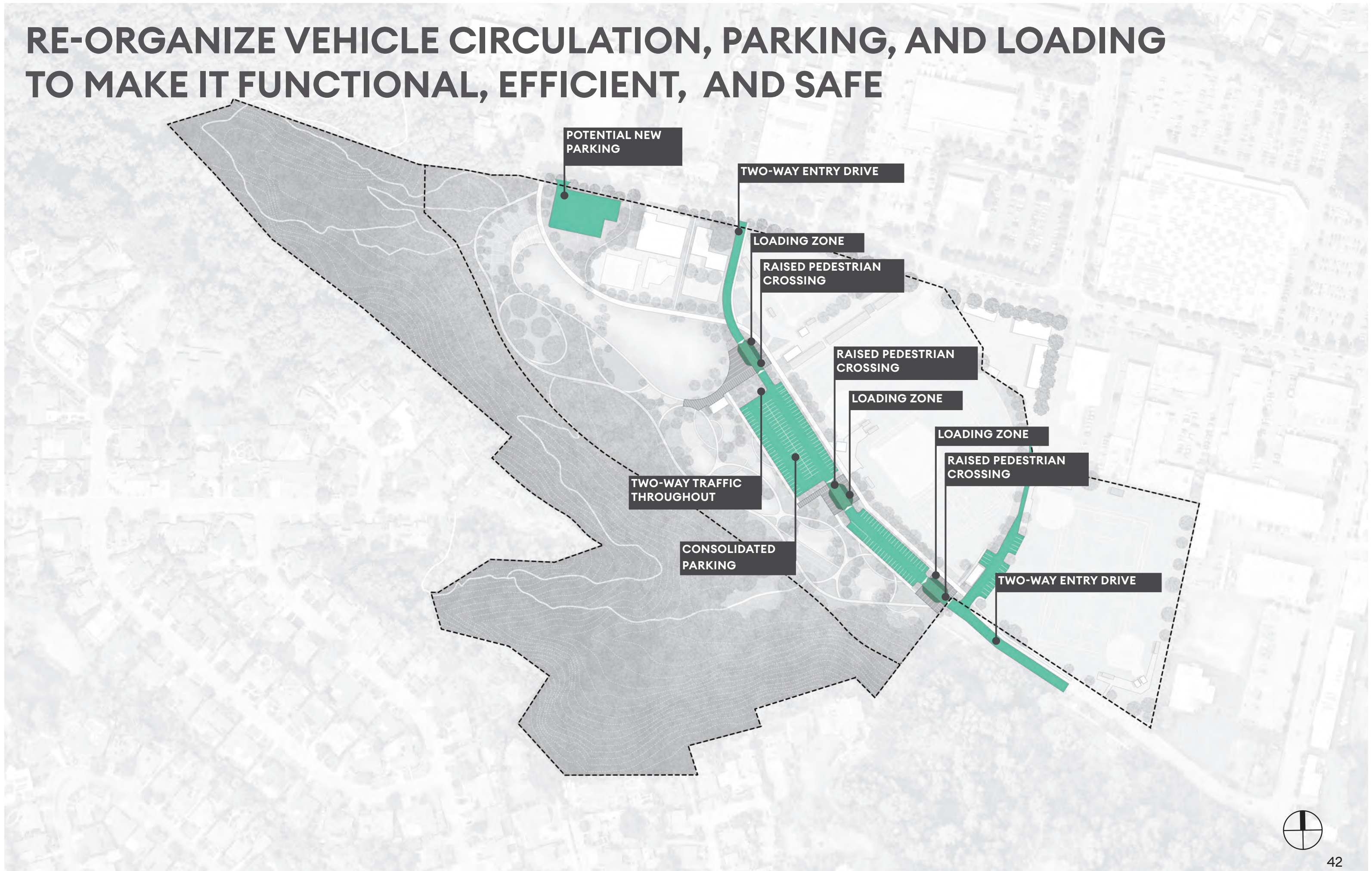
Vehicular access is essential to the success of Harvey West Park. Current one-way driveways and the one-way entry at the north end of the park should be converted to two-way access, making vehicular traffic two-way throughout the park. This will allow users more options for turning and finding parking and loading areas without having to make a loop around the outside of the park.

Parking can be consolidated into a central location in a way that maintains existing parking counts and convenient access to all of the park features, while opening up space for an expanded park “heart” at the north end of the park. Any parking and vehicular circulation improvements should improve pedestrian safety. This includes raised pedestrian crossings that slow vehicles at primary crossing zones.

Perpendicular or angled on-street parking could be considered on the park side of Harvey West Blvd to increase parking along the park frontage.



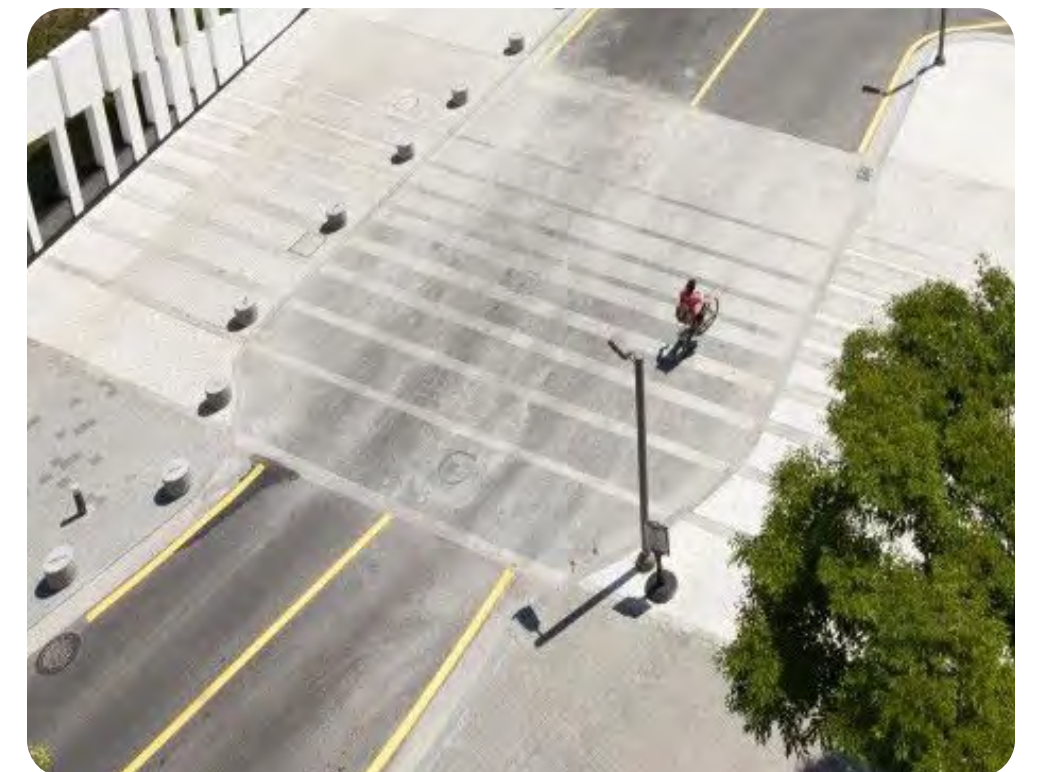
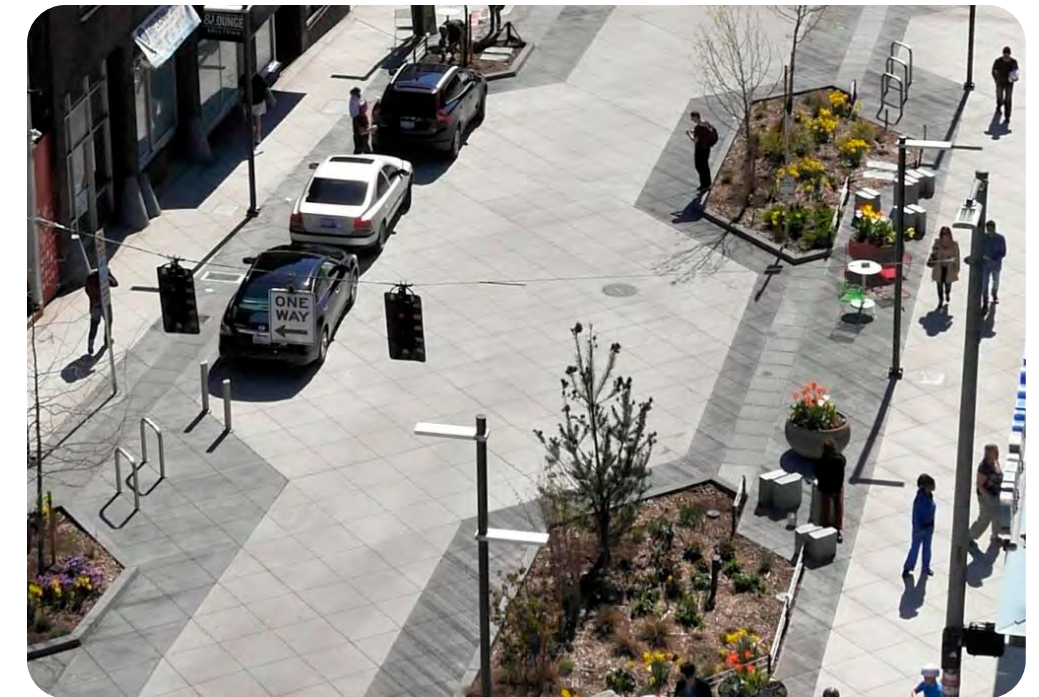
RE-ORGANIZE VEHICLE CIRCULATION, PARKING, AND LOADING TO MAKE IT FUNCTIONAL, EFFICIENT, AND SAFE



VEHICLE CIRCULATION AND PARKING IMPROVEMENTS

LOADING AND DROP-OFF ZONES

Loading zones should be located for convenient passenger and equipment loading throughout the park to serve sporting events, special events, picnicking, and other programs. Each of the three zones shown on the concept plans include a loading zone with two car capacity on each side of the vehicular drive, for a total of six loading zones. The loading zones are incorporated into the special raised pedestrian areas, flush with adjacent pedestrian paving. The loading zones should be separated from pedestrian-only areas with bollards and detectable warning pavers.



CREATE LOADING ZONES FOR CONVENIENT PASSENGER AND EQUIPMENT LOADING



PARK ENTRY AND ARRIVAL IMPROVEMENTS

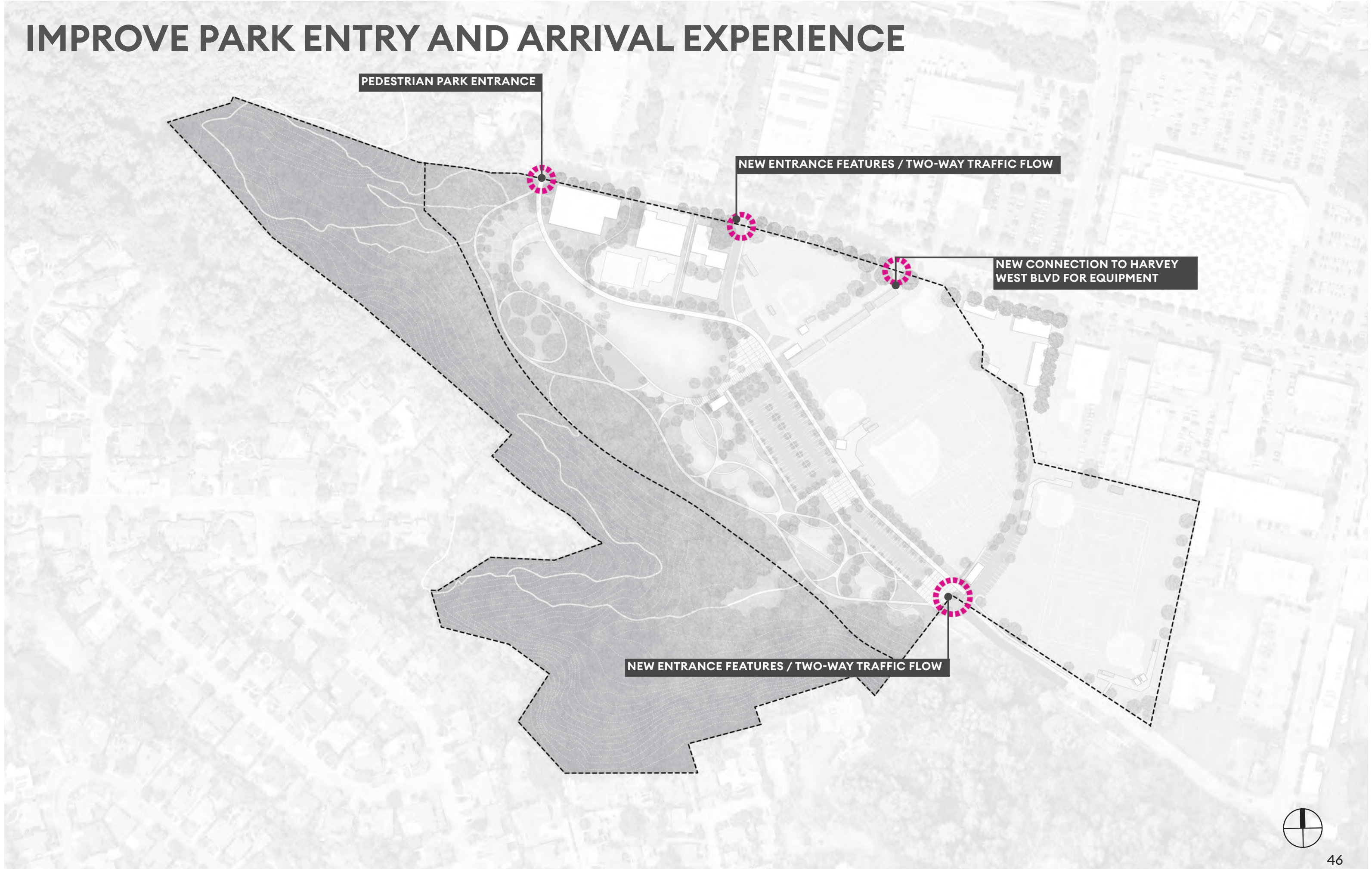
IMPROVE PARK ENTRY AND ARRIVAL EXPERIENCE

Future park improvements should include efforts to clarify and improve the pedestrian and vehicular arrival experience. Entries should be well-signed with clear thresholds into the park. Large entry signage should be combined with wayfinding signage at a pedestrian scale.

Vehicular entry should accommodate two-way traffic at the north and south entrances to the park. The pedestrian entrance at the intersection of Dubois Street and Harvey West Boulevard should also be improved and clarified with signage, paving treatments, and landscaping.



IMPROVE PARK ENTRY AND ARRIVAL EXPERIENCE



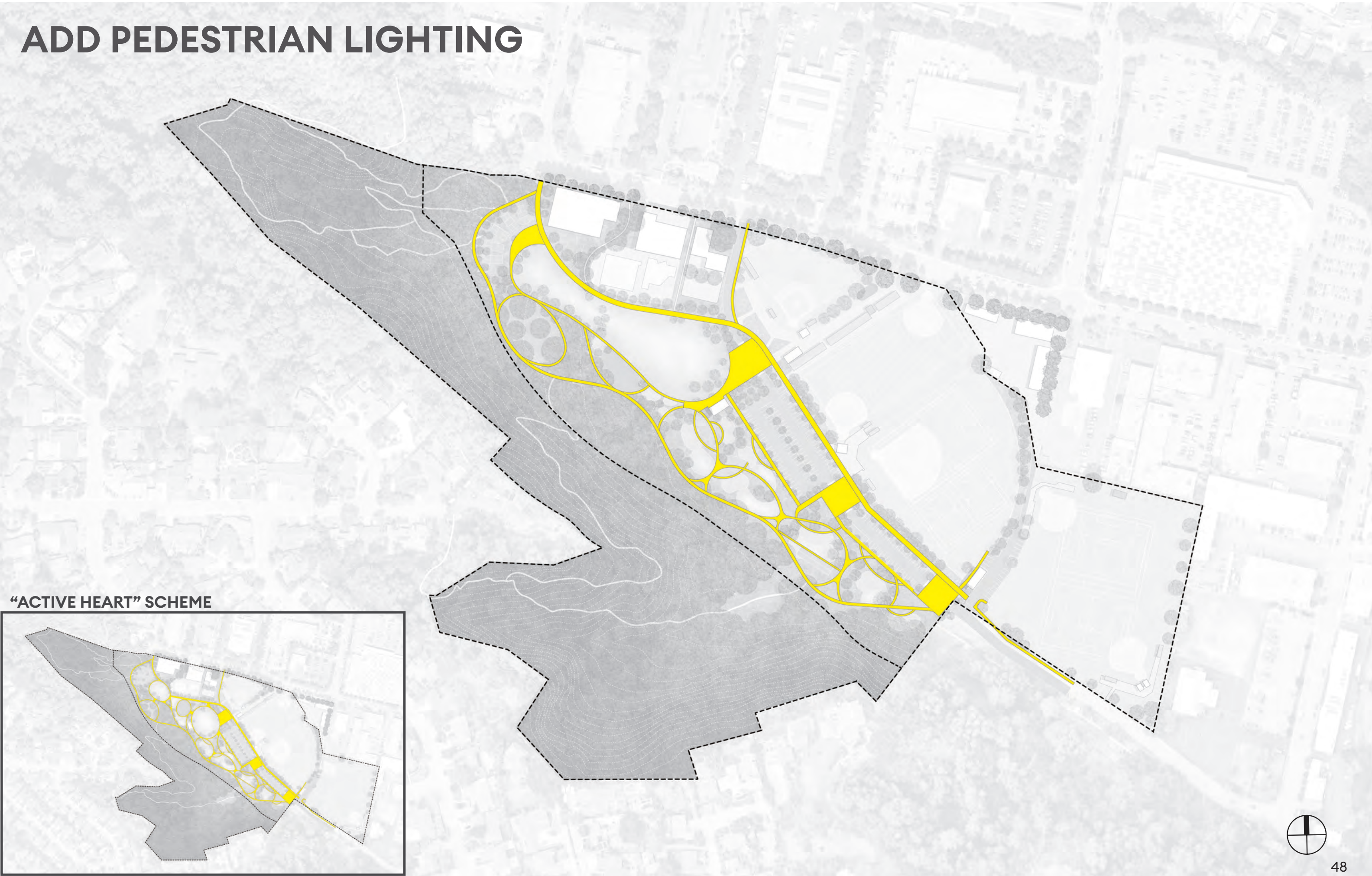
LIGHTING IMPROVEMENTS

ADD PEDESTRIAN LIGHTING

Construction of new program areas, pedestrian paths, promenades, parking areas, and vehicular circulation, brings with it the opportunity to add new lighting, especially to pedestrian areas of the park. New low-level pedestrian lighting can provide safety while preventing light pollution and retaining the natural ambiance of the park. New lighting should be “Dark-sky” compliant.



ADD PEDESTRIAN LIGHTING



“ACTIVE HEART” SCHEME



PART IV:

POOL, POOL HOUSE, AND COMMUNITY CENTER SCHEMES

COMMUNITY CENTER AND POOL IMPROVEMENTS

RENOVATE OR REBUILD THE COMMUNITY CENTER AND POOL

The existing pool and building facilities do not satisfy the demand for recreational and competitive swimming, indoor recreation and classes, community activities and receptions. The existing pool, pool building, and clubhouse could be replaced with a new community center with rentable space, indoor class rooms, and administrative offices.

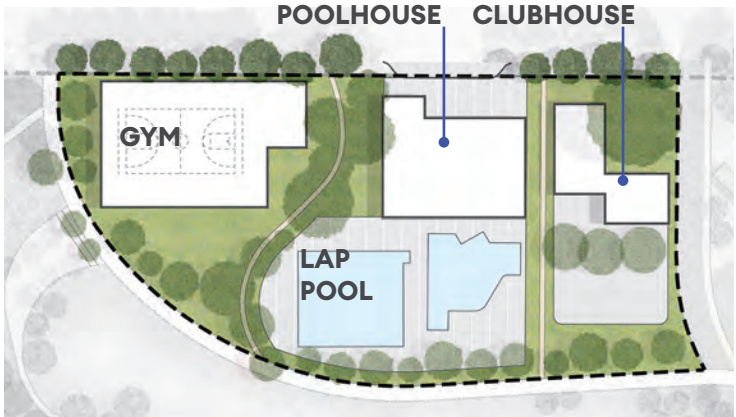
A new multi-purpose gymnasium facility should be considered. There is high demand for indoor classes, basketball, futsal, and other indoor sports.

The new community center spaces, indoor classrooms, and multi-purpose gymnasium should be studied further for revenue and programming opportunities, staffing, partnerships, and long-term budgetary impacts.



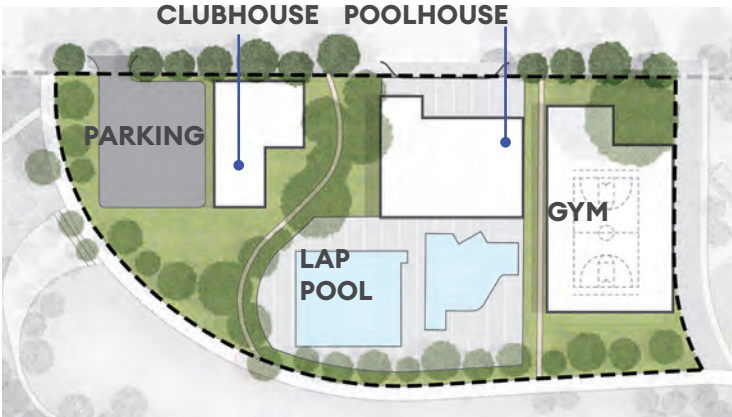
POOL AND COMMUNITY CENTER SCHEMES

The Pool and Community Center area is large enough to accommodate a multi-purpose facility. The following schemes illustrate some of the many possible configurations, with consideration given to avoiding the loss of Heritage trees.



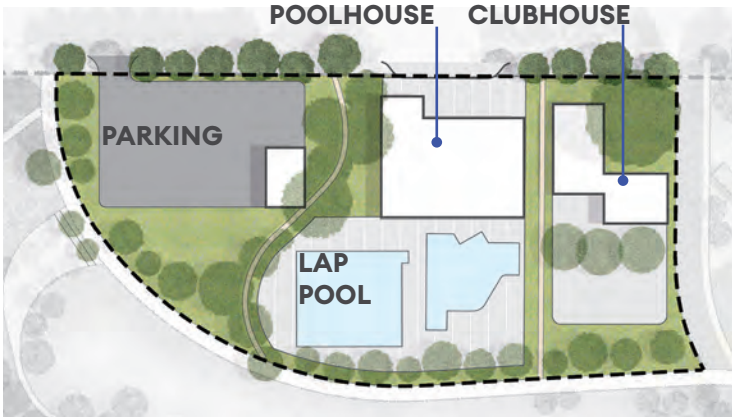
SCHEME A

- PROS:**
- Includes gym amenity
- CONS:**
- Most expensive to build
 - No Parking



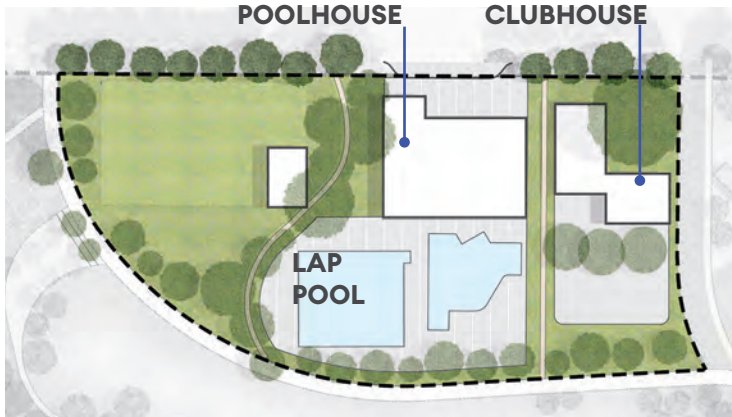
SCHEME B

- PROS:**
- Includes gym amenity
 - Gym placement lessens park activity around roadway
- CONS:**
- Heritage Tree Loss



SCHEME C

- PROS:**
- Less expensive to construct
- CONS:**
- **No gym amenity**



SCHEME D

- PROS:**
- Preserves Friendship Garden
 - Least expensive to construct
- CONS:**
- **No gym amenity**
 - No Parking

PART V:

PHASING

PHASING

The improvement concepts outlined in this report can be built in separate phases and allow for flexibility regarding the sequence of construction; there is not a prescribed order for the improvements. The sequence of implementation should be determined by the City based on available budgets and with consideration of community and stakeholder feedback.

The following Park Zone diagram indicates improvement areas that could be constructed separately without disrupting the function of other parts of the park. Given the multitude of popular programs and activities in the park, this report does not recommend closing the entire park for a significant period of time.



PARK ZONES : “ACTIVE HEART” SCHEME

- A1 A2 A3 A4** SPORTS FIELD IMPROVEMENTS
- B** PICKLE BALL, PARKING, LAWN
- C** FOREST WALK
- D1 D2** RESTROOMS
- D3** CAMP AND RANGER
- E2 E1** PLAYGROUNDS
- F** FLEX-USE LAWN
- G** PUMP TRACK AND JUMP LINE
- H** PARKING AND VEHICULAR CIRCULATION
- I** PICNIC AREA UPDATES
- J** POOL AND COMMUNITY CENTER



PART VI:

ROUGH ORDER OF MAGNITUDE (ROM) COST ESTIMATE

ROM COST ESTIMATE

ROM COST ESTIMATE SUMMARY : “ACTIVE HEART” SCHEME

A. SPORT FIELD IMPROVEMENTS		
SUBTOTAL DIRECT COST		\$ 14,507,598
B. PICKLE BALL, PARKING, LAWN (NORTHEND IMPROVEMENTS)		
SUBTOTAL DIRECT COST	-	\$ 3,017,055
C. Forest Walk		
SUBTOTAL DIRECT COST		\$ 261,620
D. Restrooms		
SUBTOTAL DIRECT COST		\$ 905,000
E. Playgrounds		
SUBTOTAL DIRECT COST		2,052,633
F. Flex-Use Lawn		
SUBTOTAL DIRECT COST		2,299,933
G. Pump Track & Jump Line		
SUBTOTAL DIRECT COST		487,390
H. Parking & Vehicular Circulation		
SUBTOTAL DIRECT COST		2,487,197
I. Picnic Area Updates		
SUBTOTAL DIRECT COST		1,476,938
J. Pool & Community Center (excludes indoor gym facilitiy)		
SUBTOTAL DIRECT COST (EXCLUDED FROM LANDSCAPE ARCHITECTURE ROM COSTS)		62,700,000

CONSTRUCTION COST TOTAL				\$ 90,195,364
Professional Services for 100% Design and Estimatin	Design services	10.0%	\$	9,019,536
General Admin	Contractor services	4.0%	\$	3,607,815
Fees and Permits	Buiding permits	2.0%	\$	1,803,907
General Conditions	Fencing and other temporary controls	7.0%	\$	6,313,675
Contractor Fees and Insurance	Profit	4.0%	\$	3,607,815
SUBTOTAL			\$	114,548,112
Contingency	Design and estimating buffer	20%	\$	22,909,622
TOTAL			\$	137,457,735



NOTES:

- 1) Cost estimate areas A-J correspond to phases identified in phasing diagrams.
- 2) ROM costs are intended to facilitate implementation phasing and should not be used for bidding or construction purposes.
- 3) The Pool & Community Center costs in the table are referenced from the 2023 Feasibility Study titled “Reimagining the Harvey West Aquatic Center “, by ELS Architecture and Urban Design. The study includes four concept ideas, plus a community center idea. For this study, CMG is using the costs of the third concept (Development Level 3), which is a complete reconstruction of the aquatics center, including the construction of new aquatics support buildings plus two new pools (a 30m x 25-yard competition pool and a 4,500 sf activity pool) with a ROM construction cost of \$25.7MM. The Community Center was estimated to be a construction cost of \$37MM.
- 4) The potential addition of an indoor gym or parking structure, is not currently included in this cost estimate.