



Arden Park

RECREATION & PARK DISTRICT

Master Plan Update ▶▶▶

COMMONLY ASKED QUESTIONS

The Arden Park Recreation and Park District is in the final stages of the update to our District Master Plan. The District hopes to have public input and make adjustments in the coming weeks so the Master Plan can be on the August 23 Board agenda for approval. Community feedback is a valuable part of the planning process. Below, you will find answers to commonly asked questions we've received from the neighborhood.

What is a Master Plan?

The Master Plan is a **guiding document** that will help the District through the next decade. Adoption of the Master Plan does not commit the District to spending any money or to performing specific actions; it simply provides the framework for improvements that the District will have the choice to develop going forward.

The Master Plan suggests improvements to both Arden and Cresta Parks that will update and modernize the facilities and allow the District to provide for current and future needs of the community. The new components included in the plan were developed based on input received through the planning process, including group meetings, public surveys, and popup events in the park. The District has taken careful consideration throughout this process to ensure that the proposed new elements are right-sized for the Arden Park neighborhood. The District is focused on enhancements to benefit its residents and is not proposing the creation of a regional park. The Master Plan does not involve financial commitment.

Why are certain projects recommended?

The projects included in the plan were chosen based on responses by Arden Park residents to several rounds of public outreach. These included:

- Direct mail to each Arden Park residence announcing the kickoff of the process
- A dedicated page on the District's website and numerous social media engagements
- Interviews with stakeholders and focus groups such as the Arden Park Neighborhood Association, the Arden Park Garden Club, the Arden Park Soccer Club and the Arden Park Dolphins swim club.
- The District also interviewed selected residents that covered a wide range of the neighborhood's demographic profile.
- Popup events at the park
- A community webinar
- Online public surveys
- Comments at Board meetings

How will the District currently fund improvements and maintenance?

For the past 15 years, the District has made capital improvements on a pay-as-you-go basis from reserves in our general fund. The District is likely to make several of the improvements in the Master Plan on that same basis over the next ten years. For example, the improvements to the area around the Community Center and the renovations at Cresta Park were accomplished using reserve funds that were accumulated over time. No additional financing was needed for those projects.

By developing some of the smaller projects in the Master Plan on a pay-as-you-go basis, the financing burden on residents will be lessened when it comes time to discuss building the larger elements of the plan. Maintenance for these improvements would be funded out of our operations budget.

How would the District pay for the larger items such as the Community Center or pool?

The larger items in the Master Plan (i.e., Community Center, Aquatics facility, playgrounds) will require financing. That will most likely be in the form of a bond program that could have a duration of 10-30 years. The cost per property would be determined on the final cost estimates for the projects.

Should a future Board of Directors decide to move on a larger project, design work for that project must be complete before any financing goes to the public for approval. The District will go through a course of public outreach as a part of this process.

Once design is finished, the District would then go through the ballot process for financing the project. All of that together means construction would not start for approximately 3-5 years or more.

The cost estimates in the Master Plan may seem high. These estimates are planning-level and were prepared based on bid information the District consultants are seeing for similar projects currently in progress. The District hopes to see pricing at more reasonable levels as the economy improves and does not foresee proceeding on any of the major improvements in the Master Plan for several years.

Once the Master Plan is approved, when will the District start on these projects?

As discussed above, the District continually funds maintenance and upgrades through reserve funds and will continue to do that as funds are available. The current fiscal year budget has funds available for spot repairs (not full resurfacing) on the tennis courts at Arden Park as the only capital expense. There are no other project funds budgeted through the fiscal year which ends June 30, 2023.

The draft Master Plan can be viewed at: <https://aprpdspecialdistrict.org/2022-master-plan-update>

The District is currently collecting public comments on the plan through July 31st. You can leave your comments here: <https://www.surveymonkey.com/r/APRPDdraft> or you can obtain a paper comment form at the District office.

A Master Plan should be a guiding document representing the ideal state of the park, which is subject to the availability of funding now and in the future, and most importantly, should have support from the community.

Thank you for sharing your voice for the Arden Park Recreation and Park District Master Plan Update!

