To:	Board of Parks and Recreation
From:	Mark Heintz – Director of Parks and Recreation
Date:	April 18, 2023
Re:	Community Estates park land

We were notified on November 30, 2022 that the park land in the Community Estates subdivision has been dedicated to the Park Board/Town as required via ordinance. When fully developed more than 100 residential units will be constructed in this subdivision. The subdivision is bounded by Columbia Avenue on the east, Main Street on the south, the NICTD train line on the west and Hartsfield Village development to the north.

The Town will begin mowing/maintaining this property this year. Staff will be meeting with a landscape architect to put together a concept sketch for this site and to evaluate the necessity for grading/drainage. In visiting the site recently, the sidewalk that the developer put in to get to the site was under water as it entered the park. Some grading of the site will be necessary to help direct water to the nearby retention pond and to ensure we have usable park space for this neighborhood.

A concept sketch developed by the staff for this site is attached for your comments. The park land is less than 2 acres and is similar in size to Orchard Park or Sunnyside Park. At that size of land and as the only park in a neighborhood of more than 100 residential units, we feel it's important to supply access via sidewalk and/or pathway to and through the park connecting to the neighborhood sidewalk as a potential walking route.

A playground is also envisioned at the site which can be a destination for residents to visit that's within walking distance of their homes in this subdivision as the main users of this park site. I've had at least three different residents from this subdivision contact me asking for a playground for this park site. Adding trees throughout the park but not within the pipeline easement is seen as a long-term asset. While there is a fence along the east side of the park along Columbia Avenue, a row of conifer trees is envisioned to screen the park from the passing vehicular traffic.

I'm seeking your feedback as we will work with developing a more detailed plan and look for ways to fund such improvements to this park site over the course of the next couple of years.