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August 2, 2016

To: City Council
From: Brad Hays
Subject: West Gubler Park Parking Lot Improvements

Dear Council,

The Parks and Recreation Department is requesting that the City Council approve the preliminary design for the Archie H. Gubler Park based on three options. Staff is recommending Option 1 that allows the neighborhoods located south and north of the park vehicular access to the Park Parking lot. Option number 1 contains multiple traffic control options including speed tables and bumps four stop signs, five 10mph speed limit signs, and one landscape island located at both Tuscany and Jacob Drive entrances. These traffic control measures will greatly reduce neighborhood to neighborhood traffic without restricting access to either.

Option 2: Discarded

Option 3: Option 3 is identical to option one, but includes a gate in the Gubler parking on the south side of the Tuscany Drive entrance. This option requires a 60' wide hammer head turnaround be installed on the south side of the gate. The City would have to obtain additional property from the adjacent landowner to make this option safely plausible.

Option 4: Option 4 is identical to option 1, except a gate would be placed at the end of Tuscany Drive and also require a Hammerhead just west of the gate for safe egress. Additional property would need to be acquired from adjacent property owners for the hammerhead.

Since the City Council has recently approved Patricia Drive to be a through Street to Pioneer Parkway and Tuscany will be connected at 400 East, staff believes that option 1 is the best for the City. Option 1 discourages through traffic by using numerous speed control devices and provides connectivity to Gubler Park for the neighborhood.

Improvements to the Jacob drive entrance are currently planned to coincide with the construction of the new elementary school on the West side of Gubler Park. The Washington County School District has not set a date for construction. The parking lot area east of the Tuscany Drive entrance will be scheduled for construction when Blackhawk, formerly Cobble Creek, subdivision is near completion.

Respectfully,

Brad Hays