

ALACHUA COUNTY

West End Park

March 24, 2026

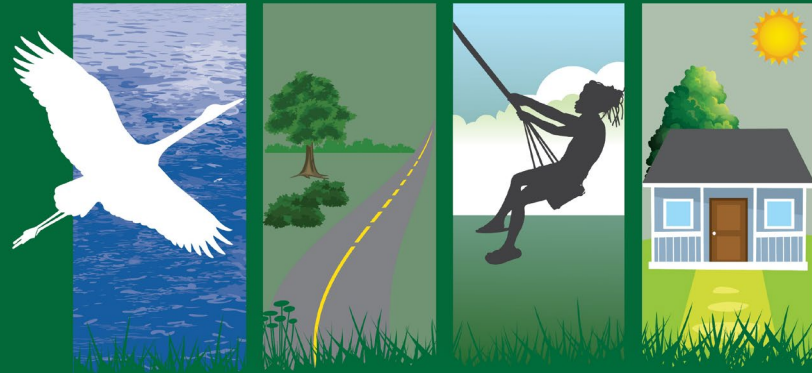


Alachua County
Parks and Open Space

Kimley»Horn

Landscape Architects
Civil & Transportation Engineers

WILD SPACES & PUBLIC PLACES



**This Park Project
Funded by the Alachua County
Voter Approved 1¢ Surtax**

Wild Spaces & Public Places Surtax Funded Project

Initiative passed by Alachua County voters in
2016 & 2022

To create, improve and maintain parks,
conservation, roads and housing initiatives
throughout Alachua County.

...Thank you, Voters!

Previous Effort

August 13, 2024	Community Engagement Meeting	<i>Initial input from the Community for new recreation</i>
March 23, 2025	World Masters	<i>Improvements constructed for field events and associated parking</i>
April 29, 2025	Community Engagement Meeting	<i>Follow up input from the Community regarding play area, sports courts & fitness, trails & arboretum, and Public-Private-Partnerships</i>
June 10, 2025	Alachua County Board of County Commissioners Meeting	<i>Gave overview of community input and obtained authorization to proceed with master planning process per identified priorities</i>



Current Effort

October 30, 2025

Preapplication Meeting with FDOT

It is possible to close and replace the existing entry with one new entry west of existing and one to the east. A traffic study is required to determine if a mid-block pedestrian hybrid crossing beacon would be feasible.



January 22, 2026

Community Engagement Meeting

Presented two preliminary master plan concepts. Gained input on master plan and the types of proposed amenities at input stations.



February 12, 2026

ROSCO Meeting

Approved motion to support the Master Plan. Did not recommend golf facilities.

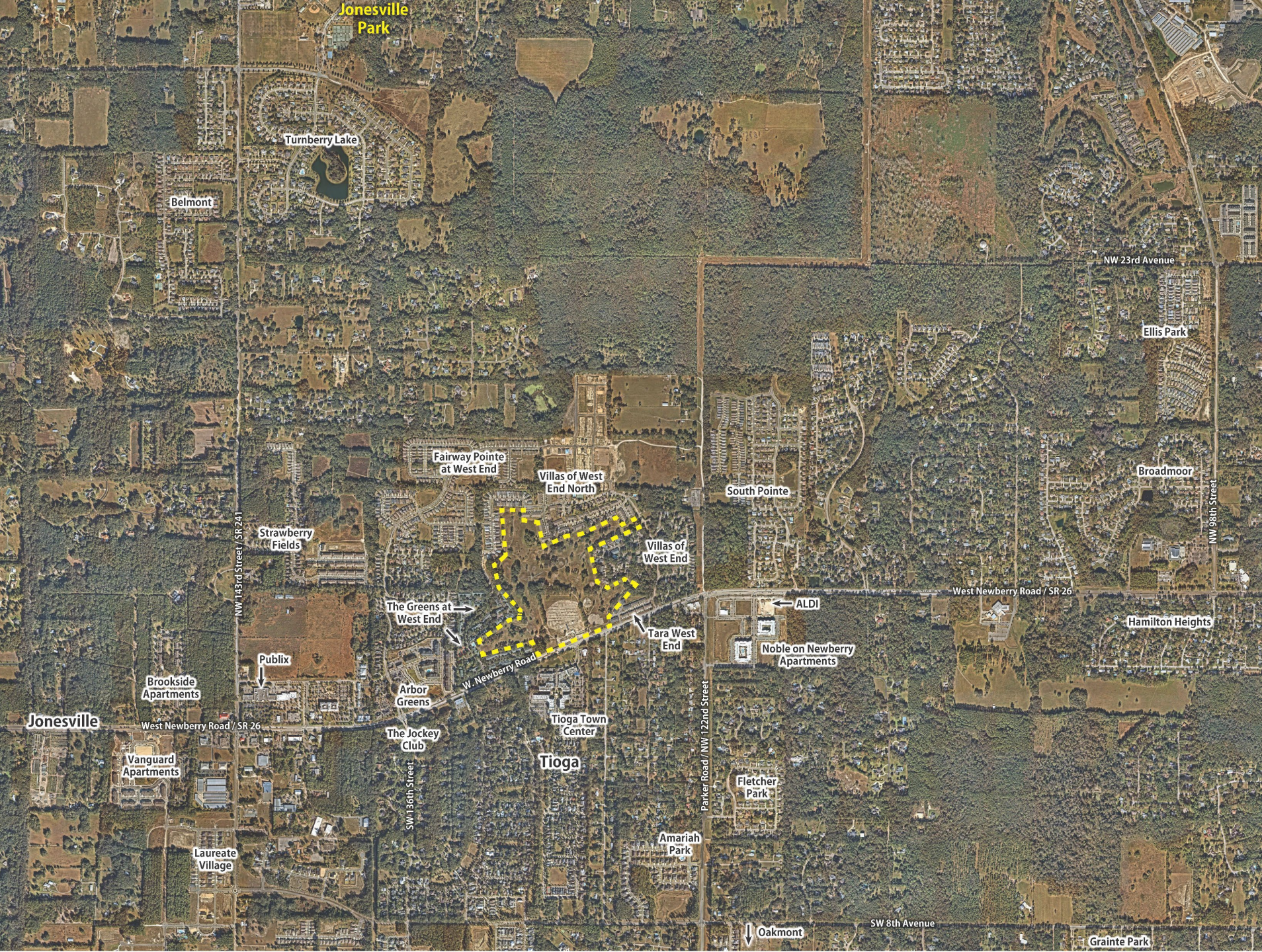


Presentation Agenda

- Highlight Project Goals
- Review Preliminary Concepts & Input Gained
- Discuss Final Master Plan
- Gain Input
- Discuss Next Steps



Location



Project Goals

- Continue to be a host site for the World Masters Event
- Develop a community park that offers a variety of recreational opportunities to County residents
- Preserve and enhance the natural character of the site



Project Goals

- Buffer and connect to adjacent neighborhoods
- Consider whether Public / Private Partnership(s) (PPP) should be sought for certain amenities
- Maximize visibility and safety along Newberry Road frontage



Proposed Improvements

Phase 1A

Infrastructure needed for World Master's Event 2027, including:

- Pre-engineered restroom building (West side)
- Associated walks
- Support elements



Proposed Program

Phase 1B (per 6/10/25 Board motion)

Address park elements that community engagement identified, including:

- Playground
- Picnic Pavilions
- Pickleball Courts
- Basketball Court
- Restroom (East side)
- Pétanque
- Walks/ Trails
- Site Furnishings
- Arboretum
- Lighting
- Landscape
- Support elements
(Parking, stormwater, utilities, etc.)

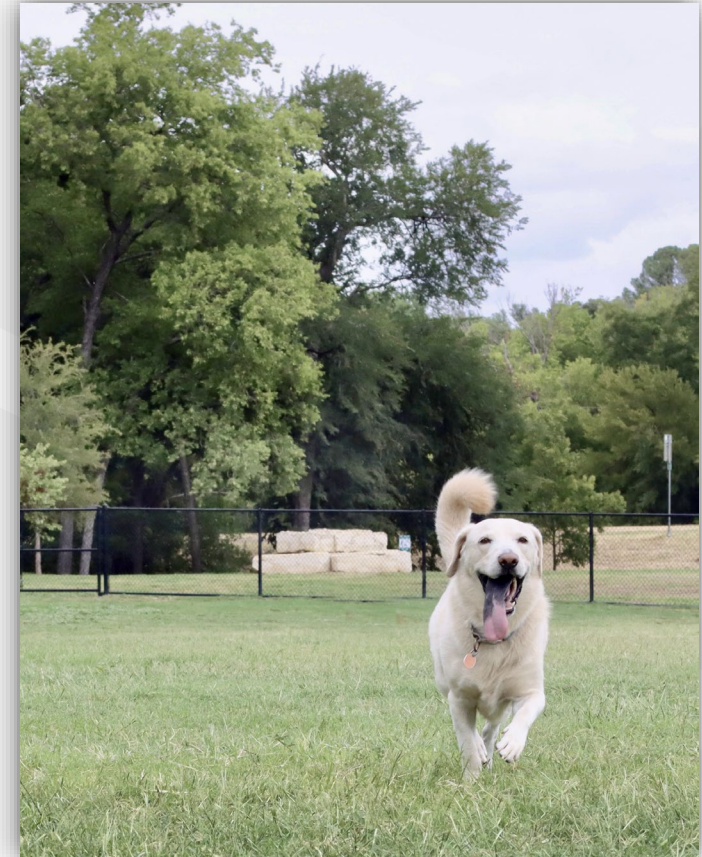


Proposed Program

Phase 2 (per 6/10/25 Board motion)

Additional passive improvements that engagement identified, including:

- Additional walking trails
- Fitness equipment
- Dog park
- Disc Golf
- Florida-Friendly restoration areas
- Support elements, as needed
(Parking, stormwater, landscape, etc.)



Proposed Program

Public / Private Partnership Opportunities

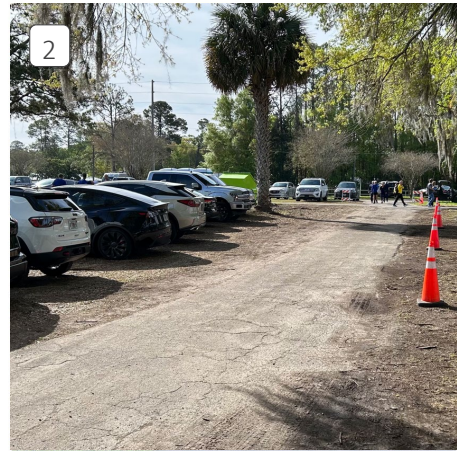
Potential partnership improvements:

- Community Center
- Event Stage
- Pitch & Putt Course
- Driving Range
- Support elements, as needed
(Parking, stormwater, landscape, etc.)





Existing Parking - Paved



Existing Parking - Overflow, Unpaved



Existing Open Areas Along Newberry Road Frontage



Existing Internationally Certified Throwing Field





Previous Maintenance Area



Existing Low Areas



Existing Scenic Core Area



Existing Narrow Finger Areas



Proposed Concept 'A'



Proposed Concept 'B'



Proposed Concept 'A'

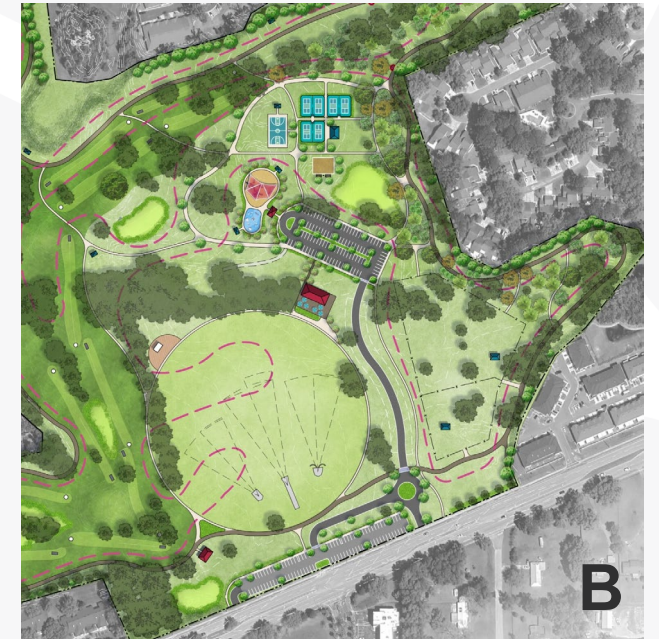


Proposed Concept 'B'



Input on Preliminary Concepts

- Overall Support of the Project
- Arrangement of amenities in Concept 'A' was generally more well-received
- Specific input included:
 - Preference for active park amenities closer to Newberry Road
 - Dog park should be more central to the park
 - More pétanque court areas
 - Suggestion for an additional restroom on west side of park
 - Appreciation for the central lawn surrounding the throwing field
 - Enthusiasm about the diversity of uses
 - Preferences for disc golf or additional open space instead of pitch & putt/other golf uses



Final
Master Plan
Active Park
Amenities



Final Master Plan – Phase 1A



Phase 1A

Fast track for 2027 World Masters infrastructure

- Restroom (West side)\$ 220,000
 - Associated walks\$ 20,000
 - Support elements\$ 170,000
- Total\$ 410,000

Final Master Plan – Phase 1B (Alternate to prior Board motion)



Focus funding on infrastructure and immediate passive uses. Investigate grant funding for active park elements as Phase 2.

Phase 1B Infrastructure & Passive Elements

• Multiuse Trail (all)	.....\$	575,000
• Dog Park	.....\$	75,000
• Disc Golf	.....\$	50,000
• Pavilions	.....\$	160,000
• Roadways & parking	.....\$	1,200,000
• Lighting, roadway & walks	.....\$	280,000
• Maintenance building/area	.....\$	100,000
• Landscaping & grassing	.....\$	290,000
• Prep & support elements	.....\$	<u>2,070,000</u>
Total	.....\$	4,800,000

Final Master Plan – Phase PPP



Phase 3 Potential Public Private / Partnership Opportunities OR Alternative Funding Sources

- Community Center\$ 8,200,000
- Event Pavilion & Stage\$ 800,000
- Total\$ 9,000,000

Final Master Plan – Phasing Summary



Phase 1A – Fast track for 2027 World Masters infrastructure

- Restroom (west side)
 - Associated walks
 - Support elements
- Total\$ 410,000

Phase 1B – Infrastructure & passive elements

- Complete perimeter multipurpose trail
 - Dog Park & Disc Golf
 - Associate pavilions & walks
 - Roadways, parking & stormwater
 - Maintenance building/area
 - Landscaping & site lighting
- Total\$ 4,800,000

Phase 2 – Active park elements

- Playground & restroom (east side)
 - Pavilions located near active areas
 - Sports courts & lighting
 - Fitness stations
 - Landscaping, grassing & rewilding
 - Arboretum
- Total\$ 4,840,000

Future Phase – Public-Private-Partnership

- Community center
- Pitch & Putt
- Event stage
- Driving Range

....Let's keep driving forward!

Recommended Action:

Authorize the following in accordance with the current 5-Year Capital Improvement Plan (CIP):

- Approval of the master plan as presented and authorization to proceed with Phase 1A implementation.
- Authorization to proceed with Phase 1B implementation utilizing previously approved funding and additional funding made available by prioritizing this project and postponing development of “Industrial Park” to the next funding cycle.
- Provide direction for how to move forward with the public-private partnership options of pitch and putt, driving range, community center, and/or event stage.
- Approval to move forward with Planned Development Amendment.



Final Master Plan



Legend

Circulation

- World Master's Cross Country (2K and 5K)
- 12' Multi-Use Trail (2 Mile Main Loop)
- ✱ Pedestrian Only Access
- ✱ Primary Entry
- ✱ Secondary Entry
- Passive Activity Hub
- Fitness Hub
- Focal Points and Wayfinding
- Existing Trees
- Small Pavilions (12' x 20')

Program

Common Elements

- 1 Parking - Existing (Approx. 80 spaces)
- 2 Parking - Overflow (Approx. 100 spaces)
- 3 Parking - Proposed (Approx. 80 spaces)
- 4 Drop Off/Maintenance Drive Access
- 5 Maintenance and Storage Area
- 6 Walks
- 7 Pavilions
- 8 Pre-manufactured Restroom (2)
- 9 Playground with Shade Sails
- 10 Basketball (1 Court)
- 11 Pickleball (6 Courts)
- 12 Seating Area with Shade Sail
- 13 Petanque (12 Courts)
- 14 Off-leash Small Dog Area with Pavilion (Approx. 0.8 ac)
- 15 Off-leash Large Dog Area with Pavilion (Approx. 2.4 ac)
- 16 Arboretum
- 17 Stormwater Basin (Dry)
- 18 Enhanced Perimeter Buffer Plantings
- 19 Internationally Certified Throwing Field
- 20 Multipurpose Field
- 21 Event Lawn (Approx. 135' x 135')

Specialty Elements

- 22 Stage (80' x 40')
- 23 Public Private Partnership - Community Center (Approx. 9000 SF)
- 24 Disc Golf Course (18 holes)
- 25 Disc Golf Course Pavilion (40' x 30')