



Chapter 5

IMPLEMENTATION

5.1 REVIEW AND APPROVAL PROCESS

A draft Collier Park Master Plan was presented to the City Council August 11, 2009 at which time City Council unanimously voted to direct staff to proceed with completion of the Master Plan and conduct the environmental review as required, review the plan through the City's Boards and Commissions, and bring it back to the City Council for final authorization. At the August 11, 2009 meeting, City Council also unanimously voted to approve hiring a consultant to investigate the financial viability of developing a portion of Collier Park to support upgrades and maintenance costs.

5.2 POTENTIAL REVENUE GENERATION

A report on potential revenue generating development was completed by Keyser Marston Associates (KMA) on April 8, 2011. KMA was tasked with: 1) exploring revenue-generating land uses that would be compatible with the park setting; and, 2) developing options for restoration, reconstruction, or replacement of the Spring House and creating design concepts for the undeveloped portions of the park, referred to as History Hill and Collier Club House in this Master Plan.

Potential revenue-generating uses identified and explored included: a day care facility, commercial recreation, a wellness center/spa facility, and meeting/event venues. Based on anticipated improvements in the park, the KMA study concluded that the most viable revenue-generating uses would be a multi-purpose club house structure that would be available for rent for meetings or special events, and outdoor recreational facilities such as picnic pavilions, barbecues, an open-air amphitheater, or other event space that could be reserved for a fee. Both options would require the addition of staffing for continuing facility management and assessment of revenue potential indicated some limited potential to cover operating costs but not sufficient to amortize development costs.



5.3 IMPLEMENTATION RECOMMENDATIONS

In order to compile a project containing sufficient detail to make proposed improvements eligible to apply for capital grant funding opportunities, this Master Plan reflects a recommended phased approach to improvements with the first phase of construction occurring in the Panhandle area, and future phases (History Hill, Collier Club House, and Spring House) presented in concept. Following are specific recommendations for initial implementation as plans are completed for the first phase of improvements.

5.3.1 Spring House

It is recommended that the Spring House be mothballed in the short term. Mothballing is the process of closing and protecting a building from weather and vandalism. This would stabilize and protect the building from further deterioration while, in the long-term, research on grants and other funding opportunities can be pursued for restoration, rehabilitation, or repurposing of the Spring House. Mothballing the Spring House would not result in any new environmental impacts not already addressed in the Draft EIR. Improvements to other portions of Collier Park could occur without a specific determination on the Spring House.

5.3.2 Site Water

Based on significant public comment regarding the desire to include use of the underground spring water present at the park site, as well as the increasing need for water conservation in our region, use of existing water on the site is recommended to be included in a project design feature. Further research may be needed to determine the amount of water available and a feature could include the proposed bioswales, a small fountain, or included in restoration of the Spring House cistern for irrigation of landscaping in the park. Any such use provides the opportunity to incorporate educational or interpretive information regarding water conservation and pollution.

5.4 FUTURE FUNDING

Implementation of this master plan requires identification of funding for improvements and increased maintenance. There is currently no City funding identified to cover either phased design beyond the first phase, capital construction costs, or the anticipated increase in operation and maintenance costs as a result of improvements. These factors dictate a need to develop creative ways to obtain funds to cover the cost of initial construction and ongoing revenue sources to cover continuing maintenance costs. Some potential funding opportunities are identified in Appendix B. Additional funding opportunities will be researched and evaluated as they become available.

