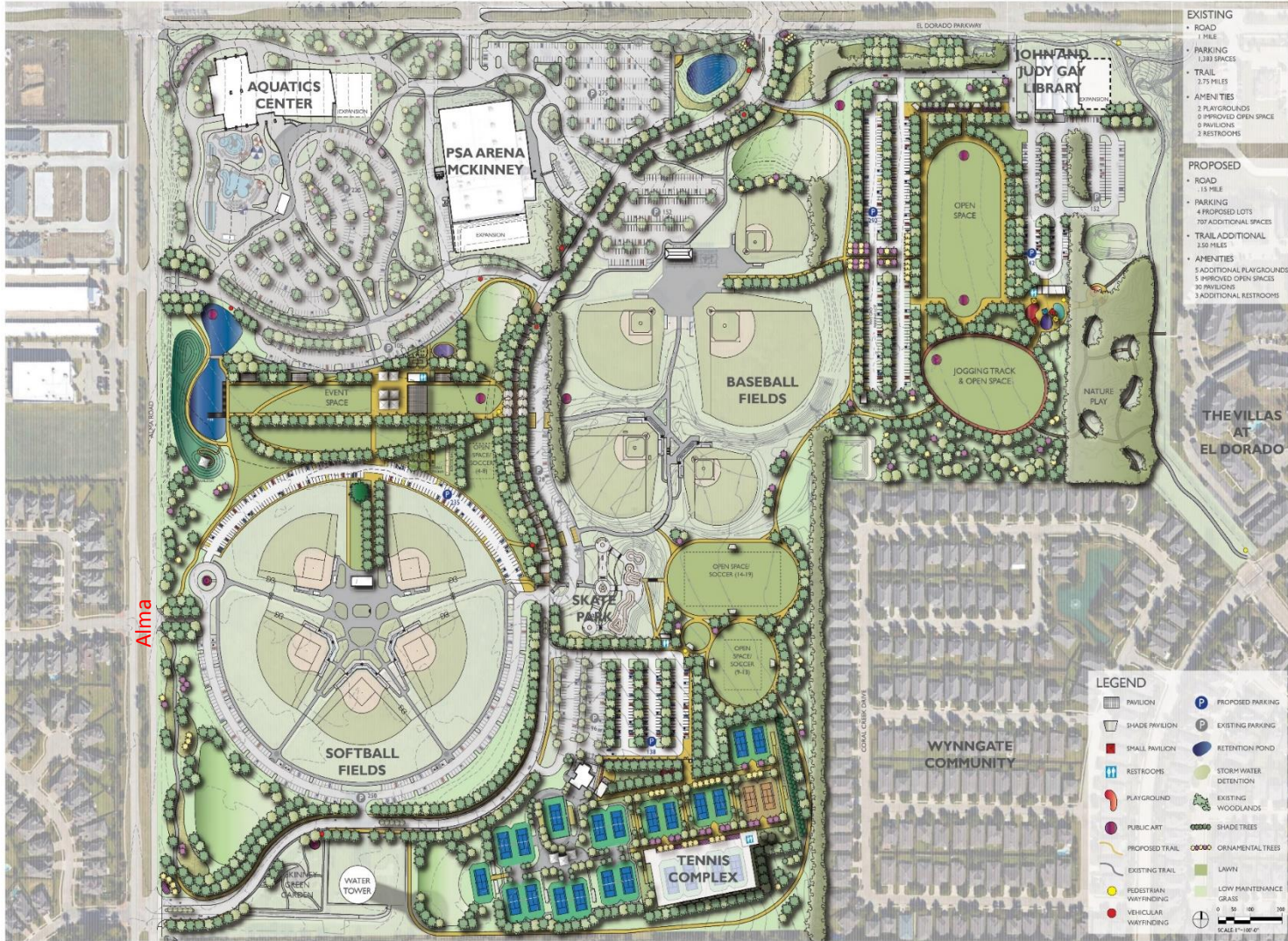


# Gabe Nesbitt Community Park Improvements

City Council – January 16, 2018



Eldorado



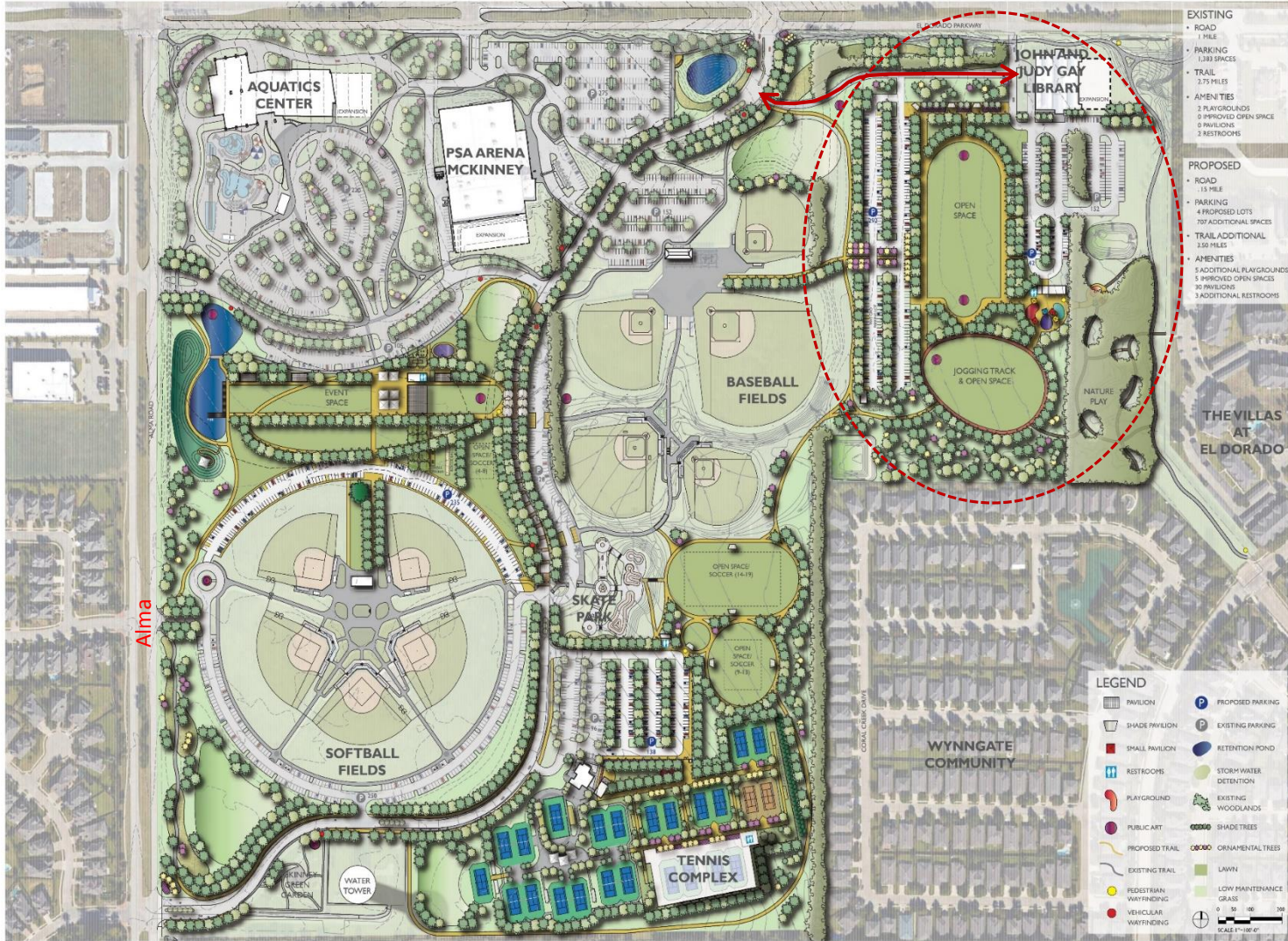
- EXISTING**
- ROAD 1 MILE
  - PARKING 1,383 SPACES
  - TRAIL 2.75 MILES
  - AMENITIES 3 PLAYGROUNDS, 9 IMPROVED OPEN SPACE, 3 PAVILIONS, 2 RESTROOMS
- PROPOSED**
- ROAD 1.5 MILE
  - PARKING 4 PROPOSED LOTS, 757 ADDITIONAL SPACES
  - TRAIL ADDITIONAL 2.50 MILES
  - AMENITIES 5 ADDITIONAL PLAYGROUNDS, 1 IMPROVED OPEN SPACE, 30 PAVILIONS, 3 ADDITIONAL RESTROOMS

- LEGEND**
- PAVILION
  - SHADE PAVILION
  - SMALL PAVILION
  - RESTROOMS
  - PLAYGROUND
  - PUBLIC ART
  - PROPOSED TRAIL
  - EXISTING TRAIL
  - PEDESTRIAN WAYFINDING
  - VEHICULAR WAYFINDING
  - PROPOSED PARKING
  - EXISTING PARKING
  - RETENTION POND
  - STORM WATER DETENTION
  - EXISTING WOODLANDS
  - SHADE TREES
  - ORNAMENTAL TREES
  - LAWN
  - LOW MAINTENANCE GRASS
- SCALE 1" = 100' 0"

Master Plan  
Adopted in  
2015



Eldorado



The library expansion requires a second access point (arrow).

The circled area indicates the next major phase of the Master Plan.

GABE NESBITT FINAL MASTER PLAN

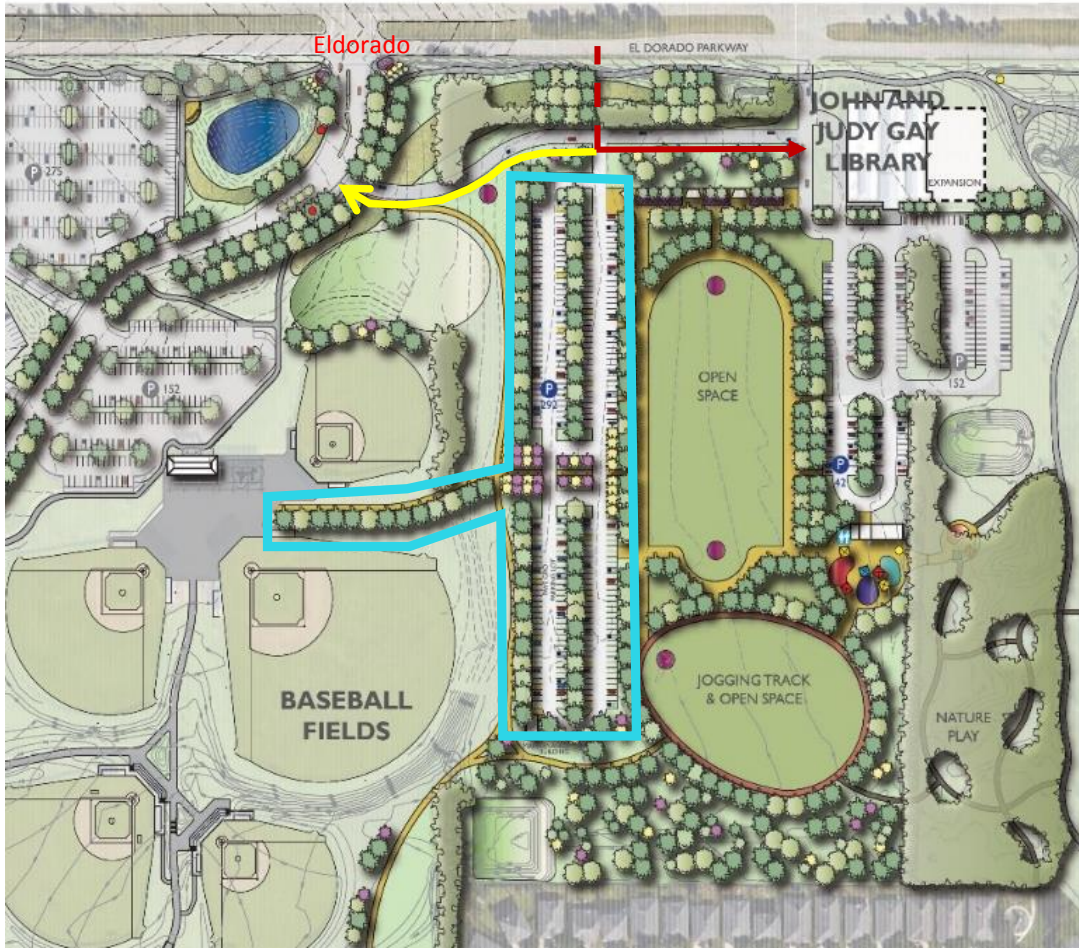
GABE NESBITT PARK MASTER PLAN UPDATE

OCTOBER 5, 2015

FINAL MASTER PLAN



Unique by nature. SM



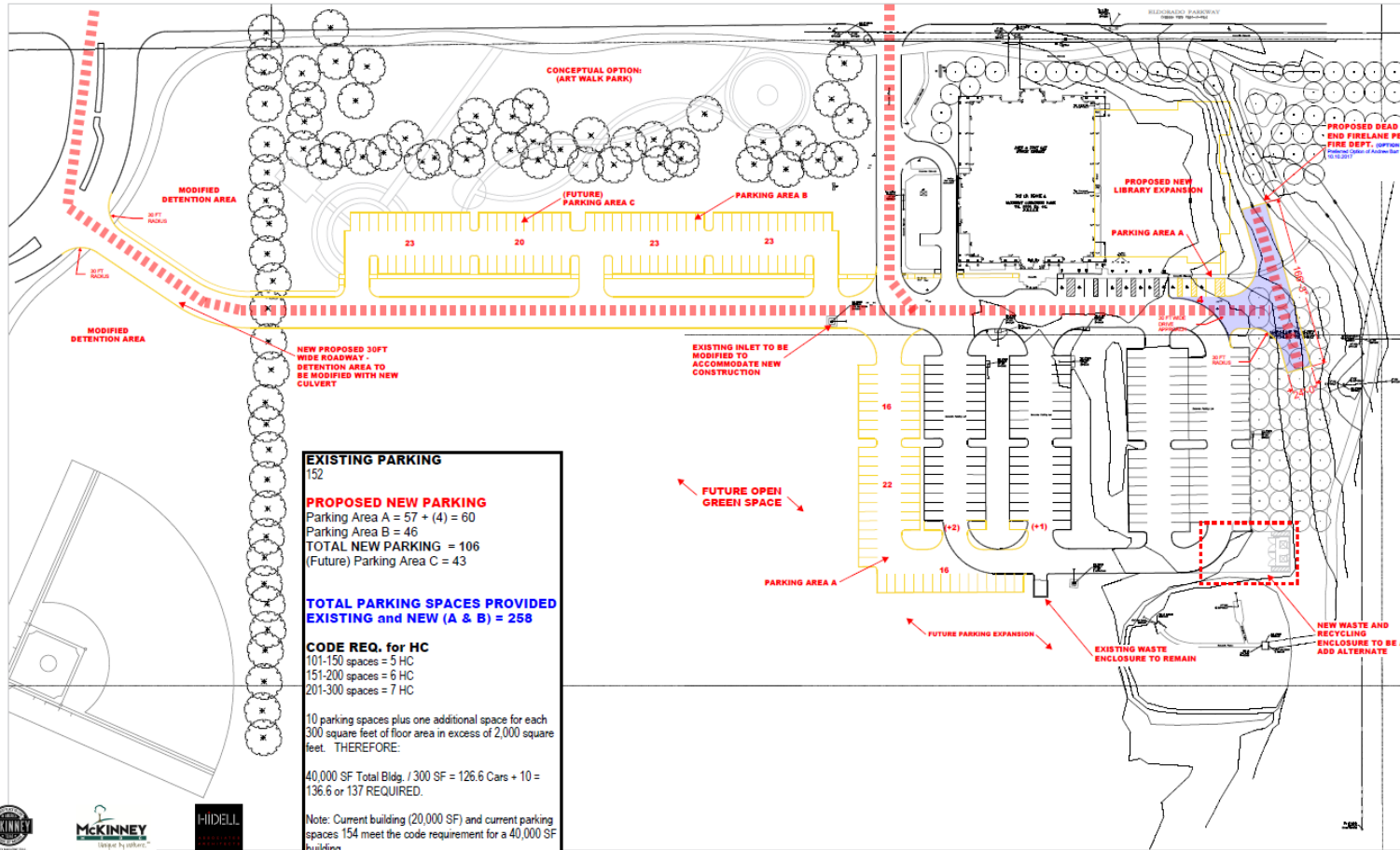
Existing

The dotted red line indicates the initial proposal for the second access connection.

The yellow line represents the connection currently under consideration.

The blue box highlights additional parking.

# Conceptual Road and Parking Layout



**EXISTING PARKING**  
152

**PROPOSED NEW PARKING**  
 Parking Area A = 57 + (4) = 60  
 Parking Area B = 46  
**TOTAL NEW PARKING = 106**  
 (Future) Parking Area C = 43

**TOTAL PARKING SPACES PROVIDED EXISTING and NEW (A & B) = 258**

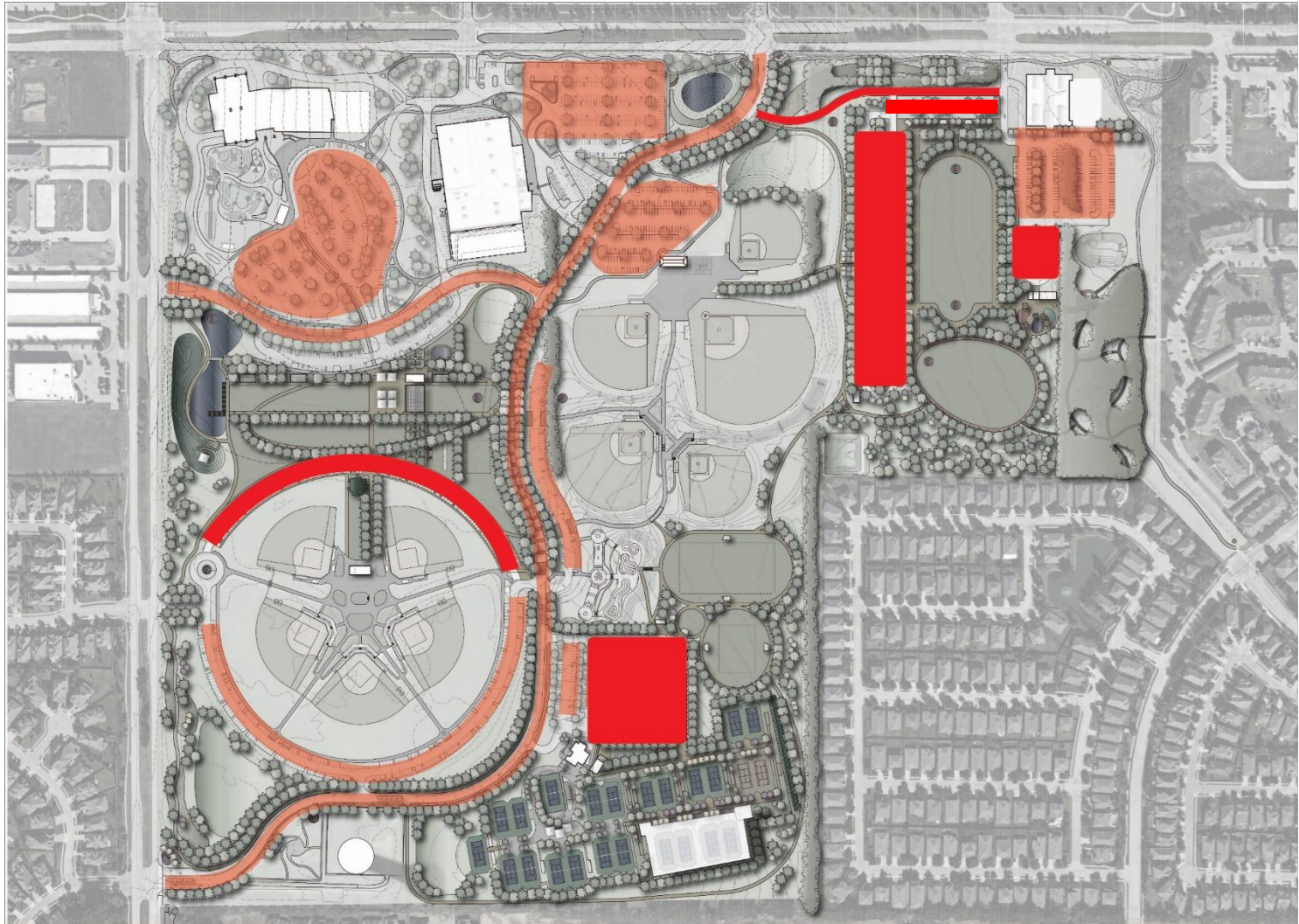
**CODE REQ. for HC**  
 101-150 spaces = 5 HC  
 151-200 spaces = 6 HC  
 201-300 spaces = 7 HC

10 parking spaces plus one additional space for each 300 square feet of floor area in excess of 2,000 square feet. THEREFORE:  
 40,000 SF Total Bldg. / 300 SF = 126.6 Cars + 10 = 136.6 or 137 REQUIRED.

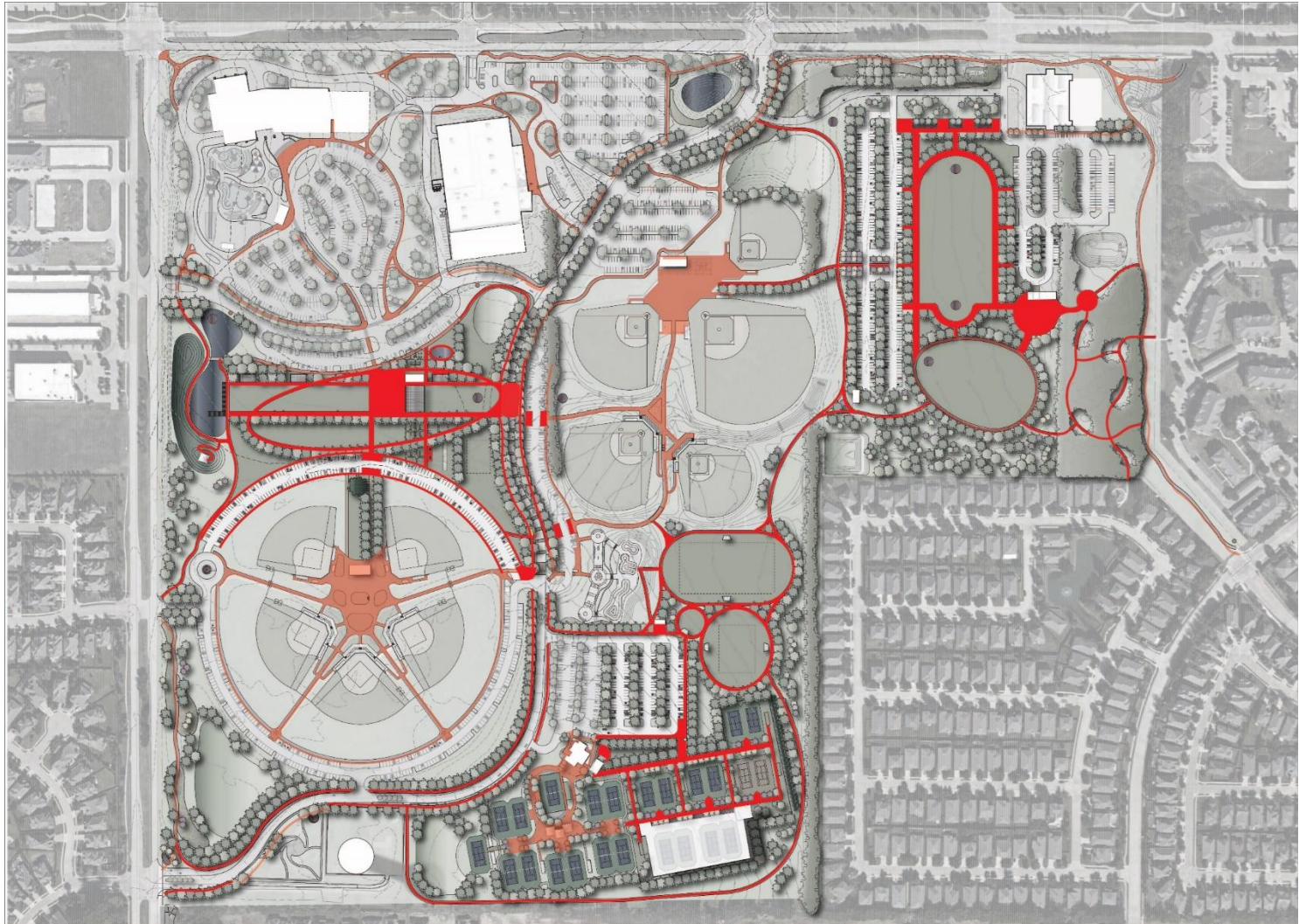
Note: Current building (20,000 SF) and current parking spaces 154 meet the code requirement for a 40,000 SF building.

■■■■■■■■ PROPOSED FIRELANE STRIPPING

OPTION G.1



# Existing and Proposed Parking



# Existing and Proposed Pathways

