

Vista Ridge Parks Plan

City Council Meeting

December 21, 2020

Site Analysis

SITE ANALYSIS

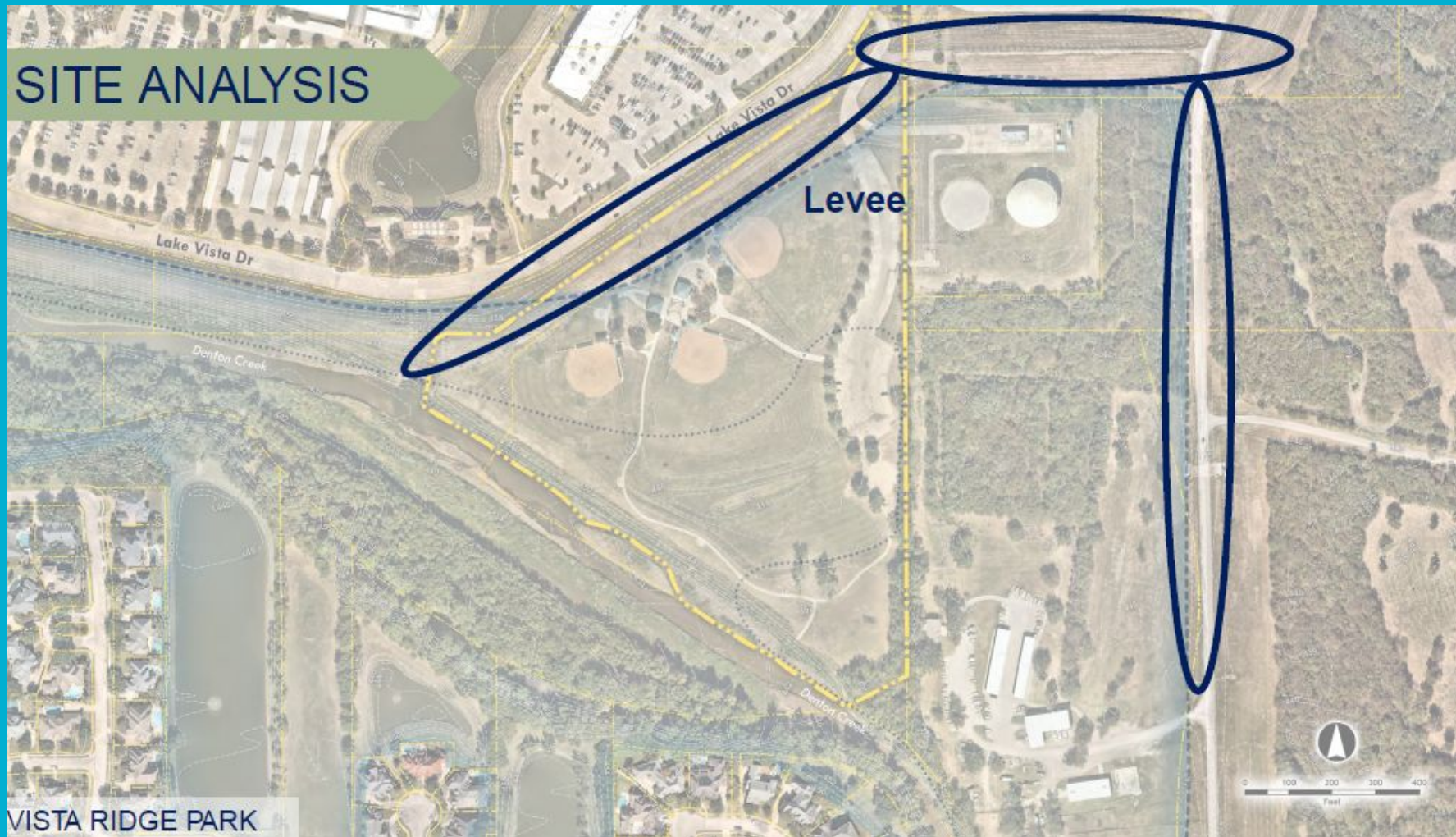


20.55
ACRES

VISTA RIDGE PARK

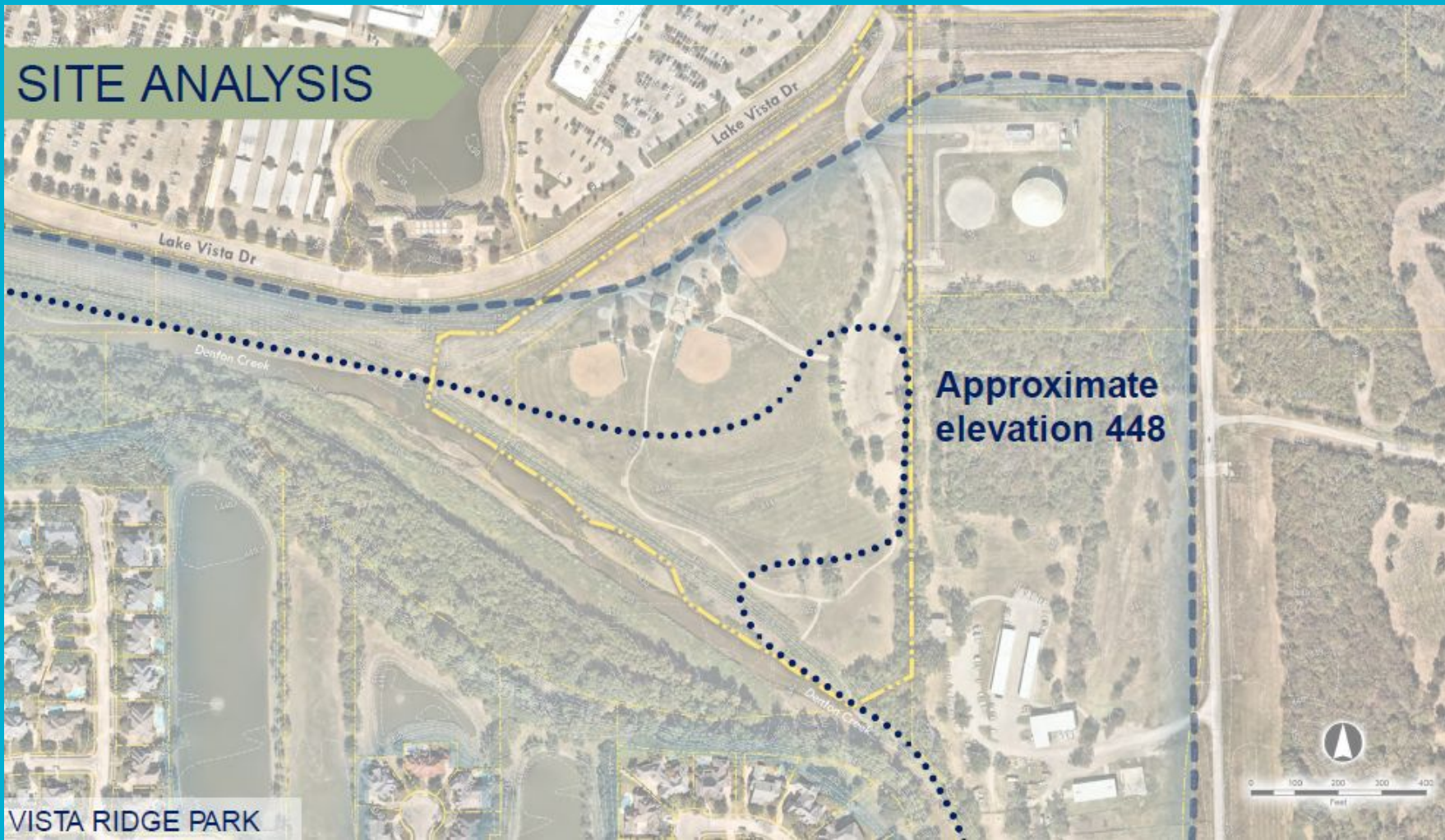


SITE ANALYSIS



VISTA RIDGE PARK

SITE ANALYSIS



VISTA RIDGE PARK

SITE ANALYSIS



Flood Level

Flooded Area

November 2018

SITE ANALYSIS

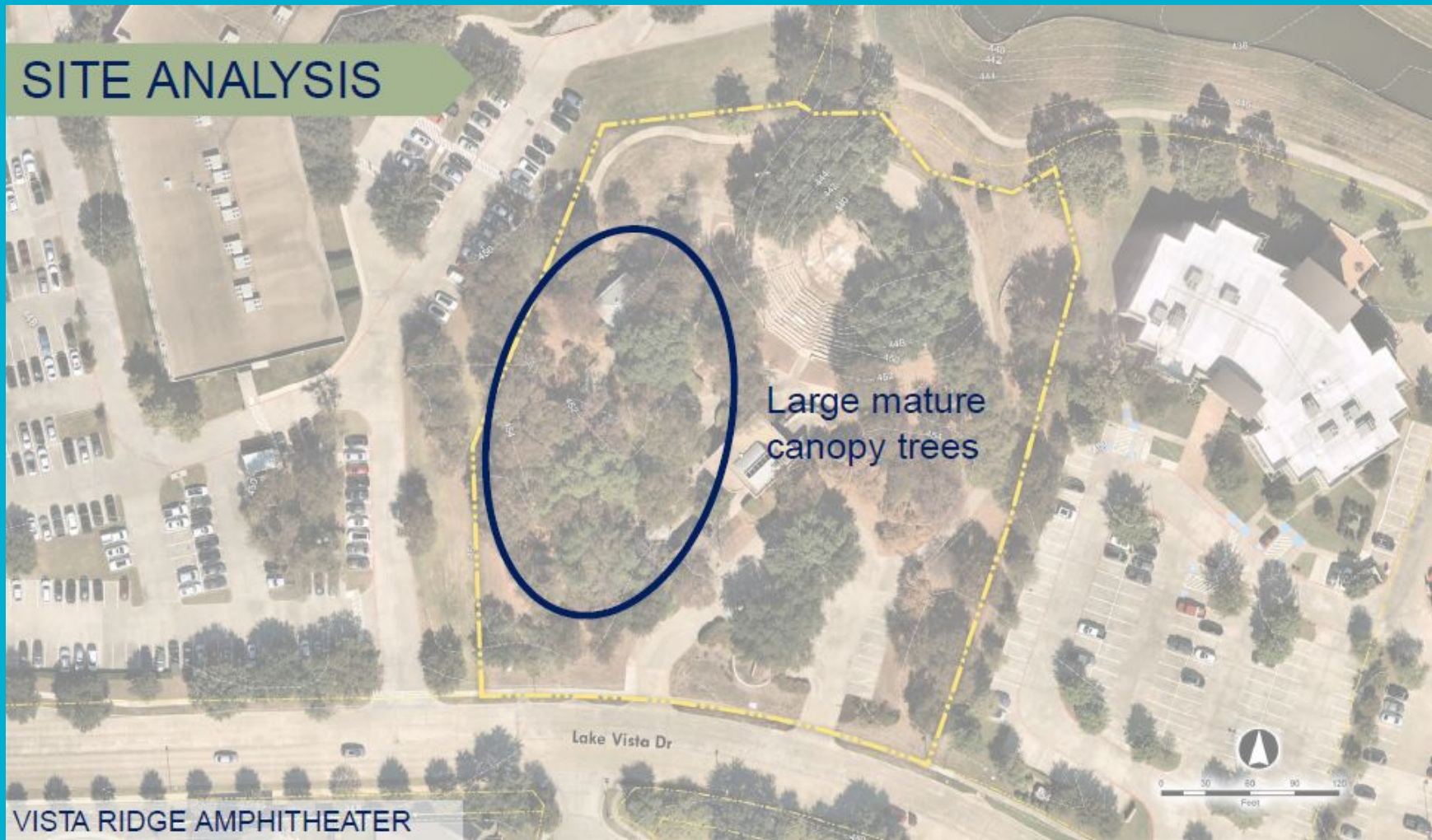
4.23
ACRES

Lake Vista Dr

VISTA RIDGE AMPHITHEATER



SITE ANALYSIS



VISTA RIDGE AMPHITHEATER

Large mature canopy trees

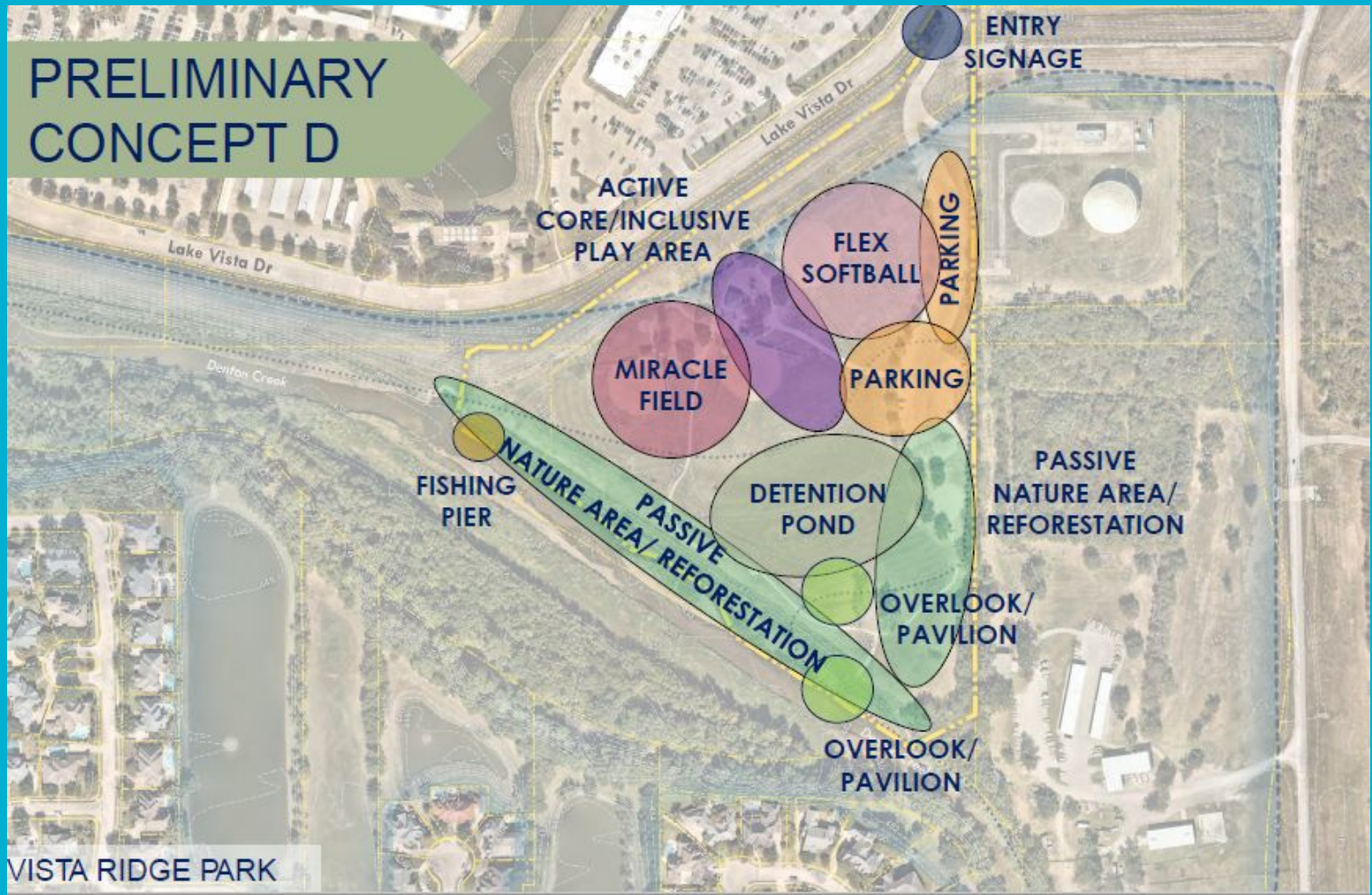
SITE ANALYSIS



VISTA RIDGE AMPHITHEATER

Vista Ridge Sports Complex Concept Plans

PRELIMINARY CONCEPT D



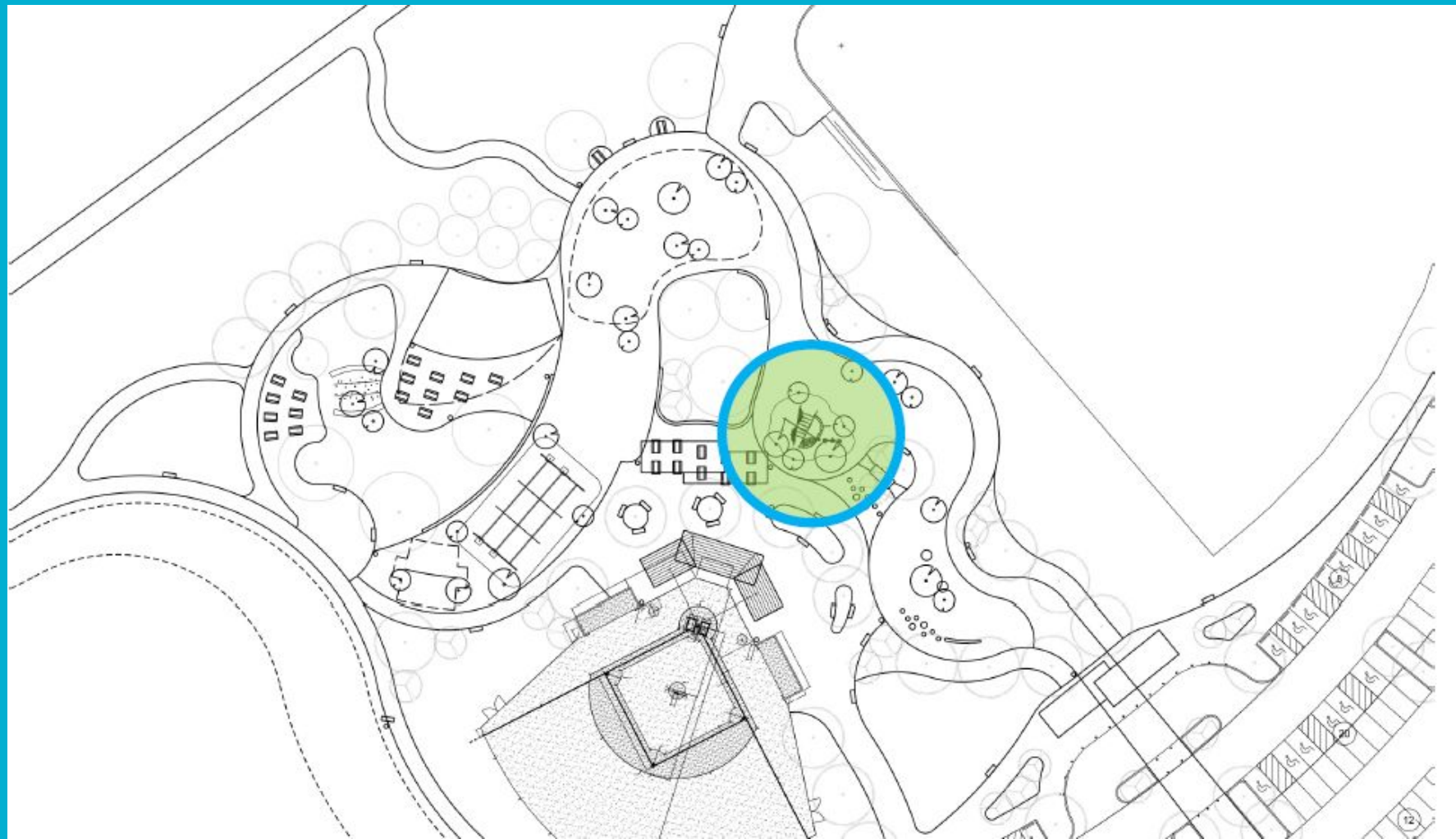
VISTA RIDGE PARK

Refined Concept Plan

Miracle Marsh at Vista Ridge Park

- A. Inclusive Playground
- B. Flex Field
- C. Miracle League Field
- D. Detention/Retention Pond
- E. Boardwalk/Bioswale
- F. Nature Area
- G. Walking Trails
- H. Creek Overlook







lsr
landscape
structures

Vista Ridge Park

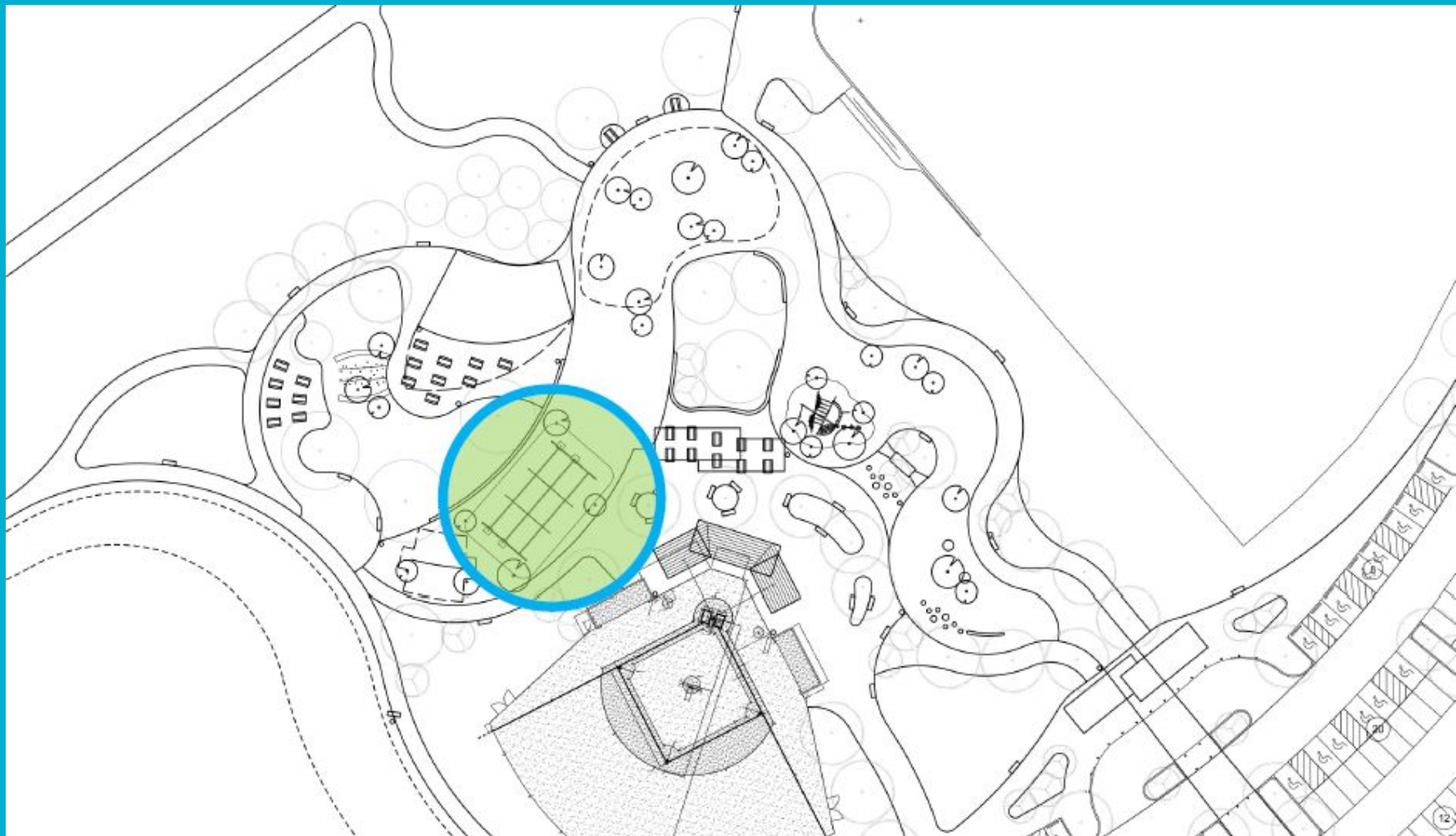
1143541-01-01-02 • 03.13.2020

Whirlix
Always in Motion

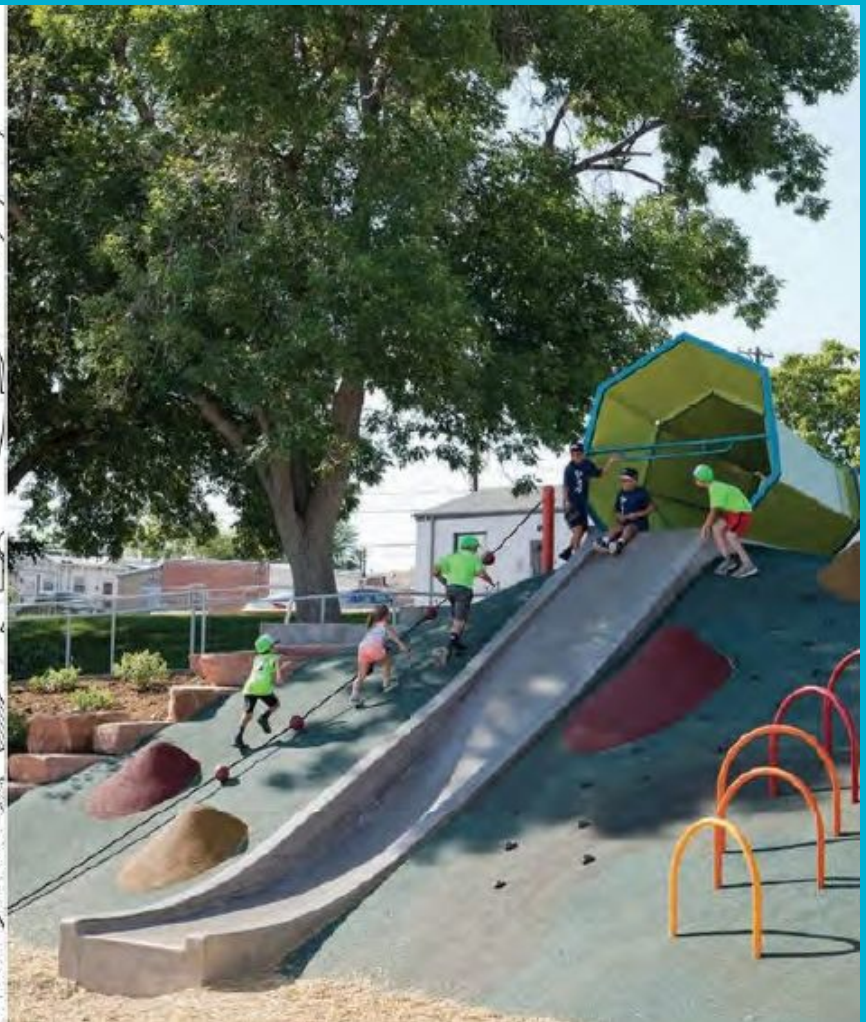
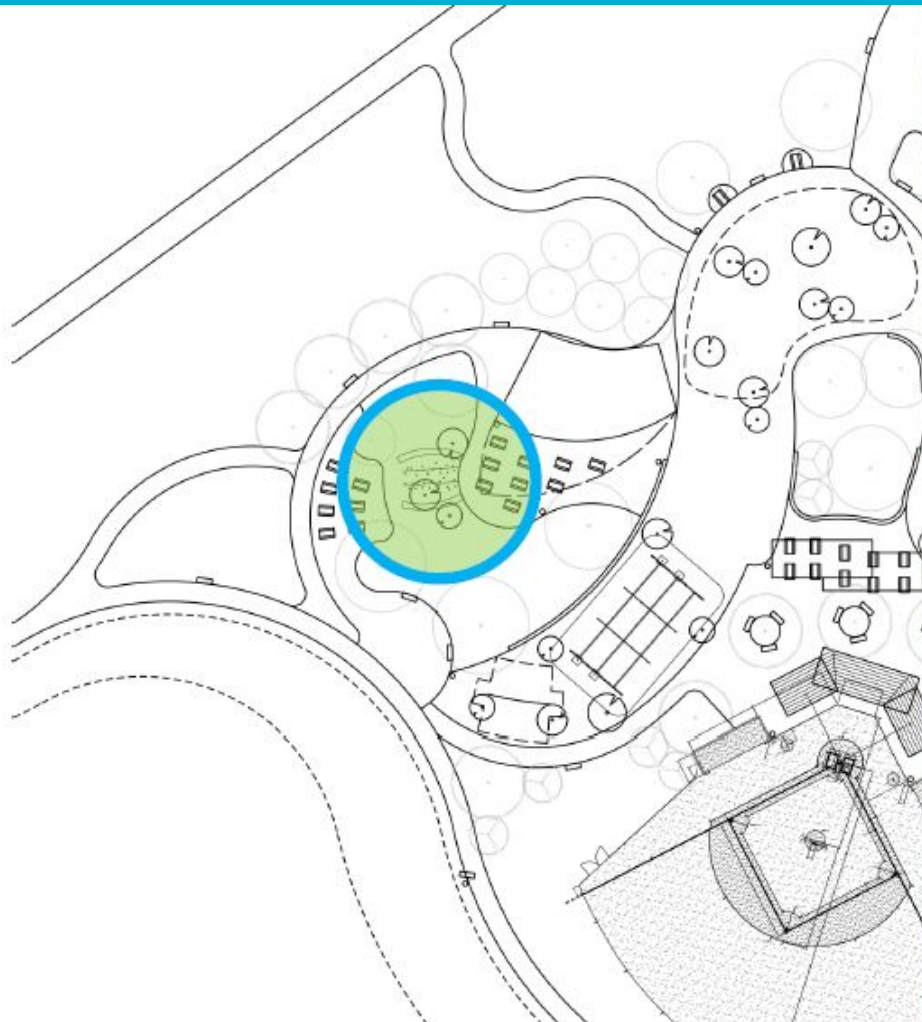


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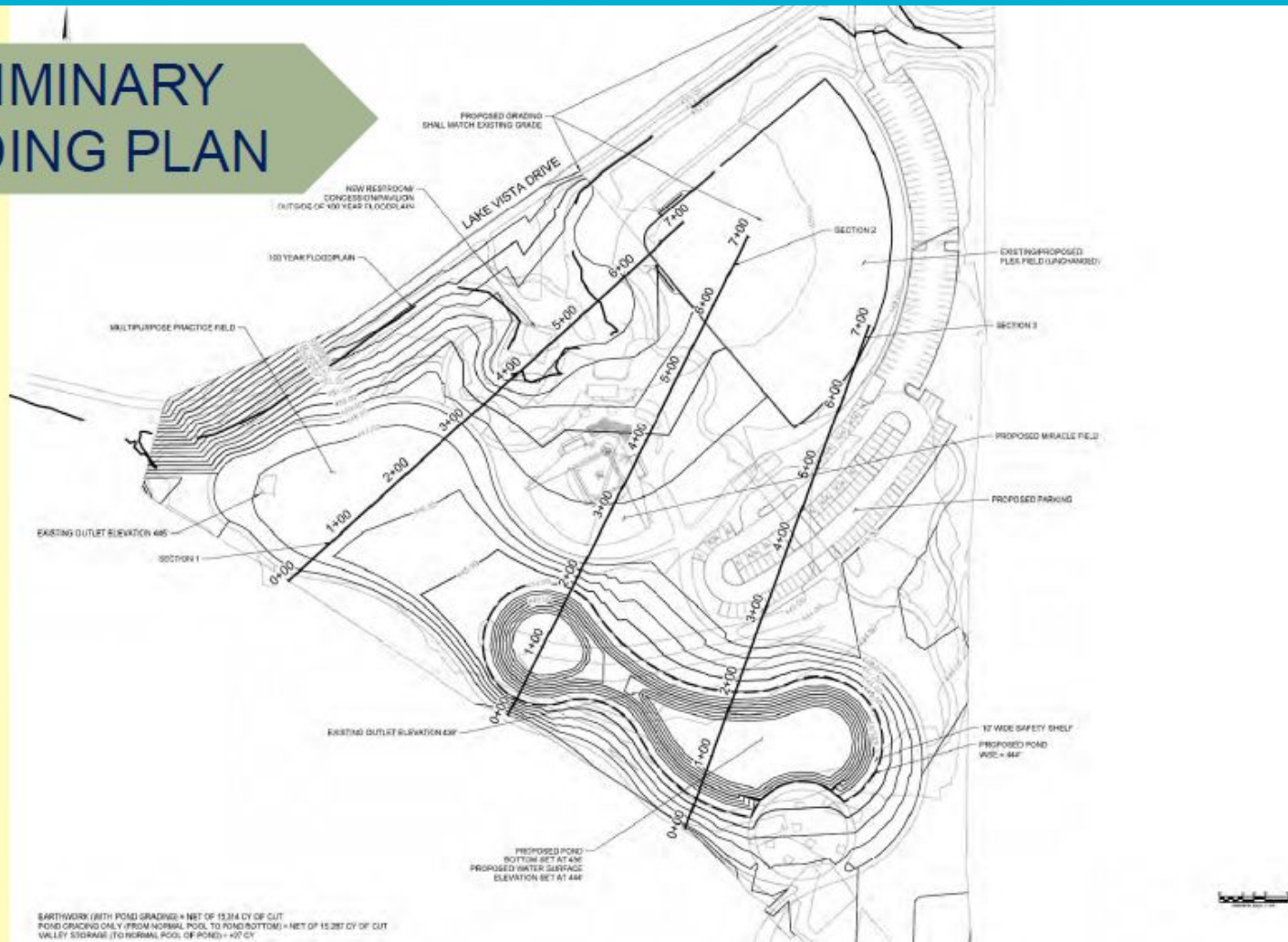






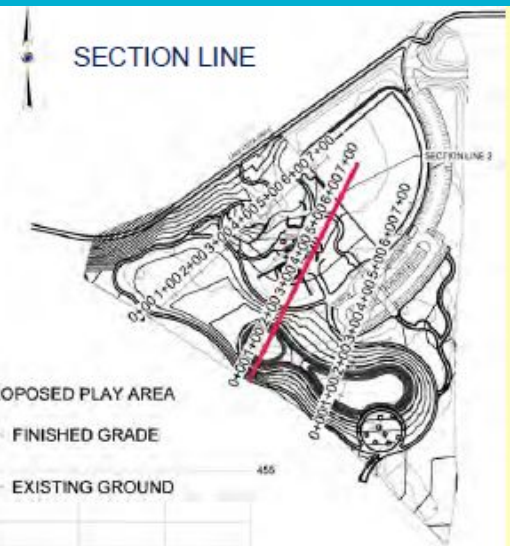


PRELIMINARY GRADING PLAN

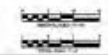
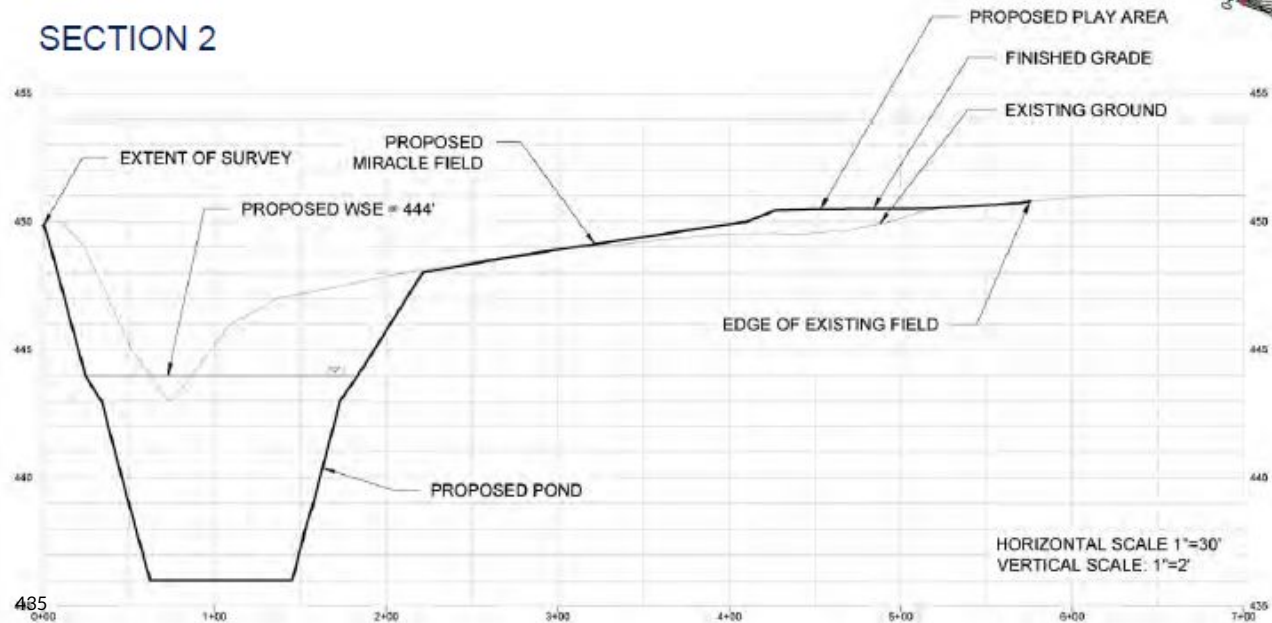


EARTHWORK (WITH POND GRADING) = NET OF 15,314 CY OF CUT
POND GRADING ONLY (FROM NORMAL POOL TO POND BOTTOM) = NET OF 15,287 CY OF CUT
VALLEY STORAGE (TO NORMAL POOL OF POND) = +97 CY

PRELIMINARY GRADING SECTIONS



SECTION 2



FLOOD PLAIN MAP



NOTE:

- REQUIRE (FEMA) LETTER OF MAP REVISION (LOMR)
- PERMANENT BUILDING STRUCTURES TO BE LOCATED 2' ABOVE 100 YEAR FLOODPLAIN ELEVATION PER CITY OF LEWISVILLE ENGINEERING STANDARDS

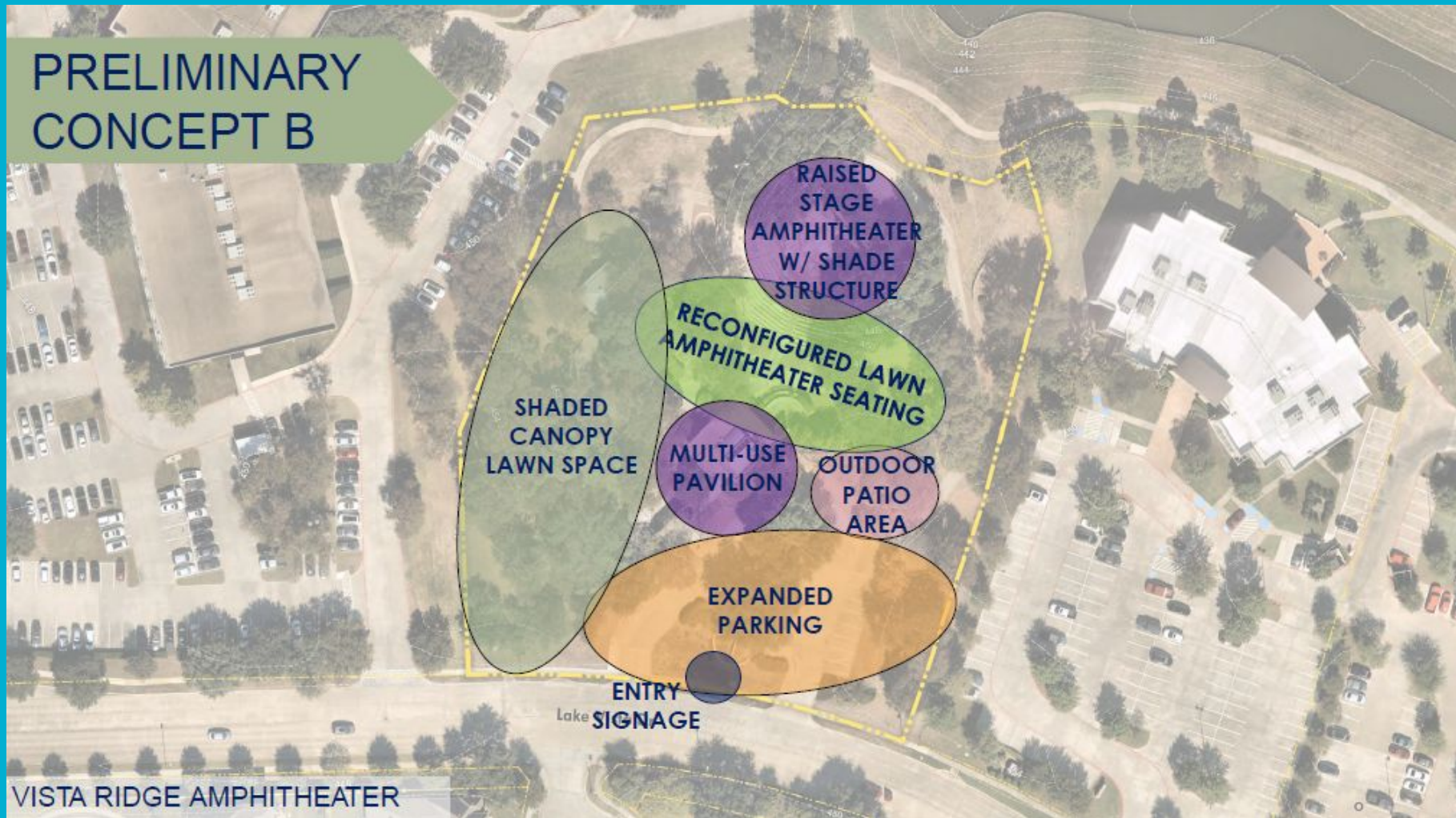
Phasing Costs

Phase 1:	\$3,047,000
Demo, site grading, retention pond, parking	
Phase 2:	\$3,995,250
Inclusive Playground	
Phase 3:	\$1,142,815
Miracle League Field	
Phase 4:	\$1,295,980
Wetland, Site Amenities, Overlooks	
Contingency	\$1,898,406
Design Fees	\$1,139,045
Total Construction/Design	\$12,518,496



Vista Ridge Amphitheater

PRELIMINARY CONCEPT B



VISTA RIDGE AMPHITHEATER

Vista Ridge Amphitheater

Lewisville, Texas

Office Bldg.

DCLID Sump

Office Bldg.

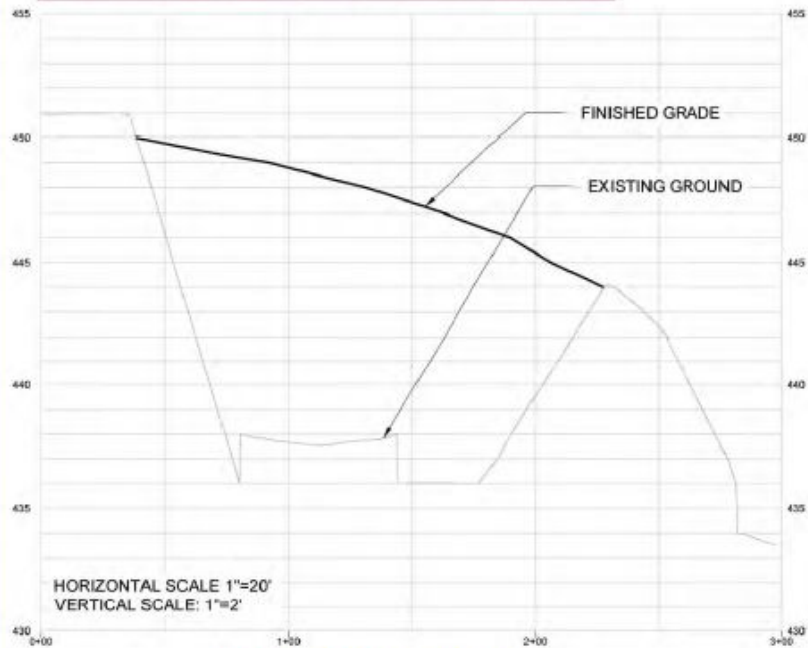
Lake Vista Drive

Concept Elements

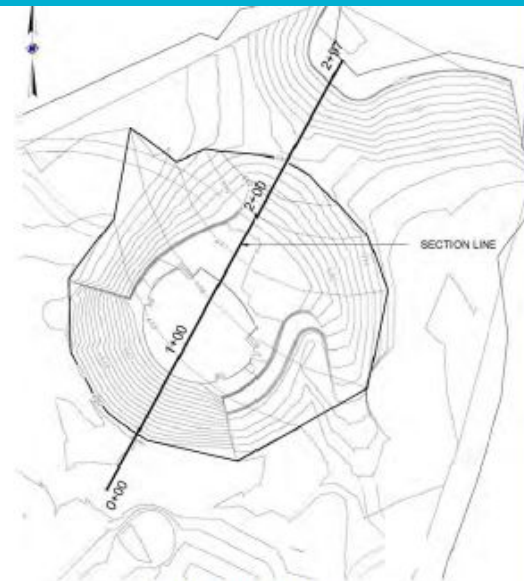
- A. Grand Lawn/Performance Stage
- B. Concession/Restroom
- C. Biergarten
- D. Multi-Sport Court
- E. Sport Court/Fitness Zone
- F. Food Truck Court
- G. Conversation Nodes
- H. Walking Trails
- I. Overlook

PRELIMINARY GRADING SECTION

FILL NEEDED (CY) = 6,500 to 7,500



AMPHITHEATER SECTION



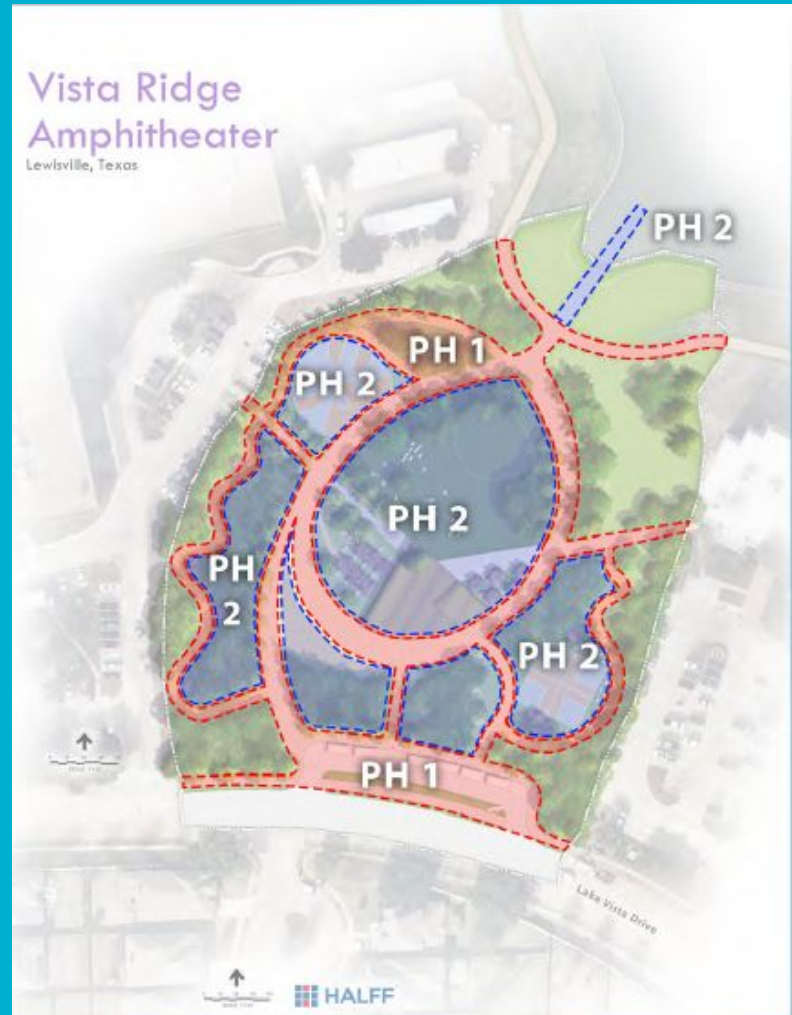
SECTION LINE



Phasing Cost

Phase 1:	\$902,645
Demo, Site Grading, Hardscape, Parking*	
Phase 2:	\$1,945,395
Structures/Amenities	
Contingency:	\$569,608
Design Fees:	\$341,764
Total Design/Construction:	\$3,759,412

* assumes use of extra fill from Vista Ridge Park site



Funding Strategies

Combined Phasing Breakdown

Property	Phase 1	Phase 2	Phase 3	Phase 4	Total
Park	3,047,000	3,995,250	1,142,815	1,295,980	9,481,045
Amphitheater	902,645	1,945,395	-	-	1,097,040
Contingency and Design	1,263,886	1,901,006	365,700	414,714	3,945,306
Total	5,213,531	7,841,651	1,508,515	1,710,694	16,274,391

2020 City Council Retreat Funding Review

4B Cash

Park improvement projects under \$3m

May require phasing/banking for
larger projects

Future GO Bond Programs

Trails only

4B Bond Sale 2024

Planning for approximately \$25m

Projects for consideration

Nature Center at LLELA

Vista Ridge Parks

Thrive Nature Park (future phases)

East Hill Community Park

Next Steps

Identify Funding Strategies

- 4B Cash \$350,000 scheduled for design in FY22
- 4B Bond Sale 2024
- Grants - Federal, State and Private opportunities

Identify Partners

- Formation of Park Foundation
- DC Levee Improvement District
- Community Organizations
- Businesses