



# Vista Ridge Park and Amphitheater Project Update

*City Council Retreat | February*

· **2026** · ·  
· · · · ·



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**Background**



**Vista Ridge Reimagined**



**Funding Strategies**



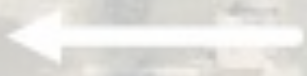
**Next Steps and Questions**

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Flood Level



# BACKGROUND

Flooded Area



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# ORIGINAL VERSION



- **Amphitheater**

- Tuesday night concerts
- ADA compliance concerns and Old Town Lewisville
- Maintenance burden and water retainage

- **Sports Complex**

- Three diamond/multi-purpose fields, playground, walking trail
- Railroad Park, Lake Grapevine releases and Denton Creek Flooding
- Field condition, concession stand, and parking lots

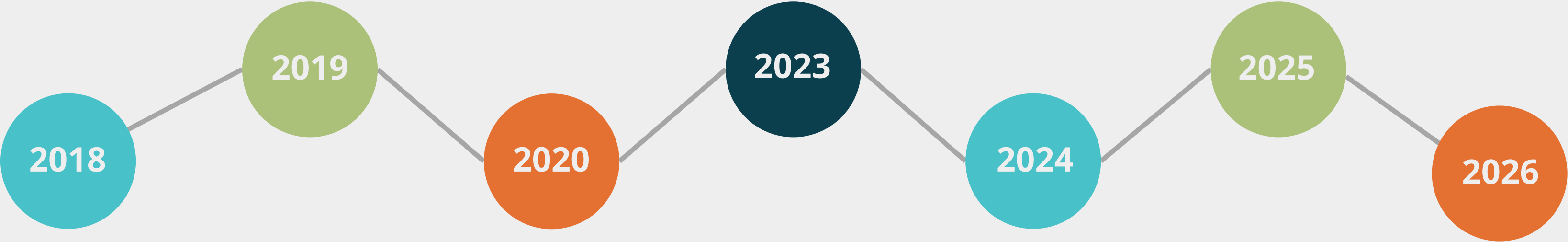


# NEW VISION



## Feasibility

City works with Halff Associates to study both sites and develop options for improvements



### Parks Master Plan Update

Identified need to address condition of both the Vista Ridge Athletic Complex and Vista Ridge Amphitheater.

### Master Site Plan

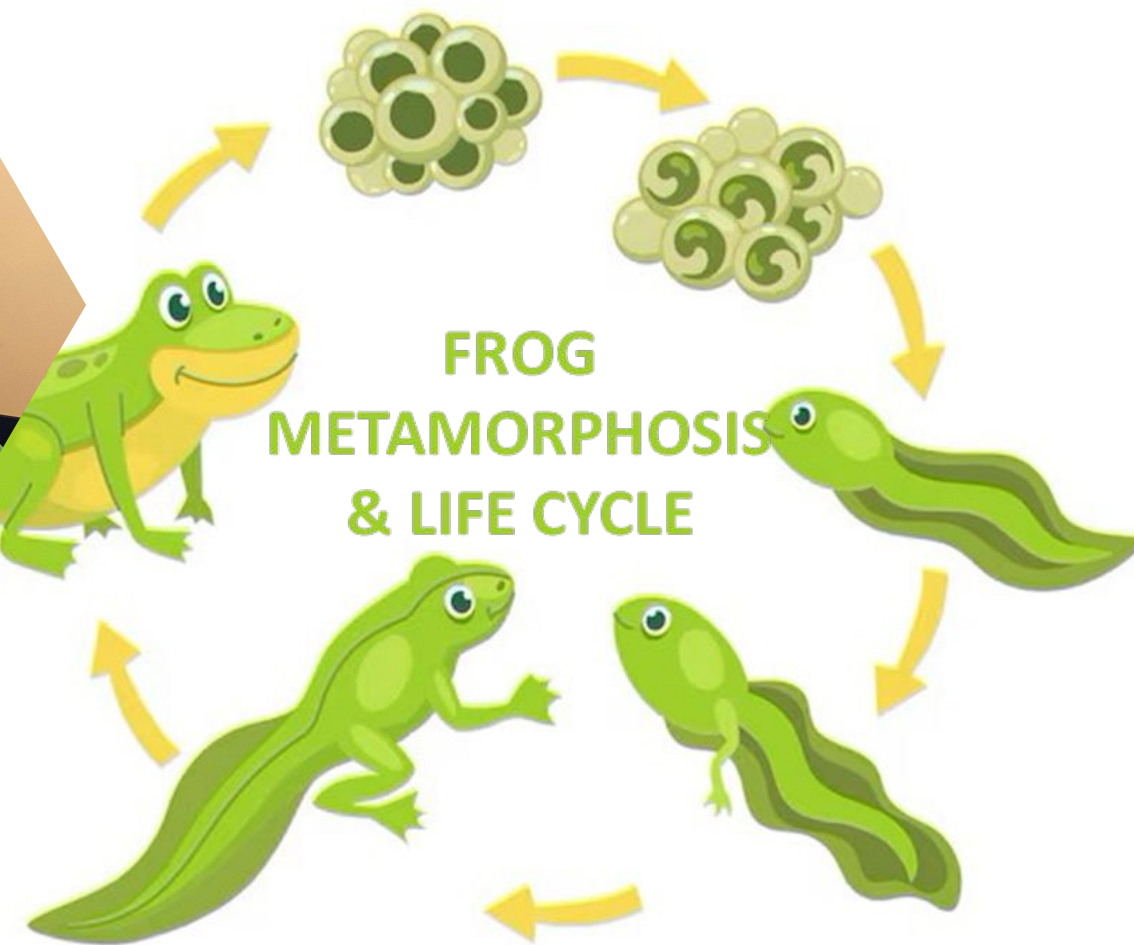
Team presents concept plan to City Council for review and approval

## Lewisville Parks & Recreation



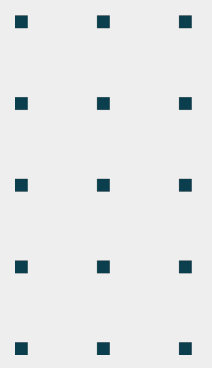
# PROJECT THEME

The design for Vista Ridge Park is inspired by the journey of a **tadpole swimming through a wetland**, with larger-than-life elements creating an immersive, educational experience. But beyond just play, this concept represents **progress, perseverance, and transformation** — a theme that resonates with all children. Just like a tadpole navigates obstacles, adapts, and evolves, this park is designed to empower **every child, of all abilities**, to explore, learn, and grow in a space that is **inclusive, engaging, and accessible**. As children play, they'll not only discover the importance of wetland ecosystems but also see themselves reflected in the journey — **facing challenges, adapting, and emerging stronger**.





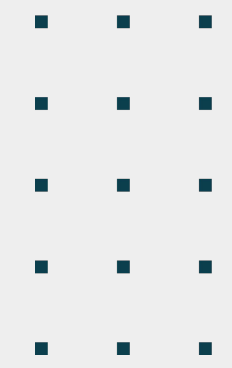
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# Vista Ridge Amphitheater

Lewisville, Texas





# NEW VISION



## Feasibility

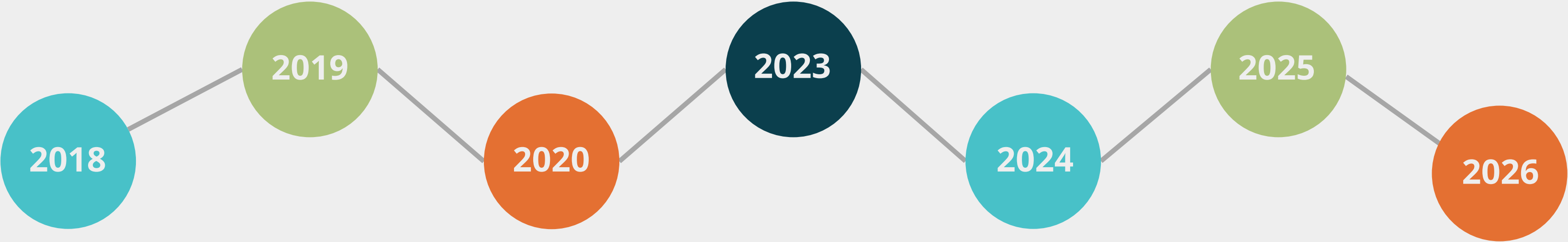
City works with Halff Associates to study both sites and develop options for improvements

## Healthy Infrastructure Plan

Master Site Plan listed on High Priority Needs List in HIP

## Design Begins

City works with Halff Associates to refine concept design of both spaces



### Parks Master Plan Update

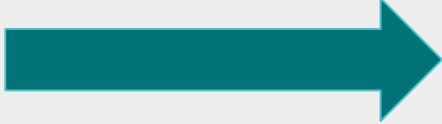
Identified need to address condition of both the Vista Ridge Athletic Complex and Vista Ridge Amphitheater.

### Master Site Plan

Team presents concept plan to City Council for review and approval

### Bond Election

Voters approved Proposition 4 including \$24.5m for Vista Ridge Park and Amphitheater Improvements; Lewisville Park Alliance commitment to raise \$1m to support project



## Lewisville Parks & Recreation



# VISTA RIDGE REIMAGINED

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25' BUILDING SETBACK (CAB. Q, PG. 278)  
ELECTRIC EASEMENT (VOL. 2313, PG. 910)

LOT 1DR-1, BLOCK J  
VISTA RIDGE ADDITION  
(CAB. W, PG. 499)  
ZONED "LI"



PARK OPERATIONS

- Working on accountability
- Boundaries for rules
- Letting little things drop
- Evaluating the team
- Building the culture of park ops
- Caring about people
- Providing a world stage
- Building our



# AMPHITHEATER

- **No change to concept**
- **Phase 1**
  - demolish existing facilities and bring to grade
  - alleviate maintenance burden and concerns
  - create a blank slate for potential development partner
  - Spring 2026
- **Future Phase (s)**
  - identify a development and operational partner via RFQ
  - can modify concept to suit partner and city needs
  - share in development burden and provide revenue



# VISTA RIDGE PARK

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# STAKEHOLDER INPUT

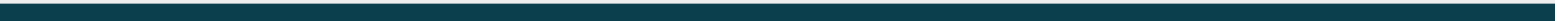
Park Board and Lewisville Park Alliance  
Targeted Parkfans and Caregivers  
Survey and Community Event

# REFINED CONCEPT

Rectangular field vs Diamond field  
Parking lot configuration and signage  
Playground elements, fencing and surfacing  
Restroom accommodations

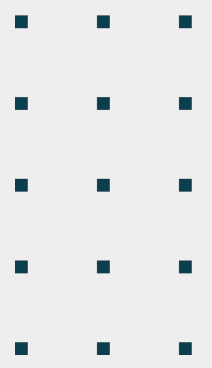
# PARK CHAMPIONS

Inclusive and iconic elements  
Inspire connection and investment  
Recognition program



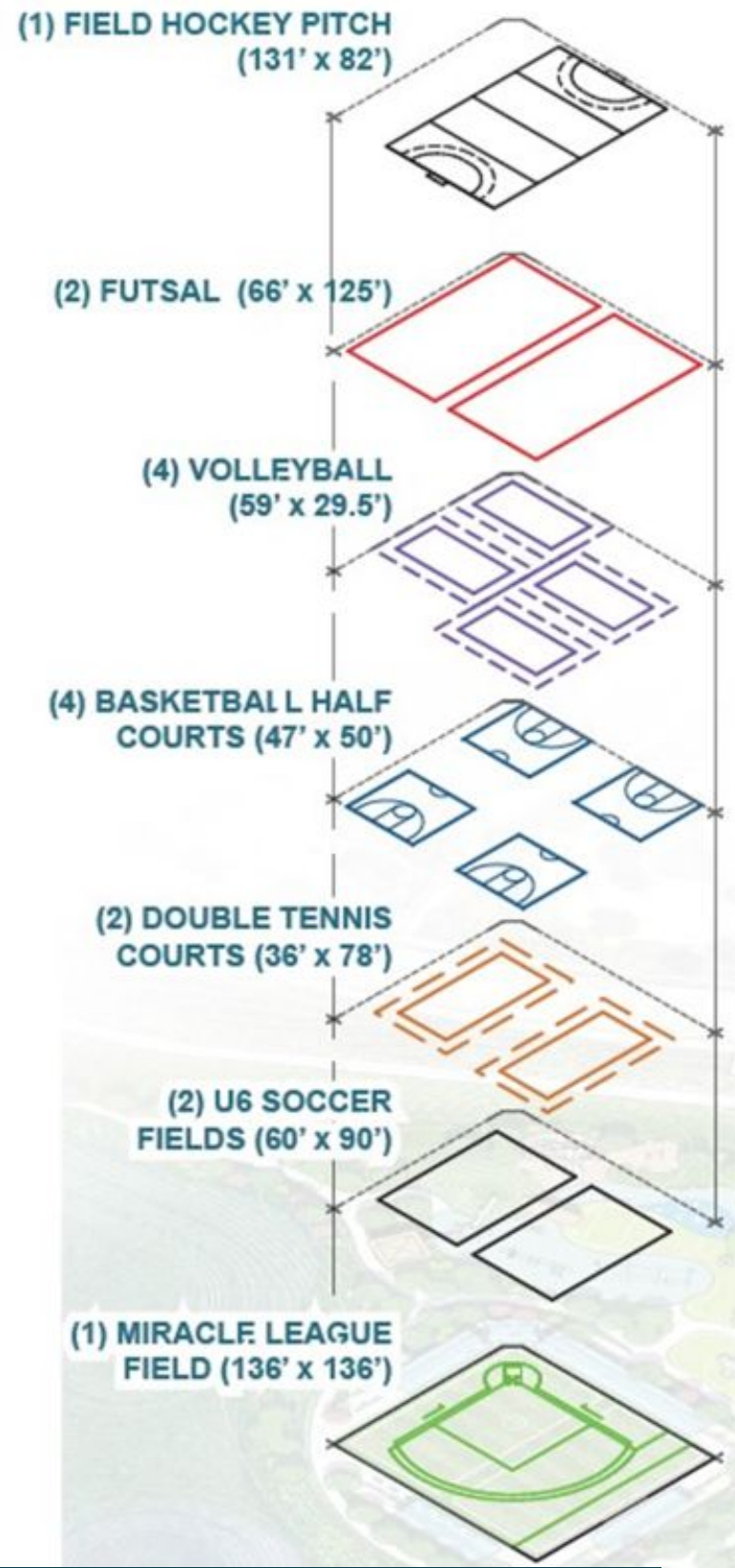
Comments already received from Lewisville residents on this Big Move. Tell us what you think.

Why I like it ...	Why it concerns me ...
<p>YES</p> <p>Love the idea of a community center.</p> <p>Love the idea of a community center.</p>	<p>Love the idea of a community center.</p> <p>Love the idea of a community center.</p>
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# SPORTS FIELD

## MULTI-SPORT FIELD BREAKOUT

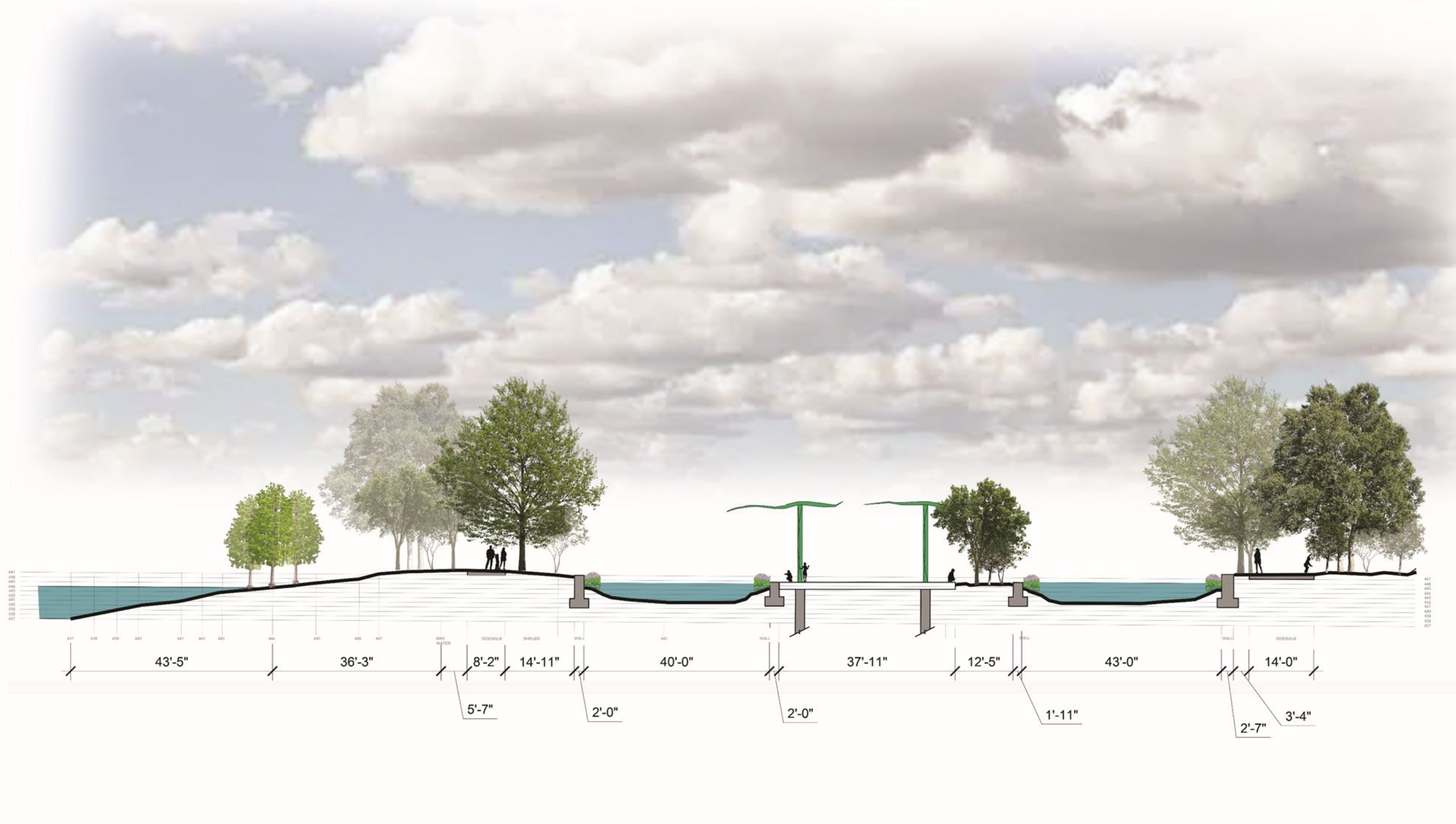


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# WETLAND MARSH



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# OVERLOOK & GARDEN



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# SENSORY GARDEN EXPERIENCE

Seamless Trail Connection to Nature



Garden Interaction & Sensory



Interactive Signage Tags / Plant Identification & Care Apps



Natural Enhanced Hardscape Surfaces

- 1) Concrete Trail
- 2) Enhanced Color/ Stamped Concrete
- 3) Interactive Sign/ Feature Area
- 4) Sensory Planting Bed



## Lewisville Parks & Recreation

# BOARDWALK/ PICNIC AREA EXPERIENCE



Seamless Connection by Nature to Waterfront



Grand Lawn Immersed with Nature



Water Access & Interaction



Picnic Area Shaded by Tree Canopy



- 1) Picnic Area
- 2) Grand Lawn/ Flex Space
- 3) Shade Structure
- 4) Boardwalk
- 5) Stacked Cascading Limestone Blocks

N  
N.T.S

## Lewisville Parks & Recreation

# PLAYGROUND



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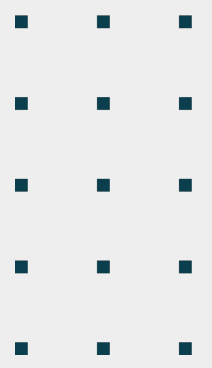
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skyways by landscape structures | landscape structures

Press to Play

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# MASTER PLAN COST

## Vista Ridge Improvements

- Miracle Marsh: \$19.7M
- Design: \$1.8M
- Contingency (25%): \$4.9M
- Vista Ridge Amphitheater: \$800K

**TOTAL: \$27.2M**

2024 Bond Funding: \$24.5M  
*Concept Plan Cost: \$494K*





# CHALLENGES

- **Design**

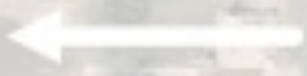
- fidelity to goals of project - inclusive and iconic
- USACE review and approval
- race against cost escalation and economic uncertainty

- **Funding**

- current OPCC and need for Owner's Representative
- identifying potential phases
- identifying resources for bridging gaps
- finalize Alliance capital campaign program



Flood Level



# GAP STRATEGIES

Flooded Area



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# MASTER PLAN COST

**GENERAL** (*Mobilization/ SWPPP/Construction Exists/ Construction Fence/ Traffic Control*)

- \$1M

**PHASE A** (*Multi-purpose Field/All Inclusive Play/Parking/Pond*)

- \$14M

**PHASE B** (*Wetland*)

- \$1.6M

**PHASE C** (*Sensory Garden/Pond Overlook*)

- \$2.2M

**PHASE D** (*Softball Field*)

- \$860K

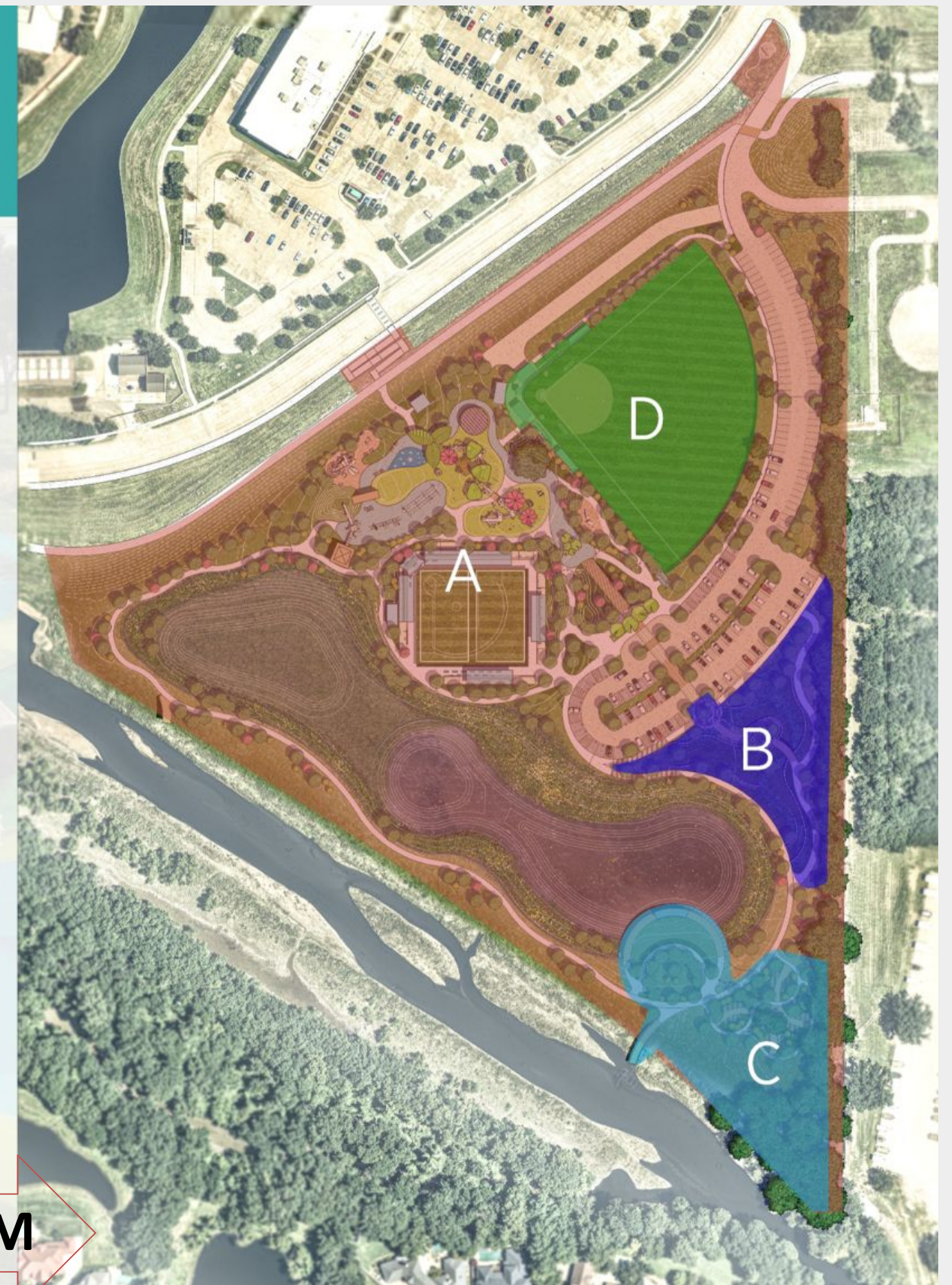
**Vista Ridge Improvements**

- Miracle Marsh Phase Total: \$19.7M
- Design: \$1.8M
- Contingency (25%): \$4.9M

**TOTAL:** \$26.4M

Owner's Representative Assistance \$400K  
 Vista Ridge Amphitheater \$800K

**-\$3.594M**



# Gap Funding Options

## 2024 Bond Program

DCLID Trail Project Savings  
Castle Hill Trail Project Savings  
Redirect from Acquisition, 10MWP Projects

## 4B Fund

Cash  
Add to Bond Sale

## Alternative Funding

Grants – TPWD, USFW, etc.  
Lewisville Park Alliance  
Value Engineering, Phasing

# Pursuit of Grants

## Funding Alternatives

### Texas

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- TWPD: Local Parks Grant \$750K (x2)
- TWPD: Habitat and Angler Access Program \$250K
- Texas A&M: Texas Resilient Landscape Initiative

### Federal

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- NPS: Outdoor Recreational Legacy Program (ORLP) \$300K

### Congressional Appropriation

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- Due Between January – March annually

### Private and Corporate Foundation

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- |                                   |                            |
|-----------------------------------|----------------------------|
| • Lowe's Hometowns                | • FedEx                    |
| • American Academy of Dermatology | • Mary Kay                 |
| • Bass Pro Shop/ Cabela           | • Ericsson                 |
| • Weyerhaeuser Giving Fund        | • Toyota                   |
|                                   | • Local Sports Foundations |

### Utility/ Provider Grants

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- [CoSery Charitable Foundation](#)



# LPA Capital

## Goals

### Creative Donor Recognition

The park uses innovative and artistic designs to acknowledge donor contributions in a memorable way.

### Community Engagement

The recognition system promotes community involvement and inclusivity in celebrating donors.

### Building Lasting Relationships

Fostering enduring connections with donors supports the park's ongoing success and development.

**\$1.5-\$2M**

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# Campaign Framework

DONOR TIER	GIFT RANGE	TYPE	ITEM SAMPLE	RECOGNITION RANGE
<b>Founders</b>	\$100,000 to \$500,000	Capital, Endowment	Pavilions, Playground elements, Sports fields, Public Art, Areas (limited opportunities)	digital to naming of an element; semi-permanent to permanent
<b>Guardians of the Habitat</b>	\$25,000 to \$99,000	Capital	Playground elements, bridge or boardwalk, signage,	digital to large semi-permanent to permanent
<b>Champions of Growth</b>	\$5,000 to \$24,999	Capital	Drinking fountains, fencing, large site furnishing lighted bollards	digital to medium semi-permanent
<b>Miracle Makers</b>	\$1 - \$4,999	Capital and maintenance	Trees, planting beds, small site furnishing, operational support (endless opportunities)	digital to small semi-permanent

- 60/30/10 Goal
- City Council Guidance

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Flood Level



# NEXT STEPS

Flooded Area



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# PHASE 1 AMPHITHEATER

Identify contractor  
Demolition and Construction  
Start RFQ process

# PARK DESIGN

City Council Retreat comments  
Execute PSA for construction documents, owner's rep  
Decision point on CMAR  
Integration of Public Art element  
Target late 2027 for construction kick-off

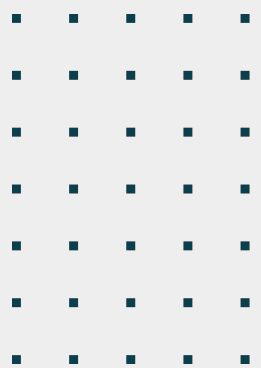
# PARK CHAMPIONS

Lewisville Park Alliance - agreement  
Pursuit of grants and capital campaign \*\*  
Continued community engagement





# THANK YOU



# CONTACT PAGE



**972.219.3550**



**playlewisville.com**



**sanaya@cityoflewisville.com**



**191 Civic Circle**

