



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: June 29, 2007
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VanRIMS No.: 12-1000-30
Meeting Date: July 12, 2007

TO: Standing Committee on City Services and Budgets

FROM: Project Manager, Hastings Park/PNE
In consultation with the General Managers of Parks and Recreation,
Engineering Services and Corporate Services, and the Director of Planning

SUBJECT: Hastings Park Updated Implementation Plan

RECOMMENDATION

- A. THAT Council approve the updated planning process and work program for the Hastings Park Implementation Plan as described in this report and direct staff to report back to Park Board and Council on key milestones.
- B. THAT Council approve the updated Hastings Park/PNE Implementation Plan project budget of \$1.578 million (\$552,600 in 2007) as detailed in Appendix 4; source of funding to be the Hastings Park Reserve.

CITY MANAGER'S COMMENTS

The City Manager RECOMMENDS approval of A and B.

COUNCIL POLICY

In March 1997 Council approved the Hastings Park Restoration Plan, which assumed that the Province would relocate the PNE to a new site, and that the racetrack would remain at Hastings Park.

In March 2003 Council approved the terms of an agreement between the Province and the City transferring the ownership of the PNE to the City effective January 1, 2004 and directed staff to commence the process to develop a long-term vision for the PNE at Hastings Park.

In March 2004 Council adopted the Hastings-Sunrise Community Visions and directed staff to use the Vision Directions to guide policy decisions, work priorities and capital plans for the area surrounding Hastings Park.

In June 2004 Council directed staff to explore a new future for Hastings Park and the PNE which will maximize green space and include a 17-day annual summer fair and 14-acre seasonal Playland.

In December 2004 Council adopted in principle the Implementation Plan process, work program and staff resources for the plan development for Hastings Park and the Pacific National Exhibition (PNE) subject to consultation with key stakeholders.

PURPOSE & SUMMARY

The purpose of this report is to provide an updated Implementation Plan for Hastings Park based on consultation with the Key Stakeholder Group.

There is a great deal of detailed planning work required to implement the New Approach for Hastings Park and the PNE. The goal of the Implementation Plan process is to create a comprehensive plan that will guide the long-term future development of the Hastings Park site in a way that balances maximizing green space and fair activities.

The Implementation Plan will build upon the foundation of principles from both the 1997 Hastings Park Restoration Plan, and the 2004 'Help Shape the Future' process. The Implementation Plan process will ensure that there are a range of opportunities for the public and stakeholders to provide input and comment over the next 3 years.

BACKGROUND

Hastings Park is the City of Vancouver's second largest park at 162 acres (66 ha), and although unique from Stanley Park and Queen Elizabeth Park is a community and city-wide asset. Over the years, the Park has evolved to accommodate many needs and uses, both green and active.

For its first fifty years Hastings Park included both significant green space in addition to fair grounds, and a horse racetrack which has occupied a portion of the park since 1892.

The Vancouver Exhibition Association (VEA) was founded in 1907 and has, since 1910, operated an annual fair in Hastings Park. The year 1926 marked the opening of seasonal amusement attraction Happyland (now Playland) on the site. The VEA, later named Pacific National Exhibition (PNE) was operated as a Provincial Crown Corporation (1973-2003) and leased a portion of the Hastings Park site from the City.

After extensive community involvement The Hastings Park Restoration Plan was approved in 1997. This Plan envisioned that the PNE would move off site. The Plan included the restoration of natural features on the site, and also included the retention and re-use of many of the buildings on site including the Pacific Coliseum, Agrodome, Garden Auditorium, the Forum and Rollerland. Between 1997-2001 significant progress was made on implementing this Plan with the creation of the Sanctuary, Italian Gardens and Empire Field.

With the transfer of ownership and management of the PNE from the Province to the City (effective January 1, 2004), City Council directed a review of future options for the PNE at Hastings Park.

In June 2004, following a city-wide public consultation process, City Council reviewed a series of options for the future of Hastings Park and the PNE and directed staff to explore and further develop an approach between Option 3 and Option 4 as described in a staff report dated May 6, 2004 "Hastings Park/PNE- Four Approaches for the Future"). The New Approach includes:

- A 17-day annual summer fair
- Playland operating seasonally, in a greened environment
- Pacific Coliseum used for city-wide sports, concerts & events
- A mix of community and commercial uses
- Increased connectivity to the neighbourhood and Hastings Park south of Hastings Street, including a physical connection to New Brighton Park
- Additional park space

Council also directed staff to report back on the following areas:

- The relocation of the racetrack horse barns;
- The heritage value of the livestock building; and
- Relocation options for Hastings Community Centre from its current location.

Today Hastings Park includes 27 acres (11 ha) of green space. The Park Board manages Empire Fields, and the rest of the site is managed by the PNE. The PNE hosts a 17-day annual summer fair, and operates Playland seasonally from May to October. The Pacific Coliseum is used for city-wide sports, concerts and events, and a mix of community & commercial uses exist in buildings on site. The Hastings Racetrack- a historical feature of Hastings Park- continues to operate on the site.

The Pacific Coliseum at Hastings Park will be home to the Olympic Figure Skating and Short-Track Speed Skating Centre during the 2010 Olympic Winter Games. Leading up to the Games, Hastings Park will also host the Olympic volunteer training operations.

DISCUSSION

Implementation Plan

An updated Implementation Plan framework has been developed based on consultation with the Key Stakeholder Group.

The goal of the Implementation Plan process is to create a comprehensive plan based on the ideas and principles from both the 1997 Hastings Park Restoration Plan, and from the 2004 'Help Shape the Future' vision process by 2010 that will guide the long-term future development of Hastings Park to support the New Approach. Appropriate opportunities to improve the site in the short-term will be considered where they support the New Approach, and subject to the availability of funding.

The study area includes all of Hastings Park (Renfrew Street on the west, E. Hastings on the south, McGill on the north and Bridgeway/Cassiar Street/Highway 1 on the east), Hastings Community Park (which is on the south side of Hastings from Renfrew east to the E Comm emergency preparedness building), Leaside Tunnel, and the parking lot immediately north of the Park along the north east.

The Implementation Plan is comprised of 3 major phases including the Preparatory Phase, the Planning Phase and the Design Phase. Each phase of Plan will take technical advice from consultants, input from stakeholders as well as the public and report to the Park Board & Council.

Preparatory Phase

The Preparatory Phase outlines the pieces of work to be undertaken in advance of the remainder of the Implementation Plan. Work from this phase will occur in 2007 & 2008 and will inform the subsequent Planning & Design Phases. This Phase includes the following components:

Site Analysis

A comprehensive analysis of the Hastings Park site is required to document existing site conditions. With such a long history and various forms of documentation, the Implementation Plan process provides an opportunity to consolidate existing information for the Hastings Park site. This entails a detailed review of current site conditions in order to verify, assess and document the existing water, sewer, and electrical utility services contained within the site. A topographical site survey was completed in May 2007.

A legal survey work program will be developed to address outstanding boundary anomalies and to achieve road dedications, individual parcel configurations through subdivision and/or consolidation all as required to rationalize existing site conditions.

The City Surveyor, on behalf of the General Manager of Engineering Services and in consultation with the Director of Legal Services and the Project Manager, Hastings Park will report to Council to seek approval for the legal survey work program and the specific Council authorities required to address the boundary anomalies within the Remainder of Lot 90 and adjacent lands. The newly defined legal boundaries will inform the Implementation Plan.

Community Centre Renewal Location Options

The Hastings Community Centre (built in 1955) is aging and was identified as a redevelopment priority in the Park Board's 2002 Community Centre Renewal Plan. There are several site options for the new community centre, including rebuilding an expanded facility on its current site. A comparative analysis of all site options will be undertaken as part of the Preparatory Phase of the Implementation Plan. Park Board staff will lead the site criteria development, consultant selection, analysis and public consultation process but will take advantage of expertise of the Hastings Park/PNE

Steering & Technical Committees, as well as the input of the Hastings Park/PNE Key Stakeholder Group.

All site options will be reviewed and reported to the Park Board and, in the case of site options within Hastings Park, to City Council for approval.

Heritage Study Livestock Building

The Heritage Commission reviewed and expressed support for the New Approach, and requested that Council instruct staff to explore the following issues:

- Preservation of the Livestock Building identifying its core heritage and historic values, related character defining elements and to assess the rehabilitation options related to these values and character defining elements;
- Core heritage values and character defining elements within the overall context of the Park's history and the proposed design including the stream; and
- The 'true colours' of the Livestock building

As directed by Council, the heritage value of the Livestock Building and the costs associated with the restoration of the barns will be explored in the Preparatory Phase through a study which will be background work for the Facility Review Phase of the Implementation Plan.

Racetrack Horse Barns & New Brighton Connection Options

The desire to connect Hastings Park to New Brighton Park was among the most frequently heard comments throughout the 2004 public consultation process. The New Approach included two options for the location of the stream and pedestrian connector to New Brighton Park, and each option has benefits and challenges. The analysis of options for the location of the racetrack barns and the New Brighton pedestrian connection will be reviewed and studied further as part of the Preparatory Phase of the Implementation Plan. Key evaluation criteria to be considered in the study include functionality for racetrack operations, public access to greenspace, safety and security.

Signage Plan

As Hastings Park has developed over the years with many different facilities and activities, it has become difficult for members of the public to navigate their way around the site. A Master Signage Plan for Hastings Park will be developed in consultation with the PNE, the Racetrack and all other relevant parties that will include parking, traffic, loading, facility, emergency, pedestrian & cycling access information for the whole Hastings Park site. A long-term signage plan is required for the site but in order to facilitate public access in the interim, a Master Signage Plan is an improvement that can be created as part of the Preparatory Phase of the Implementation Plan so that phased signage development can occur.

Renfrew Street Planning

A plan to improve the character of Renfrew Street, in conjunction with the planned transit service changes will be developed with Engineering Services as part of the Implementation Plan. This study will outline the capital work required along Renfrew Street, as well as a public consultation strategy. Staff will report back to Council once key stakeholders have been consulted, the design has been finalized and a detailed cost estimate prepared.

Planning Phase

The Planning Phase includes Thematic Design & Programming, Facilities & Open Space Review, Master Development & Governance Plan. This work will occur in 2008 and 2009.

The goals for each component of the Planning Phase are outlined below:

Thematic Design & Programming

The Thematic Design & Programming for Hastings Park, the Fair & Playland will form an overall program direction for the Hastings Park site. This phase of work will identify how the site will function as an urban green park integrated with active uses.

Hastings Park Design & Programming will set out programming aspirations for the greenspace and linkages, and set criteria for detailed site design including options for the Hastings Park site area south of Hastings Street.

Fair Thematic Design & Programming will develop the many ideas generated by the public through the previous public consultation process to create a new thematic direction for the future of the annual summer celebration. Operational and financial implications and options will be evaluated to set criteria for detailed site design.

Playland Thematic Design & Programming will set out thematic direction for the future of the amusement rides and attractions. Site configuration options, operational and financial implications will be evaluated to set criteria for detailed site design.

Facilities & Open Space Review

The Facilities & Open Space Review will examine financial viability, use and sustainability of buildings and land uses in Hastings Park to ensure a mix of community and commercial uses on site. Park programming and design work will identify how the site will function as an active urban park with linkages throughout the site and connectivity to the neighbourhood and adjacent parks. National and international examples of active urban parks will be examined to develop ideas for integrating active and passive uses to create a vibrant safe park. Open space and landscaping objectives will be determined as part of this phase of work, and a maintenance and operating plan will be developed.

Master Development & Governance Plan

The Master Development Plan will knit together all site activities in a comprehensive development plan. This phase of work will develop a construction phasing plan. Once the Master Development Plan is established, governance and operations management structures will be identified and evaluated. A consultant with specialization in governance issues will be engaged for this phase of work and governance options will be presented to Council for consideration.

Design Phase

The Design phase will use the Master Development Plan to create a base of phased working drawings and specifications to be used for the future development of the Hastings Park site. Design concepts will be reviewed and criteria for phased site development established, design concepts will be produced and a site design plan will be created. In addition financial analysis and budgeting will be undertaken, and revenue sources will be identified for initial construction phases. This work will occur in 2009.

APPENDIX 1: Implementation Plan Flowchart

Community Consultation

The Implementation Plan process will ensure that there are a range of opportunities for the public and stakeholders to provide input and comment, as well as a variety of means for the communication of important information on the plan over the next 3 years.

To ensure broad input into the planning process, a Key Stakeholder Group has been established to provide advice and input to the Project Team as part of the public consultation process. The Key Stakeholder Group is comprised of community (neighbourhood), on-site (Hastings Park) and city-wide representatives. A list of Key Stakeholder Group members is included in the list of Implementation Plan Groups as Appendix 3. This group will play an advisory role in providing input on the process and content of each element of the Implementation Plan. The Key Stakeholders Group's input will not take the place of the general public, whose input will also be sought throughout the Implementation Plan process.

The Key Stakeholder Group met on May 19 and June 18, 2007. The group created a draft terms of reference (attached as Appendix 2), and endorsed the Implementation Plan framework outlined in this report. Their advice included the following:

- That the parameters ('givens') of the Implementation Plan will be clearly identified;
- That it be clarified that short-term opportunities to improve the site will be taken to the extent possible, subject to the availability of funding;
- That the scope of the Thematic Design & Programming phase be clarified; and
- That language will be modified/clarified throughout the Implementation Planning process to provide as much information and clarity as possible.

These issues have been addressed in the amended Implementation Plan.

Members of the general public will also have many opportunities for input throughout the Implementation Plan process through events, workshops, open houses, and public meetings. A Public Consultation Plan will be developed in consultation with the Key Stakeholder Group, as a companion document to the Implementation Plan.

APPENDIX 2: Key Stakeholder Group Terms of Reference

PERSONNEL IMPLICATIONS

Staffing and Project Resources

As approved by Council, a full-time Hastings Park/PNE Planning Project Manager was hired on January 29, 2007 for a three year term to manage the Implementation Planning process. A Planning Assistant was hired on May 7, 2007 to provide staff support to the process.

A Steering Committee comprised of senior City and Park Board staff has been convened to guide the planning process for Hastings Park & the PNE and to direct the Project Management Team, with support from an interdepartmental Technical Committee which has representatives from Park Board, Engineering, City Plans Division and Corporate Services (see Appendix 3 Implementation Plan Groups).

As with the previous Hastings Park/PNE planning process, the plan development and implementation will be undertaken as a collaboration between City and Park Board staff.

To complete the plan development, additional consultant resources will be required. Independent technical advice will be sought from qualified experts on issues of financial viability of approaches and options, as well as operational matters.

Consultants with expertise in the following areas may be required:

- Public Consultation & Facilitation
- Park Planning and Landscape Design
- Governance
- Adaptive Reuse and Heritage Restoration of Buildings
- Amusement Parks and Rides
- Facilities Needs Assessment
- Fairs, Exhibitions and Special Events

APPENDIX 3: Implementation Plan Groups

FINANCIAL IMPLICATIONS

In 2004, Council approved a multi-year planning process for developing an Implementation Plan for Hastings Park. Total funding of \$1.335 million was approved from the Hastings Park Reserve which receives annual lease payments from Hastings Entertainment Inc. intended to be allocated to Hastings Park restoration and maintenance. To the end of 2006, \$122,660 of this funding has been spent.

The proposal in this report is to re-launch the planning and consultation for Hastings Park with a program to stretch over three years. The total cost of this program is anticipated to be \$1.578 million. A detailed budget is included in Appendix 4, showing components of the program and timing. The source of funding for this program remains the Hastings Park Reserve. The Hastings Park Reserve currently has a balance of \$4.1 million and anticipates further lease payments in 2007 of \$750,000.

APPENDIX 4: Updated Implementation Plan Budget

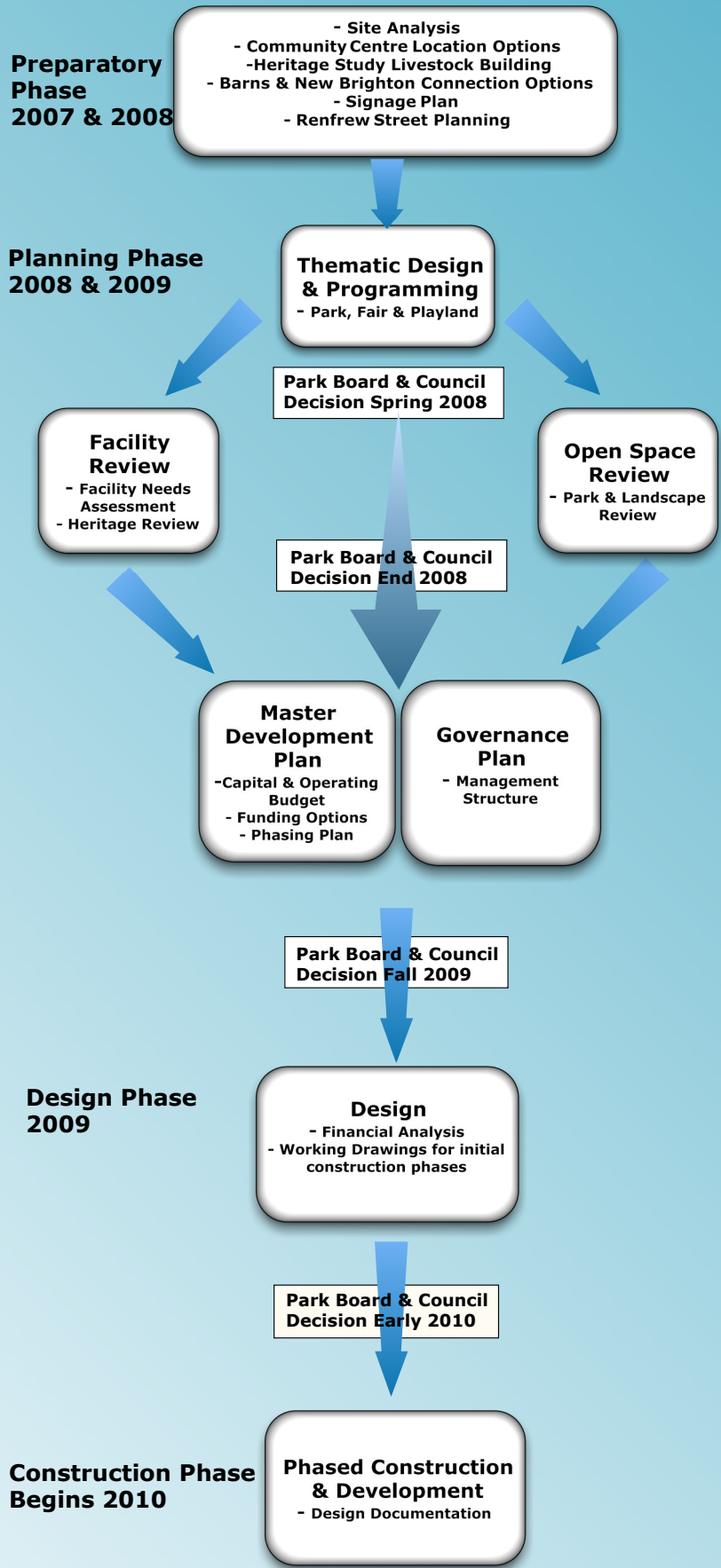
CONCLUSION

There is a great deal of detailed planning work required to implement the New Approach for Hastings Park and the PNE. The goal of the Implementation Plan process is to create a comprehensive plan that will guide the long-term future development of the Hastings Park site in a way that balances maximizing green space and fair activities.

The Implementation Plan will build upon the foundation of principles from both the 1997 Hastings Park Restoration Plan, and the 2004 'Help Shape the Future' process. The Implementation Plan process will ensure that there are a range of opportunities for the public and stakeholders to provide input and comment over the next 3 years.

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Hastings Park Implementation Plan Process



Hastings Park/PNE Implementation Plan

Key Stakeholder Group

Terms of Reference

Background

City Council adopted the Implementation Plan process, work program and staff resources for the development of an Implementation Plan for Hastings Park and the PNE on November 2, 2004.

One of the most important parts of the Implementation Planning process is to form a group which represents a broad cross section of the key interests to provide input to the Project Manager on an on-going basis.

The Project Manager has drafted an Implementation Plan for the project for discussion and review with project stakeholders. The first task will be to provide feedback on the draft Implementation Plan. The Park Board & Council will consider the draft Implementation Plan, as well as each of the major phases of the Implementation Plan.

Key Stakeholder Group Overview

The purpose of the Key Stakeholder Group (the 'Group') is to provide advice to the City of Vancouver through the Hastings Park/PNE Planning Project Manager on the Implementation Plan process, workplan and products. The group will represent a broad range of interests reflecting the diverse interests of those who live or operate primarily in the surrounding community, work at or operate on the site, or who are concerned with the future of Hastings Park/PNE from a city-wide and regional perspective.

This group is not intended to take the place of, or fetter the broad community input into the content of the study as there will be many other opportunities for the public to provide input.

Key Stakeholder Group Roles & Responsibilities

- Each of the Stakeholder Groups will provide one representative ('Member') to be part of the Key Stakeholder Group. All Group Members are expected to attend and participate in all meetings.
- If a member is unable to attend a meeting, advance notice will be provided to the Group and their designated alternate will attend the meeting as a full participating Member of the Key Stakeholder Group. It is the Member's responsibility to ensure that their alternate is fully briefed and prepared to

participate in the meeting, and they may bring the alternate to the meeting prior to the one that they are not able to attend for this purpose.

- The Key Stakeholder Group will focus on the long-term future (approximate 20 year time horizon) of Hastings Park and the PNE, and not the on-going day to day operations of the PNE or Hastings Park.
- Key Stakeholder Group Members will have a unique perspective, expertise in at least one component of the site, as well as an ability to examine Hastings Park & the PNE in a comprehensive manner.
- Group Members will be engaged, positive, constructive, respectful of other perspectives and the public consultation process.
- The first meeting of the group will occur before the Park Board & Council have endorsed the details of the Implementation Plan, and will be used to improve the draft report process.
- The Key Stakeholder Group will provide collective input and advice during each meeting both on the topics requested by the Project Manager, but also on topics that Members raise. Members may request information or presentations by other Members or guests on topics of interest to the Group.
- Key Stakeholder Group Members may not speak on behalf of the Group unless so designated by the group.
- The Key Stakeholder Group is not meant to replace or to limit input to the Implementation Plan process or content by Stakeholder Groups or individuals. Where the position of a Stakeholder Group or individual is different than that of the Key Stakeholder Group as a whole, the Member is required to distinguish between these positions.
- The Project Manager will be responsible for agenda preparation and distribution, coordinating meeting facilitation, confirming follow-up items for meetings, as well as acting as a liaison between meetings to facilitate information sharing and problem-solving as necessary to ensure the effectiveness of the Key Stakeholder Group.
- The Project Manager will circulate a meeting agenda a minimum of 3 days in advance of each meeting, and will request approval of the agenda at the start of each meeting.
- The Project Manager will circulate meeting notes to all Members a maximum of 7 days after the scheduled meeting. Any modifications or revisions to the meeting notes will be addressed and adopted as necessary at the start of each meeting. Any major concerns with meeting notes should be brought to the attention of the Project Manager prior to the next scheduled meeting so that they can be addressed as necessary.

- Members may be requested to review material in advance of meetings in order for meetings to be focused and productive. Every attempt will be made by the Project Manager to provide advance material for timely consideration before each meeting.

Meeting Format

- All meetings will be chaired by the Project Manager and facilitated by a Consultant.
- A Planning Assistant will take notes at all meetings. These notes will be a record of attendance, include summary notes that highlight matters discussed, key issues raised, areas of consensus/difference of opinion, and follow-up items.
- Meetings will be as informal as possible, and voting will not be required.
- Meetings will be conducted on a consensus model (where consensus is defined as 'can agree with or live with') but consensus is not required by the Group. Different opinions and advice from Members will be heard by the Group and noted. However if there is broad-based agreement on issues of process or content, this will be noted as a Group accomplishment.
- The public are welcome to attend the meetings and observe but not participate in the Key Stakeholder Group discussion. If observers are disruptive to the Group discussion, they will be asked to leave the meeting.
- Cameras and videotaping of the meetings will not be permitted, unless agreed to by the Group.

Meeting Schedule

- The group will meet approximately once every 4 to 6 weeks, or on an as-needed basis depending on the Implementation Plan work schedule.
- For consistency & continuity meetings will be scheduled for the third Thursday of each Month between 5:30 and 7:30 pm and will include food & refreshments. A standard meeting location that is acceptable to as many Members as possible will be determined.

Key Stakeholder Group Members

Community Representatives (Neighbourhood)

Hastings Sunrise CityPlan Committee: Haida Lane

Hastings Community Centre Association: Eric Harms (Rolf Tevely as alternate)

Hastings North BIA: Patricia Barnes

Hastings Sunrise Community Policing: Harry Mah

Burrardview Community Association: Harry Mah

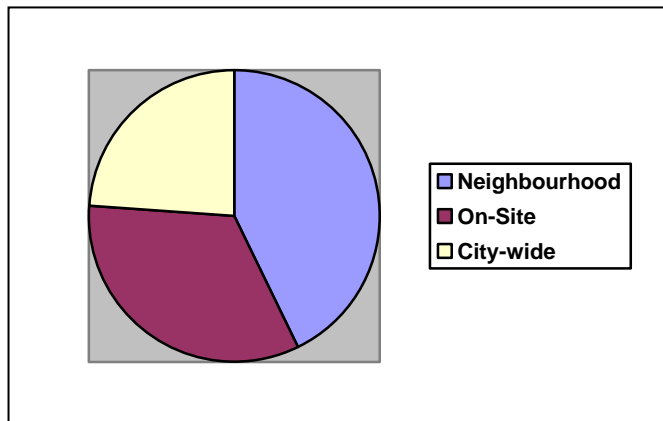
Kiwassa Neighbourhood House: Mariken Van Nimwegen
South of Hastings Street Resident: Stewart Anderson
My Community Story: Jaimie Robson
Hastings Park Conservancy: Georgina Nicholson
West Coast Christian School (with city-wide enrollment): Derrick Funk

Hastings Park Representatives (On-Site)

PNE: Michael McDaniel
PNE Concessionaire Curry in a Hurry: Anu Kainth
CirKids: Robyn McGinnes
Hastings Racecourse: Raj Mutti (Jeff Strickland as alternate)
CUPE 1004: Steve Varty
Horsemen's Benevolent & Protective Association: Mel Snow
Canadian Office & Professional Employees Union (COPE 378): Kelly Quinn

Citywide Representatives

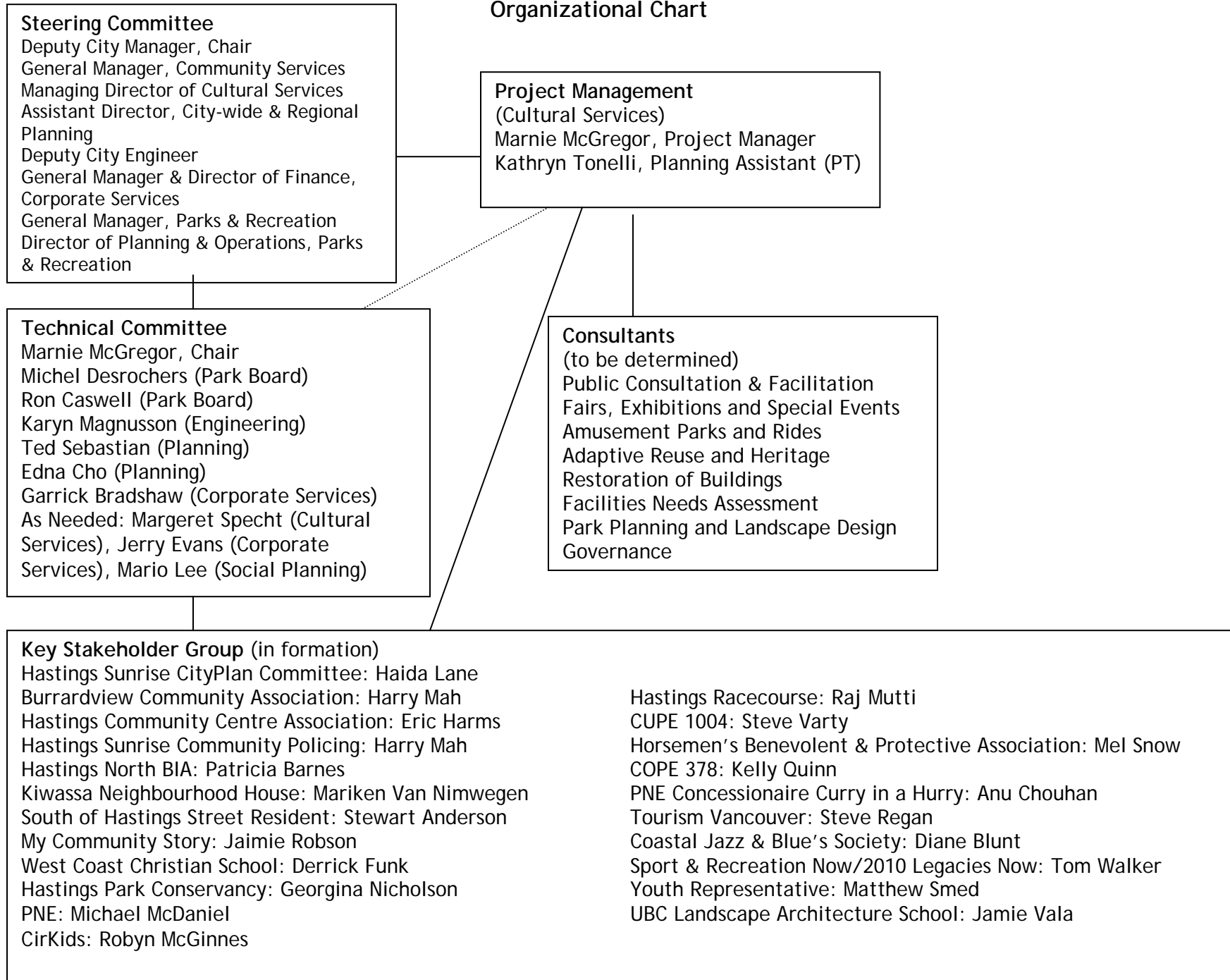
Festivals & Cultural Events: Diane Blunt, Coastal Jazz & Blue's Society
Sports & Recreation: Tom Walker, Sport & Recreation Now/2010 Legacies Now
Tourism: Steve Regan, Tourism Vancouver
Sustainability & Landscape Architecture: Jamie Vala, UBC
Youth: Matthew Smed



Hastings Park
Implementation Plan
Key Stakeholder Group
Make-up

June 26, 2007

Hastings Park Implementation Plan Groups Organizational Chart



Implementation Plan Budget

HASTINGS PARK/PNE BUDGET		2007	2008	2009	Total
Cost Centre Project Code: 73020		Project Period			
Cost Elements					
Admin					
532050	Office Supp/Serv (including Computer 532010)	\$ 7,000	\$ 2,000	\$ 2,000	\$ 11,000
536040	Travel & Training	\$ 3,000	\$ 3,000	\$ 3,000	\$ 9,000
532030	Meeting Expenses	\$ 5,000	\$ 5,000	\$ 5,000	\$ 15,000
534045	Cell Phones	\$ 1,000	\$ 1,000	\$ 1,000	\$ 3,000
Subtotal		\$ 16,000	\$ 11,000	\$ 11,000	\$ 38,000
Staff					
520001					
	Project Manager				
	Legal Services				
	Park Planner (.5 FTE)				
	Planning Assistant (.5 FTE)				
Subtotal		\$ 176,636	\$ 229,900	\$ 238,510	\$ 645,046
Consultants & Contract Services					
531070/531020					
	Traffic, Parking & Access (City share)	\$ 5,000			\$ 5,000
	Site Survey & Utility Research and Work	\$ 85,000			\$ 85,000
	Quantity Survey	\$ 5,000	\$ 5,000	\$ 5,000	\$ 15,000
	Master Signage Plan 25%	\$ 100,000			\$ 100,000
	Programming: Park	\$ 20,000	\$ 15,000	\$ 15,000	\$ 50,000
	Programming/Operating Plan: Fair	\$ 20,000	\$ 15,000	\$ 15,000	\$ 50,000
	Programming/Operating Plan: Playland	\$ 20,000	\$ 25,000	\$ 30,000	\$ 75,000
	Facilities Review:				\$ -
	Buildings Assessment incl Livestock Bldg	\$ 25,000	\$ 30,000	\$ 20,000	\$ 75,000
	Community Centre/ Hastings South Feasibility Study 50%	\$ 25,000			\$ 25,000
	Barns & New Brighton Connection Evaluation	\$ 20,000			\$ 20,000
	Sustainability Assessment		\$ 10,000		\$ 10,000
	Governance		\$ 30,000		\$ 30,000
	Master Development Plan		\$ 100,000	\$ 50,000	\$ 150,000
	Design (Phase 1 Working Drawings)			\$ 100,000	\$ 100,000
Subtotal		\$ 325,000	\$ 230,000	\$ 235,000	\$ 790,000
	Facilitation (Public Consultation)	\$25,000	\$ 25,000	\$ 25,000	\$ 75,000
Subtotal		\$ 25,000	\$ 25,000	\$ 25,000	\$ 75,000
Process					
	Communications Materials (newsletter, boards, advertising 531030 etc.)	\$ 10,000	\$ 10,000	\$ 10,000	\$ 30,000
Subtotal		\$ 10,000	\$ 10,000	\$ 10,000	\$ 30,000
Total		\$ 552,636	\$ 505,900	\$ 519,510	\$ 1,578,046