

# CHISHOLM TRAIL SOUTH PARK MASTER PLAN

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Prepared by:  
Alaback Design Associates, Inc.  
GH2 ARCHITECTS, LLC

Broken Arrow, Oklahoma  
October 2014



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**The City of Broken Arrow**

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## Project Overview and Objectives

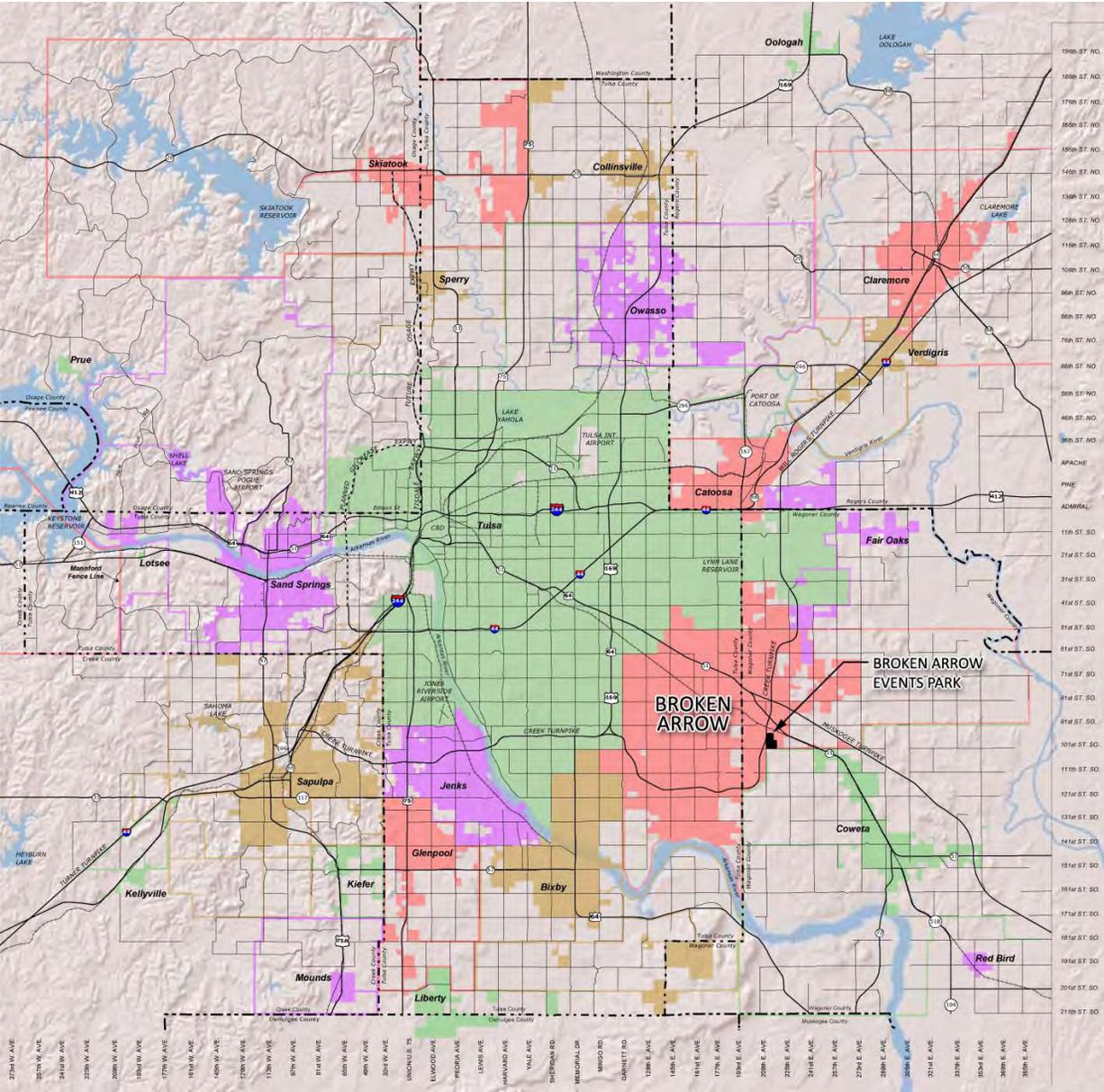
The purpose of this document is to provide an overview of the proposed master plan for the City of Broken Arrow's Chisholm Trail South Park property. This master plan will guide both the short term and long range growth of this scenic property that accommodates approximately 200 acres. As illustrated on the facing page, this park is located in the south-east part of Broken Arrow immediately east of the Creek Turnpike and north of New Orleans Street. The site's proximity to the turnpike and Highway 51 provides excellent accessibility to Broken Arrow, the Tulsa metropolitan area and surrounding regions. Chisholm Trail South Park can complement the City's established regional and community parks and provide an outstanding place for new recreational opportunities.

The City's desire to create a dedicated park for festivals and events is in direct response to citizen feedback identified during the completion of Broken Arrow's *Parks & Recreation Master Plan (2008-2025)*. Surveys that were conducted as part of the previous master planning effort indicated that interest in special events was the number one priority. The purchase of this park property creates an outstanding location to achieve this important community objective. Initial goals for this park include the ability for the site to be used by private and public groups for staging and hosting large events that may range in size from 150 to 15,000 people.

The master plan for the parks original 86 acres was approved by the Broken Arrow City Council in December 2010. Subsequently, the park has been expanded to a size of approximately 200 acres. Originally known as the Broken Arrow Events Park, the property was officially designated as Chisholm Trail South Park during the planning process.



*Aerial View of Chisholm Trail South Park (looking south with the Northeastern State University-Broken Arrow campus visible in upper right corner).*

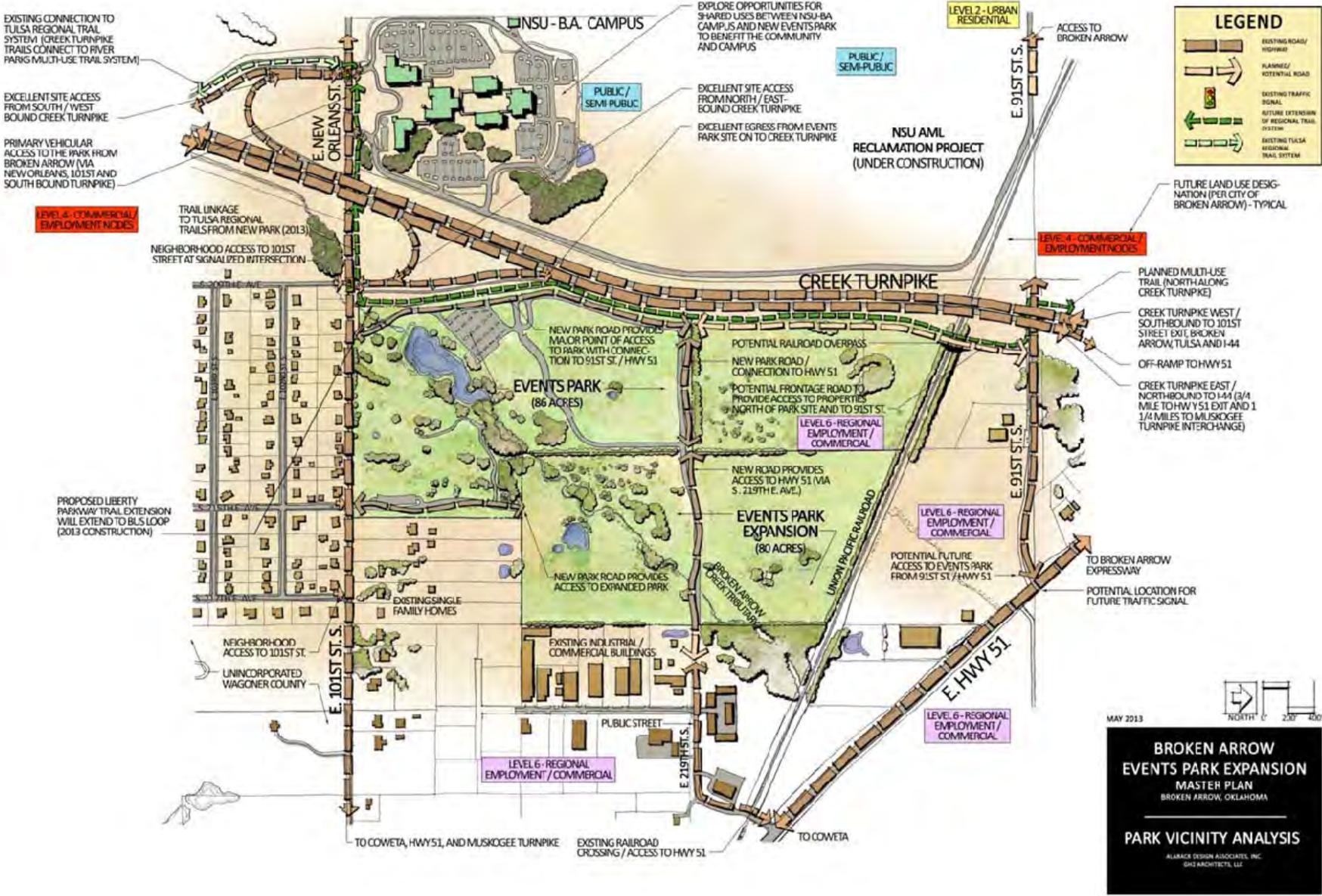


Chisholm Trail South Park - Location Map

Early in the master planning process, a number of general objectives were developed to guide the final master plan and are listed below:

- Maximize the potential for Chisholm Trail South Park so that it functions on a daily basis as a valued community park in addition to being able to accommodate events on a regular basis. The park's location, size and physical features create excellent potential for diverse recreational opportunities that will enhance quality of life for Broken Arrow residents.
- Design the park with flexibility to host a wide range of events that vary in size and type, and ensure that the park can accommodate several events simultaneously.
- Plan for the park in consideration of adjacent land uses and the surrounding transportation network. Maximize compatibility with adjacent properties and consider mutually beneficial opportunities created by the proximity of the Northeastern State University - Broken Arrow campus.
- Keep the park as natural as possible to provide an aesthetically pleasing environment for events. Carefully locate new uses and site features to minimize loss of scenic wooded areas and other sensitive environmental habitats. Consider opportunities to create a project that exemplifies the sustainable site development principles that are identified in Broken Arrow's *Living Green Low Impact Development Manual*.
- Create a plan that can be readily implemented in phases as funding resources become available, with an initial focus on the development of basic infrastructure that will allow for the park to begin hosting events.
- Separate natural / passive areas from more active uses for compatibility. The park's land area of approximately 200 acres is more than sufficient to provide varied types of uses with adequate separation.





Chisholm Trail South Park - Vicinity Analysis

## Master Plan Overview

The following pages present an overview of the final master plan for Broken Arrow’s Chisholm Trail South Park that will guide its near-term and long-range growth. The proposed master plan strives to create an outstanding recreational asset that maximizes the park’s potential and accommodates a wide variety of events and activities. With the park’s excellent transportation access to Broken Arrow and the surrounding region, Chisholm Trail South Park can add diversity to recreational opportunities provided in the city’s existing community and regional parks. The master plan also achieves the goal of providing recreational features that can be used by the community on a daily basis to ensure that the park maximizes its full potential and ability to become a valued part of Broken Arrow’s parks and recreation system.

The plan builds upon the community’s vision for an events / festival park that was originally recommended in the *Broken Arrow Parks & Recreation Master Plan (2008-2025)*. The proposed master plan includes recreational features and elements that were identified with guidance from the Advisory Committee, key stakeholders, and Broken Arrow citizens. The following pages provide an overview of proposed improvements for the entire property that now comprises Chisholm Trail South Park .

### PARK MASTER PLANNING TIMELINE

- April 2008 Community survey identifies a strong desire for a place to host events
 
- 2009-2011 Master planning for original 86-acre events park property
 
- 2012-2013 Construction of phase one site work (roads, parking and utilities)
 
- 2013 Master planning for expanded Chisholm Trail South Park
 

*Beginning with the initial vision for an events park in 2008, the City of Broken Arrow now has a 200-acre park with an initial construction phase completed to begin hosting events and festivals in the near future.*



Chisholm Trail South Park combines a beautiful natural setting with excellent highway access to accommodate festivals, concerts and many other types of events.

## Park Development Guidelines

The following general development principles are proposed to guide Chisholm Trail South Park's development into an outstanding and beautiful community park. As the park is developed over the coming years in phases, it is important that these guidelines are followed to ensure that the park improvements are environmentally sensitive and consistent with the master plan's objectives.

- In the planning and construction of site improvements for the park, it is essential to work closely with the property's existing features to maximize opportunities and minimize constraints. Chisholm Trail South Park has wonderful diversity in environmental habitats and topography. The existing lake, creek and mature trees are an invaluable natural resource that provide important environmental habits and outstanding beauty. The design and location of new recreational facilities and circulation systems should respond to these features and preserve them as a focal point for the park.
- One very significant guideline for the park master plan is to preserve the site's natural character, and to recognize the importance of the preservation of natural open spaces. The use of mowed turf grass should be limited to the areas where it is needed to support recreation. Limiting the amount of mowing required will result in significant long-term maintenance savings.
- A pedestrian-oriented focus should be maintained during planning and development of the park. Although a significant amount of roads will be needed for access within Chisholm Trail South Park, streets should be carefully designed so that they do not bisect major activity areas. The circulation system should maximize the park's function and provide necessary linkages, but it should accomplish these needs while also creating a pedestrian-friendly environment.





- The park’s natural character should be reinforced through the design of all new site improvements. Park roads should be designed with an alignment that is flowing and informal, avoiding long straight roads that do not blend visually with the site. New parking lots should be aesthetically designed to break up pavement with large islands and new tree plantings. Parking can also include over-flow lots, using reinforced grass areas, to minimize the expense, visual impacts and long-term maintenance of large, infrequently used paved areas. The character of the park can be further enhanced with the use of a consistent design theme throughout the long-term development of the park that focuses on a natural, rustic visual image. This consistent theme can guide the design of the park’s site features, architecture, signage and circulation elements.
- Another important principle involves the concept of multi-purpose / shared facilities. The plan for Chisholm Trail South Park should provide facilities that serve several activity areas with the benefits of lower costs and long-term maintenance. Parking lots, restrooms, pavilions and shelters can be strategically located for convenient use by many patrons.
- Chisholm Trail South Park should be planned as a sustainable park that incorporates the strategies that are proposed in the City of Broken Arrow’s Living Green Low Impact Development Manual. This park can become an effective demonstration of many of the recommended development practices and features, including tree preservation, minimized grading / clearing, pond water quality improvements, bio retention filters, rain gardens, permeable paving systems, etc.

## Proposed Park Facilities and Activities

The master plan for Broken Arrow Chisholm Trail South Park reflects the synthesis of existing park conditions, programming needs, and specific elements from conceptual alternatives. The proposed master plan for the Chisholm Trail South Park is illustrated on the facing page. As shown, the existing lake and wooded areas in the center of the property are retained to become a focal point for the park's development. Although the master plan includes significant improvements and recreational facilities, a large amount of the park is proposed to remain in natural condition as open space and woodlands. Future development of the park's building and site elements should maintain a consistent theme, reflecting this natural character through the use of stone, timbers, and similar elements.

The following section of this study provides descriptions of all proposed park facilities and activities. Illustrations are included to provide conceptual images of the proposed features for the park. Many of these graphics are presented as "before" and "after" images, with a view of existing conditions followed by a sketch of the same view with proposed improvements. The overview of proposed features begins with a focus on facilities that are proposed within the park's original 86-acre tract, followed by a summary of proposals for the expanded site areas at the north end of the park.

The master plan includes a comprehensive vehicular circulation system to provide good access to and from all park facilities. The plan also includes the development of a trail system within the park which would be linked to the regional trail network. A proposed multi-use pavilion is located immediately northwest of the lake. The center of the park accommodates a large events / festival area, with a second events area and outdoor amphitheater proposed southeast of Anderson Lake. Proposed recreational features include a destination creative play area, an interactive splash pad, a BMX bike track, a skatepark, and a Miracle League baseball field. An adult softball 5-plex is proposed in the northeast corner of the park. The master plan also accommodates several large scale cultural and recreational facilities, including a children's museum, a health and recreation center, and a new cultural / arts facility.



**LEGEND**

- PAVED PARKING
- OVERFLOW PARKING
- RV PARKING
- EXISTING TREES
- PROPOSED TREES
- VEHICULAR CIRCULATION
- FUTURE REGIONAL TRAIL (ADJACENT TO TURNPIKE)
- FUNDED REGIONAL TRAIL
- PEDESTRIAN TRAILS NETWORK

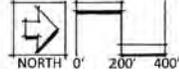
**KEY NOTES**

- 1 ANDERSON LAKE (EXPANDED)
- 2 ENTRY PAVILION
- 3 MULTI-PURPOSE EVENTS PAVILION
- 4 EVENTS AREA / PAVILIONS
- 5 DESTINATION CREATIVE PLAY
- 6 FIRE STATION #8 (YEAR 2025+)
- 7 RESTROOM
- 8 OUTDOOR AMPHITHEATER
- 9 CULTURAL / ARTS FACILITY
- 10 ARBORETUM / NATURE TRAILS / ENVIRONMENTAL LEARNING
- 11 PARK MAINTENANCE FACILITY
- 12 ADULT SOFTBALL 5-PLEX
- 13 CHILDREN'S MUSEUM
- 14 HEALTH / FITNESS / RECREATION CENTER
- 15 DESTINATION SPLASH PAD
- 16 PAVILION / RESTROOM
- 17 MIRACLE LEAGUE BASEBALL FIELD

NOVEMBER 2013

**CHISHOLM TRAIL  
SOUTH PARK EXPANSION**  
BROKEN ARROW, OKLAHOMA  
**PROPOSED MASTER  
PLAN**

ALABACK DESIGN ASSOCIATES, INC.  
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### **Park Circulation System**

Developing a functional vehicular circulation system for the park is a high priority for Chisholm Trail South Park, particularly in light of the potential for significant numbers of visitors attending large community Chisholm Trail South. The proposed park roads are curved to maintain the natural character of the site, and drive alignments are compatible with pedestrian needs. The park's location provides excellent access to existing streets and highways, including the Creek Turnpike and SH 51.

As shown in the master plan illustration, primary access to the park will be provided from New Orleans (101st) Avenue by an entrance to the east of South 209th East Avenue. The proposed park road curves to the west side of the lake and continues north along the west edge of the park, providing access to activities within the park and potentially connecting to 91st Street in the future.

The master plan includes a looped road around the perimeter of the main events area, providing good access for event set-up and emergency vehicles. As shown, a second point of access from New Orleans Avenue is proposed to align with South 215th East Avenue at the southeast corner of the property. This new entrance allows access to uses on the park's east side, including the outdoor amphitheater and neighborhood-oriented recreation. This park road also extends to the northern portions of the Chisholm Trail South Park. East-west circulation is provided with a new road that bisects the park near its midpoint.

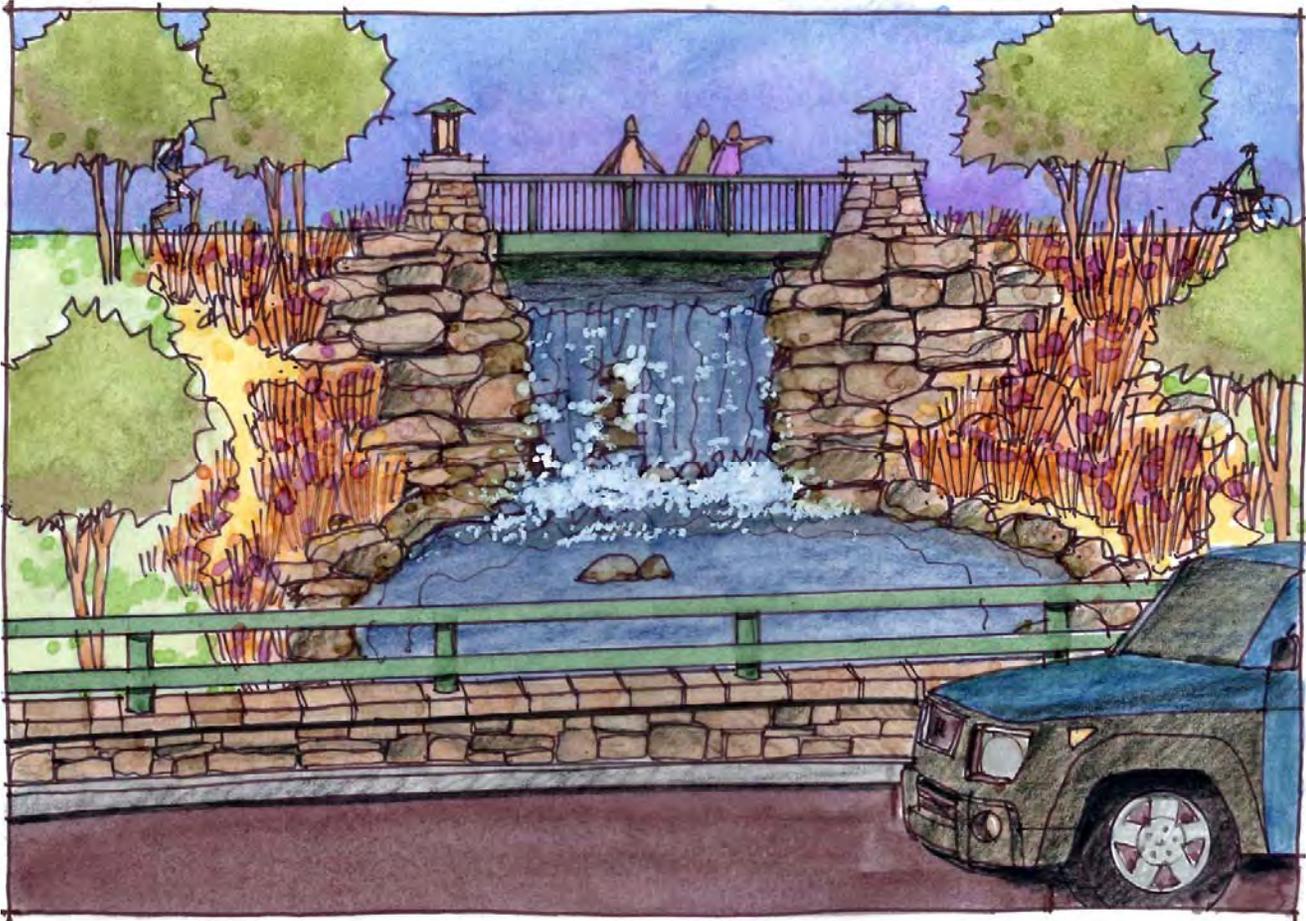
The proposed circulation system provides the ability to develop future connections to SH 51 and to 91st Street. These linkages, in addition to the proposed access to New Orleans Avenue, will provide three routes to and from the site to enhance traffic flow during large events. Currently New Orleans Avenue is two lanes in width south of the park, and it is anticipated that widening will be required for good traffic flow.

As shown on the previous page, proposed parking areas include a combination of paved areas and overflow parking. Parking has been planned in central locations where it can be shared by multiple park uses. The largest paved parking lot is located southwest of the multi-use pavilion to serve this building as well as the events area and lake trails. Parking is also provided in the southeast corner of the property as well as near large activities and facilities in the park's north end. Large areas of overflow parking are proposed in several areas of the site to accommodate visitors. These areas may consist of reinforced grass areas with the advantages of reduced cost, less long-term maintenance, and improved aesthetics. As the park develops over the years ahead, additional paved parking can be provided as needed.

For large community-wide events, the recommended strategy includes the use of off-site parking locations and a shuttle system to supplement on-site parking. This approach will minimize traffic congestion in and around the park, and allow a higher level of attendance. The master plan includes a dedicated bus loop that allows for convenient shuttle drop-off and pick-up.



The park’s main entry drive from New Orleans Avenue crosses a small drainage way as it curves around the dam at the southwest corner of the existing lake. As shown in the photo to the left, this drainage exits the dam through a small pipe as an overflow from the lake. The sketch below illustrates the potential for this location to be developed with a “signature” bridge and a natural water feature to enhance the arrival experience for park visitors.



### Events / Festival Zone

Immediately east of the Creek Turnpike, the center of the park has been identified as the primary location for events and festivals. This location provides an expansive, gently sloping field that is an ideal venue for a wide variety of outside events. It also offers the benefits of unobstructed space that allows flexibility for varied activities, as well as significant separation from the existing homes south of the park. Access for events staging would be accommodated by a looped road around the perimeter of the events zone, with a large overflow parking area provided along the west side of the festival area. Parking and utility hookups for recreational vehicles are also provided on the north side of the events zone.

Large concerts could be held in this area, with a temporary stage located in the southeast corner of the festival zone. Prevailing summer winds from the south would help to carry sound north toward undeveloped land. Water and electrical supply lines would be extended to this area of the site with connections provided for vendors and event needs. The park master plan also creates the ability to host several events simultaneously within the park, with a secondary events / festival zone identified on the southeast side of the lake. This location offers close proximity to an outdoor amphitheater and pleasant views of the lake. Proposed pedestrian bridges across the lake and creek also provide good connections to the main events area and multi-use pavilion.



*The proposed festival area in the center of the park provides an outstanding venue for large community events and concerts.*



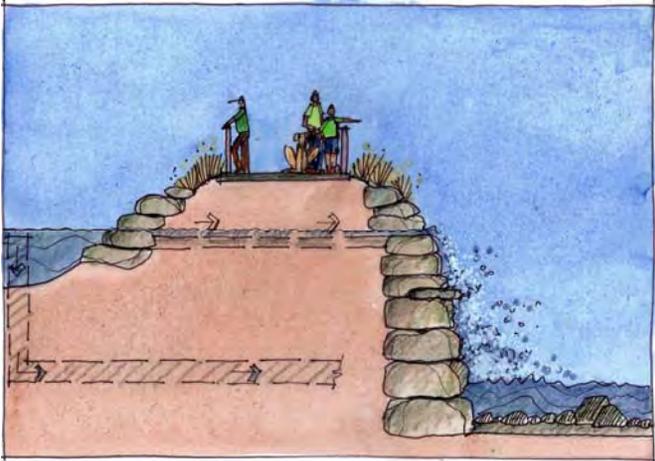
*Chisholm Trail South Park, with its large open fields, would be an excellent setting for balloon festivals or kite flying events.*

As shown in the photograph to the right, the park includes many open space areas that are near the lake and wooded areas. As illustrated in the conceptual sketch below, these areas provide wonderful settings for festivals and many other types of outdoor events. Shade from the large trees would create a more comfortable climate that would enhance the enjoyment of summer activities.





*Anderson Lake and the mature trees along its banks offers spectacular beauty within the Chisholm Trail South Park site.*



*As illustrated in this conceptual dam / spillway cross-section at the lake's south end, the existing earthen dam can be enhanced to create a natural waterfall.*

**Anderson Lake**

As illustrated below, the existing lake will become a central element for the park. This scenic water body, named Anderson Lake in recognition of the previous owners of the park property, provides an important environmental feature that will enhance the enjoyment of the park for years to come. The existing lake is proposed to be enlarged at its southeast end where there are few large trees that would be impacted. Floating aerators are planned to improve water quality and add highly visible focal points for the park. In addition, a looped trail is proposed around the perimeter of the lake with pedestrian bridges to provide connectivity between both ends of the park.



*Perspective Sketch for Anderson Lake Area*



*A new fishing pier and small lakeside gazebo are proposed along the east bank of Anderson Lake. This proposed feature provides a shaded place to relax, enjoy lake views, or go fishing. Walking trails will provide convenient access to the pier which can enhance the enjoyment of the park throughout the year for Broken Arrow residents.*



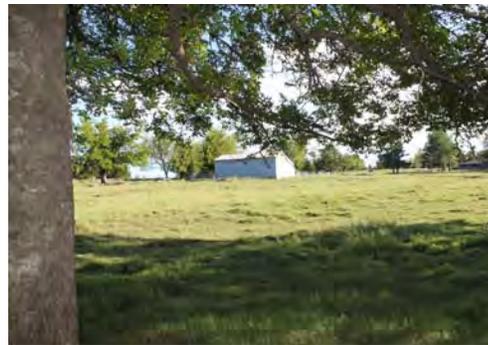
As shown in this photograph looking north, Anderson Lake narrows significantly at its upstream end where it is joined by a meandering creek. A pedestrian bridge is proposed across the lake at its most narrow point to provide a good linkage between all of the park's use areas. As envisioned in the sketch below, this bridge can be a focal point for the park with design elements that reflect the park's natural character. This conceptual bridge structure integrates heavy wood timbers with stone columns.



### Outdoor Amphitheater

An outdoor amphitheater is proposed east of the lake in the south end of the park. This location, as illustrated in the photographs below and to the bottom right, slopes gently from east to west and provides a great location for concerts and other performances. The site is partially sheltered by mature trees to the north and west, creating a pleasant atmosphere for watching events. As illustrated in the conceptual sketch on the facing page, amphitheater seating is created with a grass berm that can be constructed with surplus soil excavated from the proposed lake expansion.

A proposed service road provides access to the stage area for equipment delivery and setup of temporary stages that would be brought in by the performers for each event. Electrical service and water lines would be extended to the stage area to provide necessary infrastructure. Parking would be available east of the amphitheater, as well as in the large parking lot adjacent to the multi-use pavilion. Restroom facilities would also be available nearby, supplemented with portable facilities as desired.



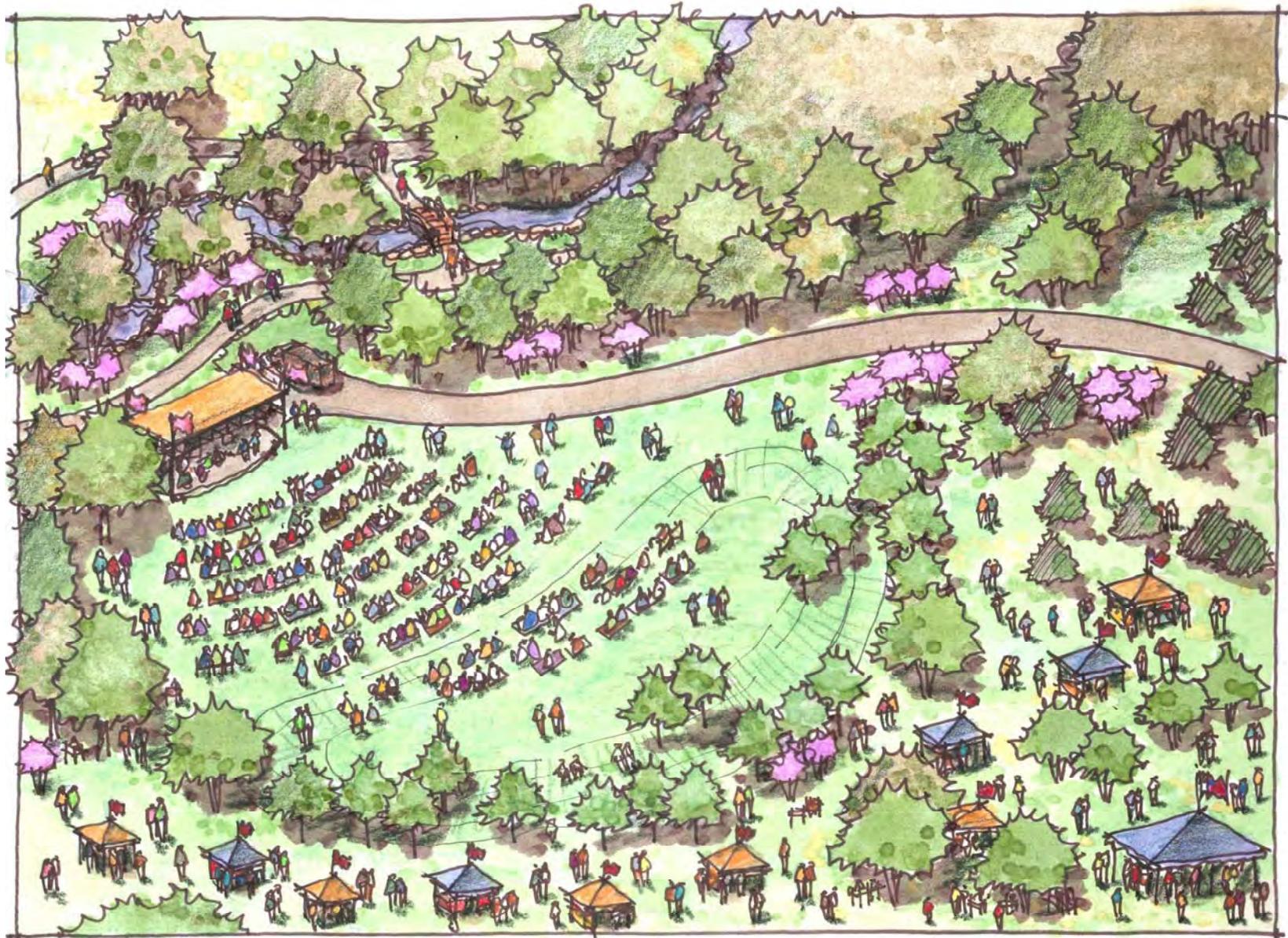
*The proposed site for the amphitheater is gently sloping, as shown in these views looking to the northeast.*



*Seating for the new amphitheater would be provided by spectators with lawn chairs, blankets or on the grass slope.*



*As shown in this aerial view looking north, the amphitheater can be accommodated in a clearing that is partially enclosed by large trees and the creek.*



*An outdoor amphitheater is proposed as a key feature for Chisholm Trail South Park. The park provides a wonderful setting for concerts and other events such as Broken Arrow's popular Tuesdays in the Park series that is held every June.*

### Trails

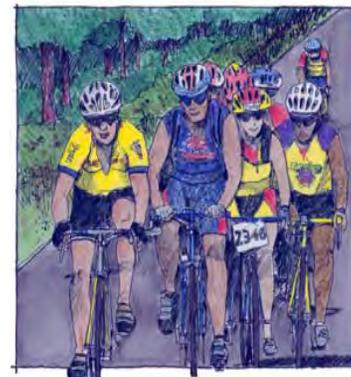
The proposed plan for the Chisholm Trail South Park places a strong emphasis on developing a comprehensive pedestrian network including both paved multi-use trails and unpaved nature trails. Proposed alignments for these 10 ft. wide trails, shown previously in the master plan, loop throughout the park to allow pedestrians, bicyclists and skaters to enjoy the park. Parking lots planned in several areas of the park provide trailheads and convenient access.

Trails are proposed along the park's New Orleans Avenue frontage, creating the potential to connect adjacent neighborhoods with Chisholm Trail South Park. New trails have also been recently built along the park's west edge as part of the Broken Arrow Liberty Parkway Trail (Phase 4). This project included a trail linkage along New Orleans Avenue to the west that connects to the existing Tulsa Regional Trail system. Connection to this outstanding regional trail system will be a great benefit to the park.

Additional multi-use trails are proposed along the park's east perimeter, with other trails planned around Anderson Lake and along the creek. Trails also provide important connections to the multi-purpose events pavilion and other park destinations. Several pedestrian bridges are proposed across the creek and lake to ensure that there is good access between the park's major use areas. At the north end of the park, curved roadways that connect with the multi-use trails are designed to accommodate bikes and pedestrians when events are not in progress. Benches and drinking fountains are proposed along the multi-use trails to further enhance their enjoyment.



*An important benefit for Chisholm Trail South Park is the new connection to the regional trail system, which also serves the NSU—Broken Arrow campus.*



*Using a combination of park roads and multi-use trails, Chisholm Trail South Park can host a variety of cycling and running events.*



Anderson Lake is a significant environmental feature that has potential for enhancement with a new multi-use trail around its perimeter. The photograph to left shows the existing dam at the lake’s south end. Below, a sketch of this same view illustrates the construction of a new lakeside trail along the top of the dam to allow park visitors to enjoy this scenic asset. As shown, the lake edge can be further enhanced with the addition of shade trees, native grasses, and natural stone that will protect the banks from erosion.



In addition to paved multi-use trails, the master plan for Chisholm Trail South Park proposes the addition of nature trails to create an important recreational opportunity that will complement nearby Ray Harrall Nature Park. Nature trails are proposed throughout the wooded areas in the center of the park located near the creek and lake. As shown in the “before” photograph to the right and in the sketch below, walking trails can provide opportunities to enjoy the park’s scenic natural features that include the lake, creek, and large native trees. Proposed enhancements to the creek include the addition of native plantings, natural stone, and understory trees such as redbuds or dogwoods.



Proposed nature trails create opportunities for environmental learning with minimal disturbance to the site. Nature trails are proposed to be constructed approximately 3 feet wide, with a natural surface such as limestone screenings. These trails should adapt to existing landforms with minimal grading or loss of significant trees. Stone edging can be added in locations where drainage creates potential erosion problems. Benches can be constructed of natural materials and located along the trails to create opportunities to rest and relax.



Signage is also an important element for the new nature trails. Signage should be well designed so that its appearance is natural and blends well with the environment. In addition to directional signage, the trails should include small interpretive signs that can be a resource for environmental education (identification of plants, wildlife, etc.). The master plan includes several foot bridges across the meandering creek that flows into Anderson Lake. As illustrated in the concept below, pedestrian bridges can be designed with native stone and ornamental features to blend with the natural character of the site. Additional enhancements that are envisioned include the use of boulders to construct small waterfalls and outcroppings to create pleasant views from nearby trails.



### Creative Play Area

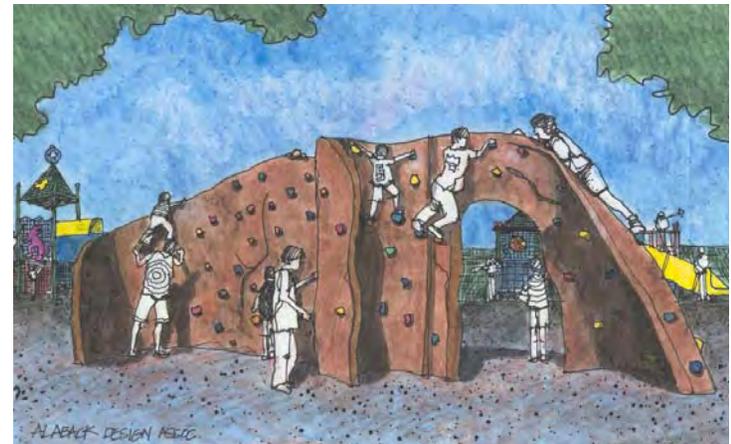
As shown below in a conceptual sketch and previously in the master plan drawing, a destination-quality creative play area is proposed in the southeast corner of the park. Play elements are planned to provide recreational opportunities that can be used on a daily basis by nearby neighborhoods as well as by the entire community. This area of the park will include creative play, picnic facilities, and flexible open space for informal play. Convenient access is provided to this area with a new park entrance from New Orleans Avenue that is aligned with South 215th East Avenue, with trail linkages also planned to provide good pedestrian connections. Planned recreational facilities are supported by new parking lots, which can be built in phases, and by a new restroom facility.



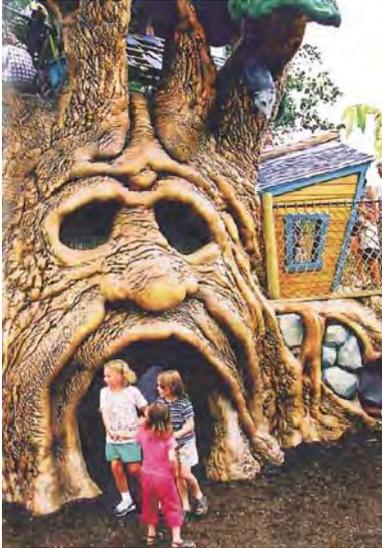
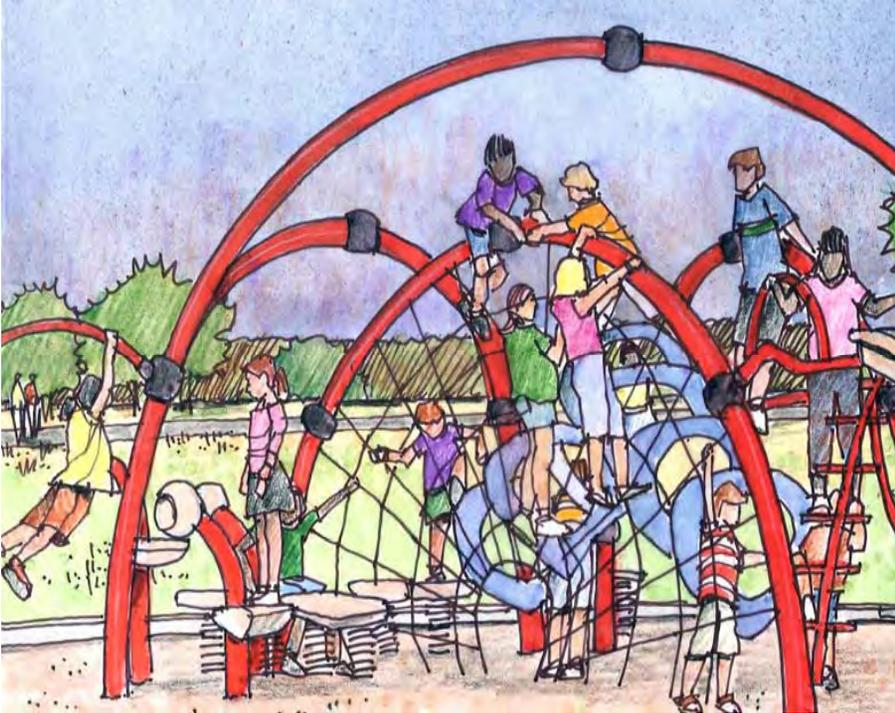
*A proposed creative plan zone is proposed in the southeast corner of Chisholm Trail South Park.*



*The park's southeast corner is gently sloping and well suited to accommodate recreational facilities that will benefit adjacent neighborhoods and the entire community.*



*Chisholm Trail South Park is planned to include interactive play structures that are challenging to children of all ages. Unscripted play routes stimulate imaginations and create a sense of adventure.*



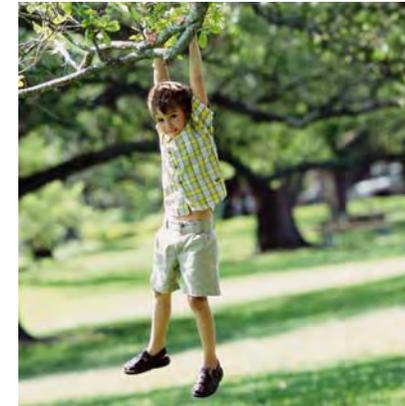
*Development of a creative theme for the play area is suggested to provide a unique recreational experience that can become a destination for children of all ages within Broken Arrow. Innovative play structures are available that are much more interactive than traditional “deck and post” equipment. In addition to these challenging structures, unique play opportunities are available through climbing walls, synthetic rock formations, and other natural elements.*

### Activity Lawn / Picnic Areas

East of Anderson Lake, four large picnic shelters are proposed around a central lawn area / play area. In addition, another large activity lawn is proposed in the northwest quadrant of Chisholm Trail South Park. This second activity area also includes pavilions as well as a large lawn that can accommodate diverse, unprogrammed activity. Barbeque grills, free-standing picnic tables and shade trees are also planned to enhance the use of these important spaces. Within its 200 acres, Chisholm Trail South Park also provides a number of other large spaces that create opportunities for informal play and family activities.



*New picnic shelters are planned to create a large family picnic area. Through the use of decorative stone columns and metal roofs, these structures can reflect the natural qualities of Chisholm Trail South Park.*



*Chisholm Trail South Park can accommodate informal activities including horseshoes, bocce ball, Frisbee throwing, volleyball, badminton, and various sports.*



*The park's master plan includes a phased multi-use pavilion in close proximity to the lake and primary festival zone.*



*This view of the site, looking east, shows the proposed location for the new pavilion. The large trees and lake in the background will be preserved as important natural features.*

### **Multi-Use Events Pavilion**

As shown previously in the park master plan drawing, a large events building is planned as a key feature for Chisholm Trail South Park. The proposed multi-use pavilion will provide a facility with flexible, enclosed event space and support areas that allow for the accommodation of large indoor gatherings and special events at the park. The facility will be designed to host a wide variety of events ranging from concerts and performance events to trade and consumer shows. These events could be stand-alone, individual functions or combined as a series of indoor and outdoor events for a larger festival being staged at Chisholm Trail South Park. The orientation of the proposed pavilion structure will be integrated carefully into the layout of the park. This will enhance the type, size, and quality of events hosted at the facility.

After preliminary programming and budgeting was completed, a final decision was reached for the multi-use pavilion to include approximately 30,000 gross square feet of enclosed space as the first phase of construction. The master plan reserves space immediately adjacent to the pavilion to allow for significant future expansion. It is understood that the actual space requirements may evolve further as the development and use of Chisholm Trail South Park commences. It is also very likely that the pavilion facility will be constructed in multiple project phases, based upon availability of construction funds. As a result, the exterior building envelope and building structure should be designed to accommodate anticipated expansion with minimal disruption to the operation of the facility. The structure will also be designed to physically connect to temporary tent structures that might be utilized for large events. The site location chosen for the pavilion has sufficient area to accommodate a wide variety of phasing and expansion scenarios.

It is anticipated that the facility will incorporate sustainable, low-impact design strategies throughout. These will include the extensive use of natural lighting, high performance heating / ventilation / air conditioning systems, solar / photovoltaic panels, locally available materials, and natural ventilation. The massing and scale of the facility will be pedestrian and user friendly and will present a high quality image, appropriate for the City of Broken Arrow. Natural, aesthetically pleasing, low maintenance materials and finishes such as stone and timber framing will be utilized in the final design and construction.



*A large terrace is proposed on the southeast side of the pavilion, providing flexible space for event participants to enjoy beautiful views of the lake.*

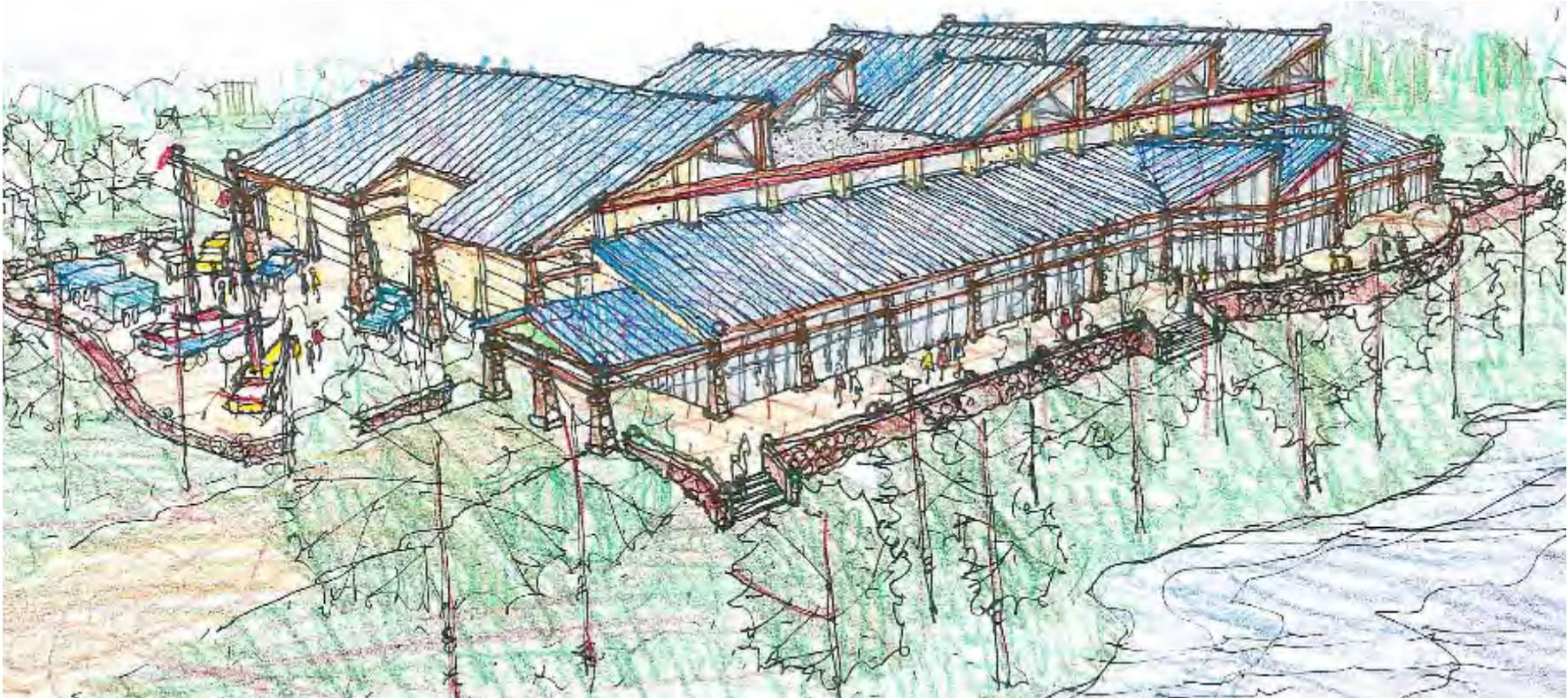
The design of the facility will clearly separate public /spectator spaces from service and facility operations spaces. The facility layout will provide a high level of functional support for vendors and exhibitors. The layout will help make it easy to unload, set up and subsequently break down and load event materials ranging from trade / consumer show booths to full concert support facilities. As shown in the sketch to the left, a public entry plaza located along the shore of the lake will provide a clear sense of entry for visitors and spectators around one of the most attractive features of the site.



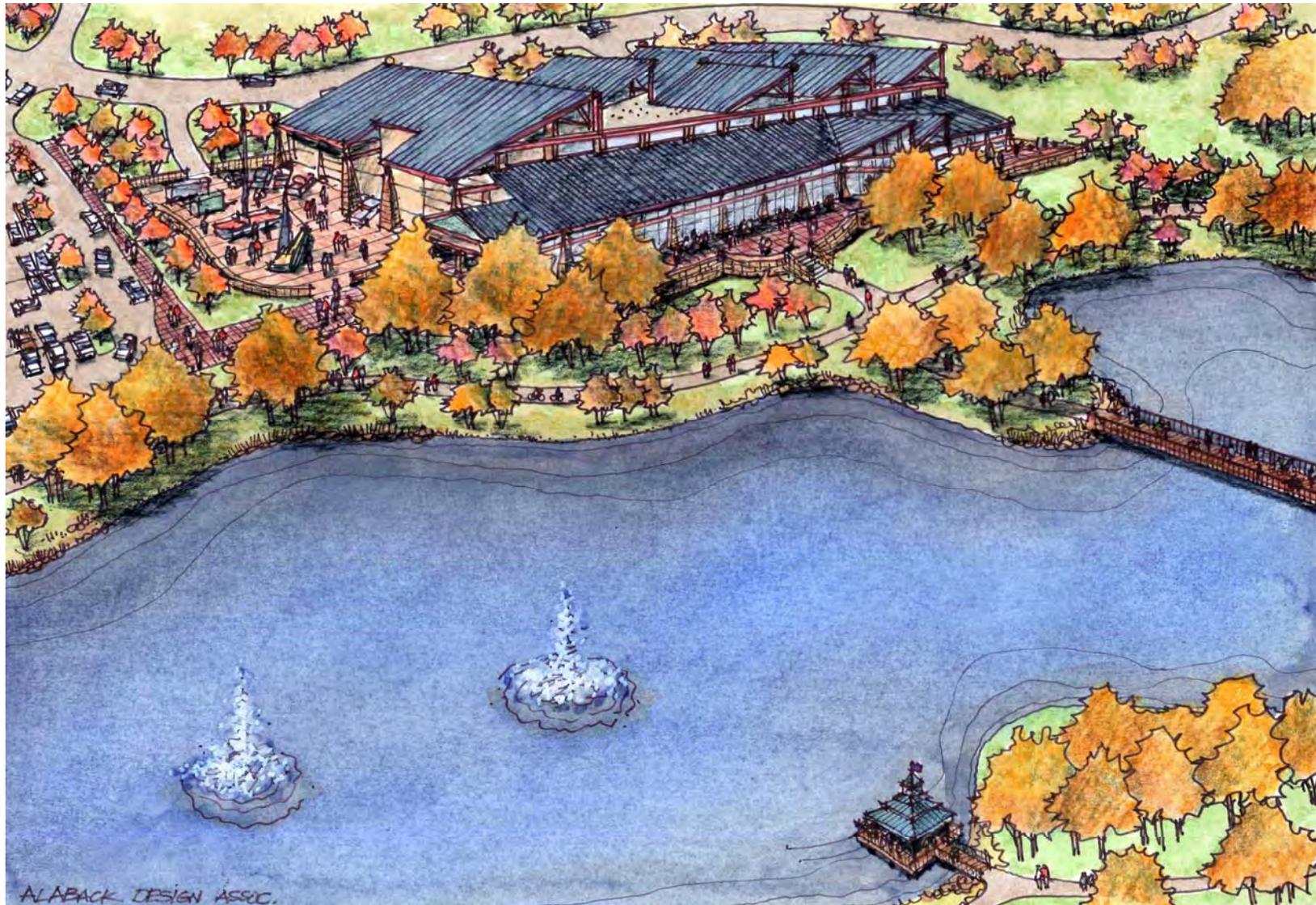
*The park is designed to allow outdoor events to be staged near the multi-use events pavilion. The pavilion also includes a large patio for outdoor exhibits.*

The perimeter of the facility will include pedestrian pathways as well as outdoor exhibit or vendor space for large trade show exhibits or outdoor booths. Large overhead doors will be incorporated into the design around the perimeter of the exhibit floor to allow easy traffic flow to outdoor exhibit or event areas. Toilet and concession facilities will have exterior access points to support events in adjacent outdoor venues, including the proposed amphitheater.

The main event space will be constructed with a concrete floor and minimum clear height of 25 feet. This floor area will be column free with a clear span. With the use of temporary partitions, the event floor will have the capability to be reconfigured into a variety of small, medium and large spaces. Utility services, including power, telephone, data and water service will be provided below the concrete floor and will be accessed as appropriate through floor service boxes via quick connections.



*The proposed architectural concept for the multi-use event pavilion integrates natural materials with an interesting roofline that allows for natural day lighting. This sketch also illustrates the proposed outdoor exhibit area and the lakeside pedestrian space.*



*As shown in this character sketch looking toward the northwest, the multi-purpose events pavilion is planned to be carefully integrated with the park's natural features. As a major activity center for the park, the new pavilion is enhanced by Anderson Lake, trails, pedestrian bridges, outdoor terraces, and majestic native trees.*

### Entry Pavilion

The park master plan includes a proposed entry pavilion that will provide a small, functional facility to support a variety of events and establish a central location for event management activities. It is anticipated that this small facility will be constructed on site prior to the larger multi-use pavilion. This structure will be located near the park's main entry, and will incorporate special event signage and information displays. The program for the facility includes public toilets, a small ticket booth, a staff office, storage space, and approximately 1,600 square feet of covered multi-use area.

Below, a conceptual sketch illustrates the scale and potential architectural style for the proposed entry pavilion. The pavilion will be designed in such a way to allow it to serve a variety of roles, including a security center, temporary show / event office, check-in / registration area, or public support facility. The proposed pavilion will have excellent visibility from the Creek Turnpike which will create valuable exposure for Chisholm Trail South Park. Architectural concepts include a pylon sign with banners and event specific signage / graphics.



*The proposed entry pavilion will allow the City of Broken Arrow to begin hosting events at the park by providing a central point for organization and event staging. This facility creates a highly visible focal point that should generate publicity for events and festivals.*

### Adult Softball

Chisholm Trail South Park's generous size and excellent transportation access create an ideal setting for adult softball facilities to complement other uses in the park. As shown in the sketch below, a new 5-plex is planned along with supporting facilities such as shade pavilions, restrooms / concessions, and paved parking. This new complex has the opportunity to be developed with amenities that enhance the overall experience for both players and spectators. Shaded dugouts and bleachers, wide sidewalks, and large common areas can help make this an outstanding complex.



*Chisholm Trail South Park is planned to accommodate a softball 5-plex in the northeast corner of the park. Park roads provide convenient access to new parking, and new canopy trees are proposed to provide shade for more enjoyable summer use.*



**Miracle League Baseball Field**

Chisholm Trail South Park’s master plan allows the park to fulfill an important function by providing a special needs field that allows children of all abilities to play baseball and softball. Through partnership with the Miracle League organization, Broken Arrow can join over 240 similar organizations to champion the idea that “every kid deserves a chance to play baseball.” Since completion of the first field in 2000, this innovative program has served over 200,000 children and young adults with disabilities. As illustrated in the images to the left, accessible fields for baseball and softball are custom designed with specific features that address potential safety hazards for players in wheelchairs or walkers. Fields typically include a cushioned rubberized surface, wheel chair accessible dugouts and a flat surface to eliminate any barriers to wheelchair-bound or visually impaired players.



*As shown in the sketch above, a new Miracle League Baseball Field is proposed in the northwest corner of the park, adjacent to the Creek Turnpike.*

### Destination Water Play

An interactive splash pad is proposed adjacent to the new health / recreation center to provide water play throughout the hot summer months. With the potential for development as a community-wide destination, the play experience for this new attraction can be accentuated through themed designs, colorful paving, shade structures, and a variety of above-ground features and in-ground spray nozzles. With the added benefit of not requiring the expense of a lifeguard, the water playground sprays water through a programmed sequence of equipment and nozzles.



### Alternative Sports

At the far north end of Chisholm Trail South Park, several alternative sports are proposed to add diversity to recreational opportunities and features within the park. A conceptual BMX bike course is shown; the final design should ensure that all skill levels are accommodated safely. Basic elements of the course include a 25 ft. wide dirt track with jumps and ramps. A new skatepark is also proposed, to be constructed as an in-ground concrete park facility for skateboards, in-line skates and BMX bikes.



*Chisholm Trail South Park is a great location for adding recreational opportunities that are geared toward younger age groups. As shown above, a BMX bike track (bottom) and new skatepark (top) benefit from shared parking and a large pavilion. These alternative sports can complement more traditional recreational facilities within other neighborhood and community parks in Broken Arrow's park system. The proposed water playground is also shown in the upper left corner of the sketch.*

**Arboretum / Environmental Learning Area**

In addition to the proposed nature trails that were described previously for the drainage way near Anderson Lake, a large area in the center of the park will be maintained as a natural area / arboretum for additional environmental learning and enjoyment of nature. As shown in the upper right corner of the sketch below, planned features include unpaved trails through the diverse natural habitats and a small interpretive center building. Trails can be carefully integrated through the natural habitats with interpretive signage added to communicate information about native vegetation and wildlife.

**Cultural / Arts Facility**

As illustrated previously in the park master plan drawing, Chisholm Trail South Park provides an excellent location to accommodate a cultural / arts oriented facility within a natural setting. Proposed along the east edge of the park, this building can be designed with a strong relationship to the outdoor environment and nearby natural areas. This new facility could potentially be developed through partnerships with private organizations or foundations, creating a wonderful setting for a wide variety of cultural events.



*As depicted above in a character sketch, an existing pond is proposed to be enlarged and enhanced to become a focal point for new outdoor terraces and decks that are envisioned for the proposed cultural / arts building.*

### Health / Fitness / Recreation Center

The northwest corner of the park is planned to accommodate several major facilities that will benefit from strong visibility from the Creek Turnpike. As shown in the upper right corner of the illustration below, a new health / fitness / recreation center is proposed along with a shared-use parking lot. Although architectural programming for this building would determine the specific recreational features within the new facility, it has the potential to offer comprehensive recreation to the community. This facility could be developed by a private organization (ie., the Y) or through a public / private partnership.



*A large open lawn is proposed as a valuable common space in the center of several major facilities. A new children's museum is conceptually illustrated in the lower left corner of the sketch.*

### Children's Museum

As illustrated previously on page 11, the park master plan includes a location for a new children's museum to the east of the proposed fitness center. This type of cultural facility would complement other facilities within the park and create a unique regional attraction. The children's museum would also benefit from an expansive open lawn located to the northwest.



*As shown in these examples, architectural materials such as wood timbers and stone can create a natural character that would also be appropriate for Chisholm Trail South Park's future buildings.*

## Summary

Broken Arrow's Chisholm Trail South Park is a scenic property with potential to become a valued addition to the community's outstanding park system. With a master plan to guide its long-range development, Chisholm Trail South Park has a unique opportunity to accommodate events and festivals as well as daily recreation. New activities proposed for the park will complement the facilities in Broken Arrow's established regional and community parks. Chisholm Trail South Park benefits from excellent proximity to existing highways and streets, and its location adjacent to the Creek Turnpike allows for convenient access to the regional trails network.

As the park develops over future years, the City will have the opportunity to shift current events from their present venues to Chisholm Trail South Park. These decisions will be guided by the goal of identifying the best location for each event in terms of overall benefit to Broken Arrow. An important consideration in these decisions is the need to continue holding events such as the Christmas Parade, Rooster Days Parade and the Farmer's Market downtown. These activities bring much-needed visibility to the City's historic core and are the result of significant investments in downtown Broken Arrow. The recent establishment of the downtown arts and entertainment district underscores the importance of a vibrant and economically strong downtown. Designated as The Rose District, Broken Arrow's downtown is in the midst of unprecedented revitalization and growth that greatly benefits Broken Arrow residents and the larger Tulsa metropolitan area.

Successful development of the park will require long-term commitment to obtain funding from both public and private sources. However, the master plan has flexibility to build improvements in smaller phases to create recreational and entertainment opportunities that will immediately benefit the community. *Ultimately, Chisholm Trail South Park can become a true community asset that meets recreational needs in a beautiful, natural setting to further enhance Broken Arrow's quality of life.*

