

ABILENE MULTI-USE PARK

ABILENE, TX



APRIL 2020

Gossman
group design & planning



INTRODUCTION

This conceptual design package was prepared at the request and direction of the Abilene Chamber of Commerce in an effort to find a higher and better use for the 10 acre +/- industrial/warehousing property located along the I-20 Corridor and eastern edge of the SODO District.

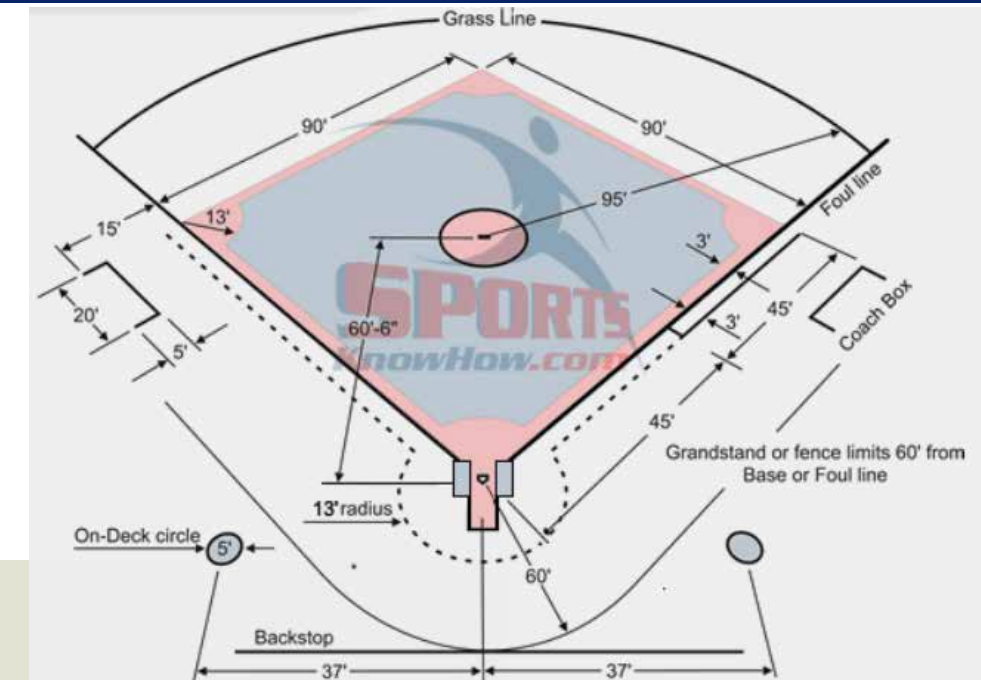
Previous discussions have occurred regarding the need for a multi-use outdoor stadium facility that could host various sporting and entertainment events. Professional, collegiate, and high school baseball and soccer along with outdoor concerts and family oriented entertainment would bring an exciting new land use to this under-utilized real estate.

The facility could also serve as an anchor destination as well attracting restaurants & taverns, new housing and office space to the area creating in effect a mixed-use entertainment zone within the SODO District.

Numerous studies have been prepared throughout the country that demonstrates the economic development benefit of such facilities and the impacts they have through the dynamics of catalytic development. Although primarily considered a community "quality of life" amenity, Corporate America recognizes the value of this type of development in attracting work-force and skilled labor to communities.

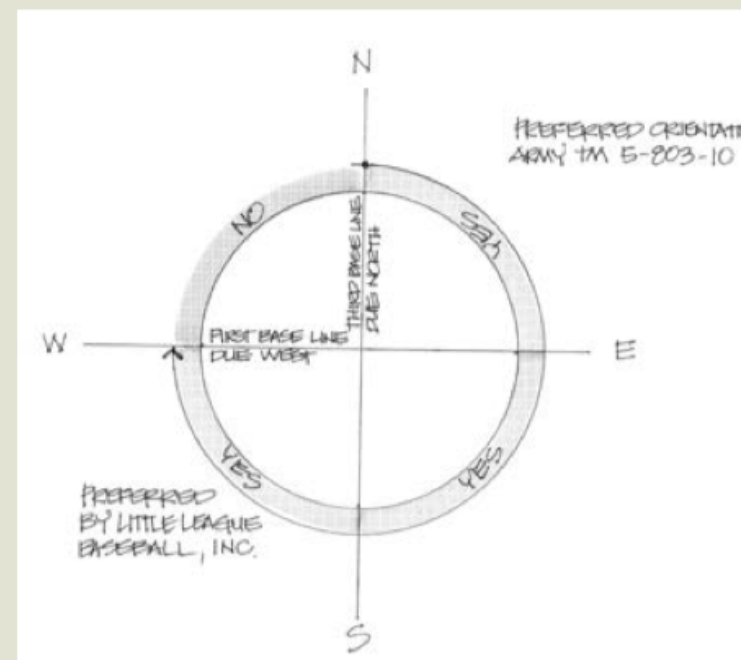
Abilene's Economic Development Strategic Plan; TIP Strategies, 2016 identified the importance of an improved downtown including business expansion and a fresh culture to help attract business and young professionals to the Center City. This would include a downtown complete with the life-style amenities that tech & business sector corporations expect when considering locating facilities in new communities. They understand the connection between community amenities, culture, and dynamic urban destinations and the importance of this dynamic when recruiting businesses and young professionals to downtown facilities.

Park-by-Park Orientations		
<p>N W E S Arizona Diamondbacks Chase Field</p>	<p>N W E S Atlanta Braves Turner Field</p>	<p>N W E S Chicago Cubs Wrigley Field</p>
<p>N W E S Cincinnati Reds Great American Ball Park</p>	<p>N W E S Colorado Rockies Coors Field</p>	<p>N W E S Los Angeles Dodgers Dodger Stadium</p>
<p>N W E S Miami Marlins Marlins Park</p>	<p>N W E S Milwaukee Brewers Miller Park</p>	<p>N W E S New York Mets Citi Field</p>
<p>N W E S Philadelphia Phillies Citizens Bank Park</p>	<p>N W E S Pittsburgh Pirates PNC Park</p>	<p>N W E S San Diego Padres Petco Park</p>
<p>N W E S San Francisco Giants AT&T Park</p>	<p>N W E S St. Louis Cardinals Busch Stadium (II)</p>	<p>N W E S Washington Nationals Nationals Park</p>
National League Ballpark Orientations		



Baseball and Softball Field Orientation:

- To minimize sun interference for the players, especially the batter and the pitcher, the field should be oriented so that the setting sun is generally at a right angle to the imaginary line between home plate, the pitching rubber, and second base (ie. S-SW to N-NE alignment or vice versa)



- Note: DCNR will not provide grant funding for fields that are oriented in a Northwest direction

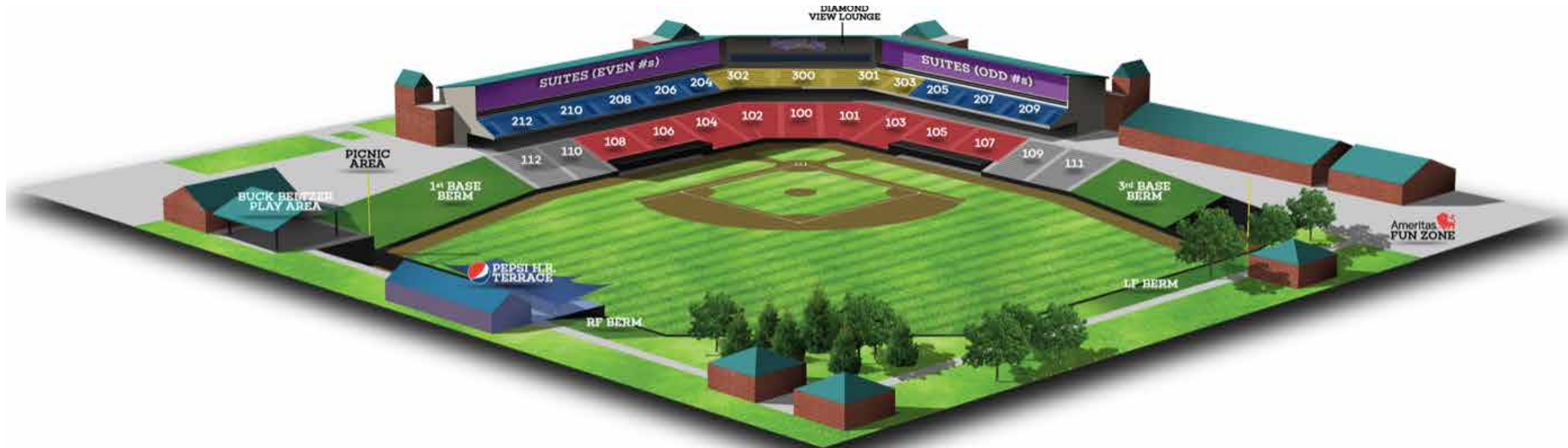


STADIUM CAPACITY & DESIGN

TEXAS

13 ballparks; 2 major league, 7 minor league (3 AAA, 4 AA), 4 independent

City	Ballpark Name	Opened	Capacity	Home Team (Affiliate)	League/Level
Alpine	Kokernot Field	1947	1,400	Alpine Cowboys	Pecos/Independent
Amarillo	Hodgetown	2019	7,000	Amarillo Sod Poodles (Padres)	Texas/AA
Arlington	Globe Life Park in Arlington	1994	48,114	Texas Rangers	American/MLB
Cleburne	The Depot at Cleburne Station	2017	5,000	Cleburne Railroaders	American Assoc./Independent
Corpus Christi	Whataburger Field	2005	7,500	Corpus Christi Hooks (Astros)	Texas/AA
El Paso	Southwest University Park	2014	9,500	El Paso Chihuahuas (Padres)	Pacific Coast/AAA
Frisco	Dr Pepper Ballpark	2003	10,000	Frisco RoughRiders (Rangers)	Texas/AA
Grand Prairie	AirHogs Stadium	2008	5,445	Texas AirHogs	American Assoc./Independent
Houston	Minute Maid Park	2000	40,963	Houston Astros	American/MLB
Midland	Security Bank Ballpark	2002	6,669	Midland RockHounds (A's)	Texas/AA
Round Rock	Dell Diamond	2000	10,000	Round Rock Express (Astros)	Pacific Coast/AAA
San Antonio	Wolff Stadium	1994	6,200	San Antonio Missions (Brewers)	Pacific Coast/AAA
Sugar Land	Constellation Field	2012	7,500	Sugar Land Skeeters	Atlantic/Independent





BEST PRACTICES



CHARLESTON, WV





LOCAL DESTINATIONS





THE SITE



SITE DATA

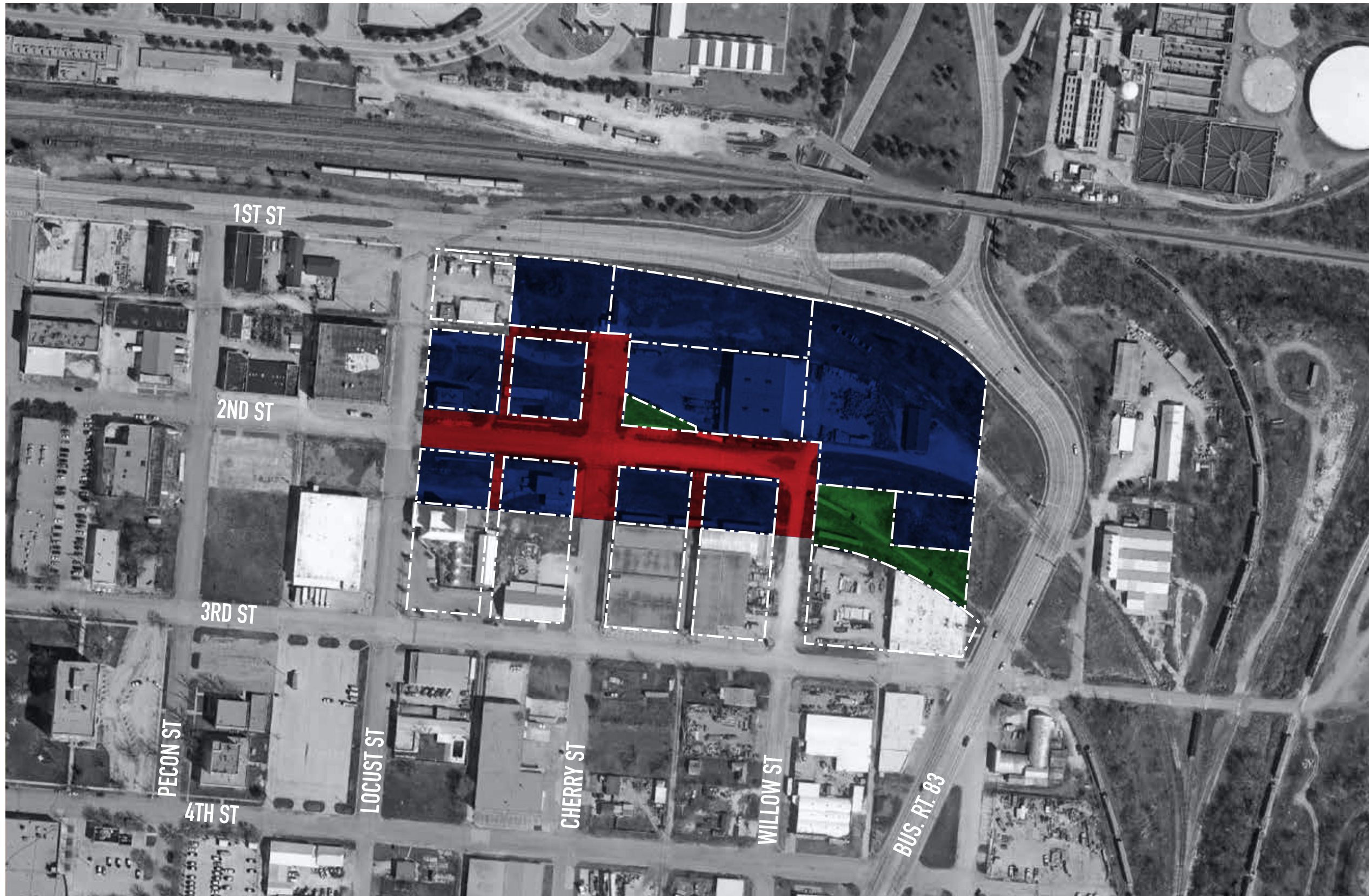
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STREET ACREAGE	2.34 ACRES
RAIL R/W ACREAGE	0.78 ACRES
TOTAL SITE ACREAGE	10.86 ACRES

1"=200'





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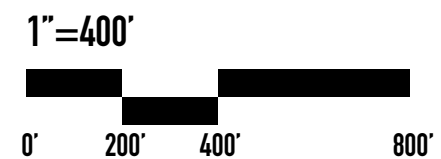


THE CONCEPT





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DEVELOPMENT DATA

GRANDSTANDS 2-STORY
17,650sf ground floor footprint
17,650sf floor 2

35,300sf total

COMMERCIAL BUILDING 1-STORY
4,800sf

OLD DEPOT BUILDING 1-STORY
2,500SF

MIXED-USE BUILDING 2/3-STORY
8,900sf ground floor footprint
8,900sf floor 2
4,545sf floor 3

22,250sf

MIXED-USE BUILDING 3-STORY
OPTION 1 - OFFICE
24,000sf ground floor footprint
24,000sf floor 2
24,000sf floor 3

OPTION 2 - RESIDENTIAL (900sf apartment)
24,000sf ground floor footprint
42 apartments total

72,000sf total

PARKING
36 spaces
20 spaces
46 spaces
285 spaces (This area could be a parking garage)

387 TOTAL PARKING SPACES

1" = 100'





Age Group	Field Width		Field Length	
	Min.	Max. (in yards)	Min.	Max. (in yards)
13U-19U	50	100	100	130
11U & 12U	45	55	70	80
9U & 10U	35	45	55	65
6U, 7U & 8U	15	25	25	35

**www.usyouthsoccer.org*

1"=100'





PERSPECTIVE VIEW





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