

RedGate Park Master Plan Implementation (RE23)



Description: This project funds design and construction of the infrastructure and amenities within the park based on the RedGate Park Master Plan. Phase one work includes completing the dog park, trail and pathway improvements, SWM facilities, picnic pavilions, and accessibility improvements. Remaining design and construction will be determined based on funding availability. Staff will pursue outside funding for construction.

Changes from Previous Year: Prior project funding has shifted from 'grants' to 'paygo' to more accurately reflect paygo funding supported by ARPA revenue replacement. Chesapeake Bay Trust (CBT) grant (\$181,720) for reforestation was added in a budget amendment in FY 2025, and Program Open Space funding (\$288,324) was added. Design completion moved to FY 2026.

Current Project Appropriations

Prior Appropriations:	4,114,499
Less Expended as of 4/15/25:	421,461
Total Carryover:	3,693,038
New Funding:	288,324
Total FY 2026 Appropriations:	3,981,362

Guiding Principle: Stewardship of the Env. and Infrastructure

Mandate/Plan: 2022 RedGate Park Master Plan; 2020 Recreation & Parks Strategic Plan; 2016 ADA Transition Plan; Comprehensive Plan

Anticipated Project Outcome: Provide a safe, exciting, well planned destination park.

Project Timeline and Total Cost by Type: Funding was reallocated from Construction to Other for the CBT grants for reforestation and additional Program Open Space funds were added.

Type	Estimated Start		Estimated Completion		Estimated Cost			
	Original	Current	Original	Current	Original	Current	\$ Change	% Change
Planning / Design	FY 2024	FY 2025	FY 2025	FY 2026	2,021,173	2,021,173	-	-
Construction	FY 2025	FY 2025	FY 2027	Future	1,000,000	2,000,000	1,000,000	100%
Other	FY 2025	FY 2025	FY 2026	FY 2026	-	381,650	381,650	-
Project Total (\$):					3,021,173	4,402,823	1,381,650	46%

Project Funding: This project is partially funded, and includes \$381,650 from CBT grants for tree planting, and \$2 million in Project Open Space funding for construction.

Source	Prior	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	Future	Total
Paygo (Cap)	2,021,173	-	-	-	-	-	-	2,021,173
Grants (Cap)	381,650	-	-	-	-	-	-	381,650
POS (Other-Cap)	1,711,676	288,324	-	-	-	-	-	2,000,000
Total Funded (\$)	4,114,499	288,324	-	-	-	-	-	4,402,823
Unfunded (Cap)	-	-	2,200,000	2,300,000	2,200,000	2,000,000	3,085,000	11,785,000
Total w/Unfunded (\$)	4,114,499	288,324	2,200,000	2,300,000	2,200,000	2,000,000	3,085,000	16,187,823

Operating Cost Impact: Landscape maintenance and accessibility remediation.

Fund	Prior	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	Future	Total
General	-	30,000	-	-	-	-	-	30,000

Project Manager: Eric Grieshaber, Senior Construction Project Manager, 240-314-8609.

Notes: This project first appeared in the CIP in FY 2023. FY 2026 work includes continuation of design.