



# Page Property

---

## **Town Council**

Sarah Nurmela, Director of Planning & Development

Luke Bolinger, Director Parks & Recreation

May 12, 2026

# Overview

- Brief History
- Use Alternatives
- Direction from Council
- Next Steps



**Legend**

 Downtown Commercial	 Cemetery
 Commercial	 City Parks and Open Space
 Cultural	 Private Parks and Open Space
 Mid Density Residential	 Undeveloped Lot
 Manufactured Home	 Rural Residential
 Single Family Residential	 Agricultural

## Brief History

- Purchased Page Property in October 2023 for \$6.6M
- Annexed in January 2024 with AGH zoning
- December 2024, initiated contract with DIG Studios to develop concept plan



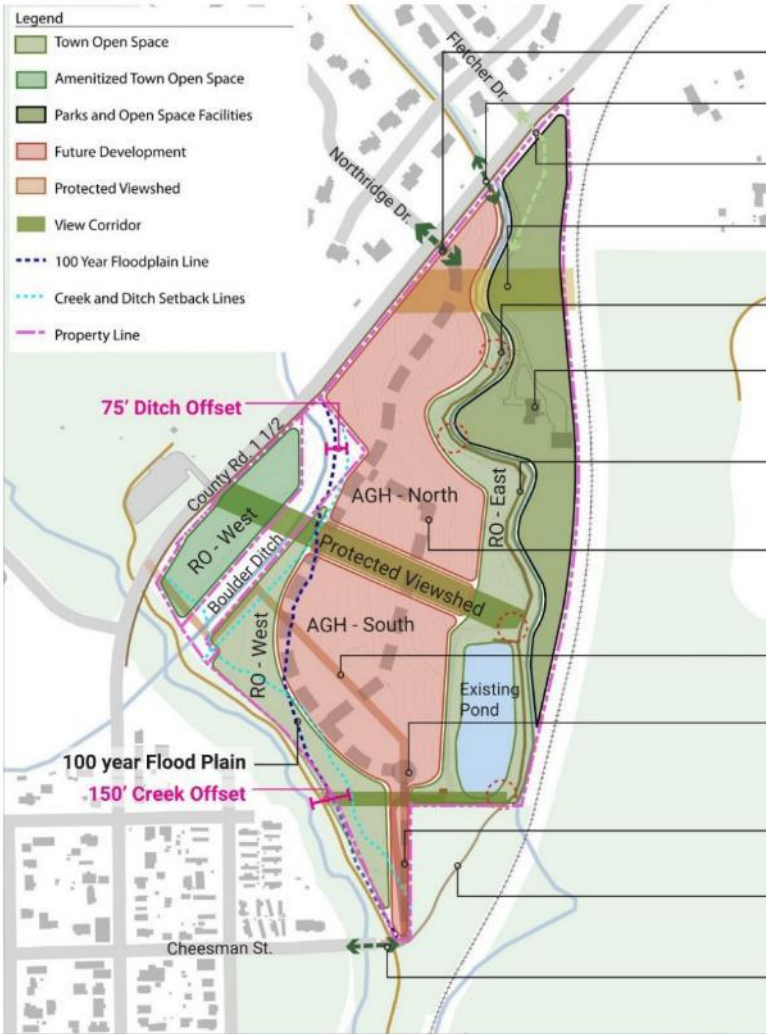
# Brief History

- **April 2025**  
3 initial concepts to Council
- **September 2025**  
3 refined concepts
- **November 2025**  
2 additional concepts with no development & Council direction to not consider a large Parks & Open Space facility on the site.



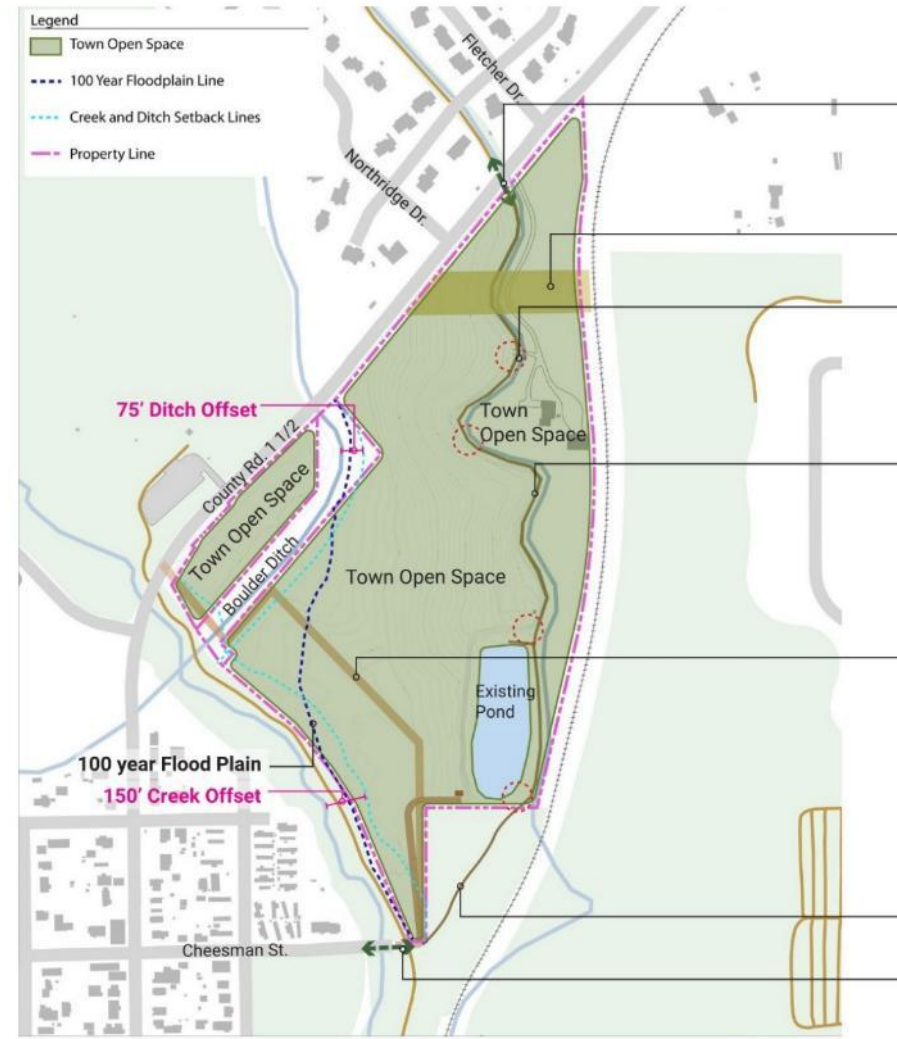
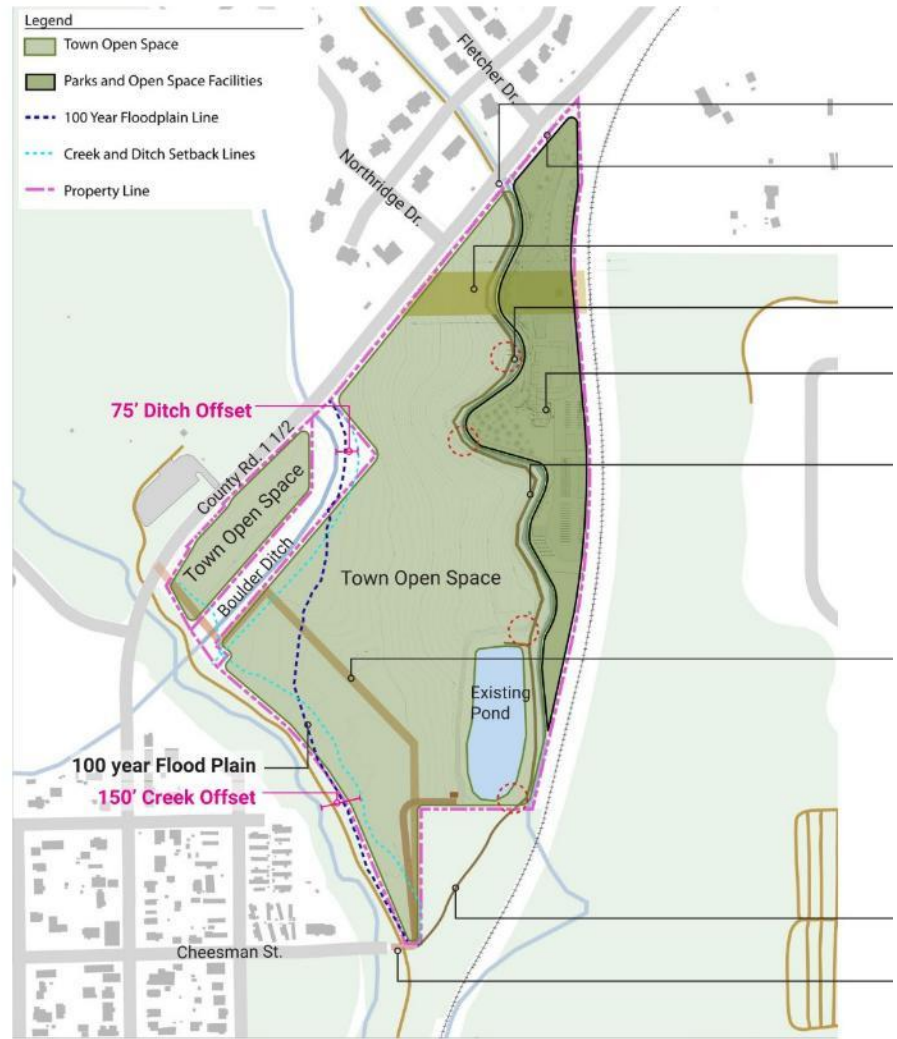


# Options 1-3: Neighborhood; Open Space & Trails; Parks & Open Space Facilities



## Options 4: Open Space & Facilities Only

## Options 5: Open Space Only





# Concept Plan Options

Options	Description (Zoning)	Housing (AGH)	Open Space (ROS)	Facilities (PLI)	Vehicle Traffic & Transportation Infrastructure
1-3	Original Vision: Mixed income neighborhood/development; open space & trails; Parks & Open Space facilities	YES; Dependent on affordability levels & partner	YES; \$255k pond; \$1M trail	YES; \$19M POS Facilities	Neighborhood traffic; infrastructure paid by developer
4	NO neighborhood; reserved open space & trails; Parks & Open Space facilities	NO; \$3.6M reimbursement to housing fund	YES; \$160k reclamation; \$255k pond; \$1M trail	YES; \$19M POS Facilities	Minor facilities traffic; infrastructure paid by Town
5	NO neighborhood; reserved open space & trails; NO Parks & Open Space facilities	NO; \$3.6M reimbursement to housing fund	YES; \$160k reclamation; \$255k pond; \$1M trail	NO; \$40M LAWSC Facilities	No traffic impact; Trail infrastructure paid by Town

## Project Costs to Date

- Property Purchase - \$6.7M
  - TNACC - \$3.4M
  - ARPA - \$3.3M
- Site Evaluation & Clean-up
  - Demolition - \$100,000
  - Environmental Evaluation
- Concept Planning
  - \$172,000 Total Contract Cost with DIG Studios
  - Approximately \$67,000 remaining



## Council Direction

- Future use of Page Property
- TNACC & ARPA Funds