

Vision Plan

to enhance the Barrett Administrative and Recreation Complex Site

August 19, 2026



URBAN PARTNERS





1

INTRODUCTION

In the Fall of 2025, the Barrett Economic Development Corporation engaged the Derck & Edson team in a community visioning process to revitalize the Four Corners area of the Village of Canadensis and enhance the site at the Barrett Administrative & Recreation Complex. This visioning process has engaged the Barrett Township community, the Community Advisory Board, and the Business Advisory Board to enhance these areas of the Township.



Planners & Landscape Architects



Economic Consultants

URBAN PARTNERS

Civil/ Sanitary System Engineers





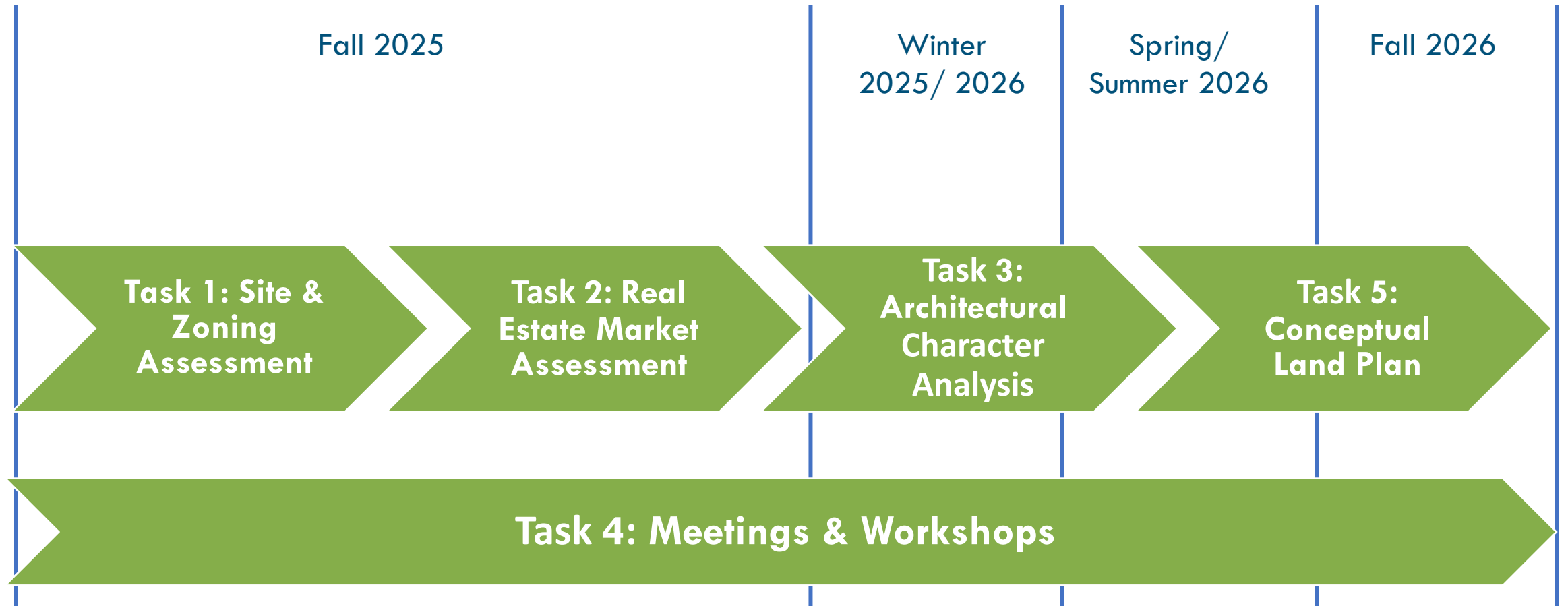
Planners, Architects, & Landscape Architects



Mark Evans AICP PP AIA
Director of Planning

- 1. Introduction**
- 2. What We Heard from the Community**
- 3. Market Opportunities**
- 4. The Vision**
 - Vision
 - Concept Plans
 - Phasing Plan
- 5. Implementation**

Community Visioning Process





2

WHAT WE HEARD FROM THE COMMUNITY

How would you like to see the open areas surrounding the Barrett Administrative and Recreation Complex enhanced?



Community preferences for gathering places

89 VOTES

NONE OF
THE ABOVE

3%



Community preferences for outdoor recreation near Canadensis



103 VOTES





3

MARKET OPPORTUNITIES

Market Opportunities - Retail

- The data shows a significant demand/retail gap
- Demand should be prioritized to be compatible with characteristics and scale of the relatively rural environment
- Several specific retail categories exist with opportunities potentially appropriate for Barrett Township
- These would be smaller, independent store types



Specialty Retail Stores

- Health and Personal Care Store
- Sporting Goods Store
- Leather Goods Store
- Yarn/Needlework Store
- Hobby/Toy/Game Store
- Book Store
- Florist
- Used Merchandise Store
- Pet Store
- Art Dealer

Market Opportunities – Medical/ Health Care

- While the region has several medical offices within 15 miles of Canadensis, none are within 7 miles
- This absence appears to be an opportunity for medical office space or an urgent care center in Barrett Township to serve residents and visitors
- Discussions with area medical groups could identify any specific interest in expanding in the Township at the BARC Site in either a:
 - Purpose-built structure
 - Renovation of an existing space within the BARC





4

THE VISION FOR THE BARRETT ADMINISTRATIVE & RECREATION COMPLEX SITE

The Vision for the Barrett Administrative & Recreation Complex

Guided by the ideas generated during the November 18, 2025 community meeting, the vision for this site includes:

- A community serving complex that serves as an anchor and hub of activity for Barrett Township offering a balanced mix of uses within the building and site
- A destination for outdoor recreation, community concerts, festivals, and civic activities in the Township
- New revenue generating uses that will support the cost of community uses and reduce the burden on taxpayers
- A design that integrates natural areas into the site including meadows, woodlands, and wetland areas

Community Vision for the BARC site – the hub for civic activities in the Township



Community Vision for the BARC site – the hub for civic activities in the Township





Amphitheater & Picnic Pavilion

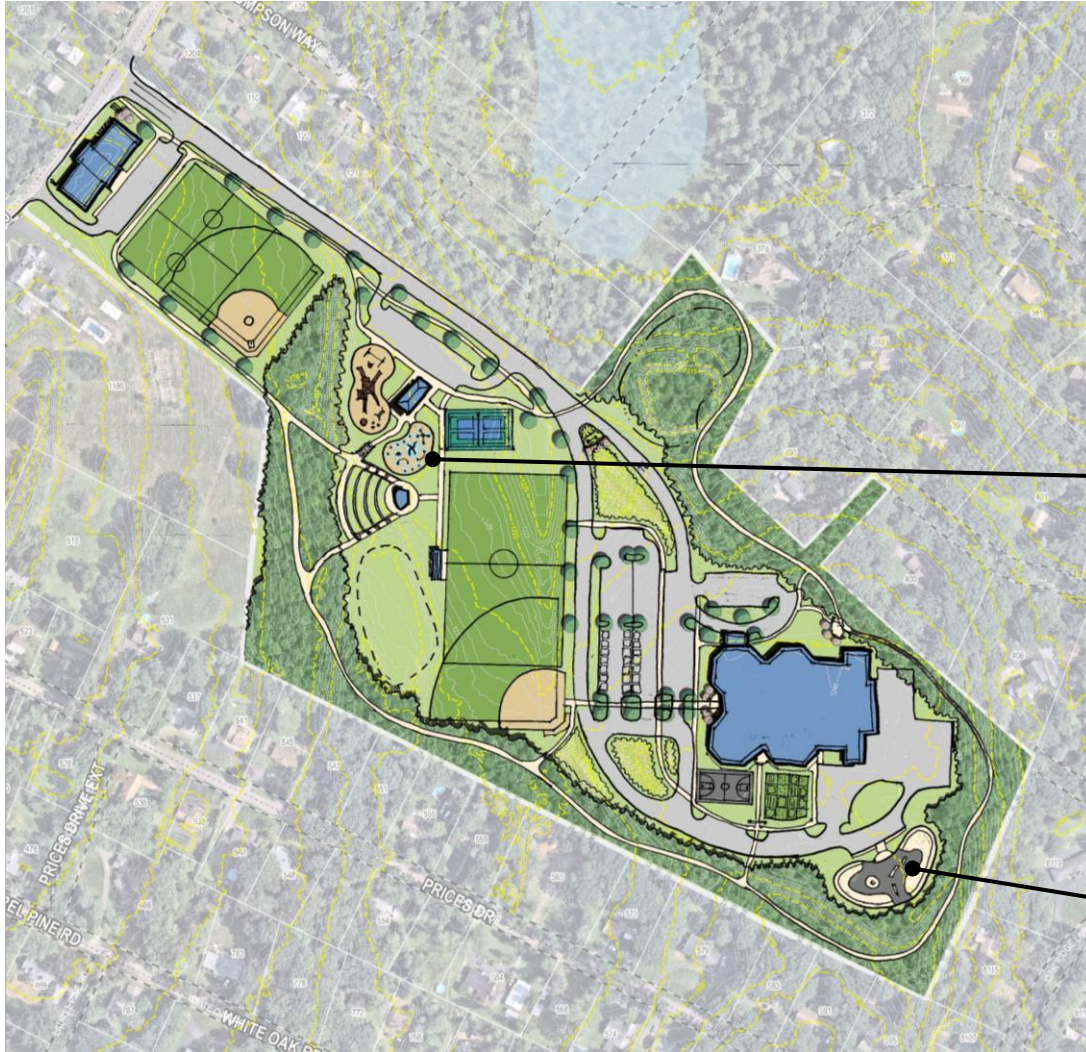
Picnic pavilion



A terraced amphitheater



Splash Pad & Skate Park

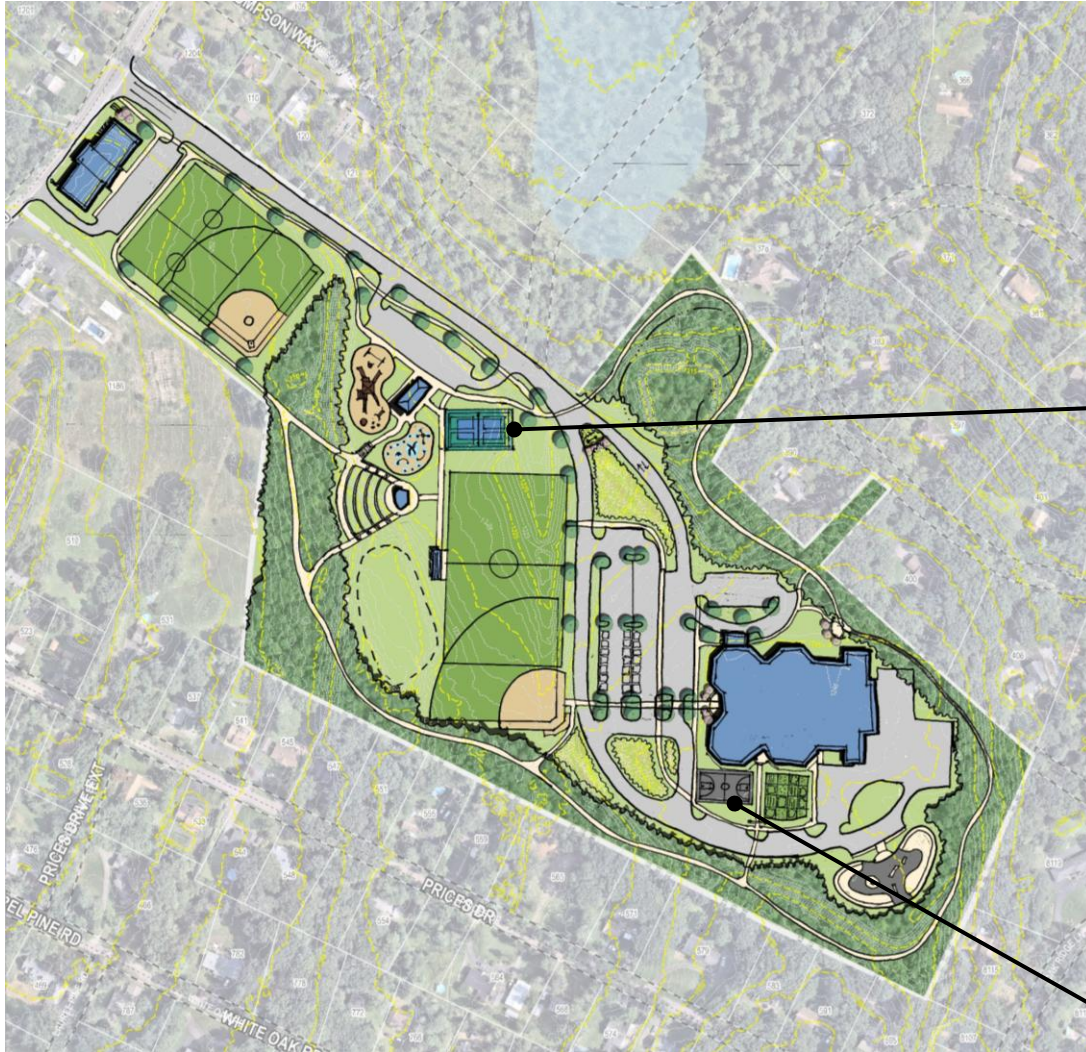


A splash pad would offer three season use



Skate Park

Pickleball & Basketball Courts

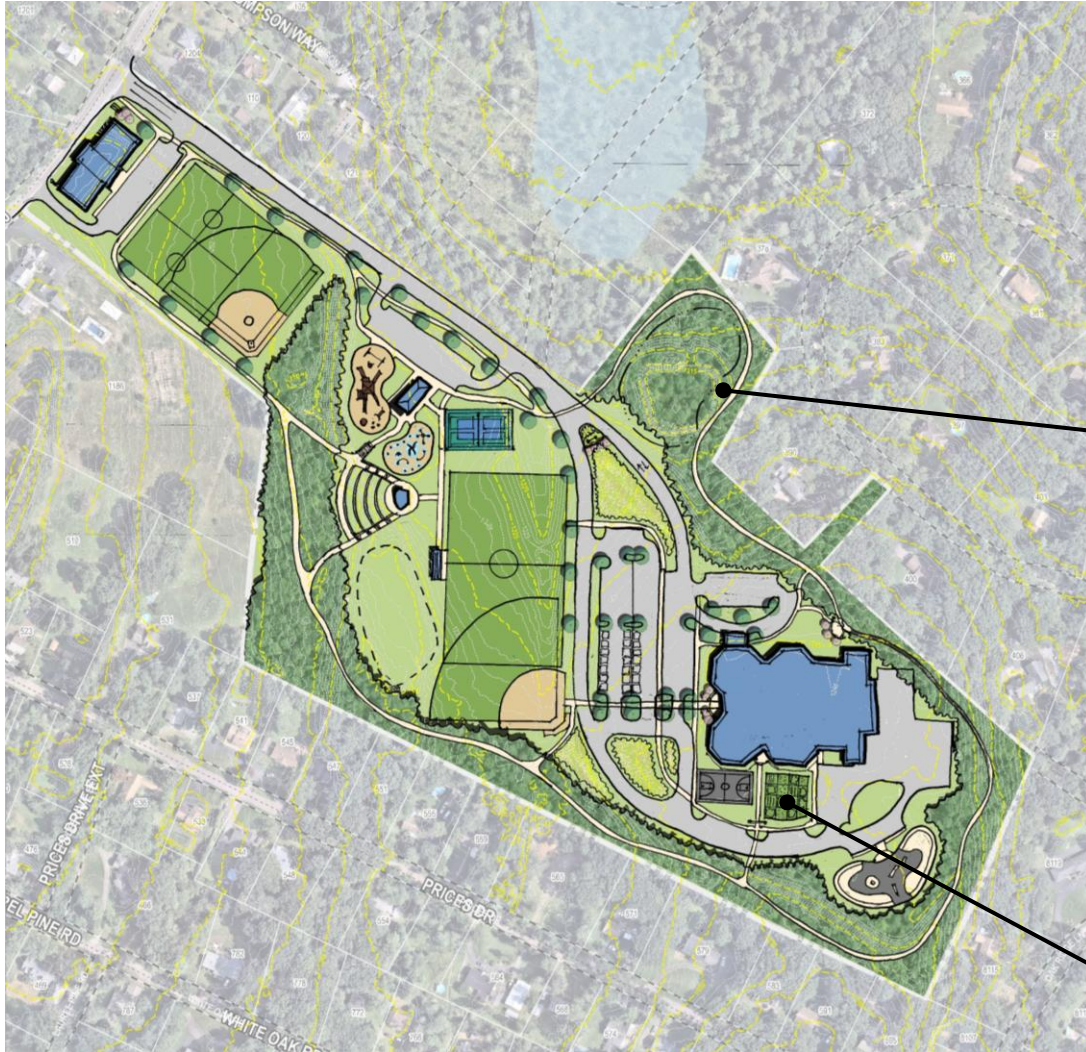


Pickleball Courts



Basketball Court

Meadow & Community Garden

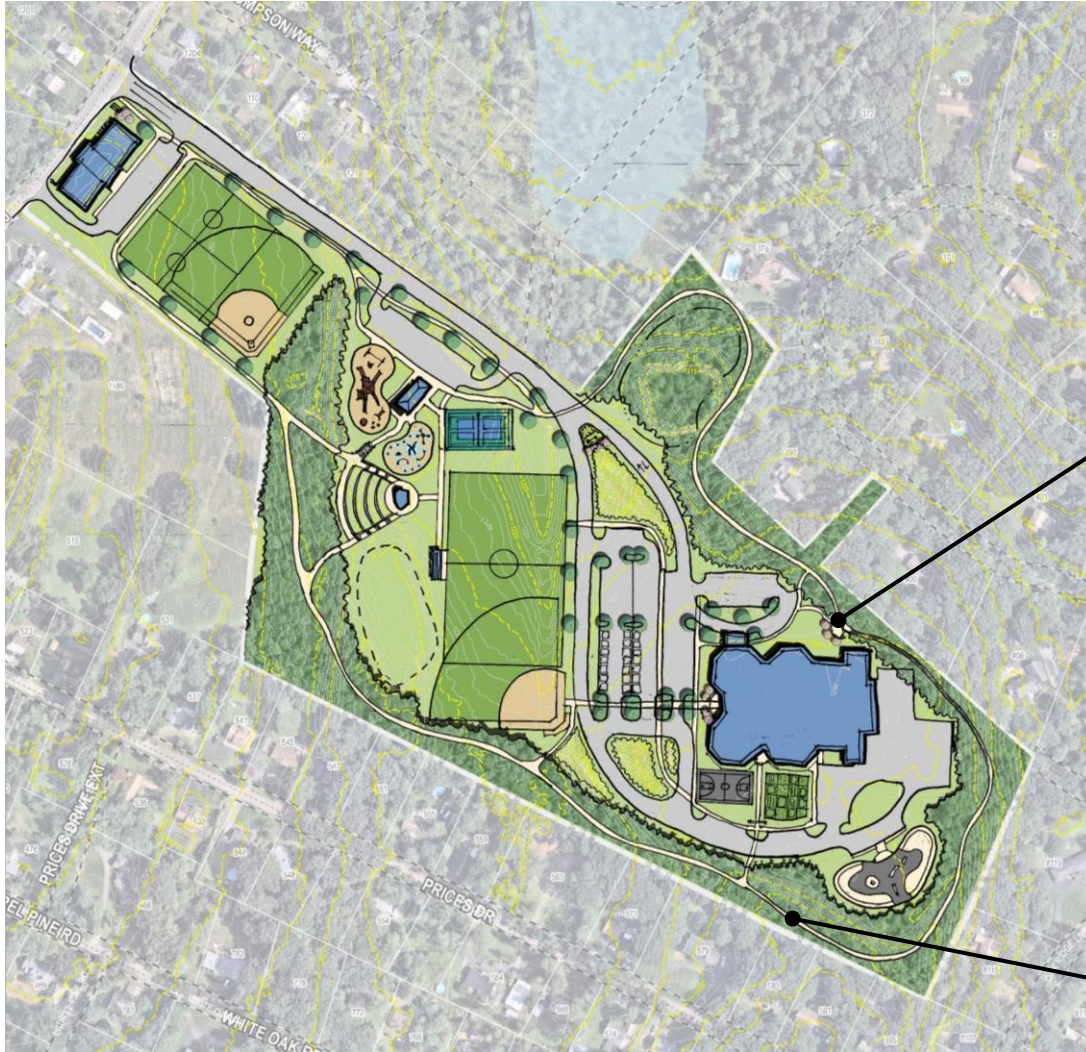


Meadow, Trail, & Wetland Garden Walk



Community Garden

Fitness Stations and One Mile Trail

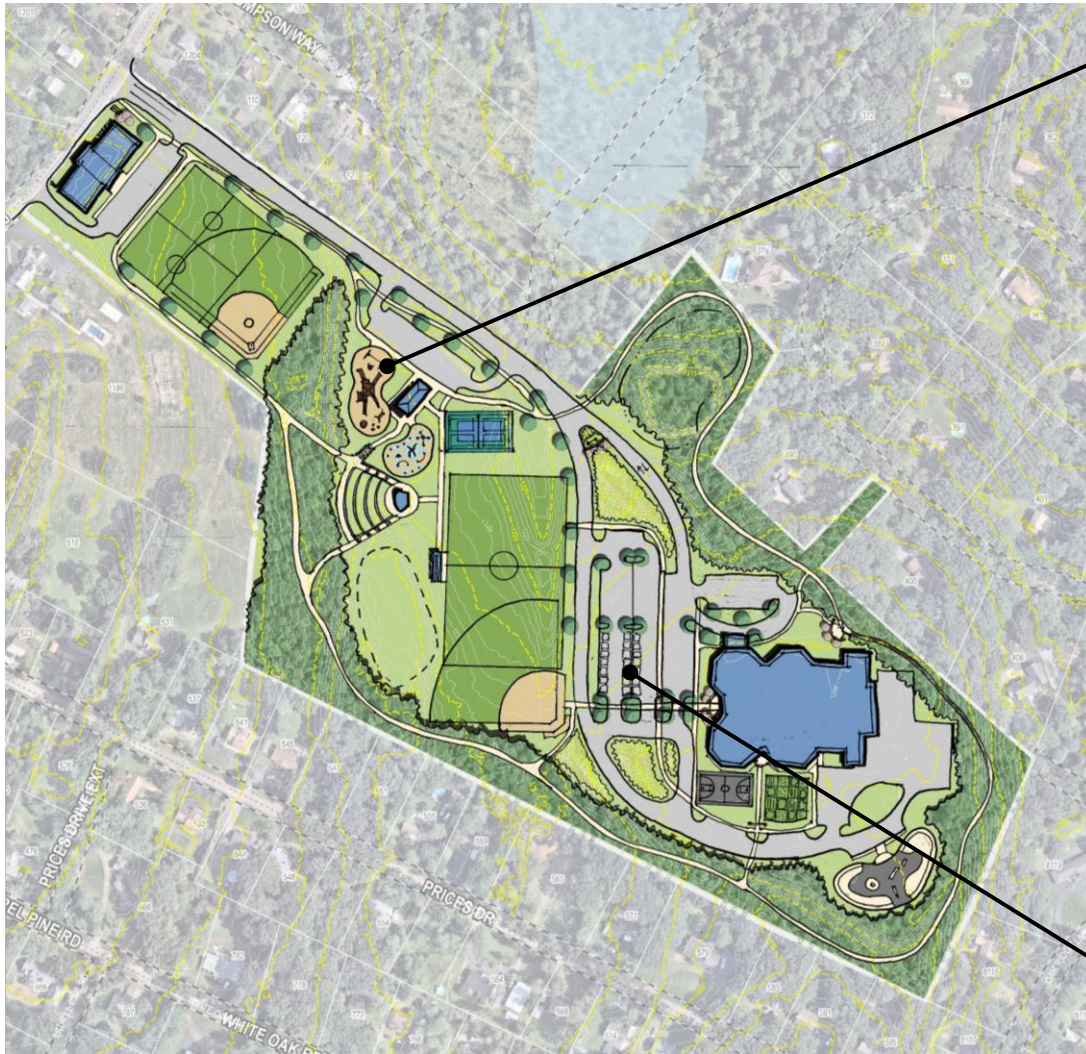


Fitness Stations



One Mile
Fitness Trail

Playground and Farmer's Market

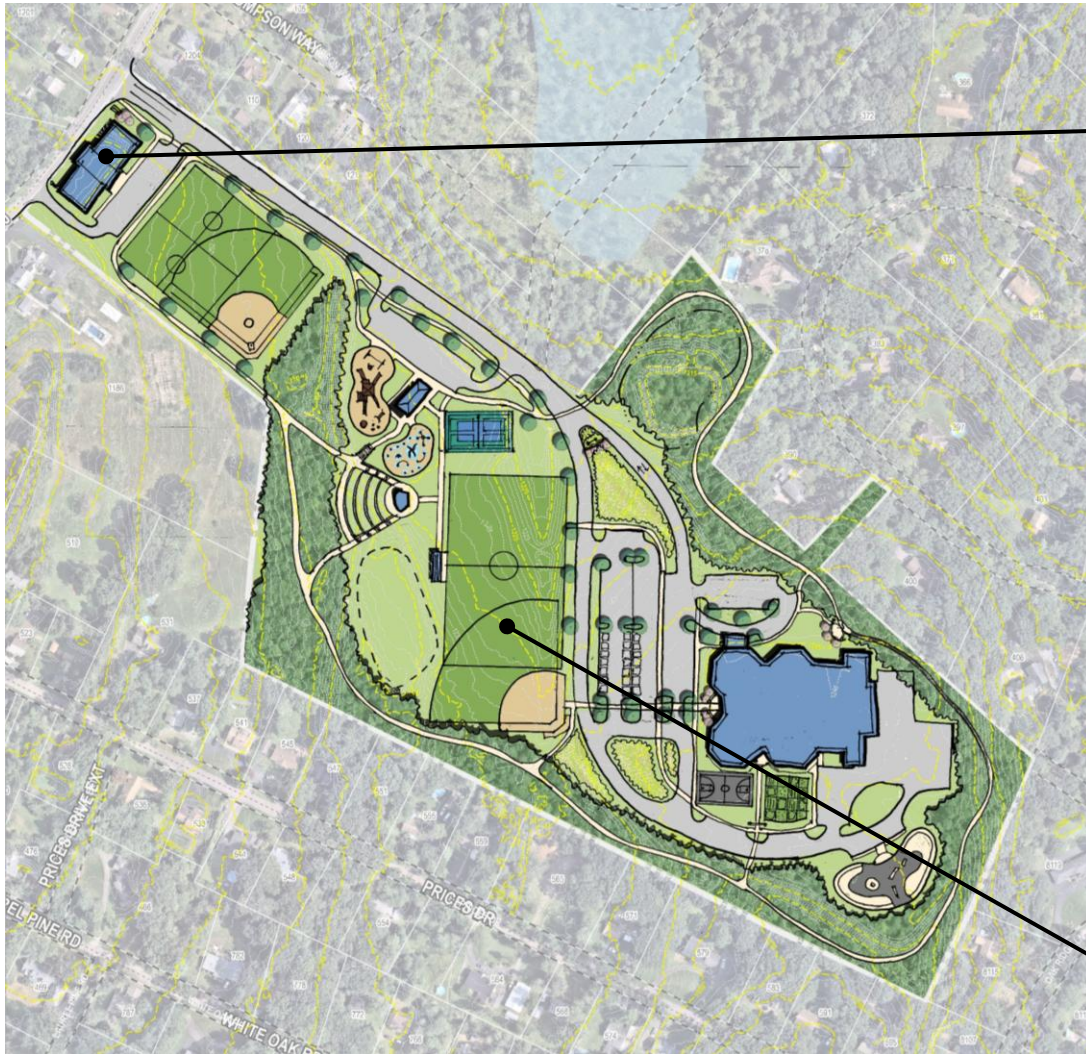


Playground



Farmer's &
Craft Markets

Commercial Use and Sports Fields



Commercial
Use to Reduce
Tax Burden on
Civic Facilities



Multi-Purpose
Field

Pros & Cons

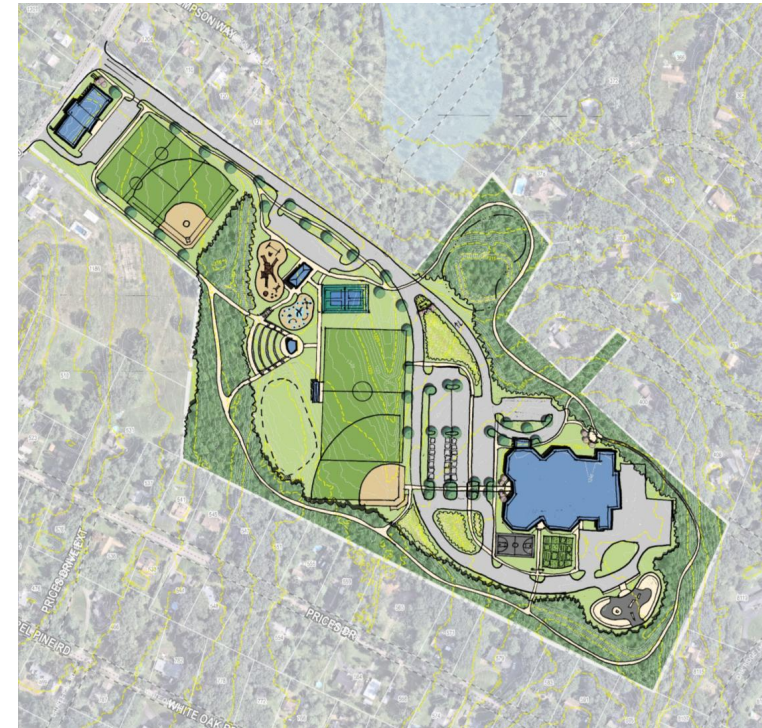
Concept 1

Pros:

- Revenue generating uses (Commercial building and Urgent care/BARC building).
- Community active uses: Sports fields, playgrounds, skatepark, courts, etc.
- Community gathering uses: farmer's market, community gardens, amphitheater
- Natural uses: hiking trail, wooded areas and native wildflower plantings

Cons:

- No community maintenance facility





Pros & Cons

Concept 2

Pros:

- Revenue generating uses (commercial building and Urgent care/BARC building).
- Township maintenance facility
- Community active uses: Sports fields, playgrounds, skatepark, courts, etc.
- Community gathering uses: farmer's market, community gardens, amphitheater
- Natural uses: hiking trail, wooded areas and native wildflower plantings

Cons:

- Storage of salt, construction materials, construction vehicles can detract from the overall appearance of the park and facilities
- Truck traffic through the park and the adjacent neighborhoods from maintenance facility





5

IMPLEMENTATION



Phase 1: Splash Pad & Pickleball

Phase 2: Park Improvements

Phase 3: New Commercial along 390

Phase 4: Amphitheater

Phase 5: Site Improvements Surrounding the BARC

Next Steps

1. Which of these visions for the BARC Site is right for Barrett Township?
2. What are the potential costs of the proposed improvements?
 - Site Improvements
 - Infrastructure Costs
 - Design & Development Costs
3. What are the potential revenue sources to support a phased improvement plan? – grants, user fees, sale of commercial site, sponsors, increased revenue at the BARC building
4. How should this be phased to match potential funding sources?
5. Which organizations are potential partners to implement this project?

Vision Plan

to enhance the Barrett Administrative and Recreation Complex Site

August 19, 2026



URBAN PARTNERS

