

# DE SOTO

KANSAS

## PARKS AND RECREATION MASTER PLAN

# FINAL PRESENTATION

JANUARY 3, 2019

**GREENPLAY** LLC

*The Leading Edge In Parks, Recreation,  
And Open Space Consulting*

**Bartlett & West**

*Driving community and Industry forward, together.*

# FINDINGS & RECURRING THEMES

*Maintain, improve and repair existing facilities / apply standard consistently*

*Increase availability for indoor & outdoor space for athletics*

*Improve connectivity, develop trails, bikeways and walking paths*

*Better use of technology, social media, and WiFi connectivity*

*Improve ADA accessibility*

*Need additional resources to expand recreation programs and events*

*Create equity in rental rates*

*Improve/add restrooms & parking*

# FINDINGS & RECURRING THEMES

*Signage and/or entry monuments are not present at many of the parks*

*No safe access from town to Riverfront Park*

*Marketing & communication can be improved*

*Need unique adventure elements in parks*

*Need for rectangular ballfields*

*Need for more community events and diversity in unique program offerings*

*Need additional funding sources & equity in user fees*

*Need for diamond ballfields*

# RECOMMENDATIONS

## Action Plan, Cost Estimates, and Prioritization

- Goals, Objectives, and Action Items for the recommendations are drawn from the public input, inventory, level of service analysis, findings feedback, and all the information gathered during the master planning process.
- Four Categories of Recommendations
  - Facilities and Amenities
  - Organizational Efficiency
  - Programs and Service Delivery
  - Finance

# RECOMMENDATIONS

## Action Plan, Cost Estimates, and Prioritization

- **All cost estimates are in 2018 figures.**
- **Most costs are dependent on the extent of the enhancements and improvements determined or known at this time.**
- **Timeframe to complete is designated as:**
  - **Short-term (up to 3 years)**
  - **Mid-term (4-6 years)**
  - **Long-term (7-10 years)**
  - **Ongoing (Continuous)**

# RECOMMENDATIONS

## GOAL 1: IMPROVE & UPDATE EXISTING PARKS AND FACILITIES

*Objective 1.1:  
Maintain and  
upgrade Existing  
Facilities Standards*

Actions	Capital Cost Estimate	Operational Budget Impact	Timeframe to Complete
1.1.a Update Aging Infrastructure Upgrade the items listed in the Low Scoring Amenity Matrix (Staff Document)	See Low Scoring Amenity Matrix (Staff Document)	No additional O&M but existing Staff Time	Ongoing
1.1.b Improve ADA accessibility	See Low Scoring Amenity Matrix (Staff Document)	No additional O&M but existing Staff Time	Ongoing
1.1.c Implement Riverfest Master Plan	See 1.1c.1-c.4		
1.1.c.1 Add and Install Parking Lots	Paving: \$52.00 per square yard (6" asphalt on 6" crushed rock)	No additional O&M but existing Staff Time	Short-Term
1.1.c.2 Add and Install Security Lighting	Lighting: \$5,000 (per 18-24' LED Pole, installed)	No additional O&M but existing Staff Time	Short-Term
1.1.c.3 Construct Permanent Restroom Facility	\$142,000 for new restroom structure with 2 stalls per side.	No additional O&M but existing Staff Time	Short-Term
1.1.c.4 Implement phases 2-4 of the Riverfest Master Plan to reach full build out.	\$3,364,243 (2007 cost estimate + approx. 3% per year inflation)	No additional O&M but existing Staff Time	Long-Term

# RECOMMENDATIONS

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Actions	Capital Cost Estimate	Operational Budget Impact	Timeframe to Complete
1.1.d. Repurpose & Refinish Indoor Fitness Spaces in City Hall building	\$150 per sf renovation area (NOT including asbestos removal )	No additional O&M but existing Staff Time	Mid-Term
1.1.e. Install & Improve Restroom Facilities in Riverfest Park and Miller Park	\$100 per sf of renovation area & \$110,000 for new restroom structure with 2 stalls per side.	No additional O&M but existing Staff Time	Short-Term
1.1.f. Install New Entrance and Wayfinding Signage at all City Owned Parks	\$20,000 per park (Entry monument & wayfinding signs)	No additional O&M but existing Staff Time	Ongoing
1.1.g. Fix Drainage Problems in Miller Park	\$100,000	No additional O&M but existing Staff Time	Short-Term

# RECOMMENDATIONS

## GOAL 1: IMPROVE & UPDATE EXISTING PARKS AND FACILITIES

*Objective 1.1:  
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Facilities Standards*

Actions	Capital Cost Estimate	Operational Budget Impact	Timeframe to Complete
1.1.h. Install Additional Amenities in Existing Parks & Facilities	See 1.1 h.1- h.6	No additional O&M but existing Staff Time	Ongoing
1.1.h.1. Add irrigation on existing sports fields at Miller Park	\$12,000 per field	No additional O&M but existing Staff Time	Mid-Term
1.1.h.2. Add parking lots in Miller Park at NE corner tennis courts & the SW corner near the old pool building	\$52.00 per square yard (6" asphalt on 6" crushed rock)	No additional O&M but existing Staff Time	Long-Term
1.1.h.3. Add shelter in Miller Park for events	\$100,000 (Large Pavilion)	No additional O&M but existing Staff Time	Mid-Term
1.1.h.4. Replace northern playground structure at Miller Park	\$60,000 (1 large structure, 2 smaller pieces)	No additional O&M but existing Staff Time	Mid-Term
1.1.h.5. Improve outdoor recreation access for fishing at Riverfest Park	\$15,000	No additional O&M but existing Staff Time	Short-Term
1.1.h.6. Add water feature/attraction at the Aquatic Center or Park	\$225,000 (per feature)	No additional O&M but existing Staff Time	Mid-Term

# RECOMMENDATIONS

## GOAL 1: IMPROVE & UPDATE EXISTING PARKS AND FACILITIES

### *Objective 1.2: Improve Connectivity of Trails*

Actions	Capital Cost Estimate	Operational Budget Impact	Timeframe to Complete
1.2.a. Trail from the De Soto school facilities, west to Lexington Lake (included with 91st Street extension project)	Included with 91st St. Project	Minimal additional O&M	Short-Term
1.2.b. Trail from downtown De Soto to Riverfest Park	\$38.00 per linear foot (8 ft. wide asphalt trail)	Minimal additional O&M	Short-Term
1.2.c. Trail connection between the dead-end trail south of the 95 <sup>th</sup> Street Trail Head & Kill Creek Park	\$38.00 per linear foot (8 ft. wide asphalt trail)	Minimal additional O&M	Short-Term
1.2.d. Sidewalk along Kill Creek Road from 83 <sup>rd</sup> St. to K-10	\$58.00 per linear foot (5 ft. wide concrete sidewalk)	Minimal additional O&M	Mid-Term
1.2.e. Trail from the intersection of 83 <sup>rd</sup> St. and Kill Creek Road, to Corliss Road	\$38.00 per linear foot (8 ft. wide asphalt trail)	Minimal additional O&M	Mid-Term
1.2.f. Soft-surface recreational trail along the river, from Riverfest Park, through Widow Big Knife Park, and connecting into the current trails at Lexington Lake	\$20.00 per Linear Foot (8 ft. wide mulch trail)	Minimal additional O&M	Long-Term

# RECOMMENDATIONS

## GOAL 1: IMPROVE & UPDATE EXISTING PARKS AND FACILITIES

*Objective 1.3: Build  
Additional Sports  
Fields*

Actions	Capital Cost Estimate	Operational Budget Impact	Timeframe to Complete
1.3.a Add (4) Rectangular Sports Fields (earthwork, pad, grass surface, irrigation)	\$265,000 per field (Not including land acquisition)	TBD	Short-Term
1.3.a.1 Sports Field Lighting	\$32,000 per field (4 poles, custom fixtures)	No additional O&M but existing Staff Time	TBD
1.3.b. Add 5 Diamond Sports Fields with 300' fences	\$420,000 per field (Not including land acquisition)	TBD	Long-Term
1.3.b.1 Sports Field Lighting	\$53,000 per field (6 poles, 44 fixtures)	No additional O&M but existing Staff Time	TBD

# RECOMMENDATIONS

## GOAL 1: IMPROVE & UPDATE EXISTING PARKS AND FACILITIES

### *Objective 1.3: Build Additional Sports Fields*

Actions	Capital Cost Estimate	Operational Budget Impact	Timeframe to Complete
1.3.c. Add Concession Stand	\$100,000	No additional O&M but existing Staff Time	TBD
1.3.d. Add Restroom Facilities	\$142,000 for new restroom structure with 2 stalls per side.	No additional O&M but existing Staff Time	TBD
1.3.e. Add Parking Lot for Sports Complex	\$52.00 per square yard (6" asphalt on 6" crushed rock)	No additional O&M but existing Staff Time	TBD
1.3.f. Add Aluminum Bleachers	\$6,000 per set (15' long, 5 rows, with handrails)	No additional O&M but existing Staff Time	TBD

# RECOMMENDATIONS

## GOAL 1: IMPROVE & UPDATE EXISTING PARKS AND FACILITIES

*Objective 1.4:  
Master Plan Existing  
Unused and Future  
Parks*

Actions	Capital Cost Estimate	Operational Budget Impact	Timeframe to Complete
1.4.a. Develop Widow Big Knife Park Master Plan	\$30,000	TBD	Short-Term
1.4.b. Develop Wilderness Park Master Plan	\$30,000	TBD	Mid-Term
1.4.c. Develop Master Plan for Lexington and Commerce Parcel	\$20,000	TBD	Short-Term

# RECOMMENDATIONS

## GOAL 2: CONTINUE TO IMPROVE ORGANIZATIONAL EFFECIENCIES

*Objective 2.1:  
Upgrade  
Organizational  
Standards*

Actions	Capital Cost Estimate	Operational Budget Impact	Timeframe to Complete
2.1.a Prepare ADA Transition Plan for all Parks and Facilities	None	No additional O&M but existing Staff Time	Short-Term
2.1.b. Improve WiFi connectivity in parks/facilities	TBD	No additional O&M but existing Staff Time	Short-Term
2.1.c. Clarify Mission, Vision, Values	None	No additional O&M but existing Staff Time	Short-Term
2.1.d. Redefine Park Advisory Board bylaws, roles, duties	None	No additional O&M but existing Staff Time	Short-Term

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*Objective 2.1:  
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Actions	Capital Cost Estimate	Operational Budget Impact	Timeframe to Complete
2.1.e. Clarify youth sports policies & procedures	None	No additional O&M but existing Staff Time	Short-Term
2.1.e.1. Improve communication with youth sports	None	No additional O&M but existing Staff Time	Ongoing
2.1.f. Utilize relevant marketing tools	None	No additional O&M but existing Staff Time	Ongoing
2.1.g. Develop a Marketing Plan	None	No additional O&M but existing Staff Time	Mid-Term

# RECOMMENDATIONS

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*Objective 2.1:  
Upgrade  
Organizational  
Standards*

Actions	Capital Cost Estimate	Operational Budget Impact	Timeframe to Complete
2.1.h. Improve/develop partnerships	None	No additional O&M but existing Staff Time	Ongoing
2.1.i. Develop equitable rental and lease rates	None	No additional O&M but existing Staff Time	Short-Term
2.1.j. Extend pool hours	None	Minimal additional O&M	Short-Term
2.1.k. Better use of technology & social media	None	No additional O&M but existing Staff Time	Ongoing

# RECOMMENDATIONS

## GOAL 3: CONTINUE TO IMPROVE PROGRAMS AND SERVICE DELIVERY

### *Objective 3.1: Enhance Programs and Service Standards*

Actions	Capital Cost Estimate	Operational Budget Impact	Timeframe to Complete
3.1.a. Offer more programs for all ages	None	Minimal additional O&M	Ongoing
3.1.b. Add more special events at Riverfest Park	TBD	TBD	Ongoing
3.1.c. Hire one new full-time recreation programmer	None	\$50,000	Short-Term
3.1.d. Increase social media presence	None	No additional O&M but existing Staff Time	Ongoing
3.1.e. Target user groups via email marketing	None	No additional O&M but existing Staff Time	Ongoing

# RECOMMENDATIONS

## GOAL 3: CONTINUE TO IMPROVE PROGRAMS AND SERVICE DELIVERY

### *Objective 3.1: Enhance Programs and Service Standards*

Actions	Capital Cost Estimate	Operational Budget Impact	Timeframe to Complete
3.1.f. Advertise for instructors & increase incentives/pay	None	Additional pay for instructors	Ongoing
3.1.g. Increase evening programs	None	Additional Staff Hours	Short-Term
3.1.h. Improve transparency & communication with youth sports parents	None	No additional O&M but existing Staff Time	Short-Term
3.1.i. Offer additional swim programs	None	Additional pay for instructors	Short-Term

# RECOMMENDATIONS

## GOAL 4: INCREASE FINANCIAL OPPORTUNITIES

*Objective 4.1:  
Identify Improved  
Funding  
Mechanisms*

Actions	Capital Cost Estimate	Operational Budget Impact	Timeframe to Complete
4.1.a. Recalculate Park Impact/In Lieu Of Fees	None	No additional O&M but existing Staff Time	Short-Term
4.1.b. Potential Bond Referendum for large capital project	None	Cost to list Bond Referendum on ballot	Mid-Term
4.1.c. Implement Cost Recovery & Pricing Philosophy/Policy	None	No additional O&M but existing Staff Time	Short-Term
4.1.d. Develop gift catalog for donors	None	No additional O&M but existing Staff Time	Mid-Term
4.1.e. Resurrect use of Parks Foundation Fund	None	No additional O&M but existing Staff Time	Mid-Term

# *Questions, Comments, Feedback?*



# THANK YOU!



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