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TO: Parks Commission
DATE: January 17, 2020
SUBJECT: FY 2021- 2025 Priorities

As part of the overall Audit Analysis of the Parks, Recreation, and Forestry Department over the past ten months, I have evaluated and analyzed the state of the parks system and the maintenance, repairs, development and service needs. Although there are several items and areas that need attention, priorities have been established based on the following criteria: 1) Need over want; 2) Liability or safety issue; 3) Didn't meet code/standards; and 4) Affected the use of the park or facility. As such I have prioritized the needs as listed below:

DEVELOPMENT

These are projects that are either re-development or new development and are over the \$25,000 threshold for Capital Improvements.

Heman Park – Pool – Splash Playground – 2021

This is a carry-over project from 2020. The Department will be designing and developing a new splash playground within the pool complex.

Ackert Park - 2021

This is a carry-over project from 2020. The redevelopment of Ackert Park dates back to the 2008 Parks Master Plan, the 2010 Parkview Gardens Parks Plan, as well as the Police Department's CPTED report. In July of 2019 the Parks Commission voted unanimously to recommend moving forward with an application of a Municipal Parks Construction Grant for a redevelopment project that would include additional perimeter lighting, ADA sidewalk improvements, sculpture playground, park benches, trash cans, drinking fountains, signage, shade structures, landscaping, and a splash pad/fountain. The grant was ultimately denied by the Municipal Parks Grant Commission as the City already had two outstanding grants in place (Majerus and Fogerty), however, the Grant Commission encouraged the City to reapply in 2020.

In 2019 in the Public Works Department received a Transportation Alternatives Program Grant for the redevelopment of the Ackert Walkway. This project included the replacement of selected concrete slabs, lighting, installation of ADA ramps, new park benches, trash cans, and signage. Furthermore, the Public Works Department is current designing road and sidewalk improvements to Westgate Avenue, and plans to go out to bid for the work within the next year. With these two projects taking place on either side of Ackert Park, and the Concept Design completed, as well as the comments made in the Police Department's CPTED report, it makes sense to move forward with the planned park improvements to complete all of the needed improvements to this area. Accordingly, it is recommended that the City apply for a Municipal Parks Construction Grant in 2020 for the redevelopment of this park.

Greensfelder Park Phase 1 – 2021

In July of 2019 the Parks Commission voted to recommend moving forward with an application of a Municipal Parks Planning Grant for Greensfelder Park. The City received the Planning Grant from the St. Louis County Municipal Parks Grant Commission for the development of a Concept Plan. Since that time staff has hired and worked with a consultant to develop said Concept Plan. During our evaluation and analysis of the site, we have determined that the biggest concern deals with the stormwater runoff coming from adjoining neighbors, which has led to constant flooding of areas of the park which makes it unusable for use, as well as it affects maintenance delivery. As such, it is recommended that the City move forward with exploring grant opportunities to assist in the funding of Phase I of the project which in part would include solutions to the stormwater issues.

Heman Park Security Lighting – 2021

Heman Park is host to many programs, events and activities, in which many of these take place in the evening hours. The south parking lots, playground and pavilion areas currently do not provide adequate lighting for the safety and security of the patrons attending these programs, events and activities. It is recommended that staff further explore and move forward with lighting upgrades to these needed areas.

Heman Park Pavilion – 2021

During our analysis it has been determined that the pavilion north of the south restrooms needs to be replaced. Also, during our evaluation, it has been determined that at some point in the near future the mobile band wagon will need to be replaced as well. Both of these items could be combined in that we could design a pavilion that could also be used as a stage as well. However, in order for this to occur and to be functional for the band concerts that currently take place within the park, the proposed pavilion would need to be relocated up the hill closer to the restrooms and parking etc. This would require the removal of the west playground (slated to be removed and relocated later to develop a new All Abilities Playground). It is recommended that staff further explore and move forward with exploring the development of a new pavilion/band stage.

Greensfelder Park Phase 2 – 2022

In July of 2019 the Parks Commission voted to recommend moving forward with an application of a Municipal Parks Planning Grant for Greensfelder Park. The City received the Planning Grant from the St. Louis County Municipal Parks Grant Commission for the development of a Concept Plan. Since that time staff has hired and worked with a consultant to develop said Concept Plan. It is recommended that the City move forward with a Municipal Parks Construction Grant for the development of Phase 2 of the project. This would go over very well with the St. Louis County Municipal Parks Grant Commission as they funded the Planning Grant and it would show that we are making progress towards the development of the park.

Ruth Park Golf Course – Short Game Practice Area Phase II– 2022

In FY2020, funds were budgeted for the first phase of the short game practice area. This improvement included the development of concrete pathways to the proposed short game area. It is recommended that the City move forward with phase II of the project which would include a chipping area and green.

Heman Park - ADA Improvements – 2024

Although there are numerous improvements that need to be made to get into compliance with the Americans with Disabilities Act, it is recommended that these improvements take place: 1) Once we hear from MSD on the possible location of storage tanks within the park; 2) Possible funding allocated from MSD; and 2) In coordination with other individual improvements.

Heman Park – South Athletic Fields – 2024

Although there are numerous improvements (Fencing, Bleachers, Irrigation, Lighting, Turf, etc.) that need to be made, it is recommended that these improvements take place: 1) Once we hear from MSD on the possible location of storage tanks within the park; 2) Possible funding allocated from MSD; and 2) In coordination with other individual improvements.

Heman Park – Playground – 2024

Replace existing playground(s) with a new All Abilities Playground. Although this improvement needs to be made, it is recommended that this improvement take place: 1) Once we hear from MSD on the possible location of storage tanks within the park; 2) Possible funding allocated from MSD; and 2) In coordination with other individual improvements.

Heman Park – South Parking Lot and Drives – 2024

Although there are numerous improvements (Grading, paving, lighting, landscaping) that need to be made, it is recommended that these improvements take place: 1) Once we hear from MSD on the possible location of storage tanks within the park; 2) Possible funding allocated from MSD; and 2) In coordination with other individual improvements.

Heman Park – River Des Peres – 2024

Although there are numerous improvements (Streambank stabilization, riparian corridor plantings) that need to be made, it is recommended that these improvements take place: 1) Once we hear from MSD on the possible location of storage tanks within the park; 2) Possible funding allocated from MSD; and 2) In coordination with other individual improvements.

Heman Park – Beautification – 2024

Although there are numerous improvements (Formal and informal landscaped beds, tree plantings, etc.) that need to be made, it is recommended that these improvements take place: 1) Once we hear from MSD on the possible location of storage tanks within the park; 2) Possible funding allocated from MSD; and 2) In coordination with other individual improvements.

Greensfelder Park Phase 3 – 2024

In July of 2019 the Parks Commission voted to recommend moving forward with an application of a Municipal Parks Planning Grant for Greensfelder Park. The City received the Planning Grant from the St. Louis County Municipal Parks Grant Commission for the development of a Concept Plan. Since that time staff has hired and worked with a consultant to develop said Concept Plan. It is recommended that the City move forward with a Municipal Parks Construction Grant for the development of Phase 3 of the project. This would go over very well with the St. Louis County

Municipal Parks Grant Commission as they funded the Planning Grant and it would show that we are making progress towards the development of the park.

Metcalfe Park Phase 1 – 2025

The redevelopment of Metcalfe Park dates back to the 2008 Parks Master Plan as well as the 2010 Parkview Gardens Parks Plan. It would be recommended that the City apply for a Municipal Park Planning Grant to develop a Concept Plan and Estimated Cost broken down into phases. Furthermore, it would be recommended to apply for a Municipal Parks Construction Grant for Phase I re-development.

Ruth Park Golf Course – Driving Range Lights – 2025

It has been recommended that the City reestablish lighting at the driving range. This would allow residents to practice their game later into the evening.

REPAIR/REPLACEMENT

These are items that need to be either repaired or replaced. Some of the items are over the \$25,000 threshold and would be a Capital Improvement, and other may fall below the \$25,000 threshold and would be part of the ongoing general budget.

Mooney/Kaufman/Kingsland Playground Surfacing – 2021

During the audit it was determined that the playground surfacing at Mooney/Kaufman/Kingsland Parks needed to be replaced. The existing poured-in-place surfacing is at the end of their life cycle and is showing signs of deterioration. As such, these playgrounds are falling out of the ADA, ASTM, and CPSC codes and standards. It is highly recommended that these playground surfaces be replaced as soon as possible.

Lewis Park Playground Surfacing - 2021

As part of ADA, ASTM and CPSC standard and code compliance, it recommended that the playground surfacing be removed and replaced with an Engineered Hardwood Fiber surface. This surfacing will be cost effective and will allow us to continue to use the playground until it is time to be replaced.

Ruth Park Golf Course Netting – 2021

The current netting is beginning to wear and is torn in several locations. Staff has made repairs to the netting in the past, but most of the netting will need to be replaced and/or repaired. It is recommended that the protective netting be repaired/replaced to assure the safety of golfers and property.

Ruth Park Golf Course - Parking Lot – 2021

There are many potholes, sink areas, water ponding, overall ride and conditions have deteriorated this lot to substandard levels. The current condition of this lot during dry and inclement weather is hazardous for vehicular and pedestrian traffic. Propose to mill the lot, resurface with asphalt. It is

recommended that the current parking lot be replaced to assure the safety of the patrons who visit the golf course.

Heman Park – Community Center – Parking Lot – 2021

There are many potholes, sink areas, water ponding, overall ride and conditions have deteriorated this lot to substandard levels. The current condition of this lot during dry and inclement weather is hazardous for vehicular and pedestrian traffic. Propose to mill the lot, resurface with asphalt, concrete the drive areas. The proposed concrete will withstand City vehicles weight and use better. Improve the driving and walking use of the lot for visitors and employees. It is recommended that the current parking lot be replaced to assure the safety of the patrons who visit the community center.

Heman Park – Centennial Commons – Soccer Field Roof – 2021

Per an inspection in the spring of 2019, the existing indoor soccer field roof is in need of repair.

Ruth Park Golf Course – Driving Range – Mats - 2021

Replacement of existing Driving Range Mats

Ruth Park Golf Course – Irrigation Upgrade - 2022

Upgrade existing irrigation system.

Ruth Park Golf Course – Pro Shop – 2022

The condition of the facility has deteriorated over the years. The masonry walls often leak during rain events; the stucco exterior walls are cracking and peeling; and the trim and walls are in need of repair and painting. Improve aesthetics, eliminate yearly maintenance repair cost, and provide a comfortable setting for guest.

Metcalfe Park Playground Surfacing - 2022

As part of ADA, ASTM and CPSC standard and code compliance, it recommended that the playground surfacing be removed and replaced with an Engineered Hardwood Fiber surface. This surfacing will be cost effective and will allow us to continue to use the playground until it is time to be replaced. When it comes time to replace the playground, we can replace the surfacing as well.

Heman Park – Centennial Commons – Soccer Field – 2022

The existing indoor soccer field turf was installed in 2004/2005 with the development of Centennial Commons. The normal life expectancy of artificial turf is approximately 8-10 years depending on original quality, use, and maintenance. The current artificial turf surfacing is approximately 15-16 years old and is in need of replacement. It is recommended that the artificial turf be replaced.

Heman Park – Service Road/Trail - 2022

There are many potholes, sink areas, water ponding, overall ride and conditions have deteriorated this to substandard levels. The current condition of this service road/trail during dry and inclement weather is hazardous for vehicular and pedestrian traffic. Propose to resurface with asphalt. It is

recommended that since the service road is also used as a pedestrian path, that it be replaced to assure the safety of the patrons who visit the park.

Rabe Park – Playground and Surfacing - 2023

During the audit analysis it was determined that the playground and surfacing at Rabe Park ranked the second highest of all playgrounds to be replaced. As such it is recommended that the City apply for a Municipal Parks Construction Grant for the replacement of the existing playground and surfacing as well as needed ADA improvements to the park.

Ruth Park Golf Course – Septic System - 2023

Replacement of existing Septic System at the Maintenance Facility.

Ruth Park Golf Course – Signage - 2024

Replacement of existing signage.

Ruth Park Golf Course – Driving Range Tees – Turf - 2025

Replacement of existing Driving Range Tee Turf.

Heman Park Swimming Pool Pumps – 2024

As part of an ongoing maintenance plan it is recommended that the pool pumps be replaced every seven to ten years. As such it is recommended that the Heman Park Swimming Pool pumps be scheduled to be replaced.

Heman Park – South Shelter Roofs– 2024

Although there are numerous improvements that need to be made, it is recommended that these improvements take place: 1) Once we hear from MSD on the possible location of storage tanks within the park; and 2) In coordination with other individual improvements.

MAINTENANCE

These are items that need to be either repaired or replaced. Some of the items are over the \$25,000 threshold and would be a Capital Improvement, and other may fall below the \$25,000 threshold and would be part of the ongoing general budget.

Heman Park Swimming Pool & Slide Painting– 2021

As part of an ongoing maintenance plan it is recommended that the pool and slide be repainted every three to five years. As such it is recommended that the Heman Park Swimming Pool be scheduled to be repainted.

Heman Park – Centennial Commons – EIFS Painting and Caulking – 2021

A partial restoration effort to the exterior walls at CentCom was undertaken in 2017. The work consisted of installation of “weepers” to allow for positive moisture control of the wall system, and

cleaning, prepping, painting, and caulking the stucco surfaces at two of the exterior walls at the gymnasium. Additionally, the CMU block surfaces were treated with a clear waterproofing compound and the pre-cast stone sills were pointed with a flexible mortar. Subsurface CMU blocks received an elastomeric coating to provide a waterproof barrier. The work addressed an immediate maintenance need and should reduce future maintenance costs both to the exterior and interior of the building.

As part of our effort to properly maintain City facilities it is recommended that the City move forward with the balance of the work at CentCom.

Heman Park - North Parking Lots – 2021

As part of an ongoing maintenance plan it is recommended that the north parking lots be crack sealed, coated and striped every three to five years. As such it is recommended that the Heman Park north parking lots be scheduled for said maintenance.

Heman Park – Centennial Trail – 2021

As part of an ongoing maintenance plan it is recommended that the trail be crack sealed, coated and striped every three to five years. As such it is recommended that the Heman Park trail be scheduled for said maintenance.

Kaufman Park – Stairs – 2021

Replace rotting railroad tie stairs that lead from the tennis courts up to the playground area with concrete stairs and ADA ramp.

Lewis Park – Playground – Surfacing – 2021-2025

As part of an ongoing maintenance plan it is recommended that the playground surfacing be topped off on an annual basis. As such it is recommended that the Lewis Park playground surfacing be scheduled for said maintenance.

Rabe Park – Playground – Surfacing – 2021-2025

As part of an ongoing maintenance plan it is recommended that the playground surfacing be topped off on an annual basis. As such it is recommended that the Rabe Park playground surfacing be scheduled for said maintenance.

Metcalfe Park – Playground – Surfacing – 2021-2025

As part of an ongoing maintenance plan it is recommended that the playground surfacing be topped off on an annual basis. As such it is recommended that the Lewis Park playground surfacing be scheduled for said maintenance.

Heman Park – North Baseball/Softball Fields – 2021-2025

As part of an ongoing maintenance plan it is recommended that the north baseball/softball infields have soil amendments added and laser graded on an annual basis. As such it is recommended that the Heman Park north baseball/softball infields be scheduled for said maintenance.

Millar Park – Baseball/Softball Fields – 2021-2025

As part of an ongoing maintenance plan it is recommended that the baseball/softball infields have soil amendments added and laser graded on an annual basis. As such it is recommended that the Millar Park baseball/softball infields be scheduled for said maintenance.

Heman Park – Centennial Commons – Basketball Court – 2021-2025

As part of an ongoing maintenance plan it is recommended that the basketball court floor be recoated on an annual basis. As such it is recommended that the basketball court be scheduled for said maintenance.

Ruth Park Woods – Trail – 2021-2025

As part of an ongoing maintenance plan it is recommended that the trail be graded and topped off as necessary on an annual basis. As such it is recommended that the trail be scheduled for said maintenance.

Fogerty Park – Baseball/Softball Field – 2022/2024

As part of an ongoing maintenance plan it is recommended that the baseball/softball infield have soil amendments added and laser graded on a bi-annual basis. As such it is recommended that the Fogerty Park baseball/softball infield be scheduled for said maintenance.

Metcalfe Park – Baseball/Softball Fields – 2022/2024

As part of an ongoing maintenance plan it is recommended that the baseball/softball infields have soil amendments added and laser graded on a bi-annual basis. As such it is recommended that the Metcalfe Park baseball/softball infields be scheduled for said maintenance.

Eastgate Park – Basketball Courts – 2022

As part of an ongoing maintenance plan it is recommended that the basketball court be resurfaced every five years. As such it is recommended that the Heman Park trail be scheduled for said maintenance.

Heman Park – Basketball Courts – 2022

As part of an ongoing maintenance plan it is recommended that the basketball court be resurfaced every five years. As such it is recommended that the Heman Park trail be scheduled for said maintenance.

Mooney Park – Basketball Courts – 2022

As part of an ongoing maintenance plan it is recommended that the basketball court be resurfaced every five years. As such it is recommended that the Heman Park trail be scheduled for said maintenance.

Fogerty Park - Parking Lot & Trail – 2022

As part of an ongoing maintenance plan it is recommended that the parking lot be crack sealed, coated and striped every three to five years. As such it is recommended that the Fogerty Park parking lot and trail be scheduled for said maintenance.

Kaufmann Park - Parking Lot – 2022

As part of an ongoing maintenance plan it is recommended that the parking lot be crack sealed, coated and striped every three to five years. As such it is recommended that the Kaufman Park parking lot be scheduled for said maintenance.

Centennial Greenway – Trail – 2022

As part of an ongoing maintenance plan it is recommended that the trail be crack sealed, coated and striped every three to five years. As such it is recommended that the Centennial Greenway Trail be scheduled for said maintenance.

Lewis Park – Trail – 2022

As part of an ongoing maintenance plan it is recommended that the trail be crack sealed and coated every three to five years. As such it is recommended that the Lewis Park Trail be scheduled for said maintenance.

Mona Terrace – Trail – 2022

As part of an ongoing maintenance plan it is recommended that the trail be crack sealed and coated every three to five years. As such it is recommended that the Centennial Greenway Trail be scheduled for said maintenance.

Flynn Park – Tennis Courts – 2023

As part of an ongoing maintenance plan it is recommended that the tennis courts be resurfaced every five years. As such it is recommended that the Flynn Park tennis courts be scheduled for said maintenance.

Heman Park – Tennis Courts – 2023

As part of an ongoing maintenance plan it is recommended that the tennis courts be resurfaced every five years. As such it is recommended that the Flynn Park tennis courts be scheduled for said maintenance.

Greensfelder Park - Parking Lot – 2022

As part of an ongoing maintenance plan it is recommended that the parking lot be crack sealed, coated and striped every three to five years. As such it is recommended that the Greensfelder Park parking lot be scheduled for said maintenance.

Millar Park - Parking Lot – 2023

As part of an ongoing maintenance plan it is recommended that the parking lot be crack sealed, coated and striped every three to five years. As such it is recommended that the Millar Park parking lot be scheduled for said maintenance.

Heman Park – Service Road/Trail – 2023

As part of an ongoing maintenance plan it is recommended that the parking lot be crack sealed, coated and striped every three to five years. As such it is recommended that the Kaufman Park parking lot be scheduled for said maintenance.

Ruth Park - Parking Lot – 2023

As part of an ongoing maintenance plan it is recommended that the parking lot be crack sealed, coated and striped every three to five years. As such it is recommended that the Ruth Park parking lot be scheduled for said maintenance.

Metcalfe Park - Parking Lot – 2023

As part of an ongoing maintenance plan it is recommended that the parking lot be crack sealed, coated and striped every three to five years. As such it is recommended that the Metcalfe Park parking lot be scheduled for said maintenance.

Kaufman Park – Tennis Courts – 2023

As part of an ongoing maintenance plan it is recommended that the tennis courts be resurfaced every five years. As such it is recommended that the Kaufman Park tennis courts be scheduled for said maintenance.

Heman Park – Tennis Courts – 2023

As part of an ongoing maintenance plan it is recommended that the tennis courts be resurfaced every five years. As such it is recommended that the Heman Park tennis courts be scheduled for said maintenance.

Heman Park - South Parking Lots – 2025

As part of an ongoing maintenance plan it is recommended that the north parking lots be crack sealed, coated and striped every three to five years. As such it is recommended that the Heman Park north parking lots be scheduled for said maintenance.

Heman Park – South Baseball/Softball Fields – 2025

As part of an ongoing maintenance plan it is recommended that the south baseball/softball infields have soil amendments added and laser graded. As such it is recommended that the Heman Park south baseball/softball infields be scheduled for said maintenance.

SERVICE – CAPITAL

EAB Tree Removal and Replacement (Forestry) – 2021-2025

Continue with the EAB Management Plan with the removal and replacement of Ash Trees throughout the City.

Tree Trimming (Forestry) – 2021-2025

Continue contractual tree trimming throughout the City.

Tree Inventory (Forestry) – 2021-2025

Conduct a city-wide tree inventory of all public trees. A tree inventory would allow staff to collect and store data, and ordinarily includes characteristics like species, diameter, condition, location and maintenance needs.

Needs Analysis Survey (Parks, Recreation, Forestry, Golf) 2021

Conduct a citizen survey on Parks, Recreation, Forestry and Golf Services. This would allow the department to gather perceptions about many important issues/needs/wants and to aggregate the results to get the pulse of our residents. These results could then be used in part to develop a Comprehensive Parks and Recreation Master Plan.