



Darren Dunkle, Director of Parks, Recreation & Forestry

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 505-8552

Capital Improvements FY 2021- 2025 Priorities

Although there are several items and areas that need attention, priorities have been established based on the following criteria: 1) Budget; 2) Liability or safety issue; 3) Didn't meet code/standards; 4) Need over want; and 5) Affected the use of the park or facility. As such I have prioritized the needs as listed below:

FY 2021

Ackert Park

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.

Heman Park Security Lighting

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.

Mooney/Kaufman/Kingsland Playground Surfacing

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

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

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

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 Swimming Pool & Slide Painting

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 repainted. As such it is recommended that the Heman Park Swimming Pool be scheduled to be repainted.

Heman Park – Centennial Commons – EIFS Painting and Caulking

A partial restoration effort to the exterior walls at CentCom was undertaken in 2017. The work consisted of installation of “weeps” 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 – Community Center – Parking Lot

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

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

Ruth Park Driving Range Drainage

There has been a tremendous deterioration of the driving range due to major rutting caused by severe rains and the lack of proper drainage. Staff is currently reviewing grant funding options through MSD and the Municipal Parks Commission – Planning Grant to conduct a study on the current water flow calculations. Once funding is in place, a consultant will need to be hired to develop design development and bid documents.

Lewis Park Drainage

Over the past year we have seen a tremendous increase in the amount of water flowing into Lewis Park caused by severe rains and the lack of proper drainage. Staff is currently reviewing grant funding options through MSD to conduct a study on the current water flow calculations. Once funding is in place, a consultant will need to be hired to develop design development and bid documents.

Heman Park Pavilion

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.

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

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.

FY 2022

Greensfelder Park Phase 1

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 – Centennial Commons – Soccer Field

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

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.

Update the 2008 Comprehensive Parks Master Plan - 2022

Although the 2008 Master Plan still has some validity, the plan needs to be updated. This in part can be accomplished by starting with a Needs/Wants Analysis (2021). Much like the Citizen Satisfactory Survey, a Public Engagement Process could include both Public Meetings and a Citizen Survey to gain the pulse of the needs and wants of the community.

Ruth Park Golf Course – Irrigation Upgrade

Upgrade existing irrigation system.

Ruth Park Golf Course – Pro Shop

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

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.

FY 2023

Update the 2014 Heman Park Master Plan

Although the 2014 Master Plan has some good ideas, the plan needs to be updated. If funding wasn't an issue, the 2014 Master Plan is a very good plan, however, the reality of being able to fund the suggested improvements as outlined in the plan isn't financially feasible at this point. Accordingly, a plan needs to be developed that is not only financially feasible but is a plan that can be actually implemented.

Greensfelder Park Phase 2

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 – Septic System

Replacement of existing Septic System at the Maintenance Facility.

FY 2024

Heman Park - ADA Improvements

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

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

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

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

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

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.

Heman Park Swimming Pool Pumps

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

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.

Rabe Park – Playground and Surfacing

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.

FY 2025

Greensfelder Park Phase 3

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.

Greensfelder Park Phase 4

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 the development of Phase 4 of the project.

Ruth Park Golf Course – Driving Range Tees – Turf

Replacement of existing Driving Range Tee Turf.