

# City Park Master Plan

CITY OF SHELDON, IOWA



CITY COUNCIL PRESENTATION - DECEMBER 3, 2025



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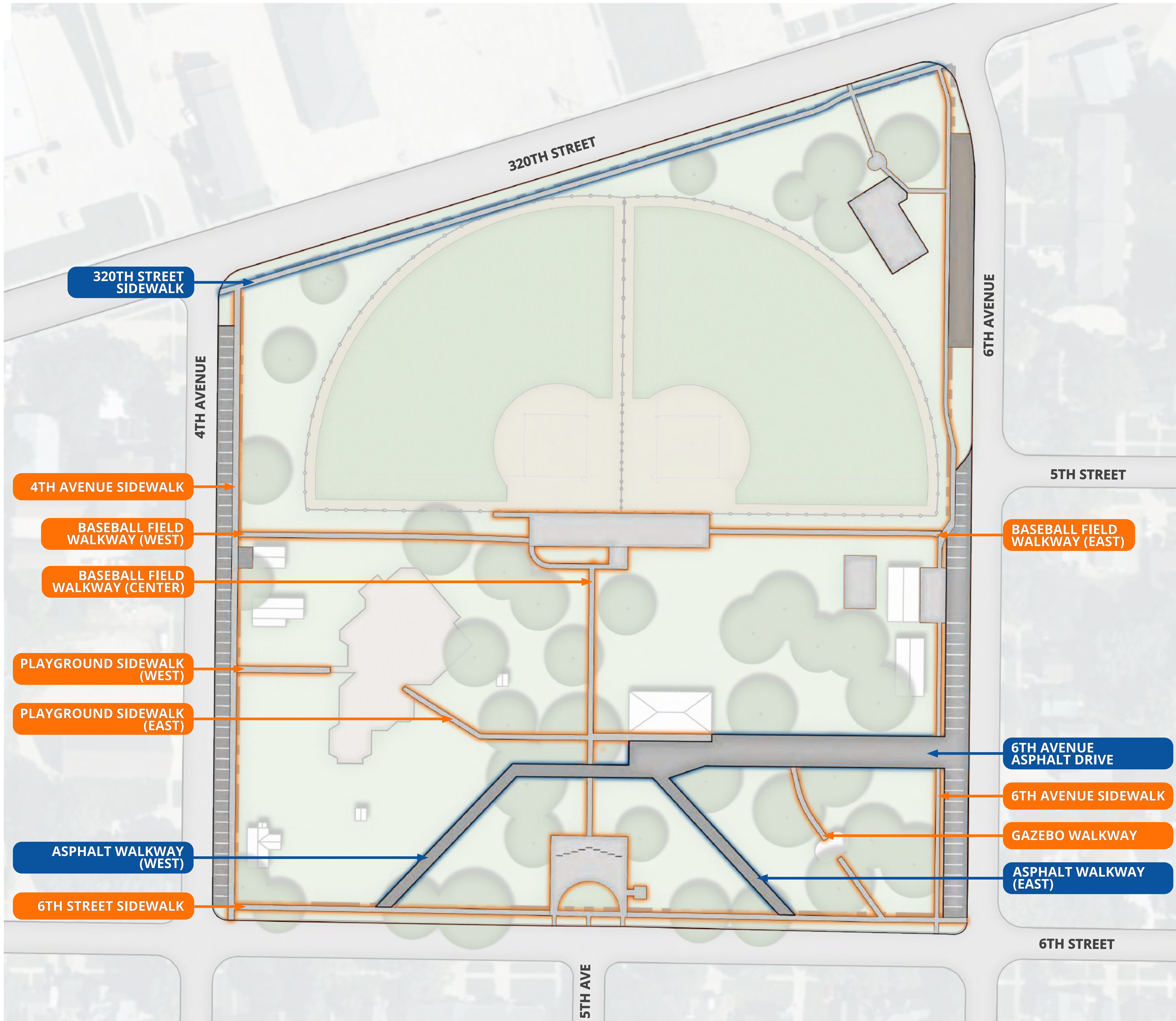
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## Site Accessibility + Safety



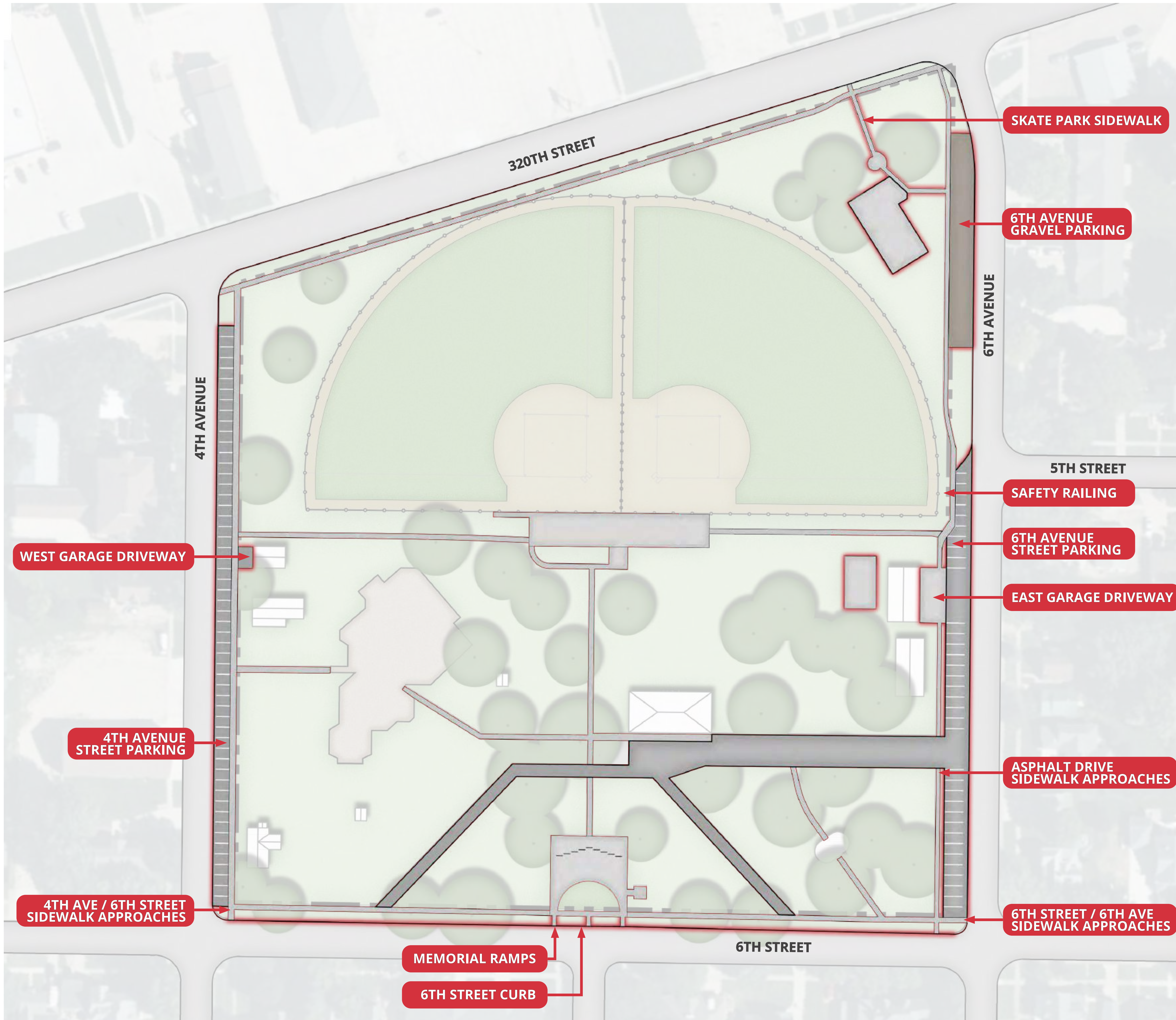
### GOOD CONDITION

- 6th Avenue Asphalt Drive
- Asphalt Walkway (East)
- Asphalt Walkway (West)
- 320th Street Sidewalk

### FAIR CONDITION

- Baseball Field Walkway (East)
- 6th Avenue Sidewalk
- Gazebo Walkway
- 6th Street Sidewalk
- Playground Sidewalk (West)
- Playground Sidewalk (East)
- Baseball Field Walkway (Center)
- Baseball Field Walkway (West)
- 4th Avenue Sidewalk

## Site Accessibility + Safety



- **POOR CONDITION**
  - Skate Park Sidewalk
  - 6th Avenue Gravel Parking
  - Safety Railing
  - 6th Avenue Street Parking
  - East Garage Driveway
  - Asphalt Drive Sidewalk Approaches
  - 6th Street / 6th Avenue Sidewalk Approaches
  - 6th Street Curb
  - Memorial Ramps
  - 4th Avenue / 6th Street Sidewalk Approaches
  - 4th Avenue Street Parking
  - West Garage Driveway



6TH AVENUE ASPHALT DRIVE



ASPHALT WALKWAY (EAST)



ASPHALT WALKWAY (WEST)



320TH STREET SIDEWALK



BASEBALL FIELD WALKWAY (EAST)



6TH AVENUE SIDEWALK



GAZEBO WALKWAY



6TH STREET SIDEWALK



PLAYGROUND SIDEWALK (WEST)

## Site Accessibility + Safety

### GOOD CONDITION

#### 6th Avenue Asphalt Drive

- 30' wide asphalt drive recently overlaid with good pavement condition.

#### Asphalt Walkway (East)

- 12' walkway recently overlaid with good pavement condition.

#### Asphalt Walkway (West)

- 12' walkway recently overlaid is in good condition with 'No Motor Vehicles' signage. Street ramp/connection is too steep and non-compliant.

#### 320th Street Sidewalk

- Sidewalk is newly installed in excellent condition with full ADA compliance.

### FAIR CONDITION

#### Baseball Field Walkway (East)

- 5' wide walkway is in fair condition with minimal wear.

#### 6th Avenue Sidewalk

- 4' wide sidewalk is in fair condition with minimal wear. Spot areas such as ramps / approaches need to be addressed.

#### Gazebo Walkway

- 5' walkway in good condition with little visible cracking or wear.

#### 6th Street Sidewalk

- 5' wide sidewalk is in fair condition with minimal wear. Spot areas such as ramps / approaches need to be addressed, along with a few damaged panels.

#### Playground Sidewalk (West)

- 6' wide sidewalk in mostly good condition with a few panels needing repair.



PLAYGROUND SIDEWALK (EAST)



BASEBALL FIELD WALKWAY (CENTER)



BASEBALL FIELD WALKWAY (WEST)



4TH AVENUE SIDEWALK



SKATE PARK SIDEWALK



6TH AVENUE GRAVEL PARKING



SAFETY RAILING



6TH AVENUE STREET PARKING



EAST GARAGE DRIVEWAY

## Site Accessibility + Safety

### FAIR CONDITION

#### Playground Sidewalk (East)

- 6' wide sidewalk in mostly good condition.

#### Baseball Field Walkway (Center)

- 5' wide sidewalk in mostly good condition with minimal wear.

#### Baseball Field Walkway (West)

- 5' wide sidewalk in mostly good condition with minimal wear.

#### 4th Avenue Sidewalk

- 6' wide sidewalk in mostly good condition with minimal wear and cracking.

### POOR CONDITION

#### Skate Park Sidewalk

- 4' wide sidewalk contains cracks, prolonged wear, and tripping hazards at former gazebo pad.

#### 6th Avenue Gravel Parking

- Gravel parking with drop curb / gutter in disrepair.

#### Safety Railing

- Non-compliant wooden post and rope railing poses safety risks.

#### 6th Avenue Street Parking

- Pavement is in poor condition with non-compliant ADA stalls, a deteriorating asphalt curb, and six undersized stalls on the North end (12' deep).

#### East Garage Driveway

- Driveway contains fairly poor pavement and lacks an ADA-compliant sidewalk crossing due to excessive cross slope.



ASPHALT DRIVE SIDEWALK APPROACHES



6TH STREET / 6TH AVENUE SIDEWALK APPROACHES



6TH STREET CURB



MEMORIAL RAMPS



4TH AVENUE / 6TH STREET SIDEWALK APPROACHES



4TH AVENUE STREET PARKING



WEST GARAGE DRIVEWAY

## Site Accessibility + Safety

### POOR CONDITION

#### Asphalt Drive Sidewalk Approaches

- Sidewalk approaches are too steep and contain grass overgrowth. Approaches are non-compliant.

#### 6th Street / 6th Avenue Sidewalk Approaches

- Ramps are in good condition and newly installed but too steep and not ADA compliant.

#### 6th Street Curb

- Tall vertical curb is in disrepair and needs replacement.

#### Memorial Ramps

- Ramps to access veteran's memorial are in disrepair with excessive cracking and not ADA compliant.

#### 4th Avenue / 6th Street Sidewalk Approaches

- Ramps are in good condition and newly installed but too steep and not ADA compliant.

#### 4th Avenue Street Parking

- Recently overlaid pavement is in fair condition. Stall depths are too shallow (14') with non-compliant ADA stalls. Overhead utility poles located within parking stalls without "no parking" striping or signage. Curb and gutter in disrepair on the North end.

#### West Garage Driveway

- Driveway is functional but lacks an even entrance to the garage (currently a vertical sidewalk face).



# Primary Amenities

- **FAIR CONDITION**
  - Veterans Memorial
  
- **POOR CONDITION**
  - Skate Park
  - Baseball / Softball Fields
  - Basketball Court
  - Playground



VETERANS MEMORIAL



VETERANS MEMORIAL



SKATE PARK



SKATE PARK



BASEBALL / SOFTBALL FIELDS



BASEBALL / SOFTBALL FIELDS



BASKETBALL COURT



PLAYGROUND



PLAYGROUND

## Primary Amenities

### FAIR CONDITION

#### Veterans Memorial

- The memorial is in fair condition, with access issues along 6th Street (deteriorating curb and ramps). The nine black granite monuments, two granite benches, and three flagpoles are in excellent condition. Lighting appears aged, and the rock monument foundation is poor. Planting beds are mostly well maintained, and the site includes a fire pit in fair condition.

### POOR CONDITION

#### Skate Park

- The equipment shows significant wear and rust from age and limited use. Some concrete areas have minimal overgrowth from vegetation and contain noticeable trash and debris, while some equipment surfaces also display graffiti and paint.

#### Baseball / Softball Fields

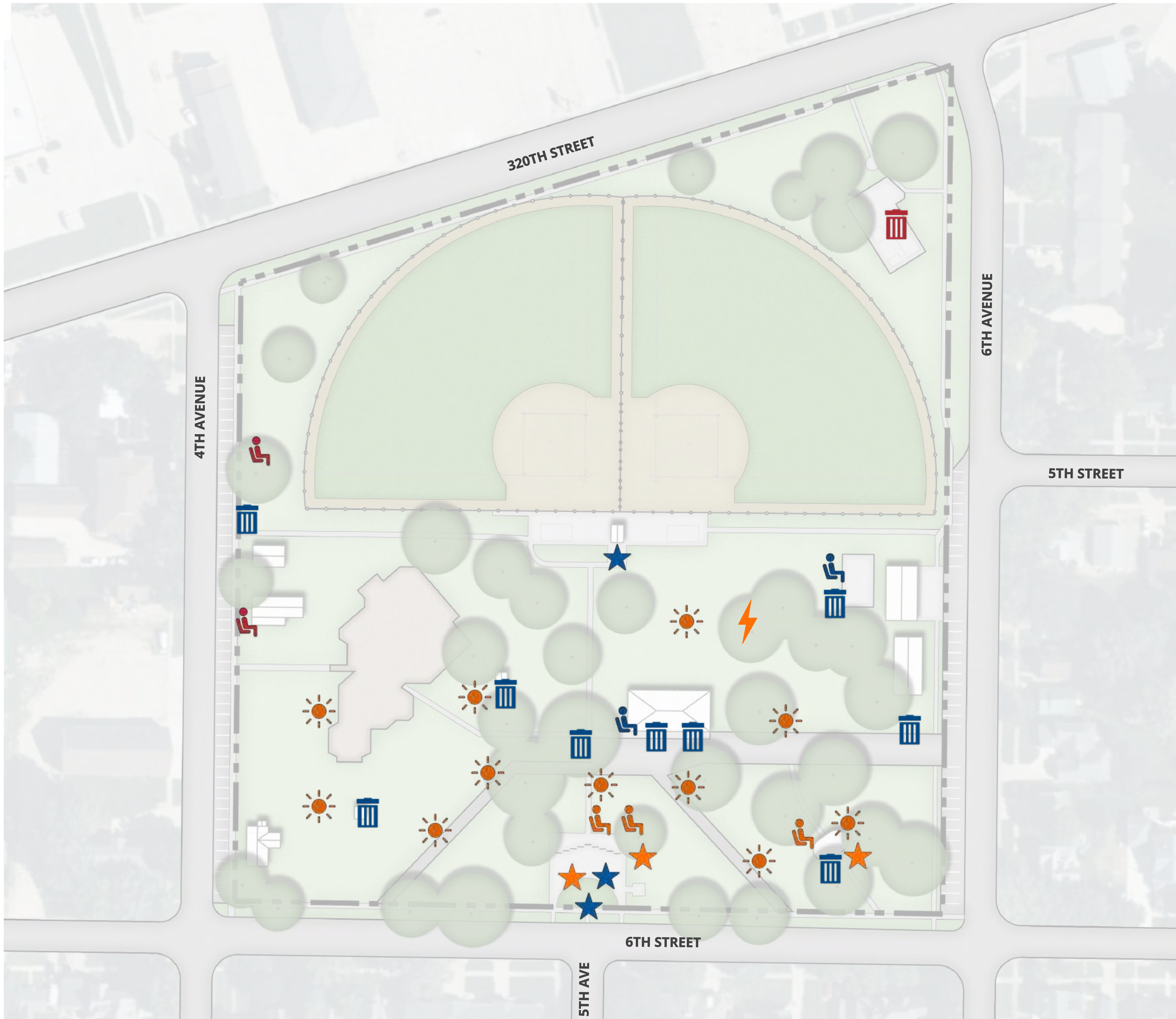
- The fields are usable but most associated amenities are in poor condition. Dugouts have cracked and warped panels, likely from poor drainage. The retaining wall and perimeter fence are deteriorating, posing potential safety concerns. Concrete and bleacher pads show cracking, heaving, and ponding water, while the bleachers themselves are in fair condition.

#### Basketball Court

- The concrete displays little cracking but appears deteriorated and weathered while also holding ponding water in several areas. Basketball hoops appear worn and outdated with no nets.

#### Playground

- The playground is in fair condition and appears well used, though most equipment is outdated, consisting of wood, ropes, and tires arranged in ways that do not meet current safety standards. Play elements focus on obstacle-course and adventure / exploration-style activities, with some wood surfaces beginning to splinter. Surfacing is split between pea rock and wood mulch, both in poor condition with ponding water and vegetation overgrowth. Seating elements are functional and used while colorful animal murals add vibrancy to the space. However, wood edging around the perimeter is deteriorating, and the playground overall lacks accessibility, making it largely unusable for individuals with disabilities or mobility impairments.



## Accessory Amenities

### Trash Receptacles

- Multiple trash receptacles are included throughout the site in mostly good condition. Trash receptacles have an even dispersal throughout the site but could be placed more strategically in some areas.

### Seating

- Seating elements (outside of major site amenity areas) appear to be in mostly good condition with some seating areas in poor condition. Seating is placed somewhat strategically throughout the site but is not ADA accessible in many areas. Seating variety is narrow, being mostly comprised of ground-mounted or moveable benches.

### Memorials / Monuments

- The site includes various memorials, plaques, and monuments throughout the site aside from the veteran's memorial itself. Many of which are out of sight in planting beds or embedded into a concrete pad in the lawn. Monuments are in optimal and fair condition but most of which show noticeable signs of wear and weathering.

### Area Lighting

- The site contains 11 light poles of various mismatching types, all in mostly fair condition. Function / working condition is unknown.

### Site Power

- The site contains 6 existing power receptacles located between the multi-use shelter and baseball fields. All existing power receptacles appear to be in fair condition.



TRASH RECEPTACLE



SEATING



MEMORIALS / MONUMENTS



MEMORIALS / MONUMENTS



MEMORIALS / MONUMENTS



MEMORIALS / MONUMENTS



AREA LIGHTING



SEATING



SEATING

## Accessory Amenities

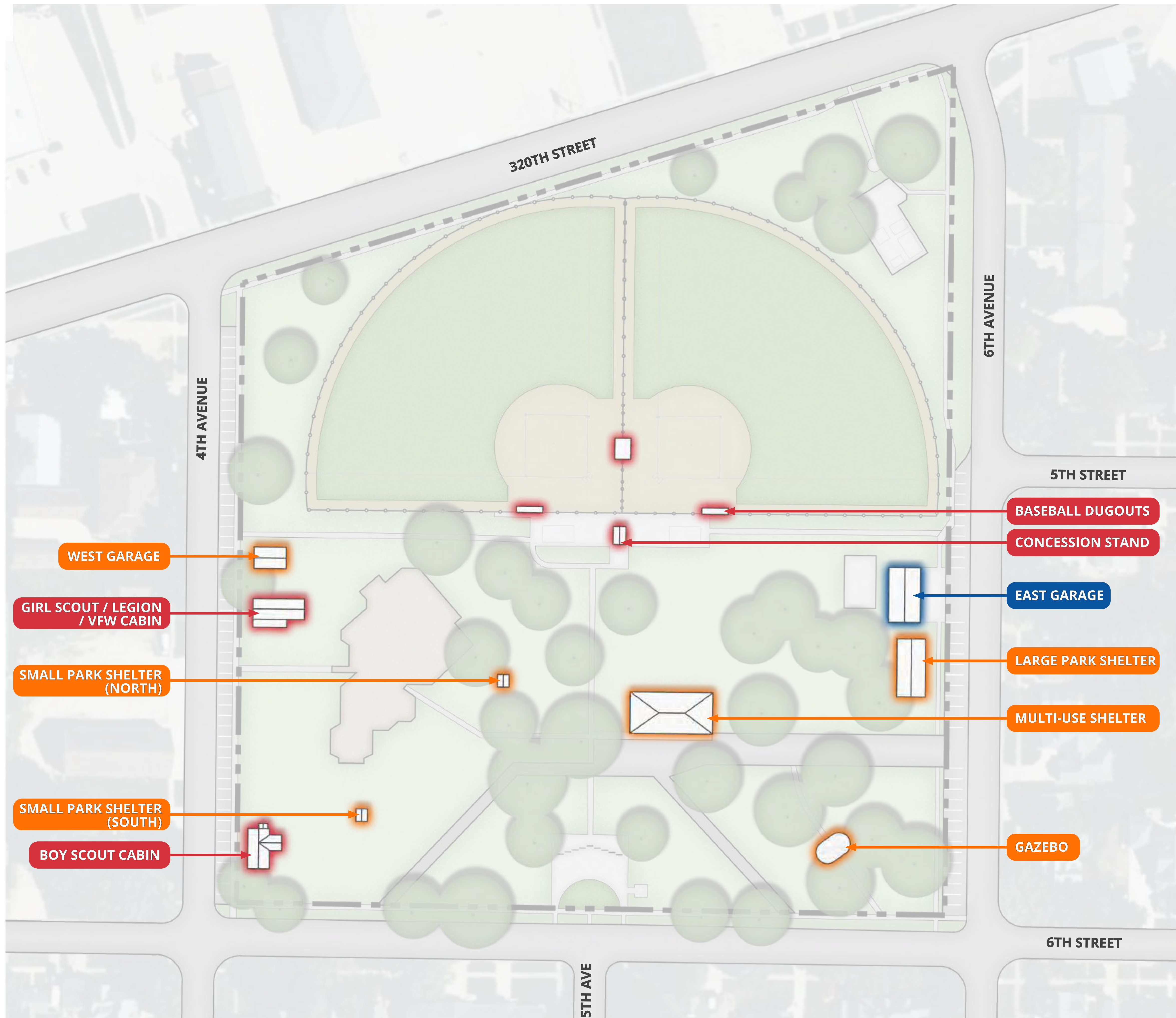
- Trash Receptacles
- Seating
- Memorials / Monuments
- Area Lighting

# Architectural Assessment

- GOOD CONDITION (Minor Updates)**
  - East Garage

- FAIR CONDITION (Upgrade + Refurbish)**
  - Multi-Use Shelter
  - West Garage
  - Large Park Shelter
  - Gazebo
  - Small Shelter House (North)
  - Small Shelter House (South)

- POOR CONDITION (Demolish)**
  - Boy Scout Cabin
  - Girl Scout / Legion / VFW Cabin
  - Baseball Dugouts
  - Concession Stand





EAST GARAGE



EAST GARAGE



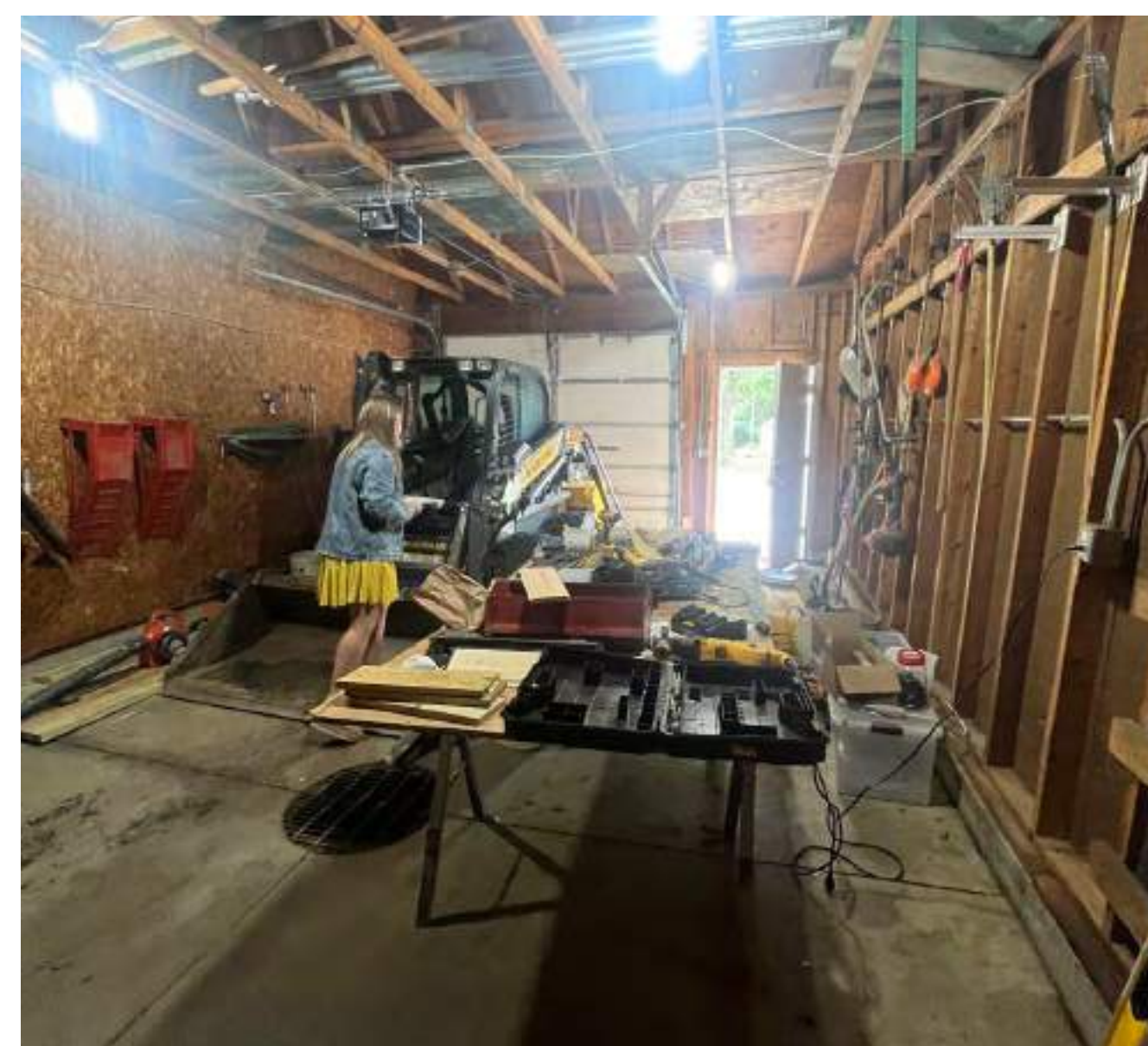
EAST GARAGE



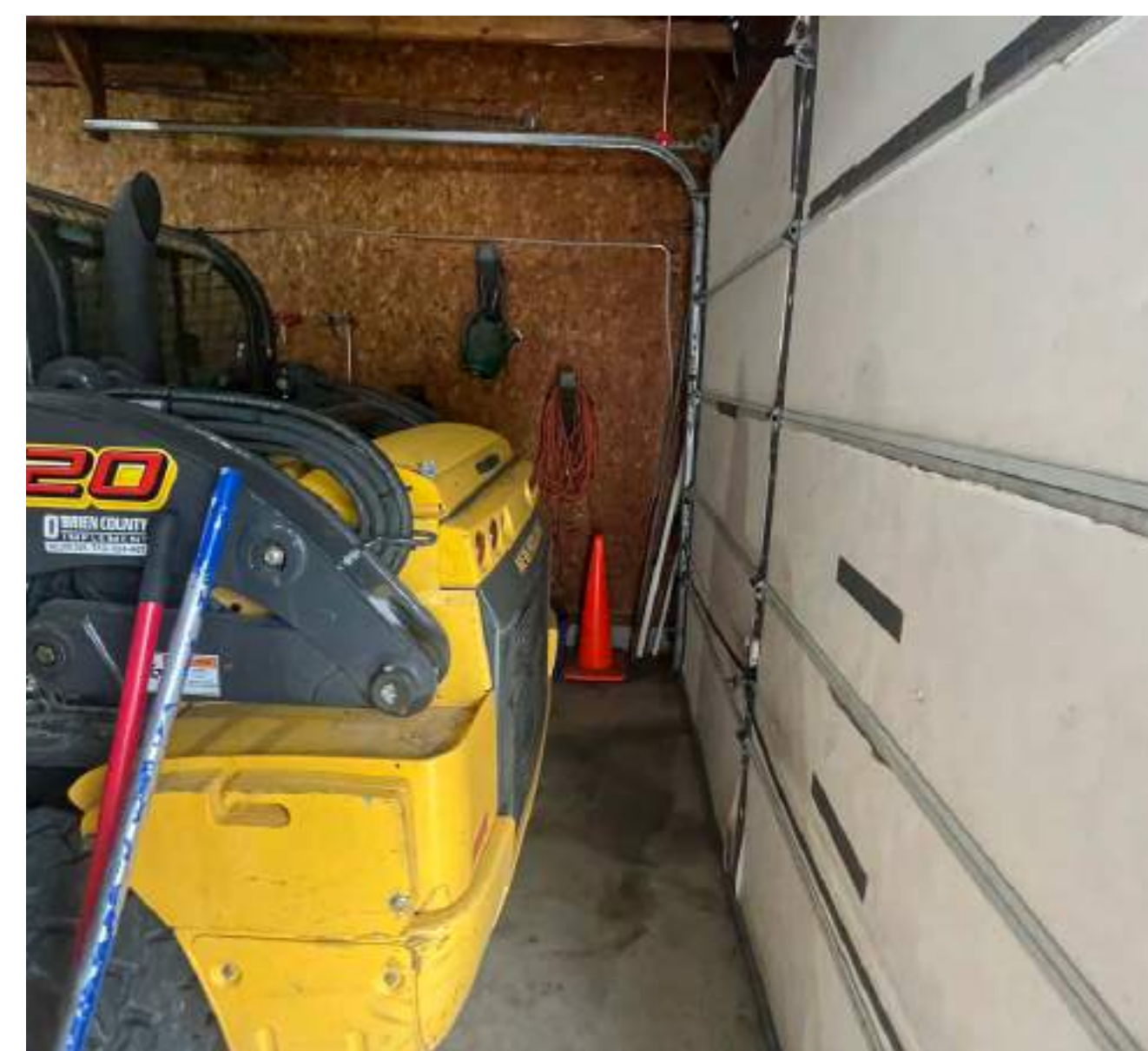
EAST GARAGE



EAST GARAGE



EAST GARAGE



EAST GARAGE

## Architectural Assessment

### ● EAST GARAGE

#### NOTES

- Several areas of the exterior trim show water damage, particularly near the ground level.
- The soffits are missing from all overhangs.
- Cracking / expansion where exterior pavement meets foundation.
- Portions of the siding are damaged, with exposed bare wood visible.
- Graffiti is present on sections of the building.
- Areas where graffiti has been painted over are discolored and inconsistent with the surrounding finish.
- Building appears to be in generally good condition for its use of storage.
- Building driveway is in poor condition.
- Interior of the building is in good condition.

#### SUMMARY

- Overall, the building is functional and remains in good condition. The exterior siding shows signs of deterioration and rot, likely due to inadequate weather protection. The facility is primarily used for storing holiday and seasonal decorations, as well as various pieces of heavy equipment.

#### Recommendation:

MINOR UPDATES

#### Improvements:

- Re-side and re-paint building.
- Add vented soffits to overhangs
- Add joint filler where exterior pavement meets foundation.
- Remove and install new fascia and metal flashing.
- Remove and install new entry door.

Estimated Cost: \$8,000



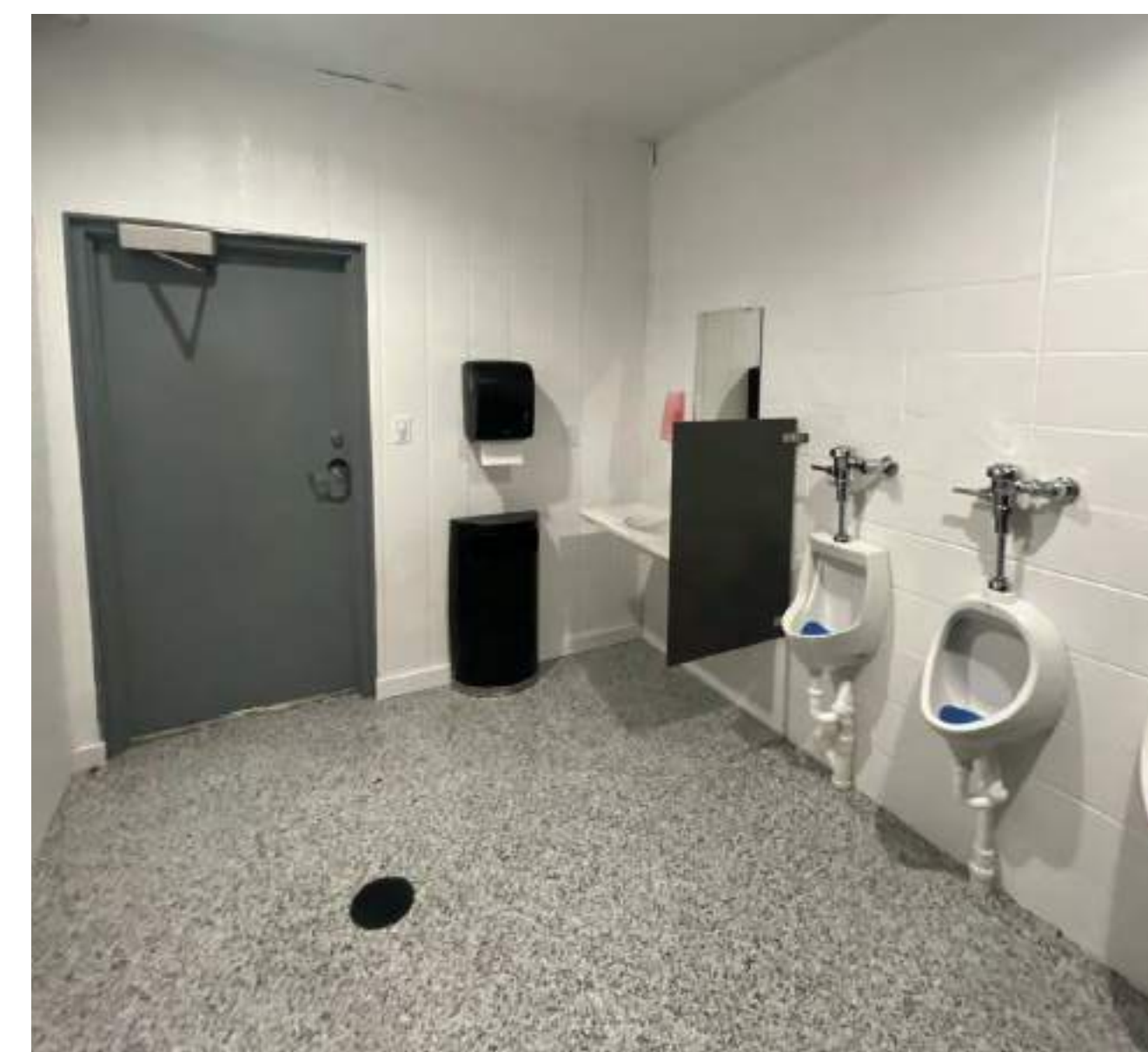
MULTI-USE SHELTER



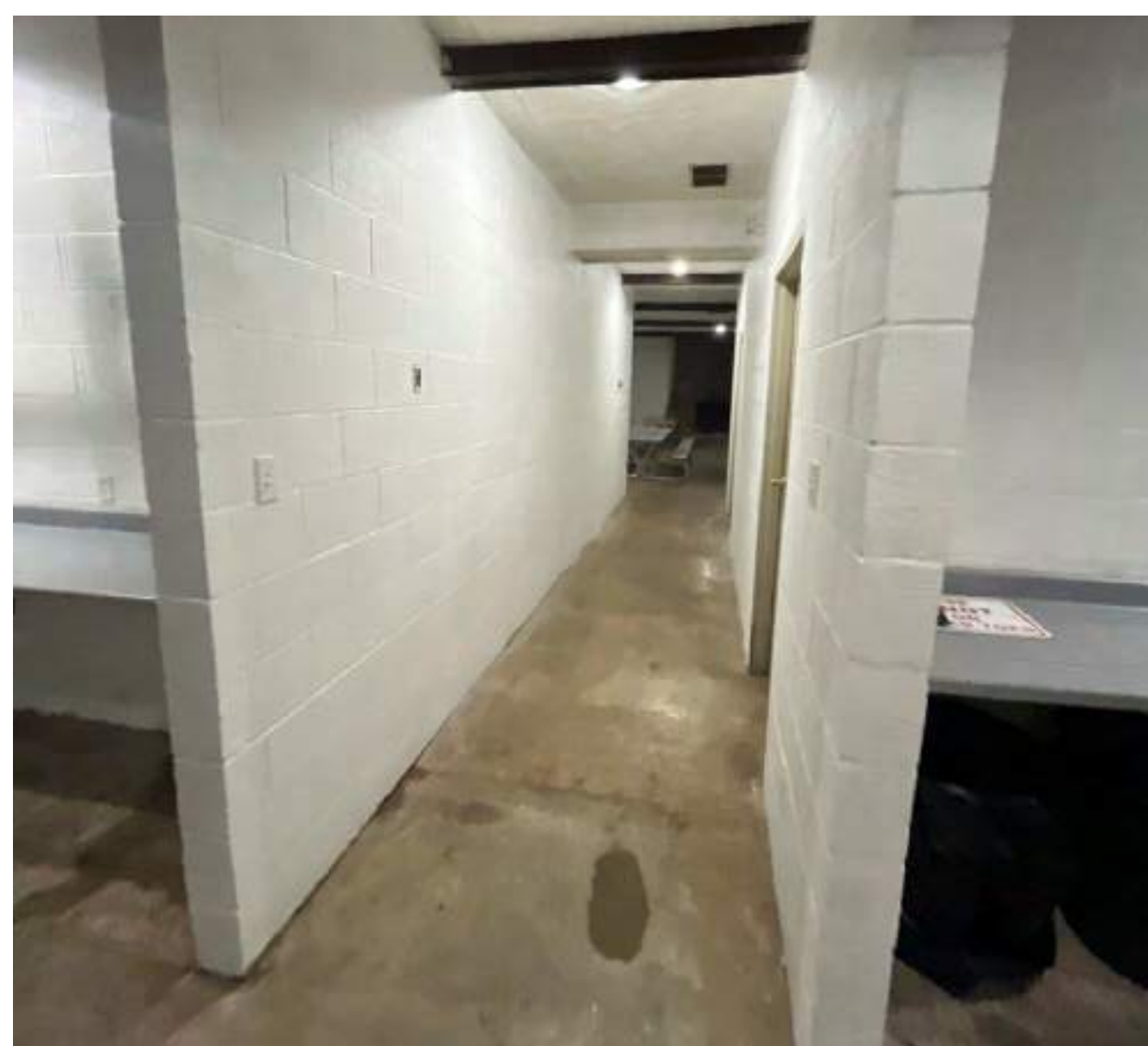
MULTI-USE SHELTER



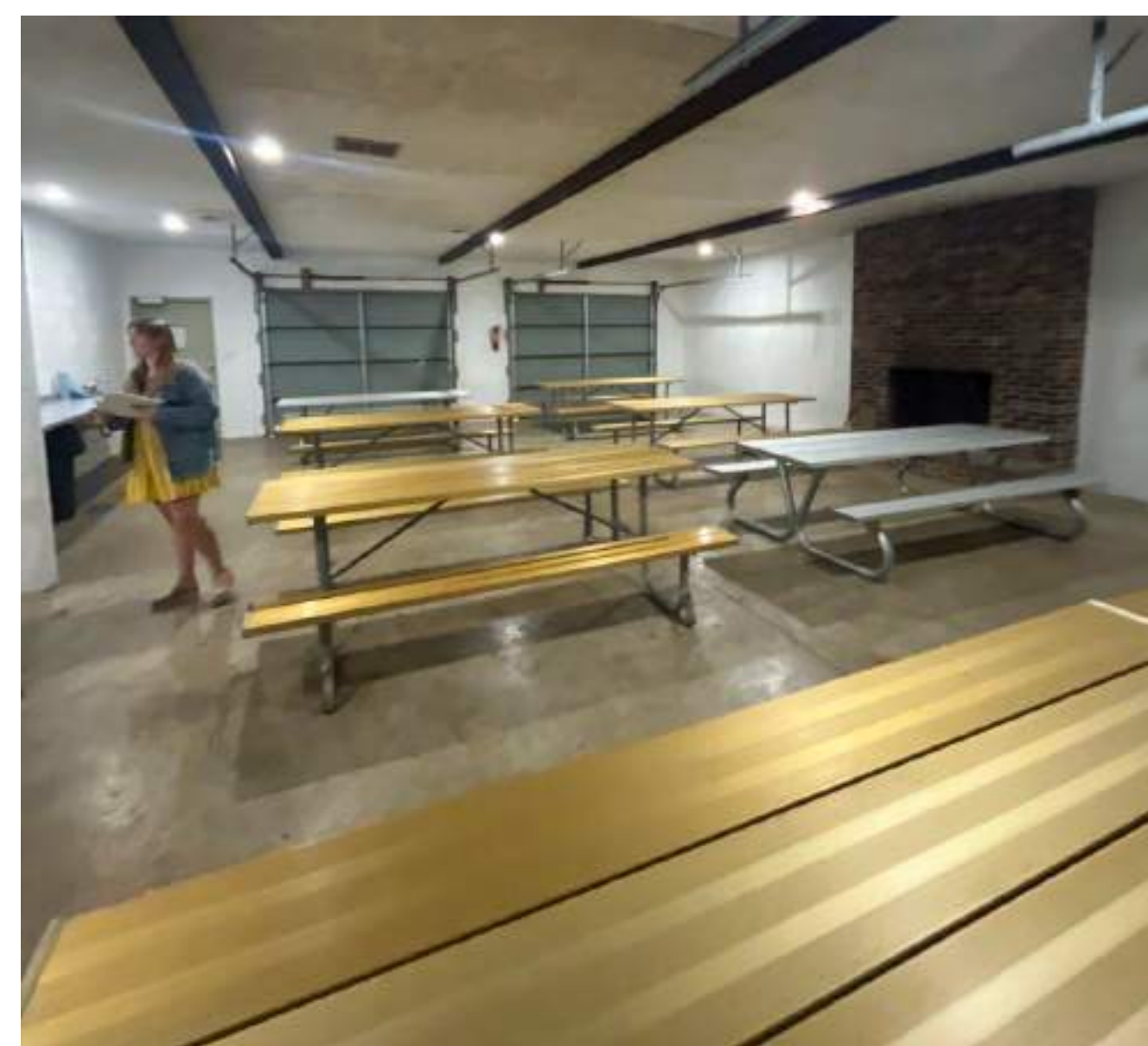
MULTI-USE SHELTER



MULTI-USE SHELTER



MULTI-USE SHELTER



MULTI-USE SHELTER



MULTI-USE SHELTER

## Architectural Assessment

### MULTI-USE SHELTER

#### NOTES

- Shingles are missing in several areas, and some remaining shingles show noticeable discoloration.
- The chimney is missing flashing on one side.
- Gutters are incomplete, with missing downspouts and one side of the roof lacking gutters entirely.
- Standing water is present in the mechanical area and along sections of the interior walls.
- Brick surfaces show discoloration consistent with water damage.
- Lighting fixtures appear outdated.
- Door hardware is non-compliant with current accessibility standards.
- The building lacks code-compliant egress doors.
- Building contains two functional event spaces.
- Restrooms recently renovated and in excellent condition.

#### SUMMARY

- Serving as a gathering space and a venue for community events, the multi-use shelter is in mostly good condition. While the restrooms have been recently renovated, the remainder of the facility has not received significant upgrades. The building materials show signs of aging; however, the overall structure appears to remain sound and in good condition.

#### Recommendation:

##### UPGRADE + REFURBISH

- Remove and replace shingles and chimney flashing.
- Remove and replace gutters.
- Update light fixtures.
- Install ADA and code compliant egress doors and door hardware.
- Update overhead doors with windows in door panel.
- Replace weather stripping on bottom of overhead doors.

**Estimated Cost:** \$95,000



WEST GARAGE



WEST GARAGE



WEST GARAGE



WEST GARAGE

## Architectural Assessment

### ● WEST GARAGE

#### NOTES

- Aging trim along door.
- Minor damage to exterior metal panels.
- Primarily used for storage.
- Required to hop a curb at driveway entrance.
- Building interior in good condition.

#### SUMMARY

- The West Garage is in good condition and is used mainly as storage for holiday and seasonal items.

#### Recommendation:

UPGRADE + REFURBISH

- Remove and install new trim around entry door.
- Re-paint entry door.

**Estimated Cost:** \$1,200



LARGE PARK SHELTER



LARGE PARK SHELTER



LARGE PARK SHELTER



LARGE PARK SHELTER



LARGE PARK SHELTER



LARGE PARK SHELTER



LARGE PARK SHELTER

## Architectural Assessment

### LARGE PARK SHELTER

#### NOTES

- Exposed wire connection near lights can pose safety issues.
- Siding and framing are heavily weathered and aged.
- Added structure built from weathered wood.
- Low roof overhang (does not meet ADA head height).
- Outdated lighting throughout.
- Deteriorating wood connections.
- Kids climbing into structure using tables poses safety issues.
- Not currently accessible.
- Currently undergoing sidewalk upgrades around the perimeter.
- Currently undergoing interior upgrades in the north and south ends.
- Shelter house contains a large quantity of benches.
- Exposed nails on the bottom side of roof can pose safety issues.

#### SUMMARY

- The Shelter House has been functional for a long time but is showing many signs of aging, weathering, and overall deterioration. The shelter house is still functional as it can provide a shaded seating area out of the sun and protection from rain events. However, the shelter house has many safety risks and concerns such as exposed wiring, nails, and access into the trusses due to a low roof height. The repairs underway are a step in the right direction but further repair or upgrades are needed.

#### Recommendation:

UPGRADE + REFURBISH

- Add wall coverings to interior gable ends
- Add ceiling material
- Add ceiling / soffit lights

**Estimated Cost:** \$40,000



GAZEBO



GAZEBO



GAZEBO



GAZEBO



GAZEBO



GAZEBO



GAZEBO

## Architectural Assessment

### GAZEBO

#### NOTES

- Cupola missing louvers.
- Shakes in poor condition with excessive moss buildup.
- Missing balusters along the bottom railing.
- Rotting is present around the wood at the base of the gazebo.
- Entire structure should be restrained / resealed.
- Structure is ADA accessible on one side but not on the other.
- Structure contains functionable seating on the interior.
- Wood flooring appears to be in fair condition.
- Rock mulch and plantings around the exterior add a nice accent to the gazebo.
- Cupola is in poor condition and may need replacement.

#### SUMMARY

- The gazebo appears to be in fairly good condition but could benefit from upgrades. It still appears solid and functional for its use. A deeper assessment of the structure along with upgrades including staining and sealing could help the gazebo's long-term lifespan and appearance.

#### Recommendation:

##### UPGRADE + REFURBISH

- Re-finish and repair cupola, posts and railings.
- Re-seal entire structure.
- Refinish floor.
- Remove and replace wood shakes on roof.

**Estimated Cost:** \$10,000



SMALL PARK SHELTER



SMALL PARK SHELTER



SMALL PARK SHELTER



SMALL PARK SHELTER



SMALL PARK SHELTER



SMALL PARK SHELTER

## Architectural Assessment

### SMALL PARK SHELTERS

#### NOTES

- Exterior T1-11 sheathing in poor condition.
- Roof in poor condition.
- Wood showing age.
- Concrete pads cracking and in poor condition.
- Each shelter house contains a bench and trash receptacle.
- No accessible ADA route to shelter houses.

#### SUMMARY

- Small park shelters are well used by the communities and are in fair condition overall. No accessible route is available to the park shelters.

#### Recommendation:

UPGRADE + REFURBISH

- Replace roof shingles and touch up trim.
- Full removal and replacement of concrete pad beneath structures
- Add accessible pathway to existing concrete pad (40' length north shelter, 60' length south shelter).

**Estimated Cost:** \$7,620

**Secondary Option:** Demolish  
**Estimated Cost:** \$6,000 / EA



BOY SCOUT CABIN



BOY SCOUT CABIN



BOY SCOUT CABIN



BOY SCOUT CABIN



BOY SCOUT CABIN



BOY SCOUT CABIN



BOY SCOUT CABIN



BOY SCOUT CABIN



BOY SCOUT CABIN

# Architectural Assessment

## BOY SCOUT CABIN

### NOTES

- Interior carpet excessively worn.
- Fireplace has excessive soot buildup.
- Building is used mostly for storage but lacks adequate storage area.
- Interior door missing handle.
- Siding shows moisture issues.
- Exterior paint is peeling in many areas.
- Outdated windows.
- Chimney above the roof lacks tuckpointing.
- Exterior wooden door shows moisture infiltration/rot.
- Interior ceiling is cracking.
- Doors are not ADA-compliant.
- The interior of the building has a "pit" in the floor covered by a sign.
- No restroom within building.
- Chimney shows moisture infiltration.
- Concerns of hazardous material within the building.

### SUMMARY

• The building was previously used to hold boy scout meetings and events but has been out of use for almost a decade, now being used exclusively for storage. The building in general is in poor condition and shows signs of rot and wear in many areas including the exterior wood siding and trim, windows, roof, chimney, interior floor, and interior ceiling.

### RECOMMENDATIONS:

DEMOLISH

**Estimated Cost:** \$100,000

**Secondary Option:** Upgrade + Refurbish

- Remove existing flooring, replace with new flooring.
- Clean and re-tuckpoint interior and exterior of brick chimney and fireplace.
- Re-side building exterior.
- Remove and re-install new windows.
- Add restroom.
- Replace exterior doors.
- Repair cracking ceiling.
- Removal of hazardous material.

**Estimated Cost:** \$242,000



GIRL SCOUT CABIN / VFW



GIRL SCOUT CABIN / VFW



GIRL SCOUT CABIN / VFW



GIRL SCOUT CABIN / VFW



GIRL SCOUT CABIN / VFW



GIRL SCOUT CABIN / VFW



GIRL SCOUT CABIN / VFW



GIRL SCOUT CABIN / VFW



GIRL SCOUT CABIN / VFW

# Architectural Assessment

## GIRL SCOUT / LEGION / VFW CABIN

### NOTES

- Concerns of hazardous material within the building.
- Bathroom not ADA-compliant.
- Siding in poor condition and shows moisture issues.
- Exterior paint is peeling in many areas.
- Windows are outdated and in poor condition.
- Roof in poor condition.
- Hole in siding on south side of chimney.
- Chimney shows moisture infiltration.
- Doors do not have ADA-compliant door handles.
- No clearly labeled fire egress.
- Electric code concerns.
- Stove top has no hood.
- Building used for storage though lacks in adequate storage area.
- Building still used for VFW meetings.
- ADA parking outside of building is non-compliant.

### SUMMARY

- The Girl Scout Cabin / VFW has been around for a long time and is still being used by the girl scouts and VFW as a meeting place. The building in general is in poor condition and shows signs of rot and wear in many areas including the exterior wood siding and trim, windows, roof, chimney, interior materials, and flooring.

### RECOMMENDATIONS:

DEMOLISH

**Estimated Cost:** \$90,000

**Secondary Option:** Upgrade + Refurbish

- Remove existing flooring, replace with new flooring.
- Re-side building.
- Remove and re-install new windows.
- Remove and install new fascia boards and metal flashing.
- Remove and re-install shingles on roof.
- Clean and re-tuckpoint exterior of brick chimney.
- Install new gutters and downspouts.
- Install ADA compliant door handles.
- Incorporate emergency exit / fire egress plan.
- Install new kitchen counter tops and casework.
- Removal of hazardous materials.

**Estimated Cost:** \$224,000



BASEBALL DUGOUTS



BASEBALL DUGOUTS



BASEBALL DUGOUTS



BASEBALL DUGOUTS



BASEBALL DUGOUTS



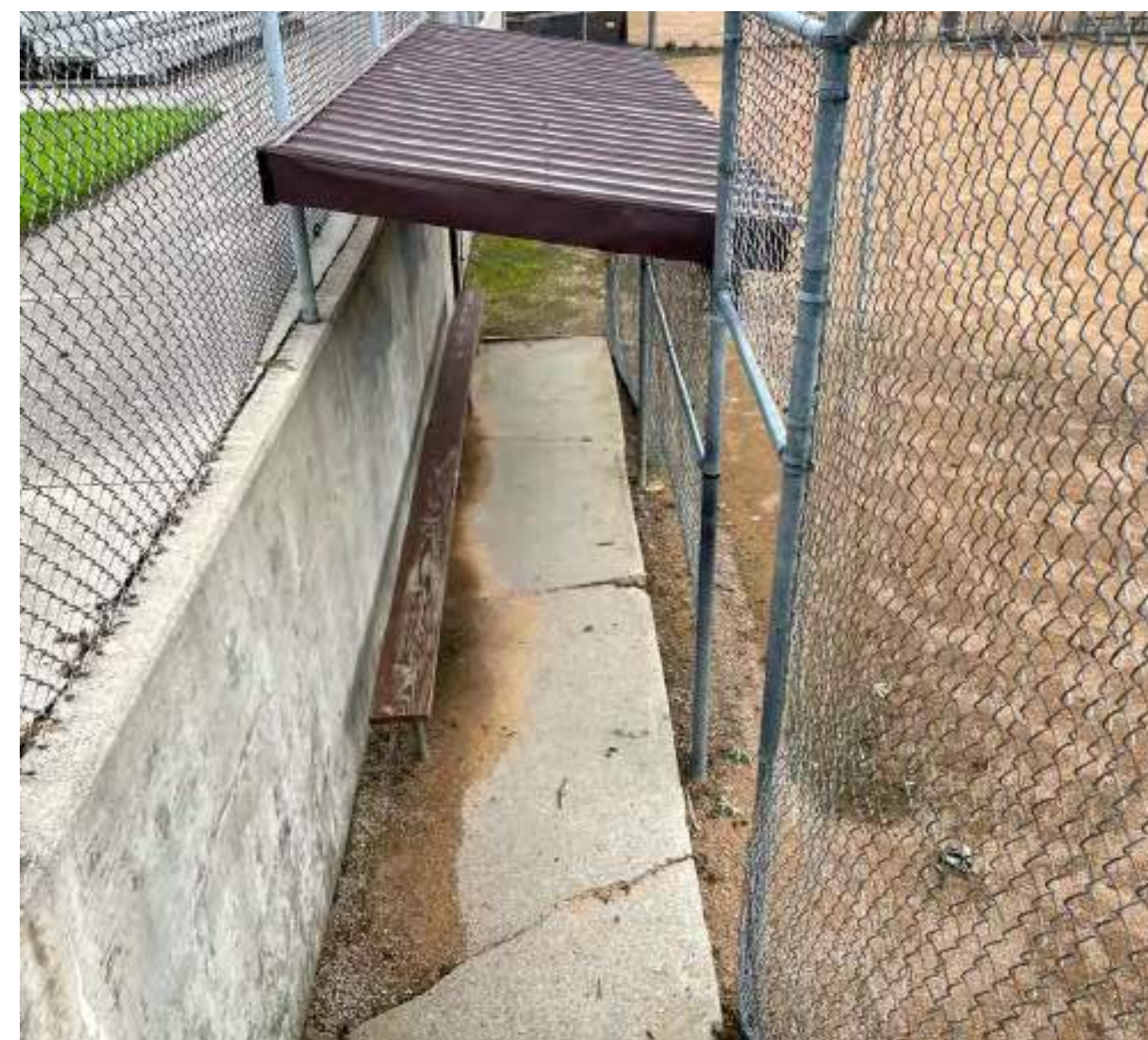
BASEBALL DUGOUTS



BASEBALL DUGOUTS



BASEBALL DUGOUTS



BASEBALL DUGOUTS

# Architectural Assessment

## BASEBALL DUGOUTS

### NOTES

- Roofs are in bad condition.
- Chain link fence in poor condition.
- Bench seats are in poor condition and rotting in some places.
- Wood at the announcer stand in rotting and deteriorating.
- Powerbox requires inspection.
- Drinking fountain in poor condition.
- Concrete underneath dugouts in poor condition and slopes towards wall creating standing water and drainage issues.
- Retaining wall behind dugouts in poor condition.
- No ADA access to dugouts.

### SUMMARY

- The baseball dugouts are in very poor condition and have no ADA access. Dugouts are useable but require further update as they are nearly in disrepair with most amenities requiring updates and repair.

### Recommendation:

DEMOLISH

Estimated Cost: \$40,000



CONCESSION STAND



CONCESSION STAND



CONCESSION STAND



CONCESSION STAND

## Architectural Assessment

### ● CONCESSION STAND

#### NOTES

- Exterior T1-11 sheathing needs replacement.
- Skids at bottom of building show moisture issues.
- Shingles are in poor condition with leaking issues likely present.
- Shingles warped in areas.
- Moisture issues along building base with excessive rotting.
- No accessible route.
- Damaged door at bottom.

#### SUMMARY

- The Concession Stand has been exposed to the weather without proper treatment and is in extreme disrepair. The concrete dips where the building is sitting, causing water to puddle around it. Building appears to not be useable or functionable and should be removed.

#### RECOMMENDATION:

DEMOLISH

Estimated Cost: \$5,000





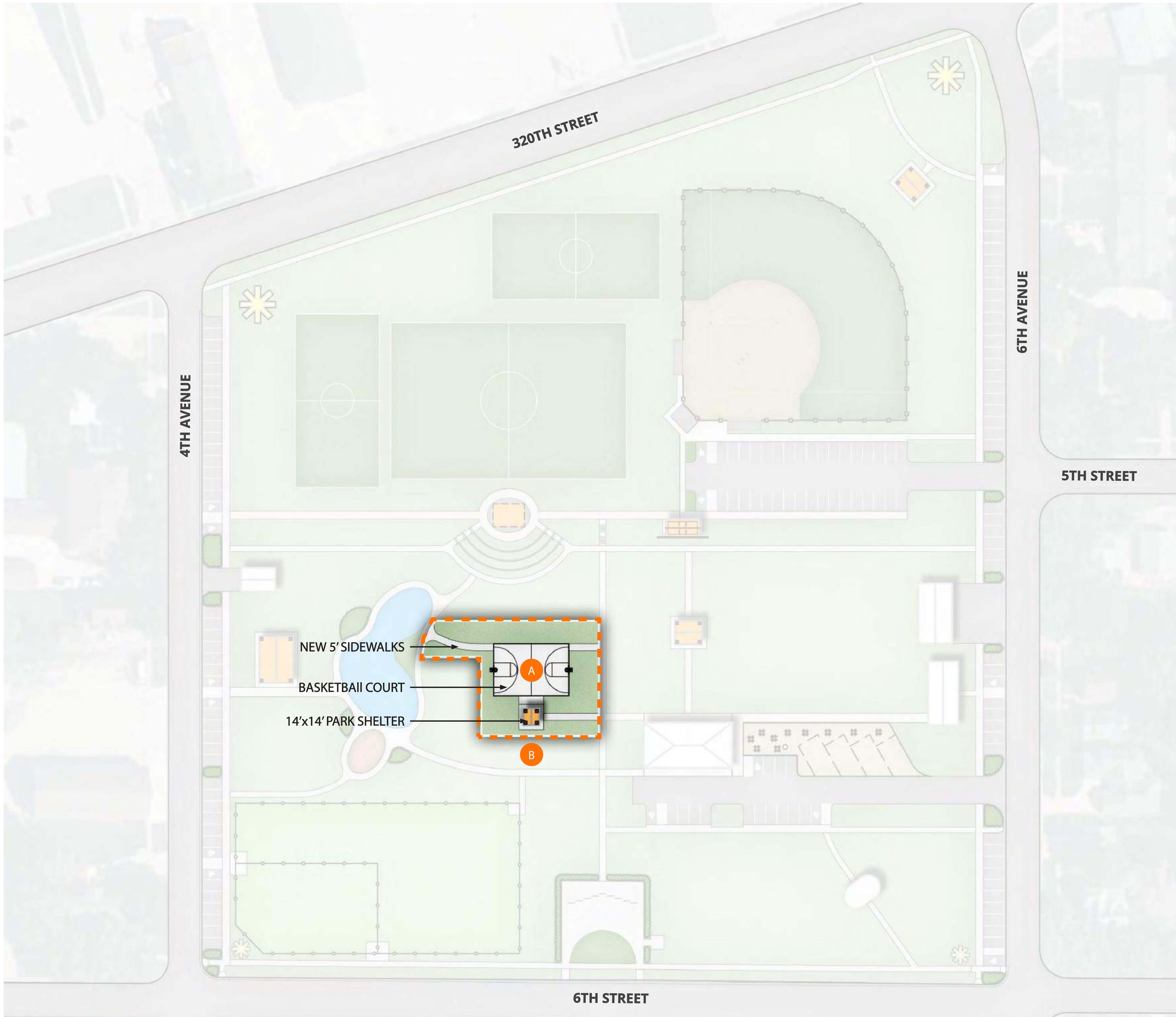
# Opportunities

- A PLAYGROUND**
  - Playground Equipment
  - Playground Surfacing
  - Decorative Trees and Landscaping
  - New Sidewalks
  - Approximate Cost: \$635,300
- B 40'x30' PARK SHELTER**
  - Estimated Cost: \$215,000
- C SPLASH PAD**
  - Estimated Cost: \$255,000

**ESTIMATED TOTAL COST: \$1,105,300**

## PRECEDENT IMAGES





## Opportunities

- A BASKETBALL COURT**
  - New Concrete Paving
  - New Basketball Hoops
  - New 5' Sidewalks
  - Estimated Cost: \$62,500
- B 14'x14' PARK SHELTER**
  - Estimated Cost: \$55,200

**ESTIMATED TOTAL COST: \$117,700**

### PRECEDENT IMAGES





24'x20' PARK SHELTER



## Opportunities

- A FOOD TRUCK / EVENT SPACE**
  - Overhead Festoon Lighting
  - New Sidewalks
  - Site Furniture
  - Granular Surfacing / Food Truck Parking
  - Estimated Cost: \$71,000

- B 24'x20' PARK SHELTER**
  - Estimated Cost: \$89,600

**ESTIMATED TOTAL COST: \$160,600**

### PRECEDENT IMAGES



FOOD TRUCK / EVENT SPACE



FOOD TRUCK / EVENT SPACE



# Opportunities

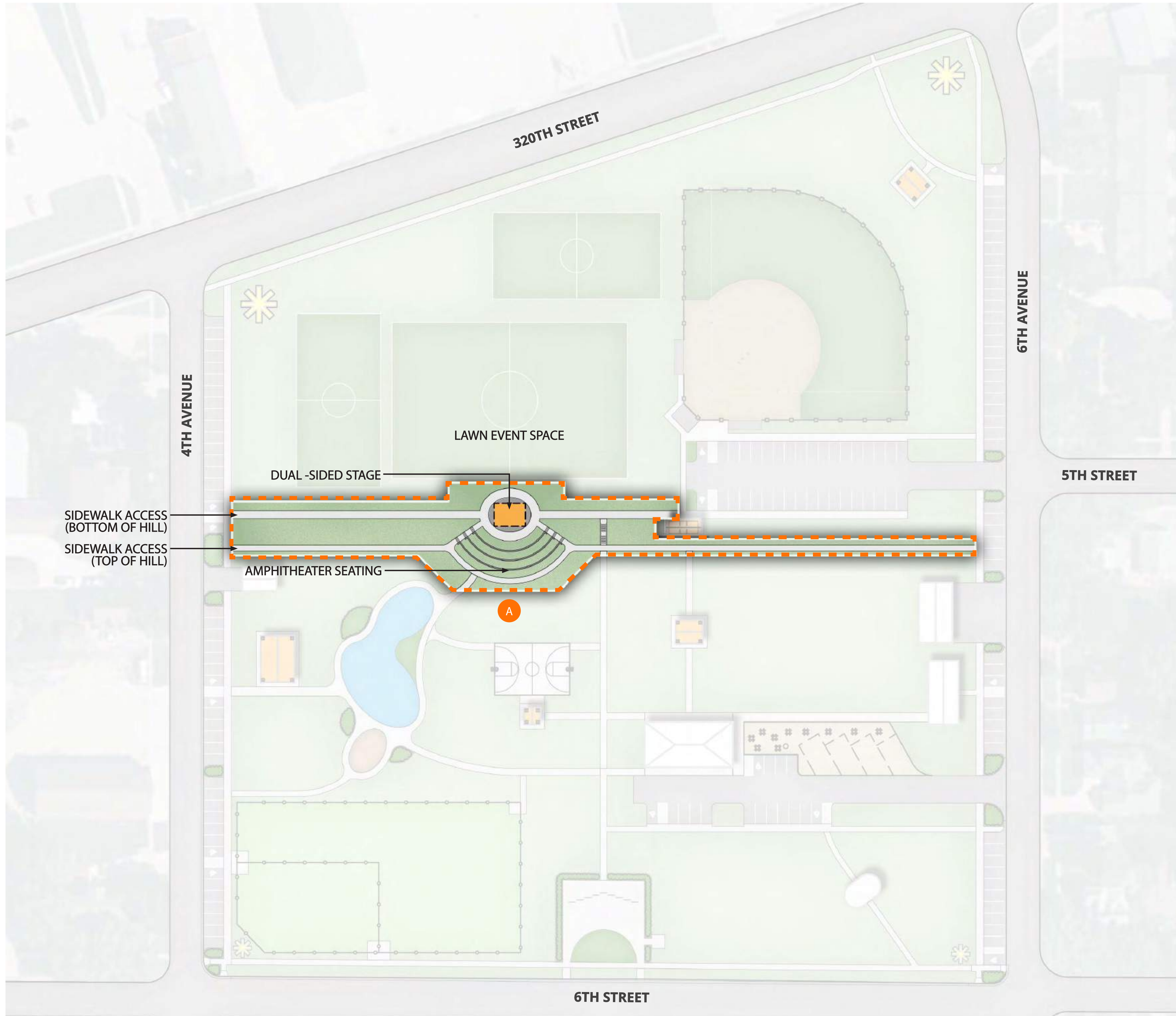
- A DOG PARK**
  - 48" Tall Fence and Gates
  - Large Dog Area
  - Small Dog Area

**ESTIMATED TOTAL COST: \$80,860**

## PRECEDENT IMAGES



**DOG PARK**



## Opportunities

### A AMPHITHEATER / EVENT SPACE

- Amphitheater Seating
- Hill Seating
- Stage
- Sidewalk Access
- Stairs
- Estimated Cost: \$362,200

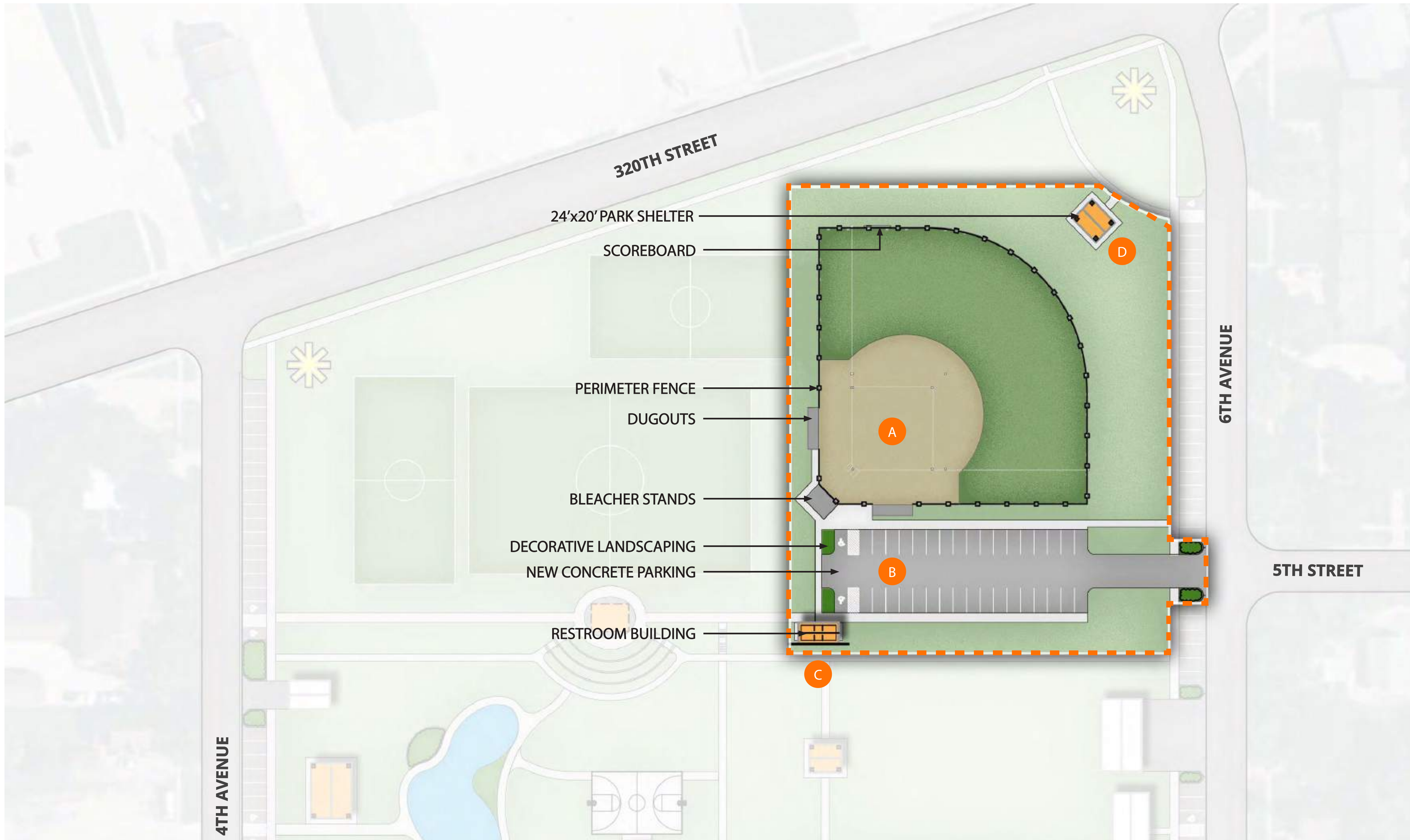
### B EVENT SPACE CANOPY

- New Canopy Structure
- Estimated Cost: \$225,000

**ESTIMATED TOTAL COST: \$587,200**

### PRECEDENT IMAGES





## Opportunities

### A BASEBALL / SOFTBALL FIELD

- Infield surfacing
- Perimeter Fence
- Dugouts (2)
- Bleacher Stands
- Scoreboard
- Estimated Cost: \$430,000

### B ATHLETIC FIELDS PARKING

- New Concrete Parking (36 Stalls)
- New Sidewalks
- Decorative Landscaping
- Existing Baseball Fields Removal
- Estimated Cost: \$270,000

### C RESTROOM BUILDING

- Estimated Cost: \$209,100

### D 24'x20' PARK SHELTER

- Estimated Cost: \$93,000

**ESTIMATED TOTAL COST: \$1,002,100**

## PRECEDENT IMAGES





## Opportunities

- A SOCCER FIELDS**
  - 150'x75' Soccer Field (2)
  - 210'x135' Soccer Field
  - Soccer Goals (2 Each Field)
  - Bleacher Stands (2 Each Field)
  - Estimated Cost: \$115,000

- B1 SKATE PARK**
  - Estimated Cost: \$507,000

**ESTIMATED TOTAL COST: \$622,000**

### PRECEDENT IMAGES





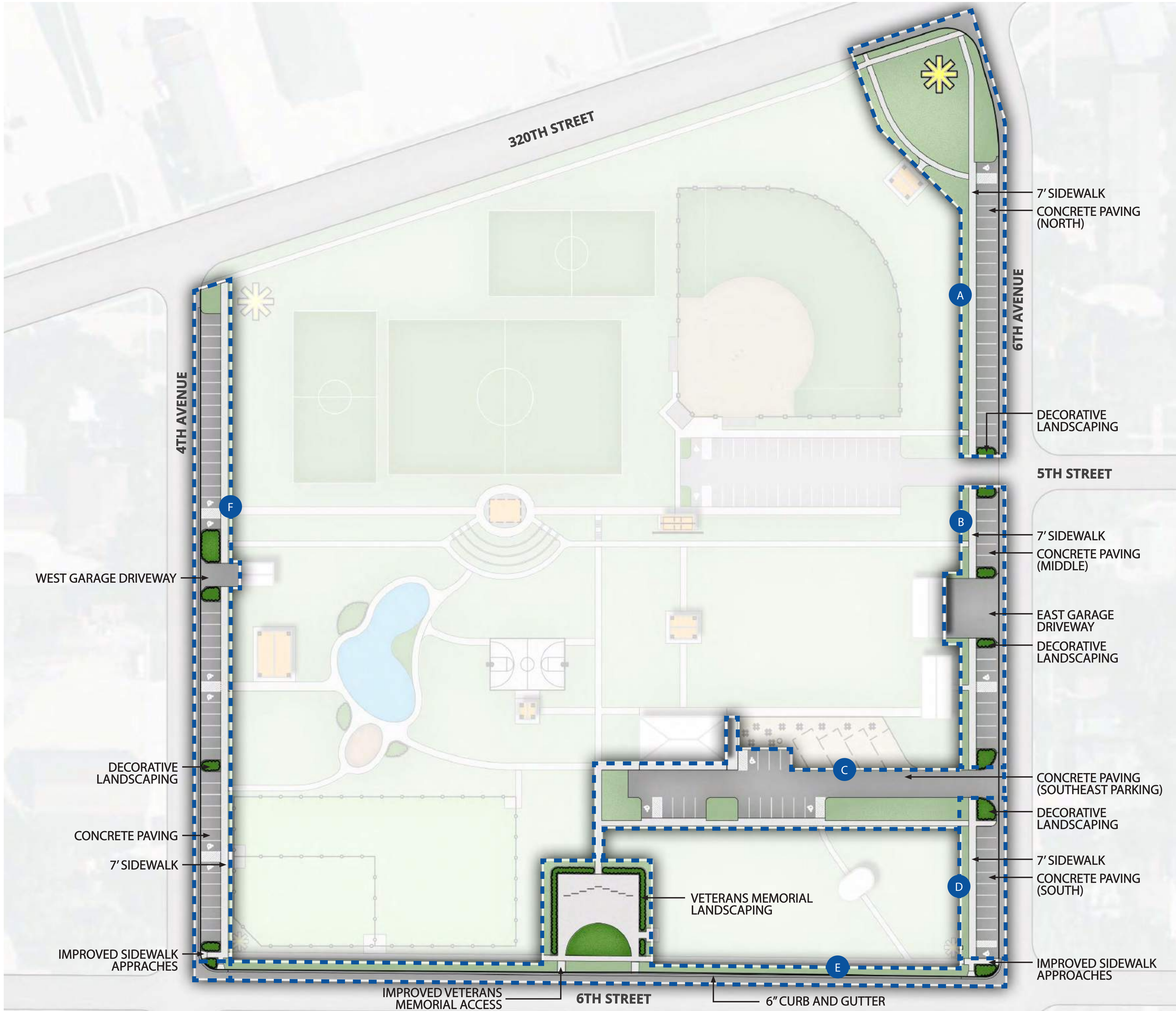
## Opportunities

- A MAJOR PARK SIGNAGE**
  - Estimated Cost: \$65,000 / Each
- B MINOR PARK SIGNAGE**
  - Estimated Cost: \$20,000 / Each

**ESTIMATED TOTAL COST: \$170,000**

### PRECEDENT IMAGES

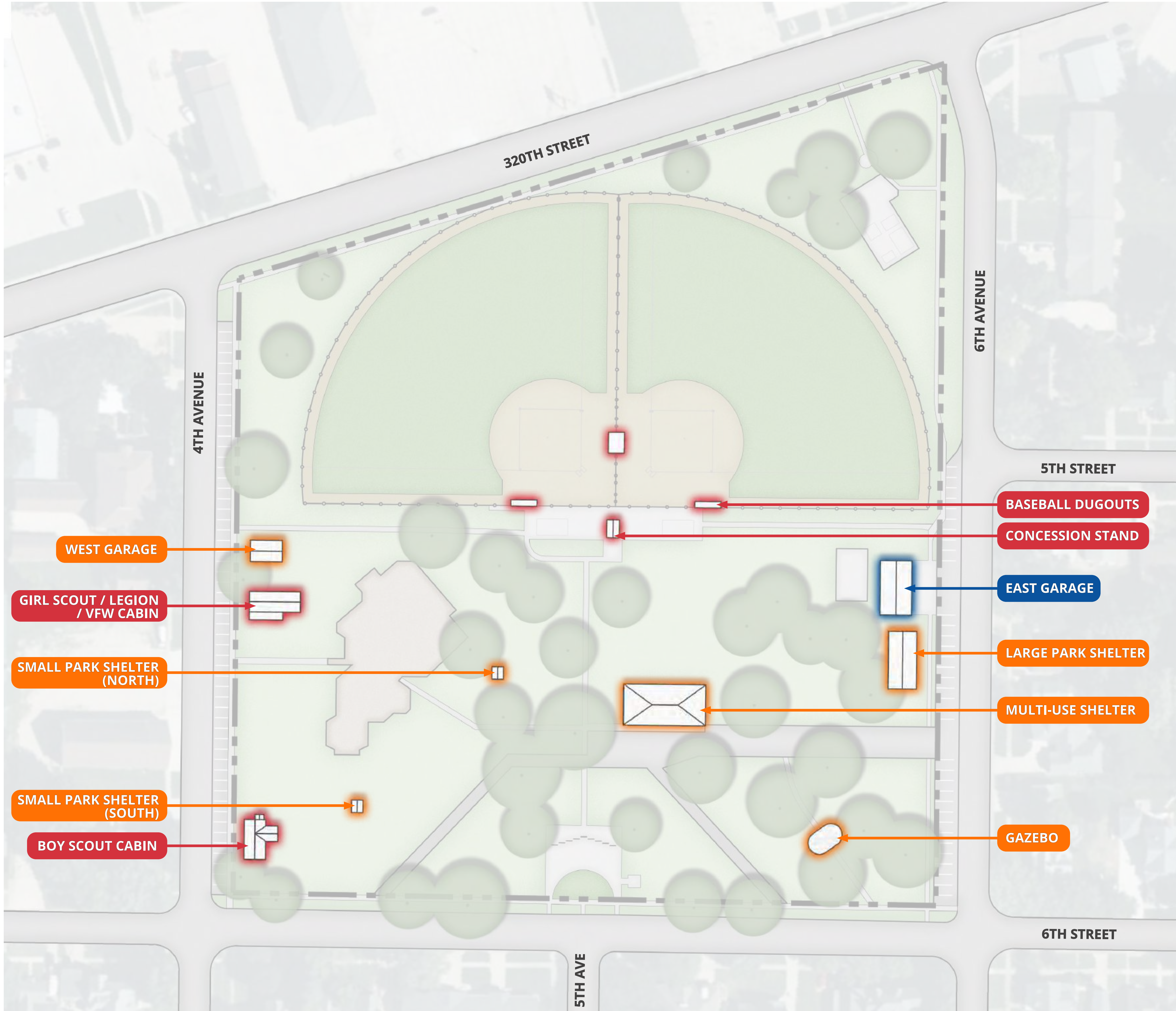




# Cost Summary (Access + Safety)

- A 6TH AVENUE PARKING IMPROVEMENTS (NORTH)**
  - New Concrete Paving
  - 24 Parking Stalls
  - New 7' Sidewalk
  - Decorative Landscaping
  - Estimated Cost: \$120,600
- B 6TH AVENUE PARKING IMPROVEMENTS (MIDDLE)**
  - New Concrete Paving
  - 14 Parking Stalls
  - New 7' Sidewalk
  - Improved East Garage Driveway
  - Decorative Landscaping
  - Estimated Cost: \$124,300
- C SOUTHEAST PARKING IMPROVEMENTS**
  - New Concrete Paving
  - 16 Parking Stalls (3 ADA)
  - New Sidewalks
  - Estimated Cost: \$255,200
- D 6TH AVENUE PARKING IMPROVEMENTS (SOUTH)**
  - New Concrete Paving
  - 11 Parking Stalls
  - New 7' Sidewalk
  - Decorative Landscaping
  - Estimated Cost: \$62,500
- E 6TH STREET CURB IMPROVEMENTS**
  - New 6" Curb and Gutter
  - New Veteran's Memorial Landscaping
  - Improved Veteran's Memorial Access
  - Improved 6th Ave / 6th St Sidewalk Approaches
  - Estimated Cost: \$78,150
- F 4TH AVENUE PARKING IMPROVEMENTS**
  - New Concrete Paving
  - 45 Parking Stalls
  - Decorative Landscaping
  - New West Garage Driveway
  - New 7' Sidewalk
  - Improved 4th Ave / 6th St Sidewalk Approaches
  - Estimated Cost: \$258,000

**ESTIMATED TOTAL COST: \$898,750**



# Cost Summary (Architecture)

**GOOD CONDITION (Minor Updates)**

**EAST GARAGE**  
 • Estimated Cost: \$8,000

**FAIR CONDITION (Upgrade + Refurbish)**

**MULTI-USE SHELTER**  
 • Estimated Cost: \$95,000

**WEST GARAGE**  
 • Estimated Cost: \$1,200

**LARGE PARK SHELTER**  
 • Estimated Cost: \$40,000

**GAZEBO**  
 • Estimated Cost: \$10,000

**SMALL SHELTER HOUSE (North)**  
 • Estimated Cost: \$3,470

**SMALL SHELTER HOUSE (South)**  
 • Estimated Cost: \$4,150

**POOR CONDITION (Demolish)**

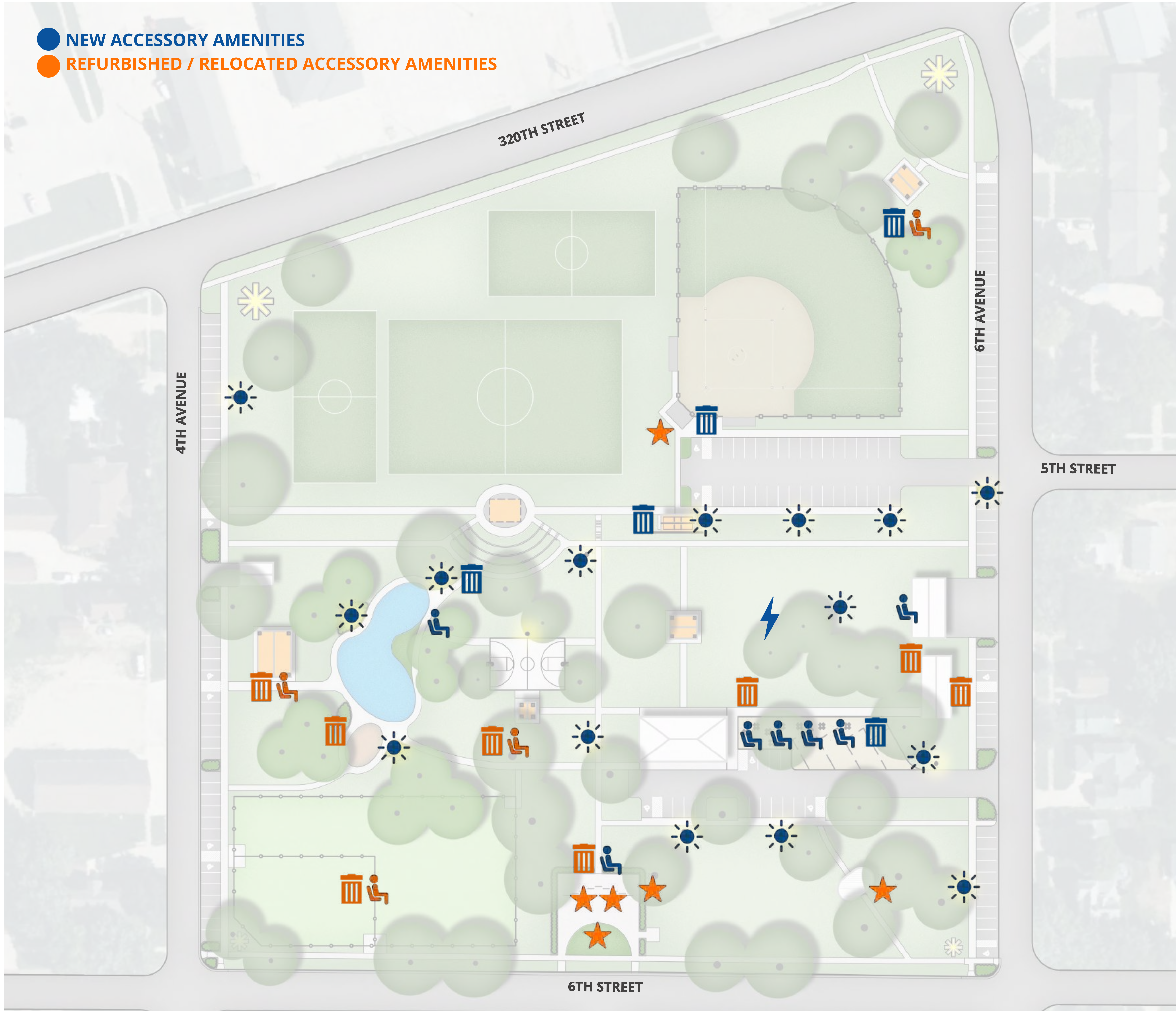
**BOY SCOUT CABIN**  
 • Estimated Cost: \$100,000

**GIRL SCOUT / LEGION / VFW CABIN**  
 • Estimated Cost: \$90,000

**BASEBALL DUGOUTS**  
 • Estimated Cost: \$40,000

**CONCESSION STAND**  
 • Estimated Cost: \$5,000

**ESTIMATED TOTAL COST: \$396,820**



# Cost Summary (Accessory Amenities)

- TRASH RECEPTACLES**  
**Recommendation:**  
MINOR UPDATES

**Improvements:**

    - Installation of new trash receptacles and relocation of existing trash receptacles to more efficient locations.

**Estimated Cost:** \$14,500
  - SEATING**  
**Recommendation:**  
UPGRADE + RELOCATE

**Improvements:**

    - Installation of new seating amenities including benches and integrated table and chair sets at existing and proposed locations.
    - Relocation of existing seating amenities to more efficient locations.

**Estimated Cost:** \$23,000
  - MEMORIALS / MONUMENTS**  
**Recommendation:**  
UPDRAGE + REFURBISH

**Improvements:**

    - Refurbish / restore plaques and relocate existing monuments to more prominent locations.

**Estimated Cost:** \$5,000
  - AREA LIGHTING**  
**Recommendation:**  
UPGRADE + REFURBISH

**Improvements:**

    - Removal of existing light poles.
    - Installation of 15 brand new overhead pedestrian and vehicular lighting at key locations and parking lots.
    - Electrical work.

**Estimated Cost:** \$109,000
  - SITE POWER**  
**Recommendation:**  
UPGRADE + REFURBISH

**Improvements:**

    - Refurbish existing power receptacles and relocate to efficient locations.
    - Add additional power receptacles.
    - Electrical work.

**Estimated Cost:** \$32,000
- ESTIMATED TOTAL COST:** \$183,500



## Cost Summary (Opportunities)

- 1 PLAYGROUND**  
• Estimated Cost: \$635,000
- 2 40'x30' PARK SHELTER**  
• Estimated Cost: \$215,000
- 3 SPLASH PAD**  
• Estimated Cost: \$255,000
- 4 24'x20' PARK SHELTER**  
• Estimated Cost: \$89,600
- 5 FOOD TRUCK / EVENT SPACE**  
• Estimated Cost: \$71,000
- 6 14'x14' PARK SHELTER**  
• Estimated Cost: \$55,200
- 7 DOG PARK**  
• Estimated Cost: \$80,860
- 8 BASKETBALL COURT**  
• Estimated Cost: \$62,500
- 9 AMPHITHEATER / EVENT SPACE**  
• Estimated Cost: \$362,200
- 10 EVENT SPACE CANOPY**  
• Estimated Cost: \$225,000
- 11 BASEBALL / SOFTBALL FIELD**  
• Estimated Cost: \$430,000
- 12 ATHLETIC FIELDS PARKING**  
• Estimated Cost: \$270,000
- 13 RESTROOM BUILDING**  
• Estimated Cost: \$209,100
- 14 24'x20' PARK SHELTER**  
• Estimated Cost: \$93,300
- 15 SOCCER FIELDS**  
• Estimated Cost: \$115,000
- 16 SKATE PARK**  
• Estimated Cost: \$507,000
- 17 MAJOR PARK SIGNAGE**  
• Estimated Cost: \$65,000 / Each (2)
- 18 MINOR PARK SIGNAGE**  
• Estimated Cost: \$20,000 / Each (2)

