

# Parks System Master Plan

for the



CITY OF  
**WATERTOWN**  
PARKS AND RECREATION  
DEPARTMENT



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SEI #21465

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# Chapter 1 - Executive Summary

## 1.1 Introduction

The purpose of the Watertown Parks System Master Plan is to create an updated, comprehensive Parks System Master Plan (PSMP) for the Watertown community. The PSMP is a road map for planning and completing park improvements and guiding capital investments to ensure the park system serves the needs of the community today and in the future.

## 1.2 Master Plan Goals

During the initial Strategic Kick-Off Meeting, a project team comprised of City staff members and the consultant team identified several goals for the project. These goals were intended to guide the development of a successful PSMP for the City of Watertown to move forward with.

Goals identified by the project team include:

1. Provide long-term visioning and budgeting in addition to short-term CIP budgeting.
2. Establish maintenance standards and associated costs.
  - Understand Best Management Practices compared to current resources.
  - Identify opportunities for outsourcing.
3. Determine gaps in services for facilities and programs.
4. Determine the need for more (or less) park land and property.
5. Compile a list of facilities to be updated or replaced.
6. Communicate with landowners adjacent to parks for a community drive process.
7. Review bike paths and trails to determine gaps and opportunities to increase connectivity.
8. Develop wayfinding, signage and “unifying elements” recommendations.
9. Assess lifecycle management of parks and facilities.
10. Provide options and associated costs for the Maas Ice Arena facility.
11. Provide options and associated costs for the City Auditorium facility.

## 1.3 Project Process

The Master Plan followed a process of data collection, public input, on-the-ground study, assessment of existing conditions, market research, and open dialogue with local leadership and key stakeholders. The process follows a three-step plan as outlined below:

1. Assessment of Current Park System
  - a. Site and facility assessments
  - b. Park classification and level of service standards
  - c. Related plans, example: Trails Master Plan
2. Understand future desires of Park System
  - a. Statistically-valid survey
  - b. Online survey
  - c. Demographic and trends analysis
  - d. Benchmark analysis
  - e. Stakeholder interviews, focus groups and public meetings
3. Determine a path to reach goals of the Park System
  - a. Needs prioritization
  - b. Operational review
  - c. Capitol improvement planning
  - d. Funding and revenue planning
  - e. Key recommendations as an action plan

## 1.4 Parks Map & Planning Area

The planning area for the Parks System Master Plan includes all areas within the boundaries of the City of Watertown, including Lake Kampeska. While this plan recognizes that some state and county owned properties service the city of Watertown, this plan focuses on amenities in the defined city boundary. This plan also recognizes that the actual service areas of some Watertown parks and facilities may extend beyond the defined boundaries of the planning area. The primary focus of this plan is to first and foremost identify and address the park and facility needs of the Watertown residents. The following maps depicts the planning area and the location of the parks and facilities included in this Parks System Master Plan.

Figure 1.1: Planning Area - Watertown City Limits

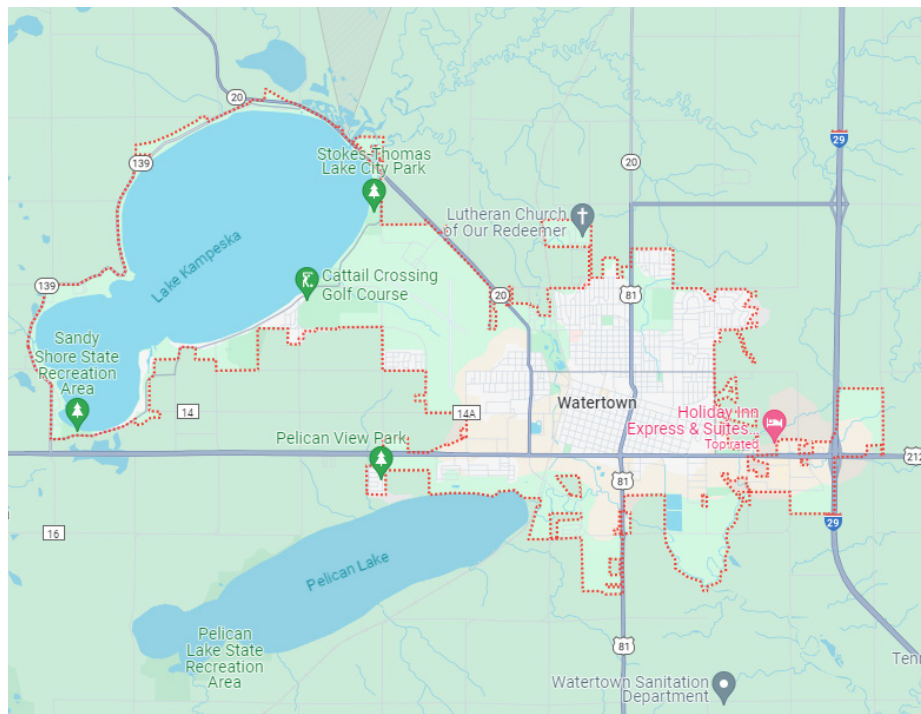
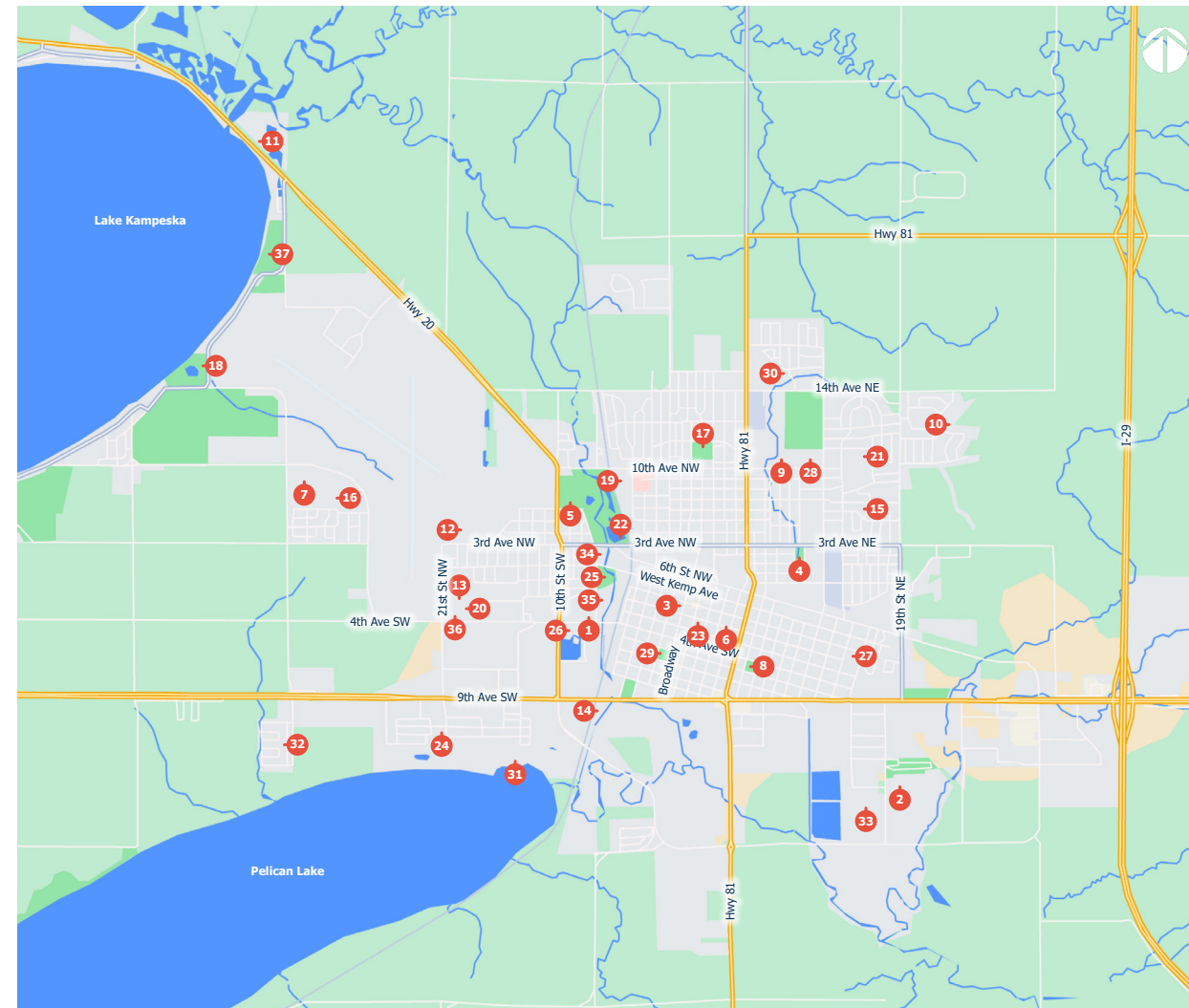


Figure 1.2: Master Plan Parks & Facilities Locations



1. 4th Ave. Ballfield - Kampeska Blvd. & 4th Ave. SW
2. Anza Soccer Complex - 1620 17th St. SE
3. Auditorium - 125 S. Broadway
4. Belmont Park - 3rd Ave. & 9th St. NE
5. Bramble Park at Bramble Park Zoo - 6th Ave. NW & SD Hwy. 20
6. Community Foundation Plaza Park - 217 E Kemp Ave.
7. Derby Downs - 3000 Golf Course Rd. NW
8. Diamondball Park - 4th Ave. & 6th St. SE
9. Dog Park - 10th Ave. & 7th St. NE
10. Eastwoods Park - 12th Ave. & 23rd St. NE
11. Forsberg Park - SD Hwy. 20 & South Lake Dr.
12. Foundation Fields - 1800 3rd Ave. NW
13. George E. Maas Ice Arena/Expo Building - 112 21st St. SW
14. Hanten Park - 9th Ave. SW & 20th Ave. S
15. Harper Park - Sunrise Dr. & 6th Ave. NE
16. Herzog Park - 29th St. & 5th Ave. NW
17. Highland Park - N. Broadway & Highland Blvd.
18. Jackson Park/Disc Golf Course - 250 South Lake Dr.
19. Kiddie Pond/Disc Golf Course - 10th Ave. & 7th St. NW
20. Koch Complex - 21st St. SW (Behind Ice Arena)
21. Lincoln Park - 11th Ave. & 16th St. NE
22. Lions Park - 605 3rd Ave. NW
23. Lori's Garden - 19 E Kemp Ave.
24. Mallard Cove Park - 21st St. & 11th Ave. SW
25. McKinley Park - Kemp Ave. & Kampeska Blvd. (south side)
26. McLaughlin Nature Area - 4th Ave. S & SD Hwy. 20
27. Morningside Park - 1st Ave. & 13th St. SE
28. Mt. Hope Soccer Fields - 10th Ave. & 11th St. NE
29. Nelson Park - S. Broadway & 5th Ave. SW
30. Northridge Park - Northridge Drive & 7th St. NE
31. Pelican Park - 14th St. & Lake Pelican
32. Pelican View Park - 34th St. & 13th Ave. SW
33. PREMIER Fields - 1512 17th St. SE
34. Riverside Park - Kemp Ave. & Kampeska Blvd. (north side)
35. Sioux Park - Kampeska Blvd. & 4th Ave. SW
36. Skate Park - 314 21st St. SW
37. Stokes-Thomas Lake City Park - 90 South Lake Dr.

## Chapter 2 - Watertown Profile

### 2.1 Demographic Trends Analysis

A key component of the Master Plan process is a Demographic Trends Analysis. This analysis will help provide a thorough understanding of the demographic makeup withing Watertown. The demographic analysis describes the population within the city limits. This assessment is reflective of the Watertown's total population and its key characteristics such as age segments, race, ethnicity, and income levels. It is important to note that the future projections are based on historical patterns and unforeseen circumstances during or after the time of the analysis could have a significant bearing on the validity of the projected figures.

Demographic data used for the analysis was obtained from [U.S. Census Bureau](#) and follow the [American Community Survey, ACS 2022 5-year Estimates Data Profiles](#) unless noted otherwise. Stockwell used straight linear regression to forecast demographic characteristics for 2035. The City boundaries shown on Figure 1.1 (page 2) were utilized for the demographic analysis.

All data was acquired in March 2024.

Figure 2.1: Demographic Overview

#### Population:

- 22,718 people live in Watertown as of 2022.
- The City of Watertown is expected to grow to an estimated 24,146 residents by 2035.

#### Age:

- Currently the largest age group is 25-34 (14.75%).
- By 2028 the 55+ age segment will encompass 33% of the population.

#### Race & Ethnicity:

- 90% of the population is White Alone.
- 4% of the population is Hispanic
- 3% of the population is Native American.

#### Income:

- Median household income (in 2022 dollars) is \$61,320.
- Median household income is below state and national averages.

### Population

The City's population has experienced a notable growing trend in recent years, increasing 5.55% from 2012 to 2022 with an average annual growth rate of 0.56%. This is below with the national annual growth rate of 0.69%. Similar to the population, the total number of households also experienced an increase in the past decade (8.15% since 2012).

Currently, the 2022 population is estimated at 22,718 individuals living within 10,018 households. Projecting ahead, the total population and total number of households are both expected to continue growing at an above average rate over the next 10 years. Based on 2035 predictions, the City's population is expected to have 24,146 residents living within 11,111 households (Figures 2 & 3).

Figure 2.2: Total Population Projections

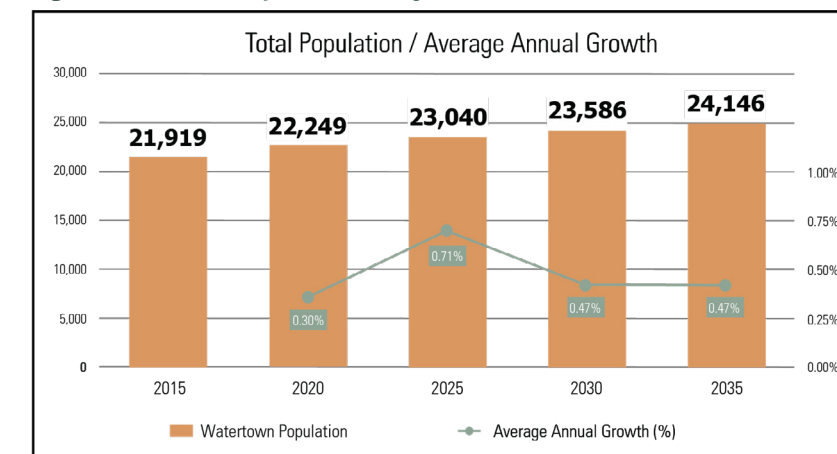
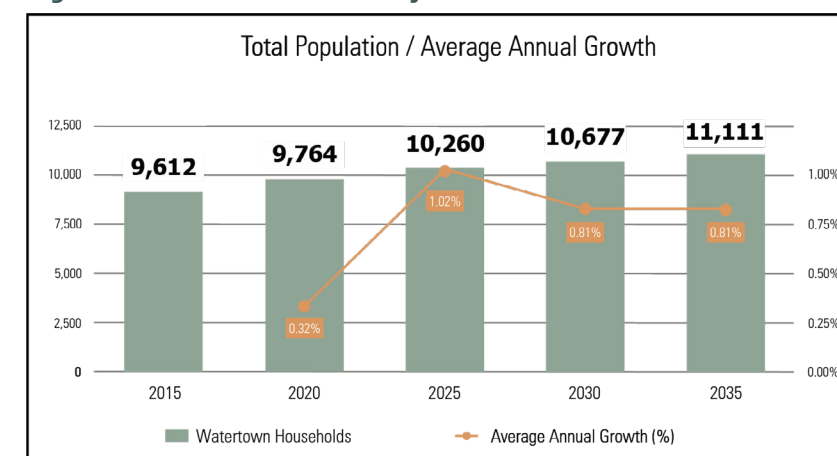


Figure 2.3: Total Household Projections

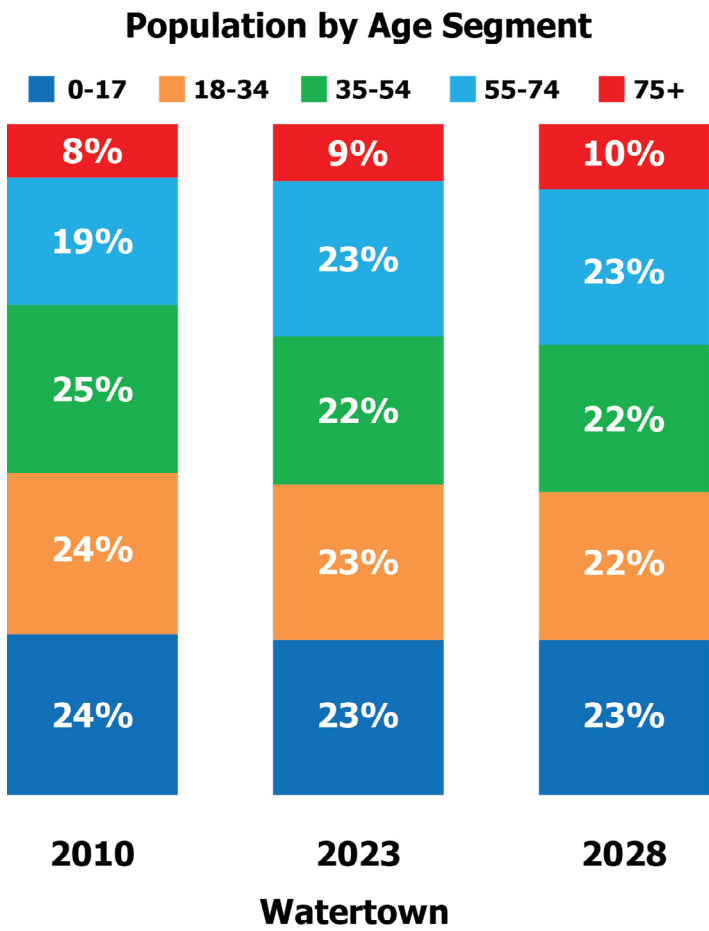




Age Segment

Evaluating the City’s total population by age segments, it exhibits a consistent populace range. Approximately 45% of the population is under the age of 35 - indicating a slightly aging population. However the age ranges 25-34 and 35-44 make up the largest population by percentage of total population (12.9% each). The overall composition of Watertown’s population is projected to remain relatively unchanged over the next 10 years with a minor aging trend.

Figure 2.4: Population by Age Segments



Race & Ethnicity Definitions

The minimum categories for data on race and ethnicity for Federal statistics, program administrative reporting, and civil rights compliance reporting are defined as below. The 2022 ACS data on race are not directly comparable with data from earlier censuses; therefore, caution must be used when interpreting changes in the racial composition of the US population over time. The latest (Census 2020) definitions and nomenclature are used within this analysis.

American Indian – This includes a person having origins in any of the original peoples of North and South America (including Central America), and who maintains tribal affiliation or community attachment

Asian – This includes a person having origins in any of the original peoples of the Far East, Southeast Asia, or the Indian subcontinent including, for example, Cambodia, China, India, Japan, Korea, Malaysia, Pakistan, the Philippine Islands, Thailand, and Vietnam

Black – This includes a person having origins in any of the black racial groups of Africa

Native Hawaiian or Other Pacific Islander – This includes a person having origins in any of the original peoples of Hawaii, Guam, Samoa, or other Pacific Islands

White – This includes a person having origins in any of the original peoples of Europe, the Middle East, or North Africa

Hispanic or Latino – This is an ethnic distinction, a subset of a race as defined by the Federal Government; this includes a person of Mexican, Puerto Rican, Cuban, South or Central American, or other Spanish culture or origin, regardless of race

Please Note: The Census Bureau defines Race as a person’s self-identification with one or more of the following social groups: White, Black or African American, Asian, American Indian, and Alaska Native, Native Hawaiian and Other Pacific Islander, some other race, or a combination of these. While Ethnicity is defined as whether a person is of Hispanic / Latino origin or not. For this reason, the Hispanic / Latino ethnicity is viewed separate from race throughout this demographic analysis.

## Race

Analyzing race, the City's current population is predominantly White Alone. The 2022 estimate shows that 91.7% of the population falls into the White Alone category, with American Indian (2.7%) representing the largest minority. The racial diversification of the City is less diverse than the state population, which is approximately 84.2% White Alone, 2.6% Black Alone, 8.5% American Indian, and 2.8% Some Other Race. The predictions for 2035 expect the population to continue diversifying with a slight decrease in the White Alone population, accompanied by minor increases to all other race categories (Figure 2.5).

Figure 2.5: Population by Race

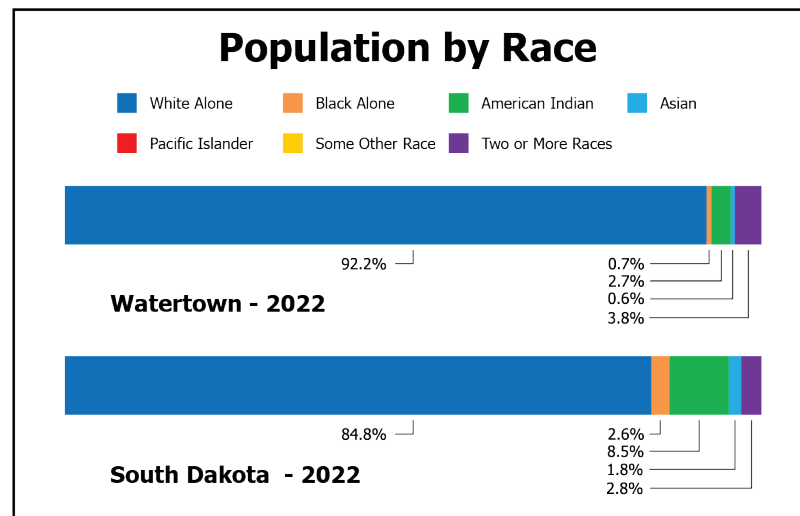
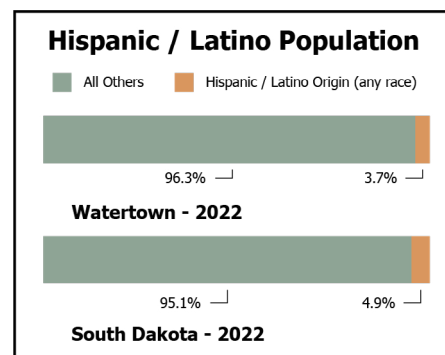


Figure 2.6: Population by Ethnicity



## Ethnicity

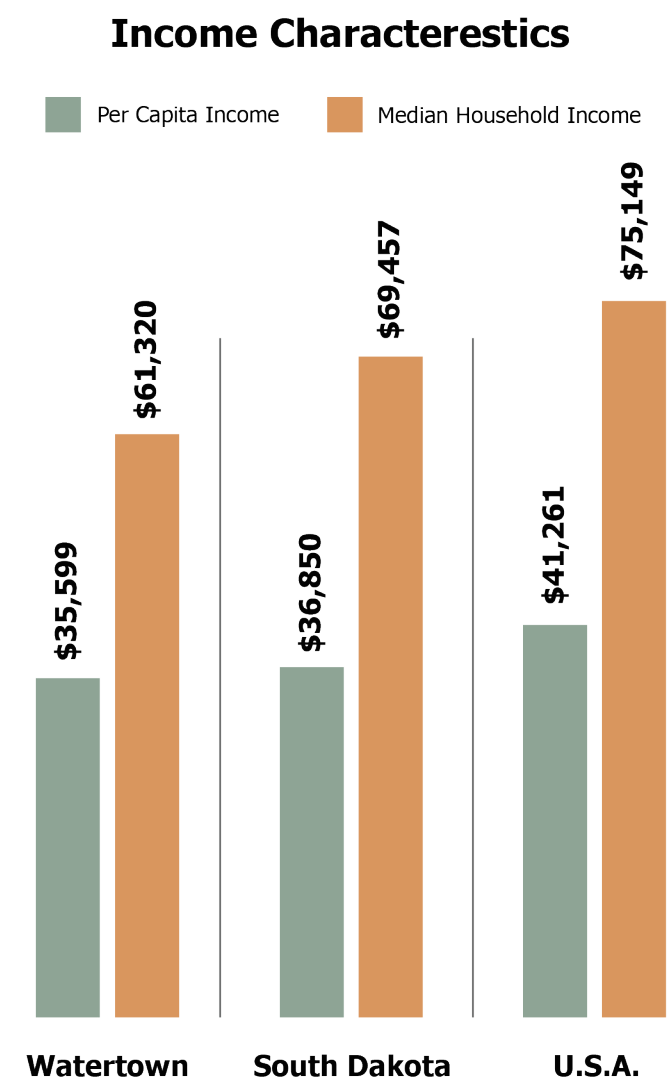
The City's population was also assessed based on Hispanic/Latino ethnicity, which by the Census Bureau definition is viewed independently from race. It is important to note that individuals who are Hispanic/Latino in ethnicity can also identify with any of the racial categories from Figure 5.

Based on the 2020 Census, those of Hispanic/ Latino origin represent approximately 3.7% of the City's current population, which is significantly less than the national average (19% Hispanic/Latino).

## Household Income

As seen in Figure 2.7, the City's per capita income (\$35,599) and median household income (\$61,320) are both lower than state (\$36,850 & \$69,457) and national (\$41,261 & \$75,149) averages. Although income characteristics for the City are much lower than state and national averages, this discrepancy is typical in cities where a large percentage of the population are college students with limited earning capabilities.

Figure 2.7: Income Characteristics



### Demographic Comparative Summary

The table below is a summary of the Watertown's demographic figures. These figures are then compared to the state and U.S. populations. This type of analysis allows the City to see how their population compares on a local and national scale. The highlighted cells represent key takeaways from the comparison between the City and the national population.

Figure 2.8: Demographic Comparative Summary Table

2022 Demographic Comparison		Watertown	South Dakota	U.S.A.
Population	Annual Growth Rate (2010 - 2020)	0.52%	0.82%	0.69%
	Projected Annual Growth Rate (2020 - 2035)	0.61%	0.56%	0.49%
Households	Annual Growth Rate (2020 - 2035)	0.62%	1.25%	0.80%
	Average Household Size	2.21	2.44	2.57
Age Segment Distribution	Ages 0-17	23%	24%	22%
	Ages 18-34	23%	22%	23%
	Ages 35-54	22%	23%	25%
	Ages 55-74	23%	23%	23%
	Ages 75+	9%	8%	7%
Race Distribution	White Alone	92.2%	84.2%	75.5%
	Black Alone	0.7%	2.6%	13.6%
	American Indian	2.7%	8.5%	1.3%
	Asian	0.6%	1.8%	6.3%
	Pacific Islander	0.0%	0.1%	0.3%
	Two or More Races	3.8%	2.8%	3.0%
Hispanic / Latino Population	Hispanic / Latino Origin (any race)	3.7%	4.5%	18.8%
	All Others	96.3%	95.5%	81.2%
Income Characteristics	Per Capita Income	\$35,599	\$36,850	\$41,261
	Median Household Income	\$61,320	\$69,457	\$75,149

Significantly higher than the National Average
  Significantly lower than the National Average

### Demographic Summary

The City's recent population annual growth rate (0.52%) is significantly lower than the U.S.'s (0.82%) growth rate.

The City's household annual growth rate (0.62%) is less than 3/4 times lower than the national average (0.80%).

When assessing age segments, the City exhibits a consistent age population amongst all age ranges.

The City's racial distribution is notably less diverse than the national population distribution, with a much greater White Alone population percentage.

Watertown's percentage of Hispanic/Latino population (3.7%) is roughly 1/5 of the national average (18.8%).

The City's per capita income (\$35,599) and median house income (\$61,320) are both significantly lower than state (\$36,850 & \$69,457) and national (\$41,261 & \$75,149) averages. (Note: this is also primarily due to the high college student population)

### Demographic Implications

While it is important not to generalize recreation needs and priorities based solely on demographics, the analysis suggests some potential implications for the City.

First, with the population expecting above average growth for the foreseeable future, its suggested that the City should continue the upkeep of existing facilities in addition to planning to expand facility space and program offerings in order to accommodate the growing population.

Second, the City's overall young population may indicate the need to provide more programs and services for the 18-34-year-old segment. Such a focus could also potentially attract college students (LATI) and young professional to stay in Watertown after graduating. However, it will also be important to continue providing services for the growing senior population.

Third, the City's below average income characteristics suggest limited disposable income. The Parks, Recreation & Forestry Department should be mindful of this when pricing out programs and events.

Finally, the City should ensure its growing and diversifying population is included in its offerings, marketing and communications and public outreach.

2.2 Benchmark Analysis

Methodology

With assistance from Department staff operating metrics were identified to benchmark against comparable parks and recreation agencies. The goal of the analysis is to evaluate how the Department is positioned among peer agencies.

Information used in this analysis was obtained directly from each participating benchmark agency, when available, and information available through the National Recreation and Park Association’s (NRPA) Park Metrics Database.

Due to differences in how each system collects, maintains, and reports data, variances may exist. These variations can impact the per capita and percentage allocations, and the overall comparison must be viewed with this in mind. The benchmark data collection for all systems was complete as of May 2023 and it is possible that information in this report may have changed since the original collection date. The information sought was a combination of operating metrics that factor budgets, staffing levels, and inventories. In some instances, the information was not tracked or not available from the participating agencies.

The table below lists each benchmark agency in the study, arranged by total population served. Peer agencies represent a broad geographical coverage across the Midwest and the Great Plains, and those selected have demographic and organizational characteristics similar to Watertown.

Figure 2.9: Benchmark Agencies

- Brookings, SD Parks and Recreation Department

o Population: 23,577

o Jurisdiction Size (Sq. Mi.): 13.04

o Population per Sq. Mi.: 1,808
- Aberdeen, SD Parks, Recreation, and Forestry Department

o Population: 28,324

o Jurisdiction Size (Sq. Mi.): 16.59 (25.00)

o Population per Sq. Mi.: 1,707
- Watertown, SD Parks and Recreation Department

o Population: 22,718

o Jurisdiction Size (Sq. Mi.): 26.34 (nearly 13 sq. mi. of Lake Kampeska)

o Population per Sq. Mi.: 863

o Population per Sq. Mi. adjusted for Lake Kampeska: 1,703

Park Acres

The following table provides a general overview of each system’s park acreage. Watertown is significantly higher for total developed acres with 713.6 acres. Assessing level of service for park acres, Watertown is the highest in the study with 31.41 acres of parkland per 1,000 residents, which is well above the NRPA median for similar-sized agencies of 11.3 acres per 1,000 residents. Additionally, Watertown ranks high when analyzing total managed acres per 1,000 residents, ranking highest among benchmark agencies with 49.56 acres per 1,000 residents.

Figure 2.10: Benchmark Agencies - Park Acres

Agency	Population	Total Developed Acres	Total Developed Acres per 1,000 Residents	Total Acres Managed	Total Acres per 1,000 Residents
Watertown, SD	22,718	713.6	31.41	1126	49.56
Brookings, SD	24,337	609	25.02	835	34.31
Aberdeen, SD	28,255	612	21.66	857	30.33
NRPA Median 2023 for similar sized communities = 11.3 Acres per 1,000 Residents					

Trail Miles

The information below shows the service levels for dedicated trails within each benchmark system. By comparing total trail mileage to the population of the service area, the level of service provided to the community can be determined, which is expressed as trail miles for every 1,000 residents. Watertown represents the benchmark’s highest agency in terms of total trail mileage (28.5 total miles) and is also the highest agency for trail mileage per capita (1.25 miles per 1,000) among agencies assessed. With 1.25 miles per 1,000, Watertown is well above the national best practice of 0.25-0.5 of trail miles per 1,000 residents.

Figure 2.11: Benchmark Agencies - Trail Miles

Agency	Population	Total Trail Miles	Trail Miles per 1,000 Residents
Watertown, SD	22,718	28.5	1.25
Brookings, SD	24,337	18.8	0.77
Aberdeen, SD	28,255	25.3	0.90
Best Practice = 0.25-0.5 Trail Miles per 1,000 Residents			



## Chapter 3 - Community Engagement

The Design Consultants sought community input to identify and confirm the Department's vision and expectations for the future of the parks system. Community input was received via focus group meetings, a public meeting, and a statistically-valid need analysis survey. The information gathered from the community engagement process was combined with technical research to produce the final Parks System Master Plan. Specific outreach methods included:

- Community Charrette
  - 4 Community Focus Group meetings
  - Public Meeting
- Statistically-Valid Survey
  - Goal was 350, received 421 responses
  - Precision of +/-4.7% at the 95% level of confidence

The following sections in this chapter summarize and highlight the key findings from each portion of the community engagement process.

### 3.1 Community Charrette: Focus Group Meetings & Public Meeting

As part of the Master Plan, key focus group meetings and a public meeting were conducted as part of a two-day charrette in May 2023. The meetings were designed to provide a foundation for identifying community issues and key themes, as well as to provide valuable insight and assist in the development of question topics that will be beneficial for the statistically-valid community survey.

#### Focus Group Meetings

An interactive presentation was developed that included a series of questions about the Department, parks and facilities. Questions were answered by attendees digitally and reviewed immediately as part of the presentation. This style of presentation allowed for great conversation and collaboration. The real-time responses spurred conversation and follow up questions were asked when appropriate. Invited stakeholders were identified by the Watertown Parks and Recreation Department staff and included approximately 45 members of the community that were divided into four groups based on their overall interests:

1. Economic Development group
2. User Group #1
3. User Group #2
4. City Staff

Group representatives from the focus group meetings belong to the following entities:

- Watertown City Council
- Watertown Chamber
- Watertown Area Community Foundation
- Watertown School District
- Watertown Parks & Recreation Department
- Watertown Parks & Recreation Board
- Visit Watertown
- Lake City Slow Pitch Softball
- Watertown Baseball Association
- Watertown Tennis Association
- USA Softball SD
- Watertown Pickleball
- Disc Golf
- Soccer
- Lacrosse
- Running Club

#### Public Meeting

After the Focus Group meetings concluded, a version of the interactive presentation was presented at an open public meeting where attendees were again asked to answer questions about the Department, parks and facilities in real-time. 12 community members attended this meeting. Together with the responses from the Focus Group meetings, the set of Charrette responses guided the design consultants to create an appropriate set of questions for the Statistically Valid survey. The Charrette responses would also help guide the design consultants when proposing key recommendations later in the master plan process.

3.2 Charrette Responses

After speaking with the many stakeholders and interest groups, it is apparent the pride the community has in the Department and what they can accomplish with their allocated resources. Completed and improved trails was a key theme for all polled groups, along with improved maintenance of current facilities and increased opportunities for indoor recreation space.

The following lists the questions asked to the groups and their general response to each question. Meeting minutes detailing individual responses from each of the focus group meetings and public meeting can be found in this report appendix.

Question 1: What do you value most about the City of Watertown related Parks, Trails, Facilities, Open Space and Recreational Opportunities?

Respondents were happy with existing park locations and their distribution throughout the community. They find value in the extensive trail system and appreciate that facilities are generally safe, clean and well maintained.

Question 2: Conversely, what needs more attention in the City of Watertown related to Parks, Trails, Facilities, Open Space and Recreational Opportunities?

While respondents were generally happy with the current level of park maintenance, they argue that maintenance standards could be improved. Park and trail facilities could be cleaner, and better lighted. Portions of the trail need maintenance and the overall trail system locations and connections could be improved and expanded. They also thought that park equipment needs updating and that the current playgrounds do not offer enough variety. Other items mentioned include wifi and power access, park signage, shade and drainage.

Question 3: Are there any improvements needed at existing Parks, Trails, Facilities and Open Spaces owned or operated by the City?

Again respondents note that the bike trail should be finished and resurfaced. They would also like to see more ballfield improvements and better maintained. Overall, respondents thought parks could be better maintained. Other items mentioned include standardized park signage, updated play equipment, more restrooms, a new pickleball complex, disc golf improvements, wifi and power, court surfacing and lighting.

Question 4: What additional Parks, Recreation, Athletic Facilities, Trails and Open Space would you like to see added?

Respondents showed interest in a variety of additional opportunities for their community. Opportunities most discussed were pickleball, splash pads, and water access for kayaking. Others included a single track trails, a downtown dog park, wiffleball field, climbing wall, a Miracle Field, increased playground opportunities, and indoor recreation.

Figure 3.1: Focus Group Presentation Slides



**Question 5: Are there any Parks, Trails, Facilities and/or Open Space currently available that should be repurposed or eliminated?**

Respondents thought that many parks had unused equipment either because the equipment was in poor condition or that uses were duplicated in the area. They suggest these unused amenities be eliminated. Respondents also mentioned Lori's Garden in downtown Watertown as a location that could be repurposed to something that would promote more use. They also voiced a desire for more natural vegetation throughout the park system, and suggested that mown grass areas across the park system could be converted to natural vegetation.

**Question 6: Are there key partners and stakeholders in the community that can assist with the implementation of the Master Plan?**

Respondents listed the following groups as possible partners:

- Watertown Area Community Foundation
- Watertown Convention and Visitors Bureau
- Watertown Area Chamber of Commerce
- Service Groups
- Master Gardeners
- Schools
- Church Groups
- Volunteers
- User Groups
- Granting Agencies
- Individual Private Investors/Donations

**Question 7: How do you think the Maas Ice Arena building should be used and programmed in the future?**

Most respondents would like to see the building repurposed as a large indoor recreation space or fieldhouse. Large groups would also like the building repurposed as either a park maintenance facility or indoor playground. Other options mentioned include a tennis/pickleball facility, a roller rink, a leased space. Some respondents replied that the building could be demolished and converted to more parking.

**Question 8: How do you think the City Auditorium building should be used and programmed in the future?**

Most respondents thought the building should be demolished and redeveloped. Redevelopment could include a parking lot or green space. A large group also thought the building could be renovated and repurposed or used as a new Watertown city hall. Other uses mentioned include a dog park or indoor skate park.

**Question 9: Identify key issues and values in the Watertown Community that need to be considered while developing the Parks System Master Plan.**

Respondents voiced that they would like the parks system to provide a variety of diverse opportunities that are family focused and multi-generational appropriate. They mentioned that the system should promote equity and safety while increasing quality of life for residents. Respondents also listed the following issues as limitations of the park system:

- Winter Use
- Staffing
- Maintenance Costs
- Trail Connections

**Question 10: During the next 5 years, what should be the top parks and recreation priorities for the City of Watertown?**

Respondents would like trail system more complete and better maintained in the future. Furthermore, they would like to see improved maintenance standards and staffing throughout the entire parks system. Other priorities listed included improved signage, marketing, ball fields and facilities, as well as a reduced number of unused facilities and redundancies in the parks system.

### 3.3 Statistically Valid Survey

ETC Institute administered a community interest and opinion survey in July 2023 for the City of Watertown, South Dakota. This study was administered as part of the City's efforts in updating its Parks System Master Plan. In this process, it is important for the City to identify future priorities of parks amenities and facilities. Information gathered from the assessment will provide data that will help determine priorities which then leaders can use to make decisions that will meet community and resident needs.

#### Methodology

ETC Institute mailed a survey packet to a random sample of households in Watertown. Each survey packet contained a cover letter, a copy of the survey, and a postage-paid return envelope. Residents who received the survey were given the option of returning the survey by mail or completing it online at WatertownSurvey.org. The online survey was also opened up to everyone. While all results were recorded, only the sample group responses are reflected in this report.

After the surveys were mailed, ETC Institute followed up with residents to encourage participation. To prevent people who were not residents of Watertown from participating, everyone who completed the survey online was required to enter their home address prior to submitting the survey. ETC Institute then matched the addresses that were entered online with the addresses that were originally selected for the random sample. If the address from a survey completed online did not match one of the addresses selected for the sample, the online survey was not included in the final database for this report.

The goal was to collect a minimum of 350 completed surveys from residents. The goal was met with 421 completed surveys collected. The overall results for the sample of 421 households have a precision of at least +/-4.7 at the 95% level of confidence.

The full report can be found in the Appendix, and it contains the following:

- Charts showing the overall results of the survey
- Priority Investment Rating (PIR) that identifies priorities for recreation facilities
- Benchmarks comparing data from Watertown to national averages
- Importance-Satisfaction Analysis that helps identify priorities for improvements and investments
- Tabular data showing the overall results for all questions on the survey
- Answers to open-ended questions
- A copy of the cover letter and survey instrument

The major findings of the survey are summarized below and on the following pages.

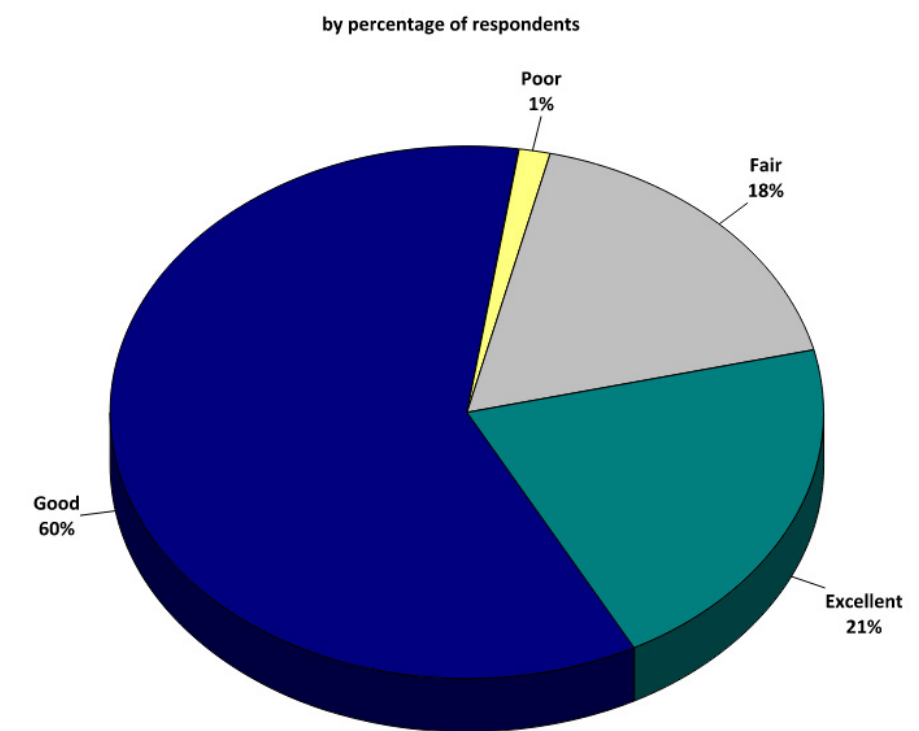
### City Park & Facility Ratings

Residents surveyed gave the overall quality of parks/facilities a rating of good. 21% of respondents gave the overall quality of parks/facilities a rating of excellent, 18% rated the overall quality of parks/facilities as fair, and 1% of residents gave the overall quality of parks/facilities a rating of poor.

The chart below shows the ratings respondents' gave for the overall quality of parks/facilities.

**Figure 3.2: Statistically Valid Survey Chart**

**Q2a. How would you rate the overall quality of parks or facilities that you and members of your household have used?**



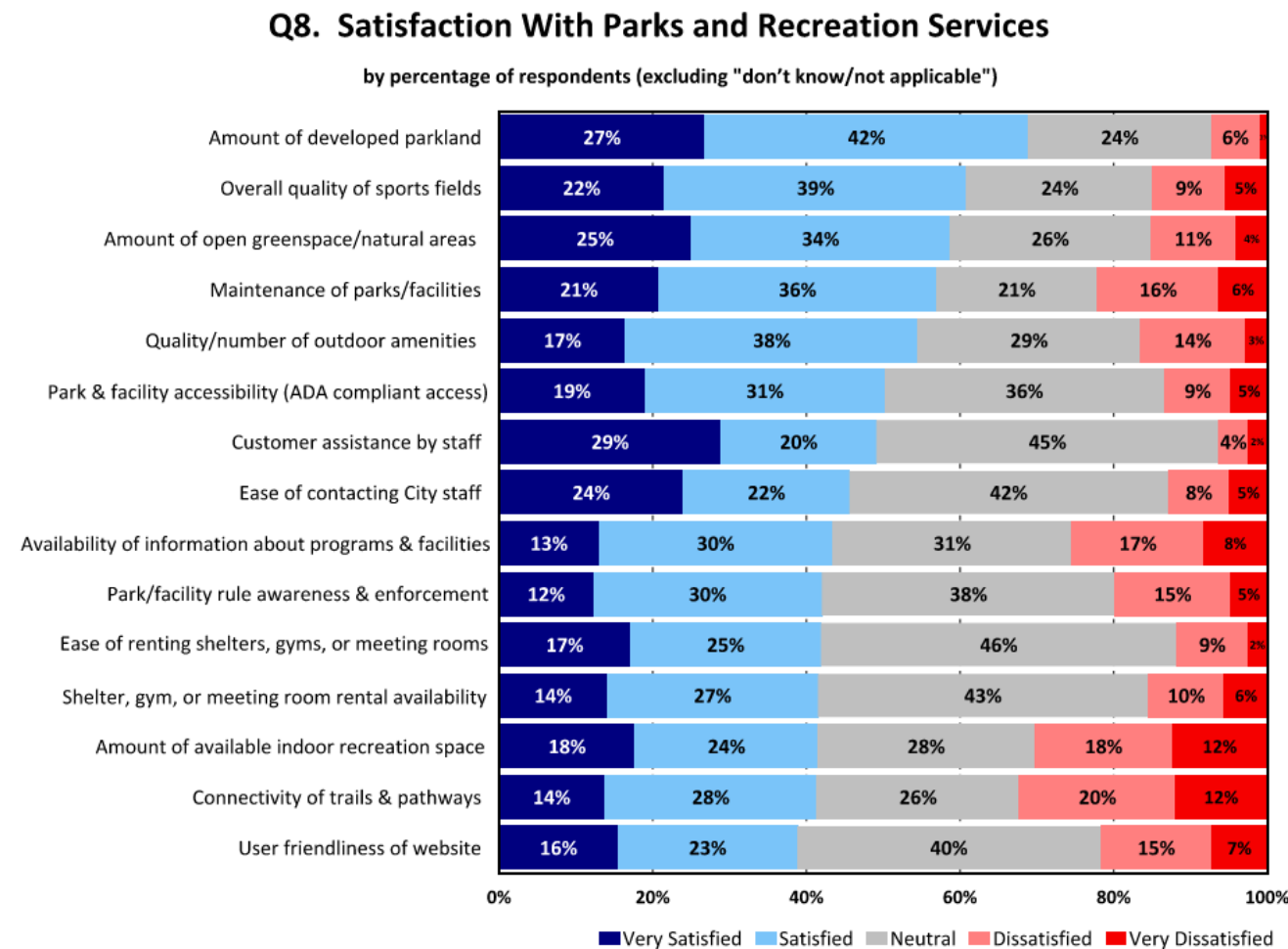


### Satisfaction with Parks and Recreation Services

The services that residents are most satisfied with, based on the sum of very satisfied and satisfied responses, are:

- Amount of developed parkland (69%),
- Overall quality of sports fields (61%),
- Amount of greenspace/natural areas (59%), and
- Maintenance of parks/facilities (57%).

Figure 3.3: Statistically Valid Survey Chart

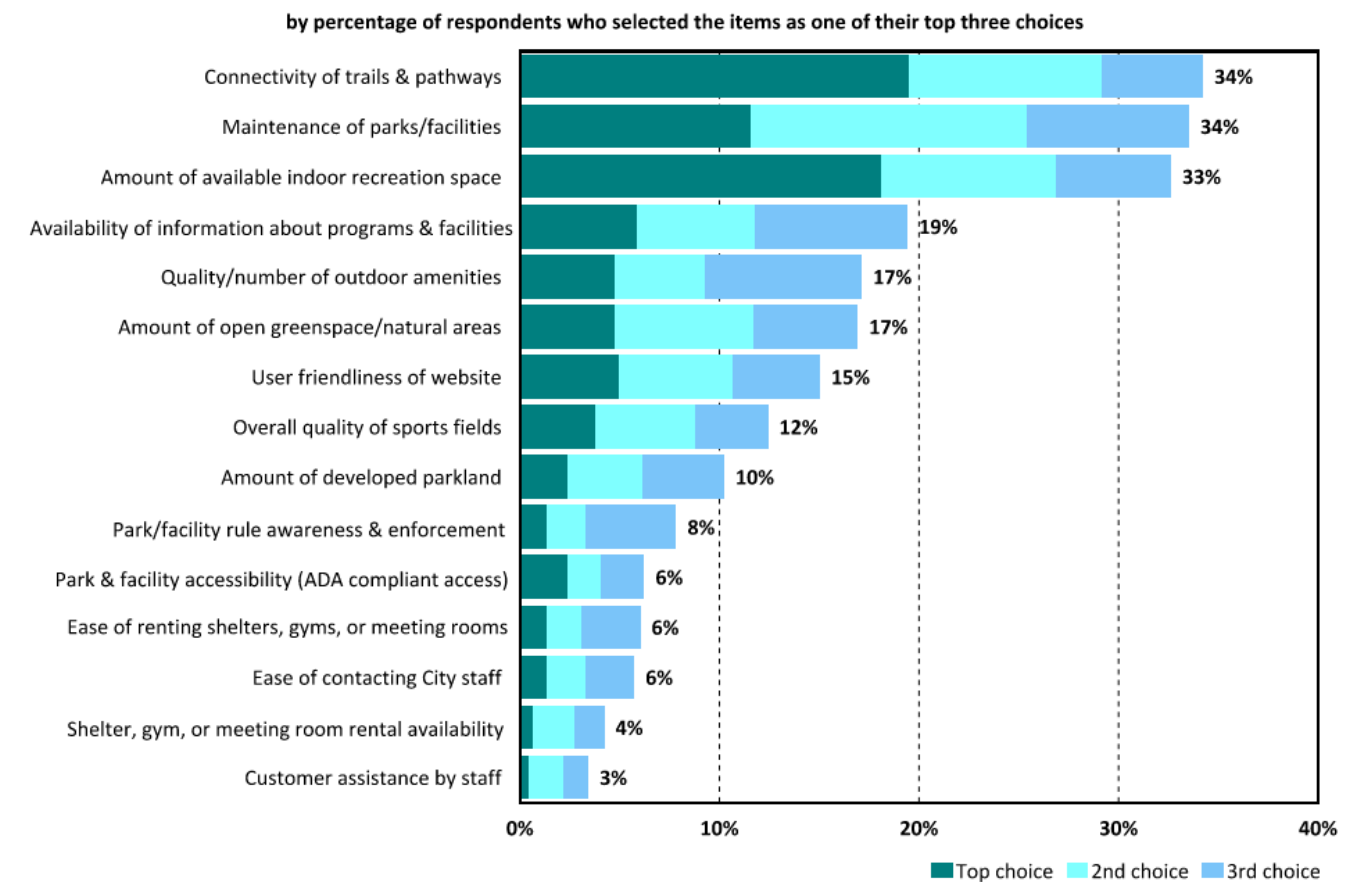


The Parks and Recreation services that residents think should receive the most attention from Watertown over the next five years, based on the sum of respondents' top three choices, are:

- Connectivity of trails & pathways (34%),
- Maintenance of parks/facilities (34%), and
- Amount of available indoor recreation space (33%).

Figure 3.4: Statistically Valid Survey Chart

### Q9. Which THREE services listed in Question 8 do you think should receive the MOST ATTENTION from the City of Watertown over the next FIVE years?



### Facility/Park Needs

Respondents were asked to identify if their household had a need for 37 parks and recreation facilities/amenities and to rate how well their needs for each were currently being met. Based on the analysis, ETC Institute was able to estimate the number of households in the community that had the greatest “unmet” need for various facilities/amenities.

The three parks and recreation facilities with the highest percentage of households that have an unmet need:

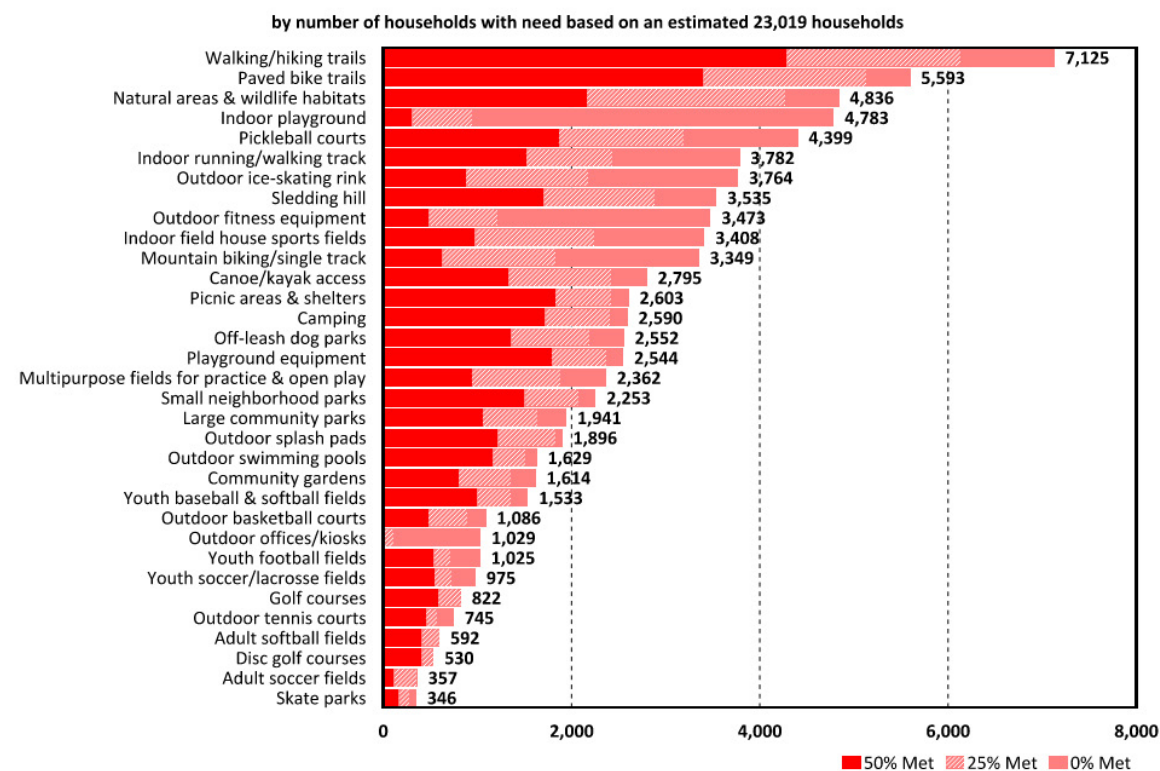
1. Walking/hiking trails - 7,125 households
2. Paved bike trails - 5,593 households
3. Natural areas & wildlife habitats - 4,836 households

The estimated number of households that have unmet needs for each of the 37 parks and recreation facilities assessed is shown in the chart below.

Figure 3.5: Statistically Valid Survey Chart

#### Q4c. Estimated Number of Households Whose Facility Needs Are Met

##### 50% or Less



### Facility Importance

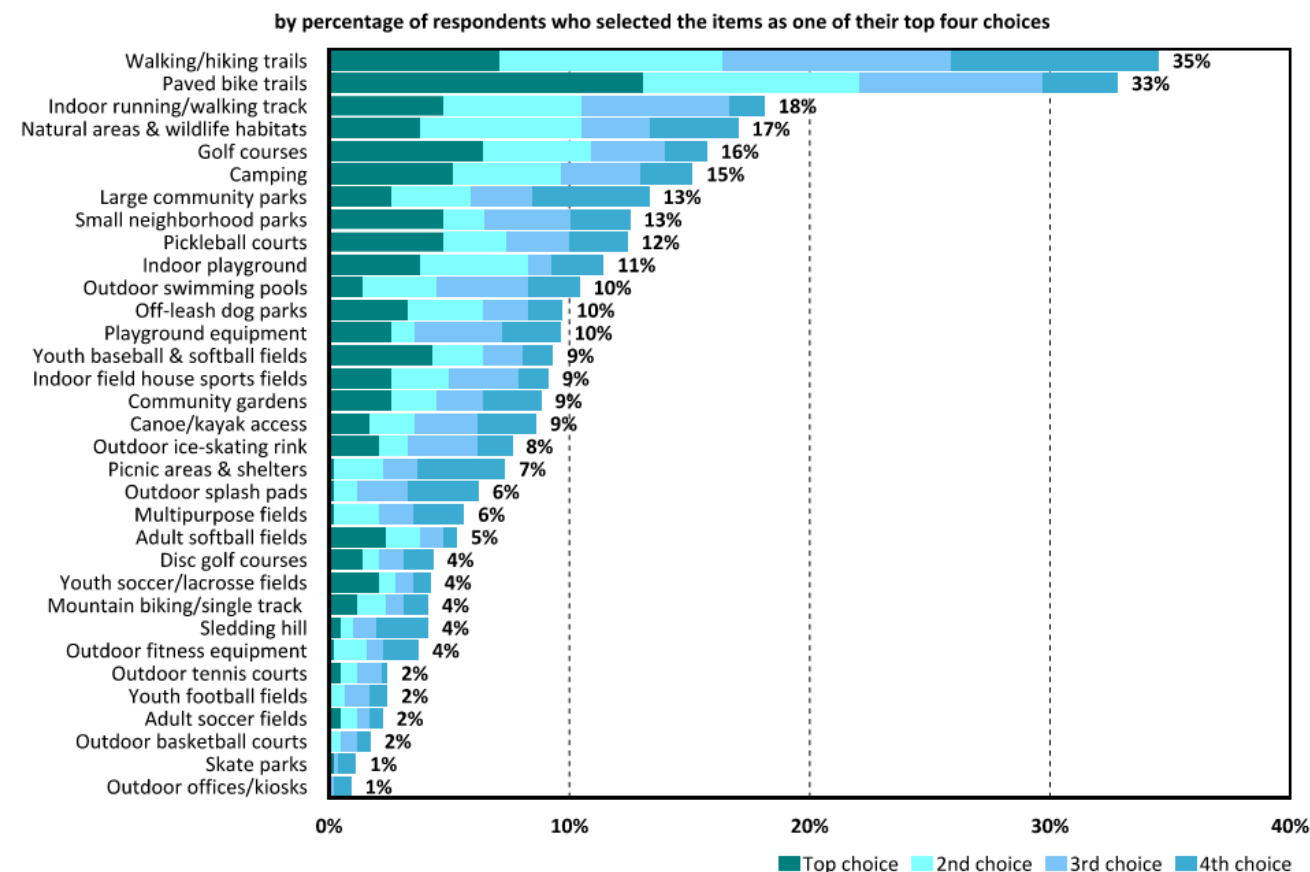
In addition to assessing the needs for each parks and recreation facility and amenity, ETC Institute also assessed the importance that residents placed on each one. Based on the sum of respondents’ top four choices, the most important facilities to residents were:

1. Walking/hiking trails (35%),
2. Paved bike trails (33%),
3. Indoor running/walking track (18%), and
4. Natural areas & wildlife habitats (17%)

The percentage of residents who selected each facility as one of their top four choices is depicted in below.

Figure 3.6: Statistically Valid Survey Chart

#### Q5. Which FOUR of the parks/facilities from the list in Question 4 are MOST IMPORTANT to your household?



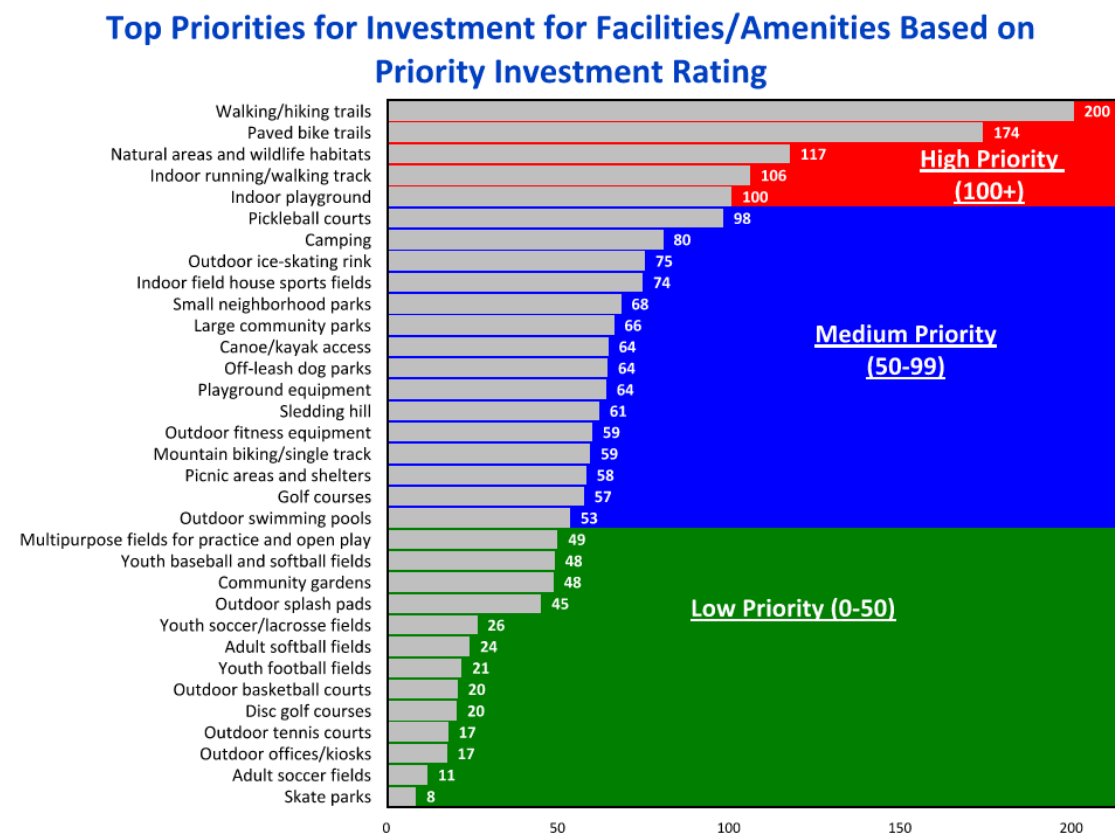
### Priorities for Facility/Amenity Investments

The Priority Investment Rating (PIR) was developed by ETC Institute to provide organizations with an objective tool for evaluating the priority that should be placed on Parks and Recreation investments. The Priority Investment Rating (PIR) equally weighs (1) the importance that residents place on each facility/amenity/program and (2) how many residents have unmet needs for the facility/amenity/program. Details regarding the methodology for this analysis are provided in Section 3 of the report. Based on the Priority Investment Rating (PIR), the five facilities were rated as high priorities for investment are listed below:

1. Walking/hiking trails (PIR=200)
2. Paved bike trails (PIR=174)
3. Natural areas and wildlife habitats (PIR=117)
4. Indoor running/walking track (PIR=106)
5. Indoor playground (PIR=100)

The chart below shows the PIR for each facility that was rated.

Figure 3.7: Statistically Valid Survey Chart

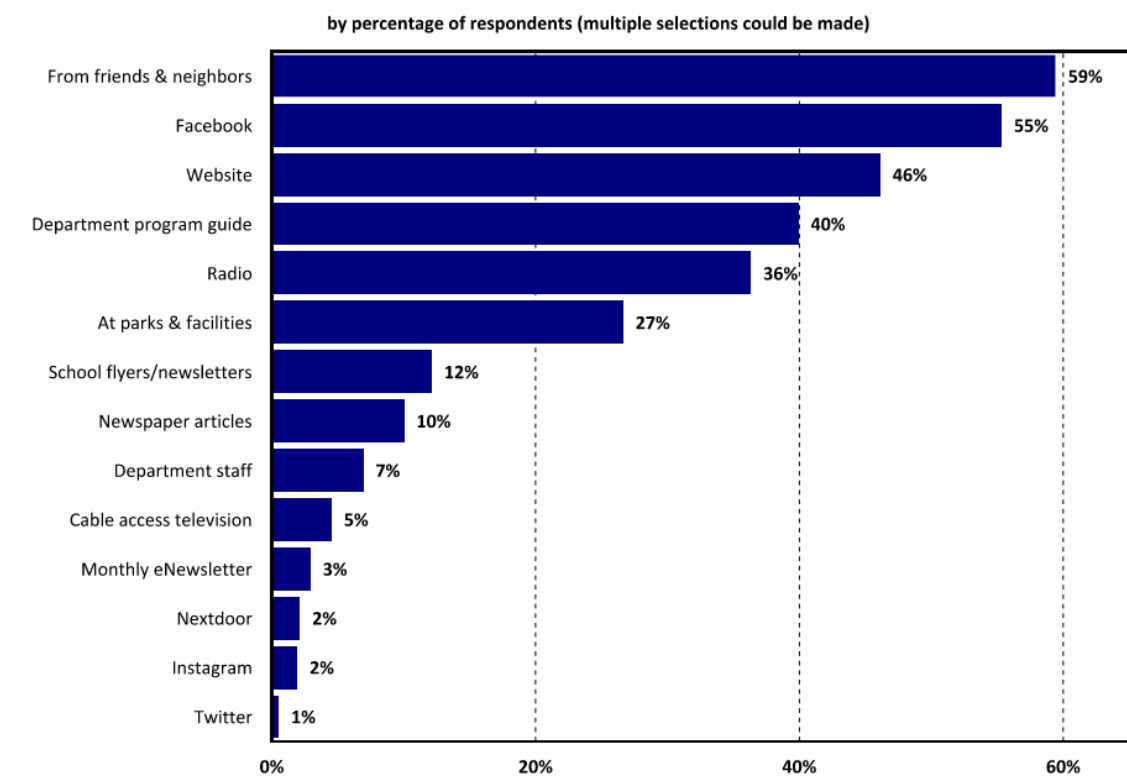


### Methods to Learn About Facilities

Residents surveyed were given fourteen (14) methods of communication used for residents to learn about Watertown Parks & Recreation programs and services. The top three methods of communication, that the highest percentage of respondents use most to learn about programs and services, are: From friends and neighbors (59%), Facebook (55%), and the Website (46%).

Figure 3.8: Statistically Valid Survey Chart

#### Q6. Please CHECK ALL the ways you learn about Watertown Parks and Recreation Department parks or recreation facilities.

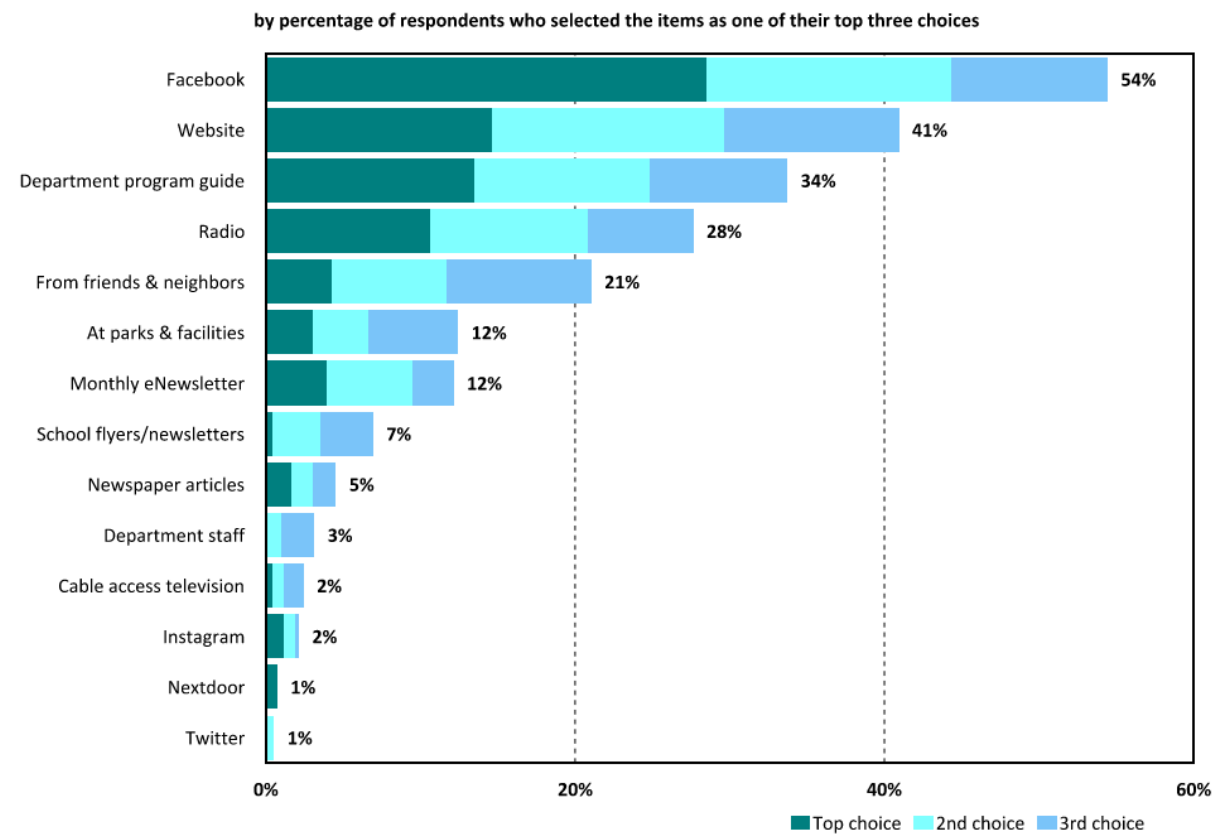


The methods that residents indicated are their most preferred ways to learn about programs and services, based on the sum of respondents' top three choices, are:

1. Facebook (54%)
2. Website (41%)
3. Department program guide (34%).

**Figure 3.9: Statistically Valid Survey Chart**

**Q7. What are your preferred ways to learn about parks and recreation facilities?**



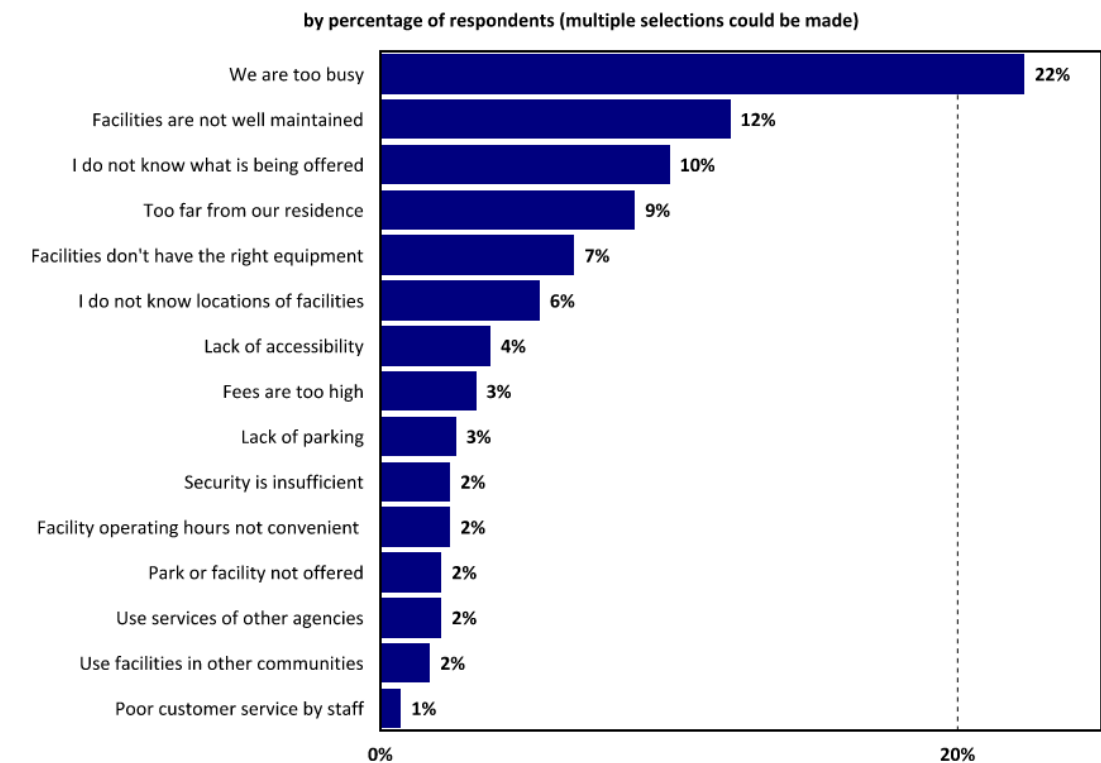
**Barriers to Facility Use**

From a list of fifteen (15) potential reasons, respondent households were asked to indicate the reasons that deter them from using parks, recreation facilities, or programs that are offered by Watertown Parks & Recreation more often. The top four reasons/barriers given, by residents, were:

1. We are too busy (22%)
2. Facilities are not well maintained (12%)
3. I do not know what is being offered (10%)
4. Too far from our residence (9%)

**Figure 3.10: Statistically Valid Survey Chart**

**Q3. Please CHECK ALL the reasons that prevent you or other members of your household from using Watertown Parks and Recreation Department parks and recreation facilities more often.**



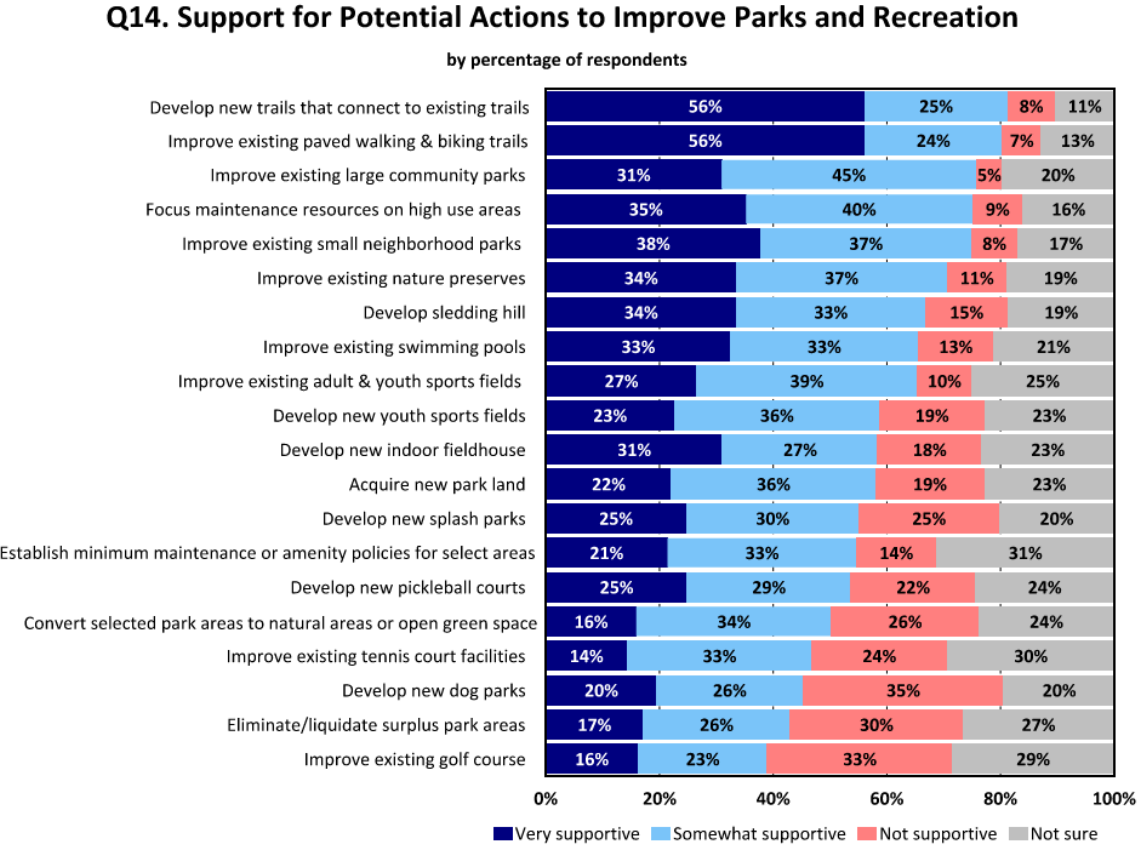


Potential Improvements

Residents were asked to give their opinion on how much they would support actions that Watertown Parks & Recreation could take to improve the Parks and Recreation system. The actions with the highest levels of support, based on the sum of very supportive and somewhat supportive responses by residents who had an opinion, are listed below.

- 1. Develop new trails that connect to existing trails (81%)
- 2. Improve existing paved walking & biking trails (80%)
- 3. Improve existing large community parks (76%)

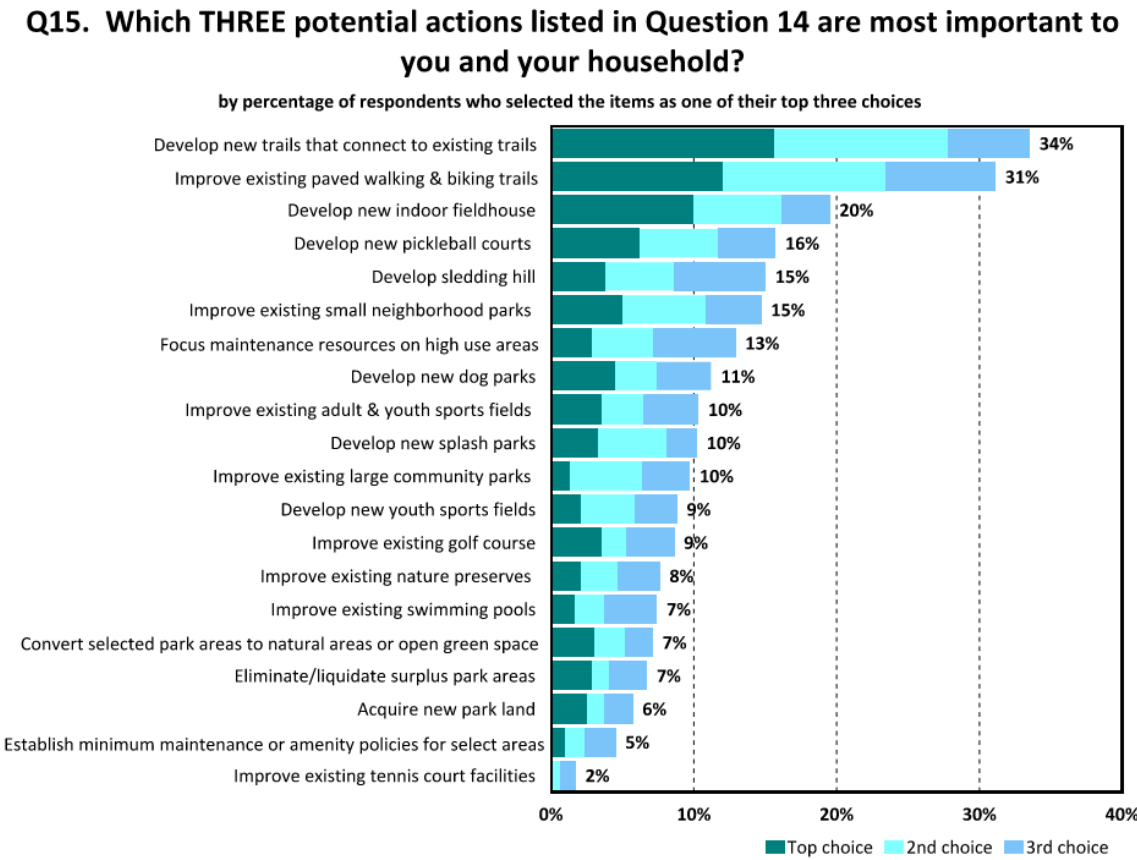
Figure 3.11: Statistically Valid Survey Chart



The potential actions that are most important to residents, based on the sum of respondents’ top three choices, are:

- 1. Develop new trails that connect to existing trails (34%)
- 2. Improve existing paved walking & biking trails (31%)
- 3. Develop new indoor fieldhouse (20%).

Figure 3.12: Statistically Valid Survey Chart



### Funding Priorities

Residents were asked to give their opinion on how to budget and allocate funds among categories of funding that were listed. If residents were given \$100 (hypothetically), based on survey results, how they would prioritize funding is listed below.

- \$28.15 to Construct new walking & biking trails & improve existing trails where needed
- \$20.75 to Develop indoor facilities (multigenerational indoor playgrounds, sports fields, etc.)
- \$19.76 to Improve existing neighborhood & community parks (playgrounds, shelters, etc.)
- \$16.25 to Improve existing outdoor facilities (sports fields, water park, etc.)
- \$9.15 to Develop additional outdoor facilities (sports fields, spray park, etc.)
- \$5.94 to Acquire new parkland & open space for parks

### Recommendations

To ensure that the City of Watertown continues to meet the needs and expectations of the community, ETC Institute recommends that the Parks and Recreation Department sustain and/or improve the performance in the areas that were rated as high priorities, as indicated by the Priority Investment Rating (PIR).

The facilities/amenities with the highest PIR ratings are listed below.

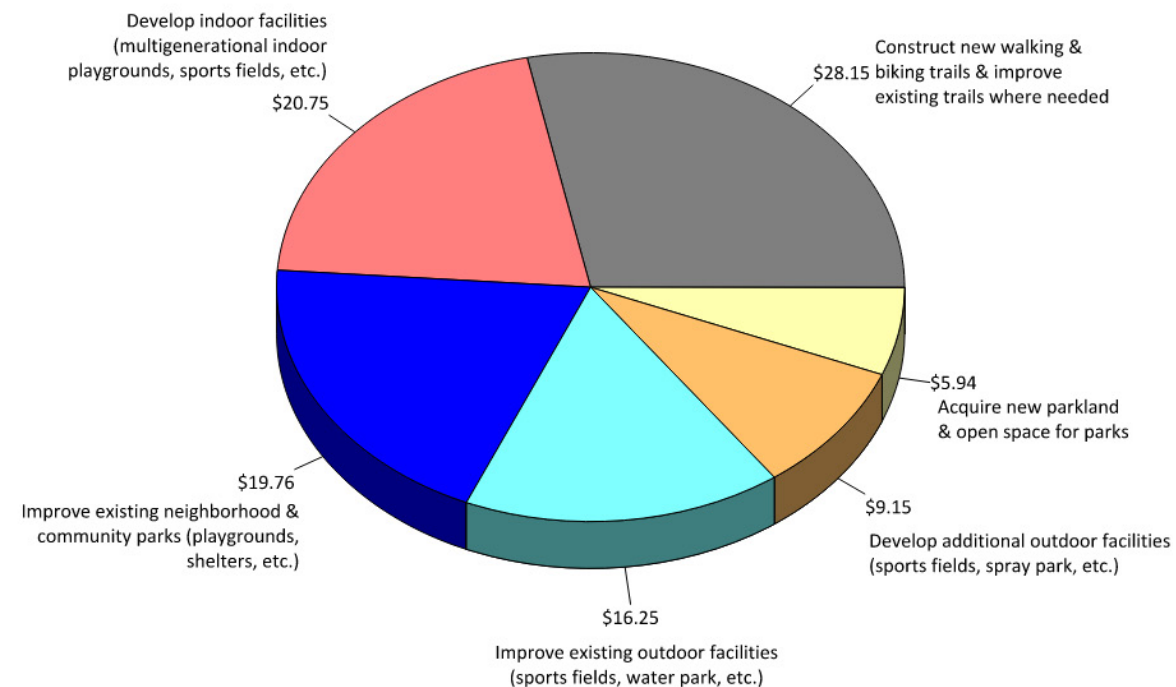
#### FACILITY/AMENITY PRIORITY INVESTMENTS

- Walking/hiking trails (PIR=200)
- Paved bike trails (PIR=174)
- Natural areas and wildlife habitats (PIR=117)
- Indoor running/walking track (PIR=106)
- Indoor playground (PIR=100)

Figure 3.13: Statistically Valid Survey Chart

**Q16. If you had a budget of \$100, how would you allocate the funds among the categories of funding listed below?**

by average allocated



## Chapter 4 - Inventory & Analysis

### 4.1 Parks Classifications

NRPA states “A park system, at a minimum, should be composed of a ‘core’ system of park lands, with a total of 6.25 to 10.5 acres of developed open space per 1,000 population.” In addition, as a means of organizing the open space facilities found in Watertown, the park sites are classified according to a NRPA hierarchy that provides for a comprehensive system of interrelated parks. These NRPA guidelines and definitions serve as a good baseline for determining a minimum standard for park services; however, they are refined to address the needs of the users of the Watertown Parks and Recreation Department. The classifications used in the Watertown Parks and Recreation Department are as follows:

- Mini Park
- Neighborhood Park
- Community Park
- Sports Complex
- Special Use Park
- Nature Preserve/Open Space

#### Mini Park

The smallest type of park, “mini parks,” are mainly designed to serve a concentrated population or a specific age group or function but they can serve persons of all ages located in the immediate area. Another term “pocket park” has also been used to identify mini parks in recent years. They are designed for up to a ¼ - mile radius of service and are 1.5 acres or less in size. The park is generally a “walk-to” type park, meaning no parking facilities for automobiles are normally found. Their primary purpose is to provide recreation to residents where major roads do not have to be crossed. The amenities provided can center on play apparatus for young children; however, some included passive activities for adults and seniors depending on the needs of the surrounding neighborhood. Other amenities typically include gazebos, benches, scenic overlooks, picnic tables, and ornamental landscaping. Mini park service levels are 0.25 to 0.5 acres per thousand residents.

The Watertown Parks and Recreation Department contains three mini parks, and include:

- Community Foundation Plaza – 1.25 acres
- Herzog Park – 0.75 acres
- Lori’s Garden – 0.1 acres

#### Neighborhood Park

Neighborhood parks form the foundation of the park system and serve as the recreational and social focus of the neighborhood. They generally range in size from five to 10 acres; however, due to the available land within the park system as well as the amenities provided, sites as small as two acres in size may be appropriate for a neighborhood park. Neighborhood parks are designed for a ¼ to ½ mile radius of service. Concentrated intense recreation activities are common in these parks and they are usually designed within a limited amount of space. These parks serve residents in a variety of age groups. The park should be easily accessible, and access should be uninterrupted by major roads or other significant barriers.

Neighborhood park features include aesthetically designed play areas, picnic areas, splash pads, ball fields, skating, open space for field games, shelters, and walking paths. Typically, neighborhood parks do not provide off street parking; however, parking may be necessary due to the scope of activities and size.

Neighborhood park service levels are 1.0 to 2.0 acres per thousand people.

The Watertown Parks and Recreation Department contains eleven neighborhood parks, and includes:

- Belmont Park – 3.5 acres
- Diamondball Park – 2.5 acres
- Eastwoods Park – 6.5 acres
- Harper Park – 2.5 acres
- Lincoln Park – 10.5 acres
- Mallard Cove Park – 2.5 acres
- McKinley Park – 7 acres
- Morningside Park – 2.8 acres
- Nelson Park – 2.8 acres
- Northridge Park – 3.75 acres
- Pelican View Park – 2.5 acres

**Figure 4.1: Belmont Park, Neighborhood Park**





### Community Park

Community parks are diverse in nature, serving a broader purpose than the neighborhood or mini parks. They are larger than neighborhood parks and are intended to serve large populations of the community. Community parks usually have both day and evening activities which can result in lighted fields and amenities. Community parks include a mix of active and passive activities and attract users of all ages. Large play structures, baseball fields, football fields, soccer fields, hiking trails, sled hills, and swimming pools can all be part of a community park. The service area for such a facility can vary based upon the size and scope of activities offered; however, a park of this type may serve 50,000 – 80,000 people or five to eight acres per 1,000 people.

Community parks generally range in size from 15 to 50 acres. However, due to available land area, sites over ten acres in size can be appropriate to accommodate such activities. These parks are designed for a one- to three-mile radius of service and usually serve two or more neighborhoods. They are also easily accessible by multiple modes of transportation with on-site parking available.

The Watertown Parks and Recreation Department contains four community parks, and includes:

- Bramble Park at Bramble Zoo – 29 acres
- Highland Park – 9.8 acres
- Lions Park – 31.5 acres
- Stokes-Thomas Lake City Park – 31.8 acres

**Figure 4.2: Stokes-Thomas Lake City Park, Community Park**



**Figure 4.3: PREMIER Fields, Sports Complex**



### Sports Complex

These parks are larger than community parks and provide more opportunities for active recreation, including team sports, tournament play, and other forms of recreation that require more land. Service levels are 2.0 acres per 1,000 resident and typically serves the entire community.

The Watertown Parks and Recreation Department has five sports complexes, and includes:

- Anza Soccer Complex – 60 acres
- Foundation Fields – 29 acres
- Koch Complex – 21 acres
- Mt. Hope Soccer Fields – 16.5 acres
- PREMIER Fields – 36 acres

### Special Use Park

Special use parks are areas that include specialized recreational activities. These activities can have a broad range from field houses, marinas, gardens, outdoor theaters, nature centers, and golf courses. NRPA does not have specific standards for special use parks; however, these parks usually provide amenities that serve the entire agency boundary as well as visitors from outside the community.

The Watertown Parks and Recreation Department has six facilities that fall into this category:

- 4th Ave. Ballfield – 4 acres
- Derby Downs – 64 acres
- Dog Park – 4.5 acres
- Jackson Park/Disc Golf Course – 31 acres
- Kiddie Ponds/Disc Golf Course – 29.5 acres
- Skate Park – 1.75 acres



Nature Preserve/Open Space

The intent of nature preserves/open space is to enhance the livability and character of a community by preserving as many of its natural amenities as possible. Integration of the human element with that of the natural environment that surrounds them enhances the overall experience is it’s purpose.

Nature preserves/open space are undeveloped but may include natural or paved trails. Grasslands under power line corridors are one example and creek areas are another. Nature preserves/open space contain natural resources that can be managed for recreation and natural resource conservation values such as a desire to protect wildlife habitat, water quality, and endangered species. Nature reserves/open space also can provide opportunities for nature-based, self-directed, low-impact recreational opportunities such as walking and nature viewing. These lands consist of:

- Individual sites exhibiting natural resources.
- Lands that are unsuitable for development but offer natural resource potential.
- Parcels with steep slopes and natural vegetation, drainage ways and ravines, surface water management areas (man-made ponding areas), and utility easements.
- Protected lands, such as wetlands/lowlands and shorelines along waterways, lakes, and ponds.

The Watertown Parks and Recreation Department contains six facilities that fall into the nature preserve/open space category:

- Forsberg Park – 6 acres
- Hanten Park – 8.5 acres
- McLaughlin Nature Area – 17.5 acres
- Pelican Park – 4 acres
- Riverside Park – 9.5 acres
- Sioux Park – 15.8 acres

Figure 4.4: Sioux Park, Nature Preserve/Open Space



4.2 Level of Service Classifications

Based upon the Park, Recreation, Open Space and Greenway Guidelines, the NRPA Level of Service (LOS) is a standard evaluation of park type and acreage across all park agencies based on what they offer their residents (James D Mertes, 1996). The LOS is typically defined in parks and recreation master plans as a ratio representing the minimum amount of open space and park land needed to meet the recreations demands of the community.

The NRPA recognizes the importance of the level of service as:

- An expression of minimum acceptable facilities for citizens of every community.
- A guideline to determine land requirements for various kinds of park and recreation areas and facilities.
- A basis for relating recreational needs to spatial analysis within a community-wide system of parks, recreation areas, and open areas. (James D. Mertes, 1996)

NRPA also states that each community should be considered on an individual basis in order to tailor the most appropriate range, quantity and quality of recreational facilities within the Department’s fiscal limits. Acreage of park land per 1,000 residents remain the most common technique of expressing equal opportunity, even though conditions and needs vary greatly between areas. This technique was utilized to help in determining the Level of Service for the Watertown Parks and Recreation Department.

The following figure incorporates the 22,718 population served by the Watertown Parks and Recreation Department and compares it to the minimum NRPA Standard of acres per 1,000 population for each Mini Park, Neighborhood and Community Park classifications. NRPA does not have standards that pertain to special use parks. Watertown is deficient in the acreage per population for Mini Parks and Community Parks but exceeds the acreage for Neighborhood Parks. It should be noted that the Watertown Parks System has over 550 additional acres of developed parkland not included in this figure.

Figure 4.5: Park Acreage by Classification

2022 Population of Watertown, SD: 22,718					
Park Classification	Watertown Existing Parks		NRPA Recommended Guidelines		Total Acreage Provided
	Acreage	Level of Service (acres per 1,000 residents)	Acreage	Level of Service (acres per 1,000 residents)	
Mini Parks	2.10	0.09	5.68	0.25	(3.58 acre deficit)
Neighborhood Parks	46.85	2.06	22.72	1	24.13 acre surplus
Community Parks	102.10	4.49	113.59	5	(11.49 acre deficit)
Total Acres	151	7	142	6.25	9.06 acre surplus

NRPA Park metrics

Below are Watertown’s park system metrics compared to recommended service levels that have previously been established by the NRPA.

Figure 4.6: Park System Metrics

Amenities	Watertown Inventory	Current Service Level (based upon population)			2023 NRPA Median Service Levels (of similar size)			Meets Standard/ Need Exists	Additional Facilities/ Amenities Needed	
Park Type										
Total Developed Park Areas	714	31.41	acres per	1000	11.3	acres per	1000	Exceeds Standard* (278%)	-	acres
Total Park Trail Miles	28.5	1.25	miles per	1000	0.23	miles per	1000	Exceeds Standard* (543%)	-	miles
Outdoor Amenities										
Small Shelters	18	1	site per	1263	1	site per	5000	Exceeds Standard* (396%)	-	site
Large Shelters	10	1	site per	2272	1	site per	5000	Exceeds Standard* (220%)	-	site
Youth Baseball Fields	3	1	field per	7573	1	field per	5000	Need Exists	2	field
Adult Baseball Fields	1	1	field per	22718	1	field per	20000	Need Exists	1	field
Softball Fields	12	1	field per	1893	1	field per	5000	Exceeds Standard* (264%)	-	field
Rectangular Multi-Purpose Fields	12	1	field per	1893	1	field per	4000	Exceeds Standard* (211%)	-	field
Basketball Courts	10	1	court per	2272	1	court per	2500	Meets Standard	-	court
Tennis / Pickleball Courts	15	1	court per	1515	1	court per	2500	Exceeds Standard* (165%)	-	court
Playgrounds	23	1	site per	988	1	site per	2500	Exceeds Standard* (253%)	-	site
Sand Volleyball Courts	8	1	court per	2840	1	court per	5000	Exceeds Standard* (176%)	-	court
Dog Parks	1	1	site per	22718	1	site per	30000	Meets Standard	-	site
Skateparks	1	1	site per	22718	1	site per	40000	Meets Standard	-	site
Splashpads	1	1	site per	22718	1	site per	20000	Need Exists	1	site
Outdoor Pools	1	1	site per	22718	1	site per	40000	Meets Standard	-	site
Watertown 2022 Population: 22,718										
*Exceeds standard when 150%+ standards are met.										

The NRPA Park Metrics is a search-able, online database for use by park and recreation departments all over the country. The power of NRPA Park Metrics is its ability to run comparative reports to help agencies effectively manage and plan their resources and facilities. The park agency enters the information regarding their agency and the data can then be used to generate benchmarking reports. Users also have access to GIS mapping tools.

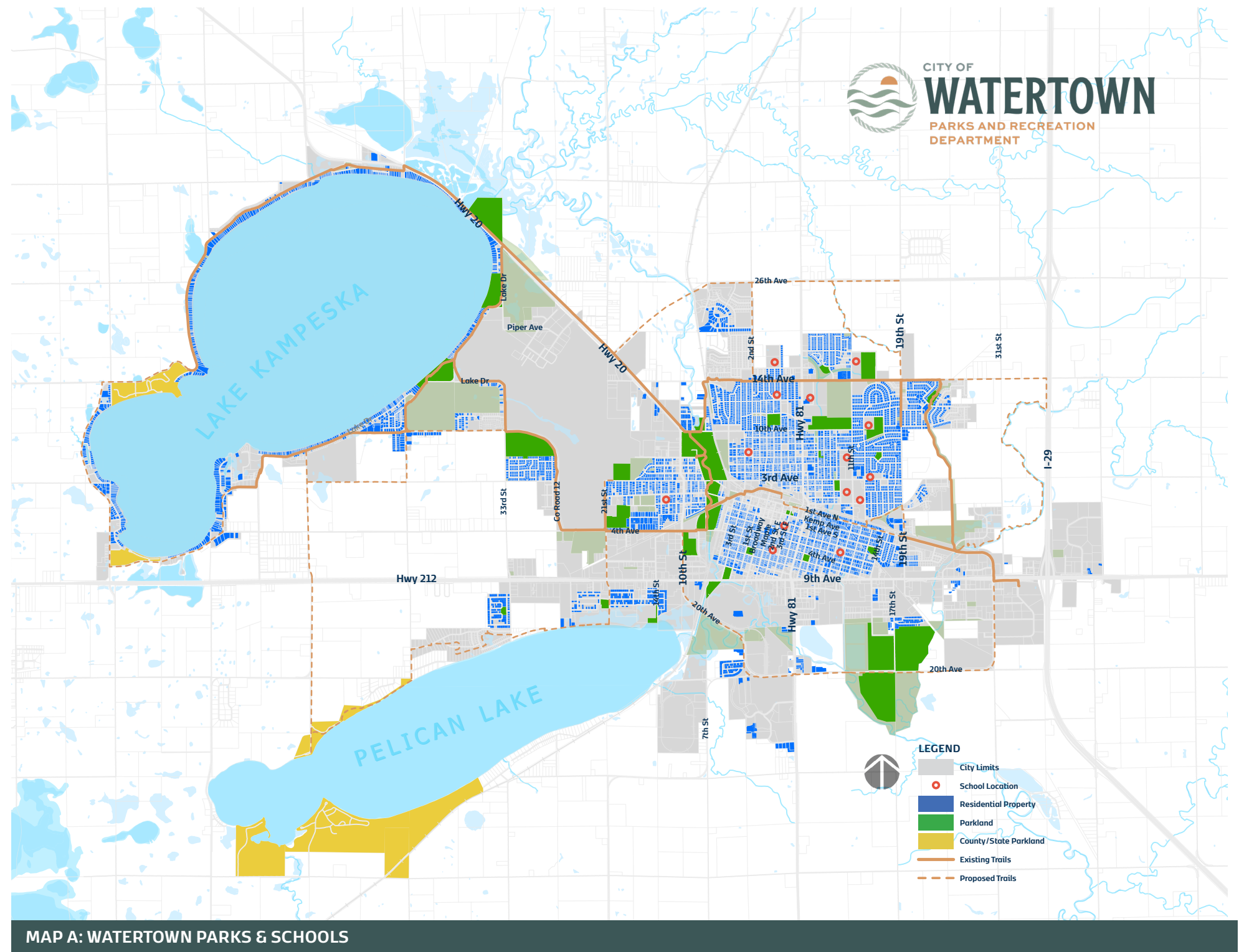
The Watertown Parks and Recreation Department should create a profile through NRPA Park Metrics and compare the Department’s results against other agencies that have completed a profile of similar size and demographics. The database will let you compare the number of facility types such as ballfields, basketball courts, and tennis courts and the data will be applicable to the communities surrounding Watertown that are also utilizing NRPA Park Metrics and not based on a median of the national average.

### 4.3 Gaps in Service Analysis

The Gaps in Service Analysis process involved assembly of a detailed inventory of public physical assets available for use by the Watertown community. This asset inventory was created to serve the city in several ways. It can be used for a wide variety of planning and operations tasks such as asset management as well as future strategic master plans. The assets inventory currently includes public parks, recreation, and trails assets managed by the Parks and Recreation Department. There is a total of 35 developed parks throughout the city.

The Figure to the right shows the study area and key locations of park facilities and schools. Larger scale maps can be found in the Appendix.

Figure 4.7: Watertown Parks & Trails Distribution





### Catchment Areas

Catchment areas, also called buffers or radii, are used to display Level of Service areas in the community. A radius of a specific distance is drawn around each park or trail. People use a variety of transit modes to reach a recreation destination: on foot, on a bike, in a car, via public transportation, or utilizing any combination of these or other alternatives. The mode is often determined, at least in part, by the distance to be traveled.

Overall LOS analysis for the City of Watertown applied a primary catchment distance of 1/2 mile. This distance represents a travel time of 15 minutes based on an average walking speed of three miles per hour. A 1/2-mile catchment is able to account for longer actual walking distances due to indirect routes, as are commonly found in a grid street pattern, and serves to ensure a travel time of 15 minutes or less for most people.

### Findings

Perspective maps were generated to evaluate the outdoor park facilities available to residents. For purposes of this study, the city limit boundary of Watertown was used as the extent of the study area. The City of Watertown boundary may be found in the previous Figure for reference. Relevant findings include:

- Wide variety of well distributed recreational opportunities.
- Overall level of service is high for trails and parks combined.
- Some residential neighborhoods are currently under served, including the River Ridge Development.
- Trail connections need to be completed, including the Lake Kampeska Loop.

### Overall Level of Service

Multiple perspectives were created to examine Overall Level of Service for the City of Watertown. Results of this analysis are displayed in the following Figures. The Figures model access to parks and trails by all transportation modes. One-half mile catchment radii have been placed around each boundary. Areas of darker color represent areas with a higher level of service.

Figure 4.8: Watertown Parks with 1/4 Mile Level of Service Buffer

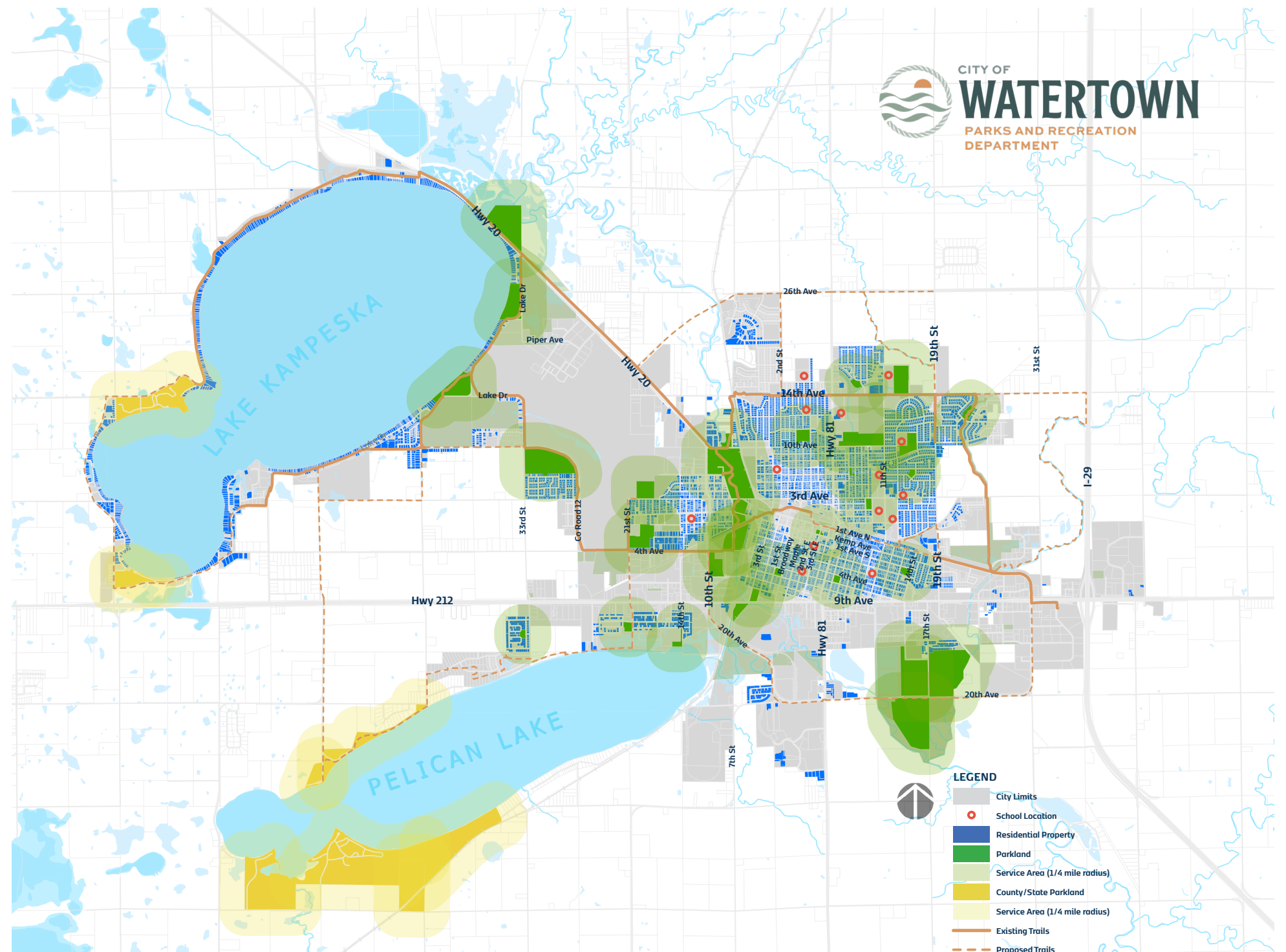


Figure 4.9: Watertown Trails with 1/4 Mile Level of Service Buffer

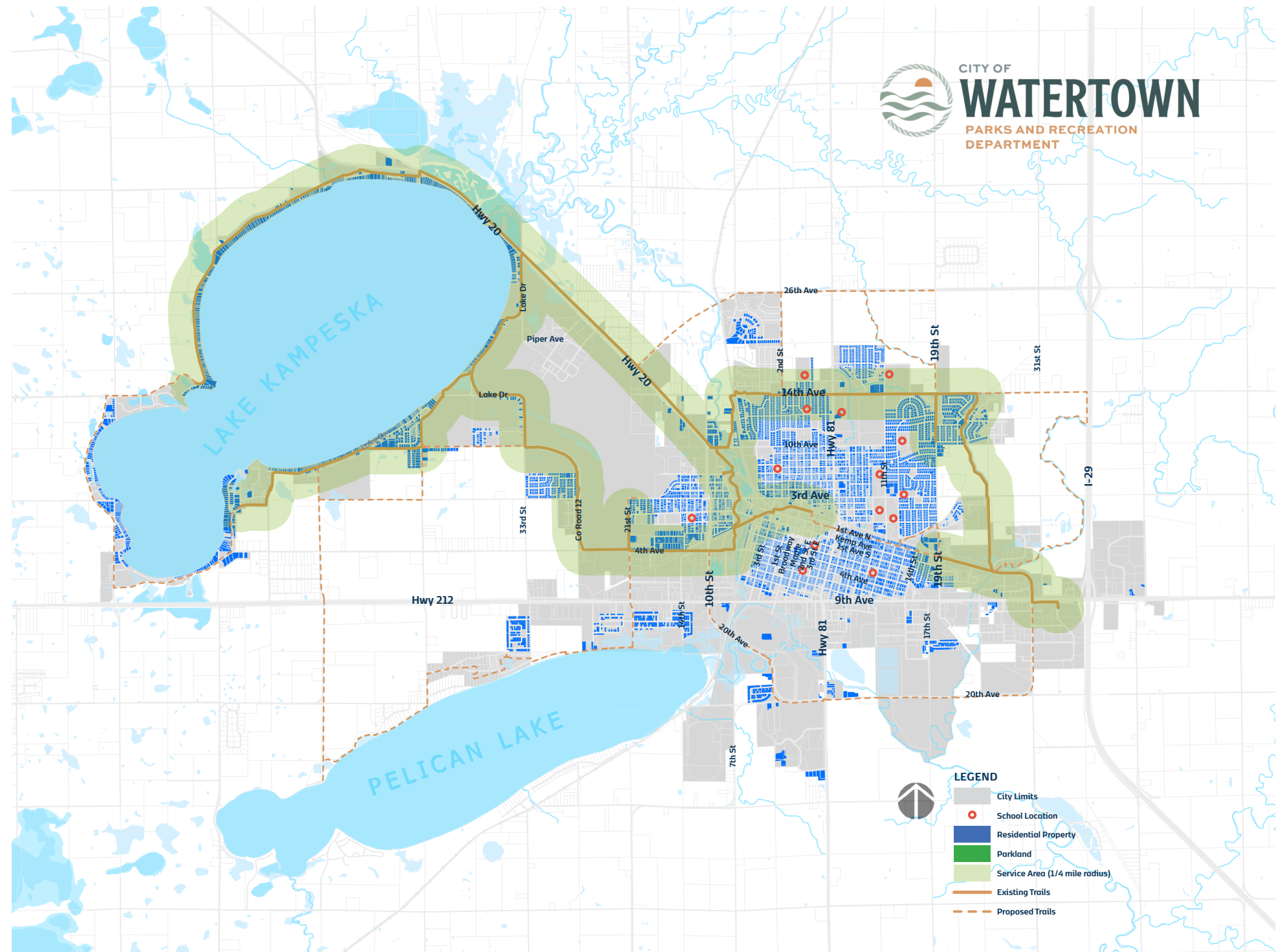
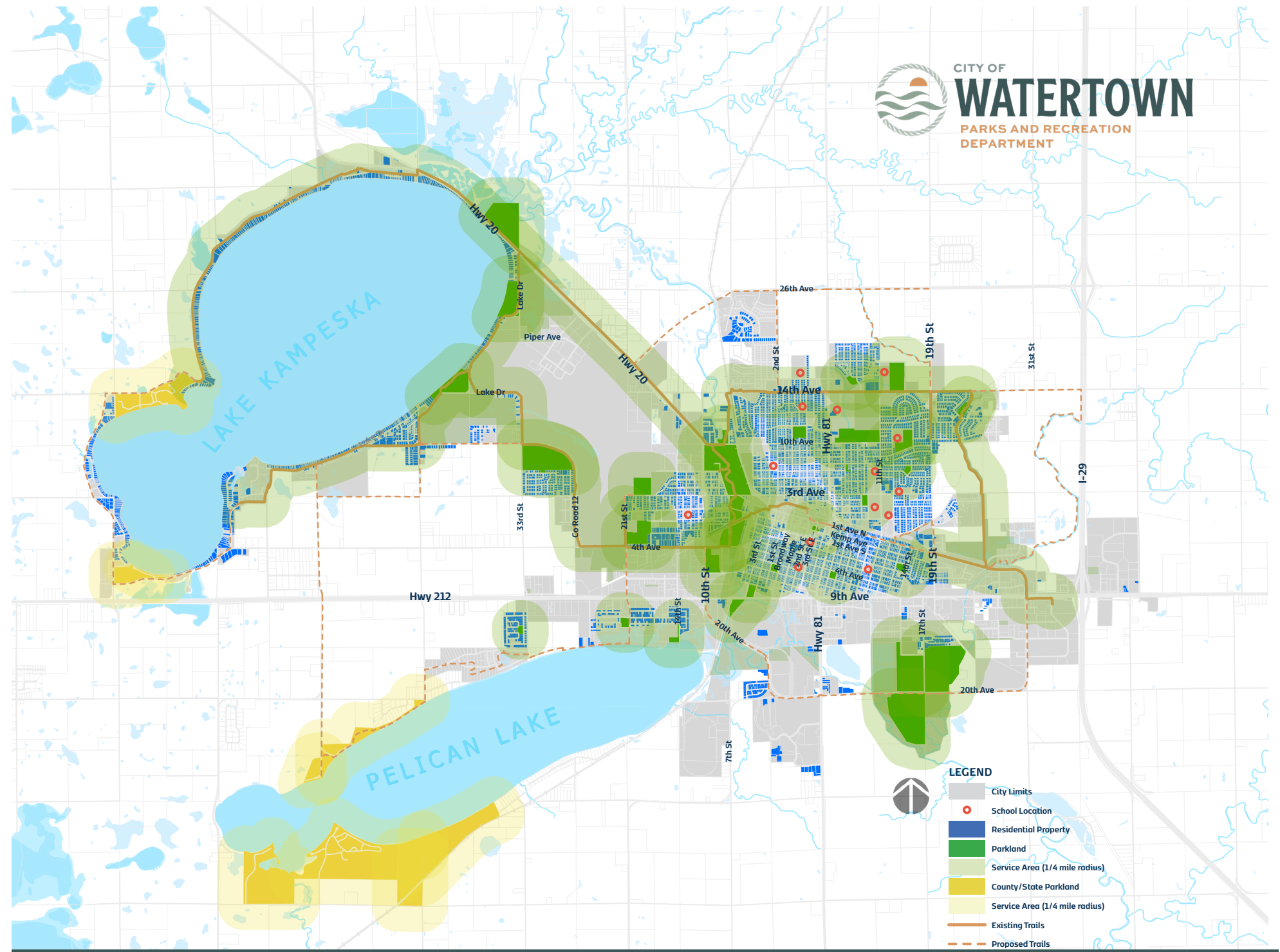




Figure 4.10: Watertown Parks and Trails with 1/4 Mile Level of Service Buffer



MAP D: WATERTOWN PARKS &amp; TRAILS WITH 1/2 MILE LEVEL OF SERVICE BUFFER

#### 4.4 Parks & Facilities Assessment

A complete Parks Inventory Matrix and set of Individual Park Inventory Sheets are provided as staff level documents. The matrix provides an inventory of all park amenities and their park location. The inventory sheets give a detailed profile of each park and their current conditions. This inventory and analysis of the existing amenities was done by visiting every park in May 2023. The detailed parks matrix and inventory sheets are included in the Appendix.

##### Inventory Summary

- Good variety of neighborhood/community parks throughout the area.
- Some facilities could be repurposed to reduce duplications in parks amenities.
- Most parks are well maintained
- Many parks need amenity upgrades and improvements.

##### Conclusion

The Watertown Parks and Recreation Department's existing park facilities are generally in good condition and provide adequate amenities to serve the neighborhood or larger community as intended. The park system exceeds NRPA guidelines on acres per 1,000 residents at 49.6 acres. The overall distribution pattern of the parks and facilities indicates Watertown is well covered, except for the north central neighborhood around the River Ridge development and the south central area, which do not lie within any park service area. Watertown should consider adding neighborhood parks and trails in these areas of the city. If you combine the service area summary with the residents' satisfaction with the overall quality and maintenance of the park sites, it is evident that the Watertown Parks and Recreation Department offers facilities and services that generally meet the residents' expectations.

#### 4.5 Park Dedication Standards

As part of the parks system assessment, Watertown's park dedication policies were evaluated. The city has set a policy requiring 5% of developed land to be dedicated to the Watertown Parks System. This is standard good practice and should continue to be implemented by the city. The city could implement an alternate plan: in areas where a park isn't needed due to high density of existing parks, a developer may pay a set cost per acre to the parks department.

## Chapter 5 - Facility Condition Assessment

### 5.1 Project Overview

Two properties were assessed for Watertown Parks & Recreation; the historic City Auditorium building and the existing Maas Arena & indoor ice. The City Auditorium was originally constructed in 1939 and the Maas Arena constructed in 1998. The City of Watertown Parks & Recreation department has requested the following facility condition assessment as an integral piece of a master plan of their assets targeting potential future uses.

This report is an analysis of the immediate and anticipated capital needs required to modernize and upgrade to be compliant with applicable building and energy codes. This report, including any enclosures and attachments, has been prepared for the exclusive use and benefit of the addressee(s) and solely for the purpose to 1) serve as an evaluation of the current condition of the subject project as of the effective date of the report and 2) to illustrate the modernization/code upgrade costs in comparison to a demolition and replacement. We do not accept liability if this report is used for an alternative purpose from which it is intended, nor to any third party in respect of this report.

Following the assessment report findings are the recommendations for each of the facilities considering the facilities assessment findings and results from the community survey along with preliminary conceptual budgeting associated with each facility.



# WATERTOWN CITY AUDITORIUM

## WATERTOWN, SOUTH DAKOTA



### ARMORY/AUDITORIUM 1939

Originally constructed in 1939 the City Armory/Auditorium was originally used for the 34th Signal Corps (National Guard), the police department and jail used the basement from 1965 to 1973, Watertown High School used the auditorium until 1963, and the City's Park and Recreation Department currently utilizes the space for community activities and as an available to rent space.

The structure has a cast-in place basement and floors with a steel and wood framed roof bearing on load bearing masonry walls. The South and East facade are constructed of finish clay brick and limestone banding. The North and West elevations are constructed of red clinker brick and limestone banding.

Many of the original glass block windows appear to be still in place with some of the openings partially filled or replaced with wood or aluminum windows.

# WATERTOWN CITY AUDITORIUM

## WATERTOWN, SOUTH DAKOTA

**BUILDING STATS**

**Building Area:** Approx. 31,000 square feet  
**Number of Stories:** 2  
**Sprinkler:** No  
**Construction Type:** IIIB - Load bearing masonry with wood interior framing

**CODE SUMMARY**

The existing Watertown Armory/Auditorium appears to be constructed within the allowable tabular square foot limitations of the 2018 IBC for a Group A-3, Type IIIB construction facility. No fire sprinkler was noted in the facility. If renovations were to be pursued for the project an automatic fire sprinkler system would need to be added to bring the existing facility into compliance of the requirements of Chapter 9.

The facility has not been reviewed by a professional structural engineer and likely has deficiencies in the loading requirements of current building codes. If renovations are pursued a full analysis of the existing structural system will need to be performed prior to executing the work.

# SITE

**RATING LEGEND**

- 5: System is new or near new condition
- 4: System is generally suitable for intended use. Minor improvements are needed to improve building performance & longevity
- 3: System is suitable, but requires specific upgrades to meet performance and operational objectives
- 2: System has serious deficiencies
- 1: System is unsuitable for intended use

		RATINGS				
CATEGORY	SYSTEMS	EXCELLENT	ABOVE AVERAGE	AVERAGE	BELOW AVERAGE	POOR
Site	Pavement	5	4	3	2	1
	Parking	5	4	3	2	1
	Drainage	5	4	3	2	1
	Signage	5	4	3	2	1
	Lighting	5	4	3	2	1
	Landscaping	5	4	3	2	1
	Outdoor Prog.	5	4	3	2	1

**COMMENTS/RECOMMENDATIONS**

There is little landscaping/open area notable on the site. The existing sidewalks and pavement are in average condition with some noted cracking and spalling from freeze thaw cycles. Concrete is currently poured directly to the limestone perimeter of the building. Planted areas on the site are sparse from foot traffic and exposure to road salts. Poor drainage was noted at the north side of the building adjacent to the parking lot where there is a narrow gutter of sidewalk and gravel/grass. The emergency egress stair at the north side of the building is in poor condition with noted spalling, rusting, and steel failure. A majority of the entries are not accessible; once inside the building there is no working means of access for mobility limited occupants. The asphalt roads and parking lot appear to be aging and cracking from annual temperature fluctuations.

A full repaving and landscaping effort is recommended for the facility. Concrete walks should be held from the building a minimum of two feet to prevent salt deterioration to the porous limestone detailing at the base of the walls. A minimum of 60% of the entries to the facility should be made accessible, targeting 100% for universally accessible design.





INACCESSIBLE ENTRANCES/SPALLING STOOP



BASE OF EGRESS STAIR



POOR DRAINAGE/BAD FENCE AT PARKING LOT



HEAVED PLANTERS/CRACKED WALK



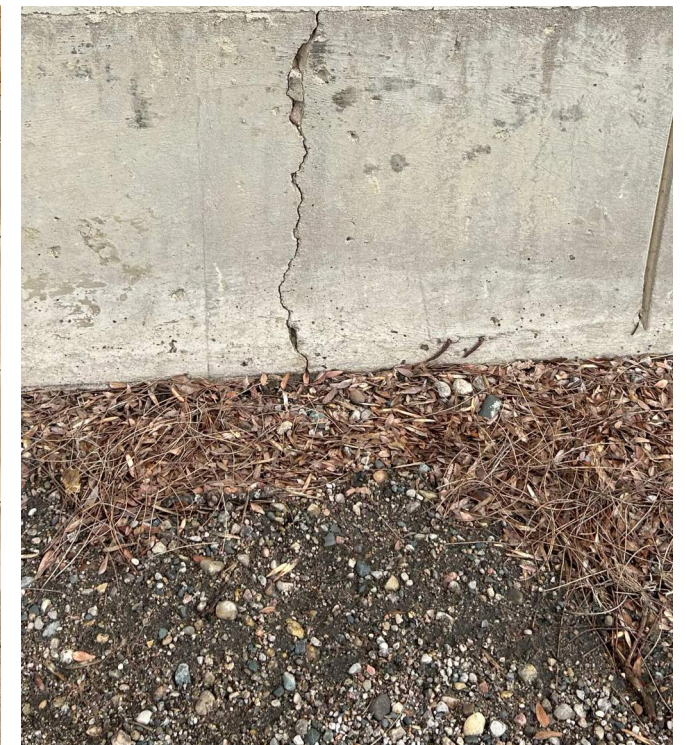
FAILING LANDING AT EGRESS STAIR



CRACKED WALKWAYS AT NORTH PARKING



WALKS POURED TO LIMESTONE BASE



MULCH/GRAVEL THIN ADJACENT TO BUILDING



# EXTERIOR ENCLOSURE

## RATING LEGEND

- 5: System is new or near new condition  
 4: System is generally suitable for intended use. Minor improvements are needed to improve building performance & longevity  
 3: System is suitable, but requires specific upgrades to meet performance and operational objectives  
 2: System has serious deficiencies  
 1: System is unsuitable for intended use

CATEGORY	SYSTEMS	RATINGS				
		EXCELLENT	ABOVE AVERAGE	AVERAGE	BELOW AVERAGE	POOR
Exterior	Roof	5	4	3	2	1
	Foundation	5	4	3	2	1
	Walls	5	4	3	2	1
	Windows	5	4	3	2	1
	Doors	5	4	3	2	1

## DESCRIPTION

The building foundation was not fully observable and is assumed to be cast-in-place concrete on spread footings. Above grade walls are constructed of finish brick veneer applied over load bearing structural clay tile. Sandstone trim adorns the brickwork at openings and as decorative elements across the facade. The full extent of the roof framing could not be observed and is assumed to be EPDM directly applied wood decking. Portions of the roof appear to be insulated with blown cellulose insulation with no vapor retarder. A portion of roof was noted as having failed roof framing near the roof drain; a visible sump was noted where the structural framing had cracked below.

## 1.1. 03 3000 - CONCRETE

### 1. SLAB ON GRADE

- a. The basement floor is in good condition. No significant damage was noted at slab on grade areas in both the basement and first floor. No noted moisture damage was observed. It is assumed that the slabs are placed without an underside vapor retarder though no finish delamination was observed.

### 2. FOUNDATION WALLS/ELEVATED SLABS

- a. The foundation was not fully observable. At locations where the foundation was able to be observed the walls appeared to be in good condition. The elevated cast waffle slab was in good condition and had no observed damage.

#### i. RECOMMENDATIONS

- If new flooring is applied to the existing slab on grade a post applied vapor retarding coating is recommended to the top surface of the concrete.
- A structural engineer should be retained to review the loading capacity of all the existing structure prior to proceeding with any renovations to the space.

## 1.2. 04 2000 - MASONRY

### 1. EXTERIOR BRICK/CLAY TILE/STONE

- a. The mortar at the exterior of the building is weathered and loose in many areas. There were a few noted through wall reinforcements installed at the red brick indicate by steel plates with bolting. This could be for wall reinforcing or for interior support of equipment racking. The sandstone is in very good condition, however, the soft joints appear to be failing from UV exposure and age. Water damage was noted at the interior of the walls where the roof structure failed and at the glass block walls/infills where windows were once installed. The overall performance of the field of the wall appears to be performing well. The horizontal joints of the stone coping were noted as failing. In the attic it was noted that some of the structural portions of the clay tile have been compromised for bathroom venting and/or roof drainage.

#### i. RECOMMENDATIONS:

- A full tuck point of the exterior is recommended to retain the integrity of the exterior masonry for the long term. The mortar is the primary moisture control in this type of wall and must be maintained to keep the structure dry.
- Where the roof/glass block have leaked should be reviewed by a structural engineer for structural integrity. The clay tile appears to be in good condition at the damp area, however, full integrity could not be verified. The sources of the intrusion (roof and glass block) should be repaired and/or removed and replaced to assure continued performance.
- If a re-roof is pursued the stone coping should be removed, salvaged, and reinstalled with thru wall flashing per national stone institute detailing to prevent water from intruding through horizontal joints.
- All horizontal joints at stone coping should be removed and replaced with a raked grout with backer rod and sealant per national stone institute details.
- All glass block masonry should be removed from the structure. It is leaking and beyond its usable service life. Replacement windows should be installed; glass block is not recommended.

### 1.3. 05 5100 METAL STAIRS/STEEL TRUSSES

#### 1. STEEL EGRESS STAIR/STEEL ATTIC FRAMING

- a. The existing emergency egress stair is beyond its usable service life. Structural connections to the building are deteriorated and separated in some locations. Penetrations to the building have compromised the enclosure of the exterior enclosure. The attic area is framed with long span, stick built, steel trusses.

##### i. **RECOMMENDATIONS**

1. A full removal of the stair is recommended. A full egress study should be executed to confirm if the stair is required for necessary egress from the upper level of the facility.
2. The steel trusses and all wood framing connections should be reviewed by a structural engineer for loading capacity and integrity.

### 1.4. 07 2100 THERMAL INSULATION

#### 1. EXTERIOR WALLS

- a. The existing exterior walls appear to be brick coursing over structural clay tile. No means of verification other than thermal imaging were provided for this report. Wax coated, kraft faced batts were noted at the stage area.

##### i. **RECOMMENDATIONS**

1. Exploratory demolition should be provided at the exterior gypsum furring to confirm if batt insulation is present. If batt insulation has been installed it is likely damp. Moisture infiltration is a natural expectancy for this type of wall construction. They are meant to be a 'pass through' wall system capable of drying to both the exterior and the interior seasonally. If batt insulation is present it should be removed in its entirety. Bearing walls should be assessed for structural damage and repaired accordingly.

#### 2. ATTIC/ROOF

- a. The existing roof is a fully adhered EPDM, single ply membrane over wood decking and nominal lumber. Blown in cellulose appears to be installed throughout the entirety of the attic area without an interior vapor retarder. There is adequate venting provided throughout the attic area which has kept the attic and framing dry throughout its service life. The canopy at the side entry appears to be sagging and have moisture damage causing it to fail. Wax coated, kraft faced batts were noted at the stage area.

##### i. **RECOMMENDATIONS**

1. The existing roof membrane is beyond its service life and should be replaced. We recommend a removal of the cellulose insulation and providing an all above deck R-35 roof insulation with new fully adhered roof membrane. This would allow the framing for the roof to be exposed to the interior. The blown cellulose should be tested by a third party agency for asbestos containing materials.
2. After removal of existing membrane a full inventory of damaged areas should be assessed for replacement.
3. The failed roof framing should be addressed immediately. It is the Owner's understanding that the joists have cracked and sagged from winter roof loading and has led to water infiltration in the attic and to the interior of the structure.
4. Roof loading capacities should be reviewed by a structural engineer and reinforcing installed per recommendation.
5. A full removal of the wax coated, kraft faced batts is recommended at the stage area and an over deck insulation system installed.

### 1.5. 08 8000 - OPENINGS

#### 1. ALUMINUM CLAD WINDOWS AND ALUMINUM DOORS

- a. The aluminum windows installed throughout the facility appear to be from the 1980s and are beyond their usable service life. The frames appear to be single pane, non-thermally broken frames resulting in overall poor window performance. Some of the openings have been replaced with vinyl windows with hopper openings and appear to be from the early 2000s and are beyond their usable service life.

##### i. **RECOMMENDATIONS**

1. We recommend a full replacement of all windows and glass block throughout the existing facility. An air barrier tie in is recommended at all new window details to provide adequate air sealing at existing openings and promote longevity of the water tightness of the window system.

#### 2. OVERHEAD DOORS

- a. The overhead door and panels at the alley appear to be in good condition. The weather seals and blocking appear to be failing, however, the door itself appears to be undamaged. The thermal performance of the overhead door could not be confirmed.

##### i. **RECOMMENDATIONS**

1. If an overhead door is still desirable for the project we recommend a removal and replacement of the existing door to a high-performance thermal overhead sectional door.

#### 3. ATTIC HATCH

- a. The hatch at the attic has an extremely low curb and is subject to leaking. The attic hatch also appears to be aged and past its usable service life.

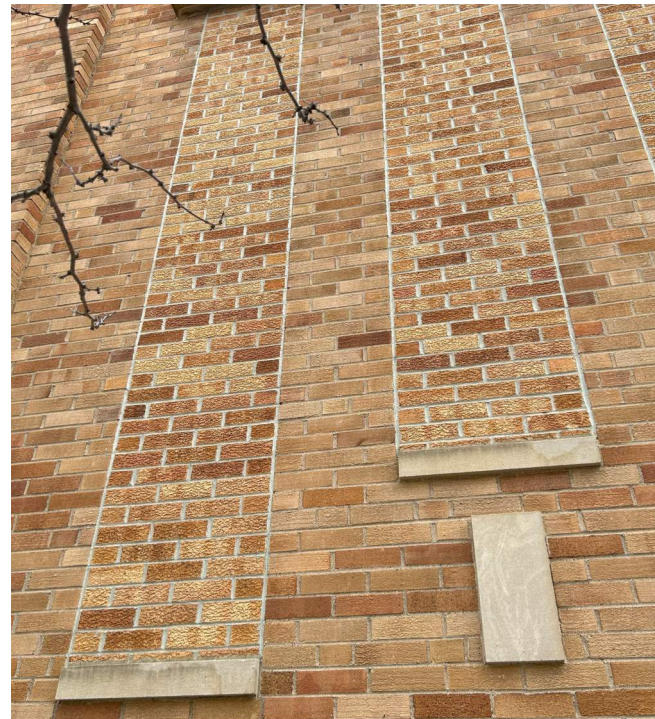
##### i. **RECOMMENDATIONS**

1. If a re-roof is pursued the roof hatch should be replaced with a new high-performance thermal roof hatch and a roof curb with a minimum height of 8" should be installed.





FAILING ENTRY CANOPY



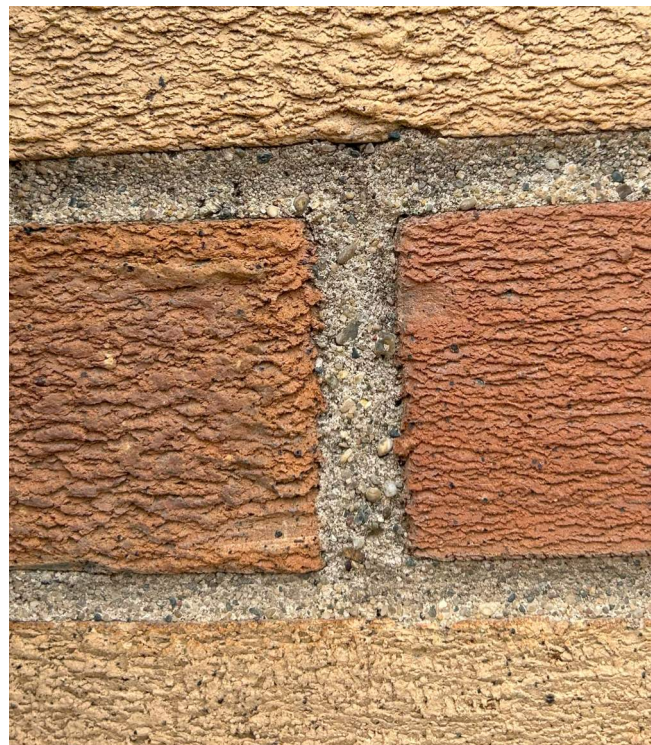
BRICK INFILLS AT WINDOWS



1980s ALUMINUM FRAMES AND FAILED PANEL



WAX COATED, KRAFT-FACED BATTING



SOFT/AGING MORTAR JOINTS



FAILED GLASS BLOCK



DRY ROT/FAILED SOFT JOINTS AT LIMESTONE



NON THERMALLY BROKEN FRAMES AND SINGLE PANE GLAZING





MOISTURE INTRUSION AT ROOF LEAKING



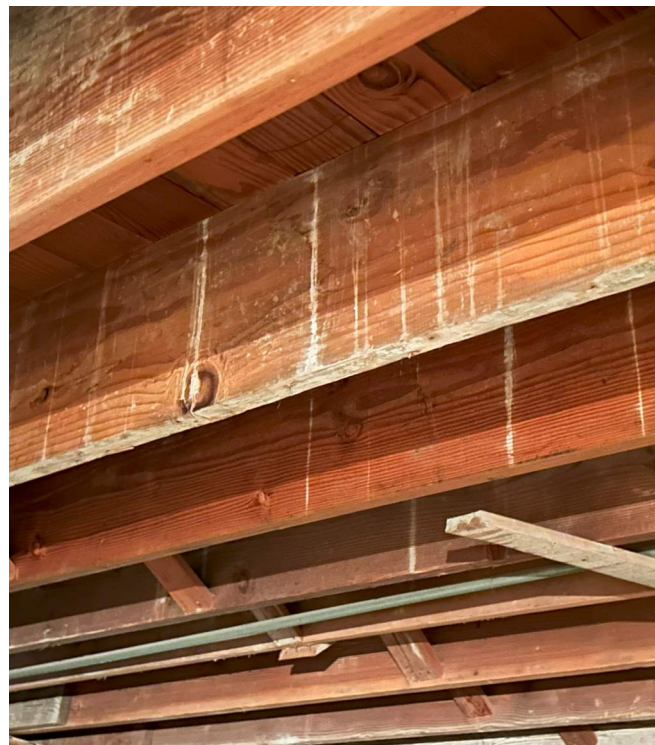
MOISTURE INTRUSION AT ROOF LEAKING



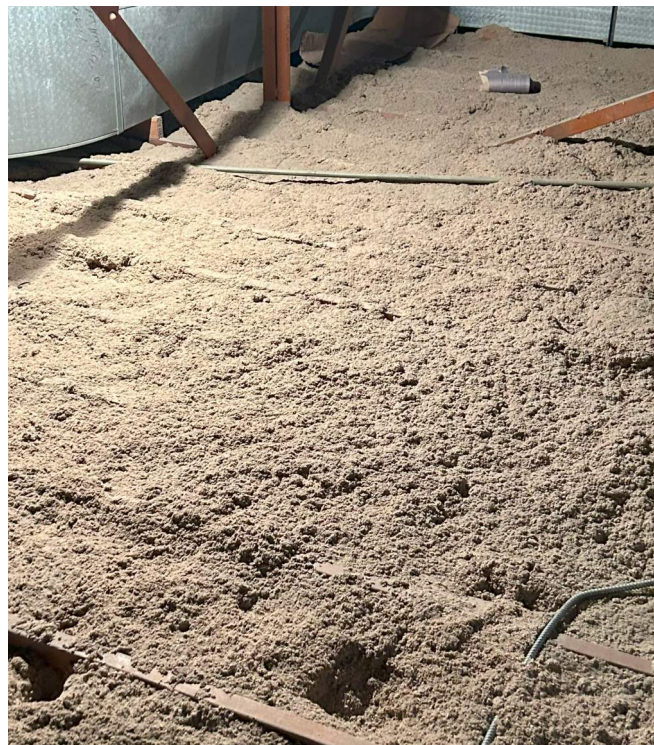
ATTIC VENTILATION



COMPROMISED STRUCTURE AT BATHROOM VENT



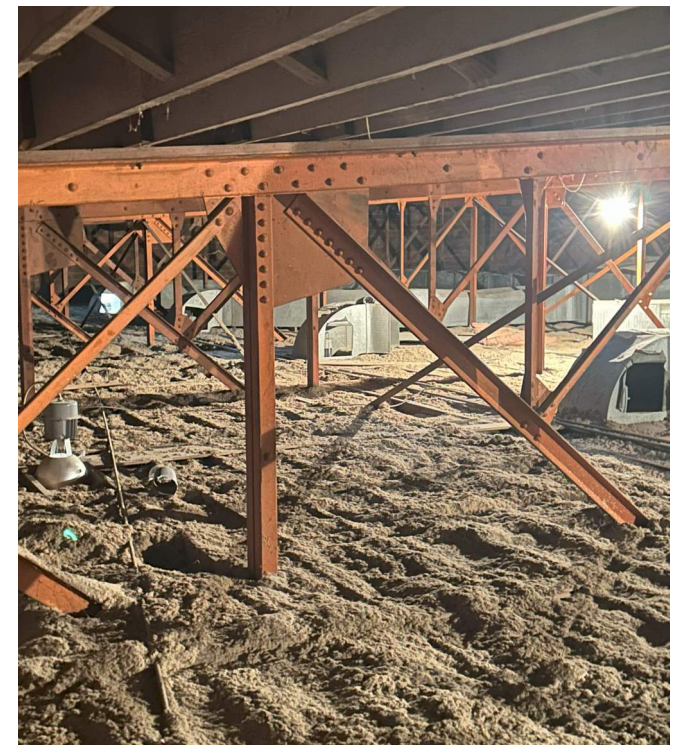
STREAKING FROM PREVIOUS ROOF LEAKING



BLOWN CELLULOSE INSULATION AT ATTIC

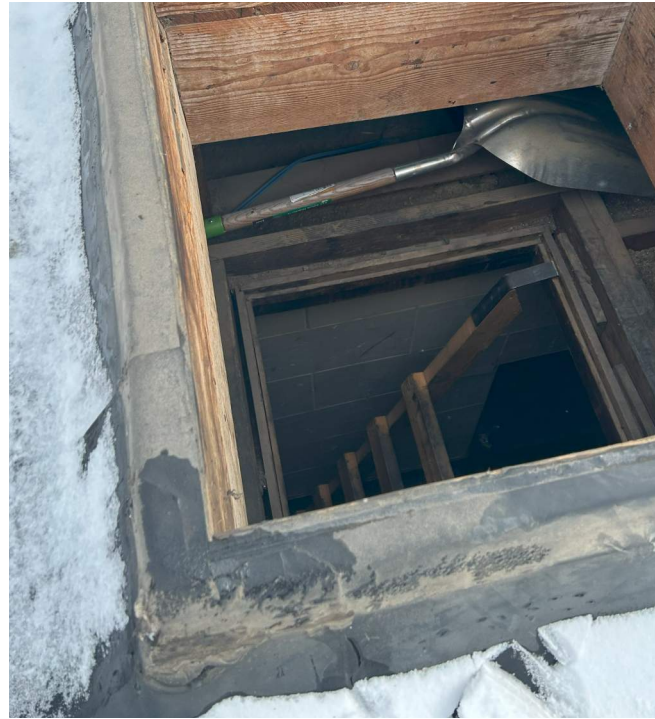


DAYLIGHTING BLEEDING THROUGH IN ATTIC

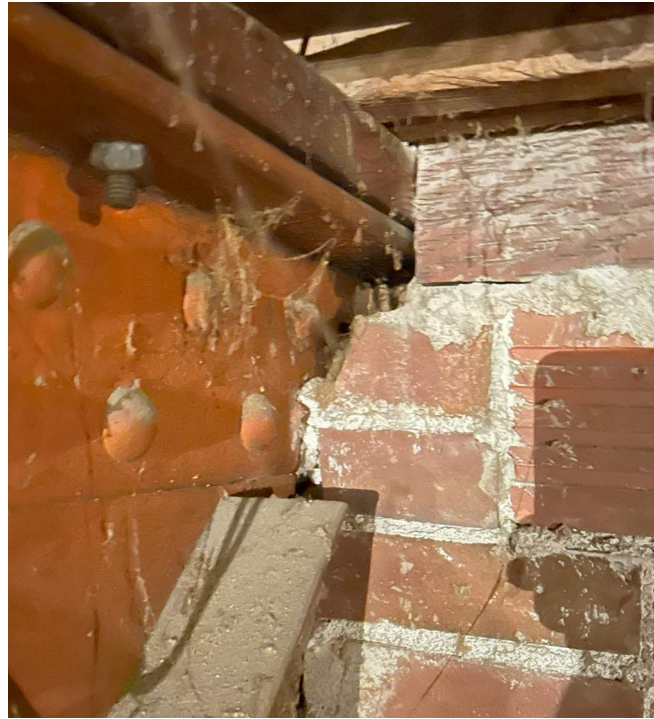


ATTIC SPACE

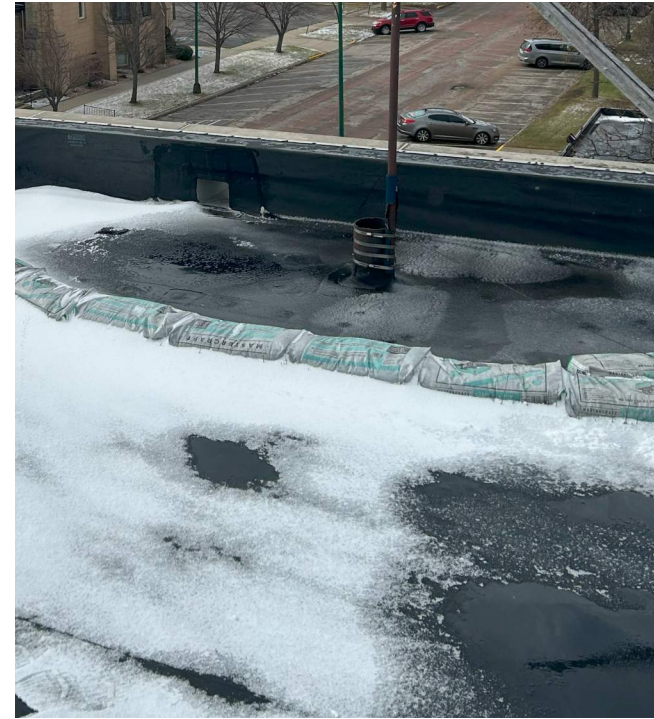




LOW CURB AT ROOF HATCH



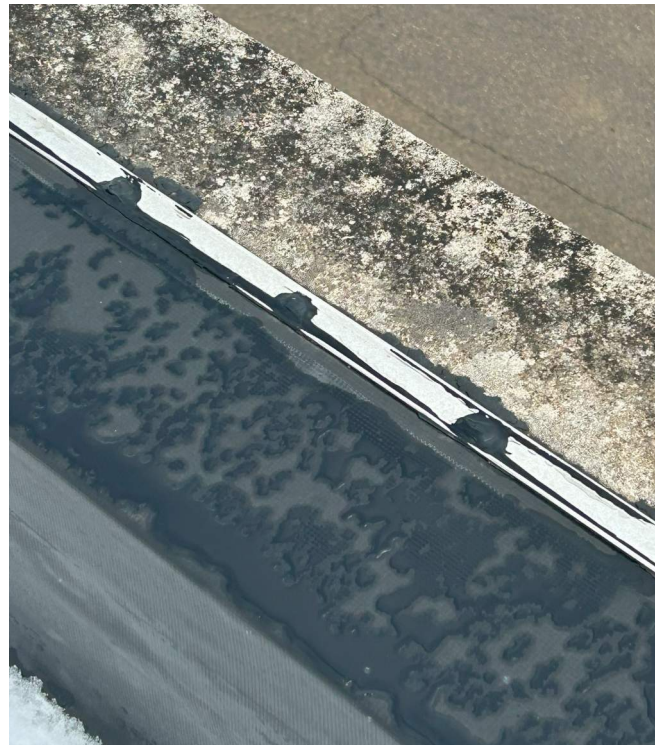
TRUSS CONNECTION AT EXTERIOR WALL



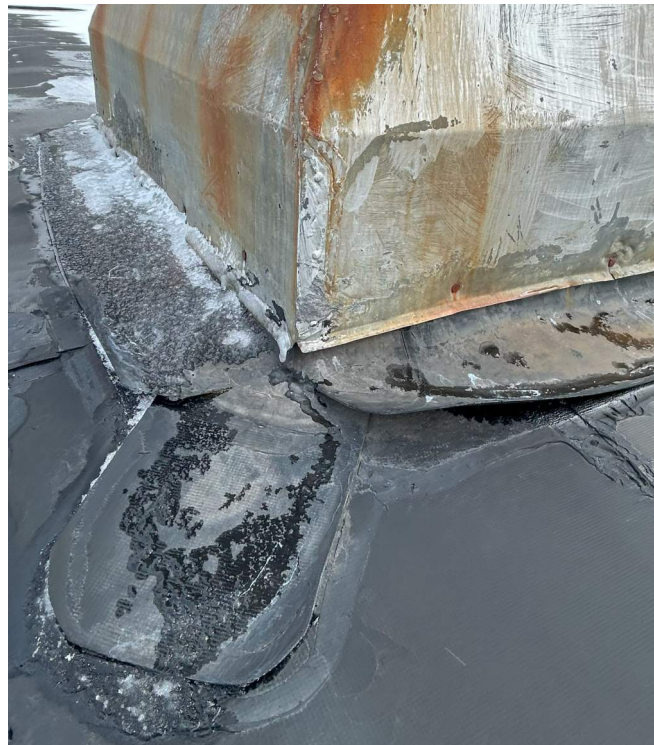
ROOF LEAK AT CRACKED JOISTS



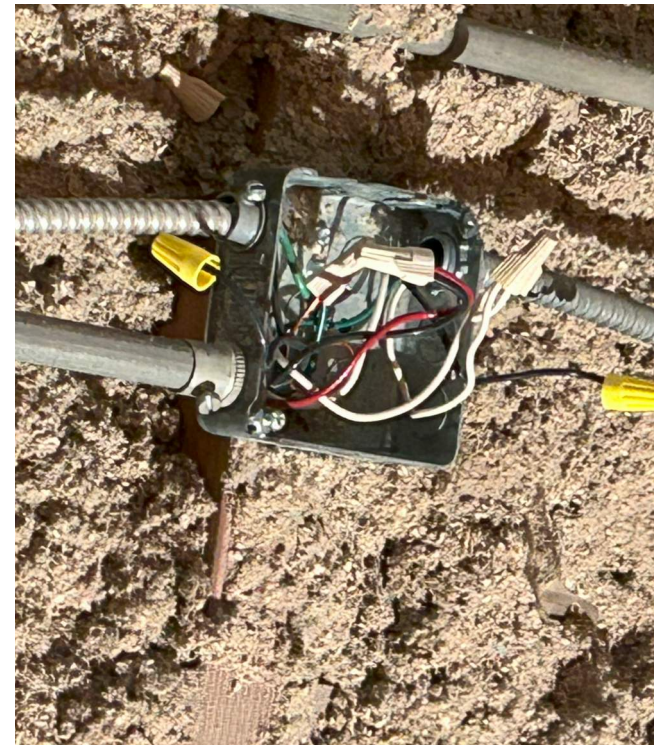
MEMBRANE DELAMINATION AT PARAPETS



TERMINATION AT STONE COPING



SEAM DELAMINATION AT ROOF PENETRATIONS



MISSING JBOX COVERS IN ATTIC



# INTERIOR ENVIRONMENT

## RATING LEGEND

- 5: System is new or near new condition  
 4: System is generally suitable for intended use. Minor improvements are needed to improve building performance & longevity  
 3: System is suitable, but requires specific upgrades to meet performance and operational objectives  
 2: System has serious deficiencies  
 1: System is unsuitable for intended use

CATEGORY	SYSTEMS	RATINGS				
		EXCELLENT	ABOVE AVERAGE	AVERAGE	BELOW AVERAGE	POOR
Interior	Floors	5	4	3	2	1
	Walls	5	4	3	2	1
	Ceilings	5	4	3	2	1
	Casework	5	4	3	2	1
	Doors	5	4	3	2	1
	Accessibility	5	4	3	2	1
	Signage	5	4	3	2	1

## DESCRIPTION

The interior systems of the building include terrazzo flooring, plaster over wood lathe walls and ceilings, broadloom and tile carpet, resilient flooring, wood gym flooring, and acoustical ceiling pads. Some of the finishes such as terrazzo and plaster are original to the building and are of historical significance. If tax credits for historical places are ever pursued these will be important elements to maintain if the systems are in good working condition. It should also be noted that many of the interior finishes throughout the facility are traditionally considered asbestos containing materials. A full inventory of asbestos containing materials should be provided and abated by a third party contractor.

## 2.1. 09 2300 - GYPSUM PLASTERING

### 1. LATHE AND PLASTER

- a. The plaster applied to the interior walls appears to be in fair condition. The lathe and plaster at the exterior walls is beginning to spall where the glass block and roof have leak and show signs of long term moisture deterioration.

#### i. RECOMMENDATIONS

1. A full inventory of exterior wall conditions should be performed if a renovation is pursued for the project. It is likely that a majority of the plaster applied to the exterior masonry walls will need to be removed. This would also allow for the installation of new electrical systems.

## 2.2. 09 3000 - TILING

### 1. RESTROOM TILE

- a. Mosaic tiling and subway tiling was noted at the restrooms. The tile was in fair condition though accessibility issues were noted throughout the restrooms.

#### i. RECOMMENDATIONS

1. A full removal of all fixtures and tile is recommended throughout all restrooms to address noted accessibility issues.

## 2.3. 09 5100 - ACOUSTICAL CEILINGS

### 1. CEILING PADS

- a. Acoustical ceiling pads applied to the walls and ceilings throughout the facility are traditionally asbestos containing materials and adhered with black, asbestos containing mastic.

#### i. RECOMMENDATIONS:

1. A third party contractor should test and remove all asbestos containing materials throughout the facility and abated prior to renovations.

## 2.4. 09 6466 - WOOD ATHLETIC FLOORING/WOOD RISER FLOORING

### 1. GYMNASIUM FLOORING

- a. The existing wood gymnasium flooring appears to be in good condition. The number of maintenance sandings available to the floor was not able to be confirmed. The wood flooring at the seating risers is in poor condition due to roof leaking infiltration across the framed risers.

#### i. RECOMMENDATIONS:

1. The gym flooring appears to be in good, working condition if additional sandings can be applied to the floor. If no sanding thickness is available the flooring may need to be replaced for refinishing.  
 2. All wood flooring at the seating riser should be reviewed for structural integrity and be replaced and/or refinished.

## 2.5. 09 6623 - RESINOUS TERRAZZO

### 1. TERRAZZO FLOORING

- a. The resilient nature of terrazzo flooring has allowed the existing terrazzo locations to be maintained in good condition. The full extent of terrazzo flooring could not be confirmed beneath existing floor finishes.

#### i. RECOMMENDATIONS:

- 1. A full cleaning and polishing is recommended for the existing terrazzo flooring.

## 2.6. 09 6816 - CARPETING

### 2. CARPET

- a. A mix of broadloom and tile carpeting was noted throughout the facility. The broadloom carpet at secondary entrances was in very poor condition. Tile carpeting at the office areas appears to be new and in good condition.

#### i. RECOMMENDATIONS

- 1. A full removal of the broadloom carpet is recommended. The carpet should be replaced with resilient flooring and carpet tile that can be easily maintained and replaced in the event of wear or damage.

## 2.7. 10 2800 TOILET, BATH AND LAUNDRY ACCESSORIES

### 3. RESTROOMS

- a. Grab bars were noted at the restrooms, however, the sizes and layouts are not compliant with ANSI a117.1.

#### i. RECOMMENDATIONS

- 1. A full removal and replacement of bathroom accessories should be applied during renovations to address noted accessibility issues throughout the facility.

## 2.8. GENERAL OBSERVATIONS

### 4. VERTICAL CIRCULATION

- a. The existing building does not have accessible vertical circulation with minimal utilizable spaces on the entry level. A majority of the program spaces are located up or down from the entry landing. There is rail guided seat at the stairs, however, it is in poor condition and currently seized without the ability to be operated.

#### i. RECOMMENDATIONS:

- 1. An elevator will need to be added to the project to accommodate vertical circulation throughout the building. Because of the high-use nature of the building a LULA is not a viable solution to accommodate the primary accessible vertical circulation. At the elevated study hall space a ramp system should be incorporated or a LULA to allow universal access to the platform.

## 2.9. GENERAL OBSERVATIONS - CONT

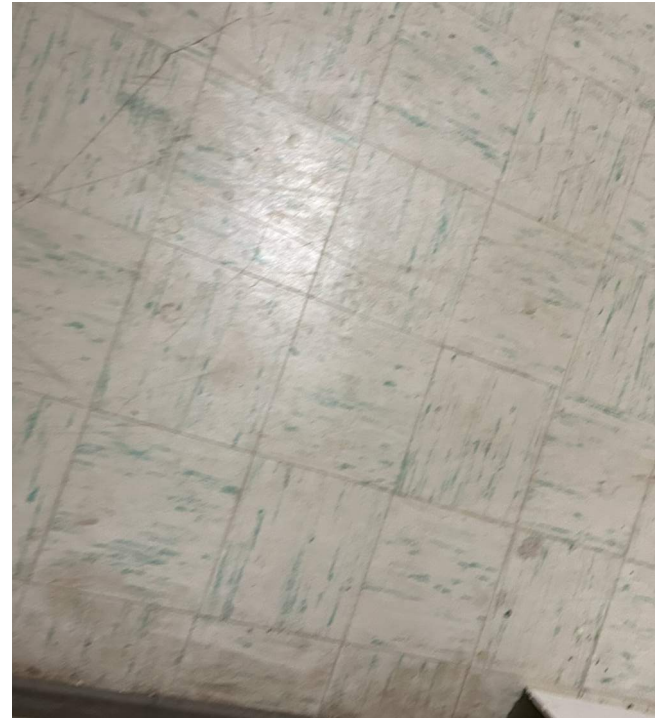
### 1. EXISTING BUILDING CODE

- a. Many of the existing elements in the facility will be subject to existing building code exceptions due to their historic nature. If renovations are pursued the Owner should consider upgrading safety elements such as guard rails at the seating areas to meet the currently adopted building code to enhance the safety of the occupants.

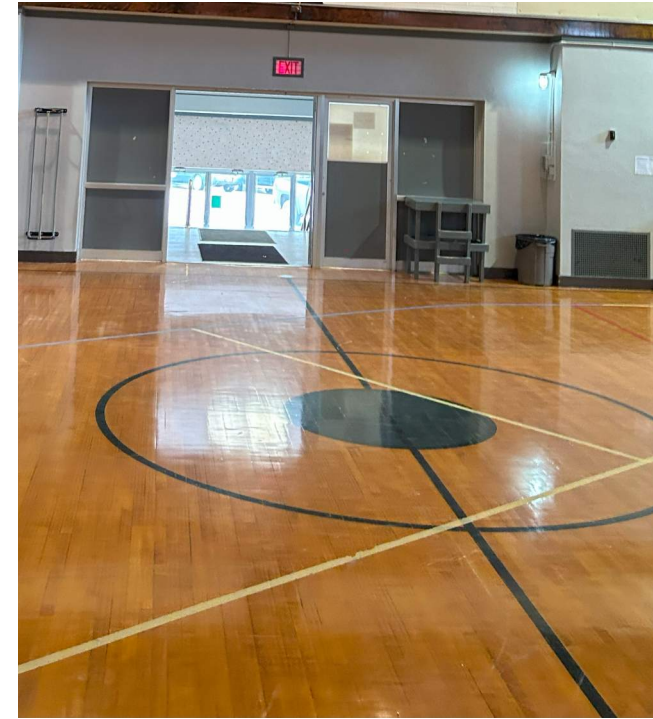




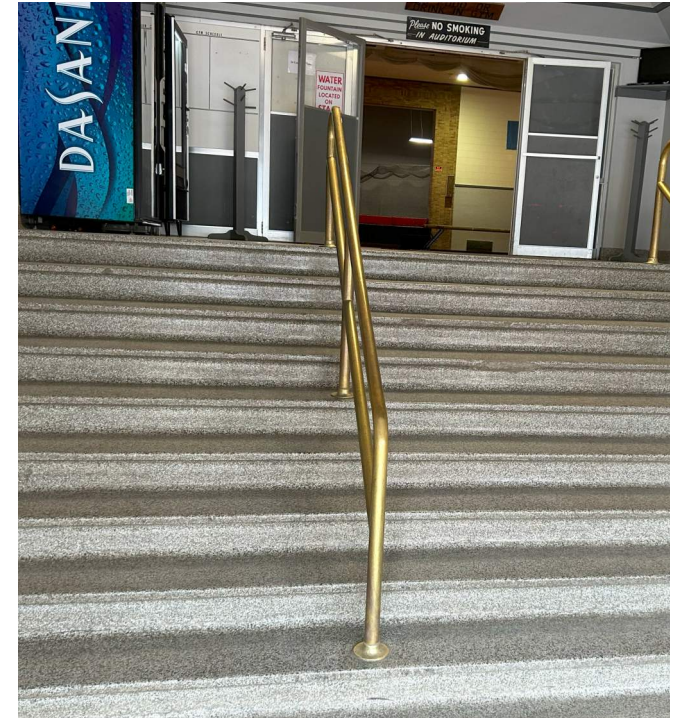
FOUNDATON WALLS - GOOD CONDITION



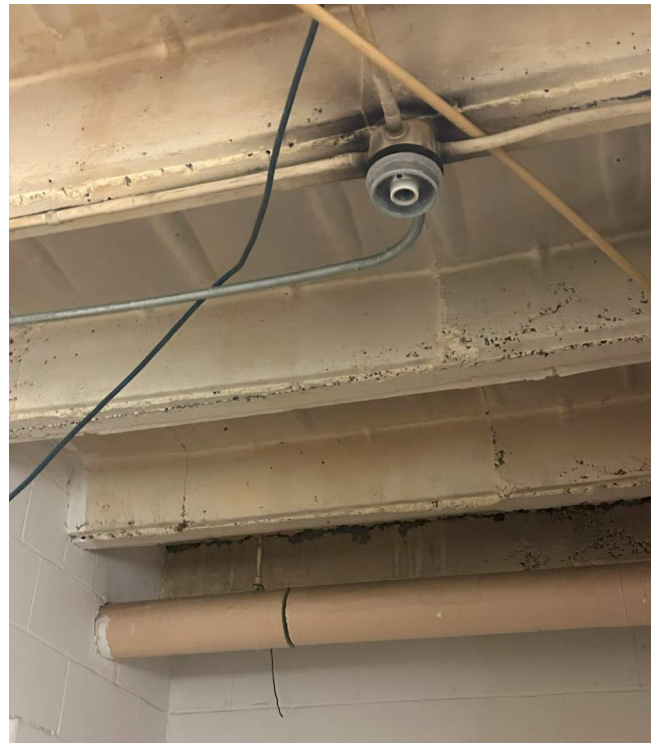
9"x9" RESILIENT TILE - TYPICALLY ASBESTOS CONTAINING MATERIAL



WOOD ATHLETIC FLOORING - GOOD CONDITION



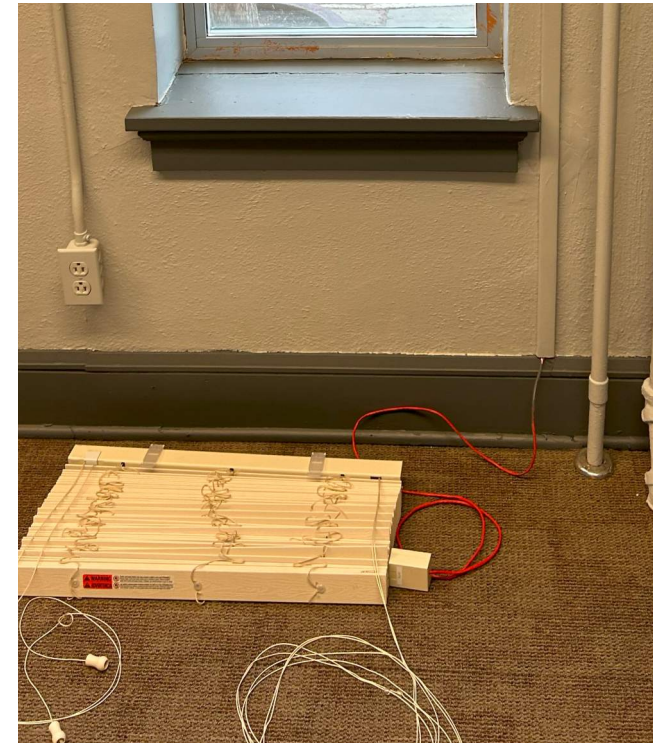
TERRAZZO FLOORING - EXCEPTIONAL CONDITION



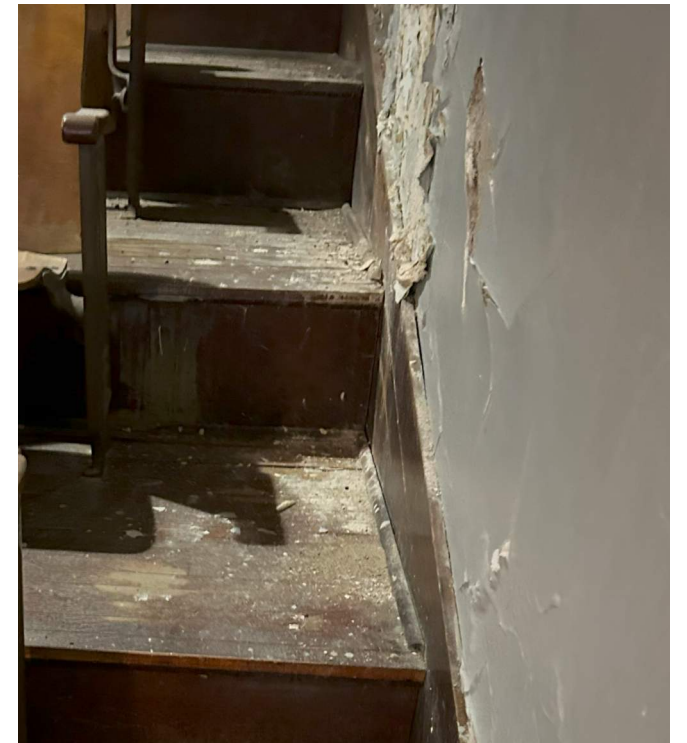
CONCRETE PAN FLOOR - GOOD CONDITION



ACOUSTIC CEILING PADS - TYPICALLY ASBESTOS CONTAINING MATERIAL

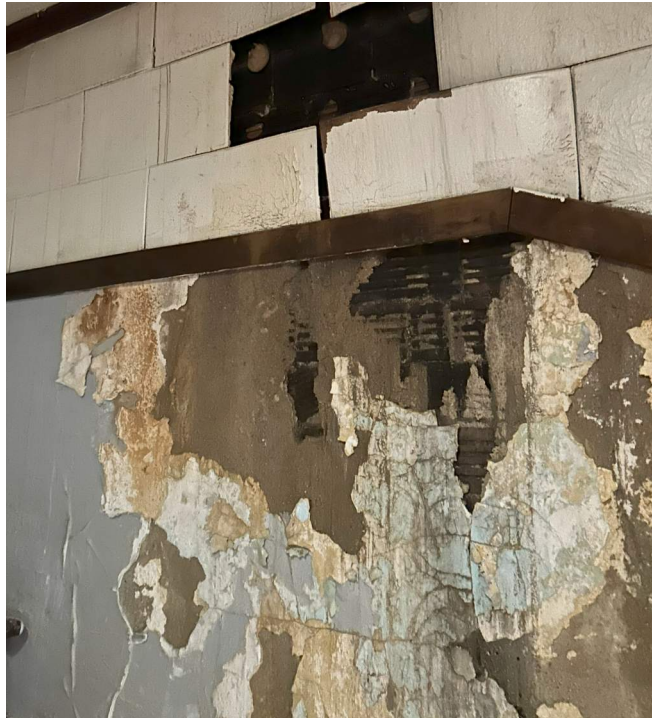


TILE CARPETING/RENOVATED AREAS



DAMAGED RISER FLOORING AT ROOF LEAK





DAMAGED WALL AT ROOF LEAK



DAMAGE AT GLASS BLOCK LEAK

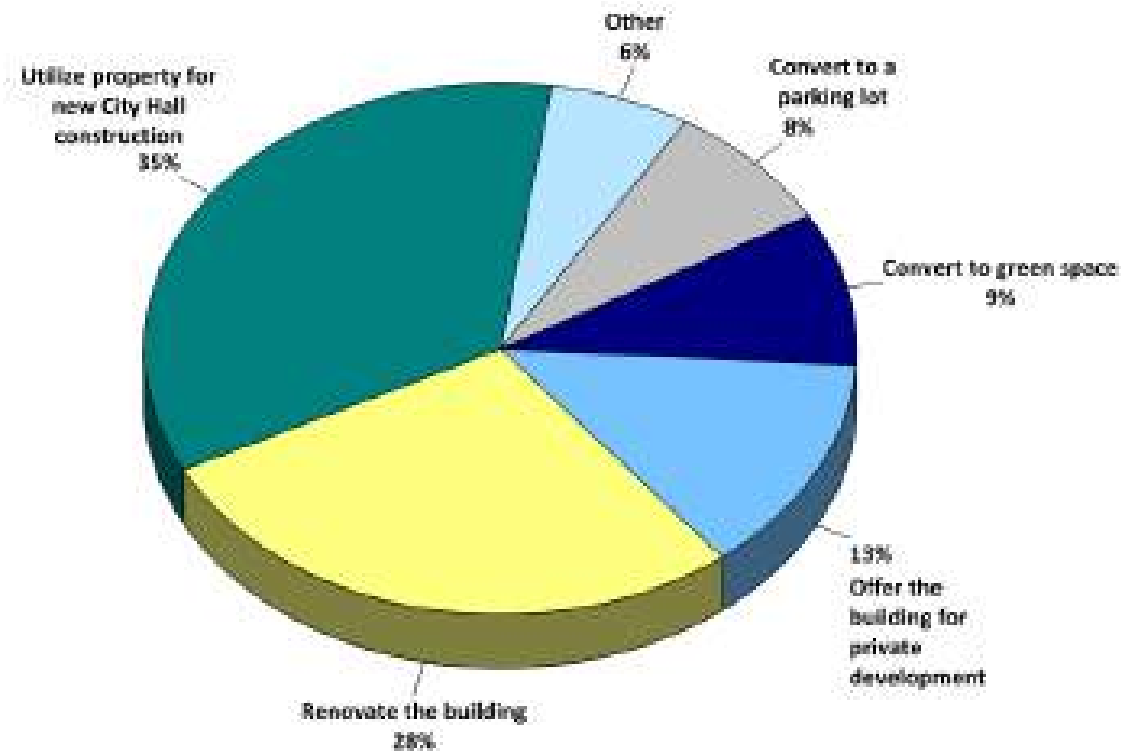
# WATERTOWN CITY AUDITORIUM - CONDITIONS SUMMARY

The existing construction of the Watertown Armory/Auditorium is largely in good condition however significantly outdated. The stout concrete construction has provided strong bones for the building and appears to have remained mostly dry throughout the facility's lifespan. Most of the issues with the facility are due to aging openings and the noted roof structure failure creating opportunity for water to infiltrate the exterior enclosure. Other significant remediations noted are the likely presence of asbestos containing materials and the lack of accessibility throughout the facility.

If renovations are pursued beyond cosmetic repairs an elevator should be added to facility to accommodate universal accessibility.  
If energy usage for the facility is of concern an architect should be retained for a full analysis of envelope energy improvement options.

**Q10. The City of Watertown is considering alternative uses for the City Auditorium. Which of the following best describes how you think the City Auditorium should be used in the future?**

by percentage of respondents (excluding "not provided")



SAMPLE STATISTICAL RESULTS FROM COMMUNITY SURVEY

## WATERTOWN CITY AUDITORIUM - FACILITY RECOMMENDATIONS

Although the Watertown Auditorium building has a solid structure, the overall wear and tear and general aging of the facility has left the facility in a condition that is really beyond it's servicable life. JLG Architects believes that the potential costs involved to rehabilitate the building to a condition that includes modern finishes, functionality, and a fully code compliant building are too significant for the overall value received. Results of the community survey suggest that the greater number of respondents would also agree, sharing a similar sentiment for the best use of this property (see figure Q10. to the left). It is likely that if the building were renovated with a new function it would likely not be "right sized" for the building program and would likely result in an inefficient use of space with either underutilized space or not quite enough space for a specific building function.

Watertown, SD

Watertown Auditorium

	QTY	Unit	Cost	Total	Comments
<b>Demolition</b>					
Misc Demo Allowance	1	LS	250000	\$ 250,000.00	
<b>Exterior</b>				\$ -	
Full exterior tuckpoint	20,000	SF	35	\$ 700,000.00	
New roof system (insul+mem)	14,000	SF	40	\$ 560,000.00	Inc. removal and add'l blocking
New roof hatch	1	LS	10000	\$ 10,000.00	
replace entry canopy	1	LS	10000	\$ 10,000.00	
<b>Fenestration</b>				\$ -	
Repalce OH doors	1	EA	8000	\$ 8,000.00	
New alum. Storefront entry	8	EA	3500	\$ 28,000.00	
Replace WDW with Alum. SF	2200	SF	75	\$ 165,000.00	
<b>Interiors</b>				\$ -	
Fur out exterior walls	20000	SF	15	\$ 300,000.00	
Renovate bathrooms	1400	SF	400	\$ 560,000.00	Full gut and re-build to accommodate ADA
Rubber floor	8000	SF	15	\$ 120,000.00	Replace old wood gym floor or over top
ACT ceiling replacement	8000	SF	5	\$ 40,000.00	
Terrazzo refinishing	3000	SF	13	\$ 39,000.00	
New flooring allowance	10000	SF	8	\$ 80,000.00	Vinyl or Carpet tile
Painting allowance	30000	SF	2	\$ 60,000.00	
<b>Systems</b>				\$ -	
HVAC System	31000	SF	35	\$ 1,085,000.00	
Electrical	31000	SF	30	\$ 930,000.00	
Plumbing		FXTR		\$ -	In bathroom number
Fire Sprinkler system	31000	SF	5	\$ 155,000.00	
<b>Site</b>				\$ -	
Improvements Allowance	1	LS	50000	\$ 50,000.00	
<b>Misc.</b>				\$ -	
Abatement allowance	1	LS	500000	\$ 500,000.00	Ceiling adhesive, 9x9 tile
Elevator/lobby addition	1	LS	1500000	\$ 1,500,000.00	3 stop/stories incl. basement
Subtotal				\$ 7,150,000.00	
Contingency			25%	\$ 1,787,500.00	
Escalation (2025)			4%	\$ 286,000.00	
				\$ 9,223,500.00	
Soft Costs			20%	\$ 1,844,700.00	
<b>Total Project</b>				<b>\$ 11,068,200.00</b>	

# WATERTOWN CITY AUDITORIUM - BUDGET EXERCISE

JLG Architects conducted an analysis looking at a Rough Order of Magnitude Cost Estimate considering rehabilitation improvements to the facility in it's existing condition. This exercise assumed that the building program would remain as-is (large, open gym space on the upper level with a number of various recreational activities occurring in the lower level spaces. Should the building undergo a renovation project that would significantly revise the building program it is likely that these costs would increase to support more substantial modifications to the space and systems necessary to support the revisions. Anytime an existing building that is around 100 years old is considering significant improvements there is also significant risk due to the age of the building. A large contingency is required through the duration of the project due to a larger frequency for unforeseen conditions. Some conditions may be structural in nature and require substantial dollars to correct and bring conditions to current code requirements.

Overall, we would suggest a rehabilitation construction project undertaken in 2025 would likely cost between \$11M and \$13M.



# MAAS ARENA

## WATERTOWN, SOUTH DAKOTA



### GEORGE E. MAAS INDOOR ICE ARENA

The George E. Maas indoor ice arena is home to Watertown's figure skating, public open ice skating, and Watertown Lakers hockey team.

The existing building is a PEMB frame with what appears to be a Morton thermalift insulation system. This system provides a full thickness insulation without pinching the insulation at the roof purlins. The walls appear to be installed with a simple saver insulation system and interior liner panel. A lean-to addition has been applied to the exterior of the building and appears to be built over pressure treated lumber skids.

The interior finishes are painted CMU, liner panel, and rubber skate flooring.

# MAAS ARENA

## WATERTOWN, SOUTH DAKOTA

### BUILDING STATS

**Building Area:** Approx. 32,000 square feet  
**Number of Stories:** 1 + mezzanine  
**Sprinkler:** No  
**Construction Type:** VB - PEMB frame with wood framed lean-to

### CODE SUMMARY

The existing Maas Arena appears to be constructed outside of the allowable square foot limitations of the 2018 IBC for a Group E, Type VB construction facility due to the wood framed lean-to and no fire sprinkler system. A full removal of the wood lean-to is recommended for the facility because of it’s poor condition. If renovations are pursued for the project an automatic fire sprinkler will need to be added to meet the fire area requirement if the International Building Code. Removal of the wood construction from the interior will bring the building to Type IIB construction and a significant increase in allowable constructed area.

# SITE

### RATING LEGEND

- 5: System is new or near new condition  
4: System is generally suitable for intended use. Minor improvements are needed to improve building performance & longevity  
3: System is suitable, but requires specific upgrades to meet performance and operational objectives  
2: System has serious deficiencies  
1: System is unsuitable for intended use

		RATINGS				
CATEGORY	SYSTEMS	EXCELLENT	ABOVE AVERAGE	AVERAGE	BELOW AVERAGE	POOR
Site	Pavement	5	4	3	2	1
	Parking	5	4	3	2	1
	Drainage	5	4	3	2	1
	Signage	5	4	3	2	1
	Lighting	5	4	3	2	1
	Landscaping	5	4	3	2	1
	Outdoor Prog.	5	4	3	2	1

### COMMENTS/RECOMMENDATIONS

The site for the facility is considered rural in comparison to the remainder of the facility. Many portions of the facility have grass planted immediately adjacent to the structure. No gutter was noted on the exterior of the building. Rain water and snow melt was noted puddling against the facility causing damage to the grade and facility; this could result in extreme freeze/thaw damage during melt cycles though no significant foundation damage was observed. Downspouts from the added vestibule drained immediately adjacent to the entry door creating potential for unsafe ice slicks. Sidewalks were noted as cracking leading up to the facility. There does not appear to be a structural stoop at any of the doors; heaving at these locations could prevent egress if heaved.

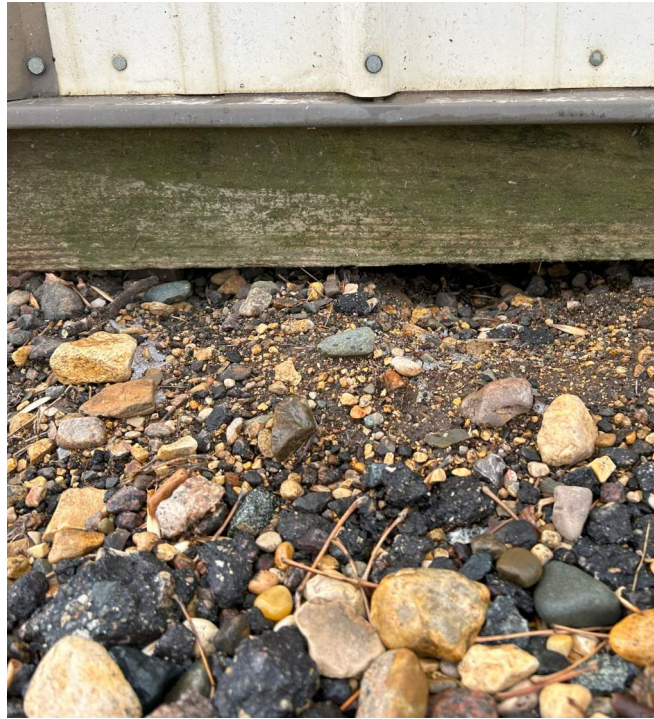
Site lighting was limited to a few wall pack units on the exterior of facility above major circulation doors. Potential dark areas were noted throughout the parking area and site.

If renovations are pursued proper building drainage should be installed to divert water away from the facility. A mow strip of rock is recommended around the entire of the perimeter of the facility and downspouts diverted away from all doors.





NO WATER CONTROL AT BUILDING PERIMETER



FOUNDATION AT LEAN-TO



GRASS TO ALL DOORS AND WALLS/WALL PACKS



GRADING OVER FIRST FLOOR LEVEL



SIDE WALK CRACKING



# EXTERIOR ENCLOSURE

**RATING LEGEND**

- 5: System is new or near new condition
- 4: System is generally suitable for intended use. Minor improvements are needed to improve building performance & longevity
- 3: System is suitable, but requires specific upgrades to meet performance and operational objectives
- 2: System has serious deficiencies
- 1: System is unsuitable for intended use

CATEGORY	SYSTEMS	RATINGS				
		EXCELLENT	ABOVE AVERAGE	AVERAGE	BELOW AVERAGE	POOR
Exterior	Roof	5	4	3	2	1
	Foundation	5	4	3	2	1
	Walls	5	4	3	2	1
	Windows	5	4	3	2	1
	Doors	5	4	3	2	1

**DESCRIPTION**

The building foundation was not fully observable and is assumed to be cast-in-place concrete on spread footings. Above grade walls at the primary arena structure are PEMB frames with a simple saver insulation system with exterior PEMB metal panel and interior metal liner panel. The lean to is assumed to be constructed of wood framing with batt insulation and exterior PEMB metal panel. The foundation system for the lean-to appears to be constructed as a shed with pressure treated lumber skids in direct contact with grade.

3.1. 03 3000 - CONCRETE

1. SLAB ON GRADE

- a. A majority of the concrete floor was covered by rubber skate flooring. As indicated in the provided existing drawings there is an ice system integral to the concrete floor. Depending on the future use of the building the slab and ice system may not be able to support the loads of heavy machinery/trucks present in a distribution center. Areas of concrete that were exposed appeared to be in good condition with minor tracking from ice resurfacer traffic. The existing concrete floor is assumed to be constructed over a vapor barrier though no means of verification could be provided.

i. **RECOMMENDATIONS**

- 1. A structural engineer should provide a full analysis of the slab loading to confirm its loading capacity. If a renovation is pursued the Owner should provide a list of anticipated loads for review.

3.2. 06 0000 - ROUGH CARPENTRY

1. LEAN TO FRAMING

- a. The framing of the lean to structure appears to be constructed of pressure treated skid members and standard wood stud framing and joists. Leaking has been noted throughout the lean-to by the Owner. The full extents of the damage could not be observed; a majority of the framing has been covered by interior metal liner panel though it is assumed that there is mold and rot present in the framing.

i. **RECOMMENDATIONS:**

- 1. A full removal of the lean-to structure is recommended. The foundation system could not be verified and does not appear to be suitable for the soil conditions and freeze/thaw cycles that the framing system is subject to. The slab on grade framing is likely putting pressures and uplift into the PEMB frame that the system was no engineered for.

3.3. 08 8000 - OPENINGS

1. ALUMINUM WINDOWS AND DOORS

- a. The aluminum entrance doors appear to be in ok condition and original to the vestibule framing. The doors do not appear to create the required code vestibule separation from the interior of the building.

2. HOLLOW METAL DOORS AND FRAMES

- a. The hollow metal doors and frames at the exterior are beyond their usable service life. They have rusted through the doors panels and have inappropriate hardware for their use.

3. OVERHEAD SECTIONAL DOOR

- a. The sectional overhead door has sustained extensive puck damage and is beyond it's usable service life.



i. **RECOMMENDATIONS:**

1. A full removal and replacement of all aluminum, hollow metal, and sectional doors throughout the facility is recommended if a renovation is pursued.

### 3.4. 13 3419 - METAL BUILDING SYSTEMS

#### 1. METAL BUILDING FRAME

- a. The PEMB bents appear to be in good condition where exposed to the interior. There is slight peeling of the paint finish of the frames in select locations, but the overall integrity of the frame seems in tact. The base of the frames could not be observed throughout because of the existing in-lace construction. Based on the observation of pooling water from the roof at the exterior it is anticipated that there may be damage at some of the frames from wetting and freeze/thaw cycles. The loading requirements of PEMB frames is typically very exact; if a different use that adds load to the frame is anticipated a structural engineer should review the loading capacity of the frames.

#### 2. METAL BUILDING INSULATION

- a. The roof insulation and interior vapor retarder liner fabric appear to be in exceptional condition with little to no puck damage. The exposed top of the simple saver insulation appears to be in exceptional condition. The base of the wall could not be verified for condition, however, as observed from the exterior has likely been exposed to heavy pooling of rain and snow melt water. It is anticipated that the exterior metal panel is damp and/or mold ridden.

#### 3. INTERIOR METAL LINER PANEL

- a. The interior metal liner panel has experienced significant puck damage throughout the facility and is beyond its usable service life.

#### 4. EXTERIOR PEMB METAL PANEL

- a. The exterior PEMB metal panel is damaged in many areas throughout the exterior of the building. Penetrations have not been appropriately escutcheoned or sealed allowing water to infiltrate the exterior wall assembly.

i. **RECOMMENDATIONS:**

1. All of the exterior and interior metal panel should be removed from the building for a full exploration of the frame and insulation condition. It is anticipated that there is damage throughout the wall. The insulation system should be replaced as necessary from water damage and the exterior/interior metal panel replaced in its entirety. The metal roof panels can remain in place and overbuilt with a metal building retrofit roofing system to provide additional r-value and cosmetic upgrades with new metal panel.





NO STOOP AT EXTERIOR/ALUMINUM FRAME



METAL BUILDING ROOF INSULATION



NO SEALS AT PENETRATIONS



DAMAGE AT EXTERIOR METAL WALL PANEL



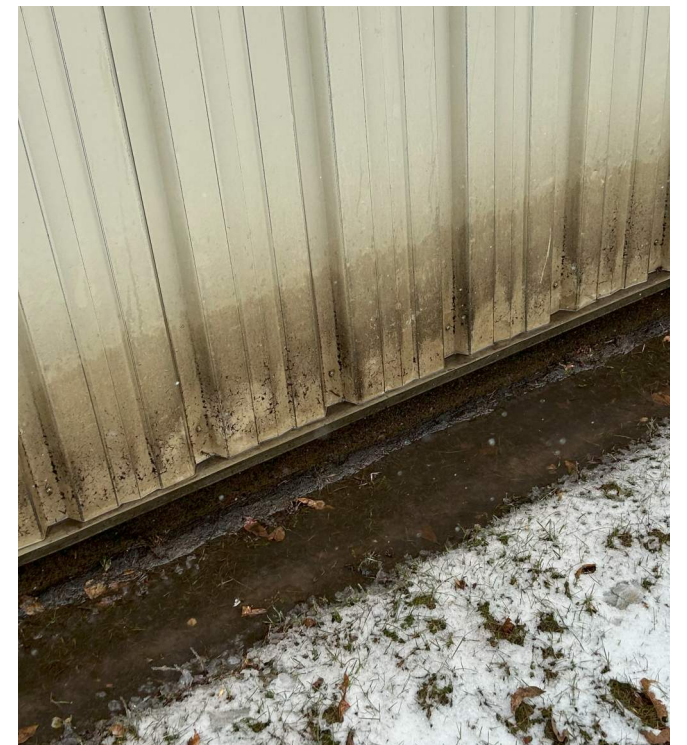
FOUNDATION AT PEMB



GAS LINE SUPPORT



ABANDONED PENETRATIONS



BASE OF WALL WATER DAMAGE





LEAN-TO BUILT ON WOOD SKID



INSULATION DAMAGE AT LEAN-TO TIE IN



EXTERIOR DOOR CONDITION

# INTERIOR ENVIRONMENT

**RATING LEGEND**

- 5: System is new or near new condition
- 4: System is generally suitable for intended use. Minor improvements are needed to improve building performance & longevity
- 3: System is suitable, but requires specific upgrades to meet performance and operational objectives
- 2: System has serious deficiencies
- 1: System is unsuitable for intended use

CATEGORY	SYSTEMS	RATINGS				
		EXCELLENT	ABOVE AVERAGE	AVERAGE	BELOW AVERAGE	POOR
Interior	Floors	5	4	3	2	1
	Walls	5	4	3	2	1
	Ceilings	5	4	3	2	1
	Casework	5	4	3	2	1
	Doors	5	4	3	2	1
	Accessibility	5	4	3	2	1
	Signage	5	4	3	2	1

**DESCRIPTION**

The interior construction for the building is mostly PEMB systems, CMU with epoxy painting, and wood framing with plywood decking at the ice rink mezzanine. Interior wood framing has been intermittently retrofit into the space. The lean-to is assume to be wood framed throughout.

4.1. 05 5000 - METAL STAIRS

1. MEZZANINE STAIRS
- a. The risers and handrail of the mezzanine stair are not code compliant. Open risers are not permitted in this occupancy group and there are no noted handrails leading up to the mezzanine. The structural capacity of the floor was not and could not be verified for this report.
- i. **RECOMMENDATIONS**
1. We recommend a full removal of the existing mezzanine and stair.

4.2. 06 1000 - ROUGH CARPENTRY

1. LEAN TO FRAMING
- a. The lean-to framing does not meet structural framing building codes. The foundation system does not appear suitable for the climate conditions and interior framing has many gaps, lack of fasteners, etc. and appears to be in unsafe condition.
- i. **RECOMMENDATIONS**
1. We recommend a full removal of the lean-to in its entirety.

4.3. 06 4100 - WOOD CASEWORK

1. CASEWORK AND LOCKERS
- a. All casework throughout the facility is in poor condition and beyond its usable service life. The construction is poor and does not meet ADA requirements.
- i. **RECOMMENDATIONS**
1. We recommend a full removal of the existing casework in its entirety and replaced as necessary for the new function of the facility.

4.4. 09 9123 - INTERIOR PAINTING

1. PAINT FINISH
- a. The interior painting is in poor condition. There are knicks and staining throughout
- i. **RECOMMENDATIONS**
1. If renovations are pursued all walls to receive paint should be properly prepped and painted as required.

4.5. 09 6500 - RESILIENT FLOORING

1. ATHLETIC SKATE RUBBER FLOORING
- a. The skate flooring throughout the facility is in ok condition and is beginning to show signs of wear.
- i. **RECOMMENDATIONS:**
1. We recommend a full removal of the existing skate floor and replaced with flooring applicable to the future use of the facility.



#### 4.6. GENERAL OBSERVATIONS

##### 1. MEZZANINE

- a. There is no means of accessibility to the mezzanine level and the guards do not appear to meet the horizontal loading requirements for guard railing. A full analysis should be provided by a structural engineer or remove the mezzanine in its entirety.

##### 2. PLUMBING

- a. The plumbing systems throughout the facility are beyond their usable service life and do not meet accessibility requirements.

##### 3. WOOD FITUPS

- a. In order to maintain type IIB construction to meet the required code square footage limits all wood construction should be removed throughout the facility.

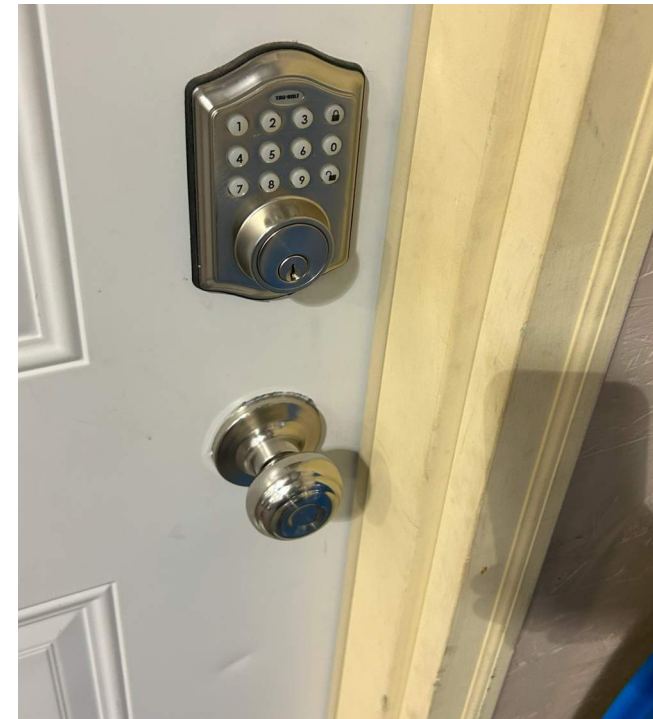




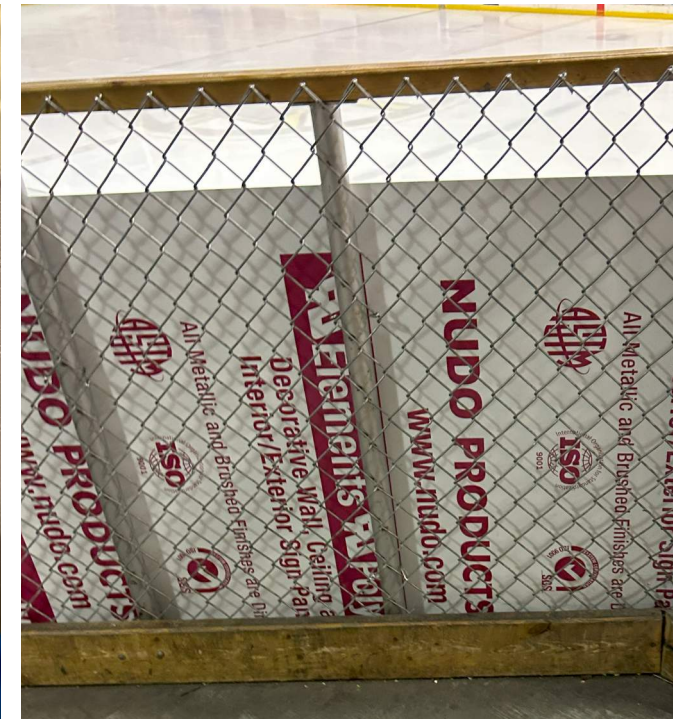
ICE AREA CEILING - GOOD CONDITION



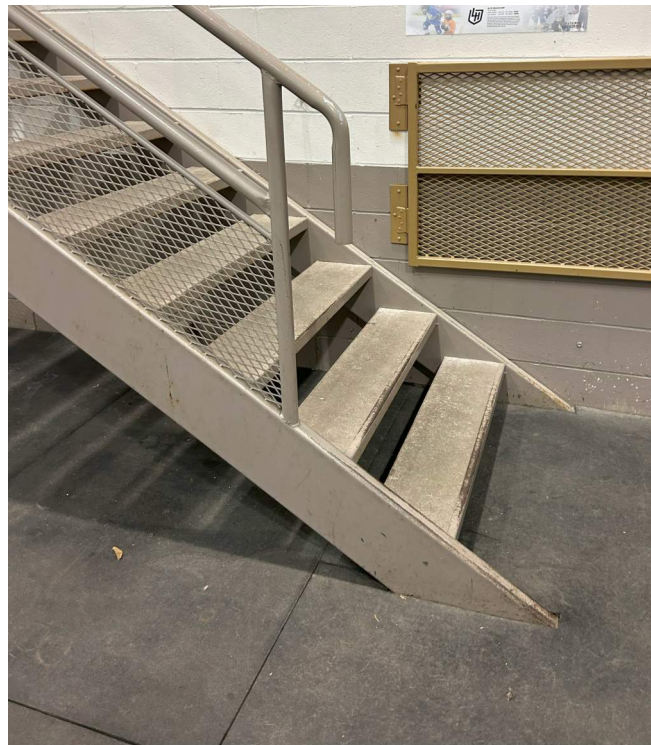
PEMB COLUMN BASE - TYPICAL



NON ADA COMPLIANT DOOR HARDWARE



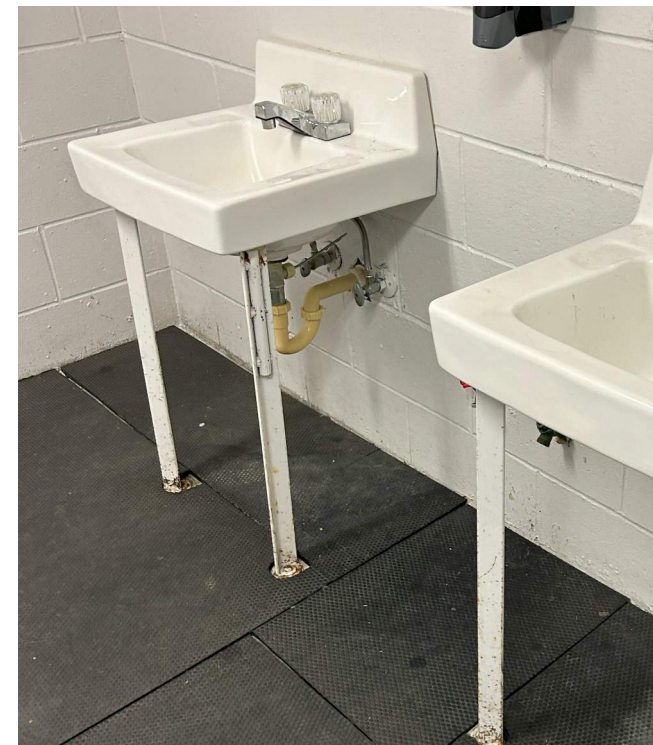
DAMAGE AT EXTERIOR METAL WALL PANEL



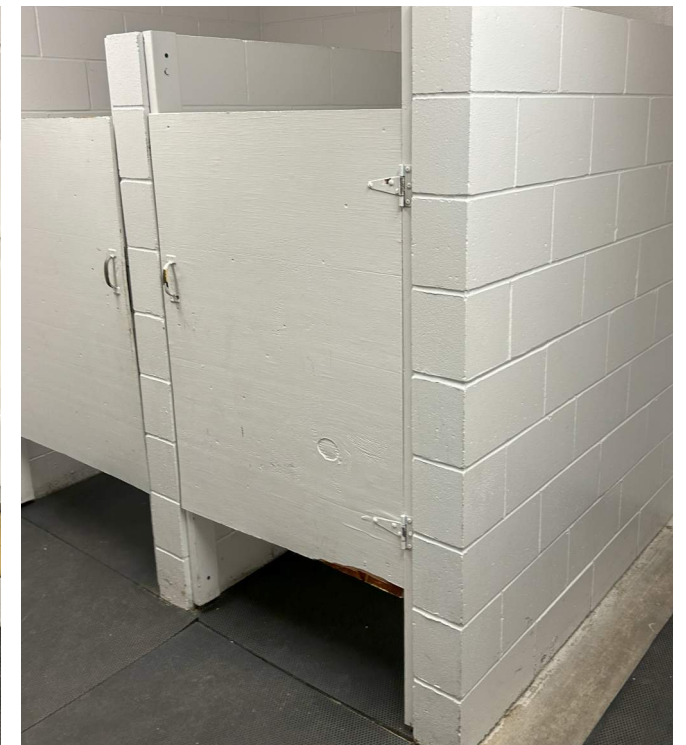
NON-COMPLIANT GUARD/HAND RAIL



OPEN RISERS, NO HANDRAILS



NON-ADA COMPLIANT FIXTURES



NON-ADA COMPLIANT BATHROOM STALLS





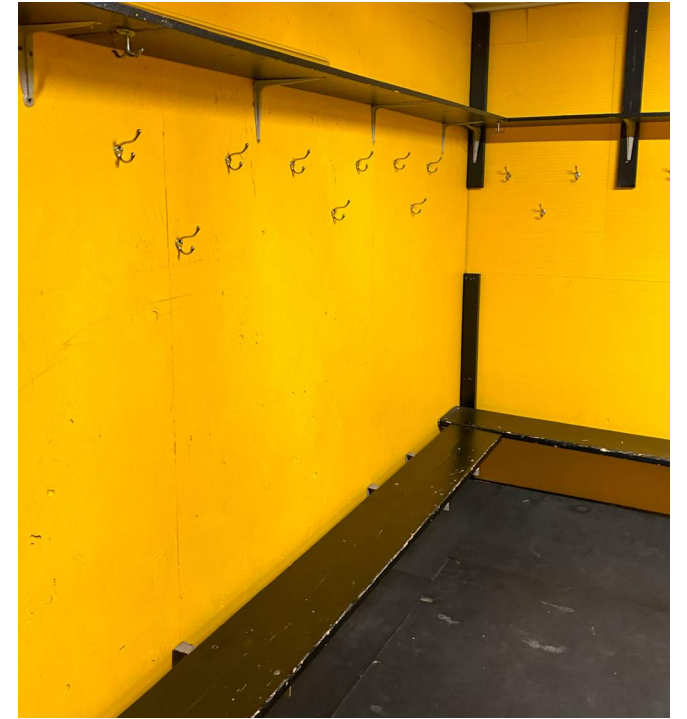
PUCK DAMAGED OVERHEAD DOOR



PUCK DAMAGED DOOR



LEAN-TO COLUMNS



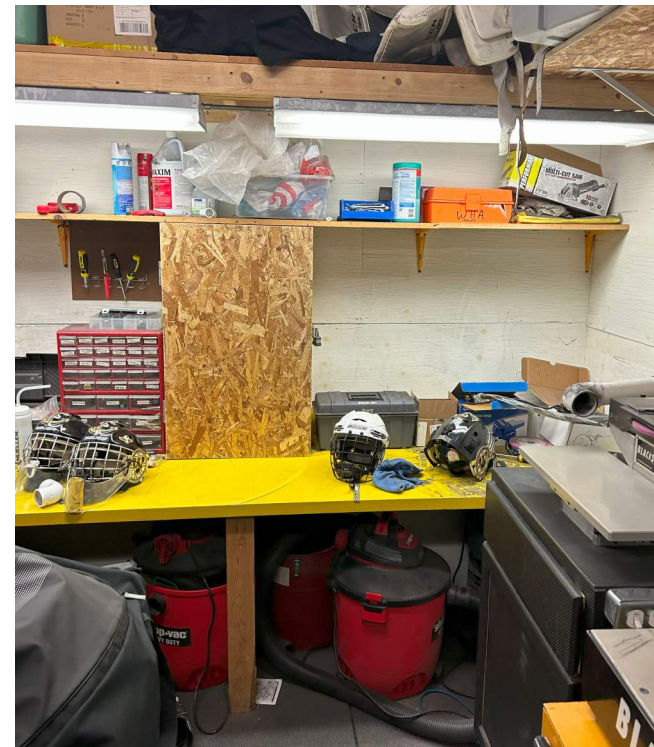
LEAN-TO WOOD CONSTRUCTION



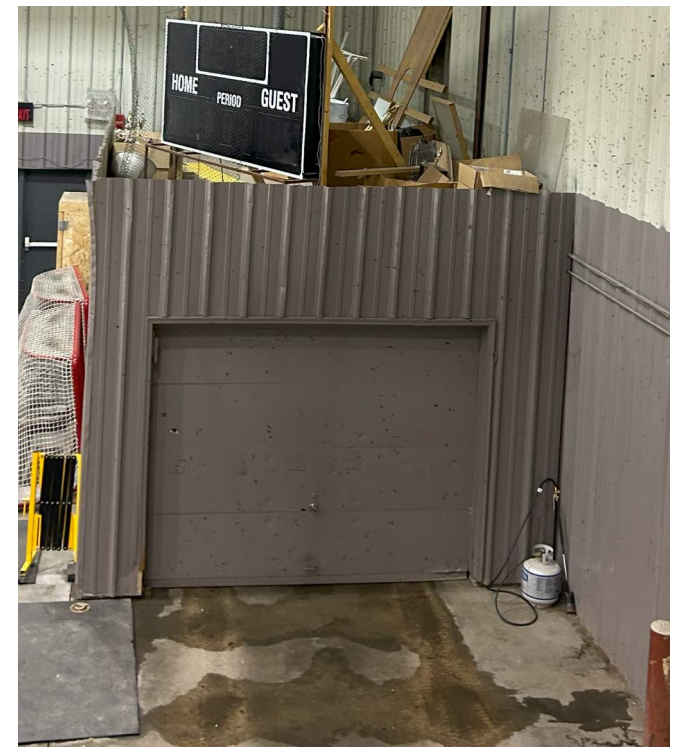
MOISTURE INTRUSION AT BASE OF WALL



WOOD CONSTRUCTION/WALLS



CASEWORK



WOOD CONSTRUCTION STORAGE AREA



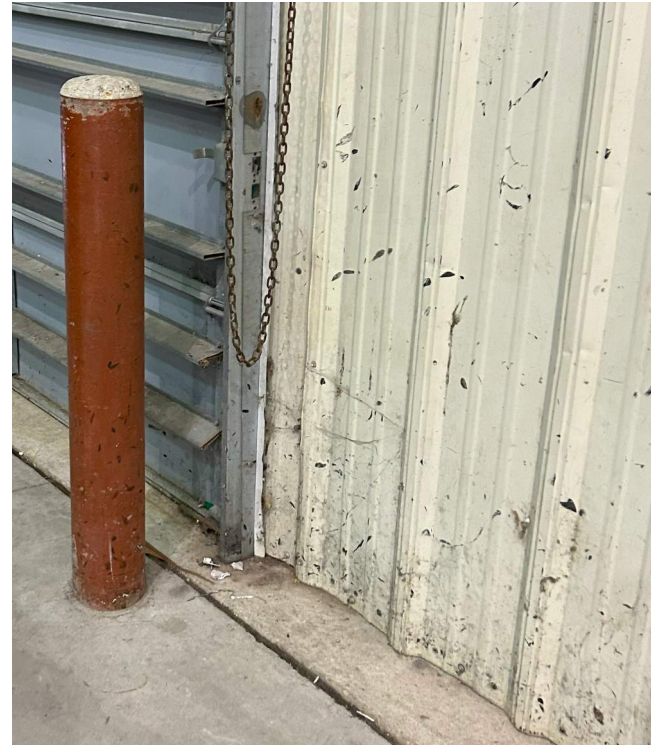
## MAAS ARENA - CONDITIONS SUMMARY

The Maas Arena recommended repairs appear to be mostly cosmetic, however, there is potential for extensive water damage that could not be observed. As outlined the condition and loading capacity of the PEMB frame should be reviewed by a structural engineer after removal of the exterior and interior metal panels for structural integrity and loading capacity. If extensive water intrusion has occurred at the perimeter of the building due to poor drainage remediation and repair work beyond the indicated work in this report may be required. The lean-to locker and office area is beyond its usable service life and is recommended to be removed in its entirety.

It is our understanding that the ice function of the arena is to be retired with the future use of the facility yet to be determined. If the frame and floor are deemed in good condition the facility could continue to be utilized as an asset to the Watertown Parks and Recreation department.



HEAD CLEARANCE AT MEZZANINE



PUCK DAMAGED INTERIOR LINER PANEL



MOISTURE INTRUSION AT BASE OF WALL

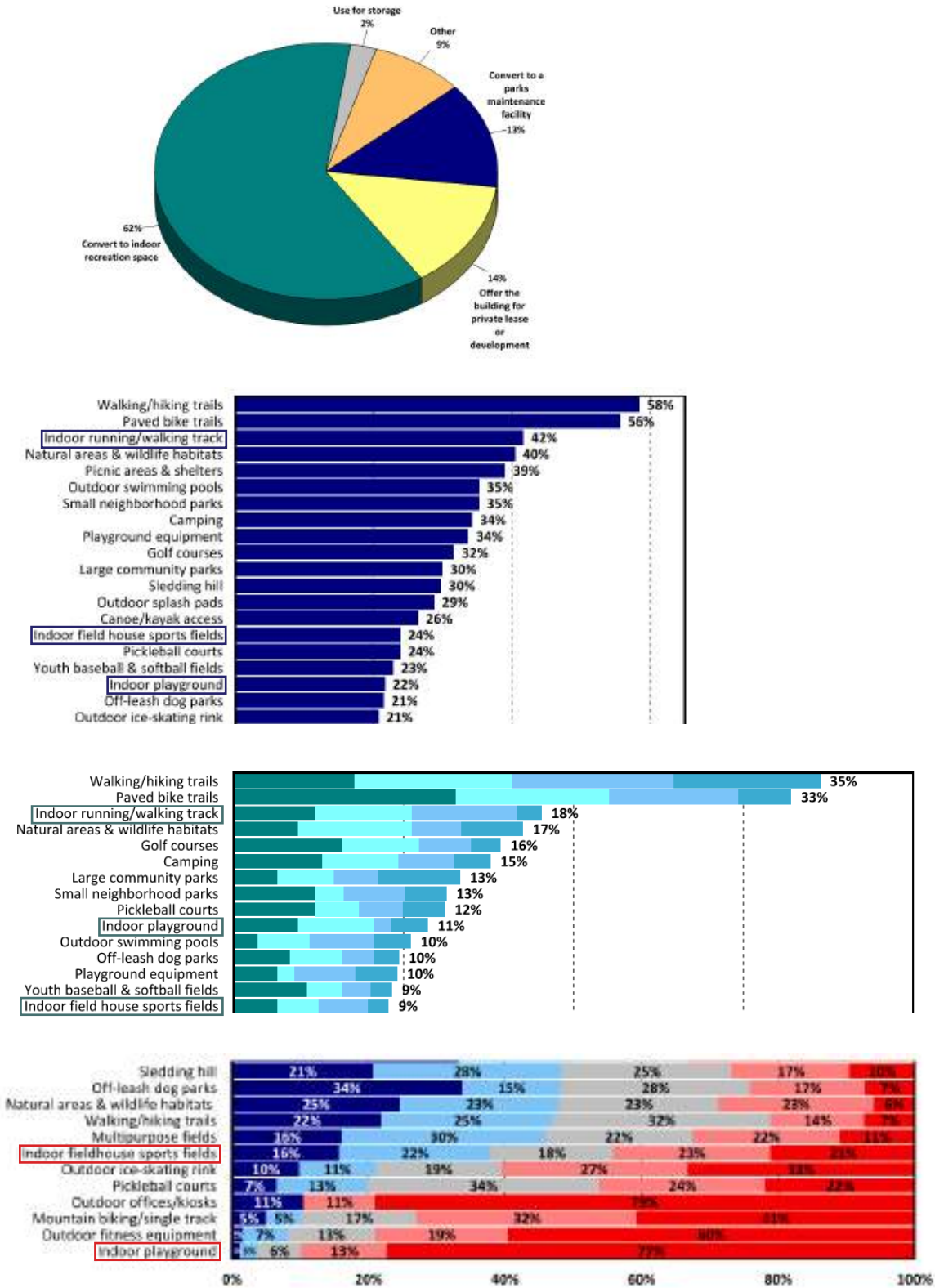


SIMPLE SAVER WALL INSULATION - GOOD CONDITION



Q11. The City of Watertown is considering alternative uses for the MAAS Ice Arena. Which of the following best describes how you think MAAS Ice Arena should be used in the future?

by percentage of respondents (excluding "not provided")



# MAAS ARENA - FACILITY RECOMMENDATIONS

With the overall observed condition of the arena in generally good shape, this build is a great opportunity to extend its service life for the community. The natural clear space of the structure and resulting expansive floor area lend it's use to a vast potential of programmatic functions. The results of the community survey (at left) in consideration of the use of the facility are staggeringly in favor of re-purposing the space for indoor recreation purposes not associated with the current ice function. Additional survey question responses resounded with similar trends of needing space for indoor sports fields, play space, and indoor walking or running. Three test fit options for renovating the building for recreation purposes were developed and reviewed with city park and recreation staff, with each option considering the three primary program spaces noted previously.

The recommend concept for the building is presented on the following page and would utilize the existing large span space with two different multi-use flooring surfaces. The larger portion of the space would be dedicated to indoor turf activities supporting baseball/softball, golf, football, frisbee, and soccer with a space sized for one U10 pitch or two U8 sized soccer pitches. The second area would have a rubberized multipurpose floor of nearly 4,000 square feet that could support pickleball and other indoor court activities as well as general flexible play space. The building would include necessary support spaces for efficient operations.

SAMPLE STATISTICAL RESULTS FROM COMMUNITY SURVEY



## MAAS ARENA - PROPOSED CONCEPT



## MAAS ARENA - CASE STUDY

A major recommendation for the arena facility include improvements to the exterior skin and building envelope. As well as potentially improving the building's thermal performance, a re-skinning of the building would rest the overall building life on the exterior and provide a modernized, fresh aesthetic appearance for the building. The JLG Architects team presented the project and images below as a case study completed in 2019 for the city of White Bear Lake. The project provide a completely new exterior siding with envelope and insulation improvements as well as some new building signage and daylighting. All of the improvements had a significant impact on the building appearance and improved experience for the users within the building.

EXISTING BUILDING



EXISTING BUILDING



RENOVATED BUILDING



RENOVATED BUILDING

Construction Cost Estimate

ITEM NO.	ITEM	QUANTITY	UNIT PRICE	PRICE
General Items				\$325,000.00
1	Mobilization	LS	1	\$325,000.00
Demolition				\$82,500.00
2	Exterior Lean-too	SF	4500	\$5.00
3	Exterior Vestibule	SF	250	\$20.00
4	Interior Rooms, bleachers	SF	5000	\$8.00
5	Ice refrigeration system	LS	1	\$15,000.00
Metal Building				\$1,320,900.00
6	New interior liner panel (walls)	SF	16200	\$7.00
7	Wrap exterior with 2" IMP	SF	16200	\$35.00
8	New roof hugger panel system	SF	30000	\$20.00
9	Paint exposed steel structure	LS	1	\$40,500.00
Fenestration				\$173,500.00
10	Replace OH doors	EA	2	\$8,000.00
11	New HM doors	EA	2	\$5,000.00
12	New Aluminum Storefront Entry	EA	1	\$3,500.00
13	Alum. Storefront Allowance	SF	500	\$60.00
14	Translucent Panel Allowance	SF	1200	\$95.00
Interiors				\$471,000.00
15	Build-out rooms	SF	2000	\$120.00
16	Turf floor	SF	21000	\$8.00
17	Rubber floor	SF	4200	\$15.00
Systems				\$1,155,000.00
18	HVAC System	SF	27000	\$20.00
19	Electrical	SF	27000	\$20.00
20	Plumbing	FXTR	15	\$5,000.00
Site				\$70,500.00
21	New stoops	EA	3	\$5,000.00
22	Sidewalk	SF	800	\$10.00
23	Concrete drive	SF	1500	\$15.00
24	Storm Drainage (Gutters, DS)	LS	1	\$25,000.00
Subtotal				\$3,598,400.00
Contingencies (15%)				\$539,760.00
Escalation (2025)				\$143,936.00
Estimated Construction Costs				\$4,282,096.00
Design & Construction Admin				\$638,000.00
TOTAL PROJECT COSTS				\$4,920,096.00

MAAS ARENA - BUDGET EXERCISE

JLG Architects conducted an analysis looking at a Rough Order of Magnitude Cost Estimate considering the renovation of the arena facility to align with the concept previously presented. Additional improvements considered aside from modifying the interior space include improvements to the exterior envelope (similar to the case study project) in alignment with the facility assessment as well as new HVAC and electrical systems throughout the building. As noted in the facility assessment there is a potential for deficiencies to the structure or foundation system that cannot be observed currently and any corrections required for items not observed are not covered in this ROM estimate.

Overall, we would suggest a renovation construction project undertaken in 2025 would likely cost between \$4M and \$5M.



## Chapter 6 - Operational Review

During the master plan process a review was conducted of the Watertown parks system. The review explored levels of service, financial support, staffing and other organizational items to identify both the strengths and challenges that are unique to Watertown.

### 6.1 Park & Facility Operational Strengths

City parks play a vital role in the social, economic, and physical well-being of America's Cities and their residents. Watertown is fortunate to have as much land designated as park space as it does. Designated park space has many benefits including:

- Encouraging active lifestyles and reducing health costs.
- Strengthening local economies and creating job opportunities.
- Making cities more resilient.
- Increasing community engagement and reducing crime.
- Helping clean the air and improve public health.
- Used as a tool for cities to achieve their equity goals.

Figure 6.1: Watertown Park Operational Strengths Overview

#### Parkland Inventory:

Watertown has over 300% more parkland per 1,000 residents than cities it's size (20,000 - 49,999). This is a due to the of the amount of green space in the floodway and neighborhood parks in Watertown residential areas.

#### Amenity Levels:

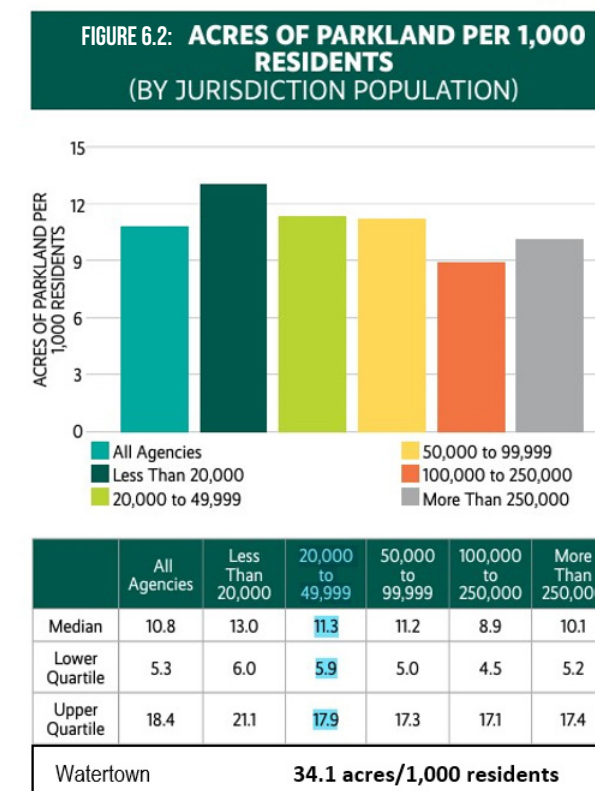
Watertown provides 2 to 4 times as many amenities/facilities in it's parks system as park and recreation agencies of similar size.

#### Trails:

The median miles of trail for cities of similar size is 8 miles. Watertown in comparison currently has 28.5 miles of trail network with additional mileage to be added in the near future.

### Parkland Inventory

The citizens of Watertown are very fortunate to have available to them an abundance of well-equipped, diverse park land with excellent geographical distribution. For a community of its size, Watertown offers its residents 3 times the median national average in parkland acres.



### Amenity Levels

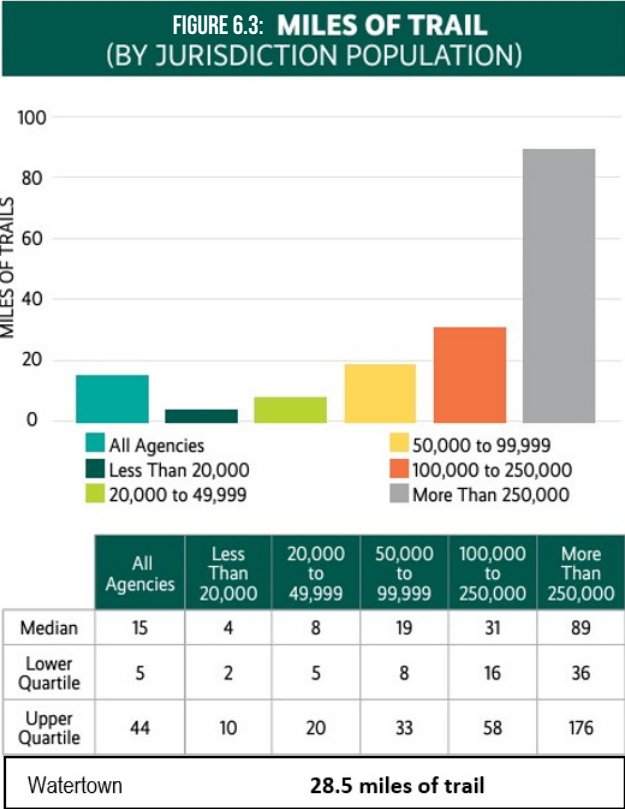
Collectively these park areas also boast amenity levels that strongly exceed standard industry service levels. For example the typical park and recreation agency of similar size have:

- One playground for every 3,028 residents. Watertown has one for every 874 residents.
- One basketball court for every 7,117 residents. Watertown has a court for every 2,065 residents.
- One outdoor tennis court for every 5,815 residents. Watertown has one court for every 1,894 residents.
- One Adult softball field for every 11,802 residents. Watertown has a field for every 4,544 residents.

Similar ratios of 2 to 4 times the national average exist in several other facility categories.

Trails

Most park and recreation agencies have trails as part of their outdoor infrastructure. The median average for a similar sized parks division that manages or maintains trails for walking, hiking, running and/or biking has 8 miles of trails in its network. Watertown in comparison currently has 28.5 miles of trail network with additional mileage to be added in the near future.



6.2 Park & Facility Operational Challenges

Across the country many communities struggle with the proper care and maintenance of public spaces and their related improvements. The following conditions are the most common scenarios that contribute to that situation.

- Areas are developed or capital projects are built to a finished level. Then, without adequate maintenance resources, the condition of those assets decline rapidly and never fully realize their intended lifecycle potential.
- Prioritized maintenance standards do not exist. Standards can provide a model to guide the efforts of the staff.
- Staff are operating with an out dated or inefficient maintenance equipment fleet.
- A reactive vs. preventative maintenance model has become the default.
- The current maintenance resources are inadequate to maintain all assets to a basic standard. Those assets then deteriorate to a level below the communities expectations.

Unfortunately, the City of Watertown struggles with the same issues as those listed above and those challenges are further amplified by the significantly higher than average service levels the city is attempting to provide its residents.

Figure 6.4: Watertown Park Operational Challenges Overview

**Financial Support:**

- Watertown spends \$1.81 less in park system operating expenditures per capita than cities it’s size, but \$7.37 more than the median of all agencies.
- Watertown spends \$4,991 less in park operating expenditures per acre of par, and \$4,273 less than the median of all agencies. The significantly less operating expenditures is due to the amount of designated park land along situated near waterways that frequently flood.

**Staffing, Staffing Level, & Staffing Structure**

- Although Watertown’s Full Time Equivalent (FTE’s) per 10,000 residents align with industry standard medians, the amount of acres of parkland needed to maintain is extremely lopsided compared to FTE’s.
- Watertown has 64.9 acres of developed parkland / 1 FTE. In comparison, this is 612% more parkland to maintain per FTE than the median of cities it’s size which operate at 10.6 acres / 1 FTE.



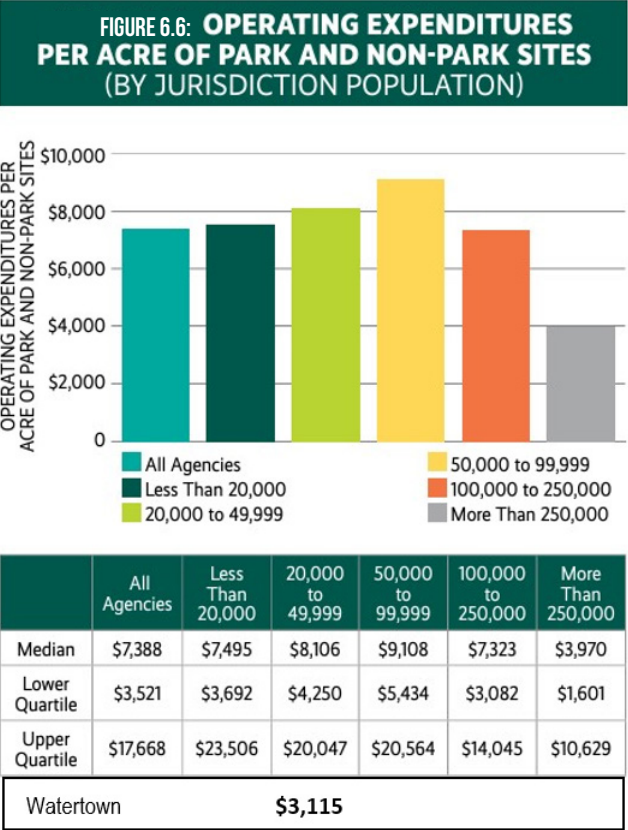
Financial Support

The Watertown Park System budget was approved at \$1,180,560 for 2024 and encompasses the care and support for park lands, related amenities, athletic fields, trail maintenance and campground operations.

The combined 2024 City of Watertown budget for Park Systems, Recreation and Aquatic Center is \$2,320,880. That combined total is used as the basis for comparative analysis with the National Recreation & Parks Association data. While this master plan review is focused on park operations the NRPA data includes expenditures for Recreation and Aquatics in their benchmark calculations therefore the total combined figure was used for comparison.

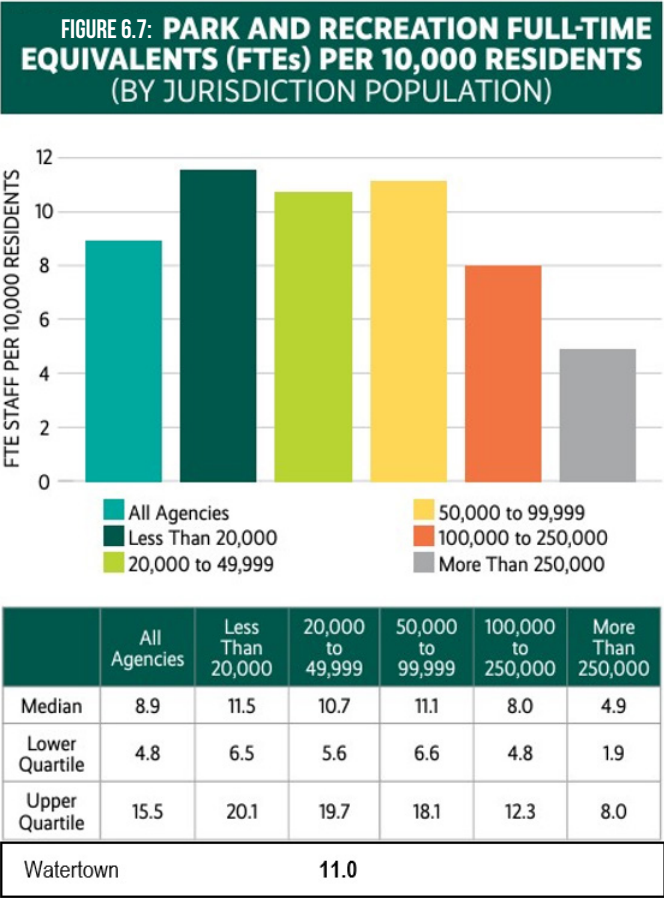
When examining Watertown’s operating expenditures for Parks, Recreation and Aquatics Center operations the per capita figure of \$102.14 is closely aligned with the national average of \$103.95 for similar sized communities. At face value those figures would indicate an appropriate amount of expenditures for the agency’s operations. However, when those operational costs are converted to an operating cost per acre basis a different story emerges.

Due to the substantially higher number of acres the department is responsible for, the cost per acre ratio highlights an imbalance when measured against that metric. When calculated, using the same dollar amounts, Watertown’s expenditures per acre is equivalent to \$3,115 per acre and is 62% below the National Recreation & Parks Association median average and 27% below the lower quartile average.



Staffing

The current parks staff take great pride in the role they play delivering quality of life experiences to the community. They possess a strong desire to provide top quality sites but have expressed frustration with being forced into a “good enough” mindset due to the pure volume work required to keep all areas at even a basic level of acceptance. They feel overwhelmed with a backlog of deferred maintenance items that continue to grow despite their best efforts.



### Staffing Level

The National Recreation & Parks Association provides good benchmark data regarding staffing levels for Parks & Recreation Departments. These numbers are based on staff counts for park operations, administration, recreational programming and aquatics. The combined staffing levels in Watertown for those areas within the department fall in line with the median average nationally.

In the typical agency, park operations staffing accounts for approximately 46% of the total Parks & Recreation personnel count. That same ratio holds true for Watertown. The Watertown parks maintenance division operates at a level of 5.1 FTE's per 10,000 residents. That staff number is consistent with the national average in this metric.

Where Watertown becomes lopsided is in the amount of area that park staff is responsible for. The average agency takes care of 10.6 acres/1,000 residents and 8 miles of trail. In contrast the same number of staff in Watertown is tasked with the care and maintenance of 320% more area or 34.1 acres/1000 residents and 28.5 miles of trail.

### Staffing Structure

With the creation of a Park Supervisor position in 2023 there is now an appropriate span of control in the parks maintenance division.

When staffing levels approach a more balanced ratio the department may consider creating a dedicated Sports Complex subdivision with specially trained staff that can specifically focus on the management of sports turf and field conditions for Watertown's sports venues. Alternatively, the staff could be assigned to geographical "sectors" within the community. Each staff member is then held responsible for the sites within that sector. This model would require the addition of some satellite maintenance shops to be most effective. As additional staff is added or begins to specialize in key areas, another supervisor position should be considered.

### Equipment

Several pieces of the maintenance equipment fleet are older or second hand units that require frequent repairs that often disrupts the planned maintenance schedule of park areas.

Historically the parks maintenance staff has operated with equipment that is capable but significantly less efficient or versatile for the task at hand. For example, they have made do with light tractors that are less maneuverable and with less capacity than a skid steer unit which is standard equipment for most agencies. Well matched equipment that can accept a variety of attachments specifically designed for park maintenance needs will improve the departments efficiency.

\*note – it appears that the City is proactively addressing this area in the 2024 budget.

### Standards

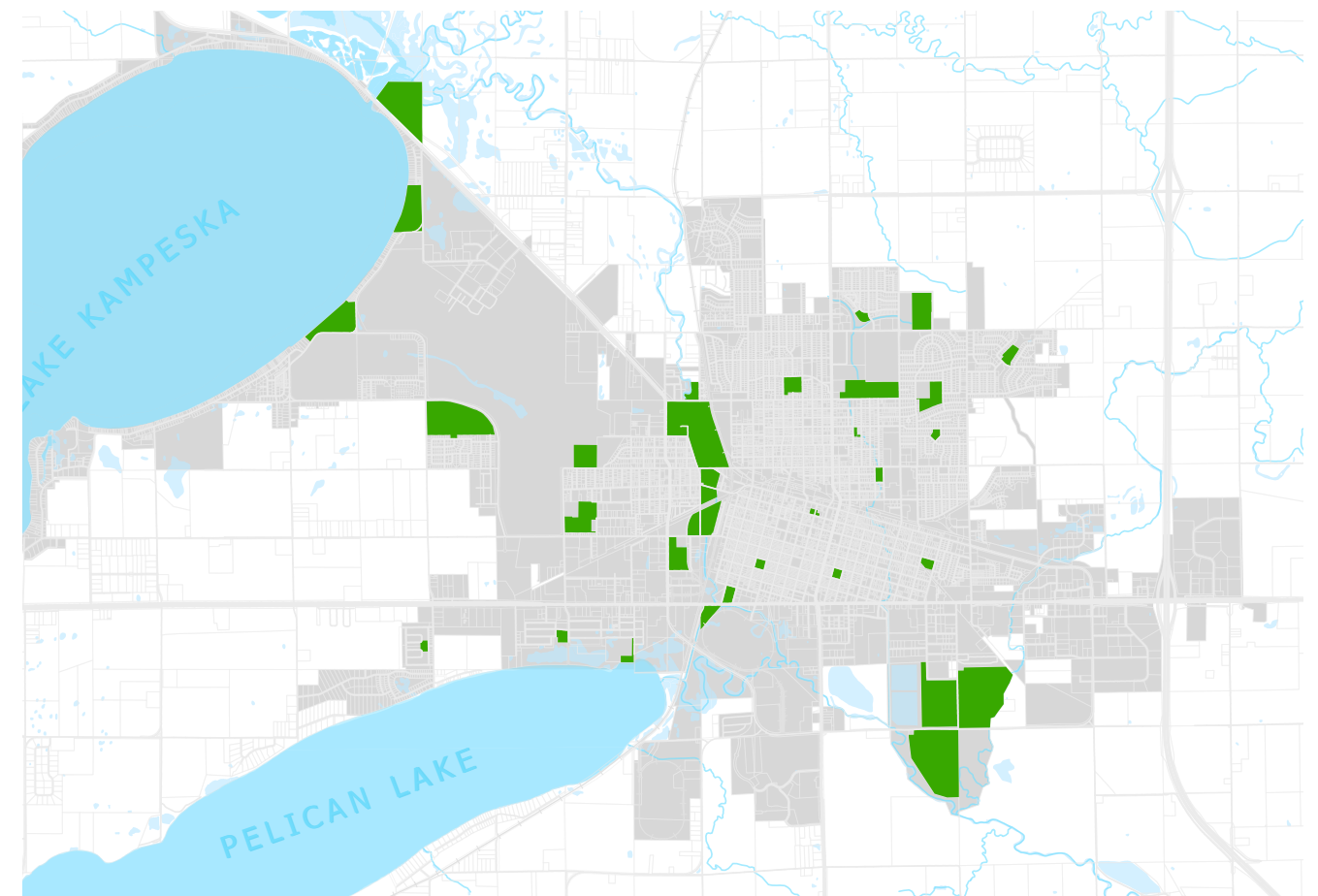
Currently there are no written standards in place to guide maintenance activities or to help manage user expectations. An integrated set of standards will assist the staff in establishing work plans for each area and can be shared with the public to help them understand the maintenance goals for each site. It is recommended that standards be developed to reflect the type and expected use of each facility. For example:

Class A – Highest level of maintenance and frequency – (Foundation Plaza, City Park, Sports Complexes)

Class B – Mid level of maintenance and frequency - (Neighborhood Parks)

Class C – Lowest level of maintenance and frequency – (Natural areas, undeveloped sites)

**Figure 6.8: Watertown Park Distribution**





### 6.3 Operational Recommendations

When stepping back and looking at the big picture; considering the volume of parkland assets, current staffing and financial support levels it is understandable why Watertown struggles to achieve the quality level it desires in the maintenance of all its park sites and explains why the staff have reluctantly been forced into a reactive maintenance model.

The following operational recommendations will be important in creating an environment for Watertown to proactively care for its public assets:

- Add staff to balance the maintenance needs of the facilities
- Repurpose or reduce underutilized park facilities to closer align with industry service levels.
- Establish prioritized maintenance standards based on facility type and use.
- Implement an efficient replacement schedule for park maintenance equipment.
- Provide training opportunities for park staff.
- Catalog deferred maintenance items.
- Identify contracted services opportunities.
- Limit snow removal on trail system.
- Explore satellite maintenance facility in SE quadrant.
- Plan for new parks maintenance facility.
- Develop volunteer program for various park areas.

### Summary

Local parks shape our landscapes, they also shape our lives.

Parks and trails are often identified as key measures of a community's quality of life. With three times the amount of parkland and amenities compared to the national average, Watertown residents are in an enviable position because of the tremendous amount of opportunity they have for outdoor recreation. Unfortunately the resources required to sustain that level of benefit have not adequately kept pace with the maintenance demands of each area. The unintended result of that overextended condition has created lower quality conditions for some areas, reduced asset lifespans, unmet user expectations, and a backlog of deferred maintenance items that can be frustrating for the users and staff.

With intentional adjustments and investments over time the Division has the opportunity to create the spaces and experiences that Watertown can take pride in.

Chapter 7 - Action Plan

7.1 Recommendations, Timeline, Prioritization & Cost Estimates

The following recommendations are drawn from the public input, inventory, level of service analysis, findings feedback, and all the information gathered during the master planning process with a primary focus on maintaining, sustaining, and improving the City of Watertown parks, recreation, open space, and trails.

The Preliminary Recommendations can be categorized into nine key objectives:

- 1. Trail System Improvements/Expansion
- 2. Balance Park Maintenance Resources to Park Assets
- 3. Reduce Gaps in the Park System Service Areas
- 4. Increase Accessibility Throughout the Parks System
- 5. Improve User Experience Throughout the Park System
- 6. Repurpose Under Utilized Park Facilities
- 7. Increase Awareness of Parks System Facilities and Programs
- 8. Maas Ice Arena Improvements
- 9. City Auditorium Improvements

Timeframe to complete is designated as:

- Short-term (up to 3 years)
- Mid-term (4-6 years)
- Long-term (7-10 years)

All cost estimates are in 2024 figures where applicable. Most costs are dependent on the extent of the enhancements and improvements determined or known at this time.

Figure 7.1: Action Plan Recommendations, continued next pages

	Preliminary Recommendations	Description	Timeline to Complete (Short, Mid, or Long Range)	Priority (High, Moderate, or Low)	Capital Cost Estimate
1	Trails System Improvements/Expansion				
1.1	Completion of Lake Kampeska Trail		Short	High	10' trail at \$250/lnft
1.2	Implement trail systems restoration projects	Based on 2023 trail assessment	Short	High	TBD
1.3	Golf Course Road Spur		Long	Low	See 2012 City of Watertown Master Trail Plan.
1.4	Willow Creek #2 Trail		Long	Low	
1.5	21st Street West Spur		Long	Low	
1.6	Southern Connector Trail		Long	Low	
1.7	Northern Connector Trails #1 & #2		Long	Low	
1.8	North Ridge Trail		Long	Low	2024 Costs: 10' trail at \$250/lnft
1.9	Pelican Lake Trail		Long	Low	
2	Balance Park Maintenance Resources to Park Assets				
2.1	Add staff to balance maintenance of facilities	Recommended number to achieve	Short	High	NA
2.2	Establish prioritized maintenance standards based on facility type/use.	Adopt park classification system with associated maintenance standards	Short	High	NA
2.3	Implement an efficient replacement schedule for park maintenance equipment		Short	High	NA
2.4	Provide training opportunities for park staff	Playground safety certification, turfgrass management	Mid	Moderate	NA
2.5	Catalog deferred maintenance items		Mid	High	NA
2.6	Develop volunteer program for various park areas		Mid	Moderate	NA
2.7	Identify contracted services opportunities	mowing, irrigation, signage	Mid	Moderate	NA
2.8	Plan for new parks maintenance facility	Develop with new Streets facility	Long	Moderate	NA
2.9	Explore satellite maintenance facility in SE quadrant	to reduced travel times	Long	Moderate	NA
2.10	Limit snow removal on trail system	identify areas, timelines,	Short	Low	NA
3	Reduce Gaps in the Park System Service Areas				
3.1	Develop park at River Ridge	Develop master plan with phasing	Mid	High	\$1,000,000 - \$3,000,000 (Factors: size, amenities, features, parking)
3.2	Develop park near Stony Point Development	As development occurs in area, explore partnership opportunities with State, County, and developers to set aside land for future park development.	Long	Moderate	\$1,000,000 - \$3,000,000 (Factors: size, amenities, features, parking)
3.3	Carefully consider acceptance of future parkland assets from development agreements.	Unless gaps exist in service areas that require a future park the cash in lieu option may be preferred.	Long	High	NA
3.4	Partner with SD GFP on improved trail access to east edge of Pelican Lake	Connection to future trail along 20th Street.	Mid	High	TBD
4	Increase Accessibility Throughout the Parks System				
4.1	Convert all playground surfacing to wood mulch or rubber surfacing	Gravel is no longer accepted as playground surfacing.	Mid	High	average \$28 per square foot installed
4.2	Create destination ADA playground at McKinley Park		Long	Moderate	TBD
4.3	Add an ADA accessible component to park playgrounds.		Mid	Moderate	Allow \$50,000 per park
4.3.1	Add molded bucket seat swings at City Park		Short	Moderate	\$2,200 per seat
4.4	Follow playground cyclical replacement program and convert play surfacing to rubber or synthetic turf surfacing.		Mid	High	\$85,000 - \$150,000 per play area (average \$28 per square foot)
4.5	Replace/repaint accessible parking area signage and pavement marking		Mid	Moderate	TBD
4.6	Implement sidewalk repair/replacement program		Mid	Moderate	TBD



Figure 7.2: Action Plan Recommendations, continued

	Preliminary Recommendations	Description	Timeline to Complete (Short, Mid, or Long Range)	Priority (High, Moderate, or Low)	Capital Cost Estimate
5	Improve User Experience Throughout the Park System				
5.1	Implement cyclical replacement schedule for park amenities.	replacement of playgrounds, sport courts, shelters, scoreboards, lighting, docks, etc.	Long	Moderate	TBD
5.2	Create pickleball complex at Prairie Lakes Wellness Center	8 courts	Mid	Moderate	\$500,000
5.3	Convert horseshoe pits to bean bag toss	Bramble Park, Morningside Park, City Park	Mid	Low	TBD
5.4	Redesign Slumberland disc golf course	create Advanced level course layout for sanctioned tournament play	Long	Low	TBD
5.5	Develop single track trail at north Lions Park	Low maintenance trail for trail running, mountain bikes and access to fishing opportunities along ponds.	Long	Low	TBD
5.6	Provide Wi-Fi at key existing parks and public areas		Mid	Low	TBD
5.7	Plan for future kayak trail from Forsberg Park to Hanten Park	further research would be needed. A consultant could be hired to assist with design route, trail heads, connections, and land acquisition	Long	Low	TBD
5.8	Consider location for additional splash pad		Mid	Low	\$500,000 - \$1,500,000 (Factors: system type, size of facility, number of features)
5.9	Consider location for synthetic turf soccer field		Mid	Low	
5.10	Consider location for Miracle Baseball Field		Mid	Low	TBD
5.11	Replace Derby Downs Clubhouse with three-seasons rental building with restrooms.		Long	Low	TBD
5.12	Explore opportunities at Premier Softball Complex, Foundation Park, or other facility to incorporate legion baseball field.		Short	High	TBD
5.13	Replace field lighting at Koch Complex north 4 fields		Mid	Moderate	\$230,000 - \$250,000 per field
5.14	Install bleacher pads at Foundation Fields		Mid	Low	Approx. \$60,000 (Factors: pad size, sidewalk width and location)
5.15	Implement pavement management plan for parking areas/roads		Mid	Moderate	TBD
6	Repurpose Under Utilized Park Facilities by decreasing maintained amenities and facilities that are not necessary or being used by the community				
6.1	Create additional wildlife and natural habitats		Short	Moderate	TBD
6.2	Evaluate and reduce mowed/manicured areas when appropriate		Short	High	N/A
6.3	Reduce the number of backstops with aglime infields in neighborhood parks	Currently maintain 12, could reduce to 5 or 6. Could convert 1 or 2 to adult baseball fields.	Mid	Moderate	TBD
6.4	Utilize existing softball fields for youth baseball fields as necessary for programming.		Short	Moderate	TBD
6.5	Reduce the number of playgrounds with standard equipment & replace with unique play elements	Playgrounds that are not being used and past their service life should be repurposed with added unique play value.	Long	Low	TBD
6.5.1	Remove playgrounds at Herzog Park east and west.	Duplicate parks are too close, Herzog park is reaching end of useful life	Mid	Moderate	\$25,000 per park locaion
6.6	Consolidate Sand Volleyball Court Locations		Mid	Moderate	\$20,000 per new court, \$5,000 per court removed
6.6.1	Add two courts at City Park	in addition to two existing	Short	Moderate	\$40,000
6.6.2	Keep and Maintain one court at McKinley Park	repurpose one court	Short	Moderate	N/A
6.6.3	Remove court at Lincoln Park		Short	Moderate	\$5,000
6.6.4	Remove court at Pelican View Park		Short	Moderate	\$5,000
6.6.5	Remove court at Riverside Park		Short	Moderate	\$5,000
6.7	Remove picnic shelters at City Park and replace with bandshell or larger park pavilion.		Long	Moderate	TBD
6.8	Derby Downs should be operated and maintained by a private group	ownership would be maintained by the city	Mid	Moderate	N/A
6.9	Evaluate the need and potential location for downtown dog park	Auditorium site, Flat Iron	Mid	Low	\$750,000 - \$1,500,000 (Factors: size, amenities, furnishings)
6.10	Consider revitalization of downtown mini park.	Lori's Garden	Mid	Low	TBD

	Preliminary Recommendations	Description	Timeline to Complete (Short, Mid, or Long Range)	Priority (High, Moderate, or Low)	Capital Cost Estimate
7	Increase Awareness of Parks System Facilities and Programs				
7.1	Create and implement a signage and wayfinding plan	Hire a consultant for assistance	Mid	Moderate	TBD
7.1.1	Replace all existing park identification signs.		Mid	Moderate	TBD
7.1.2	Rename river corridor parks for consistency		Short	High	N/A
7.2	Increase communication utilizing favorable media outlets	the community prefers to get this information via Facebook, website, department program guide, and radio, respectively	Short	High	N/A
7.3	Create park classification with identified maintenance standards.		Short	High	N/A
7.3.1	Manage user expectations of park facilities.	Limited winter services	Short	High	N/A
7.4	Update bike trail pamphlet and explore digital application	All Trails	Short	Moderate	N/A
8	Maas Ice Arena				
8.1	Make recommended improvements		Long	High	\$4,000,000 - \$5,000,000
9	City Auditorium				
9.1	Demolish and consider one of the following	A) New City Hall, B) Private Development, C) Green Space	Long	High	\$300,000 for Demolition (Rehabilitation construction at \$11,000,000 - \$13,000,000)

## 7.2 Funding & Revenue Strategies

Park systems often rely on the same funding sources for their projects, programs, and capital improvements, as well as the ongoing financial support their agency requires. Funding sources change regarding how they provide funding and what organizations they will support.

Understanding the type of sources and opportunities available can be valuable to the sustainability of a park and recreation system. It is important to expand the range of sources where funding is obtained and develop a strategy to locate new sources. Developing new funding strategies, understanding what information new funding sources are available, and having the Department compliant and being committed to the work necessary to obtain funding can be lengthy and time consuming, yet it can provide capital and operational dollars when normal funding channels change.

The following three categories are examples of sources considered to be viable methods used in the parks and recreation industry:

### Dedicated Funding Sources:

These funds (often in the form of various tax options) are appropriated or set aside for a limited purpose.

- Taxable Bonds through Voter Approved Referenda are used primarily to support the development of large community-based projects like a community center, field house, signature park, trails system

- Transient Occupancy Tax from Hotels are used to help pay for recreation facilities that have a high level of tourism involved such as sport tournaments for youth and adults held in the city by the Department and are used to help build and pay for the development and management of those facilities.

- Land Value Captive Taxes such as a Tax Increment Finance Funds are used to help support community centers and field houses whereby businesses benefit from higher property values based on their location to these amenities and the difference between the existing property values and the new property value is used to fund the development until the development is paid off.

- Local Improvement Districts or Business Improvement Districts are typically established in communities that are in a downtown business district. The BID district requires 60% of the owners to support the BID before it can be put into place and the money is used for improving the aesthetics such as streetscapes, flowers, sidewalk cleaning, signage, sidewalk furniture, hosting concerts and special events that attract people to spend time and money in the downtown area.

- Developer Impact Fees are used to support neighborhood park development in the property near or in their development as a way of enticing new homeowners to move into the development. The developer pays the impact fee at the time of the permit like impact fees for roads, sewers, and general utilities based on the value of the homes that are being built.

- Real-Estate Transfer Fees are established at usually 1% of the sale price of a home and is paid by the buyer to support ongoing park infrastructure in the area where the house is located.

### Earned Income:

Revenue generated by membership fees, facility rentals, program fees and other sources where the agency is paid for services or what they provide.

- Land Leases allow park system to lease prime property to developers for restaurants along trails or in parks, retail operations that benefit users in the park to support the ongoing operation of the park over a period of time.

- Health Care/Hospital Partnerships are becoming a major partner for park and recreation agencies to help support the development of community centers that have health related amenities in them like fitness centers, therapy pools and walking tracks. Some health care providers put in rehab centers inside of the community center and pay the development cost associated with the ongoing building costs.

- Fees for Services are typically used to support the operational cost and capital cost for parks and recreation programs and amenities which is occurring in Watertown now.

- Room Override Rates from hotels used for major tournaments. These revenues go back to the city to help pay for the management and cost of hosting the tournament.

- Establishment of a Park Foundation is an appropriate revenue source for the Department to consider especially in a college town. The Park Foundation typically raised money for park related improvements, programs for disadvantaged users and they support the development of new facilities that are needed in the city.

- Local Not-for-Profit Foundations Gifts usually help pay for specific music at special events or for helping to provide a running event in the city or a sports tournament.

- Capital Fee on top of an Access Fee to pay for a revenue producing facility need. This type of fee is usually associated with an amenity like a golf course where the users help to improve an irrigation system or improve cart paths because they benefit most from the capital fee. The fee is removed once the improvement is paid off.



- Corporate Sponsorships help to pay for the operations of signature facilities like sports complexes, indoor community centers, ice rinks and they pay for an impression point usually in the \$0.35 to \$0.50 per impression point on an annual basis.

- Naming Rights are used to help to capitalize a community center or special use facility and typically are good for 10 to 20 years before it is removed.

- Public/ Not-for-Profit/ Private Partnerships are used to help offset operational costs or capital costs for community-based facilities like trails, nature centers, sport complexes, community centers, ice rinks, signature parks, special event sites that bring in and support a high level of users.

- Licensing Fees for a signature park or event that others want to use to make money from can be applied to elements of a park from a user or business as it applies to products sold on site, music, advertising, and ongoing events to be held on site.

- Outsource Operations to the private sector to save money where the cost is less costly to provide the same level of service. This can be in any form of service the system provides now from contracting with instructors, managing forestry operations, managing landscapes in the city, care of park related equipment are a few examples.

- Volunteerism is an indirect funding source use by many departments to support the operations of parks and recreation services. The time the volunteer gives can be used for in kind support matches on state and federal grants in lieu of money. Best practices agencies try to get 15% of the work force hours from volunteers.

- Maintenance Endowments are established as new facilities are developed like all-weather turf to support replacement costs when the asset life is used up and need replaced.

- User Fees are currently used by the Department is using now to offset their operational cost based on the private good that the service is providing to the user.

- Entrance Fees (pools, community centers, parks)
  - o Membership Fee (community centers, pools, dog parks, ice facilities, golf, tennis, etc.)
  - o Daily Fees
  - o Non-Resident Fees
  - o Group Fees
  - o Prime Time and Non-Prime Time fees
  - o Group and Volume Fees
  - o Permit Fees
  - o Reservation Fees
  - o Catering Fees
  - o Food Truck Fees
  - o Camping Fees
  - o Ticket Sales
  - o Photography Fees
  - o Price by loyalty, length of stay and level of exclusivity.

**Financial Support:**  
These monies are acquired by applying for grants, through foundation fundraising, corporations, organizations, as well as state and federal sources.

- Land and Water Conservation Fund is the primary funding source for federal grants and requires a match from the local jurisdiction of 50%.

- Transportation Alternatives Program (TAP) provides greenways and trails grants for park systems across the system.

- Recreation Trails Funding Program for development of urban linkages, trail head and trailside facilities.

- Private Donations can be sought to help develop community-based facilities like community centers, sports complexes, outdoor theaters, and nature education facilities.

# Appendices

Appendix 1:  
**Parks & Facilities Map**

Appendix 2:  
**Statistically Valid Survey Findings Report**

Appendix 3:  
**Parks Inventory Matrix**

Appendix 4:  
**Individual Park Inventory Sheets**

Appendix 5:  
**Facilities Assessment**

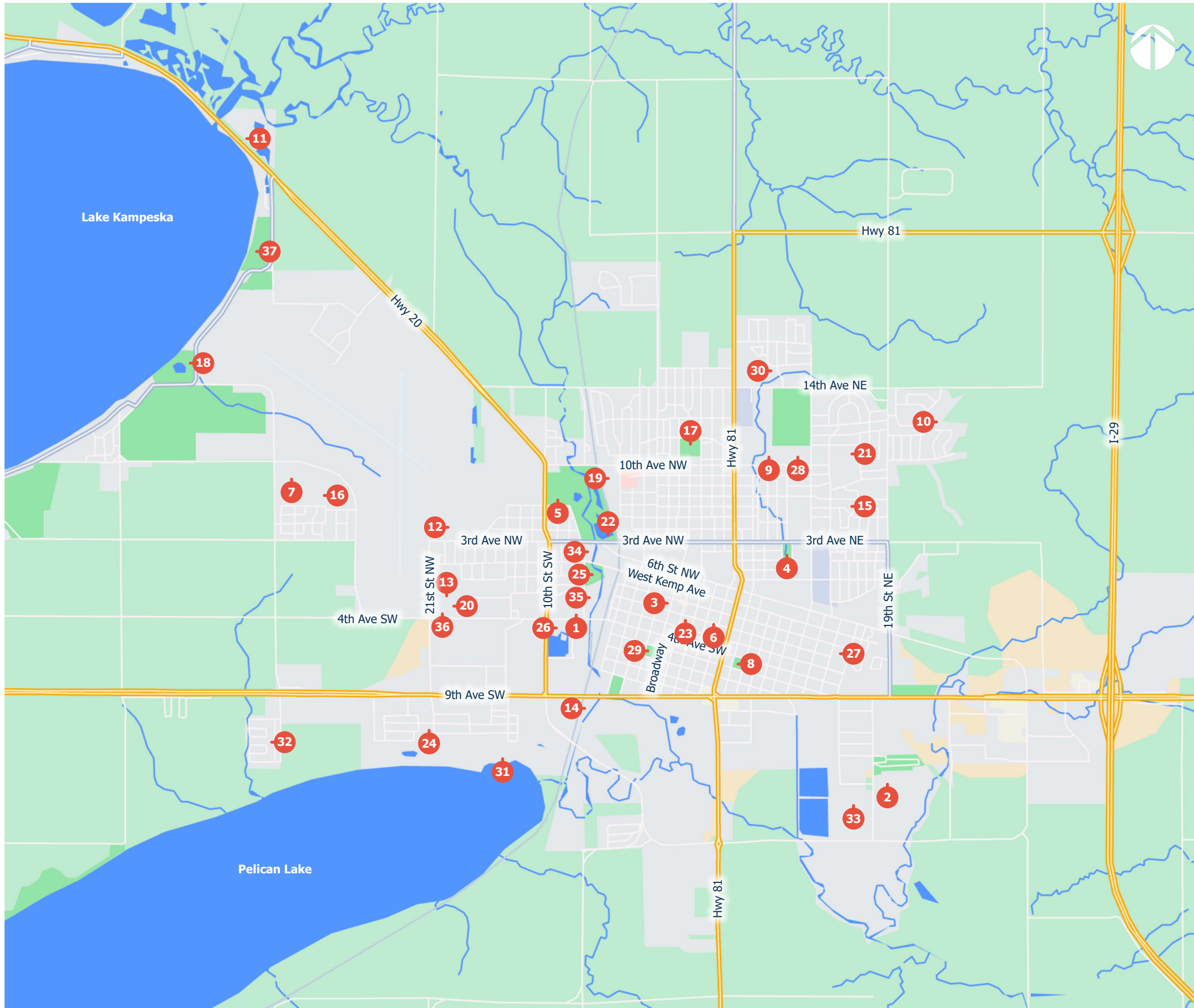
Appendix 6:  
**Action Plan Recommendations**

Appendix 7:  
**Level of Service Analysis Maps**



# Appendix 1

Parks & Facilities Map



1. 4th Ave. Ballfield - Kampeska Blvd. & 4th Ave. SW
2. Anza Soccer Complex - 1620 17th St. SE
3. Auditorium - 125 S. Broadway
4. Belmont Park - 3rd Ave. & 9th St. NE
5. Bramble Park at Bramble Park Zoo - 6th Ave. NW & SD Hwy. 20
6. Community Foundation Plaza Park - 217 E Kemp Ave.
7. Derby Downs - 3000 Golf Course Rd. NW
8. Diamondball Park - 4th Ave. & 6th St. SE
9. Dog Park - 10th Ave. & 7th St. NE
10. Eastwoods Park - 12th Ave. & 23rd St. NE
11. Forsberg Park - SD Hwy. 20 & South Lake Dr.
12. Foundation Fields - 1800 3rd Ave. NW
13. George E. Maas Ice Arena/Expo Building - 112 21st St. SW
14. Hanten Park - 9th Ave. SW & 20th Ave. S
15. Harper Park - Sunrise Dr. & 6th Ave. NE
16. Herzog Park - 29th St. & 5th Ave. NW
17. Highland Park - N. Broadway & Highland Blvd.
18. Jackson Park/Disc Golf Course - 250 South Lake Dr.
19. Kiddie Pond/Disc Golf Course - 10th Ave. & 7th St. NW
20. Koch Complex - 21st St. SW (Behind Ice Arena)
21. Lincoln Park - 11th Ave. & 16th St. NE
22. Lions Park - 605 3rd Ave. NW
23. Lori's Garden - 19 E Kemp Ave.
24. Mallard Cove Park - 21st St. & 11th Ave. SW
25. McKinley Park - Kemp Ave. & Kampeska Blvd. (south side)
26. McLaughlin Nature Area - 4th Ave. S & SD Hwy. 20
27. Morningside Park - 1st Ave. & 13th St. SE
28. Mt. Hope Soccer Fields - 10th Ave. & 11th St. NE
29. Nelson Park - S. Broadway & 5th Ave. SW
30. Northridge Park - Northridge Drive & 7th St. NE
31. Pelican Park - 14th St. & Lake Pelican
32. Pelican View Park - 34th St. & 13th Ave. SW
33. PREMIER Fields - 1512 17th St. SE
34. Riverside Park - Kemp Ave. & Kampeska Blvd. (north side)
35. Sioux Park - Kampeska Blvd. & 4th Ave. SW
36. Skate Park - 314 21st St. SW
37. Stokes-Thomas Lake City Park - 90 South Lake Dr.



## Appendix 2

### Statistically Valid Survey Findings Report



**2023**

**City of Watertown, South Dakota**

**Parks and Recreation Needs Assessment Survey**

**Findings Report**



**ETC**  
INSTITUTE



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# Executive Summary



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# 2023 City of Watertown Parks and Recreation Needs Assessment Survey Executive Summary

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## Overview

ETC Institute administered a needs assessment survey for the City of Watertown Parks and Recreation Department during summer months of 2023. The survey will help Watertown Parks and Recreation determine park and recreation priorities for the community.

## Methodology

ETC Institute mailed a survey packet to a random sample of households in Watertown. Each survey packet contained a cover letter, a copy of the survey, and a postage-paid return envelope. Residents who received the survey were given the option of returning the survey by mail or completing it online at *WatertownSurvey.org*.

After the surveys were mailed, ETC Institute followed up with residents to encourage participation. To prevent people who were not residents of Watertown from participating, everyone who completed the survey online was required to enter their home address prior to submitting the survey. ETC Institute then matched the addresses that were entered online with the addresses that were originally selected for the random sample. If the address from a survey completed online did not match one of the addresses selected for the sample, the online survey was not included in the final database for this report.

The goal was to collect a minimum of 350 completed surveys from residents. The goal was met with 421 completed surveys collected. The overall results for the sample of 421 households have a precision of at least  $\pm 4.7$  at the 95% level of confidence.

This report contains the following:

- Charts showing the overall results of the survey (Section 2)
- Priority Investment Rating (PIR) that identifies priorities for recreation facilities (Section 3)
- Benchmarks comparing data from Watertown to national averages (Section 4)
- Importance-Satisfaction Analysis that helps identifies priorities for improvements and investments (Section 5)
- Tabular data showing the overall results for all questions on the survey (Section 6)
- Answers to open-ended questions (Section 7)
- A copy of the cover letter and survey instrument (Section 8)

The major findings of the survey are summarized on the following pages.

## Use of Parks and Facilities

**Use Overview.** Over the past year, the highest percentage of respondents (49%) said they used Stokes-Thomas Lake City Park followed by Bramble Park (44%) and Community Foundation Plaza Park (43%). Most respondents (81%) rated the parks or facilities they had used as either good (60%) or excellent (21%).

**Barriers to Use.** Respondents most often listed busy schedules (22%), facilities not being well maintained (12%), and not knowing what is offered (10%) as their major barriers to use of parks and facilities.

**Communication Methods.** Over half of respondents (59%) report learning about Watertown Parks and Recreation Department parks or recreation facilities from friends and neighbors or Facebook (55%). Respondents would most prefer to receive information via Facebook (54%), the department's website (41%), or the department's program guide (34%).

**Repurposing of City Facilities.** Respondents most often said they would like to utilize the City Auditorium for new city hall construction (35%) or complete renovations to the building (28%). Respondents most often said they would like the MAAS Ice Arena converted to indoor recreation space (62%) in the future. To pay for changes to the City Auditorium and MAAS Ice Arena, respondents most supported (rating "very supportive" or "somewhat supportive") funding via enterprise operations (73%), hotel tax (68%), or a bond issue approved by voters (61%).

**Improvements to Parks and Recreation.** Respondents were asked to rate their level of support towards 20 potential actions to improve parks and recreation. Respondents most supported (rating "somewhat supportive" or "very supportive") developing new trails that connect to existing trails (81%), improving existing paved walking and biking trails (80%), and improving existing large community parks (76%). Respondents were then asked to select the three potential actions most important to their household. These were the three items selected most often:

1. Develop new trails that connect to existing trails (34%)
2. Improve existing paved walking and biking trails (31%)
3. Develop new indoor fieldhouse (20%)

**Distribution of Funds.** Respondents were asked to allocate a hypothetical \$100 towards parks and recreation. Respondents (on average) gave the most funding (\$20.75) towards developing indoor facilities followed by improving existing neighborhood and community parks (\$19.76).

## Parks and Recreation Services

**Satisfaction with Services.** Respondents were asked to rate their satisfaction with 15 parks and recreation services. Respondents were most satisfied (rating "satisfied" or "very satisfied") with the amount of developed parkland (69%), the overall quality of sports fields (61%), and the amount of greenspace/natural areas (59%). Respondents were then asked to select the three services they think should receive the most attention from the City of Watertown over the next five years. These were the three items selected most often:

1. Connectivity of trails and pathways (34%)
2. Maintenance of parks/facilities (34%)
3. Amount of indoor recreation space (33%)



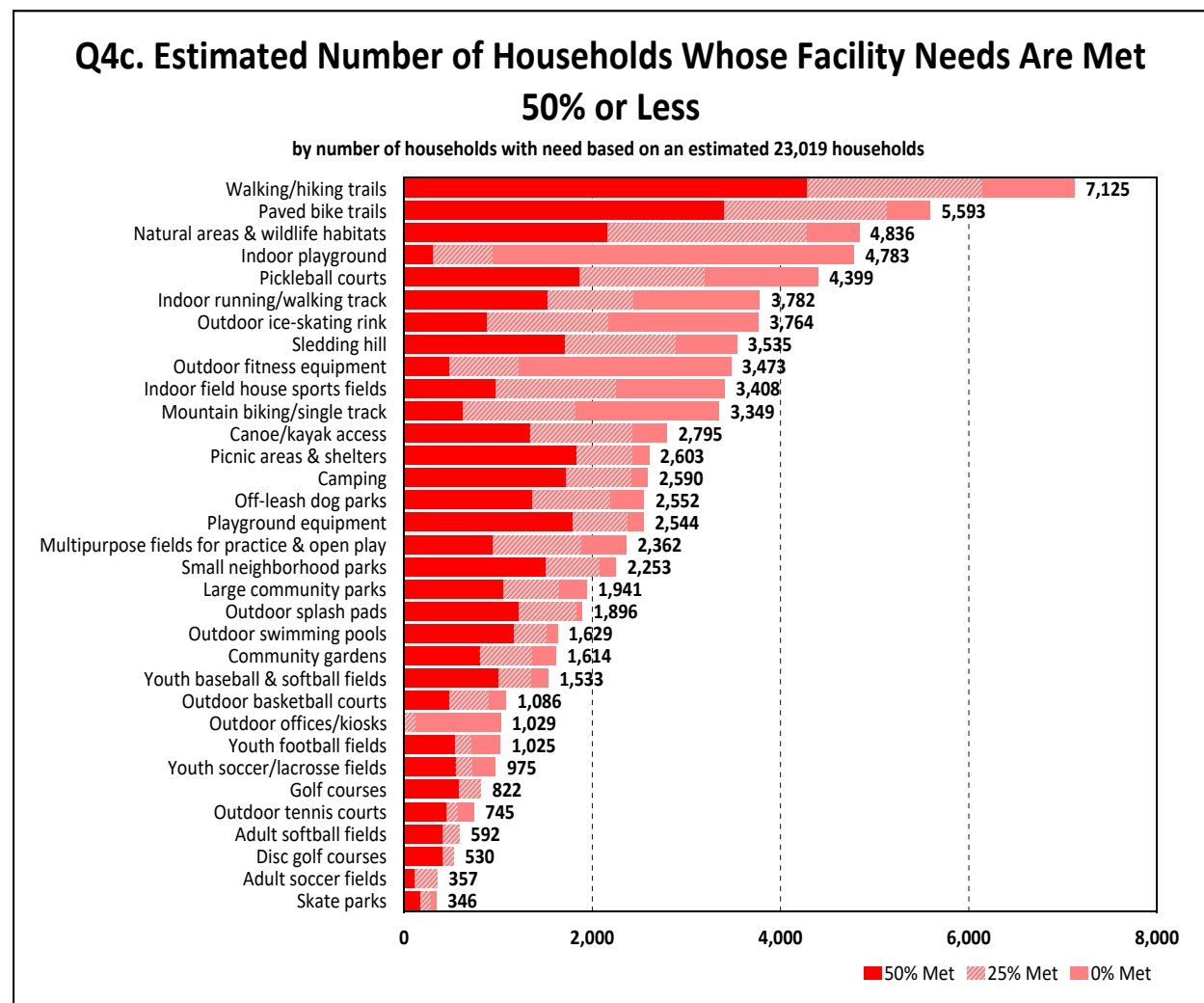
## Parks and Recreation Facilities Needs and Priorities

**Facility/Park Needs:** Respondents were asked to identify if their household had a need for 33 parks and recreation facilities/amenities and to rate how well their needs for each were currently being met. Based on this analysis, ETC Institute was able to estimate the number of households in the community that had the greatest “unmet” need for various facilities/amenities.

The three parks and recreation facilities with the highest percentage of households that have an unmet need:

1. Walking/hiking trails– 13,443 households
2. Paved bike trails – 12,799 households
3. Indoor running/walking track – 9,576 households

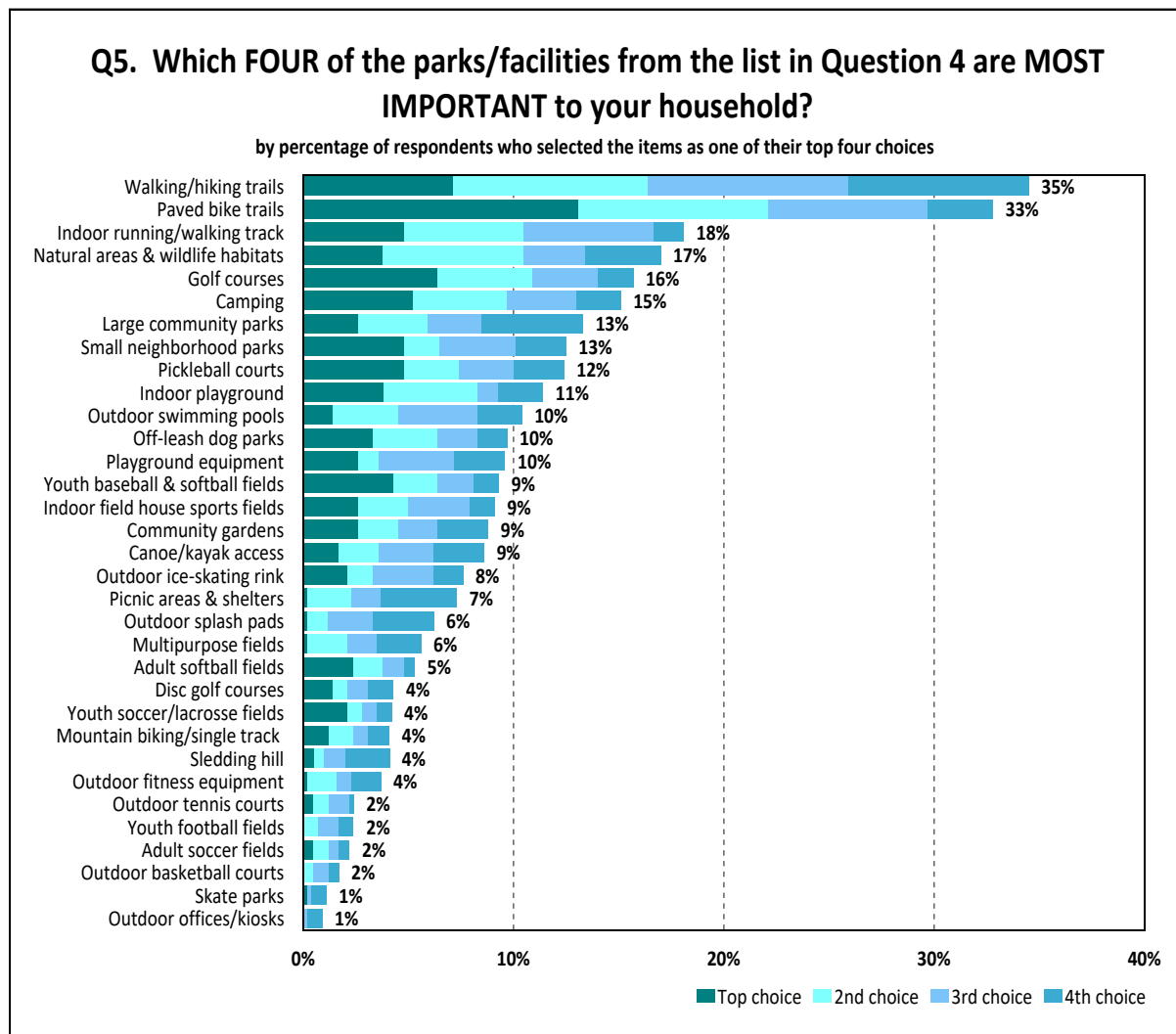
The estimated number of households that have unmet needs for each of the 33 parks and recreation facilities assessed is shown in the chart below.



**Facilities and Amenities Importance:** In addition to assessing the needs for each parks and recreation facility and amenity, ETC Institute also assessed the importance that residents placed on each item. Based on the sum of respondents' top four choices, these were the four facilities ranked most important to residents:

1. Walking/hiking trails (35%)
2. Paved bike trails (33%)
3. Indoor running/walking track (18%)
4. Natural areas & wildlife habitats (17%)

The percentage of residents who selected each facility as one of their top four choices is shown in the chart below.



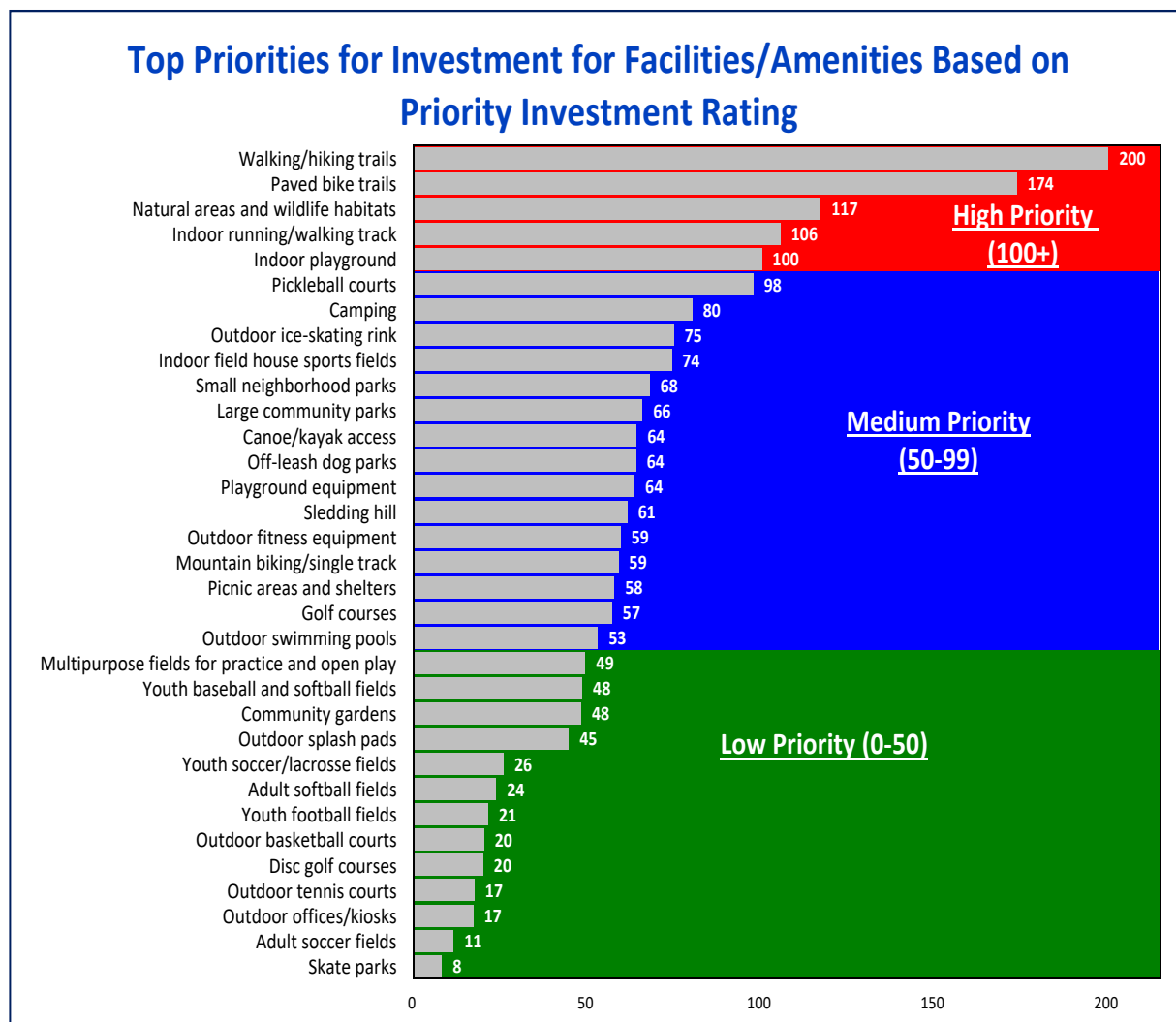


**Priorities for Facility Investments:** The **Priority Investment Rating (PIR)** was developed by ETC Institute to provide organizations with an objective tool for evaluating the priority that should be placed on recreation and parks investments. The Priority Investment Rating (PIR) equally weighs (1) the importance that residents place on facilities and (2) how many residents have unmet needs for the facility. [Details regarding the methodology for this analysis are provided in Section 3 of this report.]

Based the Priority Investment Rating (PIR), the following parks and recreation facilities were rated as high priorities for investment:

- Walking/hiking trails (PIR=200)
- Paved bike trails (PIR=174)
- Natural areas and wildlife habitats (PIR=117)
- Indoor running/walking track (PIR=106)
- Indoor playground (PIR=100)

The chart below shows the Priority Investment Rating for each of the 33 recreation facilities assessed on the survey.



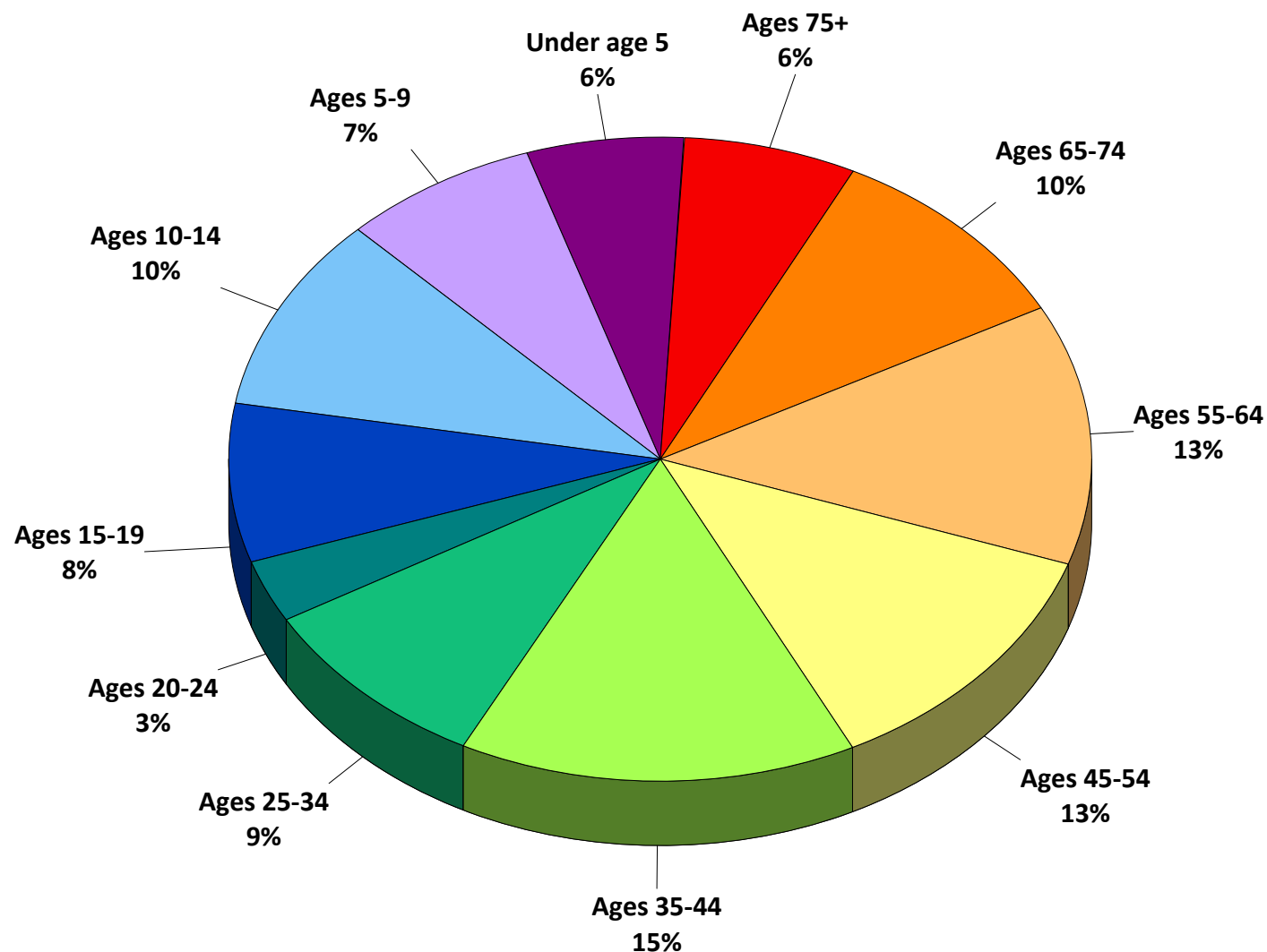


# Charts & Graphs



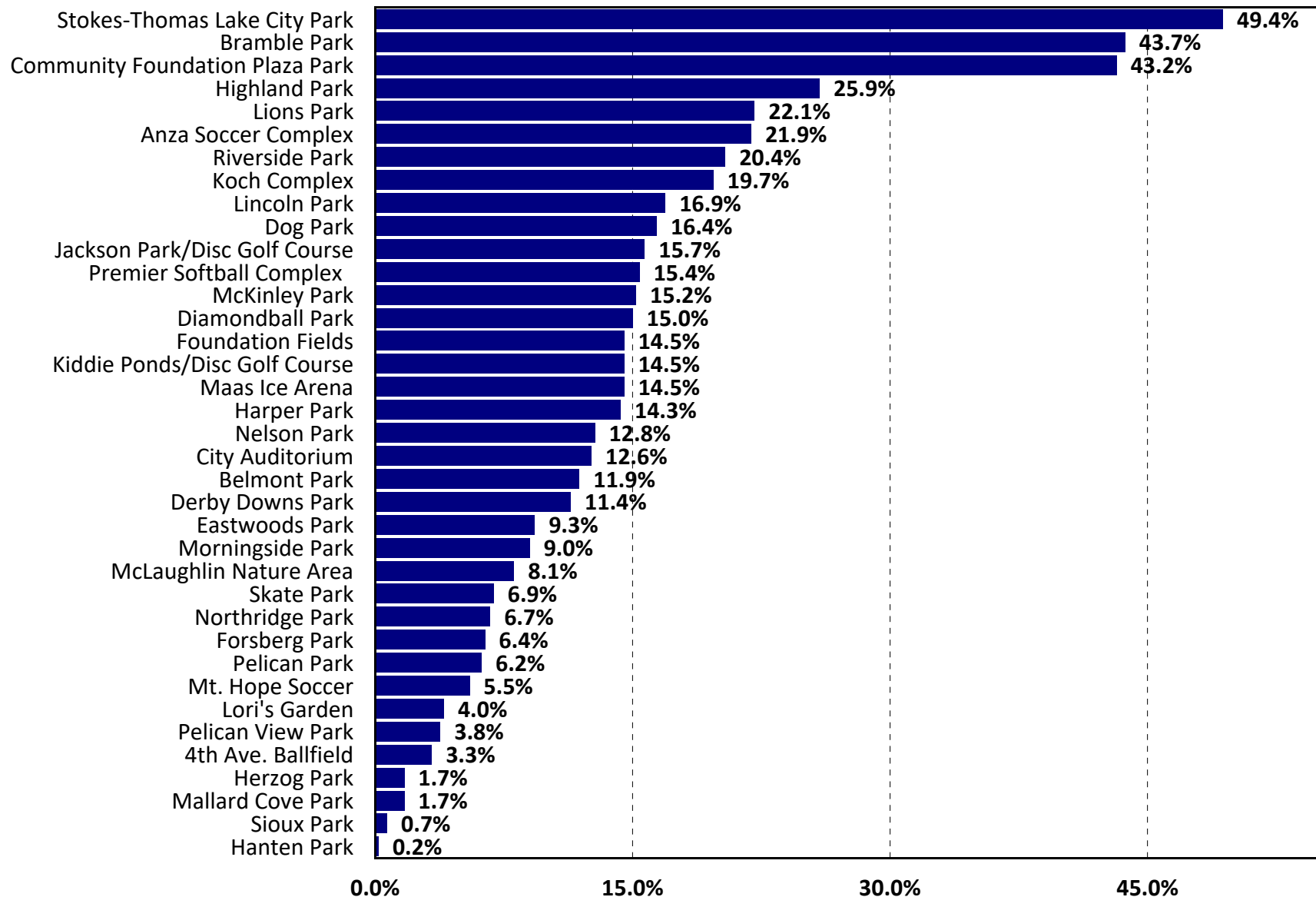
# Q1. Including yourself, how many people in your household are in the following age groups?

by percentage of persons in household



## Q2. In the past 12 months, have you or other members of your household used any of the following parks or recreation facilities offered by the Watertown Parks and Recreation Department?

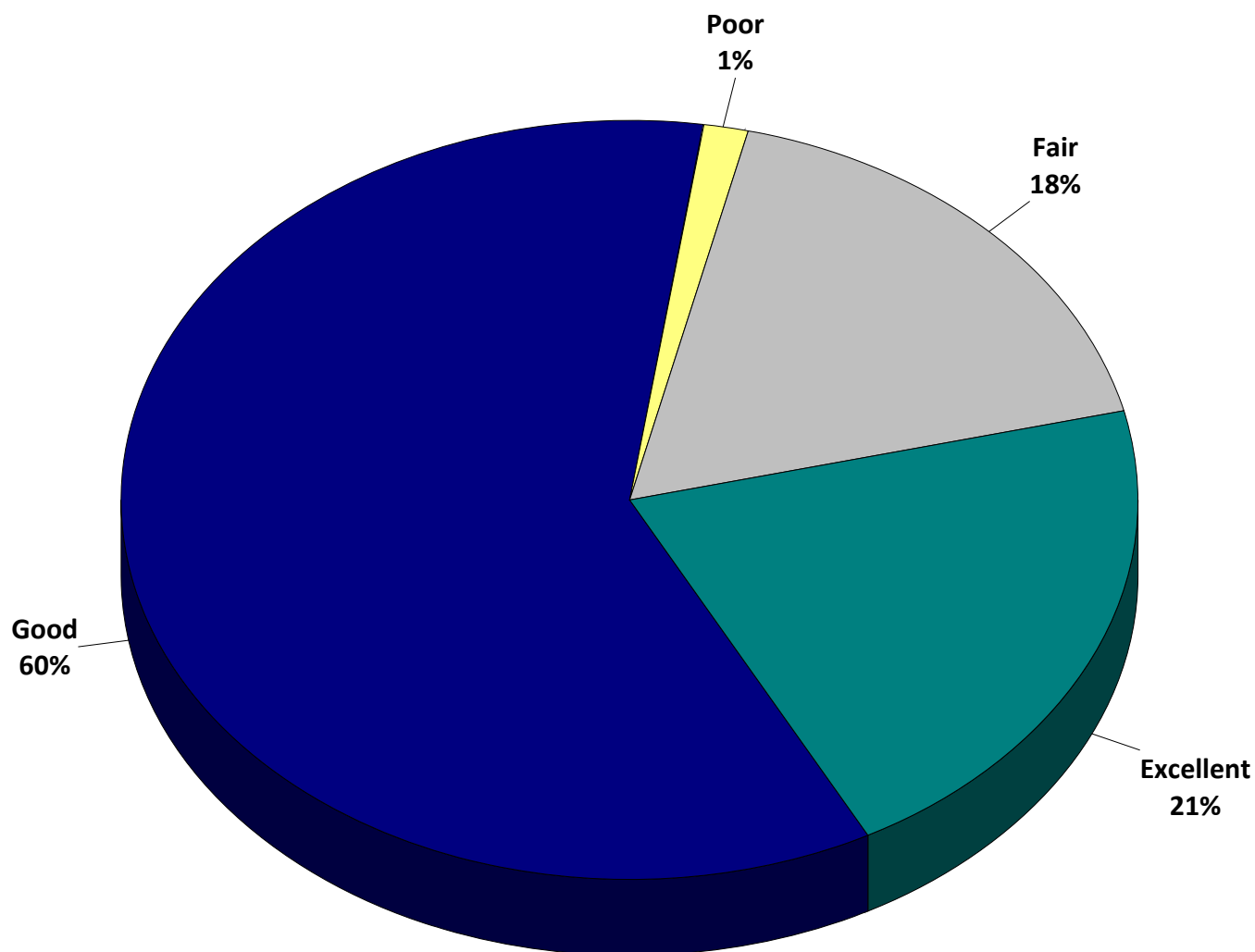
by percentage of respondents (multiple selections could be made)





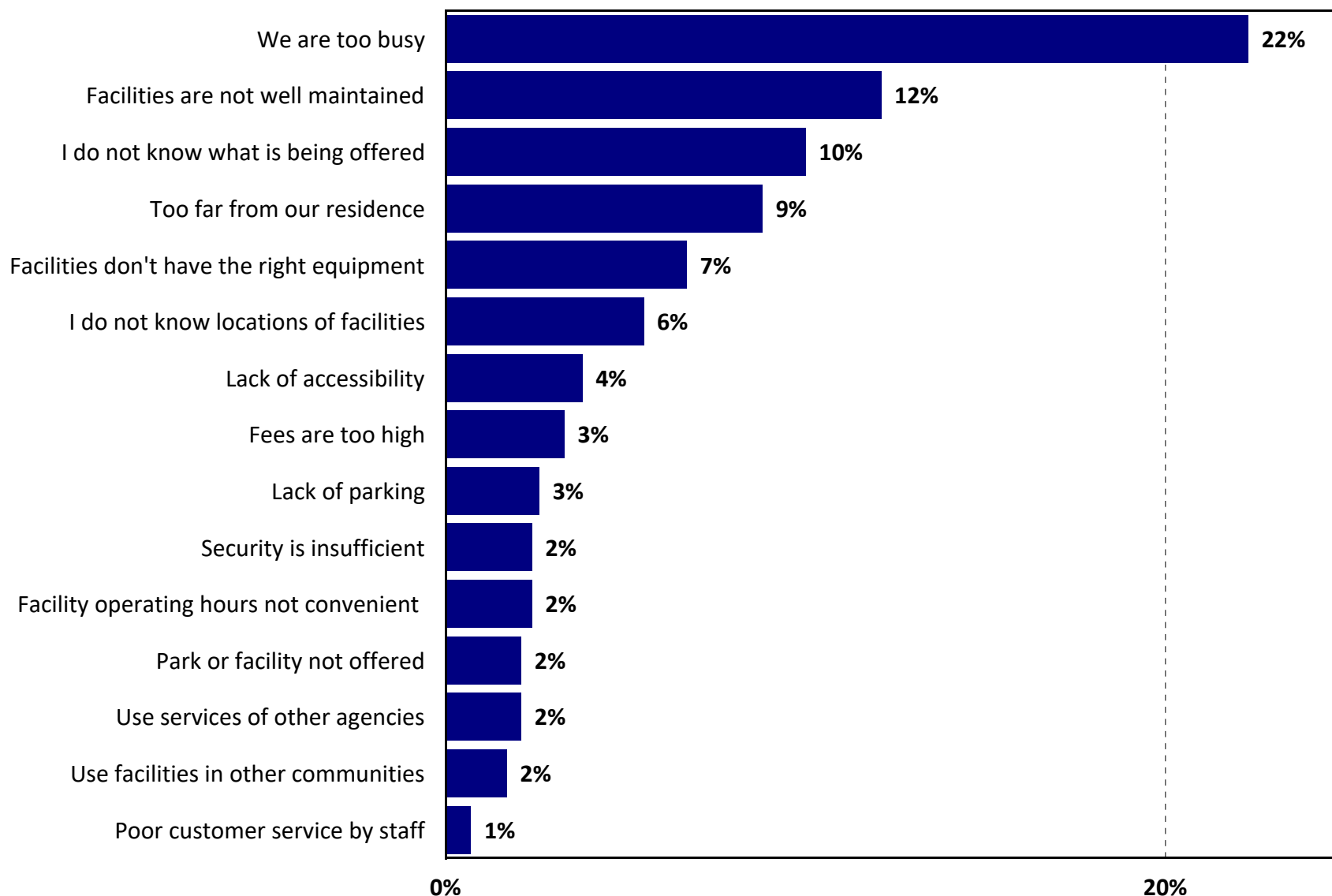
## Q2a. How would you rate the overall quality of parks or facilities that you and members of your household have used?

by percentage of respondents



### Q3. Please CHECK ALL the reasons that prevent you or other members of your household from using Watertown Parks and Recreation Department parks and recreation facilities more often.

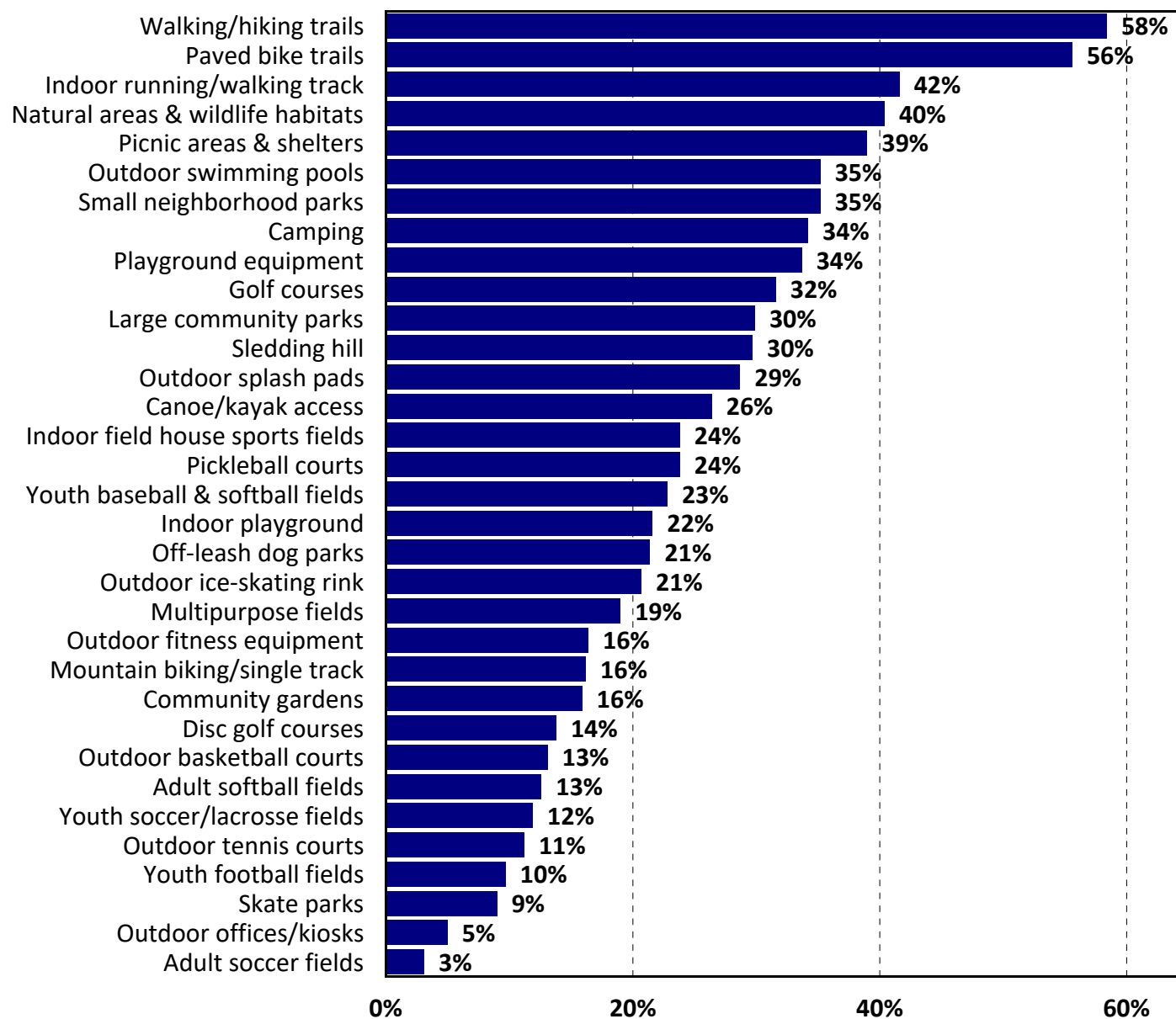
by percentage of respondents (multiple selections could be made)





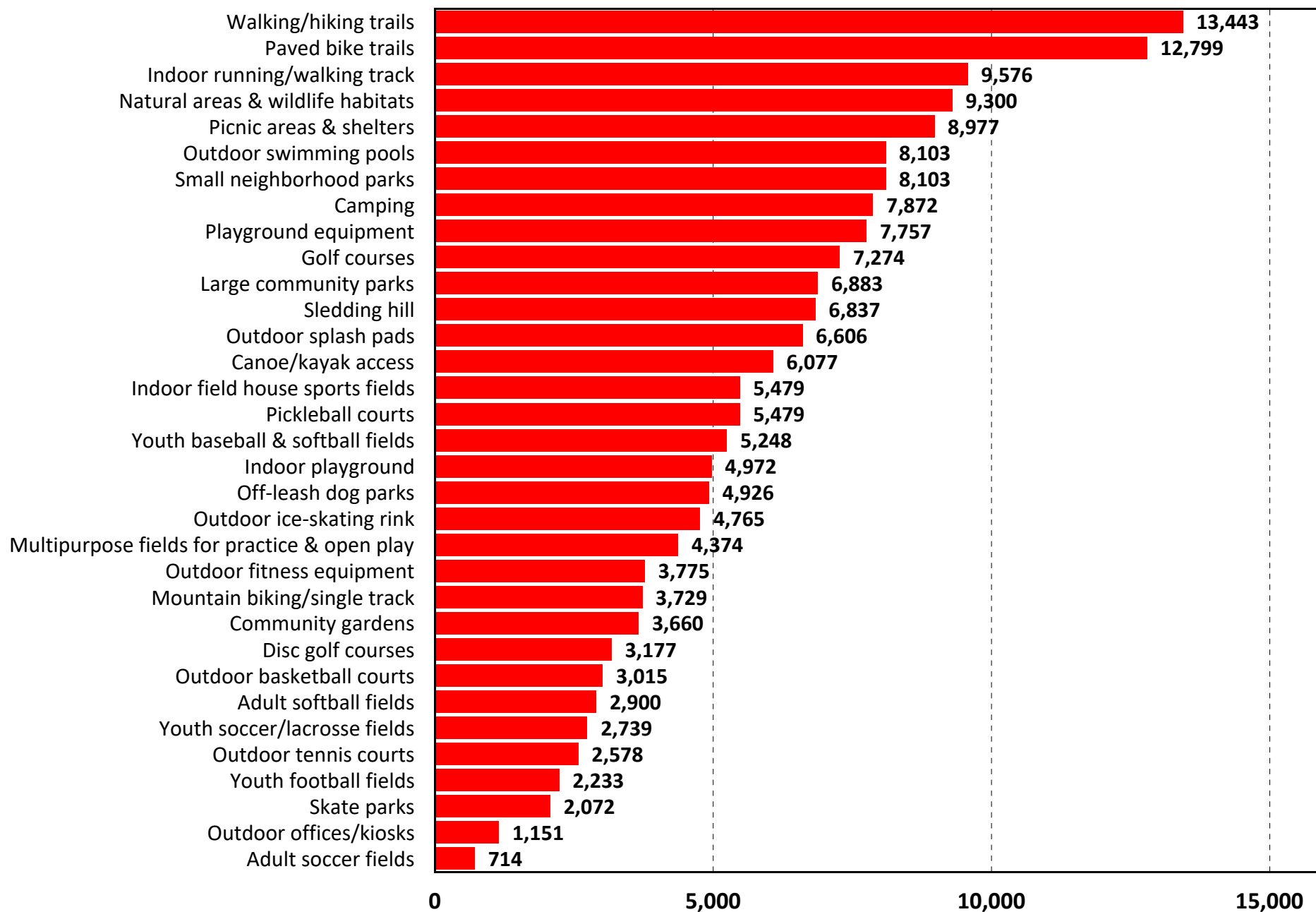
## Q4. Please indicate if you or any members of your household have a need for each of the parks and recreational facilities listed below.

by percentage of respondents (excluding "NO")



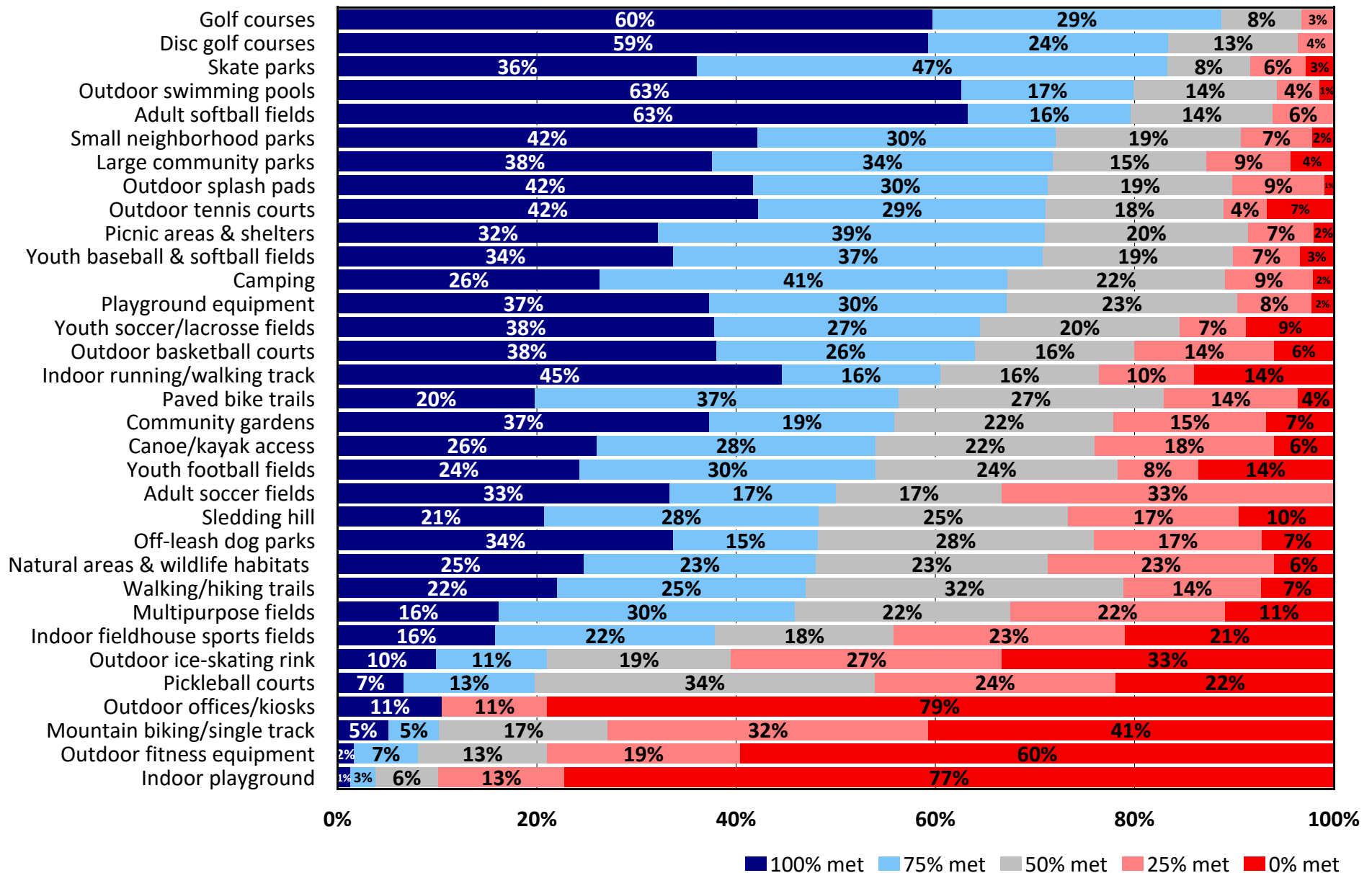
## Q4. Estimated Number of Households Who Have a Need for Facilities

by number of households based on an estimated 23,019 households



## Q4b. If “Yes,” please rate how well your needs for the recreation parks/facilities in your community are being met.

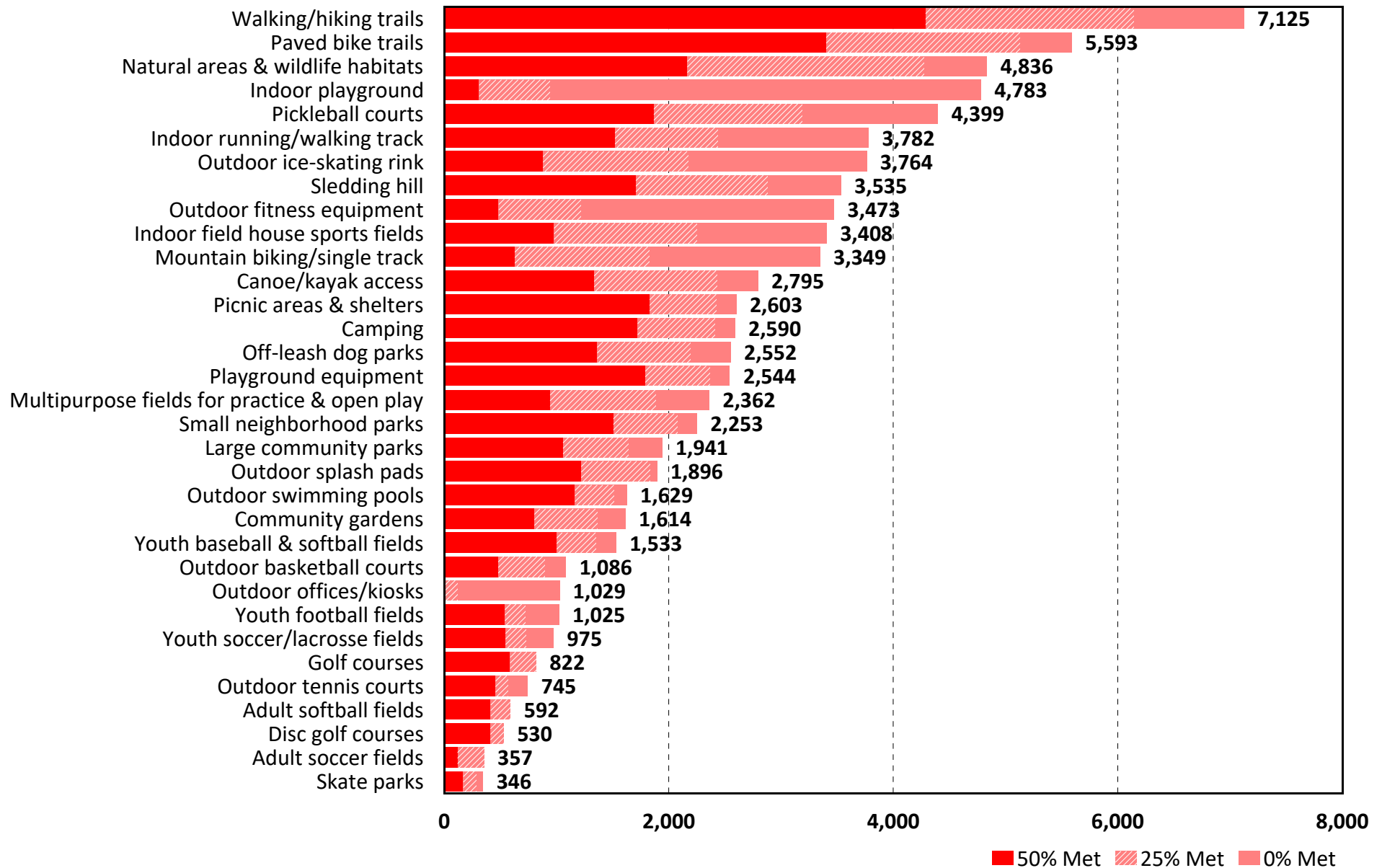
by percentage of respondents (excluding "don't know/not applicable")





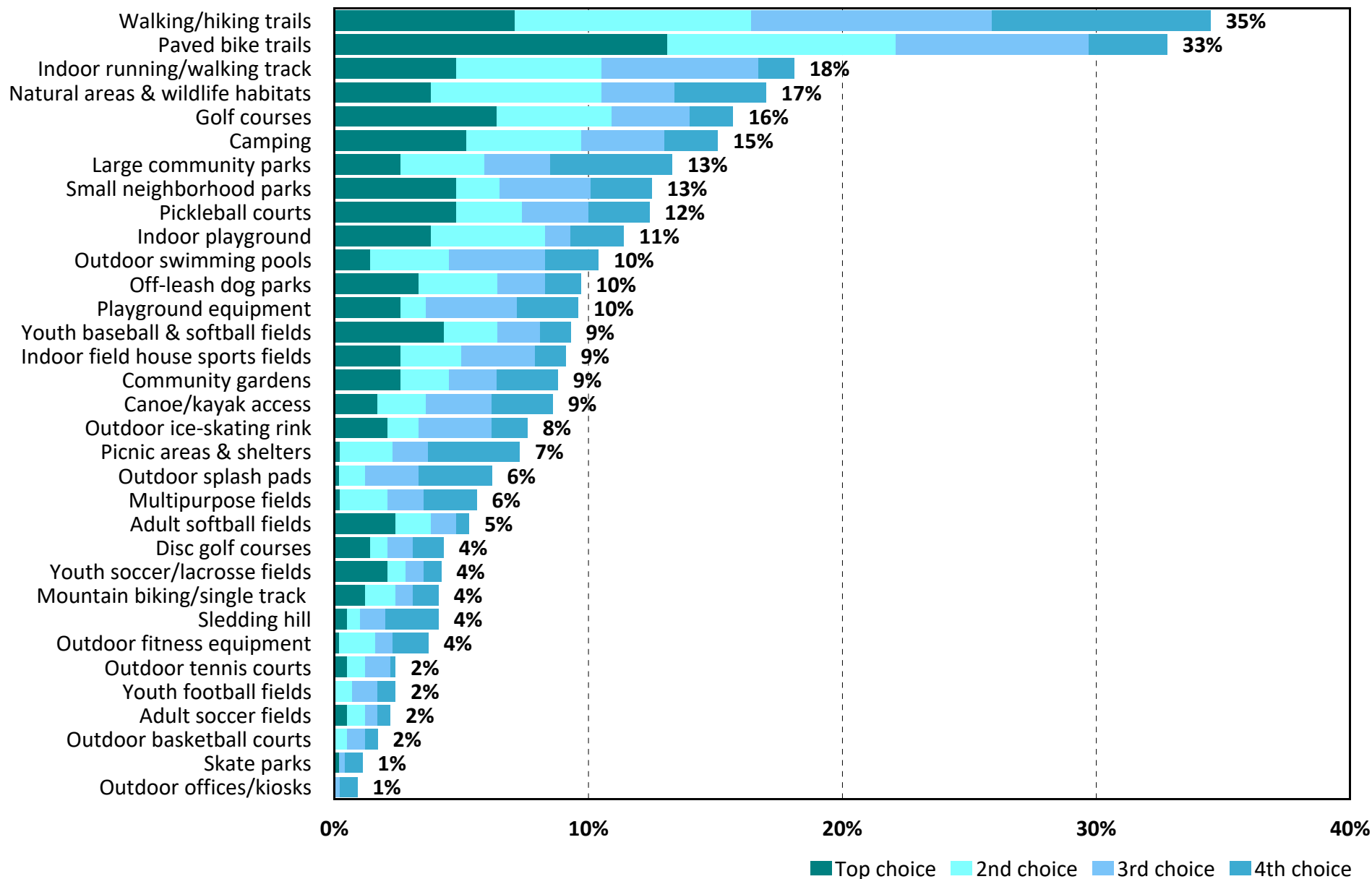
## Q4c. Estimated Number of Households Whose Facility Needs Are Met 50% or Less

by number of households with need based on an estimated 23,019 households



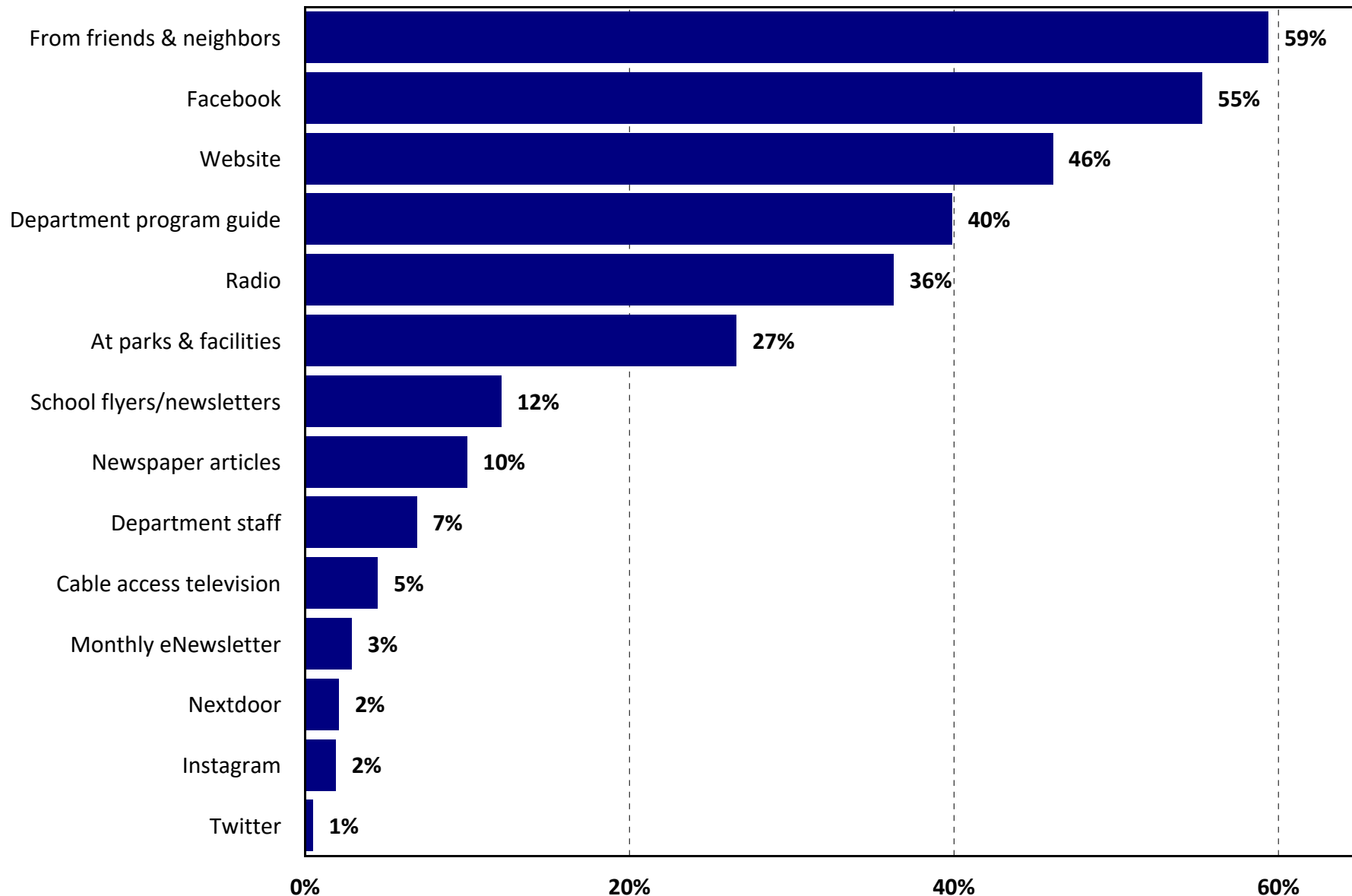
## Q5. Which FOUR of the parks/facilities from the list in Question 4 are MOST IMPORTANT to your household?

by percentage of respondents who selected the items as one of their top four choices



## Q6. Please CHECK ALL the ways you learn about Watertown Parks and Recreation Department parks or recreation facilities.

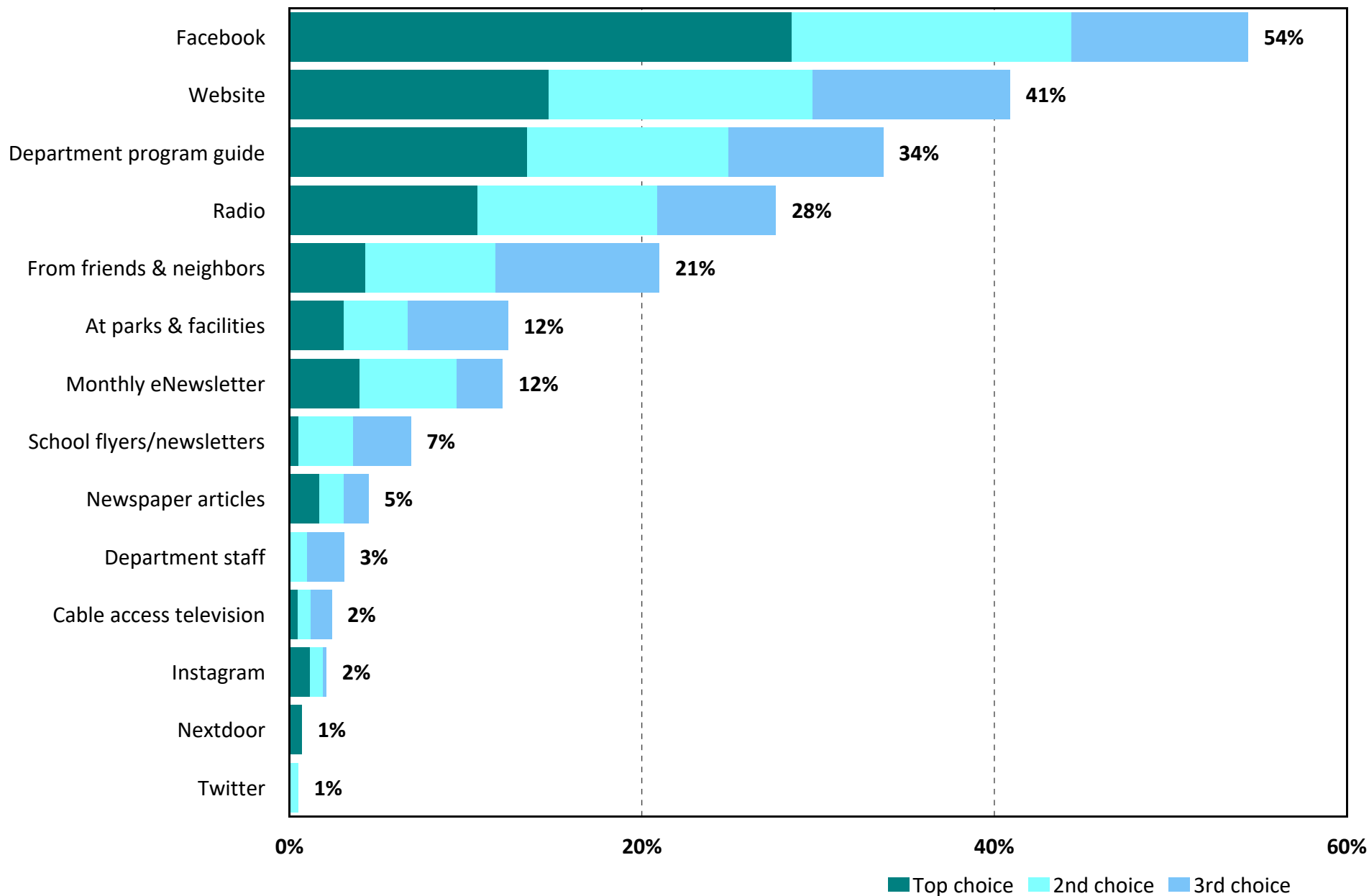
by percentage of respondents (multiple selections could be made)





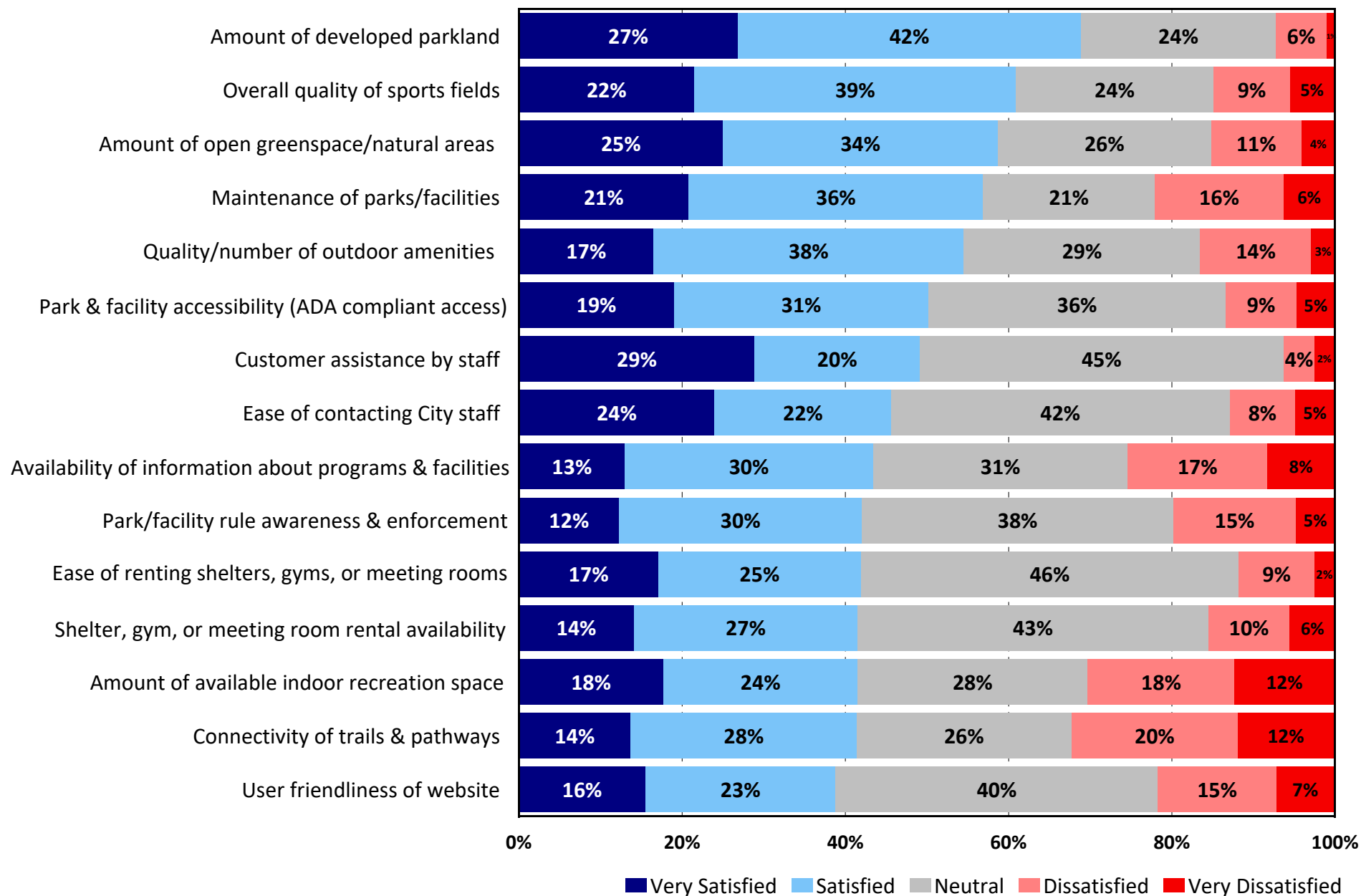
## Q7. What are your preferred ways to learn about parks and recreation facilities?

by percentage of respondents who selected the items as one of their top three choices



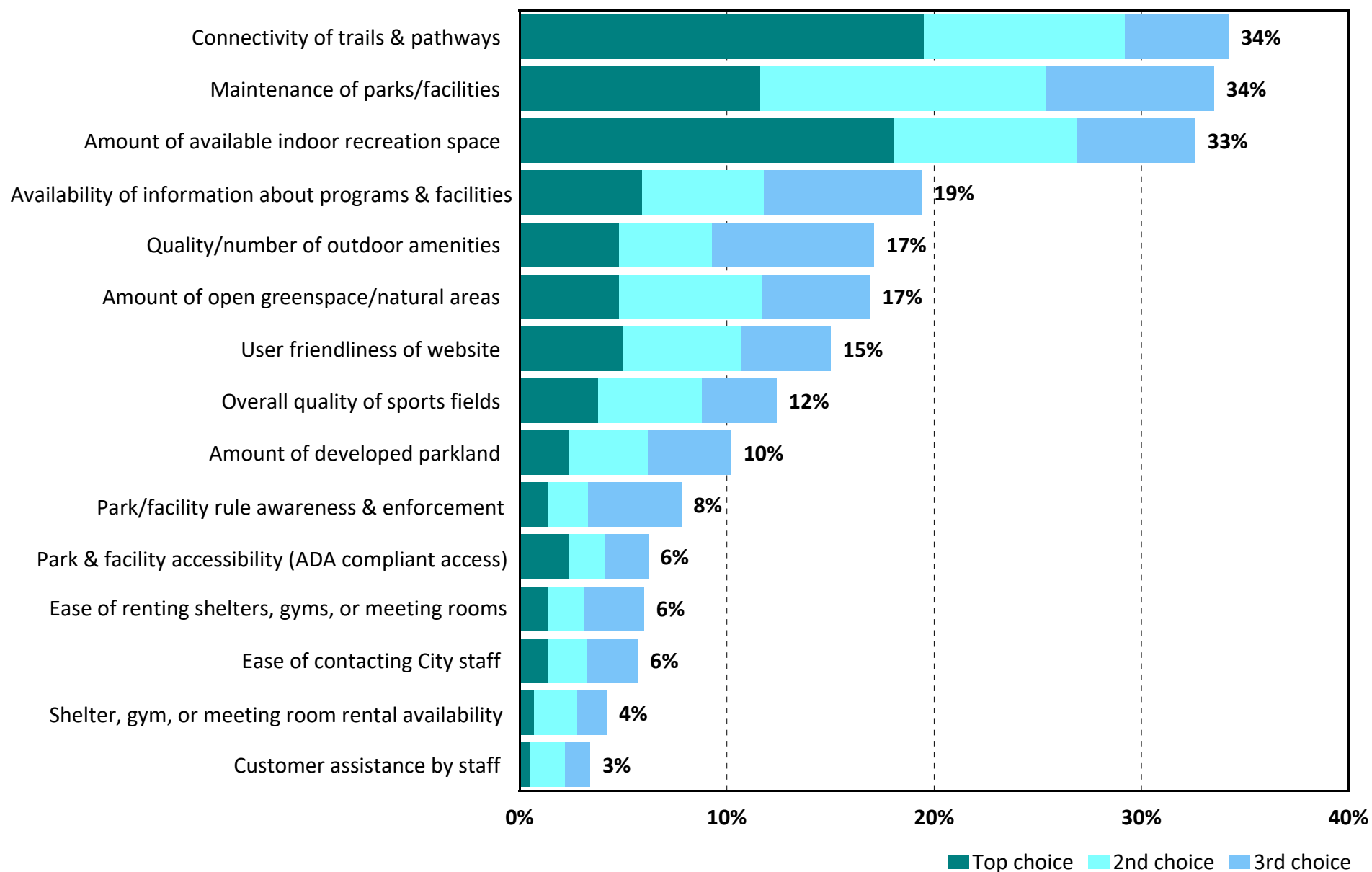
## Q8. Satisfaction With Parks and Recreation Services

by percentage of respondents (excluding "don't know/not applicable")



## Q9. Which THREE services listed in Question 8 do you think should receive the MOST ATTENTION from the City of Watertown over the next FIVE years?

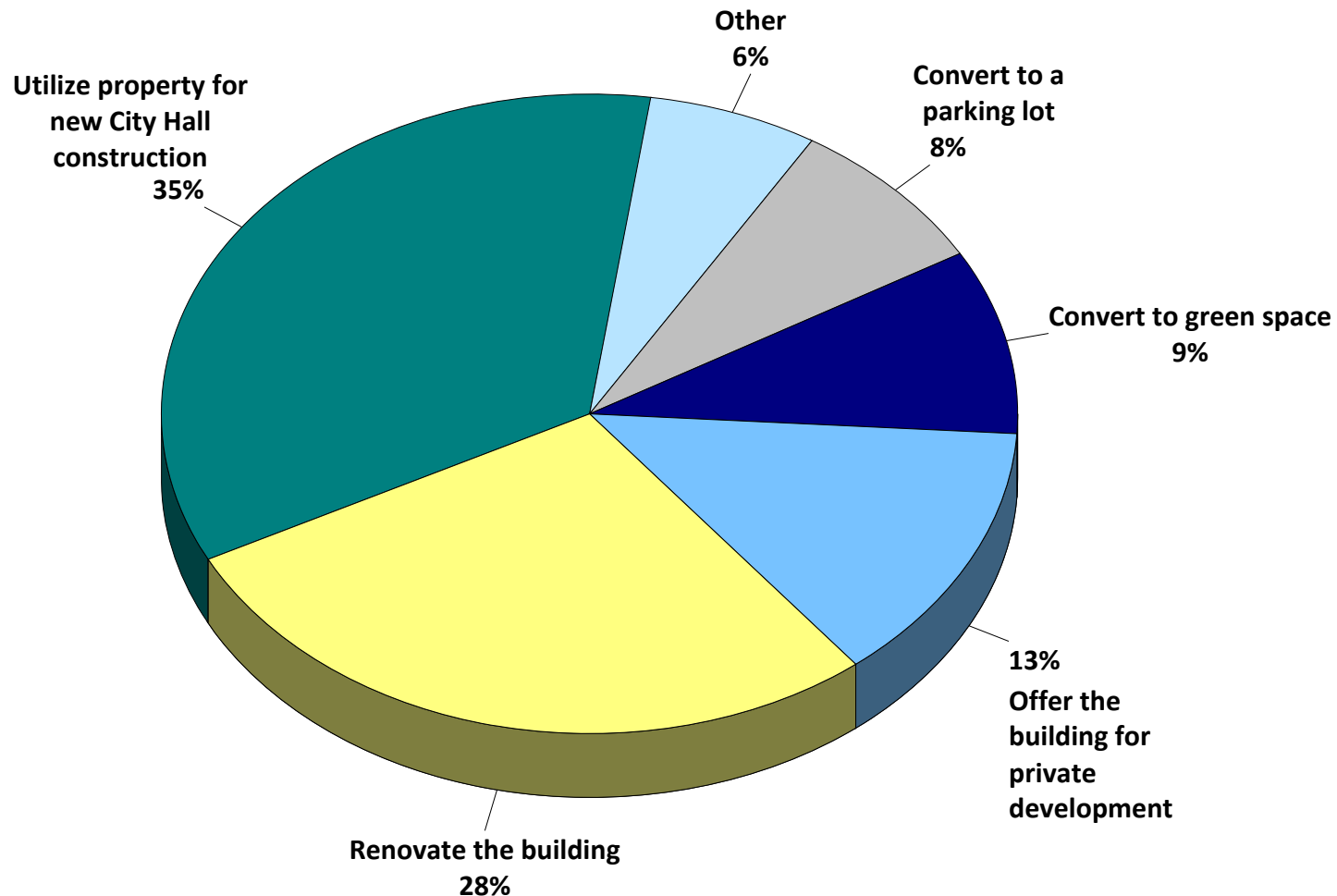
by percentage of respondents who selected the items as one of their top three choices





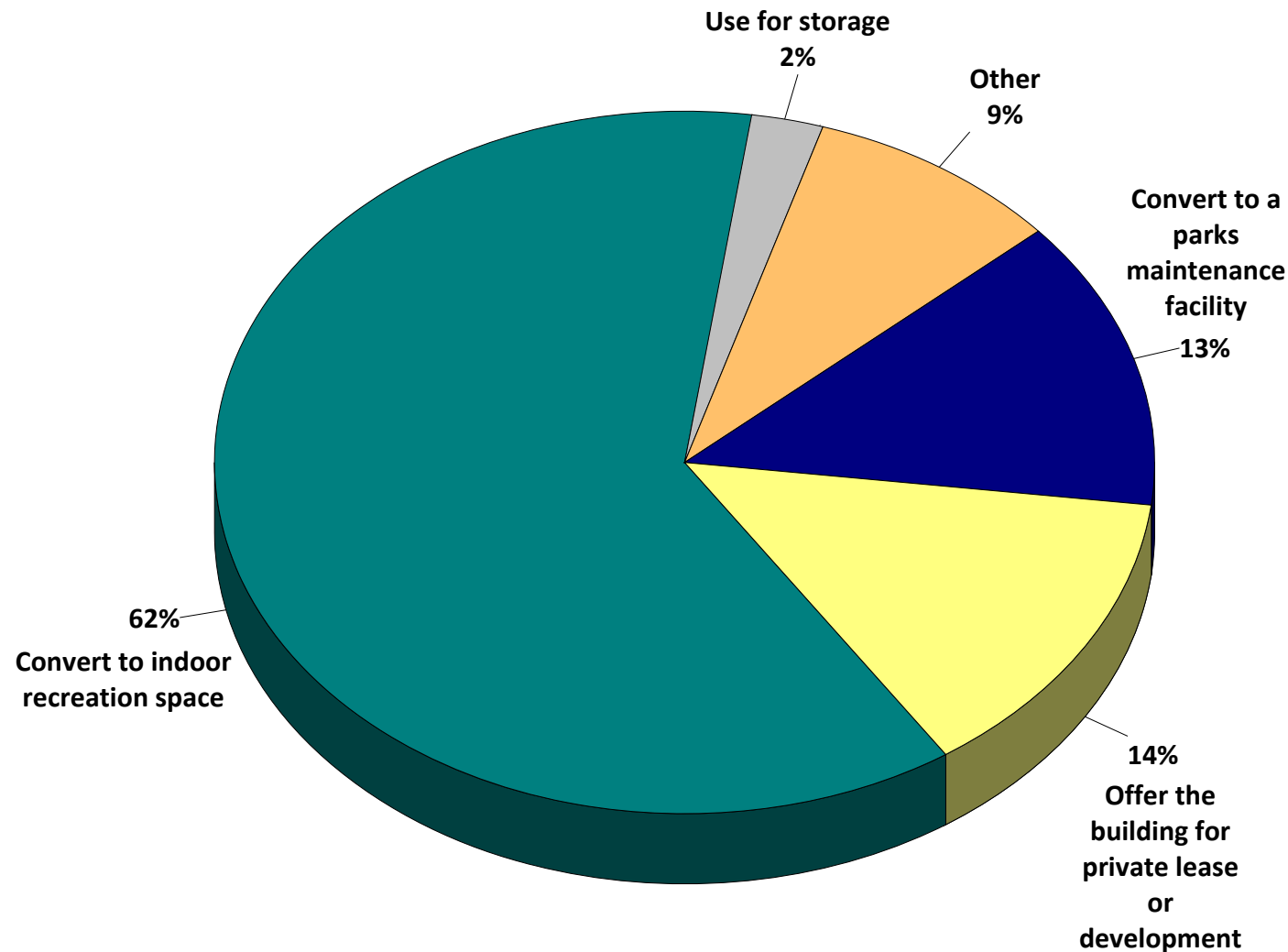
**Q10. The City of Watertown is considering alternative uses for the City Auditorium. Which of the following best describes how you think the City Auditorium should be used in the future?**

by percentage of respondents (excluding "not provided")



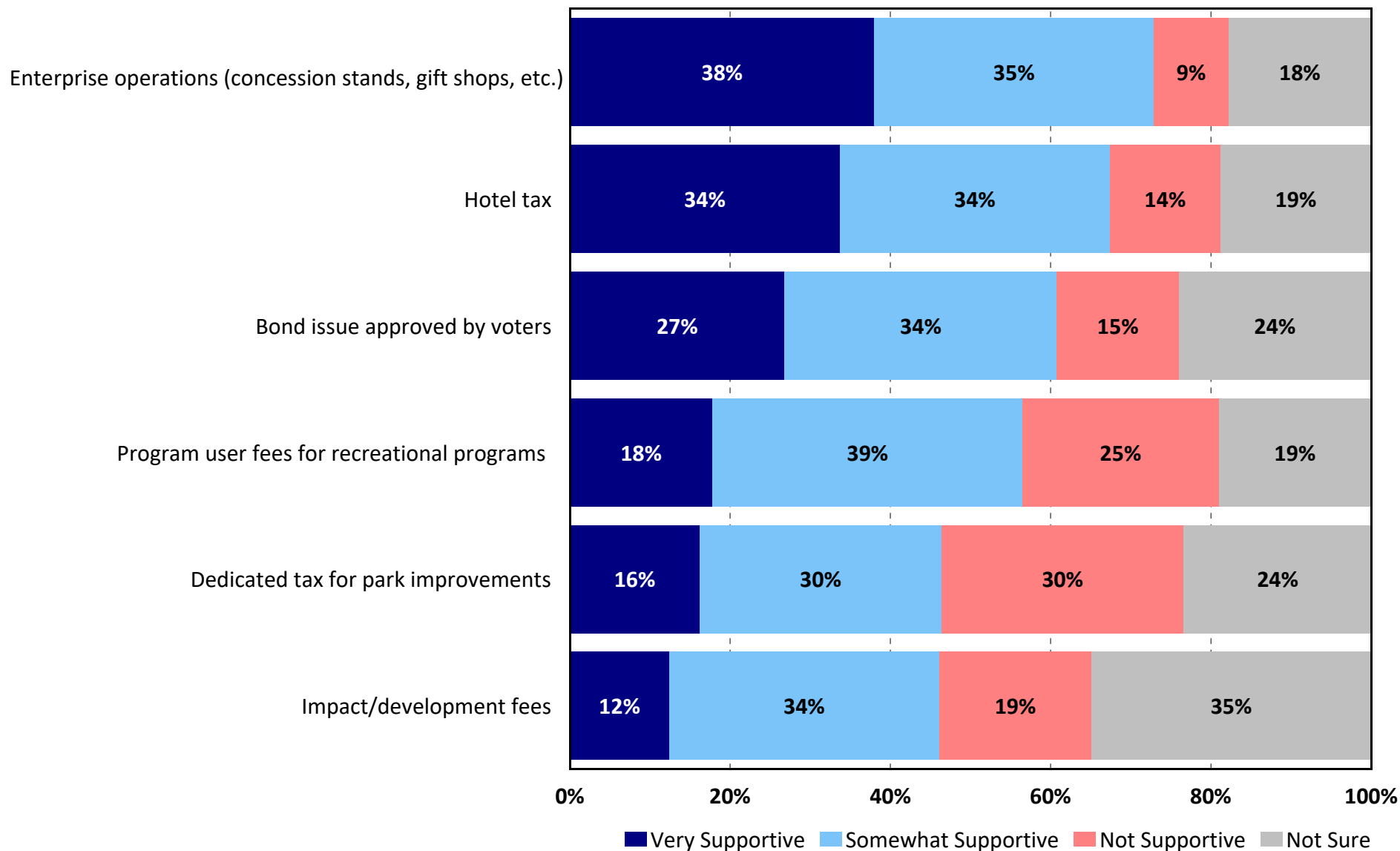
**Q11. The City of Watertown is considering alternative uses for the MAAS Ice Arena.  
Which of the following best describes how you think MAAAS Ice Arena should be  
used in the future?**

by percentage of respondents (excluding “not provided”)



**Q12. Listed below are the potential funding mechanisms that could be used to pay for the actions you indicated you most support in Questions 10 and 11. Please rate your level of support for each of the following mechanisms.**

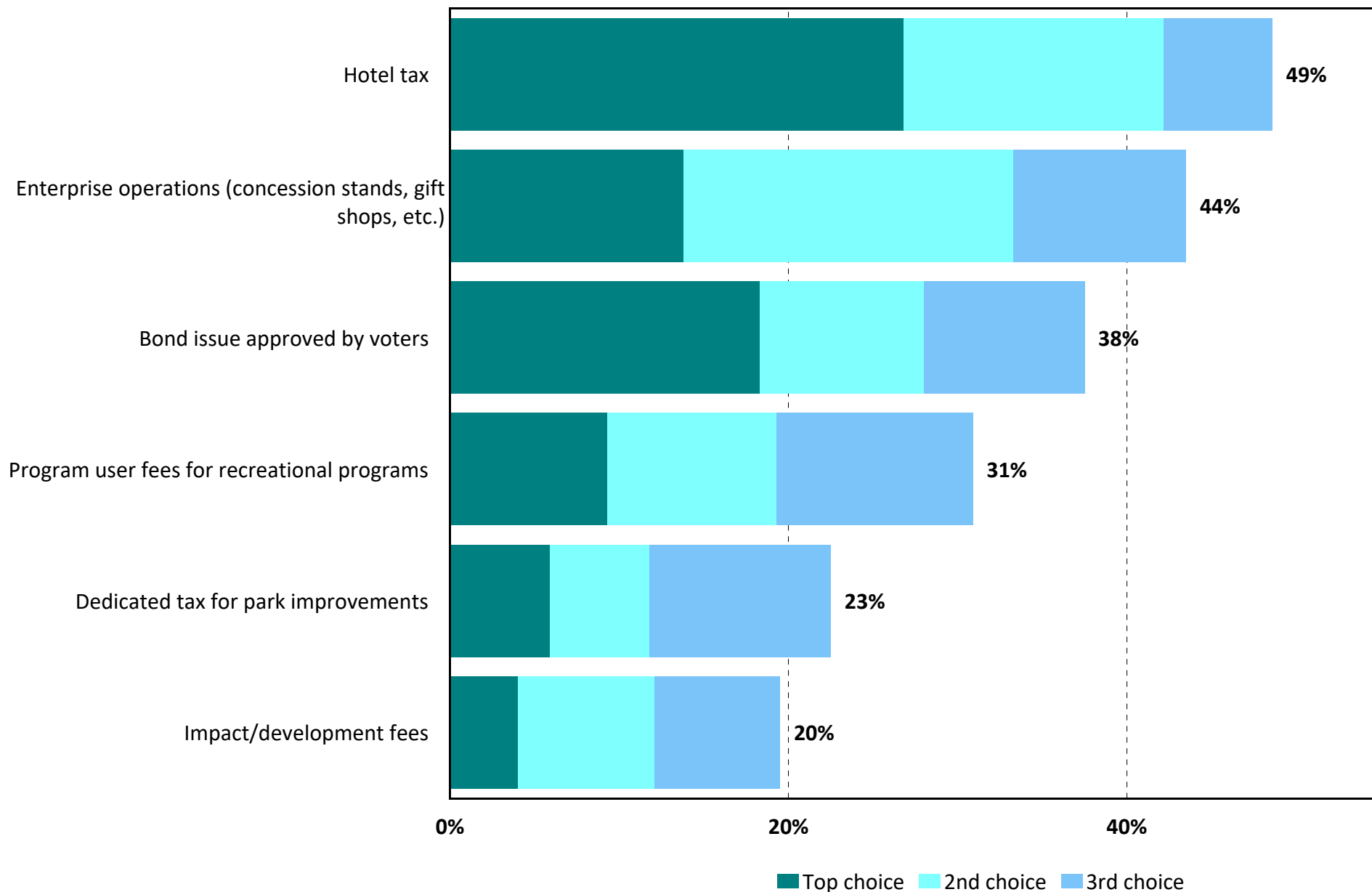
by percentage of respondents





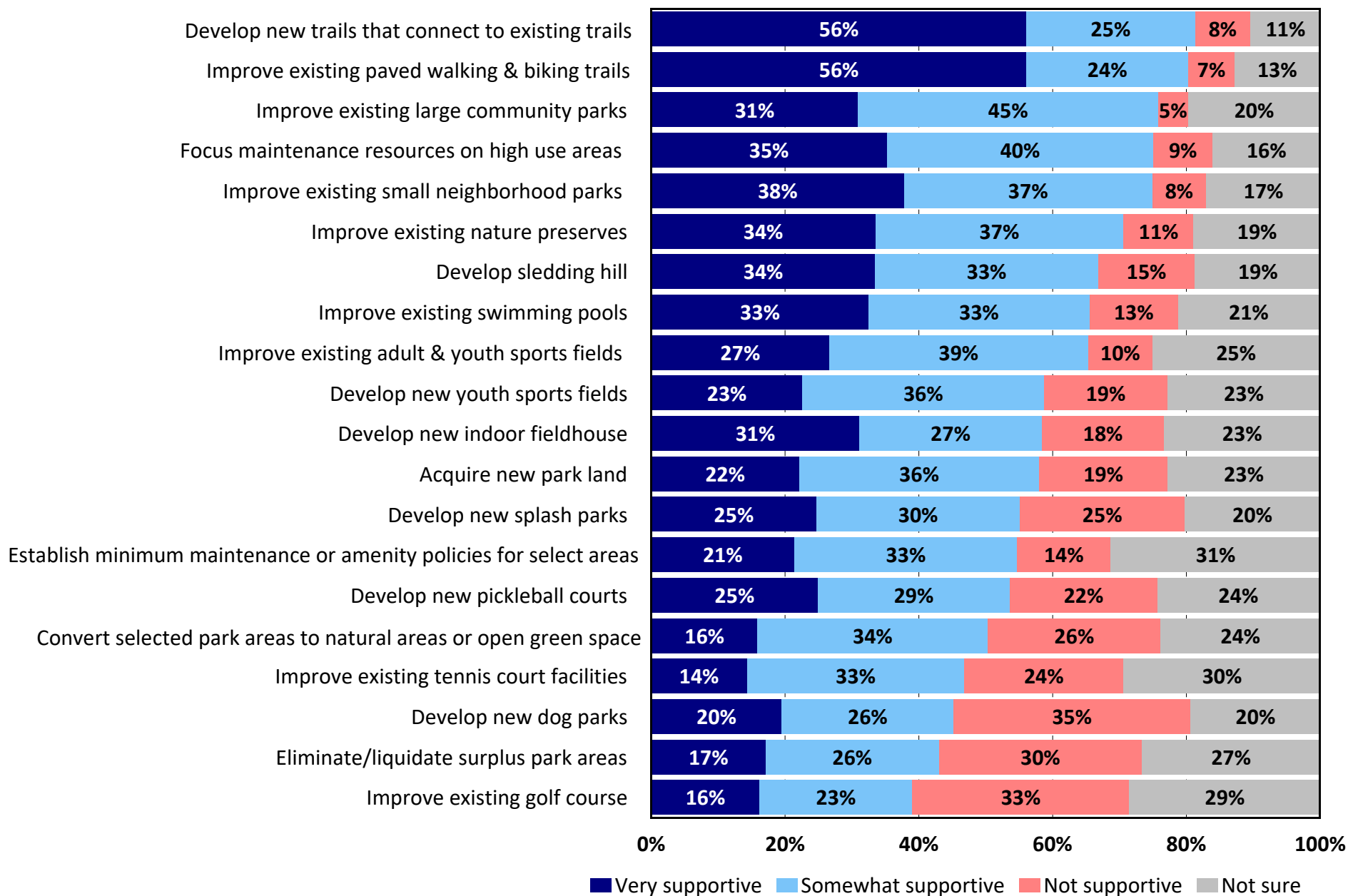
# Q13. Which THREE funding mechanisms listed in Question 12 do you and your household most support?

by percentage of respondents who selected the items as one of their top two choices



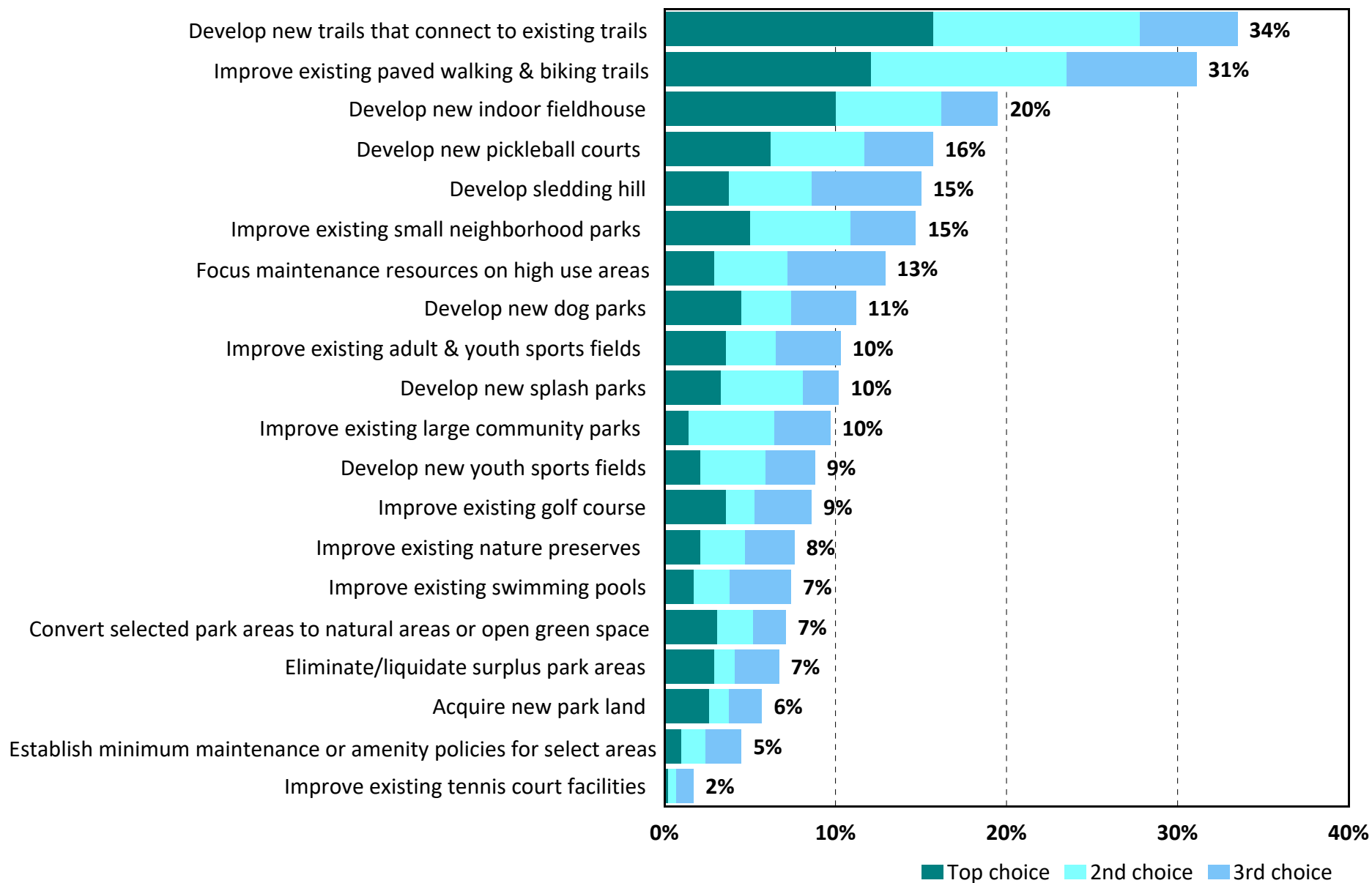
## Q14. Support for Potential Actions to Improve Parks and Recreation

by percentage of respondents



# Q15. Which THREE potential actions listed in Question 14 are most important to you and your household?

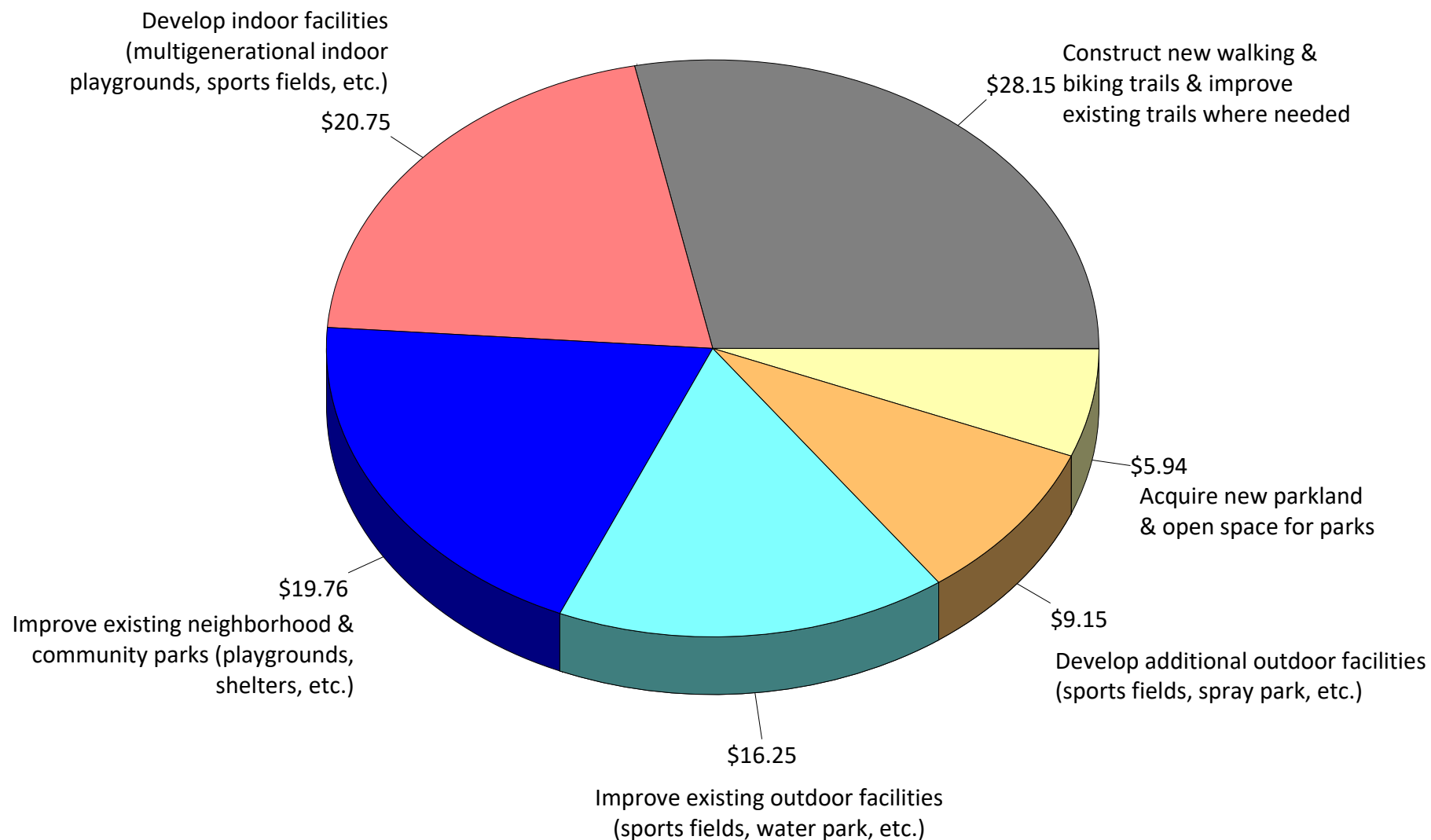
by percentage of respondents who selected the items as one of their top three choices





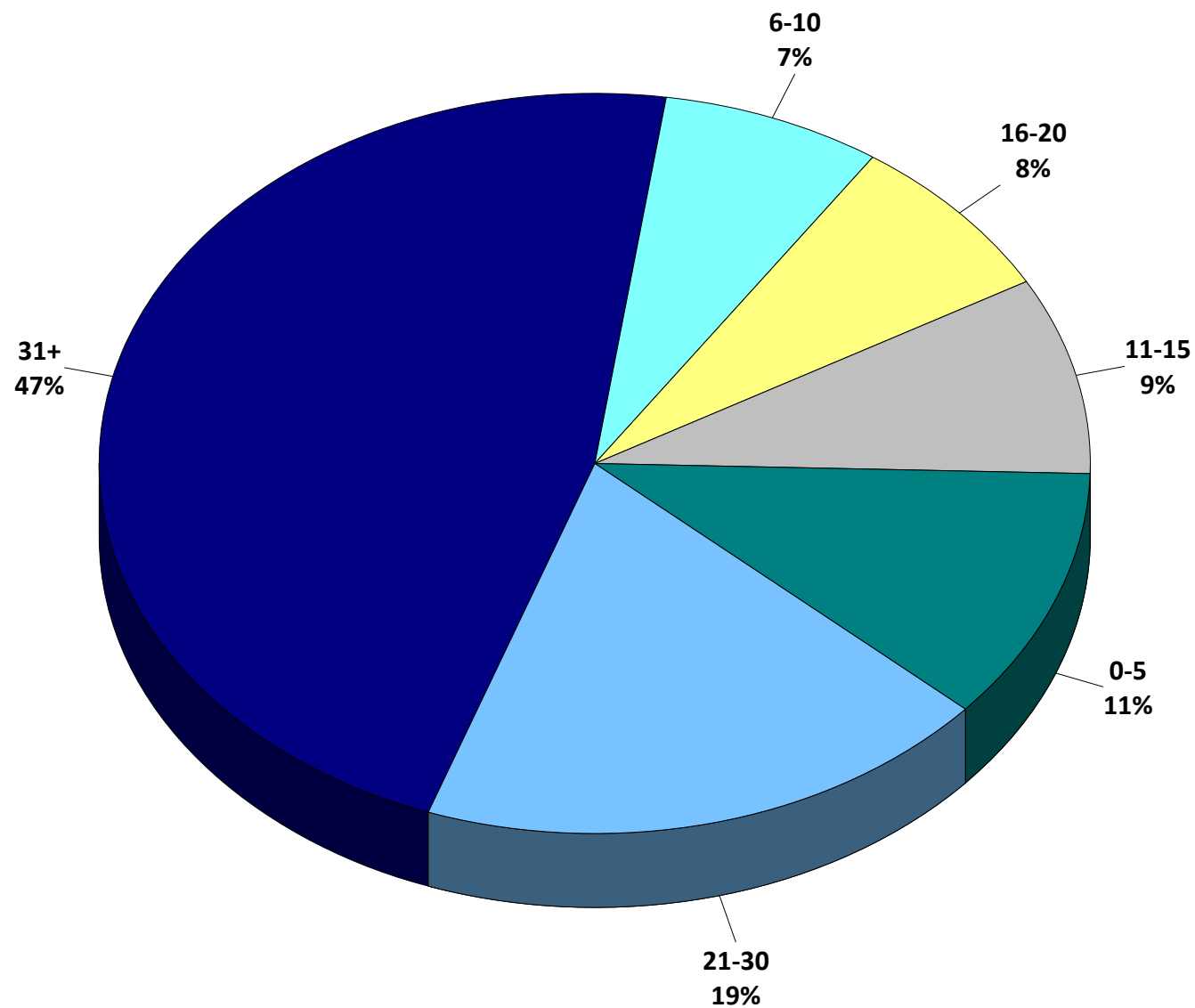
## Q16. If you had a budget of \$100, how would you allocate the funds among the categories of funding listed below?

by average allocated



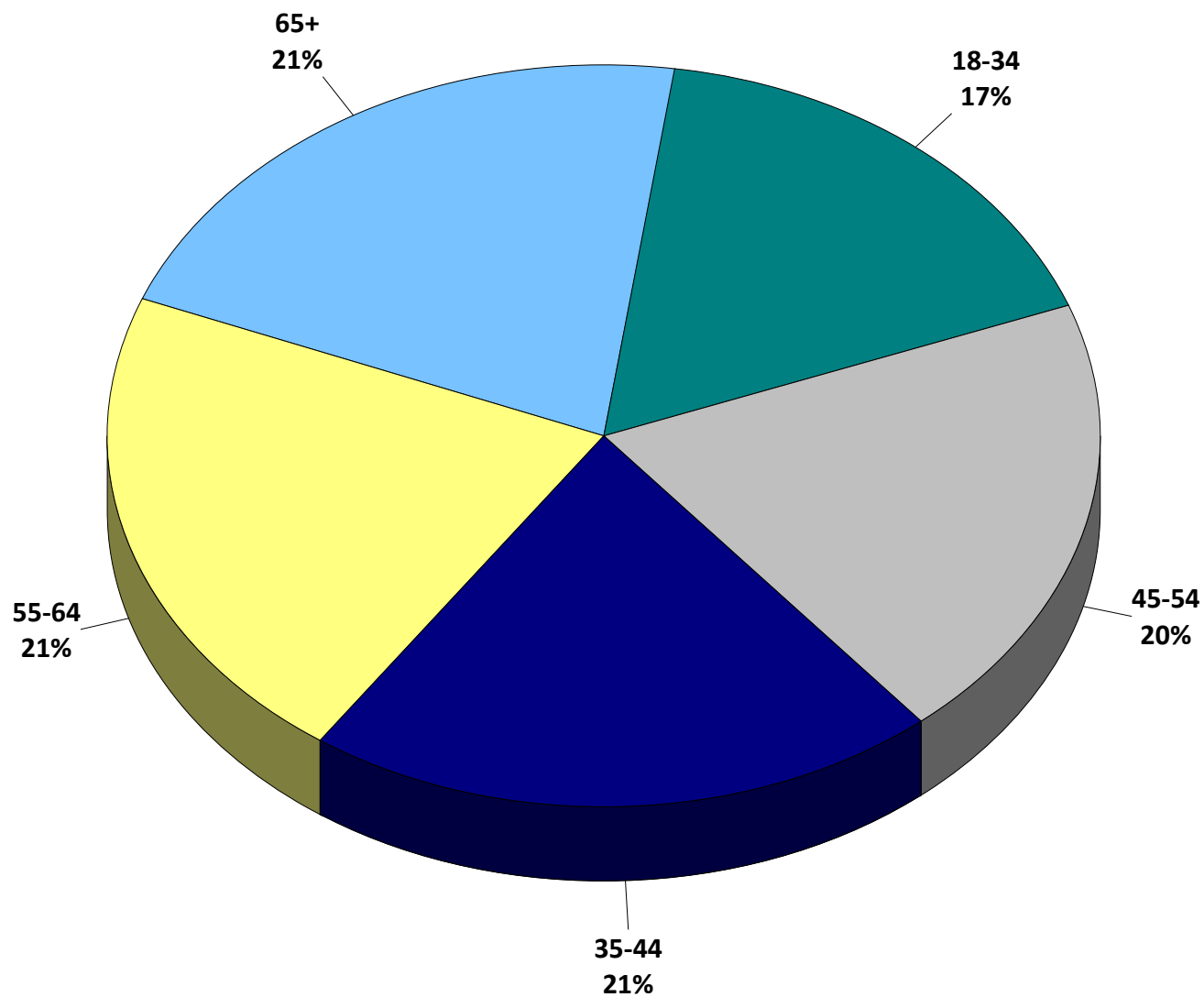
## Q17. How many years have you lived in the City of Watertown?

by percentage of respondents (excluding "not provided")



## Q18. What is your age?

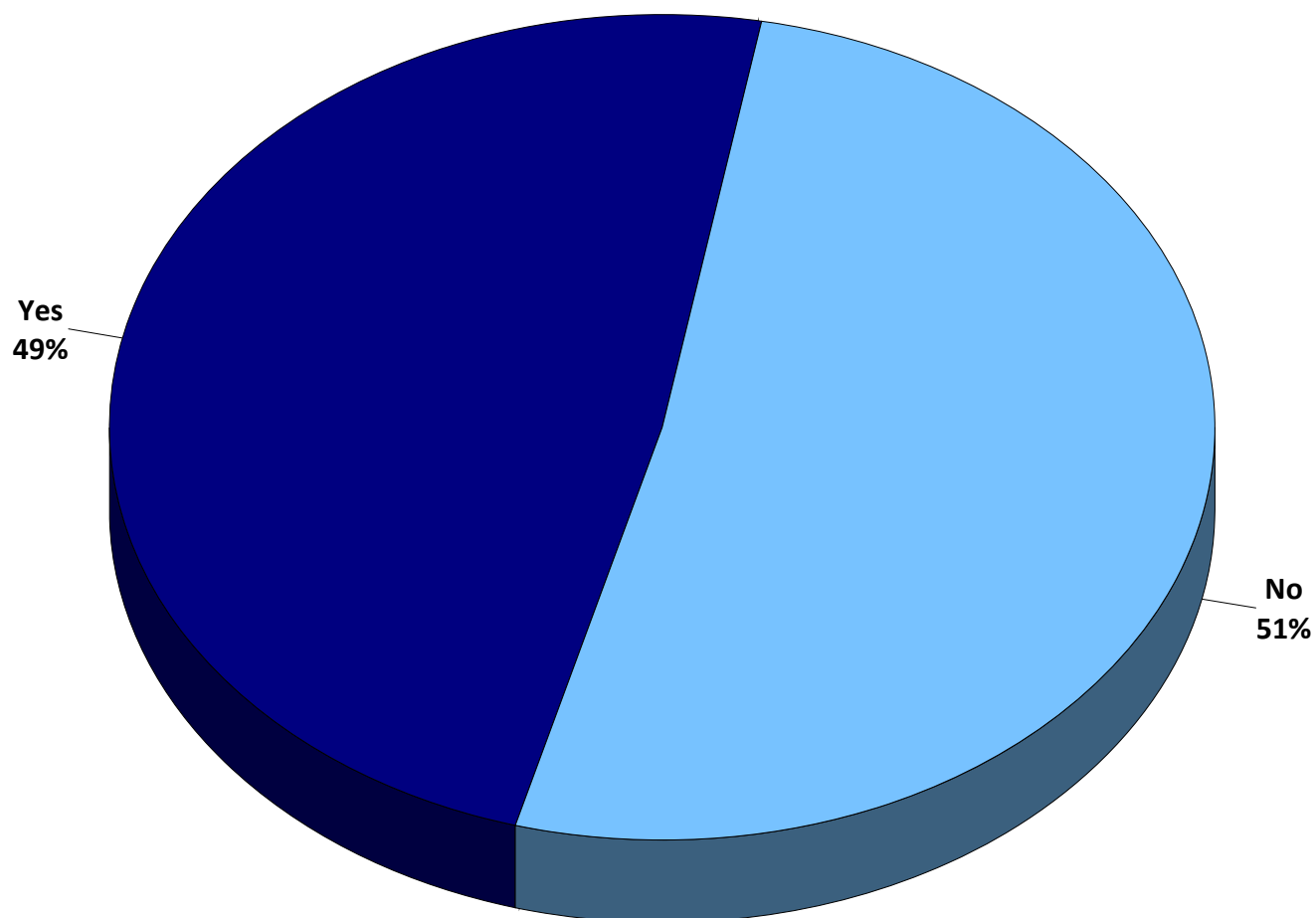
by percentage of respondents (excluding "not provided")





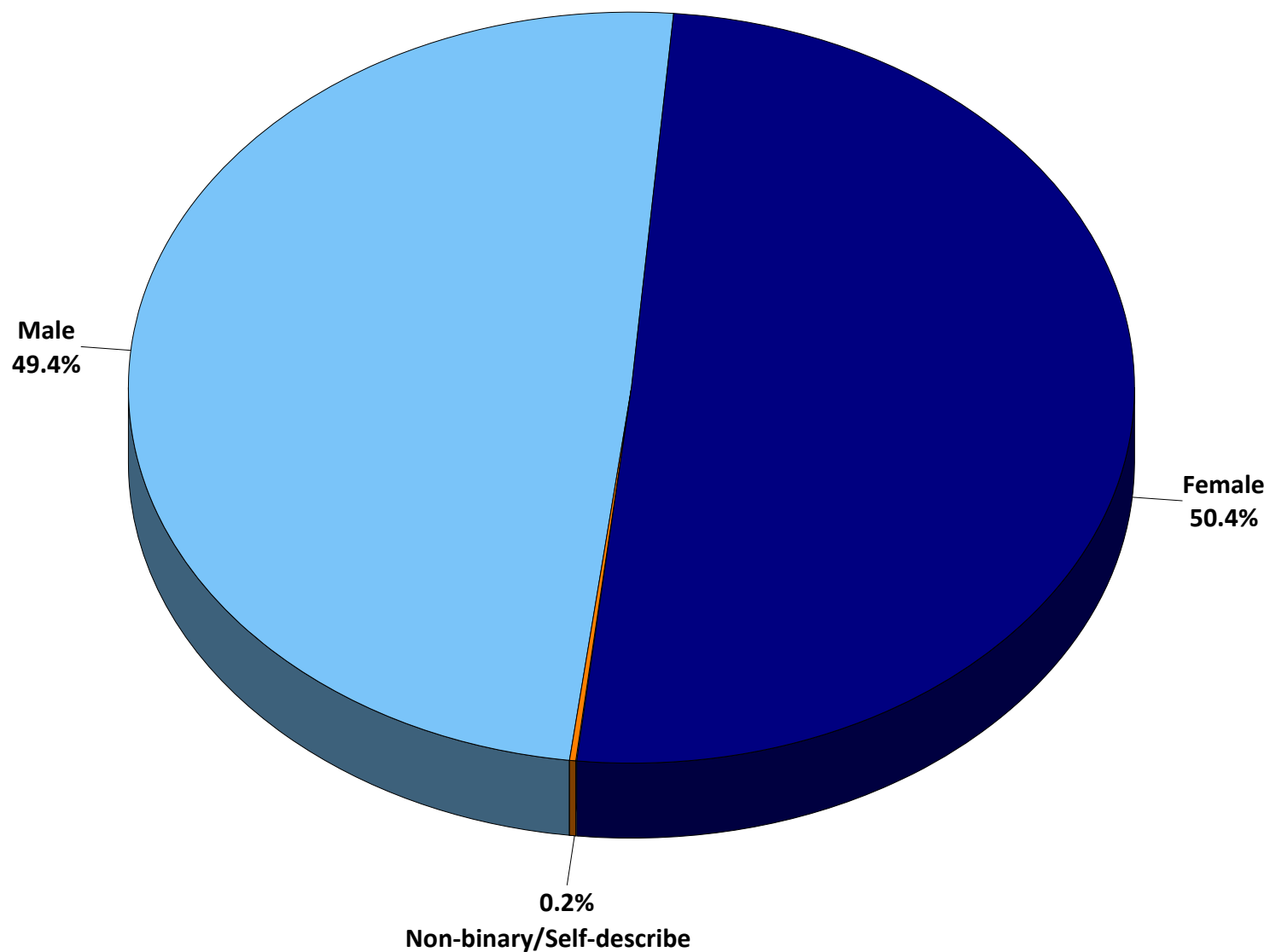
## Q19. Do you own a dog?

by percentage of respondents (excluding "not provided")



## Q20. Your gender:

by percentage of respondents (excluding "prefer not to answer")



**3**

**Priority Investment  
Rating**



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# Priority Investment Rating

## Watertown, SD

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The **Priority Investment Rating (PIR)** was developed by ETC Institute to provide governments with an objective tool for evaluating the priority that should be placed on parks and recreation investments. The Priority Investment Rating was developed by ETC Institute to identify the facilities and programs residents think should receive the highest priority for investment. The priority investment rating reflects the importance residents place on items (sum of top 4 choices) and the unmet needs (needs that are not met or only partly met) for each facility/program relative to the facility/program that rated the highest overall. Since decisions related to future investments should consider both the level of unmet need and the importance of facilities and programs, the PIR weights each of these components equally.

The PIR reflects the sum of the Unmet Needs Rating and the Importance Rating as shown in the equation below:

$$\text{PIR} = \text{UNR} + \text{IR}$$

For example, if the Unmet Needs Rating for Community Gardens were 98.9 (out of 100) and the Importance Rating for Community Gardens were 21.6 (out of 100), the Priority Investment Rating for the Farmer's Market would be 120.5 (out of 200).

### How to Analyze the Charts:

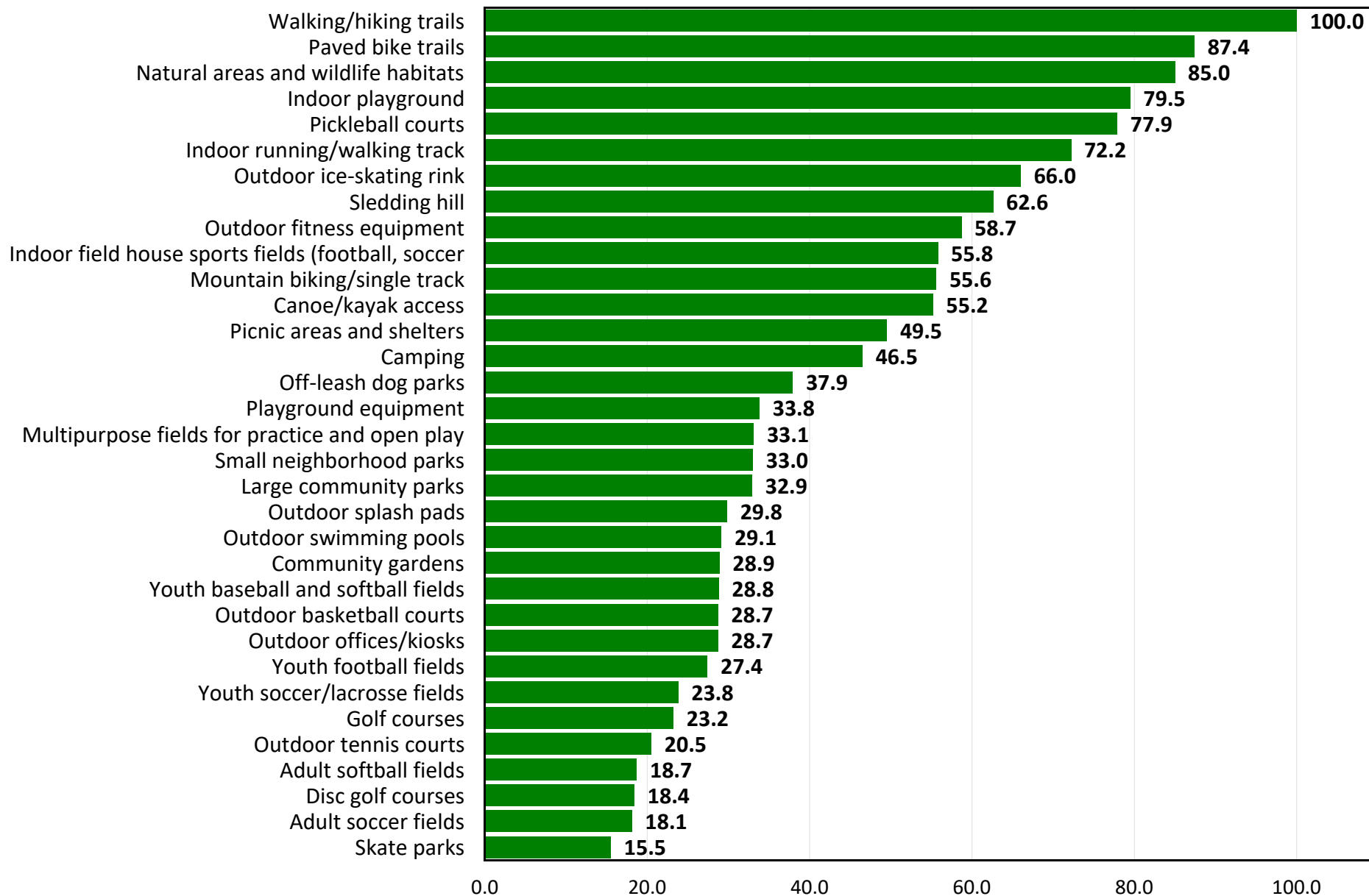
- **High Priority Areas** are those with a PIR of at least 100. A rating of 100 or above generally indicates there is a relatively high level of unmet need and residents generally think it is important to fund improvements in these areas. Improvements in this area are likely to have a positive impact on the greatest number of households.
- **Medium Priority Areas** are those with a PIR of 50-99. A rating in this range generally indicates there is a medium to high level of unmet need or a significant percentage of residents generally think it is important to fund improvements in these areas.
- **Low Priority Areas** are those with a PIR below 50. A rating in this range generally indicates there is a relatively low level of unmet need and residents do not think it is important to fund improvements in these areas. Improvements may be warranted if the needs of very specialized populations are being targeted.

The following pages show the Unmet Needs Rating, Importance Rating, and Priority Investment Rating for facilities and programs.

# Unmet Needs Rating for Facilities

the rating for the item with the most unmet need=100

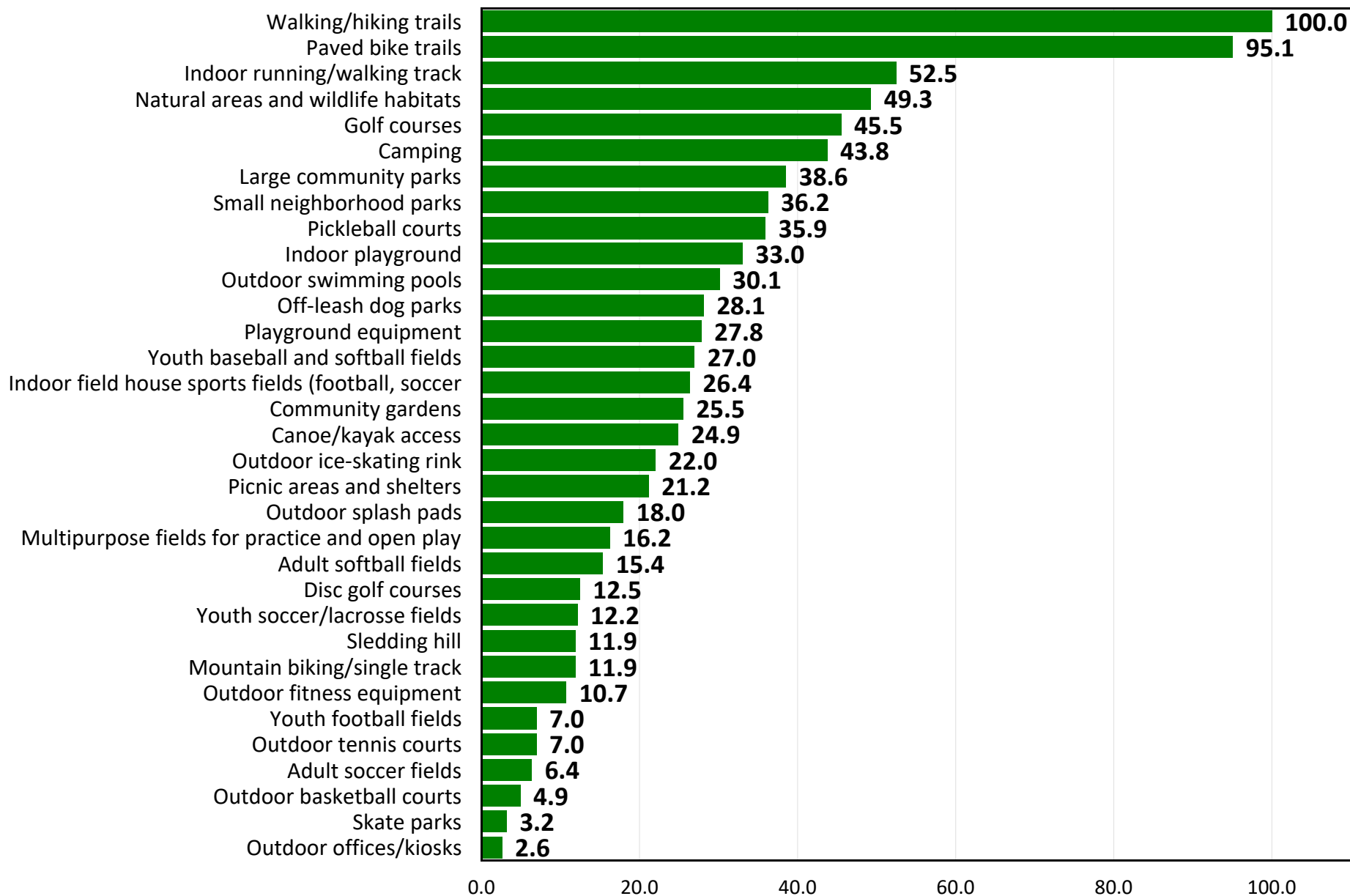
the rating of all other items reflects the relative amount of unmet need for each item compared to the item with the most unmet need



# Importance Rating for Facilities

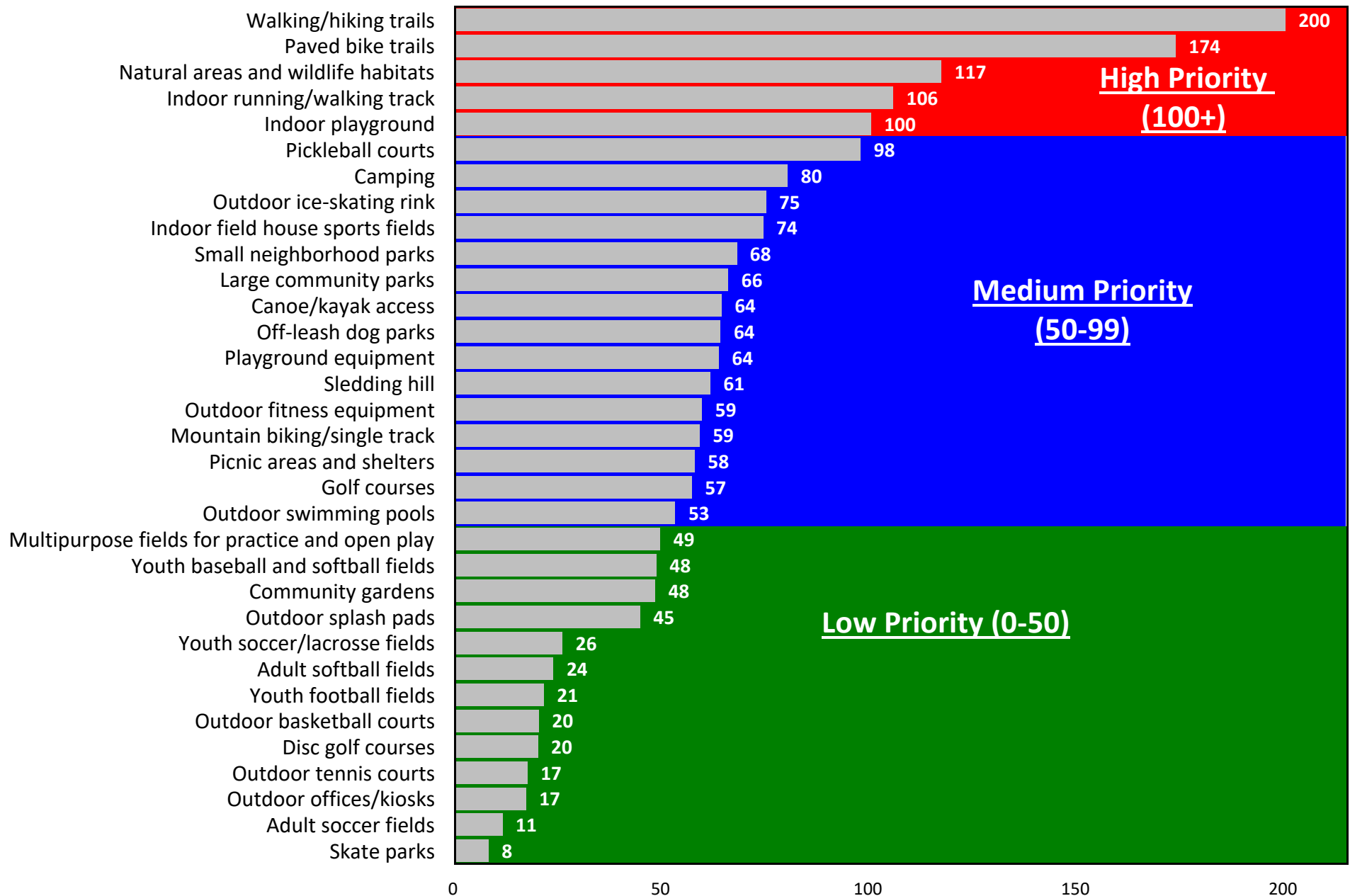
the rating for the item rated as the most important=100

the rating of all other items reflects the relative level of importance for each item compared to the item rated as the most important





# Top Priorities for Investment for Facilities/Amenities Based on Priority Investment Rating





# Benchmarks

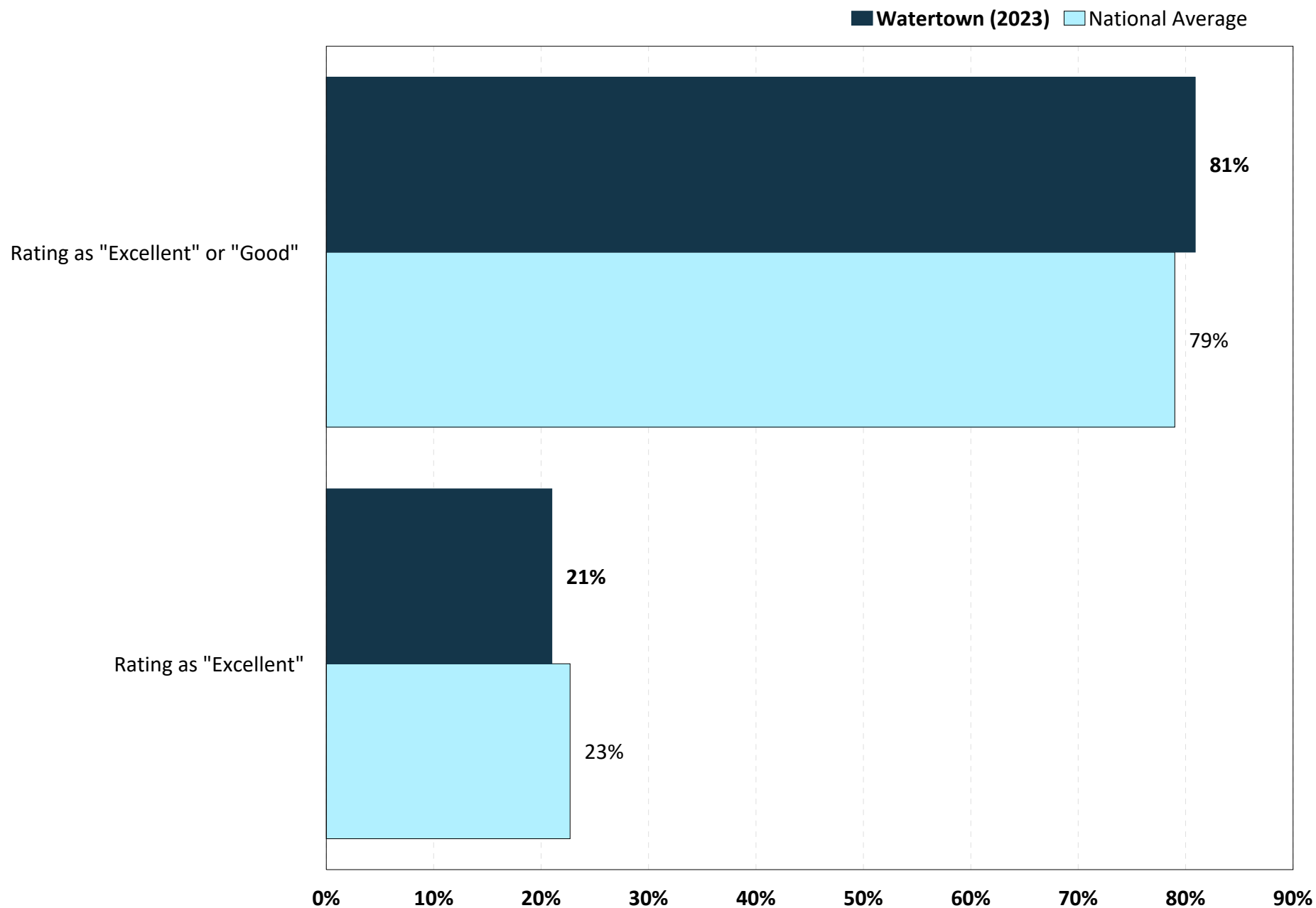
# National Benchmarks

**Note: The benchmarking data contained in this report is protected intellectual property. Any reproduction of the benchmarking information in this report by persons or organizations not directly affiliated with Watertown Parks and Recreation is not authorized without written consent from ETC Institute.**



# Ratings of Overall Recreation Programs

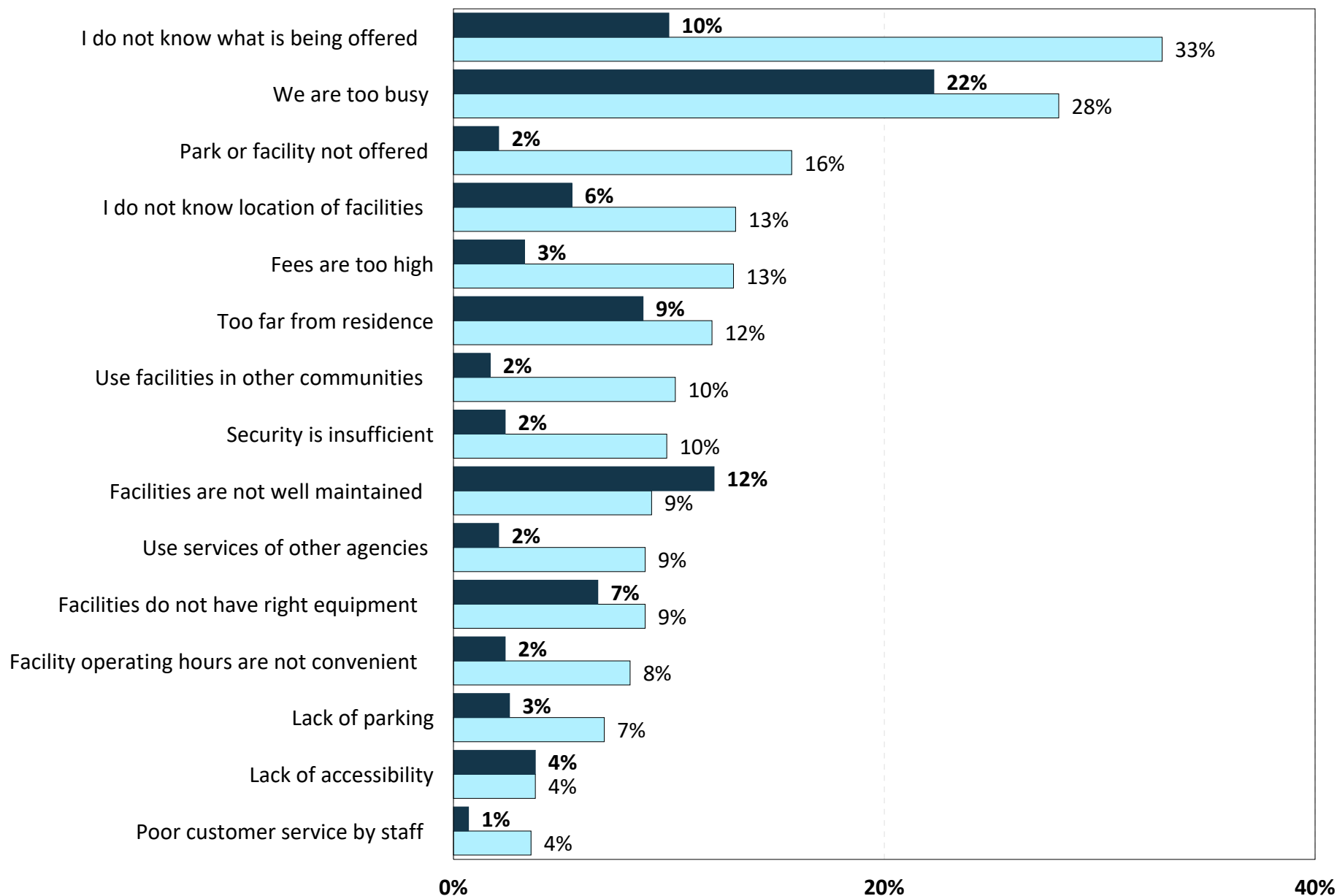
by % of respondents



# Barriers that Prevent from Going to the Park Recreation and Programs

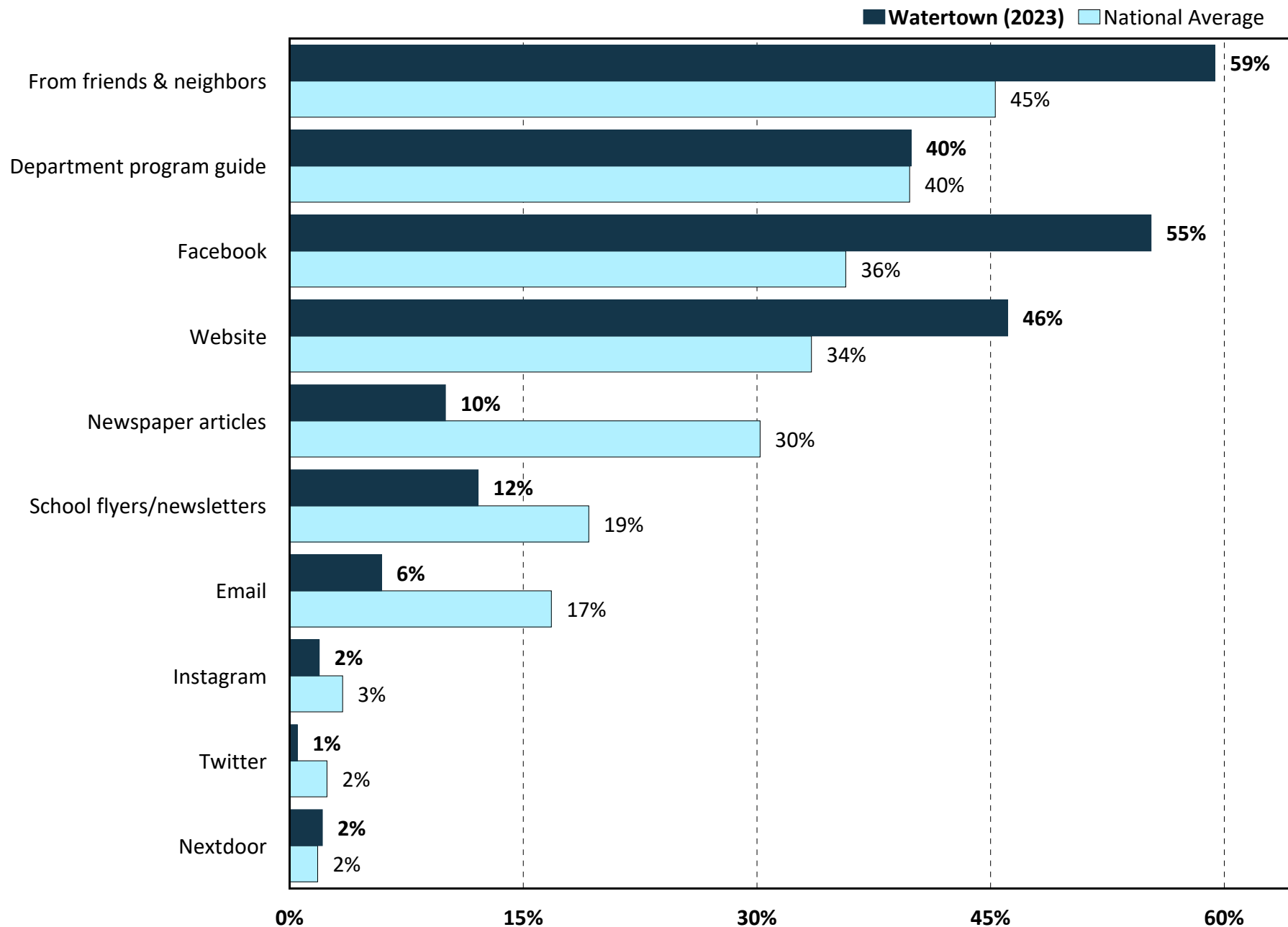
by % of respondents

■ Watertown (2023) ■ National Average



# Sources Used for Information about Parks and Recreation

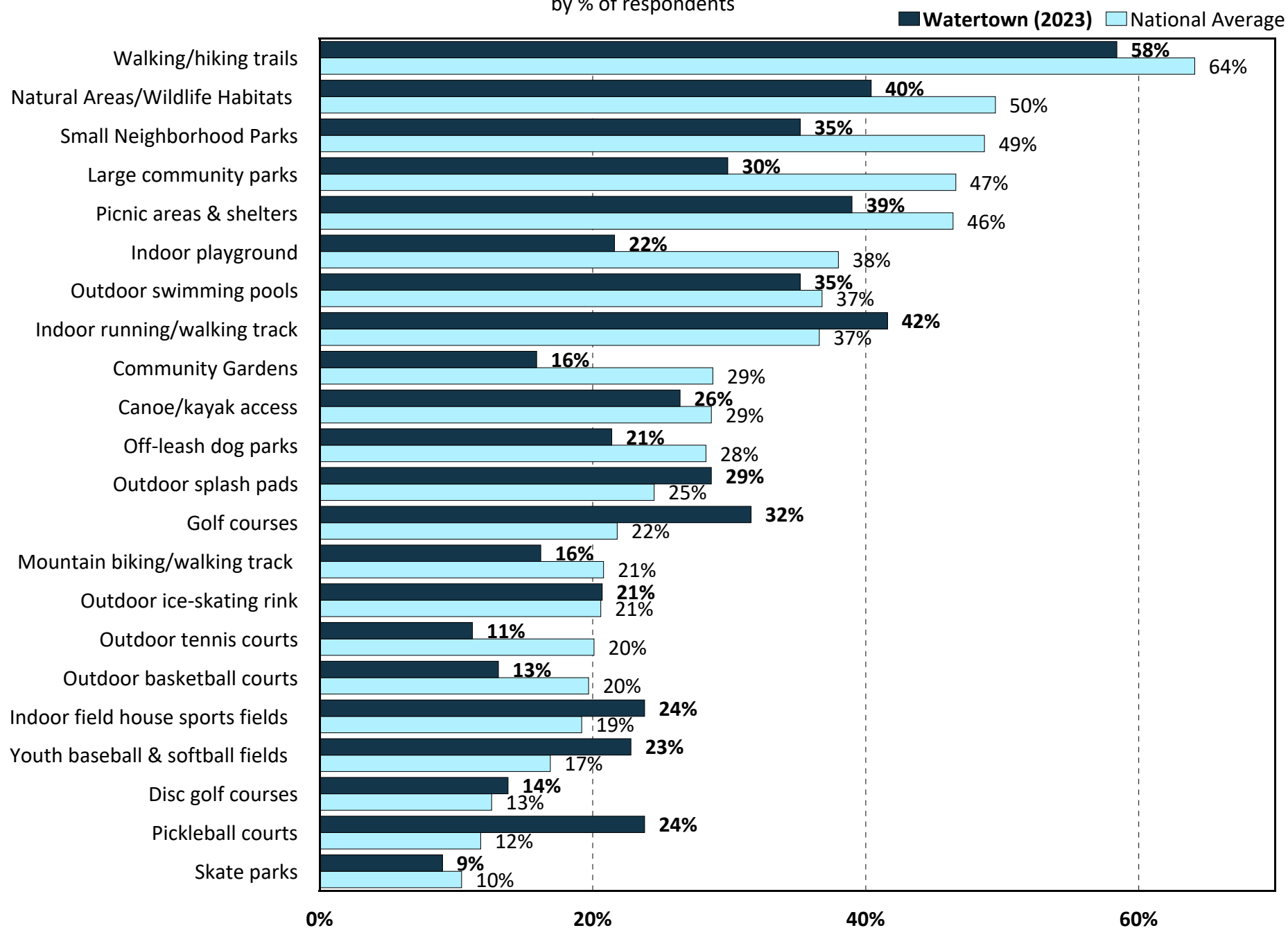
by % of respondents





# Respondents with Need for Facilities

by % of respondents



**5**

**Importance-  
Satisfaction Rating**

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# Importance-Satisfaction Analysis

## Watertown, South Dakota

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### Overview

Today, city officials have limited resources which need to be targeted to actions that are of the most benefit to their citizens. Two of the most important criteria for decision making are (1) to target resources toward services of the highest importance to citizens; and (2) to target resources toward those services where citizens are the least satisfied.

The Importance-Satisfaction (IS) rating is a unique tool that allows public officials to better understand both of these highly important decision-making criteria for each of the services they are providing. The Importance-Satisfaction rating is based on the concept that public agencies will maximize overall customer satisfaction by emphasizing improvements in those areas where the level of satisfaction is relatively low, and the perceived importance of the service is relatively high.

### Methodology

The rating is calculated by summing the percentage of responses for items selected as one of the most important items for the city to provide. The sum is then multiplied by 1 minus the percentage of respondents who indicated they were positively satisfied with the city's performance in the related area (the sum of the ratings of 4 ("good") and 5 ("excellent") on a 5-point scale excluding "don't know" responses). "Don't Know" responses are excluded from the calculation to ensure the satisfaction ratings among service categories are comparable.  $[IS = \text{Importance} \times (1 - \text{Satisfaction})]$ .

**Example of the Calculation:** In an example scenario, respondents were asked to rate their satisfaction with trail features then select the top three most important features to their household.

For example, twenty-seven percent (27%) of respondents selected *adequacy of lighting along trails* as one of the most important features.

Regarding satisfaction, 52% of respondents surveyed rated the town's overall performance in the *adequacy of lighting along trails* as a "4" or "5" on a 5-point scale (where "5" means "Very Satisfied") excluding "Don't Know" responses. The I-S rating for *adequacy of lighting along trails* was calculated by multiplying the sum of the most important percentages by 1 minus the sum of the satisfaction percentages. In this example 27% was multiplied by 48% (1-0.52). This example calculation yielded an I-S rating of 0.1304.

The maximum rating is 1.00 and would be achieved when 100% of the respondents select an item as one of their top three choices and 0% indicate they are positively satisfied with the delivery of the service.



The lowest rating is 0.00 and could be achieved under either of the following two situations:

- If 100% of the respondents were positively satisfied with the delivery of the service
- If none (0%) of the respondents selected the service as one for the three most important areas for the city to emphasize over the next five years.

## Interpreting the Ratings

Ratings that are greater than or equal to 0.20 identify areas that should receive significantly more emphasis over the next two years. Ratings from 0.10 to 0.20 identify service areas that should receive increased emphasis. Ratings less than 0.10 should continue to receive the current level of emphasis.

- *Definitely Increase Emphasis* ( $IS \geq 0.20$ )
- *Increase Current Emphasis* ( $0.10 \leq IS < 0.20$ )
- *Maintain Current Emphasis* ( $IS < 0.10$ )

The results for the City of Watertown are provided on the following pages.

## 2023 Importance-Satisfaction Rating

### Watertown, SD Parks and Recreation

### Parks and Recreation Services

Category of Service	Most Important %	Most Important Rank	Satisfaction %	Satisfaction Rank	Importance-Satisfaction Rating	I-S Rating Rank
<b><u>Very High Priority (IS &gt;.20)</u></b>						
Connectivity of trails & pathways	34%	1	41%	14	0.2004	1
<b><u>High Priority (IS .10-.20)</u></b>						
Amount of available indoor recreation space	33%	3	42%	13	0.1907	2
Maintenance of parks/facilities	34%	2	57%	4	0.1444	3
Availability of information about programs & facilities	19%	4	43%	9	0.1098	4
<b><u>Medium Priority (IS &lt;.10)</u></b>						
User friendliness of website	15%	7	39%	15	0.0918	5
Quality/number of outdoor amenities	17%	5	55%	5	0.0778	6
Amount of open greenspace/natural areas	17%	6	59%	3	0.0698	7
Overall quality of sports fields	12%	8	61%	2	0.0485	8
Park/facility rule awareness & enforcement	8%	10	42%	10	0.0452	9
Ease of renting shelters, gyms, or meeting rooms	6%	12	42%	11	0.0349	10
Amount of developed parkland	10%	9	69%	1	0.0317	11
Ease of contacting City staff	6%	13	46%	8	0.0310	12
Park & facility accessibility (ADA compliant access)	6%	11	50%	6	0.0309	13
Shelter, gym, or meeting room rental availability	4%	14	42%	12	0.0246	14
Customer assistance by staff	3%	15	49%	7	0.0173	15

**Note:** The I-S Rating is calculated by multiplying the "Most Important" % by (1-'Satisfaction' %)

#### Most Important %:

The "Most Important" percentage represents the sum of the first, second, and third most important responses for each item. Respondents were asked to identify the items they thought should receive the most emphasis from City leaders

#### Satisfaction %:

The "Satisfaction" percentage represents the sum of the ratings "5" and "4" excluding 'don't knows.' Respondents ranked their level of satisfaction with each of the items on a scale of 5 to 1 with "5" being Very Satisfied and "1" being Very Dissatisfied.

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# Tabular Data



**Q1. Counting yourself, how many people in your household are...**

	Mean	Sum
number	2.72	1136
Under age 5	0.16	65
Ages 5-9	0.20	85
Ages 10-14	0.27	113
Ages 15-19	0.21	88
Ages 20-24	0.09	36
Ages 25-34	0.25	106
Ages 35-44	0.40	167
Ages 45-54	0.34	143
Ages 55-64	0.35	146
Ages 65-74	0.27	114
Ages 75+	0.18	73

**Q2. In the past 12 months, have you or other members of your household used any of the following parks or recreation facilities offered by the Watertown Parks and Recreation Department?**

Q2. Have you used any Watertown Parks & Recreation

Department parks & recreation facilities in past 12 months	Number	Percent
4th Ave. Ballfield	14	3.3 %
Anza Soccer Complex	92	21.9 %
Belmont Park	50	11.9 %
Bramble Park	184	43.7 %
City Auditorium	53	12.6 %
Community Foundation Plaza Park	182	43.2 %
Derby Downs Park	48	11.4 %
Diamondball Park	63	15.0 %
Dog Park	69	16.4 %
Eastwoods Park	39	9.3 %
Forsberg Park	27	6.4 %
Foundation Fields	61	14.5 %
Hanten Park	1	0.2 %
Harper Park	60	14.3 %
Herzog Park	7	1.7 %
Highland Park	109	25.9 %
Jackson Park/Disc Golf Course	66	15.7 %
Kiddie Ponds/Disc Golf Course	61	14.5 %
Koch Complex	83	19.7 %
Lincoln Park	71	16.9 %
Lions Park	93	22.1 %
Lori's Garden	17	4.0 %
Maas Ice Arena	61	14.5 %
Mallard Cove Park	7	1.7 %
McKinley Park	64	15.2 %
McLaughlin Nature Area	34	8.1 %
Morningside Park	38	9.0 %
Mt. Hope Soccer	23	5.5 %
Nelson Park	54	12.8 %
Northridge Park	28	6.7 %
Pelican Park	26	6.2 %
Pelican View Park	16	3.8 %
Premier Softball Complex	65	15.4 %
Riverside Park	86	20.4 %
Sioux Park	3	0.7 %
Skate Park	29	6.9 %
Stokes-Thomas Lake City Park	208	49.4 %
Haven't used Watertown parks or recreation facilities	59	14.0 %
Total	2251	

**Q2a. How would you rate the overall quality of parks or facilities that you and members of your household have used?**

Q2a. How would you rate overall quality of parks or facilities your household has used

	Number	Percent
Excellent	76	21.0 %
Good	217	59.9 %
Fair	64	17.7 %
Poor	5	1.4 %
Total	362	100.0 %

**Q3. Please CHECK ALL the reasons that prevent you or other members of your household from using Watertown Parks and Recreation Department parks and recreation facilities more often.**

Q3. All the reasons that prevent your household from using Watertown Parks & Recreation Department parks & recreation facilities more often

	Number	Percent
Facilities are not well maintained	51	12.1 %
Park or facility not offered	9	2.1 %
We are too busy	94	22.3 %
Security is insufficient	10	2.4 %
Too far from our residence	37	8.8 %
Fees are too high	14	3.3 %
Use facilities in other communities	7	1.7 %
Poor customer service by staff	3	0.7 %
I do not know locations of facilities	23	5.5 %
Facilities don't have the right equipment	28	6.7 %
I do not know what is being offered	42	10.0 %
Facility operating hours not convenient	10	2.4 %
Lack of parking	11	2.6 %
Use services of other agencies	9	2.1 %
Lack of accessibility	16	3.8 %
Nothing prevents me from participating	179	42.5 %
Total	543	



**Q4. Please indicate if you or any members of your household have a need for each of the parks and recreational facilities listed below.**

(N=421)

	Yes	No
Q4-1. Adult soccer fields	3.1%	96.9%
Q4-2. Adult softball fields	12.6%	87.4%
Q4-3. Camping	34.2%	65.8%
Q4-4. Canoe/kayak access	26.4%	73.6%
Q4-5. Community gardens	15.9%	84.1%
Q4-6. Disc golf courses	13.8%	86.2%
Q4-7. Golf courses	31.6%	68.4%
Q4-8. Indoor field house sports fields (football, soccer, etc.)	23.8%	76.2%
Q4-9. Indoor playground	21.6%	78.4%
Q4-10. Indoor running/walking track	41.6%	58.4%
Q4-11. Large community parks	29.9%	70.1%
Q4-12. Mountain biking/single track	16.2%	83.8%
Q4-13. Multipurpose fields for practice & open play	19.0%	81.0%
Q4-14. Natural areas & wildlife habitats	40.4%	59.6%
Q4-15. Off-leash dog parks	21.4%	78.6%
Q4-16. Outdoor basketball courts	13.1%	86.9%
Q4-17. Outdoor fitness equipment	16.4%	83.6%
Q4-18. Outdoor ice-skating rink	20.7%	79.3%
Q4-19. Outdoor offices/kiosks	5.0%	95.0%
Q4-20. Outdoor splash pads	28.7%	71.3%
Q4-21. Outdoor swimming pools	35.2%	64.8%
Q4-22. Outdoor tennis courts	11.2%	88.8%
Q4-23. Paved bike trails	55.6%	44.4%
Q4-24. Pickleball courts	23.8%	76.2%

**Q4. Please indicate if you or any members of your household have a need for each of the parks and recreational facilities listed below.**

	Yes	No
Q4-25. Picnic areas & shelters	39.0%	61.0%
Q4-26. Playground equipment	33.7%	66.3%
Q4-27. Skate parks	9.0%	91.0%
Q4-28. Sledding hill	29.7%	70.3%
Q4-29. Small neighborhood parks	35.2%	64.8%
Q4-30. Walking/hiking trails	58.4%	41.6%
Q4-31. Youth baseball & softball fields	22.8%	77.2%
Q4-32. Youth football fields	9.7%	90.3%
Q4-33. Youth soccer/lacrosse fields	11.9%	88.1%
Q4-34. Other	8.3%	91.7%

**Q4. If "Yes," please rate how well your needs for the recreation parks/facilities in your community are being met.**

(N=394)

	100% met	75% met	50% met	25% met	0% met
Q4-1. Adult soccer fields	33.3%	16.7%	16.7%	33.3%	0.0%
Q4-2. Adult softball fields	63.3%	16.3%	14.3%	6.1%	0.0%
Q4-3. Camping	26.3%	40.9%	21.9%	8.8%	2.2%
Q4-4. Canoe/kayak access	26.0%	28.0%	22.0%	18.0%	6.0%
Q4-5. Community gardens	37.3%	18.6%	22.0%	15.3%	6.8%
Q4-6. Disc golf courses	59.3%	24.1%	13.0%	3.7%	0.0%
Q4-7. Golf courses	59.7%	29.0%	8.1%	3.2%	0.0%
Q4-8. Indoor field house sports fields (football, soccer, etc.)	15.8%	22.1%	17.9%	23.2%	21.1%
Q4-9. Indoor playground	1.3%	2.5%	6.3%	12.7%	77.2%
Q4-10. Indoor running/walking track	44.6%	15.9%	15.9%	9.6%	14.0%
Q4-11. Large community parks	37.6%	34.2%	15.4%	8.5%	4.3%
Q4-12. Mountain biking/single track	5.1%	5.1%	16.9%	32.2%	40.7%
Q4-13. Multipurpose fields for practice & open play	16.2%	29.7%	21.6%	21.6%	10.8%
Q4-14. Natural areas & wildlife habitats	24.7%	23.3%	23.3%	22.7%	6.0%
Q4-15. Off-leash dog parks	33.7%	14.5%	27.7%	16.9%	7.2%
Q4-16. Outdoor basketball courts	38.0%	26.0%	16.0%	14.0%	6.0%
Q4-17. Outdoor fitness equipment	1.6%	6.5%	12.9%	19.4%	59.7%
Q4-18. Outdoor ice-skating rink	9.9%	11.1%	18.5%	27.2%	33.3%
Q4-19. Outdoor offices/kiosks	10.5%	0.0%	0.0%	10.5%	78.9%
Q4-20. Outdoor splash pads	41.7%	29.6%	18.5%	9.3%	0.9%
Q4-21. Outdoor swimming pools	62.6%	17.3%	14.4%	4.3%	1.4%
Q4-22. Outdoor tennis courts	42.2%	28.9%	17.8%	4.4%	6.7%
Q4-23. Paved bike trails	19.8%	36.5%	26.6%	13.5%	3.6%
Q4-24. Pickleball courts	6.6%	13.2%	34.1%	24.2%	22.0%
Q4-25. Picnic areas & shelters	32.2%	38.8%	20.4%	6.6%	2.0%

**Q4. If "Yes," please rate how well your needs for the recreation parks/facilities in your community are being met.**

	100% met	75% met	50% met	25% met	0% met
Q4-26. Playground equipment	37.3%	29.9%	23.1%	7.5%	2.2%
Q4-27. Skate parks	36.1%	47.2%	8.3%	5.6%	2.8%
Q4-28. Sledding hill	20.7%	27.6%	25.0%	17.2%	9.5%
Q4-29. Small neighborhood parks	42.1%	30.0%	18.6%	7.1%	2.1%
Q4-30. Walking/hiking trails	22.0%	25.0%	31.9%	13.8%	7.3%
Q4-31. Youth baseball & softball fields	33.7%	37.1%	19.1%	6.7%	3.4%
Q4-32. Youth football fields	24.3%	29.7%	24.3%	8.1%	13.5%
Q4-33. Youth soccer/lacrosse fields	37.8%	26.7%	20.0%	6.7%	8.9%
Q4-34. Other	8.8%	8.8%	20.6%	2.9%	58.8%



**Q5. Which FOUR of the parks/facilities from the list in Question 4 are MOST IMPORTANT to your household?**

Q5. Top choice	Number	Percent
Adult soccer fields	2	0.5 %
Adult softball fields	10	2.4 %
Camping	22	5.2 %
Canoe/kayak access	7	1.7 %
Community gardens	11	2.6 %
Disc golf courses	6	1.4 %
Golf courses	27	6.4 %
Indoor field house sports fields (football, soccer, etc.)	11	2.6 %
Indoor playground	16	3.8 %
Indoor running/walking track	20	4.8 %
Large community parks	11	2.6 %
Mountain biking/single track	5	1.2 %
Multipurpose fields for practice & open play	1	0.2 %
Natural areas & wildlife habitats	16	3.8 %
Off-leash dog parks	14	3.3 %
Outdoor fitness equipment	1	0.2 %
Outdoor ice-skating rink	9	2.1 %
Outdoor splash pads	1	0.2 %
Outdoor swimming pools	6	1.4 %
Outdoor tennis courts	2	0.5 %
Paved bike trails	55	13.1 %
Pickleball courts	20	4.8 %
Picnic areas & shelters	1	0.2 %
Playground equipment	11	2.6 %
Skate parks	1	0.2 %
Sledding hill	2	0.5 %
Small neighborhood parks	20	4.8 %
Walking/hiking trails	30	7.1 %
Youth baseball & softball fields	18	4.3 %
Youth soccer/lacrosse fields	9	2.1 %
None chosen	56	13.3 %
Total	421	100.0 %

**Q5. Which FOUR of the parks/facilities from the list in Question 4 are MOST IMPORTANT to your household?**

Q5. 2nd choice	Number	Percent
Adult soccer fields	3	0.7 %
Adult softball fields	6	1.4 %
Camping	19	4.5 %
Canoe/kayak access	8	1.9 %
Community gardens	8	1.9 %
Disc golf courses	3	0.7 %
Golf courses	19	4.5 %
Indoor field house sports fields (football, soccer, etc.)	10	2.4 %
Indoor playground	19	4.5 %
Indoor running/walking track	24	5.7 %
Large community parks	14	3.3 %
Mountain biking/single track	5	1.2 %
Multipurpose fields for practice & open play	8	1.9 %
Natural areas & wildlife habitats	28	6.7 %
Off-leash dog parks	13	3.1 %
Outdoor basketball courts	2	0.5 %
Outdoor fitness equipment	6	1.4 %
Outdoor ice-skating rink	5	1.2 %
Outdoor splash pads	4	1.0 %
Outdoor swimming pools	13	3.1 %
Outdoor tennis courts	3	0.7 %
Paved bike trails	38	9.0 %
Pickleball courts	11	2.6 %
Picnic areas & shelters	9	2.1 %
Playground equipment	4	1.0 %
Sledding hill	2	0.5 %
Small neighborhood parks	7	1.7 %
Walking/hiking trails	39	9.3 %
Youth baseball & softball fields	9	2.1 %
Youth football fields	3	0.7 %
Youth soccer/lacrosse fields	3	0.7 %
None chosen	76	18.1 %
Total	421	100.0 %

**Q5. Which FOUR of the parks/facilities from the list in Question 4 are MOST IMPORTANT to your household?**

Q5. 3rd choice	Number	Percent
Adult soccer fields	2	0.5 %
Adult softball fields	4	1.0 %
Camping	14	3.3 %
Canoe/kayak access	11	2.6 %
Community gardens	8	1.9 %
Disc golf courses	4	1.0 %
Golf courses	13	3.1 %
Indoor field house sports fields (football, soccer, etc.)	12	2.9 %
Indoor playground	4	1.0 %
Indoor running/walking track	26	6.2 %
Large community parks	11	2.6 %
Mountain biking/single track	3	0.7 %
Multipurpose fields for practice & open play	6	1.4 %
Natural areas & wildlife habitats	12	2.9 %
Off-leash dog parks	8	1.9 %
Outdoor basketball courts	3	0.7 %
Outdoor fitness equipment	3	0.7 %
Outdoor ice-skating rink	12	2.9 %
Outdoor offices/kiosks	1	0.2 %
Outdoor splash pads	9	2.1 %
Outdoor swimming pools	16	3.8 %
Outdoor tennis courts	4	1.0 %
Paved bike trails	32	7.6 %
Pickleball courts	11	2.6 %
Picnic areas & shelters	6	1.4 %
Playground equipment	15	3.6 %
Skate parks	1	0.2 %
Sledding hill	4	1.0 %
Small neighborhood parks	15	3.6 %
Walking/hiking trails	40	9.5 %
Youth baseball & softball fields	7	1.7 %
Youth football fields	4	1.0 %
Youth soccer/lacrosse fields	3	0.7 %
None chosen	97	23.0 %
Total	421	100.0 %

**Q5. Which FOUR of the parks/facilities from the list in Question 4 are MOST IMPORTANT to your household?**

Q5. 4th choice	Number	Percent
Adult soccer fields	2	0.5 %
Adult softball fields	2	0.5 %
Camping	9	2.1 %
Canoe/kayak access	10	2.4 %
Community gardens	10	2.4 %
Disc golf courses	5	1.2 %
Golf courses	7	1.7 %
Indoor field house sports fields (football, soccer, etc.)	5	1.2 %
Indoor playground	9	2.1 %
Indoor running/walking track	6	1.4 %
Large community parks	20	4.8 %
Mountain biking/single track	4	1.0 %
Multipurpose fields for practice & open play	9	2.1 %
Natural areas & wildlife habitats	15	3.6 %
Off-leash dog parks	6	1.4 %
Outdoor basketball courts	2	0.5 %
Outdoor fitness equipment	6	1.4 %
Outdoor ice-skating rink	6	1.4 %
Outdoor offices/kiosks	3	0.7 %
Outdoor splash pads	12	2.9 %
Outdoor swimming pools	9	2.1 %
Outdoor tennis courts	1	0.2 %
Paved bike trails	13	3.1 %
Pickleball courts	10	2.4 %
Picnic areas & shelters	15	3.6 %
Playground equipment	10	2.4 %
Skate parks	3	0.7 %
Sledding hill	9	2.1 %
Small neighborhood parks	10	2.4 %
Walking/hiking trails	36	8.6 %
Youth baseball & softball fields	5	1.2 %
Youth football fields	3	0.7 %
Youth soccer/lacrosse fields	3	0.7 %
None chosen	146	34.7 %
Total	421	100.0 %



**SUM OF TOP 4 CHOICES****Q5. Which FOUR of the parks/facilities from the list in Question 4 are MOST IMPORTANT to your household? (top 4)**

<u>Q5. Sum of Top 4 Choices</u>	<u>Number</u>	<u>Percent</u>
Adult soccer fields	9	2.1 %
Adult softball fields	22	5.2 %
Camping	64	15.2 %
Canoe/kayak access	36	8.6 %
Community gardens	37	8.8 %
Disc golf courses	18	4.3 %
Golf courses	66	15.7 %
Indoor field house sports fields (football, soccer, etc.)	38	9.0 %
Indoor playground	48	11.4 %
Indoor running/walking track	76	18.1 %
Large community parks	56	13.3 %
Mountain biking/single track	17	4.0 %
Multipurpose fields for practice & open play	24	5.7 %
Natural areas & wildlife habitats	71	16.9 %
Off-leash dog parks	41	9.7 %
Outdoor basketball courts	7	1.7 %
Outdoor fitness equipment	16	3.8 %
Outdoor ice-skating rink	32	7.6 %
Outdoor offices/kiosks	4	1.0 %
Outdoor splash pads	26	6.2 %
Outdoor swimming pools	44	10.5 %
Outdoor tennis courts	10	2.4 %
Paved bike trails	138	32.8 %
Pickleball courts	52	12.4 %
Picnic areas & shelters	31	7.4 %
Playground equipment	40	9.5 %
Skate parks	5	1.2 %
Sledding hill	17	4.0 %
Small neighborhood parks	52	12.4 %
Walking/hiking trails	145	34.4 %
Youth baseball & softball fields	39	9.3 %
Youth football fields	10	2.4 %
Youth soccer/lacrosse fields	18	4.3 %
None chosen	56	13.3 %
Total	1365	

**Q6. Please CHECK ALL the ways you learn about Watertown Parks and Recreation Department parks or recreation facilities.**

Q6. All the ways you learn about Watertown Parks & Recreation Department parks or recreation facilities	Number	Percent
Department program guide	168	39.9 %
Website	194	46.1 %
Newspaper articles	42	10.0 %
Radio	153	36.3 %
Cable access television	19	4.5 %
At parks & facilities	112	26.6 %
From friends & neighbors	250	59.4 %
School flyers/newsletters	51	12.1 %
Monthly eNewsletter	12	2.9 %
Department staff	29	6.9 %
Facebook	233	55.3 %
Twitter	2	0.5 %
Instagram	8	1.9 %
Nextdoor	9	2.1 %
Other	17	4.0 %
Total	1299	

**Q6-15. Other:**

Q6-15. Other	Number	Percent
Word of mouth	3	17.6 %
Google	2	11.8 %
Just exploring	1	5.9 %
Never hear about the programs	1	5.9 %
Notice them when driving by	1	5.9 %
We know where they are, and use them	1	5.9 %
Driving around	1	5.9 %
Parks we go to with grandchildren	1	5.9 %
Google maps	1	5.9 %
Just a knowledge of the parks	1	5.9 %
Seeing them	1	5.9 %
Utility bill inserts	1	5.9 %
Email	1	5.9 %
Being on the lake in our boat	1	5.9 %
Total	17	100.0 %

**Q7. What are your preferred ways to learn about parks and recreation facilities?**

Q7. Top choice	Number	Percent
Department program guide	57	13.5 %
Website	62	14.7 %
Newspaper articles	7	1.7 %
Radio	45	10.7 %
Cable access television	2	0.5 %
At parks & facilities	13	3.1 %
From friends & neighbors	18	4.3 %
School flyers/newsletters	2	0.5 %
Monthly eNewsletter	17	4.0 %
Facebook	120	28.5 %
Instagram	5	1.2 %
Nextdoor	3	0.7 %
None chosen	70	16.6 %
Total	421	100.0 %

**Q7. What are your preferred ways to learn about parks and recreation facilities?**

Q7. 2nd choice	Number	Percent
Department program guide	48	11.4 %
Website	63	15.0 %
Newspaper articles	6	1.4 %
Radio	43	10.2 %
Cable access television	3	0.7 %
At parks & facilities	15	3.6 %
From friends & neighbors	31	7.4 %
School flyers/newsletters	13	3.1 %
Monthly eNewsletter	23	5.5 %
Department staff	4	1.0 %
Facebook	67	15.9 %
Twitter	2	0.5 %
Instagram	3	0.7 %
None chosen	100	23.8 %
Total	421	100.0 %

**Q7. What are your preferred ways to learn about parks and recreation facilities?**

Q7. 3rd choice	Number	Percent
Department program guide	37	8.8 %
Website	47	11.2 %
Newspaper articles	6	1.4 %
Radio	28	6.7 %
Cable access television	5	1.2 %
At parks & facilities	24	5.7 %
From friends & neighbors	39	9.3 %
School flyers/newsletters	14	3.3 %
Monthly eNewsletter	11	2.6 %
Department staff	9	2.1 %
Facebook	42	10.0 %
Instagram	1	0.2 %
None chosen	158	37.5 %
Total	421	100.0 %

**SUM OF TOP 3 CHOICES****Q7. What are your preferred ways to learn about parks and recreation facilities? (top 3)**

Q7. Sum of Top 3 Choices	Number	Percent
Department program guide	142	33.7 %
Website	172	40.9 %
Newspaper articles	19	4.5 %
Radio	116	27.6 %
Cable access television	10	2.4 %
At parks & facilities	52	12.4 %
From friends & neighbors	88	20.9 %
School flyers/newsletters	29	6.9 %
Monthly eNewsletter	51	12.1 %
Department staff	13	3.1 %
Facebook	229	54.4 %
Twitter	2	0.5 %
Instagram	9	2.1 %
Nextdoor	3	0.7 %
None chosen	70	16.6 %
Total	1005	



**Q8. Please rate your satisfaction with the following parks and recreation services provided by Watertown Parks and Recreation Department using a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied."**

(N=421)

	Very satisfied	Somew- hat satisfied	Neutral	Somew- hat dissatisf- ied	Very dissatisf- ied	Don't know
Q8-1. Amount of available indoor recreation space	14.5%	19.5%	23.0%	14.7%	10.0%	18.3%
Q8-2. Amount of developed parkland	23.3%	36.6%	20.7%	5.5%	1.0%	13.1%
Q8-3. Amount of open greenspace/natural areas	21.9%	29.5%	22.8%	9.7%	3.6%	12.6%
Q8-4. Availability of information about programs & facilities	11.2%	26.1%	26.8%	14.7%	7.1%	14.0%
Q8-5. Connectivity of trails & pathways	11.6%	23.5%	22.3%	17.3%	10.0%	15.2%
Q8-6. Customer assistance by staff	19.7%	13.8%	30.4%	2.6%	1.7%	31.8%
Q8-7. Ease of contacting City staff	16.4%	14.7%	28.3%	5.5%	3.3%	31.8%
Q8-8. Ease of renting shelters, gyms, or meeting rooms	10.0%	14.5%	27.1%	5.5%	1.4%	41.6%
Q8-9. Maintenance of parks/facilities	18.1%	31.4%	18.3%	13.8%	5.5%	13.1%
Q8-10. Overall quality of sports fields	15.2%	27.8%	17.1%	6.7%	3.8%	29.5%
Q8-11. Park & facility accessibility (ADA compliant access)	11.4%	18.8%	21.9%	5.2%	2.9%	39.9%
Q8-12. Park/facility rule awareness & enforcement	8.6%	20.7%	26.6%	10.5%	3.3%	30.4%
Q8-13. Quality/number of outdoor amenities	13.5%	31.1%	23.8%	11.2%	2.4%	18.1%
Q8-14. Shelter, gym, or meeting room rental availability	8.8%	17.1%	26.8%	6.2%	3.6%	37.5%
Q8-15. User friendliness of website	10.9%	16.4%	27.8%	10.2%	5.0%	29.7%

**WITHOUT DON'T KNOW**

**Q8. Please rate your satisfaction with the following parks and recreation services provided by Watertown Parks and Recreation Department using a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied." (without "don't know")**

(N=421)

	Very satisfied	Somewhat satisfied	Neutral	Somewhat dissatisfied	Very dissatisfied
Q8-1. Amount of available indoor recreation space	17.7%	23.8%	28.2%	18.0%	12.2%
Q8-2. Amount of developed parkland	26.8%	42.1%	23.8%	6.3%	1.1%
Q8-3. Amount of open greenspace/natural areas	25.0%	33.7%	26.1%	11.1%	4.1%
Q8-4. Availability of information about programs & facilities	13.0%	30.4%	31.2%	17.1%	8.3%
Q8-5. Connectivity of trails & pathways	13.7%	27.7%	26.3%	20.4%	11.8%
Q8-6. Customer assistance by staff	28.9%	20.2%	44.6%	3.8%	2.4%
Q8-7. Ease of contacting City staff	24.0%	21.6%	41.5%	8.0%	4.9%
Q8-8. Ease of renting shelters, gyms, or meeting rooms	17.1%	24.8%	46.3%	9.3%	2.4%
Q8-9. Maintenance of parks/facilities	20.8%	36.1%	21.0%	15.8%	6.3%
Q8-10. Overall quality of sports fields	21.5%	39.4%	24.2%	9.4%	5.4%
Q8-11. Park & facility accessibility (ADA compliant access)	19.0%	31.2%	36.4%	8.7%	4.7%
Q8-12. Park/facility rule awareness & enforcement	12.3%	29.7%	38.2%	15.0%	4.8%
Q8-13. Quality/number of outdoor amenities	16.5%	38.0%	29.0%	13.6%	2.9%
Q8-14. Shelter, gym, or meeting room rental availability	14.1%	27.4%	43.0%	9.9%	5.7%
Q8-15. User friendliness of website	15.5%	23.3%	39.5%	14.5%	7.1%

**Q9. Which THREE services listed in Question 8 do you think should receive the MOST ATTENTION from the City of Watertown over the next FIVE years?**

Q9. Top choice	Number	Percent
Amount of available indoor recreation space	76	18.1 %
Amount of developed parkland	10	2.4 %
Amount of open greenspace/natural areas	20	4.8 %
Availability of information about programs & facilities	25	5.9 %
Connectivity of trails & pathways	82	19.5 %
Customer assistance by staff	2	0.5 %
Ease of contacting City staff	6	1.4 %
Ease of renting shelters, gyms, or meeting rooms	6	1.4 %
Maintenance of parks/facilities	49	11.6 %
Overall quality of sports fields	16	3.8 %
Park & facility accessibility (ADA compliant access)	10	2.4 %
Park/facility rule awareness & enforcement	6	1.4 %
Quality/number of outdoor amenities	20	4.8 %
Shelter, gym, or meeting room rental availability	3	0.7 %
User friendliness of website	21	5.0 %
None chosen	69	16.4 %
Total	421	100.0 %

**Q9. Which THREE services listed in Question 8 do you think should receive the MOST ATTENTION from the City of Watertown over the next FIVE years?**

Q9. 2nd choice	Number	Percent
Amount of available indoor recreation space	37	8.8 %
Amount of developed parkland	16	3.8 %
Amount of open greenspace/natural areas	29	6.9 %
Availability of information about programs & facilities	25	5.9 %
Connectivity of trails & pathways	41	9.7 %
Customer assistance by staff	7	1.7 %
Ease of contacting City staff	8	1.9 %
Ease of renting shelters, gyms, or meeting rooms	7	1.7 %
Maintenance of parks/facilities	58	13.8 %
Overall quality of sports fields	21	5.0 %
Park & facility accessibility (ADA compliant access)	7	1.7 %
Park/facility rule awareness & enforcement	8	1.9 %
Quality/number of outdoor amenities	19	4.5 %
Shelter, gym, or meeting room rental availability	9	2.1 %
User friendliness of website	24	5.7 %
None chosen	105	24.9 %
Total	421	100.0 %

**Q9. Which THREE services listed in Question 8 do you think should receive the MOST ATTENTION from the City of Watertown over the next FIVE years?**

Q9. 3rd choice	Number	Percent
Amount of available indoor recreation space	24	5.7 %
Amount of developed parkland	17	4.0 %
Amount of open greenspace/natural areas	22	5.2 %
Availability of information about programs & facilities	32	7.6 %
Connectivity of trails & pathways	21	5.0 %
Customer assistance by staff	5	1.2 %
Ease of contacting City staff	10	2.4 %
Ease of renting shelters, gyms, or meeting rooms	12	2.9 %
Maintenance of parks/facilities	34	8.1 %
Overall quality of sports fields	15	3.6 %
Park & facility accessibility (ADA compliant access)	9	2.1 %
Park/facility rule awareness & enforcement	19	4.5 %
Quality/number of outdoor amenities	33	7.8 %
Shelter, gym, or meeting room rental availability	6	1.4 %
User friendliness of website	18	4.3 %
None chosen	144	34.2 %
Total	421	100.0 %

**SUM OF TOP 3 CHOICES**

**Q9. Which THREE services listed in Question 8 do you think should receive the MOST ATTENTION from the City of Watertown over the next FIVE years? (top 3)**

Q9. Sum of Top 3 Choices	Number	Percent
Amount of available indoor recreation space	137	32.5 %
Amount of developed parkland	43	10.2 %
Amount of open greenspace/natural areas	71	16.9 %
Availability of information about programs & facilities	82	19.5 %
Connectivity of trails & pathways	144	34.2 %
Customer assistance by staff	14	3.3 %
Ease of contacting City staff	24	5.7 %
Ease of renting shelters, gyms, or meeting rooms	25	5.9 %
Maintenance of parks/facilities	141	33.5 %
Overall quality of sports fields	52	12.4 %
Park & facility accessibility (ADA compliant access)	26	6.2 %
Park/facility rule awareness & enforcement	33	7.8 %
Quality/number of outdoor amenities	72	17.1 %
Shelter, gym, or meeting room rental availability	18	4.3 %
User friendliness of website	63	15.0 %
None chosen	69	16.4 %
Total	1014	



**Q10. The City of Watertown is considering alternative uses for the City Auditorium. Which of the following best describes how you think the City Auditorium should be used in the future?**

Q10. Which following best describes how you think

City Auditorium should be used in the future	Number	Percent
Utilize property for new City Hall construction	124	29.5 %
Convert to green space	33	7.8 %
Convert to a parking lot	29	6.9 %
Renovate the building	101	24.0 %
Offer the building for private development	48	11.4 %
Other	23	5.5 %
Not provided	63	15.0 %
Total	421	100.0 %

**WITHOUT NOT PROVIDED**

**Q10. The City of Watertown is considering alternative uses for the City Auditorium. Which of the following best describes how you think the City Auditorium should be used in the future? (without "not provided")**

Q10. Which following best describes how you think

City Auditorium should be used in the future	Number	Percent
Utilize property for new City Hall construction	124	34.6 %
Convert to green space	33	9.2 %
Convert to a parking lot	29	8.1 %
Renovate the building	101	28.2 %
Offer the building for private development	48	13.4 %
Other	23	6.4 %
Total	358	100.0 %

**Q11. The City of Watertown is considering alternative uses for the MAAS Ice Arena. Which of the following best describes how you think the MAAS Ice Arena should be used in the future?**

Q11. Which following best describes how you think MAAS Ice Arena should be used in the future	Number	Percent
Convert to indoor recreation space	227	53.9 %
Convert to a parks maintenance facility	49	11.6 %
Use for storage	9	2.1 %
Offer the building for private lease or development	51	12.1 %
Other	33	7.8 %
Not provided	52	12.4 %
Total	421	100.0 %

**WITHOUT NOT PROVIDED**

**Q11. The City of Watertown is considering alternative uses for the MAAS Ice Arena. Which of the following best describes how you think the MAAS Ice Arena should be used in the future? (without "not provided")**

Q11. Which following best describes how you think MAAS Ice Arena should be used in the future	Number	Percent
Convert to indoor recreation space	227	61.5 %
Convert to a parks maintenance facility	49	13.3 %
Use for storage	9	2.4 %
Offer the building for private lease or development	51	13.8 %
Other	33	8.9 %
Total	369	100.0 %

**Q12. Listed below are the potential funding mechanisms that could be used to pay for the actions you indicated you most support in Questions 10 and 11. Please rate your level of support for each of the following funding mechanisms.**

(N=421)

	Very supportive	Somewhat supportive	Not supportive	Not sure
Q12-1. Bond issue approved by voters	26.8%	34.0%	15.2%	24.0%
Q12-2. Hotel tax	33.7%	33.7%	13.8%	18.8%
Q12-3. Enterprise operations (concession stands, gift shops, etc.)	38.0%	34.9%	9.3%	17.8%
Q12-4. Program user fees for recreational programs	17.8%	38.7%	24.5%	19.0%
Q12-5. Impact/development fees	12.4%	33.7%	19.0%	34.9%
Q12-6. Dedicated tax for park improvements	16.2%	30.2%	30.2%	23.5%
Q12-7. Other	54.5%	45.5%	0.0%	0.0%

**Q13. Which THREE funding mechanisms listed in Question 12 do you and your household most support?**

Q13. Top choice	Number	Percent
Bond issue approved by voters	77	18.3 %
Hotel tax	113	26.8 %
Enterprise operations (concession stands, gift shops, etc.)	58	13.8 %
Program user fees for recreational programs	39	9.3 %
Impact/development fees	17	4.0 %
Dedicated tax for park improvements	25	5.9 %
None chosen	92	21.9 %
Total	421	100.0 %

**Q13. Which THREE funding mechanisms listed in Question 12 do you and your household most support?**

Q13. 2nd choice	Number	Percent
Bond issue approved by voters	41	9.7 %
Hotel tax	65	15.4 %
Enterprise operations (concession stands, gift shops, etc.)	82	19.5 %
Program user fees for recreational programs	42	10.0 %
Impact/development fees	34	8.1 %
Dedicated tax for park improvements	25	5.9 %
None chosen	132	31.4 %
Total	421	100.0 %

**Q13. Which THREE funding mechanisms listed in Question 12 do you and your household most support?**

Q13. 3rd choice	Number	Percent
Bond issue approved by voters	40	9.5 %
Hotel tax	27	6.4 %
Enterprise operations (concession stands, gift shops, etc.)	43	10.2 %
Program user fees for recreational programs	49	11.6 %
Impact/development fees	31	7.4 %
Dedicated tax for park improvements	45	10.7 %
None chosen	186	44.2 %
Total	421	100.0 %

**SUM OF TOP 3 CHOICES****Q13. Which THREE funding mechanisms listed in Question 12 do you and your household most support? (top 3)**

Q13. Sum of Top 3 Choices	Number	Percent
Bond issue approved by voters	158	37.5 %
Hotel tax	205	48.7 %
Enterprise operations (concession stands, gift shops, etc.)	183	43.5 %
Program user fees for recreational programs	130	30.9 %
Impact/development fees	82	19.5 %
Dedicated tax for park improvements	95	22.6 %
None chosen	92	21.9 %
Total	945	



**Q14. The following is a list of potential actions the Watertown Parks and Recreation Department could take to improve the parks and recreation system. For each potential action, please indicate if you would be "Very Supportive," "Somewhat Supportive," "Not Supportive," or "Not Sure" of the action.**

(N=421)

	Very supportive	Somewhat supportive	Not supportive	Not sure
Q14-1. Acquire new park land	22.1%	35.9%	19.2%	22.8%
Q14-2. Convert selected park areas to natural areas or open green space	15.9%	34.4%	25.9%	23.8%
Q14-3. Develop new dog parks	19.5%	25.7%	35.4%	19.5%
Q14-4. Develop new indoor fieldhouse	31.1%	27.3%	18.3%	23.3%
Q14-5. Develop new pickleball courts	24.9%	28.7%	22.1%	24.2%
Q14-6. Develop new splash parks	24.7%	30.4%	24.7%	20.2%
Q14-7. Develop new trails that connect to existing trails	56.1%	25.2%	8.3%	10.5%
Q14-8. Develop new youth sports fields	22.6%	36.1%	18.5%	22.8%
Q14-9. Develop sledding hill	33.5%	33.3%	14.5%	18.8%
Q14-10. Eliminate/liquidate surplus park areas	17.1%	25.9%	30.4%	26.6%
Q14-11. Establish minimum maintenance or amenity policies for select areas	21.4%	33.3%	14.0%	31.4%
Q14-12. Focus maintenance resources on high use areas	35.2%	39.9%	8.8%	16.2%
Q14-13. Improve existing adult & youth sports fields	26.6%	38.7%	9.7%	24.9%
Q14-14. Improve existing golf course	16.2%	22.8%	32.5%	28.5%
Q14-15. Improve existing large community parks	30.9%	44.9%	4.5%	19.7%
Q14-16. Improve existing nature preserves	33.5%	37.1%	10.5%	19.0%
Q14-17. Improve existing paved walking & biking trails	56.1%	24.2%	6.9%	12.8%
Q14-18. Improve existing small neighborhood parks	37.8%	37.1%	8.1%	17.1%
Q14-19. Improve existing swimming pools	32.5%	33.0%	13.3%	21.1%
Q14-20. Improve existing tennis court facilities	14.3%	32.5%	23.8%	29.5%
Q14-21. Other	80.0%	20.0%	0.0%	0.0%

**Q15. Which THREE potential actions listed in Question 14 are most important to you and your household?**

Q15. Top choice	Number	Percent
Acquire new park land	11	2.6 %
Convert selected park areas to natural areas or open green space	13	3.1 %
Develop new dog parks	19	4.5 %
Develop new indoor fieldhouse	42	10.0 %
Develop new pickleball courts	26	6.2 %
Develop new splash parks	14	3.3 %
Develop new trails that connect to existing trails	66	15.7 %
Develop new youth sports fields	9	2.1 %
Develop sledding hill	16	3.8 %
Eliminate/liquidate surplus park areas	12	2.9 %
Establish minimum maintenance or amenity policies for select areas	4	1.0 %
Focus maintenance resources on high use areas	12	2.9 %
Improve existing adult & youth sports fields	15	3.6 %
Improve existing golf course	15	3.6 %
Improve existing large community parks	6	1.4 %
Improve existing nature preserves	9	2.1 %
Improve existing paved walking & biking trails	51	12.1 %
Improve existing small neighborhood parks	21	5.0 %
Improve existing swimming pools	7	1.7 %
Improve existing tennis court facilities	1	0.2 %
None chosen	52	12.4 %
Total	421	100.0 %

**Q15. Which THREE potential actions listed in Question 14 are most important to you and your household?**

<u>Q15. 2nd choice</u>	<u>Number</u>	<u>Percent</u>
Acquire new park land	5	1.2 %
Convert selected park areas to natural areas or open green space	9	2.1 %
Develop new dog parks	12	2.9 %
Develop new indoor fieldhouse	26	6.2 %
Develop new pickleball courts	23	5.5 %
Develop new splash parks	20	4.8 %
Develop new trails that connect to existing trails	51	12.1 %
Develop new youth sports fields	16	3.8 %
Develop sledding hill	20	4.8 %
Eliminate/liquidate surplus park areas	5	1.2 %
Establish minimum maintenance or amenity policies for select areas	6	1.4 %
Focus maintenance resources on high use areas	18	4.3 %
Improve existing adult & youth sports fields	12	2.9 %
Improve existing golf course	7	1.7 %
Improve existing large community parks	21	5.0 %
Improve existing nature preserves	11	2.6 %
Improve existing paved walking & biking trails	48	11.4 %
Improve existing small neighborhood parks	25	5.9 %
Improve existing swimming pools	9	2.1 %
Improve existing tennis court facilities	2	0.5 %
None chosen	75	17.8 %
Total	421	100.0 %

**Q15. Which THREE potential actions listed in Question 14 are most important to you and your household?**

Q15. 3rd choice	Number	Percent
Acquire new park land	8	1.9 %
Convert selected park areas to natural areas or open green space	8	1.9 %
Develop new dog parks	16	3.8 %
Develop new indoor fieldhouse	14	3.3 %
Develop new pickleball courts	17	4.0 %
Develop new splash parks	9	2.1 %
Develop new trails that connect to existing trails	24	5.7 %
Develop new youth sports fields	12	2.9 %
Develop sledding hill	27	6.4 %
Eliminate/liquidate surplus park areas	11	2.6 %
Establish minimum maintenance or amenity policies for select areas	9	2.1 %
Focus maintenance resources on high use areas	24	5.7 %
Improve existing adult & youth sports fields	16	3.8 %
Improve existing golf course	14	3.3 %
Improve existing large community parks	14	3.3 %
Improve existing nature preserves	12	2.9 %
Improve existing paved walking & biking trails	32	7.6 %
Improve existing small neighborhood parks	16	3.8 %
Improve existing swimming pools	15	3.6 %
Improve existing tennis court facilities	4	1.0 %
None chosen	119	28.3 %
Total	421	100.0 %



**SUM OF TOP 3 CHOICES****Q15. Which THREE potential actions listed in Question 14 are most important to you and your household? (top 3)**

Q15. Sum of Top 3 Choices	Number	Percent
Acquire new park land	24	5.7 %
Convert selected park areas to natural areas or open green space	30	7.1 %
Develop new dog parks	47	11.2 %
Develop new indoor fieldhouse	82	19.5 %
Develop new pickleball courts	66	15.7 %
Develop new splash parks	43	10.2 %
Develop new trails that connect to existing trails	141	33.5 %
Develop new youth sports fields	37	8.8 %
Develop sledding hill	63	15.0 %
Eliminate/liquidate surplus park areas	28	6.7 %
Establish minimum maintenance or amenity policies for select areas	19	4.5 %
Focus maintenance resources on high use areas	54	12.8 %
Improve existing adult & youth sports fields	43	10.2 %
Improve existing golf course	36	8.6 %
Improve existing large community parks	41	9.7 %
Improve existing nature preserves	32	7.6 %
Improve existing paved walking & biking trails	131	31.1 %
Improve existing small neighborhood parks	62	14.7 %
Improve existing swimming pools	31	7.4 %
Improve existing tennis court facilities	7	1.7 %
None chosen	52	12.4 %
Total	1069	

**Q16. If you had a budget of \$100, how would you allocate the funds among the categories of funding listed below?**

	Mean
Improve existing neighborhood & community parks (playgrounds, shelters, etc.)	19.76
Acquire new parkland & open space for parks	5.94
Construct new walking & biking trails & improve existing trails where needed	28.15
Improve existing outdoor facilities (sports fields, water park, etc.)	16.25
Develop additional outdoor facilities (sports fields, spray park, etc.)	9.15
Develop indoor facilities (multigenerational indoor playgrounds, sports fields, etc.)	20.75

**Q17. How many years have you lived in the City of Watertown?**

Q17. How many years have you lived in City of  
Watertown

	Number	Percent
0-5	46	10.9 %
6-10	30	7.1 %
11-15	35	8.3 %
16-20	31	7.4 %
21-30	78	18.5 %
31+	194	46.1 %
Not provided	7	1.7 %
Total	421	100.0 %

**WITHOUT NOT PROVIDED**

**Q17. How many years have you lived in the City of Watertown? (without "not provided")**

Q17. How many years have you lived in City of  
Watertown

	Number	Percent
0-5	46	11.1 %
6-10	30	7.2 %
11-15	35	8.5 %
16-20	31	7.5 %
21-30	78	18.8 %
31+	194	46.9 %
Total	414	100.0 %

**Q18. What is your age?**

Q18. Your age	Number	Percent
18-34	72	17.1 %
35-44	86	20.4 %
45-54	82	19.5 %
55-64	89	21.1 %
65+	89	21.1 %
Not provided	3	0.7 %
Total	421	100.0 %

**WITHOUT NOT PROVIDED****Q18. What is your age? (without "not provided")**

Q18. Your age	Number	Percent
18-34	72	17.2 %
35-44	86	20.6 %
45-54	82	19.6 %
55-64	89	21.3 %
65+	89	21.3 %
Total	418	100.0 %

**Q19. Do you own a dog?**

Q19. Do you own a dog	Number	Percent
Yes	203	48.2 %
No	215	51.1 %
Not provided	3	0.7 %
Total	421	100.0 %

**WITHOUT NOT PROVIDED****Q19. Do you own a dog? (without "not provided")**

Q19. Do you own a dog	Number	Percent
Yes	203	48.6 %
No	215	51.4 %
Total	418	100.0 %

**Q20. Your gender:**

<u>Q20. Your gender</u>	<u>Number</u>	<u>Percent</u>
Male	206	48.9 %
Female	210	49.9 %
Non-binary	1	0.2 %
Prefer not to answer	4	1.0 %
Total	421	100.0 %

**WITHOUT NOT PROVIDED****Q20. Your gender: (without "prefer not to answer")**

<u>Q20. Your gender</u>	<u>Number</u>	<u>Percent</u>
Male	206	49.4 %
Female	210	50.4 %
Non-binary	1	0.2 %
Total	417	100.0 %





# Open-Ended Responses

### Open-Ended Question Responses

**Q4—“Other”: Please indicate if you or any member of your household has a need for each of the parks and recreational facilities.**

- Archery/ shooting
- biking trails
- Community event space.
- cross country skiing
- Flat space for skating and new people learning how to skateboard
- Gun sighting
- High School Level Baseball Field
- indoor basketball courts
- Indoor flat floor space for roller skating
- indoor gun range for wheelchair users
- Indoor ice rink
- Indoor ice skating, hockey
- indoor play areas
- Indoor tennis courts
- Little kid’s basketball “lower hoops for younger kids”
- Motocross or off road vehicle park
- Municipal Marina at Jackson Park
- Offroad motorcycle/ATV trails
- Outdoor Movie Theater
- Playgrounds or activity centers along longer trails like Pierre.
- PLWC and Active Heating Sports Zone
- Rec center pool
- roller skating
- roller skating rink
- Set a schedule for maintenance in every park to trim and if necessary, remove dead trees
- Shooting range
- sidewalks
- sidewalks, biking
- snack shacks
- Suitable clubhouse at Cattail.
- Watertown needs a new baseball stadium! Our facilities don't compare to other towns and need lots of work.
- We need to have mountain bike/single track trails in this community. Mitchell, Brookings, and Sioux Falls all have good trails for mountain biking, sica hollow is a great option close too, but we need something in Watertown. I have knowledge and experience with trail building and this is recreation that this community needs
- Well stocked Kiddies fishing pond (not with trout)
- Wellness Center
- Zoo

**Q10—"Other": The City of Watertown is considering alternative uses for the City Auditorium. Which of the following best describes how you think the City Auditorium should be used in the future?**

- A senior activity center-walking-pickleball-games-line dancing.
- Floor space for indoor activities such as roller Derby, basketball, etc.
- I would argue that perceived Parking availability downtown is a key issue right now. But that is currently on the outer edge of downtown and the existing parking is rarely full.
- indoor play area
- Indoor playground with equipment
- Indoor recreational area
- Joint county and city offices
- Keep open free to public
- Leave as is.
- Leave it alone. Keep it maintained
- need gym space
- Pickleball courts
- Renovate to include indoor park
- Renting for skate parties, utilize for sports
- replace with indoor rec. space . Turf
- Sell it
- Something to entertain teens in the area.
- The Aud has outlived it's purpose. It doesn't matter to me what you do with it. However, we do not have enough indoor courts in Watertown. Whether you get rid of the Aud or not, development of indoor gym space is a must.
- use for additional school activities
- use for affordable housing or community education
- Use it for indoor sports training in winter
- We need indoor recreation space! There is not adequate space at the Wellness Center for open gym, and all the various leagues that use the space.

**Q11—"Other": The City of Watertown is considering alternative uses for the MAAS Ice Arena. Which of the following best describes how you think the MAAS Ice Arena should be used in the future?**

- 4 I H barn
- 50 meter pool like all the bigger towns in this state have
- affordable housing or community education
- Ag use in conjunction with what is already there. Expand farm show, horse events,
- Bus barn
- City transit center
- Continue using it for Ice skating and or Hockey. Especially if we acquire a semi pro hockey team.
- Have tournaments here.
- Ice time is often at such a premium. Is there no need for it to continue to be used for practices or open skating in the winter?
- If we need new park maintenance - that. My answer changes if Q-10 isn't utilized as indoor space/park
- Indoor baseball facility, fieldhouse is usually busy starting about Feb until teams can get outside. Current fieldhouse isn't big enough to do a lot.
- indoor dog parks (areas) for cold winter and hot summer
- Indoor recreational skating in winter and indoor Rec space in summer
- Indoor roller rink
- It is needed for the winter farm show and for additional extension activity
- Keep ice arena operational. Maybe roller rink in summer.
- Keep the open floor plan available for those renting it now
- Leave as I've area that none sports hockey figure skating, just the general public could use
- new ice arena
- new location of public transit.
- Offer the building to a non-profit athletic association. Not public transit. Additionally, it is unfortunate but the city has show they are not capable of maintaining our facilities. The inside of the MAAS deteriorated due to lack of maintenance. Koch and Foundations fields are an embarrassment in comparisons to other cities/towns facilities.
- pickleball courts
- Provide the Park and Rec staff with a new shop.
- public ice rink
- roller rink
- roller skating rink
- Should have kept it an ice arena
- skating rink
- Tear down to add to parking lot.
- Transit building
- Use for indoor tennis courts
- Watertown could use an indoor roller skating rink. Watertown could use another bowling alley. Could use an indoor arcade facility.
- Watertown Transit



**Q12—"Other":** Listed below are the potential funding mechanisms that could be used to pay for the actions you indicated you most support in Questions 10 and 11. Please rate your level of support for each of the following funding mechanisms.

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>• Any way that does not impact fees for low income park and facility users.</li> <li>• ask for donors/sponsors</li> <li>• Make better use of funds. Like a 30+ million dollar I've arena. That's out of control!</li> <li>• Many times these larger projects require outside money. Raising fees on participants can have a negative effect</li> </ul> | <ul style="list-style-type: none"> <li>• by people choosing not to put their kids in the activity due to the increased cost.</li> <li>• Private funding</li> <li>• Seeking private sponsors</li> <li>• Set aside a use tax for maintenance</li> <li>• Sponsor advertising.</li> <li>• Sponsorships/fund raising</li> <li>• use existing tax money</li> <li>• User taxes fee</li> </ul> |
|---|--|

**Q14—"Other":** The following is a list of potential actions the Watertown Parks and Recreation Department could take to improve the parks and recreation system. For each potential action, please indicate if you would be "Very Supportive," "Somewhat Supportive," "Not Supportive," or "Not Sure" of the action.

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>• Add more flat floor space for indoor activities</li> <li>• Add parks to neighborhoods with no park access (River Ridge)</li> <li>• bathrooms at parks</li> <li>• Build find other indoor court space and work with non-profit associations to fund said space. Allow and require associations to maintain facilities.</li> <li>• clean up so can walk safely</li> <li>• Complete the bike trail around the lake and focus on regular ongoing maintenance.</li> <li>• Develop mountain bike / single track trails</li> <li>• Develop municipal Marina and lake recreational facility at Jackson Park</li> <li>• Disc golf</li> <li>• Dog training park with pond for water work</li> <li>• Finish bike trail around Kampeska!</li> <li>• golf course used for cross country in winter.</li> <li>• High School Level Baseball Field</li> <li>• improve shelters at zoo</li> <li>• improve sledding hill with lift</li> </ul> | <ul style="list-style-type: none"> <li>• Indoor</li> <li>• Maintain the parks and facilities. Buy a weed eater!</li> <li>• More indoor park space for little kids to utilize during the winter.</li> <li>• more outdoor pickle ball courts</li> <li>• more space than the Wellness center.</li> <li>• More splash pads, add to/ expand Pool-new/more attractions.</li> <li>• Open more camp grounds with full hookups so it's not so hard for people to get a campsite</li> <li>• Outdoor ice skating park.</li> <li>• pickleball court</li> <li>• River Ridge needs a park.</li> <li>• roller skating</li> <li>• sidewalks</li> <li>• Sky Zone in Mass Arena</li> <li>• street repair</li> <li>• work with senior center</li> </ul> |
|---|--|

# 8 Survey Instrument



## **A Few Minutes of Your Time Will Shape the Future of Watertown Parks and Recreation!**

Dear Resident:

***Your response to the enclosed survey is extremely important...***

Watertown Parks, Recreation & Forestry Department is conducting a Community Survey as part of a Parks and Recreation Master Plan to help determine priorities for our community. Your household is one of a limited number selected at random to receive this survey, so your participation is very important.

***We appreciate your time...***

We realize that this survey will take approximately 10-15 minutes to complete, but each question is important. The time you invest in completing this survey will aid Watertown Parks, Recreation & Forestry Department in taking a resident-driven approach to making decisions that will enrich the future of our City and positively affect the lives of our residents.

***Please complete and return your survey within the next two weeks.***

ETC Institute, an independent consulting company, will administer the survey and compile the results.

**Your responses will remain confidential.** Please return your completed survey in the enclosed postage-paid envelope addressed to ETC Institute, 725 W. Frontier Circle, Olathe, KS 66061. If you prefer to take the survey by web, the address is [watertownsdsurvey.org](http://watertownsdsurvey.org).

If you have any questions, please feel free to contact Dusty Rodiek, Parks, Recreation & Forestry Department at (605) 882-6260 or [drodiek@watertownsd.us](mailto:drodiek@watertownsd.us). The Community Survey is a tool that will benefit all residents. Don't miss this opportunity to make your voice heard!

Sincerely,

A handwritten signature in black ink that reads "Ried Holien".

Ried Holien, Mayor

A handwritten signature in black ink that reads "Amanda Mack".

Amanda Mack, City Manager

A handwritten signature in blue ink that reads "Dusty Rodiek".

Dusty Rodiek, Director  
Parks, Recreation & Forestry



## City of Watertown Parks and Recreation Needs Assessment Survey

The Watertown Parks and Recreation Department would like your input to help determine park and recreation priorities for our community. This survey will take 10-15 minutes to complete. When you are finished, please return your survey in the enclosed postage-paid, return envelope. If you prefer, you can complete the survey online at [watertownsdsurvey.org](http://watertownsdsurvey.org).

### 1. Counting yourself, how many people in your household are...

Under age 5: _____	Ages 15-19: _____	Ages 35-44: _____	Ages 65-74: _____
Ages 5-9: _____	Ages 20-24: _____	Ages 45-54: _____	Ages 75+: _____
Ages 10-14: _____	Ages 25-34: _____	Ages 55-64: _____	

### 2. In the past 12 months, have you or other members of your household used any of the following parks or recreation facilities offered by the Watertown Parks and Recreation Department? *[Check all that apply.]*

- |   |   |
|---|---|
| <input type="checkbox"/> (01) 4th Ave. Ballfield              | <input type="checkbox"/> (20) Lincoln Park  |
| <input type="checkbox"/> (02) Anza Soccer Complex             | <input type="checkbox"/> (21) Lions Park  |
| <input type="checkbox"/> (03) Belmont Park                    | <input type="checkbox"/> (22) Lori's Garden   |
| <input type="checkbox"/> (04) Bramble Park                    | <input type="checkbox"/> (23) Maas Ice Arena  |
| <input type="checkbox"/> (05) City Auditorium                 | <input type="checkbox"/> (24) Mallard Cove Park   |
| <input type="checkbox"/> (06) Community Foundation Plaza Park | <input type="checkbox"/> (25) McKinley Park   |
| <input type="checkbox"/> (07) Derby Downs Park                | <input type="checkbox"/> (26) McLaughlin Nature Area  |
| <input type="checkbox"/> (08) Diamondball Park                | <input type="checkbox"/> (27) Morningside Park  |
| <input type="checkbox"/> (09) Dog Park                        | <input type="checkbox"/> (28) Mt. Hope Soccer   |
| <input type="checkbox"/> (10) Eastwoods Park                  | <input type="checkbox"/> (29) Nelson Park   |
| <input type="checkbox"/> (11) Forsberg Park                   | <input type="checkbox"/> (30) Northridge Park   |
| <input type="checkbox"/> (12) Foundation Fields               | <input type="checkbox"/> (31) Pelican Park  |
| <input type="checkbox"/> (13) Hanten Park                     | <input type="checkbox"/> (32) Pelican View Park   |
| <input type="checkbox"/> (14) Harper Park                     | <input type="checkbox"/> (33) Premier Softball Complex  |
| <input type="checkbox"/> (15) Herzog Park                     | <input type="checkbox"/> (34) Riverside Park  |
| <input type="checkbox"/> (16) Highland Park                   | <input type="checkbox"/> (35) Sioux Park  |
| <input type="checkbox"/> (17) Jackson Park/Disc Golf Course   | <input type="checkbox"/> (36) Skate Park  |
| <input type="checkbox"/> (18) Kiddie Ponds/Disc Golf Course   | <input type="checkbox"/> (37) Stokes-Thomas Lake City Park  |
| <input type="checkbox"/> (19) Koch Complex                    | <input type="checkbox"/> (38) Haven't used Watertown parks or recreation facilities. <i>[Skip to Q3.]</i> |

### 2a. How would you rate the overall quality of parks or facilities that you and members of your household have used?

☐ (4) Excellent      ☐ (3) Good      ☐ (2) Fair      ☐ (1) Poor

### 3. Please CHECK ALL the reasons that prevent you or other members of your household from using Watertown Parks and Recreation Department parks and recreation facilities more often.

- |   |   |
|---|---|
| <input type="checkbox"/> (01) Facilities are not well maintained  | <input type="checkbox"/> (09) I do not know locations of facilities     |
| <input type="checkbox"/> (02) Park or facility not offered        | <input type="checkbox"/> (10) Facilities don't have the right equipment |
| <input type="checkbox"/> (03) We are too busy                     | <input type="checkbox"/> (11) I do not know what is being offered       |
| <input type="checkbox"/> (04) Security is insufficient            | <input type="checkbox"/> (12) Facility operating hours not convenient   |
| <input type="checkbox"/> (05) Too far from our residence          | <input type="checkbox"/> (13) Lack of parking                           |
| <input type="checkbox"/> (06) Fees are too high                   | <input type="checkbox"/> (14) Use services of other agencies            |
| <input type="checkbox"/> (07) Use facilities in other communities | <input type="checkbox"/> (15) Lack of accessibility                     |
| <input type="checkbox"/> (08) Poor customer service by staff      | <input type="checkbox"/> (16) Nothing prevents me from participating    |



4. Please indicate if you or any member of your household has a need for each of the parks and recreational facilities listed below by circling either "Yes" or "No."

If "Yes," please rate the recreation parks/facilities in your community using a scale of 1 to 5, where 5 means the needs of your household are "100% Met" and 1 means "0% Met."

Type of Parks/Facility	Do you have a need for this park/facility?		If "Yes," how well are your needs being met?				
			100% Met	75% Met	50% Met	25% Met	0% Met
01. Adult soccer fields	Yes	No	5	4	3	2	1
02. Adult softball fields	Yes	No	5	4	3	2	1
03. Camping	Yes	No	5	4	3	2	1
04. Canoe/kayak access	Yes	No	5	4	3	2	1
05. Community gardens	Yes	No	5	4	3	2	1
06. Disc golf courses	Yes	No	5	4	3	2	1
07. Golf courses	Yes	No	5	4	3	2	1
08. Indoor field house sports fields (football, soccer, etc.)	Yes	No	5	4	3	2	1
09. Indoor playground	Yes	No	5	4	3	2	1
10. Indoor running/walking track	Yes	No	5	4	3	2	1
11. Large community parks	Yes	No	5	4	3	2	1
12. Mountain biking/single track	Yes	No	5	4	3	2	1
13. Multipurpose fields for practice and open play	Yes	No	5	4	3	2	1
14. Natural areas and wildlife habitats	Yes	No	5	4	3	2	1
15. Off-leash dog parks	Yes	No	5	4	3	2	1
16. Outdoor basketball courts	Yes	No	5	4	3	2	1
17. Outdoor fitness equipment	Yes	No	5	4	3	2	1
18. Outdoor ice-skating rink	Yes	No	5	4	3	2	1
19. Outdoor offices/kiosks	Yes	No	5	4	3	2	1
20. Outdoor splash pads	Yes	No	5	4	3	2	1
21. Outdoor swimming pools	Yes	No	5	4	3	2	1
22. Outdoor tennis courts	Yes	No	5	4	3	2	1
23. Paved bike trails	Yes	No	5	4	3	2	1
24. Pickleball courts	Yes	No	5	4	3	2	1
25. Picnic areas and shelters	Yes	No	5	4	3	2	1
26. Playground equipment	Yes	No	5	4	3	2	1
27. Skate parks	Yes	No	5	4	3	2	1
28. Sledding hill	Yes	No	5	4	3	2	1
29. Small neighborhood parks	Yes	No	5	4	3	2	1
30. Walking/hiking trails	Yes	No	5	4	3	2	1
31. Youth baseball and softball fields	Yes	No	5	4	3	2	1
32. Youth football fields	Yes	No	5	4	3	2	1
33. Youth soccer/lacrosse fields	Yes	No	5	4	3	2	1
34. Other: _____	Yes	No	5	4	3	2	1

5. Which FOUR of the parks/facilities from the list in Question 4 are MOST IMPORTANT to your household? [Write in your answers below using the number from the list in Question 4, or circle "NONE."]

1st: \_\_\_\_ 2nd: \_\_\_\_ 3rd: \_\_\_\_ 4th: \_\_\_\_ NONE

**6. Please CHECK ALL the ways you learn about Watertown Parks and Recreation Department parks or recreation facilities.**

\_\_\_\_(01) Department program guide  
 \_\_\_\_ (02) Website  
 \_\_\_\_ (03) Newspaper articles  
 \_\_\_\_ (04) Radio  
 \_\_\_\_ (05) Cable access television  
 \_\_\_\_ (06) At parks and facilities  
 \_\_\_\_ (07) From friends and neighbors  
 \_\_\_\_ (08) School flyers/newsletters

\_\_\_\_(09) Monthly e-newsletter  
 \_\_\_\_ (10) Department staff  
 \_\_\_\_ (11) Facebook  
 \_\_\_\_ (12) Twitter  
 \_\_\_\_ (13) Instagram  
 \_\_\_\_ (14) Nextdoor  
 \_\_\_\_ (15) Other: \_\_\_\_\_

**7. What are your preferred ways to learn about parks and recreation facilities? [Write in your answers below using the number from the list in Question 6, or circle "NONE."]**

1st: \_\_\_\_ 2nd: \_\_\_\_ 3rd: \_\_\_\_ NONE

**8. Please rate your satisfaction with the following parks and recreation services provided by Watertown Parks and Recreation Department using a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied."**

Services	Very Satisfied	Somewhat Satisfied	Neutral	Somewhat Dissatisfied	Very Dissatisfied	Don't Know
01. Amount of available indoor recreation space	5	4	3	2	1	9
02. Amount of developed parkland	5	4	3	2	1	9
03. Amount of open greenspace/natural areas	5	4	3	2	1	9
04. Availability of information about programs and facilities	5	4	3	2	1	9
05. Connectivity of trails and pathways	5	4	3	2	1	9
06. Customer assistance by staff	5	4	3	2	1	9
07. Ease of contacting City staff	5	4	3	2	1	9
08. Ease of renting shelters, gyms, or meeting rooms	5	4	3	2	1	9
09. Maintenance of parks/facilities	5	4	3	2	1	9
10. Overall quality of sports fields	5	4	3	2	1	9
11. Park and facility accessibility (ADA compliant access)	5	4	3	2	1	9
12. Park/facility rule awareness and enforcement	5	4	3	2	1	9
13. Quality/number of outdoor amenities	5	4	3	2	1	9
14. Shelter, gym, or meeting room rental availability	5	4	3	2	1	9
15. User friendliness of website	5	4	3	2	1	9

**9. Which THREE services listed in Question 8 do you think should receive the MOST ATTENTION from the City of Watertown over the next FIVE years? [Write in your answers below using the number from the list in Question 8, or circle "NONE."]**

1st: \_\_\_\_ 2nd: \_\_\_\_ 3rd: \_\_\_\_ NONE

**10. The City of Watertown is considering alternative uses for the City Auditorium. Which of the following best describes how you think the City Auditorium should be used in the future?**

\_\_\_\_ (1) Utilize property for new City Hall construction  
 \_\_\_\_ (2) Convert to green space  
 \_\_\_\_ (3) Convert to a parking lot

\_\_\_\_ (4) Renovate the building  
 \_\_\_\_ (5) Offer the building for private development  
 \_\_\_\_ (6) Other: \_\_\_\_\_

**11. The City of Watertown is considering alternative uses for the MAAS Ice Arena. Which of the following best describes how you think the MAAS Ice Arena should be used in the future?**

\_\_\_\_ (1) Convert to indoor recreation space  
 \_\_\_\_ (2) Convert to a parks maintenance facility  
 \_\_\_\_ (3) Use for storage

\_\_\_\_ (4) Offer the building for private lease or development  
 \_\_\_\_ (5) Other: \_\_\_\_\_

- 12. Listed below are the potential funding mechanisms that could be used to pay for the actions you indicated you most support in Questions 10 and 11. Please rate your level of support for each of the following funding mechanisms.**

	Very Supportive	Somewhat Supportive	Not Supportive	Not Sure
1. Bond issue approved by voters	4	3	2	1
2. Hotel tax	4	3	2	1
3. Enterprise operations (concession stands, gift shops, etc.)	4	3	2	1
4. Program user fees for recreational programs	4	3	2	1
5. Impact/Development fees	4	3	2	1
6. Dedicated tax for park improvements	4	3	2	1
7. Other: _____	4	3	2	1

- 13. Which THREE funding mechanisms listed in Question 12 do you and your household most support?** *[Write in your answers below using the number from the list in Question 12, or circle "NONE."]*

1st: \_\_\_\_ 2nd: \_\_\_\_ 3rd: \_\_\_\_ NONE

- 14. The following is a list of potential actions the Watertown Parks and Recreation Department could take to improve the parks and recreation system. For each potential action, please indicate if you would be "Very Supportive," "Somewhat Supportive," "Not Supportive," or "Not Sure" of the action.**

Potential Action	Very Supportive	Somewhat Supportive	Not Supportive	Not Sure
01. Acquire new park land	4	3	2	1
02. Convert selected park areas to natural areas or open green space	4	3	2	1
03. Develop new dog parks	4	3	2	1
04. Develop new indoor fieldhouse	4	3	2	1
05. Develop new pickleball courts	4	3	2	1
06. Develop new splash parks	4	3	2	1
07. Develop new trails that connect to existing trails	4	3	2	1
08. Develop new youth sports fields	4	3	2	1
09. Develop sledding hill	4	3	2	1
10. Eliminate/liquidate surplus park areas	4	3	2	1
11. Establish minimum maintenance or amenity policies for select areas	4	3	2	1
12. Focus maintenance resources on high use areas	4	3	2	1
13. Improve existing adult and youth sports fields	4	3	2	1
14. Improve existing golf course	4	3	2	1
15. Improve existing large community parks	4	3	2	1
16. Improve existing nature preserves	4	3	2	1
17. Improve existing paved walking and biking trails	4	3	2	1
18. Improve existing small neighborhood parks	4	3	2	1
19. Improve existing swimming pools	4	3	2	1
20. Improve existing tennis court facilities	4	3	2	1
21. Other: _____	4	3	2	1

- 15. Which THREE potential actions listed in Question 14 are most important to you and your household?** *[Write in your answers below using the number from the list in Question 14, or circle "NONE."]*

1st: \_\_\_\_ 2nd: \_\_\_\_ 3rd: \_\_\_\_ NONE

- 16. If you had a budget of \$100, how would you allocate the funds among the categories of funding listed below? [Please be sure your total adds up to \$100.]**

\$ \_\_\_\_\_ Improve existing neighborhood and community parks (playgrounds, shelters, etc.)  
 \$ \_\_\_\_\_ Acquire new parkland and open space for parks  
 \$ \_\_\_\_\_ Construct new walking and biking trails and improve existing trails where needed  
 \$ \_\_\_\_\_ Improve existing outdoor facilities (sports fields, water park, etc.)  
 \$ \_\_\_\_\_ Develop additional outdoor facilities (sports fields, spray park, etc.)  
 \$ \_\_\_\_\_ Develop indoor facilities (multigenerational indoor playgrounds, sports fields, etc.)

**\$100 total**

- 17. How many years have you lived in the City of Watertown?** \_\_\_\_\_ years

- 18. What is your age?** \_\_\_\_\_ years

- 19. Do you own a dog?** \_\_\_\_\_(1) Yes \_\_\_\_\_(2) No

- 20. Your gender:**

\_\_\_\_\_ (1) Male \_\_\_\_\_ (4) Prefer to self-describe: \_\_\_\_\_  
 \_\_\_\_\_ (2) Female \_\_\_\_\_ (5) Prefer not to answer  
 \_\_\_\_\_ (3) Non-binary

- 21. Would you be willing to participate in future surveys sponsored by the City of Watertown?**

\_\_\_\_\_ (1) Yes [Answer Q21a.] \_\_\_\_\_ (2) No

- 21a. Please provide your contact information.**

Mobile Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

**This concludes the survey. Thank you for your time.**

Please return your completed survey in the enclosed return-reply envelope addressed to:  
 ETC Institute, 725 W. Frontier Circle, Olathe, KS 66061

Your responses will remain completely confidential. The address information to the right will ONLY be used to help identify areas with special interests. Thank you.



# Appendix 3

## Parks Inventory Matrix

**Project:** Parks System Master Plan  
Watertown, SD  
SEI Project Number: 21465



AMENITY																																			TOTAL AMENITIES	
Park Amenities																																				
Park Sign	-	1	1	1	-	1	-	1	1	1	1	1	-	1	1	1	1	1	1	1	-	1	1	-	1	1	-	1	1	-	-	-	-	1	24	
Litter Receptacle	1	1	4	5	7	1	2	2	-	4	-	1	-	4	2	2	8	1	4	1	1	1	1	1	1	1	1	20	-	-	-	-	1	15	94	
Recycling Receptacle	-	-	-	2	7	-	-	-	-	4	-	1	-	4	2	-	8	1	2	1	1	1	1	1	1	1	1	20	-	-	-	-	1	-	61	
Bench	1	-	8	2	4	2	2	-	5	4	-	2	-	6	4	3	4	2	5	4	2	6	-	2	-	4	2	-	2	-	1	1	1	6	85	
Dugout Bench	2	-	-	-	-	4	-	-	-	8	-	-	-	2	-	-	14	-	-	-	-	-	-	2	-	-	-	10	-	-	-	-	-	-	42	
Small Bleacher	-	-	1	-	-	1	-	-	-	3	-	-	-	3	-	-	4	-	-	-	-	-	-	-	-	-	10	-	-	-	-	-	-	-	22	
Large Bleacher	1	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	3	-	-	-	-	-	-	-	-	-	5	-	-	-	-	-	-	-	10	
Picnic Table	-	5	4	14	1	1	-	5	3	6	-	2	-	8	3	4	6	2	4	1	3	10	-	7	-	4	4	1	2	25	-	-	-	-	20	145
Picnic Table (ADA)	-	1	-	2	-	-	-	-	2	-	-	-	-	2	-	-	-	-	2	-	-	2	-	1	-	-	1	-	5	-	-	-	-	20	38	
Drinking Fountain	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	2	-	-	-	-	1	-	-	-	-	-	3	-	-	-	-	-	-	2	9	
Grill	-	-	-	1	-	-	-	-	-	-	-	-	2	-	-	-	-	2	-	-	2	-	-	-	-	-	-	-	-	-	-	-	-	8	15	
Bike Rack	-	-	1	-	-	-	-	1	-	-	-	-	-	-	1	1	-	1	1	1	-	1	-	1	-	-	-	-	-	-	-	-	-	2	11	
Pet Waste Station	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4	7	
Fire Ring	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	70	70	
Neighborhood Park Amenities																																				
Play Equipment	-	-	1	1	3	3	-	2	-	-	-	1	-	2	1	-	1	1	-	-	1	2	-	2	-	1	1	-	1	1	-	-	-	-	3	28
Swing Set	-	-	1	1	1	1	-	1	-	-	-	1	-	3	-	-	1	1	-	-	1	1	-	1	-	2	-	1	1	-	-	-	-	2	19	
Open Play Area	-	1	-	1	1	1	-	1	1	-	-	1	-	1	1	1	1	1	-	-	1	1	1	1	-	1	1	1	1	1	-	-	-	-	3	24
Free Little Library	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	3	
Sand Volleyball Court	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	2	-	-	-	-	-	1	-	-	2	-	-	-	2	8	
Small Picnic Shelter	-	-	1	-	-	1	-	1	-	1	-	-	-	-	-	-	1	1	-	1	-	-	2	-	1	1	-	-	4	-	-	-	-	3	18	
Large Picnic Shelter	-	-	-	2	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	1	-	-	-	-	-	-	3	-	-	-	-	-	3	10	
Small Shade Structure	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	1	-	2	-	-	-	1	-	-	-	10	-	-	-	-	-	-	-	15	
Large Shade Structure	-	-	-	-	-	-	-	-	-	4	-	-	-	-	-	-	7	-	-	-	-	-	-	-	-	-	5	-	-	-	-	-	-	-	16	
Restroom Building	-	1	-	-	-	-	-	-	1	-	-	-	-	-	1	-	1	-	1	-	-	1	-	-	-	-	1	-	1	-	-	-	-	2	10	
Soccer Net (Portable)	-	26	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	26	
Backstop	1	-	1	-	1	2	-	-	-	4	-	1	-	2	-	-	-	-	-	-	1	-	-	1	-	1	-	1	-	1	-	-	-	-	16	
Basketball Court	-	-	-	-	1	-	-	1	-	-	-	1	-	1	-	-	-	-	-	-	1	-	-	1	-	1	1	-	1	-	-	-	-	1	10	
Basketball Hoop	-	-	-	-	2	-	-	2	-	-	-	2	-	2	-	-	-	-	-	-	2	-	-	2	-	2	2	-	1	-	-	-	-	2	19	
Trail Amenities																																				
Trail	1	-	-	-	1	-	-	1	1	-	-	-	-	1	1	-	1	-	-	-	1	1	-	-	-	-	-	-	-	1	1	1	-	1	13	
Rules Sign	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	1	-	-	1	-	-	-	-	-	-	-	-	1	1	-	1	3	8	
Athletic Field Light Pole	-	6	6	-	-	-	-	-	4	-	-	-	-	-	-	-	25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	41	
Light Pole	-	-	2	-	8	2	-	-	-	-	2	-	-	6	-	5	1	2	1	1	3	2	2	-	3	2	2	-	2	-	1	-	20	67		
Parking Lot	1	1	1	1	-	-	1	-	-	1	-	-	-	2	1	1	-	1	-	-	-	1	-	1	-	1	-	1	-	1	-	1	-	3	20	
Trail Head	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Bike Repair Station	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Pedestrian Bridge	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1		
Special-Use Amenities																																				
Skate Park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	1		
Disc Golf	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2		
Small Dog Park	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1		
Large Dog Park	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1		
Shelter House	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	2		
Campground	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	73	73		
Stage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Fishing Pier	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	1	-	-	-	-	1	-	-	-	-	-	-	3	6		
Garden Plot	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Horseshoe Pit	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4	-	2	-	-	-	-	-	-	-	-	-	-	12	19	
Canoe Launch	-	-	-	-	-	-	-	2	-	-	-	-	-	1	1	-	-	1	-	-	-	1	-	-	-	1	-	-	-	1	-	-	2	10		
Other Amenities																																				
Above Ground Planter	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5		
Memorial	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	1	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	2	5		
Flag Pole	-	1	-	-	-	-	-	-	1	-	-	-	-	-	-	-	1	-	-	-	-	1	-	-	-	-	3	-	-	-	-	-	12	19		
Administration Building	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1		
Public Art	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	2	-	-	3	-	-	-	-	-	-	-	-	-	-	-	-	-	3	9		
Sports Fields																																				
Soccer Field	-	8	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4	-	-	-	-	-	-	-	-	-	12		
Baseball Field	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1		
Softball Field	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	7	-	-	-	-	-	-	-	-	-	-	5	-	-	-	-	-	-	12		
Youth Baseball Field	-	-	-	-	-	-	-	-	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3		
Teeball Field	1	-	1	-	1	2	-	-	-	-	1	-	2	-	-	-	-	-	-	1	-	-	1	-	-	1	-	1	-	-	-	-	-	12		
Batting Cage	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4	-	-	-	-	-	-	5		
Concession Stand	-	1	-	-	-	-	-	-	-	-	-	-	1	-	-	1	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	4		
Storage Shed	-	1	-	-	-	1	-	-	1	-	-	-	1	-	-	1	-	-	-	-	-	1	-	1	-	1	-	1	-	-	-	-	-	8		
Tennis Court / Pickleball Court	-	-	6	-	-	-	-	-	-	-	-	-	6	-	-	-	-	-	-	-	-	-	-	3	-	-	-	-	-	-	-	-	-	15		
Total Amenities	9	55	39	35	38	23	10	18	15	54	1	17	0	54	28	17	107	15	32	19	17	41	13	32	5	26	19	11	15	141	1	9	3	6	306	1231
Parking Stalls																																		0		

# Appendix 4

Individual Park Inventory Sheets

## Amenity Inventory for

# 4th Ave. Ballfield

Location: Kampeska Blvd. &amp; 4th Ave. SW

Park Classification: Special Use

Acres: Approx. 4

General Park Amenities

- ☐ Park Sign
- ☒ 1 Litter Receptacle
- ☐ Recycling Receptacle
- ☒ 1 Bench
- ☒ 2 Dugout Bench
- ☐ Small Bleacher
- ☒ 1 Large Bleacher
- ☐ Picnic Table
- ☐ Picnic Table (ADA)
- ☐ Drinking Fountain
- ☐ Grill
- ☐ Bike Rack
- ☐ Pet Waste Station
- ☐ Fire Ring
- ☐ Park Light Pole

Neighborhood Park Amenities

- ☐ Play Equipment (Modular)
- ☐ Play Equipment (Independent)
- ☐ Swing Set
- ☐ Open Play Area
- ☐ Free Little Library
- ☐ Sand Volleyball Court
- ☐ Small Picnic Shelter
- ☐ Large Picnic Shelter
- ☐ Small Shade Structure
- ☐ Large Shade Structure
- ☐ Restroom Building
- ☐ Soccer Net (Portable)
- ☒ 1 Backstop
- ☐ Basketball Court
- ☐ Basketball Hoop

Trail Amenities

- ☒ 1 Trail
- ☐ Rules Sign
- ☐ Trail Light Pole
- ☒ 1 Parking Lot
- ☐ Trail Head
- ☐ Bike Repair Station
- ☐ Pedestrian Bridge

Sports Fields

- ☐ Soccer Field
- ☐ Baseball Field
- ☐ Softball Field
- ☐ Youth Baseball Field
- ☒ 1 Teeball Field
- ☐ Batting Cage
- ☐ Football Field
- ☐ Concession Stand
- ☐ Storage Shed
- ☐ Tennis
- ☐ Pickleball Court
- ☐ Athletic Field Light Pole

Special-Use Amenities

- ☐ Skate Park
- ☐ Disc Golf
- ☐ Small Dog Park
- ☐ Large Dog Park
- ☐ Shelter House
- ☐ Campground
- ☐ Stage
- ☐ Fishing Pier
- ☐ Garden Plot
- ☐ Horseshoe Pit
- ☐ Canoe Launch

Other Amenities

- ☐ Above Ground Planter
- ☐ Memorial
- ☐ Flag Pole
- ☐ Administration Building
- ☐ Public Art

Notes

- Regrade infield
- Fix backstop and dugouts - patch fence and replace damaged poles
- Agline in dugouts
- New benches in dugouts
- Outfield fence?
- Plant trees
- New gravel in parking lot





Amenity Inventory for

# Anza Soccer Complex

Location: 1620 17th St. SE

Park Classification: Sports Complex

Acres: Approx. 60

## General Park Amenities

- 1 Park Sign
- 1 Litter Receptacle
- ☐ Recycling Receptacle
- ☐ Bench
- ☐ Dugout Bench
- ☐ Small Bleacher
- ☐ Large Bleacher
- 5 Picnic Table
- 1 Picnic Table (ADA)
- ☐ Drinking Fountain
- ☐ Grill
- ☐ Bike Rack
- ☐ Pet Waste Station
- ☐ Fire Ring
- ☐ Park Light Pole

## Neighborhood Park Amenities

- ☐ Play Equipment (Modular)
- ☐ Play Equipment (Independent)
- ☐ Swing Set
- 1 Open Play Area
- ☐ Free Little Library
- ☐ Sand Volleyball Court
- ☐ Small Picnic Shelter
- ☐ Large Picnic Shelter
- ☐ Small Shade Structure
- ☐ Large Shade Structure
- 1 Restroom Building
- 26 Soccer Net (Portable)
- ☐ Backstop
- ☐ Basketball Court
- ☐ Basketball Hoop

## Trail Amenities

- ☐ Trail
- ☐ Rules Sign
- ☐ Trail Light Pole
- 1 Parking Lot
- ☐ Trail Head
- ☐ Bike Repair Station
- ☐ Pedestrian Bridge

## Sports Fields

- 8 Soccer Field
- ☐ Baseball Field
- ☐ Softball Field
- ☐ Youth Baseball Field
- ☐ Teeball Field
- ☐ Batting Cage
- ☐ Football Field
- 1 Concession Stand
- 1 Storage Shed
- ☐ Tennis
- ☐ Pickleball Court
- 6 Athletic Field Light Pole

## Special-Use Amenities

- ☐ Skate Park
- ☐ Disc Golf
- ☐ Small Dog Park
- ☐ Large Dog Park
- 1 Shelter House
- ☐ Campground
- ☐ Stage
- ☐ Fishing Pier
- ☐ Garden Plot
- ☐ Horseshoe Pit
- ☐ Canoe Launch

## Other Amenities

- ☐ Above Ground Planter
- ☐ Memorial
- 1 Flag Pole
- ☐ Administration Building
- ☐ Public Art

## Notes





## Amenity Inventory for

**Belmont Park**

Location: 3rd Ave. &amp; 9th St. NE

Park Classification: Neighborhood

Acres: Approx. 3.5

General Park Amenities

- 1 Park Sign
- 4 Litter Receptacle
- Recycling Receptacle
- 8 Bench
- Dugout Bench
- 1 Small Bleacher
- Large Bleacher
- 4 Picnic Table
- Picnic Table (ADA)
- Drinking Fountain
- Grill
- 1 Bike Rack
- Pet Waste Station
- Fire Ring
- 2 Park Light Pole

Neighborhood Park Amenities

- 1 Play Equipment (Modular)
- Play Equipment (Independent)
- 1 Swing Set
- Open Play Area
- Free Little Library
- Sand Volleyball Court
- 1 Small Picnic Shelter
- Large Picnic Shelter
- Small Shade Structure
- Large Shade Structure
- Restroom Building
- Soccer Net (Portable)
- 1 Backstop
- Basketball Court
- Basketball Hoop

Trail Amenities

- Trail
- Rules Sign
- Trail Light Pole
- 1 Parking Lot
- Trail Head
- Bike Repair Station
- Pedestrian Bridge

Sports Fields

- Soccer Field
- Baseball Field
- Softball Field
- Youth Baseball Field
- 1 Teeball Field
- Batting Cage
- Football Field
- Concession Stand
- Storage Shed
- Tennis
- 6 Pickleball Court
- 6 Athletic Field Light Pole

Special-Use Amenities

- Skate Park
- Disc Golf
- Small Dog Park
- Large Dog Park
- Shelter House
- Campground
- Stage
- Fishing Pier
- Garden Plot
- Horseshoe Pit
- Canoe Launch

Other Amenities

- Above Ground Planter
- Memorial
- Flag Pole
- Administration Building
- Public Art

Notes

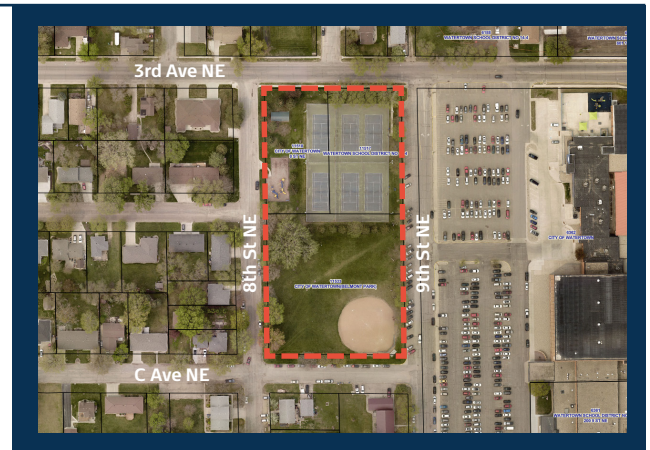
Standard maintenance - redress playground mulch, fix landscape edging

Swingset should be replaced soon - bury footings and repaint

Connect ADA parking space to sidewalk to the north

Infield/aglime maintenance at teeball field

Shelter/Storage building - What are the city goals with these structures?



## Amenity Inventory for

# Bramble Park

Location: 6th Ave. NW &amp; SD Hwy 20

Park Classification: Community

Acres: Approx. 11

General Park Amenities

- 1 Park Sign
- 5 Litter Receptacle
- 2 Recycling Receptacle
- 2 Bench
- ☐ Dugout Bench
- ☐ Small Bleacher
- ☐ Large Bleacher
- 14 Picnic Table
- 2 Picnic Table (ADA)
- ☐ Drinking Fountain
- 1 Grill
- ☐ Bike Rack
- ☐ Pet Waste Station
- ☐ Fire Ring
- ☐ Park Light Pole

Neighborhood Park Amenities

- 1 Play Equipment (Modular)
- ☐ Play Equipment (Independent)
- 1 Swing Set
- ☐ Open Play Area
- ☐ Free Little Library
- ☐ Sand Volleyball Court
- ☐ Small Picnic Shelter
- 2 Large Picnic Shelter
- ☐ Small Shade Structure
- ☐ Large Shade Structure
- ☐ Restroom Building
- ☐ Soccer Net (Portable)
- ☐ Backstop
- ☐ Basketball Court
- ☐ Basketball Hoop

Trail Amenities

- ☐ Trail
- ☐ Rules Sign
- ☐ Trail Light Pole
- 1 Parking Lot
- ☐ Trail Head
- ☐ Bike Repair Station
- ☐ Pedestrian Bridge

Sports Fields

- ☐ Soccer Field
- ☐ Baseball Field
- ☐ Softball Field
- ☐ Youth Baseball Field
- ☐ Teeball Field
- ☐ Batting Cage
- ☐ Football Field
- ☐ Concession Stand
- ☐ Storage Shed
- ☐ Tennis
- ☐ Pickleball Court
- ☐ Athletic Field Light Pole

Special-Use Amenities

- ☐ Skate Park
- ☐ Disc Golf
- ☐ Small Dog Park
- ☐ Large Dog Park
- ☐ Shelter House
- ☐ Campground
- ☐ Stage
- ☐ Fishing Pier
- ☐ Garden Plot
- 1 Horseshoe Pit
- ☐ Canoe Launch

Other Amenities

- ☐ Above Ground Planter
- ☐ Memorial
- ☐ Flag Pole
- ☐ Administration Building
- 1 Public Art

Notes

Clean up horse shoe pits  
Typical maintenance on shelter - paint





## Amenity Inventory for

# Derby Downs

Location: 3000 Golf Course Rd. NW

Park Classification: Special Use

Acres: Approx. 64

General Park Amenities

- ☐ Park Sign
- 7 Litter Receptacle
- 7 Recycling Receptacle
- 4 Bench
- ☐ Dugout Bench
- ☐ Small Bleacher
- ☐ Large Bleacher
- 1 Picnic Table
- ☐ Picnic Table (ADA)
- ☐ Drinking Fountain
- ☐ Grill
- ☐ Bike Rack
- ☐ Pet Waste Station
- ☐ Fire Ring
- 8 Park Light Pole

Neighborhood Park Amenities

- 1 Play Equipment (Modular)
- 2 Play Equipment (Independent)
- 1 Swing Set
- 1 Open Play Area
- ☐ Free Little Library
- ☐ Sand Volleyball Court
- ☐ Small Picnic Shelter
- ☐ Large Picnic Shelter
- ☐ Small Shade Structure
- ☐ Large Shade Structure
- 1 Restroom Building
- ☐ Soccer Net (Portable)
- 1 Backstop
- 1 Basketball Court
- 2 Basketball Hoop

Trail Amenities

- 1 Trail
- ☐ Rules Sign
- ☐ Trail Light Pole
- ☐ Parking Lot
- ☐ Trail Head
- ☐ Bike Repair Station
- ☐ Pedestrian Bridge

Sports Fields

- ☐ Soccer Field
- ☐ Baseball Field
- ☐ Softball Field
- ☐ Youth Baseball Field
- 1 Teeball Field
- ☐ Batting Cage
- ☐ Football Field
- ☐ Concession Stand
- ☐ Storage Shed
- ☐ Tennis
- ☐ Pickleball Court
- ☐ Athletic Field Light Pole

Special-Use Amenities

- ☐ Skate Park
- ☐ Disc Golf
- ☐ Small Dog Park
- ☐ Large Dog Park
- ☐ Shelter House
- ☐ Campground
- ☐ Stage
- ☐ Fishing Pier
- ☐ Garden Plot
- ☐ Horseshoe Pit
- ☐ Canoe Launch

Other Amenities

- ☐ Above Ground Planter
- ☐ Memorial
- ☐ Flag Pole
- ☐ Administration Building
- ☐ Public Art

Notes

Rodeo Grounds amenities are not included in this inventory (restroom building, bleachers, etc.) - Rodeo Grounds should be privately run.

Remove park to south, at top of hill at end of service life - continue trail down to equipment and basketball court. Add swings to this area.

Remove aglime around backstop. Keep backstop, make grass.





## Amenity Inventory for

# Diamondball Park

Location: 4th Ave. &amp; 6th St. SE

Park Classification: Neighborhood

Acres: Approx. 2.5

General Park Amenities

- 1 Park Sign
- 1 Litter Receptacle
- Recycling Receptacle
- 2 Bench
- 4 Dugout Bench
- 1 Small Bleacher
- Large Bleacher
- 1 Picnic Table
- Picnic Table (ADA)
- Drinking Fountain
- Grill
- Bike Rack
- Pet Waste Station
- Fire Ring
- 2 Park Light Pole

Neighborhood Park Amenities

- 2 Play Equipment (Modular)
- 1 Play Equipment (Independent)
- 1 Swing Set
- 1 Open Play Area
- Free Little Library
- Sand Volleyball Court
- 1 Small Picnic Shelter
- Large Picnic Shelter
- Small Shade Structure
- Large Shade Structure
- Restroom Building
- Soccer Net (Portable)
- 2 Backstop
- Basketball Court
- Basketball Hoop

Trail Amenities

- Trail
- Rules Sign
- Trail Light Pole
- Parking Lot
- Trail Head
- Bike Repair Station
- Pedestrian Bridge

Sports Fields

- Soccer Field
- Baseball Field
- Softball Field
- Youth Baseball Field
- 2 Teeball Field
- Batting Cage
- Football Field
- Concession Stand
- 1 Storage Shed
- Tennis
- Pickleball Court
- Athletic Field Light Pole

Special-Use Amenities

- Skate Park
- Disc Golf
- Small Dog Park
- Large Dog Park
- Shelter House
- Campground
- Stage
- Fishing Pier
- Garden Plot
- Horseshoe Pit
- Canoe Launch

Other Amenities

- Above Ground Planter
- Memorial
- Flag Pole
- Administration Building
- Public Art

Notes

Some play equipment is in gravel (swing set, 1 modular play set, and slide).

Remove slide and convert area to grass.

Make all play surfacing mulch.

Typical tee ball field maintenance - grade smooth and add aglime, fix backstops where necessary, replace dugout benches



## Amenity Inventory for

# Dog Park

Location: 10th Ave. &amp; 7th St. NE

Park Classification: Special Use

Acres: Approx. 4.5

General Park Amenities

- ☐ Park Sign
- 2 Litter Receptacle
- ☐ Recycling Receptacle
- 2 Bench
- ☐ Dugout Bench
- ☐ Small Bleacher
- ☐ Large Bleacher
- ☐ Picnic Table
- ☐ Picnic Table (ADA)
- ☐ Drinking Fountain
- ☐ Grill
- ☐ Bike Rack
- 2 Pet Waste Station
- ☐ Fire Ring
- ☐ Park Light Pole

Neighborhood Park Amenities

- ☐ Play Equipment (Modular)
- ☐ Play Equipment (Independent)
- ☐ Swing Set
- ☐ Open Play Area
- ☐ Free Little Library
- ☐ Sand Volleyball Court
- ☐ Small Picnic Shelter
- ☐ Large Picnic Shelter
- 1 Small Shade Structure
- ☐ Large Shade Structure
- ☐ Restroom Building
- ☐ Soccer Net (Portable)
- ☐ Backstop
- ☐ Basketball Court
- ☐ Basketball Hoop

Trail Amenities

- ☐ Trail
- ☐ Rules Sign
- ☐ Trail Light Pole
- 1 Parking Lot
- ☐ Trail Head
- ☐ Bike Repair Station
- ☐ Pedestrian Bridge

Sports Fields

- ☐ Soccer Field
- ☐ Baseball Field
- ☐ Softball Field
- ☐ Youth Baseball Field
- ☐ Teeball Field
- ☐ Batting Cage
- ☐ Football Field
- ☐ Concession Stand
- ☐ Storage Shed
- ☐ Tennis
- ☐ Pickleball Court
- ☐ Athletic Field Light Pole

Special-Use Amenities

- ☐ Skate Park
- ☐ Disc Golf
- 1 Small Dog Park
- 1 Large Dog Park
- ☐ Shelter House
- ☐ Campground
- ☐ Stage
- ☐ Fishing Pier
- ☐ Garden Plot
- ☐ Horseshoe Pit
- ☐ Canoe Launch

Other Amenities

- ☐ Above Ground Planter
- ☐ Memorial
- ☐ Flag Pole
- ☐ Administration Building
- ☐ Public Art

Notes

Parking Lot is shared with Soccer Complex (recorded for both parks).

Add synthetic turf at high traffic areas - entrance of large dog park.





## Amenity Inventory for

# Eastwoods Park

Location: 12th Ave. &amp; 23rd St. NE

Park Classification: Neighborhood

Acres: Approx. 6.5

General Park Amenities

- ☒ 1 Park Sign
- ☒ 2 Litter Receptacle
- ☐ Recycling Receptacle
- ☐ Bench
- ☐ Dugout Bench
- ☐ Small Bleacher
- ☐ Large Bleacher
- ☒ 5 Picnic Table
- ☐ Picnic Table (ADA)
- ☐ Drinking Fountain
- ☐ Grill
- ☒ 1 Bike Rack
- ☐ Pet Waste Station
- ☐ Fire Ring
- ☐ Park Light Pole

Neighborhood Park Amenities

- ☒ 1 Play Equipment (Modular)
- ☒ 1 Play Equipment (Independent)
- ☒ 1 Swing Set
- ☒ 1 Open Play Area
- ☐ Free Little Library
- ☐ Sand Volleyball Court
- ☒ 1 Small Picnic Shelter
- ☐ Large Picnic Shelter
- ☐ Small Shade Structure
- ☐ Large Shade Structure
- ☐ Restroom Building
- ☐ Soccer Net (Portable)
- ☐ Backstop
- ☒ 1 Basketball Court
- ☒ 2 Basketball Hoop

Trail Amenities

- ☒ 1 Trail
- ☐ Rules Sign
- ☐ Trail Light Pole
- ☐ Parking Lot
- ☐ Trail Head
- ☐ Bike Repair Station
- ☐ Pedestrian Bridge

Sports Fields

- ☐ Soccer Field
- ☐ Baseball Field
- ☐ Softball Field
- ☐ Youth Baseball Field
- ☐ Teeball Field
- ☐ Batting Cage
- ☐ Football Field
- ☐ Concession Stand
- ☐ Storage Shed
- ☐ Tennis
- ☐ Pickleball Court
- ☐ Athletic Field Light Pole

Special-Use Amenities

- ☐ Skate Park
- ☐ Disc Golf
- ☐ Small Dog Park
- ☐ Large Dog Park
- ☐ Shelter House
- ☐ Campground
- ☐ Stage
- ☐ Fishing Pier
- ☐ Garden Plot
- ☐ Horseshoe Pit
- ☐ Canoe Launch

Other Amenities

- ☐ Above Ground Planter
- ☐ Memorial
- ☐ Flag Pole
- ☐ Administration Building
- ☐ Public Art

Notes

Reset basketball posts, keep top of concrete footing below finish grade.

Basketball court is beginning to crack - no immediate action is needed.



## Amenity Inventory for

# Forsberg Park

Location: SD Hwy 20 &amp; South Lake Dr.

Park Classification: Nature Preserve/Open Space

Acres: Approx. 6

General Park Amenities

- 1 Park Sign
- ☐ Litter Receptacle
- ☐ Recycling Receptacle
- 5 Bench
- ☐ Dugout Bench
- ☐ Small Bleacher
- ☐ Large Bleacher
- 3 Picnic Table
- ☐ Picnic Table (ADA)
- ☐ Drinking Fountain
- ☐ Grill
- ☐ Bike Rack
- ☐ Pet Waste Station
- ☐ Fire Ring
- ☐ Park Light Pole

Neighborhood Park Amenities

- ☐ Play Equipment (Modular)
- ☐ Play Equipment (Independent)
- ☐ Swing Set
- 1 Open Play Area
- ☐ Free Little Library
- ☐ Sand Volleyball Court
- ☐ Small Picnic Shelter
- ☐ Large Picnic Shelter
- ☐ Small Shade Structure
- ☐ Large Shade Structure
- ☐ Restroom Building
- ☐ Soccer Net (Portable)
- ☐ Backstop
- ☐ Basketball Court
- ☐ Basketball Hoop

Trail Amenities

- 1 Trail
- ☐ Rules Sign
- ☐ Trail Light Pole
- ☐ Parking Lot
- ☐ Trail Head
- ☐ Bike Repair Station
- ☐ Pedestrian Bridge

Sports Fields

- ☐ Soccer Field
- ☐ Baseball Field
- ☐ Softball Field
- ☐ Youth Baseball Field
- ☐ Teeball Field
- ☐ Batting Cage
- ☐ Football Field
- ☐ Concession Stand
- ☐ Storage Shed
- ☐ Tennis
- ☐ Pickleball Court
- ☐ Athletic Field Light Pole

Special-Use Amenities

- ☐ Skate Park
- ☐ Disc Golf
- ☐ Small Dog Park
- ☐ Large Dog Park
- ☐ Shelter House
- ☐ Campground
- ☐ Stage
- ☐ Fishing Pier
- ☐ Garden Plot
- ☐ Horseshoe Pit
- 2 Canoe Launch

Other Amenities

- ☐ Above Ground Planter
- 1 Memorial
- 1 Flag Pole
- ☐ Administration Building
- ☐ Public Art

Notes

Create parking lot.

Separate vehicular and pedestrian paths - restrict vehicular access.

Revert large pieces of land to natural landscaping to reduce maintenance.





## Amenity Inventory for

# Foundation Fields

Location: 1800 3rd Ave. NW

Park Classification: Sports Complex

Acres: Approx. 29

General Park Amenities

- ☒ 1 Park Sign
- ☒ 4 Litter Receptacle
- ☒ 4 Recycling Receptacle
- ☒ 4 Bench
- ☒ 8 Dugout Bench
- ☒ 3 Small Bleacher
- ☒ 1 Large Bleacher
- ☒ 6 Picnic Table
- ☒ 2 Picnic Table (ADA)
- ☐ Drinking Fountain
- ☐ Grill
- ☐ Bike Rack
- ☐ Pet Waste Station
- ☐ Fire Ring
- ☐ Park Light Pole

Neighborhood Park Amenities

- ☐ Play Equipment (Modular)
- ☐ Play Equipment (Independent)
- ☐ Swing Set
- ☐ Open Play Area
- ☐ Free Little Library
- ☐ Sand Volleyball Court
- ☒ 1 Small Picnic Shelter
- ☐ Large Picnic Shelter
- ☐ Small Shade Structure
- ☒ 4 Large Shade Structure
- ☒ 1 Restroom Building
- ☐ Soccer Net (Portable)
- ☒ 4 Backstop
- ☐ Basketball Court
- ☐ Basketball Hoop

Trail Amenities

- ☐ Trail
- ☐ Rules Sign
- ☐ Trail Light Pole
- ☒ 1 Parking Lot
- ☐ Trail Head
- ☐ Bike Repair Station
- ☐ Pedestrian Bridge

Sports Fields

- ☐ Soccer Field
- ☒ 1 Baseball Field
- ☐ Softball Field
- ☒ 3 Youth Baseball Field
- ☐ Teeball Field
- ☒ 1 Batting Cage
- ☐ Football Field
- ☐ Concession Stand
- ☒ 1 Storage Shed
- ☐ Tennis
- ☐ Pickleball Court
- ☒ 4 Athletic Field Light Pole

Special-Use Amenities

- ☐ Skate Park
- ☐ Disc Golf
- ☐ Small Dog Park
- ☐ Large Dog Park
- ☐ Shelter House
- ☐ Campground
- ☐ Stage
- ☐ Fishing Pier
- ☐ Garden Plot
- ☐ Horseshoe Pit
- ☐ Canoe Launch

Other Amenities

- ☐ Above Ground Planter
- ☐ Memorial
- ☐ Flag Pole
- ☐ Administration Building
- ☐ Public Art

Notes

Adjacent to 14 Community Garden Plots (not included in this park inventory).

Typical field maintenance

Expand sidewalks to all fields

Shade structure over northwest field bleachers (larger bleachers)



## Amenity Inventory for

# Hanten Park

Location: 9th Ave. SW &amp; 20th Ave. S

Park Classification: Nature Preserve/Open Space

Acres: Approx. 8.5

General Park Amenities

- ☐ 1 Park Sign
- ☐ Litter Receptacle
- ☐ Recycling Receptacle
- ☐ Bench
- ☐ Dugout Bench
- ☐ Small Bleacher
- ☐ Large Bleacher
- ☐ Picnic Table
- ☐ Picnic Table (ADA)
- ☐ Drinking Fountain
- ☐ Grill
- ☐ Bike Rack
- ☐ Pet Waste Station
- ☐ Fire Ring
- ☐ Park Light Pole

Neighborhood Park Amenities

- ☐ Play Equipment (Modular)
- ☐ Play Equipment (Independent)
- ☐ Swing Set
- ☐ Open Play Area
- ☐ Free Little Library
- ☐ Sand Volleyball Court
- ☐ Small Picnic Shelter
- ☐ Large Picnic Shelter
- ☐ Small Shade Structure
- ☐ Large Shade Structure
- ☐ Restroom Building
- ☐ Soccer Net (Portable)
- ☐ Backstop
- ☐ Basketball Court
- ☐ Basketball Hoop

Trail Amenities

- ☐ Trail
- ☐ Rules Sign
- ☐ Trail Light Pole
- ☐ Parking Lot
- ☐ Trail Head
- ☐ Bike Repair Station
- ☐ Pedestrian Bridge

Sports Fields

- ☐ Soccer Field
- ☐ Baseball Field
- ☐ Softball Field
- ☐ Youth Baseball Field
- ☐ Teeball Field
- ☐ Batting Cage
- ☐ Football Field
- ☐ Concession Stand
- ☐ Storage Shed
- ☐ Tennis
- ☐ Pickleball Court
- ☐ Athletic Field Light Pole

Special-Use Amenities

- ☐ Skate Park
- ☐ Disc Golf
- ☐ Small Dog Park
- ☐ Large Dog Park
- ☐ Shelter House
- ☐ Campground
- ☐ Stage
- ☐ Fishing Pier
- ☐ Garden Plot
- ☐ Horseshoe Pit
- ☐ Canoe Launch

Other Amenities

- ☐ Above Ground Planter
- ☐ Memorial
- ☐ Flag Pole
- ☐ Administration Building
- ☐ Public Art

Notes

Prone to flooding - remove access and convert to natural planting.





## Amenity Inventory for

# Harper Park

Location: Sunrise Dr. &amp; 6th Ave. NE

Park Classification: Neighborhood

Acres: Approx. 2.5

General Park Amenities

- 1 Park Sign
- 1 Litter Receptacle
- 1 Recycling Receptacle
- 2 Bench
- \_\_\_ Dugout Bench
- \_\_\_ Small Bleacher
- \_\_\_ Large Bleacher
- 2 Picnic Table
- \_\_\_ Picnic Table (ADA)
- \_\_\_ Drinking Fountain
- \_\_\_ Grill
- \_\_\_ Bike Rack
- \_\_\_ Pet Waste Station
- \_\_\_ Fire Ring
- 2 Park Light Pole

Neighborhood Park Amenities

- 1 Play Equipment (Modular)
- \_\_\_ Play Equipment (Independent)
- 1 Swing Set
- 1 Open Play Area
- \_\_\_ Free Little Library
- \_\_\_ Sand Volleyball Court
- \_\_\_ Small Picnic Shelter
- \_\_\_ Large Picnic Shelter
- \_\_\_ Small Shade Structure
- \_\_\_ Large Shade Structure
- \_\_\_ Restroom Building
- \_\_\_ Soccer Net (Portable)
- 1 Backstop
- 1 Basketball Court
- 2 Basketball Hoop

Trail Amenities

- \_\_\_ Trail
- \_\_\_ Rules Sign
- \_\_\_ Trail Light Pole
- \_\_\_ Parking Lot
- \_\_\_ Trail Head
- \_\_\_ Bike Repair Station
- \_\_\_ Pedestrian Bridge

Sports Fields

- \_\_\_ Soccer Field
- \_\_\_ Baseball Field
- \_\_\_ Softball Field
- \_\_\_ Youth Baseball Field
- 1 Teeball Field
- \_\_\_ Batting Cage
- \_\_\_ Football Field
- \_\_\_ Concession Stand
- \_\_\_ Storage Shed
- \_\_\_ Tennis
- \_\_\_ Pickleball Court
- \_\_\_ Athletic Field Light Pole

Special-Use Amenities

- \_\_\_ Skate Park
- \_\_\_ Disc Golf
- \_\_\_ Small Dog Park
- \_\_\_ Large Dog Park
- \_\_\_ Shelter House
- \_\_\_ Campground
- \_\_\_ Stage
- \_\_\_ Fishing Pier
- \_\_\_ Garden Plot
- \_\_\_ Horseshoe Pit
- \_\_\_ Canoe Launch

Other Amenities

- \_\_\_ Above Ground Planter
- \_\_\_ Memorial
- \_\_\_ Flag Pole
- \_\_\_ Administration Building
- \_\_\_ Public Art

Notes

Typical field and backstop maintenance at tee ball field.  
 Complete sidewalk from ADA parking space to dugout/bleachers  
 Bury swingset footings  
 Make necessary play equipment repairs (example - cracked slide)





## Amenity Inventory for

# Herzog Park

Location: 29th St. &amp; 5th Ave. NW

Park Classification: Mini

Acres: Approx. 0.75

General Park Amenities

- ☐ Park Sign
- ☐ Litter Receptacle
- ☐ Recycling Receptacle
- ☐ Bench
- ☐ Dugout Bench
- ☐ Small Bleacher
- ☐ Large Bleacher
- ☐ Picnic Table
- ☐ Picnic Table (ADA)
- ☐ Drinking Fountain
- ☐ Grill
- ☐ Bike Rack
- ☐ Pet Waste Station
- ☐ Fire Ring
- ☐ Park Light Pole

Neighborhood Park Amenities

- ☐ Play Equipment (Modular)
- ☒ 5 Play Equipment (Independent)
- ☒ 1 Swing Set
- ☐ Open Play Area
- ☐ Free Little Library
- ☐ Sand Volleyball Court
- ☐ Small Picnic Shelter
- ☐ Large Picnic Shelter
- ☐ Small Shade Structure
- ☐ Large Shade Structure
- ☐ Restroom Building
- ☐ Soccer Net (Portable)
- ☐ Backstop
- ☐ Basketball Court
- ☐ Basketball Hoop

Trail Amenities

- ☐ Trail
- ☐ Rules Sign
- ☐ Trail Light Pole
- ☐ Parking Lot
- ☐ Trail Head
- ☐ Bike Repair Station
- ☐ Pedestrian Bridge

Sports Fields

- ☐ Soccer Field
- ☐ Baseball Field
- ☐ Softball Field
- ☐ Youth Baseball Field
- ☐ Teeball Field
- ☐ Batting Cage
- ☐ Football Field
- ☐ Concession Stand
- ☐ Storage Shed
- ☐ Tennis
- ☐ Pickleball Court
- ☐ Athletic Field Light Pole

Special-Use Amenities

- ☐ Skate Park
- ☐ Disc Golf
- ☐ Small Dog Park
- ☐ Large Dog Park
- ☐ Shelter House
- ☐ Campground
- ☐ Stage
- ☐ Fishing Pier
- ☐ Garden Plot
- ☐ Horseshoe Pit
- ☐ Canoe Launch

Other Amenities

- ☐ Above Ground Planter
- ☐ Memorial
- ☐ Flag Pole
- ☐ Administration Building
- ☐ Public Art

Notes

Remove play equipment at end of service life.

Convert area to open grass space and a picnic structure?



## Amenity Inventory for

# Highland Park

Location: N Broadway &amp; Highland Blvd.

Park Classification: Community

Acres: Approx. 9.8

General Park Amenities

- 1 Park Sign
- 4 Litter Receptacle
- 4 Recycling Receptacle
- 6 Bench
- 2 Dugout Bench
- 3 Small Bleacher
- Large Bleacher
- 8 Picnic Table
- 2 Picnic Table (ADA)
- 1 Drinking Fountain
- 2 Grill
- Bike Rack
- Pet Waste Station
- Fire Ring
- 4? Park Light Pole

Neighborhood Park Amenities

- 2 Play Equipment (Modular)
- Play Equipment (Independent)
- 3 Swing Set
- 1 Open Play Area
- Free Little Library
- Sand Volleyball Court
- Small Picnic Shelter
- Large Picnic Shelter
- Small Shade Structure
- Large Shade Structure
- 1 Restroom Building
- Soccer Net (Portable)
- 2 Backstop
- 1 Basketball Court
- 2 Basketball Hoop

Trail Amenities

- Trail
- Rules Sign
- Trail Light Pole
- Parking Lot
- Trail Head
- Bike Repair Station
- Pedestrian Bridge

Sports Fields

- Soccer Field
- Baseball Field
- Softball Field
- Youth Baseball Field
- 2 Teeball Field
- Batting Cage
- Football Field
- 1 Concession Stand
- 1 Storage Shed
- 6 Tennis
- Pickleball Court
- Athletic Field Light Pole

Special-Use Amenities

- Skate Park
- Disc Golf
- Small Dog Park
- Large Dog Park
- Shelter House
- Campground
- Stage
- Fishing Pier
- Garden Plot
- Horseshoe Pit
- Canoe Launch

Other Amenities

- Above Ground Planter
- Memorial
- Flag Pole
- Administration Building
- Public Art

Notes

South play area - remove set of swings not in play area, mulch around swing sets (in place of gravel)

North play area - mulch around swings (in place of gravel), add mulch around slide

Backstop repairs - fix fencing and replace bent poles.

Remove damaged grills.





Amenity Inventory for

# Jackson Park/Disc Golf Course

Location: 250 South Lake Dr

Park Classification: Special Use

Acres: Approx. 31

## General Park Amenities

- ☒ 1 Park Sign
- ☒ 2 Litter Receptacle
- ☒ 2 Recycling Receptacle
- ☒ 4 Bench
- ☐ Dugout Bench
- ☐ Small Bleacher
- ☐ Large Bleacher
- ☒ 3 Picnic Table
- ☐ Picnic Table (ADA)
- ☐ Drinking Fountain
- ☐ Grill
- ☒ 1 Bike Rack
- ☐ Pet Waste Station
- ☐ Fire Ring
- ☐ Park Light Pole

## Neighborhood Park Amenities

- ☒ 1 Play Equipment (Modular)
- ☐ Play Equipment (Independent)
- ☐ Swing Set
- ☒ 1 Open Play Area
- ☐ Free Little Library
- ☐ Sand Volleyball Court
- ☐ Small Picnic Shelter
- ☐ Large Picnic Shelter
- ☐ Small Shade Structure
- ☐ Large Shade Structure
- ☒ 1 Restroom Building
- ☐ Soccer Net (Portable)
- ☐ Backstop
- ☐ Basketball Court
- ☐ Basketball Hoop

## Trail Amenities

- ☒ 1 Trail
- ☒ 1 Rules Sign
- ☒ 6 Trail Light Pole
- ☒ 2 Parking Lot
- ☐ Trail Head
- ☐ Bike Repair Station
- ☐ Pedestrian Bridge

## Sports Fields

- ☐ Soccer Field
- ☐ Baseball Field
- ☐ Softball Field
- ☐ Youth Baseball Field
- ☐ Teeball Field
- ☐ Batting Cage
- ☐ Football Field
- ☐ Concession Stand
- ☐ Storage Shed
- ☐ Tennis
- ☐ Pickleball Court
- ☐ Athletic Field Light Pole

## Special-Use Amenities

- ☐ Skate Park
- ☒ 1 Disc Golf
- ☐ Small Dog Park
- ☐ Large Dog Park
- ☐ Shelter House
- ☐ Campground
- ☐ Stage
- ☐ Fishing Pier
- ☐ Garden Plot
- ☐ Horseshoe Pit
- ☒ 1 Canoe Launch

## Other Amenities

- ☐ Above Ground Planter
- ☐ Memorial
- ☐ Flag Pole
- ☐ Administration Building
- ☐ Public Art

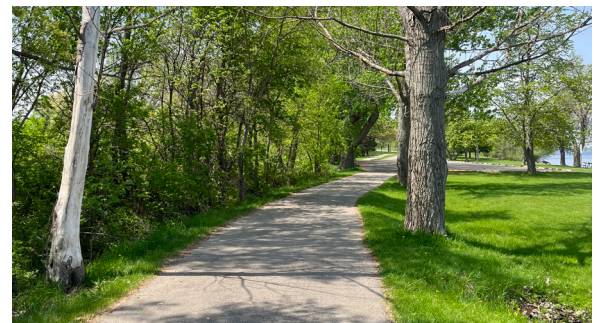
## Notes

Concrete repairs around dock

Repaint park sign

Concrete around bike rack

Revert large pieces of land to natural landscaping to reduce maintenance



## Amenity Inventory for

# Kiddie Ponds/Disc Golf Course

Location: 10th Ave. &amp; 7th St. NW

Park Classification: Special Use

Acres: Approx. 29.5

General Park Amenities

- 1 Park Sign
- 2 Litter Receptacle
- Recycling Receptacle
- 3 Bench
- Dugout Bench
- Small Bleacher
- Large Bleacher
- 4 Picnic Table
- Picnic Table (ADA)
- Drinking Fountain
- Grill
- 1 Bike Rack
- Pet Waste Station
- Fire Ring
- Park Light Pole

Neighborhood Park Amenities

- Play Equipment (Modular)
- Play Equipment (Independent)
- Swing Set
- 1 Open Play Area
- Free Little Library
- Sand Volleyball Court
- Small Picnic Shelter
- Large Picnic Shelter
- Small Shade Structure
- Large Shade Structure
- Restroom Building
- Soccer Net (Portable)
- Backstop
- Basketball Court
- Basketball Hoop

Trail Amenities

- 1 Trail
- Rules Sign
- Trail Light Pole
- 1 Parking Lot
- Trail Head
- Bike Repair Station
- 1 Pedestrian Bridge

Sports Fields

- Soccer Field
- Baseball Field
- Softball Field
- Youth Baseball Field
- Teeball Field
- Batting Cage
- Football Field
- Concession Stand
- Storage Shed
- Tennis
- Pickleball Court
- Athletic Field Light Pole

Special-Use Amenities

- Skate Park
- 1 Disc Golf
- Small Dog Park
- Large Dog Park
- Shelter House
- Campground
- Stage
- Fishing Pier
- Garden Plot
- Horseshoe Pit
- 1 Canoe Launch

Other Amenities

- Above Ground Planter
- Memorial
- Flag Pole
- Administration Building
- Public Art

Notes

Concrete around bike rack, remove movable rack and add more permanent if needed.

Maintain ring around poles - or revert to grass

Fix drainage issues along path

Revert large pieces of land to natural landscaping to reduce maintenance





## Amenity Inventory for

# Koch Complex

Location: 21st St. SW (behind ice arena)

Park Classification: Sport Complex

Acres: Approx. 21

General Park Amenities

- 1 Park Sign
- 8 Litter Receptacle
- 8 Recycling Receptacle
- 4 Bench
- 14 Dugout Bench
- 4 Small Bleacher
- 3 Large Bleacher
- 6 Picnic Table
- Picnic Table (ADA)
- 2 Drinking Fountain
- Grill
- Bike Rack
- Pet Waste Station
- Fire Ring
- 5 Park Light Pole

Neighborhood Park Amenities

- Play Equipment (Modular)
- 2 Play Equipment (Independent)
- 1 Swing Set
- 1 Open Play Area
- Free Little Library
- Sand Volleyball Court
- Small Picnic Shelter
- 1 Large Picnic Shelter
- 1 Small Shade Structure
- 7 Large Shade Structure
- 1 Restroom Building
- Soccer Net (Portable)
- Backstop
- Basketball Court
- Basketball Hoop

Trail Amenities

- Trail
- Rules Sign
- Trail Light Pole
- 1 Parking Lot
- Trail Head
- Bike Repair Station
- Pedestrian Bridge

Sports Fields

- Soccer Field
- Baseball Field
- 7 Softball Field
- Youth Baseball Field
- Teeball Field
- Batting Cage
- Football Field
- 1 Concession Stand
- 1 Storage Shed
- Tennis
- Pickleball Court
- 25 Athletic Field Light Pole

Special-Use Amenities

- Skate Park
- Disc Golf
- Small Dog Park
- Large Dog Park
- Shelter House
- Campground
- Stage
- Fishing Pier
- Garden Plot
- Horseshoe Pit
- Canoe Launch

Other Amenities

- Above Ground Planter
- 1 Memorial
- 1 Flag Pole
- Administration Building
- 2 Public Art

Notes

Remove failing and unnecessary buildings - build new storage shed

Create central shelter at crossing of paths

Add play structure to play area - remove gravel surfacing and make mulch.

Create a signage/entrance plan that directs visitors around the site efficiently



## Amenity Inventory for

# Lincoln Park

Location: 11th Ave. &amp; 16th St. NE

Park Classification: Neighborhood

Acres: Approx. 10.5

General Park Amenities

- ☒ 1 Park Sign
- ☒ 1 Litter Receptacle
- ☒ 1 Recycling Receptacle
- ☒ 2 Bench
- ☐ Dugout Bench
- ☐ Small Bleacher
- ☐ Large Bleacher
- ☒ 2 Picnic Table
- ☐ Picnic Table (ADA)
- ☐ Drinking Fountain
- ☐ Grill
- ☒ 1 Bike Rack
- ☐ Pet Waste Station
- ☐ Fire Ring
- ☐ Park Light Pole

Neighborhood Park Amenities

- ☒ 1 Play Equipment (Modular)
- ☒ 1 Play Equipment (Independent)
- ☒ 1 Swing Set
- ☒ 1 Open Play Area
- ☐ Free Little Library
- ☒ 1 Sand Volleyball Court
- ☒ 1 Small Picnic Shelter
- ☐ Large Picnic Shelter
- ☐ Small Shade Structure
- ☐ Large Shade Structure
- ☐ Restroom Building
- ☐ Soccer Net (Portable)
- ☐ Backstop
- ☐ Basketball Court
- ☐ Basketball Hoop

Trail Amenities

- ☒ 1 Trail
- ☐ Rules Sign
- ☒ 1 Trail Light Pole
- ☐ Parking Lot
- ☐ Trail Head
- ☐ Bike Repair Station
- ☐ Pedestrian Bridge

Sports Fields

- ☐ Soccer Field
- ☐ Baseball Field
- ☐ Softball Field
- ☐ Youth Baseball Field
- ☐ Teeball Field
- ☐ Batting Cage
- ☐ Football Field
- ☐ Concession Stand
- ☐ Storage Shed
- ☐ Tennis
- ☐ Pickleball Court
- ☐ Athletic Field Light Pole

Special-Use Amenities

- ☐ Skate Park
- ☐ Disc Golf
- ☐ Small Dog Park
- ☐ Large Dog Park
- ☐ Shelter House
- ☐ Campground
- ☐ Stage
- ☐ Fishing Pier
- ☐ Garden Plot
- ☐ Horseshoe Pit
- ☐ Canoe Launch

Other Amenities

- ☐ Above Ground Planter
- ☐ Memorial
- ☐ Flag Pole
- ☐ Administration Building
- ☐ Public Art

Notes

Adjacent Lincoln School Park which includes 2 playgrounds, tee ball field, 2 basketball courts (5 hoops) and 2 blacktop play areas

Remove sand volleyball court

Landscape around park sign

Play area should be wood mulch - remove gravel





## Amenity Inventory for

# Lions Park

Location: 605 3rd Ave. NW

Park Classification: Community

Acres: Approx. 31.5

General Park Amenities

- 1 Park Sign
- 4 Litter Receptacle
- 2 Recycling Receptacle
- 5 Bench
  - ☐ Dugout Bench
  - ☐ Small Bleacher
  - ☐ Large Bleacher
- 4 Picnic Table
- 2 Picnic Table (ADA)
- ☐ Drinking Fountain
- 2 Grill
- 1 Bike Rack
- 1 Pet Waste Station
- ☐ Fire Ring
- 2 Park Light Pole

Neighborhood Park Amenities

- ☐ Play Equipment (Modular)
- ☐ Play Equipment (Independent)
- ☐ Swing Set
- ☐ Open Play Area
- ☐ Free Little Library
- ☐ Sand Volleyball Court
- 1 Small Picnic Shelter
- ☐ Large Picnic Shelter
- 2 Small Shade Structure
- ☐ Large Shade Structure
- 1 Restroom Building
- ☐ Soccer Net (Portable)
- ☐ Backstop
- ☐ Basketball Court
- ☐ Basketball Hoop

Trail Amenities

- 1 Trail
- 1 Rules Sign
- ☐ Trail Light Pole
- 1 Parking Lot
- ☐ Trail Head
- ☐ Bike Repair Station
- ☐ Pedestrian Bridge

Sports Fields

- ☐ Soccer Field
- ☐ Baseball Field
- ☐ Softball Field
- ☐ Youth Baseball Field
- ☐ Teeball Field
- ☐ Batting Cage
- ☐ Football Field
- ☐ Concession Stand
- ☐ Storage Shed
- ☐ Tennis
- ☐ Pickleball Court
- ☐ Athletic Field Light Pole

Special-Use Amenities

- ☐ Skate Park
- ☐ Disc Golf
- ☐ Small Dog Park
- ☐ Large Dog Park
- ☐ Shelter House
- ☐ Campground
- ☐ Stage
- 1 Fishing Pier
- ☐ Garden Plot
- ☐ Horseshoe Pit
- 1 Canoe Launch

Other Amenities

- ☐ Above Ground Planter
- ☐ Memorial
- ☐ Flag Pole
- ☐ Administration Building
- ☐ Public Art

Notes

Restroom Building has attached multi-purpose room.  
 Improvements were in progress during site visit.  
 Revert large pieces of land to natural landscaping to reduce maintenance.



## Amenity Inventory for

# Lori's Garden

Location: 19 E Klemp Ave

Park Classification: Mini

Acres: Approx. 0.1

General Park Amenities

- 1 Park Sign
- 1 Litter Receptacle
- 1 Recycling Receptacle
- 4 Bench
- \_\_\_ Dugout Bench
- \_\_\_ Small Bleacher
- \_\_\_ Large Bleacher
- 1 Picnic Table
- \_\_\_ Picnic Table (ADA)
- \_\_\_ Drinking Fountain
- \_\_\_ Grill
- 1 Bike Rack
- \_\_\_ Pet Waste Station
- \_\_\_ Fire Ring
- 1 Park Light Pole

Neighborhood Park Amenities

- \_\_\_ Play Equipment (Modular)
- \_\_\_ Play Equipment (Independent)
- \_\_\_ Swing Set
- \_\_\_ Open Play Area
- 1 Free Little Library
- \_\_\_ Sand Volleyball Court
- \_\_\_ Small Picnic Shelter
- \_\_\_ Large Picnic Shelter
- \_\_\_ Small Shade Structure
- \_\_\_ Large Shade Structure
- \_\_\_ Restroom Building
- \_\_\_ Soccer Net (Portable)
- \_\_\_ Backstop
- \_\_\_ Basketball Court
- \_\_\_ Basketball Hoop

Trail Amenities

- \_\_\_ Trail
- \_\_\_ Rules Sign
- \_\_\_ Trail Light Pole
- \_\_\_ Parking Lot
- \_\_\_ Trail Head
- \_\_\_ Bike Repair Station
- \_\_\_ Pedestrian Bridge

Sports Fields

- \_\_\_ Soccer Field
- \_\_\_ Baseball Field
- \_\_\_ Softball Field
- \_\_\_ Youth Baseball Field
- \_\_\_ Teeball Field
- \_\_\_ Batting Cage
- \_\_\_ Football Field
- \_\_\_ Concession Stand
- \_\_\_ Storage Shed
- \_\_\_ Tennis
- \_\_\_ Pickleball Court
- \_\_\_ Athletic Field Light Pole

Special-Use Amenities

- \_\_\_ Skate Park
- \_\_\_ Disc Golf
- \_\_\_ Small Dog Park
- \_\_\_ Large Dog Park
- \_\_\_ Shelter House
- \_\_\_ Campground
- \_\_\_ Stage
- \_\_\_ Fishing Pier
- \_\_\_ Garden Plot
- \_\_\_ Horseshoe Pit
- \_\_\_ Canoe Launch

Other Amenities

- 5 Above Ground Planter
- \_\_\_ Memorial
- \_\_\_ Flag Pole
- \_\_\_ Administration Building
- 3 Public Art

Notes

Create a new master plan for site





## Amenity Inventory for

# Mallard Cove Park

Location: 21st St. &amp; 11th Ave. SW

Park Classification: Neighborhood

Acres: Approx. 2.5

General Park Amenities

- ☒ 1 Park Sign
- ☒ 1 Litter Receptacle
- ☒ 1 Recycling Receptacle
- ☒ 2 Bench
- ☐ Dugout Bench
- ☐ Small Bleacher
- ☐ Large Bleacher
- ☒ 3 Picnic Table
- ☐ Picnic Table (ADA)
- ☐ Drinking Fountain
- ☐ Grill
- ☐ Bike Rack
- ☐ Pet Waste Station
- ☐ Fire Ring
- ☒ 1 Park Light Pole

Neighborhood Park Amenities

- ☒ 1 Play Equipment (Modular)
- ☐ Play Equipment (Independent)
- ☐ Swing Set
- ☒ 1 Open Play Area
- ☐ Free Little Library
- ☐ Sand Volleyball Court
- ☒ 1 Small Picnic Shelter
- ☐ Large Picnic Shelter
- ☐ Small Shade Structure
- ☐ Large Shade Structure
- ☐ Restroom Building
- ☐ Soccer Net (Portable)
- ☒ 1 Backstop
- ☒ 1 Basketball Court
- ☒ 2 Basketball Hoop

Trail Amenities

- ☐ Trail
- ☐ Rules Sign
- ☐ Trail Light Pole
- ☐ Parking Lot
- ☐ Trail Head
- ☐ Bike Repair Station
- ☐ Pedestrian Bridge

Sports Fields

- ☐ Soccer Field
- ☐ Baseball Field
- ☐ Softball Field
- ☐ Youth Baseball Field
- ☒ 1 Teeball Field
- ☐ Batting Cage
- ☐ Football Field
- ☐ Concession Stand
- ☐ Storage Shed
- ☐ Tennis
- ☐ Pickleball Court
- ☐ Athletic Field Light Pole

Special-Use Amenities

- ☐ Skate Park
- ☐ Disc Golf
- ☐ Small Dog Park
- ☐ Large Dog Park
- ☐ Shelter House
- ☐ Campground
- ☐ Stage
- ☐ Fishing Pier
- ☐ Garden Plot
- ☐ Horseshoe Pit
- ☐ Canoe Launch

Other Amenities

- ☐ Above Ground Planter
- ☐ Memorial
- ☐ Flag Pole
- ☐ Administration Building
- ☐ Public Art

Notes


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## Amenity Inventory for

# McKinley Park

Location: Kemp Ave. &amp; Kampeska Blvd. (south side)

Park Classification: Neighborhood

Acres: Approx. 7

## General Park Amenities

- ☐ Park Sign
- 1 Litter Receptacle
- 1 Recycling Receptacle
- 6 Bench
- ☐ Dugout Bench
- ☐ Small Bleacher
- ☐ Large Bleacher
- 10 Picnic Table
- 2 Picnic Table (ADA)
- 1 Drinking Fountain
- 2 Grill
- 1 Bike Rack
- ☐ Pet Waste Station
- ☐ Fire Ring
- ☐ Park Light Pole

## Neighborhood Park Amenities

- 2 Play Equipment (Modular)
- 5? Play Equipment (Independent)
- 1 Swing Set
- 1 Open Play Area
- ☐ Free Little Library
- 2 Sand Volleyball Court
- ☐ Small Picnic Shelter
- 1 Large Picnic Shelter
- ☐ Small Shade Structure
- ☐ Large Shade Structure
- 1 Restroom Building
- ☐ Soccer Net (Portable)
- ☐ Backstop
- ☐ Basketball Court
- ☐ Basketball Hoop

## Trail Amenities

- 1 Trail
- 1 Rules Sign
- 3 Trail Light Pole
- ☐ Parking Lot
- ☐ Trail Head
- ☐ Bike Repair Station
- ☐ Pedestrian Bridge

## Sports Fields

- ☐ Soccer Field
- ☐ Baseball Field
- ☐ Softball Field
- ☐ Youth Baseball Field
- ☐ Teeball Field
- ☐ Batting Cage
- ☐ Football Field
- ☐ Concession Stand
- ☐ Storage Shed
- ☐ Tennis
- ☐ Pickleball Court
- ☐ Athletic Field Light Pole

## Special-Use Amenities

- ☐ Skate Park
- ☐ Disc Golf
- ☐ Small Dog Park
- ☐ Large Dog Park
- ☐ Shelter House
- ☐ Campground
- ☐ Stage
- ☐ Fishing Pier
- ☐ Garden Plot
- 4 Horseshoe Pit
- ☐ Canoe Launch

## Other Amenities

- ☐ Above Ground Planter
- ☐ Memorial
- ☐ Flag Pole
- ☐ Administration Building
- ☐ Public Art

## Notes

Gravel play surface is used in some areas - should be replaced with wood mulch.

Revert large pieces of land to natural landscaping to reduce maintenance.

Make necessary improvements to 2 sand volleyball courts.

Concrete around bike racks and benches.





## Amenity Inventory for

# McLaughlin Nature Area

Location: 4th Ave. S &amp; SD Hwy. 20

Park Classification: Nature Preserve/Open Space

Acres: Approx. 17.5

General Park Amenities

- 1 Park Sign
- 1 Litter Receptacle
- 1 Recycling Receptacle
- ☐ Bench
- ☐ Dugout Bench
- ☐ Small Bleacher
- ☐ Large Bleacher
- ☐ Picnic Table
- ☐ Picnic Table (ADA)
- ☐ Drinking Fountain
- ☐ Grill
- ☐ Bike Rack
- ☐ Pet Waste Station
- ☐ Fire Ring
- ☐ Park Light Pole

Neighborhood Park Amenities

- ☐ Play Equipment (Modular)
- ☐ Play Equipment (Independent)
- ☐ Swing Set
- 1 Open Play Area
- ☐ Free Little Library
- ☐ Sand Volleyball Court
- ☐ Small Picnic Shelter
- ☐ Large Picnic Shelter
- 1 Small Shade Structure
- ☐ Large Shade Structure
- ☐ Restroom Building
- ☐ Soccer Net (Portable)
- ☐ Backstop
- ☐ Basketball Court
- ☐ Basketball Hoop

Trail Amenities

- 1 Trail
- ☐ Rules Sign
- 2 Trail Light Pole
- 1 Parking Lot
- ☐ Trail Head
- ☐ Bike Repair Station
- ☐ Pedestrian Bridge

Sports Fields

- ☐ Soccer Field
- ☐ Baseball Field
- ☐ Softball Field
- ☐ Youth Baseball Field
- ☐ Teeball Field
- ☐ Batting Cage
- ☐ Football Field
- ☐ Concession Stand
- ☐ Storage Shed
- ☐ Tennis
- ☐ Pickleball Court
- ☐ Athletic Field Light Pole

Special-Use Amenities

- ☐ Skate Park
- ☐ Disc Golf
- ☐ Small Dog Park
- ☐ Large Dog Park
- ☐ Shelter House
- ☐ Campground
- ☐ Stage
- 1 Fishing Pier
- ☐ Garden Plot
- ☐ Horseshoe Pit
- 1 Canoe Launch

Other Amenities

- ☐ Above Ground Planter
- 1 Memorial
- 1 Flag Pole
- ☐ Administration Building
- ☐ Public Art

Notes

Revert large pieces of land to natural landscaping to reduce maintenance



## Amenity Inventory for

# Morningside Park

Location: 1st Ave. &amp; 13th St. SE

Park Classification: Neighborhood

Acres: Approx. 3.75

General Park Amenities

- 1 Park Sign
- 1 Litter Receptacle
- 1 Recycling Receptacle
- 2 Bench
- 2 Dugout Bench
- Small Bleacher
- Large Bleacher
- 7 Picnic Table
- 1 Picnic Table (ADA)
- Drinking Fountain
- Grill
- 1 Bike Rack
- Pet Waste Station
- Fire Ring
- 2 Park Light Pole

Neighborhood Park Amenities

- 1 Play Equipment (Modular)
- 3? Play Equipment (Independent)
- 1 Swing Set
- 1 Open Play Area
- Free Little Library
- Sand Volleyball Court
- 2 Small Picnic Shelter
- Large Picnic Shelter
- Small Shade Structure
- Large Shade Structure
- Restroom Building
- Soccer Net (Portable)
- 1 Backstop
- 1 Basketball Court
- 2 Basketball Hoop

Trail Amenities

- Trail
- Rules Sign
- Trail Light Pole
- Parking Lot
- Trail Head
- Bike Repair Station
- Pedestrian Bridge

Sports Fields

- Soccer Field
- Baseball Field
- Softball Field
- Youth Baseball Field
- 1 Teeball Field
- Batting Cage
- Football Field
- Concession Stand
- 1 Storage Shed
- Tennis
- Pickleball Court
- Athletic Field Light Pole

Special-Use Amenities

- Skate Park
- Disc Golf
- Small Dog Park
- Large Dog Park
- Shelter House
- Campground
- Stage
- Fishing Pier
- Garden Plot
- 2 Horseshoe Pit
- Canoe Launch

Other Amenities

- Above Ground Planter
- Memorial
- Flag Pole
- Administration Building
- Public Art

Notes

- All play surfacing should be wood mulch - remove gravel
- Remove wood fence through playground
- Replace basketball surface
- Regrade ball field surface - large lip between infield and outfield
- Maintenance to horseshoe pits





Amenity Inventory for

# Mt. Hope Soccer Fields

Location: 10th Ave. &amp; 11th St. NE

Park Classification: Sports Complex

Acres: Approx. 16.5

## General Park Amenities

- ☐ Park Sign
- ☐ Litter Receptacle
- ☐ Recycling Receptacle
- ☐ Bench
- ☐ Dugout Bench
- ☐ Small Bleacher
- ☐ Large Bleacher
- ☐ Picnic Table
- ☐ Picnic Table (ADA)
- ☐ Drinking Fountain
- ☐ Grill
- ☐ Bike Rack
- ☐ Pet Waste Station
- ☐ Fire Ring
- ☐ Park Light Pole

## Neighborhood Park Amenities

- ☐ Play Equipment (Modular)
- ☐ Play Equipment (Independent)
- ☐ Swing Set
- ☐ Open Play Area
- ☐ Free Little Library
- ☐ Sand Volleyball Court
- ☐ Small Picnic Shelter
- ☐ Large Picnic Shelter
- ☐ Small Shade Structure
- ☐ Large Shade Structure
- ☐ Restroom Building
- ☐ Soccer Net (Portable)
- ☐ Backstop
- ☐ Basketball Court
- ☐ Basketball Hoop

## Trail Amenities

- ☐ Trail
- ☐ Rules Sign
- ☐ Trail Light Pole
- ☒ 1 Parking Lot
- ☐ Trail Head
- ☐ Bike Repair Station
- ☐ Pedestrian Bridge

## Sports Fields

- ☒ 4 Soccer Field
- ☐ Baseball Field
- ☐ Softball Field
- ☐ Youth Baseball Field
- ☐ Teeball Field
- ☐ Batting Cage
- ☐ Football Field
- ☐ Concession Stand
- ☐ Storage Shed
- ☐ Tennis
- ☐ Pickleball Court
- ☐ Athletic Field Light Pole

## Special-Use Amenities

- ☐ Skate Park
- ☐ Disc Golf
- ☐ Small Dog Park
- ☐ Large Dog Park
- ☐ Shelter House
- ☐ Campground
- ☐ Stage
- ☐ Fishing Pier
- ☐ Garden Plot
- ☐ Horseshoe Pit
- ☐ Canoe Launch

## Other Amenities

- ☐ Above Ground Planter
- ☐ Memorial
- ☐ Flag Pole
- ☐ Administration Building
- ☐ Public Art



## Notes

30 garden plots are directly adjacent this park.

## Amenity Inventory for

# Nelson Park

Location: S. Broadway &amp; 5th Ave. SE

Park Classification: Neighborhood

Acres: Approx. 2.8

General Park Amenities

- 1 Park Sign
- 1 Litter Receptacle
- 1 Recycling Receptacle
- 4 Bench
- ☐ Dugout Bench
- ☐ Small Bleacher
- ☐ Large Bleacher
- 4 Picnic Table
- ☐ Picnic Table (ADA)
- ☐ Drinking Fountain
- ☐ Grill
- ☐ Bike Rack
- ☐ Pet Waste Station
- ☐ Fire Ring
- 3 Park Light Pole

Neighborhood Park Amenities

- 1 Play Equipment (Modular)
- 3? Play Equipment (Independent)
- 2 Swing Set
- 1 Open Play Area
- ☐ Free Little Library
- ☐ Sand Volleyball Court
- 1 Small Picnic Shelter
- ☐ Large Picnic Shelter
- ☐ Small Shade Structure
- ☐ Large Shade Structure
- ☐ Restroom Building
- ☐ Soccer Net (Portable)
- ☐ Backstop
- 1 Basketball Court
- 2 Basketball Hoop

Trail Amenities

- ☐ Trail
- ☐ Rules Sign
- ☐ Trail Light Pole
- ☐ Parking Lot
- ☐ Trail Head
- ☐ Bike Repair Station
- ☐ Pedestrian Bridge

Sports Fields

- ☐ Soccer Field
- ☐ Baseball Field
- ☐ Softball Field
- ☐ Youth Baseball Field
- ☐ Teeball Field
- ☐ Batting Cage
- ☐ Football Field
- ☐ Concession Stand
- 1 Storage Shed
- ☐ Tennis
- 3 Pickleball Court
- ☐ Athletic Field Light Pole

Special-Use Amenities

- ☐ Skate Park
- ☐ Disc Golf
- ☐ Small Dog Park
- ☐ Large Dog Park
- ☐ Shelter House
- ☐ Campground
- ☐ Stage
- ☐ Fishing Pier
- ☐ Garden Plot
- ☐ Horseshoe Pit
- ☐ Canoe Launch

Other Amenities

- ☐ Above Ground Planter
- ☐ Memorial
- ☐ Flag Pole
- ☐ Administration Building
- ☐ Public Art

Notes

Some play areas have gravel surfacing - make wood mulch

Remove damaged play equipment

Remove concrete pad and shrubs at south side of park - make grass

Replace damaged bench





## Amenity Inventory for

# Northridge Park

Location: Northridge Dr. &amp; 7th St. NE

Park Classification: Neighborhood

Acres: Approx. 3.75

General Park Amenities

- ☒ 1 Park Sign
- ☒ 1 Litter Receptacle
- ☒ 1 Recycling Receptacle
- ☒ 2 Bench
- ☐ Dugout Bench
- ☐ Small Bleacher
- ☐ Large Bleacher
- ☒ 4 Picnic Table
- ☐ Picnic Table (ADA)
- ☐ Drinking Fountain
- ☐ Grill
- ☐ Bike Rack
- ☐ Pet Waste Station
- ☐ Fire Ring
- ☒ 2 Park Light Pole

Neighborhood Park Amenities

- ☒ 1 Play Equipment (Modular)
- ☐ Play Equipment (Independent)
- ☐ Swing Set
- ☒ 1 Open Play Area
- ☐ Free Little Library
- ☐ Sand Volleyball Court
- ☒ 1 Small Picnic Shelter
- ☐ Large Picnic Shelter
- ☐ Small Shade Structure
- ☐ Large Shade Structure
- ☐ Restroom Building
- ☐ Soccer Net (Portable)
- ☒ 1 Backstop
- ☒ 1 Basketball Court
- ☒ 2 Basketball Hoop

Trail Amenities

- ☐ Trail
- ☐ Rules Sign
- ☐ Trail Light Pole
- ☐ Parking Lot
- ☐ Trail Head
- ☐ Bike Repair Station
- ☐ Pedestrian Bridge

Sports Fields

- ☐ Soccer Field
- ☐ Baseball Field
- ☐ Softball Field
- ☐ Youth Baseball Field
- ☒ 1 Teeball Field
- ☐ Batting Cage
- ☐ Football Field
- ☐ Concession Stand
- ☐ Storage Shed
- ☐ Tennis
- ☐ Pickleball Court
- ☐ Athletic Field Light Pole

Special-Use Amenities

- ☐ Skate Park
- ☐ Disc Golf
- ☐ Small Dog Park
- ☐ Large Dog Park
- ☐ Shelter House
- ☐ Campground
- ☐ Stage
- ☐ Fishing Pier
- ☐ Garden Plot
- ☐ Horseshoe Pit
- ☐ Canoe Launch

Other Amenities

- ☐ Above Ground Planter
- ☐ Memorial
- ☐ Flag Pole
- ☐ Administration Building
- ☐ Public Art

Notes


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## Amenity Inventory for

# Pelican Park

Location: 14th St. &amp; Lake Pelican

Park Classification: Nature Preserve/Open Space

Acres: Approx. 4

General Park Amenities

- ☐ Park Sign
- 1 Litter Receptacle
- 1 Recycling Receptacle
- ☐ Bench
- ☐ Dugout Bench
- ☐ Small Bleacher
- ☐ Large Bleacher
- 1 Picnic Table
- 1 Picnic Table (ADA)
- ☐ Drinking Fountain
- ☐ Grill
- ☐ Bike Rack
- ☐ Pet Waste Station
- ☐ Fire Ring
- 2 Park Light Pole

Neighborhood Park Amenities

- ☐ Play Equipment (Modular)
- ☐ Play Equipment (Independent)
- ☐ Swing Set
- 1 Open Play Area
- ☐ Free Little Library
- ☐ Sand Volleyball Court
- ☐ Small Picnic Shelter
- ☐ Large Picnic Shelter
- ☐ Small Shade Structure
- ☐ Large Shade Structure
- 1 Restroom Building
- ☐ Soccer Net (Portable)
- ☐ Backstop
- ☐ Basketball Court
- ☐ Basketball Hoop

Trail Amenities

- ☐ Trail
- ☐ Rules Sign
- ☐ Trail Light Pole
- 1 Parking Lot
- ☐ Trail Head
- ☐ Bike Repair Station
- ☐ Pedestrian Bridge

Sports Fields

- ☐ Soccer Field
- ☐ Baseball Field
- ☐ Softball Field
- ☐ Youth Baseball Field
- ☐ Teeball Field
- ☐ Batting Cage
- ☐ Football Field
- ☐ Concession Stand
- ☐ Storage Shed
- ☐ Tennis
- ☐ Pickleball Court
- ☐ Athletic Field Light Pole

Special-Use Amenities

- ☐ Skate Park
- ☐ Disc Golf
- ☐ Small Dog Park
- ☐ Large Dog Park
- ☐ Shelter House
- ☐ Campground
- ☐ Stage
- 1 Fishing Pier
- ☐ Garden Plot
- ☐ Horseshoe Pit
- 1 Canoe Launch

Other Amenities

- ☐ Above Ground Planter
- ☐ Memorial
- ☐ Flag Pole
- ☐ Administration Building
- ☐ Public Art

Notes

Fix sign

General maintenance after flood damage

Revert large pieces of land to natural landscaping to reduce maintenance





## Amenity Inventory for

# Pelican View Park

Location: 34th St. &amp; 13th Ave. SW

Park Classification: Neighborhood

Acres: Approx. 2.5

General Park Amenities

- ☒ 1 Park Sign
- ☒ 1 Litter Receptacle
- ☒ 1 Recycling Receptacle
- ☒ 2 Bench
- ☐ Dugout Bench
- ☐ Small Bleacher
- ☐ Large Bleacher
- ☒ 2 Picnic Table
- ☐ Picnic Table (ADA)
- ☐ Drinking Fountain
- ☐ Grill
- ☐ Bike Rack
- ☐ Pet Waste Station
- ☐ Fire Ring
- ☐ Park Light Pole

Neighborhood Park Amenities

- ☒ 1 Play Equipment (Modular)
- ☐ Play Equipment (Independent)
- ☒ 1 Swing Set
- ☒ 1 Open Play Area
- ☐ Free Little Library
- ☒ 1 Sand Volleyball Court
- ☐ Small Picnic Shelter
- ☐ Large Picnic Shelter
- ☐ Small Shade Structure
- ☐ Large Shade Structure
- ☐ Restroom Building
- ☐ Soccer Net (Portable)
- ☒ 1 Backstop
- ☒ 1 Basketball Court
- ☒ 1 Basketball Hoop

Trail Amenities

- ☐ Trail
- ☐ Rules Sign
- ☐ Trail Light Pole
- ☐ Parking Lot
- ☐ Trail Head
- ☐ Bike Repair Station
- ☐ Pedestrian Bridge

Sports Fields

- ☐ Soccer Field
- ☐ Baseball Field
- ☐ Softball Field
- ☐ Youth Baseball Field
- ☒ 1 Teeball Field
- ☐ Batting Cage
- ☐ Football Field
- ☐ Concession Stand
- ☐ Storage Shed
- ☐ Tennis
- ☐ Pickleball Court
- ☐ Athletic Field Light Pole

Special-Use Amenities

- ☐ Skate Park
- ☐ Disc Golf
- ☐ Small Dog Park
- ☐ Large Dog Park
- ☐ Shelter House
- ☐ Campground
- ☐ Stage
- ☐ Fishing Pier
- ☐ Garden Plot
- ☐ Horseshoe Pit
- ☐ Canoe Launch

Other Amenities

- ☐ Above Ground Planter
- ☐ Memorial
- ☐ Flag Pole
- ☐ Administration Building
- ☐ Public Art

Notes

Remove volleyball court

Playground surface should be made mulch, not gravel

Make tee ball field grass infield

Extend sidewalk along north edge of park to the west, SW 13th Ave. Dr.



## Amenity Inventory for

**PREMIER Fields**

Location: 1512 17th St. SE

Park Classification: Sports Complex

Acres: Approx. 36

General Park Amenities

- 1 Park Sign
- 20 Litter Receptacle
- 20 Recycling Receptacle
- Bench
- 10 Dugout Bench
- 10 Small Bleacher
- 5 Large Bleacher
- 25 Picnic Table
- 5 Picnic Table (ADA)
- 3 Drinking Fountain
- Grill
- Bike Rack
- Pet Waste Station
- Fire Ring
- Park Light Pole

Neighborhood Park Amenities

- 1 Play Equipment (Modular)
- Play Equipment (Independent)
- 1 Swing Set
- 1 Open Play Area
- Free Little Library
- Sand Volleyball Court
- 4 Small Picnic Shelter
- 3 Large Picnic Shelter
- 10 Small Shade Structure
- 5 Large Shade Structure
- 1 Restroom Building
- Soccer Net (Portable)
- Backstop
- Basketball Court
- Basketball Hoop

Trail Amenities

- Trail
- Rules Sign
- Trail Light Pole
- 1 Parking Lot
- Trail Head
- Bike Repair Station
- Pedestrian Bridge

Sports Fields

- Soccer Field
- Baseball Field
- 5 Softball Field
- Youth Baseball Field
- Teeball Field
- 4 Batting Cage
- Football Field
- 1 Concession Stand
- 1 Storage Shed
- Tennis
- Pickleball Court
- Athletic Field Light Pole

Special-Use Amenities

- Skate Park
- Disc Golf
- Small Dog Park
- Large Dog Park
- 1 Shelter House
- Campground
- Stage
- Fishing Pier
- Garden Plot
- Horseshoe Pit
- Canoe Launch

Other Amenities

- Above Ground Planter
- Memorial
- 3 Flag Pole
- Administration Building
- Public Art

Notes


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Amenity Inventory for

# Riverside Park

Location: Kemp Ave. &amp; Kampeska Blvd. (north side)

Park Classification: Nature Preserve/Open Space

Acres: Approx. 9.5

## General Park Amenities

- ☐ Park Sign
- ☐ Litter Receptacle
- ☐ Recycling Receptacle
- ☒ 1 Bench
- ☐ Dugout Bench
- ☐ Small Bleacher
- ☐ Large Bleacher
- ☐ Picnic Table
- ☐ Picnic Table (ADA)
- ☐ Drinking Fountain
- ☐ Grill
- ☐ Bike Rack
- ☐ Pet Waste Station
- ☐ Fire Ring
- ☐ Park Light Pole

## Neighborhood Park Amenities

- ☐ Play Equipment (Modular)
- ☐ Play Equipment (Independent)
- ☐ Swing Set
- ☐ Open Play Area
- ☐ Free Little Library
- ☒ 2 Sand Volleyball Court
- ☐ Small Picnic Shelter
- ☐ Large Picnic Shelter
- ☐ Small Shade Structure
- ☐ Large Shade Structure
- ☐ Restroom Building
- ☐ Soccer Net (Portable)
- ☐ Backstop
- ☐ Basketball Court
- ☐ Basketball Hoop

## Trail Amenities

- ☒ 1 Trail
- ☒ 1 Rules Sign
- ☒ 2 Trail Light Pole
- ☒ 1 Parking Lot
- ☐ Trail Head
- ☐ Bike Repair Station
- ☐ Pedestrian Bridge

## Sports Fields

- ☐ Soccer Field
- ☐ Baseball Field
- ☐ Softball Field
- ☐ Youth Baseball Field
- ☐ Teeball Field
- ☐ Batting Cage
- ☐ Football Field
- ☐ Concession Stand
- ☐ Storage Shed
- ☐ Tennis
- ☐ Pickleball Court
- ☐ Athletic Field Light Pole

## Special-Use Amenities

- ☐ Skate Park
- ☐ Disc Golf
- ☐ Small Dog Park
- ☐ Large Dog Park
- ☐ Shelter House
- ☐ Campground
- ☐ Stage
- ☐ Fishing Pier
- ☐ Garden Plot
- ☐ Horseshoe Pit
- ☒ 1 Canoe Launch

## Other Amenities

- ☐ Above Ground Planter
- ☐ Memorial
- ☐ Flag Pole
- ☐ Administration Building
- ☐ Public Art

## Notes

Revert large pieces of land to natural landscaping to reduce maintenance

Remove sand volleyball courts



## Amenity Inventory for

# Sioux Park

Location: Kampeska Blvd. &amp; 4th Ave. SW

Park Classification: Nature Preserve/Open Space

Acres: Approx. 15.8

General Park Amenities

- ☐ Park Sign
- ☐ Litter Receptacle
- ☐ Recycling Receptacle
- ☒ 1 Bench
- ☐ Dugout Bench
- ☐ Small Bleacher
- ☐ Large Bleacher
- ☐ Picnic Table
- ☐ Picnic Table (ADA)
- ☐ Drinking Fountain
- ☐ Grill
- ☐ Bike Rack
- ☐ Pet Waste Station
- ☐ Fire Ring
- ☐ Park Light Pole

Neighborhood Park Amenities

- ☐ Play Equipment (Modular)
- ☐ Play Equipment (Independent)
- ☐ Swing Set
- ☐ Open Play Area
- ☐ Free Little Library
- ☐ Sand Volleyball Court
- ☐ Small Picnic Shelter
- ☐ Large Picnic Shelter
- ☐ Small Shade Structure
- ☐ Large Shade Structure
- ☐ Restroom Building
- ☐ Soccer Net (Portable)
- ☐ Backstop
- ☐ Basketball Court
- ☐ Basketball Hoop

Trail Amenities

- ☒ 1 Trail
- ☐ Rules Sign
- ☒ 1 Trail Light Pole
- ☐ Parking Lot
- ☐ Trail Head
- ☐ Bike Repair Station
- ☐ Pedestrian Bridge

Sports Fields

- ☐ Soccer Field
- ☐ Baseball Field
- ☐ Softball Field
- ☐ Youth Baseball Field
- ☐ Teeball Field
- ☐ Batting Cage
- ☐ Football Field
- ☐ Concession Stand
- ☐ Storage Shed
- ☐ Tennis
- ☐ Pickleball Court
- ☐ Athletic Field Light Pole

Special-Use Amenities

- ☐ Skate Park
- ☐ Disc Golf
- ☐ Small Dog Park
- ☐ Large Dog Park
- ☐ Shelter House
- ☐ Campground
- ☐ Stage
- ☐ Fishing Pier
- ☐ Garden Plot
- ☐ Horseshoe Pit
- ☐ Canoe Launch

Other Amenities

- ☐ Above Ground Planter
- ☐ Memorial
- ☐ Flag Pole
- ☐ Administration Building
- ☐ Public Art

Notes

Revert large pieces of land to natural landscaping to reduce maintenance





## Amenity Inventory for

# Skate Park

Location: 314 21st St. SW

Park Classification: Special Use

Acres: Approx. 1.75

General Park Amenities

- ☐ Park Sign
- ☒ 1 Litter Receptacle
- ☒ 1 Recycling Receptacle
- ☒ 1 Bench
- ☐ Dugout Bench
- ☐ Small Bleacher
- ☐ Large Bleacher
- ☐ Picnic Table
- ☐ Picnic Table (ADA)
- ☐ Drinking Fountain
- ☐ Grill
- ☐ Bike Rack
- ☐ Pet Waste Station
- ☐ Fire Ring
- ☐ Park Light Pole

Neighborhood Park Amenities

- ☐ Play Equipment (Modular)
- ☐ Play Equipment (Independent)
- ☐ Swing Set
- ☐ Open Play Area
- ☐ Free Little Library
- ☐ Sand Volleyball Court
- ☐ Small Picnic Shelter
- ☐ Large Picnic Shelter
- ☐ Small Shade Structure
- ☐ Large Shade Structure
- ☐ Restroom Building
- ☐ Soccer Net (Portable)
- ☐ Backstop
- ☐ Basketball Court
- ☐ Basketball Hoop

Trail Amenities

- ☐ Trail
- ☒ 1 Rules Sign
- ☐ Trail Light Pole
- ☒ 1 Parking Lot
- ☐ Trail Head
- ☐ Bike Repair Station
- ☐ Pedestrian Bridge

Sports Fields

- ☐ Soccer Field
- ☐ Baseball Field
- ☐ Softball Field
- ☐ Youth Baseball Field
- ☐ Teeball Field
- ☐ Batting Cage
- ☐ Football Field
- ☐ Concession Stand
- ☐ Storage Shed
- ☐ Tennis
- ☐ Pickleball Court
- ☐ Athletic Field Light Pole

Special-Use Amenities

- ☒ 1 Skate Park
- ☐ Disc Golf
- ☐ Small Dog Park
- ☐ Large Dog Park
- ☐ Shelter House
- ☐ Campground
- ☐ Stage
- ☐ Fishing Pier
- ☐ Garden Plot
- ☐ Horseshoe Pit
- ☐ Canoe Launch

Other Amenities

- ☐ Above Ground Planter
- ☐ Memorial
- ☐ Flag Pole
- ☐ Administration Building
- ☐ Public Art

Notes

Parking lot needs repairs

Add shade - plant trees



## Amenity Inventory for

# Stokes-Thomas Lake City Park

Location: 90 South Lake Dr.

Park Classification: Community

Acres: Approx. 31.8

General Park Amenities

- 1 Park Sign
- 15 Litter Receptacle
- Recycling Receptacle
- 6 Bench
- Dugout Bench
- Small Bleacher
- Large Bleacher
- 20 Picnic Table
- 20 Picnic Table (ADA)
- 2 Drinking Fountain
- 8 Grill
- 2 Bike Rack
- 4 Pet Waste Station
- 70 Fire Ring
- Park Light Pole

Neighborhood Park Amenities

- 3 Play Equipment (Modular)
- Play Equipment (Independent)
- 2 Swing Set
- 3 Open Play Area
- 2 Free Little Library
- 2 Sand Volleyball Court
- 3 Small Picnic Shelter
- 3 Large Picnic Shelter
- Small Shade Structure
- Large Shade Structure
- 2 Restroom Building
- Soccer Net (Portable)
- Backstop
- 1 Basketball Court
- 2 Basketball Hoop

Trail Amenities

- 1 Trail
- 3 Rules Sign
- 20 Trail Light Pole
- 3 Parking Lot
- Trail Head
- Bike Repair Station
- Pedestrian Bridge

Sports Fields

- Soccer Field
- Baseball Field
- Softball Field
- Youth Baseball Field
- Teeball Field
- Batting Cage
- Football Field
- Concession Stand
- Storage Shed
- Tennis
- Pickleball Court
- Athletic Field Light Pole

Special-Use Amenities

- Skate Park
- Disc Golf
- Small Dog Park
- Large Dog Park
- Shelter House
- 73 Campground
- Stage
- 3 Fishing Pier
- Garden Plot
- 12 Horseshoe Pit
- 2 Canoe Launch

Other Amenities

- Above Ground Planter
- 2 Memorial
- 12 Flag Pole
- 1 Administration Building
- 3 Public Art

Notes

Add 2 sand volleyball courts to the existing 2 courts

Horseshoe maintenance

Consolidate playground locations, from 3 to 2 - remove middle set of equipment

Fix railing along lake

Add sidewalk access to playgrounds and basketball



# Appendix 5

## Facilities Assessment

# WATERTOWN PARKS & RECREATION

MASTER PLAN FACILITIES ASSESSMENTS  
MAY 2023





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**MAAS ARENA**

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# PROJECT OVERVIEW

Two properties were assessed for Watertown Parks & Recreation; the historic City Auditorium building and the existing Maas Arena & Iceplex. The City Auditorium was originally constructed in 1939 and the Iceplex constructed in 1998. The City of Watertown Parks & Recreation department has requested the following facility condition assessment as an integral piece of a master plan of their assets targeting potential future uses.

This report is an analysis of the immediate and anticipated capital needs required to modernize and upgrade to be compliant with applicable building and energy codes. This report, including any enclosures and attachments, has been prepared for the exclusive use and benefit of the addressee(s) and solely for the purpose to 1) serve as an evaluation of the current condition of the subject project as of the effective date of the report and 2) to illustrate the modernization/code upgrade costs in comparison to a demolition and replacement. We do not accept liability if this report is used for an alternative purpose from which it is intended, nor to any third party in respect of this report.

Following the assessment report findings are the recommendations for each of the facilities considering the facilities assessment findings and results from the community survey along with preliminary conceptual budgeting associated with each facility.

# WATERTOWN CITY AUDITORIUM

WATERTOWN, SOUTH DAKOTA



## ARMORY/AUDITORIUM 1939

Originally constructed in 1939 the City Armory/Auditorium was originally used for the 34th Signal Corps (National Guard), the police department and jail used the basement from 1965 to 1973, Watertown High School used the auditorium until 1963, and the City's Park and Recreation Department currently utilizes the space for community activities and as an available to rent space.

The structure has a cast-in place basement and floors with a steel and wood framed roof bearing on load bearing masonry walls. The South and East facade are constructed of finish clay brick and limestone banding. The North and West elevations are constructed of red clinker brick and limestone banding.

Many of the original glass block windows appear to be still in place with some of the openings partially filled or replaced with wood or aluminum windows.



# WATERTOWN CITY AUDITORIUM

## WATERTOWN, SOUTH DAKOTA

### BUILDING STATS

**Building Area:** Approx. 31,000 square feet  
**Number of Stories:** 2  
**Sprinkler:** No  
**Construction Type:** IIIB - Load bearing masonry with wood interior framing

### CODE SUMMARY

The existing Watertown Armory/Auditorium appears to be constructed within the allowable tabular square foot limitations of the 2018 IBC for a Group A-3, Type IIIB construction facility. No fire sprinkler was noted in the facility. If renovations were to be pursued for the project an automatic fire sprinkler system would need to be added to bring the existing facility into compliance of the requirements of Chapter 9.

The facility has not been reviewed by a professional structural engineer and likely has deficiencies in the loading requirements of current building codes. If renovations are pursued a full analysis of the existing structural system will need to be performed prior to executing the work.

# SITE

### RATING LEGEND

- 5: System is new or near new condition  
4: System is generally suitable for intended use. Minor improvements are needed to improve building performance & longevity  
3: System is suitable, but requires specific upgrades to meet performance and operational objectives  
2: System has serious deficiencies  
1: System is unsuitable for intended use

		RATINGS				
CATEGORY	SYSTEMS	EXCELLENT	ABOVE AVERAGE	AVERAGE	BELOW AVERAGE	POOR
Site	Pavement	5	4	3	2	1
	Parking	5	4	3	2	1
	Drainage	5	4	3	2	1
	Signage	5	4	3	2	1
	Lighting	5	4	3	2	1
	Landscaping	5	4	3	2	1
	Outdoor Prog.	5	4	3	2	1

### COMMENTS/RECOMMENDATIONS

There is little landscaping/open area notable on the site. The existing sidewalks and pavement are in average condition with some noted cracking and spalling from freeze thaw cycles. Concrete is currently poured directly to the limestone perimeter of the building. Planted areas on the site are sparse from foot traffic and exposure to road salts. Poor drainage was noted at the north side of the building adjacent to the parking lot where there is a narrow gutter of sidewalk and gravel/grass. The emergency egress stair at the north side of the building is in poor condition with noted spalling, rusting, and steel failure. A majority of the entries are not accessible; once inside the building there is no working means of access for mobility limited occupants. The asphalt roads and parking lot appear to be aging and cracking from annual temperature fluctuations.

A full repaving and landscaping effort is recommended for the facility. Concrete walks should be held from the building a minimum of two feet to prevent salt deterioration to the porous limestone detailing at the base of the walls. A minimum of 60% of the entries to the facility should be made accessible, targeting 100% for universally accessible design.





INACCESSIBLE ENTRANCES/SPALLING STOOP



BASE OF EGRESS STAIR



POOR DRAINAGE/BAD FENCE AT PARKING LOT



HEAVED PLANTERS/CRACKED WALK



FAILING LANDING AT EGRESS STAIR



CRACKED WALKWAYS AT NORTH PARKING



WALKS POURED TO LIMESTONE BASE



MULCH/GRAVEL THIN ADJACENT TO BUILDING



# EXTERIOR ENCLOSURE

## RATING LEGEND

- 5: System is new or near new condition
- 4: System is generally suitable for intended use. Minor improvements are needed to improve building performance & longevity
- 3: System is suitable, but requires specific upgrades to meet performance and operational objectives
- 2: System has serious deficiencies
- 1: System is unsuitable for intended use

CATEGORY	SYSTEMS	RATINGS				
		EXCELLENT	ABOVE AVERAGE	AVERAGE	BELOW AVERAGE	POOR
Exterior	Roof	5	4	3	2	1
	Foundation	5	4	3	2	1
	Walls	5	4	3	2	1
	Windows	5	4	3	2	1
	Doors	5	4	3	2	1

## DESCRIPTION

The building foundation was not fully observable and is assumed to be cast-in-place concrete on spread footings. Above grade walls are constructed of finish brick veneer applied over load bearing structural clay tile. Sandstone trim adorns the brickwork at openings and as decorative elements across the facade. The full extent of the roof framing could not be observed and is assumed to be EPDM directly applied wood decking. Portions of the roof appear to be insulated with blown cellulose insulation with no vapor retarder. A portion of roof was noted as having failed roof framing near the roof drain; a visible sump was noted where the structural framing had cracked below.

## 1.1. 03 3000 - CONCRETE

### 1. SLAB ON GRADE

- a. The basement floor is in good condition. No significant damage was noted at slab on grade areas in both the basement and first floor. No noted moisture damage was observed. It is assumed that the slabs are placed without an underside vapor retarder though no finish delamination was observed.

### 2. FOUNDATION WALLS/ELEVATED SLABS

- a. The foundation was not fully observable. At locations where the foundation was able to be observed the walls appeared to be in good condition. The elevated cast waffle slab was in good condition and had no observed damage.

#### i. RECOMMENDATIONS

1. If new flooring is applied to the existing slab on grade a post applied vapor retarding coating is recommended to the top surface of the concrete.
2. A structural engineer should be retained to review the loading capacity of all the existing structure prior to proceeding with any renovations to the space.

## 1.2. 04 2000 - MASONRY

### 1. EXTERIOR BRICK/CLAY TILE/STONE

- a. The mortar at the exterior of the building is weathered and loose in many areas. There were a few noted through wall reinforcements installed at the red brick indicate by steel plates with bolting. This could be for wall reinforcing or for interior support of equipment racking. The sandstone is in very good condition, however, the soft joints appear to be failing from UV exposure and age. Water damage was noted at the interior of the walls where the roof structure failed and at the glass block walls/infills where windows were once installed. The overall performance of the field of the wall appears to be performing well. The horizontal joints of the stone coping were noted as failing. In the attic it was noted that some of the structural portions of the clay tile have been compromised for bathroom venting and/or roof drainage.

#### i. RECOMMENDATIONS:

1. A full tuck point of the exterior is recommended to retain the integrity of the exterior masonry for the long term. The mortar is the primary moisture control in this type of wall and must be maintained to keep the structure dry.
2. Where the roof/glass block have leaked should be reviewed by a structural engineer for structural integrity. The clay tile appears to be in good condition at the damp area, however, full integrity could not be verified. The sources of the intrusion (roof and glass block) should be repaired and/or removed and replaced to assure continued performance.
3. If a re-roof is pursued the stone coping should be removed, salvaged, and reinstalled with thru wall flashing per national stone institute detailing to prevent water from intruding through horizontal joints.
4. All horizontal joints at stone coping should be removed and replaced with a raked grout with backer rod and sealant per national stone institute details.
5. All glass block masonry should be removed from the structure. It is leaking and beyond its usable service life. Replacement windows should be installed; glass block is not recommended.

### 1.3. 05 5100 METAL STAIRS/STEEL TRUSSES

#### 1. STEEL EGRESS STAIR/STEEL ATTIC FRAMING

- a. The existing emergency egress stair is beyond its usable service life. Structural connections to the building are deteriorated and separated in some locations. Penetrations to the building have compromised the enclosure of the exterior enclosure. The attic area is framed with long span, stick built, steel trusses.

##### i. RECOMMENDATIONS

1. A full removal of the stair is recommended. A full egress study should be executed to confirm if the stair is required for necessary egress from the upper level of the facility.
2. The steel trusses and all wood framing connections should be reviewed by a structural engineer for loading capacity and integrity.

### 1.4. 07 2100 THERMAL INSULATION

#### 1. EXTERIOR WALLS

- a. The existing exterior walls appear to be brick coursing over structural clay tile. No means of verification other than thermal imaging were provided for this report. Wax coated, kraft faced batts were noted at the stage area.

##### i. RECOMMENDATIONS

1. Exploratory demolition should be provided at the exterior gypsum furring to confirm if batt insulation is present. If batt insulation has been installed it is likely damp. Moisture infiltration is a natural expectancy for this type of wall construction. They are meant to be a 'pass through' wall system capable of drying to both the exterior and the interior seasonally. If batt insulation is present it should be removed in its entirety. Bearing walls should be assessed for structural damage and repaired accordingly.

#### 2. ATTIC/ROOF

- a. The existing roof is a fully adhered EPDM, single ply membrane over wood decking and nominal lumber. Blown in cellulose appears to be installed throughout the entirety of the attic area without an interior vapor retarder. There is adequate venting provided throughout the attic area which has kept the attic and framing dry throughout its service life. The canopy at the side entry appears to be sagging and have moisture damage causing it to fail. Wax coated, kraft faced batts were noted at the stage area.

##### i. RECOMMENDATIONS

1. The existing roof membrane is beyond its service life and should be replaced. We recommend a removal of the cellulose insulation and providing an all above deck R-35 roof insulation with new fully adhered roof membrane. This would allow the framing for the roof to be exposed to the interior. The blown cellulose should be tested by a third party agency for asbestos containing materials.
2. After removal of existing membrane a full inventory of damaged areas should be assessed for replacement.
3. The failed roof framing should be addressed immediately. It is the Owner's understanding that the joists have cracked and sagged from winter roof loading and has led to water infiltration in the attic and to the interior of the structure.
4. Roof loading capacities should be reviewed by a structural engineer and reinforcing installed per recommendation.
5. A full removal of the wax coated, kraft faced batts is recommended at the stage area and an over deck insulation system installed

### 1.5. 08 8000 - OPENINGS

#### 1. ALUMINUM CLAD WINDOWS AND ALUMINUM DOORS

- a. The aluminum windows installed throughout the facility appear to be from the 1980s and are beyond their usable service life. The frames appear to be single pane, non-thermally broken frames resulting in overall poor window performance. Some of the openings have been replaced with vinyl windows with hopper openings and appear to be from the early 2000s and are beyond their usable service life.

##### i. RECOMMENDATIONS

1. We recommend a full replacement of all windows and glass block throughout the existing facility. An air barrier tie in is recommended at all new window details to provide adequate air sealing at existing openings and promote longevity of the water tightness of the window system.

#### 2. OVERHEAD DOORS

- a. The overhead door and panels at the alley appear to be in good condition. The weather seals and blocking appear to be failing, however, the door itself appears to be undamaged. The thermal performance of the overhead door could not be confirmed.

##### i. RECOMMENDATIONS

1. If an overhead door is still desirable for the project we recommend a removal and replacement of the existing door to a high-performance thermal overhead sectional door.

#### 3. ATTIC HATCH

- a. The hatch at the attic has an extremely low curb and is subject to leaking. The attic hatch also appears to be aged and past its usable service life.

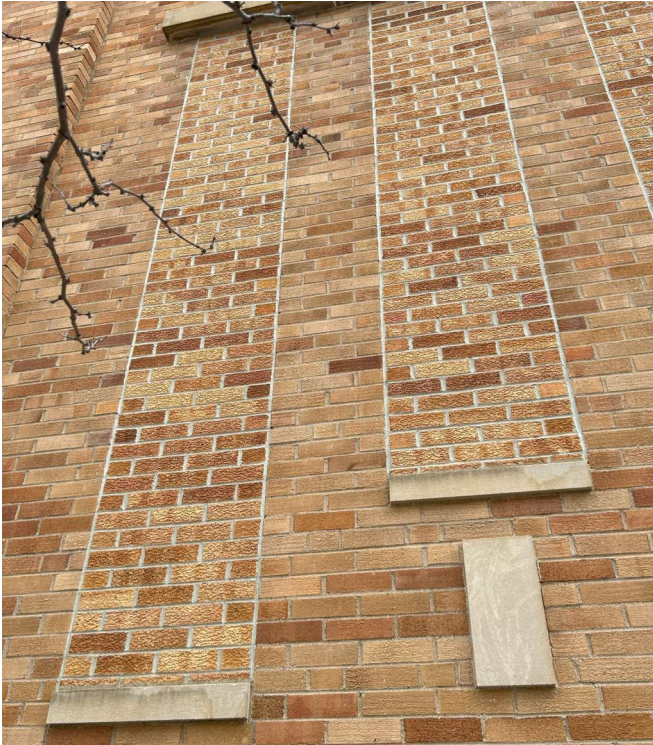
##### i. RECOMMENDATIONS

1. If a re-roof is pursued the roof hatch should be replaced with a new high-performance thermal roof hatch and a roof curb with a minimum height of 8" should be installed..





FAILING ENTRY CANOPY



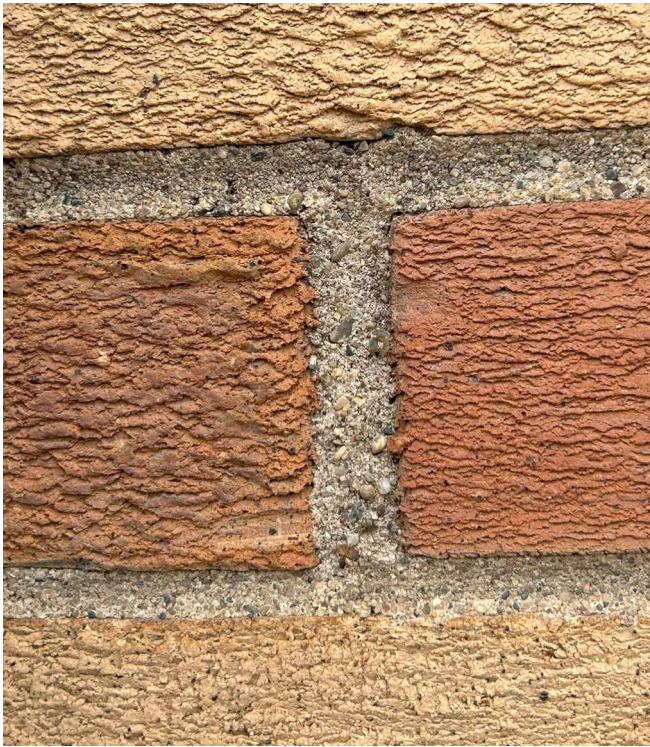
BRICK INFILLS AT WINDOWS



1980s ALUMINUM FRAMES AND FAILED PANEL



WAX COATED, KRAFT-FACED BATTING



SOFT/AGING MORTAR JOINTS



FAILED GLASS BLOCK



DRY ROT/FAILED SOFT JOINTS AT LIMESTONE



NON THERMALLY BROKEN FRAMES AND SINGLE PANE GLAZING





MOISTURE INTRUSION AT ROOF LEAKING



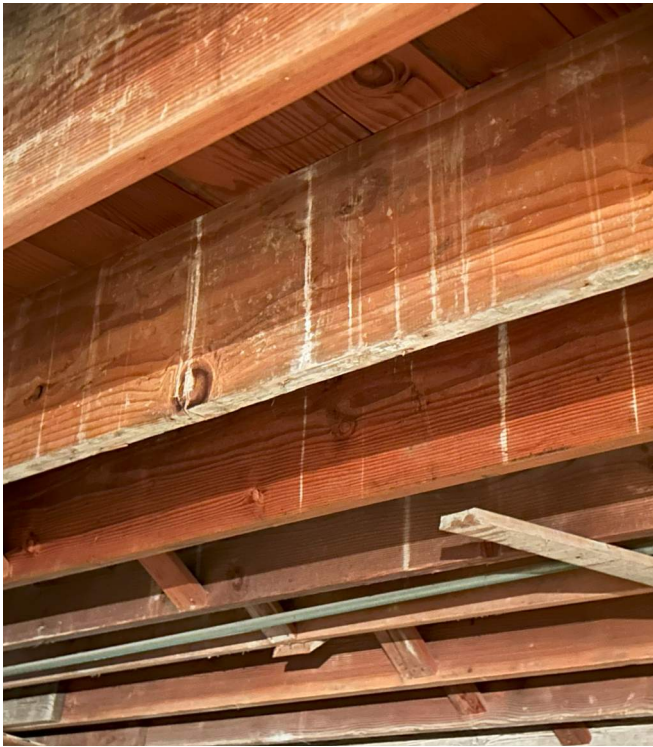
MOISTURE INTRUSION AT ROOF LEAKING



ATTIC VENTILATION



COMPROMISED STRUCTURE AT BATHROOM VENT



STREAKING FROM PREVIOUS ROOF LEAKING



BLOWN CELLULOSE INSULATION AT ATTIC

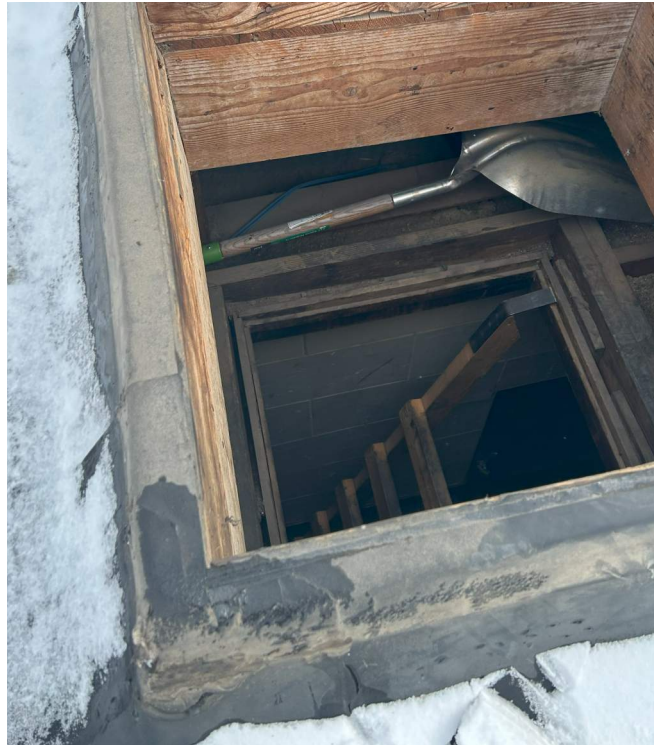


DAYLIGHTING BLEEDING THROUGH IN ATTIC



ATTIC SPACE





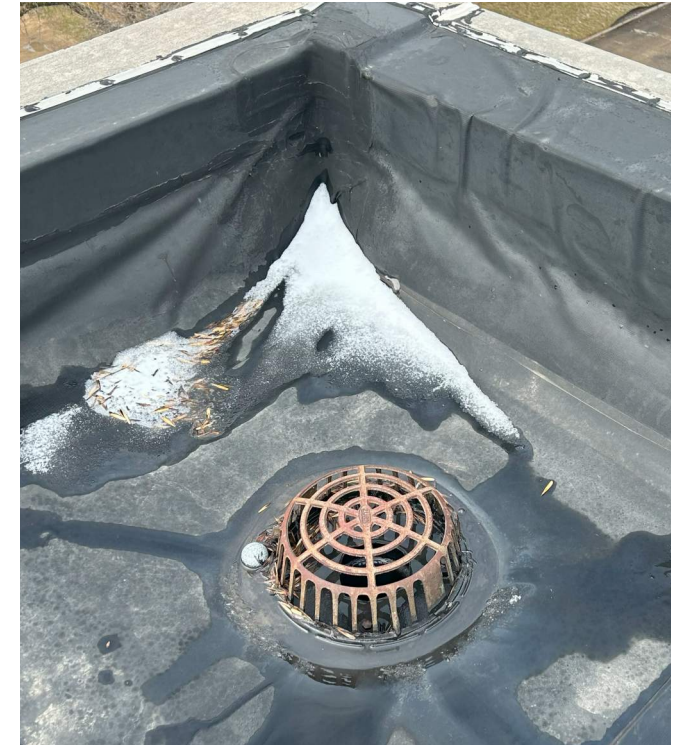
LOW CURB AT ROOF HATCH



TRUSS CONNECTION AT EXTERIOR WALL



ROOF LEAK AT CRACKED JOISTS



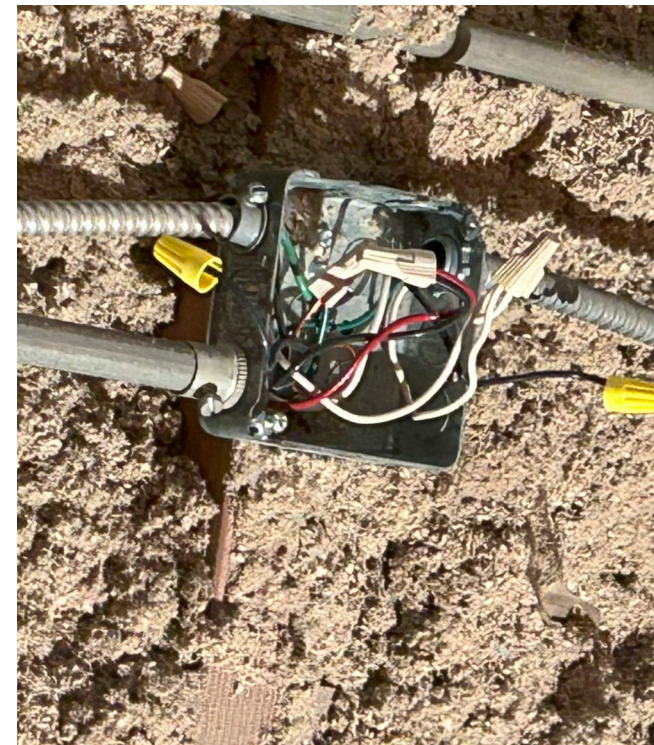
MEMBRANE DELAMINATION AT PARAPETS



TERMINATION AT STONE COPING



SEAM DELAMINATION AT ROOF PENETRATIONS



MISSING JBOX COVERS IN ATTIC



# INTERIOR ENVIRONMENT

## RATING LEGEND

- 5: System is new or near new condition
- 4: System is generally suitable for intended use. Minor improvements are needed to improve building performance & longevity
- 3: System is suitable, but requires specific upgrades to meet performance and operational objectives
- 2: System has serious deficiencies
- 1: System is unsuitable for intended use

CATEGORY	SYSTEMS	RATINGS				
		EXCELLENT	ABOVE AVERAGE	AVERAGE	BELOW AVERAGE	POOR
Interior	Floors	5	4	3	2	1
	Walls	5	4	3	2	1
	Ceilings	5	4	3	2	1
	Casework	5	4	3	2	1
	Doors	5	4	3	2	1
	Accessibility	5	4	3	2	1
	Signage	5	4	3	2	1

## DESCRIPTION

The interior systems of the building include terrazzo flooring, plaster over wood lathe walls and ceilings, broadloom and tile carpet, resilient flooring, wood gym flooring, and acoustical ceiling pads. Some of the finishes such as terrazzo and plaster are original to the building and are of historical significance. If tax credits for historical places are ever pursued these will be important elements to maintain if the systems are in good working condition. It should also be noted that many of the interior finishes throughout the facility are traditionally considered asbestos containing materials. A full inventory of asbestos containing materials should be provided and abated by a third party contractor.

## 2.1. 09 2300 - GYPSUM PLASTERING

### 1. LATHE AND PLASTER

- a. The plaster applied to the interior walls appears to be in fair condition. The lathe and plaster at the exterior walls is beginning to spall where the glass block and roof have leak and show signs of long term moisture deterioration.

#### i. RECOMMENDATIONS

- 1. A full inventory of exterior wall conditions should be performed if a renovation is pursued for the project. It is likely that a majority of the plaster applied to the exterior masonry walls will need to be removed. This would also allow for the installation of new electrical systems.

## 2.2. 09 3000 - TILING

### 1. RESTROOM TILE

- a. Mosaic tiling and subway tiling was noted at the restrooms. The tile was in fair condition though accessibility issues were noted throughout the restrooms.

#### i. RECOMMENDATIONS

- 1. A full removal of all fixtures and tile is recommended throughout all restrooms to address noted accessibility issues.

## 2.3. 09 5100 - ACOUSTICAL CEILINGS

### 1. CEILING PADS

- a. Acoustical ceiling pads applied to the walls and ceilings throughout the facility are traditionally asbestos containing materials and adhered with black, asbestos containing mastic.

#### i. RECOMMENDATIONS:

- 1. A third party contractor should test and remove all asbestos containing materials throughout the facility and abated prior to renovations.

## 2.4. 09 6466 - WOOD ATHLETIC FLOORING/WOOD RISER FLOORING

### 1. GYMNASIUM FLOORING

- a. The existing wood gymnasium flooring appears to be in good condition. The number of maintenance sandings available to the floor was not able to be confirmed. The wood flooring at the seating risers is in poor condition due to roof leaking infiltration across the framed risers.

#### i. RECOMMENDATIONS:

- 1. The gym flooring appears to be in good, working condition if additional sandings can be applied to the floor. If no sanding thickness is available the flooring may need to be replaced for refinishing.
- 2. All wood flooring at the seating riser should be reviewed for structural integrity and be replaced and/or refinished.

2.5. 09 6623 - RESINOUS TERRAZZO

1. TERRAZZO FLOORING

- a. The resilient nature of terrazzo flooring has allowed the existing terrazzo locations to be maintained in good condition. The full extent of terrazzo flooring could not be confirmed beneath existing floor finishes.

i. **RECOMMENDATIONS:**

- 1. A full cleaning and polishing is recommended for the existing terrazzo flooring.

2.6. 09 6816 - CARPETING

2. CARPET

- a. A mix of broadloom and tile carpeting was noted throughout the facility. The broadloom carpet at secondary entrances was in very poor condition. Tile carpeting at the office areas appears to be new and in good condition.

i. **RECOMMENDATIONS**

- 1. A full removal of the broadloom carpet is recommended. The carpet should be replaced with resilient flooring and carpet tile that can be easily maintained and replaced in the event of wear or damage.

2.7. 10 2800 TOILET, BATH AND LAUNDRY ACCESSORIES

3. RESTROOMS

- a. Grab bars were noted at the restrooms, however, the sizes and layouts are not compliant with ANSI a117.1.

i. **RECOMMENDATIONS**

- 1. A full removal and replacement of bathroom accessories should be applied during renovations to address noted accessibility issues throughout the facility.

2.8. GENERAL OBSERVATIONS

4. VERTICAL CIRCULATION

- a. The existing building does not have accessible vertical circulation with minimal utilizable spaces on the entry level. A majority of the program spaces are located up or down from the entry landing. There is rail guided seat at the stairs, however, it is in poor condition and currently seized without the ability to be operated.

i. **RECOMMENDATIONS:**

- 1. An elevator will need to be added to the project to accommodate vertical circulation throughout the building. Because of the high-use nature of the building a LULA is not a viable solution to accommodate the primary accessible vertical circulation. At the elevated study hall space a ramp system should be incorporated or a LULA to allow universal access to the platform.

2.9. GENERAL OBSERVATIONS - CONT

1. EXISTING BUILDING CODE

- a. Many of the existing elements in the facility will be subject to existing building code exceptions due to their historic nature. If renovations are pursued the Owner should consider upgrading safety elements such as guard rails at the seating areas to meet the currently adopted building code to enhance the safety of the occupants.

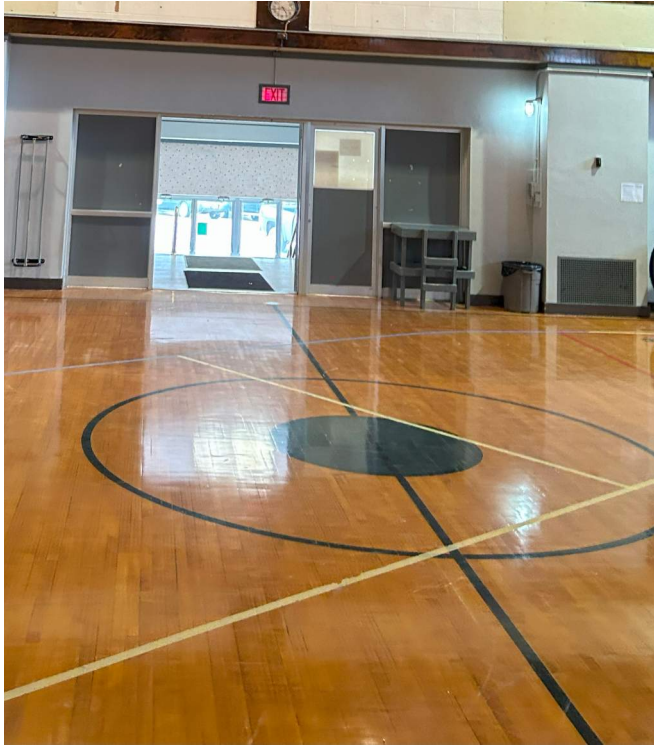




FOUNDAITON WALLS - GOOD CONDITION



9"X9" RESILIENT TILE - TYPICALLY ASBESTOS CONTAINING MATERIAL



WOOD ATHLETIC FLOORING - GOOD CONDITION



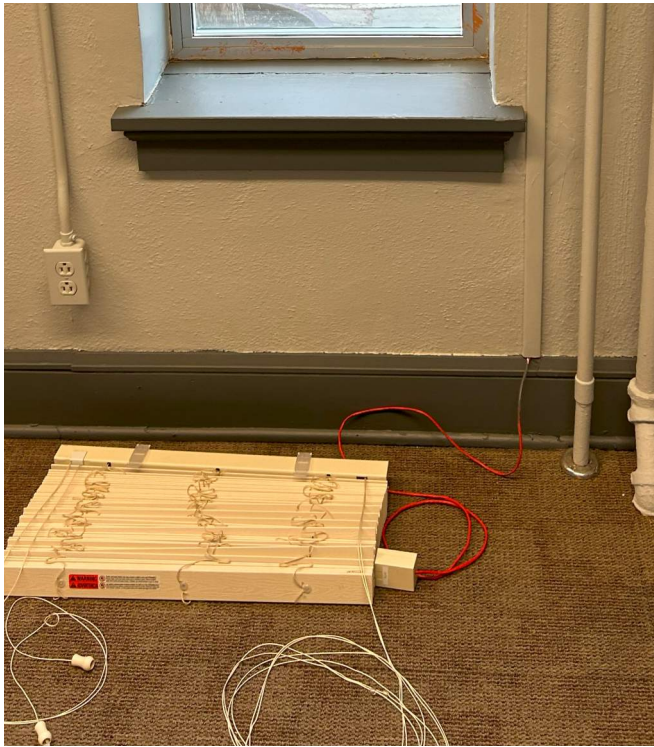
TERRAZZO FLOORING - EXCEPTIONAL CONDITION



CONCRETE PAN FLOOR - GOOD CONDITION



ACOUSTIC CEILING PADS - TYPICALLY ASBESTOS CONTAINING MATERIAL

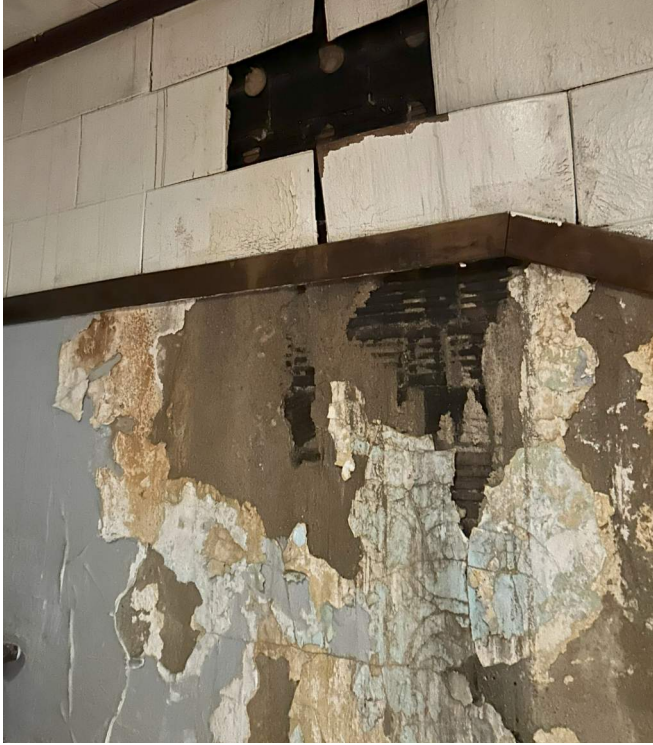


TILE CARPETING/RENOVATED AREAS



DAMAGED RISER FLOORING AT ROOF LEAK





DAMAGED WALL AT ROOF LEAK



DAMAGE AT GLASS BLOCK LEAK

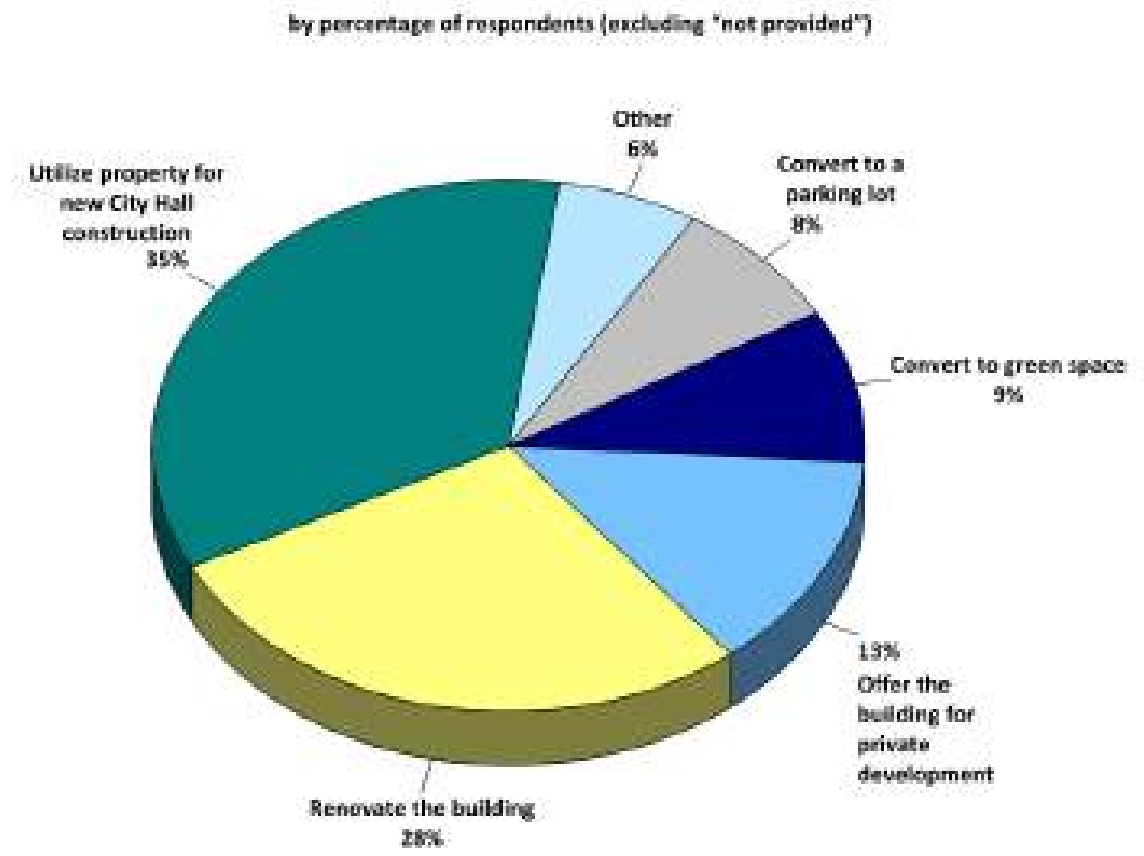
# WATERTOWN CITY AUDITORIUM - CONDITIONS SUMMARY

The existing construction of the Watertown Armory/Auditorium is largely in good condition however significantly outdated. The stout concrete construction has provided strong bones for the building and appears to have remained mostly dry throughout the facility's lifespan. Most of the issues with the facility are due to aging openings and the noted roof structure failure creating opportunity for water to infiltrate the exterior enclosure. Other significant remediations noted are the likely presence of asbestos containing materials and the lack of accessibility throughout the facility.

If renovations are pursued beyond cosmetic repairs an elevator should be added to facility to accommodate universal accessibility.

If energy usage for the facility is of concern an architect should be retained for a full analysis of envelope energy improvement options.

**Q10. The City of Watertown is considering alternative uses for the City Auditorium. Which of the following best describes how you think the City Auditorium should be used in the future?**



# WATERTOWN CITY AUDITORIUM - FACILITY RECOMMENDATIONS

Although the Watertown Auditorium building has a solid structure, the overall wear and tear and general aging of the facility has left the facility in a condition that is really beyond it's servicable life. JLG Architects believes that the potential costs involved to rehabilitate the building to a condition that includes modern finishes, functionality, and a fully code compliant building are too significant for the overall value received. Results of the community survey suggest that the greater number of respondents would also agree, sharing a similar sentiment for the best use of this property (see figure Q10. to the left). It is likely that if the building were renovated with a new function it would likely not be "right sized" for the building program and would likely result in an inefficient use of space with either underutilized space or not quite enough space for a specific building function.

## SAMPLE STATISTICAL RESULTS FROM COMMUNITY SURVEY



Watertown Auditorium

	QTY	Unit	Cost	Total	Comments
<b>Demolition</b>					
Misc Demo Allowance	1	LS	250000	\$ 250,000.00	
<b>Exterior</b>				\$ -	
Full exterior tuckpoint	20,000	SF	35	\$ 700,000.00	
New roof system (insul+mem)	14,000	SF	40	\$ 560,000.00	Inc. removal and add'l blocking
New roof hatch	1	LS	10000	\$ 10,000.00	
replace entry canopy	1	LS	10000	\$ 10,000.00	
<b>Fenestration</b>				\$ -	
Repalce OH doors	1	EA	8000	\$ 8,000.00	
New alum. Storefront entry	8	EA	3500	\$ 28,000.00	
Replace WDW with Alum. SF	2200	SF	75	\$ 165,000.00	
<b>Interiors</b>				\$ -	
Fur out exterior walls	20000	SF	15	\$ 300,000.00	
Renovate bathrooms	1400	SF	400	\$ 560,000.00	Full gut and re-build to accommodate ADA
Rubber floor	8000	SF	15	\$ 120,000.00	Replace old wood gym floor or over top
ACT ceiling replacement	8000	SF	5	\$ 40,000.00	
Terrazzo refinishing	3000	SF	13	\$ 39,000.00	
New flooring allowance	10000	SF	8	\$ 80,000.00	Vinyl or Carpet tile
Painting allowance	30000	SF	2	\$ 60,000.00	
<b>Systems</b>				\$ -	
HVAC System	31000	SF	35	\$ 1,085,000.00	
Electrical	31000	SF	30	\$ 930,000.00	
Plumbing		FXTR		\$ -	In bathroom number
Fire Sprinkler system	31000	SF	5	\$ 155,000.00	
<b>Site</b>				\$ -	
Improvements Allowance	1	LS	50000	\$ 50,000.00	
<b>Misc.</b>				\$ -	
Abatement allowance	1	LS	500000	\$ 500,000.00	Ceiling adhesive, 9x9 tile
Elevator/lobby addition	1	LS	1500000	\$ 1,500,000.00	3 stop/stories incl. basement
Subtotal				\$ 7,150,000.00	
Contingency			25%	\$ 1,787,500.00	
Escalation (2025)			4%	\$ 286,000.00	
				\$ 9,223,500.00	
Soft Costs				20%	\$ 1,844,700.00
<b>Total Project</b>				<b>\$ 11,068,200.00</b>	

# WATERTOWN CITY AUDITORIUM - BUDGET EXERCISE

JLG Architects conducted an analysis looking at a Rough Order of Magnitude Cost Estimate considering rehabilitation improvements to the facility in it's existing condition. This exercise assumed that the building program would remain as-is (large, open gym space on the upper level with a number of various recreational activities occurring in the lower level spaces. Should the building undergo a renovation project that would significantly revise the building program it is likely that these costs would increase to support more substantial modifications to the space and systems necessary to support the revisions. Anytime an existing building that is around 100 years old is considering significant improvements there is also significant risk due to the age of the building. A large contingency is required through the duration of the project due to a larger frequency for unforeseen conditions. Some conditions may be structural in nature and require substantial dollars to correct and bring conditions to current code requirements.

Overall, we would suggest a rehabilitation construction project undertaken in 2025 would likely cost between \$11M and \$13M.

# MAAS ARENA

## WATERTOWN, SOUTH DAKOTA



### GEORGE E. MAAS INDOOR ICE ARENA

The George E. Maas indoor ice arena is home to Watertown’s figure skating, public open ice skating, and Watertown Lakers hockey team.

The existing building is a PEMB frame with what appears to be a Morton thermalift insulation system. This system provides a full thickness insulation without pinching the insulation at the roof purlins. The walls appear to be installed with a simple saver insulation system and interior liner panel. A lean-to addition has been applied to the exterior of the building and appears to built over pressure treated lumber skids.

The interior finishes are painted CMU, liner panel, and rubber skate flooring.

# MAAS ARENA

## WATERTOWN, SOUTH DAKOTA

### BUILDING STATS

**Building Area:** Approx. 32,000 square feet  
**Number of Stories:** 1 + mezzanine  
**Sprinkler:** No  
**Construction Type:** VB - PEMB frame with wood framed lean-to

### CODE SUMMARY

The existing Maas Arena appears to be constructed outside of the allowable square foot limitations of the 2018 IBC for a Group E, Type VB construction facility due to the wood framed lean-to and no fire sprinkler system. A full removal of the wood lean-to is recommended for the facility because of it's poor condition. If renovations are pursued for the project an automatic fire sprinkler will need to be added to meet the fire area requirement if the International Building Code. Removal of the wood construction from the interior will bring the building to Type IIB construction and a significant increase in allowable constructed area.

# SITE

### RATING LEGEND

- 5: System is new or near new condition  
4: System is generally suitable for intended use. Minor improvements are needed to improve building performance & longevity  
3: System is suitable, but requires specific upgrades to meet performance and operational objectives  
2: System has serious deficiencies  
1: System is unsuitable for intended use

		RATINGS				
CATEGORY	SYSTEMS	EXCELLENT	ABOVE AVERAGE	AVERAGE	BELOW AVERAGE	POOR
Site	Pavement	5	4	3	2	1
	Parking	5	4	3	2	1
	Drainage	5	4	3	2	1
	Signage	5	4	3	2	1
	Lighting	5	4	3	2	1
	Landscaping	5	4	3	2	1
	Outdoor Prog.	5	4	3	2	1

### COMMENTS/RECOMMENDATIONS

The site for the facility is considered rural in comparison to the remainder of the facility. Many portions of the facility have grass planted immediately adjacent to the structure. No gutter was noted on the exterior of the building. Rain water and snow melt was noted puddling against the facility causing damage to the grade and facility; this could result in extreme freeze/thaw damage during melt cycles though no significant foundation damage was observed. Downspouts from the added vestibule drained immediately adjacent to the entry door creating potential for unsafe ice slicks. Sidewalks were noted as cracking leading up to the facility. There does not appear to be a structural stoop at any of the doors; heaving at these locations could prevent egress if heaved.

Site lighting was limited to a few wall pack units on the exterior of facility above major circulation doors. Potential dark areas were noted throughout the parking area and site.

If renovations are pursued proper building drainage should be installed to divert water away from the facility. A mow strip of rock is recommended around the entire of the perimeter of the facility and downspouts diverted away from all doors.





NO WATER CONTROL AT BUILDING PERIMETER



FOUNDATION AT LEAN-TO



GRASS TO ALL DOORS AND WALLS/WALL PACKS



GRADING OVER FIRST FLOOR LEVEL



SIDE WALK CRACKING



# EXTERIOR ENCLOSURE

## RATING LEGEND

- 5: System is new or near new condition
- 4: System is generally suitable for intended use. Minor improvements are needed to improve building performance & longevity
- 3: System is suitable, but requires specific upgrades to meet performance and operational objectives
- 2: System has serious deficiencies
- 1: System is unsuitable for intended use

		RATINGS				
CATEGORY	SYSTEMS	EXCELLENT	ABOVE AVERAGE	AVERAGE	BELOW AVERAGE	POOR
Exterior	Roof	5	4	3	2	1
	Foundation	5	4	3	2	1
	Walls	5	4	3	2	1
	Windows	5	4	3	2	1
	Doors	5	4	3	2	1

## DESCRIPTION

The building foundation was not fully observable and is assumed to be cast-in-place concrete on spread footings. Above grade walls at the primary arena structure are PEMB frames with a simple saver insulation system with exterior PEMB metal panel and interior metal liner panel. The lean to is assumed to be constructed of wood framing with batt insulation and exterior PEMB metal panel. The foundation system for the lean-to appears to be constructed as a shed with pressure treated lumber skids in direct contact with grade.

## 3.1. 03 3000 - CONCRETE

### 1. SLAB ON GRADE

- a. A majority of the concrete floor was covered by rubber skate flooring. As indicated in the provided existing drawings there is an ice system integral to the concrete floor. Depending on the future use of the building the slab and ice system may not be able to support the loads of heavy machinery/trucks present in a distribution center. Areas of concrete that were exposed appeared to be in good condition with minor tracking from ice resurfacers traffic. The existing concrete floor is assumed to be constructed over a vapor barrier though no means of verification could be provided.

#### i. RECOMMENDATIONS

- 1. A structural engineer should provide a full analysis of the slab loading to confirm its loading capacity. If a renovation is pursued the Owner should provide a list of anticipated loads for review.

## 3.2. 06 0000 - ROUGH CARPENTRY

### 1. LEAN TO FRAMING

- a. The framing of the lean to structure appears to be constructed of pressure treated skid members and standard wood stud framing and joists. Leaking has been noted throughout the lean-to by the Owner. The full extents of the damage could not be observed; a majority of the framing has been covered by interior metal liner panel though it is assumed that there is mold and rot present in the framing.

#### i. RECOMMENDATIONS:

- 1. A full removal of the lean-to structure is recommended. The foundation system could not be verified and does not appear to be suitable for the soil conditions and freeze/thaw cycles that the framing system is subject to. The slab on grade framing is likely putting pressures and uplift into the PEMB frame that the system was no engineered for.

## 3.3. 08 8000 - OPENINGS

### 1. ALUMINUM WINDOWS AND DOORS

- a. The aluminum entrance doors appear to be in ok condition and original to the vestibule framing. The doors do not appear to create the required code vestibule separation from the interior of the building.

### 2. HOLLOW METAL DOORS AND FRAMES

- a. The hollow metal doors and frames at the exterior are beyond their usable service life. They have rusted through the doors panels and have inappropriate hardware for their use.

### 3. OVERHEAD SECTIONAL DOOR

- a. The sectional overhead door has sustained extensive puck damage and is beyond its usable service life.

i. **RECOMMENDATIONS:**

1. A full removal and replacement of all aluminum, hollow metal, and sectional doors throughout the facility is recommended if a renovation is pursued.

### 3.4. 13 3419 - METAL BUILDING SYSTEMS

#### 1. METAL BUILDING FRAME

- a. The PEMB bents appear to be in good condition where exposed to the interior. There is slight peeling of the paint finish of the frames in select locations, but the overall integrity of the frame seems in tact. The base of the frames could not be observed throughout because of the existing in-lace construction. Based on the observation of pooling water from the roof at the exterior it is anticipated that there may be damage at some of the frames from wetting and freeze/thaw cycles. The loading requirements of PEMB frames is typically very exact; if a different use that adds load to the frame is anticipated a structural engineer should review the loading capacity of the frames.

#### 2. METAL BUILDING INSULATION

- a. The roof insulation and interior vapor retarder liner fabric appear to be in exceptional condition with little to no puck damage. The exposed top of the simple saver insulation appears to be in exceptional condition. The base of the wall could not be verified for condition, however, as observed from the exterior has likely been exposed to heavy pooling of rain and snow melt water. It is anticipated that the exterior metal panel is damp and/or mold ridden.

#### 3. INTERIOR METAL LINER PANEL

- a. The interior metal liner panel has experienced significant puck damage throughout the facility and is beyond its usable service life.

#### 4. EXTERIOR PEMB METAL PANEL

- a. The exterior PEMB metal panel is damaged in many areas throughout the exterior of the building. Penetrations have not been appropriately escutcheoned or sealed allowing water to infiltrate the exterior wall assembly.

i. **RECOMMENDATIONS:**

1. All of the exterior and interior metal panel should be removed from the building for a full exploration of the frame and insulation condition. It is anticipated that there is damage throughout the wall. The insulation system should be replaced as necessary from water damage and the exterior/interior metal panel replaced in its entirety. The metal roof panels can remain in place and overbuilt with a metal building retrofit roofing system to provide additional r-value and cosmetic upgrades with new metal panel.





NO STOOP AT EXTERIOR/ALUMINUM FRAME



METAL BUILDING ROOF INSULATION



NO SEALS AT PENETRATIONS



DAMAGE AT EXTERIOR METAL WALL PANEL



FOUNDATION AT PEMB



GAS LINE SUPPORT



ABANDONED PENETRATIONS



BASE OF WALL WATER DAMAGE





LEAN-TO BUILT ON WOOD SKID



INSULATION DAMAGE AT LEAN-TO TIE IN



EXTERIOR DOOR CONDITION

# INTERIOR ENVIRONMENT

## RATING LEGEND

- 5: System is new or near new condition
- 4: System is generally suitable for intended use. Minor improvements are needed to improve building performance & longevity
- 3: System is suitable, but requires specific upgrades to meet performance and operational objectives
- 2: System has serious deficiencies
- 1: System is unsuitable for intended use

CATEGORY	SYSTEMS	RATINGS				
		EXCELLENT	ABOVE AVERAGE	AVERAGE	BELOW AVERAGE	POOR
Interior	Floors	5	4	3	2	1
	Walls	5	4	3	2	1
	Ceilings	5	4	3	2	1
	Casework	5	4	3	2	1
	Doors	5	4	3	2	1
	Accessibility	5	4	3	2	1
	Signage	5	4	3	2	1

## DESCRIPTION

The interior construction for the building is mostly PEMB systems, CMU with epoxy painting, and wood framing with plywood decking at the ice rink mezzanine. Interior wood framing has been intermittently retrofit into the space. The lean-to is assume to be wood framed throughout.

## 4.1. 05 5000 - METAL STAIRS

- 1. MEZZANINE STAIRS
  - a. The risers and handrail of the mezzanine stair are not code compliant. Open risers are not permitted in this occupancy group and there are no noted handrails leading up to the mezzanine. The structural capacity of the floor was not and could not be verified for this report.
- i. **RECOMMENDATIONS**
  - 1. We recommend a full removal of the existing mezzanine and stair.

## 4.2. 06 1000 - ROUGH CARPENTRY

- 1. LEAN TO FRAMING
  - a. The lean-to framing does not meet structural framing building codes. The foundation system does not appear suitable for the climate conditions and interior framing has many gaps, lack of fasteners, etc. and appears to be in unsafe condition.
- i. **RECOMMENDATIONS**
  - 1. We recommend a full removal of the lean-to in its entirety.

## 4.3. 06 4100 - WOOD CASEWORK

- 1. CASEWORK AND LOCKERS
  - a. All casework throughout the facility is in poor condition and beyond its usable service life. The construction is poor and does not meet ADA requirements.
- i. **RECOMMENDATIONS**
  - 1. We recommend a full removal of the existing casework in its entirety and replaced as necessary for the new function of the facility.

## 4.4. 09 9123 - INTERIOR PAINING

- 1. PAINT FINISH
  - a. The interior painting is in poor condition. There are knicks and staining throughout
- i. **RECOMMENDATIONS**
  - 1. If renovations are pursued all walls to receive paint should be properly prepped and painted as required.

## 4.5. 09 6500 - RESILIENT FLOORING

- 1. ATHLETIC SKATE RUBBER FLOORING
  - a. The skate flooring throughout the facility is in ok condition and is beginning to show signs of wear.
- i. **RECOMMENDATIONS:**
  - 1. We recommend a full removal of the existing skate floor and replaced with flooring applicable to the future use of the facility.



#### 4.6. GENERAL OBSERVATIONS

##### 1. MEZZANINE

- a. There is no means of accessibility to the mezzanine level and the guards do not appear to meet the horizontal loading requirements for guard railing. A full analysis should be provided by a structural engineer or remove the mezzanine in its entirety.

##### 2. PLUMBING

- a. The plumbing systems throughout the facility are beyond their usable service life and do not meet accessibility requirements.

##### 3. WOOD FITUPS

- a. In order to maintain type IIB construction to meet the required code square footage limits all wood construction should be removed throughout the facility.





ICE AREA CEILING - GOOD CONDITION



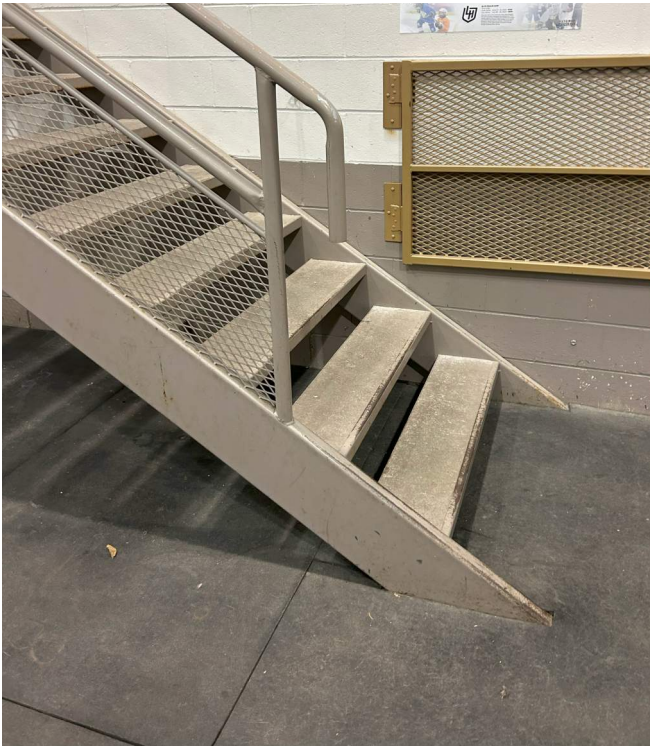
PEMB COLUMN BASE - TYPICAL



NON ADA COMPLIANT DOOR HARDWARE



DAMAGE AT EXTERIOR METAL WALL PANEL



NON-COMPLIANT GUARD/HAND RAIL



OPEN RISERS, NO HANDRAILS



NON-ADA COMPLIANT FIXTURES



NON-ADA COMPLIANT BATHROOM STALLS





PUCK DAMAGED OVERHEAD DOOR



PUCK DAMAGED DOOR



LEAN-TO COLUMNS



LEAN-TO WOOD CONSTRUCTION



MOISTURE INTRUSION AT BASE OF WALL



WOOD CONSTRUCTION/WALLS



CASEWORK



WOOD CONSTRUCTION STORAGE AREA





HEAD CLEARANCE AT MEZZANINE



PUCK DAMAGED INTERIOR LINER PANEL



MOISTURE INTRUSION AT BASE OF WALL



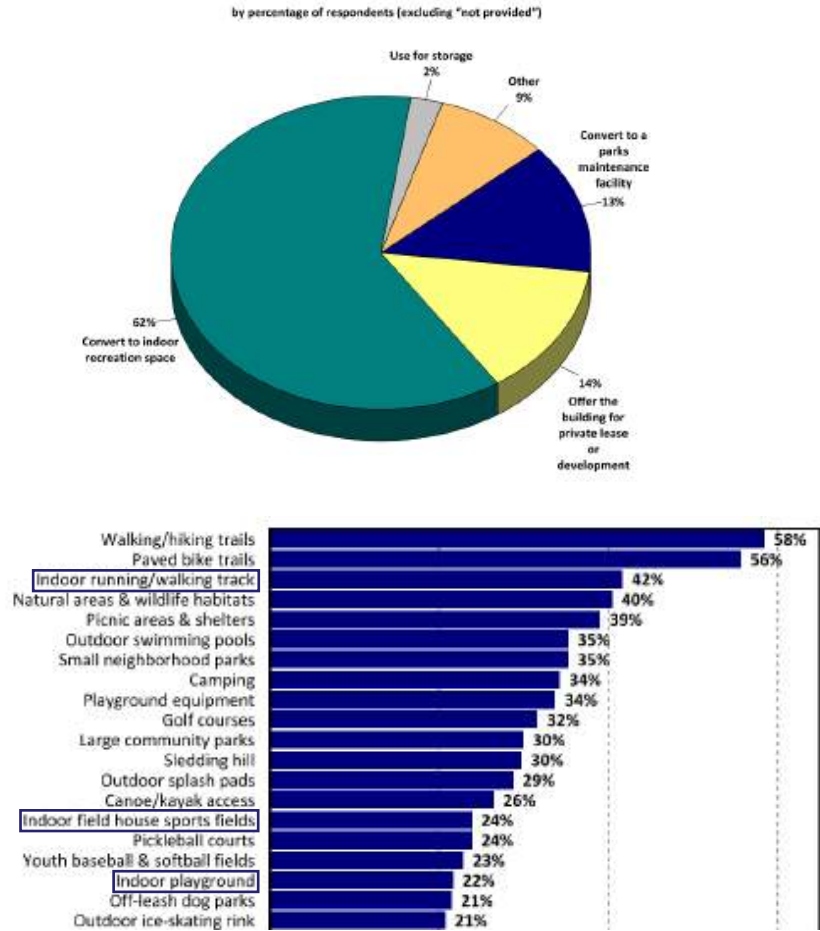
SIMPLE SAVER WALL INSULATION - GOOD CONDITION

# MAAS ARENA - CONDITIONS SUMMARY

The Maas Arena recommended repairs appear to be mostly cosmetic, however, there is potential for extensive water damage that could not be observed. As outlined the condition and loading capacity of the PEMB frame should be reviewed by a structural engineer after removal of the exterior and interior metal panels for structural integrity and loading capacity. If extensive water intrusion has occurred at the perimeter of the building due to poor drainage remediation and repair work beyond the indicated work in this report may be required. The lean-to locker and office area is beyond its usable service life and is recommended to be removed in its entirety.

It is our understanding that the ice function of the arena is to be retired with the future use of the facility yet to be determined. If the frame and floor are deemed in good condition the facility could continue to be utilized as an asset to the Watertown Parks and Recreation department.

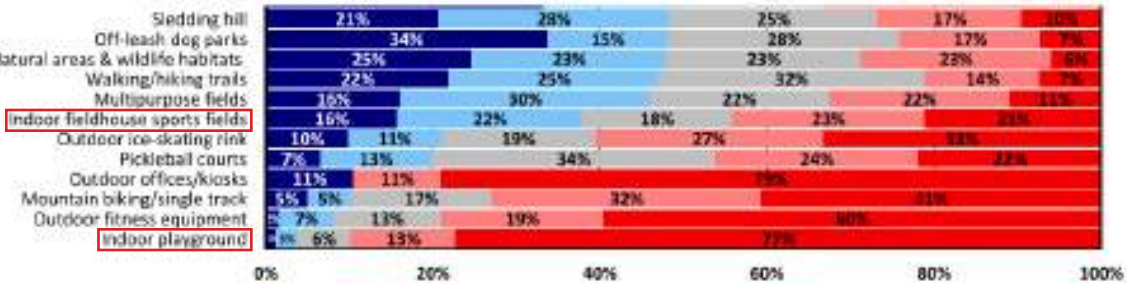
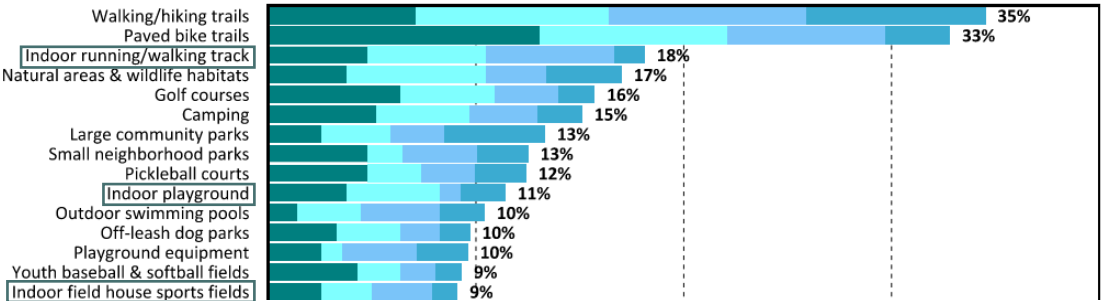
Q11. The City of Watertown is considering alternative uses for the MAAS Ice Arena. Which of the following best describes how you think MAAAS Ice Arena should be used in the future?



# MAAS ARENA - FACILITY RECOMMENDATIONS

With the overall observed condition of the arena in generally good shape, this build is a great opportunity to extend its service life for the community. The natural clear space of the structure and resulting expansive floor area lend it's use to a vast potential of programmatic functions. The results of the community survey (at left) in consideration of the use of the facility are staggeringly in favor of re-purposing the space for indoor recreation purposes not associated with the current ice function. Additional survey question responses resounded with similar trends of needing space for indoor sports fields, play space, and indoor walking or running. Three test fit options for renovating the building for recreation purposes were developed and reviewed with city park and recreation staff, with each option considering the three primary program spaces noted previously.

The recommend concept for the building is presented on the following page and would utilize the existing large span space with two different multi-use flooring surfaces. The larger portion of the space would be dedicated to indoor turf activities supporting baseball/softball, golf, football, frisbee, and soccer with a space sized for one U10 pitch or two U8 sized soccer pitches. The second area would have a rubberized multipurpose floor of nearly 4,000 square feet that could support pickleball and other indoor court activities as well as general flexible play space. The building would include necessary support spaces for efficient operations.



## SAMPLE STATISTICAL RESULTS FROM COMMUNITY SURVEY





# MAAS ARENA - PROPOSED CONCEPT



# MAAS ARENA - CASE STUDY

A major recommendation for the arena facility include improvements to the exterior skin and building envelope. As well as potentially improving the building's thermal performance, a re-skinning of the building would rest the overall building life on the exterior and provide a modernized, fresh aesthetic appearance for the building. The JLG Architects team presented the project and images below as a case study completed in 2019 for the city of White Bear Lake. The project provide a completely new exterior siding with envelope and insulation improvements as well as some new building signage and daylighting. All of the improvements had a significant impact on the building appearance and improved experience for the users within the building.

EXISTING BUILDING



EXISTING BUILDING



RENOVATED BUILDING



RENOVATED BUILDING

MAAS Arena Renovation Scope

	QTY	Unit	Cost	Total	Comments
<b>Demolition</b>					
Exterior Lean-too	4500	SF	5	\$ 22,500.00	
Exterior Vestibule	250	SF	20	\$ 5,000.00	
Interior Rooms, bleachers	5000	SF	8	\$ 40,000.00	
Ice refrigeration system	1	LS	15000	\$ 15,000.00	Ground frost? R-22 removal?
<b>Metal Building</b>				\$ -	
New interior liner panel (walls)	16200	SF	7	\$ 113,400.00	
Wrap exterior with 2" IMP	16200	SF	35	\$ 567,000.00	
New roof hugger panel system	30000	SF	20	\$ 600,000.00	
Paint exposed steel structure	1	LS	40500	\$ 40,500.00	
<b>Fenestration</b>				\$ -	
Repalce OH doors	2	EA	8000	\$ 16,000.00	
New HM doors	2	EA	5000	\$ 10,000.00	
New alum. Storefront entry	1	EA	3500	\$ 3,500.00	
Alum. Storefront allowance	500	SF	60	\$ 30,000.00	
Translucent Panel Allowance	1200	SF	95	\$ 114,000.00	
<b>Interiors</b>				\$ -	
Build-out rooms	2000	SF	120	\$ 240,000.00	
Turf floor	21000	SF	8	\$ 168,000.00	
Rubber floor	4200	SF	15	\$ 63,000.00	
<b>Systems</b>				\$ -	
HVAC System	27000	SF	20	\$ 540,000.00	Replace throughout
Electrical	27000	SF	20	\$ 540,000.00	New LED lighting throughout & convenience power
Plumbing	15	FXTR	5000	\$ 75,000.00	
<b>Site</b>				\$ -	
New stoops	3	EA	5000	\$ 15,000.00	
Sidewalk	800	SF	8	\$ 6,400.00	
Concrete drive	1500	SF	12	\$ 18,000.00	New drive to existing OH door (SW)
Storm Drainage (Gutters, DS)	1	LS	25000	\$ 25,000.00	
<b>Misc.</b>				\$ -	
Ice slab demo??				\$ -	Should be able to blow out the lines and keep in place
Subtotal				\$ 3,267,300.00	
Contingency			15%	\$ 490,095.00	
Escalation (2025)			4%	\$ 130,692.00	
				\$ 3,888,087.00	
Soft Costs				12%	\$ 466,570.44 ACM Survey?
<b>Total Project</b>				<b>\$ 4,354,657.44</b>	

MAAS ARENA - BUDGET EXERCISE

JLG Architects conducted an analysis looking at a Rough Order of Magnitude Cost Estimate considering the renovation of the arena facility to align with the concept previously presented. Additional improvements considered aside from modifying the interior space include improvements to the exterior envelope (similar to the case study project) in alignment with the facility assessment as well as new HVAC and electrical systems throughout the building. As noted in the facility assessment there is a potential for deficiencies to the structure or foundation system that cannot be observed currently and any corrections required for items not observed are not covered in this ROM estimate.

Overall, we would suggest a renovation construction project undertaken in 2025 would likely cost between \$4M and \$5M.



**THANK YOU!**



# Appendix 6

Action Plan Recommendations

	Preliminary Recommendations	Description	Timeline to Complete (Short, Mid, or Long Range)	Priority (High, Moderate, or Low)	Capital Cost Estimate
1	Trails System Improvements/Expansion				
1.1	Completion of Lake Kampeska Trail	Based on 2023 trail assessment	Short	High	10' trail at \$250/lnft
1.2	Implement trail systems restoration projects		Short	High	TBD
1.3	Golf Course Road Spur		Long	Low	See 2012 City of Watertown Master Trail Plan.
1.4	Willow Creek #2 Trail		Long	Low	
1.5	21st Street West Spur		Long	Low	
1.6	Southern Connector Trail		Long	Low	
1.7	Northern Connector Trails #1 & #2		Long	Low	
1.8	North Ridge Trail		Long	Low	2024 Costs: 10' trail at \$250/lnft
1.9	Pelican Lake Trail		Long	Low	
2	Balance Park Maintenance Resources to Park Assets				
2.1	Add staff to balance maintenance of facilities	Recommended number to achieve	Short	High	NA
2.2	Establish prioritized maintenance standards based on facility type/use.	Adopt park classification system with associated maintenance standards	Short	High	NA
2.3	Implement an efficient replacement schedule for park maintenance equipment		Short	High	NA
2.4	Provide training opportunities for park staff	Playground safety certification, turfgrass management	Mid	Moderate	NA
2.5	Catalog deferred maintenance items		Mid	High	NA
2.6	Develop volunteer program for various park areas		Mid	Moderate	NA
2.7	Identify contracted services opportunities	mowing, irrigation, signage	Mid	Moderate	NA
2.8	Plan for new parks maintenance facility	Develop with new Streets facility	Long	Moderate	NA
2.9	Explore satellite maintenance facility in SE quadrant	to reduced travel times	Long	Moderate	NA
2.10	Limit snow removal on trail system	identify areas, timelines,	Short	Low	NA
3	Reduce Gaps in the Park System Service Areas				
3.1	Develop park at River Ridge	Develop master plan with phasing	Mid	High	\$1,000,000 - \$3,000,000 (Factors: size, amenities, features, parking)
3.2	Develop park near Stony Point Development	As development occurs in area, explore partnership opportunities with State, County, and developers to set aside land for future park development.	Long	Moderate	\$1,000,000 - \$3,000,000 (Factors: size, amenities, features, parking)
3.3	Carefully consider acceptance of future parkland assets from development agreements.	Unless gaps exist in service areas that require a future park the cash in lieu option may be preferred.	Long	High	NA
3.4	Partner with SD GFP on improved trail access to east edge of Pelican Lake	Connection to future trail along 20th Street.	Mid	High	TBD
4	Increase Accessibility Throughout the Parks System				
4.1	Convert all playground surfacing to wood mulch or rubber surfacing	Gravel is no longer accepted as playground surfacing.	Mid	High	average \$28 per square foot installed
4.2	Create destination ADA playground at McKinley Park		Long	Moderate	TBD
4.3	Add an ADA accessible component to park playgrounds.		Mid	Moderate	Allow \$50,000 per park
4.3.1	Add molded bucket seat swings at City Park		Short	Moderate	\$2,200 per seat
4.4	Follow playground cyclical replacement program and convert play surfacing to rubber or synthetic turf surfacing.		Mid	High	\$85,000 - \$150,000 per play area (average \$28 per square foot)
4.5	Replace/repaint accessible parking area signage and pavement marking.		Mid	Moderate	TBD
4.6	Implement sidewalk repair/replacement program		Mid	Moderate	TBD

	Preliminary Recommendations	Description	Timeline to Complete (Short, Mid, or Long Range)	Priority (High, Moderate, or Low)	Capital Cost Estimate
<b>5 Improve User Experience Throughout the Park System</b>					
5.1	Implement cyclical replacement schedule for park amenities.	replacement of playgrounds, sport courts, shelters, scoreboards, lighting, docks, etc.	Long	Moderate	TBD
5.2	Create pickleball complex at Prairie Lakes Wellness Center	8 courts	Mid	Moderate	\$500,000
5.3	Convert horseshoe pits to bean bag toss	Bramble Park, Morningside Park, City Park	Mid	Low	TBD
5.4	Redesign Slumberland disc golf course	create Advanced level course layout for sanctioned tournament play	Long	Low	TBD
5.5	Develop single track trail at north Lions Park	Low maintenance trail for trail running, mountain bikes and access to fishing opportunities along ponds.	Long	Low	TBD
5.6	Provide Wi-Fi at key existing parks and public areas		Mid	Low	TBD
5.7	Plan for future kayak trail from Forsberg Park to Hanten Park	further research would be needed. A consultant could be hired to assist with design route, trail heads, connections, and land acquisition	Long	Low	TBD
5.8	Consider location for additional splash pad		Mid	Low	\$500,000 - \$1,500,000 (Factors: system type, size of facility, number of features)
5.9	Consider location for synthetic turf soccer field		Mid	Low	
5.10	Consider location for Miracle Baseball Field		Mid	Low	TBD
5.11	Replace Derby Downs Clubhouse with three-seasons rental building with restrooms.		Long	Low	TBD
5.12	Explore opportunities at Premier Softball Complex, Foundation Park, or other facility to incorporate legion baseball field.		Short	High	TBD
5.13	Replace field lighting at Koch Complex north 4 fields		Mid	Moderate	\$230,000 - \$250,000 per field
5.14	Install bleacher pads at Foundation Fields		Mid	Low	Approx. \$60,000 (Factors: pad size, sidewalk width and location)
5.15	Implement pavement management plan for parking areas/roads		Mid	Moderate	TBD
<b>6 Repurpose Under Utilized Park Facilities</b> by decreasing maintained amenities and facilities that are not necessary or being used by the community					
6.1	Create additional wildlife and natural habitats		Short	Moderate	TBD
6.2	Evaluate and reduce mowed/manicured areas when appropriate.		Short	High	N/A
6.3	Reduce the number of backstops with agile infields in neighborhood parks	Currently maintain 12, could reduce to 5 or 6. Could convert 1 or 2 to adult baseball fields.	Mid	Moderate	TBD
6.4	Utilize existing softball fields for youth baseball fields as necessary for programming		Short	Moderate	TBD
6.5	Reduce the number of playgrounds with standard equipment & replace with unique play elements	Playgrounds that are not being used and past their service life should be repurposed with added unique play value.	Long	Low	TBD
6.5.1	Remove playgrounds at Herzog Park east and west.	Duplicate parks are too close, Herzog park is reaching end of useful life	Mid	Moderate	\$25,000 per park location
6.6	Consolidate Sand Volleyball Court Locations		Mid	Moderate	\$20,000 per new court, \$5,000 per court removed
6.6.1	Add two courts at City Park	in addition to two existing	Short	Moderate	\$40,000
6.6.2	Keep and Maintain one court at McKinley Park	repurpose one court	Short	Moderate	N/A
6.6.3	Remove court at Lincoln Park		Short	Moderate	\$5,000
6.6.4	Remove court at Pelican View Park		Short	Moderate	\$5,000
6.6.5	Remove court at Riverside Park		Short	Moderate	\$5,000
6.7	Remove picnic shelters at City Park and replace with bandshell or larger park pavilion.		Long	Moderate	TBD
6.8	Derby Downs should be operated and maintained by a private group.	ownership would be maintained by the city	Mid	Moderate	N/A
6.9	Evaluate the need and potential location for downtown dog park	Auditorium site, Flat Iron	Mid	Low	\$750,000 - \$1,500,000 (Factors: size, amenities, furnishings)
6.10	Consider revitalization of downtown mini park.	Lori's Garden	Mid	Low	TBD



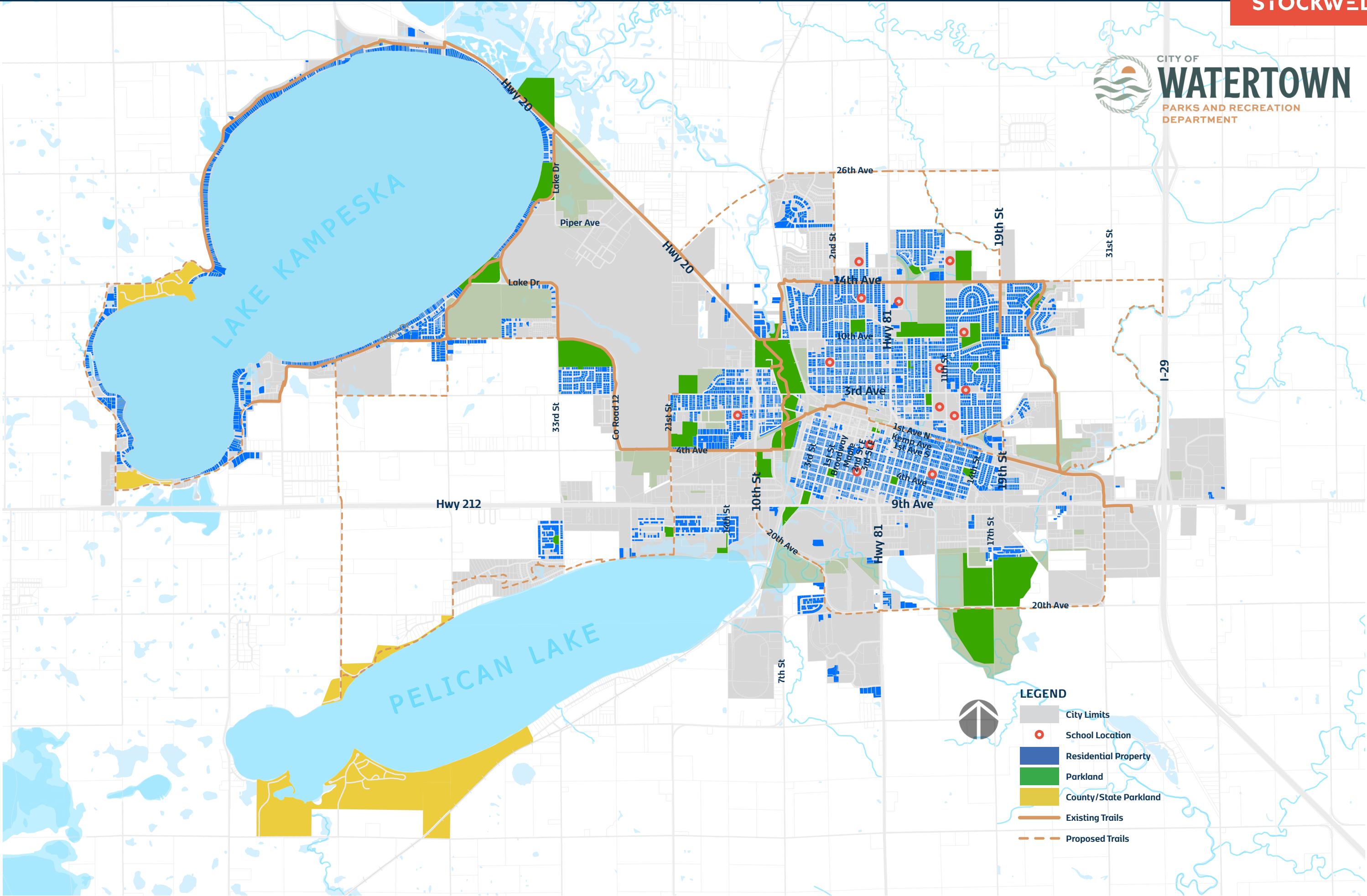
	Preliminary Recommendations	Description	Timeline to Complete (Short, Mid, or Long Range)	Priority (High, Moderate, or Low)	Capital Cost Estimate
<b>7</b>	<b>Increase Awareness of Parks System Facilities and Programs</b>				
7.1	Create and implement a signage and wayfinding plan	Hire a consultant for assistance	Mid	Moderate	TBD
7.1.1	<i>Replace all existing park identification signs.</i>		Mid	Moderate	TBD
7.1.2	<i>Rename river corridor parks for consistency.</i>		Short	High	N/A
7.2	Increase communication utilizing favorable media outlets	the community prefers to get this information via Facebook, website, department program guide, and radio, respectively	Short	High	N/A
7.3	Create park classification with identified maintenance standards		Short	High	N/A
7.3.1	<i>Manage user expectations of park facilities</i>	Limited winter services	Short	High	N/A
7.4	Update bike trail pamphlet and explore digital application	All Trails	Short	Moderate	N/A
<b>8</b>	<b>Maas Ice Arena</b>				
8.1	Make recommended improvements		Long	High	\$4,000,000 - \$5,000,000
<b>9</b>	<b>City Auditorium</b>				
9.1	Demolish and consider one of the following	A) New City Hall, B) Private Development, C) Green Space	Long	High	\$300,000 for Demolition (Rehabilitation construction at \$11,000,000 - \$13,000,000)

# Appendix 7

Level of Service Analysis Maps



CITY OF  
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PARKS AND RECREATION  
DEPARTMENT



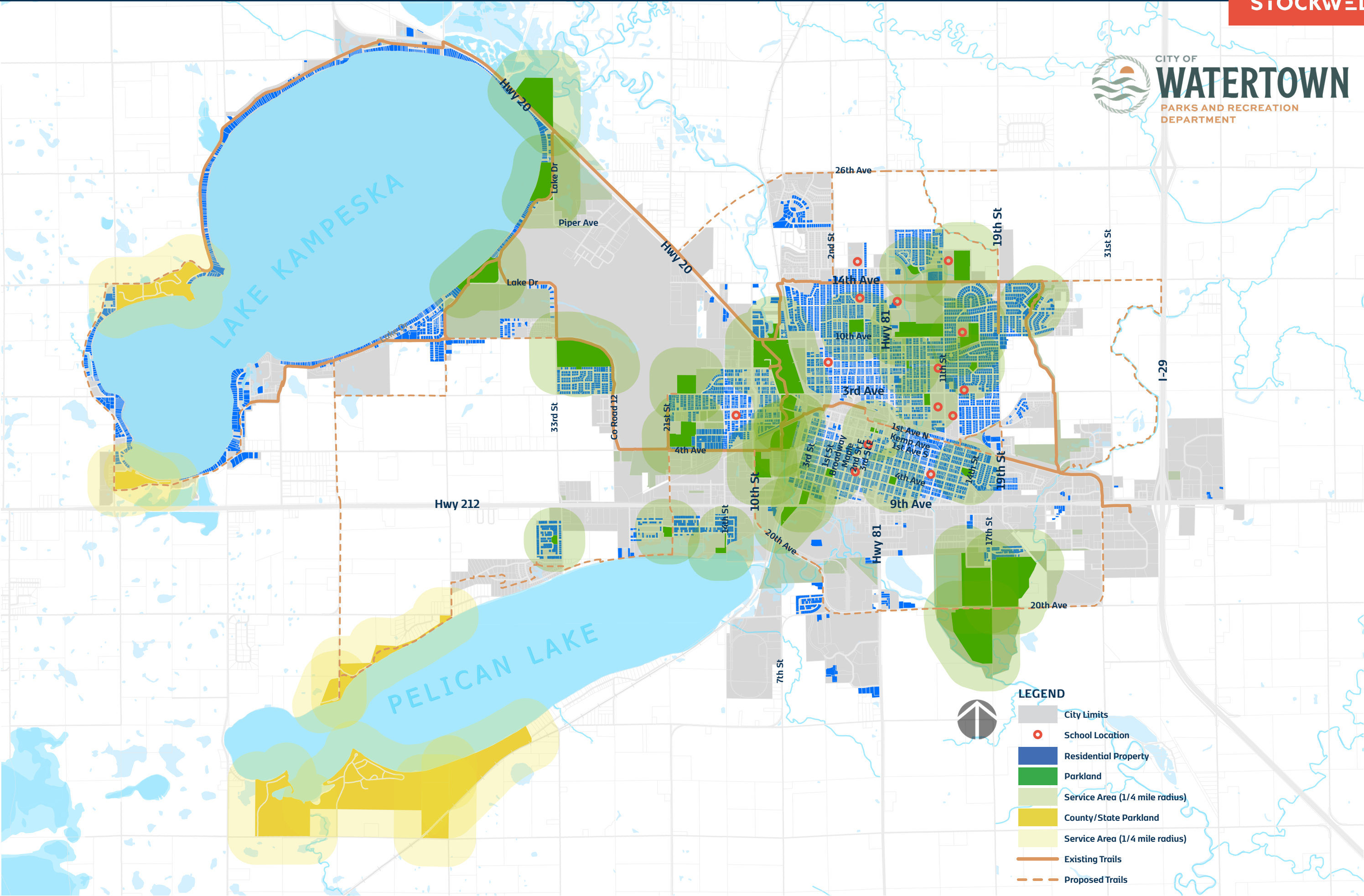
LEGEND

- City Limits
- School Location
- Residential Property
- Parkland
- County/State Parkland
- Existing Trails
- Proposed Trails



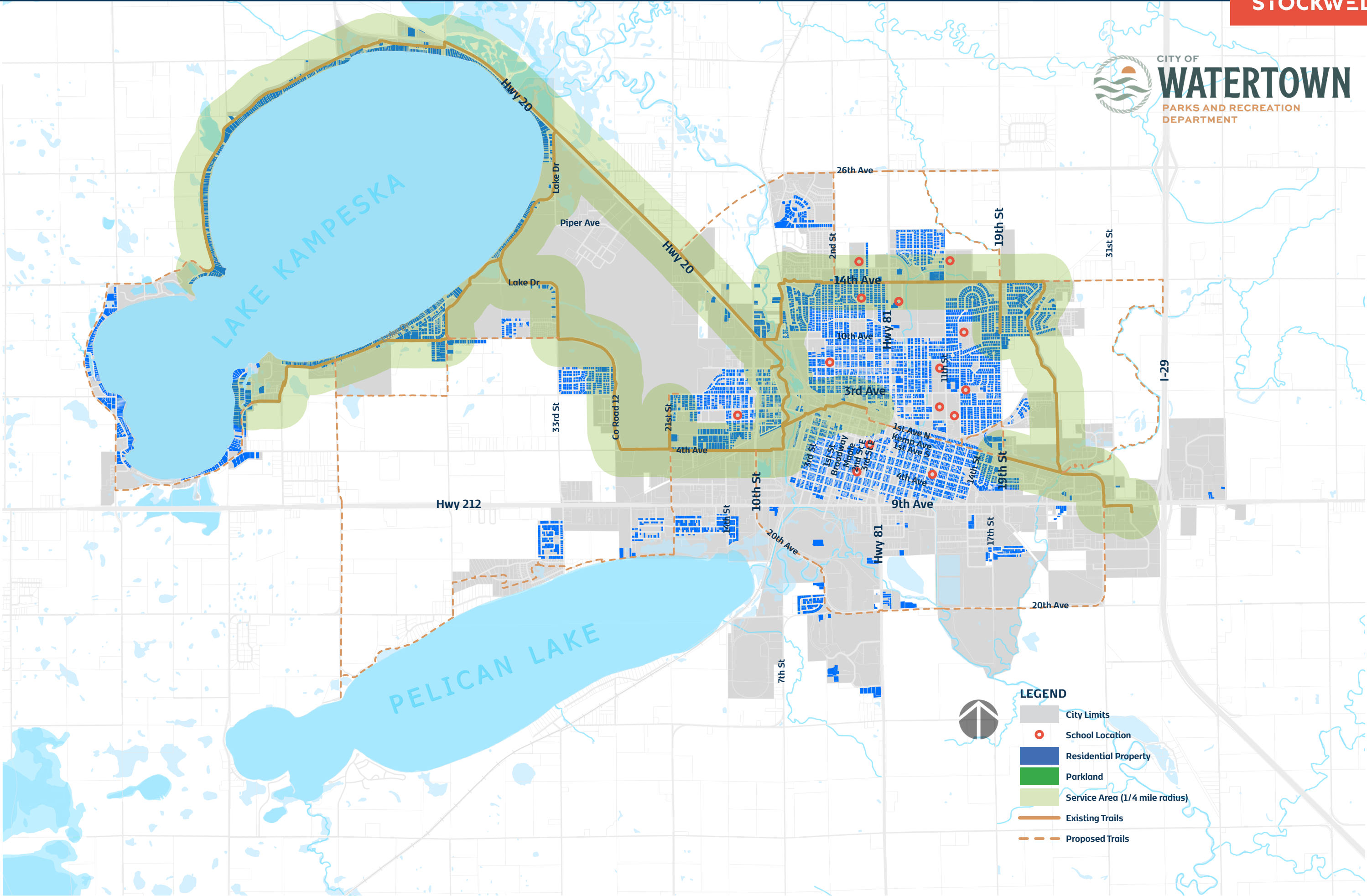


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