

## **Lexington Park Improvement Committee**

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### **Report and draft 5-Year Capital Improvement Plan**

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The Park Improvement Committee (PIC) has been meeting regularly to review immediate renovation and future development needs in Lexington Parks. The focus of the PIC is to monitor park conditions and recommend improvements of park facilities. Guiding this focus is the desire to improve safety, enhance recreational opportunities, streamline park maintenance for efficiency, provide a balance of attention to all parks, and anticipate future growth.

The following is a discussion of the current park needs, recommended remedial/development actions, cost estimates, and general time line for action. The PIC recognizes that this is a dynamic environment and as priorities shift and new needs and opportunities arise, amendments will need to be made to this plan.

#### **Playground Equipment**

Many structures and equipment in all parks are showing signs of age or becoming obsolete. The Park crew has previously removed a number of playground features that raised concern for public safety, however, other outdated equipment needs to be scheduled for removal. Upon removal of this equipment, modern playground features should be planned for replacement.

In FY 2008, the PIC recommends two units of playground equipment to replace removed equipment in Pioneer and Oak Parks.

In FY 2009, the PIC recommends new playground equipment in Arbor Park.

In FY 2010, the PIC recommends new playground equipment as part of a park expansion effort in Memorial Park.

In FY 2011, the PIC recommends new playground equipment in a developing neighborhood in southwest Lexington (near CED Addition).

In FY 2012, the PIC recommends new playground equipment in the Optimist Complex.

#### **Park Shelter/Restrooms**

Several old restroom facilities are in poor condition and unable to be utilized by the public. These facilities need to be either removed or renovated. When these facilities are removed, the PIC recommends replacement with modern facilities for citizen use.

In FY 2008 the PIC recommends a new picnic shelter/restroom in Plum Creek Park to replace the existing comfort station. This facility should be a similar, yet smaller scale version of the

new shelter/restroom in Memorial Park. Plum Creek Park is the second largest community park and receives high usage. Park personnel do not believe the existing comfort station is in good enough condition to renovate in a cost effective manner. Utilizing the existing footprint for a new structure would reduce the costs of extending needed utilities.

In FY 2009, the PIC recommends restroom upgrades in Oak Park, as park personnel believe the structure can be renovated in a cost effective manner.

In FY 2012, the PIC recommends a park shelter/restroom, to accommodate users in south Lexington, at Arbor Park. Arbor is the largest south Lexington park, and is currently the first park motorists see as they travel north into the heart of the City from the Interstate.

### **Skate Park**

The Skate Park development was a substantial improvement from the previous facility, but users have indicated that the skate features are too close together, and additional spacing would make the park more functional. After evaluating the issue, the PIC recommends the expansion of the pad, as well as the adding skate features to the Skate Park.

In FY 2008, the PIC recommends increasing the size of the Skate Park pad, with the potential of adding a skate feature.

In FY 2009, the PIC recommends additional skate features as needed for community use.

### **Irrigation**

Currently, many of the park areas are irrigated by utilizing hoses and movable sprinkler devices. This practice leads to non-efficient use of water resources, increased maintenance/labor costs, uneven irrigation coverage, and increased potential for vandalism/theft of irrigation equipment. The PIC recommends the systematic installation of underground sprinklers for more effective and efficient irrigation and maintenance activities in the parks.

In FY 2008, the PIC recommends the installation of underground sprinklers in Memorial Park and around the Skate Park.

In FY 2009, the PIC recommends the installation of underground sprinklers in Plum Creek and Oak Parks.

In FY 2010, the PIC recommends the installation of underground sprinklers in Arbor Park and the in the expansion of Memorial Park.

In FY 2011, the PIC recommends the installation of underground sprinklers in the new southwest neighborhood park.

### **Lighting/Security**

The PIC has been made aware of community concerns about dark conditions in parks and associated safety concerns. The PIC believes that provision of adequate lighting in the parks to

accommodate use and security is warranted. The PIC recommends the upgrade of lighting in the parks and the utilization of retired light poles from other City projects when appropriate.

In FY 2008, the PIC recommends lighting installation around the circle drive in Memorial Park.

In FY 2009, the PIC recommends improved lighting in Plum Creek Park.

In FY 2011, the PIC recommends lighting installation in the new neighborhood park in southwest Lexington.

Lighting provides a certain level of security and helps prevent vandalism, however, additional security measures seem warranted. With the addition of the new park shelter/restroom in Memorial Park, surveillance equipment was installed to monitor the entire park, including the Aquatic Center concession stand. The PIC recommends the installation of surveillance equipment in all of the City parks as deemed justified. Modern surveillance equipment has the ability to transmit signals to remote locations, such as City Hall, where the information can be recorded and viewed after discovery of criminal activity.

In FY 2008, the PIC recommends the installation of surveillance equipment in Plum Creek Park and at the Optimist Complex.

In FY 2009, the PIC recommends the installation of surveillance equipment in Arbor Park.

In FY 2010, the PIC recommends the installation of surveillance equipment in Oak Park and Pioneer Park.

### **Optimist Complex**

The Optimist Complex has been a beneficial improvement to the City, and is highly utilized by numerous ball and soccer programs. In the future, the Complex will need to expand if the City is going to continue to compete for the right to host state softball tournaments, as well as the heightened need for additional soccer facilities. With the recent City acquisition of 120 acres of land north of the Complex, there is an opportunity to expand the Complex and improve green space in other parks.

When considering the efficient and effective maintenance of ball fields, it would make sense to have all of the fields in one contiguous area. In an effort to maximize the utilization of existing facilities, the soccer fields on the south side of the complex should be relocated to City owned lands north of the complex; this would accommodate the development of two new ball fields south of the hitting facility. By developing the new ball fields at the Complex, this would allow the retirement of ball fields in Memorial and Plum Creek Parks; and accommodate the expansion of Plum Creek and Memorial Parks onto those vacated lands.

Relocation of the regulation soccer fields could be directed to the land contiguous to the Complex to the north. Adequate land is available to at least double the area available for soccer; and provide for parking facilities. A storm water detention project is budgeted in this immediate area, which would provide the opportunity to salvage fill material that would be needed for the

soccer field development. Moving this fill material in conjunction with the storm water detention project would provide cost savings for the soccer field project.

In summary, the relocation of the soccer fields coupled with the development of new ball fields would expand opportunity at the Optimist Complex, and create the means for efficient operation and maintenance. This would also provide the opportunity to redevelop existing parks for additional green space in the community.

In FY 2008, the PIC anticipates progress on the storm water detention cell northeast of the Complex, so recommends an investment in the grade preparation of regulation soccer fields to the north.

In FY 2009, the PIC recommends the development of the soccer field area to be ready for use the following year. The PIC also recommends the planning of ball field development in the south-southwest area of the Complex.

In FY 2010, the PIC recommends the development of the new ball fields at the Complex.

### **New Park/Green Space Development**

After evaluation of housing and community development activities, the PIC anticipates the need to develop new park areas. To begin, the PIC has an interest in new neighborhood parks in the proposed housing developments in northwest and southwest Lexington. Small neighborhood parks need to be considered when subdividing and developing the lands to accommodate area use.

Next, the PIC recommends the evaluation of a small picnic area with small playground equipment near the I-80 interchange along the Hwy 283 commercial corridor where travelers, especially travelers with children, can take a break in comfort and develop a favorable perception of the City.

Without specific information on the availability of land and green space needs in these areas, the PIC recommends that funding be identified and included in the five year plan to address these areas when justifiable.

### **Conclusion**

This narrative is intended to discuss recommended City actions over a five-year period. This plan should be used as a guide to move forward on improving and developing Lexington's recreational and green space areas in a comprehensive manner. Continued evaluation and amendment of this plan by the PIC will be needed to address changes in priorities and needs within the community. Increased community involvement will be sought to plan and guide community park and green space development or redevelopment recommendations. The PIC respectfully submits this plan to the Lexington City Council for consideration.

## Lexington Park 5-year Capital Improvement Plan

|   | FY 2008          | FY 2009          | FY 2010          | FY 2011          | FY 2012          |
|---|------------------|------------------|------------------|------------------|------------------|
| <b>CAPITAL</b>                          |                  |                  |                  |                  |                  |
| Park Shelter - Plum Creek Park          | \$65,000         |                  |                  |                  |                  |
| Park Shelter - Arbor Park               |                  |                  |                  |                  | \$65,000         |
| Misc. Park Shelter/Restroom Development |                  |                  |                  | \$35,000         |                  |
| Skate Park Expand                       | \$20,000         |                  |                  |                  |                  |
| Restroom Upgrades - Oak Park            | \$2,500          |                  |                  |                  |                  |
| Sprinklers - Memorial Park              | \$10,000         |                  |                  |                  |                  |
| Sprinklers - around Skate Park          | \$2,500          |                  |                  |                  |                  |
| Sprinklers - Plum Creek Park            |                  | \$10,000         |                  |                  |                  |
| Sprinklers - Oak Park                   |                  | \$10,000         |                  |                  |                  |
| Sprinklers - Arbor Park                 |                  |                  | \$10,000         |                  |                  |
| Sprinklers - Memorial Park--expansion   |                  |                  | \$20,000         |                  |                  |
| Sprinklers - new SW Addition            |                  |                  |                  | \$10,000         |                  |
| New Optimist Soccer Fields              |                  | \$175,000        |                  |                  |                  |
| New Optimist Softball Fields            |                  |                  | \$225,000        |                  |                  |
| Memorial Park Expansion                 |                  | \$60,000         |                  |                  |                  |
| SW Park Development                     |                  |                  |                  | \$60,000         |                  |
| Miscellaneous Green Space Development   |                  |                  |                  |                  | \$40,000         |
| <b>TOTAL CAPITAL</b>                    | <b>\$100,000</b> | <b>\$255,000</b> | <b>\$255,000</b> | <b>\$105,000</b> | <b>\$105,000</b> |
| <b>EQUIPMENT</b>                        |                  |                  |                  |                  |                  |
| Playground Equipment - Pioneer Park     | \$30,000         |                  |                  |                  |                  |
| Playground Equipment - Oak Park         | \$30,000         |                  |                  |                  |                  |
| Playground Equipment - Arbor Park       |                  | \$26,000         |                  |                  |                  |
| Playground Equipment - Memorial Park    |                  |                  | \$26,000         |                  |                  |
| Playground Equipment - New SW Addition  |                  |                  |                  | \$26,000         |                  |
| Playground Equipment - Optimist Complex |                  |                  |                  |                  | \$26,000         |
| Optimist Complex Bleachers              |                  |                  | \$30,000         |                  |                  |
| Security Equipment - Plum Creek Park    | \$9,000          |                  |                  |                  |                  |
| Security Equipment - Optimist Complex   | \$9,000          |                  |                  |                  |                  |
| Security Equipment - Arbor Park         |                  | \$9,000          |                  |                  |                  |
| Security Equipment - Oak Park           |                  |                  | \$5,000          |                  |                  |
| Security Equipment - Pioneer Park       |                  |                  | \$5,000          |                  |                  |
| Miscellaneous Security Equipment        |                  |                  |                  | \$10,000         | \$10,000         |
| Lights - Memorial Park                  | \$12,000         |                  |                  |                  |                  |
| Lights - Plum Creek Park                |                  | \$15,000         |                  |                  |                  |
| Lights - new SW Park                    |                  |                  |                  | \$10,000         |                  |
| Miscellaneous Park Lighting             |                  |                  |                  | \$10,000         | \$10,000         |
| Skate Park Equipment                    |                  | \$20,000         |                  |                  |                  |
| <b>TOTAL EQUIPMENT</b>                  | <b>\$90,000</b>  | <b>\$70,000</b>  | <b>\$66,000</b>  | <b>\$56,000</b>  | <b>\$46,000</b>  |
| <b>TOTAL CAPITAL &amp; EQUIP</b>        | <b>\$190,000</b> | <b>\$325,000</b> | <b>\$321,000</b> | <b>\$161,000</b> | <b>\$151,000</b> |