

# MAPS 4 Parks Programming for Neighborhood and Community Parks Master Plan Development

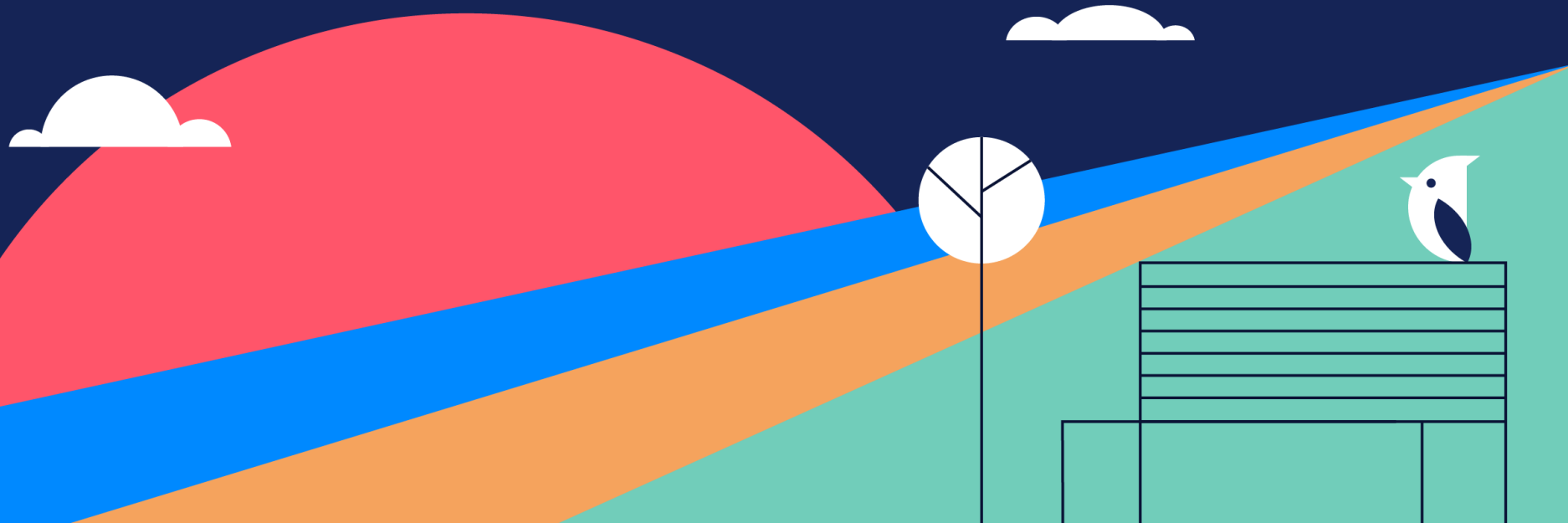
M4-NP010 – City Council

September 2024

MAPS4



Kimley»Horn



# Purpose of the Project



Assess and prioritize current and future opportunities of each park based on current conditions, accessibility, community input, and potential expansion needs.

*“Upgrade every municipal neighborhood and community park outside of the central business district. Such improvements shall be based on need and neighborhood feedback that comes from neighborhood meetings.”*  
-MAPS 4 Resolution



# Project Overview



**PHASE 1:** Park, Facilities, and Recreation Services Inventory and Needs Assessment



**PHASE 2:** Park Amenities Recommendations



**PHASE 3:** Master Plan Development



Current Phase

**PHASE 4:** Master Plan Review and Approval



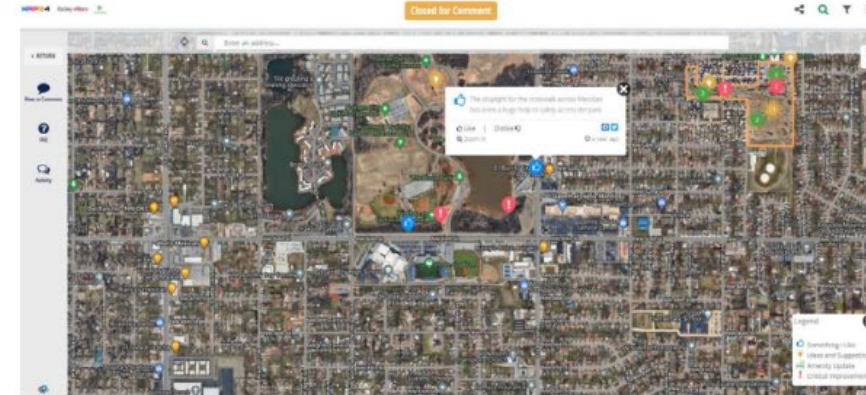
# Project Methodology

## Public Engagement Approach



### 1 INTERACTIVE WEBSITE

A website (<http://www.maps4parks.com>) containing project information, online surveys, and an interactive map was utilized to gather critical feedback for each park. Users were able to place comments directly to the map and also provide additional input on a comment via a like or dislike option.



### 2 COMMUNITY OPEN HOUSES

Sixteen open houses were held across the city. The purpose of these events was to inform the community about the goals and requirements of the project and gather initial input on desired improvements in each park. An additional eight open houses will be held during the final round of engagement.



# Project Methodology

## Public Engagement Approach

3

### POP-UP COMMUNITY EVENTS

Numerous community events were attended such as Festival de Vida Muerte Day of the Dead Celebration at Scissortail Park and ONE OKC Weekend at Booker T. Washington Park. Similar to the Community Open Houses input was gathered from the attendees of these events.



4

### STAKEHOLDER MEETINGS

Community stakeholders, such as neighborhood and district associations, were engaged by attending monthly meetings to share information about the project and gather feedback. Additionally, a “meeting-in-a-box” was developed to assist stakeholders in soliciting input from their members. The meeting-in-a-box included a host guide, project introduction, sample invitation, comment forms, surveys, and a summary form.

A summary of the engagement findings for each park are shown in the recommendations section of this master plan.



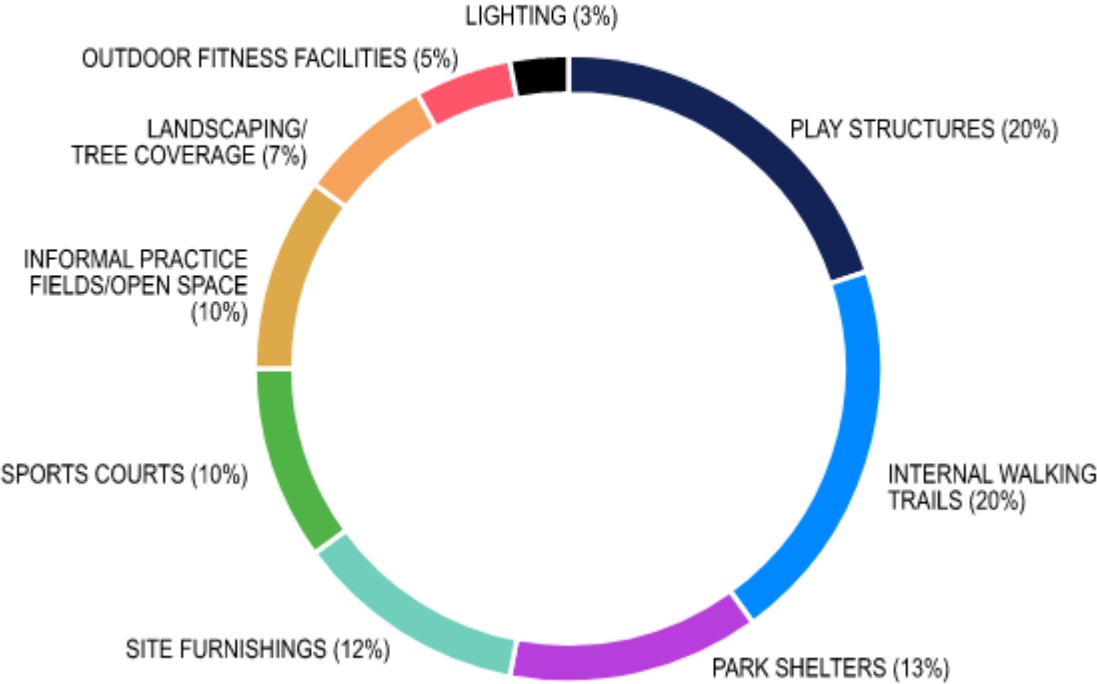
# Park Scoring

- Completeness of the Park
- Park Condition

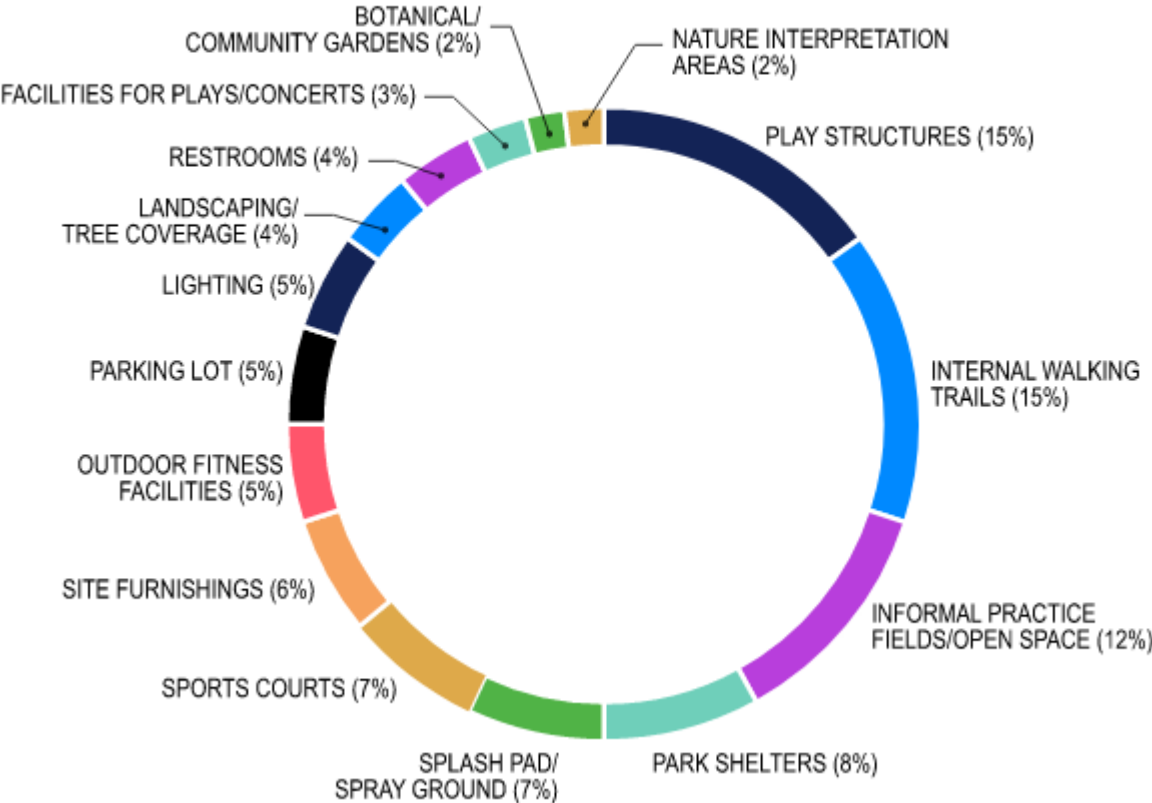


# Park Completeness

Neighborhood Park Amenities

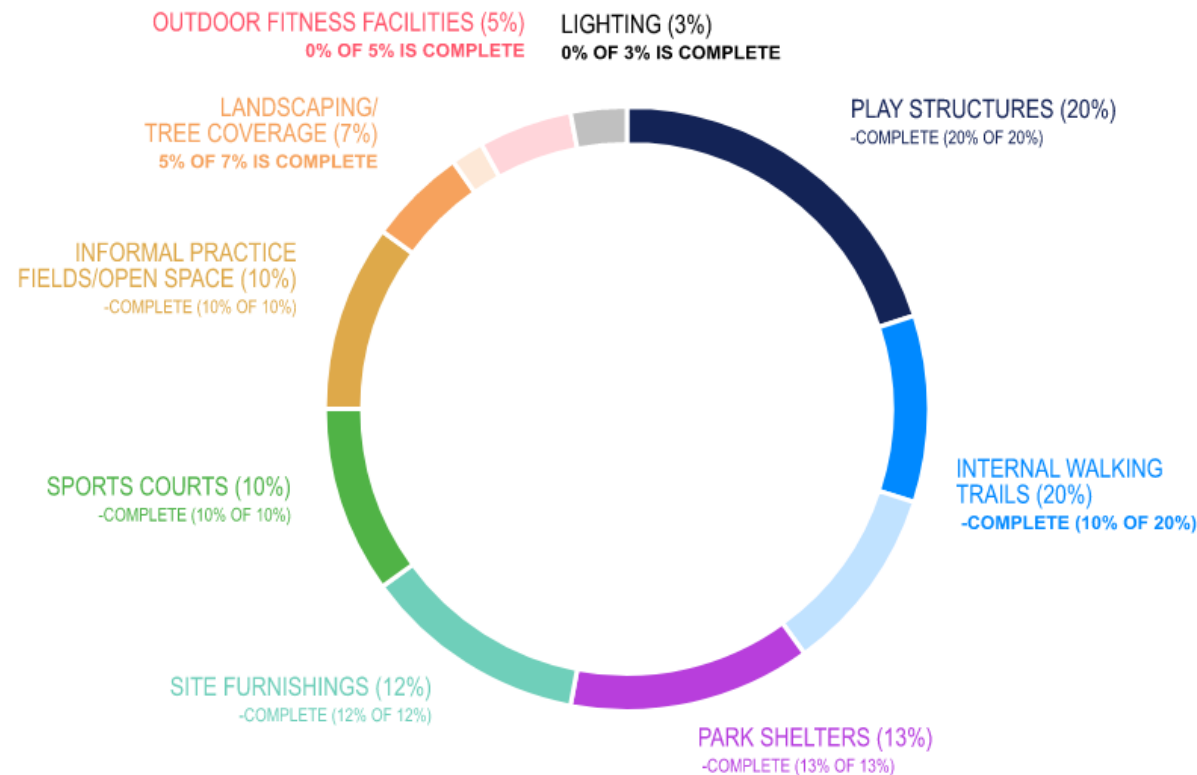


Community Park Amenities

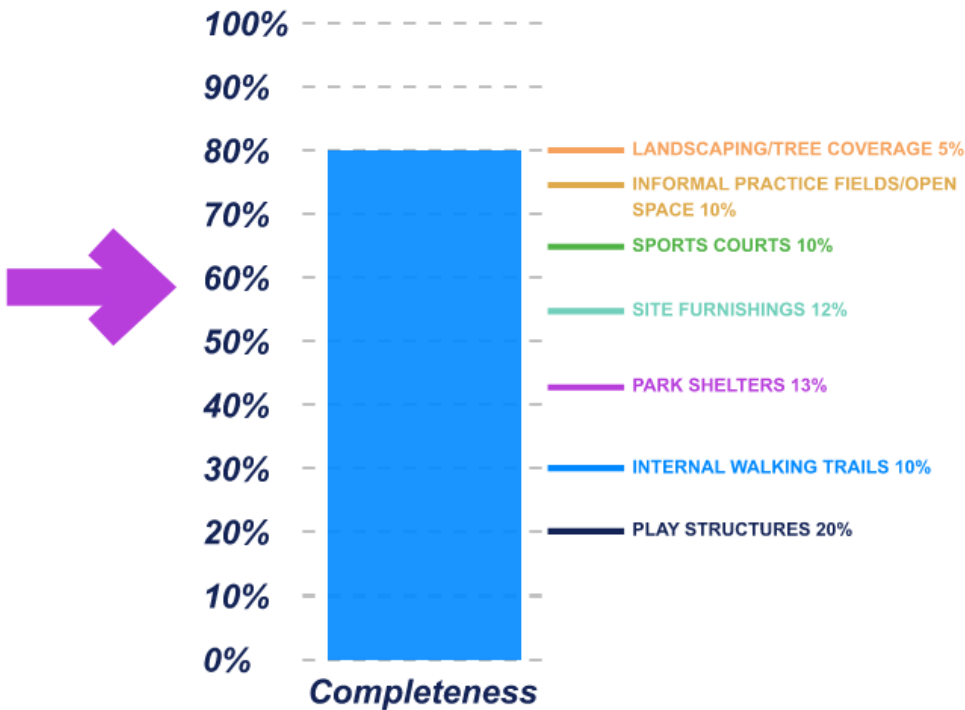


# Park Completeness Example

Nighborhood Park Category Breakdown



Park Completeness Graph



# Park Condition Scoring

**F**

**GRADING/PRIORITY 1**

**Consequential, Direct Action Needed**

- Potential safety hazard
- Stop accelerated deterioration
- Return facility/system to operational status

**D**

**GRADING/PRIORITY 2**

**Potentially Consequential (If Not Corrected)**

- If not corrected expeditiously, will become consequential soon
- If not corrected will require actions as listed in the "F" Grading/Priority 1 Category

**C**

**GRADING/PRIORITY 3**

**Necessary But Not Yet Consequential**

- Require appropriate attention to preclude predictable deterioration and associated damage of higher replacement costs

**B**

**GRADING/PRIORITY 4**

**Recommended**

- Repair to finishes/aesthetic standards
- Improvements not needed for most basic functioning of the facility

**A**

**GRADING/PRIORITY 5**

**Early in Life Cycle**

- Functioning properly
- Improvements are not currently needed



# Park Condition Example

Park Assessment Table			
Amenity	Qty.	Grade	Notes
Basketball Court	1	C	Rough surface and minor cracking. Striping is fading. Perimeter fence is in good condition.
BBQ Grill	2	B	Grills are in good condition.
Bench	5	D	Benches are in poor condition; wood is deteriorating and aging.
Picnic Table	12	D	Benches are in poor condition; wood is deteriorating/bowed and aging. Paint is chipping.
Playground	1	C	Playground equipment is sun-faded and platforms are rusting. Has good poured-in-place surfacing.
Restroom (Enclosure)	1	C	Wood fencing is deteriorating.
Shade Structure	1	D	Shade structure is aging and roof is missing some shingles.
Sidewalks	N/A	F	Sidewalks are in poor condition; major cracking.
Signage (Park Entry)	1	C	Signage is in decent condition; minor cracking in areas.
Swing Set	1	A	Swing set is in good condition. Surfacing is in great condition.
Trash Receptacle	6	F	Trash receptacles are in poor condition; wood is falling apart/ deteriorating.
Tree Coverage	N/A	C	Tree coverage is adequate on site.
Open Space	N/A	C	Open space is sufficient with additional areas for new amenities.

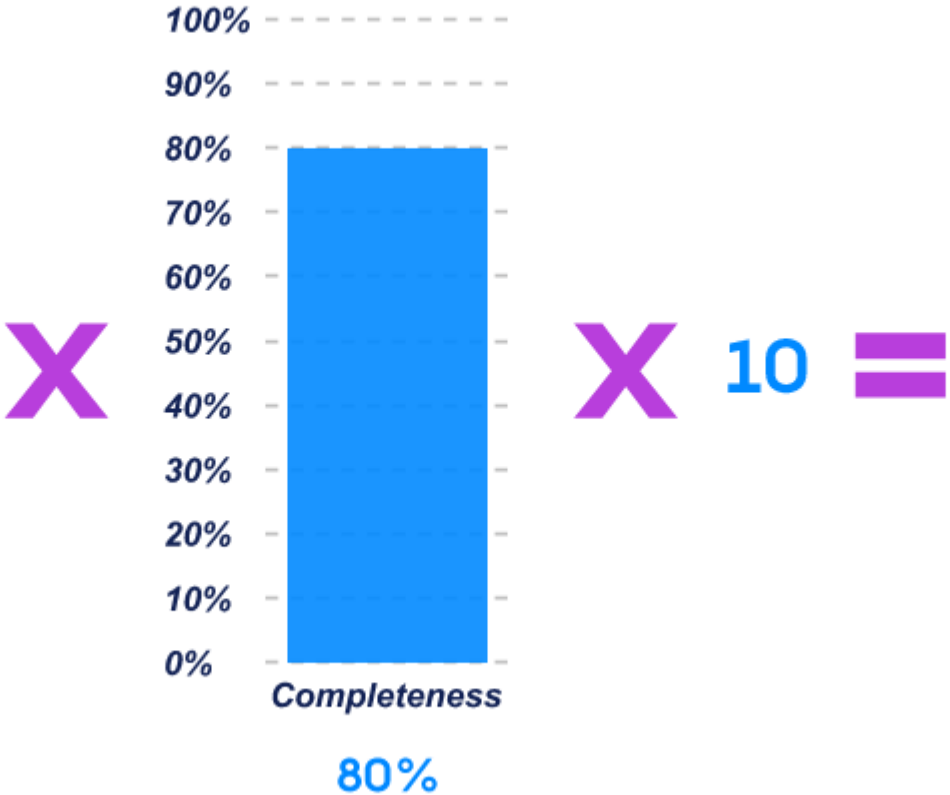


# Existing Park Quality Index

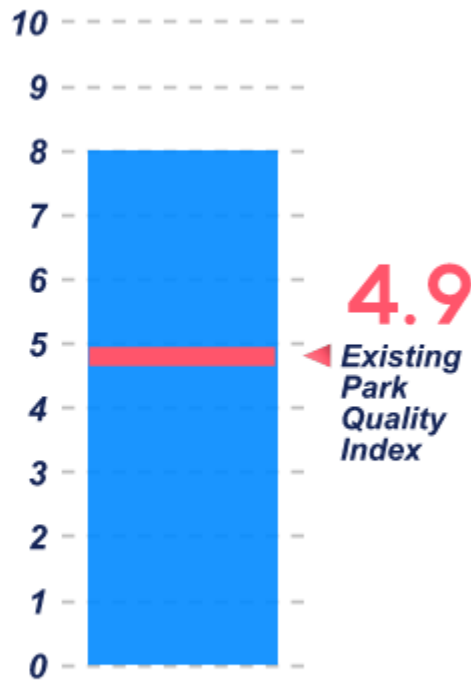
Weighted Park  
Condition Grade  
(from previous page)

D- or 61.48%

Park Completeness Graph



Existing Park Quality Index

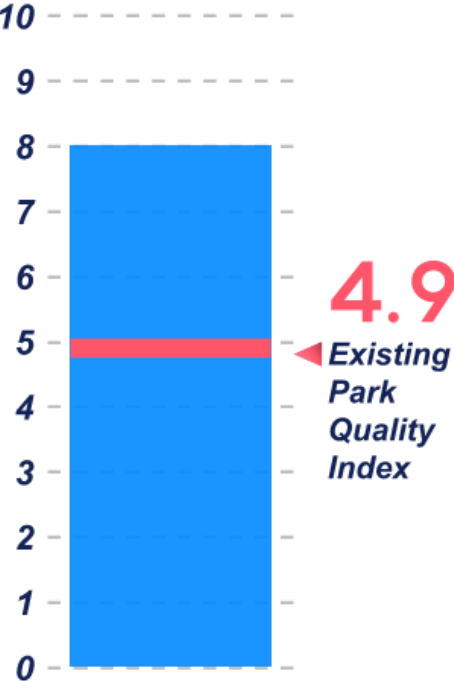


Park Quality Index factors the  
park condition with the overall  
park completeness.



# Park Quality Index with Proposed Recommendations

## Existing Park Quality Index

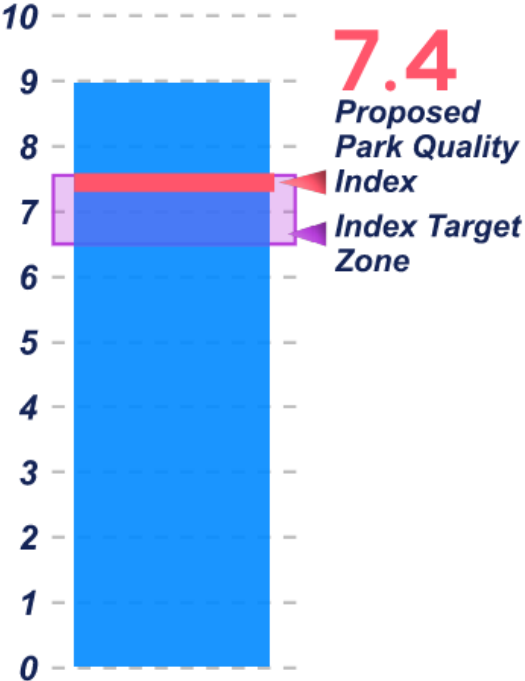


## Proposed Recommendations

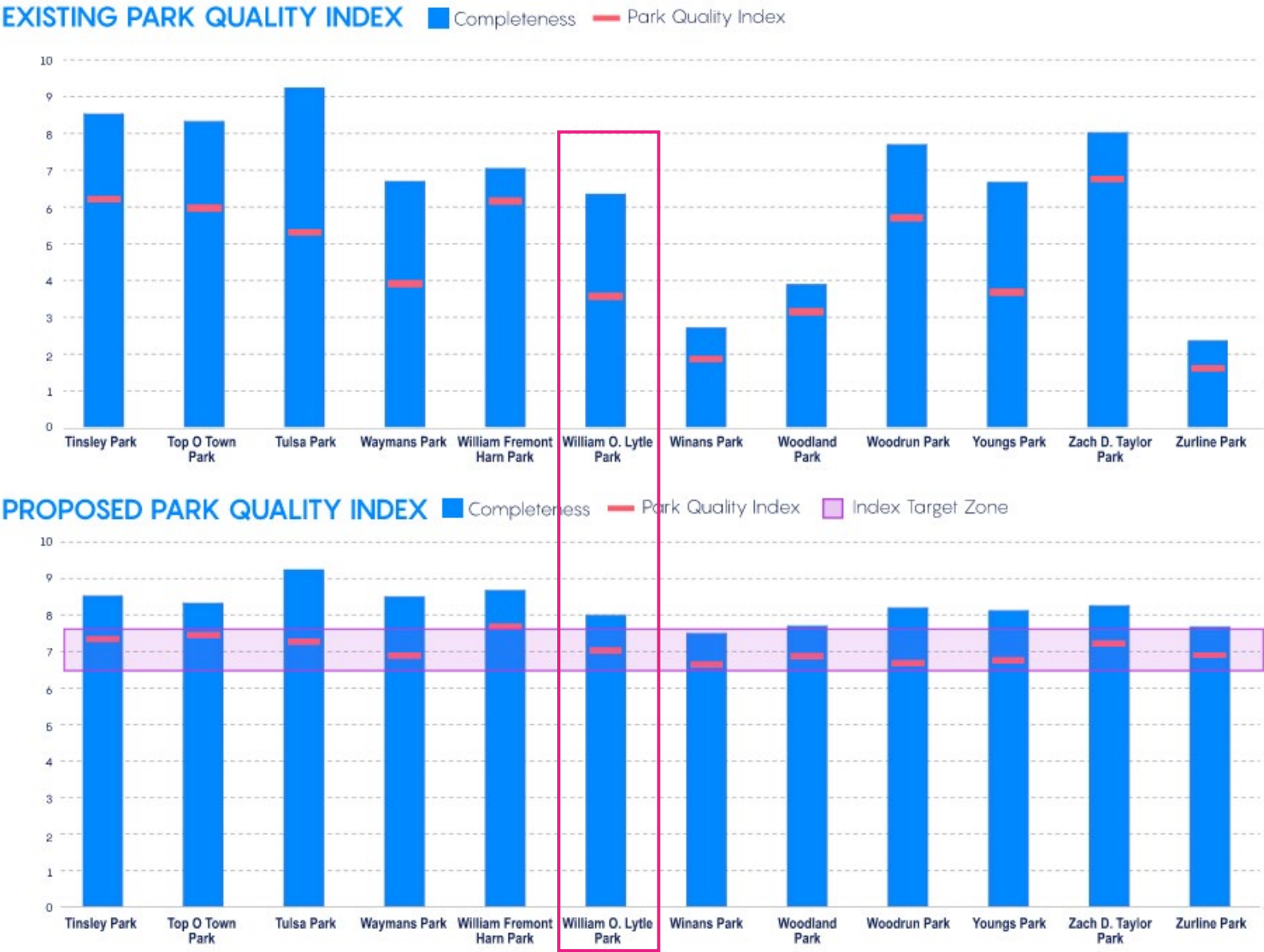
- |                                                                                         |
|-----------------------------------------------------------------------------------------|
| 1. Remove and replace sidewalk segments/panels                                          |
| 2. Remove and replace (5) benches                                                       |
| 3. Remove (12) picnic tables. Replace with (10) picnic tables                           |
| 4. Remove and replace (1) structure                                                     |
| 5. Add sidewalk connections/loop (includes (1) curb ramp and (2) maintenance crossings) |
| 6. Add (3) benches along proposed loop                                                  |
| 7. Remove and replace fence around portable restroom area                               |
| 8. Add backstop                                                                         |
| 9. Resurface and restripe basketball court. Remove and replace goals                    |



## Proposed Park Quality Index

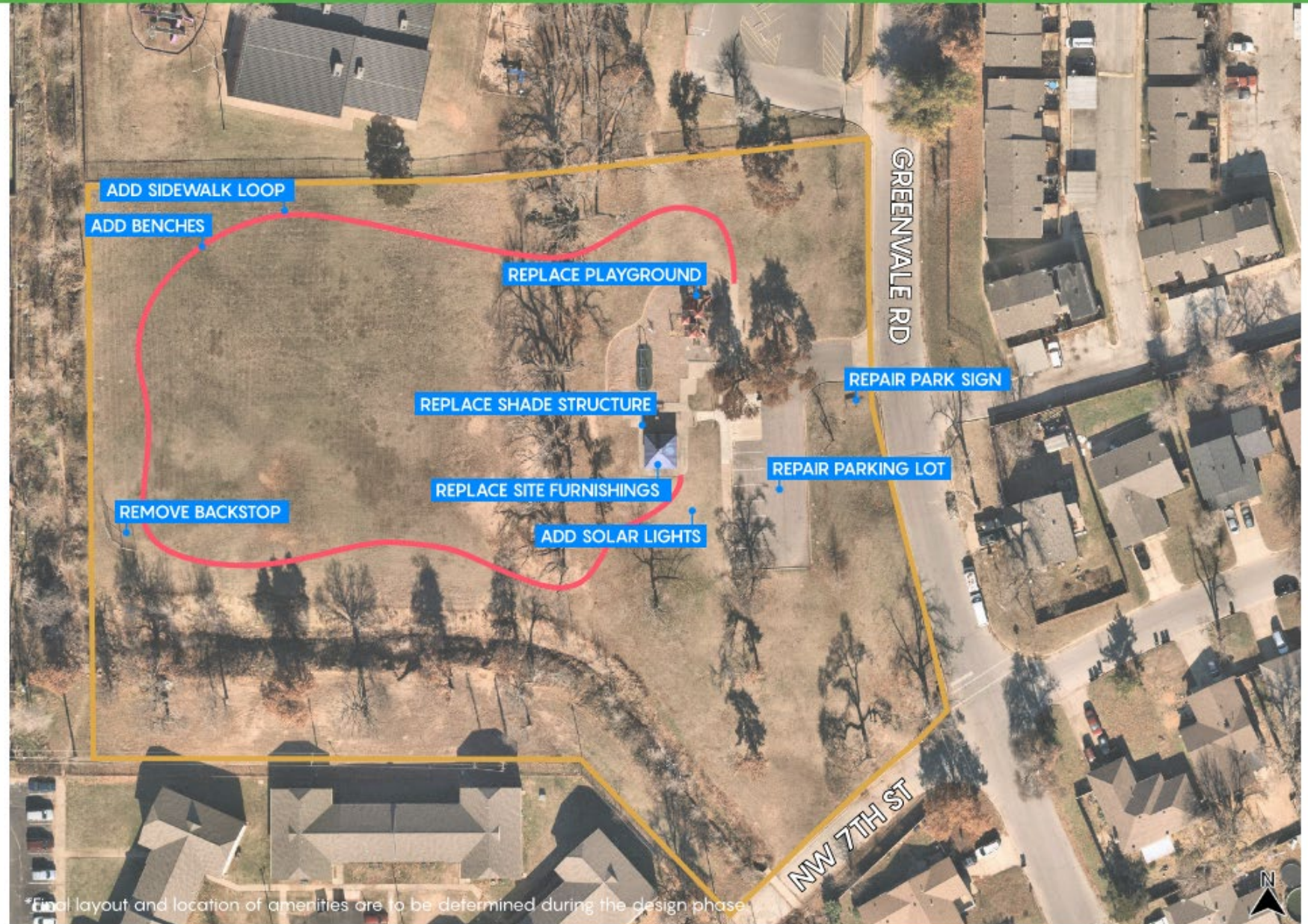


# Existing & Proposed Park Quality Index



## 4.99 William O. Lytle Park

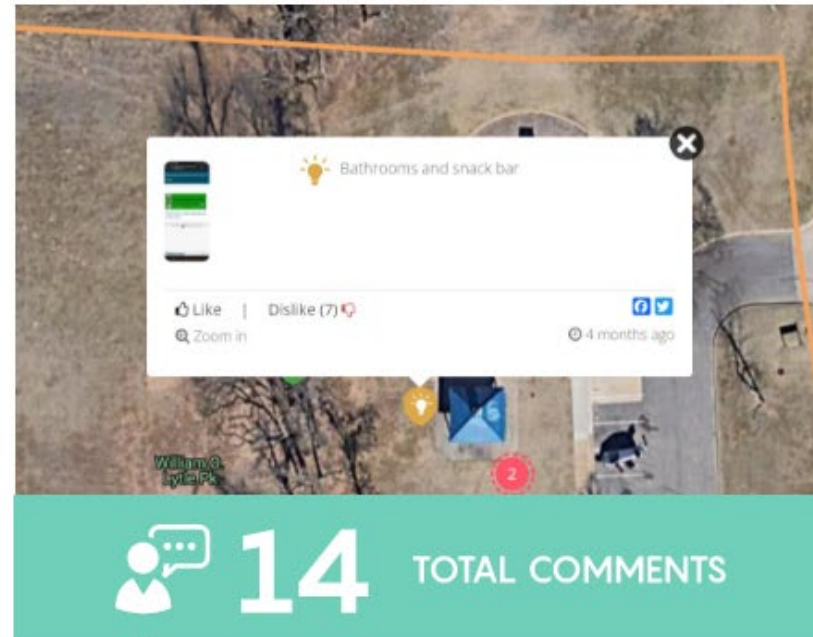
Address: 803 Greenvale Rd | Type: Neighborhood | Size: 4 acres



# William O. Lytle Park

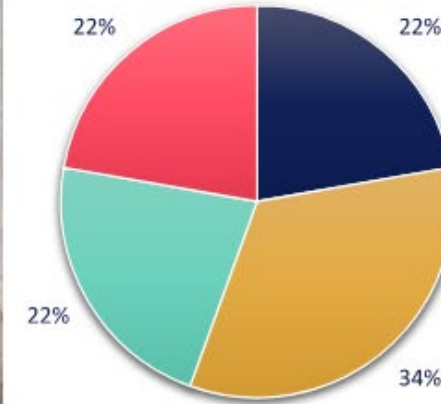
## PUBLIC INPUT SURVEY

### Map Survey



0 ONLINE THUMBS UP VOTES

14 ONLINE THUMBS DOWN VOTES



### Top Improvements Desired

- Soccer Field
- Access / Safety
- Splash Pad
- Basketball Court

### Community Feedback

“Add security lighting”

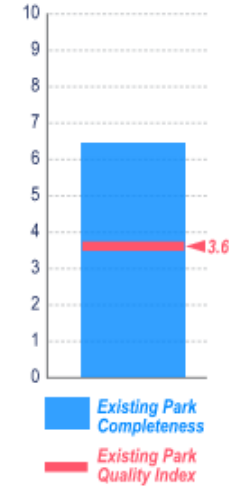
“New swing set please”

“Soccer fields and basketball courts”

# William O. Lytle Park

## Assessment of Existing Conditions

Amenity	Qty.	Grade	Notes
Backstop	1	D	The poles of the fencing are completely rusted but the chain link fence is in decent condition.
Bench	3	F	The powder coating on the benches is wearing off and rusting.
Multi-Use Field	1	C	The turf is in decent condition with minor wear near the backstop.
Parking Lot	1	D	The wheel stops are broken and there are cracks throughout the parking lot along with segments of the curb.
Picnic Table	2	F	The wooden tables are deteriorating and in poor condition.
Playground	1	D	The playground equipment is sun-faded and the platforms are rusting.
Shade Structure	1	D	The roof of the shade structure is damaged and the interior wood paneling is deteriorating.
Sidewalk	N/A	C	Overall, the sidewalks are in decent condition, but are aging.
Signage (Park Entry)	1	D	The wooden sign is deteriorating.
Tree Coverage	N/A	C	
Open Space	N/A	B	
Swing set	1	A	The swing set is in fair condition



## Proposed Recommendations

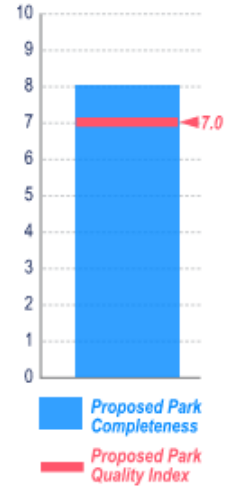
### Basebid

1. Remove and replace (3) benches
2. Remove and replace (2) picnic tables
3. Remove backstop; open space to be a natural area
4. Repair parking lot
5. Remove and replace (3) broken wheel stops
6. Remove and replace playground
7. Remove and replace shade structure
8. Remove and replace park sign
9. Add sidewalk loop (includes (2) maintenance crossings)
10. Add (4) benches on proposed sidewalk loop
11. Add (4) solar lights

### Alternates

1. Add multi-use court

## Existing Site Photos



# William O. Lytle Park

## Opinion of Probable Cost

Basebid				
Amenity / Element	Unit	Current Unit Cost	QTY.	TOTAL
REMOVAL BACKSTOP	EA	\$ 500.00	1	\$ 500.00
REMOVAL BENCH	EA	\$ 200.00	3	\$ 600.00
REMOVAL PICNIC TABLE	EA	\$ 100.00	2	\$ 200.00
REMOVAL PLAYGROUND SURFACING	SF	\$ 0.50	4139	\$ 2,069.50
REMOVAL PLAYGROUND (MED)	EA	\$ 3,000.00	1	\$ 3,000.00
REMOVAL SHADE STRUCTURE / PAVILION	EA	\$ 1,000.00	1	\$ 1,000.00
REMOVAL SIGNAGE (PARK ENTRY)	EA	\$ 500.00	1	\$ 500.00
REMOVAL SWING SET	EA	\$ 800.00	1	\$ 800.00
BENCH	EA	\$ 1,500.00	7	\$ 10,500.00
FOG SEAL PARKING LOT	SF	\$ 2.00	5987	\$ 11,974.00
MAINTENANCE CROSSING	EA	\$ 2,000.00	2	\$ 4,000.00
PICNIC TABLE (8 FT)	EA	\$ 3,000.00	4	\$ 12,000.00
PLAYGROUND SURFACING	SF	\$ 23.00	3000	\$ 69,000.00
PLAYGROUND (MED)	EA	\$ 220,000.00	1	\$ 220,000.00
SHADE STRUCTURE / PAVILION (MED) (20'X20')	EA	\$ 45,000.00	1	\$ 45,000.00
SIDEWALK	SF	\$ 7.50	5160	\$ 38,700.00
SIGNAGE (PARK ENTRY)	EA	\$ 5,000.00	1	\$ 5,000.00
SOD	SF	\$ 0.90	8249	\$ 7,424.10
SOLAR LIGHTING	EA	\$ 7,000.00	4	\$ 28,000.00
REPLACE WHEEL STOPS	EA	\$ 200.00	3	\$ 600.00
SUBTOTAL COST				\$ 460,867.60
Grading/ Misc. Incidental				6% \$ 27,652.06
Mobilization				5% \$ 23,043.38
Construction Staking				1% \$ 4,608.68
Contingency				10% \$ 46,086.76
TOTAL				\$ 562,258.47

Cost estimate in 2024 dollars. Escalation costs shown on overall estimate.

Alternates				
Amenity / Element	Unit	Current Unit Cost	QTY.	TOTAL
PICKLEBALL/TENNIS/BASKETBALL COURT COMBO	EA	\$ 110,000.00	1	\$ 110,000.00
SIDEWALK	SF	\$ 7.50	500	\$ 3,750.00
SOD	SF	\$ 0.90	750	\$ 675.00
SUBTOTAL COST				\$ 114,425.00
Grading/ Misc. Incidental				6% \$ 6,865.50
Mobilization				5% \$ 5,721.25
Construction Staking				1% \$ 1,144.25
Contingency				10% \$ 11,442.50
TOTAL				\$ 139,598.50

Cost estimate in 2024 dollars. Escalation costs shown on overall estimate.

# Overall Project Budget

## Neighborhood and Community Parks Budget

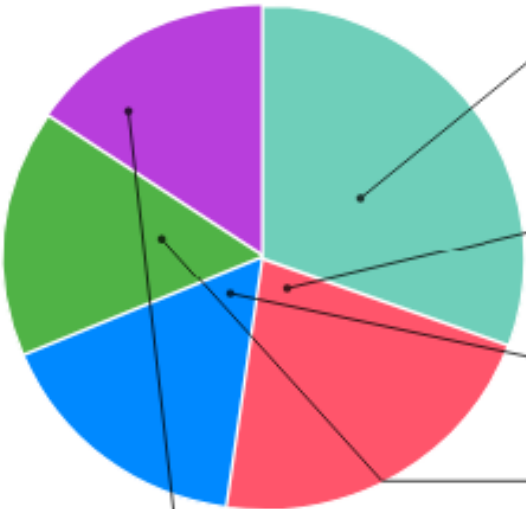
\$66,232,048

Construction/FFE Budget	\$51,506,300
<u>Additional Park Specific Funds</u>	
Booker T. Washington Park	\$5,570,000
Minnis Lake View Park	\$556,748
Northeast Center	\$2,220,000
Lake Stanley Draper	\$2,780,000
<u>2017 GO Bond Funds</u>	
Booker T. Washington Park	\$650,000
Louis A. Macklanburg Park	\$750,000
North Oklahoma City Rotary Park	\$700,000
Melrose Park	\$700,000
Taylor Park	\$750,000



Basketball/Pickleball Courts - \$556,748

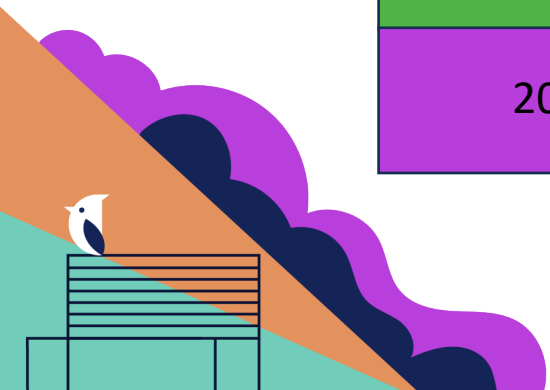
## Proposed Improvements



Phase 1A -	\$6,546,880
Phase 1B -	\$8,877,862
Phase 1C -	\$6,532,240
Phase 2A -	\$5,831,673
Phase 2B -	\$4,654,040
Phase 2C -	\$2,775,228
Phase 3A -	\$4,794,847
Phase 3B -	\$5,372,629
Phase 4A -	\$5,142,948
Phase 4B -	\$5,265,859
Phase 5A -	\$5,503,929
Phase 5B -	\$4,934,427

# Phasing Totals

Overall Opinion of Probable Construction Cost		
	Phase	Total
2025	Phase 1A	\$6,546,880
	Phase 1B	\$8,877,862
	Phase1C	\$6,532,240
2026	Phase 2A	\$5,831,673
	Phase 2B	\$4,654,040
	Phase 2C	\$2,775,228
2027	Phase 3A	\$4,794,847
	Phase 3B	\$5,372,629
2028	Phase 4A	\$5,142,948
	Phase 4B	\$5,265,859
2029	Phase 5A	\$5,503,929
	Phase 5B	\$4,934,427
Overall Total		\$66,232,562



# Park Improvement Highlights

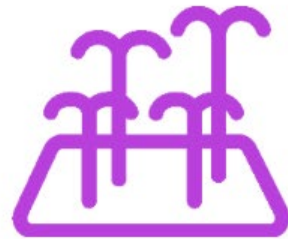
**56** Proposed Playgrounds  
and Upgrades



**66** Proposed Multi-Use  
Courts and Upgrades



**14** Proposed  
Splash Pads



**67** Proposed  
Park Signs



**43** Proposed  
Park Shelters



**183** Proposed  
Solar Lights





**Questions?**