

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

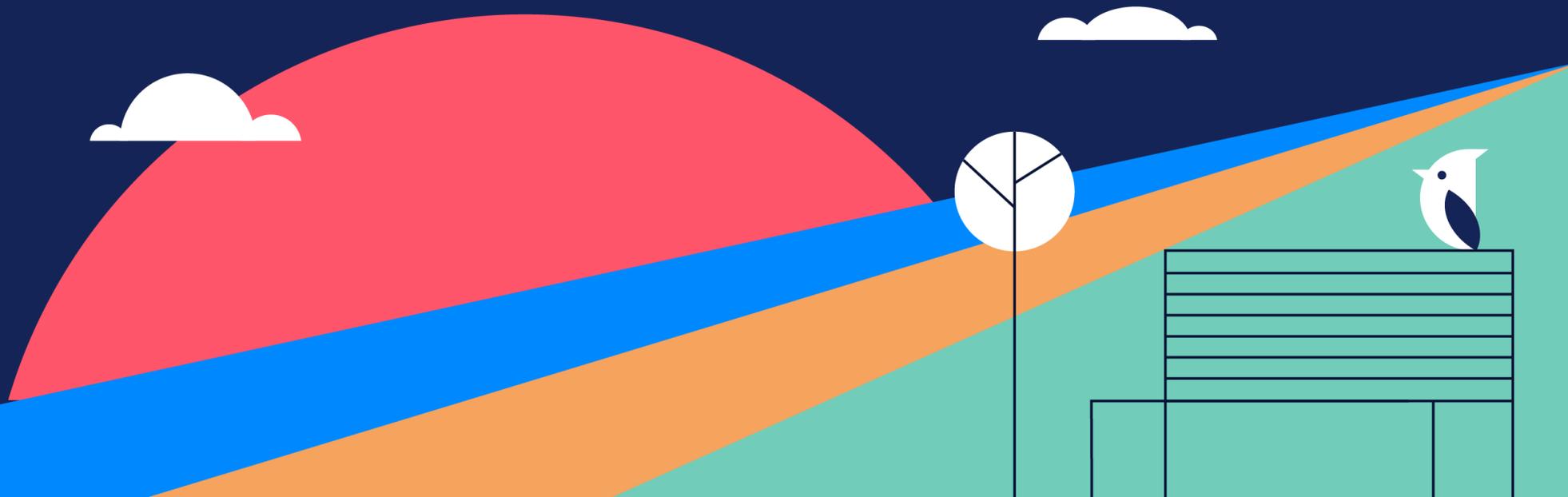
M4-NP010 – City Council

September 2024

MAPS4



Kimley»Horn



# Purpose of the Project

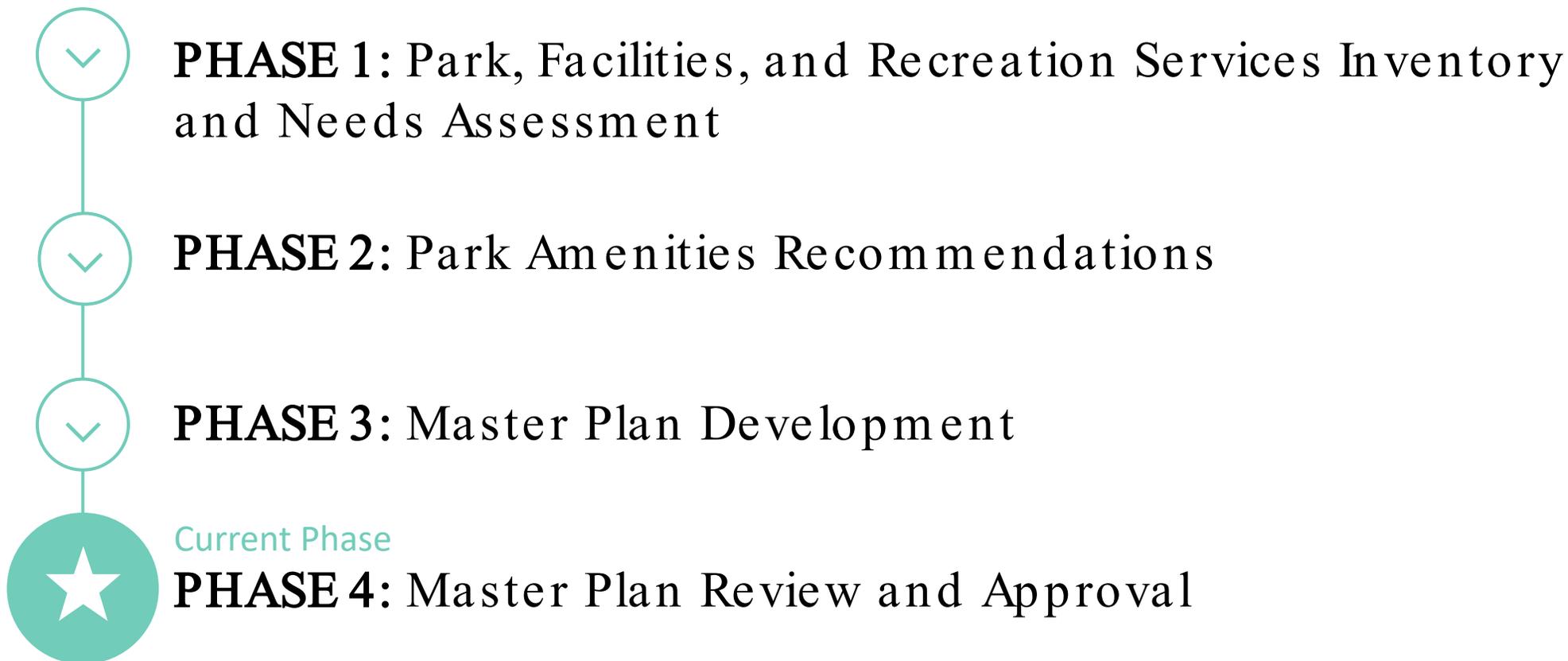


Assess and prioritize current and future opportunities of each park based on current conditions, accessibility, community input, and potential expansion needs.

*“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



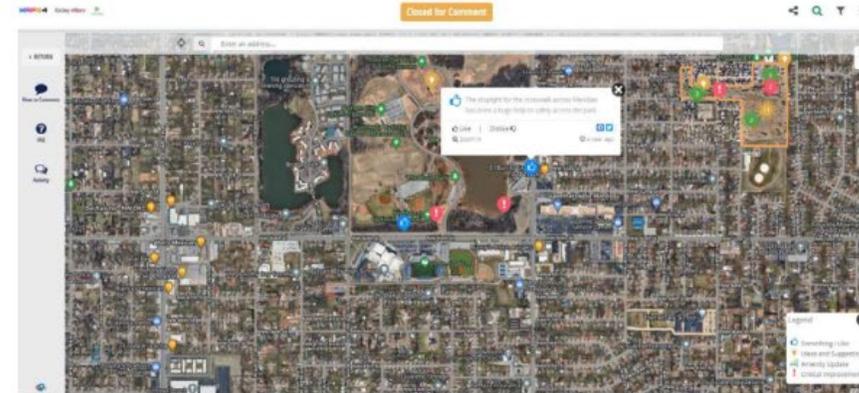
# Project Methodology

## 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.



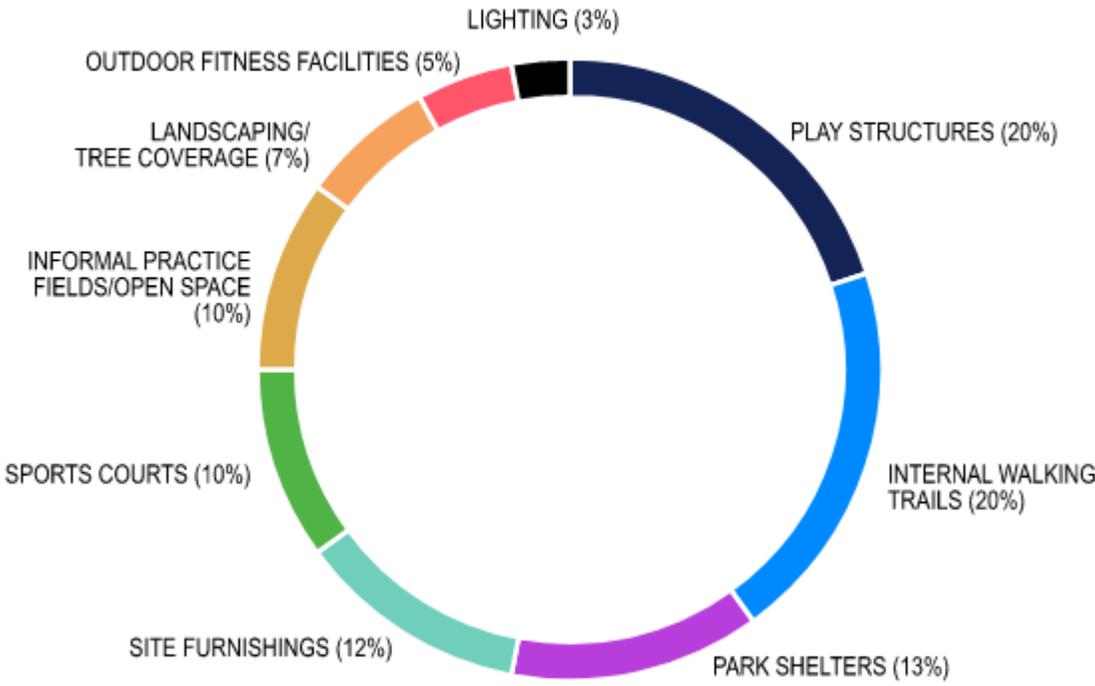
# Park Scoring

- **Completeness of the Park**
- **Park Condition**

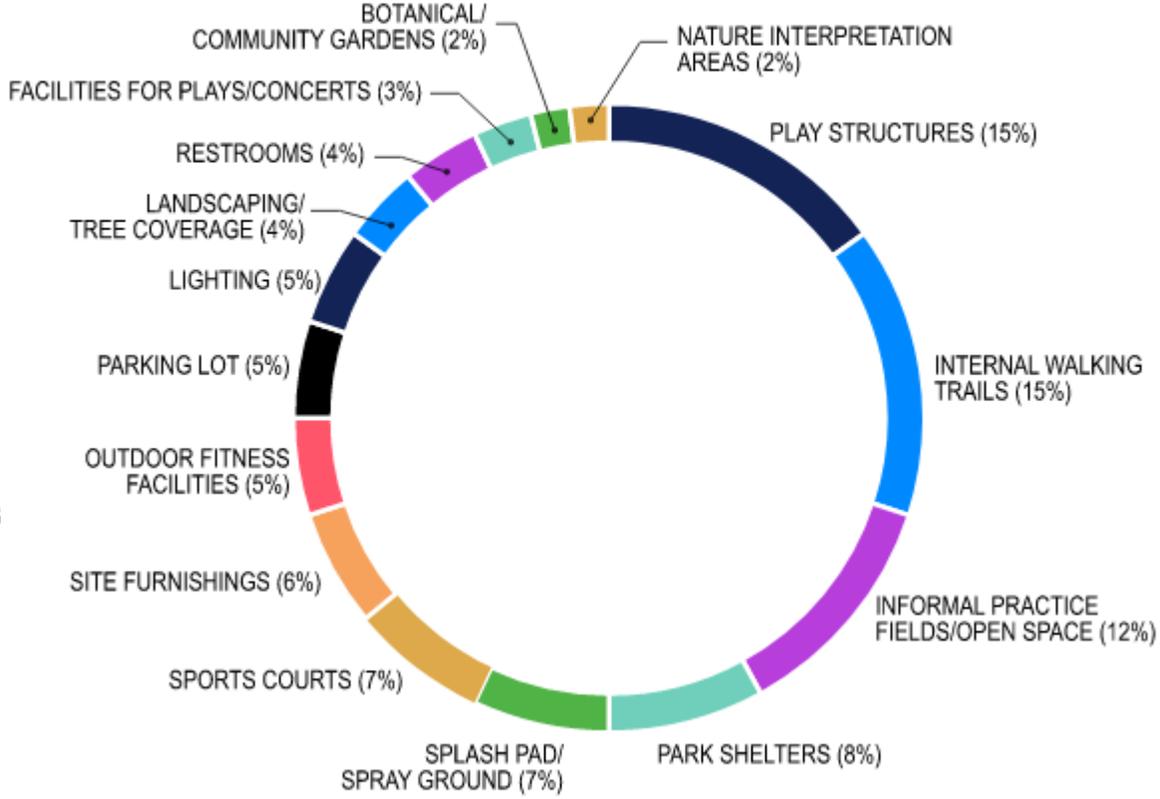


# Park Completeness

## Neighborhood Park Amenities

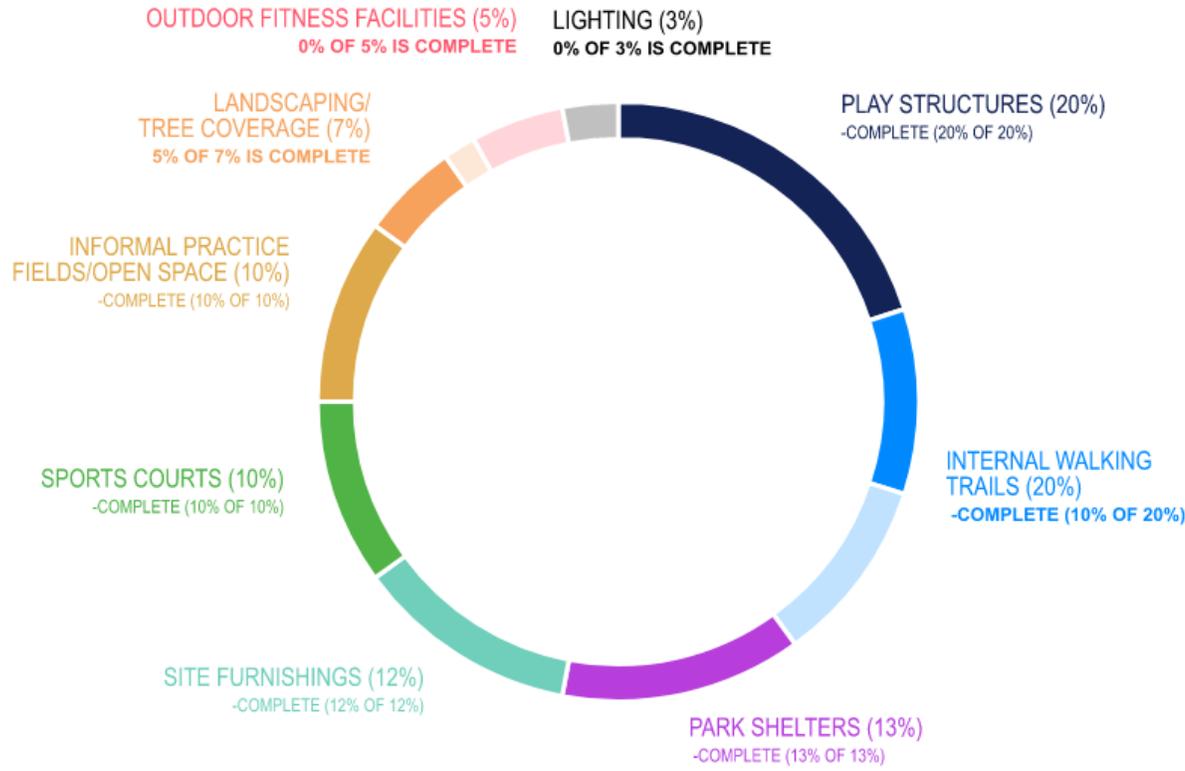


## Community Park Amenities

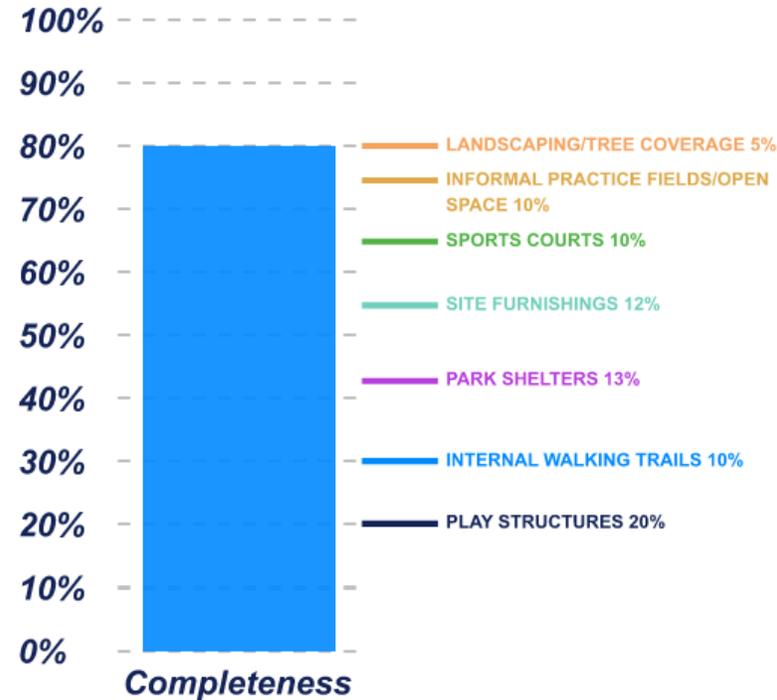


# Park Completeness Example

## Neighborhood Park Category Breakdown



## Park Completeness Graph



# Park Condition Scoring



# 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.                                |

Site photos



Swing Set - A



Basketball Court - C



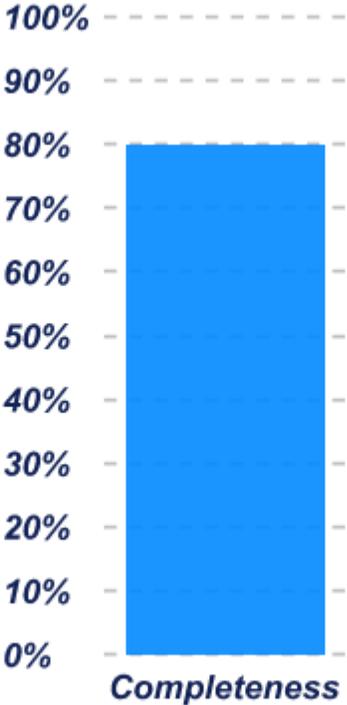
Sidewalks - F

# Existing Park Quality Index

Weighted Park Condition Grade  
(from previous page)

D- or 61.48%

Park Completeness Graph



80%

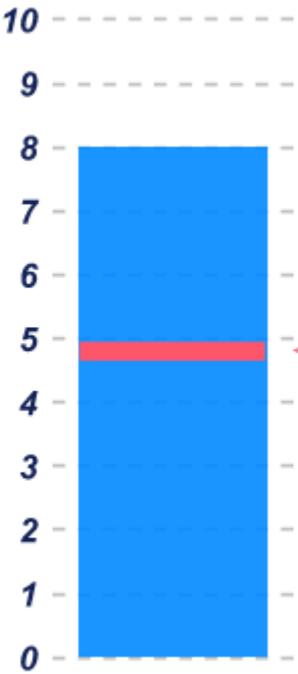
X

X

10

=

Existing Park Quality Index



4.9

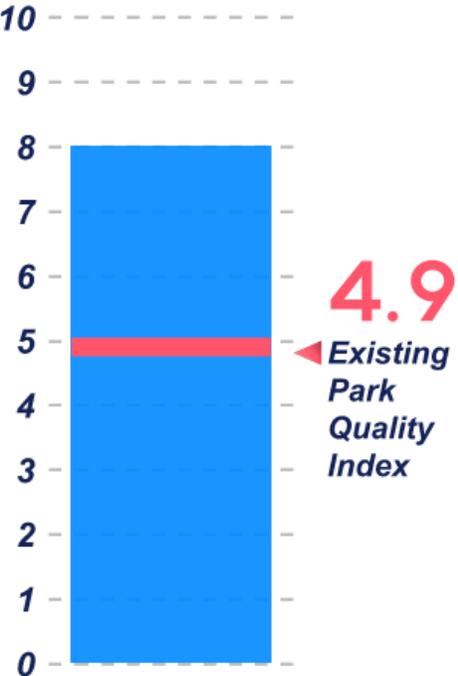
Existing Park Quality Index

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



# Park Quality Index with Proposed Recommendations

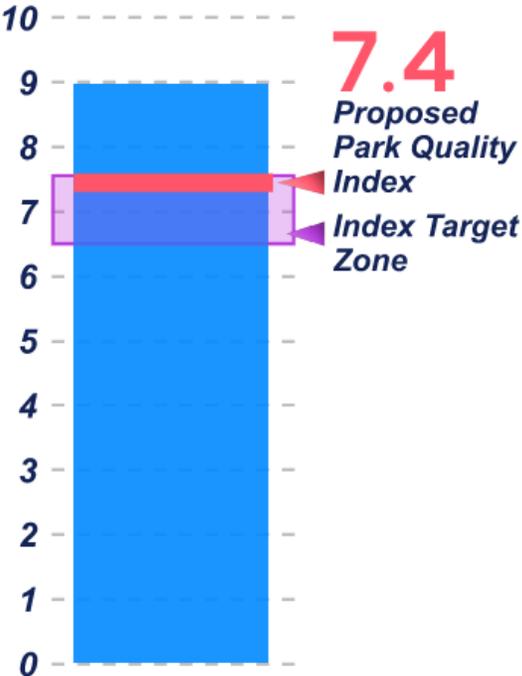
## Existing Park Quality Index



## Proposed Recommendations

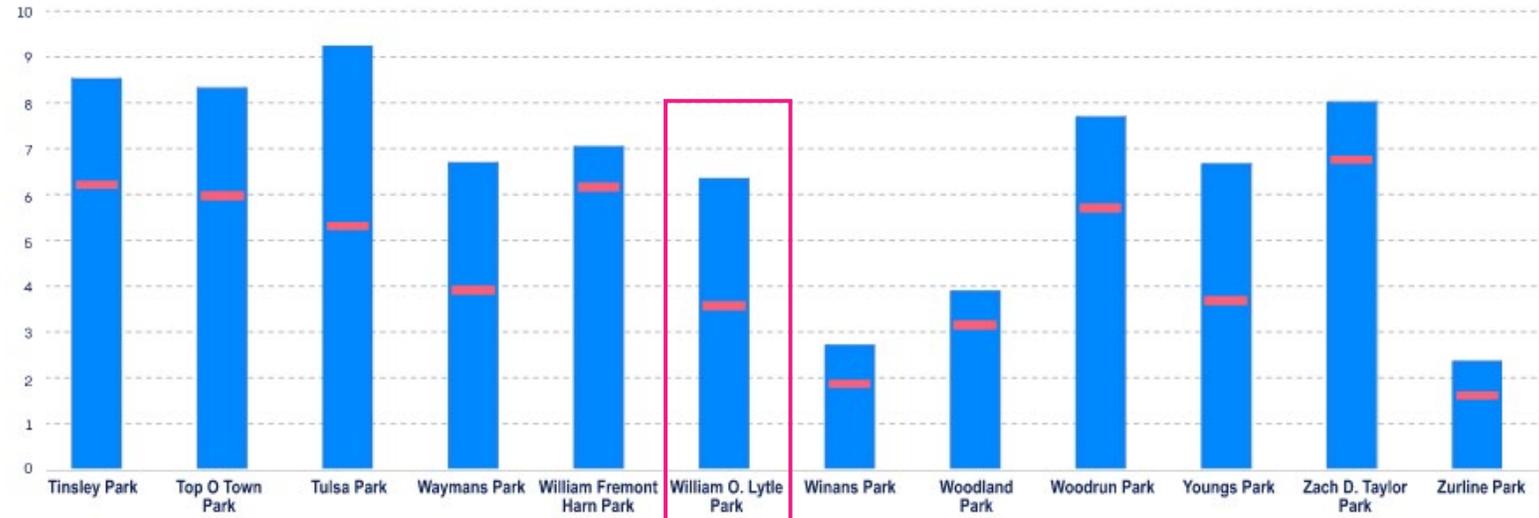
- |   |
|---|
| 1. Remove and replace sidewalk segments/panels  |
| 2. Remove and replace (5) benches   |
| 3. Remove (12) picnic tables. Replace with (10) picnic tables                           |
| 4. Remove and replace (1) structure   |
| 5. Add sidewalk connections/loop (includes (1) curb ramp and (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

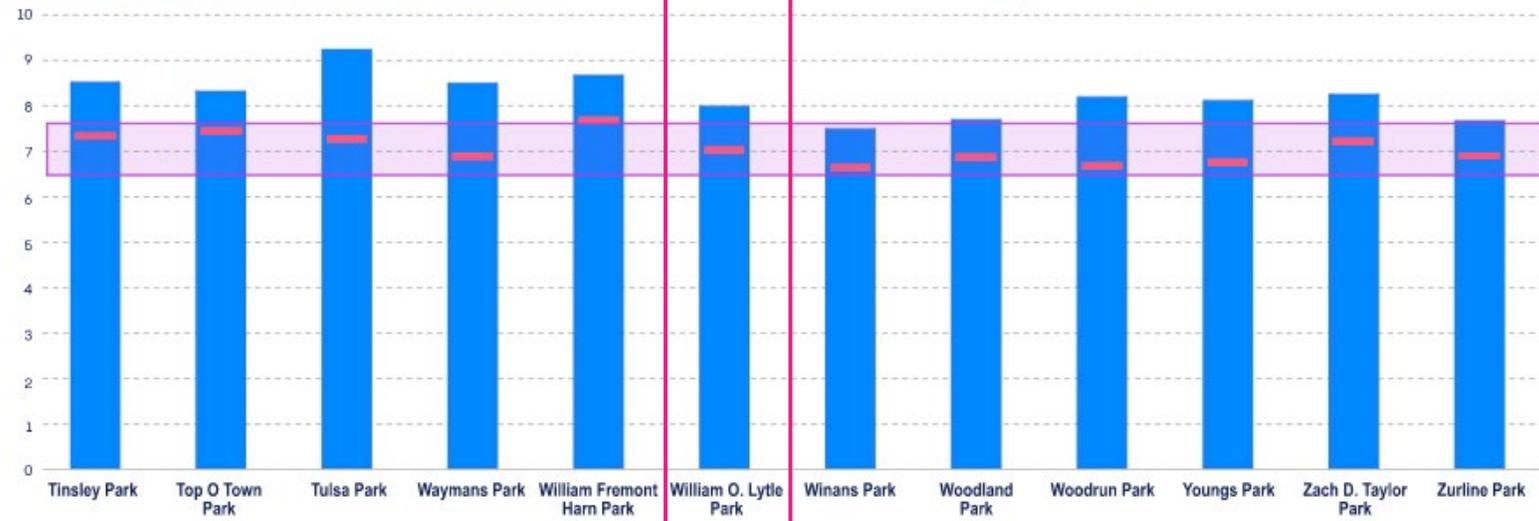


# Existing & Proposed Park Quality Index

**EXISTING PARK QUALITY INDEX** ■ Completeness ■ Park Quality Index

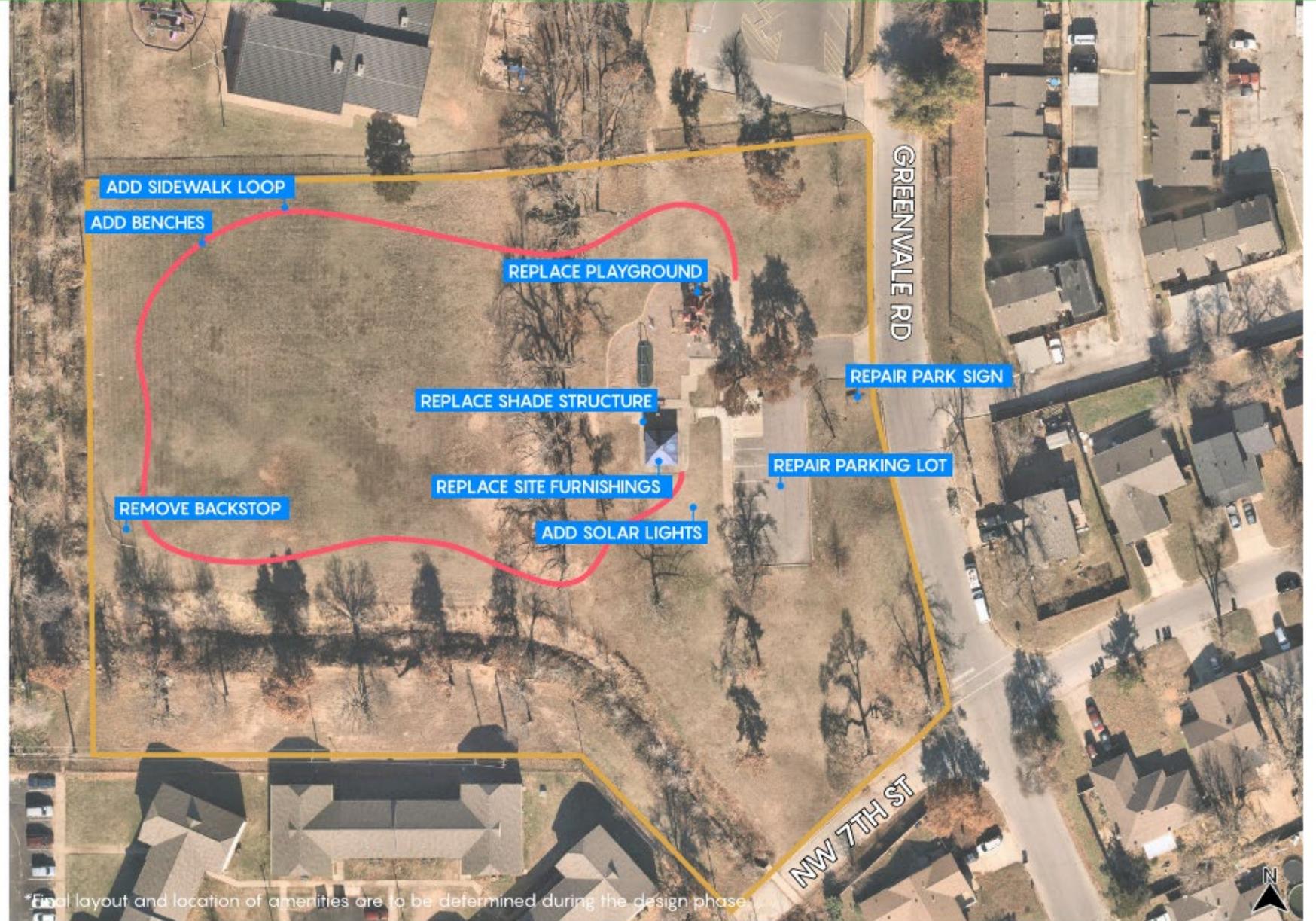


**PROPOSED PARK QUALITY INDEX** ■ Completeness ■ Park Quality Index ■ Index Target Zone



# 4.99 William O. Lytle Park

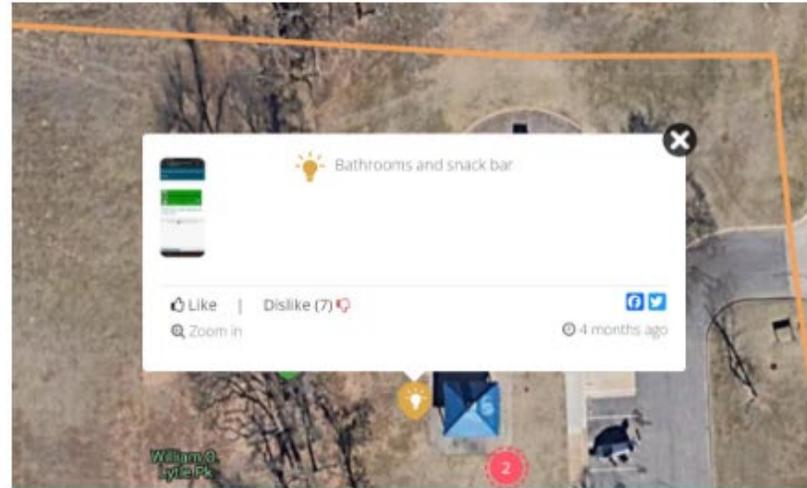
Address: 803 Greenvale Rd | Type: Neighborhood | Size: 4 acres



# William O. Lytle Park

## PUBLIC INPUT SURVEY

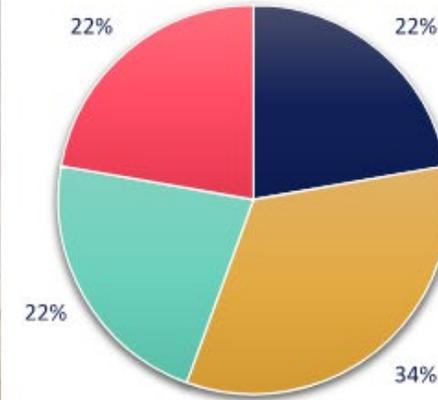
### Map Survey



 **14** TOTAL COMMENTS

 **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 ”

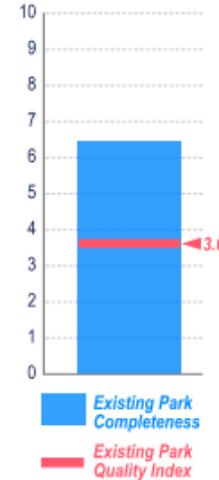
“ New swing set please ”

“ 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

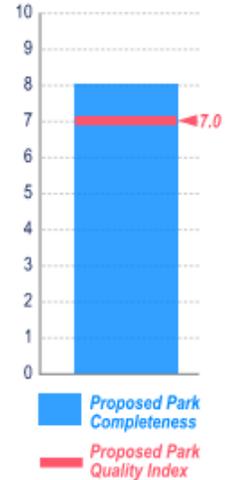
### Basebid

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     |
| <b>TOTAL</b>                               |      |                   |      | <b>\$ 562,258.47</b> |

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     |
| <b>TOTAL</b>                             |      |                   |      | <b>\$ 139,598.50</b> |

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

# Overall Project Budget

## Neighborhood and Community Parks Budget

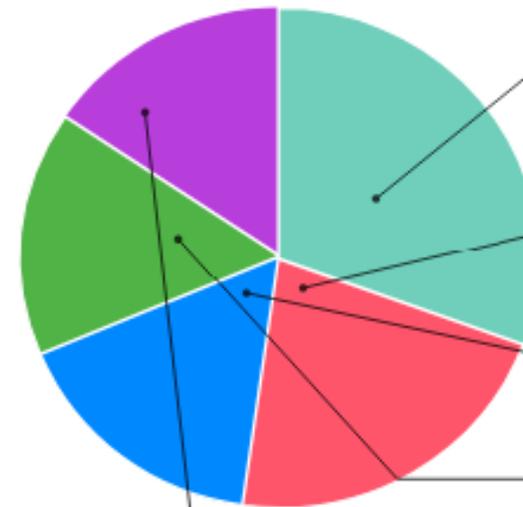
\$66,232,048

|                                       |              |
|---------------------------------------|--------------|
| 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

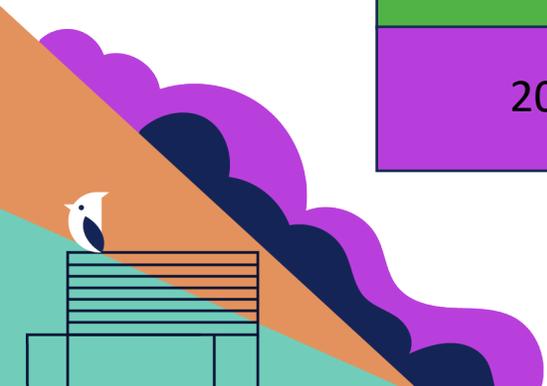
Phase 4A - \$5,142,948  
Phase 4B - \$5,265,859

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  |
|   | Phase 1C      | \$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

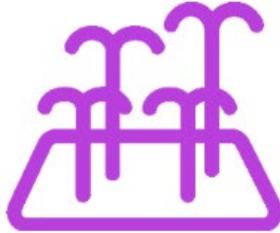
**56** Proposed Playgrounds and Upgrades



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



**14** Proposed Splash Pads



**67** Proposed Park Signs



**43** Proposed Park Shelters



**183** Proposed Solar Lights





**Questions?**