

Approved January 10, 2017

# COMPREHENSIVE PARK AND OPEN SPACE PLAN



## Adel Parks & Recreation Mission Statement:

“To provide the community with high quality leisure facilities, recreational and cultural opportunities.”

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## CHAPTER 1: Introduction



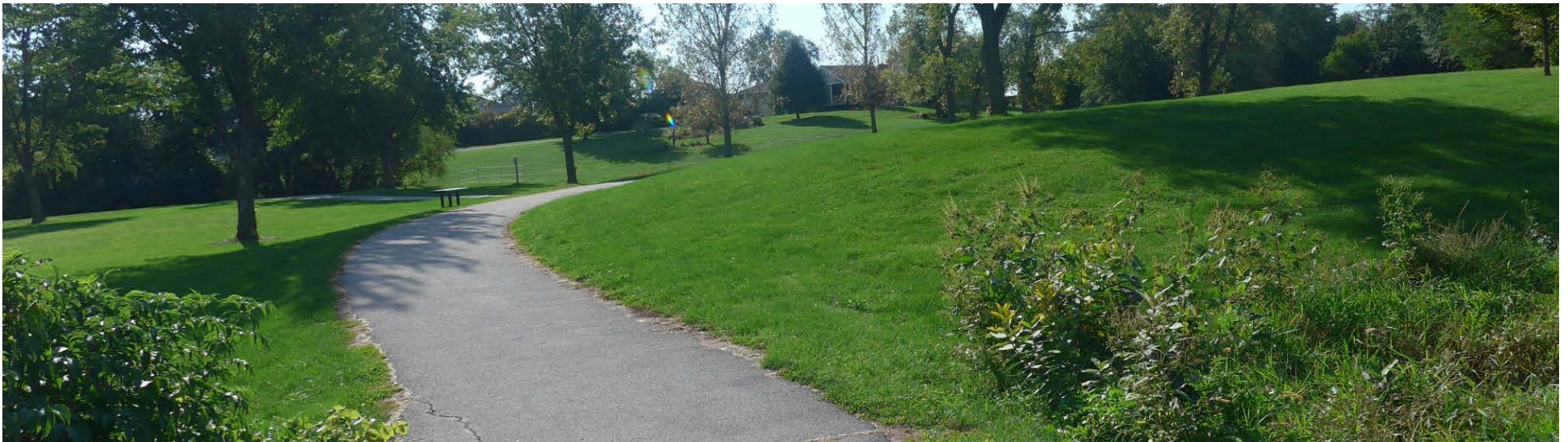


### PLAN PURPOSE

The Comprehensive Park and Open Space Plan is the planning document used to guide future Adel park system improvements and acquisitions recommended by the City Parks Board and City Staff. The plan will identify goals and recommendations for the future development of parks within the City of Adel and related policies.

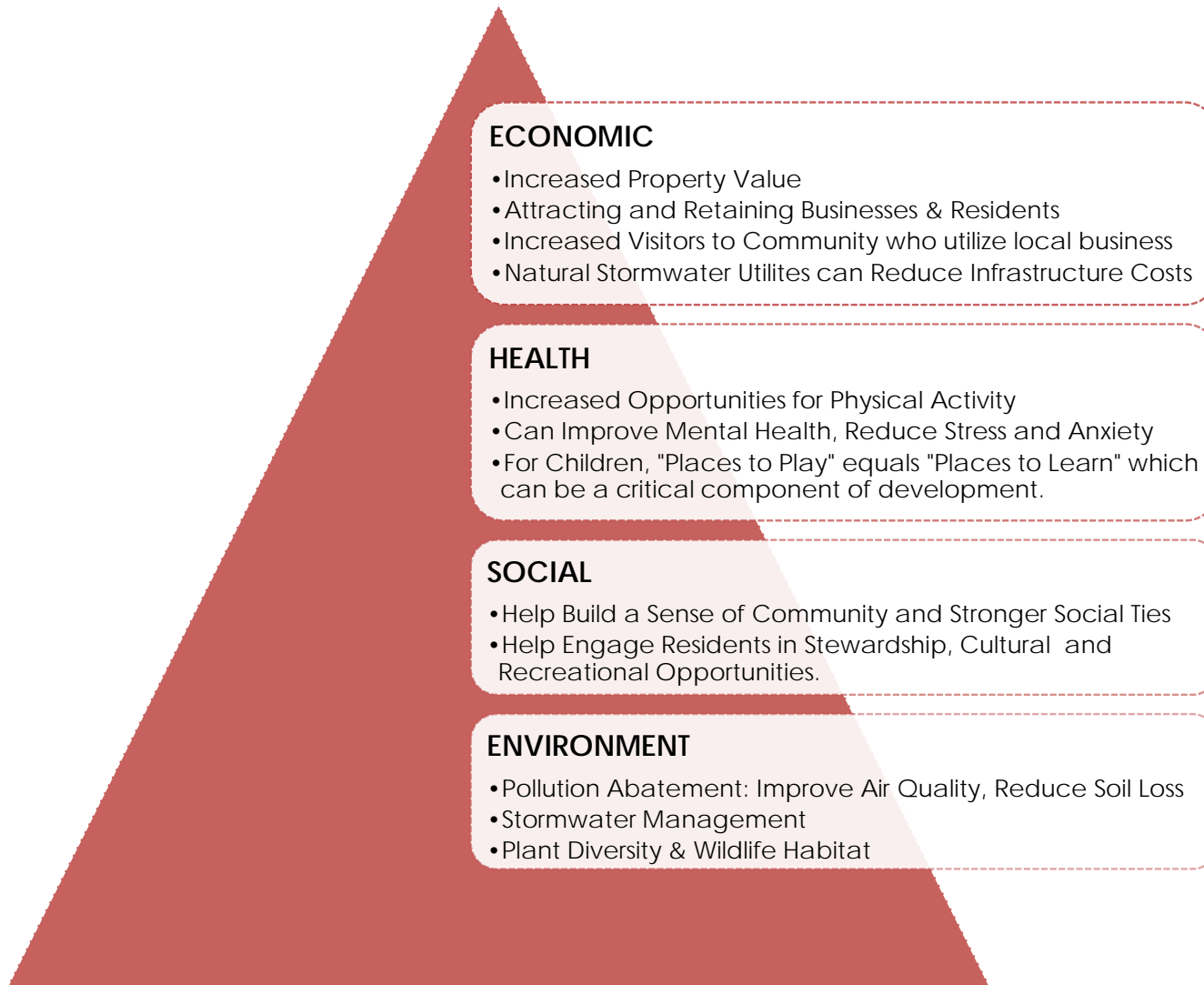
### PARKS BOARD

The Park Board advises the City regarding policy and rules governing the City of Adel parks and cemeteries; as well as, maintenance, development, improvements and designated uses. They also oversee operations of the park system and also serve as the City's Tree Board. The Park Board advises the Park and Recreation Director and provides recommendations to City Council regarding improvements, the maintenance, development and designated uses of the city's various parks, recreational facilities and programs. The Tree Board duties include recommendations for the care, preservation, pruning, planting, replacement, removal, and disposition of trees and shrubs located within the right-of-way boundaries of all City streets or located on any other property owned by the City.



## PARKS BENEFITS FOR COMMUNITIES

City parks and open space improve our physical and psychological health, strengthen our communities, and make our communities more desirable places to live and work.



### GOALS OF THE COMPREHENSIVE PARKS AND OPEN SPACE PLAN

One of the steps in the planning process is to set goals to serve as a basis for future park planning. Goals are general in nature, relating to overall objectives and conditions that shall set the standard for the future improvements and growth. Based on these ideals, a set of goals for the park system have been established for the City as follows:

1. Establish a comprehensive plan to guide the acquisition and development of park and recreation facilities and amenities.
2. Determine a park classification system to evaluate park types and establish service area criteria.
3. Identify additional park land in areas that have been identified as deficient in the park system as future development occurs.
4. Provide a diversity of recreational facilities to allow for equal opportunities for all residents and visitors.
5. Establish accessible facilities which are compliant with current ADA regulations and guidelines.
6. Establish a trail system which enhances the community's walkability and provides safe access to community parks and features.
7. Establish a list of improvements to existing park sites and estimate of cost so priorities can be established by the City Staff and Parks Board.

In order to project future needs for park and trail systems for Adel the following components were analyzed:

- An inventory of existing parks, trails and amenities
- Review context: Community profile, natural resources and access
- Park classification identification and needs analysis
- Review "Land Use Plan Update", adopted December 2015
- Geographic distribution and potential gaps in service coverage
- Public open house and surveys





## CHAPTER 2: Needs Assessment





This chapter examines Adel's existing park and recreation system which is managed by the Parks and Recreation Department under the advice of the Parks Board. Parks are a vital part of life in Adel. Adel residents enjoy access to a variety of local and regional park facilities which offer an assortment of recreational activities and programs.

### COMMUNITY PROFILE

Demographic characteristics can influence recreational interests, participation levels and needs within the community. Age and income can play significant roles in an individual's ability to pursue and participate in specific recreational activities. Ethnicity, employment and education levels can also play a minor role.

#### Population & Demographic Trends

The City of Adel is currently growing with a current population of approximately 4,300 residents. This is an approximate 25-percent increase since 2000 and 17-percent increase since 2010. With Adel's proximity to the Des Moines Metro this type of growth is expected to continue. The median household income is on the rise since 2000 as well as the number of individuals between the ages of 18-64 years of age and 0-4 years of age.

This relates to the substantial growth in single family residential development occurring along the south and east edges of the City. In short, the City is seeing an increase in young families within its jurisdiction.

#### Effects on Recreational Needs

The City of Adel recently updated their land use plan in order to better plan for the substantial growth occurring. The land use plan was adopted on December 8, 2015. As part of this process, parks and trails were identified as a critical and desirable component of the community's infrastructure. An action item identified in the plan was to create parks and trail master plan to help coordinate acquisition and recreation service needs.

Young families, particularly the youth, tend to participate in recreation activities more frequently than any other age group. Youth often favor more competitive and active recreation activities, such as organized sports. As individuals age, participation in these types of activities tend to decrease and transition to activities such as walking, jogging and cycling. Young adults (18-34) often make up the core of adult competitive and active recreation activities. However, they also typically have less time to devote to organized recreational programs. Their time is often limited to weekends and occasional evenings.

The City of Adel has approximately 285 acres of land designated for park, general open space and community use. Adel has a series of community and special use style parks, which meet a variety of



community recreational needs. Not all park acres serve area residents in the same fashion. The parks vary in size and amenities provided. The existing parks total acreages fall into two key categories, developed and undeveloped.

- DEVELOPED AREAS (231 Acres): defined as improved and maintained park or community feature site. These areas provide recreational opportunities to the residents through a variety of designated improvements. Natural areas can be included in this category if they also provide designated public access; such as, trails.
- UNDEVELOPED AREAS (55 Acres): defined as unimproved park sites. These areas may remain undeveloped due to existing topography and drainage patterns or unique natural features. These types of sites fall into a general open space category and can be used to protect natural stormwater utility systems and wildlife corridors. A natural stormwater utility system can include features like grassed waterways, streams, rivers, wetlands and sedimentation basins that help facilitate the movement and collection of stormwater.

*“The measure of any great civilization is its cities and a measure of a city’s greatness is to be found in the quality of its public spaces, its parks and squares.”*  
– John Ruskin

Developed	Undeveloped*	Total Acres
205	64	270

\* Not all undeveloped area is suitable for development. Some areas may be better suited as natural areas for stormwater management and natural resource protection.

NOTE: all of this land is not currently maintained or managed by the City. Partnerships have been developed with other public agencies; such as Dallas County Conservation Board and private organizations such as Raccoon Valley Bank. The City currently maintains approximately 150 acres of public space.

**PARK CLASSIFICATIONS:** used to facilitate future park planning, define appropriate service levels and reduce conflicts between users. Facilities are classified according to the size of the facility, amenities provided and the area they serve. A park's classification relates to the service area it provides and helps determine the geographic distribution necessary to eliminate service coverage gaps. Depending on the classification the park may meet multiple service needs within the community. The following are the classifications for Adel's park system and recreational amenities.

### Community Parks

- **PURPOSE:** Serves the broader community. Focus is on meeting community-based recreational needs, as well as preserving unique landscapes and open spaces.
- **GENERAL USE:** They often include areas for intense recreational use, such as athletic facilities for organized sports, large group picnicking, and community gatherings. Sometimes they contain unique types of recreational amenities, such as disc golf, splash pads or camping. They may also feature access to significant natural areas; such as wetlands, riparian areas and woodlands.
- **SERVICE AREA:** Community parks often attract users from a greater geographic area. Therefore, support facilities are required, such as off-street parking and restrooms. Ideally they should have access from an arterial or collector street. Depending on the services provided a community park can also meet the needs of a neighborhood park within the  $\frac{1}{4}$  to  $\frac{1}{2}$  mile area. Otherwise they typically serve a community up to a 3-mile radius.
- **DESIRED SIZE:** As needed to accommodate use, typically 30- 50 Acres.





### Neighborhood Parks

- **PURPOSE:** A backbone of the park system. Serves as the recreational and social focus for a residential area.
- **GENERAL USE:** Designed to accommodate unstructured recreation activities. They typically include amenities such as playground equipment, open picnic areas, turf multi-purpose open space and trails. Sometimes amenities such as basketball courts and tennis courts are also provided.
- **SERVICE AREA:** They are intended to serve the surrounding neighborhood by providing local access to basic recreation resources. They are located within walking or bicycling distance of most users. Typically this is considered  $\frac{1}{4}$  to  $\frac{1}{2}$  mile radius.
- **DESIRED SIZE:** Typically range in size from 1-10 acres.
- **OTHER CHARACTERISTICS:** Ideally, they should be geographically centered within safe walking and bike access to its service area. This type of park typically does not include amenities that could be a significant draw to park users residing outside the park's service area, such as splash grounds and dog parks. These types of amenities can create parking constraints, excessive use and user conflict. Restrooms and parking are optional amenities at these types of parks.



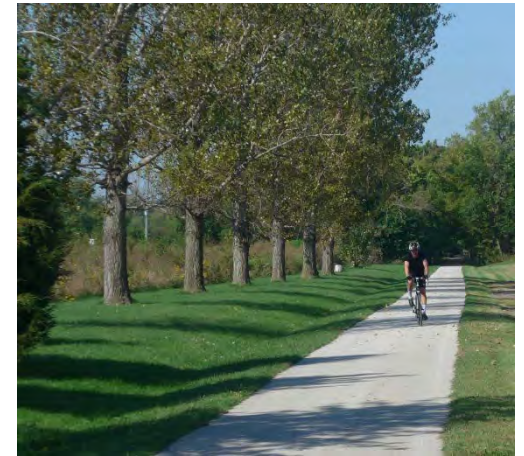


### School Parks

- **PURPOSE:** These are considered a subset of neighborhood and community parks. They are generally parks that are located next to or on school property. They may have limited access or have restricted access during school hours. Depending on the circumstance combining parks with school sites can fulfill some recreational needs of the community. Adel Elementary School has a new playground and proposed trail loop that helps to fill a neighborhood park gap in the northwest corner of the City.
- **DESIRED SIZE:** Various depending on amenities provided.

### Linear Parks

- **PURPOSE:** These parks include natural and/or built corridors that provide connections between various parks, neighborhoods and community features. Local examples of linear parks in Adel would be the system along the Raccoon River Valley Trail that currently bi-sects the core of the Adel.
- **GENERAL USE:** They typically support trail-orientated activities, such as walking, jogging, biking and roller skating. They can play a major role in a community's ability to support a healthy lifestyle and regional networks can invite visitors from surrounding communities.
- **OTHER CHARACTERISTICS:** These parks may incorporate smaller-scale neighborhood park amenities, such as picnic areas, exercise stations and play equipment. They can play an essential role in providing safe bicycle commuter routes for residents and children. They may include abandoned railroad lines, designated wildlife corridors, or elongated natural areas such as riparian corridors.
- **DESIRED SIZE:** Various depending on amenities and natural system it's supporting.



### Special Use Park

- **PURPOSE:** These park system sites serve specific purposes. They serve a unique recreational need within the community; such as, an aquatic center, sports complex, golf course, dog park, archery range etc.
- **SERVICE AREA:** These parks often attract users from a regional area. Therefore, support facilities are required, such as off-street parking and restrooms. Ideally they should have access from an arterial or collector street. They are strategically located based on service provided.
- **DESIRED SIZE:** Various depending on amenities provided.



### Natural Areas

- **PURPOSE:** These sites are largely undeveloped and managed in a natural state for conservation. They may provide opportunities for passive recreation; however, their primary purpose is to protect unique or significant natural features, such as rivers, streams, wetlands, wildlife habitat, steeply sloping hillsides, areas and other environmentally sensitive areas. Types of passive recreation these sites can support are trail-related uses, bird and wildlife viewing, photography, environmental interpretation and education.
- **OTHER CHARACTERISTICS:** These areas provide a number of ecological benefits, including providing habitat, filtering stormwater and controlling erosion. Although they may not serve a larger recreational need, protecting these resources is critical to a community's quality of life, economic resiliency and access to clean water.
- **SERVICE AREA:** The service area for these types of parts is based on the natural features it is protecting and less on the services it provides.



### Community Feature

- **PURPOSE:** These sites serve multiple purposes. They contain features of cultural and/or historical significance. They may provide gathering spaces for community events; as well as, education and passive recreation opportunities.
- **OTHER CHARACTERISTICS:** These parks can also support Neighborhood and Community Park needs if space is available to support those types of recreation amenities. In Adel, many of these sites are owned or managed by others.



### SUMMARY OF PARK LAND NEEDS

The national guideline on sufficient distribution of parkland ranges from 6 acres to 19 acres per 1,000 of the population according to the 2012 NRPA (National Recreation and Park Association) publication "Parks & Recreation in Underserved Areas: A Public Health Perspective". The 2016 NRPA Field Report states the typical agency provides 9.5 acres of park land per 1,000. This number increases to 10.6 per 1,000 for agencies servicing populations 20,000 or less. The Midwest Region average increases that number again to an average of 10.97 acres per 1,000.

A summary of park acres provided in Adel, based on community and neighborhood park classifications and services, is provided below.

Services Provided	Developed	Undeveloped*	Total Acres
Community Park	50	57	107
Neighborhood Park	0	7	7
Special Use Park	22	0	22
Community Feature Site, School Sites or Linear Park that fulfills Neighborhood Park Services	12	0	7
	83	64	142

Currently, the City of Adel is above this recommendation with an average of 33 acres of park space per 1,000. However, if we only consider the developed park space the City of Adel only provides an average of 19.3 acres of park space per 1,000. It is also important to take into consideration local trends from a regional area. For example, the City of Des Moines averages approximately 19 acres per 1000; while the City of Huxley averages approximately 17 acres per 1000. The 2016 NRPA Field Report also states that jurisdictions with 500-1,500 residents per square mile show a median of 9.74 acres per 1000 with the upper quartile providing 18.69 acres per 1,000.

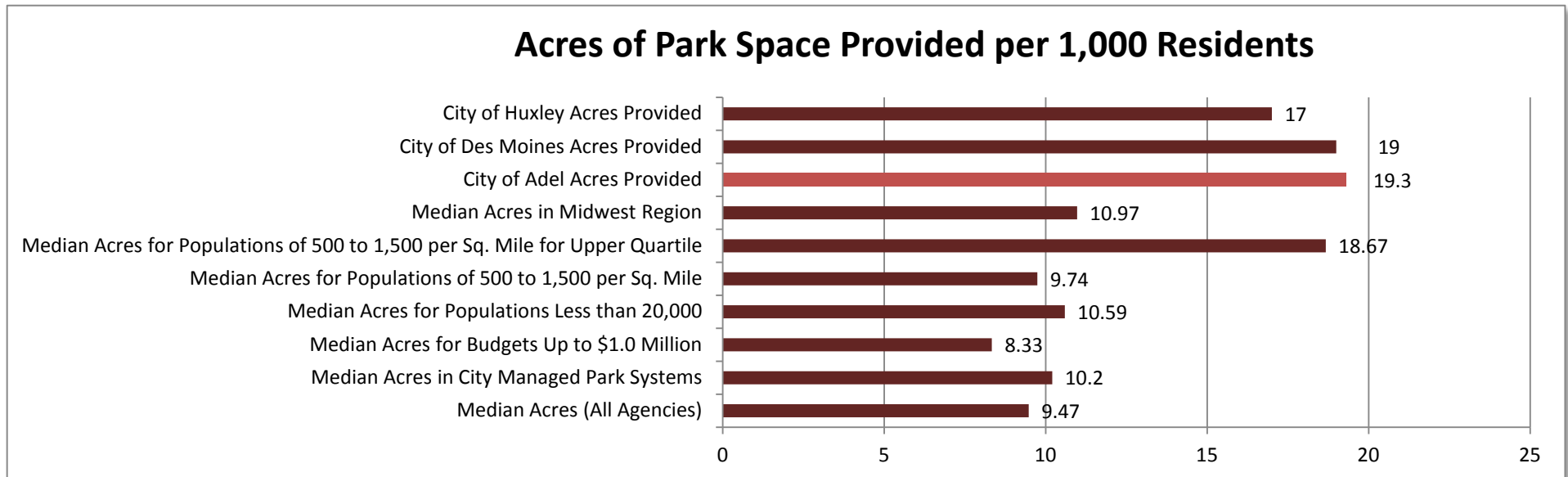






The chart below shows a summary of where the City of Adel exists in comparison with the information just provided on page 12. The City of Adel is well within the national recommendation and averages.

Currently undeveloped space exists within Kinnick-Feller Park (Old Pool Site), Island Park, a 9-acre parcel adjacent to the aquatic center, and within newly acquired parks nestled amongst the recent developments on the south side of Adel. These areas could still be developed to accommodate facility service needs within the community.





SUMMARY OF EXISTING PARK, SCHOOL AND COMMUNITY FEATURE SITES

Table 2.1 provides a breakdown of the City's park spaces, acres provided and their existing park classification based on the amenities provided.

TABLE 2.1

Parks, Open Space & Community Features	Developed	Undeveloped*	Leased	Total Acres	Classification
Community Parks					
Kinnick-Feller Park	21	2	0	23	Community Park
Evans Park	12	0	0	12	Community Park
Island Park	15	46	1	63	Community Park
Water Tower Park - Adel Sports Complex	0	9	0	9	Community Park
			<b>Subtotal</b>	<b>107</b>	
Special Use Park					
Adel Archery Range	5	0	0	5	Special Use Park
Adel Aquatic Center	7.5	0	0	8	Special Use Park
Adel Dog Park	1	0	0	1	Special Use Park
Adel Little League Baseball Fields	8	0	0	8	Special Use Park
			<b>Subtotal</b>	<b>22</b>	
Linear Parks					
Brickyard Park	3	0	0	3	Linear Park
Raccoon River Valley Trail (w/ Pedal Plaza & Trailhead)	41	0	0	41	Linear Park
			<b>Subtotal</b>	<b>44</b>	

School Sites					
Adel Elementary (Acres for Potential Park Use Only)	8	0	0	8	School Site
			<b>Subtotal</b>	<b>8</b>	
Neighborhood Parks					
Baileys Grove Neighborhood Park	0	5	0	5	Neighborhood Park
Clover Valley Neighborhood Park	0	2	0	2	Neighborhood Park
			<b>Subtotal</b>	<b>7</b>	
Community Features					
Raccoon Bank Pavilion & Community House	0.6	0	0	0.6	Community Feature
Dallas County Court House & Town Square	2	0	0	2	Community Feature
Dallas County Fairgrounds	61	0	0	61	Community Feature
Adel Cemetery	20	0	0	20	Community Feature
			<b>Subtotal</b>	<b>83</b>	
		<b>Total Developed</b>	<b>Total Undeveloped</b>	<b>Total Leased</b>	<b>Total Acres</b>
		<b>205</b>	<b>64</b>	<b>1</b>	<b>270</b>

### OPEN SPACE AND RECREATION SERVICE AREA ANALYSIS

An analysis of park service areas was also conducted. The two critical park classifications and services affected by proper distribution are Neighborhood and Community Parks.

- Neighborhood Parks have a typical service area between a ¼ to ½-mile radius. The existing park system currently serves the community via a ½ mile radius.
- Community Parks typically serve a 3-mile radius.

Currently the City has a surplus of Community Parks. The existing parks provide community style programming and services but are undersized for this type of use. Community Parks are typically 30-50-acres in size. As one can see in the prior table the largest developed park area is only 21 acres at Kinnick-Feller Park. Island Park is the largest park; however, only 15 of the total 63 acres are developed to serve recreational needs. These two largest parks are also located within the 100-year floodplain and floodway, limiting the type's recreational facilities which should be permitted. Parks within the 100-year floodplain and floodway should limit the type of future improvements within these areas to only recreational uses that have minimal impacts from flooding; such as, amenities found in Natural Area classified parks (i.e. boat access, trails etc.) or certain sports facilities (i.e. soccer fields). Other compatible amenities, such as picnic shelters, playgrounds and concession/restroom facilities should be limited to areas within the park that are outside the floodway and minimize use within the 100-year floodplain. This reduces potential impacts downstream, undesirable flood damage costs and maintenance needs, expensive permitting and construction costs.

#### General Open Space

The recent updates to the City's Future Land Use Plan, prepared by others, provided areas designated for future open space. These areas may be located within the 100-year floodplain; may have steep slopes, wetlands or significant tree cover; or may consist of highly valued agricultural land. Areas given this designation may be privately or publically owned. Some typical uses found within this designation include general green space, undeveloped natural sites, conservation buffers, natural stormwater utility corridors, public and private parks/recreational facilities and agricultural production.

#### Future Park Development

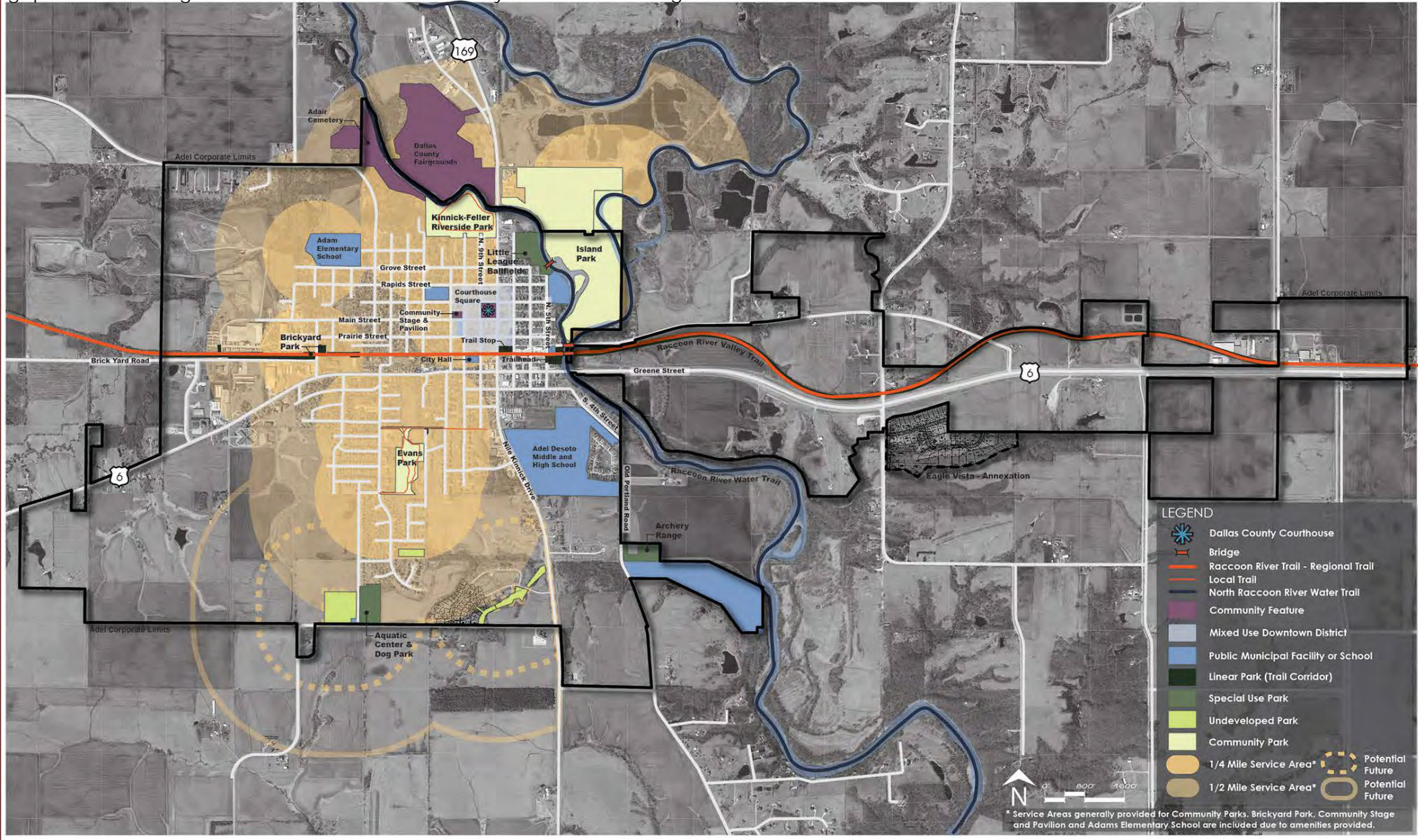
The City currently does not have any parks designated as Neighborhood Parks. However, the existing park system does provide Neighborhood Park amenities which fulfill this need within the community. However, for future park development consideration should be given to providing smaller neighborhood style parks with appropriate neighborhood park amenities and larger community parks were appropriate.

#### **SERVICE AREAS:**

The following maps were used to help understand existing service areas, designated open space and flood concerns within the community.



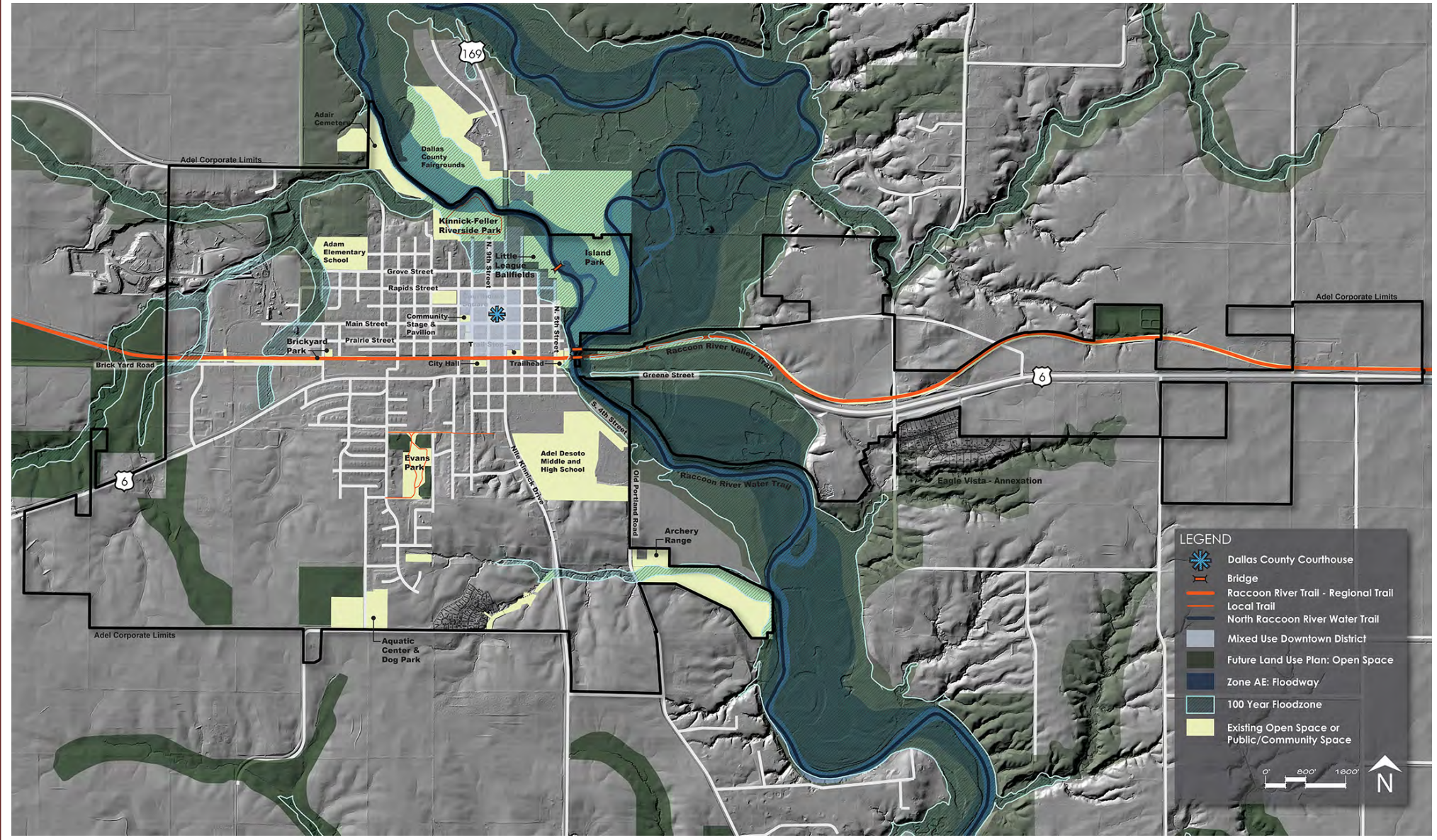
**SERVICE AREA ANALYSIS MAP** The following map shows a distribution of service areas for parks providing neighborhood park services. The map shows residents served within a ¼ mile and ½ mile. The service area is based on access to the parks by pedestrians and bicyclists using streets, sidewalks and trails. Major arterials and higher capacity roads can be considered a barrier to park access if safe crossings and sidewalks are not provided. There is currently a gap in service along the eastern half of the community near the Little League Ballfields.





## OPEN SPACE AND FLOODPLAIN ANALYSIS MAP

The following map shows open space identified in the recent land use plan update, 100 Year Floodplain, the floodway (sometimes called the no-fill zone) and the existing designated park and community open spaces.





### PUBLIC INVOLVEMENT:

Understanding the parks and recreation needs of residents is vital to creating a vision for the future of Adel and to the success of the Comprehensive Plan. A public input survey was conducted and two public meetings were held to collect feedback. A full summary of the survey results can be found under Appendix A. Comments received from the Public Meeting can be found under Appendix B.

### COMMUNITY INVOLVEMENT IN DESIGN PROCESS

Demographic characteristics can influence recreational interests, participation levels and needs within the community. However, the primary influence on recreational amenities is public input and local trends. The City of Adel currently has a strong and growing set of outdoor youth sports programs. The City works with local clubs and leagues to help support this need. The fast growing programs are the little league baseball/softball and soccer. The current little league fields located at Kinnick-Feller Park and Little League Ballfields Park are currently over capacity and try to accommodate 43 games a week as well as practice times.

#### Public Input Survey

A public input survey was conducted early on in the design process to gather more information about the local communities wants and needs for existing and future park improvements. Over 400 people responded to the survey. Some of the key takeaways are shown in the adjacent matrix.

#### Public Meetings

Two public meetings were held in order to generate discussion and gather feedback from the local residents.

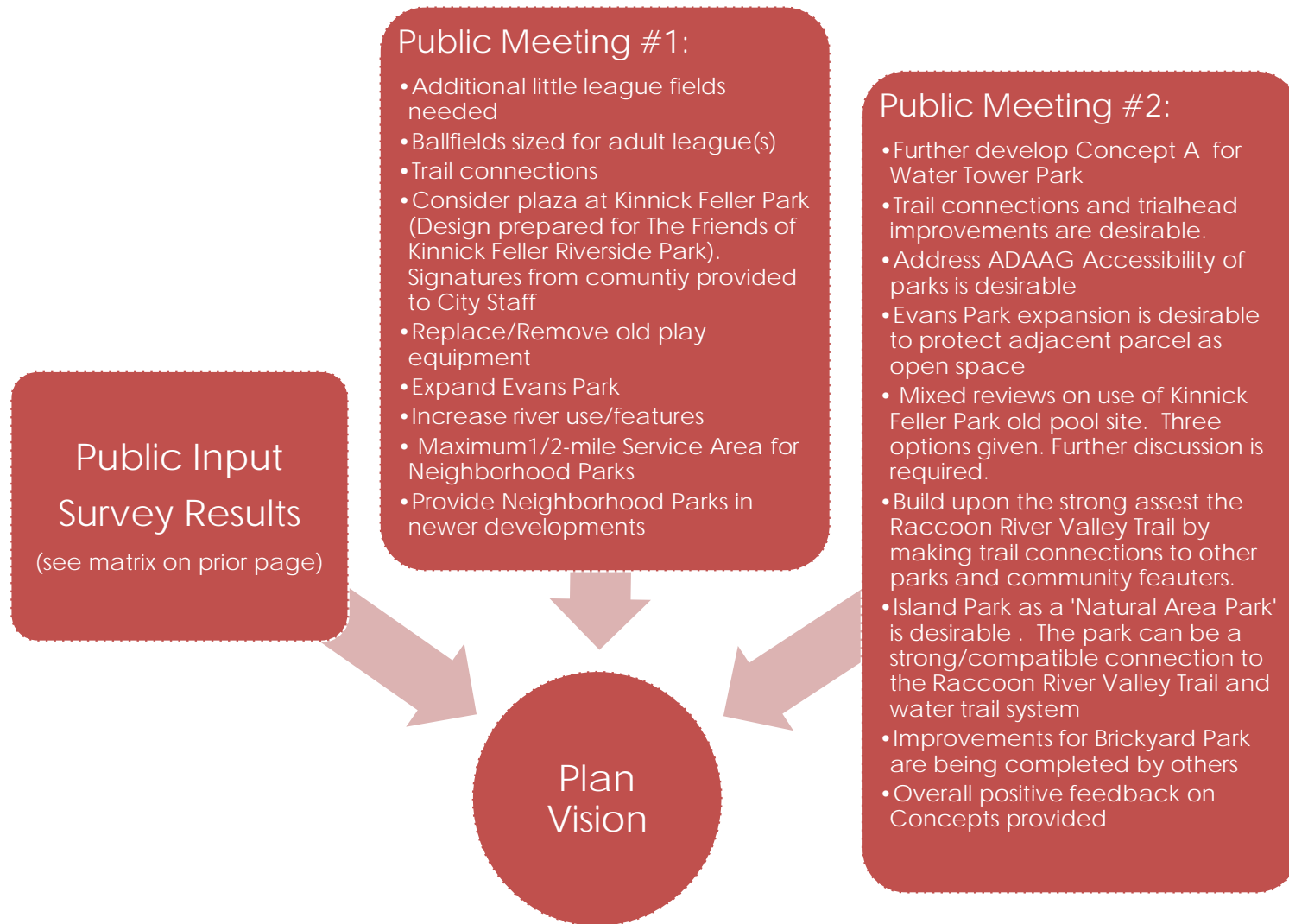
##### *Public Meeting #1 | October 27, 2016*

The first public meeting was held to review existing park service areas, conditions and public input survey results. The first meeting was attended by 15-20 individuals. 8 individuals provided feedback via a designated comment form. The presentation, boards and comment form were posted online for one-week to seek additional feedback from those unable to attend. A summary of the comments received from the public can be found in Appendix B.



### *Public Meeting #2 / December 12, 2016*

The first public meeting was held to review existing park service areas, conditions and public input survey results. The first meeting was attended by 15-20 individuals. 13 individuals provided feedback via a designated comment form. The presentation, boards and comment form were posted online for one-week to seek additional feedback from those unable to attend. A summary of the comments received from the public can be found in Appendix B.





### RECREATIONAL PROGRAMS AND RENTAL FACILITIES

#### ADULT PROGRAMS

Spring/Summer:

- Adult Coed Summer Sand Volleyball League
- Adult Coed Slow-Pitch Softball

Fall/Winter:

- Adult Coed Indoor Volleyball League

#### YOUTH PROGRAMS

Spring/Summer:

- ADM Falcon Tackle Football
- Spring Youth Soccer (ADM Soccer Club)
- Youth Baseball League
- Youth Softball League
- Little Sluggers League
- NFL Punt, Pass and Kick Competition
- Scott's Pitch, Hit and Run Baseball Competition

Fall/Winter:

- ADM Flag Football
- Boys Youth Basketball
- Girls Youth Basketball
- 1<sup>st</sup> and 2<sup>nd</sup> Grade Boy and Girls Instructional Basketball Clinic
- Fall Youth Soccer (ADM Soccer Club)
- ADM Youth Wrestling (ADM Tiger Youth Wrestling Club)

#### DAY TRIPS

- Iowa Cubs Baseball Game
- Older Iowans Day at the Iowa State Fair
- Iowa Park and Recreation Day at the Iowa State Fair

\*rental facility managed and/or owned by others but provides recreation amenity within or adjacent to existing park site(s).

#### AQUATIC PROGRAMS

- Private Swim Parties
- Public Swimming Lessons
- Private Swimming Lessons
- Parent-Tot Lessons

#### HOLIDAY HAPPENINGS

- Creative Carvers: A jack-o-lantern carving contest held in October.
- Thanksgiving Free-Throw Turkey Toss: A parent-child free throw shooting contest held in November.
- Notes from the North Pole: Gives residents a chance to have a letter sent to a child directly from Santa. Offered in December.
- Snowman Contest: A snowman making contest held Dec 1-March 10.

#### RENTAL FACILITIES

- Large Open Picnic Shelter: Evans Park
- Small Open Picnic Shelter: Brickyard Park
- Gazebo Picnic Shelter: Kinnick-Feller Park
- Large Open Picnic Shelter: Kinnick-Feller Park
- Raccoon Bank Pavilion & Stage
- Kinnick-Feller Ball Fields
- Tent and RV Camping Sites: Island Park
- Community House – Raccoon Valley Bank\*
- Park Place Kinnick-Feller Park\*
- Dallas County Fairgrounds Community Building, Entertainment Plaza, Center Stage, South Arena, Varied Industries Building and other facilities\*

#### FACILITIES WITH SPECIAL REQUIREMENTS OR PERMITS

- Archery Range: Permit Required
- Dog Park: Current Vaccination and Dog License from the City of Adel

#### **PARK PROGRAMS:**

The City of Adel currently offers several programs and rental facilities through the Parks and Recreation Department. The following is a comprehensive list.





### PARK FACILITIES:

The City of Adel currently offers several park facilities within their park system. Communities often provide fairly typical facilities; such as, playgrounds and sports fields. However, many parks departments serve other community needs such as the protection of historical, cultural and natural features. They also provide facilities that serve unique local recreational needs such as archery ranges.

### RECREATIONAL FACILITIES AND AMENITIES

The NRPA, National Recreation and Parks Association, encourages communities to seek local input and provide levels of services which achieve locally designed standards. Previously communities often based their park facility planning on the NRPA Standards. In 1996 the NRPA recommended these no longer be the driving factor for communities since each community is unique. Since 2010, the NRPA has been collecting data through a web-based database tool called PRORAGIS. This data allows jurisdictions, like the City of Adel, to see where their community park facility needs compare to other similar communities. However, since each community is unique, it is important to only use these as a comparable and instead set standards based on local needs.

Also, consideration should be given to whether or not a recreational facility provides services and draws park users from a larger region; such as the existing aquatic center, sports complexes and Raccoon River Valley Trail. These types of facilities can bring people into the community and have positive economic benefits when those individuals support local businesses.



In order to project future needs for park facilities for Adel the following components were analyzed:

- Anticipated growth over the next 5-years.
- Pre-1996 NRPA Standards for recreation facility service levels.
- Recent NRPA data collected in 2015 & 2016 on park supported facility service levels.
- Current facility service levels.
- Similar community facility service levels.
- Public open house and surveys.



The following table, Table 2.2, provides:

- A breakdown of current and potential future recreational facilities within the community based on population growth up to 5,000 residents.
- Average national facility to population ratios.
- Recommended Adel facility to population ratios based on national averages, community input and local comparables.

Also shown, is the City of Huxley, which was used as a local comparable for the following reasons.

- They updated their comprehensive park plan in 2013.
- They have a similar proximity to a larger city, Ames.
- They have a similar projection of growth up to 5,000 residents.

Support facilities; such as restrooms and parking, should be provided based on park classification and use.



FACILITY SERVICE LEVEL ANALYSIS

Facility Type	Existing Quantity for Population of 4,300	(Pre-1996) NRPA Standard	National Median Number of Residents per Facility*	Proposed Quantity for Population of 5,000	Proposed Number of Residents per Facility	Quantity Deficient or Proposed	Existing Location Facility is Supported	Potential Location Facility can be Added	Park Classification Facility is Supported
Park Amenities									
Amphitheater/Stage	1	20,000	45,817 <sup>1</sup>	1	40,000	0	Raccoon Bank Stage & Pavilion	N/A	Community Feature, Special Use Park or Community Park
Boat Access (Boat Portage Only: Not Included)	1	N/A	N/A	As Needed to Serve Water Trail System	As Needed to Serve Water Trail System	1	Kinnick-Feller Park	Island Park	Community Park, Natural Area or Special Use Park
Camping Area	2	N/A	N/A	2	N/A	0	Island Park and Dallas County Fairgrounds	Expansion at Island Park	Natural Area or Special Use Park
Open Picnic Areas	2	N/A	N/A	5	1000	3	Archery Range, Raccoon Bank Pavilion	Clover Valley Park, Bailey's Grove Park, Water Tower Park	All Park Sites
Gazebo/Open Shelter (Group Picnic Area)	5	2,000	2,000 <sup>3</sup>	5	2000	1 New, 1 Replaced at New Location	Kinnick-Feller Park (Remove 1 of 3), Evans Park, Island Park	Water Tower Park	Community Park, School Park, Special Use Park
Playground (5-12 Year Age Group)	4	2,000	2,220 <sup>1</sup>	7	800	3	Evans Park, Island Park, Kinnick-Feller Park, Adel Elementary	Clover Valley Park, Bailey's Grove Park, Water Tower Park	All Park Sites
Tot Lot / Playground (2-5 Year Age Group)	0	N/A	12,112 <sup>1</sup>	1	5,000	1	N/A	Water Tower Park	Community Park, School Park, Special Use Park or Natural Area Park
Designated Fishing Access	0	N/A	N/A	As Needed	As Needed	2	Island Park	Kinnick-Feller Park, Island Park, Little League Ballfields	All Park Sites
Sports Fields**									
(180'-300')Diamond Field: Youth	7	5,000	1583 (3167 <sup>2</sup> divide by 2 if shared use baseball/softball)	8-10	500-600	2-4	Kinnick-Feller Park, Little League Park (Relocate 1 Field)	Water Tower Park	Community Park or Special Use Park
(280'-300')Diamond Field: Softball - Adult	Shared	5,000	5139 <sup>1</sup>	2	2,500	2	N/A	Water Tower Park	Community Park or Special Use Park
(195'x330')Rectangular Field: Multipurpose/Soccer**	4	10,000	3250 <sup>1</sup>	5	1000	1 (New), 4(Relocated)	Island Park (Relocate Existing Fields)	Water Tower Park & Island Park (If additional property is aquired or leased)	Community Park or Special Use Park
Rectangular Field: Football	1	20,000	7353 <sup>1</sup>	1	7,500	0	Kinnick-Feller Park	N/A	Community Park or Special Use Park
Other Athletic Facilities									
Archery Range	1	50,000	60,000 <sup>1</sup>	1	50,000	0	Archery Range	N/A	Special Use Park or Community Park
Fitness Challenge Course/Set of Exercise Stations	0	-	-	1	20,000	1	N/A		Community Park
Basketball Court (per hoop)	4 (half courts)	5,000	4,161 <sup>1</sup>	5	1,000	1 (New), 1 (Relocated)	Island Park, Evans Park, Kinnick-Feller Park (Relocate)	Water Tower Park, Evans Park	Community or Neighborhood Park
Disc Golf Course (Per 9 holes)	1	N/A	10,000 <sup>1</sup>	1	10,000	0	Evans Park	Expansion at Island Park	Community Park
Golf Course (Per 9 holes)	3	25,000	26,288 <sup>2</sup>	3	26,000	0	River Valley Golf Course & Hillcrest Country Club		Community Park
Horseshoe Courts and Washer Pits	1	N/A	8,000 <sup>3</sup>	1	8,000	0	Island Park		Community Park, Natural Area Park or Special Use Park
Ice Rink (Outdoor)	0	N/A	7,930 <sup>1</sup>	1	8,000	1	N/A	Kinnick-Feller Park	Community Park
Sand Volleyball	3	5,000	5,000 <sup>3</sup>	3	5,000	0	Evans Park		Community Park
Skate park	0	N/A	50,000 <sup>1</sup>	0	50,000	0	N/A		Community Park
Tennis Court	2	2,000	4,295 <sup>1</sup>	2	2,500	0	Kinnick-Feller Park (Relocate)		Community Park
Fitness Trail/Running Track	2	20,000	20,000 <sup>3</sup>	2	20,000	0	Evans and Kinnick-Feller Park		Community or Neighborhood Park
Aquatic Facilities									
Splash Pad	0	N/A	20,000 <sup>1</sup>	1	20,000	1	N/A	Kinnick-Feller Park	Special Use Park or Community Park
Aquatic Center	1	20,000	34,686 <sup>1</sup>	1	35,000	0	Aquatic Center & Dog Park		Special Use Park or Community Park
Other Facilities									
Indoor Recreation Center	0	20,000	24,804 <sup>1</sup>	0	25,000	0	N/A	N/A	Community Feature, Special Use Park or Community Park
Gymnasium	1 (Shared with School)	20,000	10,000 <sup>3</sup>	1	10,000	0	Existing School Facilities for a Fee	N/A	School Site or Indoor Recreation Center
Indoor Practice Facility for Baseball & Softball (15,000 sf)	0	-	-	0	25,000	0	N/A	N/A	Special Use Park or Community Park
Nature Center/Interpretive Center	0	N/A	114,620 <sup>1</sup>	0	60,000	0	N/A	N/A	Community Park, Natural Area Park, Community Feature or Special Use Park
Dog Park	1	N/A	9,126 <sup>1</sup>	1	9,000	0	Aquatic Center & Dog Park	N/A	Community Park, Natural Area Park or Special Use Park
Community Hall/ Enclosed Shelter	3	N/A	30,000 <sup>1</sup>	3	30,000	0	Raccoon Valley Community House, Dallas County Fairgrounds, Little Theatre Community Hall (Kinnick-Feller Park)	N/A	Community Feature, Special Use Park or Community Park
Community Garden	0	N/A	8,500 <sup>1</sup>	0	8,500	0	N/A	N/A	Community or Neighborhood Park

\* National Median Based on the following sources:  
1. 2016 NRPA Field Report Figure 3: Outdoor Park and Recreation Facilities - Median Population Served  
2. 2015 NRPA Field Report Figure 9: Jurisdiction Population per Facility  
3. Standard based on analysis of other community standards

\*\* Multipurpose Fields/Soccer based on space available to form the sq. ft. required for a high-school level soccer field. This space may not be in a consecutive area, but provides space for smaller rectangular fields that add up to the same sq. ft.

TABLE 2.2

City of Huxley COMPARABLE (2012 population of 3300) Projected 2030 pop. 4300-4900	
Existing	Proposed
1	0
0	0
0	0
2	0
3	0
6	1
0	1
0	0
4	2
1	0
3.5	0
0	0
0	0
1	0
7 (3-full court 1-half court)	0
0	0
1	0
1	0
0	1
1	0
0	1
2	0
0	0
0	1
Use Slater Pool	0
1	0
1	0
0	1
0	0
0	1
1	0
0	0

# FACILITY SERVICE ANALYSIS: TABLE 2.2

## CHAPTER 3: Recommendations



This chapter provides recommendations for existing park improvements and park acquisitions.

### ACCESSIBILITY GUIDELINES

Making parks and recreation facilities accessible for individuals with disabilities improves the quality of park experiences for everyone. Currently the City should meet current standards set by the Department of Justice and Department of Transportation in accordance with the American Disabilities Act (ADA). As a state or local government the City is considered a Title II entity. Standards are provided in the 2010 ADA Standards for Accessible Design (SAD) and 2006 Department of Transportation (DOT) ADA Standards. The current standards provide some requirements for curb ramps, detectable warnings, play areas and recreational facilities; however, they do not fully address all outdoor recreation amenities; such as, outdoor constructed features (i.e. benches, grills, picnic tables), camping areas, trails, viewing areas etc. The City of Adel is required to provide general non-discrimination prohibition and program accessibility for these entities even if they are not specifically discussed in the 2010 SAD or 2006 DOT Standards.

The Access Board has proposed additional guidelines for outdoor developed areas under the Architectural Barriers Act (ABA). These accessibility standards became required for Federal agencies and federally funded projects in 2013. It is anticipated some or all of these guidelines will be included in future SAD regulation updates. In the absence of regulations within the 2010 SAD it is recommended the City utilize the ABA guidelines for the development of future park improvements and facilities. It is also important to note the Architectural and Transportation Barriers Compliance Board have also issued accessibility guidelines for pedestrian facilities in the public right-of-way (PROWAG) which also apply to shared use paths such as trails in the public right-of-way. These too have not been officially adopted but should be utilized as best practice.

Additional information, standards and guidelines can be found on the following website [www.access-board.gov](http://www.access-board.gov).

### PARK AND RECREATION STAFFING

Park and recreation staffing is often includes full-time, part-time and seasonal staffing. According to the 2016 NRPA Field Report park and recreation agencies serving jurisdictions have the following medians for full-time employees (FTE):

1. Range from 4.1-20.6 FTE, with a median 9.4 FTE, per 20,000 residents.
2. Median of 7.4 FTE per 10,000 residents.
3. Median of 13.9 FTE per 250 acres maintained. Currently the Adel staff maintains approximately 150 acres.
4. Less than 10 parks maintained average 11 FTEs.

In Summary, staffing will need to be taking into consideration to meet the needs of maintaining existing park and public facilities and as the City continues to grow.





### **EXISTING PARK SITE RECOMMENDATIONS**

The following pages show information and site observations regarding the existing park sites. Included are the recommendations on how each park can be further improved to meet the comprehensive plan goals. Cost estimates are also provided for each existing park so the City of Adel can set phasing goals and budgets for existing park needs.



#### OBSERVATIONS:

A 7.5-acre park site. This site is designated as a Special Use Park and provides the following special park uses...

##### Dog Park

In 2016, approximately 1-acre of the park site was developed into a dog park. The facility provides separate fence-in areas for large and small dogs, including waste stations and obstacles for the dogs.

##### Aquatic Center

Constructed in 2013 the aquatic center replaces a pool since removed from Kinnick-Feller Park. The pool serves the local and regional community. Partnerships with two other communities, Indianola and Winterset, have been developed. This offers residents a chance to access multiple aquatic centers under one pass. The Center can be rented for private parties. Private and public swimming lessons are also offered.

##### General Comments & Concerns:

- Additional parking is desired
- Concerns with Aquatic Center heavy use and limited hours open to the public
- No sidewalk or trail access



#### EXISTING PARK AMENITIES:

Signage  
Parking  
Aquatic Center & Building  
Service Building  
Dog Park

#### RECOMMENDATIONS:

- General Maintenance
- Parking Expansion
- Provide Trail Connections to Community



# AQUATIC CENTER & DOG PARK

Adel, Iowa

# AQUATIC CENTER & DOG PARK

## CITY OF ADEL, IOWA

### BUDGETARY OPINION OF PROBABLE CONSTRUCTION COST January 4, 2017

ITEM	DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL
1	Earthwork (1000 CY)	1 LS	\$10,000	\$10,000
2	6" Depth PCC Parking Expansion (2,800SY)	1 LS	\$140,000	\$140,000
3	Parking Lot Lighting (10 Lights)	1 LS	\$45,000	\$45,000
4	Site Restoration and Seeding (1/2 Acre)	1 LS	\$2,500	\$2,500
5	Landscape Allowance	1 LS	\$2,000	\$2,000
Sub Total				<b>\$199,500</b>
15% Contingencies				\$30,000
<b>TOTAL CONSTRUCTION COST</b>				<b>\$229,500</b>

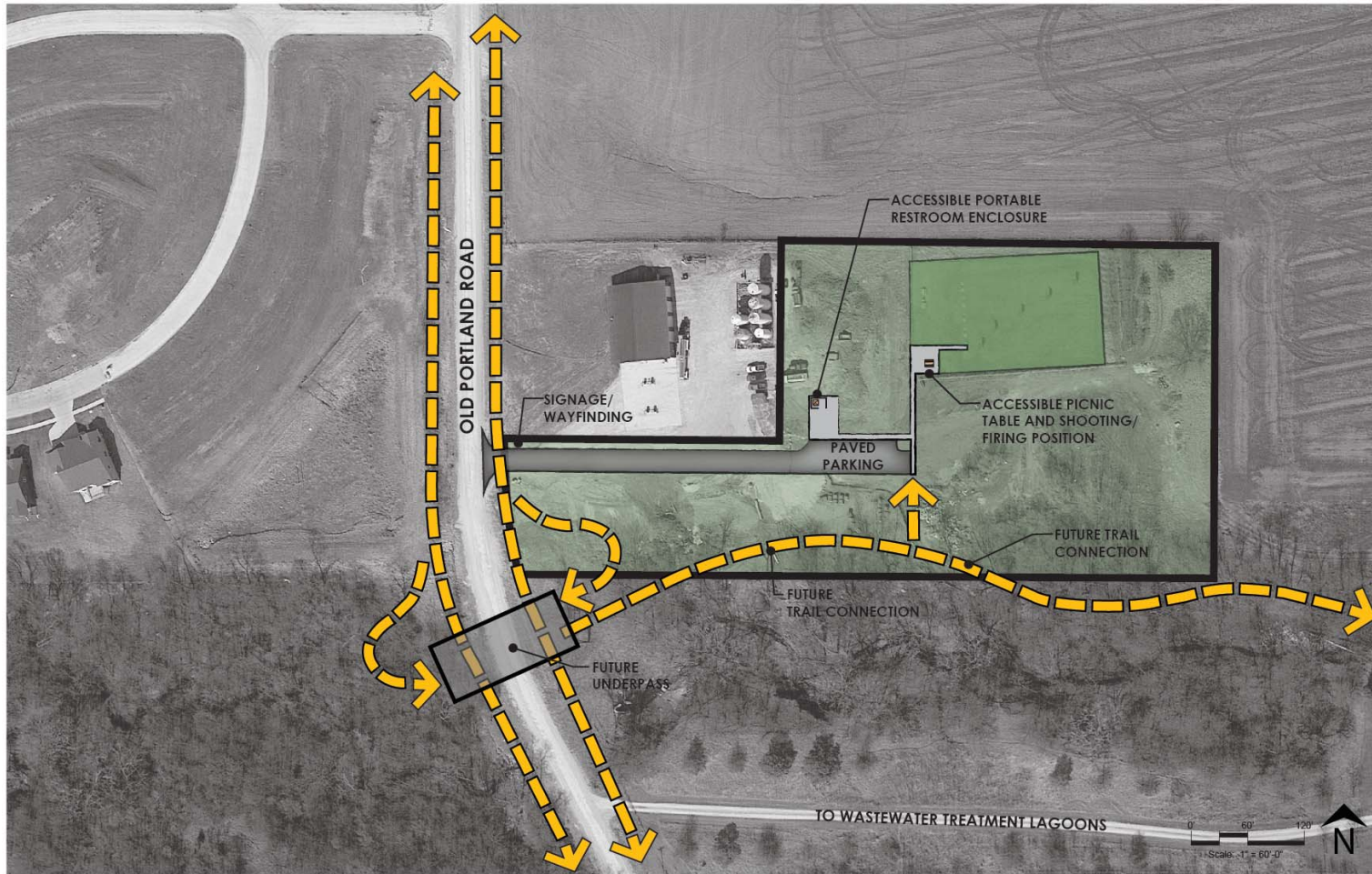
**NOTE THE FOLLOWING:**

This Opinion of Cost is based on 2016 pricing.

Not included in this estimate:

- Regulatory, Permitting, Administration and Engineering Fees
- Arcitectural & Structural Design
- Construction Documents / Technical Specifications
- Bidding Assistance
- Site Observation / Construction Assistance / Review





#### OBSERVATIONS:

A 5-acre park site. This site is designated as a Special Use Park and provides the first municipal archery range in Dallas County. The range currently includes five shooting lanes which accommodate up to 10 archers at once. Permits are required for use and can be acquired at Adel City Hall.

#### General Comments & Concerns:

- Clearly identified parking area
- ADA Accessibility requirements need addressed
- No sidewalk or trail access
- Identity from Old Portland Road
- New facility and lack of public awareness

#### EXISTING PARK AMENITIES:

Bull Dog Targets  
Signage  
Parking  
Split Rail Fence  
Portable Restroom  
Picnic Tables

#### RECOMMENDATIONS:

- Promote Public Awareness of New Facility
- Parking Improvements
- Trail Connectivity
- Portable Restroom Enclosure
- No sidewalk or trail access
- Signage and identify from Old Portland Road
- Address Accessibility (2010 ADA Standards for Accessible Design)



# ARCHERY RANGE

Adel, Iowa

# ARCHERY RANGE

## CITY OF ADEL, IOWA

### BUDGETARY OPINION OF PROBABLE CONSTRUCTION COST

January 4, 2017

ITEM	DESCRIPTION	QUANTITY		UNIT PRICE	TOTAL
1	Earthwork (500 CY)	1	LS	\$5,000	\$5,000
2	PCC Parking and Drive (1500 SY)	1	LS	\$75,000	\$75,000
3	PCC Pedestrian Trails and Walks (450 SY)	1	LS	\$20,000	\$20,000
4	Portable Restroom Enclosure	1	LS	\$5,000	\$5,000
5	Accessible Picnic Table	1	LS	\$2,000	\$2,000
6	Park Entrance Signage	1	LS	\$15,000	\$15,000
7	Site Restoration and Seeding	1	LS	\$3,500	\$3,500
8	Landscape Allowance	1	LS	\$3,000	\$3,000
Sub Total					<b>\$128,500</b>
15% Contingencies					\$19,300
<b>TOTAL CONSTRUCTION COST</b>					<b>\$147,800</b>

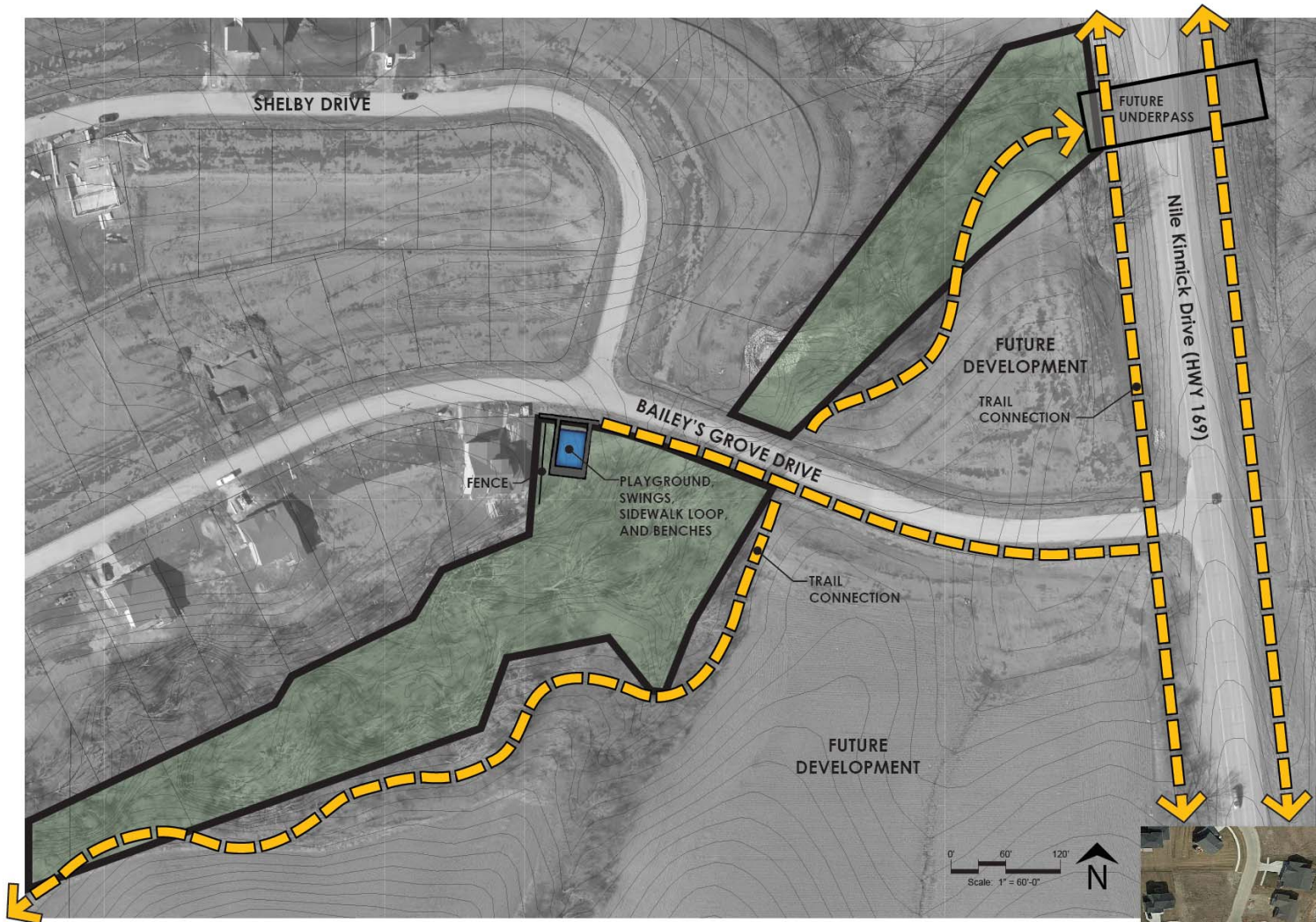
NOTE THE FOLLOWING:

This Opinion of Cost is based on 2016 pricing.

Not included in this estimate:

- Regulatory, Permitting, Administration and Engineering Fees
- Arcitectural & Structural Design
- Construction Documents / Technical Specifications
- Bidding Assistance
- Site Observation / Construction Assistance / Review
- Trail Underpass or Community Trail Connection (Shown as dashed trail)





#### OBSERVATIONS:

The existing park sites within the Bailey's Grove development make up just under 5-acres. The property is generally steep slopes of trees and brush along an existing drainage way. There is a small 1/10th of an acre clearing adjacent to an existing residential property. There is limited space to provide a proper buffer between park uses and the existing resident.

#### EXISTING PARK AMENITIES:

- Undeveloped

#### RECOMMENDATIONS:

- Trail Connections
- Neighborhood Park Amenities (Playground, Benches, Sidewalk Loop)
- Fence along adjacent property on the due to close proximity.



# BAILEY'S GROVE

Adel, Iowa



# BAILEY'S GROVE PARK

## CITY OF ADEL, IOWA

### BUDGETARY OPINION OF PROBABLE CONSTRUCTION COST

January 4, 2017

ITEM	DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL
1	Earthwork	1 LS	\$4,000	\$4,000
2	5" Depth PCC Sidewalk	1 LS	\$11,000	\$11,000
3	Playground Equipment w/ Engineered Wood Fiber Safety Surfacing, Benches, Litter Receptacles, 90 LF Chain Link Fence (Based on All Inclusive Rec Estimate)	1 LS	\$36,000	\$36,000
4	Site Restoration and Seeding	1 LS	\$2,500	\$2,500
Sub Total				<b>\$53,500</b>
10% Contingencies				\$5,500
<b>TOTAL CONSTRUCTION COST</b>				<b>\$59,000</b>

NOTE THE FOLLOWING:

This Opinion of Cost is based on 2016 pricing.

Not included in this estimate:

- Regulatory, Permitting, Administration and Engineering Fees
- Arcitectural & Structural Design
- Construction Documents / Technical Specifications
- Bidding Assistance
- Site Observation / Construction Assistance / Review



#### OBSERVATIONS:

Approximately a 3-acre park site. This site is designated as a Linear Park and provides the following Neighborhood Park amenities and acts as a trailhead for the Raccoon River Valley Trail. The park was built through a collaborative effort between the City of Adel, United Brick and Tile Company, Dallas County Soil and Water Conservation District and the Dallas County Conservation Board.

#### General Comments & Concerns:

- Limited ADA access. Does not currently meet 2010 ADA Standards

#### EXISTING PARK AMENITIES:

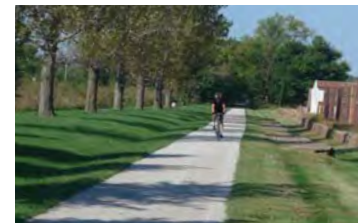
Bike Rack  
Benches  
Small Open Picnic Shelter  
Interpretive Signage  
Tree Exhibits  
Native Prairie Area  
Gravel Parking  
Portable Restrooms

#### RECOMMENDATIONS:

- Improve ADA Access to meet 2010 ADAAG Standards (i.e. Paved Parking and Trail Connection)
- Trail Connections to Community
- Portable Restroom Enclosures

# BRICKYARD PARK

Adel, Iowa







#### OBSERVATIONS:

The existing 1.8-acre park site is located behind existing residential properties. The site is only accessible via a 10' wide parcel off S. 14th Street. The site includes an existing wooded drainage way and has fairly steep to rolling slopes.

#### EXISTING PARK AMENITIES:

- Undeveloped

#### RECOMMENDATIONS:

- Develop as a Neighborhood Park (Playground, Open Picnic, Tree Plantings)
- Trail Connections



# CLOVER VALLEY PARK

Adel, Iowa



# CLOVER VALLEY PARK

## CITY OF ADEL, IOWA

### BUDGETARY OPINION OF PROBABLE CONSTRUCTION COST January 4, 2017

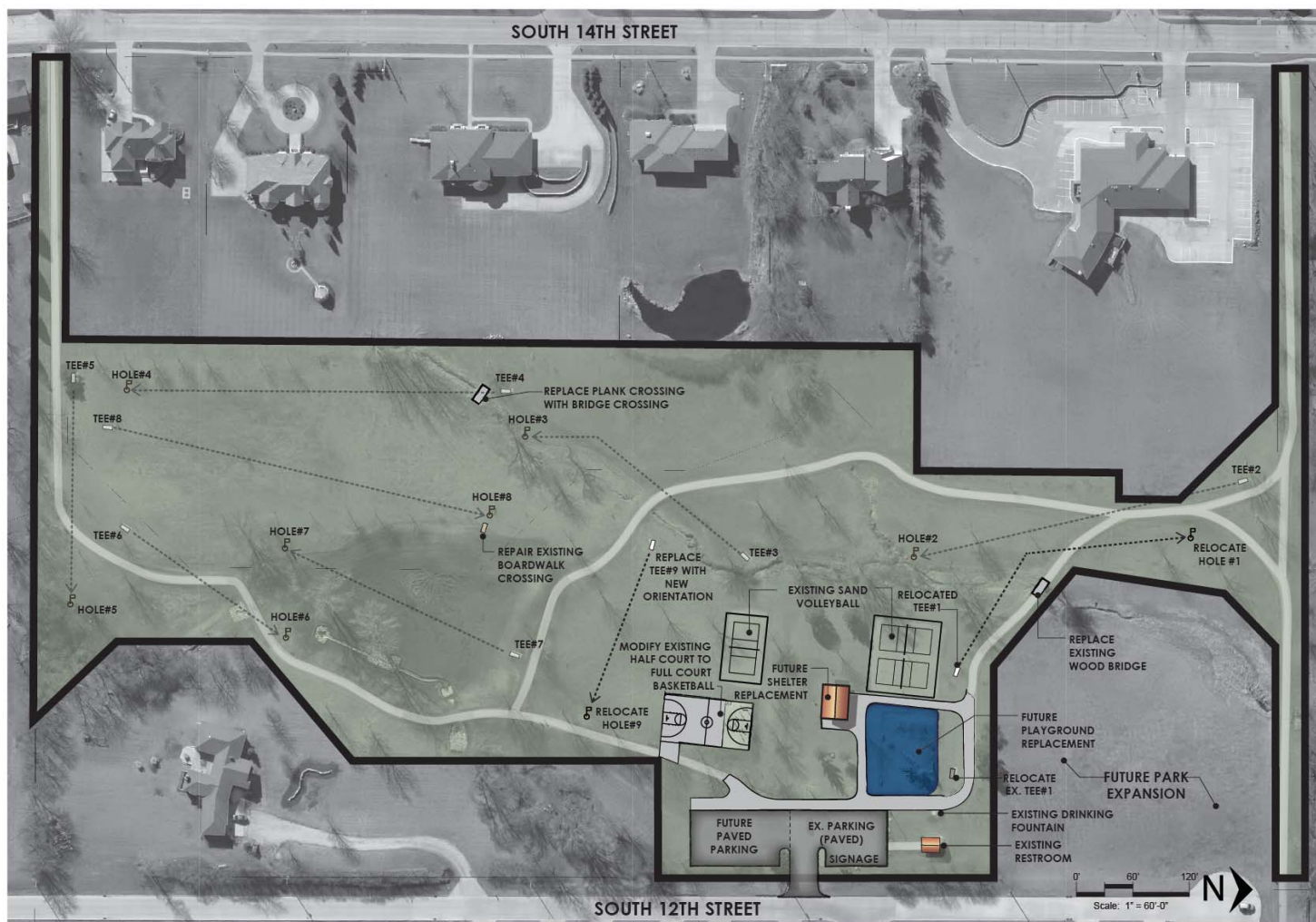
ITEM	DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL
<b>Trail and Earthwork Improvements</b>				
1	Earthwork & Clearing (600 CY)	1 LS	\$15,000	\$15,000
2	5" Depth PCC Trail (750 SY)	1 LS	\$34,000	\$34,000
3	Soft Trail (500 SY)	1 LS	\$13,500	\$13,500
4	Site Restoration and Seeding (1 Acre)	1 LS	\$5,500	\$5,500
5	Landscape Allowance	1 LS	\$15,000	\$15,000
			<b>SUBTOTAL</b>	<b>\$83,000</b>
<b>Playground Improvements</b>				
6	Playground Equipment	1 LS	\$80,000	\$80,000
7	Playground Engineered Wood Fiber Safety Surfacing (3600SF)	1 LS	\$23,000	\$23,000
8	5" Depth PCC Seating Area and Sidewalk for Playground (140 SY)	1 LS	\$6,400	\$6,400
9	18" Height Concrete Seat Wall (150 SF Exposed)	1 LS	\$12,000	\$12,000
10	Accessible Picnic Table	1 EA	\$2,000	\$2,000
			<b>SUBTOTAL</b>	<b>\$123,400</b>
<b>Sub Total</b>				<b>\$206,400</b>
<b>15% Contingencies</b>				<b>\$31,000</b>
<b>TOTAL CONSTRUCTION COST</b>				<b>\$237,400</b>

**NOTE THE FOLLOWING:**

This Opinion of Cost is based on 2016 pricing.

Not included in this estimate:

- Regulatory, Permitting, Administration and Engineering Fees
- Arcitectural & Structural Design
- Construction Documents / Technical Specifications
- Bidding Assistance
- Site Observation / Construction Assistance / Review



#### OBSERVATIONS:

A 12-acre park site. This site is designated as a Community Park and provides ample open space with rolling terrain made up of open lawn dotted with trees. A paved 1/2-mile trail loop and neighborhood trail connections provide some pedestrian access. Also provided are 3 sand volleyball courts, an open picnic shelter, half-size basketball court, 9-hole disk golf course and playground. Parking and restroom facilities are also available to accommodate users.

#### General Comments & Concerns:

- Additional parking is desired
- Shelter and playground should be updated in the next 5-years
- ADA accessibility improvements needed.

#### EXISTING PARK AMENITIES:

Park Signage	Sand Volleyball
Parking	Basketball Court (Half)
Restrooms	Large Open Space
Drinking Fountain	Benches
Play Structure	Picnic Tables
Swings	Grills
Large Picnic Shelter	Waste Receptacles
1/2 Mile Walking Trail	Wood Bridge
Disc Golf Course	

#### RECOMMENDATIONS:

- Bridge and Crossings replacement
- Trail Connections to Existing Amenities
- Replace Shelter
- Parking Expansion
- Expansion Opportunities/Needs
- Drainageway Maintenance
- Accessibility (2010 ADA Standards for Accessible Design)



# EVANS PARK

Adel, Iowa

# EVANS PARK

## CITY OF ADEL, IOWA

### BUDGETARY OPINION OF PROBABLE CONSTRUCTION COST January 4, 2017

ITEM	DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL
1	Earthwork (750 CY)	1 LS	\$7,500.00	\$7,500
2	6" Depth PCC Parking Expansion (21 Stalls)	1 LS	\$40,000	\$40,000
6	5" Depth PCC Trail Additions and Improvements (820 SY)	1 LS	\$36,900	\$36,900
3	Modify Ex. Half Court to Full Court (50' x 54' addition)	1 LS	\$15,000	\$15,000
4	Disc Golfcourse Hole Relocation and Tee Replacements	2 EA	\$2,500	\$5,000
5	Boardwalk Crossing Replacement (4' width with railings)	1 LS	\$15,000	\$15,000
7	Trail Bridge Replacement & PCC Abutments (8' wide w/ railings)	1 LS	\$40,000	\$40,000
SUBTOTAL				\$159,400
<b>Playground Improvements*</b>				
3	Remove Existing Play Structure	1 LS	\$6,000	\$6,000
4	New Playground Equipment	1 LS	\$80,000	\$80,000
5	Playground Engineered Wood Fiber Safety Surfacing (6300SF)	1 LS	\$36,000	\$36,000
6	Benches	2 EA	\$1,500	\$3,000
SUBTOTAL				\$125,000
<b>Shelter Improvements</b>				
7	Remove Existing Shelter	1 LS	\$6,000	\$6,000
8	New Open Picnic Shelter Structure (25'x35')	1 LS	\$60,000	\$60,000
9	Site Restoration and Seeding	1 LS	\$5,000	\$5,000
10	Landscape Allowance	1 LS	\$10,000	\$10,000
SUBTOTAL				\$81,000
Sub Total				<b>\$365,400</b>
15% Contingencies				\$54,875
<b>TOTAL CONSTRUCTION COST</b>				<b>\$420,275</b>

**\*PLAYGROUND NOTES:**

Playground Surfacing costs can vary drastically based on the material used. Engineered Wood Fiber is the City's current standard and is the most reasonably cost upfront. However, engineered wood fiber requires additional maintenance hours in order to maintain proper safety levels and accessibility.

Playground Equipment lifespans vary based on materials used and maintenance provided. A Certified Playground Safety Inspector can provide an inspection of the existing equipment and determine if minimal repairs or replacements can bring the play equipment up to current ASTM and CPSC safety standards. A typical metal play structure averages a lifespan of 15-20 years.

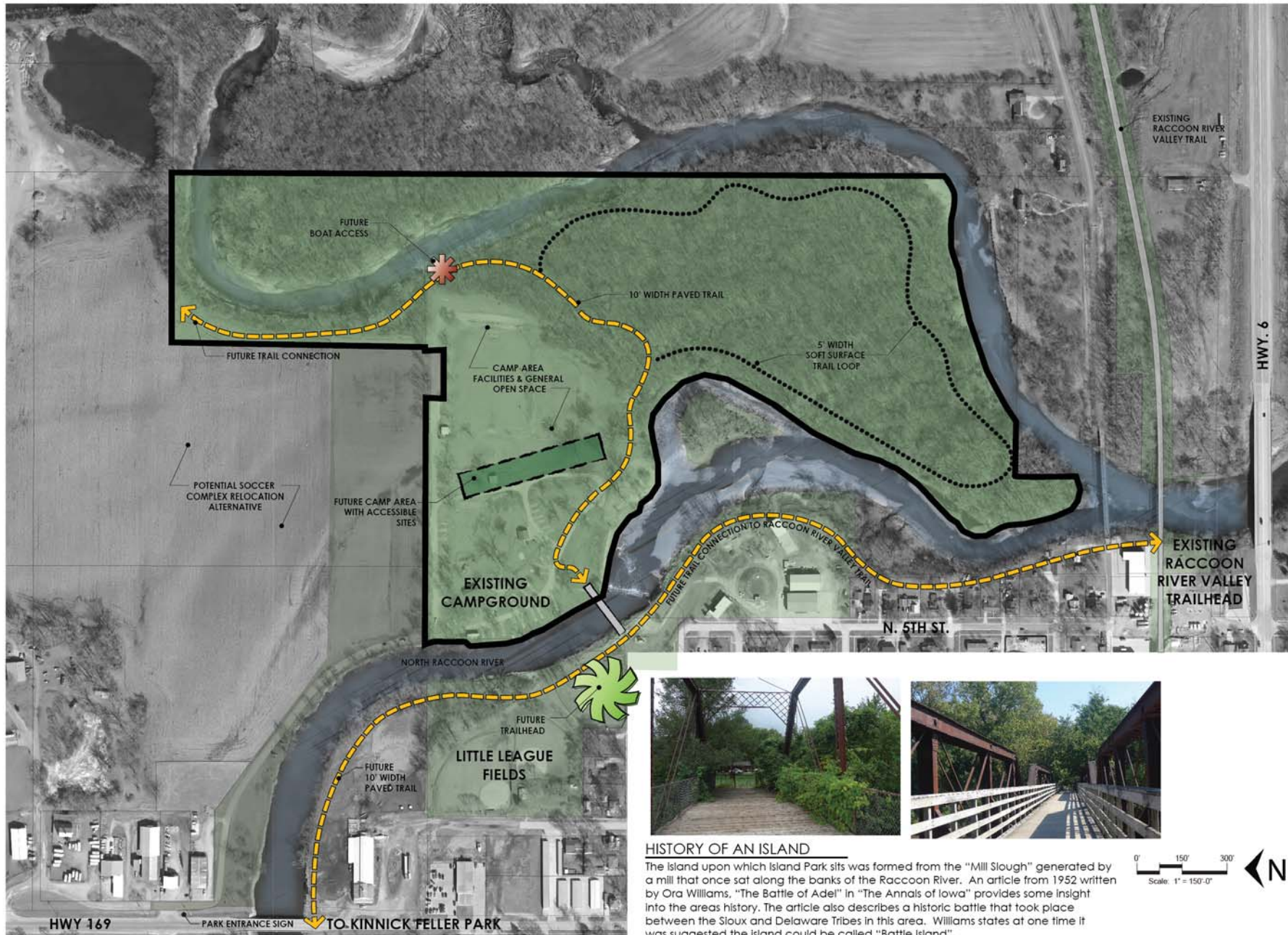
**NOTE THE FOLLOWING:**

This Opinion of Cost is based on 2016 pricing.

Not included in this estimate:

- Property Acquisitions
- Regulatory, Permitting, Administration and Engineering Fees
- Arcitectural & Structural Design
- Construction Documents / Technical Specifications
- Bidding Assistance
- Site Observation / Construction Assistance / Review





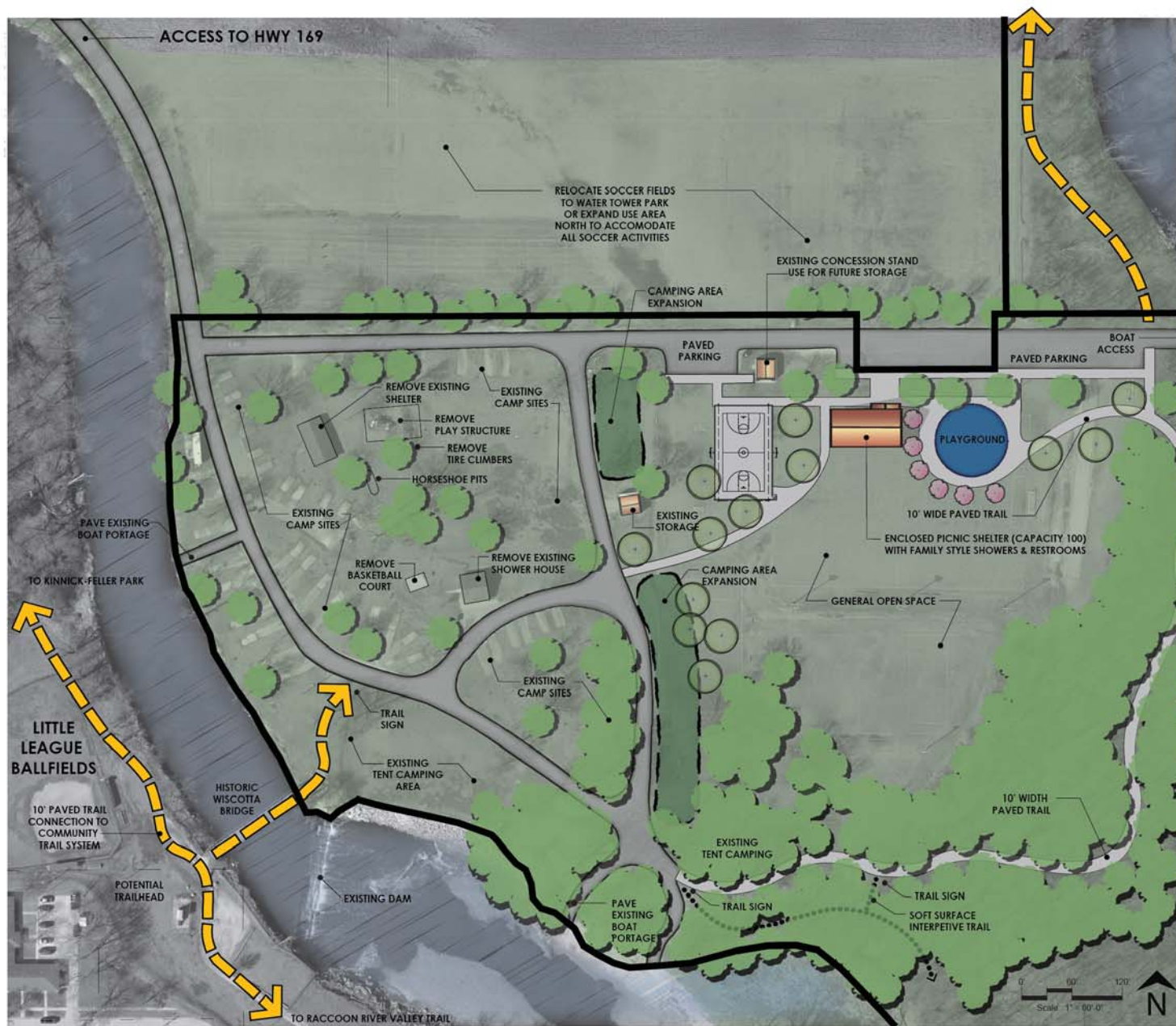
#### HISTORY OF AN ISLAND

The island upon which Island Park sits was formed from the "Mill Slough" generated by a mill that once sat along the banks of the Raccoon River. An article from 1952 written by Ora Williams, "The Battle of Adel" in "The Annals of Iowa" provides some insight into the area's history. The article also describes a historic battle that took place between the Sioux and Delaware Tribes in this area. Williams states at one time it was suggested the island could be called "Battle Island".

## ISLAND PARK - OVERALL PLAN

Adel, Iowa





#### OBSERVATION:

Island Park is located east of the North Raccoon River. Access to this Special Use Park is off of Nile Kinnick Drive (Highway 169) by taking a right after the bridge on Nantucket Road. A scenic drive along the river reveals a soccer complex to the northeast two thirds of the park.

This soccer complex is highlighted by the David Rothwell Field which has lighting for nighttime matches. Parking is currently occurring along the east to west drive dividing the northern and southern fields.

The western third of the park is devoted RV camping and tent camping. There is a shower house and large outdoor shelter for use, as well as a play structure. Many of the camp sites are paved with hookups. There are several additional campsites that are in progress as new areas of the campground are being filled with asphalt millings. The southern portions of the campground adjacent to the river are dedicated to tent camping.

The overall park is approximately 63-acres in size, including 1-acre of land that is currently leased for access to the park and soccer field usage. However, the majority of the park is in floodplain and heavily wooded.

#### General Comments & Concerns:

- Campground Drainage & Conditions
- Restroom & Shower House Conditions/Flooding
- Trail Connectivity to Kinnick Riverside Park and Little League Park.
- Use Conflicts (Soccer & Camping)
- Limited Parking Space
- Used for Sweet Corn Festival Activities
- River Access (Views & Water Trail Access)
- Signage
- Old Mill Slough History and Interpretive Opportunities
- Limited ADA Accessibility (2010 ADA Standards for Accessible Design)
- Flooding Concerns
- Expand Woodland Park Space Access
- No designated boat access. Portage only.

#### EXISTING PARK AMENITIES:

Park Signage	Basketball Hoop
Parking	Horseshoe Pits
Mobile Home Camping with Hookups (E/W)	Grills
Tent Camping	Fire Rings
Portage/Boat Ramp	Picnic Tables
Shower House	Soccer Fields
Large Picnic Shelter	Concessions
Play Structure	Portable Restrooms
Tire Climbers	Bleacher Seating

#### RECOMMENDATIONS:

- Designate as a Natural Area Park
- Relocate Soccer
- Improve Camping Amenities and Boat Access
- Improve Trail Connectivity & Woodland Access

## ISLAND PARK - DETAIL PLAN

Adel, Iowa





# ISLAND PARK - SITE PHOTOS

Adel, Iowa



# ISLAND PARK

## CITY OF ADEL, IOWA

### BUDGETARY OPINION OF PROBABLE CONSTRUCTION COST January 4, 2017

ITEM	DESCRIPTION	QUANTITY		UNIT PRICE	TOTAL
Campground Improvements					
1	Remove Existing Picnic Shelter (1,500 SF)	1	LS	\$7,500	\$7,500
2	Remove Existing Shower House (1,000 SF) & Pavment (800 SF)	1	LS	\$18,000	\$18,000
3	Remove Existing Basketball Pad (50 SY)	1	LS	\$500	\$500
4	Remove Existing Pavement (600 SY)	1	LS	\$6,000	\$6,000
5	Remove and Salvage Existing Soccer Lights	1	LS	\$4,000	\$4,000
6	Remove Existing Play Structure & Tire Climbers	1	LS	\$750	\$750
7	Camping Area Expansion (14 new sites)	1	LS	\$56,000	\$56,000
8	Accessible Campsite Conversion	1	LS	\$15,000	\$15,000
9	Enclosed Shelter with Shower House & Restrooms (40'x80')	1	LS	\$500,000	\$500,000
10	Building Service Connections (W,SS,G,E)	1	LS	\$5,000	\$5,000
11	5" Depth PCC Sidewalks (2,200 SY)	1	LS	\$99,000	\$99,000
12	New Playground Equipment	1	LS	\$100,000	\$100,000
13	Playground Engineered Wood Fiber Safety Surfacing (5,700 SF)	1	LS	\$25,000	\$25,000
14	5" Depth PCC Basketball Court	1	LS	\$90,000	\$90,000
15	Mill & Overlay Existing Roads	1	LS	\$97,500	\$97,500
16	6" Depth PCC Parking Improvements - 46 paved stalls (1,050 SY)	1	LS	\$52,500	\$52,500
17	Campground Wayfinding Signage Improvements	1	LS	\$12,000	\$12,000
18	Bench	3	EA	\$1,500	\$4,500
19	Site Restoration and Seeding	1	LS	\$25,000	\$25,000
20	Landscape Allowance	1	LS	\$20,000	\$20,000
				SUBTOTAL	\$1,138,250

**Trail Improvements**

21	5" Depth PCC Trail - 10' Wide (1,350 SY)	1	LS	\$67,500	\$67,500
22	Soft Surface Trail (includes tree removal, grading & surfacing)	1	LS	\$75,000	\$75,000
23	Wayfinding & Interpretive Signage	1	LS	\$8,000	\$8,000
24	Site Restoration and Seeding	1	LS	\$3,000	\$3,000
				SUBTOTAL	\$153,500

**River Access Improvements**

24	West 6" Depth PCC Boat Portage (100 SY)	1	LS	\$5,000	\$5,000
25	South 6" Depth PCC Boat Portage (550 SY)	1	LS	\$27,500	\$27,500
26	East 6" Depth PCC Boat Access (250 SY)	1	LS	\$12,500	\$12,500
27	Shoreline Restoration (500 LF)	1	LS	\$50,000	\$50,000
28	Site Restoration and Seeding	1	LS	\$6,000	\$6,000
				SUBTOTAL	\$101,000

Sub Total **\$1,392,750**

15% Contingencies \$208,950

**TOTAL CONSTRUCTION COST \$1,601,700**

**\*PLAYGROUND NOTES:**

Playground Surfacing costs can vary drastically based on the material used. Engineered Wood Fiber is the City's current standard and is the most reasonably cost upfront. However, engineered wood fiber requires additional maintenance hours in order to maintain proper safety levels and accessibility.

Playground Equipment lifespans vary based on materials used and maintenance provided. A Certified Playground Safety Inspector can provide an inspection of the existing equipment and determine if minimal repairs or replacements can bring the play equipment up to current ASTM and CPSC safety standards. A typical metal play structure averages a lifespan of 15-20 years.

**NOTE THE FOLLOWING:**

This Opinion of Cost is based on 2016 pricing.

Not included in this estimate:

- Property Acquisitions
- Regulatory, Permitting, Administration and Engineering Fees
- Arcitectural & Structural Design
- Construction Documents / Technical Specifications
- Bidding Assistance
- Site Observation / Construction Assistance / Review



#### OBSERVATIONS:

The Kinnick Feller Riverside Park is Adel's oldest park and is home to the original football field Nile Kinnick played as a youth. The park at 23-acres is also currently one of the largest parks within the community. The park provides amenities for ball fields, football, trail loop and group picnicking. The Little Theatre Community Hall is available for renting through a private business. The park was also once home to the City's community pools which has now been removed with the new Aquatic Center opening.

#### General Comments & Concerns:

- Flooding & drainage concerns
- Limited ADA access. Does not currently meet 2010 ADA Standards for Accessible Design
- Historic field gateway conditions and Memorial Boulder location
- Parking is limited
- North shelter structural condition
- County storage building condition
- Tennis/Basketball court condition
- Trail conditions from flooding
- Boat launch condition from flooding
- Potential use of old pool site
- Lack of trail connectivity
- Only access to cemetery
- Poor condition of slide and swing

#### EXISTING PARK AMENITIES:

Parking  
Restrooms  
Portable Restrooms  
Drinking Fountain  
Little Theatre Community Hall  
2 Shelters  
Walter Flinn Gazebo  
Covered Grill Station  
2 Grills  
1/2 Mile Fitness Trail  
Four Ball Fields  
Football Field  
Tennis/Basketball Courts  
Boat Ramp  
Bridge  
Open Space  
Play Equipment  
Historic Field Gateway  
Cemetery

#### RECOMMENDATIONS:

- ADA Accessibility Improvements
- Parking Improvements
- Splash Ground
- Playground Replacement
- Kinnick-Feller Plaza
- 1-3 Alternatives for Prior Pool Site
- Removal of Flood Prone Amenities and Undesirable Play Equipment





KINNICK FELLER RIVERSIDE PARK - Site Photos

Adel, Iowa

# KINNICK FELLER RIVERSIDE PARK

## CITY OF ADEL, IOWA

### BUDGETARY OPINION OF PROBABLE CONSTRUCTION COST January 4, 2017

ITEM	DESCRIPTION	QUANTITY		UNIT PRICE	TOTAL
General Site Demolition and Assoicated Site Restoration					
1	Remove Existing Dallas County Shed (4,200 SF)	1	LS	\$21,000	\$21,000
2	Remove Existing Basketball/Tennis Courts & Fencing (350 SY)	1	LS	\$4,500	\$4,500
3	Remove Existing Shelter (20'x20')	1	LS	\$2,000	\$2,000
4	Remove Existing Swing & Slide	1	LS	\$1,500	\$1,500
5	Overlay Existing Road to Cemetery Bridge(1,200 SY)	1	LS	\$18,000	\$18,000
6	Site Restoration	1	LS	\$1,200	\$1,200
				SUBTOTAL	\$48,200
Parking & Kinnick Feller Plaza Improvements					
7	Earthwork (16,000 CY)	1	LS	\$96,000	\$96,000
8	Remove Existing Pavement- use millings for new base (5,500 SY)	1	LS	\$55,000	\$55,000
9	Remove Existing Gravel and Brick Chips (2,700 SY)	1	LS	\$13,500	\$13,500
10	6" Depth PCC Parking - 180 Stalls (9,500 SY)	1	LS	\$475,000	\$475,000
11	Storm Sewer	1	LS	\$400,000	\$400,000
12	5" Depth PCC Sidewalks to Ballfields & Kinnick Feller Plaza (5,500 SY)	1	LS	\$250,000	\$250,000
13	Historic Gateway & Structures Masonry Repair	1	LS	\$30,000	\$30,000
14	Relocate Kinnick Feller Monument Stone	1	LS	\$5,000	\$5,000
15	Parking Lot Lighting	1	LS	\$60,000	\$60,000
16	Site Restoration and Seeding	1	LS	\$5,500	\$5,500
				SUBTOTAL	\$1,390,000
Playground Improvements*					
17	Remove Existing Play Structure	1	LS	\$6,000	\$6,000
18	New Playground Equipment	1	LS	\$80,000	\$80,000
19	Playground Engineered Wood Fiber Safety Surfacing (5600SF)	1	LS	\$25,000	\$25,000
20	Benches	2	EA	\$1,500	\$3,000
21	Site Restoration and Seeding	1	LS	\$2,500	\$2,500
				SUBTOTAL	\$116,500



**Splash Ground and Ice Rink Improvements**

22	Earthwork (200 CY)	1	LS	\$1,200	\$1,200
23	5" Depth PCC Sidewalks - South of Drive (1,500 SY)	1	LS	\$67,500	\$67,500
24	Splash Ground & Ice Rink Feature	1	LS	\$100,000	\$100,000
25	Benches	3	EA	\$1,500	\$4,500
26	Site Restoration and Seeding	1	LS	\$2,500	\$2,500
				<b>SUBTOTAL</b>	<b>\$175,700</b>

**Old Pool Site (OPTIONS)**

Three options were discussed for the old pool site. It will important to consider the existing subgrade conditions and the associated affects on costs prior to proceeding with a selected option.

27	Open Space Option	1	LS	\$12,000	\$12,000
28	Full Basketball Court and Two (2) Tennis Courts	1	LS	\$160,000	\$160,000
29	Plaza with Fountain & Shelter (per Reynolds Urban Design Estimate)	1	LS	\$425,000	\$425,000

Sub Total (Not Including Old Pool Site) **\$1,730,400**

15% Contingencies **\$259,600**

**TOTAL CONSTRUCTION COST \$1,990,000**

**\*PLAYGROUND NOTES:**

Playground Surfacing costs can vary drastically based on the material used. Engineered Wood Fiber is the City's current standard and is the most reasonably cost upfront. However, engineered wood fiber requires additional maintenance hours in order to maintain proper safety levels and accessibility.

Playground Equipment lifespans vary based on materials used and maintenance provided. A Certified Playground Safety Inspector can provide an inspection of the existing equipment and determine if minimal repairs or replacements can bring the play equipment up to current ASTM and CPSC safety standards. A typical metal play structure averages a lifespan of 15-20 years.

**NOTE THE FOLLOWING:**

This Opinion of Cost is based on 2016 pricing.

Not included in this estimate:

- Regulatory, Permitting, Administration and Engineering Fees
- Arcitectural & Structural Design
- Construction Documents / Technical Specifications
- Bidding Assistance
- Site Observation / Construction Assistance / Review





#### OBSERVATIONS:

The Little League Ballfields is a 7.76-acre park site located in the Northeastern half of the community across the North Raccoon River from Island Park and in close proximity to Kinnick-Feller Park. Currently, the park is designated as a Special Use Park and is used for recreational little league softball and baseball programs.

#### General Comments & Concerns:

- Flooding & drainage concerns
- Existing restroom and concession building is in poor condition
- Play Structure in poor condition
- South field disconnected from others
- Limited ADA access. Does not currently meet 2010 ADA Standards for Accessible Design.
- Limited parking. Access to South parking lot is through the public works facility.
- No trail connection to Kinnick-Feller Park and bridge access to Island Park has limited accessibility and is not overall inviting.

#### EXISTING PARK AMENITIES:

Gravel and Grass Parking Areas  
Concession and Restroom Building  
Portable Restroom (South)  
3-Ball Fields  
Batting Cages  
Equipment Storage Building  
Residential Style Play Structure (Wood)  
Bridge Across N. Raccoon River

#### RECOMMENDATIONS:

- Trailhead Improvements (i.e. Paved Parking, Trail Improvements)
- River Overlook Plaza
- Relocate (1) Little League Field

# LITTLE LEAGUE BALLFIELDS

Adel, Iowa

# LITTLE LEAGUE BALLFIELDS

## ADEL, IOWA

BUDGETARY OPINION OF PROBABLE CONSTRUCTION COST  
January 4, 2017

ITEM	DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL
<b>Baseball Area</b>				
1	Remove Existing Play Structure & Wood Bollards	1 LS	\$6,000	\$6,000
2	Earthwork and Drainage Improvements	1 LS	\$20,000	\$20,000
3	6" Depth PCC Parking Lot -18 Stalls (1,275 SY)	1 LS	\$64,000	\$64,000
4	5" Depth PCC Pedestrian Area (575 SY)	1 LS	\$26,000	\$26,000
5	Site Restoration and Seeding	1 LS	\$3,000	\$3,000
6	Landscape Allowance	1 LS	\$1,000	\$1,000
SUBTOTAL				\$120,000
<b>Trailhead Plaza</b>				
7	South Ballfield Demolition	1 LS	\$15,000	\$15,000
8	Earthwork	1 LS	\$5,000	\$5,000
9	6" Depth PCC Parking Lot - 16 Stalls (760 SY)	1 LS	\$38,000	\$38,000
10	5" Depth PCC Trail (425 SY)	1 LS	\$19,200	\$19,200
11	Overlook Trailhead Plaza	1 LS	\$300,000	\$300,000
12	Replace Ramp and Stairs to Bridge Crossing	1 LS	\$30,000	\$30,000
13	Site Restoration and Seeding	1 LS	\$4,000	\$4,000
14	Landscape Allowance	1 LS	\$8,000	\$8,000
SUBTOTAL				\$419,200
Sub Total				<b>\$539,200</b>
15% Contingencies				\$80,950
<b>TOTAL CONSTRUCTION COST</b>				<b>\$620,150</b>

**NOTE THE FOLLOWING:**

This Opinion of Cost is based on 2016 pricing.

Not included in this estimate:

- Regulatory, Permitting, Administration and Engineering Fees
- Arcitectural & Structural Design
- Construction Documents / Technical Specifications
- Bidding Assistance
- Site Observation / Construction Assistance / Review





#### OBSERVATIONS:

Pedal Plaza is a trail stop and part of a Linear Park system along the Raccoon River Valley Trail. The location is at the intersection of Nile Kinnick Drive South (Hwy 169) which runs north into the community's town square. The small park provides a small plaza space with an information kiosk, benches, drinking fountain and bike repair station.

#### General Comments & Concerns:

- General maintenance needs
- Improve connection to town square and local businesses

#### EXISTING PARK AMENITIES:

Benches  
Bike Repair Station  
Drinking Fountain  
Informational Kiosk and Planter

#### RECOMMENDATIONS:

- Provide off-street trail access to town square
- Provide a sculptural element to draw attention toward town square
- Add additional wayfinding signage

# PEDAL PLAZA

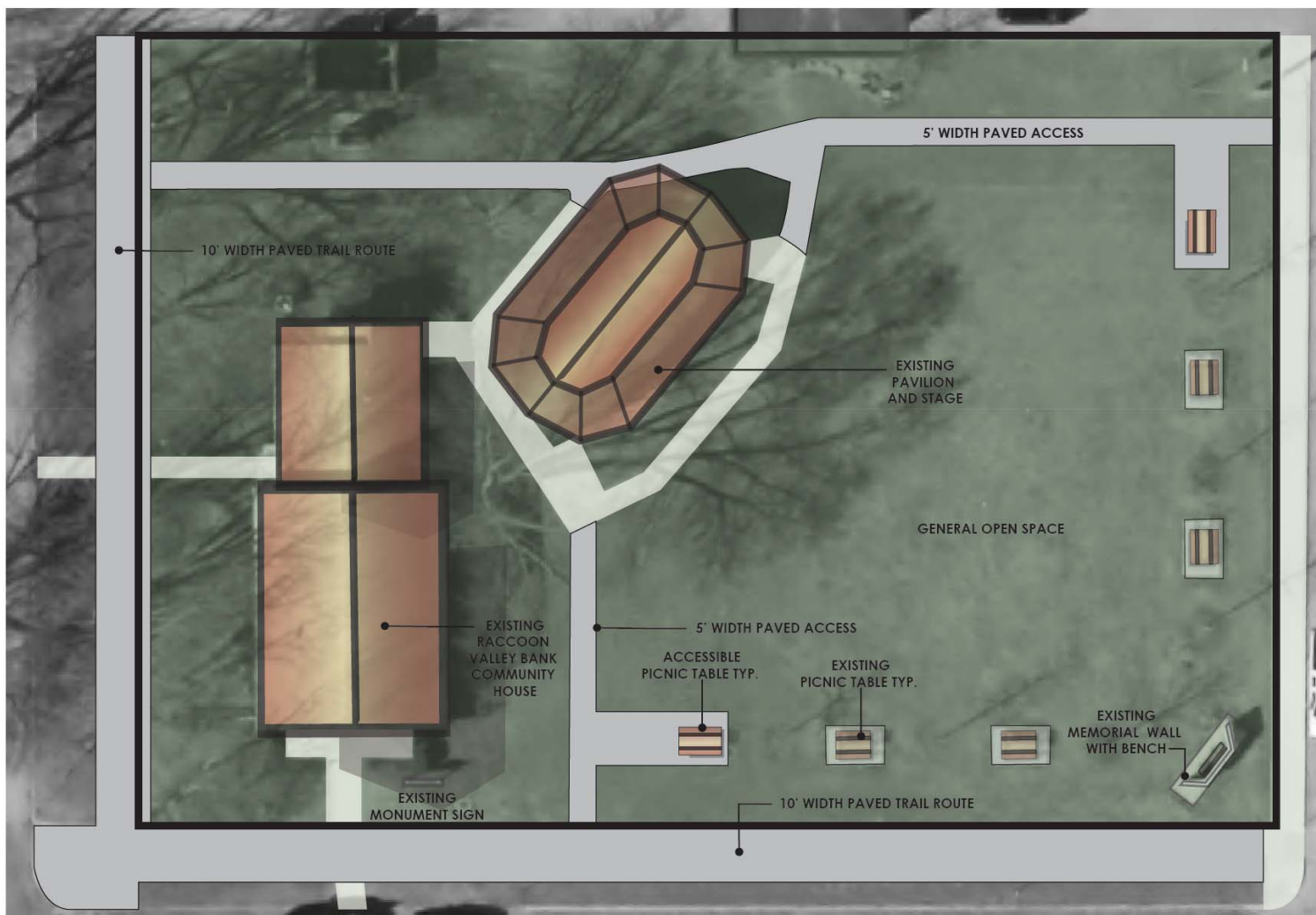
Adel, Iowa





# RACCOON PAVILION

Adel, Iowa



## OBSERVATIONS:

The stage and pavilion is just west of the town square and provides a gathering space for community events. The pavilion and community house can be rented.

## General Comments & Concerns:

- Limited ADA access. Does not currently meet 2010 ADA Standards for Accessible Design.
- Although sidewalks are provided the park space is currently not connected to a larger trail network.

## EXISTING PARK AMENITIES:

Pavilion and Stage  
Community House  
Picnic tables  
Memorial wall and bench  
Open lawn space

## RECOMMENDATIONS:

- Improve ADA Accessibility
- Provide Trail Connections



# RACCOON PAVILION

## CITY OF ADEL, IOWA

### BUDGETARY OPINION OF PROBABLE CONSTRUCTION COST January 4, 2017

ITEM	DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL
1	Earthwork (150 CY)	1 LS	\$1,500	\$1,500
1	Remove Existing Sidewalk	1 LS	\$3,000	\$3,000
2	5" Depth, 5' Width PCC Sidewalks and Picnic Pad Expansion (200 SY)	1 LS	\$9,000	\$9,000
3	Accessible Picnic Table	2 EA	\$2,000	\$4,000
4	5" Depth, 10' Width PCC Sidewalks (300 SY)	1 LS	\$13,500	\$13,500
5	Site Restoration and Seeding	1 LS	\$2,200	\$2,200
Sub Total				<b>\$33,200</b>
15% Contingencies				\$4,975
<b>TOTAL CONSTRUCTION COST</b>				<b>\$38,175</b>

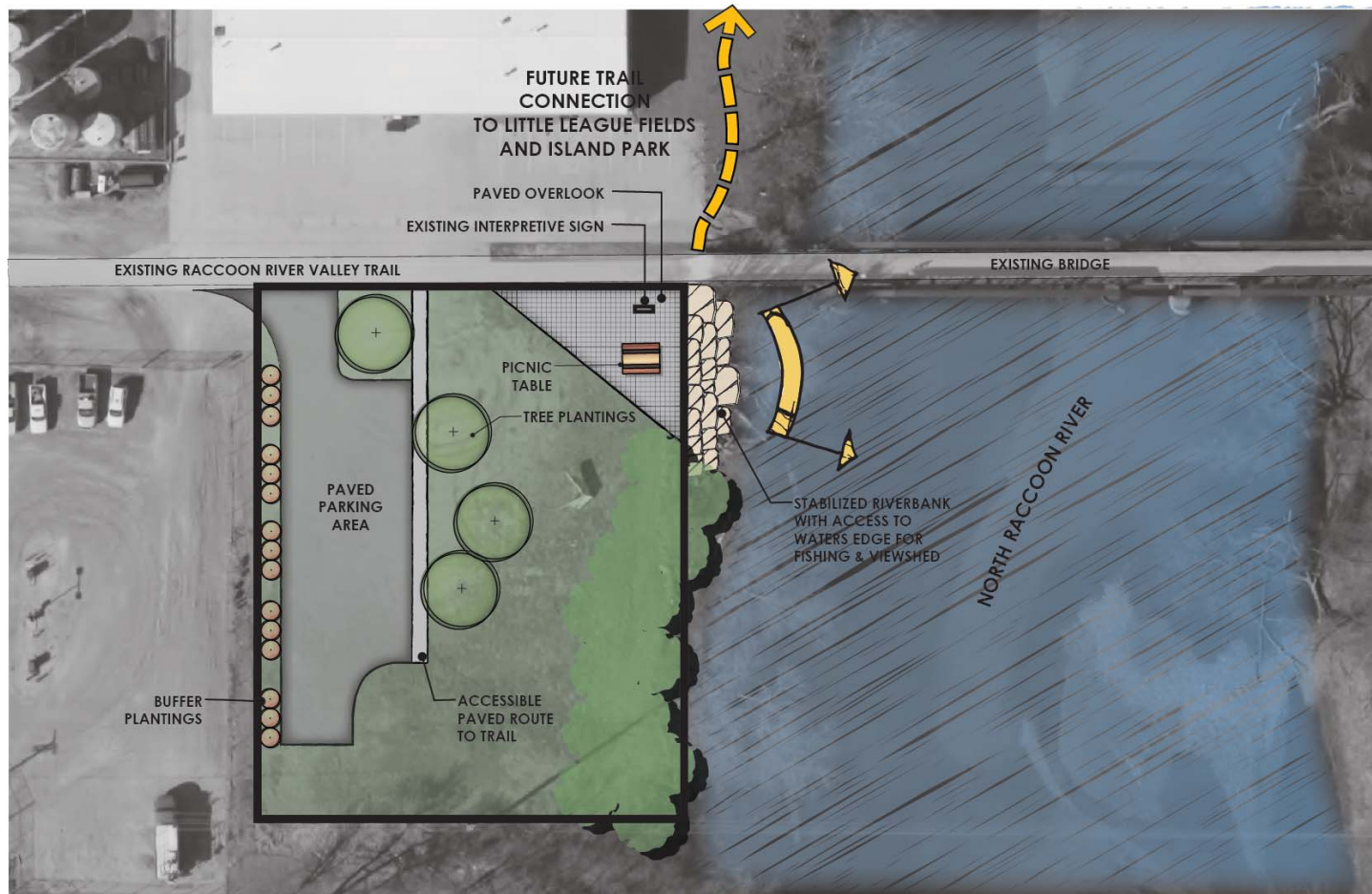
**NOTE THE FOLLOWING:**

This Opinion of Cost is based on 2016 pricing.

Not included in this estimate:

- Regulatory, Permitting, Administration and Engineering Fees
- Arcitectural & Structural Design
- Construction Documents / Technical Specifications
- Bidding Assistance
- Site Observation / Construction Assistance / Review





#### OBSERVATIONS:

A trailhead along the Linear Park that is home to the Raccoon River Valley Trail. This park site sits adjacent to the North Raccoon River. The small park provides a small gravel parking lot and interpretive signage.

#### General Comments & Concerns:

- Improve connection to the river
- Limited ADA access. Does not currently meet 2010 ADA Standards for Accessible Design.

#### EXISTING PARK AMENITIES:

Interpretive sign  
Gravel parking area

#### RECOMMENDATIONS:

- Improve ADA accessibility
- Provide views and access to river
- Provide plaza and sitting or open picnic area



# RACCOON RIVER VALLEY TRAILHEAD

Adel, Iowa



# RACCOON RIVER VALLEY TRAILHEAD

## CITY OF ADEL, IOWA

### BUDGETARY OPINION OF PROBABLE CONSTRUCTION COST January 4, 2017

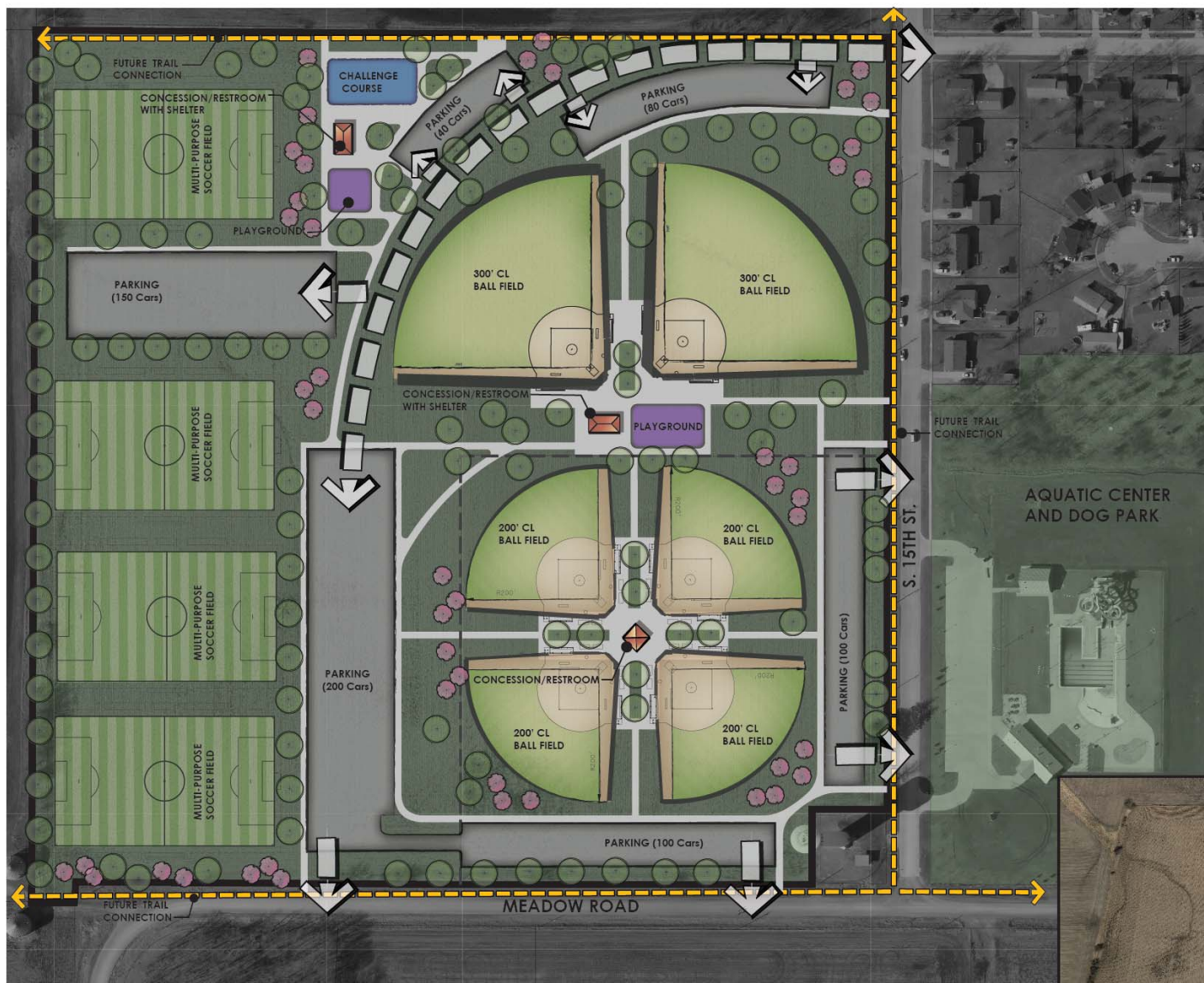
ITEM	DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL
1	Earthwork (200 CY)	1 LS	\$2,000	\$2,000
2	6" Depth PCC Parking - 10 stalls (600 SY)	1 LS	\$30,000	\$30,000
3	5" Depth PCC Sidewalk (85 SY)	1 LS	\$4,000	\$4,000
4	5" Depth Stamped Concrete Overlook Plaza (200 SY)	1 LS	\$27,000	\$27,000
5	Accessible Picnic Table	1 EA	\$2,000	\$2,000
6	Stone Riverbank Revetment and Access Improvements	1 LS	\$300,000	\$300,000
7	Site Restoration and Seeding	1 LS	\$5,000	\$5,000
8	Landscape Allowance	1 LS	\$7,500	\$7,500
Sub Total				<b>\$377,500</b>
15% Contingencies				\$57,000
<b>TOTAL CONSTRUCTION COST</b>				<b>\$434,500</b>

**NOTE THE FOLLOWING:**

This Opinion of Cost is based on 2016 pricing.

Not included in this estimate:

- Regulatory, Permitting, Administration and Engineering Fees
- Arcitectural & Structural Design
- Construction Documents / Technical Specifications
- Bidding Assistance
- Site Observation / Construction Assistance / Review



0' 80' 160'  
Scale: 1" = 80'-0" N



#### OBSERVATIONS:

Existing conditions are agricultural fields used for row crop production. The site is generally flat in nature with few trees and other vegetation.

Existing City property is 9-acres. An additional 28.5-acres could potentially be added to the existing 9-acres to provide the opportunity to further develop the park in to a sports complex and Community Park.

#### EXISTING PARK AMENITIES:

Undeveloped.

#### RECOMMENDATIONS:

- Acquire the additional 28.5-acres.
- The existing site is well suited for community park development and for facilities that support organized recreational sports; such as ball fields and soccer fields.
- Potential location for playground, tot lot and outdoor exercise equipment or challenge course.
- Support facilities such as restrooms, parking and open picnic shelters should be considered if developed into a Community Park.

# Water Tower Park - Selected Concept

Adel, Iowa

# WATER TOWER PARK - SELECTED CONCEPT

## CITY OF ADEL, IOWA

BUDGETARY OPINION OF PROBABLE CONSTRUCTION COST  
January 4, 2017

ITEM	DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL
<b>(4 Plex) Little League Ballfield Facilities</b>				
1	Earthwork (55,000 CY)	1 LS	\$330,000	\$330,000
2	6" Depth PCC Parking & Drives - 200 Stalls (7000 SY)	1 LS	\$350,000	\$350,000
3	5" Depth PCC Sidewalk (7600 SY)	1 LS	\$342,000	\$342,000
4	Restroom/Concession Building (25'x25')	1 LS	\$375,000	\$375,000
5	200' Baseline Ballfield	4 EA	\$225,000	\$900,000
6	Field Lighting per Field	4 EA	\$230,000	\$920,000
7	Field Irrigation per Field	4 EA	\$30,000	\$120,000
8	Sanitary Service	500 LF	\$65	\$32,500
9	Water Service	500 LF	\$45	\$22,500
10	Electrical Service	1 LS	\$15,000	\$15,000
11	Storm Sewer	1,200 LF	\$100	\$120,000
12	Site Restoration and Seeding	1 LS	\$25,000	\$25,000
13	Park Entrance Signage	1 LS	\$20,000	\$20,000
14	Landscape Allowance	1 LS	\$30,000	\$30,000
SUBTOTAL				\$3,602,000
<b>Adult Softball Facilities</b>				
15	Earthwork (25,000 CY)	1 LS	\$150,000	\$150,000
16	6" Depth PCC Parking & Drives - 80 Stalls (4100 SY)	1 LS	\$205,000	\$205,000
17	5" Depth PCC Sidewalk (2850 SY)	1 LS	\$128,250	\$128,250
18	Restroom/Concession Building with Open Shelter (50'x25')	1 LS	\$400,000	\$400,000
19	300' Baseline Ballfield	2 EA	\$300,000	\$600,000
20	Field Lighting per Field	2 EA	\$230,000	\$460,000
21	Field Irrigation per Field	2 EA	\$30,000	\$60,000
22	Sanitary Service	500 LF	\$65	\$32,500
23	Water Service	500 LF	\$45	\$22,500
24	Electrical Service	1 LS	\$15,000	\$15,000
25	Storm Sewer	2,000 LF	\$100	\$200,000
26	Site Restoration and Seeding	1 LS	\$25,000	\$25,000
27	Playground and Safety Surfacing (2 Structures and Swings)	1 LS	\$75,000	\$75,000
28	Landscape Allowance	1 LS	\$20,000	\$20,000
SUBTOTAL				\$2,393,250



**Soccer Facilities**

29	Earthwork (35,000 CY)	1	LS	\$210,000	\$210,000
30	6" Depth PCC Parking & Drives - 350 Stalls (7500 SY)	1	LS	\$375,000	\$375,000
31	5" Depth PCC Sidewalk (3250 SY)	1	LS	\$146,250	\$146,250
32	Soccer Field Laser Grade/Construction/Seeding	4	EA	\$50,000	\$200,000
33	Soccer Field Subdrain	4	EA	\$40,000	\$160,000
34	Field Lighting (1 Field)	1	LS	\$200,000	\$200,000
35	Field Irrigation per Field	4	EA	\$30,000	\$120,000
36	Storm Sewer	3,500	LF	\$100	\$350,000
37	Site Restoration and Seeding	1	LS	\$25,000	\$25,000
38	Landscape Allowance	1	LS	\$30,000	\$30,000
				<b>SUBTOTAL</b>	<b>\$1,816,250</b>

**Neighborhood/Community Park Features**

39	Earthwork (4,500 CY)	1	LS	\$27,000	\$27,000
40	6" Depth PCC Parking & Drives - 40 Stalls (1500 SY)	1	LS	\$75,000	\$75,000
41	5" Depth PCC Sidewalk (2500 SY)	1	LS	\$112,500	\$112,500
42	Restroom/Concession Building with Open Shelter (50'x25')	1	LS	\$400,000	\$400,000
43	Gametime Challenge Course Pro 5000 Teenage/Adult Course*	1	LS	\$250,000	\$250,000
44	Sanitary Service	1,000	LF	\$65	\$65,000
45	Water Service	1,000	LF	\$45	\$45,000
46	Electrical Service	1	LS	\$10,000	\$10,000
47	Storm Sewer	650	LF	\$100	\$65,000
48	Site Restoration and Seeding	1	LS	\$8,000	\$8,000
49	Playground and Safety Surfacing (1 Structure and Swings)	1	LS	\$100,000	\$100,000
50	Landscape Allowance	1	LS	\$20,000	\$20,000
				<b>SUBTOTAL</b>	<b>\$1,177,500</b>

Sub Total	<b>\$8,989,000</b>
15% Contingencies	\$1,349,000
<b>TOTAL CONSTRUCTION COST</b>	<b>\$10,338,000</b>

**\*GAMETIME CHALLENGE COURSE NOTES:**

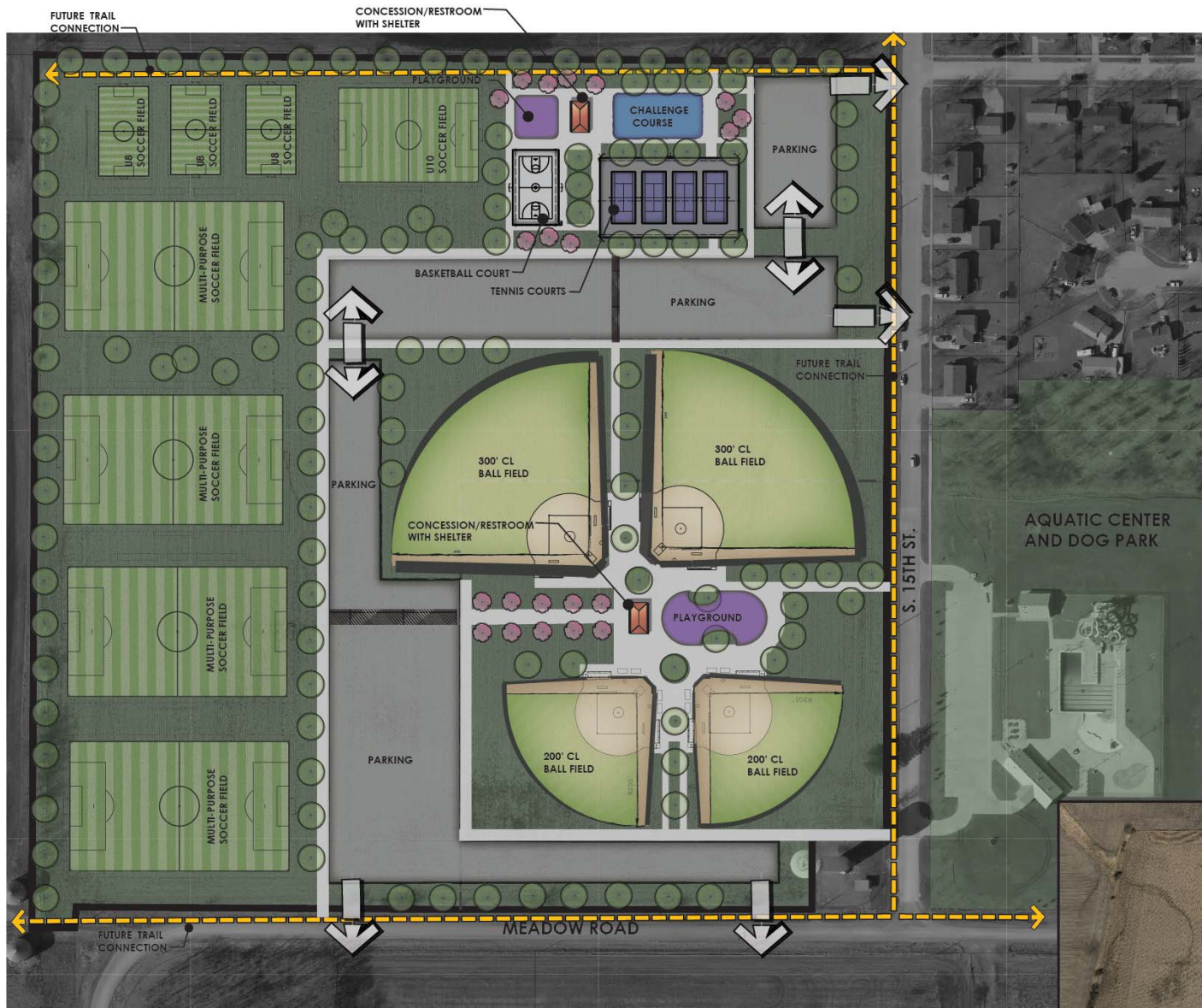
The current pricing is shown for the largest course option (Pro 5000). This type of equipment can be phased in or paired down to a small set of challenges. For example the Pro 3000 is a smaller setup for \$165,000.

**NOTE THE FOLLOWING:**

This Opinion of Cost is based on 2016 pricing.

Not included in this estimate:

- Property Acquisitions
- Regulatory, Permitting, Administration and Engineering Fees
- Architectural & Structural Design
- Construction Documents / Technical Specifications
- Bidding Assistance
- Site Observation / Construction Assistance / Review



#### OBSERVATIONS:

Existing conditions are agricultural fields used for row crop production. The site is generally flat in nature with few trees and other vegetation.

Existing City property is 9-acres. An additional 28.5-acres could potentially be added to the existing 9-acres to provide the opportunity to further develop the park in to a sports complex and Community Park.

#### EXISTING PARK AMENITIES:

Undeveloped.

#### RECOMMENDATIONS:

- Acquire the additional 28.5-acres.
- The existing site is well suited for community park development and for facilities that support organized recreational sports; such as ball fields and soccer fields.
- Potential location for playground, tot lot and outdoor exercise equipment or challenge course.
- Support facilities such as restrooms, parking and open picnic shelters should be considered if developed into a Community Park.



### FUTURE PARK AND TRAIL OPPORTUNITIES

As the City continues to grow additional park land will need to be set aside and developed in order to accommodate the growing population. In review of some of the existing park sites set aside for neighborhood park development, it is recommended the park site dedication requirements described in the City Code be updated. Consideration should be given to modifying the requirements so they provide more direction and guidance on the community's expectations as parks are developed in the future. See below for a list of policy items to consider:

#### Park Policy Needs

1. Distribute neighborhood parks throughout the community so the majority of households are within ½ mile or less.
2. Distribute community parks throughout the community so the majority of households are within 3 miles or less.
3. Encourage parks to be a central or defining feature of a neighborhood. This helps create community identity.
4. Provide adequate access to parks by locating them with at least one side fronting a public street.
5. Encourage multiple trail access points to each park where feasible.
6. Encourage interior trail systems within the parks that help encourage a healthy lifestyle and provide more universal accessibility to park amenities.
7. Encourage the protection of existing riparian areas and drainage ways for stormwater management. However, the protection of these areas should not be the primary purpose of dedicated parks sites; unless the park is dedicated as a Natural Area Park. Ample room should be made available to develop the park site in a way that meets the community's expectations of a park as described within this plan.

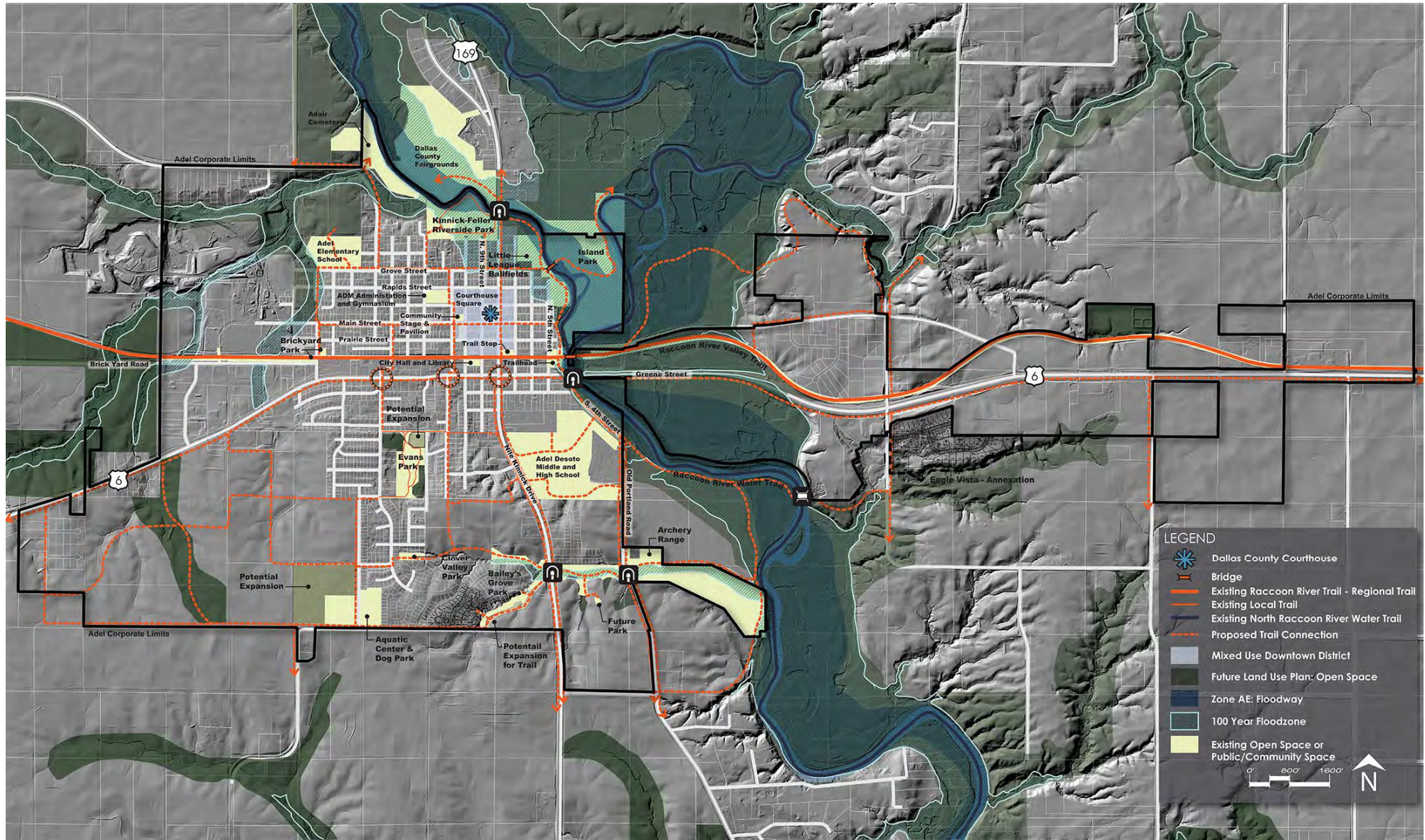
#### **FUTURE PARK SITE & TRAIL RECOMMENDATIONS**

The following maps provide potential locations for future parks and trails based on 1/2 – mile service areas and the communities desire to have improved walkability and trail connectivity.



## OPEN SPACE AND FLOODPLAIN ANALYSIS MAP WITH POTENTIAL TRAIL ROUTES

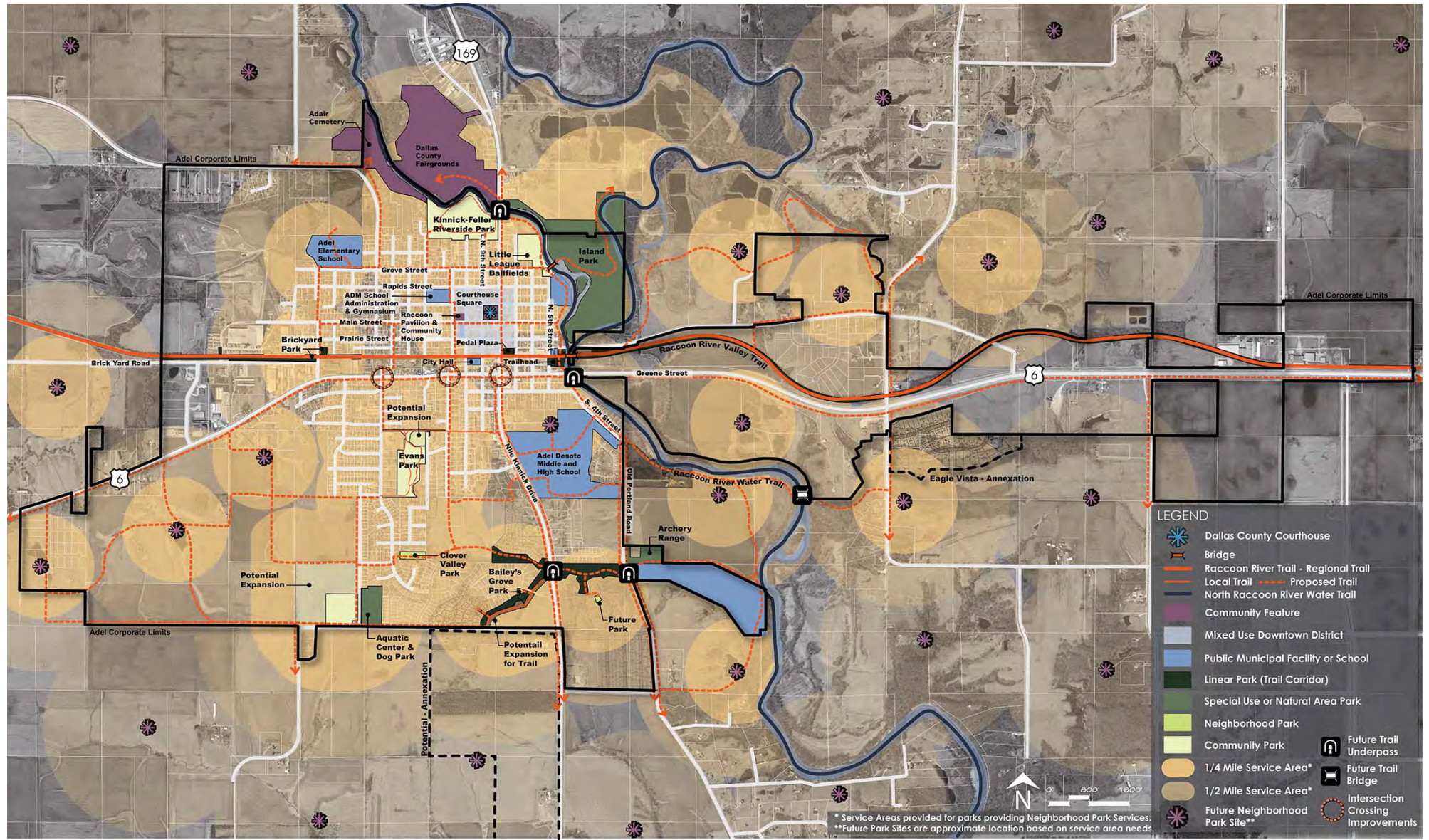
The following map shows open space identified in the recent land use plan update, 100 Year Floodplain, the floodway (sometimes called the no-fill zone) and the existing designated park and community open spaces. The potential trail routes are shown as an orange dashed line.





## PROPOSED PARK SITES AND POTENTIAL TRAIL ROUTES

The following shows the distribution of future park sites for a service area of ½-mile for neighborhood classified parks. Potential trail routes are also shown.





### Future Trail Development

A trail system helps tie the community together and helps ensure safer pedestrian access to parks and other community destinations. Trails are one of the critical elements in helping engage the community in an active lifestyle and help provide access to the community's natural amenities. Trails are also an essential part of creating a multimodal transportation system. A healthy economy provides a diversity of transportation options.

### Trail Policy Needs

1. Connect trails to destination areas (schools, parks, public facilities, regional trails and economic centers/downtown square)
2. Multiple trail entrances to a park are encouraged
3. New major collector and arterial roads are built with associated off street trails.
4. Minor collectors should provide off-street trails were feasible or at least on-street bike lanes.
5. All developments should include provisions for a minimum 5' width sidewalk along public streets.
6. New developments should accommodate proposed connections to the greater trail network.
7. Multi-Use Trails should be a minimum 10'width. 12' Width is often the preferred width for heavily used multi-user trails.
8. Grade separated crossings or intersections with designated crossings should be included whenever a trail must cross a major collector or arterial road.





## **MAINTENANCE AND OPERATION**

An important aspect of park planning is the realization that every project, once constructed will have future operations and maintenance costs. Identifying these costs for each project should be discussed during project design.

Maintenance costs are often affected by the selection of materials and construction methods for the proposed improvements. This is important to understand during park planning. While a materials initial cost may be lower the long term maintenance cost may be higher.

Operational costs are affected by decisions made during the design of the project. This includes hours of operation, operation methods and facility controls. Typical operational costs include full-time, part-time staffing, utilities and outside needs.

It is recommended that as projects are selected and move forward that operations and maintenance costs are identified so proper budgeting, funding and expectations can be met by the City of Adel and the community.

## **IMPLEMENTATION**

The City of Adel is committed to building and maintaining a park system that coincides with its goal to be a community where residents have a high quality of life and ability to thrive. In order to achieve this, community leaders and the Parks Board members, realize the importance of outlining an organized strategy for funding and implementing this plan. The goals set forth in this booklet are long term goals and are all not anticipated to be completed within the next 5-10years. The intent of the plan is to provide guidance as future development and community growth occurs and identify needs within the existing park sites. Funding assistance for park and trail improvements is available from a variety of different sources. The plan provides a resource for seeking funding through grant and private donations.

Some of the following are potential sources of funding outside the City's general fund and capital improvements funds:

- Advertising (Sale Ads within Programs or on Scoreboards etc.)
- Corporate sponsorships and partnerships (i.e. Raccoon Pavilion)
- Fees/Charges (i.e. aquatic center, league fees)
- Friends Associations (Non-profit groups committed to helping raise funds for projects to better their community)
- Grants (i.e. Iowa Economic Development Funding Assistance, Iowa Department of Natural Resources, Iowa Department of Transportation, Iowa Department of Agriculture and Land Stewardship offer various grant opportunities)
- Continue to build on relationships/partnerships with other local governments (i.e. Dallas County Conservation)
- Special Use Permits (i.e. Dog Park, Archery Range)
- Sales Tax
- Volunteer/In-Kind Donations
- Project Specific Fundraisers
- Private Donations

## APPENDIX







A survey was conducted between September 19 – September 30<sup>th</sup>. The survey was sent out to community members through email, City website and City's Facebook page. Overall 403 community members participated in the survey.

1. **Demographics:** The City of Adel's overall population is approximately 4,300. This is an increase of 8.6% since 2010 Census and a 16.5% increase since 2000 Census. The male to female population is split even with a median resident age of approximately 39.6 years. According to the 2010 Census 60.5% of the population was between the ages of 18-64. The same Census showed approximately 27% of the population was under the age of 18 with only approximately 13% Persons 65 years and over.

# 1 out 10



# 62% Female

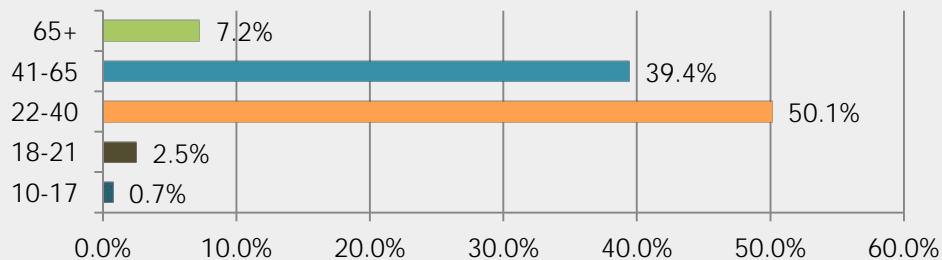


# 64%

Children under 18  
within the household



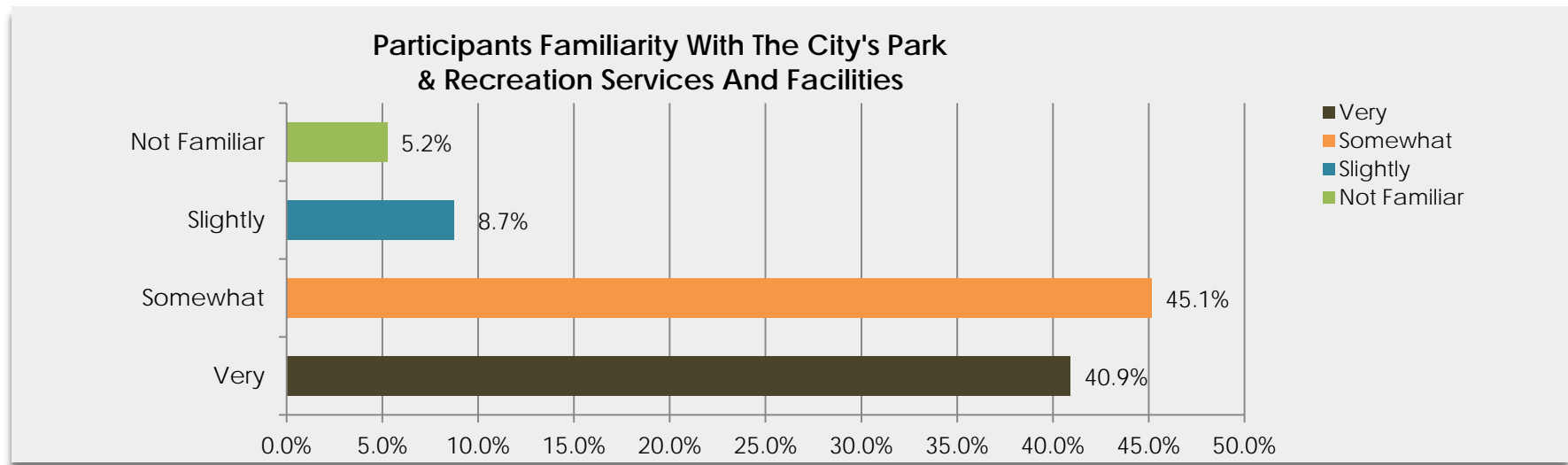
Age of Survey Participants



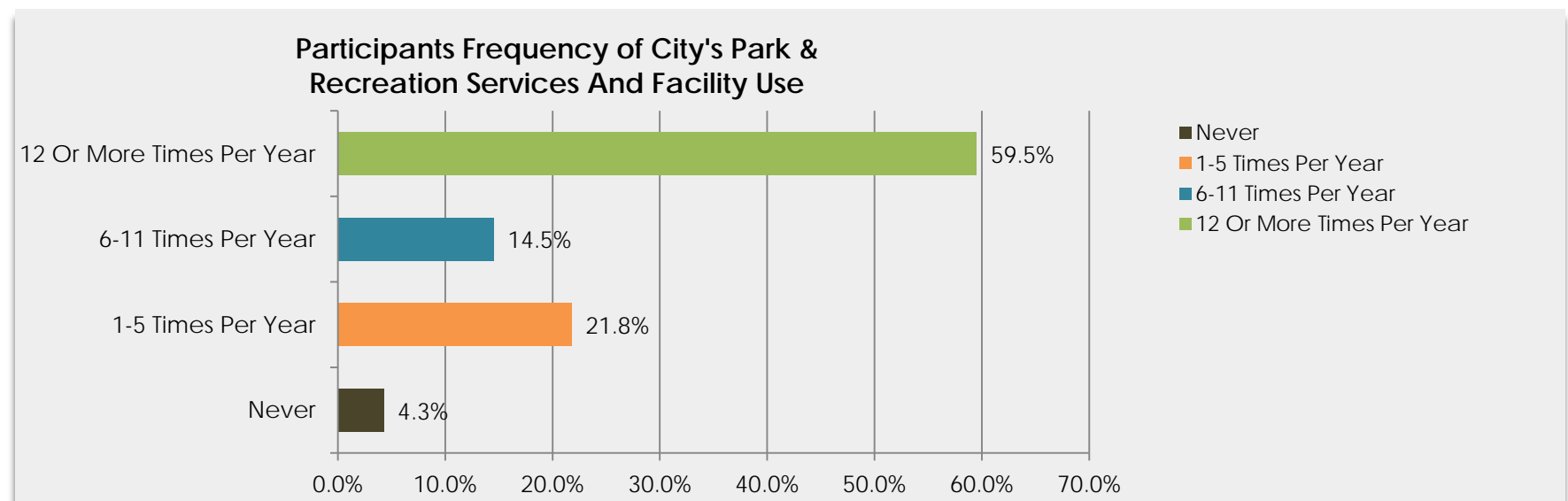
10-17  
18-21  
22-40  
41-65  
65+

2. Participants Familiarity and Use Analysis:

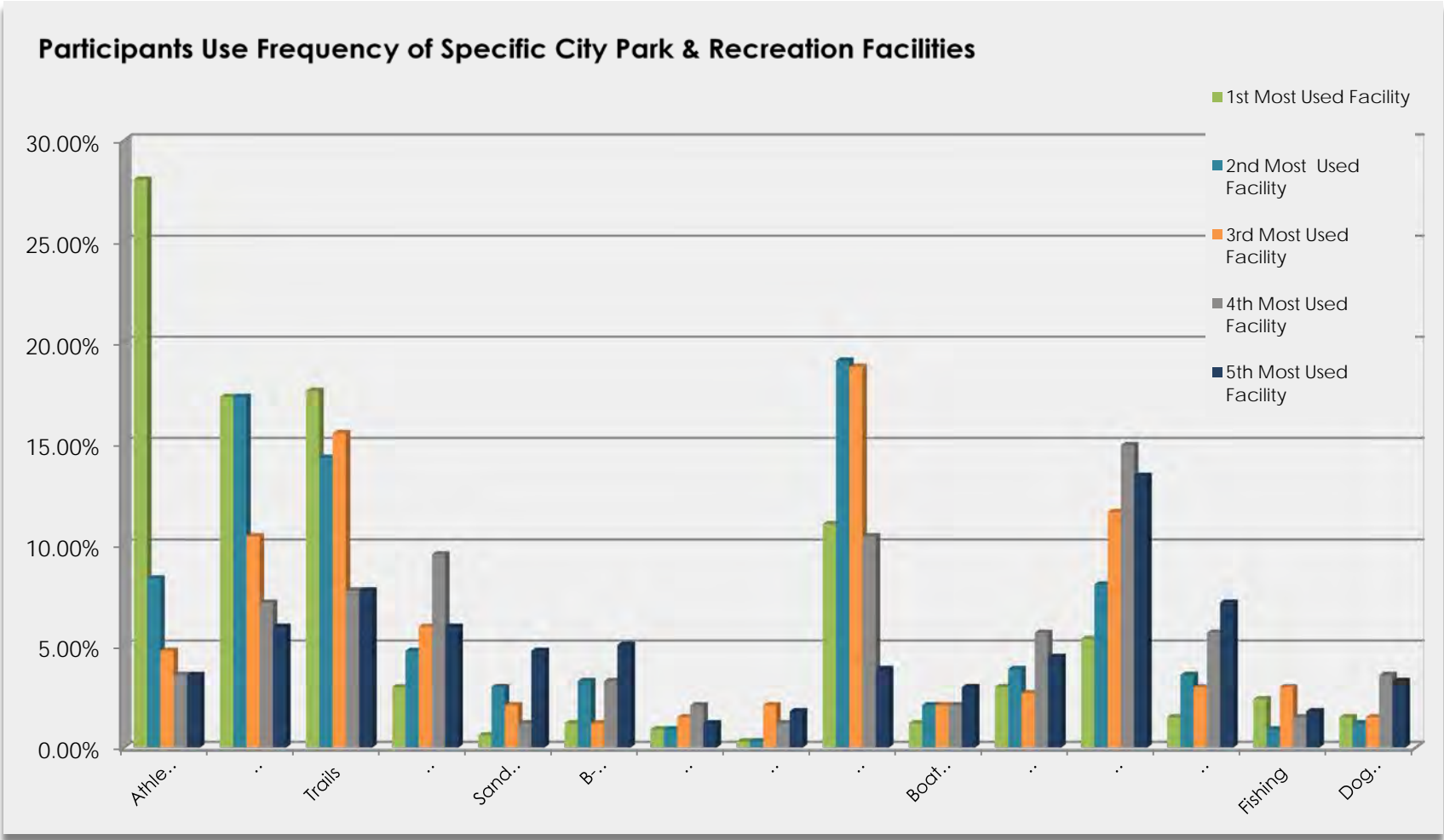
Overall 86% of the participants who took the survey felt they were somewhat or very familiar with the City's park and recreation service and facilities.



Almost 60% of the participants used the parks 12 or more times per year.

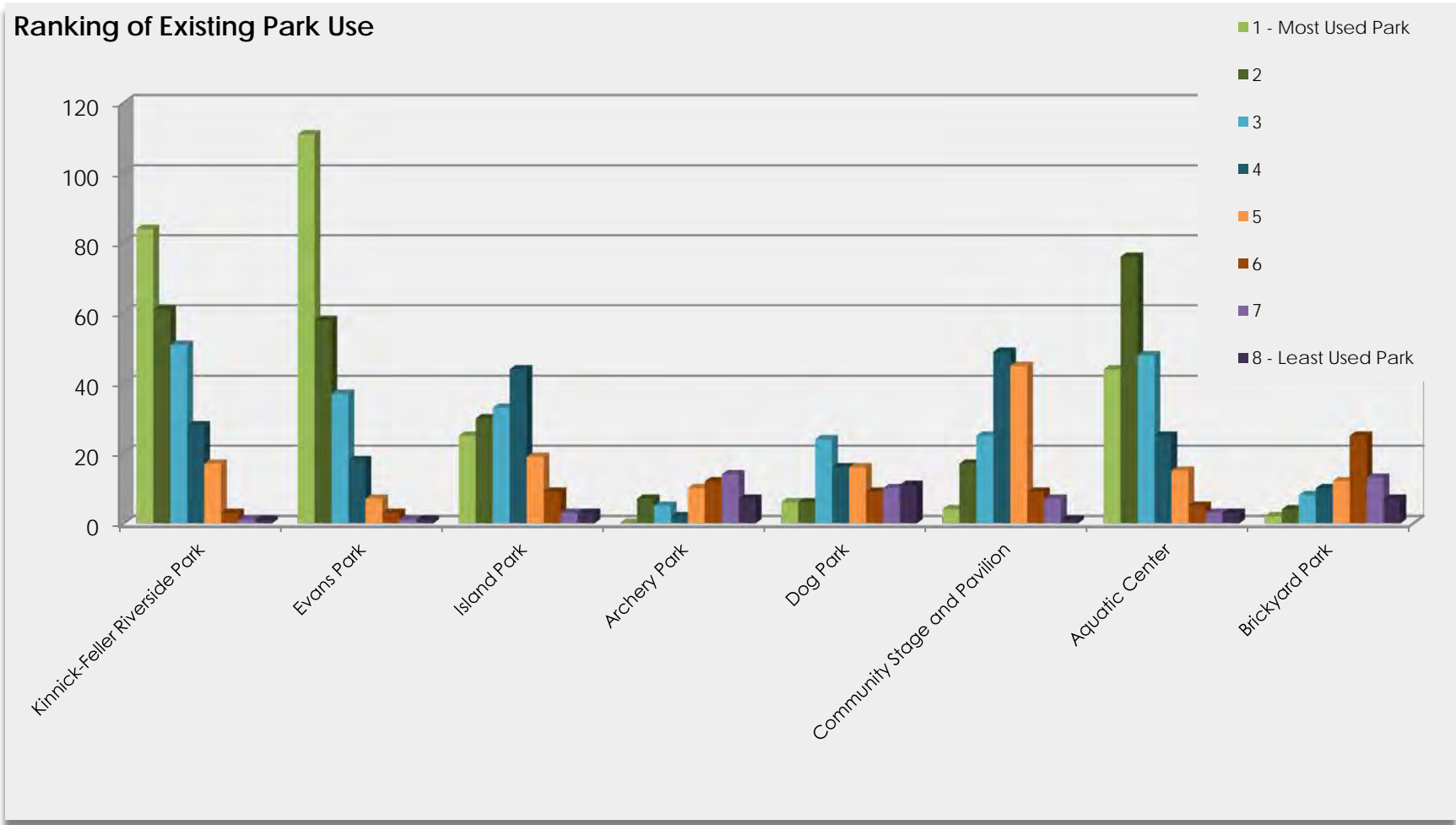


The chart below provides a breakdown of amenities and facilities provided within the park system and their use level by participants. You'll note the athletic fields, playgrounds, trails and aquatic facility receive the most use. It is also important to note that campgrounds were not included in the options provided to participants. A few individuals wrote this down as one of their top most used facilities.





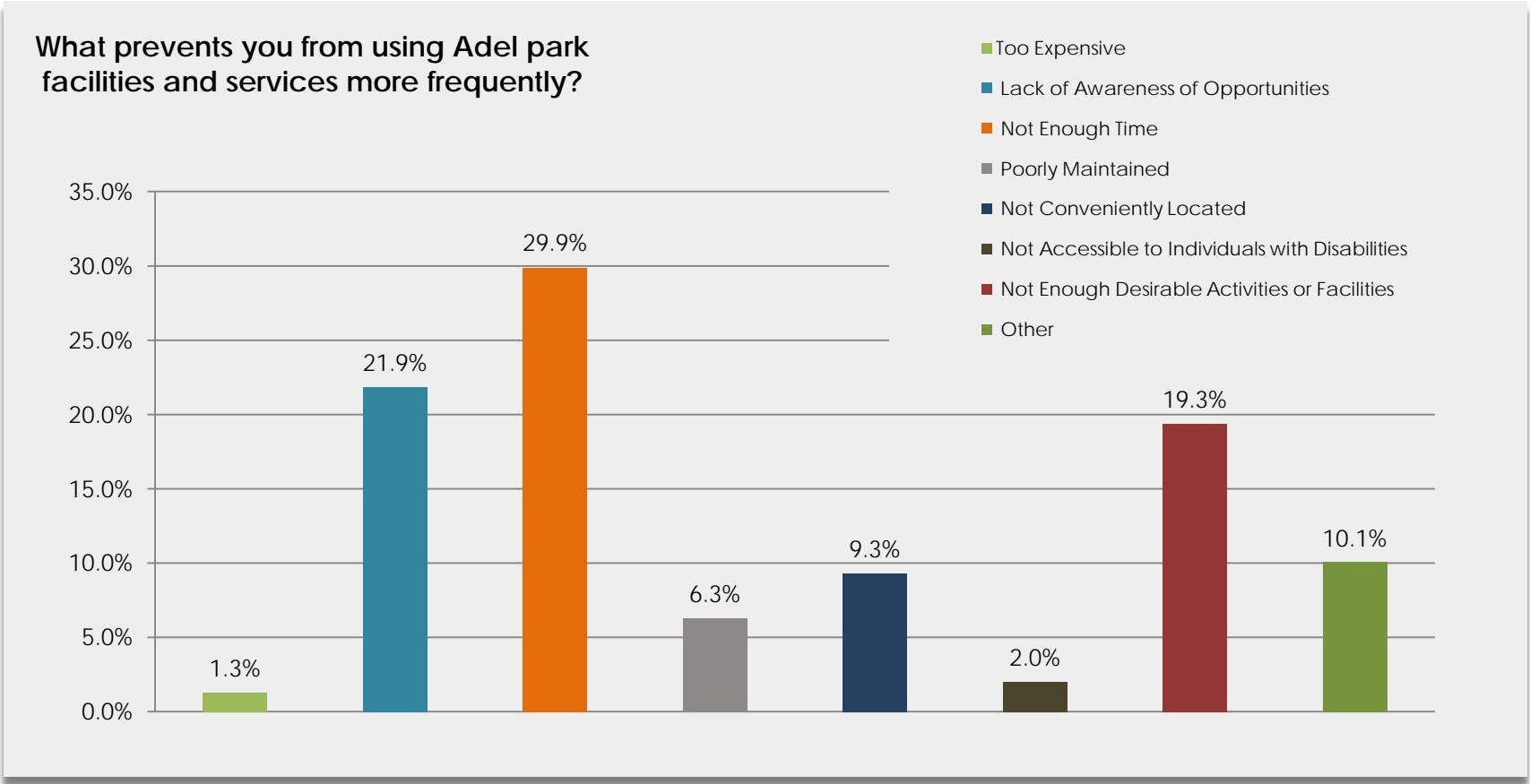
The chart below shows the top used parks by the respondents. Kinnick-Feller Riverside Park and Evans Park received the highest rankings, while the Aquatic Center was the second most used.



### Written Comments:

Number	Response Text
1	I am a supporter of "Friends of Kinnick-Feller Park"
2	It may be out of range, but an indoor facility that has options for playing/ exercising in the winter would be wonderful.
3	Lik to continue to see improvements to Island Park Campgrounds
4	I would use Island park more if it didn't suck so bad!
5	What is brickyard park?
6	Just like the shade at the kinnick park wish there were another section for little toddlers
7	Need new soccer and baseball fields away from river flooding
8	Having to deal with smoke from the campgrounds next to the soccer fields really bothers me. Athletes should not have to deal with that.
9	Where is the archery park? I would love to do that
10	Kinnick-Feller needs something since the removal of the pool. Use Island Park because of Soccer.. Do not camp or use playground. Love Evans park. Its a gem.
11	I wasn't aware there was a "Brickyard Park". Assume that refers to the small shelter & picnic table by the brickyard.
12	There is a brickyard park?
13	New to Adel, not familiar with these yet!
14	I pay taxes. Not feeling the need to satisfy the desires of non taxpayers.
15	I like the trail system at Evans Park and wish that more trails were available in Adel.
16	I use the Raccoon River Valley Trail the most.
17	Accessing the aquatic center is difficult and potentially dangerous for small children. a park survey is a good first step in making sure trails and even wide sidewalks are considered as our community grows. Walk-ability (and not just on sidewalks) is an important factor in attracting and retaining residents.

The following chart provides an analysis of the reasons respondents do not utilize the park system more frequently. The top reasons given were "Not Enough Time", "Lack of Awareness of Opportunities and "Not Enough Desirable Activities and Facilities".





## COMPREHENSIVE PARK AND OPEN SPACE PLAN

## APPENDIX A

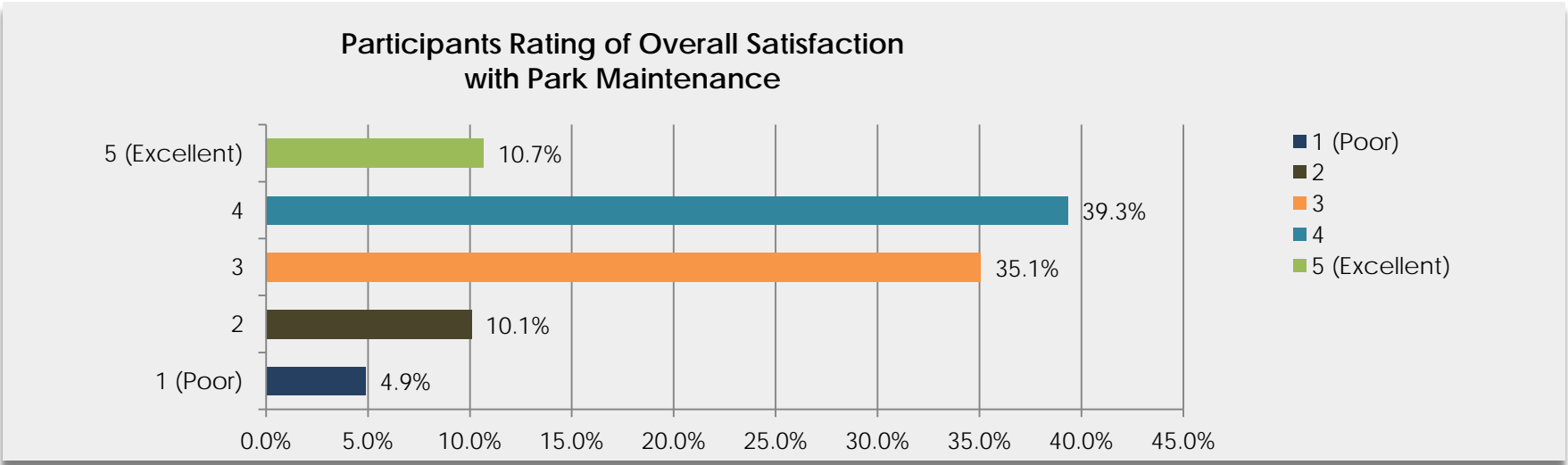
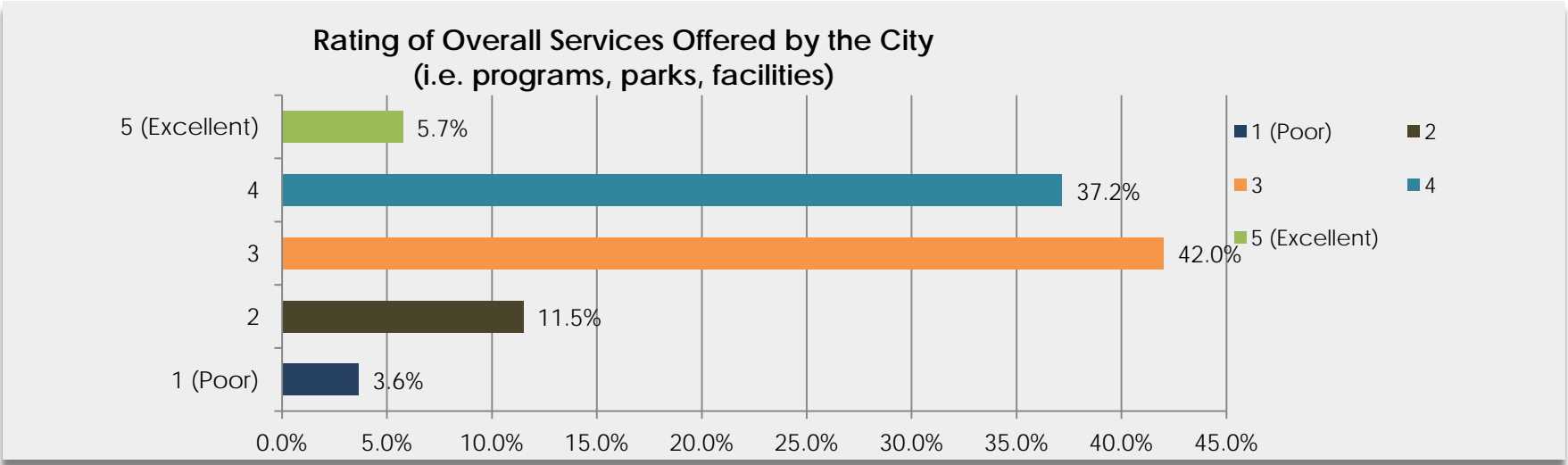
Written Comments:

Number	Other (please explain below):
1	I use them
2	The aquatic center is not open very often when I am able to go. I would like to go after I get off work at 5:30 or 6:00 and cannot because of swimming lessons, private parties early closings etc.
3	I use the park facilities all the time. I do think the Parks really need more funding so they can take better care of the grounds currently available. The budget for parks in general - staff and costs - really needs to be increased. An end to tax abatement would really help with that!
4	Evans is often overused and full.
5	We use a lot. Softball fields walking trails, need maintained and kept up.
6	Not enough trails/paths connecting neighborhoods to parks/facilities
7	Quality of bathrooms and equipment (softball dragger, rakes, etc.) There is not enough capacity for the need (softball, soccer, baseball)
8	My age
9	too many people who don't pay for what is provided as they don't pay any property tax- take up all the opportunity there is.
10	Island park sucks. Why on earth cant you get a decent person to manage that place? Why do you put up with the way he treats people? And why, WHY do you allow him to keep his camp site looking like something of a mix of flea market and landfill trash? Does he not have to follow his own precious rules???
11	Adult lap swimming or just lap swimming in general could be extended to more convenient times.
12	We have a playground at home
13	Tennis courts are not well maintained at all.
14	My child is younger than many of the available youth activities' minimum acres. We will utilize these sports options more as she gets older.
15	More senior activities
16	We use them frequently.
17	We use them for our kids activities
18	We use them a lot
19	Basketball court at park is always being used. Need another
20	I feel that there is a lack of organization
21	Canoe/ kayak access to the east side of island park
22	The Adel Parks and Rec newsletter was great until I was told there were too many people on the news letter and I stopped receiving it as it couldn't be sent to that many people....???
23	We do use it and help out to maintain for events.
24	Pool too busy to get in. Seems like same families always get to pick certain players
25	Not easily accessed from our development by foot.

26	There seems to be a lack of green space in the new developments in Adel.
27	Crowded. difficult to get valuable time for practices.
28	Need more swimming lesson sessions. Need more programming for younger youth 2-5 years. Need more indoor play during winter months- IE open gym etc.
29	We are empty nesters with no children, so don't have as much need for such services.
30	We live in the Bailey's Grove addition (Bailey's Grove Dr. and Shelby Dr.). There is not a safe and easy way to access the parks and trails offered without driving. HWY 169 and Meadow Dr. are not safe due to the high amount of traffic.
31	Do not use other than what grand children activities
32	Connections fro residential to bike trail
33	N/A
34	mosquitos
35	Tried going to aquatic center a couple times and it was always closed even during regular business hours.
36	need something indoors for the winter months. Tennis facilities need to be updated, not in band condition, but if continue to let go they will get more expensive to fix.
37	Earlier access needed for the aquatic center. Every day. Water aerobics would be fun early in the morning.
38	Aquatic center is overcrowded and only open for a very short window. They also play the music way too loud. Don't trust many of the lifeguards either.
39	Rec sports are VERY political, I don't pay for my son to play little league baseball to not have practices during the week because half the team is busy playing usssa ball. This needs to be addressed.
40	If I could select more than one item above, I would also select "Lack of Awareness," "Not Conveniently Located," and "Not Enough Desirable Activities or Facilities."
41	Island Park is getting better but it continues to need improvement. So many people don't know that you can drop canoes and kayaks in past the dam. It is hidden from the public. This gem is hidden. It could be made so much better for very little money and effort. Island Park could be as nice as Raccoon River Park in West Des Moines. We also need to have a working water fountain at the pedal plaza. It is broken.'
42	Some just don't interest me personally but others value so they are important
43	And lack of awareness of park facilities and services offered.
44	Not enough time and lack of awareness.
45	The only thing that I can think of that keeps us from using a facility is the open hours of the pool.

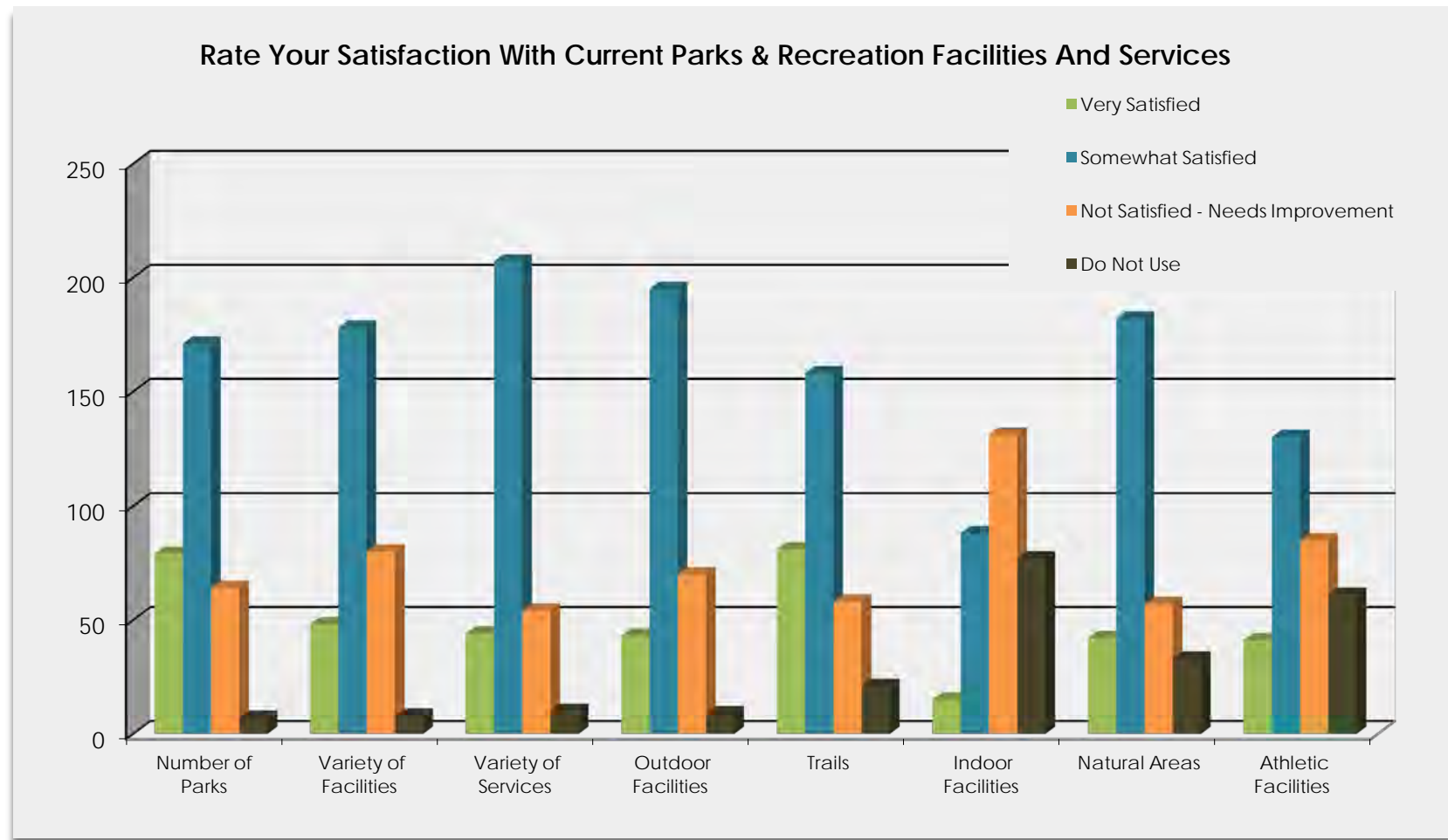
3. Analysis of Participants Satisfaction with Existing Facilities and Services:

Overall the services offered by the City received a good to average rating for services and facilities provided. Participants also rated their overall satisfaction with park maintenance. This too received a majority rating of good to average opinion of maintenance levels provided at the existing parks.





The chart below breaks down participants' satisfaction with specific park facilities and services. The majority were only somewhat satisfied with the facilities provided. Note improvements for the indoor facilities, athletic facilities and variety of facilities received a rating of "Not Satisfied - Needs Improvement" from 25% or greater respondents.



## Written Comments:

Number	Comments on specific existing parks and recreation facilities:
1	Need improvement at Island Park & mow along the river better for fishing
2	The maintenance needs huge improvements
3	Baseball fields and concessions need improvements.
4	Need more softball & baseball fields. Additional pocket parks in new housing areas. More parking at aquatic center
5	With growth of city more is needed in terms of number of fields, especially baseball/softball fields with maintaining and updating existing equipment. Camp and soccer fields needs resolved as well. A master plan for bike routes or paths to further connect old with new areas desired
6	We would love to see a park out by the Aquatic Center! Although we walk daily to Evans Park, 14th St is not stroller friendly (there are not smoothed curbs so it's a hassle to lift the stroller over them each time, but too unsafe with fast traveling cars to walk in the street). With all the development near the aquatic center, it seems like a park should be included! It would be nice to have a toddler section, a regular playground (5+), and more equipment for those with disabilities.
7	Kinnick Feller Park where pool used to be needs to be utilized. We will need more parks to accommodate the growth of Adel due to tax abatement housing.
8	Definitely in need of a second set of softball fields. It's WAY too hard for young teams (both rec and tournament teams) to reserve field times for practice. Also, the concession stand at the current complex is in desperate need of repair. Adel's aquatic center is awesome but there's nothing more frustrating than buying a season pass and being turned away because a bus from out of town has maxed out capacity for the day. I hope this problem is addressed seriously, as there were so many upset people this past summer. Adel residents should always have priority over out of town daycare centers and youth camps who have access to their own pool.
9	More ballfields are needed. More pocket parks in new residential areas are needed,
10	We have spent a lot of our resources over the past 5 years on facilities mostly directed at children and youth, and need to improve facilities for adults, older adults and those with disabilities. The fountain/plaza/shelter idea at Kinnick-Feller needs to be passed as it is intended for all ages and for so important for that park. Also we need to link up new neighborhoods, Evans Park and any new parks, to the bike trail, with more walking/bicycle trails. A network of walking trails through town would be incredible. We don't immediately need more athletic fields, but sometime in the next ten years we will need to develop that. For now we need to focus on the 2 items above, and properly maintaining our existing parks and landscape features, which we aren't able to do. Let's take better care of what we do have before spending a fortune on new balls fields and the like.
11	What indoor facilities? Besides borrowing space from the school, does Adel have any?
12	Baseball fields need some serious attention.
13	Perhaps a little more light along the trail in Evans Park. When it gets dark but the park is still open I can't see to walk my dog.

## COMPREHENSIVE PARK AND OPEN SPACE PLAN

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14	The athletic complexes all need improvements and expansions. Very hard to have practice times bc of so many teams and so little space. Also the bathrooms and concession stands need to be improved. Would be nice to be able to host baseball tournaments, but the area now is barely suitable for little league
15	An increase in size, playground equipment, and use of green space is needed for the most used park, Evans, It is a priority. Parking is pathetic and the shelter needs updating. The sign is poorly maintained.
16	nile Kinnick park is falling apart not taken care of but the minimum.
17	What groups SHOULD benefit from additional facilities??? Adults and Seniors!!
18	We have a beautiful bike trail but the trailhead is pretty awful. On the survey - what? There's an archery range and dog park? Where? I've live here 18 years and never heard of either of these?
19	The restrooms need to be improved. There is not enough capacity for indoor and outdoor athletic sports. More trails need to be added in and around Adel.
20	The current fields (softball & baseball) are in dire need of improvement. The upkeep is not present- weeds in the dirt, wasp spraying, etc. is not acceptable. Holes in the outfield have caused injuries. We utilize the Nile Kinnick Feller fields 3 times a week Bases are sinking in, dugouts need upgrading. The softball indoor facilities (bathrooms & concessions) are not appropriate for our community. The concession stand does not seem acceptable for serving food. Parking is not sufficient for the softball fields.
21	Dog park needs lots of improvement.
22	Baseball/softball fields need improved.
23	Where would money come for this? We have that crazy tax abatement . the citizens who pay property taxes did not need to pay even more for those who pay nothing and take all. STOP the tax abatement before you spend any more . Let everyone pay for things we use jointly. Public education included.
24	Island Park campground is a lousy excuse for city park. Its embarrassing to us normal citizens, it should be even more of an embarrassment to the city! terrible management, terrible oversight, just plain bad all the way around.
25	The ONLY 2 Tennis Courts need major improvement.
26	We need little league fields please!
27	I didn't even know we had an archery range...
28	The dog park is a nuisance in the community. It is not managed, monitored, or checked. How do you know if dogs are up to date on shots or free of pests? The area is not treated for pest management. I am extremely unhappy with this facility. We did not move to adel to have a dog park in our neighborhood where there should have been a playground park next to the aquatic center or else nothing at all. I have gad my pets for 10 years, regularly take them to the vet, get required shots and preventative treatment, and never had a pest issue until this nuisance dog park was installed. We did not have this problem last year in the area and now that this ridiculous dog park was installed we are now battling a flea problem. I know other neighbors are experiencing the same problems and we are extremely unhappy.
29	There is a baby swing that's been cracked and broken for two months it pinches the kids haven't been there this month maybe it got fixed.
30	Could use another park/playground area



## COMPREHENSIVE PARK AND OPEN SPACE PLAN

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31	Need a sports complex
32	Parks are a reflection on how a town views their youth. The parks here say they don't care. The play equipment is a disgrace. Boring. Parks need color! Very sad.
33	Why not include Island Park campgrounds?
34	Great need for improved athletic fields. Soccer, baseball, basketball courts, tennis courts.
35	Improvements to the soccer fields and baseball complex
36	I think Island Park is unsafe for children, and there are so many soccer children impacted. The traffic, visibility from large RVs, types of people who stay there...I always worry a child will get hurt there.
37	The little league baseball fields need help or someone who can better maintain them.
38	We need a trail implemented in the development plans. I think trailer should be added when developments go up. These trails should connect the parks and Aquatic center all together. They should also be connected to the existing bike trail.
39	Our little league baseball complex is borderline embarrassing for a town committed to growth. Maintenance is terrible and if not for fathers would be almost unplayable. Time for Adel to commit to improved facilities like Grimes and Waukee have or find a third party willing to build a complex.
40	I didn't know some of these were available so some more promotions may help. The soccer and softball fields are fabulous. A playground in our development at Bailey's Grove is desperately needed. Seems like there's one planned for the next development over but there's a waterway in between.
41	I love what we have, but would LOVE more natural areas with longer trails. As far as trails go, I feel we have two options - Evans park which is short, or straight to waukee/redfield... It'd be awesome to develop one of the fields into a large open/natural space with a trail winding through
42	The park grounds are not maintained well, both parks feel dirty and not kept up. The bathrooms are absolutely disgusting and if they are cleaned I would be shocked. The pool is great but you close it way to early, I get you depend on high school kids to keep it open but I think you should find a way to keep it open longer into August, at least until Labor Day.... And it opened a week after Memorial Day, find a way to not solely use high school kids!
43	Youth baseball complex needs much improvement
44	splash pad would be fun, better bathrooms at the baseball field would be nice
45	We need new youth baseball/softball fields
46	Need a park next to the pool. And another park and maybe trail to connect a few of the parks.
47	I didn't know about some of these, so better promotions would be good. The softball and soccer fields are fabulous. Love the Raccoon Valley Trail but wish there was better access from other parts of town. Our neighborhood in Bailey's Grove desperately needs a playground.
48	Evans Park needs sidewalks from Evans View Subdivision! There is no reason we don't have sidewalks on the park side do street! Lucky no one has been hit by a car!
49	My first priority would be a new baseball fields complex! Our current youth baseball complex is not good.
50	Facilities need to be updated and enlarged to meet current needs.
51	Tennis courts need to be improved. The nets are in bad shape and there are a lot of weeds and cracks in the court.
52	We need more parks and walking trails to connect neighborhoods with parks and the aquatic center. Also, Adel needs to update youth sports facilities.
53	Needs and indoor basketball court and a dirt track for bikes.

## COMPREHENSIVE PARK AND OPEN SPACE PLAN

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54	Bike trail is so bad many cyclists are riding elsewhere
55	More restaurants/bars along bike/walking trails. Trails could be expanded to allow both runners & bikers to safely use paths.
56	Hiking trails would be nice. The bike trail is great for bikers but not walkers.
57	Need to improve/relocate boys baseball fields Provide a rec center/ community center for rental and youth
58	The sports facilities, soccer, basketball and softball/baseball need updated and expanded.
59	Adding a canoe/kayak access to the east side of island park would be nice
60	The soccer and baseball fields are in a flood plan and the fields and the grass is never in good shape. Too many floods have occurred to allow these facilities be be nice no matter how much work is done to them. Also, there is not enough space to utilize for soccer/baseball or softball
61	Given the tax abatement and the 'want' for growing young families to move to Adel, I would expect plans/efforts to be placed in this arena. It's a struggle to promote recreational sports in our community when we don't have facilities. We are competing with other groups to use what we have. It is also embarrassing. Ie. Concession stand at the ball field should not be serving food in its condition. Grass growing in the infield. It takes money to have such facilities. I get that. So I would like to see some efforts put forth to at least keep up/maintain what we have.
62	Nile kinnick park is old and outdated. The swings are bad and some of the equipment doesn't work correctly. To buggy as well so my kids get bitten up when we go there. States taking them to the school playground instead.
63	Would be nice to have sidewalks connecting new developments on the south side into town, or a way to walk or ride bikes to main part of town without having to ride/walk on 169
64	Would like to see more trail promotion and upkeep along with accessibility to the trails to connect parts of town
65	We are in desperate need of gym space and youth facilities that do not compete with school activity space. I was recently at a complex in Monroe, IA with a beautiful softball, soccer, 3 mi walking trail complex. The shared community of Prairie City also had one. This would be comparable to DeSoto and Adel having large rec spaces.
66	Would benefit from more softball/baseball fields as well as soccer fields
67	Additional parks in some of the newer neighborhoods would be appreciated and used a lot.
68	Better concessions would be nice
69	Soccer complex needs to be relocated and improved. We need more gym spaces, something like the sportsplex in Waukee. Our baseball and softball complexes also need upgrades or complete relocation. (Away from river for all complexes)
70	Would be nice to see a sports complex for all the outdoor sporting teams.
71	I really like the trails the most since I bike. I do think Adel misses out on not have signs to direct out town people using the trail to restaurants and other things in the town. That could be a revenue generator for the park and recs by putting up some nice sign and charge the area businesses a small fee if they would like to advertise where they are located.
72	It would be beneficial if the dog park had a source of water for the dogs.
73	Not enough parks available for the number of people moving into Adel. Additional trails (biking/walking) around the river and taking advantage of the great landscape around the city would be ideal
74	Trails are NEEDED south of town in new developments
75	Baseball fields need serious upgrade. Limited access to indoor facilities

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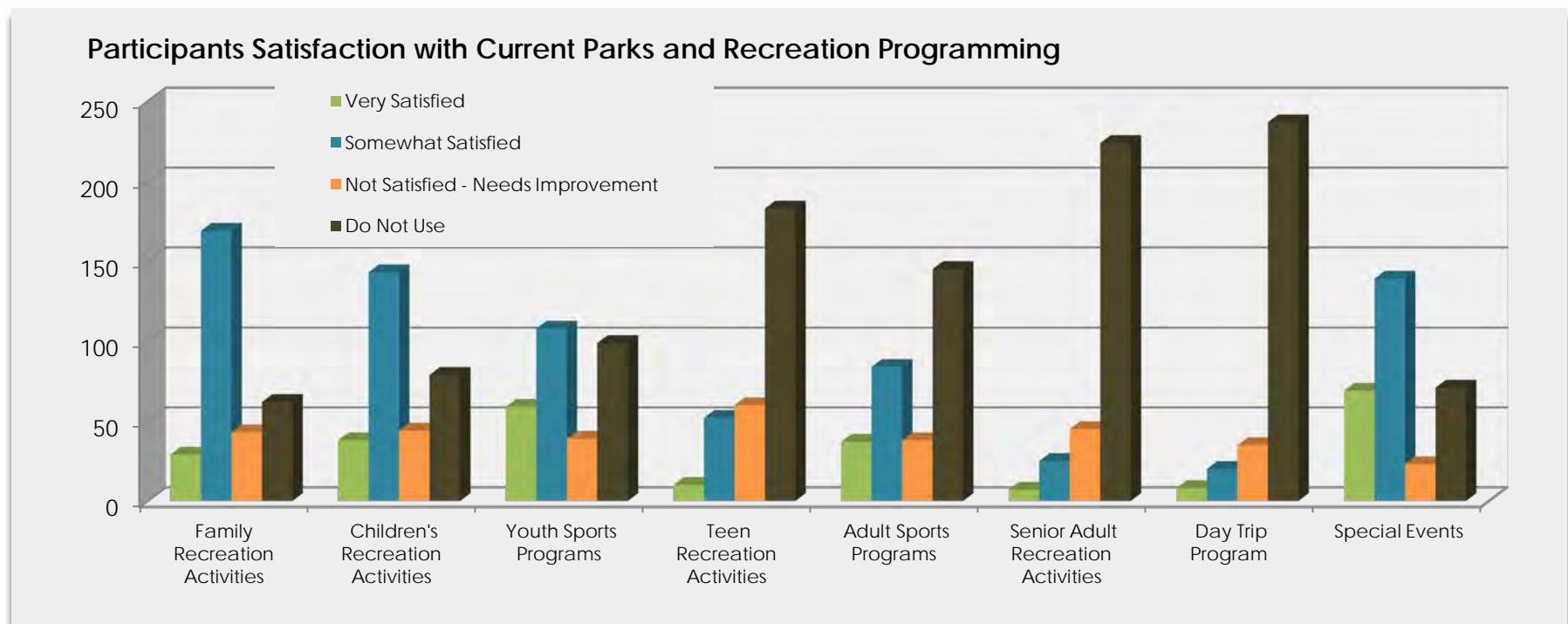
	Trails are awesome, both bike and Evans Park (always could go for more trails) As we continue to grow will need to add more parks (connect with trails) Continue to look for ways to add natural areas (both open and tree'd)
76	While the parks are satisfactory, there is nothing special about them and they tend to be just space with little intended organized purpose. There is no "reason" to visit them per se. There are none of them that are bad, just not special either.
77	Kinnick-Feller Park needs updating--playground equipment and restrooms especially. It also appears to be poorly maintained and feels unsafe in terms of possible crime. There is also a lot of "wasted space" in both parks that could be utilized.
78	New to the community. Would like a way to connect some of the new neighborhoods to the existing trail(s) that does not require walking on or near HWY 169 or on a gravel road.
79	Concessions at Kinnick Feller needs lots of work in regards to its offerings and facilitation.
80	I think there needs to be more neighborhood parks within walking distance for families.
81	Island Park is great! The only thing I wish we could change is to put a canoe and kayak access on the opposite side from the dam. A lot of people would like to float thr north side of the island, but don't want to go all the way to Puckerbrush!
82	The little league softball and baseball fields are in desperate need of improvement and expansion to support the growing number of players/teams.
83	Make bike trail a focus for healthy community and draw to promote Adel
84	Softball and soccer complex poorly maintained. Improved concession/restroom facilities needed. You bring in all these people with kids but do nothing to provide for those kids. Cannot have it both ways.
85	Need additional fields to accomdate increased children in baseball, softball, & soccer.
86	Do we have access to the new track for walking/running?
87	Would love a splash park for younger kids



88	The aquatic center needs to keep their event calendar up to date daily. Social media is helpful however could City of Adel or Chamber share some of your pertinent posts particularly revolving around times available and closed so in case you don't follow the aquatic center site you might have a chance of getting it on one of the other sites.
89	I think Adel has pretty nice athletic facilities, but parking is often stressful at the Island Park and Kinnick fields, as well as the pool and Evans park sometimes.
90	The upkeep of some of the baseball fields is bad. The number of dandelions at the fields and parks is awful. Please spray!!!
91	Need to expand trail. Earlham & Winterset for sure.
92	Need indoor facilities for fall/winter/spring - indoor pool.
93	It's hard to use the park near the river when mosquitoes are so thick. It would be nice to have a park that's more outskirts/rural that could be reached by sidewalk and bike trail.
94	The tennis courts are poorly maintained.
95	Would like to see bike trails connecting new housing south of high school to the main part of town and playgrounds within walking distance of these developments.
96	The athletic facilities are sub par. They are need of expansion and updating. The areas around the facilities are not well maintained, huge potholes surrounded the baseball fields almost all summer. The restroom facilities are inadequate. The number of fields needs to be expanded. There were a large number of kids in little league with very little practice times available.
97	There needs to be a trail coming in to town from the Timberview and Bailey's Grove developments off 169 to the high school. There is no way to safely walk or ride bike in to town.
98	need better drainage at Island park campground
99	It's great to have so many options. Didn't know about archery...don't know where it is. But if the facilities & equipment aren't kept up, it doesn't really matter how many facilities are available. Lighting, nets, running water/flush toilets, surfaces maintained, etc
100	It would be nice to have lights at the ballfields. It would be nice to have more trails that connects different areas of town. It would be nice to have an indoor track to be able to run/walk in the winter months.
101	It'd be great to have parks in the newer parts of town to the south and east of the river. I would also love a few indoor park shelters and a large indoor recreation facility.
102	The bike trail needs a bathroom and a decent parking lot. It would be nice to have more connector trails to the neighborhoods and pool. The sidewalks in town need improvement. My child runs cross country and I am worried that the kids are going to get hit by cars because the sidewalks are so bad!!!!
103	Keep our campgrounds! They provide all types of recreation - nature, fresh air, exercise, social, fishing, fun for families and all ages.
104	Campground problems too many drunks and homeless using facilities. Campground needs better maintenance and family area camping or group camping area. Campground needs mowed and trimmed more often.

105	Campground needs to be mowed and weed eaten more often. Soccer problems parking in R.V. spots. Walked out of my camper door to have cars parked in a space I paid \$20/night to have a relaxing time made me mad. So inconsiderate to campers.
106	The city seems to struggle to maintain what we have. If it was not for the service groups helping out, we would have significantly fewer amenities and more disrepair. This has been going on for some time now. If the city can't make the budget work, then it's time to raise taxes. You have to maintain things or we will loose them.

The chart below provides a breakdown of respondents' satisfaction with general park and recreation programming provided per age group. Please note the majority were only somewhat satisfied with current programs offered. The Senior Adult Rec. Activities, Teen Rec. Activities and Day Trip Program all received high "Not Satisfied – Needs Improvement" ratings of those who currently use the service. They also received the highest number of respondents stating they "Do Not Use" these services. This may indicate a need to increase the amount of programming opportunities for these user groups.



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Written Comments:

Number	Comments on specific parks and recreation programs:
1	Need improvement for fishing and camping
2	It's not the programs offered that needs improved.... It the facility improvement
3	The Seniors are not offered much except walking. Would like to see more for Sr. Ages both outside in summer and inside in winter .
4	Move softball/baseball to a summer rev sport
5	Some special events type programs would be nice: 4th of July fireworks, movies in the park, Easter egg hunt, Halloween celebration. In the town I lived previously, we had a family barbecue before trick or treating with goodwill donation.
6	Would like to see a splash pad.
7	Something needs to be put in the park where the old swimming pool was like a splash pad or fountain and a nice seating area and picnic tables.
8	Evans Park used often. We DO NOT wish to contribute to the families South of this Park for another park until THEY PAY THEIR FAIR SHARE OF PROPERTY TAXES. Mary and Charlie Beech
9	For a town of this size, Adel does a very good job at provided recreational activities and events, especially for kids. The adult sports rec available is also pretty good. I think people expect a lot more because we are close to West Des Moines and Waukee, but we don't have that kind of money so a lot of the ideas people seem to have are ridiculous. It would be helpful to have the Plaza at Kinnick-Feller completed because that offers a beautiful venue for a lot of public events, in a beautiful setting. I think we need to add some senior activities to our programs and we can use that venue for some outdoor or sheltered events once its completed. The fountain would be a great attraction for all ages, for lunch time workers to weddings, to evening events, etc. and for kids to play around the water feature there. It would be a cool place for teens to gather and we can plan activities for that specific area. Bike events and new Raccoon River (boating) events can use the new Plaza as their destination. An outdoor ice rink at Kinnick-Feller could also be done at a reasonable price and would be a great way to get teens outside in the winter, and for families in general. We do need to focus on getting quality land dedicated to the Parks Dept. in future neighborhood development so there is not a crowding issue like we currently have in Evans Park. Also, we should try and link new neighborhoods and parks to the bike trail. But I do oppose more money being dedicated to ball fields since we have spent to much money in recent years solely on facilities for children only, and that does not seem fair.
10	I have 2 teens in my household. I realize that Parks & Rec competes with school activities, but I haven't seen any teen activities that I can recall.
11	Sweet Corn Fest is fabulous. Need more free fridays. Invite food trucks. Need better farmers market.
12	Better trained coaches would increase the numbers especially in softball.
13	Nothing is offered for the Senior Adult Sports Program.
14	I don't really see many of these things you are talking about. If they exist, you need better PR.
15	What senior adult rec?
16	Would love to see more summer programs offered
17	Need to publicize events/leagues, we never find out about them. Also need more fun short sports leagues for kids like non league soccer



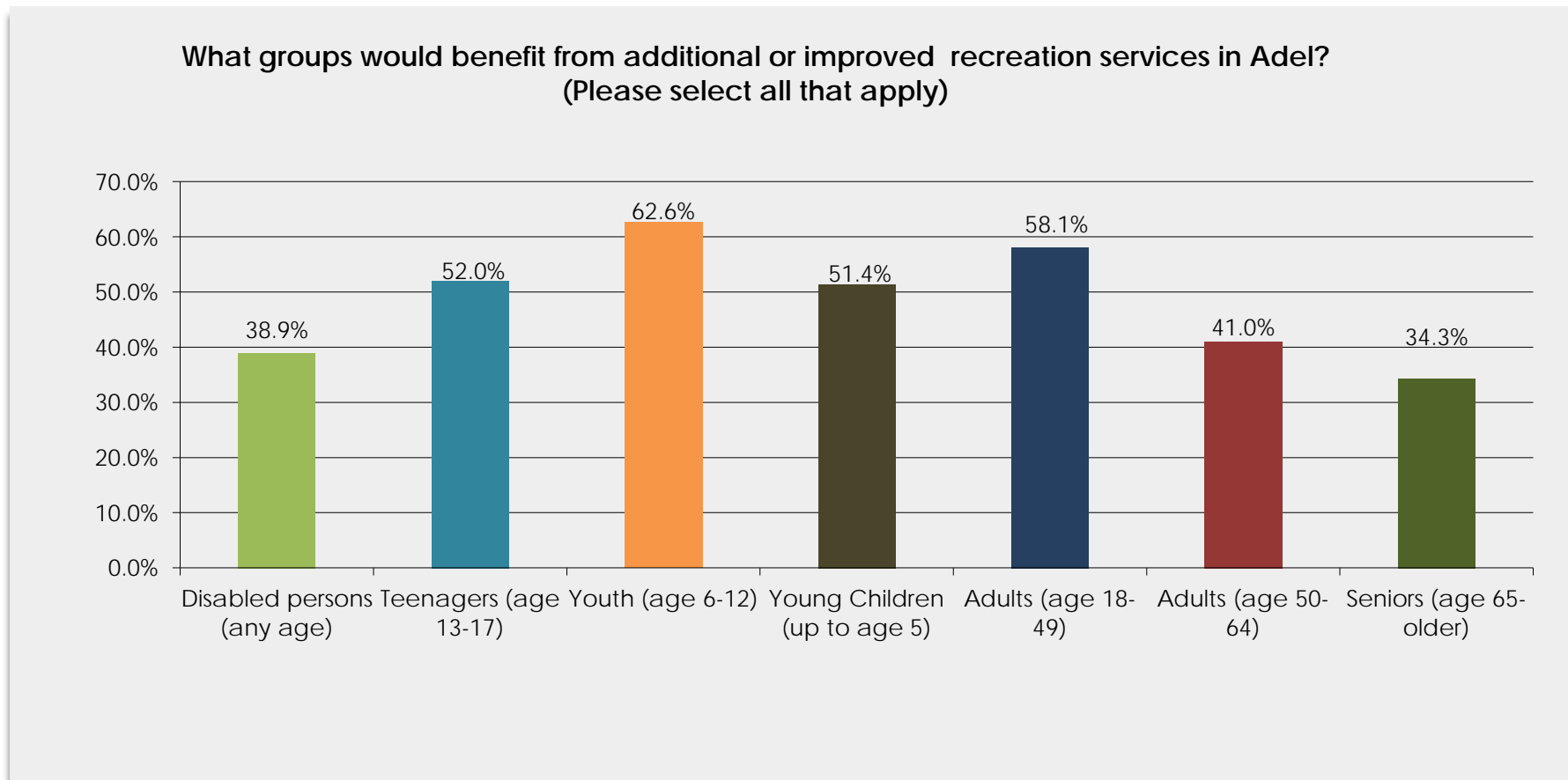
## COMPREHENSIVE PARK AND OPEN SPACE PLAN

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	or fun short seasons of sports
18	You need a better way to communicate with the people that live and USE the facilities.
19	The youth sports for girls needs vast improvements. It's unorganized and the equipment is outdated and
20	High need for improvement to youth programs and activities.
21	Would like to see a wider variety of programs offered to pre-teens, and not just athletic. Or perhaps I'm not as aware of the programs as I should be.
22	We need more Adult sports programs. More Senior Recreation programs available.
23	change orientation of south v-ball court so sun is not a factor. move baseball fields to land over by new pool. Adel needs better baseball facilities.
24	Like to see if gym time was available would anyone sign up for an over basketball league?
25	Maybe think about a canoe/kayak access on the east side of island park
26	I think the city offers all the options for youth sports and also for adult sports, however the fields for outdoor sports are in poor condition and there is no city indoor facility to utilize in the winter.
27	Would like to see a youth volleyball program that would encompass down to 2nd graders.
28	I would love to see a youth swim team in Adel.
29	I've never even heard of these program activities?!?!?
30	Better organization is needed for lining up and getting info out before the start of the season. A list of games arriving the night before is not acceptable. Receieving team jerseys at the last game is not acceptable (little sluggers) The soccer fields need better access/parking/rain maintenance. I don't want to complain or be negative as the children have a great time and these things don't bother them, but as a parent it is annoying. The pool is wonderful but needs upkeep terribly!! The splash area barely worked all season, maybe the first two weeks, chair are falling apart, cracked and broken. Bathroom doors sometimes lock sometimes don't. And lack of consistency with hours and posted times caused alot of unhappy patrons.
31	Again. With some signage on the trails. It would direct folks to events such as the concerts and even the Sweet Corn Festival. This year I saw lots of bikes coming into town from the trail. Also maybe put signs on the road for the motorbikers as well.
32	Need to separate rec and competitive indoor volleyball. Not fun for rec to play with competitive or vice versa. Would rather play same team 4 times than a variety of unbalanced games!
33	Our families organized activities tend to revolve around school organized activities. We have not participated in adult activities, but open to change if we knew what existed.
34	Adel Sweet Corn Festival- more local businesses rather than so many outside of the community represented.
35	Again, focus on the kids. The majority of users of these services.
36	need to offer more options for summer youth programs, more variety and also adult recreation/fitness programs.
37	I gave low scores to several mostly due to being unaware of what is available and wanting to see more and publicized more.
38	I love the concert series on Friday nights. Outdoor movies would be really fun. Family scavenger hunts, winter outdoor activities...

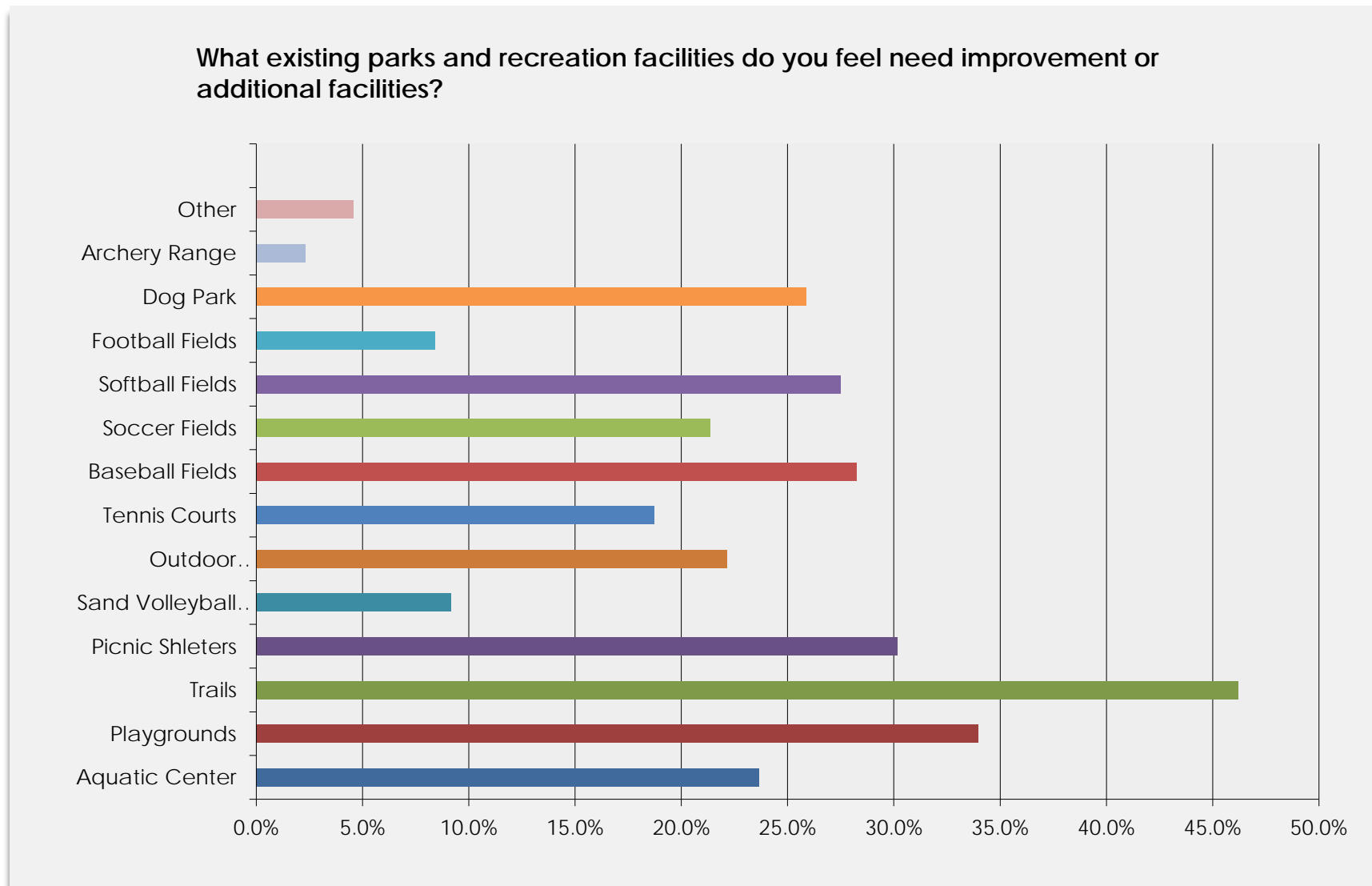
39	The programming is too static, nothing new is offered.
40	Better organization and support for the youth coaches. Coaches were told many times this season to take care of problems with the fields, scheduling, etc. that should have been handled by city staff.
41	I'm not sure what is available for adult recreation programs. It's either not advertised well or there isn't much available.
42	We could use a public shooting range similar to Bays Branch
43	Need to stagger softball/baseball/tball start dates. If they were spread out throughout the summer, there wouldn't be the crazy demand on field space and parents could see more of kids games instead of having to chose which child game to attend.
44	It would be nice it parks and rec offered all sports. Right now there is no offering for volleyball for youth/children.
45	I think it'd be helpful to find more ways to advertise these programs so that everyone knows about them.
46	Youth Soccer club is great.
47	No children or teens at my house; day trips interest me so will try to take part in them.
48	Need a family/group camping area in island park. Need to kick out the drunks and inconsiderate people/groups.
49	I can't think of any family recreation activities or day trip program offerings. Youth Sports is very good. This town has some great events - all of which are organized by the Chamber of Commerce. The city's support of the Chamber should continue.

The chart below shows respondents thoughts on of which user group would benefit most from improved services. Although fairly even across the options, the chart shows that 50% or greater felt the youth, teenagers and adults between the ages of 18 and 49 would receive the most benefit.





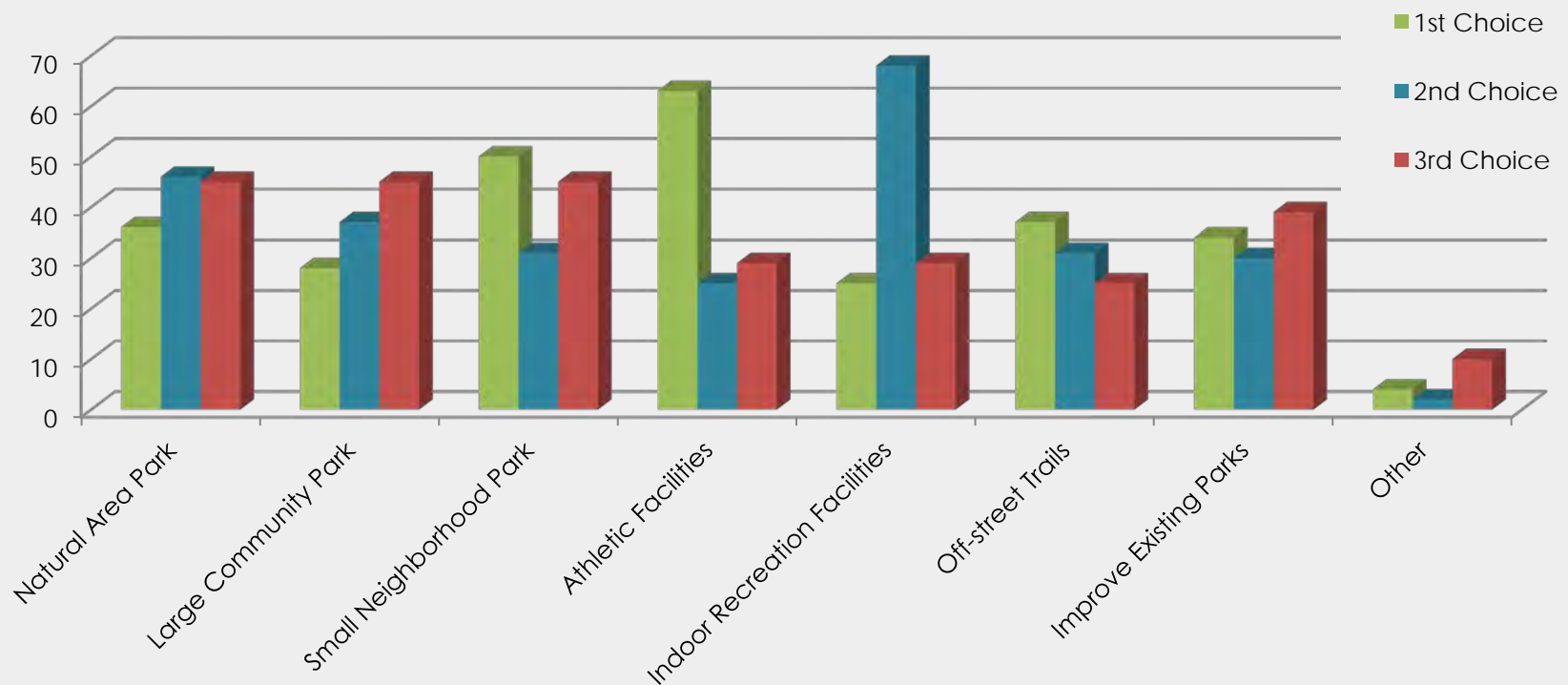
The chart below shows respondents thoughts on of which existing facilities need improvements or additional facilities. Trails received the largest vote with playgrounds in second.



4. **Analysis of Participants Views on Future Improvements, Needs and Priorities:**

The first question looked at priorities for future facility/ park types, including simply improving existing park facilities. Additional athletic facilities received the greatest 1<sup>st</sup> priority rating; while small neighborhood parks received the second greatest. It is also important to note that an indoor recreation facility was rated the top 2<sup>nd</sup> priority by 25% of those who responded.

**Top Three Choices for Future  
Park Facility Improvements**



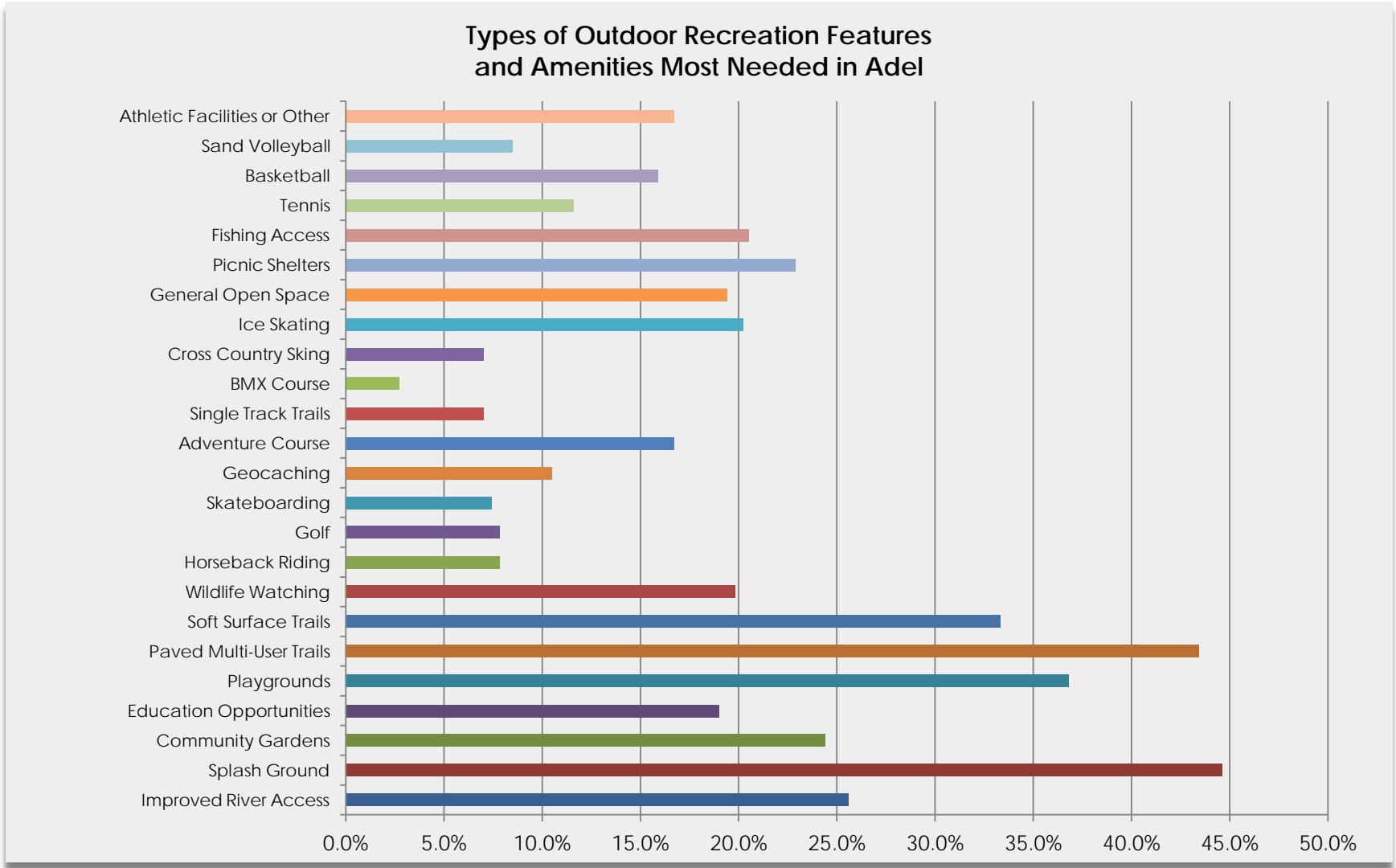
### Written Comments:

Number	Written comments about specific facilities needed:
1	Camping
2	Better access along river and campground
3	Camping / RVing
4	Would love to see a park within a sports complex as well!
5	As mentioned before - second set of softball fields is needed. Please upgrade the tennis courts or build some new ones. Tennis is a great family activity. Adel used to have an indoor racquetball court. Would love to see that available again for opportunities during winter months!
6	We need to develop the old pool site at Kinnick-Feller Park and have the large memorial fountain, splash-pad/water feature, shelter and pretty gathering area - a great venue for ALL ages and abilities. Splashpad there would be a super feature for kids at that end of town who can't afford pool memberships. Fountain and plaza would be a gorgeous addition to Adel and would feature events there throughout the year for all types of gatherings (concerts, picnics, weddings, teen games and club activities, etc. etc.)
7	More at the Fairgrounds. The fair is pretty pathetic and indoor space is limited. Restrooms at the Racoon River pavilion area for Friday concerts and Sweet Corn fest.
8	Shelter and Fountain at old pool site
9	Space that could be used for sport practices year round.. Not enough gym space for teams to practice.
10	Better communication about programs available
11	Splash park similar to Ashby park
12	Trails and more trails, BIKE AND WALKING trails.
13	I'd love to see a splash pad or some other community gathering zone in the downtown park.
14	would be nice to have a rec center. gym space is also at a premium, another indoor gym(s) would be nice and alleviate the demand, need more gym supply
15	Create access trails to Adel from the north and south sides of town
16	Free splash pad would be great!
17	Splash pad or spray ground outside of aquatic center. Free like Dsm parks.
18	Something teens and teens can do. Skating rink, etc.
19	I would like to see a splash pad for little children in place of the demolished old pool at Kinnick Feller Park.
20	utilize the river



21	It would be nice if there was a park with a splash pad.
22	It would also be great to connect our parks and facilities (e.g., the aquatic center) with more trails through neighborhoods or other means.
23	A baseball/softball park similar to one in Norwalk with ample parking and ability to host tournaments
24	Instead of adding new parks, I think we need to make the ones we currently have better.
25	More camping
26	I can't think of any indoor offerings except for the schools - and they are becoming harder and harder to work with. Recreation offerings slow during the winter months. I would be great if the city could offer more family friendly activities during the winter months.
27	Newer neighborhoods need more parks and green space.

The second question asked for participants thoughts on specific features or amenities within the parks they'd felt were most needed in Adel. The most requested needed amenities were a splash ground followed by paved multi-user trails.



## Written Comments:

Number	Written comments about specific amenities and features most needed in Adel
1	Better campground facilities
2	Camping Improvements
3	General improvement of all - ie.... tennis courts, ball fields, concession stands, restrooms, shelters, playground equipment
4	new baseball complex
5	Would love a splash pad separated from the aquatic center for the little ones!
6	The old park needs a fountain and/or splash pad with shelter, benches, plants, trails etc.
7	Please see my comments in the prior question concerning Kinnick-Feller Fountain and Splashpad/water feature area. Great public entertainment area and wonderful place to relax by the river - our most overlooked feature! Keep in mind that our river is very underused by canoe and kayak groups. Paddlers would really enjoy making Adel a destination - if we had the shelter and fountain area to relax it would be much more attractive to them. Also, bike trails linking the parks and neighborhoods would be tremendous for our town.
8	Indoor space? Adel doesn't really have one, except the schools and I don't get the impression that they like to share.
9	Better softball and baseball facilities. -and a dedicated soccer complex not part of a somewhat run down campgrounds
10	Indoor facilities
11	Not enough baseball and softball fields.
12	Completely redone soccer, softball and baseball complexes
13	New baseball/softball complex
14	Indoor sports complex
15	A campground that does not suck!
16	More gym spaces
17	New Baseball/softball and soccer complexes
18	make the basketball hoops lowerable by crank. Would allow little kids to use them to. v-ball court desperately needs to be re-oriented, south court is awful to play on.
19	Improved grounds for youth sports.
20	Need more softball and baseball fields and also more indoor basketball courts. This town is in desperate need of these items.
21	Indoor basketball facilities Indoor walking track
22	New youth baseball/softball complex
23	Updated restrooms and more restrooms! A community center!



24	Baseball complex
25	Ultimate frisbee/panick ball it's a thing
26	youth athletics and indoor community center
27	Softball and baseball complex
28	Would love to see a splash pad in Adel!!!
29	Additional softball and soccer spaces out of a flood plane and with improved bathrooms and concessions.
30	Softball/baseball complex
31	Additional/improved athletic fields are needed along with indoor rec center
32	sports complex (soccer, baseball/softball fields, all in one location).
33	Softball baseball fields
34	TRAILS ARE NEEDED
35	Improved Baseball Fields
36	Dedicated spaces and activities for handicapped individuals.
37	N/a
38	In past communities my family has lived in, we have really enjoyed many small neighborhood parks that were a short walk from anywhere in town. My kids and I would be thrilled with a splash pad that didn't require paying pool price admission to use. We would still go to the pool for long afternoons of swimming, but splash pad for a quick play time. This might not be parks dept, but our past communities have had sidewalks/paths that went between a couple of lots in one development that led to another development. It was so nice to connect these neighborhoods for walkers and kids, so you didn't have to drive somewhere that really wasn't far away, but had no easy way to walk to, especially since the roads in the new developments don't always make sense and you can't walk to another neighborhood without using a busy road.
39	For sure xc skiing
40	Indoor swimming
41	the softball and baseball complexes must be expanded and improved. the rec programs are not adequately served by the space available and competitive tournaments cannot be held at the facilities because of the condition of the fields and the quality of the bathrooms, especially the baseball area. When there is a softball tournament at the softball complex the bathrooms and field conditions are not on the same level of many other neighboring facilities.
42	shooting range similar to Bays Branch
43	New Softball fields / complex

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Participants were asked to rank their "Top Three Priorities". The following is the list of comments received.

Number		Priority #1:		Priority #2:		Priority #3:	
Respondent	1	1	Island Park - Speeding and parking problems	2		3	
Respondent	2	1	Island Park - river access, campground	2	Limit Soccer - to much traffic and rudeness from them. They disrespect the campground and its campers	3	Vehicles for soccer park in camping sites so campers can't get a site until they leave
Respondent	3	1	Island Park parking problems - when soccer is going on, they park wherever they want	2	Island Park - Soccer trash left behind when they leave	3	Island Park - Soccer guest driving too fast (10 mph) - Police should patrol this park
Respondent	4	1	Trails	2	Natural areas with education	3	Play ground like at Big Creek
Respondent	5	1	Clean up Tennis Courts or move locations	2	Clean up baseball fields	3	Clean up concession stands
Respondent	6	1	Nice field surface so you don't roll an ankle	2	Keep pool open longer it ended way to soon	3	Place to play roller hockey
Respondent	7	1	trails	2	baseball fields	3	aquatic center
Respondent	8	1	More walking / biking trails	2	Dog waste stations so people will clean up after themselves	3	
Respondent	9	1	More softball fields	2	Walking trails	3	Neighborhood parks
Respondent	10	1	Addition to Aquatic Center	2	More Play Equipment	3	More Biking Trails
Respondent	11	1	Soccer	2	Baseball	3	Softball
Respondent	12	1	Improvement to softball/ baseball fields	2	Improvement to tennis basketball courts	3	Additional trails and connectedness
Respondent	13	1	Build another community park	2		3	
Respondent	14	1	Additional park by aquatic center	2	More toddler equipment	3	Splash pad
Respondent	15	1	Development of Kinnick-Feller Park	2	Park managers with people skills	3	Payground/Splash Pad for Kids
Respondent	16	1	Splash pad or fountain and Kinnick Feller	2	Aquatic center - splash pad things don't work, water is cold and the hours are not good	3	Island park. There is nothing to do there
Respondent	17	1	additional softball fields	2	tennis courts	3	indoor space for racquetball and other winter activities

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Respondent	18	1	Softball Fields	2	Baseball Fields	3	Trails
Respondent	19	1	Kinnick-Feller Plaza (Fountain, shelter, splashpad at the old pool site)	2	Spray for weeds in general and make lawns in all 3 parks more attractive	3	More parking at Evans Park and they need a merry-go-round
Respondent	20	1	Indoor walking/ exercising space for use in the winter	2	Grading & leveling soccer fields at Island Park	3	A splash pad/ destination at Kinnick Feller Park
Respondent	21	1	More and better equipment.	2	Improved and more shelters	3	A park closer to the elementary school.
Respondent	22	1	Lighting on paths	2		3	
Respondent	23	1	Better playground equipment for both toddlers and handicapped children.	2	NO FOUNTAIN IN KINNICK FELLER PARK	3	Expand aquatic center
Respondent	24	1	Softball/baseball fields	2	Soccer complex	3	Increased parking at aquaticcenter
Respondent	25	1	Buy land to expand and improve Evans park with better shelter(s), more equipment, and parking.	2	Increase basketball courts in Evans park and other parks	3	Improve the look of Kinnick Feller Park and use the water/river access to emphasize that resource.
Respondent	26	1	more baseball/softball fields	2	more playgrounds	3	
Respondent	27	1	Enlarge Aquatic Center	2	Make Path going north and south	3	Create a sports complex
Respondent	28	1	additional softball/baseball fields	2	indoor sports facility	3	general upkeep of existing facilities
Respondent	29	1	Softball/ baseball	2	Indoor facilities	3	More paths
Respondent	30	1	Group camping area at Island Park	2	A shop at Island Park that supplies camping needs, refreshments, wood, etc	3	I'm a supporter of Friends of Kinnick Feller Park Improvement
Respondent	31	1	Ease of getting to available parks - hard to get to parks in new housing areas	2	Indoor facility to for kids when outdoor is not feasible (ie. indoor playground with soccer, basketball, etc inside)	3	New smaller parks for new developments
Respondent	32	1	More parks with nicer playground equipment	2	Trails connecting neighborhoods to parks and facilities	3	A big park for the town with splash pad, nicer equipment, and large shelter
Respondent	33	1	Baseball fields	2	Softball fields	3	indoor facility



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Respondent	34	1	Fix the tennis courts	2	Keep trailers in better condition	3	Improve quality of soccer fields
Respondent	35	1	Memorial Shelter and Fountain at Old Pool Site	2	Weeds in Kinnick Feller	3	
Respondent	36	1	Trail along river	2	Nature area by river	3	Use old bridge over the river
Respondent	37	1	Softball/Baseball - Better infield maintenance	2	Softball/Baseball - Better restrooms	3	Softball/Baseball - Additional fields
Respondent	38	1	Concessions	2	Bathrooms	3	Baseball/softball overall conditions (outfield, parking, fencing, etc.)
Respondent	39	1	restrooms	2	restrooms	3	restrooms
Respondent	40	1	Fix the gap in the gates.	2	More landscpae.	3	Add more attractions.
Respondent	41	1	Baseball	2		3	
Respondent	42	1	Splash area	2	update	3	
Respondent	43	1	Indoor sports complex	2	gym	3	outdoor gym
Respondent	44	1	Island park	2	Kinnick Feller	3	Island park
Respondent	45	1	Tennis Court Improvements	2	Trail System to the Jr/High School	3	More river frontage access
Respondent	46	1	More natural prairie	2	Little league fields	3	Educational opportunities
Respondent	47	1	Splash pad	2	More for younger children	3	N
Respondent	48	1	Dog park	2		3	
Respondent	49	1	More basketball court access	2	Better football facilities	3	
Respondent	50	1	Better playground equipment	2		3	
Respondent	51	1	Baseball fields	2	Indoor facility	3	Nature area
Respondent	52	1	Splash pads	2		3	
Respondent	53	1	Playground equipment for toddlers/ splashpad	2	More picnic tables and covers	3	Something for all ages at every park. Let's bring everybody together again!
Respondent	54	1	Island park	2		3	
Respondent	55	1	Expand walking trails	2	Expand soccer fields	3	Expand educational opportunities

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Respondent	56	1	Soccer fields	2	Basketball gym	3	Basketball outdoor courts
Respondent	57	1	Trails	2	Playgrounds	3	Adventure Course
Respondent	58	1	Clean up and update existing facilities - shelters, bathrooms	2	Renovate tennis court and other sports areas	3	Maintain a higher standard for daily park facilities maintenance
Respondent	59	1	Improved soccer fields	2	Rental facility in park setting	3	
Respondent	60	1	Soccer complex	2	Baseball fields	3	Softball fields
Respondent	61	1	more trails for biking and running	2	more pools and splashpad	3	better playground equipment
Respondent	62	1	Better little league baseball fields or someone to better maintain them	2	Splash pad at Kinnick Feller Park	3	Better Soccer fields
Respondent	63	1	Trails	2	Baseball fields	3	Aquatic center
Respondent	64	1	Trails	2	Playground equipment	3	Aquatic center
Respondent	65	1	Splash pad outside of the aquatic center	2	Accessible playground equipment for children with disabilities.	3	
Respondent	66	1	Make Kinnick-Feller attractive to a wider range of users	2		3	
Respondent	67	1	new baseball fields	2	south vball court redesigned/ bball hoops lowerable	3	rec center
Respondent	68	1	New baseball/softball complex.	2	Additional hoops	3	New playground equipment, adventure course
Respondent	69	1	Pool	2	Baseball	3	Soccer
Respondent	70	1	Baseball and softball fields	2	Soccer fields	3	water park
Respondent	71	1	Baseball fields need some work the concession stand is in rough shape	2	Need to work on the parking for soccer at island park	3	The organization for kids sports needs work. A lot of parents were upset about how soccer turned out this year. I know it is a soccer club but it was still very unorganized.
Respondent	72	1	Bike path access from other areas of town	2		3	
Respondent	73	1	Shade around play equipment in Evans park	2	Toddler playground separate	3	
Respondent	74	1	Youth baseball	2	More play equipment	3	indoor walking

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Respondent	75	1	Parking at pool, we don't go cause of it.	2	More range for the dog park	3	Cleaner bathrooms at parks
Respondent	76	1	Additional playground equipment	2	Improved Youth Athletic Fields/Facilities	3	Improved community athletic/gathering space
Respondent	77	1	Splash pad at the old pool	2		3	
Respondent	78	1	New baseball/softball complex	2	New baseball/softball fields	3	Repair/re-surface tennis/basketball courts
Respondent	79	1	Playground	2	Basketball	3	
Respondent	80	1	Sidewalks to Evans park on the east side street!	2	Updated restrooms Kinnick Feller	3	More Restrooms at Evans
Respondent	81	1	New youth baseball complex	2	Indoor Rec Center space- basketball courts, adult fitness area	3	Additions to aquatic center
Respondent	82	1	Walking distance	2	Younger age group activities	3	
Respondent	83	1	Additional softball/baseball fields with lights	2	Tennis courts	3	Soccer facility with more room
Respondent	84	1	Dogs	2	Dogs	3	Dogs
Respondent	85	1	Softball fields	2	Baseball fields	3	Dog park
Respondent	86	1	Family picnic shelters	2		3	
Respondent	87	1	Park in closer proximity	2	Accessible playground	3	More options
Respondent	88	1	More basketball hoops	2		3	
Respondent	89	1	Splash pad	2	Shade at existing parks	3	Equipment
Respondent	90	1	Tennis courts	2	More outdoor paved trails for biking	3	Lazy river in pool
Respondent	91	1	Free splash pad	2	Improve kinnick feller park	3	.
Respondent	92	1	Aquatic Center (expand and easier access from close neighborhoods	2	Youth Sports Facilities	3	More parks/playground equipment
Respondent	93	1	More trails	2	Fishing access	3	Basketball courts
Respondent	94	1	Indoor Sports complex	2	Community center	3	Teen activities such as teen rec leagues for 4x4 / 2x2 sand volleyball
Respondent	95	1	Bike trail	2	Tennis courts	3	Softball fields



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Respondent	96	1	Indoor basketball	2	Inorove soccer fields	3	Dirt bike track
Respondent	97	1	Canoe/kayak access to the east side of island park	2	Canoe kayak access to the east side of island park	3	Canoe kayak access to the east side of island park
Respondent	98	1	Basketball	2	Soccer	3	Tennis courts
Respondent	99	1	Concession stands	2	Parking	3	
Respondent	100	1	Indoor athletic facility/community center	2	soccer complex	3	baseball complex
Respondent	101	1	Soccer Fields	2	Baseball Fields	3	Football Fields
Respondent	102	1	Softball/ baseball complex	2	Concession stands	3	
Respondent	103	1	camping and fishing	2	lights at basketball and sand volleyball	3	more trails off road
Respondent	104	1	Soft, rubber ground covering for toddlers	2	Spray ground	3	
Respondent	105	1	Larger pool - swimming area not play area	2		3	
Respondent	106	1	Updated equipment at Nile kinnick park	2	Clean up bike trail	3	More activities for children 2-5
Respondent	107	1	Better baseball and softball facilities	2	Non school gym space	3	Expanded pool
Respondent	108	1	Bike trail improvements	2	Indoor recreation facilities	3	Children's playgrounds
Respondent	109	1	Clean up and utilize Kinnick Feller Park and old pool location	2	Keep the trail through town clean and accessible	3	Improve sand volleyball courts and access to other parks in town
Respondent	110	1	higher capacity at aquatic center	2	More softball fields	3	Better parking at Island Park for soccer fields
Respondent	111	1	Softball fields	2	Soccer fields	3	Picnic shelters
Respondent	112	1	baseball/softball/soccer sports complex	2	Recreation/Community Center with basketball courts etc.	3	Updates to concessions and bathrooms at Kinnick Feller
Respondent	113	1	Softball/baseball fields	2	Soccer fields	3	Aquatic center
Respondent	114	1	Indoor facility for ages 40-5 (skating rink)	2	Improved football/baseball fields	3	Outdoor facility for ages 40-5 (mini golf)
Respondent	115	1	More parks by new development	2	Splash pad- open earlier and later than aquatic center (dates)	3	Trials by new developments

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Respondent	116	1	trails connecting all areas of Adel	2	improvements in existing parks	3	baseball field improvements
Respondent	117	1	Picnic shelters	2	softball/baseball fields	3	trails
Respondent	118	1	Soccer	2	Softball	3	Baseball
Respondent	119	1	New softball complex	2	Trails	3	Indoor facility
Respondent	120	1	Softball/Baseball Fields	2	Additional Basketball Courts	3	Improved Tennis Courts
Respondent	121	1	Get the gravel road next to the pool paved for better access and cleaner facility.	2	More trails through neighborhoods to parks.	3	Splash pad at Kinnock Feller.
Respondent	122	1	Sport complex	2	lazy river or addition to aquatic center	3	indoor rec area including indoor pool
Respondent	123	1	More softball baseball fields	2	Indoor rec facilities	3	No fountain!
Respondent	124	1	Parking	2	Fix the Splash Zone	3	Consistent hours
Respondent	125	1	Trail Decorations	2		3	
Respondent	126	1	Available water source at dog park.	2	Splash pads or other water features at parks other than at aquatic center.	3	
Respondent	127	1	Upgrade restroom facilities in Kinnick Feller Park	2	Additional picnic shelters	3	Additional playground facilities for kids.
Respondent	128	1	Indoor facility allowing open gym for youth during winter months	2	Parks	3	More swimming lesson sessions and younger youth programming.
Respondent	129	1	Additional parks	2	More equipment	3	Variety of equipment
Respondent	130	1	More trails	2	More playgrounds	3	More shelters
Respondent	131	1	Playground equipment	2	Trails	3	Open spaces
Respondent	132	1	Trails to parks	2	Crossing Hwy to access parks	3	Free to use
Respondent	133	1	More playgrounds in new developments and neighborhoods	2	Additional activity areas at aquatic center	3	Move dog park it's taking up beautiful open areas
Respondent	134	1	Baseball Fields	2	More accessible indoor facilities (Basketball, group parties & events, etc.)	3	Tie: Walking Trails (no bike) & Community Parks for new development areas (again don't live in one, but realize they are needed)

# COMPREHENSIVE PARK AND OPEN SPACE PLAN

## APPENDIX A

Respondent	135	1	Splash pad	2		3	
Respondent	136	1	Nature trails	2	Park themes and signage	3	Promotional information
Respondent	137	1	Updates to existing Kinnick-Feller & Evans Parks	2	Utilize more space in those parks--picnic areas, sports courts	3	More walking/running trails
Respondent	138	1	Trails connecting areas throughout town	2		3	
Respondent	139	1	Spalsh pad in Kinnick Feller Park	2	Butterfly garden near splash pad	3	Gazebo makeovers
Respondent	140	1	more trails	2		3	
Respondent	141	1	Bike Trail	2		3	
Respondent	142	1	Sidewalks/access to trails from all neighborhoods	2	Neighborhood parks	3	Aquatic Center upkeep and maintenance
Respondent	143	1	Baseball	2	Soccer	3	Tennis
Respondent	144	1	Indoor Rec Center	2	Splash pad at Kinnick-Feller	3	Expanded in town trail system
Respondent	145	1	Baseball/Softball Fields	2	Dog Park	3	Picnic Shelters
Respondent	146	1	Bike Trail	2	Connectivity to trails and parks	3	Upkeep of parks and parks in new housing dvelopments
Respondent	147	1	Aquatic	2	Dog	3	Court House Renovation
Respondent	148	1	Walking trail at Kinneck Feller Park	2	Community Building for residents of Adel for an indoor facility	3	
Respondent	149	1	Softball	2	Soccer	3	Baseball
Respondent	150	1	trails	2	park cleanliness	3	upgrade playground equipment
Respondent	151	1	IMPROVED MAINTANCE	2	ADDL PLAYGROUND EQUIP	3	ADDL NEIGHBERHOOD PARKS
Respondent	152	1	Baseball Fields	2	Soccer Fields	3	
Respondent	153	1	Tennis Courts	2		3	
Respondent	154	1	Lazy river	2	Additional park/playground on south end of town	3	More picnic shelters at kinnick park
Respondent	155	1	Splash park	2	Tennis courts	3	Smaller playground for little kids



## COMPREHENSIVE PARK AND OPEN SPACE PLAN

## APPENDIX A

Respondent	156	1	Improved playground equipment	2	Walking trails	3	Basketball courts
Respondent	157	1	Splash pad	2	Shelter house with amenities	3	Playground equipment
Respondent	158	1	More fields for softball and football nice bathroom and concession stand	2	Aquatic center needs more flexibility open on weekends after kids go to school etc.	3	I was unaware we had an archery range.
Respondent	159	1	More small neighborhood parks	2	Nice restrooms	3	Connected trails
Respondent	160	1	Less weeds	2	Splash pad	3	New equipment
Respondent	161	1	Equipment for little kids	2		3	
Respondent	162	1	tennis	2	more trails	3	indoor facilities or winter activities like cross country skiing
Respondent	163	1	More trails, including soft surface	2	Improved sand in sand call courts	3	Women's indoor vball
Respondent	164	1	Splash pad	2	Dog park water feature	3	Dog park obstacle
Respondent	165	1	Expanded trails	2	More playground equipment	3	Unique outdoors activity such as natural playscape
Respondent	166	1	Expand trails both road and off road	2	Cross country ski course	3	More playground options
Respondent	167	1	More paved trails	2	Tennis courts	3	Bike Trails
Respondent	168	1	Adventure park	2	Trails	3	River access
Respondent	169	1	New tennis courts	2	Splash pad	3	New shelters
Respondent	170	1	Aquatic center additional hours in the am for adults	2		3	
Respondent	171	1	Playground equipment	2	Picnic shelters	3	
Respondent	172	1	Replace pool city removed at THE OLD RIVER PARK!	2	Clean up River Park, reseed and kill over weed that destroying the grass.	3	Better trail lighting
Respondent	173	1	Trails	2	Camping	3	Gardens
Respondent	174	1	improved sports complexes for soccer, baseball and softball	2	additional parking at the aquatic center	3	more walking trails
Respondent	175	1	Additional trails	2	Baseball fields	3	Neighborhood parks

## COMPREHENSIVE PARK AND OPEN SPACE PLAN

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Respondent	176	1	Would like more trails for walking/biking	2	Splash pad separate from the pool	3	More green space
Respondent	177	1	Clean up, fix make current facilities top-notch	2	Nice CLEAN facilities: Running water, drinking fountains, rest rooms at all facilities	3	Make current facilities top-notch, nice roofing, painted surfaces, grills, nets, sand, padding under playground equipment, paved trails, paved courts, and maintain them so they stay nice!
Respondent	178	1	Softball Complex	2	Pool expansion/more parking	3	New playground equipment for Kinnick Feller park
Respondent	179	1	More green space in new developments.	2	Wider sidewalks in new developments.	3	More activities for arts and crafts at the parks.
Respondent	180	1	Do something nice with old pool area (like proposed plan)	2	more trails	3	enlarge pool
Respondent	181	1	Indoor facility	2	More trails	3	Lights at the ballfields
Respondent	182	1	Develop an indoor recreation facility with a basketball court, community rooms, and other amenities that could be used year-round.	2	Develop a large park(s) with a variety of amenities in the new parts of town OR develop trails to reach the existing parks.	3	Develop a splash pad at Kinnick-Feller Park.
Respondent	183	1	Island Park is getting better but it is no where close to what it could be. The water sports and boat drop in could be so much nicer. People don't know where to put their boats in because it is hidden by trees. People also don't know how nice the sand beach we have in Adel below the dam. The dam just needs to be removed. What purpose is it currently serving?	2	The bike trail needs to have a bathroom and a decent parking lot.	3	Overall the city needs to improve the sidewalks. They are dangerous.
Respondent	184	1	splash pad	2		3	
Respondent	185	1	Island Park Campgrounds - Keep supporting our camping - it's unique and beautiful, enforce rules to protect all.	2	Protect river banks and boat ramps from deteriorating.	3	More Seating at Raccoon Bank Pavilion for events - benches.
Respondent	186	1	Family or Group Camping Island Park	2	Better access to fish along river	3	Better parking at Island Park. To many soccer parking problems.

## COMPREHENSIVE PARK AND OPEN SPACE PLAN

## APPENDIX A

Respondent	187	1	More family/group camping	2	Trees planted at Island Park	3	Better parking (keep soccer out of RV Camp sites. Soccer people pickup the trash they leave behind 9-24-16 thru 9-25-16 Trash and water bottles left around site 30 by soccer kids.
Respondent	188	1	Island Park - Have soccer traffic stay on the soccer side. They speed through the campground side. Just have them go out as they came in.	2	Island park - concrete pads even with the ground/grass level.	3	Dust parks for mosquitos.
Respondent	189	1	Multi use trails, biking and walking.	2		3	
Respondent	190	1	Improvements and additions to trail system	2	Upkeep of existing facilities - painting, replacing rotten wood, basic mowing and trimming	3	Additional parking near the swimming pool.
Respondent	191	1	We need more trails.	2	More neighborhood parks.	3	More events/activities geared to middle aged persons who work full time but would like to engage in weekend activities.
Respondent	192	1	more walking trails, no bicycles, in nature settings (country)	2	good basketball courts	3	good tennis courts
Respondent	193	1	A baseball/softball complex with ample parking/concessions/restrooms and ability to host multi-day tournaments. Could boost the economy of Adel. I know when my family travels to tournaments (almost every weekend in the summer), we spend money on gas, food, etc. in the towns we visit.	2	More parking space available at the Aquatic Center.	3	
Respondent	194	1	Improved bike trail with artwork/or some type unique attraction to bring riders to town.	2	Need a restroom built for bike trail use	3	Wider trails in town to get to bike trail like the metro area city's have done.
Respondent	195	1	It would maybe nice to have another playground type park in the newer subdivisions being built.	2		3	

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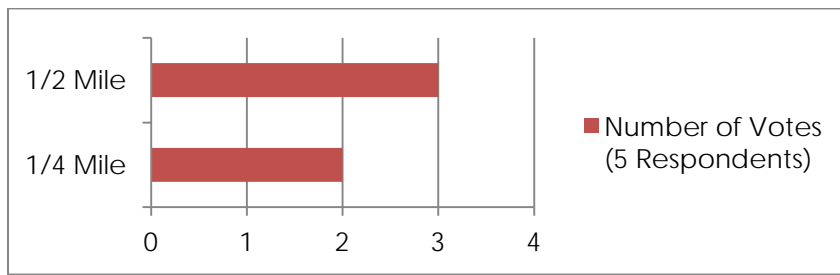
## COMMUNITY PUBLIC MEETING COMMENTS RECEIVED

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**OCTOBER 27, 2016** | Ex. Parks and Survey Results Review | KEY QUESTION: What improvements are most important to you?

(7 Individuals Provided Comments)

**Desired Service Area for Neighborhood Parks:**



**Desired Park Improvements for Existing Features:**

Add practice field for softball/baseball at Kinnick-Feller.

Buy land adjacent to Evans Park owned by private individual.

Improvements of Kinnick-Feller open spaces.

Walking bridges over major roadways.

Wider sidewalks throughout town.

Acquire and develop the NE corner of Evans Park.

Trails.



**Desired New Potential Park Features:**

Shelter/fountain plaza at Kinnick Feller.

New softball/baseball fields on land by water tower near aquatic center.

Plaza at Kinnick Feller, replace old playground equipment.

Better use of waterway features through Kinnick-Feller and Island Park.

Plaza shelter at Kinnick Feller Park.

Replace old playground equipment.

Ball Fields.

Trail.

**Trail Improvements:**

Add connector from RRV Trail to Island Park Campgrounds.

Connectivity between north and south town and between parks (existing) (The crossing highway 6 (Greene Street).

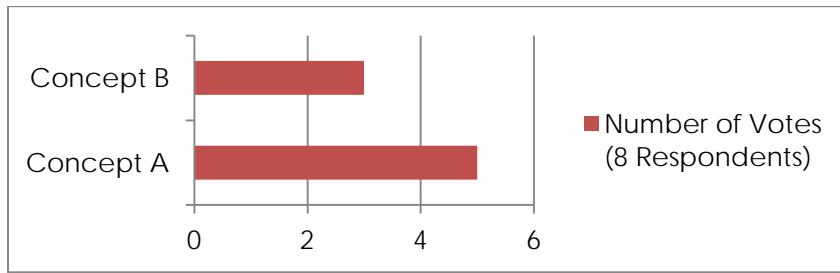
**Additional Comments:**

None

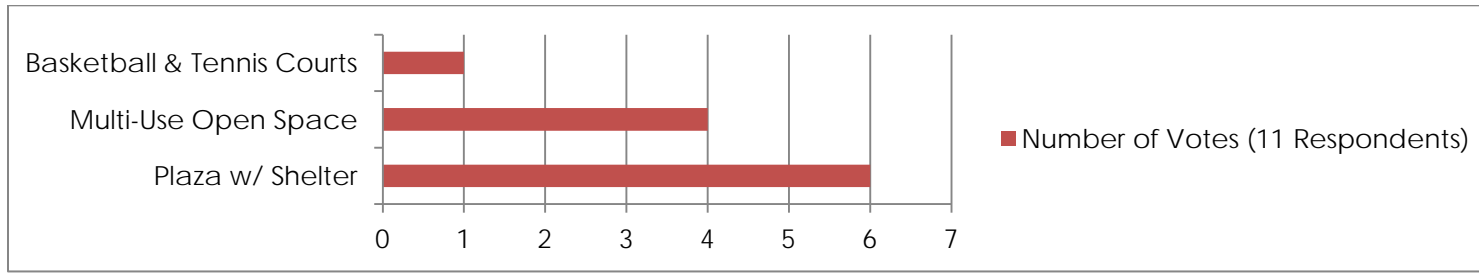
**December 12, 2016 | Concept Review | KEY QUESTION: What improvements are most important to you?**

(13 Individuals Provided Comments)

**Preferred Water Tower Park Concept:**



**Preferred New Facility at Kinnick-Feller Park (old pool site):**



**Proposed Park Improvements Comments:**

Kinnick Feller: Keep the plaza project and the “splash ground” and ice rink area. The water tower park and ball fields should be part of a 10-20 year plan, because just the 30 acres will cost \$600K!

Focus on accessibility, improve maintenance.

Upgrade parking.

Expand Evans Park land.

A splash pad I think is very important outside the aquatic center.

Improve parking, Improve ADA accessibility.

Start with ball fields/soccer and pocket parks.

The aging generation needs places to enjoy the outdoors. Many people use Kinnick Feller during their lunch hours. They tend to sit in their cars due to lack of benches and plazas.

I like the idea of a shelter or something built at Kinnick rather than more ball fields or sports. Move additional sports to water tower park. No park on east side of 169/south of Hwy 6?

**Proposed Trail Improvements Comments:**

Develop trailhead at Racoon River and Pedal Park looks good. Main thing is to link all the trails together and get future developments linked in. Good plan! Island Park trail ideas are excellent as well as connecting KFPark to the NE ballpark/Island Park area.

Trailheads needed.

Use existing wooded areas.

Would like to see Kinnick Feller improvements first. Specifically, the fountain/plaza project.

Connect the town's parks with 10 foot wide bike trails!!!

Love the soft trail idea in Island Park.

Water trail – improve access – let us be the start of the Central Iowa Water trail system instead of Van Meter.

Soft trail by Island Park for running.

Trail access to parks is very important. There are many young families looking to bike/walk/stroller ride. More trails, more trails, more trails.

Accessibility to trails and trailheads. Connections to existing trails and connecting new areas of town.

Clear connection to each quadrant of town. Connection to Island Park and trailhead by bridge.

Love the idea of any trails.

I like the new trail ideas. Looking forward to using the soft trail around Island Park.

**Priorities of Improvements:**

**Number 1 Priority:**

Kinnick-Feller Plaza has been in the works the longest – lots of people want this and a splash pad!

Soccer fields.

KF Park – shelter house is my vote.

Buying additional 30 acres for ballfields.

10 foot wide bike trails that connect our parks – love the one that is along the river.

Evans Park – future park expansion.

Trails, connecting trails.

Island Park improvements.

Connection to Island Park.

Evans Park – acquire Steve McCalley property. It is already used by citizens who I think doesn't even know the property is private.

Improvements to Kinnick Feller.

Water Tower Park.

**Number 2 Priority:**

Develop trailhead and linking bike trails.

Neighborhood parks.

No new playground equipment at KF Park (less than 10 years old).

Improving current parks.

The 10 foot wide bike trail that connects Pedal Plaza to downtown.



Natural development of Island Park and water access.

Kinnick Feller Park.

Kinnick Feller improvement of parking and keeping tennis and basketball.

Trailhead by bridge (RRVT).

Plaza at Kinnick Feller

Kinnick Feller

**Number 3 Priority:**

Purchase land by water tower (adjacent 30 acres).

Trail improvements.

Updating subdivision ordinance to include neighborhood parks.

Raccoon River Valley Trailhead and overlook/fishing by the river.

Development of Kinnick Feller.

Trailheads.

Trailhead at RVT big river.

Pocket park(s) on southside (Clover and Baileys).

Soft trails at Island Park.

**Additional Comments:**

Please respect the opinion of all Adel citizens, not just folks who just moved here and are demanding all the elements and amenities of Waukee and West Des Moines.

Very few comments in original survey on need for splash pad/park shelter/fountain – just because petition received with 160 signatures should not become big emphasis. After all, proponents of soccer field could get over that! Neighborhood parks are non-existent/lacking because we let them give money instead? Natural habitat parking.

Improve sidewalk and trails. We could use the parks if we could access the parks. No point improving/creating parks if no one can get there.

Keep green space and soft trails in and around Island Park. Underpass safety connecting east side to Bailey's Grove.

Stop sign at So. 12<sup>th</sup> and Cassidy curve (northbound). Fast traffic down the hill. Needed for pedestrian crossing.

Water Tower Park concept C – remove one of the larger fields and replace with tennis and basketball courts.