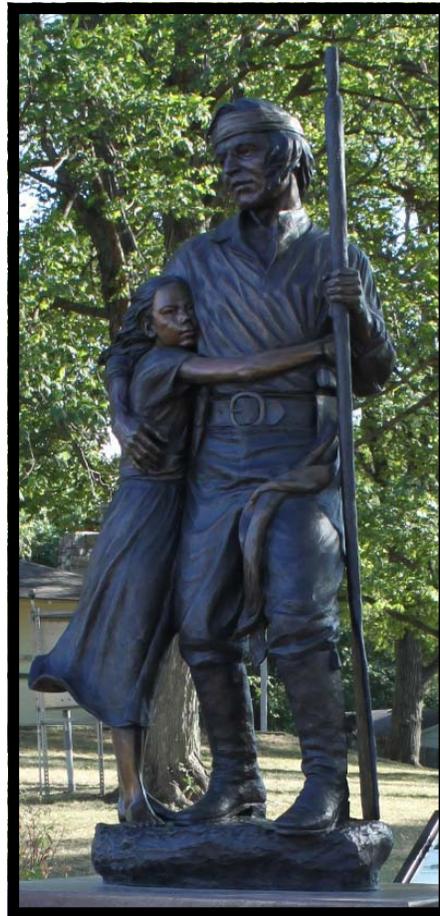


City of EUDORA PARKS & RECREATION MASTER PLAN



**Eudora, Kansas
Parks and Recreation Master Plan
January 2012**

CREDITS

Parks & Recreation Master Plan Committee

Ruth Hughs, Council Member

Tom Jerome

Vicki Johnson

Jeff Pierce

Kyle Stadalman

Julie Stewart

Mary Ann Watts

Mayor

Scott Hopson

City Council

John Fiore

Ruth Hughs

Kenny Massey

Tim Reazin

Bill Whitten

Eudora Staff

John Harrenstein, *City Administrator*

Gary Scott, *Parks & Recreation Director*

Jimmy Kegin, *Assistant Director*

Report prepared by

Indigo Design, Inc.

with

VSR Design

AMAI Architects

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Make no little plans; they have no magic to stir men's blood and
probably themselves will not be realized.
Make big plans, aim high in hope and work, remembering that a
noble, logical diagram once recorded will not die...

Daniel Burnham
Architect and Urban Planner

...We are charged with the duty of developing a plan that shall
not only meet present, but future wants...
to undertake important work in a half-hearted manner
is the poorest economy...
it is far better to plan comprehensively and broadly
and proceed with actual construction leisurely
than to attempt economy in the original plans.

George Kessler
Landscape Architect and City Planner

The City of Eudora initiated the creation of a Parks and Recreation Master Plan in the spring of 2011 to guide the development, improvement, and maintenance of its parks, trails, and recreation programs over the next 10+ years. It was understood and emphasized by all participants in this process that Eudora citizens view parks and recreation as a fundamental component of the quality of life in their city and that citizen interest in the outcome of this plan would be significant.

Process Overview

The development of this plan has been overseen by a Parks Master Plan Committee, a special committee comprised of one City Council member and six other Eudora residents, formed specifically to guide this important planning task. As well, members of the City staff have been instrumental in providing information, insight, and assistance throughout process.

The review and direction provided by the Committee and staff was guided by feedback and response from a public survey that was conducted in the early stages of the process. The feedback from the survey as well as analysis of conditions and needs was used by the committee to formulate a set of goals and programming elements for the parks and recreation complexes.

Design consultants were then brought into the process to assist with creating conceptual plans that could address the stated goals and programs. This report is a culmination of that process and is intended to serve as an overview of the proposed improvements and additions to the parks, recreation, and trails system.

Overview of Major Elements of the Master Plan

During the course of the Master Plan development, several elements became the framework for the many specific recommendations that are included in the plan. A summary of the most prominent elements of the plan are outlined below. Additional discussion and detail regarding these elements can be found in the various sections of the full Master Plan report.

Individual Park and Recreation Complex Plans

The following bullet list provides an overview of the prominent improvements which have been proposed for each of the existing parks. More detailed lists and graphics of each park plan can be found in Section 4 of the report:

Bluejacket Park

- New Restroom, Shelter Pad Expansion, and Seat Wall
- Playground Improvements, including
- New Nature Play Area
- New Small Shelter
- Trail Improvements and Expansion
- Nine-Hole Disc Golf Course
- Tree Plantings/Arboretum

CPA Park

- New Kitchen & Restrooms Building
- New Multi-Use Plaza and Stage
- Revisions to Retaining Wall and Walks on Main Street
- New Park Sign
- New Walking Paths Throughout
- New Internal Parking Lot and Drive
- Relocated and Re-built Gazebo
- New Gardens near Eudora Statue

East Side Park

- Playground Improvements and Additions, including
- New Nature Play Area
- Basketball Courts Improvements
- New Trees and Fencing

Paschal Fish Park

- Playground Improvements and Additions, including
- New Nature Play Area
- New Walking Trail
- New Berms and Trees

Lucy Kaegi Park

- Playground Improvements and Additions, including
- New Nature Play Area
- Possible New Parking
- Improvements tied to Community Center

Pilla Park

- Playground Improvements, including
- New Nature Play Area
- New Small Shelter
- Parking Improvements
- New City Entry Signs
- Trail and Curb Improvements on west side

South Park (new neighborhood park)

- Shelter
- Playground
- Walking Trail with linkages to residential areas

Wakarusa River Boat Ramp

- New Small Shelter, with shade trees
- Improved Fishing Access

Community Center - Aquatic Center Complex

- Fitness Center Expansion
- Community Room Expansion w/ outdoor courtyard
- Child Care Expansion w/ outdoor play area
- New Entry, Offices, and Social Areas on Church St.
- Additional Parking (at Church Street entry)
- Aquatic Center Expansion Space Secured
- Renovated playground in Lucy Kaegi Park
- Possible conversion of ball fields to open space and trail following completion of other sports field improvements (see below)

East Sports Complex - 3 fields (primarily for Softball use)

- Infield Improvements and Turf Irrigation
- New Fencing (foul lines and outfielders)
- New Field Lighting
- New Concessions/Restroom Building with walkways
- New Dugouts and Bullpen Areas

West Sports Complex – 3 fields (primarily for Baseball use)

- Infield Improvements and Turf Irrigation
- New 300' field
- New Fencing and Backstops
- New Field Lighting
- New Concessions/Restroom Building with walkways
- New Dugouts and Bullpen Areas
- Parking Lot Expansion and Renovation

South Sports Complex – (Soccer/Multi-use Area)

- Large, Flexible-Layout Turf Areas – also used for track and field events
- New Restroom/Shelter Building

Skate Park

- Location and size to be determined (see discussion in Section 4)

Trails System Overview

A major piece of the overall Master Plan is the proposed community-wide trail system – which focuses on bicycle and pedestrian systems and which can be viewed in Section 5 of this report. The trail system is conceived first and foremost as a recreation and quality of life resource for the citizens of Eudora, with the goal of providing easily-accessed and safe corridors for walking, running, bicycling, and generally moving about the city. It is essentially intended to accommodate the following uses:

- Recreational cyclists and families with children
- Runners and walkers
- General citizen access to community sites, such as parks and recreation facilities, schools, civic sites, and commercial shopping areas

The trail plan includes locations of various community sites and destinations, which trail system users are expected to seek out on a regular basis.

The proposed recreation trail corridors are initially targeted for those areas that provide the safest pedestrian environments, comfortably allow for two-way trail traffic, and minimize interactions with vehicular traffic. The preferred corridors for the trails are, then, those that can accommodate minimum 8-10' wide trails, including:

- Existing parks and school sites
- Wide street right-of ways, where extra-wide sidewalks can be accommodated.
- Stream corridors, with particular focus on the few that are accessible for trail purposes.

Community Center

Eudora resident's strong desire for a community center was successfully realized in recent years and this recreation facility has more than proved its worth since its opening. So much so, that the idea of expanding the footprint and building size has been explored as a means to increase programming opportunities and for the general benefit to the community for many possible uses – via both sponsored programs and reservations. A concept for expansion that adds additional program space and also re-orientes the main entry toward Church Street has been explored as a part of the conceptual design process.

Closely tied to any discussion of Community Center expansion is a need to understand and consider the future of adjacent land uses. With the expectation that Laws Field will not be needed going forth for school sports programming, the community finds itself at a place in time where many opportunities exist regarding how the area around the Community Center site may wish to be re-organized and developed for the good of the entire community in terms of recreation, commerce, and improved street patterns. This important set of opportunities must be considered along with impacts to and potential for betterment of the public facilities that reside in the Community Center, Aquatic center, and Lucy Kaegi Park and ball fields. The concept plan included in this report is one proposed option to achieve the best situation for the many possibilities related to this prominent city entrance and node.

Children and Nature

“Passion does not arrive on videotape or on a CD; passion is personal. Passion is lifted from the earth itself by the muddy hands of the young; it travels along the grass-stained sleeves to the heart.....we must also save an endangered indicator species: the child in nature.” ~ Richard Louv

There is a well-documented national trend that seeks to re-connect children to nature in the hands-on way of our parents, grandparents, and ancestors. This trend and the needs for its continued growth are best captured by the work of Richard Louv in “Last Child in the Woods.” The growing nature-disconnect of the last few decades has resulted in childhood obesity, attention disorders, and depression. More positively, it is known that close connections with nature are fundamental to increases in creativity and learning, and an appreciation of the nature world and how it works, as Louv's book details.

Master Plan Summary

There is great merit to efforts to connect children and nature, and this plan is devoted to working with the City of Eudora and its citizens to develop new ways to help re-build that connection within its park system. At its core, the challenge is to create nature-based play that allows and encourages direct exposure to nature ...hands-on, dirt-under-the-fingernails kinds of experiences that use all of a child's senses. This is how the children – and all of us – gain an appreciation for our place and the world around us...our nature.

These concepts for increasing the child-nature connection will go beyond education and observation, to actual experiences played out in un-structured, un-pressured ways. Nature play areas will seek to be attractive to children and families, encouraging them to explore - more on their own free time than in a programmed, controlled format. The solutions to this challenge, as proposed in the Master Plan, are play-based, as play is what attracts and holds the attention of children. A child's job is to play...our job is to help - really to let - that play happen.

New Park Land

As the community grows and changes, it will be important to maintain an awareness of opportunities to purchase new park land when critical connections and valuable sites become available. This will especially be true to allow development of the recreation trail corridors and for future park and recreation sites in areas of expected residential growth.

Park Master Plan Committee Priorities

Following presentation of the initial parks and recreation concepts, Opinions of Probable Cost figures were developed for each component of the plan. The Park Master Plan Committee then met to review and discuss the long list of proposed improvements and associated costs and to then prioritize the improvements for implementation.

In general, the highest priority items coming out of this exercise were the following:

- Improvements to CPA Park.
- Improvements to Pilla Park.
- Expansion and improvements to the Community Center and surrounding park lands.
- Improvements and completion of the East Sports Complex.
- Improvements to East Park.

Goals of the Parks and Recreation Master Plan

Based on the prominent elements or issues as outlined above, broad goals for this master plan have been crafted, which seek to capture the overall intent of the specific recommendations for each park and recreation element:

- Enhance Neighborhood Parks – Begin a systematic improvement program to update and generally improve the existing neighborhood parks. Also, seek locations for new neighborhood parks in growing areas of the community.
- Nature Play – Provide opportunities for children to experience play in “natural environments,” which can supplement and enhance the more traditional play features currently found in the parks.

Master Plan Summary

- Trail System – Develop a community-wide bicycle and pedestrian trail system that makes the most of opportunities within all park and school lands, along major streets and stream corridors, and with connections to neighborhood sidewalk systems.
- Sports Complexes – Complete and add to the two existing complexes and explore the possibility of adding a south complex to further support the programming needs of the community. Consider conversion of the Lucy Kaegi site to another type of recreational use, following completion of the other sports complex projects.
- Community Center – Engage in detailed discussions regarding the future land use changes around the Community Center site and seek ways to implement the proposed changes that will allow the center to increase its prominence and visibility along Church Street and its ability to accommodate an increased level of use.

In Summary

There are many worthy concepts included in this master plan, and achieving their implementation will indeed take a steady, phased approach. Yet, the quality of life expected by the residents of Eudora will be the force behind taking those first steps and continuing on as conditions and opportunities allow. The City has an excellent inventory of parks and recreation sites with which to develop a high-quality system – a system that will attract and retain citizens and businesses. As well, connecting these sites with a well-planned trail system will help to ensure that the investment in these facilities will be realized with high-levels of usage and satisfaction.

One of the City’s overall themes could be characterized as the pursuit of development and redevelopment aimed at retaining and attracting families with children and those in their prime earning years and the businesses that are needed to support this goal. Similarly, this park plan should be viewed as an opportunity to provide the types of park lands that these demographic groups value so highly when they are choosing a community within which to live. While part of this decision making is dependent on housing size and style, the availability of high-quality, accessible parks can help to overcome some of the inherent challenges that confront the City.

Goals and Programming

The following section provides a review of the initial goals and program elements that were generated by the Parks and Recreation Master Plan Committee in the early phases of the master plan process. These thoughts and ideas were regularly re-visited and discussed throughout the conceptual design phases. A few of the items were modified or omitted - and some program features were added - during the course of the project, but the majority of these expectations were met or exceeded. The plans that resulted from seeking to satisfy these stated goals and program elements reflect a long-term direction for parks and recreation in Eudora.

A final thought related to the Eudora Parks and Recreation Master Plan Goals:

One of the City's overall themes could be characterized as pursuing development and redevelopment aimed at retaining and attracting families with children and those in their prime earning years. Similarly, this park plan should be viewed as an opportunity to provide the types of park lands that these demographic groups value so highly when they are choosing a community within which to live. While part of this decision making is dependent on housing size and style, the provision of high-quality, accessible parks can help to overcome some of the inherent challenges that confront the City.

- The following pages include the summary of goals and program elements that guided the conceptual design process -

EUDORA PARKS & RECREATION MASTER PLAN

Goals of the Master Plan

- Integration of **pedestrian trails/walkways** to promote walkability
- **Improvement of existing parks** to encourage increased use and quality of recreation experience
- **Construction of additional playing fields** to support recreational leagues and tournament-play opportunities
- *Investigate* the desires of citizens regarding **additional programming and services** offered at the recently constructed community center.
- *Identify* **new services** desired by citizens

EUDORA PARKS & RECREATION MASTER PLAN

Value of **Specific** Parks and Facilities Plans

Make no little plans; they have no magic to stir men's blood and probably themselves will not be realized. Make big plans, aim high in hope and work, remembering that a noble, logical diagram once recorded will not die...

Daniel Burnham

Architect and Urban Planner

- *Community Acceptance and Support*
- *Identification of Project Costs*
- *Marketing to Potential Funding Sources*

EUDORA PARKS & RECREATION MASTER PLAN

All Parks - Action Items

- **Consistency and uniformity** to all parks.
- The integration of each park into a **community-wide trail system** and the provision of off-street parking at every park – each serving as **trailhead locations** for the pedestrian trail network.
- **Athletic Fields/Complexes** – **Repair of existing athletic fields** and the development of a new **state-of-the-art multi-sports complex** at Eudora Elementary School.
- **Playgrounds** – Upgrading of out-of-date existing playground systems and equipment in order to meet Federal and State Park requirements (**ADA accessibility, age division, height restrictions and safe fall material**).
- **New park** – Located on the southwest side of Eudora Middle School, serving the Shadow Ridge and Meadowlark neighborhoods.
- **Finishing Touches** - Landscaping upgrades, consistent signage, and descriptive elements throughout the park and trail system.

EUDORA PARKS & RECREATION MASTER PLAN



Paschal Fish Park

Action Plan Upgrades:

1. Removal of out-of-date toys; construct toddler-aged (3-5) playground
2. New swing set upgrade
3. Grass – Re-seeding with Bluegrass/Rye mixture for high-traffic areas
4. Signage/landscaping upgrades
5. Connection to city park trail system
6. ADA compliant sidewalks
7. Weatherproof picnic tables

EUDORA PARKS & RECREATION MASTER PLAN

East Side Park



Action Plan Upgrades:

- 1. Irrigation Systems**
- 2. Rubber Playground tiling**
- 3. Decorative Lighting**
- 4. Decorative rock landscaping**
- 5. Integration of park into community-wide trail and walkway system**

EUDORA PARKS & RECREATION MASTER PLAN

Pilla Park – East and West



West Action Plan Upgrades:

1. Landscaping upgrades – plants, flowers, and shrubbery for park entrance.
2. Upgrade playgrounds with new swings and slide.
3. Connection to city park trail system
4. “Natural” fencing/boundary off of busy Main St. (Shrubbery, trees, etc.)
5. ADA Compliancy
6. Lighting – consistent with downtown Eudora
7. Shelter – provision of a picnic area
8. Parking – Improvement of existing lot, proper curbs



East Action Plan Upgrades:

1. Signage/landscaping/lighting upgrades
2. Connection to city park trail system
Eudora welcome area with terraced, decorative wall on 6th and Main north slope.
3. Arboretum – To provide a sitting area with fountain for visitors to the site.

EUDORA PARKS & RECREATION MASTER PLAN



CPA Park

Action Plan Upgrades:

- 1. Indoor/outdoor multi-use shelter – Opportunity to hold community events as well as weddings, receptions, parties, and outdoor ceremonies. Modernly equipped with kitchen, lights, water, heat and AC, plus restrooms.**
- 2. Connection to city park trail system with existing and new sidewalks.**
- 3. ADA Compliancy**
- 4. Updated Gazebo – Re-surface concrete areas with brick or stone, replacement of old pillars, removal of pipe handrail and upgrade to a decorative rail.**
- 5. Upgrade of retaining wall – design a modern stone wall to enhance our downtown curb appeal.**
- 6. Garden sitting area.**

EUDORA PARKS & RECREATION MASTER PLAN

East Sports Complex – Ball Diamonds



Action Plan Upgrades:

- 1. Re-design infields with laser grading technology**
- 2. Addition of clay and shale mixture for infield surfacing**
- 3. Fence, dugouts and scoreboards to highlight the area of the complex and provide safety to participants and spectators**
- 4. Lighting – Decorative lighting to outline the complex – 3 sets of ball field lights to illuminate fields**
- 5. Parking and sidewalks, paths – ADA compliant – to connect with city-wide trail system**
- 6. Concrete pads for bleachers**
- 7. Multi-purpose building with restrooms , drinking fountains and equipment storage– centrally located between ball fields**
- 8. Shelter for picnic area, park benches**
- 9. Consistent Signage**

EUDORA PARKS & RECREATION MASTER PLAN

East Sports Complex – Soccer Fields



Action Plan Upgrades:

- 1. Irrigation to keep a consistent playing surface**
- 2. Parking area – North of playing fields**
- 3. Multipurpose building with restrooms, drinking fountains, and equipment storage**
- 4. Paths and walkways to integrate with community trail system**

EUDORA PARKS & RECREATION MASTER PLAN

West Sports Complex



Action Plan Upgrades:

- 1. Re-design infields with laser grading technology to fix drainage issues**
- 2. Addition of clay and red shale mixture for infield surfacing**
- 3. Landscaping – Provide flowers, shrubbery, and plants to accent the entrance to sports complex**
- 4. Parking lot – Re-surface with addition of curbing and new paint for stalls – ADA compliant path to ball diamond spectator areas**
- 5. Walkways and trail system integrating with community-wide system**
- 6. Concrete pads for existing bleacher areas – upgrades aesthetics and access**
- 7. Upgrades to dugouts with roof repair being top priority**

EUDORA PARKS & RECREATION MASTER PLAN



Bluejacket Park

Action Plan Upgrades:

- 1. ADA Compliancy**
- 2. Connection to city park trail system**
- 3. Trail repairs**
- 4. Disc Golf course**
- 5. Irrigation and landscaping**
- 6. Decorative lighting**
- 7. Restrooms**
- 8. Natural amphitheater**
- 9. Additional shelter**
- 10. Parking at playground**

EUDORA PARKS & RECREATION MASTER PLAN

Community Center & Aquatic Center



EUDORA PARKS & RECREATION MASTER PLAN

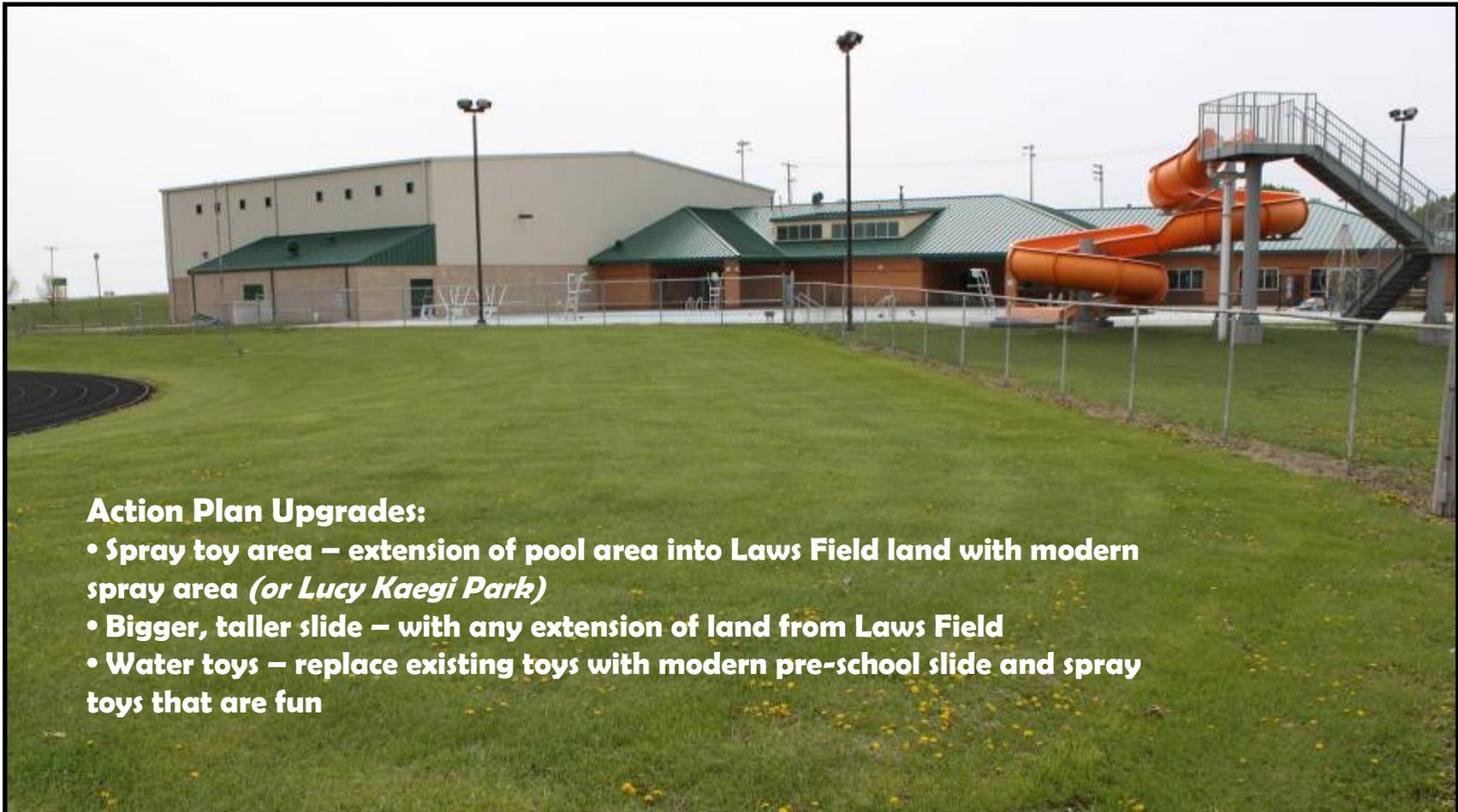
Community Center & Aquatic Center

Action Plan Upgrades/**Concept Program:**

- Provide additional space for an **indoor playground**.
- Integrate a **multi-purpose gymnasium** for various sports, practices, and exercise class overflow. Attached to existing gym, this will also house a racquetball court.
- **Fitness center:** Incorporate a state-of-the-art facility with up to **3,000 square feet** for expansion of free weight lifting areas, cardio areas, and to include a daycare room.
- **Spray toy area** – extension of pool area into Laws Field land with modern spray area (*or Lucy Kaegi Park*)
- **Bigger, taller slide** – with extension of land from Laws Field
Water toys – replace existing toys with modern pre-school slide and spray toys that are fun.
- Also, an **indoor aquatics facility**.

EUDORA PARKS & RECREATION MASTER PLAN

Aquatic Center



Action Plan Upgrades:

- **Spray toy area – extension of pool area into Laws Field land with modern spray area (*or Lucy Kaegi Park*)**
- **Bigger, taller slide – with any extension of land from Laws Field**
- **Water toys – replace existing toys with modern pre-school slide and spray toys that are fun**

EUDORA PARKS & RECREATION MASTER PLAN

Community Center – Fitness Center



**Action Plan Upgrade:
Incorporate a state-of-the-art
facility with up to 3,000
square feet for expansion of
free weight lifting areas,
cardio areas, and to include a
daycare room.**

EUDORA PARKS & RECREATION MASTER PLAN

Community Center

Action Plan Upgrades:

- Provide additional space for an indoor playground for summer camp and afterschool programs – to also be open to public for rentals, daily play fees, parties.
- Construct and integrate a multi-purpose gymnasium for various sports, practices, and exercise class overflow. Attached to existing gym, this will also house a racquetball court.



EUDORA PARKS & RECREATION MASTER PLAN

Lucy Kaegi Park



Action Plan Upgrades:

- 1. Parking lot – 50 stalls to accommodate sports traffic with ADA accessibility**
- 2. Connection to city park trail system with existing and new sidewalks.**
- 3. Lighting – decorative lighting throughout park for better visibility.**
- 4. Removal of out-of-date toys; construct ages 5-12 playground/Federal and ADA compliant**
- 5. Rubber-tiled playground area – 12” x 12” tiles that resist wear, weather, while increasing aesthetics and value.**

EUDORA PARKS & RECREATION MASTER PLAN

Future/Prospective Parkland

Middle School Site Action Plan Upgrades:

- 1. Integration of new park into community-wide trail/walkway system – through Shadow Ridge and Meadowlark neighborhoods**
- 2. Landscaping – plants, trees, shrubs**
- 3. New play equipment - \$25,000-35,000 for new system**
- 4. Parking area – continuation of existing access road**
- 5. Shelter – picnic area**
- 6. Proper lighting for safety**

Other Locations – Anticipating Future Growth

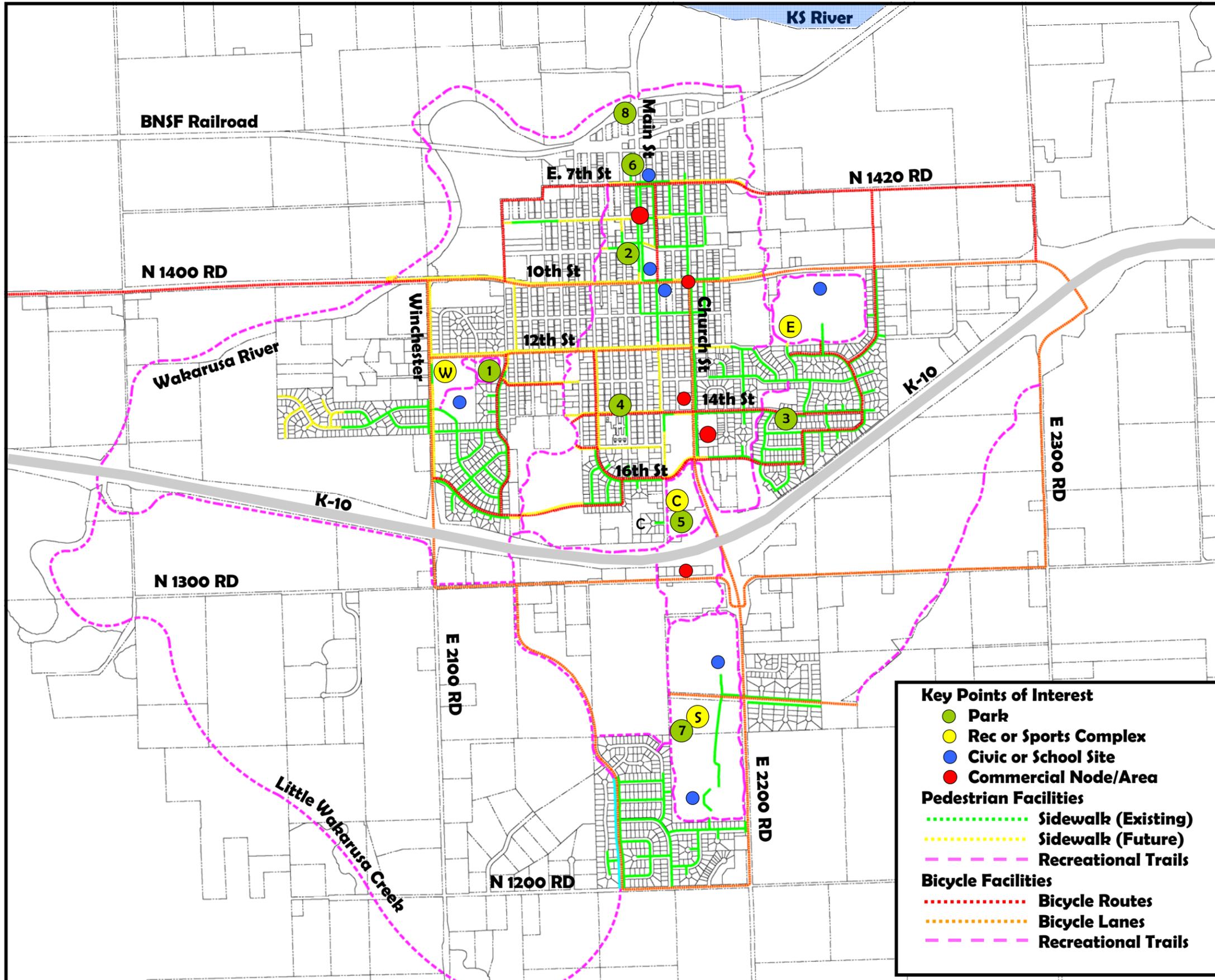
Parks and Recreation Master Plan Overview

The plan on the following page highlights the community-wide improvements recommended for the parks and recreation facilities in Eudora, as well as proposed corridors for the development of a bicycle and pedestrian trail system. This plan highlights only the most significant improvements relative to each park and recreation site. Other detailed improvements are recommended beyond those listed and can be reviewed with the individual park and recreation complex plans included in Section 4 of this report. Additional information on the trail system can be found in Section 5.

It should be noted that this plan is a long-range plan and will require on-going future discussion regarding priority setting and an annual review of viability by the City.

Eudora Park and Recreation Master Plan

March 2012



Key Points of Interest

- Park
- Rec or Sports Complex
- Civic or School Site
- Commercial Node/Area

Pedestrian Facilities

- Sidewalk (Existing)
- Sidewalk (Future)
- Recreational Trails

Bicycle Facilities

- Bicycle Routes
- Bicycle Lanes
- Recreational Trails

- 1** Bluejacket Park
 - New Restroom, Shelter Pad Expansion and Seat Wall
 - Playground Improvements, including Nature Play Area
 - New Small Shelter at Playground
 - Trail Improvements and Expansion
 - Nine-Hole Disc Golf Course
 - Tree Plantings/Arboretum
- 2** CPA Park
 - New Kitchen & Restrooms Building
 - New Multi-Use Plaza and Stage
 - Revisions to Retaining Wall and Walks on Main Street
 - New Park Sign
 - New Walking Paths Throughout
 - New Internal Parking Lot and Drive
 - Relocated and Re-built Gazebo
 - New Gardens near Eudora Statue
- 3** East Side Park
 - Playground Improvements, including Nature Play Area
 - Basketball Courts Improvements
 - New Trees and Fencing
- 4** Paschal Fish Park
 - Playground Improvements, including Nature Play Area
 - New Walking Trail
 - New Berms and Trees
- 5** Lucy Kaegi Park
 - Playground Improvements, including Nature Play Area
 - Improvements tied to Community Center
- 6** Pilla Park
 - Playground Improvements, including Nature Play Area
 - New Small Shelter
 - Parking Improvements
 - New City Entry Signs
 - Trail and Curb Improvements on west side
- 7** South Park (new neighborhood park)
 - Shelter
 - Playground with Nature Play elements
 - Walking Trail with linkages to residential areas
- 8** Wakarusa River Boat Ramp
 - New Small Shelter and Improved Fishing Access
- C** Community Center - Aquatic Center Complex
 - Fitness Center Expansion
 - Community Room Expansion w/ outdoor courtyard
 - Child Care Expansion w/ outdoor play area
 - New Entry, Offices, and Social Areas on Church St.
 - Additional Parking (at Church Street entry)
 - Aquatic Center—Space Secured for Future Expansion
 - Renovated playground in Lucy Kaegi Park
 - Possible conversion of ball fields to open space and trail following completion of other sports field improvements (see below)
- E** East Sports Complex - 3 fields primarily for Softball use
 - Infield Improvements and Turf Irrigation
 - New Fencing (foul lines and outfields)
 - New Field Lighting
 - New Concessions/Restroom Building with walkways
 - New Dugouts and Bullpen Areas
- W** West Sports Complex -3 fields primarily for Baseball use
 - Infield Improvements and Turf Irrigation
 - New 300' field
 - New Fencing and Backstops
 - New Field Lighting
 - New Concessions/Restroom Building with walkways
 - New Dugouts and Bullpen Areas
 - Parking Lot Expansion and Renovation
- S** South Sports Complex - (Soccer/Multi-use Area)
 - Large, Flexible-Layout Turf Areas - also for field events
 - New Restroom/Shelter Building

This master plan report section provides additional insight into the improvement recommendations that have been created for each of the city's parks and recreation sites. The plans are presented in the following order, first with a brief discussion of their proposed improvements and design intent, followed by a graphic plan.

- **Bluejacket Park – (3 plans)**
- **CPA Park**
- **East Park**
- **Paschal Fish Park**
- **Pilla Park**
- **Wakarusa River Boat Ramp**
- **New South Park and South Sports Complex (2 plans)**
- **Community Center, Aquatic Complex & Lucy Kaegi Park**
- **East Sports Complex**
- **West Sports Complex**
- **Skate Park (text only)**

- The following pages include the individual park and recreation site improvement plans -

BLUEJACKET PARK

This large park, which generally functions as a neighborhood park, has potential to also serve as a community-level park. The following improvements are recommended to address a few noted issues and opportunities:

1. New Restroom, Shelter Pad Expansion, and Seat Wall
 - A new, expanded trail system as noted below, will create increased use and potential for this park. These improvements will serve to support the increased use and add the ability to accommodate larger groups for shelter rental and use of the large play area.
2. Playground Improvements
 - Additional play features, plus new curbing and fall surfacing, will add to the attractiveness of this play area, as will the proposed...
3. New Nature Play Area
4. New Small Shelter
 - This small shelter will add greatly to the comfort for parents and families visiting the play area
5. Trail Improvements and Expansion
 - A new, wider trail surface, and an increase of the trail length to the west, will make this an excellent location for patrons desiring a significant off-street exercise location. As well, a shorter trail loop, located in the higher portion of the park, will allow use by those who do not prefer the larger loop with its significant elevations change.
6. Nine-Hole Disc Golf Course
 - A conceptual layout is shown on the third plan page, indicating the suitability of this site for a new, low-impact use. This feature will be much enhanced after some time has allowed the growth of the proposed trees.
7. Tree Plantings/Arboretum
 - This open site will benefit from the planting of trees to create an arboretum feel for the park. A large variety of tree species and sizes will create high-quality look and feel for this park.



New rain gardens

Ex. shelter w/
expanded pad and
seat wall

New restrooms

New nature
play area

New small
shelter

Renovated play
area w/new
concrete border,
see-saws and
bouncers

New walking trails

New arboretum
tree plantings

Proposed baseball field – See
West Sports Complex plans

Eudora Parks and Recreation Master Plan

Bluejacket Park



New restrooms

Evergreen mini-forest

Sand Play

Logs and Posts

Existing swings

Renovated play area w/new
concrete border, see-saws and
bouncers

New small shelter

Eudora Parks and Recreation Master Plan

Bluejacket Park – Nature Play Detail



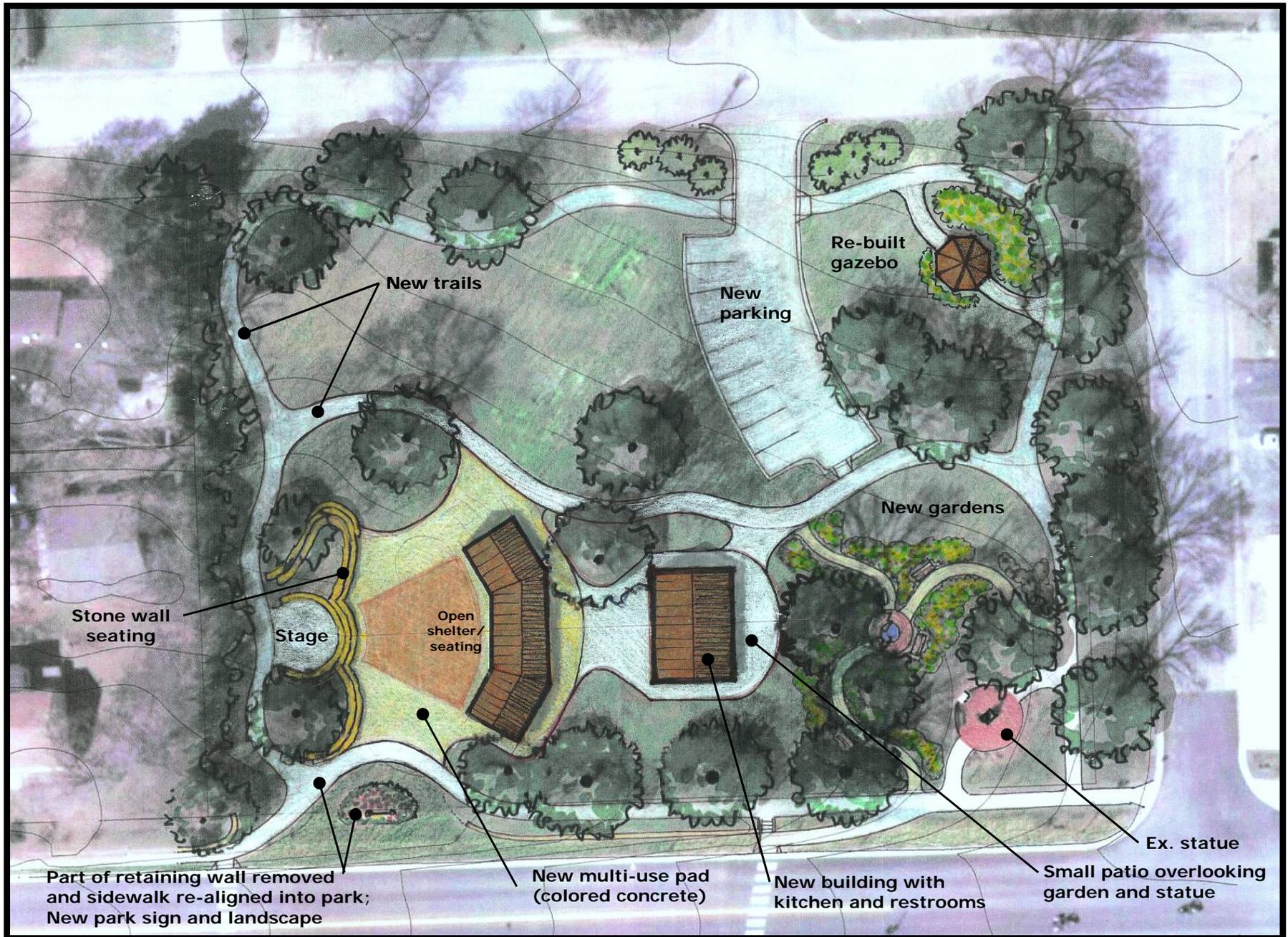
Eudora Parks and Recreation Master Plan

Bluejacket Park – Disc Golf Course Concept

CPA PARK

This centrally located community park is a valuable amenity for the citizens of Eudora. Accordingly, the park plan calls for some significant additions and improvements to further increase its prominence within the park system and as an asset to the downtown environment.

1. New Kitchen & Restrooms Building
 - These improvements will add greatly to the capability and convenience of this park as a host site for community gatherings, festivals, weddings, etc.
2. New Multi-Use Plaza and Stage
 - These features are intended to replace the basketball court as a multi-use space with a larger and more attractive amenity.
3. Revisions to Retaining Wall and Walks on Main Street
 - Existing grades between the basketball court and Main Street are such that a portion of the wall can be removed and the slope re-graded to open up better views into the park from Main Street. A new, wider walkway can then create a good entry into the park.
4. New Park Sign
 - Located to highlight the new, open view line into the park.
5. New Walking Paths Throughout
6. New Internal Parking Lot and Drive
 - This feature is designed to improve the accessibility to the kitchen and shelter.
7. Relocated and Re-built Gazebo
 - The gazebo is moved to the northwest portion of the park, allowing it a special setting of its own and accented with garden plantings.
8. New Gardens near Eudora Statue
 - This new garden area is intended to add to the visual appeal of the statue, particularly as viewed from Main Street. The gardens will also allow for attractive seating areas within the park, near the statue, with good views of Main Street and the new buildings and gazebo.



Eudora Parks and Recreation Master Plan

CPA Park

This small neighborhood park is well-used and conveniently located for many residents. As such, it will benefit from improvements aimed at increasing the quality and quantity of play features, as well as a few aesthetic and safety enhancements.

1. Playground Improvements and Additions

- New toddler swings and a see-saw add to the value of the play area. Re-set and additional ledgestone terracing improves the aesthetics and usability of the site for play purposes.

2. New Nature Play Area

- Adds to the variety and quantity of play features in this small neighborhood park.

3. Basketball Courts Improvements

- Concrete pad expansions add to the usability and safety of the two courts.

4. New Trees and Fencing

- These features add to the aesthetic appeal of the park and add a measure of safety. Properly situated trees and berms will add shade to the park and add play value, as well.



New trees and berms

New ornamental fence

Re-built and expanded stone wall – maximum 2 courses high

Ex. path

Existing/expanded basketball court

New sand play

New nature play area – logs, posts, limestone boulders

New see-saw

New bench

Existing climber w/ slides

New trees (several)

Existing shelter

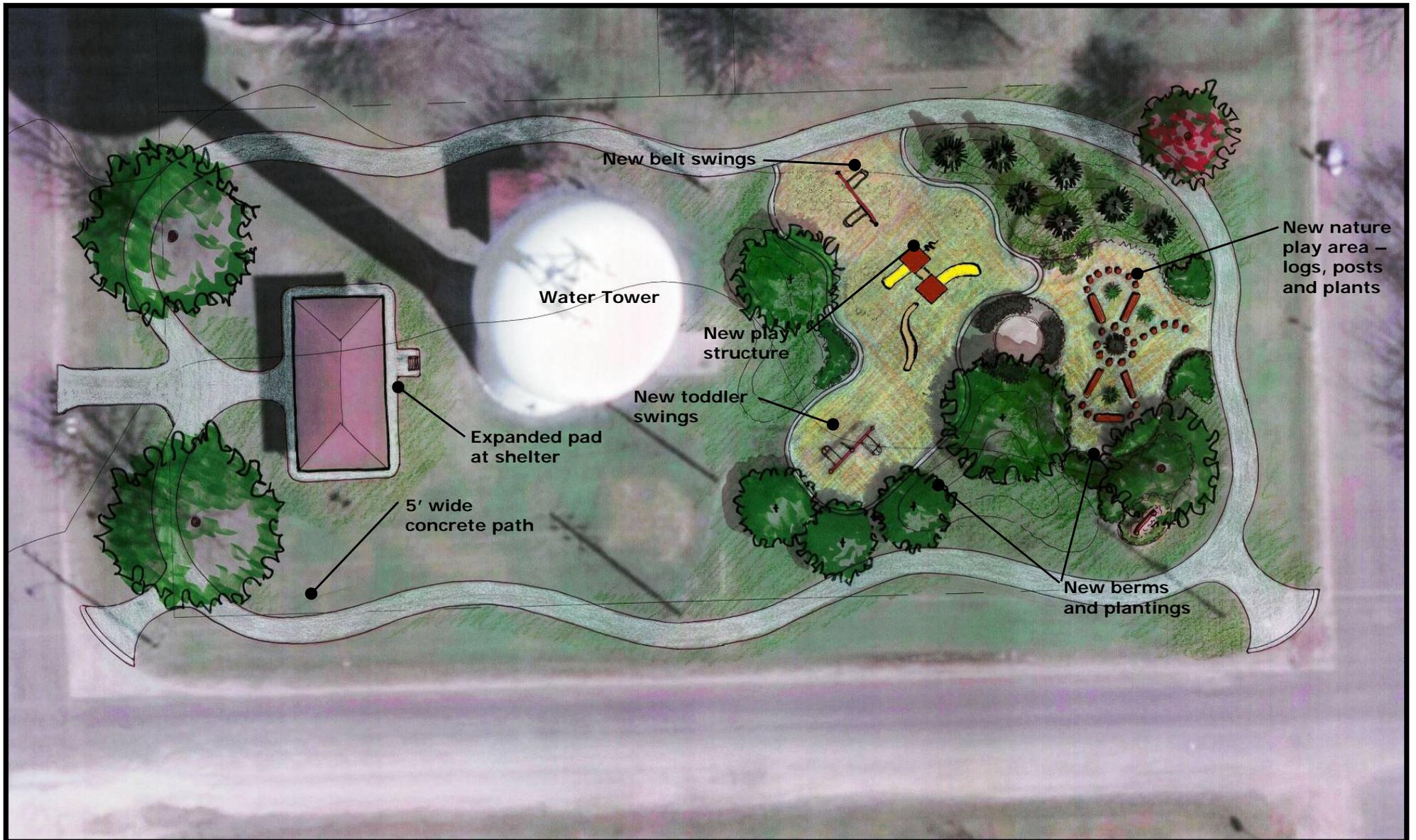
New toddler swings

Eudora Parks and Recreation Master Plan
East Side Park

PASCHAL FISH PARK

This small neighborhood park is bound on three sides by residential streets and has very good visibility. The play equipment is among the oldest in the park system and this park will benefit from improvements aimed at increasing the quality and variety of play features, as well as additional landscaping for aesthetic enhancements.

1. Playground Improvements and Additions
 - New toddler and belt swings and a new climbing/slide structure add to the value of the play area.
2. New Nature Play Area
 - As with the other neighborhood parks, this new type of play feature adds variety and increases exposure to natural materials for play purposes.
3. New Walking Trail
 - This small trail loop adds a new use to park, which should increase the visitation levels and sense of community within the park.
4. New Berms and Trees
 - These features should add to the aesthetic appeal of this small park with includes a number of power poles and overhead wires, not mention the water tower. Properly situated trees and berms will bring the scale of the park down to a more human level and make the park feel more comfortable for its users.



PILLA PARK

This narrow park along Main Street, which also serves as an entry feature for the City, can benefit from a variety of improvements. These improvements will make for a high-quality neighborhood park and an improved city entrance.

1. Playground Improvements
 - The plan calls for re-organizing and consolidating the existing play equipment into an area that can be served by one continuous border and expanse of fall surfacing. Over time, this arrangement should save money and maintenance effort as well as improve the flow and safety among the play features.
2. New Nature Play Area
 - Adds to the variety and quantity of play features in this neighborhood park.
3. New Small Shelter
 - Situated between the play area and the parking lot for ease of use and visibility over the park, this small shelter will be a welcome addition, especially for parents and families with small children.
4. Parking Improvements
 - These improvements are aimed at adding landscaping around the parking area to improve the aesthetics of the entry area of the park. These improvements will also address a prominent corner in the downtown area, across from City Hall.
5. New City Entry Signs
 - Situated at the main entry into the City from the north, this park lends itself to functioning as a prominent and memorable entry feature. Adding a pair of monument entry signs to the east and west sides of Main Street near the north end of the park can be a strong component for the “welcome” that this park embodies.
6. Trail and Curb Improvements on west side
 - These improvements are intended to improve the usability and safety of the west edge of the park, particularly addressing the steep and eroding street edge.



WAKARUSA RIVER BOAT RAMP

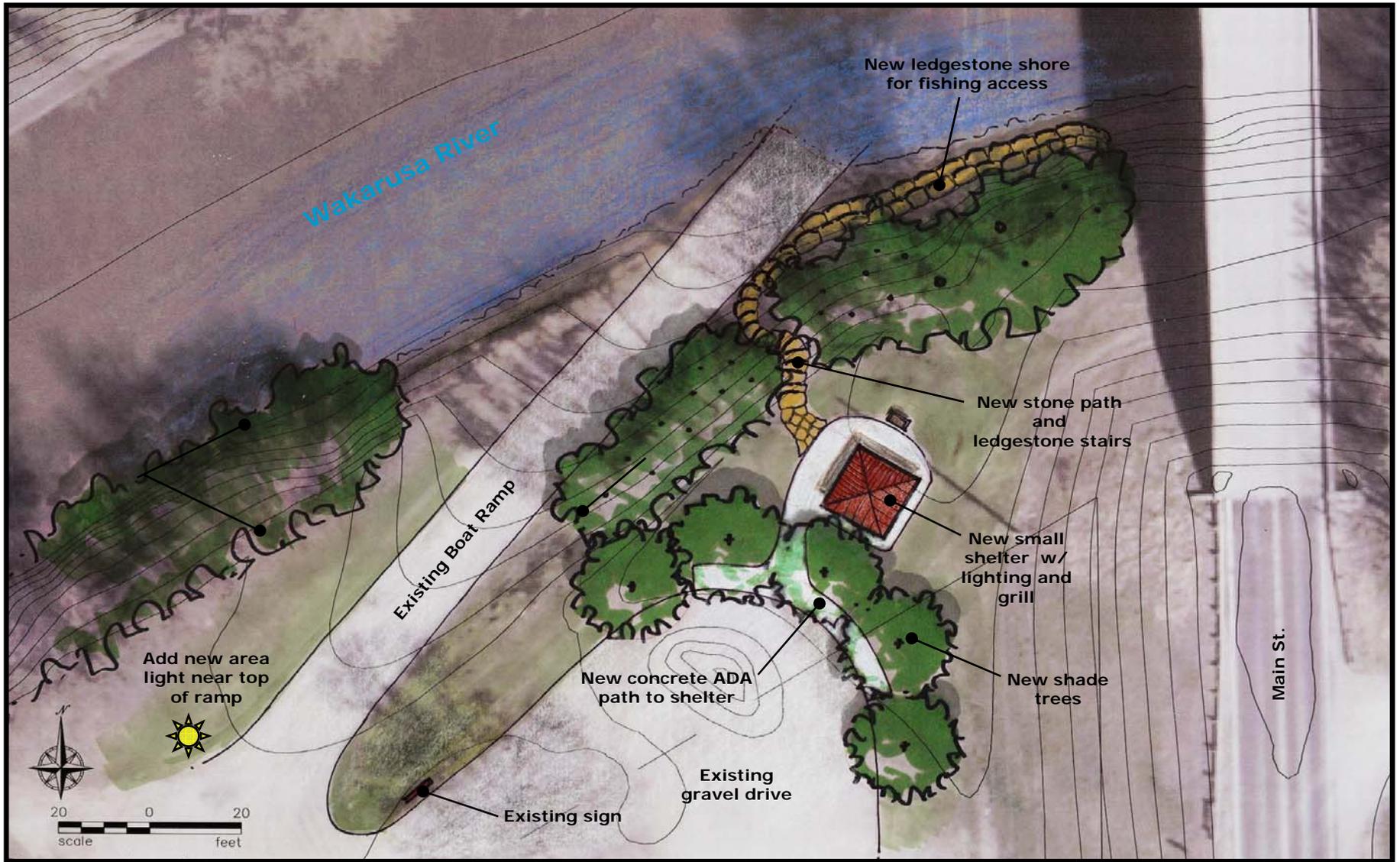
This existing boat trailer access ramp to the Wakarusa River is located just two blocks north of Pilla Park, adjacent to Main Street. It appears to be well-used, primarily for access to the Kansas River, which is just down-stream to the east. The noted improvements are designed to further increase the level of use by adding picnic facilities and enhancing the boating and fishing activities.

1. New Small Shelter

- Situated between the parking lot and the banks of the river for ease of use and visibility over the boat ramp area, this small shelter will be a welcome addition to boaters and fishers and those just wanting to be near the water.
- A concrete walk provided accessibility between the parking area and the shelter pad.

2. Improved Fishing Access

- A stone path and steps leads down from the shelter to the boat ramp, and ledgestone terraces are added to provide a convenient place to stand or sit along the river bank for fishing.
- A new area light is situated at the top of the boat ramp to improve visibility and safety.



Eudora Parks and Recreation Master Plan

Wakarusa River Boat Ramp

SOUTH PARK & SOUTH SPORTS COMPLEX

South Park

South Park is a proposed, new neighborhood park situated within the large school campus, in an open area between the high school and middle school. Its location provides an opportunity to complement the proposed, adjacent multi-use sports fields. It also affords good visibility and connection within the neighborhood, particularly as the residential areas to the west are built-up in the years ahead.

An alternative location for this park may be explored, which would place the park on the City-owned land surrounding the water tower and possibly on an additional 2 or 3 adjacent residential lots. This would increase the sense of connection to the residential streets and neighborhood, but depending on the actual location, may minimize its ability to complement and support activities at the proposed South Sports Complex multi-use fields (see below).

1. Shelter

- A new shelter will serve as a gathering place and provide much-needed shade for the new park. It can also serve as a support space for the nearby sports fields on various occasions, such as soccer tournaments or leagues.

2. Playground

- The playground is intended to include a combination of traditional pieces (slides, climbers, and swings), as well as nature play components, in keeping with the program set forth for the other neighborhood parks.

3. Walking Trail with linkages to residential areas

- Walking trails will be an important part of the program for this park, combined with linkages to the residential areas and also the large, community-level trail loop proposed around the entire school campus (see trail plans).

South Sports Complex

This new sports complex is situated within the south school campus, in an open area between the high school and middle school. Its location provides an opportunity to create large swaths of properly-sloped turf to allow for very flexible, multi-use sports fields. This location also is able to make use of existing, nearby parking at the high school (and to a lesser extent the middle school). The fields and new shelter can also benefit the track and field activities (e.g. javelin, discus, pole vault) that currently take place in this area of the school site.

South Sports Complex – (Soccer/Multi-use Area)

1. Large, Flexible-Layout Turf Areas

- The designated area can accommodate numerous sizes and quantities of soccer or other sports fields (see plan view for one possible arrangement of soccer fields).

2. New Restroom/Shelter Building

- This new structure can support the activities of the multi-use fields as well as track and field programs on the adjacent school facilities.



High School

Eudora Parks and Recreation Master Plan
**New South Park
and
South Sports Complex**
Location Diagram

Middle School



Eudora Parks and Recreation Master Plan

New South Park and South Sports Complex

COMMUNITY CENTER, AQUATIC COMPLEX, AND LUCY KAEGI PARK

Community Center - Aquatic Center Complex

1. Fitness Center Expansion
 - The proposed expansion south of the existing gymnasium will allow for a doubling of the space set aside for weights and cardio equipment.
2. Community Room Expansion w/ outdoor courtyard
 - The community room(s) will expand into the existing fitness rooms, thus increasing the size and variety of uses that can be accommodated within this programmed and reserve-able area. The acquired, adjacent outdoor space will further the usefulness and attractiveness of the community rooms for rental and programming purposes, with a southerly orientation and available shade from existing trees.
3. Child Care Expansion w/ outdoor play area
 - The after-school programs will benefit greatly from the dedicated, expanded indoor space as well as the adjacent outdoor space and shelter.
4. New Entry, Offices, and Social Areas on Church St.
 - These new spaces are intended to re-orient the Community Center toward Church Street, taking advantage of the prominence and sense of entry that is afforded by this relationship to the main north-south street in Eudora.
 - The existing tennis courts to the east of the Community Center gym should be relocated at the time this plan is implemented. New locations to consider are in the new park area south of the Center or near the middle school, south of K-10.
5. Additional Parking (at Church Street entry)
 - Provided to support the anticipated increase in use from the Center's proposed additions and the new front-door orientation to toward Church Street.
6. Aquatic Center Expansion Space Secured
 - This space is set aside to allow for a future pool expansion, which is intended to focus on play features for toddlers and more shaded, relaxation areas for all.
7. Renovated playground in Lucy Kaegi Park (see below).
8. Possible conversion of ball fields to open space and trail following completion of other sports field improvements.
 - This park plan concept is based on the prior completion of the East and West Sports Complex sites. By creating the two improved and expanded ball field sites, with their concession and restroom facilities, lighting, etc., this site can be converted to an open/multi-use space with a nearly ½-mile perimeter walking trail. Tree plantings and earth berms can also add to the aesthetic appeal of this most-prominent point of entry into Eudora.

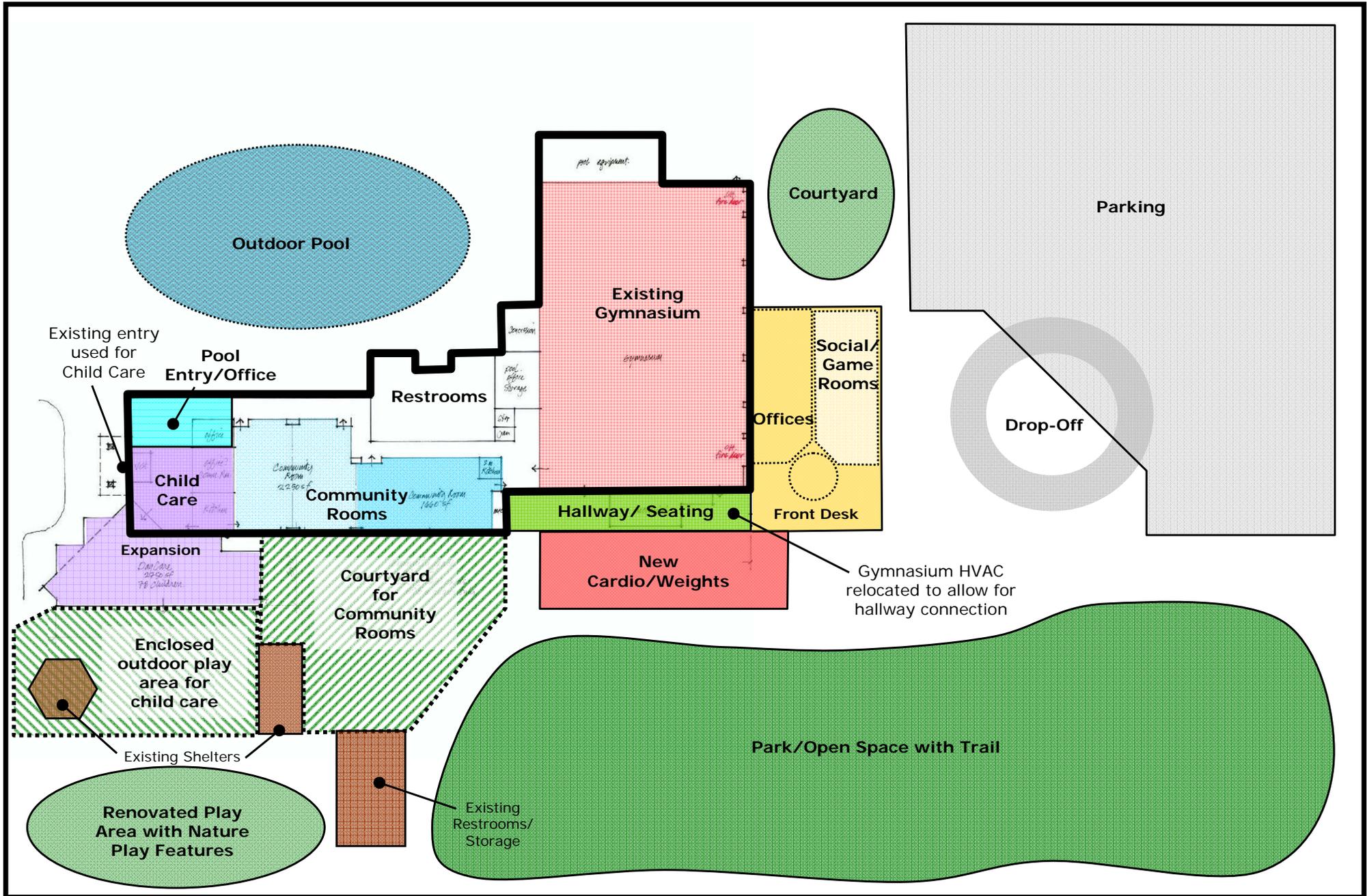
Lucy Kaegi Park

1. Playground Improvements and Additions
 - Some of the existing play pieces will be re-used, along with additions of new equipment. Similar to Pilla Park, the play area will be consolidated and re-organized to allow for a single border and contiguous area of fall surfacing, allowing for a long-term reduction in maintenance effort and cost.
2. New Nature Play Area
3. Trail connections to the proposed new trail loop (see item #8 above).



Eudora Parks and Recreation Master Plan

Community Center, Aquatics Complex & Lucy Kaegi Park



Eudora Parks and Recreation Master Plan

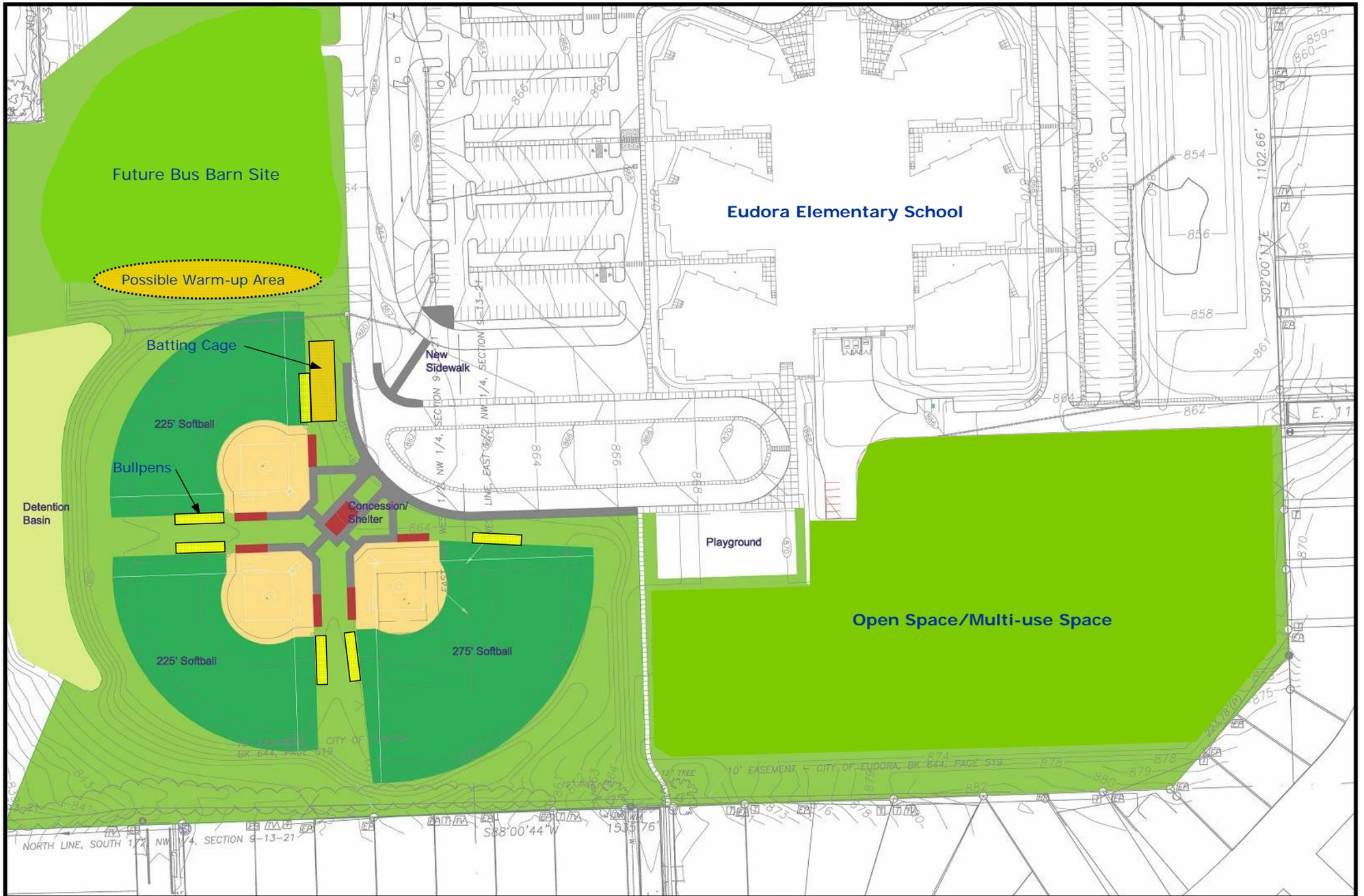
Community Center – Building Expansion Concept

EAST SPORTS COMPLEX

This complex is situated at the existing, partially completed ball fields in the southwest corner of the new elementary school site. The final development of these three fields will allow for regular, scheduled programming and will be able to make use of the existing parking area built with the school.

East Sports Complex - 3 fields (primarily for Softball use)

1. Infield Improvements and Turf Irrigation
 - Amendments and re-grading of the infields will prepare them for regular, competitive use. Irrigation will help maintain a healthy and safe playing surface in the outfield areas.
2. New Fencing (foul lines and outfields)
 - This fencing will complete the field perimeters, adding to the existing backstops.
3. New Field Lighting
 - Designed for competition levels.
4. New Concessions/Restroom Building with walkways
5. New Dugouts and Bullpen Areas – for all fields.

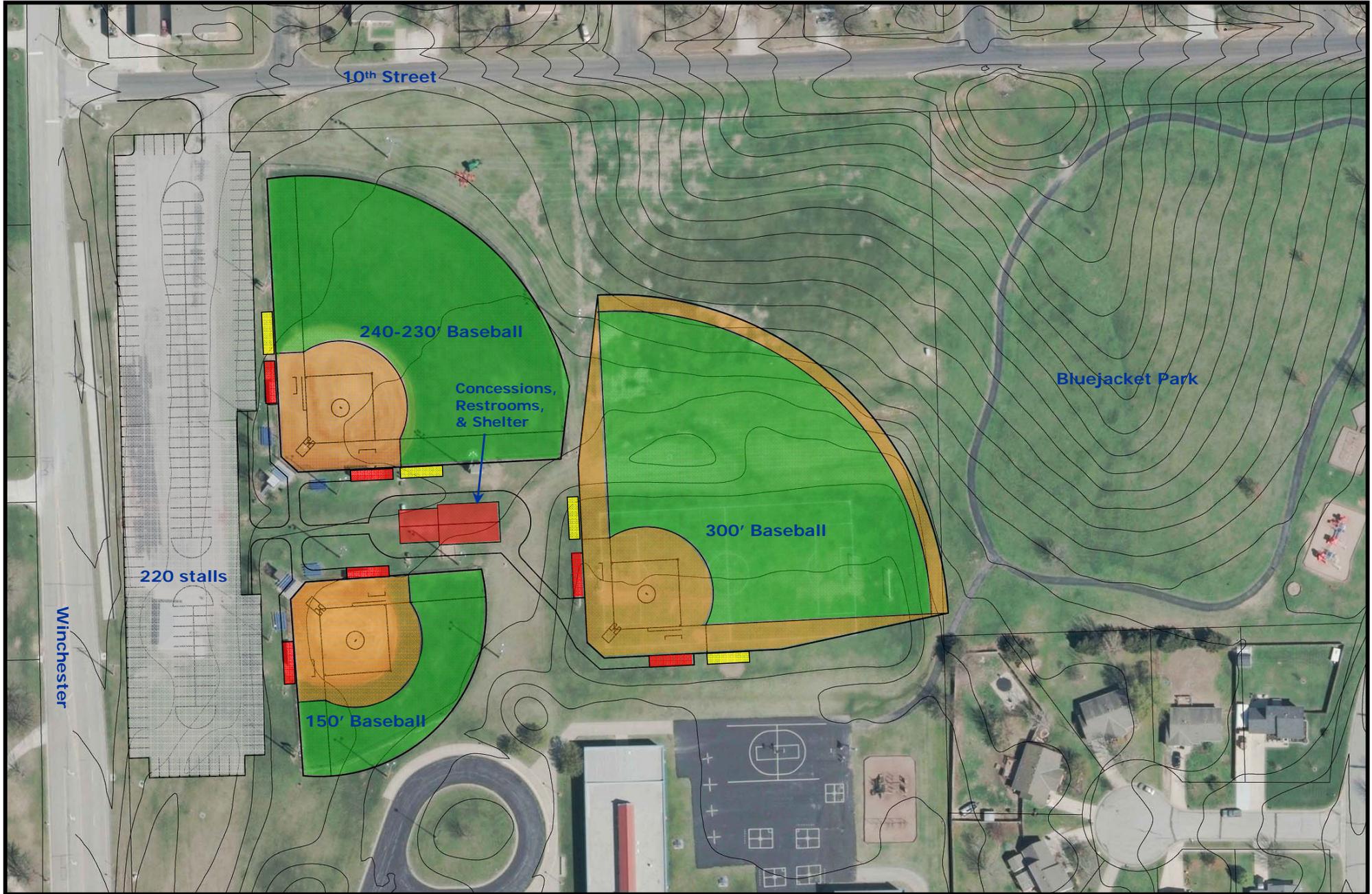


WEST SPORTS COMPLEX

This complex is situated at the existing sports complex site at 12th and Winchester, adjacent to Bluejacket Park and the former elementary school building. Renovations to the two existing fields and the addition of a 300' baseball field (at the location of the existing football field) will allow for an expanded programming schedule. To accommodate this increased use, a new concession restroom building is proposed and the existing parking area is noted for expansion and renovation.

West Sports Complex – 3 fields (primarily for Baseball use)

1. Infield Improvements and Turf Irrigation
 - Amendments and re-grading of the infields will prepare them for regular, competitive use. Irrigation will help maintain a healthy and safe playing surface in the outfield areas.
2. New 300' field
 - This new, large field will allow replacement of the larger field at Lucy Kaegi Park (see discussion for the community center on prior pages). This field will have the optimum orientation for the sun and will be graded to set within an amphitheater-like setting. This field will also serve as a proper site for some adult softball games.
3. New Fencing and Backstops
 - Replacements on the existing fields and new fencing for the new 300' field.
4. New Field Lighting
 - Designed for competition levels.
5. New Concessions/Restroom Building with walkways
 - To be located in central location between the fields, away from the parking lot and vehicular traffic.
6. New Dugouts and Bullpen Areas
7. Parking Lot Expansion and Renovation



SKATE PARK

A future skate park facility to serve the entire community was discussed in general terms during the master planning process. A specific location and size were not determined for this project. However, the following list of attributes should be considered when discussions are undertaken regarding this facility at a later date.

- Skate Park Issues – to be considered during final site selection and design:
 - Visibility – The site should be highly visible from adjacent streets and public areas, both for oversight and also to reflect the desired social aspects of the space for youth using the park.
 - Available space with minimal cost – Using currently-owned public land will help reduce project implementation costs.
 - Adjacent Uses:
 - Avoid single family residential, or at least properly minimize the sound and/or visual impacts with berms and landscaping.
 - Close to commercial to allow users to get snacks and drinks, which will be desired by the users and can provide business for local merchants.
 - Use concrete surfacing for ramps to the greatest degree possible. Use of concrete ramps will greatly reduce the potential for negative sound impacts on adjacent land uses.

Trails System Overview

The plan on the following page highlights the proposed community-wide trail system, which includes recommendations for both bicycle and pedestrian components.

Trail System Purpose

The trail system is conceived first and foremost as a recreation and quality of life resource for the citizens of Eudora, with the goal of providing easily-accessed and safe corridors for walking, running, bicycling, and generally moving about the city. It is essentially intended to accommodate the following uses:

- Recreational cyclists and families with children
- Runners and walkers
- General citizen access to community sites, such as parks and recreation facilities, schools, civic sites, and commercial shopping areas

The trail plan includes locations of various community sites and destinations, which trail system users are expected to seek out on a regular basis.

Recreation Trail Corridors

The proposed recreation trail corridors are initially targeted for those areas that provide the safest pedestrian environments, comfortably allow for two-way trail traffic, and minimize interactions with vehicular traffic. The preferred corridors for the trails are those that can accommodate minimum 8-10' wide trails, including:

- Existing parks and school sites
- Wide street right-of ways, where 8' wide sidewalks can be accommodated.
- Stream corridors, with particular focus on those that are accessible for trail purposes.

Sidewalk System

The plan indicates existing and proposed sidewalks, which are considered an important component of providing safe and convenient access to the larger trail system and park sites. The proposed new sidewalk segments are concentrated in the older portions of the City, as the new residential areas are generally well-served by sidewalks.

Bike Lanes

This master plan depicts corridors for bike lanes (striped lanes along the edge of the street) and bike routes (signed routes only, not striped). It is important to note that development of the bike lanes and routes must be carefully considered along with design of the street environment. In certain cases, the designated bike corridors will require increases in the overall street section and shoulder widths.

Eudora Pedestrian and Bicycle Facility Plan

Legend

Key Points of Interest

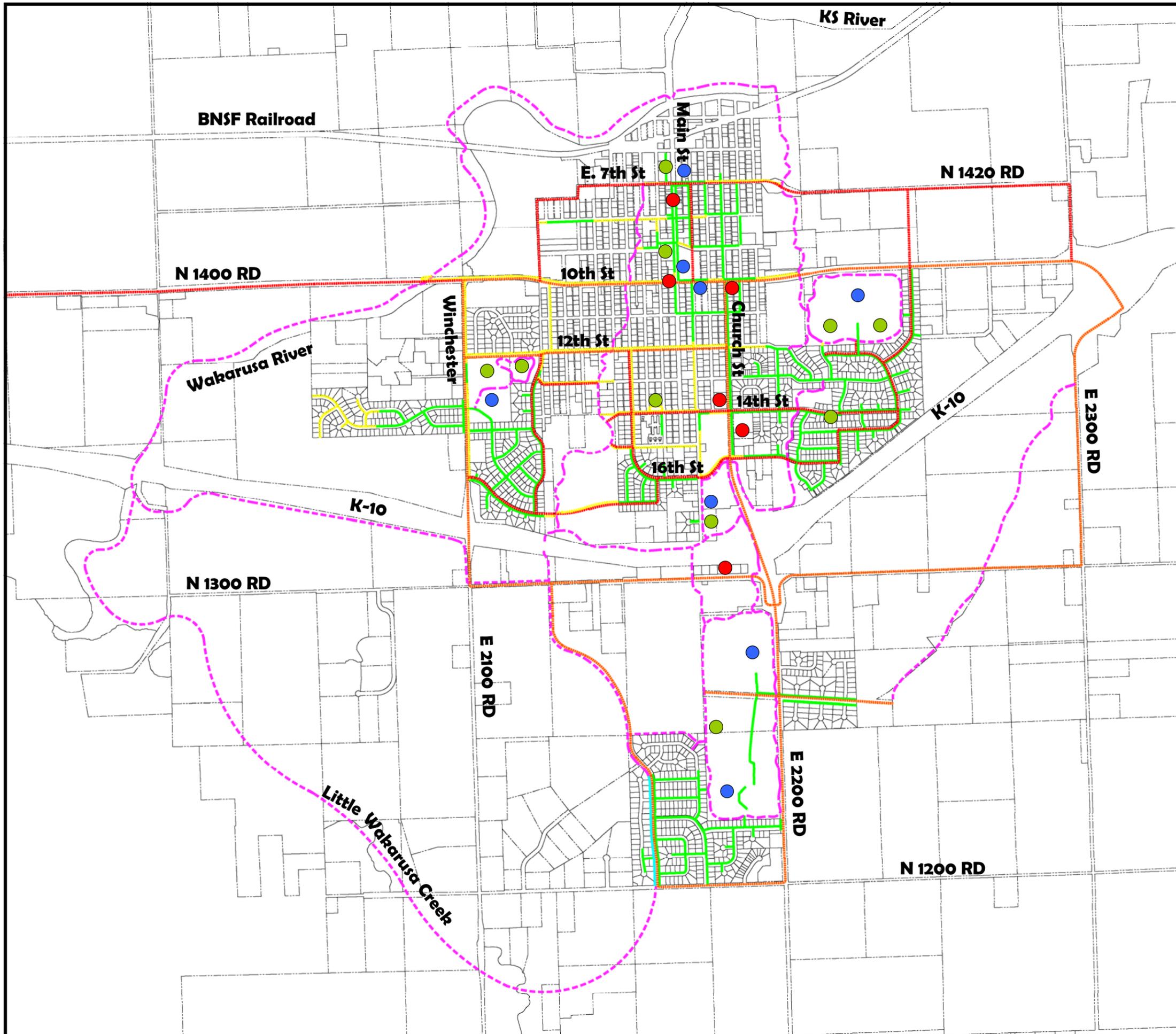
- Park or Sports Complex
- Civic or School Site
- Commercial Node/Area

Pedestrian Facilities

- - - Sidewalk (Existing)
- - - Sidewalk (Future)
- - - Recreational Trails

Bicycle Facilities

- - - Bicycle Routes
- - - Bicycle Lanes
- - - Recreational Trails



Opinions of Probable Costs

The following pages include concept-level opinions of cost for the proposed improvements to the parks and recreation complexes. Costs for the trail sections are not included in this information, due to the fact that much of the work will require coordination with the design of street and roadway improvements as well as other public works elements.

The first page is an overall summary of the park and recreation sites system, followed by more detailed breakdowns of costs based on the individual park or complex.

Eudora Park & Recreation Master Plan

Opinion of Probable Project Costs - Summary

12/5/2011

Indigo Design, Inc.

ITEM	SUB-GROUPS	GROUP TOTAL
INDIVIDUAL PARKS		
BLUEJACKET PARK		\$422,000
RESTROOM, SHELTER PAD EXPANSION, AND SEAT WALL	\$160,000	
PLAYGROUND/SMALL SHELTER	\$125,000	
TRAIL IMPROVEMENTS	\$95,000	
NINE-HOLE DISC GOLF COURSE	\$6,000	
TREE PLANTINGS	\$36,000	
CPA PARK		\$785,000
KITCHEN & RESTROOM, SHELTER, MULTI-USE PAD AND STAGE	\$540,000	
WALKING PATHS ON MAIN ST. AND RETAINING WALL ADJUSTMENT, PLUS NEW PARK SIGN	\$46,000	
WALKING PATHS - ALL OTHER	\$42,000	
PARKING AND DRIVE	\$52,000	
GAZEBO - RELOCATE AND RE-BUILD	\$75,000	
GARDENS NEAR STATUE	\$30,000	
EAST PARK		\$45,000
ALL FEATURES	\$45,000	
PASCHAL FISH PARK		\$78,000
ALL FEATURES	\$78,000	
LUCY KAEGI PARK		\$80,000
NEW PLAY EQUIPMENT, RENOVATE AREA	\$80,000	
PILLA PARK		\$210,000
PLAY AREA RENOVATIONS, INCLUDING FENCE ALONG MAIN ST.	\$72,000	
SHELTER AND PARKING RENOVATIONS	\$64,000	
CITY ENTRY SIGNAGE	\$50,000	
TRAIL INCLUDING IMPROVEMENTS TO CURB ON WEST	\$24,000	
SOUTH PARK - NEW PARK AT HS/MS SITE		\$223,000
ALL FEATURES	\$223,000	
SPORTS AND RECREATION COMPLEXES		
COMMUNITY CENTER, POOL EXPANSION, & EXPANDED PARK		\$2,910,000
FITNESS CENTER EXPANSION - ALLOWS INCREASE IN COMMUNITY ROOM SPACE	\$900,000	
NEW ENTRY W/ OFFICES AND SOCIAL/GAME AREA	\$750,000	
NEW PARKING	\$250,000	
OUTDOOR AREAS FOR CHILD CARE AND COMMUNITY CENTER	\$80,000	
OUTDOOR POOL EXPANSION	\$400,000	
OPEN SPACE AND TRAIL TO REPLACE BALL FIELDS	\$250,000	
REPLACE TENNIS COURTS (LOCATION TO BE DETERMINED)	\$160,000	
SKATE PARK (LOCATION TO BE DETERMINED)	\$120,000	
EAST SPORTS COMPLEX - BASEBALL/SOFTBALL FIELDS ONLY		\$1,232,000
FIELD IMPROVEMENTS	\$740,000	
CONCESSIONS/RESTROOMS, PLUS CONCRETE WALKWAYS	\$492,000	
WEST SPORTS COMPLEX - BASEBALL FIELD RENOVATIONS		\$1,874,000
FIELD IMPROVEMENTS	\$916,000	
NEW CONCESSIONS/RESTROOMS AND PARKING	\$958,000	
SOUTH SPORTS COMPLEX - SOCCER FIELDS AT HS/MS SITE		\$607,000
ALL SOCCER FIELDS	\$305,000	
SHELTER, RESTROOM, UTILITIES	\$302,000	
TOTAL PROBABLE PROJECT COST (In 2011 dollars)		\$8,466,000

Eudora Park & Recreation Master Plan

Opinion of Probable Project Costs

12/5/2011

Indigo Design, Inc.

Parks		
Bluejacket		
	New Fall Surfacing	\$6,000
	Concrete Play Border	\$7,000
	New See-Saw	\$4,000
	New Bouncers	\$3,000
	Nature Play Area	\$15,000
	Site Grading	\$20,000
	New Walking Paths	\$85,000
	Expanded Shelter Slab and Seat Wall	\$20,000
	New Restroom Building	\$120,000
	New Small Shelter	\$50,000
	Disc Golf Course	\$5,000
	Tree Plantings	\$32,000
		\$367,000
	Contingency (15%)	\$55,050
	Total	\$422,050

CPA Park		
	New Parking Lot and Drive	\$48,000
	New Kitchen and Restrooms Building	\$300,000
	New Shelter	\$120,000
	Multi-Use Pad and Stage	\$45,000
	Walking Path and Retaining Wall adjustment on Main	\$36,000
	New Walking Paths - Inside park	\$38,000
	New Park Sign	\$4,000
	Gazebo - Relocated and Rebuilt	\$65,000
	New Gardens	\$26,000
		\$682,000
	Contingency (15%)	\$102,300
	Total	\$784,300

East Park		
	New Fall Surfacing	\$3,000
	Concrete Play Border	\$1,000
	New See-Saw	\$2,000
	Site Grading	\$5,000
	Ledgestone - rework and addition	\$10,000
	New Fencing	\$5,000
	Nature Play Area	\$8,000
	Trees and Shrubs	\$4,500
		\$38,500
	Contingency (15%)	\$5,775
	Total	\$44,275

Paschal Fish		
	New Play Equipment	\$15,000
	New Fall Surfacing	\$6,000
	Concrete Play Border	\$4,000

	New Swings	\$4,000
	Site Grading	\$10,000
	New Sidewalks	\$10,000
	Shelter Slab Extension	\$2,000
	Nature Play Area	\$12,000
	Trees and Shrubs	\$4,500
		\$67,500
	Contingency (15%)	\$10,125
	Total	\$77,625

Lucy Kaegi Park		
	New Play Equipment	\$32,000
	Relocated Play Equipment	\$3,000
	New Fall Surfacing	\$6,000
	Concrete Play Border	\$8,000
	New Swings	\$4,000
	Site Grading	\$4,000
	Nature Play Area	\$10,000
	Trees and Shrubs	\$2,000
		\$69,000
	Contingency (15%)	\$10,350
	Total	\$79,350

Pilla Park		
	Relocate Play Equipment	\$4,000
	New Fall Surfacing	\$7,500
	Concrete Play Border	\$8,500
	Parking Improvements	\$8,000
	New Shelter	\$42,000
	Shelter Slab	\$8,000
	Site Grading	\$6,000
	New Sidewalks and Street Curb on west	\$22,000
	Nature Play Area	\$18,000
	City Entry Signs	\$45,000
	New Fencing	\$10,000
	Horseshoe Pits	\$1,500
	Trees and Shrubs	\$2,500
		\$183,000
	Contingency (15%)	\$27,450
	Total	\$210,450

New South Park		
	New Play Equipment	\$32,000
	New Fall Surfacing	\$6,000
	Concrete Play Border	\$8,000
	New Swings	\$4,000
	Site Grading	\$8,000
	New Walking Paths	\$60,000
	New Shelter	\$50,000
	Nature Play Area	\$18,000
	Trees and Shrubs	\$8,000
		\$194,000
	Contingency (15%)	\$29,100
	Total	\$223,100

Eudora Park & Recreation Master Plan

Opinion of Probable Project Costs

12/5/2011

Indigo Design, Inc.

Sports and Recreation Complexes

COMMUNITY CENTER & AQUATIC CENTER

TRAIL SEGMENT		TOTALS
<i>NOTE: ALL ESTIMATES ARE BUDGETARY ONLY</i>		
FITNESS CENTER EXPANSION - ALLOWS INCREASE IN COMMUNITY ROOM SPACE		\$900,000
NEW ENTRY W/ OFFICES AND SOCIAL/GAME AREA		\$750,000
NEW PARKING		\$250,000
OUTDOOR AREAS FOR CHILD CARE AND COMMUNITY CENTER		\$80,000
OUTDOOR POOL EXPANSION		\$400,000
OPEN SPACE AND TRAIL TO REPLACE BALL FIELDS		\$250,000
REPLACE TENNIS COURTS (LOCATION TO BE DETERMINED)		\$160,000
SKATE PARK (LOCATION TO BE DETERMINED)		\$120,000
TOTAL PROBABLE PROJECT COST		\$2,910,000

Eudora Park & Recreation Master Plan
Opinion of Probable Project Costs

12/5/2011

Indigo Design, Inc.

EAST SPORTS COMPLEX

ITEM	QTY	UNIT	UNIT PRICE	SUBTOTALS	TOTALS
FIELD RENOVATIONS					\$547,500
INFIELD IMPROVEMENTS	1	L.S.	\$20,000	\$20,000	
SEEDING/SODDING	1	L.S.	\$15,000	\$15,000	
BACKSTOP ADJUSTMENT (SOUTHEAST FIELD)	1	L.S.	\$15,000	\$15,000	
FENCING - FOUL LINE AND OUTFIELDS (SOUTHEAST FIELD)	850	L.F.	\$18	\$15,300	
FENCING - FOUL LINE AND OUTFIELDS (WEST FIELDS)	1400	L.F.	\$18	\$25,200	
DUGOUTS - ROOF AND FENCING	6	L.S.	\$10,000	\$60,000	
FIELD LIGHTING (SOUTHEAST FIELD)	1	L.S.	\$120,000	\$120,000	
FIELD LIGHTING (WEST FIELDS)	2	EA.	\$100,000	\$200,000	
IRRIGATION (SOUTHEAST FIELD)	1	EA.	\$33,000	\$33,000	
IRRIGATION (WEST FIELDS)	2	EA.	\$22,000	\$44,000	
CONCESSIONS/RESTROOM					\$290,000
BUILDING	1	L.S.	\$250,000	\$250,000	
UTILITIES (ALLOWANCE)	1	L.S.	\$40,000	\$40,000	
OTHER SITE IMPROVEMENTS					\$75,000
CONCRETE PATHS	12500	S.F.	\$6	\$75,000	
SUB-TOTAL PROBABLE PROJECT COST					\$912,500
OTHER COSTS					
SURVEY, DESIGN, AND CONSTRUCTION ADMIN. FEES	1	L.S.	\$146,000		\$146,000
PERMIT FEES	1	L.S.	\$13,688		\$13,688
MOBILIZATION	1	L.S.	\$36,500		\$36,500
CONSTRUCTION STAKING	1	L.S.	\$22,813		\$22,813
TESTING	1	L.S.	\$9,125		\$9,125
CONTINGENCY (10%)	1	L.S.	\$91,250		\$91,250
TOTAL PROBABLE PROJECT COST					\$1,231,875

Eudora Park & Recreation Master Plan

Opinion of Probable Project Costs

12/5/2011

Indigo Design, Inc.

WEST SPORTS COMPLEX

ITEM	QTY	UNIT	UNIT PRICE	SUBTOTALS	TOTALS
FIELD RENOVATIONS					\$677,900
EAST FIELD EARTHWORK	15000	C.Y.	\$4	\$60,000	
INFIELD IMPROVEMENTS (EAST FIELD)	1	L.S.	\$20,000	\$20,000	
INFIELD IMPROVEMENTS (NORTH FIELD)	1	L.S.	\$6,500	\$6,500	
INFIELD IMPROVEMENTS (SOUTH FIELD)	1	L.S.	\$4,500	\$4,500	
SEEDING/SODDING (EAST FIELD)	1	L.S.	\$15,000	\$15,000	
SEEDING/SODDING (WEST FIELDS)	1	L.S.	\$10,000	\$10,000	
BACKSTOP (EAST FIELD)	1	L.S.	\$30,000	\$30,000	
BACKSTOP (NORTH FIELD)	1	L.S.	\$20,000	\$20,000	
BACKSTOP (SOUTH FIELD)	1	L.S.	\$10,000	\$10,000	
FENCING - FOUL LINE AND OUTFIELDS (EAST FIELD)	950	L.F.	\$18	\$17,100	
FENCING - FOUL LINE AND OUTFIELDS (NORTH FIELD)	800	L.F.	\$18	\$14,400	
FENCING - FOUL LINE AND OUTFIELDS (SOUTH FIELD)	450	L.F.	\$18	\$8,100	
DUGOUTS - ROOF AND FENCING (EAST FIELD)	2	L.S.	\$20,000	\$40,000	
DUGOUTS - ROOF AND FENCING (WEST FIELDS)	4	L.S.	\$10,000	\$40,000	
FIELD LIGHTING (EAST FIELD)	1	L.S.	\$150,000	\$150,000	
FIELD LIGHTING (NORTH FIELD)	1	L.S.	\$100,000	\$100,000	
FIELD LIGHTING (SOUTH FIELD)	1	EA.	\$60,000	\$60,000	
IRRIGATION (EAST FIELD)	1	EA.	\$38,500	\$38,500	
IRRIGATION (NORTH FIELD)	1	EA.	\$25,000	\$25,000	
IRRIGATION (SOUTH FIELD)	1	EA.	\$8,800	\$8,800	
CONCESSIONS/RESTROOM					\$340,000
BUILDING	1	L.S.	\$325,000	\$325,000	
UTILITIES (ALLOWANCE)	1	L.S.	\$15,000	\$15,000	
PARKING LOT RENOVATION					\$286,000
RENOVATION OF EXISTING PARKING	1	L.S.	\$136,000	\$136,000	
EXPANDED ASPHALT PARKING (100 STALLS)	1	L.S.	\$150,000	\$150,000	
OTHER SITE IMPROVEMENTS					\$84,000
CONCRETE PATHS	1	L.S.	\$84,000	\$84,000	
SUB-TOTAL PROBABLE PROJECT COST					\$1,387,900
OTHER COSTS					
SURVEY, DESIGN, AND CONSTRUCTION ADMIN. FEES	1	L.S.	\$222,064		\$222,064
PERMIT FEES	1	L.S.	\$20,819		\$20,819
MOBILIZATION	1	L.S.	\$55,516		\$55,516
CONSTRUCTION STAKING	1	L.S.	\$34,698		\$34,698
TESTING	1	L.S.	\$13,879		\$13,879
CONTINGENCY (10%)	1	L.S.	\$138,790		\$138,790
TOTAL PROBABLE PROJECT COST					\$1,873,665

Eudora Park & Recreation Master Plan
Opinion of Probable Project Costs

12/5/2011

Indigo Design, Inc.

SOUTH SPORTS COMPLEX

ITEM		QTY	UNIT	UNIT PRICE	SUBTOTALS	TOTALS
FIELD RENOVATIONS						\$225,000
	EARTHWORK	15000	C.Y.	\$4	\$60,000	
	FINE GRADING	1	L.S.	\$30,000	\$30,000	
	SEEDING/SODDING	1	L.S.	\$35,000	\$35,000	
	IRRIGATION	1	L.S.	\$100,000	\$100,000	
LARGE SHELTER/RESTROOM						\$210,000
	BUILDING	1	L.S.	\$180,000	\$180,000	
	UTILITIES (ALLOWANCE)	1	L.S.	\$30,000	\$30,000	
OTHER SITE IMPROVEMENTS						\$15,000
	TRAILS	1	L.S.	\$15,000	\$15,000	
SUB-TOTAL PROBABLE PROJECT COST						\$450,000
OTHER COSTS						
	SURVEY, DESIGN, AND CONSTRUCTION ADMIN. FEES	1	L.S.	\$72,000		\$72,000
	PERMIT FEES	1	L.S.	\$6,750		\$6,750
	MOBILIZATION	1	L.S.	\$18,000		\$18,000
	CONSTRUCTION STAKING	1	L.S.	\$11,250		\$11,250
	TESTING	1	L.S.	\$4,500		\$4,500
	CONTINGENCY (10%)	1	L.S.	\$45,000		\$45,000
TOTAL PROBABLE PROJECT COST						\$607,500

Park Master Plan Committee Priorities

Following presentation of the initial parks, recreation, and trail concepts, Opinions of Probable Cost figures were developed for each component of the plan. The Park Master Plan Committee then met to review and discuss the long list of proposed improvements and associated costs and to then prioritize the improvements for implementation.

The priority-setting process for the master list involved the committee members each being given sets of colored dots (three “high-priority” dots, seven “priority” dots, and one “omit from plan”), which they were asked to place on those items they felt deserved or needed to be accomplished first. This process allowed all members an equal opportunity to express their preferences. Additionally, they were given more sets of dots to use on “follow-up” lists, which were designed to gather more detailed priorities on trail system segments, as discussed below.

Three documents have been prepared to summarize the priority ranking of the committee and are included in this report section.

- Summary of Priority Rankings for Park Master Plan Committee
 - This is a summary of priority voting on all master plan items. This summary document shows the totals of the “high-priority” and “priority” dots votes cast by the committee. The list was structured with community-wide issues at the top, followed by line items for each individual park. As well, most of the parks are divided into sub-groups of projects, allowing a committee member to prioritize particular elements of the plan, in effect saving assumed resources for other projects in other parks.
- Trail Priorities
 - This issue allowed the members to prioritize certain bicycle and pedestrian trail segments within the proposed overall system, with the understanding that development of the trail system will be achieved in many individual phases.

Eudora Park & Recreation Master Plan

Priority Rankings for Park Master Plan Committee - **VOTING SUMMARY RESULTS**

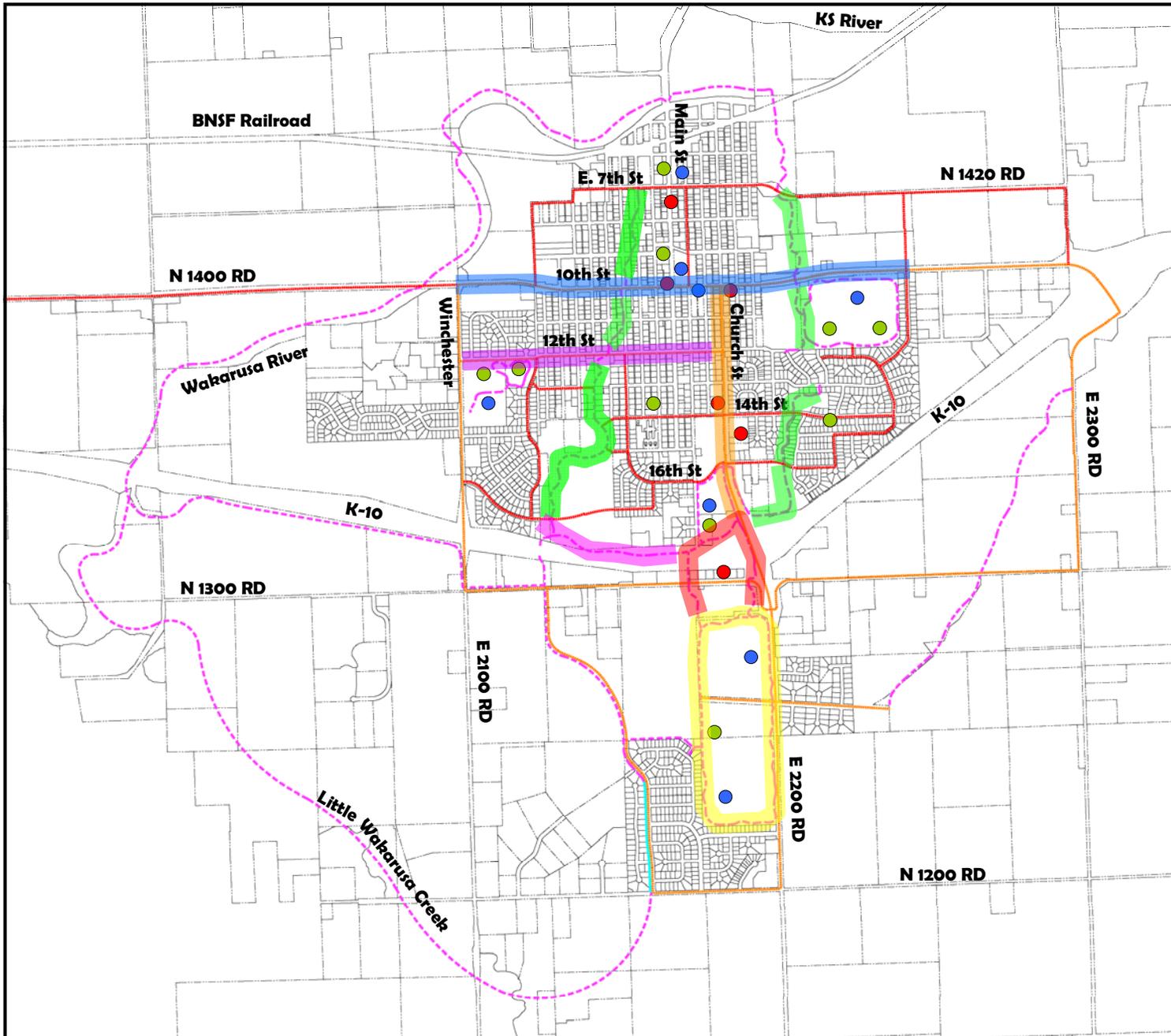
12/5/2011 Note: Results include supplemental committee member votes received via e-mail after Dec. 5 meeting

HIGH PRIORITY	PRIORITY	RATING (See below)	ITEM	SUB-GROUPS	GROUP TOTAL
See separate Priority Summary for Trails			DEVELOP TRAIL SYSTEM (Outside Parks - see Trail Sheets)		
1	1	4	PURCHASE LAND FOR NEW PARKS		
			INDIVIDUAL PARKS		
	2	2	BLUEJACKET PARK		\$422,000
	2	2	RESTROOM, SHELTER PAD EXPANSION, AND SEAT WALL	\$160,000	
			PLAYGROUND/SMALL SHELTER	\$125,000	
	2	2	TRAIL IMPROVEMENTS	\$95,000	
			NINE-HOLE DISC GOLF COURSE	\$6,000	
	2	2	TREE PLANTINGS	\$36,000	
4		12	CPA PARK		\$785,000
1	3	6	KITCHEN & RESTROOM, SHELTER, MULTI-USE PAD AND STAGE	\$540,000	
			WALKING PATHS ON MAIN ST. AND RETAINING WALL ADJUSTMENT, PLUS NEW PARK SIGN	\$46,000	
			WALKING PATHS - ALL OTHER	\$42,000	
			PARKING AND DRIVE	\$52,000	
			GAZEBO - RELOCATE AND RE-BUILD	\$75,000	
			GARDENS NEAR STATUE	\$30,000	
2	3	9	EAST SIDE PARK		\$45,000
			ALL FEATURES	\$45,000	
			PASCHAL FISH PARK		\$78,000
			ALL FEATURES	\$78,000	
	1	1	LUCY KAEGI PARK		\$80,000
			NEW PLAY EQUIPMENT, RENOVATE AREA	\$80,000	
3	3	12	PILLA PARK		\$210,000
			PLAY AREA RENOVATIONS, INCLUDING FENCE ALONG MAIN ST.	\$72,000	
			SHELTER AND PARKING RENOVATIONS	\$64,000	
	3	3	CITY ENTRY SIGNAGE	\$50,000	
	3	3	TRAIL INCLUDING IMPROVEMENTS TO CURB ON WEST	\$24,000	
1	4	7	SOUTH PARK - NEW PARK AT HS/MS SITE		\$223,000
			ALL FEATURES	\$223,000	
3		9	COMMUNITY CENTER, POOL EXPANSION, & EXPANDED PARK		\$2,910,000
	6	6	FITNESS CENTER EXPANSION - ALLOWS INCREASE IN COMMUNITY ROOM SPACE	\$900,000	
	1	1	NEW ENTRY W/ OFFICES AND SOCIAL/GAME AREA	\$750,000	
			NEW PARKING	\$250,000	
	3	3	OUTDOOR AREAS FOR CHILD CARE AND COMMUNITY CENTER	\$80,000	
			OUTDOOR POOL EXPANSION	\$400,000	
			OPEN SPACE AND TRAIL TO REPLACE BALL FIELDS	\$250,000	
	1	1	REPLACE TENNIS COURTS (LOCATION TO BE DETERMINED)	\$160,000	
			SKATE PARK (LOCATION TO BE DETERMINED)	\$120,000	
3		9	EAST SPORTS COMPLEX - BASEBALL/SOFTBALL FIELDS ONLY		\$1,232,000
	2	2	FIELD IMPROVEMENTS	\$740,000	
	1	1	CONCESSIONS/RESTROOMS, PLUS CONCRETE WALKWAYS	\$492,000	
2		6	WEST SPORTS COMPLEX - BASEBALL FIELD RENOVATIONS		\$1,874,000
	1	1	FIELD IMPROVEMENTS	\$916,000	
			NEW CONCESSIONS/RESTROOMS AND PARKING	\$958,000	
1	3	6	SOUTH SPORTS COMPLEX - SOCCER FIELDS AT HS/MS SITE		\$607,000
			ALL SOCCER FIELDS	\$305,000	
			SHELTER, RESTROOM, UTILITIES	\$302,000	
TOTAL PROBABLE PROJECT COST (In 2011 dollars)					\$8,466,000

Rating Analysis - to assist in making order out of the priority preferences, the following values have been assigned to the priority votes. The total of these assigned values is given for each item and grouped by Top 5 and Top 10, as follows:

Assigned Values	
High Priority Votes - 3	
Priority Votes - 1	
Rating Key	
Top 5	
Top 10	

Eudora Bicycle Facility Plan



Priority Segments VOTING SUMMARY

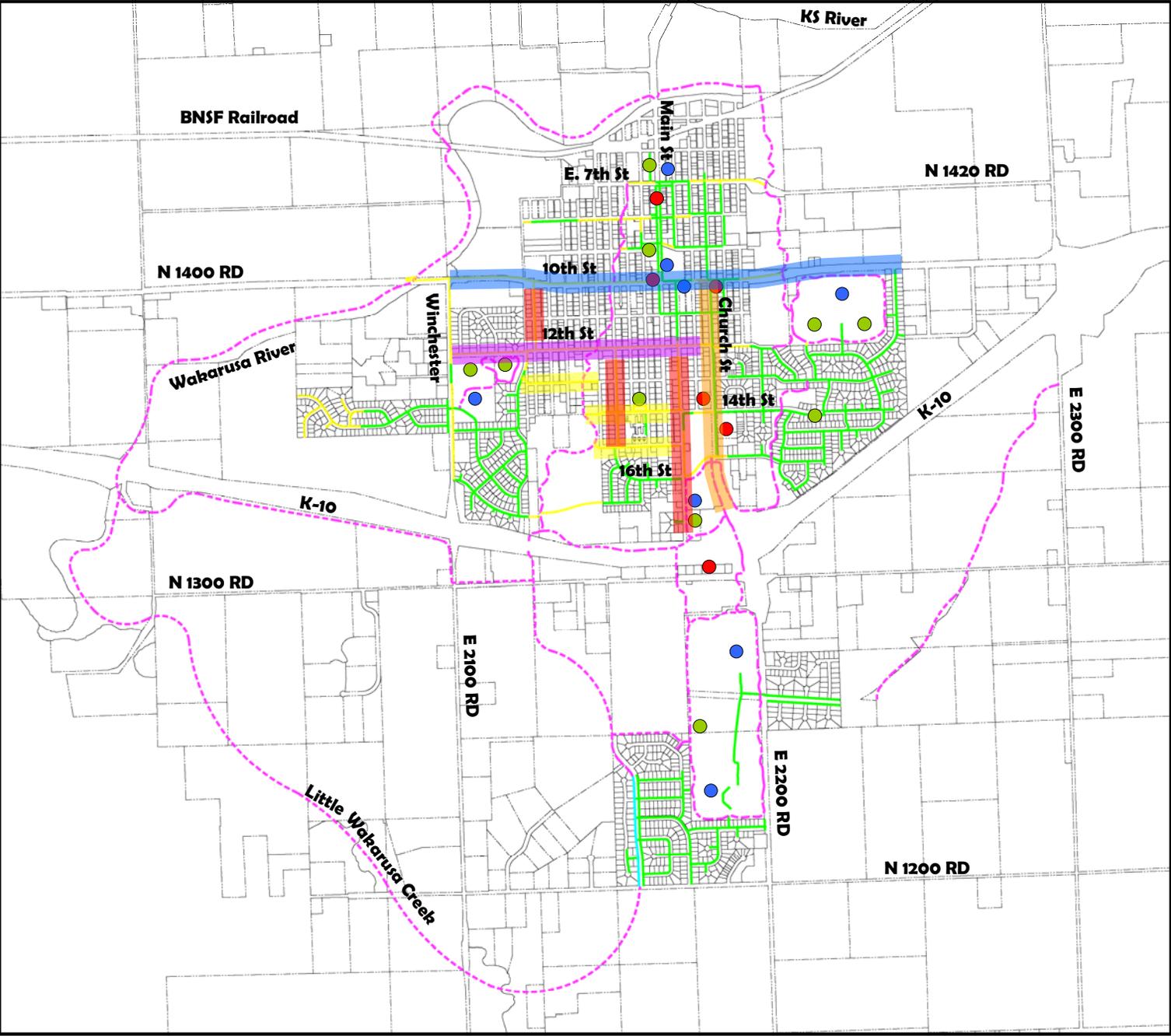
On-Street

Church Street Corridor	3
10th Street Corridor	4
12th Street Corridor	0
K-10 Bridge (Either Option)	5

Off-Street

HS/MS SITE	2
Greenway: Stream Corridors	0
Greenway: K-10 North	0

Eudora Pedestrian Facility Plan



Priority Segments

VOTING SUMMARY

Church Street Corridor	6
10th Street Corridor	6
12th Street Corridor	9
North-South Corridors	0
13th/ 14th / 15th Streets	0