

Park Inventory, Assessment & Analysis

LEVEL OF SERVICE (LOS)

Purpose

A level of service (LOS) is a quantitative measure that indicates how well park facilities are allocated throughout a community. We look at this measure in comparison to communities with similar characteristics. It serves as a guide to setting acquisition targets and future needs relative to population growth. The National Parks and Recreation Association (NRPA) defines LOS as an allocation mechanism for the delivery of park and recreation facilities throughout a community.

Methodology

The consultant team performed a LOS analysis at both macro and micro scales. At the macro-scale we looked at how Manhattan’s overall supply of parkland compares to communities with similar characteristics while the micro-scale analysis looks at the system more granularly by park type. For the macro-scale analysis we obtained data from the NRPA’s Park Metrics online database for 2 key metrics:

- # Of acres per 1,000 residents
- # Of residents per park

These metrics give an indication of how much land as well as the number of parks a system should have relative to its population. The rule of thumb has been that a community should have about 10 acres of parkland per 1,000 residents. However, because every community is different, it is important for each community to make comparisons that are reflective of similar characteristics. For the purpose of this analysis, the consultant team analyzed Manhattan’s current performance against the median values for the above metrics using the following 5 comparison characteristics:

1. **National:** All reporting agencies
2. **Region:** Midwest
3. **Population size:** (50,000 to 99,999).
4. **Budget size:** (\$10+ million).
5. **# Of Acres Maintained:** (251-1,000 acres).

The consultant team averaged the median values of comparison characteristics from the NRPA’s Park Metrics 2023 Agency Performance Review (survey data gathered from 2020-2022) to establish a LOS baseline. Table 3.1 on the following page shows the results.

Results

Based on a current population of 54,218 and a total of 28 parks with a combined acreage of 630.88 acres, Manhattan currently has a LOS of 11.64 acres of parkland per 1,000 residents and enough parks to afford a ratio of 1,936 residents per park. By comparison, Manhattan tends to have about 1 more acre of parkland per 1,000 residents than the average of similar communities.

In addition to park land owned by the City, there are another 6 parks totaling 391 acres that are owned by other agencies (county and school district). This gives residents access to a grand total of 1,021.96 acres to enjoy throughout the city.

Level of service Summary	Manhattan Current	All parks Regardless of Ownership
Current Population	54,218	54,218
Number of Parks	28	34
Park Acres	630.88	1,021.96
Residents Per Park	1,936	1,595
NRPA Comparison (acres per 1,000)	10.74	10.74
Current LOS (acres per 1,000)	11.64	18.85

The following pages provide a more in depth look at key metric comparisons. From there, we take a closer look at the makeup of the system by park type. We will also look at how Manhattan’s parks and key amenities are dispersed throughout the community. Gaps in service areas become obvious when service radii shown are based on typical walking distances. The goal is to provide an equitable distribution of parks and park amenities to the extent possible.

TABLE 3.1 - LEVEL OF SERVICE (LOS) BENCHMARKS NRPA Relevant Perspective Comparisons		2023 NRPA Median	Manhattan Current	Suggested Targets # of Parks ----- Acres	Manhattan Needs
National	Residents Per Park	2,287	1,936	24	0
	Acres of Parkland per 1,000 Residents	10.80	11.64	586	-45
Midwest	Residents Per Park	1,721	1,936	32	4
	Acres of Park Land per 1,000 Residents	10.00	11.64	542	-88
POPULATION (50,000 to 99,999)	Residents Per Park	2,240	1,936	24	0
	Acres of Park Land per 1,000 Residents	11.20	11.64	607	-23
BUDGET SIZE (\$10+ million)	Residents Per Park	2,311	1,936	23	0
	Acres of Park Land per 1,000 Residents	9.90	11.64	537	-94
Acres of Parks Maintained (251- 1,000acres)	Residents Per Park	1,952	1,936	28	0
	Acres of Park Land per 1,000 Residents	11.80	11.64	640	9

Target # of Residents per Park (Averaged):	2,102	26 parks	0 parks
Target Acres of Parkland per 1,000 (Averaged):	10.74	582 acres	0 acres

Acres of Parkland per 1,000 Residents

This measure is used to determine how well a community is acquiring park land relative to the rate of population growth. Currently, Manhattan has more acres of parkland per 1,000 residents than the average of cities with similar characteristics (Table 3.1). With the current amount of parkland, Manhattan can match the regional benchmark of 10 acres per 1,000 residents until it reaches a population of 63,088 (Figure 3.1). After reaching this population, Manhattan's LOS will begin to dip below the regional benchmark and the NRPA rule of thumb.

The average LOS of similar communities is 10.74 acres per 1,000 residents. This baseline comparison suggests that Manhattan has about 50 acres more parkland than average. If 10.74 is used as a target LOS, then Manhattan will need an additional 50 acres by the time it reaches a population of 63,088.

That said, there is an additional 391.08 acres of park land across 6 additional parks that are owned by other agencies (Riley County, USD 383 School District, and KSU). The combined total of 1,021.96 acres of park land that exists in Manhattan, regardless of ownership, will support a LOS of 10 acres/1,000 or better out to a population of 102,196. This additional land is typically not factored into LOS computations as it serves the LOS needs of those other agencies.

Essentially, there is currently enough city-owned parkland to serve the community at or above

recommended levels and will remain so until the population grows by about another 9,000 people. Manhattan grew by 7,900 people over 23 years (2000-2023). Assuming a similar trend continues, no additional parkland is needed for the foreseeable future unless we find there to be areas of the community underserved by parks within a 10 minute walking distance.

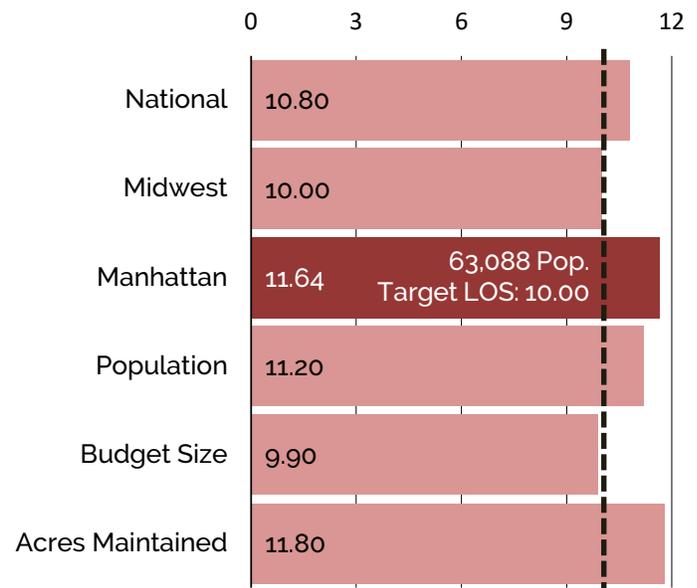


Figure 3.1: Comparison of Manhattan's acres per 1,000 residents to national, regional, and communities with similar characteristics benchmarks.

Of Residents Per Park

This measure gives a sense for how crowded parks may become relative to the number of parks available for Manhattan residents, regardless of size. The fewer number of parks, the more crowded the system is likely to be, especially as the population grows. After analyzing NRPA data, we find that similar communities have an average of about 26 parks supporting an average of 2,102 residents per park.

Currently, Manhattan's 28 parks supports about 1,936 residents per park. Thus, Manhattan is out performing the average by 2 parks with a system that tends to be less crowded (by 166 residents) than the average of similar communities. When you consider the 6 additional parks owned by other local agencies, the overall number of 34 parks translates to 1,595 residents per park.

So when the population of Manhattan hits 63,088 the residents per park ratio will be 2,253 residents per park. This is slightly below the current national average and little higher than that for the Midwest (Figure 3.2).

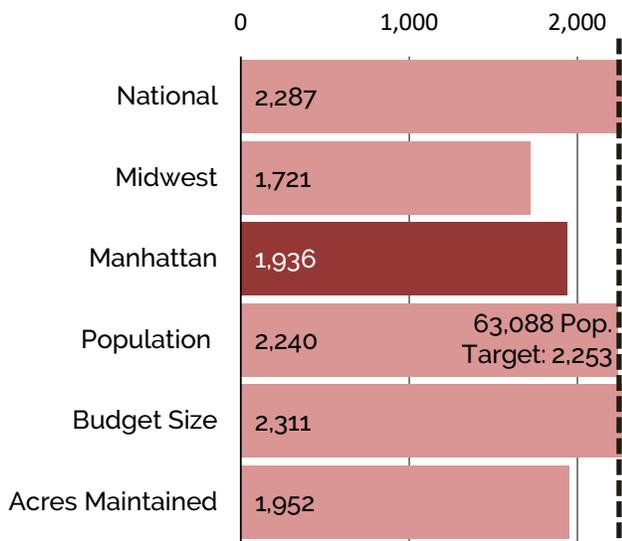


Figure 3.2: Comparison of Manhattan's # of parks per 1,000 residents to national, regional, and communities with similar characteristics benchmarks.

LOS by Park Type - Micro Scale Analysis

Next, we want to take a closer look at how well the Manhattan park system is served by specific types of parks. Table 3.1 gave us an overall indication of how much parkland the Manhattan park system as a whole should have. It indicated that Manhattan has about 50 acres more parkland than the average of comparison communities. Now we want to look at the make up of the system and how various types of parks

(mini, neighborhood, community, etc.) are distributed throughout the community. It is great that Manhattan has an adequate supply of parkland, but we need to make sure it is dispersed in a way that serves the community in an equitable manner.

Table 3.2 on the following page takes a deeper dive into Manhattan's LOS by park type and compares this to NRPA suggested guidelines. Based on this, we find the following:

Mini Parks: The general guideline is about a quarter to half an acre per 1,000 residents and Manhattan has .005 acres per 1,000. While this may seem to be low, it is important to remember that mini parks can present a significant challenge to maintenance crews when the number of small parks grows such that more time is spent traveling to them, unloading and loading equipment than is actually needed to perform the maintenance at each park.

Neighborhood Parks: The NRPA suggested guideline for these parks is 1 to 2 acres per 1,000 residents. Manhattan's current LOS for these parks is 0.90 acres per 1,000.

Community Parks: The NRPA suggested guideline for community parks is 5 to 8 acres per 1,000. Manhattan currently has a LOS of 6 acres per 1,000 in this type of park.

Special Use & Natural Areas: These types of parks do not have general LOS guidelines due to the fact that they serve niche users or are generally undeveloped areas. Manhattan currently has a LOS of 2.78 acres per 1,000 in special use parks and 1.96 acres per 1,000 in natural areas.

Overall, we find that currently the distribution of Manhattan's parkland by park type generally meets the NRPA suggested guidelines. When we look out to a population of 63,088 the ratio of neighborhood parkland dips down to 0.75 acres per 1,000 or about a quarter of an acre lower than the NRPA suggested minimum. Should population growth be in areas of the city where a gap in service exists for neighborhood parks, new neighborhood parks may need to be considered.

The service area analysis on the following pages illustrates the current distribution of parks and their service areas providing an indication of where gaps in service exist and where there may be a need for additional parkland.

Table 3-2 - LOS by Park Type

Park Name	"Size (acres)"	Total (acres)	NRPA Suggested Range	Manhattan Current	NRPA Minimum Suggested	Acres Needed To Meet NRPA Minimum	Target LOS	Target Total	Acres Needed 63,088 Pop.
			acres per 1,000 residents	acres per 1,000 residents	Acres	NRPA Minimum	acres per 1,000 residents	Acres	
"Mini Parks (Generally less than 2 acres) Service Radius = 1/4 mile"	Landmark Water Tower	0.11							
	Osage Street	0.08	0.25-50	0.005	13.55	13.27	0.004	0.29	0.00
	Third Street	0.10							
"Neighborhood Parks (Generally 2-14 acre parks) Service Radius = 1/2 mile"	Bluemont Hill Overlook	13.35							
	Colorado Park	2.90							
	Douglass Park	1.80							
	Girl Scout Park	6.70							
	Goodnow Park	2.08							
	Long's Park	2.70	1-2	0.90	54.22	5.21	0.75	47.32	0.00
	Northview Park	5.11							
	Pioneer Park	2.76							
	Sojourner Truth Park	3.07							
	Slagg Hill Park	1.98							
"Community Parks (Generally 15-50 acre parks) Service Radius = 1 mile"	Sunset Park	6.55							
	City Park	46.48							
	Ledgestone Park	15.46							
	Roger Schultz Park	76.51	5-8	5.99	271.09	-53.64	5.14	324.27	0.00
	Stonehaven Park	14.97							
	Warner Memorial Park	89.04							
	Northeast Park	82.27							
Special Use Parks	CiCo Park	15.79							
	Frank Anneberg Park	110.69							
	Blue Earth Plaza	1.42	VARIABLE	2.78	N/A	N/A	2.39	150.58	0.00
	Triangle Park	0.53							
	Griffith Park	5.82							
"Open Space, Natural Areas & Undeveloped Parkland"	Eisenhower Complex	16.33							
	Jorgensen Park	4.68							
	VMI	101.60	VARIABLE	1.96	N/A	N/A	1.68	106.28	0.00
Totals:		630.88						630.88	

LEVEL OF SERVICE BY TYPE OF FACILITY

We also looked at the LOS for key park amenities. For this exercise we averaged the population per facility using NRPA Park Metrics data for the 5 comparison characteristics (Nation, region, budget size, population size, and acres maintained). Table 3.3 below shows the results of this analysis. A minus sign indicates a deficiency. For tennis courts, the un-built, but planned, 12 new courts were included.

By comparison, Manhattan tends to have fewer playgrounds, pickleball courts, basketball courts and indoor aquatic centers. Conversely, Manhattan tends to have more outdoor swimming pools, baseball/softball fields, and tennis courts.

Table 3.3 - LOS by Facility Type	Population per Facility Average of Comparison Communities	Population per Facility Manhattan	Current # of Facilities Manhattan	Suggested # of Facilities	Surplus or Deficit
Outdoor facilities					
Playgrounds	3,635	4,518	12	15	-3
Pickleball (outdoor)	14,692	0	0	4	-4
Tennis courts (outdoor)	5,744	3,012	18	9	9
Basketball courts (outdoor)	7,785	16,682	3.25	7	-4
Dog park	47,898	54,218	1	1	0
Community gardens	35,931	27,109	2	2	0
Skate park	57,886	54,218	1	1	0
Regulation 18-hole courses	79,379	18,073	3	1	2
Driving range stations	17,228	18,073	3	3	0
Ice rink (outdoor only)	26,946	54,218	1	2	-1
Diamond fields: baseball - youth	7,434	4,171	13	7	6
Diamond fields: baseball - adult	23,752	18,073	3	2	1
Diamond fields: softball - adult	14,992	6,024	9	4	5
Diamond fields: softball - youth	12,136	4,171	13	4	9
Rectangular fields: soccer - youth	7,761	6,777	8	7	1
Rectangular fields: soccer - adult	14,184	7,745	7	4	3
Swimming pools (outdoor only)	41,468	18,073	3	1	2
Indoor Facilities					
Recreation centers (including gyms)	34,505	31,215	3	2	1
Performance amphitheater	72,288	67,862	1	1	0
Nature centers	113,669	120,000	1	0	1
Aquatic centers	55,439	53,950	0	1	-1
Stadiums	81,367	79,866	1	1	0

Park Types

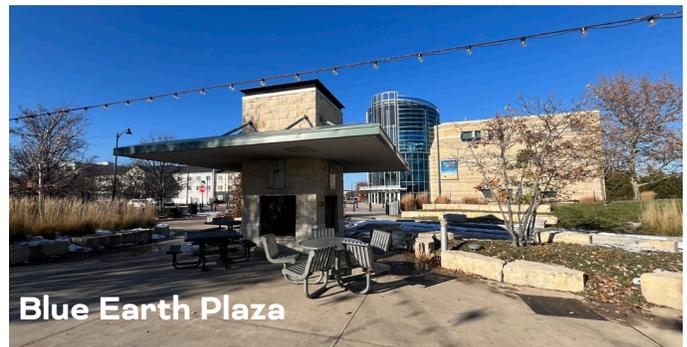
Goodnow Park



Osage Pocket Park

Mini Parks - Sometimes called “Pocket Parks”, mini parks are the smallest type of park and have a service radius of 1/4- mile or less. These parks generally serve a specific function or open space need. About 1/4 to 1/2- acre per 1,000 residents is the general NRPA guideline for this type of parkland.

Neighborhood Parks - This basic unit of any park system is about 2 to 5 acres in size. Neighborhood parks serve the community with the capacity to provide recreational and social facilities. This type of park provides space for both active and passive recreational activities such as picnic areas, playgrounds, ball fields, multi-use open space, shelters, and walking paths. Neighborhood parks have a typical service radius of about 1/4 to 1/2- mile and account for about 1 to 2 acres per 1,000 residents.



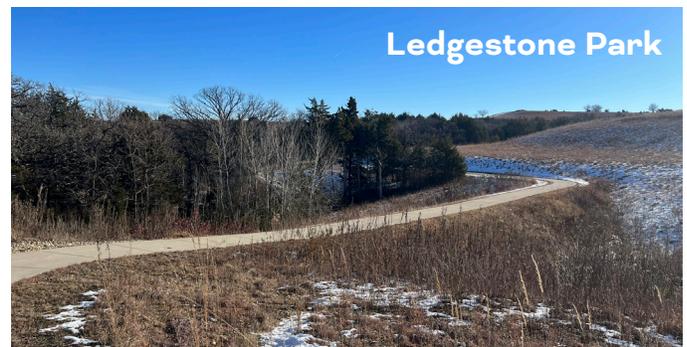
Blue Earth Plaza

Special Use Parks - These parks typically serve specialized activities covering a broad range of facilities, which typically respond to cultural needs or single uses such as sports complexes. The size of this type of park varies as does the amount of parkland per capita need.

City Park



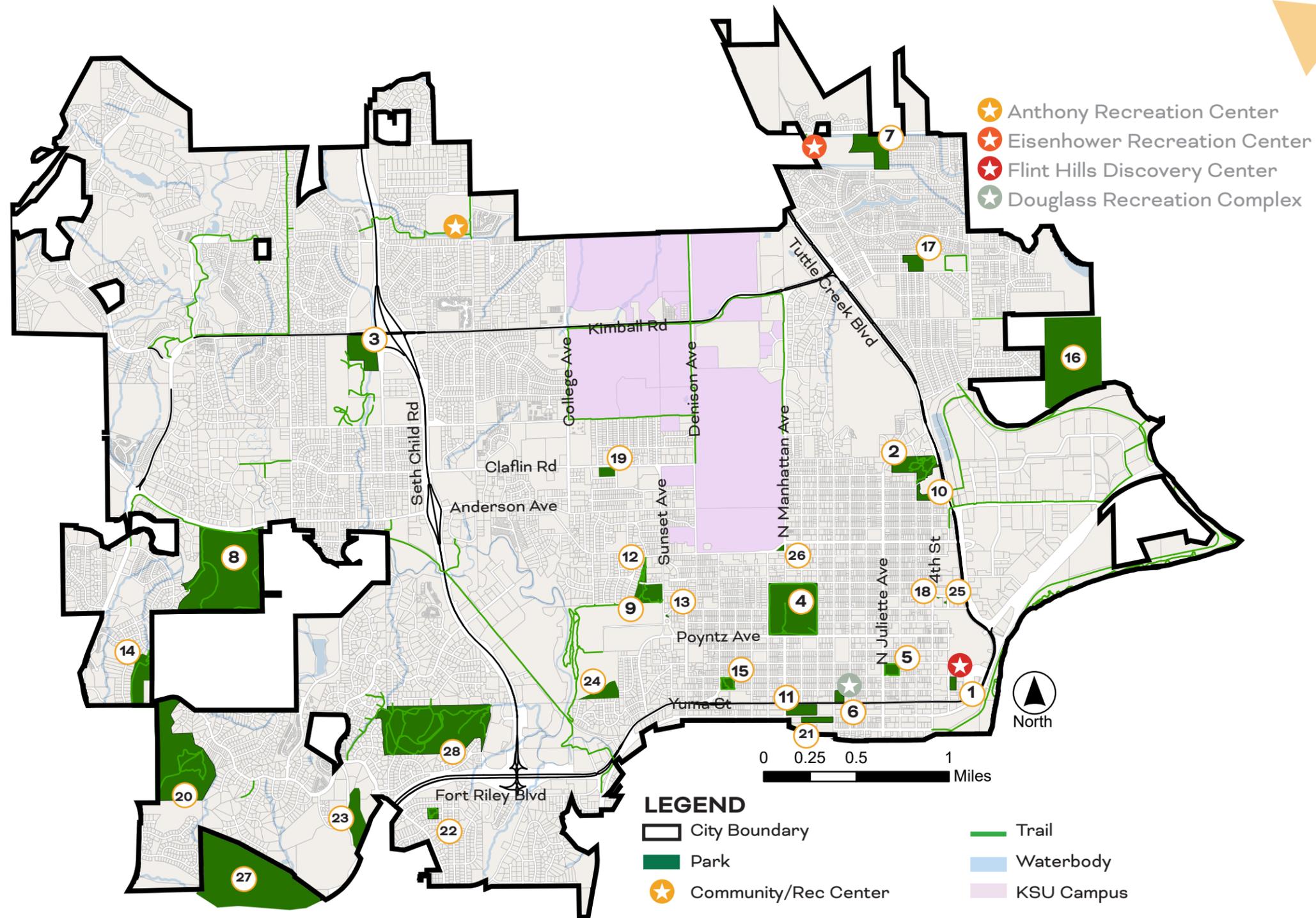
Community Parks - These are typically much larger in size than neighborhood parks at about 20-50 acres, and provide a wide range of facilities serving several neighborhoods. In some cases, this type of park can function on smaller properties depending on amenity offerings, but typically not smaller than about 15-20 acres. Community parks often include a special attraction such as an aquatic center or city lake drawing people from throughout the community. Community parks have a service radius of about 1 to 3-miles and account for about 5 to 8-acres of parkland per 1,000 residents.



Ledgestone Park

Natural Resource Areas - These areas may include park amenities, but they primarily play a larger more ecological role within the community. They generally preserve, restore, or provide access to natural resources and meet the need for open space preservation and trails.

Manhattan



- ★ Anthony Recreation Center
- ★ Eisenhower Recreation Center
- ★ Flint Hills Discovery Center
- ★ Douglass Recreation Complex

- | | | |
|----------------------------------|----------------------------------|------------------------------|
| 1. Blue Earth Plaza | 11. Griffith Park | 21. Sojourner Truth Park |
| 2. Bluemont Hill Scenic Overlook | 12. Jorgenson Park | 22. Stagg Hill Park |
| 3. CiCo Park | 13. Landmark Water Tower Park | 23. Stonehaven park |
| 4. City Park | 14. Ledgestone Park | 24. Sunset Neighborhood Park |
| 5. Colorado Park | 15. Long's Park | 25. Third Street Pocket Park |
| 6. Douglass Park | 16. Northeast Community Park | 26. Triangle Park |
| 7. Eisenhower Baseball Complex | 17. Northview Park | 27. VMI |
| 8. Frank Anneberg Park | 18. Osage Pocket Park | 28. Warner Memorial Park |
| 9. Girl Scout Park | 19. Pioneer Park | |
| 10. Goodnow Park | 20. Roger Schultz Community Park | |



City Park Monument Sign



Flint Hills Discovery center



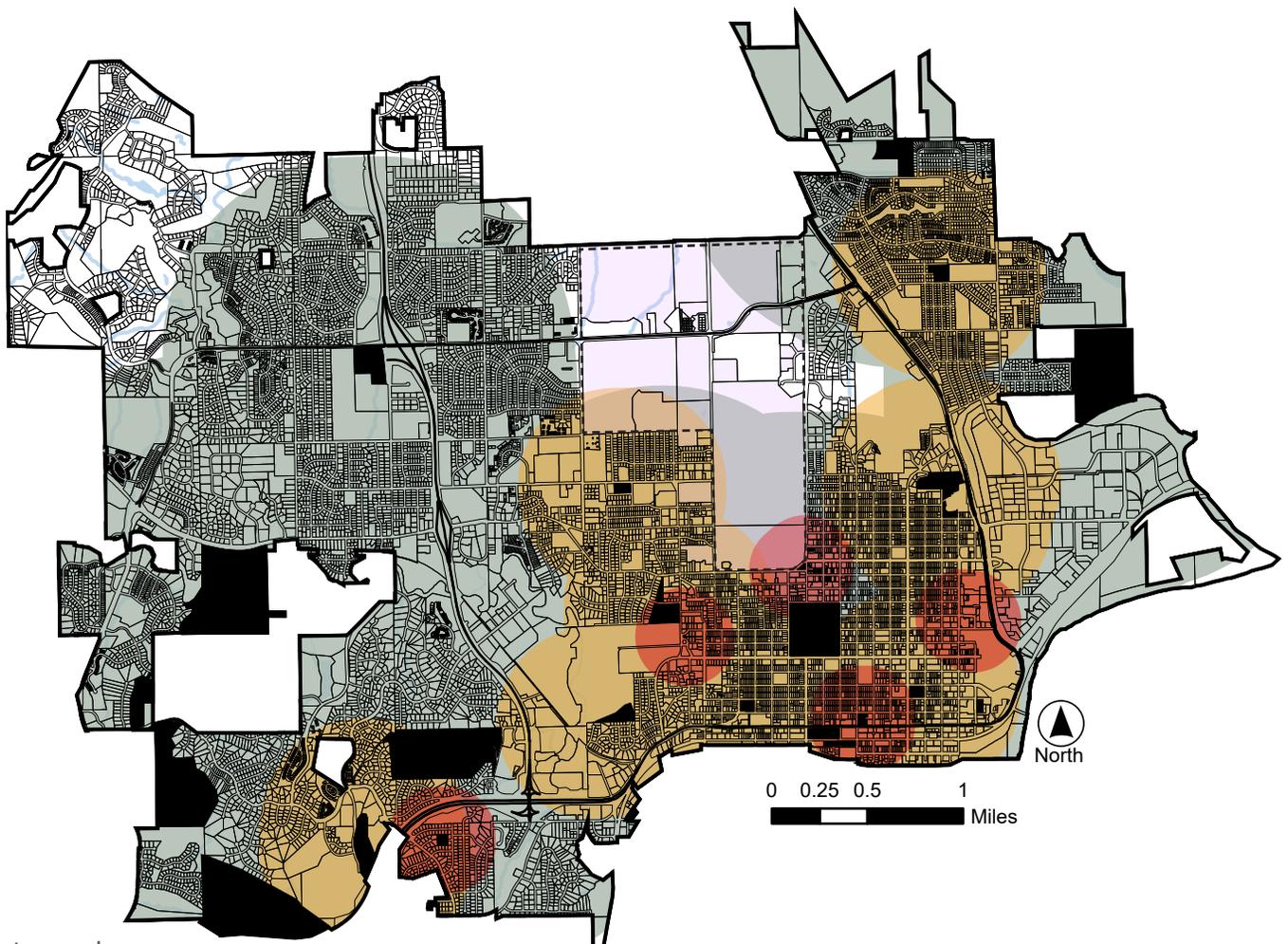
Stonehaven Park

Service Areas

GAP ANALYSIS & FUTURE PARK LOCATIONS

A GAP analysis was conducted using GIS to identify areas of the community that may be under-served by parks and park amenities. Gaps in service areas become obvious when service radii shown are based on typical walking distances. The service radius of a park is dependent upon park type, level of quality (LOQ), and pedestrian walkability in the case of neighborhood and mini parks.

From the overall analysis, a majority of city residents have access to a park within a 10 to 20 minute walk. Manhattan is served well by parks with small gaps around the Kansas State campus and areas to the far northwest where a private golf course consumes the green space between residential parcels.



Legend

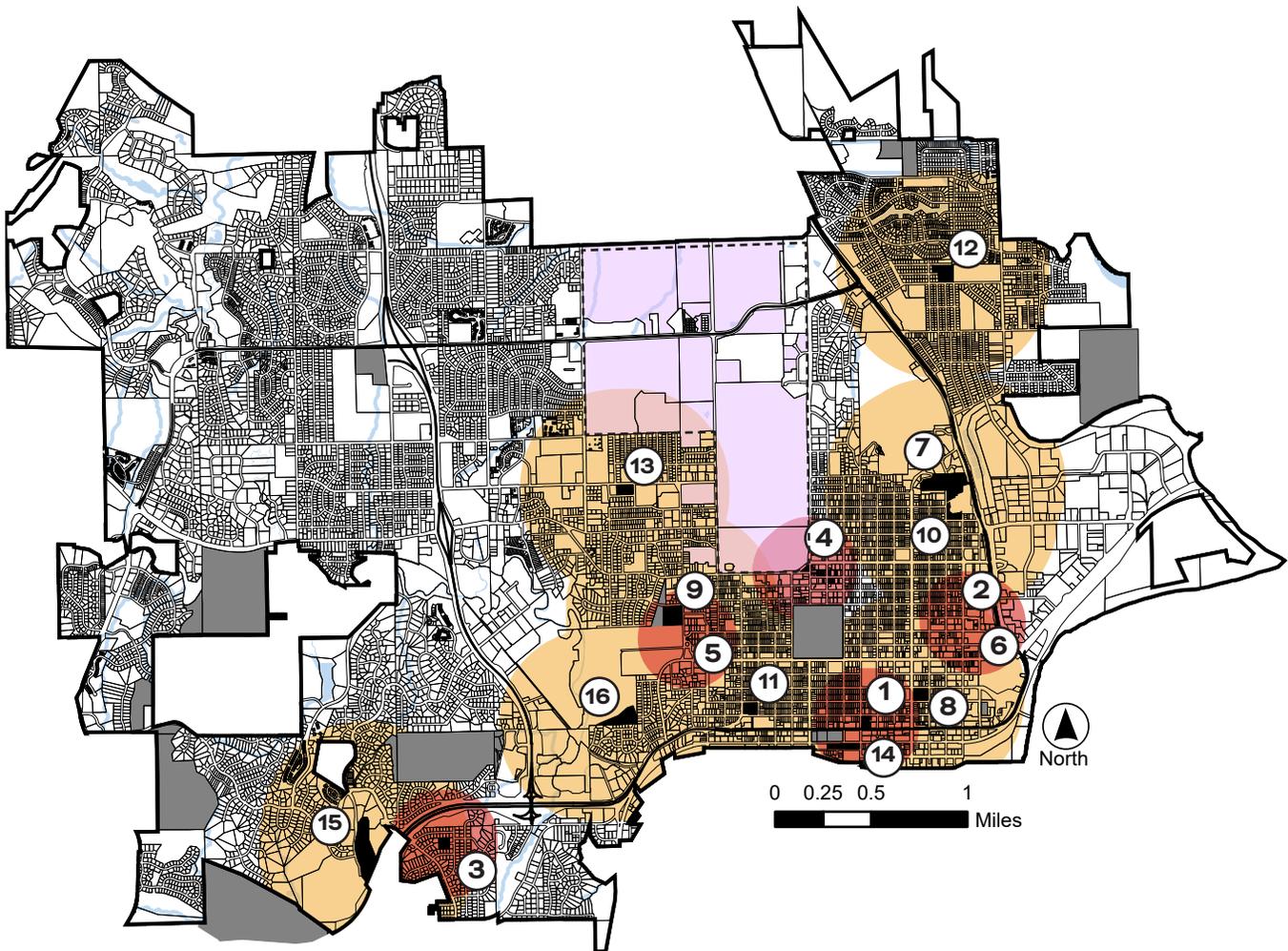
- Manhattan City Limits
- Potential Opportunities
- Parks
- KSU Campus

- Mini Parks (1/4-mile)
- Neighborhood Parks (1/2-mile)
- Community Parks, Special Use Parks, and Natural Areas (1-mile)

Mini & Neighborhood Parks

This map illustrates the service area for mini and neighborhood parks. The service area for mini-parks is 1/4-mile (5-minute walk) and neighborhood parks is 1/2-mile (10-minute walk). Most of these parks are concentrated south and east of the KSU campus where population density is the highest. While much of the white area in the map might suggest gaps in service, these areas are served by community parks.

-  Manhattan City Limits
-  Mini & Neighborhood Parks
-  KSU Campus
-  Other Parks



 **Mini Parks (1/4-mile)**

- 1. Douglass Park
- 2. Osage Pocket Park
- 3. Stagg Hill Park
- 4. Triangle Park
- 5. Water Tower Park
- 6. 3rd St. Pocket Park

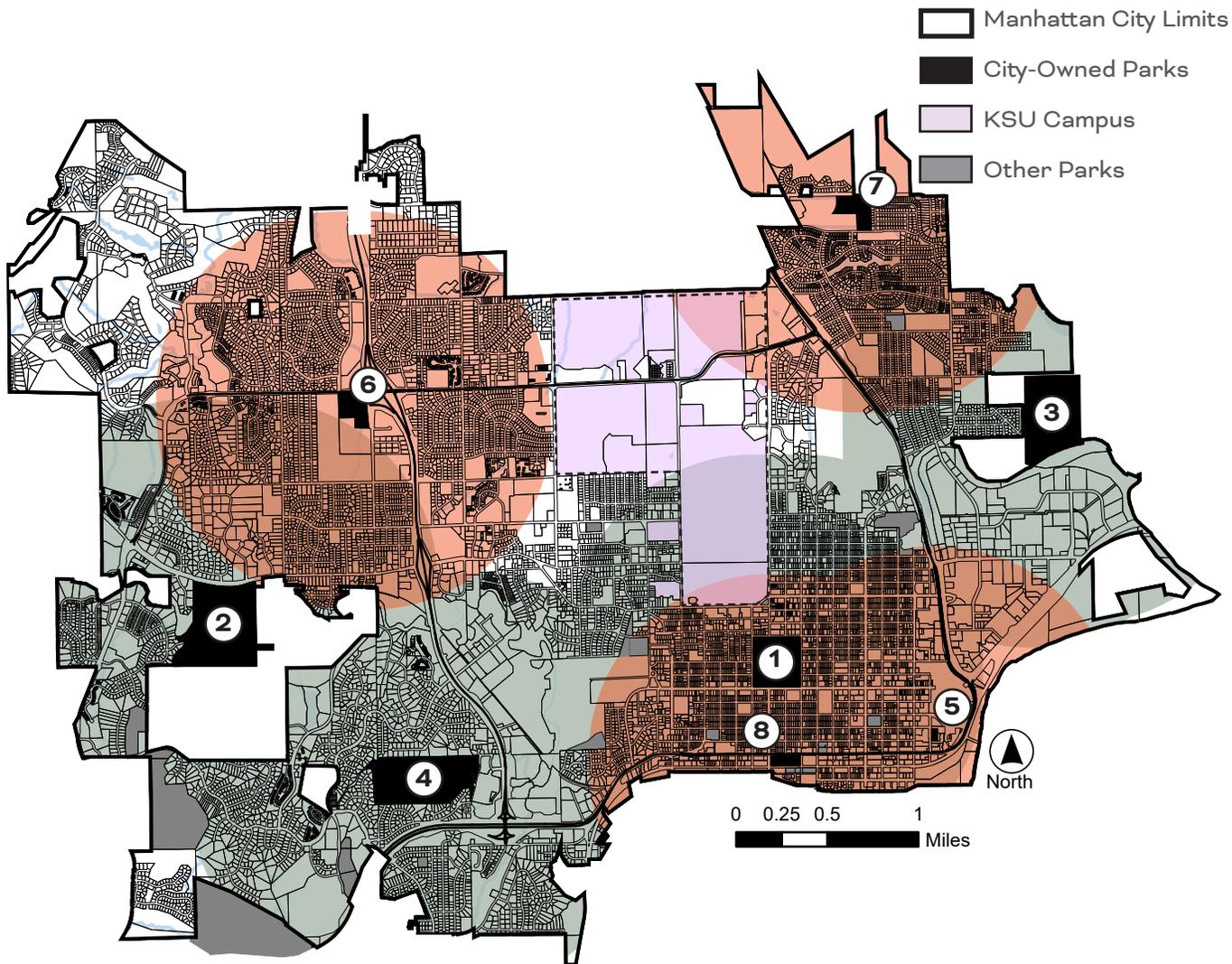
 **Neighborhood Parks (1/2-mile)**

- 7. Bluemont Scenic Overlook
- 8. Colorado Park
- 9. Girl Scout Park
- 10. Goodnow Park
- 11. Long's Park
- 12. Northview Park
- 13. Pioneer Park
- 14. Sojourner Truth Park
- 15. Stonehaven Park
- 16. Sunset Neighborhood Park

Community & Special Use Parks

This map illustrates the service area for community and special use parks, which have a 1-mile service radius. Overall, the City is served fairly well by community and special use parks and no new parks of this size appear to be needed. Most special use parks are exclusively

athletics fields. Other activities or park amenities could be added to increase usability. The main focus for these parks should be on updating aging amenities and keeping up to date on the mix of amenities desired by the community, such as pickleball.



Community Parks (1-mile)

- 1. City Park
- 2. Frank Anneberg Park
- 3. Northeast Community Park
- 4. Warner Park

Special Use Parks (1-mile)

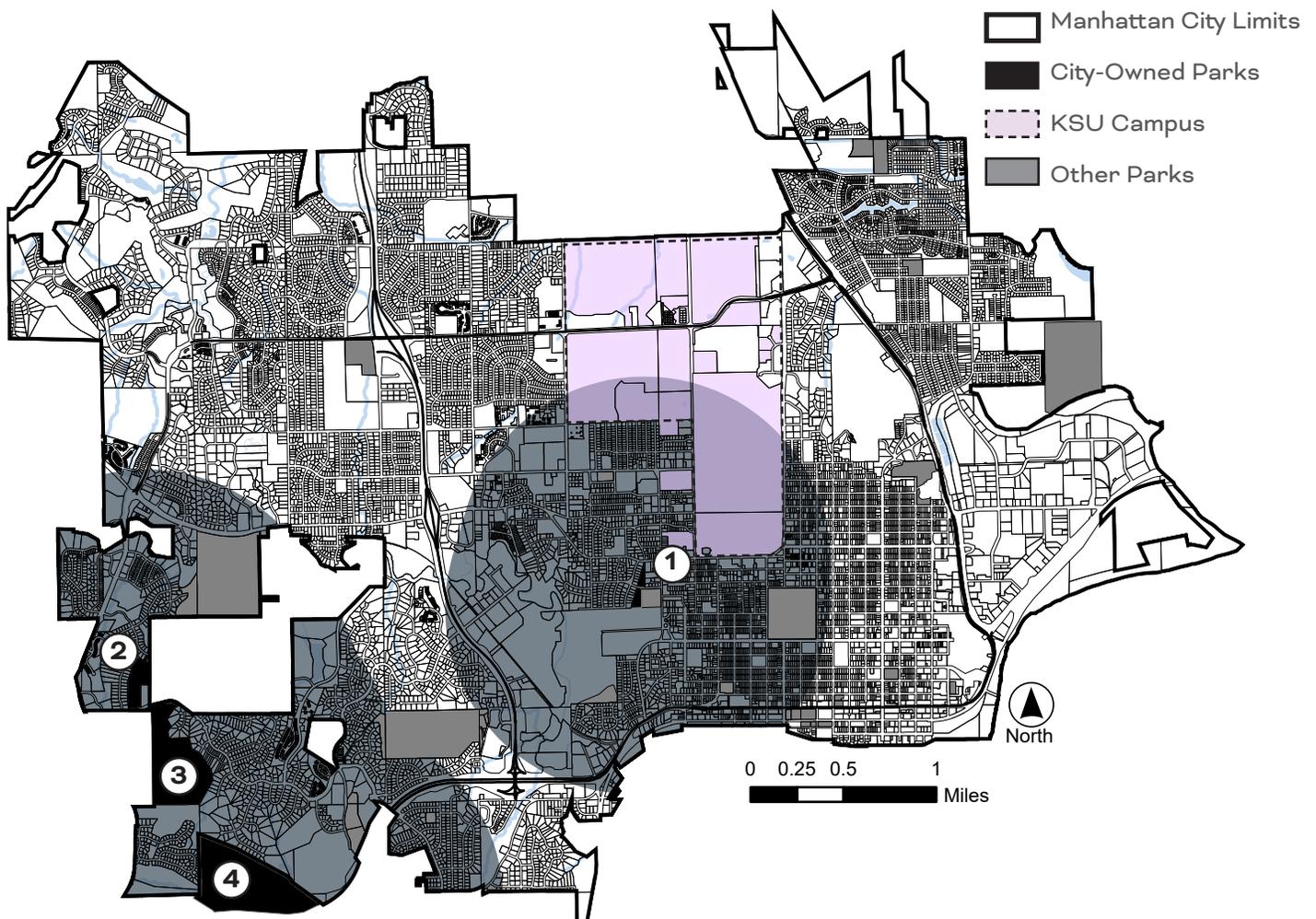
- 5. Blue Earth Plaza
- 6. CiCo Park
- 7. Eisenhower Baseball Complex
- 8. Griffith Park

Natural Resource Parks

This map illustrates the service area for natural resource parks, which have a 1-mile service radius. Overall, the city has quite a few natural areas for the size of a city, like Manhattan. These park types are typically undeveloped areas for passive recreation and wildlife benefit. They tend to serve a larger role in ecological functions. The focus should be maintaining

their natural beauty and enhancing ecological functions by such means as removing invasive species like bush honeysuckle.

Other improvements could include expanding the trail network and adding low impact amenities that enhance the user's experience with nature.



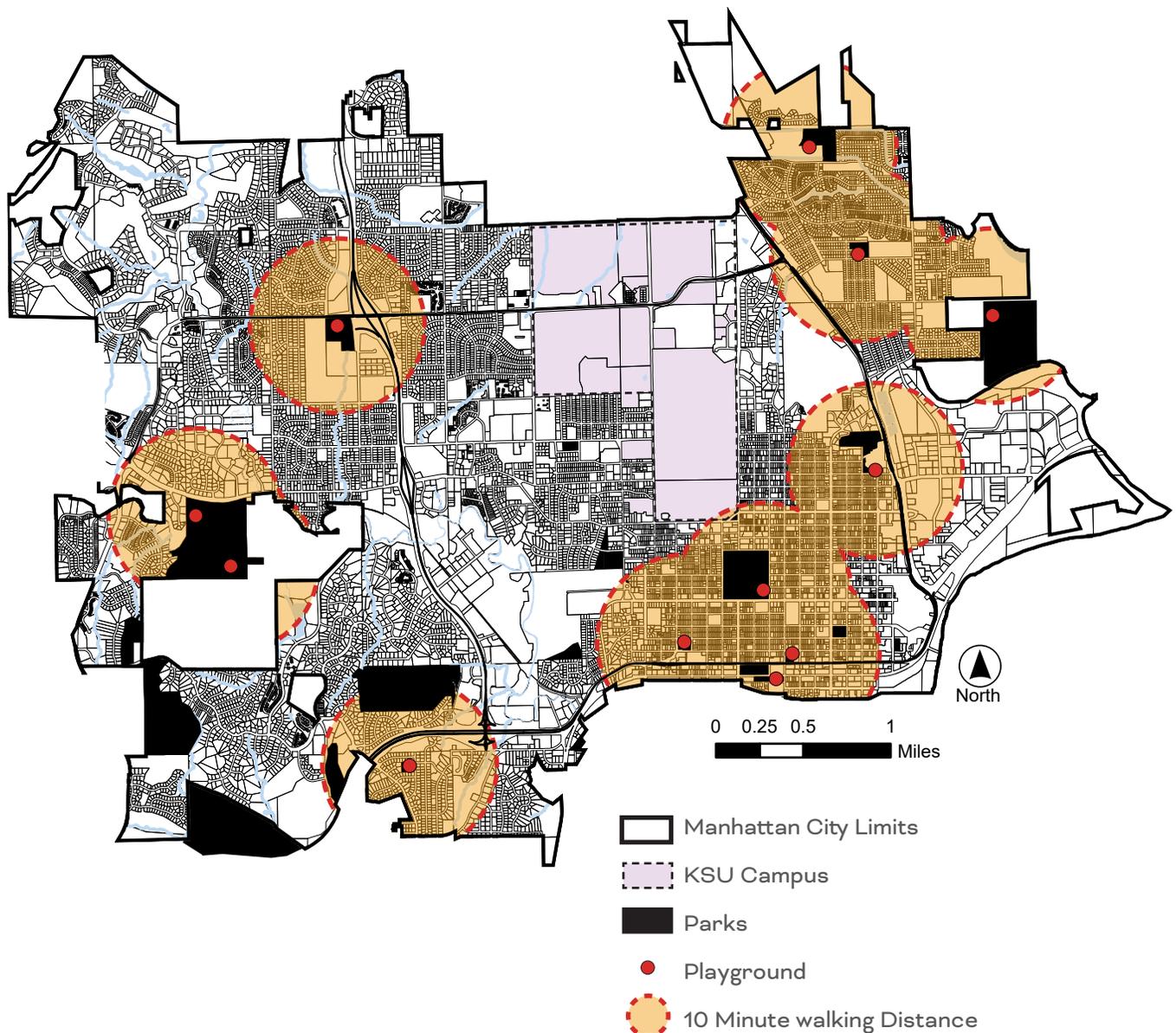
● Natural Resource Parks (1-mile)

1. Jorgenson Park
2. Ledgestone Park
3. Roger Schultz Community Park
4. VMI

Playgrounds

One of the most desired features in a park is a playground, especially for neighborhood parks. The map below shows the current service areas within a 10-minute walk (1/2-mile) of all playgrounds in Manhattan. There are playgrounds in 11 of the 28 parks and most are fairly dated. Many may need repair or replacement in the next 5 years.

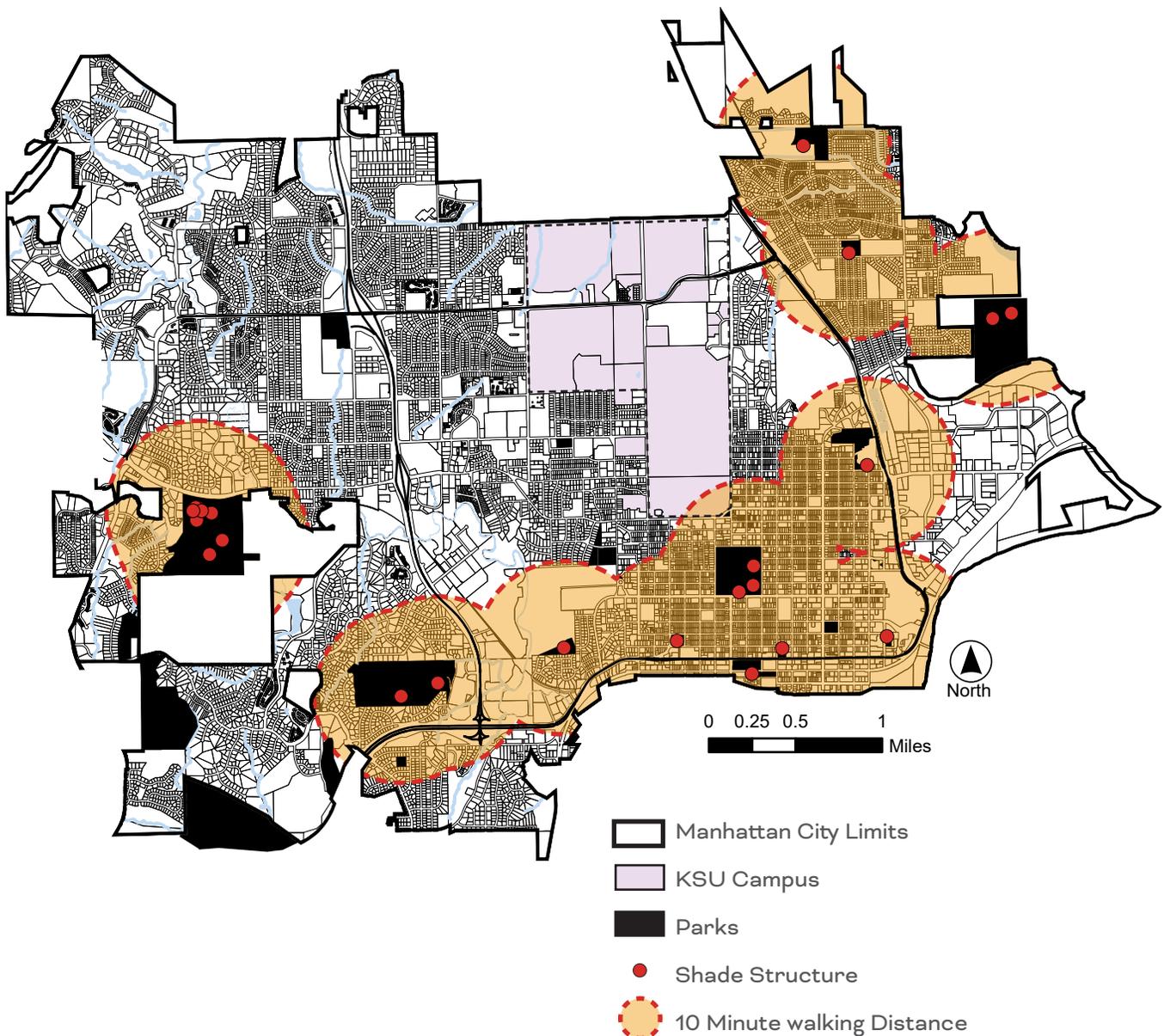
A statistically valid survey was conducted as part of this project and survey respondents indicated that playgrounds are a medium priority. In terms of importance survey respondents rated playgrounds in the top 5 however their needs are currently being fairly well met. Keeping up to date with playground equipment is important. Consider staggering replacements over time.



Shade Structures

Shade structures are another key amenity for parks. A shade structure can be a picnic shelter or a simple shade sail stretched over an area tied to posts. They provide a multi-generational amenity and shade relief while also serving cultural needs such as birthday parties, family gatherings, classrooms, and events. The

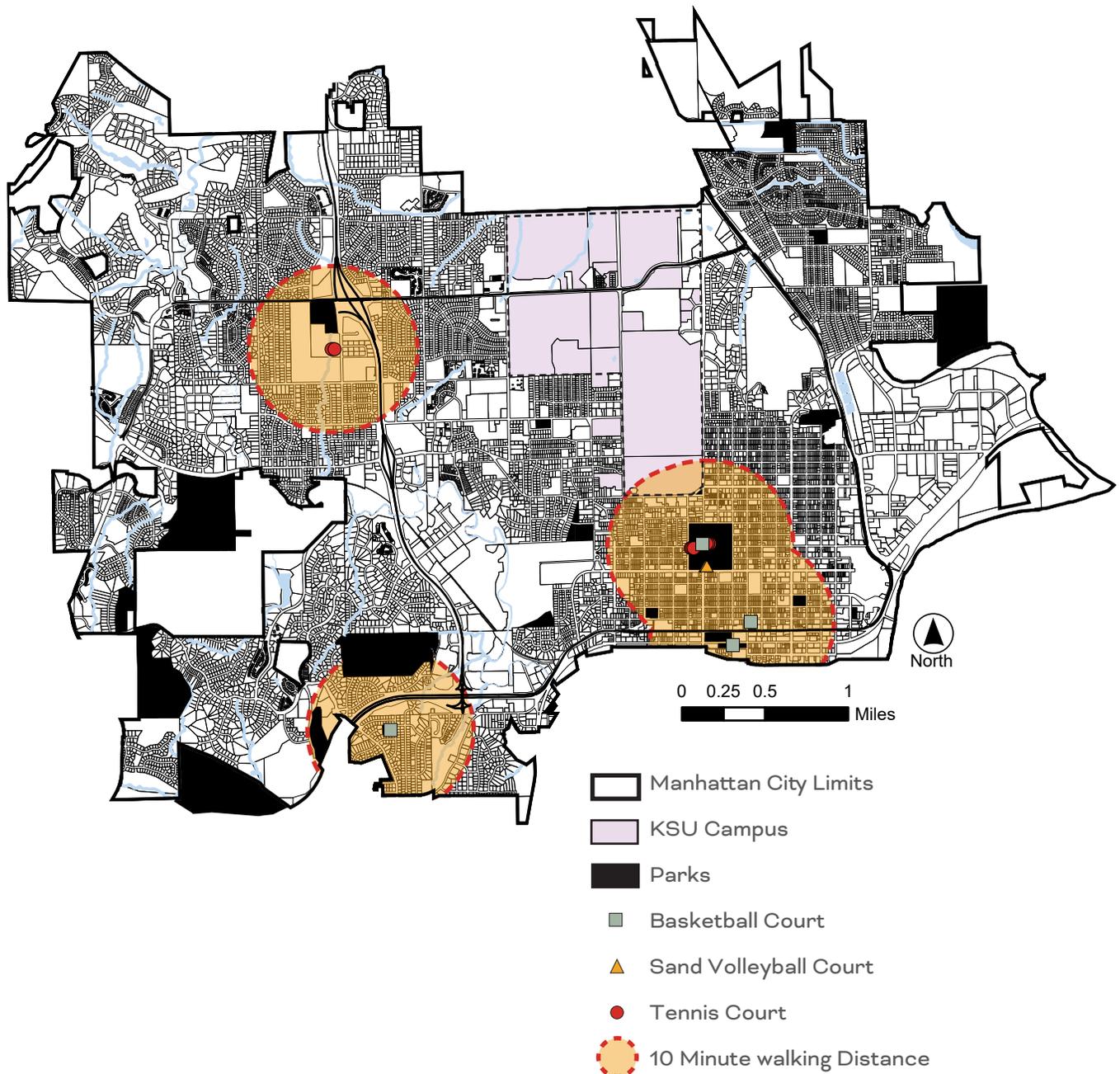
map below shows the distribution of shade structures and the service area within a 10-minute walk. Only 12 of the 28 parks have a shade structure and 4 of those 12 have more than one. Consider adding shade structures in underserved areas. Survey results indicated that picnic shelters ranked as a 'medium priority' level.



Sport Courts

Sport courts such as basketball, tennis, and sand volleyball are scattered throughout the city with a high concentration in City Park. However, most of the current courts are strictly basketball or tennis with a couple sand volleyball courts in City Park. Only one of the basketball courts is full size, with 3 others only being half-courts. This service could be expanded with the addition of pickleball courts and/or striping the tennis courts with pickleball lines. CiCo Park has

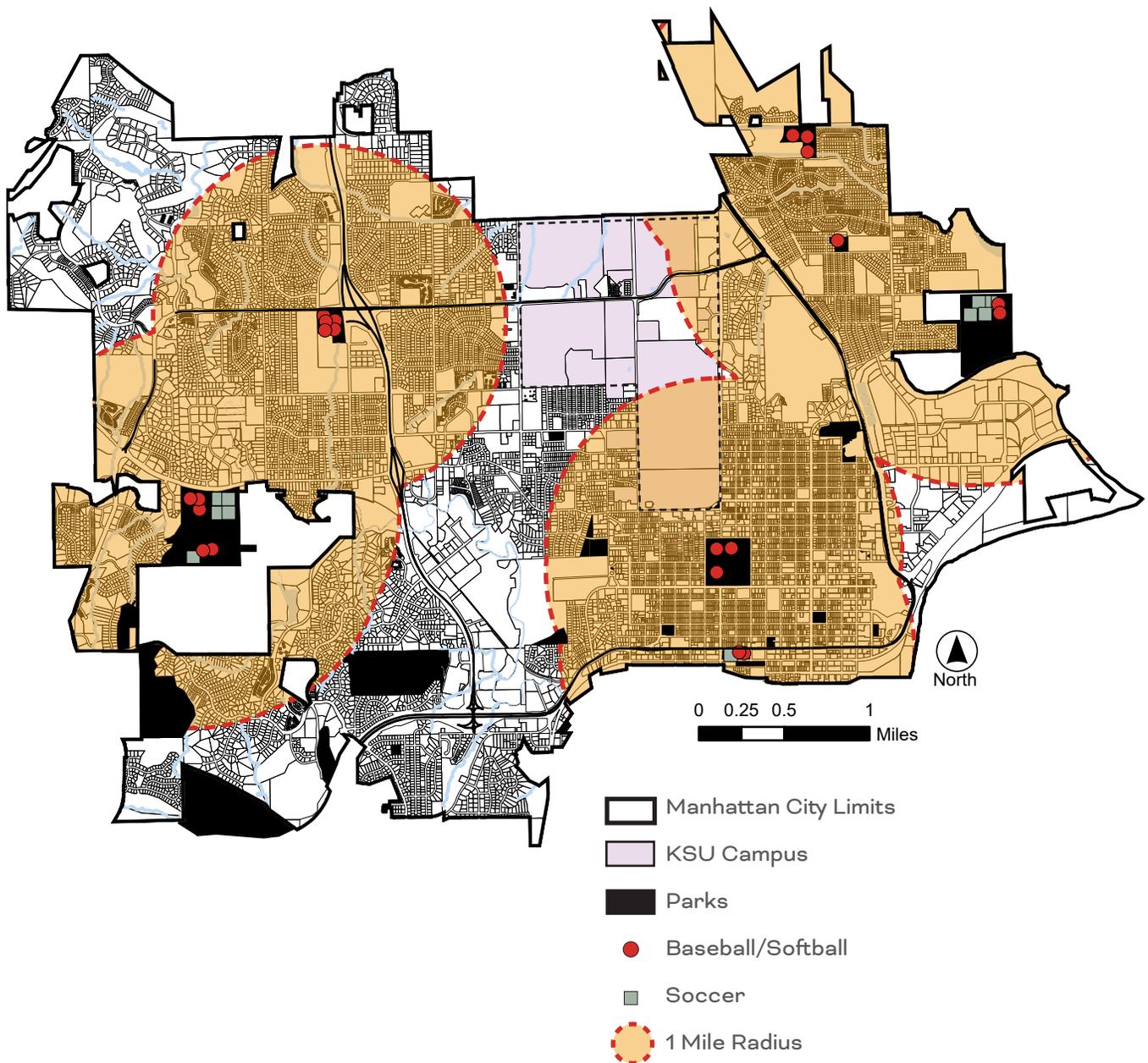
eight new tennis courts planned, but have not yet been constructed. Results of the survey indicated that tennis, basketball, and volleyball courts are a low priority currently. Pickleball ranked higher in the 'medium priority' level for priority investments. According to NRPA Park Metrics, when compared to communities with similar characteristics Manhattan tends to be underserved by pickleball and basketball courts.



Athletic Fields

Athletic fields such as baseball, softball, and soccer are primarily found in Manhattan's community and special use parks. Overall, Manhattan seems to be fairly well served by these and any new additions should be the result of usage demand. The primary focus should be on maintaining and updating aging amenities to

extend usability. Survey responses indicated that the community generally feels like their needs are being met in this regard. When compared to communities with similar characteristics, Manhattan tends to be well served by athletic fields.

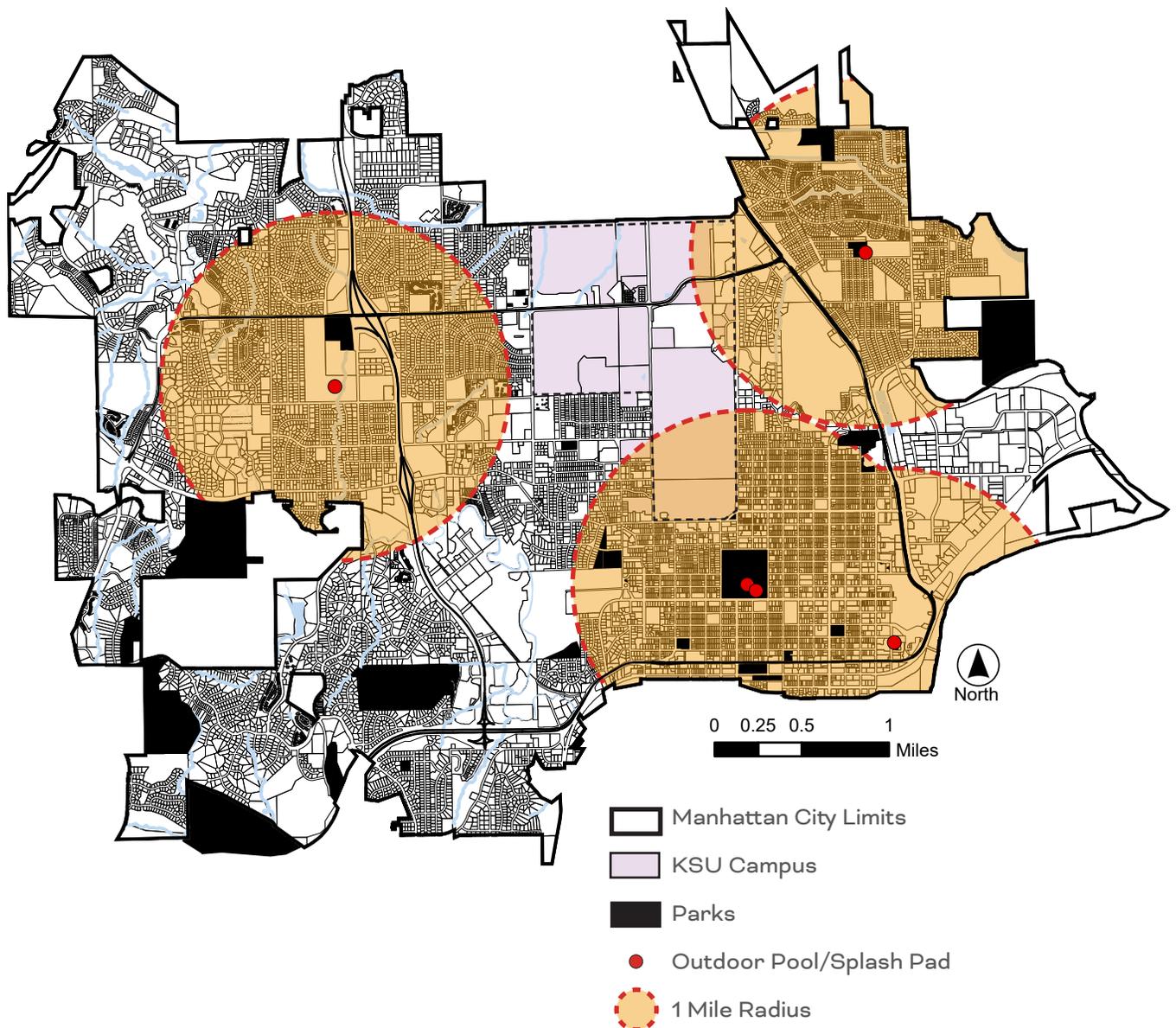


Aquatic Facilities (Outdoor)

There are currently three outdoor pools which can be found at in City Park, CiCo Park, and Northview Park. Manhattan also has two splash pads, one in City Park and one at Blue Earth Plaza. Manhattan currently has 2 more outdoor pools than most cities with similar characteristics who have 1 outdoor pool for every 41,500 people. Current waterparks are well dispersed throughout the community with access to many within a 1-mile radius and all within a 3-mile radius.

Indoor aquatics is currently missing from Manhattan and highly desired. Among similar cities it is typical to see one indoor aquatic center for every 55,439 people. A centralized location with access to the highest number and most diverse group of people should be considered, especially since KSU closed their natatorium.

The addition of splash pads in CiCo and Frank Anneberg could be considered to expand the service area of no-fee outdoor aquatic facilities.



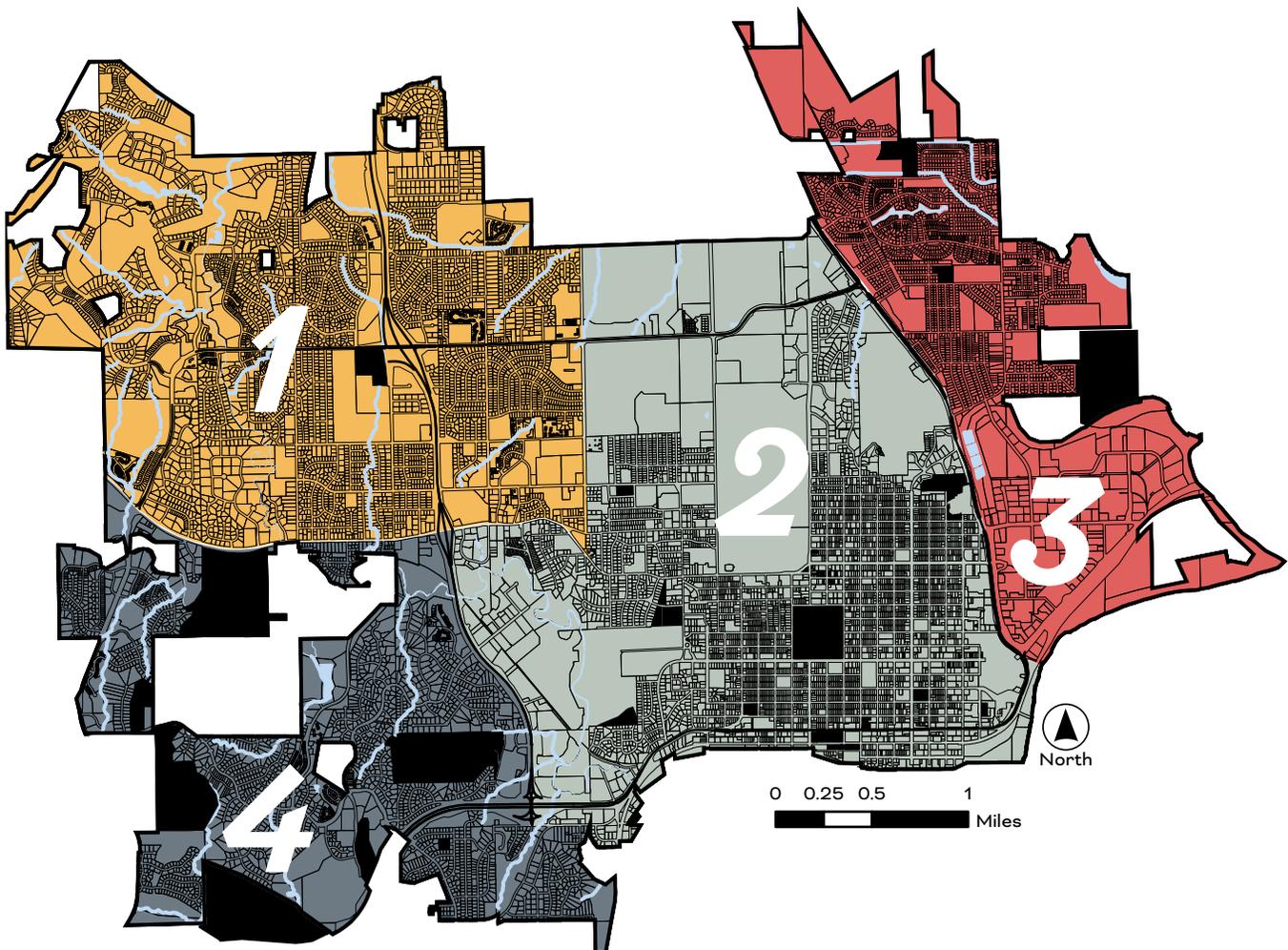
Planning Areas

A total of four planning areas were defined for the purpose of analyzing the equitable distribution of parks and trails. The size and shape of each planning area was determined by major roadways and cultural demarcations that generally distinguish one area from another.

The following pages provide descriptions of each of the four planning areas. Data for each area includes a

brief overview, a list of parks and trails, and information about the people who live here.

Each area also includes a walkability score that compares the total length of sidewalks to the total length of roadways. The higher the walkability score the more pedestrian and bike friendly it is. A score of 200 would suggest that for every road there is a sidewalk/trail of equal length on both sides.



Area 1 - Northwest

OVERVIEW

About 27% of Manhattan's population lives in the northwest planning area which is comprised of the most diverse mix of lifestyles as indicated by the Tapestry Segmentation. This area has the 2nd oldest median age and the 2nd highest median household income of the 4 areas. The predominant land use is residential with small commercial pockets. Parks make up a little over 8% of the total land area. There are no neighborhood parks in this area, however CiCo Community Park and Washington Marlatt Park (natural area owned by KSU) provide residents access to park amenities and trails.

Facilities

Anthony Recreation Center

Trails: **8.86 miles**

CiCo Park Trail	Kimball Trail
Grand Mere Trail	Sharingbrook Trail
Hudson Trail	Susan B. Anthony Trail

Parks & Recreation Areas **240.21 acres**

1. CiCo Park
2. Washington Marlatt Park

WALKABILITY SCORE: **116**

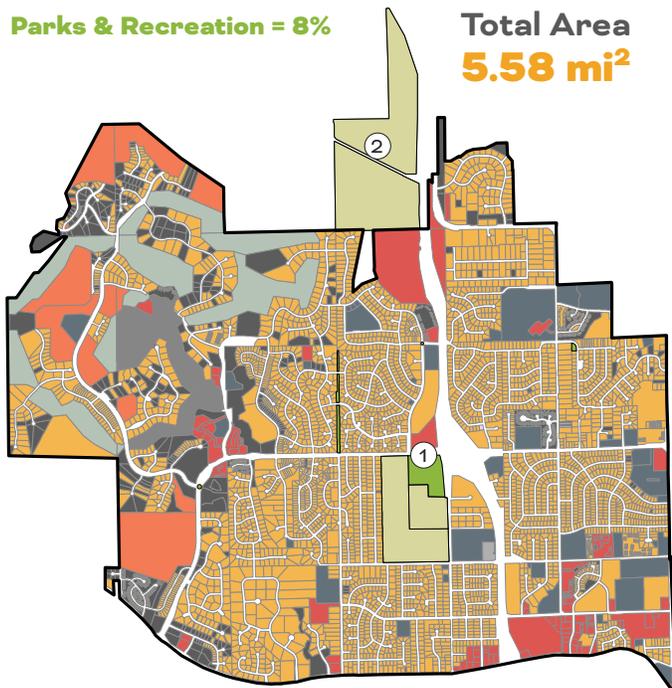
Transportation to work

Drive	75%
Walk	1.7%
Bike	2.0%

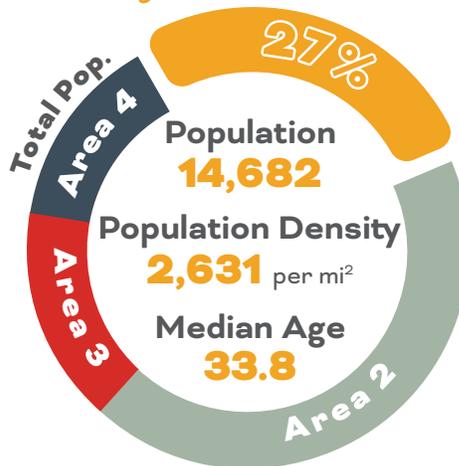
LAND USE

Parks & Recreation = 8%

Total Area
5.58 mi²



Demographics



Median Household Income
\$88,783



Housing Units
7,182

55% Owner
35% Renter

At Risk Population

Households below poverty:	738
Child Population (<18):	2,600
Senior Population:	2,542
Households with a disability:	1,183

TAPESTRY SEGMENTATION

College Towns - 38.5%

- half are enrolled in college, the rest work for a college or in surrounding services
- make time for sports and socializing
- want new experiences and adventure

Workday Drive - 18.9%

- affluent, family oriented market
- partial to new housing in suburban wilderness
- close enough to city center for professional jobs

In Style - 15.8%

- support arts, travel, and reading
- professional couples with no children
- slightly older and already planning retirement

Bright Young Professionals - 9.5%

- large market mostly on urban outskirts
- young, educated, working professionals
- physically active and have latest technology

Comfortable Empty Nesters - 9%

- most are professionals in government, healthcare, or manufacturing
- enjoying transition from child rearing to retirement
- value health and financial well-being

Midlife Constants - 6.5%

- seniors or approaching retirement
- below-avg. labor force participation
- live outside central cities in small communities

Green Acres - 1%

Dorms to Diplomas - .9%

Area 2 - Southeast

OVERVIEW

This planning area is the largest of the four, has the highest population and is also the most densely populated. Fittingly, this area has the largest number of parks. The presence of Kansas State University in this area largely impacts its demographic profile with the youngest median age and the lowest median household income. It also has the highest population of at-risk individuals and households. Considerably more people walk to work in this area which has a daytime population almost 50% higher than its resident population.

Facilities

- City Park Waterpark
- Douglass Recreation Center
- Flint Hills Discovery Center
- Sunset Zoological Park

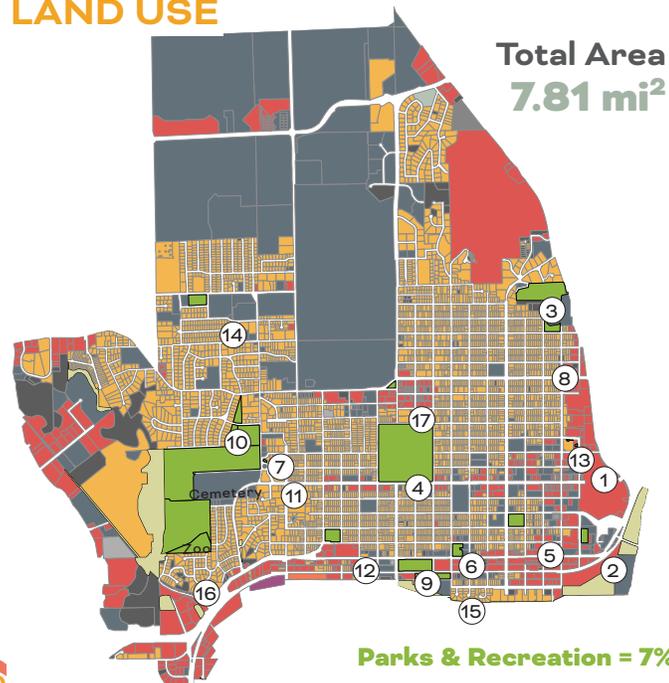
Trails: 13.46 miles

- | | |
|----------------------|---------------------------|
| Bluemont Hill Trail | K-State Multi-Use Path |
| City Park Trail | Linear Trail |
| Clarenburg Trail | Long's Park Trail |
| Colorado Park Trail | LT - Gardenway Trail |
| Denison Ave Trail | Manhattan River Trail |
| Jorgensen Park Trail | McCall Multi-Use Path |
| Jorgensen Trail | Wildcat Linear Park Trail |

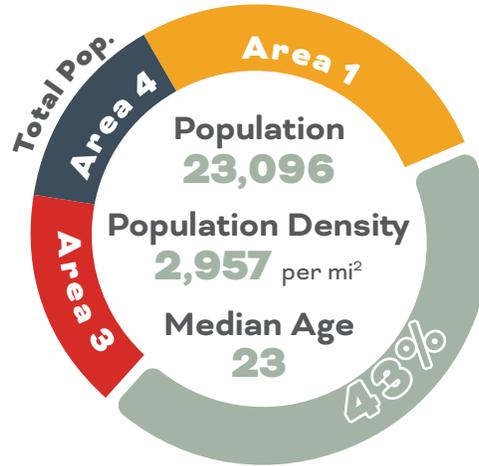
Parks & Recreation Areas 228.49 acres

- | | |
|-----------------------------|---------------------------|
| 1. 3rd Street Pocket Park | 10. Jorgensen Park |
| 2. Blue Earth Plaza | 11. Landmark Water Tower |
| 3. Bluemont Scenic Overlook | 12. Long's Park |
| 4. City Park | 13. Osage St. Pocket Park |
| 5. Colorado Park | 14. Pioneer Park |
| 6. Douglass Park | 15. Sojourner Truth Park |
| 7. Girl Scout Park | 16. Sunset Park |
| 8. Goodnow Park | 17. Triangle Park |
| 9. Griffith Park | |

LAND USE



Demographics



Median Household Income
\$34,079



Housing Units
10,049

18% Owner
65% Renter

At Risk Population

Households below poverty:	3,183
Child Population (<18):	1,719
Senior Population:	1,467
Households with a disability:	1,832

WALKABILITY SCORE: 161

Transportation to work

Drive	60%
Walk	17%
Bike	2%

TAPESTRY SEGMENTATION

College Towns - 49%

- half are enrolled in college, rest work for a college or in surrounding services
- make time for sports and socializing
- want new experiences and adventure

Dorms to Diplomas - 41.6%

- young renters
- more than 80% of housing is apartments
- many walk, bike, or carpool to class due to limited parking on campus

Young and Restless - 3.4%

- two out of three have a bachelor's degree or higher
- majority live alone
- move frequently

Old and Newcomers - 1.4%

- renters just beginning their career or are just retiring
- singles' lifestyle on a budget

Bright Young Professionals - 0.3%

- large market mostly on urban outskirts
- young, educated, working professionals
- physically active and have latest technology

Area 3 - Northeast

OVERVIEW

Area 3 has the second highest population of children under 18 and the lowest population of seniors. While the size of this area is the smallest, its population density is nearly as high as the largest area (2). The median household income in this area is a little higher than Area 2, but much lower than areas 3 and 4. While Northview Park is the only neighborhood park in this area, there are several other community and special use parks that provide ample opportunities for parks and recreation. There is also a little over 10 miles of trails here. Continued efforts to expand trails and improve connectivity are needed.

Facilities

Eisenhower Recreation Center

Trails: 10.31 miles

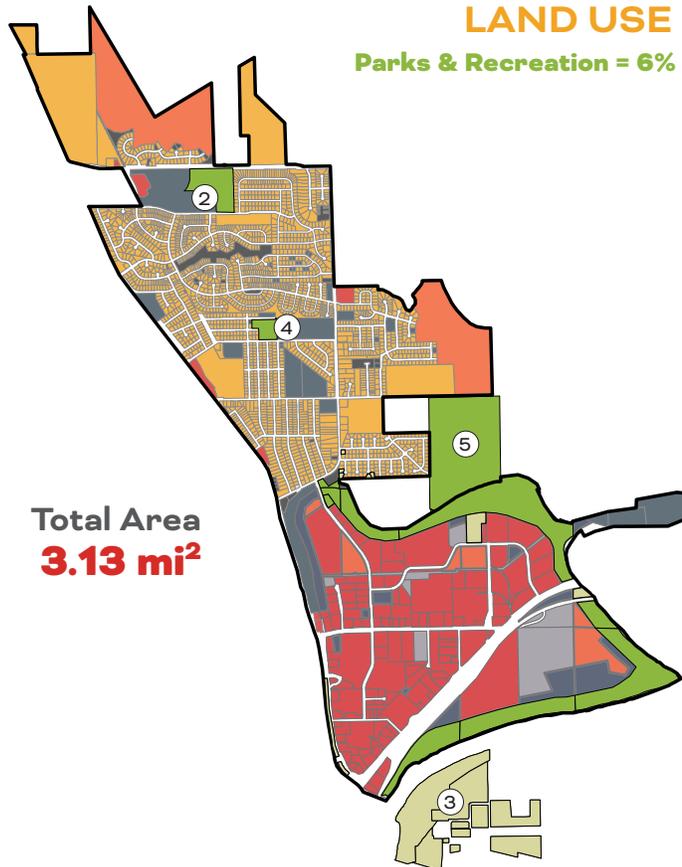
Cecil Best Birding Trail	McCall Multi-Use Path
Kirkwood Trail	Northeast Park Trail
Knox Lane Trail	Northview School Trail
Linear Trail	Old Blue River Trail
Manhattan River Trail	

Parks & Recreation Areas 87.37 acres

1. Blue River Access Area
2. Eisenhower Baseball Complex
3. Fairmont Park
4. Northeast Community Park
5. Northview Park

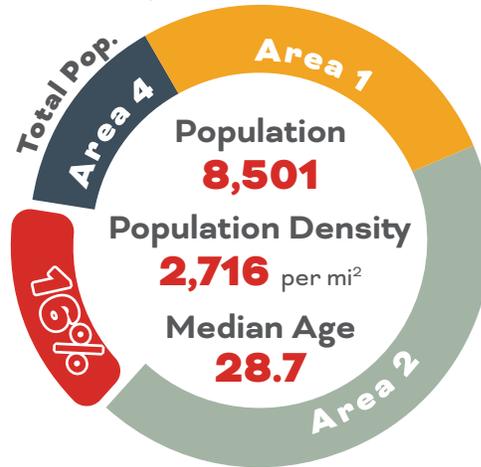
LAND USE

Parks & Recreation = 6%



Total Area
3.13 mi²

Demographics



Median Household Income
\$52,166



Housing Units
4,132

50% Owner
42% Renter

At Risk Population

Households below poverty:	612
Child Population (<18):	2,174
Senior Population:	697
Households with a disability:	956

WALKABILITY SCORE: 131

Transportation to work

Drive	81.0%
Walk	1.2%
Bike	0.6%

TAPESTRY SEGMENTATION

Bright Young Professionals - 99.9%

- large market mostly on urban outskirts
- young, educated, working professionals
- physically active and have latest technology

College Towns - .1%

- half are enrolled in college, rest work for a college or in surrounding services
- make time for sports and socializing
- want new experiences and adventure

Area 4 - Southwest

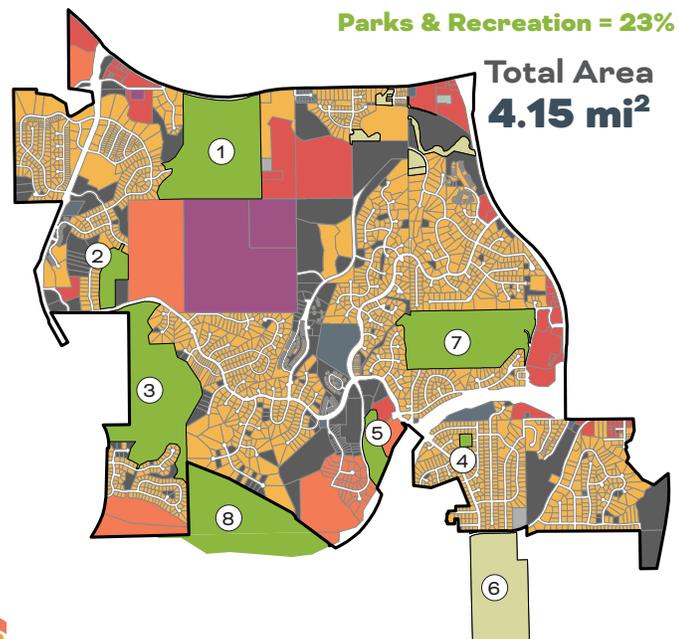
OVERVIEW

This area has the smallest population and is the least densely populated. Residents in this area tend to be older with a median age of 36. This area tends to be the most affluent area of town with a median household income double that of Area 3 and almost triple that of Area 2. This area has the largest amount of park land much of which is relatively underdeveloped natural area and a large athletic complex. Over 20% of all land use in this area is parks and recreation which compared to the other areas is double that of Area 1 and triple Areas 2 and 3. However, only about 1/4 is actually developed parkland and the remaining 3/4 is generally undeveloped natural area including a 107 acre prairie restoration in progress at Roger Schultz Community Park and 101 acre park donated by the Kansas Department of Transportation in 2019 currently called "VMI Property".

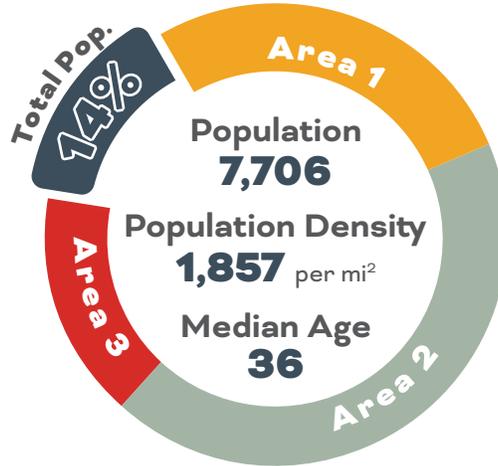
Trails:		8.44 miles
Anneberg Park Trail	Roger Schultz Park Trail	
Ledgestone Ridge Trail	Stagg Hill Park Trail	
Linear Trail	Warner Park Road Trail	
Military Trail	Warner Park Trail	
Miller Ranch Trail	West Anderson Trail	

Parks & Recreation Areas	533.48 acres
1. Frank Anneberg Park	
2. Ledgestone Park	
3. Roger Schultz Community Park	
4. Stagg Hill Park	
5. Stonehaven Park	
6. Sunrise Cemetery	
7. Warner Memorial Park	
8. VMI Property	

LAND USE



Demographics



Median Household Income
\$100,085



Housing Units
3,524

47% Owner
42% Renter

At Risk Population

Households below poverty:	210
Child Population (<18):	1,853
Senior Population:	1,169
Households with a disability:	837

WALKABILITY SCORE: 122

Transportation to work

Drive	71.0%
Walk	2.8%
Bike	0.0%

TAPESTRY SEGMENTATION

In Style - 67.6%

- support arts, travel, and reading
- professional couples with no children
- slightly older and already planning retirement

Bright Young Professionals - 21.3%

- large market mostly on urban outskirts
- young, educated, working professionals
- physically active and have latest technology

Emerald City - 11.1%

- Very conscious of nutrition and a healthy lifestyle
- Young and mobile
- More likely to rent
- Single-person and non-family types are half of all households

Inventory Assessment

OVERVIEW

An inventory and assessment of Manhattan's parks was conducted by the consultant team. The team visited each park and rated them based on 5 metrics to establish a Level of Quality (LOQ) rating for each. The following metrics were used: Accessibility, Character, Connectivity, Usability, and Condition of Amenities. LOQ ratings are identified on the following cut sheets with a gauge of Good, Fair, or Poor.

ASSESSMENT CRITERIA

Below is a brief description of the criteria for each metric:

Accessibility is determined not only by the presence of Americans with Disabilities Act (ADA) accommodations, but also by whether or not one can easily identify it as a park and access it by one or more modes of transportation. Other criteria for this metric include park signage, the presence of parking, and visual accessibility (site lines) into the park.

Character of a park includes criteria that evaluate both the look and feel of a park and the experience. In some cases, parks have charming features or are in a unique setting with natural beauty or interesting views inherent to their location. While these are often factors that cannot always be created in every park, there are other criteria that affect character through the experience one has while there. Such criteria include maintenance, landscaping, shade, seating, site furnishings, and lighting.

Connectivity of parks was looked at from several aspects including connectivity to neighborhoods, other parks, and points of interest. Parks with sidewalks that connect to neighborhoods with a good sidewalk network enhance pedestrian connectivity. Parks that connect to other parks and points of interest such as schools and community centers gain bonus points for being well connected.

Usability is a metric that looks at what a park has to offer its community. This metric asks the question, does it have suitable land and offer basic amenities necessary to function as a park? Criteria for this metric include the park's amenity offering which looks at whether or not there is suitable green space for activities, and if there are amenities other than green space. Amenities such as shelters, playgrounds, trails, and restrooms also play into evaluation of this metric.

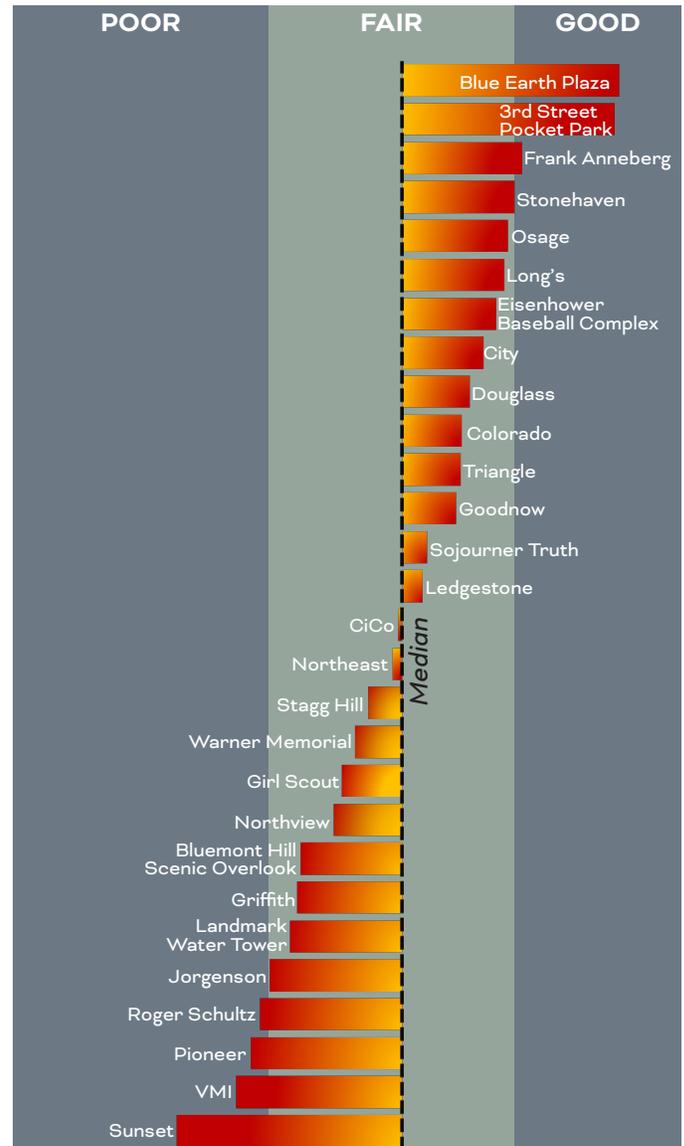
Condition of Amenities has a significant impact on the overall LOQ rating of parks as well as the health, safety, and welfare of its users. Amenities in each park are rated on their remaining lifespan.

WALKABILITY

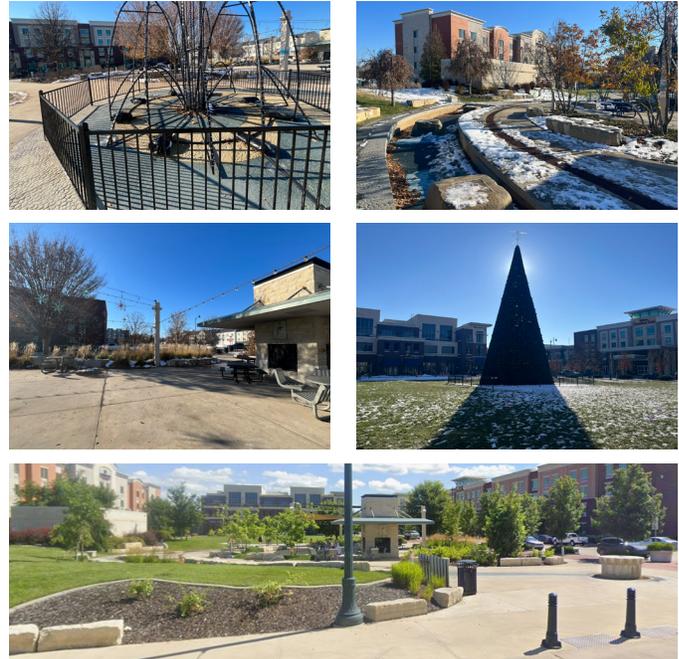
Each park has been given a walkability score. This represents a ratio of total length of sidewalks and trails to total length of roadway. A score of 200 would suggest that for every foot of roadway there is an equal amount of sidewalk on both sides of the road.

PERFORMANCE SUMMARY

Overall, there is a mix of Good, Fair, and Poor parks in Manhattan. The cut sheets on the following pages provide a more in depth look at each park's performance, key issues, and recommendations to enhance its ratings and service to the community. Below is a histogram illustrating the overall LOQ performance of Manhattan's parks.



Blue Earth Plaza



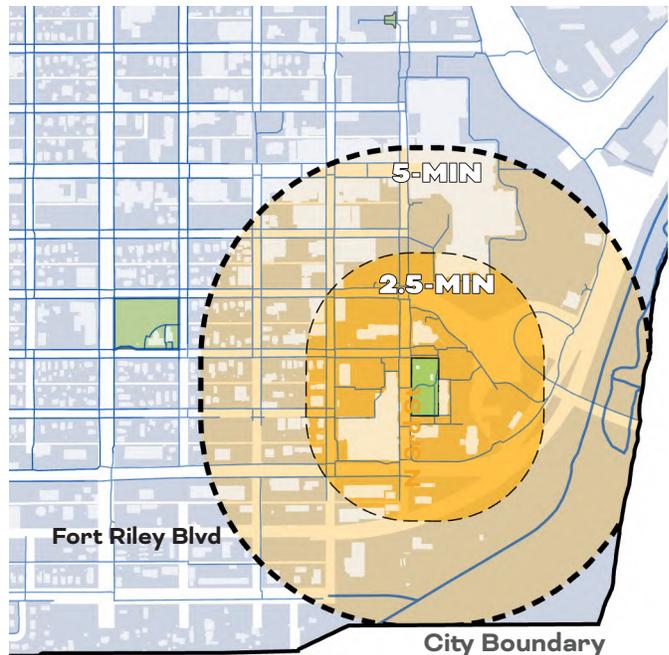
PARK FACTS

Location: 315 S 3rd St
Park Type: Special Use
Park Size: 1.42 acres

Description: This space includes a large water feature with a display of music-synchronized laminar jets, a monumental warming fireplace, event plaza and seasonal shade structure composed of three large triangular sails

Inventory of Amenities:

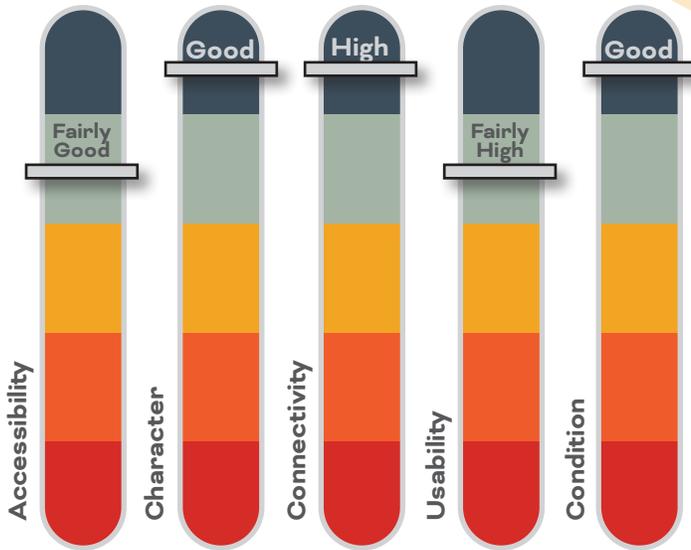
- Water Feature ✓
- Event Plaza ✓
- Restrooms ✓
- Open Lawn ✓
- Fireplace ✓



SERVICE AREA
WALKABILITY SCORE: 119

On average, a 1/2-mile walk takes about 10 minutes. Limitations to this may include a lack of sidewalks, crosswalks, busy thoroughfares, and streamways. The walkability score was calculated on a 1/4-mile walk which takes about 5 minutes to complete.

LEVEL OF QUALITY



Accessibility: Fairly-Good

Blue Earth plaza is very accessible, with ample amount of ramps around the park to enter and clear visual access. However, the water feature does not have ADA interactive features. In addition, there is no clear signage for the park.

Character: Good

Blue Earth plaza has a distinct character. There is some shade, ample lighting, and plenty of seating. The plaza seems to be well maintained and has interesting views and landscaping.

Connectivity: High

Pedestrian connectivity to Blue Earth Plaza is high. It easily connects to points of interest such as Flint Hills Discovery Center, Colorado Park, and Poyntz avenue shopping area. Additionally, it is within walking distance to nearby neighborhoods.

Usability: Fairly-High

There are multiple amenities for Blue Earth Plaza such as a water feature, open lawn, and event plaza. There are restrooms and a sidewalk loop.

Condition: Good

Blue Earth plaza is in excellent condition. The park seems well maintained and there are minimal signs of heavy use.

OVERALL: GOOD



Community Comments:

- Turfed green space for special events
- Cover the river with shade sails
- More shaded tables
- More parking
- Add an amphitheater

Recommendations:

- Consider adding a small stage and shelter to utilize the open lawn area
- Add a park system sign
- Budget for future concrete repairs
- Water Feature: Leaper Renovation
- Plaza: Renovations (20 years)

Potential Capital Improvement Costs:

Park signage:	5,000
Concrete repairs:	75,000
Water feature renovation:	1,000,000
Stage & shelter:	80,000
Future renovations:	100,000
TOTAL:	\$1,260,000

Bluemont Hill Scenic Overlook



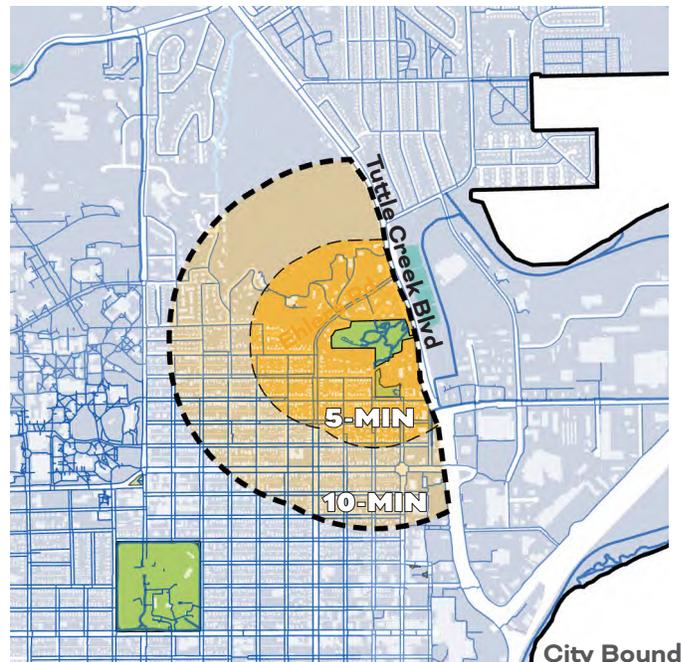
PARK FACTS

Location: 405 Bluemont Cir
Park Type: Neighborhood Park
Park Size: 1.42 acres

Description: Bluemont Hill is an iconic part of Manhattan. Built by the Kiwanis club, the scenic overlook can be viewed from across town with large letters spelling out “Manhattan”, inspired by the Hollywood sign in Los Angeles, California. This park offers picturesque views around the city and has picnic areas with benches and tables and numerous hiking trails.

Inventory of Amenities:

- Historic Boy Scout Cabin ✓
- Scenic Overlook ✓
- Picnic Area ✓
- Hiking Trails ✓

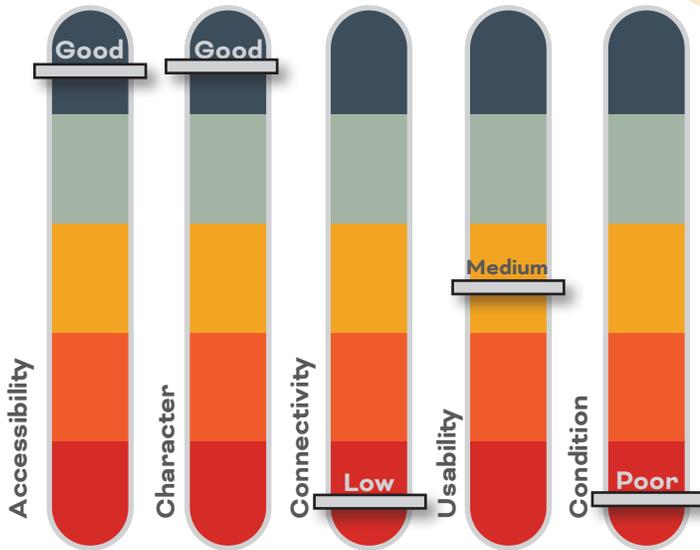


SERVICE AREA

WALKABILITY SCORE: 153

On average, a 1/2-mile walk takes about 10 minutes. Limitations to this may include a lack of sidewalks, crosswalks, busy thoroughfares, and streamways. The walkability score was calculated on a 1/2-mile.

LEVEL OF QUALITY



Accessibility: **Good**

Bluemont Hill is difficult to navigate to, even by car. Bluemont Drive is commonly confused with Bluemont Scenic Drive, due to similar road structure. However, because of its good walkability score with its trails throughout the park and all the sidewalks within a 10-minute walk gives this park a good accessibility score.

Character: **Good**

The skyline views give Bluemont Hill a unique charm that is different than any other Manhattan park. However, Bluemont Hill does not seem to be well maintained, as the trail paths are narrow and grass is never green. There is significant litter.

Connectivity: **Low**

Pedestrian connectivity to Bluemont Hill is very poor. There is no safe and easy connectivity to nearby neighborhoods or other points of interest other than by car.

Usability: **Medium**

Although this park has picnic tables and one bench, there are no restrooms or shelters at this park. A few trash cans are available.

Condition: **Poor**

The condition of amenities in this park is fairly poor. Although the observation deck is in brand new condition, the trails are dangerously steep and vegetation needs clearing. The youth cabin on the south side of the park has graffiti on the back and there is a dangerous stone remnant along the side of the hill covered in graffiti.

OVERALL: **FAIRLY POOR**



Community Comments:

- Improve the trail going down hill
- More seating in the picnic area

Key Issues:

Trails are poor and are eroding. There is no park signage, and signage should match the rest of the Manhattan Parks system.

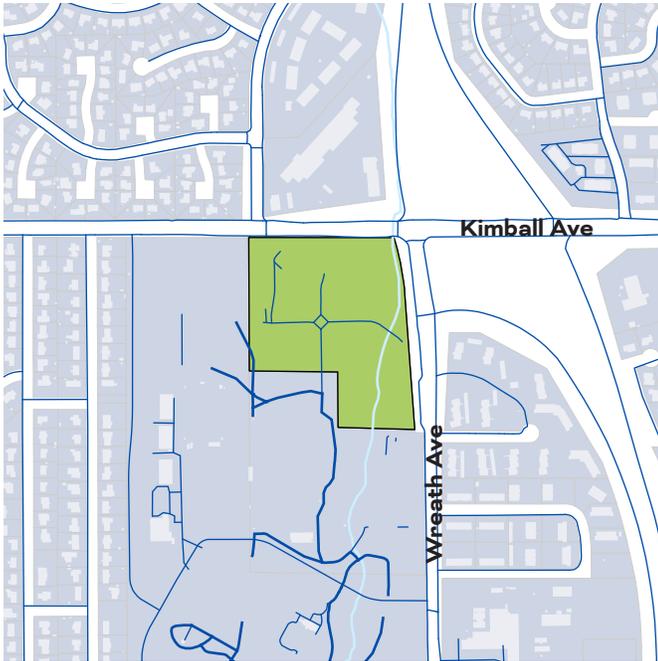
Recommendations:

- Pave path to scenic overlook
- Create a new plaza area
- Clear signage when entering the park- have a park map showing the trail routes and their distances- and identify where the youth cabin is along the route
- Have a picture area that you can see the Manhattan sign in the background

Potential Capital Improvement Costs:

Master plan improvements: \$150,000

CiCo Park



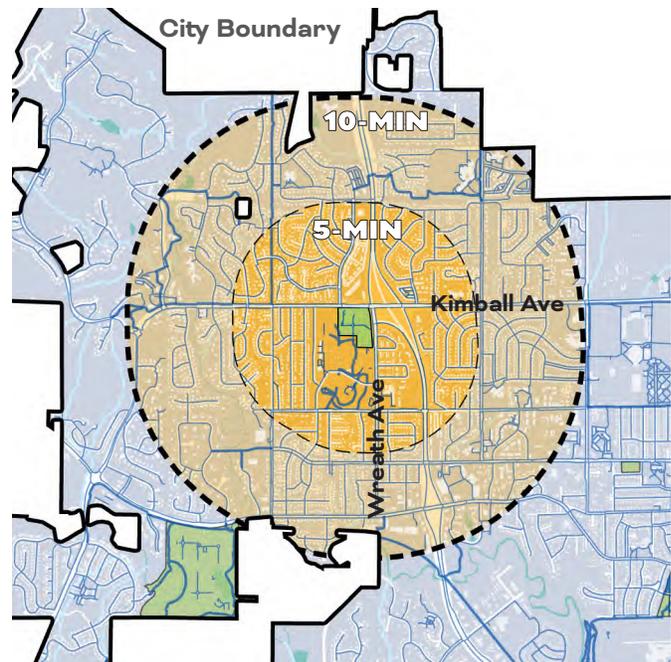
PARK FACTS

Location: 10753 Robinson Dr
Park Type: Special Use Park
Park Size: 15.79 acres

Description: CiCo Park is a 97-acre park located in the western side of Manhattan. This park is a cooperative ownership between the city, county, and Manhattan School District. CiCo Park features 5 ball fields, Bishop Stadium for football and soccer, tennis courts, public pool, skate park, dog park and fairgrounds with rodeo arena.

Inventory of Amenities:

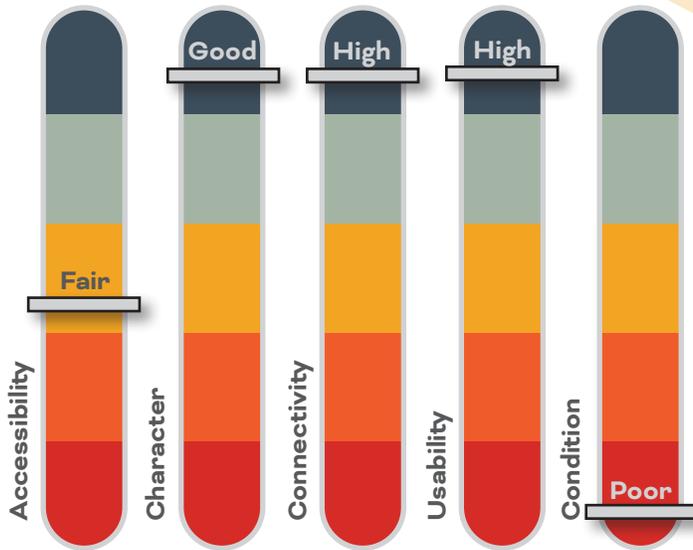
- Skate Park ✓
- Tennis Courts 3
- Baseball Fields 5
- Playground ✓
- Waterpark/Outdoor Pool ✓



SERVICE AREA
WALKABILITY SCORE: 103

On average, a 1/2-mile walk takes about 10 minutes. Limitations to this may include a lack of sidewalks, crosswalks, busy thoroughfares, and streamways. The walkability score was calculated on a 1/2-mile

LEVEL OF QUALITY



Accessibility: Fair

CiCo Park is not ADA accessible, although there are designated handicapped stalls. However, there is clear park signage and sight lines in and out of the park.

Character: Good

The tennis courts, skate park, and baseball fields at CiCo Park do not have sufficient shade. There is lighting in some parts of the park and has seating. There are drinking fountains and site furnishings throughout the park.

Connectivity: High

CiCo Park connects to nearby neighborhoods and Frank Anneberg Park, as well as other points of interest.

Usability: High

The usability of this park in its current state is fairly good, despite their poor condition. Consider adding a picnic shelter to increase usability.

Condition: Poor

All amenities at this park are in poor condition. There are signs of heavy use. The skate park is rusted, the tennis courts are cracked and eroding, and the chains of the baseball fields are warped.

OVERALL: FAIR



Community Comments:

- Heated pool
- Soccer pitch
- Track & field
- Renovate baseball fields
- Indoor pool
- Zoo
- Upgrade playground equipment
- Musicians
- Hot tub
- Arcade games
- Add a multi-use field space for soccer/football
- Bathrooms
- Shaded area near courts (canopy)
- Turf baseball fields
- Has so much potential being in the middle of town
- Needs upgrades, re-look at programming opportunities
- Create amenities that have constant use similar to City Park
- Improve tennis courts and skate parks

Key Issues:

Amenities are not well connected between each other. Concrete pavement is cracked and may need attention in the next year. Skate park looks to be in severe neglect and decay. All park amenities look aged and need general maintenance and repair. Repair sidewalks and add lighting. Continue to increase and enhance trail connections throughout this park and the system as a whole.

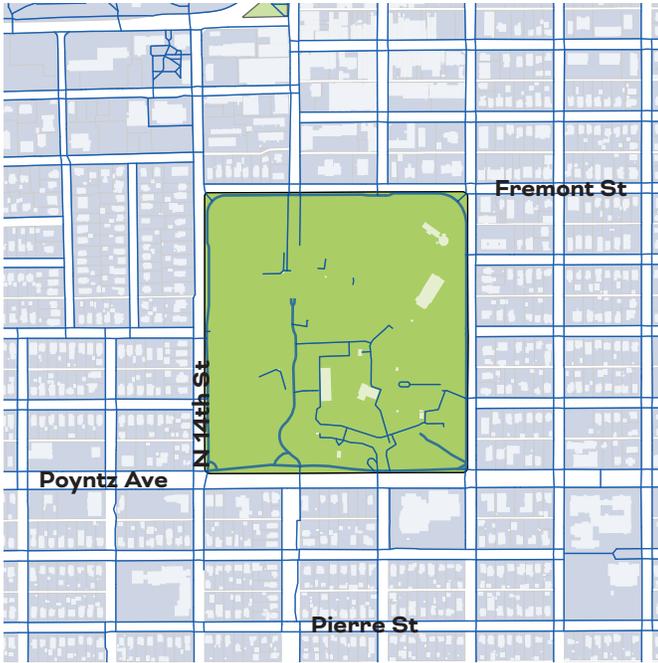
Recommendations:

- Implement plans already in progress

Potential Capital Improvement Costs:

Park Improvements	\$15,000,000
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City Park



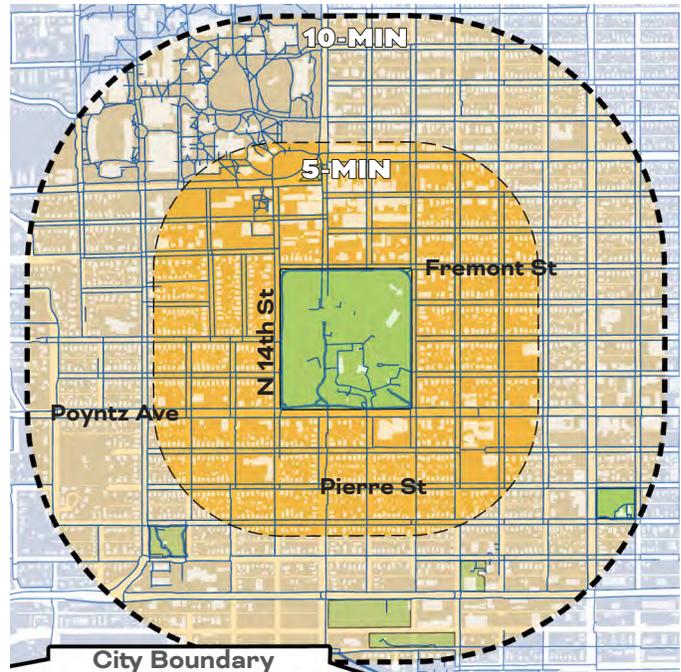
PARK FACTS

Location: 1220 Poyntz Ave
Park Type: Community Park
Park Size: 46.49 acres

Description: City Park is one of the oldest parks in the community. Although the park is managed for high volume use, it provides ample space for quiet conversation and picnics throughout its 46 acres. A large outdoor stage in the northeast section of the park hosts Arts in the Park, a nationally recognized summer outdoor entertainment series. Several ball fields, a rose garden, tennis courts with lights, an outdoor basketball court, a mile-long perimeter multi-use trail, playground, splash park, and aquatic center make City Park a place that offers something for everyone.

Inventory of Amenities:

- Aquatics Center ✓
- Tennis Court 6
- Baseball Fields 3
- Shelters 2
- Sand Volleyball 2
- Basketball Court ✓
- Band Shell ✓
- Rose Garden ✓
- Playground ✓
- Ice Skating Rink ✓
- Historic Monuments 3
- Art ✓
- Waterpark/Outdoor Pool ✓

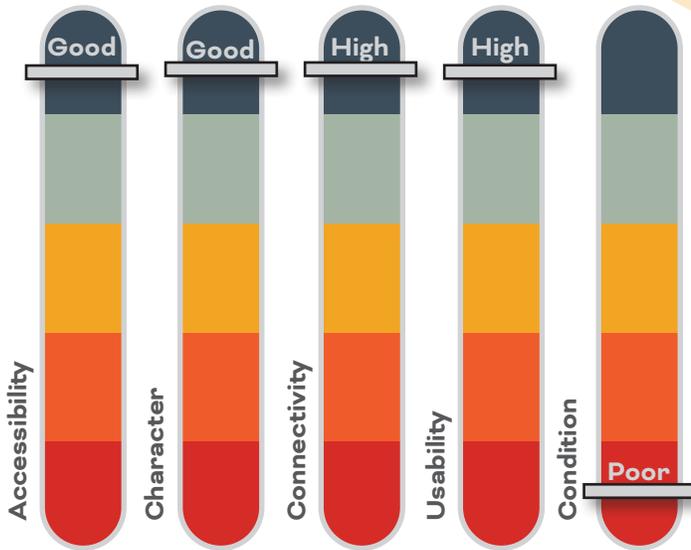


SERVICE AREA

WALKABILITY SCORE: 179

On average, a 1/2-mile walk takes about 10 minutes. Limitations to this may include a lack of sidewalks, crosswalks, busy thoroughfares, and streamways. The walkability score was calculated on a 1/2-mile

LEVEL OF QUALITY



Accessibility: Good

There is clear parking areas and noticeable park signage. There are clear sight lines into the park. However, this park has ADA accessibility to less than half of the amenities. City Park is the only park in Manhattan to have inclusive play features at their playground.

Character: Good

City Park adds an iconic charm to the city of Manhattan. There are interesting views and amenities that have historical context and appear to be well maintained. There is an interesting landscape and provides shade relief in most areas.

Connectivity: High

City Park connects to multiple parks such as Triangle Park and Colorado Park. There are nearby accessible points of interest, with neighborhoods adjacent to the park.

Usability: High

This park has numerous amenities for multiple demographics and interests. There are picnic shelters, restrooms, and a playground. The sidewalk loop around City Park is frequently used. City Park even has free Wi-Fi.

Condition: Poor

Most of the amenities in City Park are in great condition and appear well maintained. The amenities that are in most need of improvement are the sports amenities such as baseball, basketball, and sand volleyball.

OVERALL: FAIRLY GOOD



BUILDING ASSESSMENT

Most buildings need some minor repairs. Minor repairs may include: tuck pointing, painting, sealing, trim repair, replacing wood with rot, general maintenance or cleaning. The dance studio/Round House and the Administration building need immediate tuck pointing and stone repair, with the latter having possible settlement at NE corner.

Community Comments:

- Add an indoor pool
- More and better parking
- Outdoor pickleball courts with fencing (minimum of 12 for tournaments)
- Better lighting on courts
- Bathrooms
- Better signage near town entrance
- Tennis & pickleball courts
- Bathrooms closer and more accessible to courts
- General turf improvement
- Improve ADA access to Wefald Pavilion
- Improve sidewalks
- Fields tend to be littered with trash
- Improve splash park bathrooms for ADA patrons
- Dog park

Key Issues:

Wayfinding is difficult around the park. Not a very cohesive design in regards to circulation and amenity placement. Not enough ADA parking or picnic shelters. Some of the sidewalks are degrading and do not connect to a lot of the amenities in the interior of the park.

Recommendations:

- Paint pool
- Stingray deck phase 2
- Improve central park amenities
- Replace bubble slide
- Irrigation improvements
- New nature playspace
- Paint pool 2032-2034

Potential Capital Improvement Costs:

Skate Park	2,000,000
Pavilion/Stage Upgrades	500,000
Renovate Roundhouse	150,000
Irrigation improvements	2,000,000
Buildings Needs - Short Term	18,500
Buildings Needs - Mid Term	49,000
Buildings Needs - Long Term	2,000
2024 Master Plan - Phase 1	58,500,000
2024 Master Plan - Phase 2	80,410,000
TOTAL:	\$143,629,500

Colorado Park

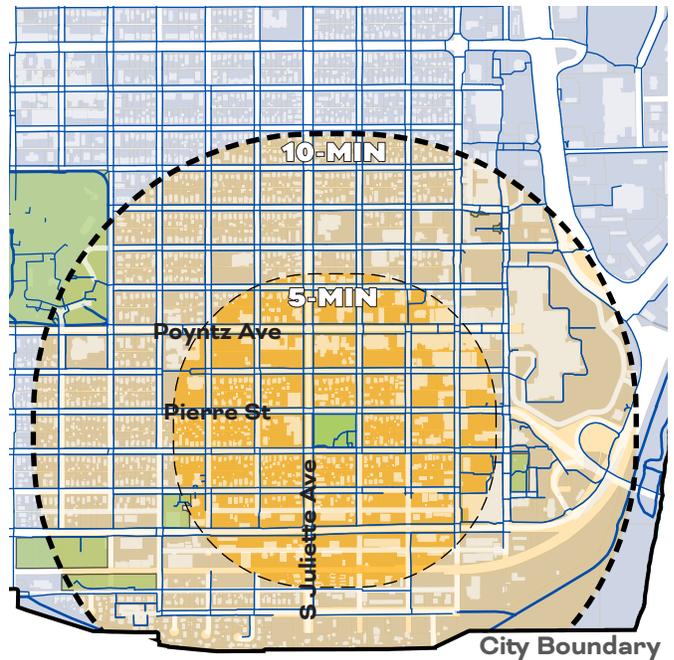


PARK FACTS

Location: 600 Colorado St
Park Type: Neighborhood
Park Size: 2.9 acres

Description: Colorado Park is nestled in a historic part of town. This park is located south of the Manhattan Public Library and a historic century old Catholic Church. This park is known for a flat open greenspace bursting with opportunity. Previously, a historic jail was on the southwest corner of the site and was covered with a large bosque of trees in the west.

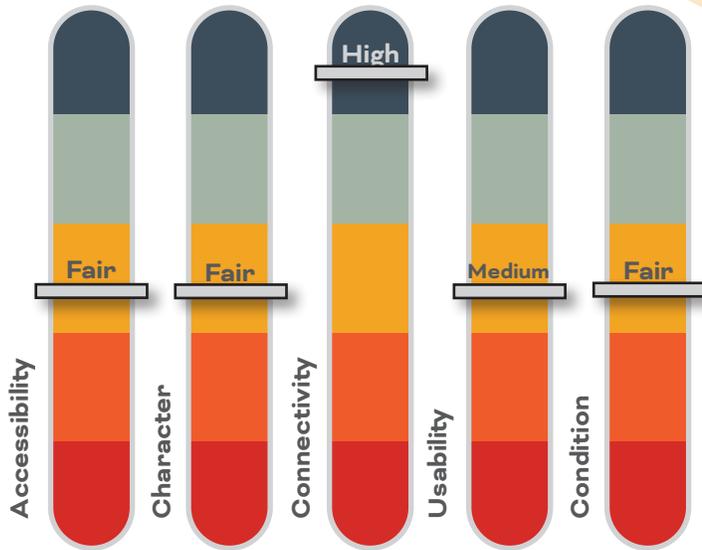
Inventory of Amenities:
 Open Green Space ✓



SERVICE AREA
WALKABILITY SCORE: 147

On average, a 1/2-mile walk takes about 10 minutes. Limitations to this may include a lack of sidewalks, crosswalks, busy thoroughfares, and streamways. The walkability score was calculated on a 1/2-mile

LEVEL OF QUALITY



Accessibility: Fair

Colorado Park does not have any designated parking and ADA features are severely lacking. There is no visible park signage. However, there are clear sight lines into the park which provide safety.

Character: Fair

Colorado Park has poor character. There is minimal shade relief, no lighting, or overall visual interest. However, the park appears to be well maintained.

Connectivity: High

Colorado Park is well connected to City Park and Blue Earth Plaza. There are nearby neighborhoods and points of interest. This is one of Colorado Park's greatest current assets.

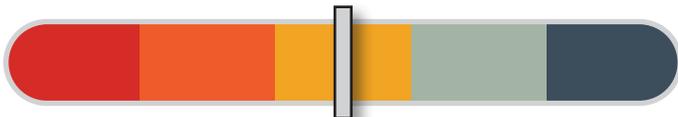
Usability: Medium

Because there are no amenities other than open green space, this park is not very usable. There are no shelters or restrooms, and does not have a playground. However, there is a sidewalk loop.

Condition: Fair

The site furnishings and pavement that Colorado Park has are in excellent condition and appear to be well maintained.

OVERALL: FAIR



Key Issues:

Lack of programmed space, needs more amenities and park signage to signify that this park is part of the City of Manhattan's park system.

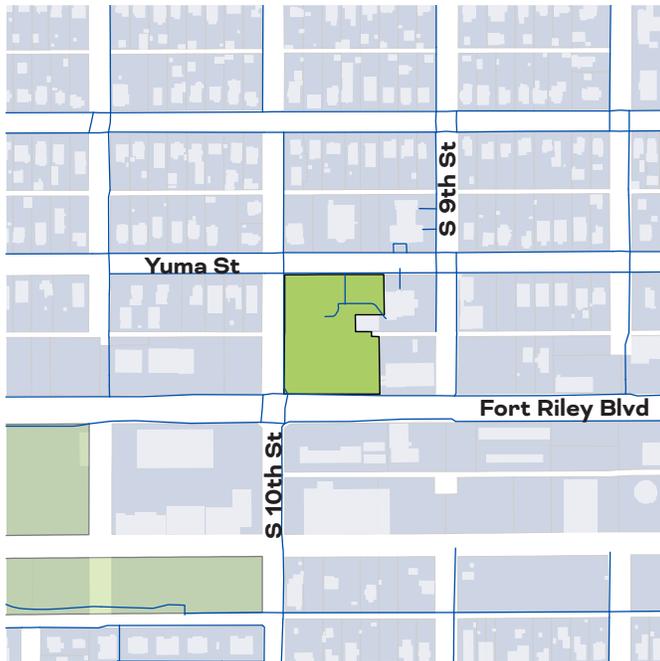
Recommendations:

- Phase 2 Master Plan improvements
- Phase 3 Master Plan improvements

Potential Capital Improvement Costs:

Phase 2 improvements:	260,000
Phase 3 improvements:	80,000
TOTAL:	\$360,000

Douglass Park



PARK FACTS

Location: 925 Yuma St

Park Type: Mini park

Park Size: 1.8 acres

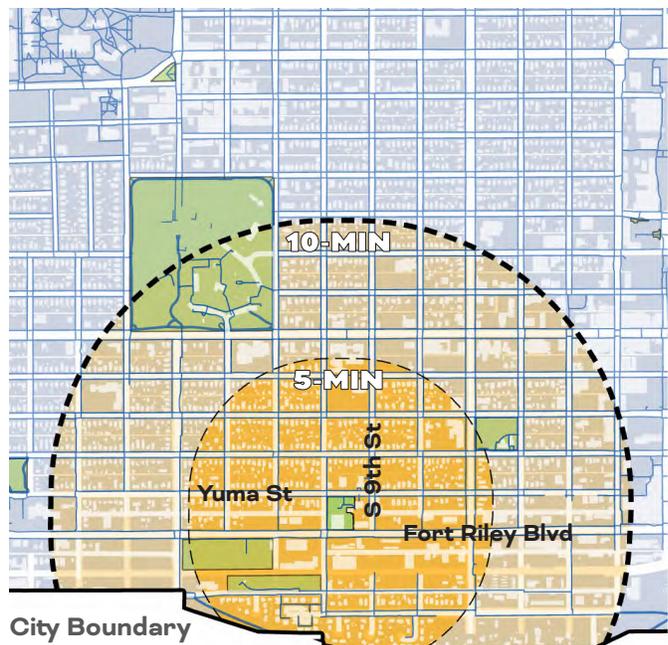
Description: Douglass Park is a community park that is adjacent to the Douglass Activity Center. This site was formerly a schoolhouse and now has community amenities such as a playground, basketball court, shelter, grills, and more.

Inventory of Amenities:

Playground ✓

Shelter ✓

Basketball Court ✓



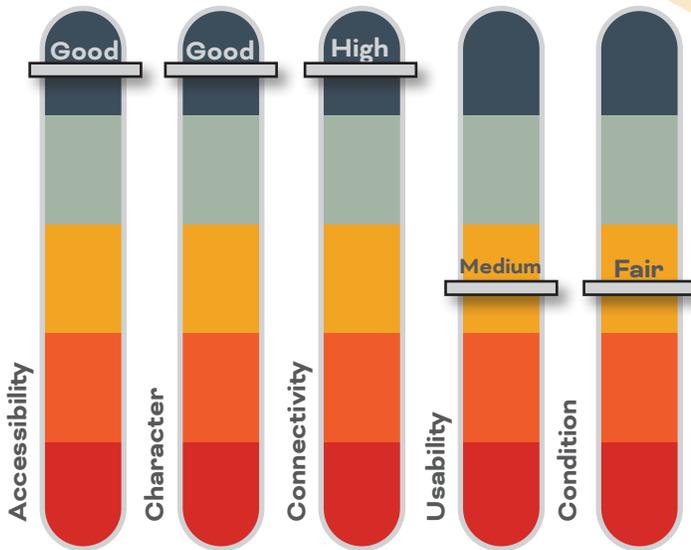
SERVICE AREA

WALKABILITY SCORE: 143

On average, a 1/2-mile walk takes about 10 minutes. Limitations to this may include a lack of sidewalks, crosswalks, busy thoroughfares, and streamways. The walkability score was calculated on a 1/2-mile

LEVEL OF QUALITY

BUILDING ASSESSMENT



The shelter is in general good condition but may have long-term degradation concern for column bases. The Annex and the Douglass Activity Center are not new, but have been well maintained over the years and appears to be in good condition. The activity center may need some minor repairs to some siding and trim.

Accessibility: **Good**

Douglass Park is fairly accessible. Although there are clear sight lines into the park, there is no clear signage. While there is no dedicated parking lot for the park there is a parking lot with ADA stalls at the Douglass Activity Center.

Character: **Good**

Douglass Park has some character. There are lights throughout the park and some shade relief. It appears to be moderately maintained with the only need being to re-stripe the basketball court.

Connectivity: **High**

Douglass Park is close to nearby neighborhoods and Colorado Park. Although Sojourner Truth and Griffith Park are nearby, Fort Riley Blvd and the railroad make it difficult to get to both of the parks.

Usability: **Medium**

This park is relatively usable, because it offers a shelter and playground. However, it does not offer amenities such as restrooms and a shared-use trail.

Condition: **Fair**

The playground and the shelter are in good condition and will most likely need repair in the next five to ten years. However, the basketball court has signs of use and will need to be replaced and resurfaced sooner.

Community Comments:

- Indoor pool
- Parking lot
- Replace lights/ keep them on longer
- Add 2 more [courts/shelters?] w/ lights
- Improve accessibility

Key Issues:

Basketball court appears to use tape to stripe the court, consider painting. Sidewalks have cracks and may need repair. Parking is limited or street only. There is no park signage.

Recommendations:

- Add park signage
- Re-stripe basketball court
- Repair sidewalks
- Parking lot improvements
- Replace playground surfacing
- Add lighting

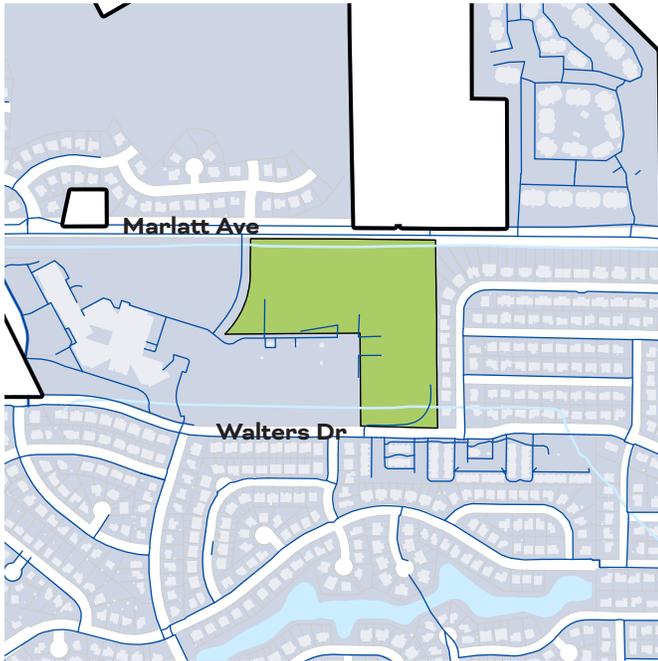
Potential Capital Improvement Costs:

Park signage:	5,000
Resurface basketball court:	25,000
Replace play surfacing:	35,000
Playground replacement:	250,000
Sidewalk repair:	20,000
On-street parking - coordination with PW:	100,000
Building needs assessment:	60,000
TOTAL:	\$495,000

OVERALL: FAIRLY GOOD



Eisenhower Baseball Complex



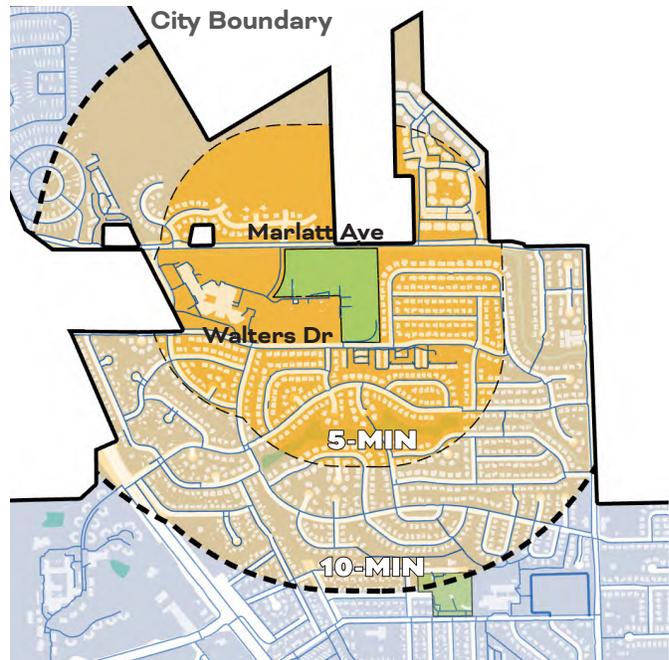
PARK FACTS

Location: 800 Walters Dr
Park Type: Special Use
Park Size: 16.33 acres

Description: Eisenhower Baseball Complex offers three baseball fields and a playground in the northeast area of Manhattan. Amenities include a playground, concession stand, restrooms, and bleachers to watch a baseball game.

Inventory of Amenities:

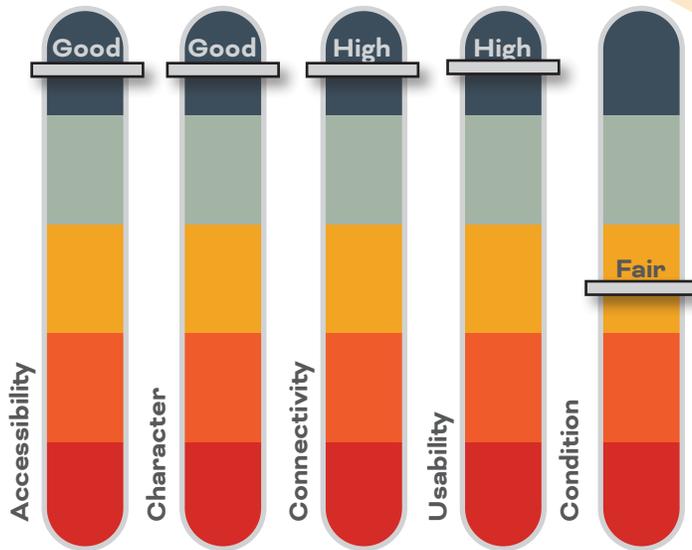
Baseball Fields	3
Shelter	✓
Playground	✓
Restrooms	✓
Concessions Stand	✓



SERVICE AREA
WALKABILITY SCORE: 111

On average, a 1/2-mile walk takes about 10 minutes. Limitations to this may include a lack of sidewalks, crosswalks, busy thoroughfares, and streamways. The walkability score was calculated on a 1/2-mile

LEVEL OF QUALITY



Accessibility: Good

The Eisenhower Baseball Complex has a parking lot and is connected to Eisenhower Middle School. Although the park signage is present near the middle school, there is not signage on the southeastern entrance where most of the parking occurs. The park has clear visual accessibility into the park and has minimal ADA features.

Character: Good

This park has good character. There is some shade relief and lighting all throughout the park. There is seating for the park and clear sight lines. There are clear signs of frequent maintenance and there are site furnishings.

Connectivity: High

Eisenhower Baseball Complex is not connected to any park with sidewalks. However, there is clear neighborhood connectivity.

Usability: High

This park is very usable. There are amenities such as restrooms, a shelter, and a playground. To improve usability, consider adding a walking loop around the park.

Condition: Fair

Although this park seems to be well maintained, the eastern fields are not in as good of condition as the western field. The playground and shelter are in great condition.

OVERALL: FAIRLY GOOD



BUILDING ASSESSMENT

The concessions/restroom building needs some minor repairs on EIF's and some CMU block repairs as well as some cleaning and painting. The dugouts all need replacement or repair of the roof decking as they have water damage/staining and will need replacement in the near future. The press boxes need some general maintenance (i.e. cleaning, painting) with some repairs to the trim and siding.

Community Comments:

- Turf the whole field
- Turf infield and leave grass outfield

Key Issues:

Parking lot has several potholes and gravel displacement and the east fields lack shade for spectators. Park sign looks dated and does not match new park signs or brand.

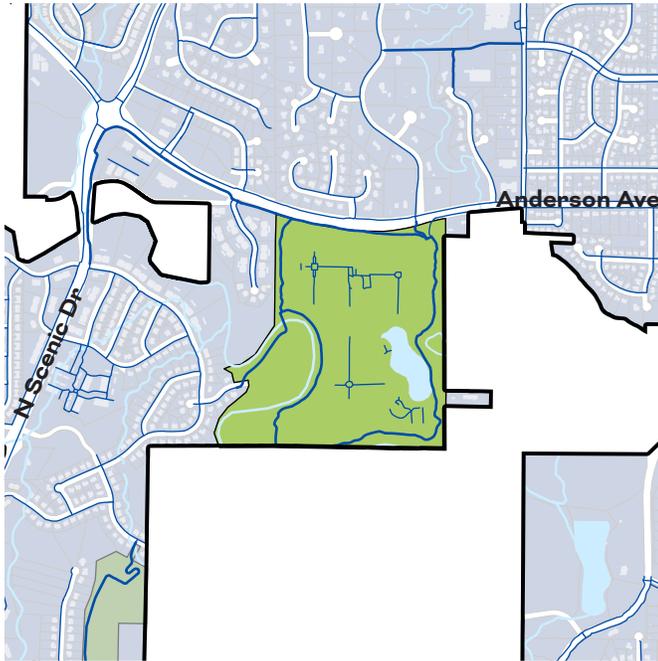
Recommendations:

- Upgrade lighting
- Replace playground surfacing
- Upgrade Norvell Field
- Upgrade practice fields
- Rec. center facility updates (5-10 years)
- Add a park sign on the southeastern end of the park and not just on the entrance from the middle school parking lot
- Consider paving and striping the parking lot

Potential Capital Improvement Costs:

Building needs - short term:	7,500
Storage addition for AFM:	50,000
Replace concrete:	120,000
Park signage:	5,000
Drinking fountains:	12,000
Replace play surfacing:	80,000
Playground replacement:	350,000
Upgrade Norvell Field:	500,000
Upgrade practice fields:	350,000
Buildings needs - mid term:	7,000
Shade structures:	300,000
Upgrade lighting:	350,000
Pave parking lots:	200,000
TOTAL:	\$2,331,500

Frank Anneberg Park



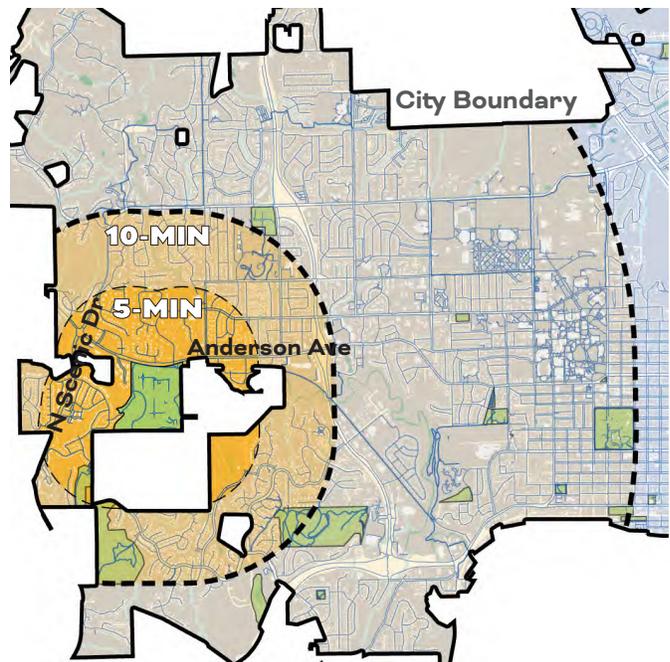
PARK FACTS

Location: 3801 Anderson Ave
Park Type: Community Park
Park Size: 110.69 acres

Description: Anneberg Park offers 110 acres of entertainment for the entire family. This park features a premier sports complex for softball and soccer, two playgrounds, picnic shelters, fishing lake, and walking trail. Nearly 2,000 baseball/softball games and 650 soccer games are hosted in the park each year. Additionally, there are two shelters available for rent.

Inventory of Amenities:

Soccer Fields	10
Baseball Fields	6
Fishing Dock	✓
Shelters	3
Playground	✓
Kids Bike Track	✓

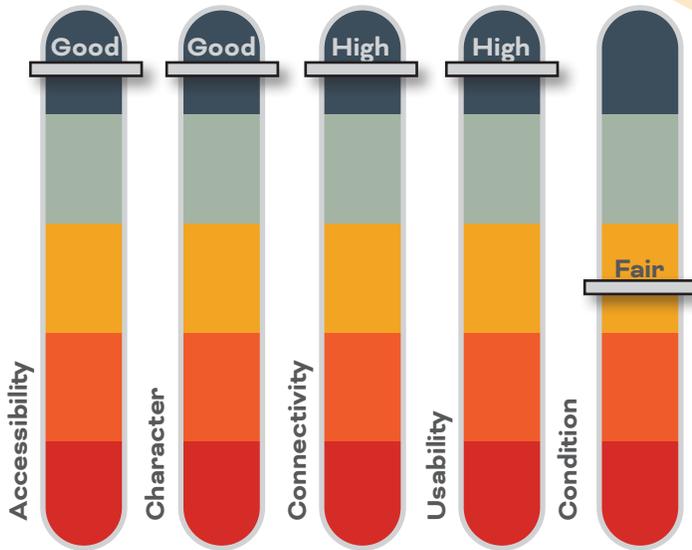


SERVICE AREA

WALKABILITY SCORE: 106

On average, a 1/2-mile walk takes about 10 minutes. Limitations to this may include a lack of sidewalks, crosswalks, busy thoroughfares, and streamways. The walkability score was calculated on a 1/2-mile

LEVEL OF QUALITY



Accessibility: Good

This park has many elements that are ADA Accessible, but has room for improvement. There are plenty of parking areas around the park and has some sightlines into the park. This park also has one of the clearest park signs.

Character: Good

Anneberg park has a unique feel that is different than other parks in Manhattan. The landscape has aesthetic value and there is ample lighting in many areas throughout the park.

Connectivity: High

Although Anderson Avenue is a moderately busy road, Anneberg Park has great pedestrian network to adjacent neighborhoods and parks.

Usability: High

This park is very usable, with amenities for multiple demographics. There are both shelters and restrooms in multiple portions of the park.

Condition: Fair

The condition of amenities overall is fair, but could be better. The areas in most need of improvement are the playground and western baseball fields.

OVERALL: GOOD



BUILDING ASSESSMENT

Concession buildings need general maintenance, painting, cleaning, lighting, tuck pointing, soffit repair, and gutter/downspouts. Some of the dugouts have wood rot that needs to be addressed immediately or replaced in the next 1-3 years. The press boxes and pavilions mostly do not have any immediate concerns other than some touch-up painting, trim/siding replacement, and sealant applied to column bases. There are some long-term concerns about column base degradation at the two picnic shelters. The ticket booth needs some immediate repairs to the deck but otherwise needs general maintenance and paint.

Community Comments:

- Turf on south fields
- Add lights to northeast field
- Nice play structure & fence
- Improve play area near duck pond
- Sidewalk to soccer fields
- More shelters/tables

Key Issues:

Limestone blocks around pond need to be reworked. Circulation is not always clear. Could use wayfinding signage throughout park. Increase and enhance the trail system to the park and throughout the City of Manhattan.

Recommendations:

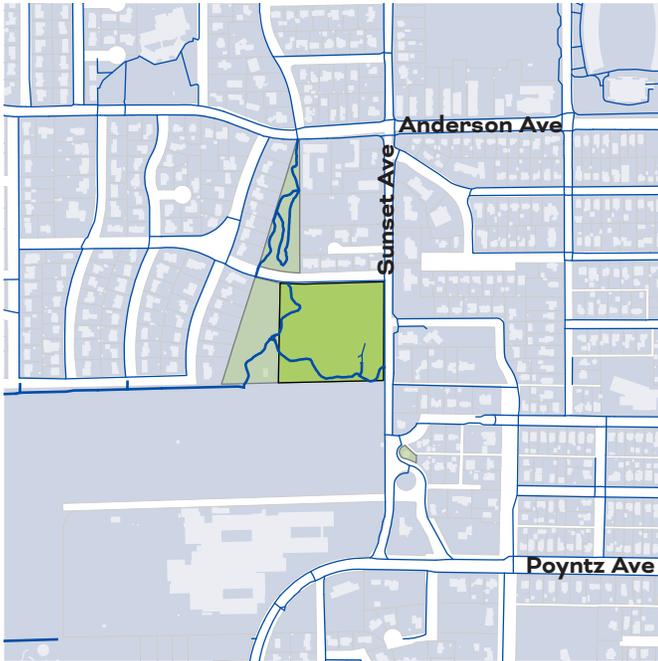
- Twin Oaks replace infield turf
- Twin Oaks facility improvements
- Repair parking lot(s) and roads
- Replace playground surfacing
- Soccer 3&4 upgrade fields & lighting
- Soccer 1 replace turf
- Soccer 5-8 upgrade fields
- Colley Complex upgrade fields, restroom & lighting
- Soccer 2 - synthetic turf with lights
- Colley Complex dugouts and shade Structures

Potential Capital Improvement Costs:

Twin Oaks replace infield turf:	400,000
Twin Oaks facility improvements:	225,000
Repair/mill and overlay roads:	300,000
Repair concrete roads:	250,000
AFM Shop:	175,000
Dishman shoreline stabilization:	400,000
Building needs assessment - short term:	55,000
Replace road along Dishman Lake:	120,000
Replace playground and surfacing:	750,000
Soccer fields #3&4 lighting:	400,000
Soccer #1 replace turf:	550,000
Colley Complex upgrade lighting:	250,000
Building needs assessment - mid term:	53,000
Repair/replace parking lots:	750,000
Soccer fields #3-6 - upgrade fields:	3,000,000
Colley Complex - upgrade fields:	680,000
Renovate Colley restrooms:	150,000
Soccer fields #2 - syn. turf with lights:	1,550,000
Soccer field #2 - replace turf (8-10 yrs):	500,000
ColleyComplexdugouts&shadestructures:	130,000
Building needs assessments - long term:	100,500

TOTAL: \$10,789,000

Girl Scout Park



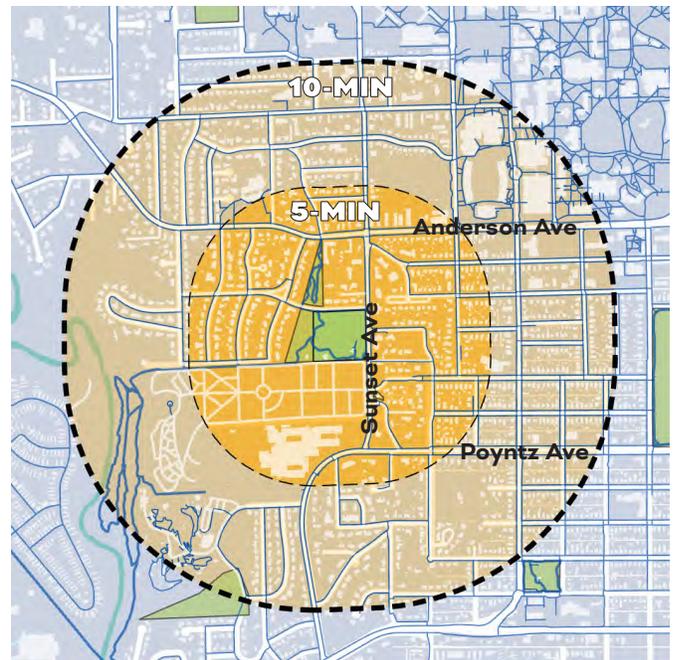
PARK FACTS

Location: 321 Sunset Ave
Park Type: Neighborhood Park
Park Size: 6.7 acres

Description: The Girl Scout Little House was built in 1934 and was funded by the Civil Works Administration and the Works Progress Administration. This house gave Girl Scout troops the ability to accommodate four Girl Scout troops in Manhattan. This park has numerous picnic tables, which is ideal for large gatherings of twenty to thirty people.

Inventory of Amenities:

- Historic House ✓
- Picnic Area ✓

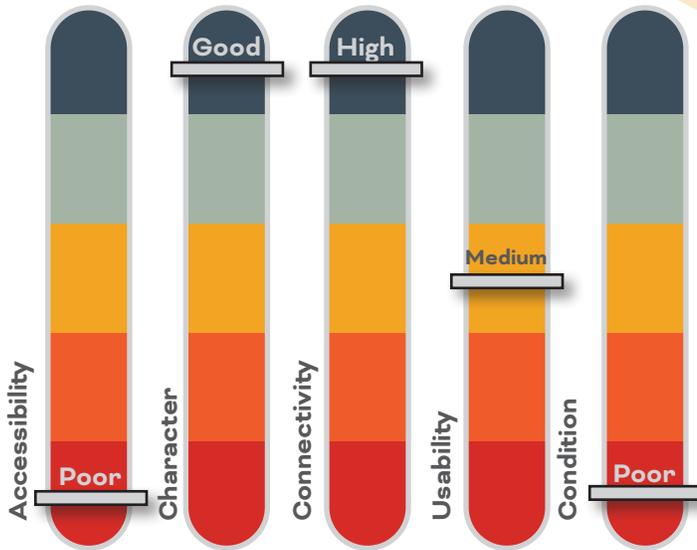


SERVICE AREA
WALKABILITY SCORE: 129

On average, a 1/2-mile walk takes about 10 minutes. Limitations to this may include a lack of sidewalks, crosswalks, busy thoroughfares, and streamways. The walkability score was calculated on a 1/2-mile

LEVEL OF QUALITY

BUILDING ASSESSMENT



The Girl Scout House needs general maintenance, tuck pointing, sealant, window repairs/replacement, trim repair, cleaning, and painting. The pavilion base is in good condition but the decorative facade on the south side is in need of immediate repair attention.

Accessibility: **Poor**

Girl Scout Park is poorly accessible. Although there is parking, there is no clear signage for the park itself and is lacking in ADA features.

Character: **Good**

Girl Scout Park has character. The Girl Scout Little house has historical significance and creates visual interest to the park. There are some signs of maintenance and has seating.

Connectivity: **High**

Girl Scout Park is well connected to other parks, such as Jorgenson Park and the Landmark Water Tower.

Usability: **Medium**

The usability of this park in its current state is fairly poor. To improve, consider adding a few more amenities other than greenspace and adding an open-air shelter.

Condition: **Poor**

This park needs improvement. The picnic tables are in decent condition but the parking lot is in poor condition. Picnic tables are looking aged and may need replacement in the next five years.

Key Issues:

All features are not ADA accessible and amenities are not greatly varied. Could add more typical park features or family games. Large gathering space is not paved and has a clear view of Sunset Cemetery.

Recommendations:

- Update existing amenities like the picnic tables in the next 5 years
- Consider adding picnic shelters where the picnic tables are
- Parking lot improvements
- Repair and replace all elements listed in building assessment

Potential Capital Improvement Costs:

Building needs assessment - mid term:	25,000
Parking lot improvements:	200,000
TOTAL:	\$225,000

OVERALL: **FAIRLY POOR**



Goodnow Park



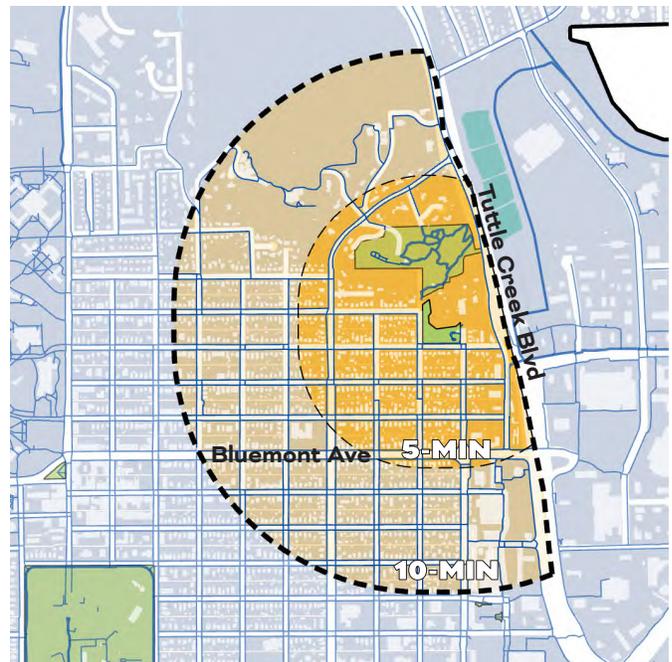
PARK FACTS

Location: 1201 N 3rd St
Park Type: Neighborhood Park
Park Size: 2.08 acres

Description: Established in 1938, this neighborhood park was named after Isaac T. Goodnow, one of Manhattan's early founders and one of the organizers of Bluemont College, which is now Kansas State University. The park is home to a playground, a shelter for group gatherings, and a tricycle loop. The park also includes picnic tables and ample open space that allows for a variety of outdoor activities. The shelter offers electricity and lights, which is perfect for evening celebrations.

Inventory of Amenities:

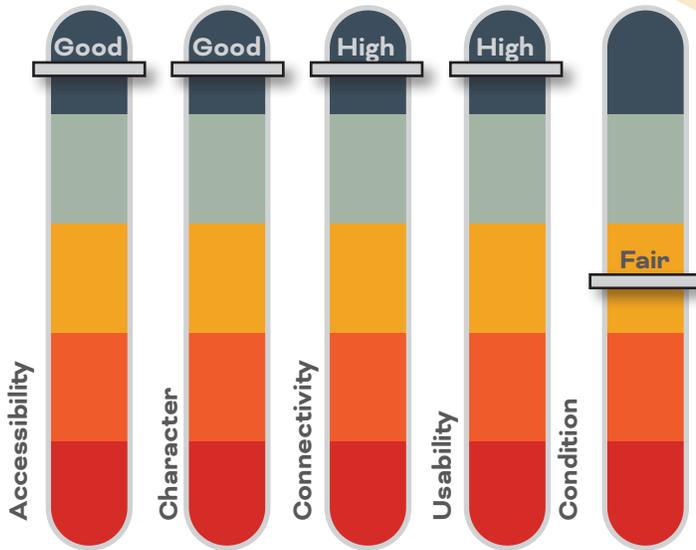
Playground	✓
Tricycle Loop	✓
Open Green Space	✓
Shelter	✓
Picnic Area	2



SERVICE AREA
WALKABILITY SCORE: 128

On average, a 1/2-mile walk takes about 10 minutes. Limitations to this may include a lack of sidewalks, crosswalks, busy thoroughfares, and streamways. The walkability score was calculated on a 1/2-mile

LEVEL OF QUALITY



Accessibility: Good

While there is a parking lot, it can not hold many cars and is difficult to back up in. The ramps to get into the park is not ADA accessible and the sidewalk has significant cracks in it. There are visible park signs and has clear sightlines into and out of the park.

Character: Good

Goodnow Park has a lot of character. There is shade, landscaping, seating, and a unique charm about the park. It appears to be moderately maintained. Consider placing trees along the side of the water treatment plant to improve the park beautification.

Connectivity: High

Goodnow park is connected to the southern half of Bluemont Hill Park and is well integrated into the community.

Usability: High

This park is very usable, because of the amenity offerings and shelter. To improve, consider adding a restroom facility and a pedestrian walking loop.

Condition: Fair

The condition of amenities in this park are fair. The sidewalks and picnic areas are most in need of improvement.

BUILDING ASSESSMENT

The Boy Scout House's stone structure itself is in reasonably good condition, some tuck pointing is needed. Roof shingles needs immediate replacement as well as the gutters. Doors, windows, and shutters will also require some attention. The shelter is in good condition, however, there is long-term concern for column base degradation.

Community Comments:

- Defined walking paths
- Bathrooms (parent groups meet here)
- Basketball court with lights

Key Issues:

Parking cannot accommodate many people, sidewalk is cracked and may needs replacement in the next 5 years.

Recommendations:

- Replace playground equipment
- Replace play surfacing
- Consider moving the historic limestone signs that say Goodnow Park closer to the southern edge of the park
- Consider a basketball court
- If planning to re-program Boy Scout House, repair and replace all elements listed in building assessment

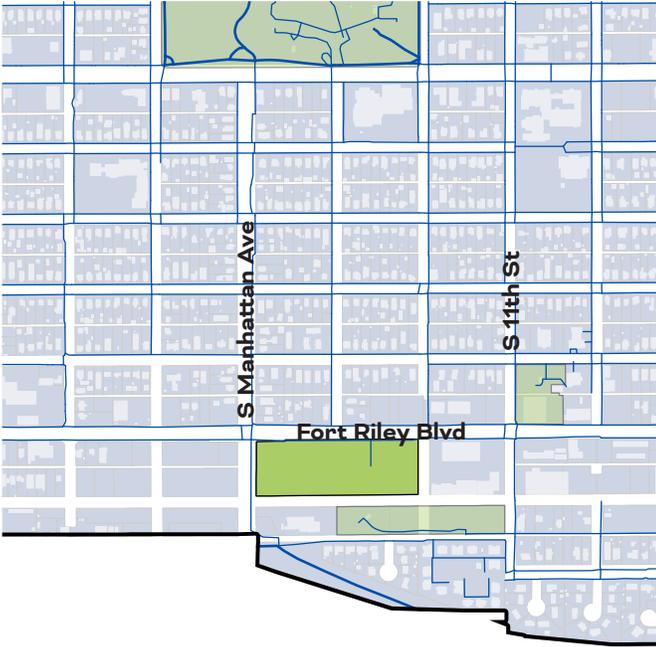
Potential Capital Improvement Costs:

Building needs - short term:	5,000
Replace playground equipment:	125,000
Replace play surfacing:	45,000
Building needs - long term:	40,000
TOTAL:	\$240,000

OVERALL: FAIRLY GOOD



Griffith Park



PARK FACTS

Location: 606 S Manhattan Ave

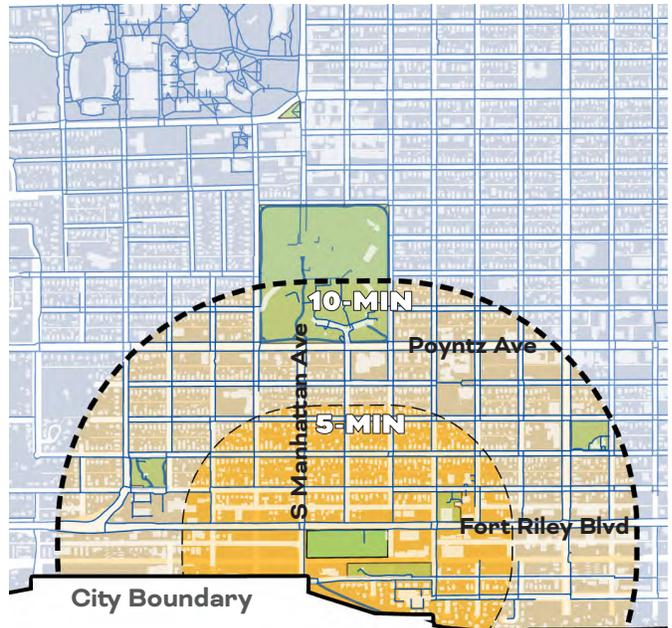
Park Type: Special Use Park

Park Size: 5.82 acres

Description: In 1936, the 1,500 seat stadium, board fence around the field with stone posts, and lights for nighttime baseball and football were built.

Inventory of Amenities:

Baseball Fields	2
Soccer Fields	4
Restrooms	✓

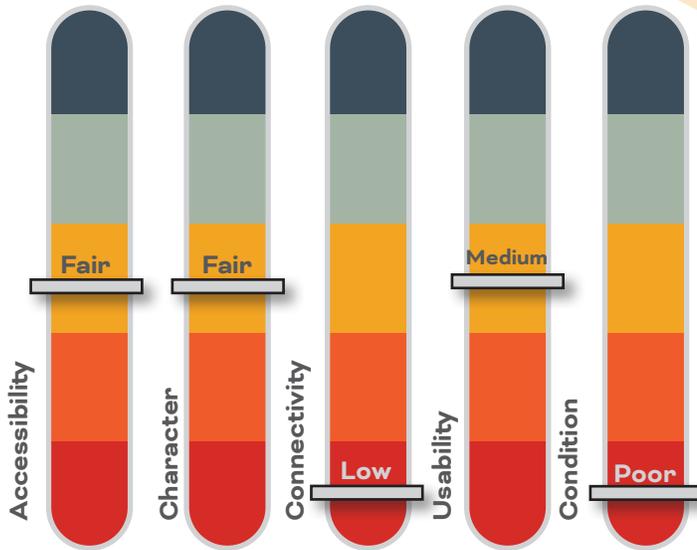


SERVICE AREA
WALKABILITY SCORE: 133

On average, a 1/2-mile walk takes about 10 minutes. Limitations to this may include a lack of sidewalks, crosswalks, busy thoroughfares, and streamways. The walkability score was calculated on a 1/2-mile

LEVEL OF QUALITY

BUILDING ASSESSMENT



Accessibility: **Fair**

The parking lot is gravel and has fairly large potholes and uneven surfaces which makes accessibility difficult. There is a path that follows the north wall the length of the park but there are not paths to individual fields and the south part of the park

Character: **Fair**

As one of Manhattan's oldest parks, the character is fairly unique with its large limestone walls. However, there are very few amenities available (other than ball fields) and few interesting views.

Connectivity: **Low**

While close to Sojourner Truth Park, users have to cross the railroad to access it and can be fairly unsafe as a pedestrian. Located off of Fort Riley Boulevard, Griffith Park is in a fairly commercial area with no major points of interest. Park connectivity is pretty good as it is close to Douglass Park, and Sojourner Truth Park but have to cross railroads or major roads which can be difficult.

Usability: **Medium**

Usability could be increased with more ADA paths, paved parking, and a greater variety of amenities. With two baseball/softball fields, and several soccer/open fields, this park is fairly usable.

Condition: **Poor**

The condition of amenities in this park is poor. Amenities are older and may need some repair or replacement in the next year to 5 years. The restroom is out of order and should be the first repair priority.

The press boxes require general maintenance like trim/siding repair and painting. The restroom/storage building needs general maintenance as well as some tuck pointing, trim repair/replacement, sealing, and paint.

Community Comments:

- Get rid of pot holes on the west side
- Clean and reopen bathrooms
- Improve parking
- Define baseball outfield or remove the fields
- Increased/larger screen or netting behind home plate as foul balls go over Fort Riley Boulevard

Key Issues:

Poor parking lot, amenities need updating. Restrooms need repair in the next year.

Recommendations:

- Replace lighting
- New restroom
- Field improvements
- Parking lot improvements
- Add interpretive signage explaining the historical significance of this park
- Building repairs

Potential Capital Improvement Costs:

Building needs - short term:	5,000
Building needs - mid term:	3,000
New restroom on S. Manhattan Ave:	125,000
Sports fields improvements:	1,500,000
Replace lighting:	250,000
Parking lot improvements:	350,000
TOTAL:	\$2,233,000

OVERALL: **FAIRLY POOR**



Jorgenson Park



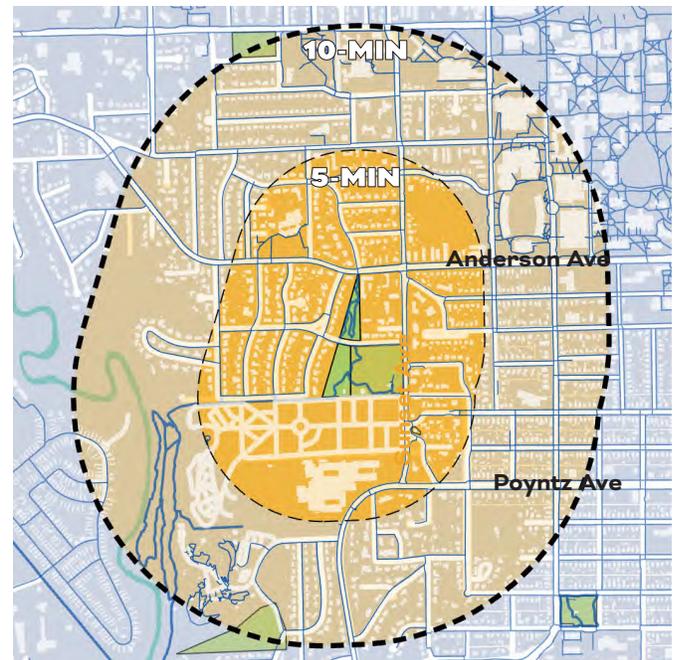
PARK FACTS

Location: 1924 Grandview Dr
Park Type: Natural Resource
Park Size: 4.68 acres

Description: Jorgenson Park creates the feeling of walking in the woods in a busy suburban environment. This park connects to the Wildcat Linear Trail and Girl Scout Park.

Inventory of Amenities:

Walking Trail ✓

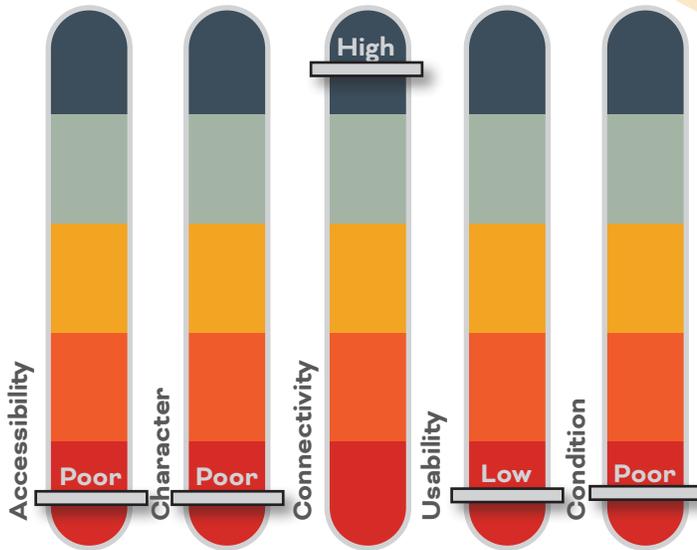


SERVICE AREA

WALKABILITY SCORE: 131

On average, a 1/2-mile walk takes about 10 minutes. Limitations to this may include a lack of sidewalks, crosswalks, busy thoroughfares, and streamways. The walkability score was calculated on a 1/2-mile

LEVEL OF QUALITY



Accessibility: **Poor**

This park is poorly accessible. There is no ADA accessibility and is difficult to navigate to due to lack of park signage and sightlines into the park. Additionally, it is not legal to park at the southern part of the park, as there are no parking sides on the side of the road.

Character: **Poor**

This park has poor character. Although there is ample shade relief, there is no clear signs of maintenance, no lighting or site furnishings.

Connectivity: **High**

This park is well connected to Girl Scout Park and the surrounding neighborhood. However, there is no clear crossing marks between Jorgenson and Girl Scout Park on Grandview Drive to indicate a connection.

Usability: **Low**

This park is not usable except for passing through as a pedestrian. There is no open greenspace and has no picnic shelter, restroom, playground, or shared use trail.

Condition: **Poor**

This park is in poor condition. The path is not paved and the only maintenance visible is clearing the vegetation from the path.

OVERALL: **FAIRLY POOR**



Key Issues:

Difficult to access park as it is on a very busy road or on a steep incline. No park signage and no typical park amenities. Feels like it is trespassing through residential backyards. Mostly just a trail connection tract of land.

Recommendations:

- Enhance the trail and the connection to Girl Scout Park
- Add an arched sign on Anderson Avenue

Potential Capital Improvement Costs:

Trail improvements (mulch):	60,000
Park signage:	10,000
Park furniture:	10,000
TOTAL:	\$80,000

Landmark Water Tower



PARK FACTS

Location: 2001 Leavenworth St

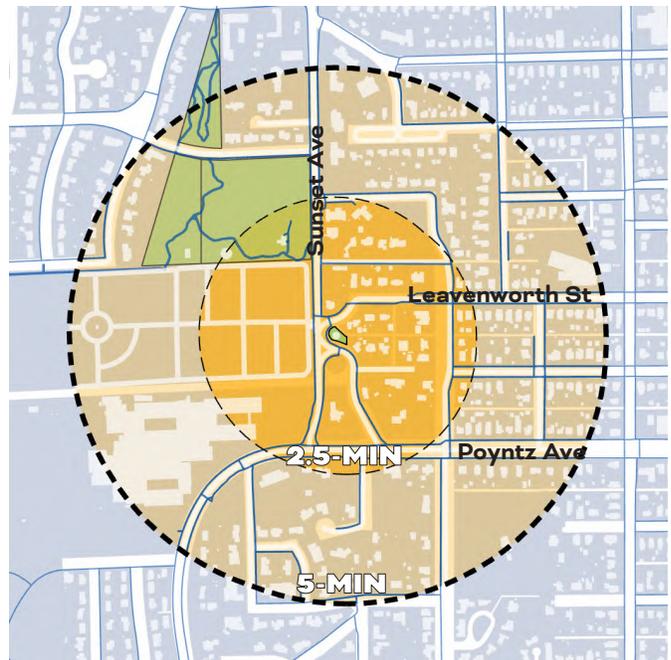
Park Type: Mini Park

Park Size: 0.11 acres

Description: The water tower was constructed in 1922 to provide a reserve source for the rapidly growing western part of Manhattan, balance pressure in existing waterlines and improve water service for the city. The tower is an established visual feature and lends its name to the residential neighborhood known as the Historic Landmark Water Tower Neighborhood.

Inventory of Amenities:

Historical Landmark
Landscaping

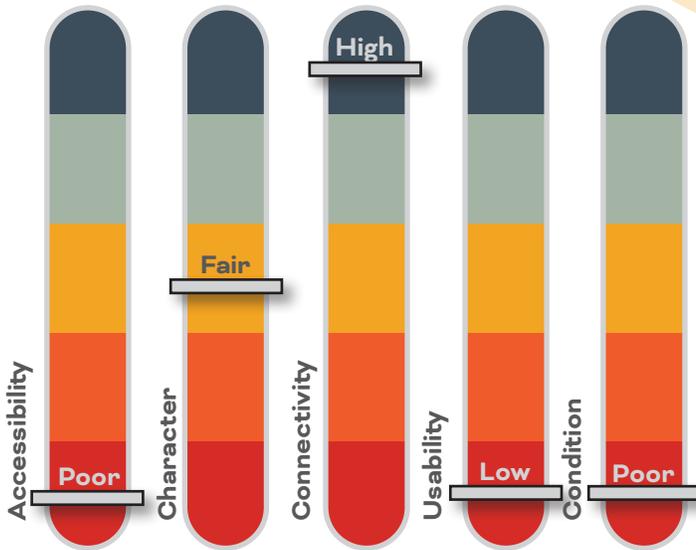


SERVICE AREA

WALKABILITY SCORE: 94

On average, a 1/2-mile walk takes about 10 minutes. Limitations to this may include a lack of sidewalks, crosswalks, busy thoroughfares, and streamways. The walkability score was calculated on a 1/2-mile

LEVEL OF QUALITY



Accessibility: **Poor**

This park has poor accessibility. Although the park has clear sight lines, there is no designated parking or ADA accessibility. There is no signage.

Character: **Fair**

The Landmark Water Tower is very unique, but does not have enough features to create good character. There is some shade relief, but no seating, lighting, or site furnishings to make the park enjoyable for long periods of time.

Connectivity: **High**

This landmark is very connected to the surrounding context. It is within walking distance of the surrounding neighborhoods and other points of interest. Girl Scout and Jorgenson Parks are close to this landmark.

Usability: **Low**

This park is not usable. There are no amenities, shelters, restrooms, or trails.

Condition: **Poor**

As there are no typical park amenities, it is impossible to rate their condition.

OVERALL: **FAIRLY POOR**



Key Issues:

No typical park amenities or park signage.

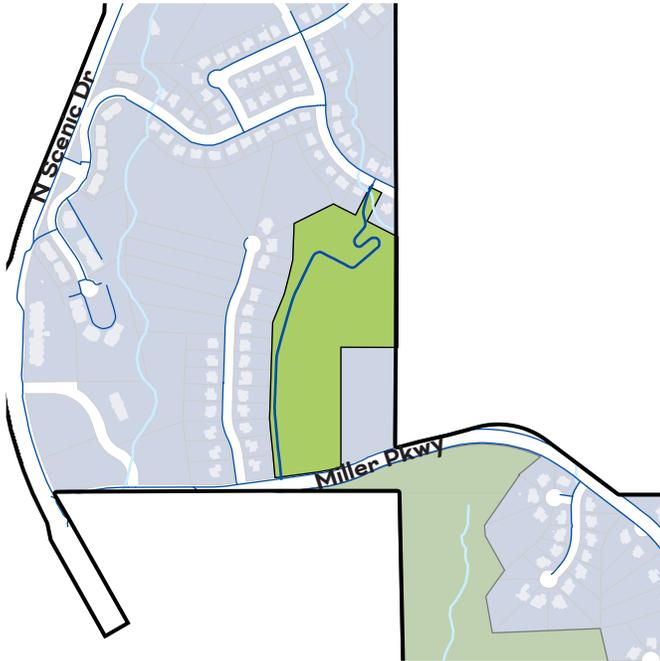
Recommendations:

- Interpretive/historical significance signage.
- Add a picnic table or two and buffer the area from the road

Potential Capital Improvement Costs:

Park signage:	5,000
Park furniture:	10,000
TOTAL:	\$15,000

Ledgestone Park



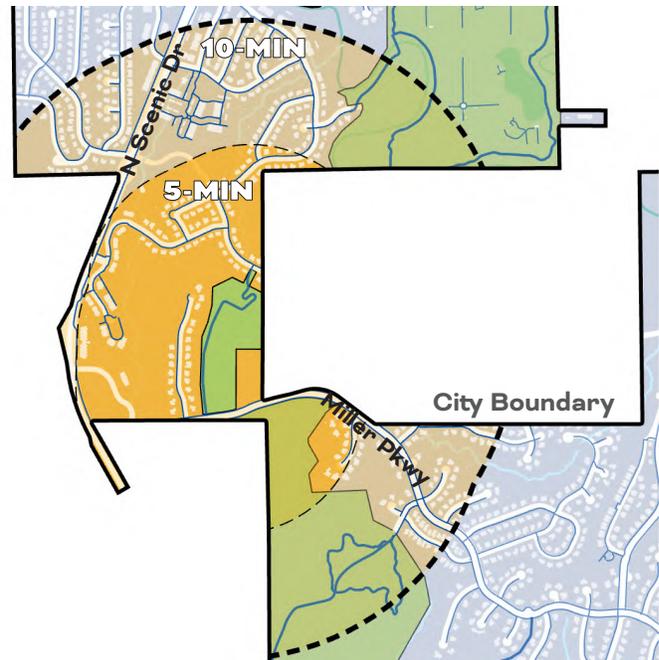
PARK FACTS

Location: 5220 Miller Pkwy
Park Type: National Resource Park
Park Size: 15.46 acres

Description: Ledgestone Park helps connect Frank Anneberg Park to Rodger Schultz Park. This park is a trail that has intimate views of the tallgrass prairie and has great neighborhood connections.

Inventory of Amenities:

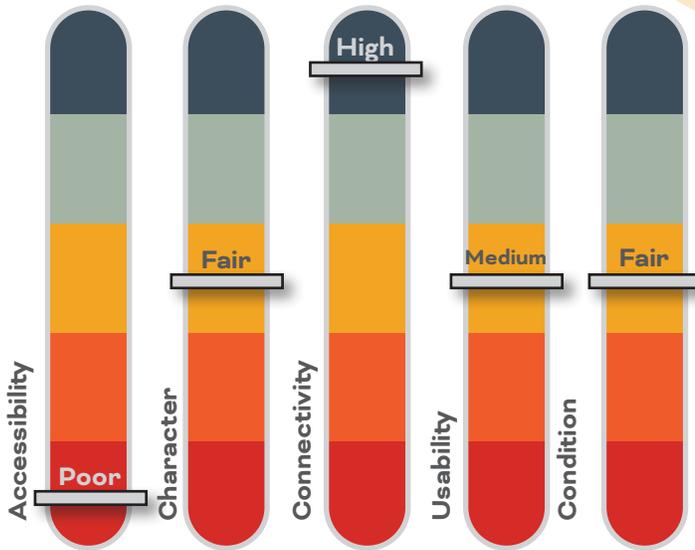
- Hiking Trail ✓
- Bench ✓



SERVICE AREA
WALKABILITY SCORE: 107

On average, a 1/2-mile walk takes about 10 minutes. Limitations to this may include a lack of sidewalks, crosswalks, busy thoroughfares, and streamways. The walkability score was calculated on a 1/2-mile

LEVEL OF QUALITY



Accessibility: **Poor**

This park is difficult to find due to lack of signage. There are some ADA accessibility features such as a ramp, but not enough to make the park accessible. There are clear sight lines from nearby neighborhoods into the park.

Character: **Fair**

Ledgestone Park has fair character. The walking path is partially shaded with one bench. This park seems to be well maintained. To improve, consider adding a drinking fountain, more seating, as well as lighting.

Connectivity: **High**

Ledgestone Park helps create a key connection to Rodger Schultz Community Park and Frank Anneberg Park, creating a string of parks in the western part of Manhattan. In addition, it is well connected to the nearby neighborhood. This park does not connect to other points of interest.

Usability: **Medium**

There are few amenities making this park only fairly usable. To improve usability, consider adding a restroom or shelter.

Condition: **High**

This park appears to be very new. The sidewalk does not have any major cracks and the bench is in great condition. This park most likely will not need repairs or replacements in the next ten years.

OVERALL: **FAIR**



Key Issues:

No park signage or other typical park amenities. No trash can or other park furniture, except for one park bench.

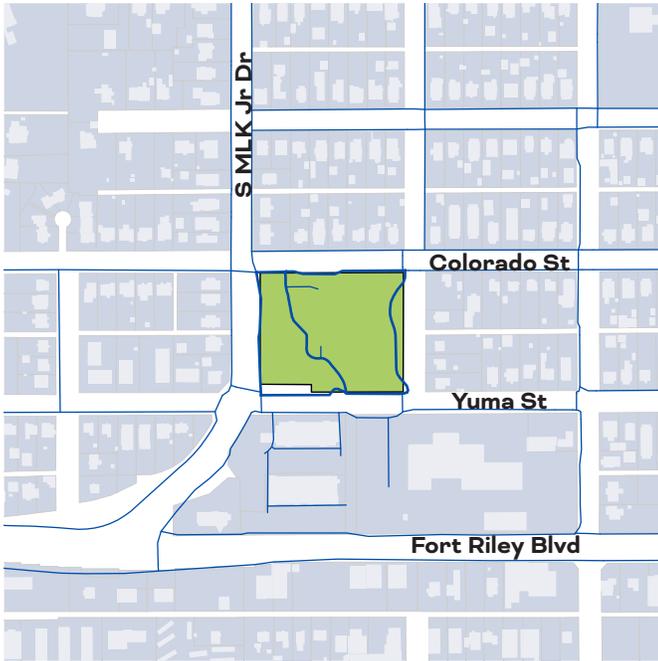
Recommendations:

- Add park signage
- Consider adding more park amenities and furniture
- Add workout equipment along the trail to make it a workout course.
- Seeding and irrigation improvements

Potential Capital Improvement Costs:

Park signage:	10,000
Park amenities:	10,000
Seeding & irrigation:	250,000
TOTAL:	\$270,000

Long's Park



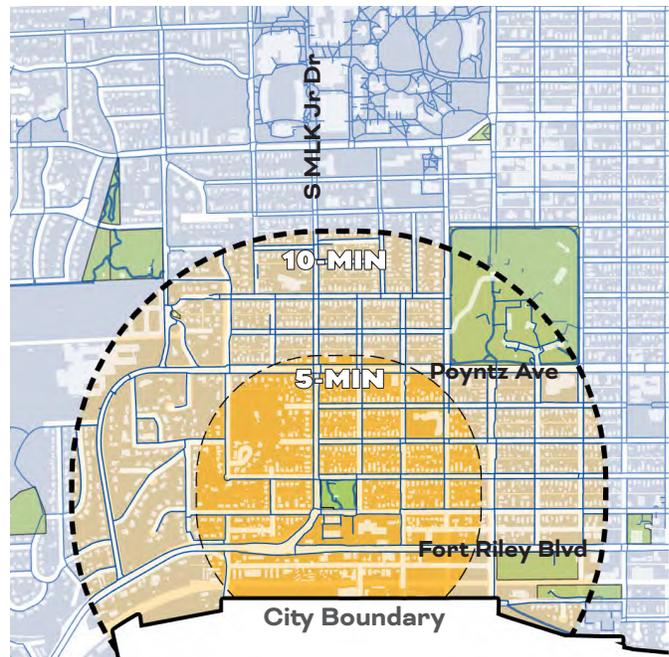
PARK FACTS

Location: 1615 Colorado St
Park Type: Neighborhood
Park Size: 2.7 acres

Description: This park was laid out in the community's original plat in 1857. Located just east of Old Highway 40, the park provided a popular resting place for travelers. In approximately 1926, the Long Oil Co. established a service station in the northwest corner of the park. The station was later used by the Sinclair Refining Co., and the outside area of the park was used as a trailer camp. Long's Park is now a neighborhood park, often used for family gatherings and an occasional special event. Established shade trees, a play area and shelter provide the ideal setting for these activities.

Inventory of Amenities:

- Playground ✓
- Picnic Shelter ✓
- Restrooms ✓
- Open Green Space ✓
- Benches 3

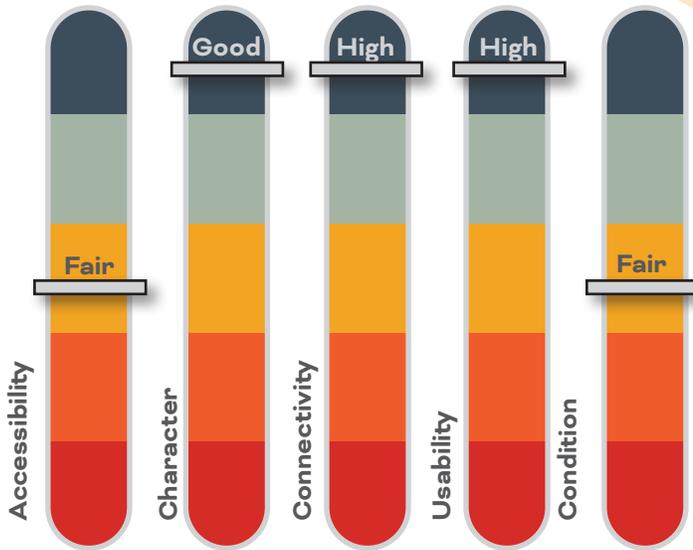


SERVICE AREA
WALKABILITY SCORE: 125

On average, a 1/2-mile walk takes about 10 minutes. Limitations to this may include a lack of sidewalks, crosswalks, busy thoroughfares, and streamways. The walkability score was calculated on a 1/2-mile

LEVEL OF QUALITY

BUILDING ASSESSMENT



The shelter is in general good condition and just needs some trim repairs and paint.

Accessibility: **Fair**

This park has clear visual accessibility and signage. However, there is not a parking lot to accommodate everyone and park users have to primarily park on the street.

Character: **Good**

Long's park is filled with history and has ample shade relief. There is lighting in the park and has seating, a drinking fountain, and appearance of maintenance.

Connectivity: **High**

This park is connected to the Landmark Water Tower and Girl Scout Park. Fort Riley Boulevard significantly reduces the connectivity to points of interest, as it is a busy road.

Usability: **High**

This park is very usable. It has amenities, a shelter, restrooms, a playground, and a walking loop.

Condition: **Poor**

This park is in poor condition. The restrooms look relatively new and the sidewalks do not have any major cracks but they do look aged. The playground is in fair condition and will need to be replaced in the next five years. Shelter may need repairs in a few years.

Community Comments:

- Has potential for 2-4 pickleball courts
- Add a basketball court

Key Issues:

Does not have much buffer from 17th Street, and playground equipment looks dated. Bathroom attracts negative park activity.

Recommendations:

- Incorporate more of Long park's history into the design of the park (materials, playground, interpretive signage, etc)
- Replace playground equipment in the next 5 years
- Consider adding lighting, especially near restroom building
- Consider adding a basketball court

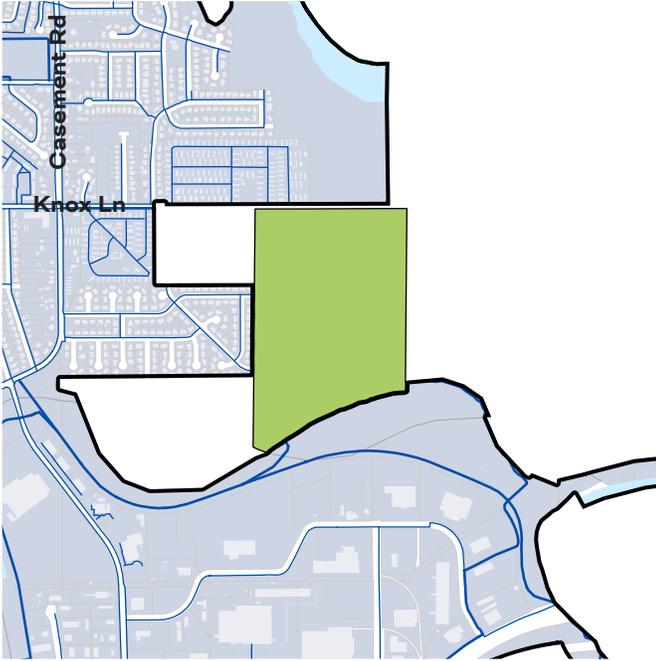
Potential Capital Improvement Costs:

Interpretive signage:	10,000
Replace playground equipment:	250,000
Building needs assessment - midterm:	1,500
TOTAL:	\$261,500

OVERALL: FAIRLY GOOD



Northeast Community Park



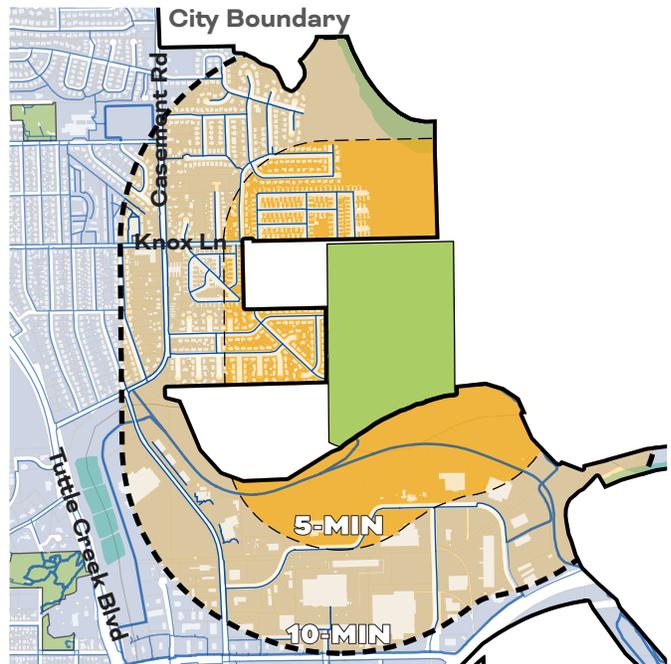
PARK FACTS

Location: 680 Knox Ln
Park Type: Community Park
Park Size: 82.27 acres

Description: Once used for farming, this site became the community park it is today with the help of several neighborhood and conservation groups. Just over half of the site is dedicated to manicured, turf park activities, while the remainder is used for a native prairie grass exhibit. Northeast Community Park has two practice soccer and baseball/softball fields, a maintenance building with public restrooms, a two-mile walking trail, and a picnic shelter with six picnic tables. The park trail connects to the Linear Trail via a suspension bridge.

Inventory of Amenities:

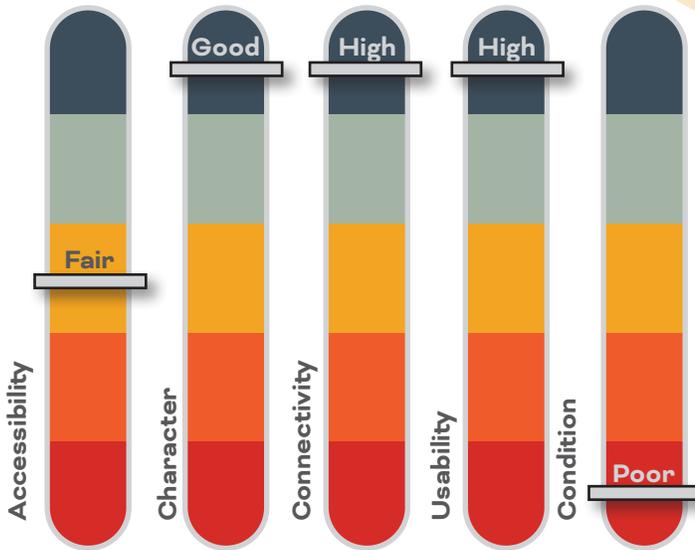
- Soccer Fields ✓
- Baseball Fields ✓
- Shelters ✓
- Playground ✓
- Walking Loop Trail ✓



SERVICE AREA
WALKABILITY SCORE: 99

On average, a 1/2-mile walk takes about 10 minutes. Limitations to this may include a lack of sidewalks, crosswalks, busy thoroughfares, and streamways. The walkability score was calculated on a 1/2-mile

LEVEL OF QUALITY



Accessibility: Fair

Northeast Community Park has clear signage and an ample amount of parking. The playground is not accessible or inclusive. There are clear sight lines into the park, providing safety for the park users.

Character: Good

This park has some character, specifically near the south walking trail. The landscape is visually interesting and has seating and appears to be maintained. However, there is no lighting throughout the park. To improve, consider adding more shade and lighting.

Connectivity: High

This park is connected to Linear Trail and the neighborhoods. However, there is no connectivity to other points of interest.

Usability: High

This park is very usable. There are multiple amenities and picnic shelters. To improve usability, consider adding a restroom facility to this park to encourage park users to stay for longer periods of time.

Condition: Poor

The condition of amenities in this park is fairly poor. Most of these amenities will need to be replaced within five to ten years.

OVERALL: FAIR



Community Comments:

- Add lighted soccer fields
- More vegetation and shade for trails
- Add pickleball courts with lighting
- Better lighting throughout the park
- Add a dog park
- Bathrooms

Key Issues:

No shade near playground or near ball fields. Not all amenities are ADA accessible.

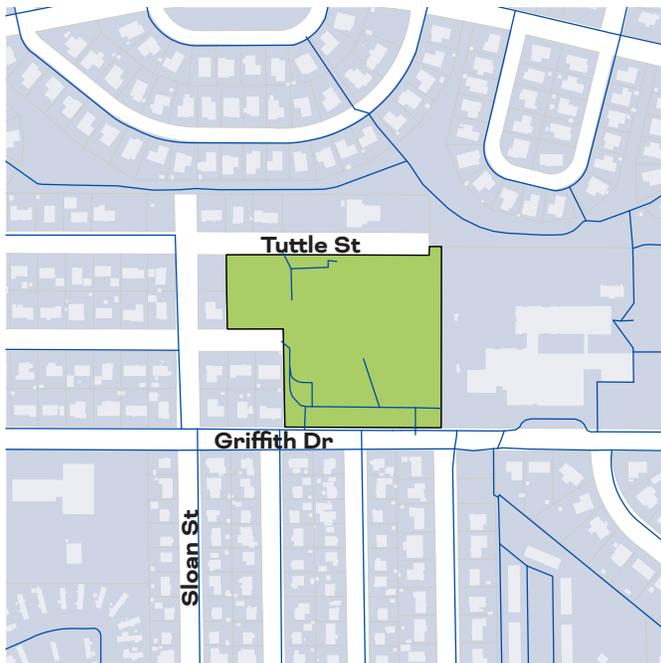
Recommendations:

- Phase 1 master plan improvements
- Restrooms/electrical update
- Replace playground surfacing
- Upgrade softball fields and install irrigation
- Soccer field irrigation
- Consider planting more trees for shade
- Consider adding mile markers around loop trail
- Add more park amenities to increase usability of this park (e.g. pickleball)
- Add more soccer fields

Potential Capital Improvement Costs:

2024 Master plan improvements: \$14,100,000

Northview Park



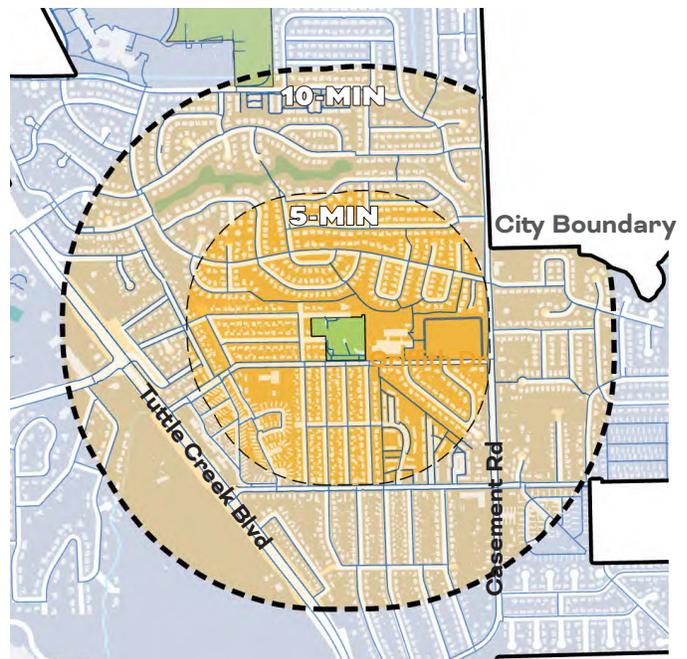
PARK FACTS

Location: 510 Griffith Dr
Park Type: Neighborhood Park
Park Size: 5.11 acres

Description: This park serves as a neighborhood park to residents as well as a community swimming attraction. Northview Waterpark includes many family-friendly amenities including water play elements and slides. A small shelter, playground and ample parking nearby complete the many offerings of this park.

Inventory of Amenities:

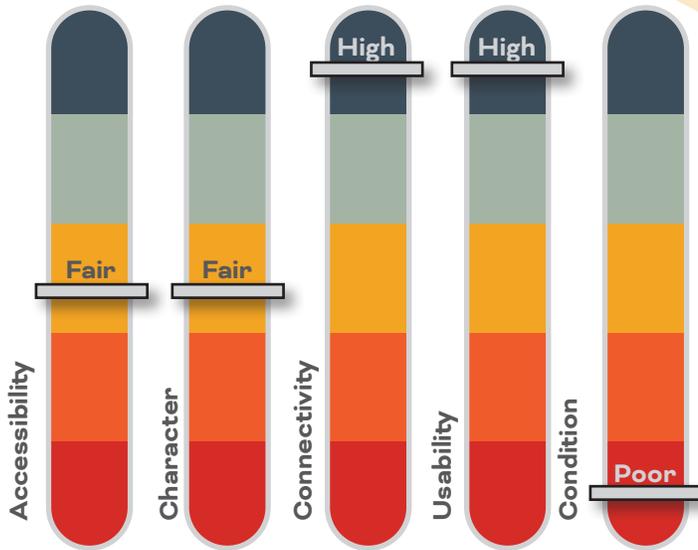
- Baseball Field ✓
- Waterpark/Outdoor Pool ✓
- Playground ✓
- Shelter ✓



SERVICE AREA
WALKABILITY SCORE: 117

On average, a 1/2-mile walk takes about 10 minutes. Limitations to this may include a lack of sidewalks, crosswalks, busy thoroughfares, and streamways. The walkability score was calculated on a 1/2-mile

LEVEL OF QUALITY



Accessibility: Fair

This park is not ADA accessible to all parts of the park. There is no walkway from the shelter to the baseball field. There is parking, but it is very small and could not accommodate a large amount of park users. The park has signage and clear sight lines into the park.

Character: Fair

Northview Park has lighting and seating, but has no sign of maintenance. The landscape is not visually interesting.

Connectivity: High

This park is connected to other parks such as Northeast Community Park and points of interest such as Northview Elementary School and the Eisenhower Baseball Complex.

Usability: High

The usability of this park in its current state is high as it has several park amenities like a shelter, playground, restrooms, shade, and a pool.

Condition: Poor

Northview Park is in very poor condition. The baseball field is barely functional, as the scoreboard is broken and the concrete for the bleachers are cracked. The press box has clear signs of wood rot. Consider replacing most of these amenities in the next year.

OVERALL: FAIRLY POOR



BUILDING ASSESSMENT

The shelter needs cleaning and painting and the concrete slab is in need of replacement. The press box and restroom need general maintenance, cleaning, painting, and siding/roof replacement. Steel posts on the restroom corner needs immediate attention. The pool house and maintenance building have no immediate concerns but need minor cleaning, sealing, and painting. Install metal caps on exposed wood beams and a vent strip on the west wall needs to be addressed.

Community Comments:

- Add a practice baseball field for kids
- Add an indoor pool
- Keep the pool open into September
- Add a basketball court
- Add a tennis/pickleball court- would need bathroom, benches, and shade
- Want a gathering space
- Want longer pool operating hours
- Need more park lighting

Key Issues:

The baseball field including spectator areas are in need of major repairs including replacement of concrete walks, improving ADA accessibility, and building updates particularly with regards to siding and doors. The infield has been overtaken by grass severely limiting the field's usability.

Recommendations:

- Pool slide renovation
- Replace playground equipment.
- Paint pool surfaces
- Phase 1 master plan
- Replace playground surfacing
- Add lighting
- Add a pickleball court
- Add a basketball court
- Add another large shelter
- Consider paving the south parking lot and connect the park to Frey Drive or remove gravel and return to turf

Potential Capital Improvement Costs:

Pool Slide:	\$90,000
2024 Master plan improvements:	\$2,000,000
Building needs - short term:	\$18,000
Paint pool surfaces:	\$60,000
Replace playground equipment:	\$200,000
Building needs - mid term:	\$10,000
TOTAL:	\$2,378,000

Osage Pocket Park

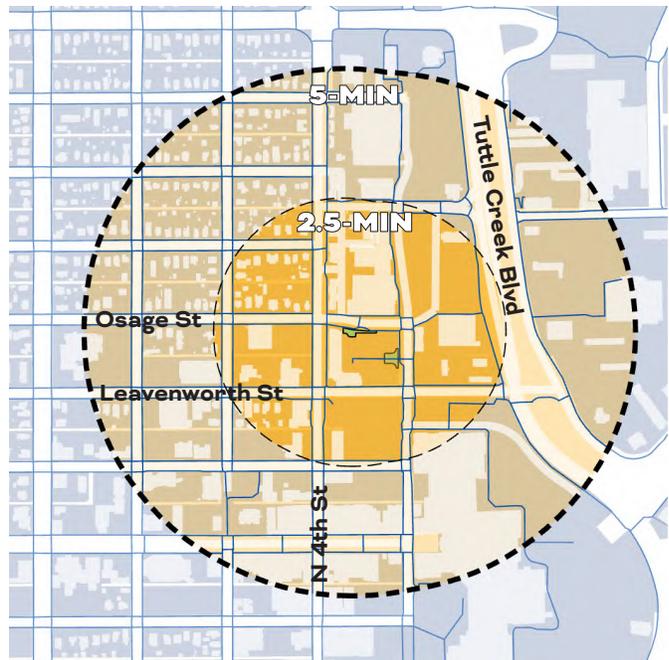


PARK FACTS

Location: 300 N 4th St
Park Type: Mini Park
Park Size: 0.08 acres

Description: Osage Pocket Park provides an intimate planted area in midst of commercial development and Strasser Village Apartments. This park has ample shade and is ideal for gatherings of two to eight people.

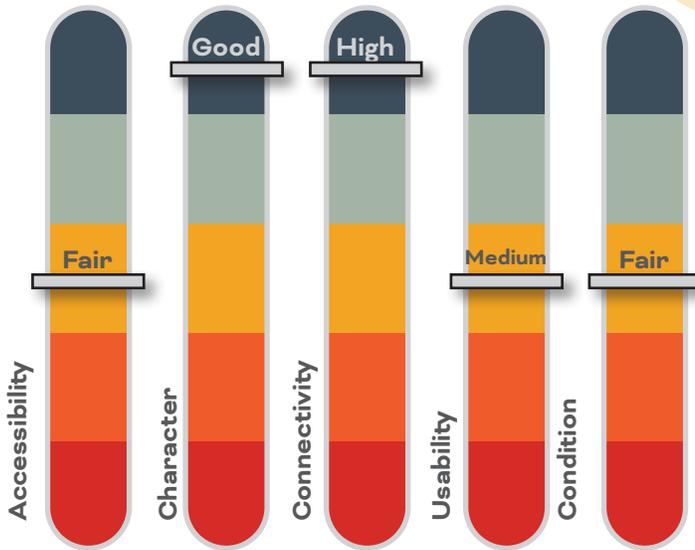
Inventory of Amenities:
 Seating/Gathering space ✓



SERVICE AREA
WALKABILITY SCORE: 135

On average, a 1/2-mile walk takes about 10 minutes. Limitations to this may include a lack of sidewalks, crosswalks, busy thoroughfares, and streamways. The walkability score was calculated on a 1/4-mile walk which takes about 5 minutes to complete.

LEVEL OF QUALITY



Accessibility: Fair

Osage Pocket Park has a connected parking lot and is ADA accessible and visually accessible. However, it has no clear signage and could easily be confused to be a part of the apartment complex.

Character: Good

Osage Pocket Park has a lot of character. It has shade, an interesting landscape, seating, lighting, and a unique charm.

Connectivity: High

This park is well connected to 3rd Street Pocket Park and other points of interest. It is connected to a nearby apartment complex and nearby a neighborhood.

Usability: Medium

This park has few amenities. It does not have a shelter, restroom, or playground

Condition: Fair

This park is in excellent condition and might need repair in the next 10 years.

Key Issues:

It is hard to tell that it is a Manhattan park as it lacks prominent park signage.

Recommendations:

- Add prominent signage to the park and publicize it on the parks website
- Consider adding some table-top family games (e.g. chess/checkers) or cornhole

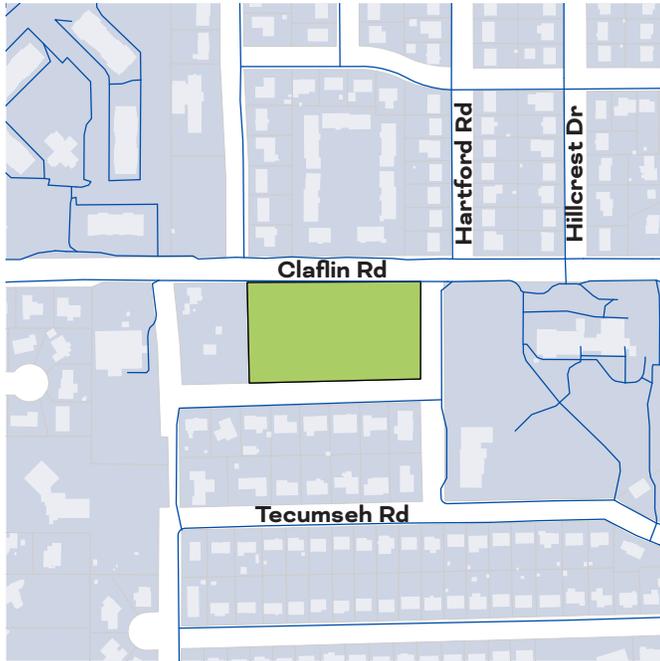
Potential Capital Improvement Costs:

Park signage:	5,000
Family games:	5,000
TOTAL:	\$10,000

OVERALL: FAIRLY GOOD



Pioneer Park



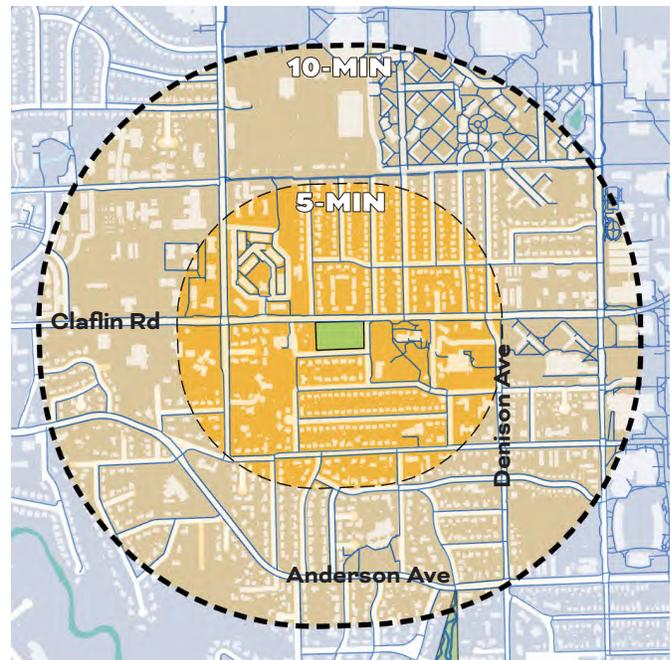
PARK FACTS

Location: 2301 Clafin Rd
Park Type: Neighborhood Park
Park Size: 2.76 acres

Description: Pioneer Park has ample flat greenspace within walking distance of Kansas State's Main Campus. It is located near the Riley County Historical Museum and the historic Goodnow House, which tells the story of the founding of Manhattan. A limestone art piece along Clafin Road provides visual interest to the park. This park has immense opportunity to be rich in educational value and provide an amenity to these historic sites.

Inventory of Amenities:

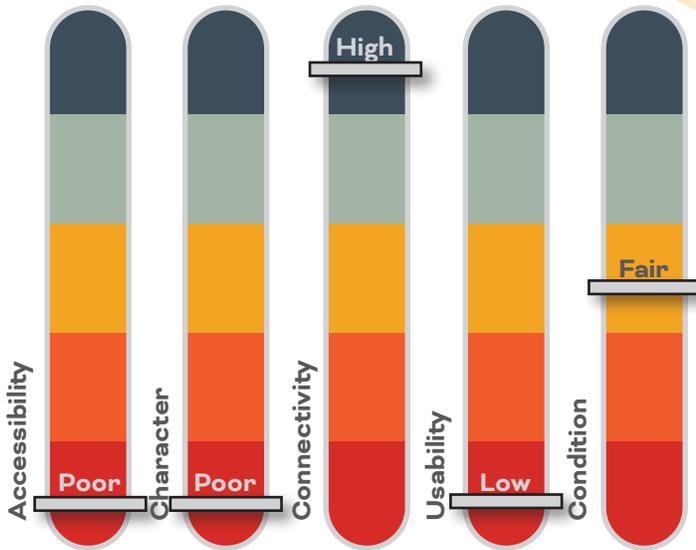
- Open Greenspace ✓
- Art ✓



SERVICE AREA
WALKABILITY SCORE: 163

On average, a 1/2-mile walk takes about 10 minutes. Limitations to this may include a lack of sidewalks, crosswalks, busy thoroughfares, and streamways. The walkability score was calculated on a 1/2-mile

LEVEL OF QUALITY



Accessibility: **Poor**

Pioneer Park has poor accessibility. Although there are ample sightlines into the park from nearby roads, the park is not ADA accessible and has no signage or parking.

Character: **Poor**

Although this park is nearby historic monuments, Pioneer Park has poor character. There is no interesting landscape, not enough shade, and appearance of minimal maintenance.

Connectivity: **High**

Pedestrian connectivity to Pioneer Park is very high. It connects to nearby points of interest and adjacent neighborhoods.

Usability: **Low**

This park is not usable for many purposes. There are no amenities other than open green space. To improve usability, consider adding a walking trail, restrooms, and a picnic shelter.

Condition: **Fair**

There are clear signs that Pioneer Park is not well maintained and in usable condition. This park is littered along Clafin Road and the limestone art sculpture is in poor condition. Additionally, the Goodnow House Museum sign on site is weathered.

OVERALL: **POOR**



Key Issues:

Park has no park system signage and no typical park amenities. Shade is kept to the edges of the site so most of the park is in full sun. Not ADA accessible.

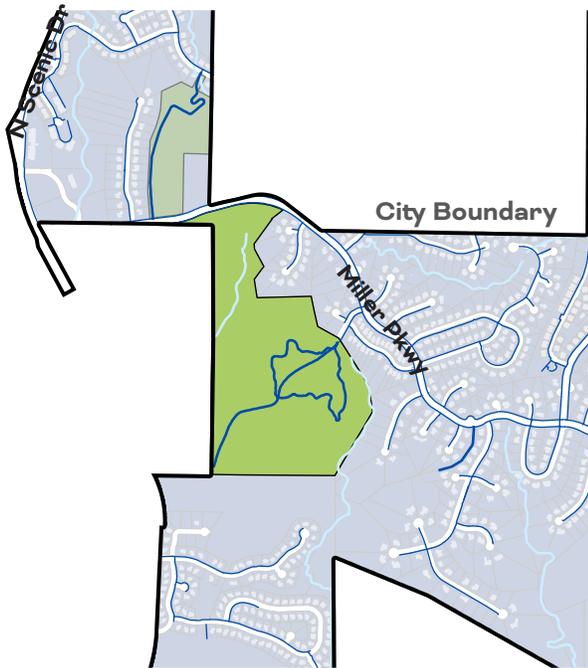
Recommendations:

- Add a prominent park system sign
- Consider a partnership with the Kansas Historic Division and the Riley County Historical Museum to create interpretive panels about the history of the Goodnow House and Manhattan to place around the park
- Add an ADA accessible loop path around the park (works with interpretive panels)
- Add a small gathering space/picnic shelter
- Consider striping Stone Post Road for parallel street parking
- Consider an outdoor classroom space

Potential Capital Improvement Costs:

Park signage:	5,000
Interpretive signage:	10,000
Loop path (1,600 LF):	200,000
Picnic shelter (24'x36'):	85,000
Parking striping:	5,000
Outdoor classroom:	50,000
Pre-fabricated restroom:	175,000
TOTAL:	\$530,000

Roger Schultz Community Park

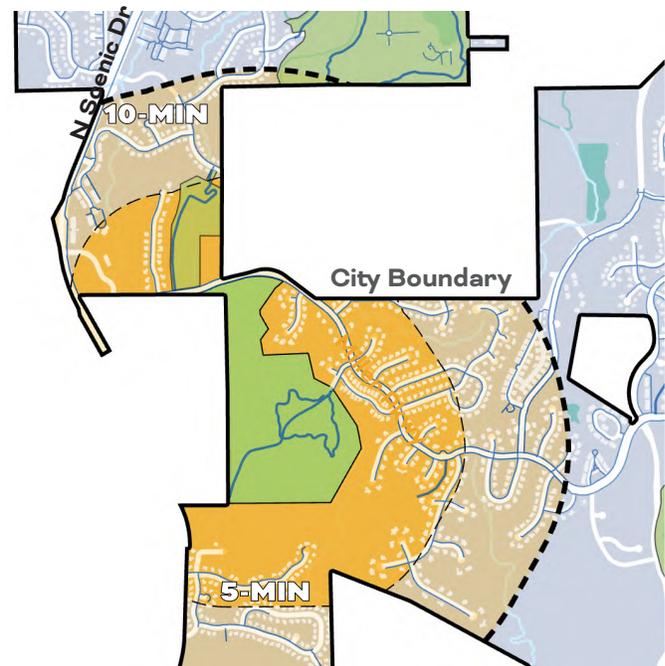


PARK FACTS

Location: 5101 Miller Pkwy
Park Type: Natural Resource Park
Park Size: 76.51 acres

Description: Roger Schultz Community Park (formerly known as the Park at Lee Mill Heights) is an undeveloped 76.5-acre park in the southwest quadrant of the city. The park offers residents a truly unique opportunity to experience the beauty of the Flint Hills without leaving the city. The park features one mile of mowed trails across the rolling prairie and wooded ravines. There is approximately 165 feet of elevation change on the site. Several high points offer stunning views of the park and Kansas River Valley in the distance.

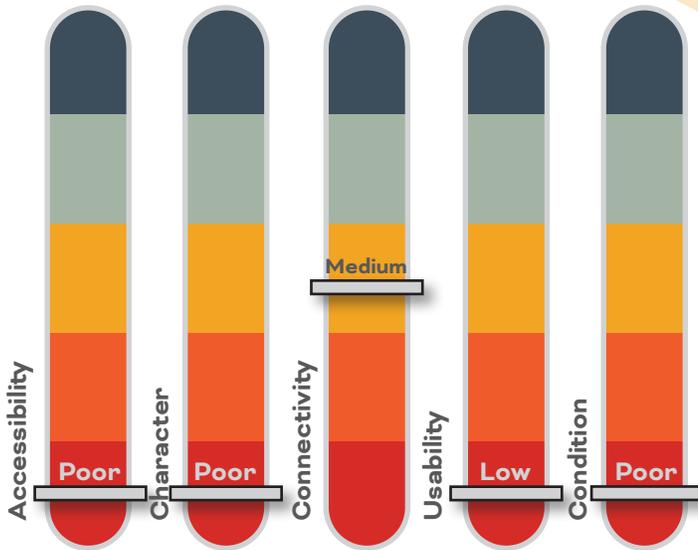
Inventory of Amenities:
 Hiking Trail ✓



SERVICE AREA
WALKABILITY SCORE: 90

On average, a 1/2-mile walk takes about 10 minutes. Limitations to this may include a lack of sidewalks, crosswalks, busy thoroughfares, and streamways. The walkability score was calculated on a 1/2-mile

LEVEL OF QUALITY



Accessibility: **Poor**

Roger Schultz Community Park is not ADA accessible due to the steep slope of the trails. There is parking and park signage, but few sightlines into the park,

Character: **Poor**

This park is known for its natural landscape and stunning views. There are no site furnishings or lighting, and minimal shade on the mowed paths.

Connectivity: **Medium**

Pedestrian connectivity to Roger Schultz Park is medium. It is well connected to the surrounding neighborhood and parks, but does not have any other points of interest nearby.

Usability: **Low**

The usability of this park in its current state is poor. There are little amenities to appeal to multiple demographics. To become more usable to all, consider adding a park shelter and a restroom facility.

Condition: **Poor**

This park is in poor condition. The parking lot easily pools water and the trails are fairly maintained.

OVERALL: **POOR**



Community Comments:

- Add an archery range
- Complete Roger Schultz master plan
- Trail extensions

Key Issues:

No prominent park system signage. No typical park amenities like picnic shelters or benches.

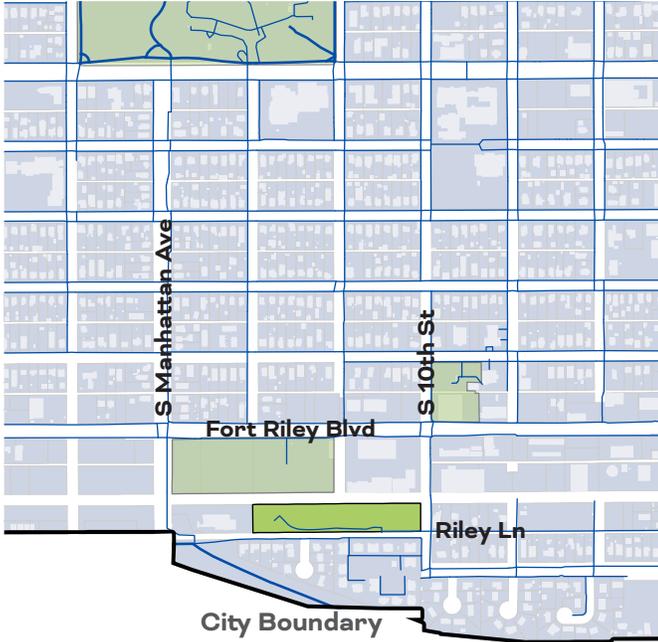
Recommendations:

- Phase 2-4 master plan
- Add some park furniture like benches around the trail
- Consider adding a small picnic shelter
- Extend trails throughout the park

Potential Capital Improvement Costs:

Phase 2:	250,000
Phase 3:	250,000
Phase 4:	2,000,000
TOTAL:	\$2,500,000

Sojourner Truth Park



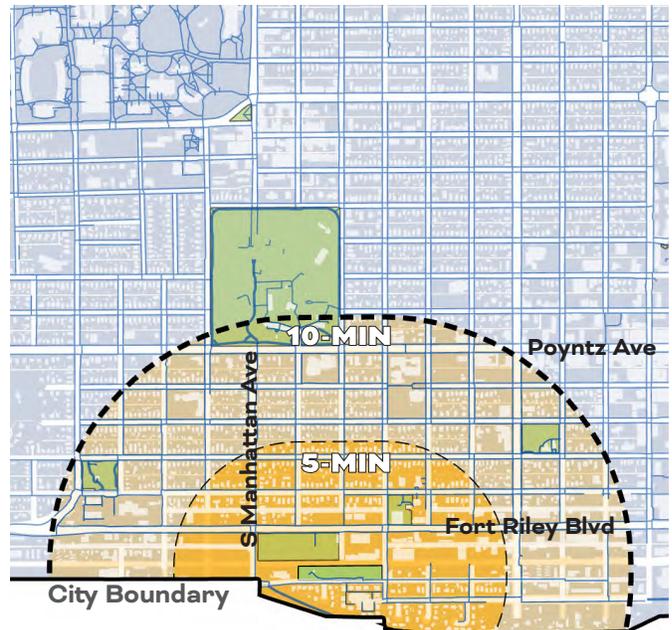
PARK FACTS

Location: 626 S 10th St
Park Type: Neighborhood Park
Park Size: 3.07 acres

Description: Sojourner Truth Park is a hidden gem. The linear shape of the park allows for multiple groups to enjoy separate activities without interfering with each other while using the park. The unique feature of this park is that the Audubon Society established and maintains a butterfly garden at the east end of the park.

Inventory of Amenities:

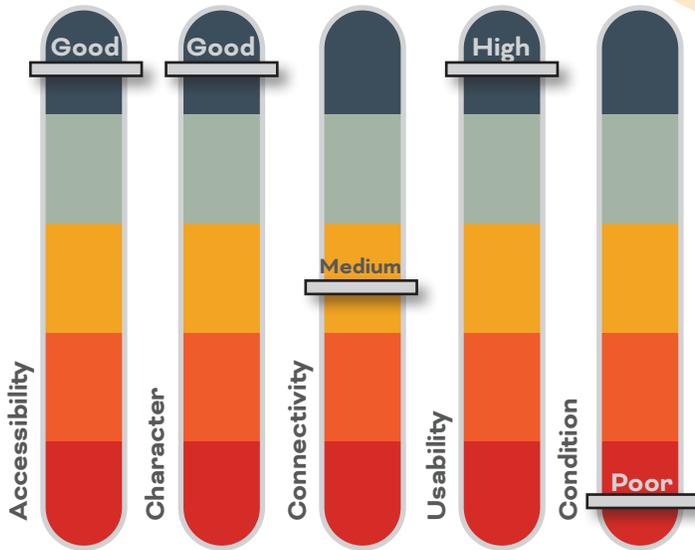
- Playground ✓
- Butterfly Garden ✓
- Basketball Goals 2
- Shelter ✓



SERVICE AREA
WALKABILITY SCORE: 130

On average, a 1/2-mile walk takes about 10 minutes. Limitations to this may include a lack of sidewalks, crosswalks, busy thoroughfares, and streamways. The walkability score was calculated on a 1/2-mile

LEVEL OF QUALITY



Accessibility: Good

Sojourner Truth Park is fairly accessible. There are two parking lots and has clear sight lines into the park. Although there is a sign for the park, it is in need of repair.

Character: Good

The array of amenities gives Sojourner Truth character. The Butterfly Garden provides a unique amenity to Manhattan's parks. There is ample shade relief throughout the park and numerous picnic areas. Unfortunately, this park does not provide lighting at night other than from the street.

Connectivity: Medium

Although Sojourner Truth is adjacent to Griffith park, the railroad divides the two parks making it difficult to cross as a pedestrian. However, it is close to Linear trail and adjacent neighborhoods.

Usability: High

The usability of the park is very good. The park has a shelter, restroom, and a playground.

Condition: Poor

This park is in poor condition, specifically the playground and basketball goals. The basketball courts are not striped and the goals are rusted and faded. The playground is also faded and chipping and the edging is falling apart. Consider replacing the playground as soon as possible, as it is becoming dangerous.

OVERALL: FAIRLY GOOD



BUILDING ASSESSMENT

The park shelter is in fair condition, long-term, there are concerns of column base degradation.

Community Comments:

- Playground needs replaced

Key Issues:

Playground equipment and surfacing looks dated. Signage has the old park department branding. No restroom building, only a port-o-potty.

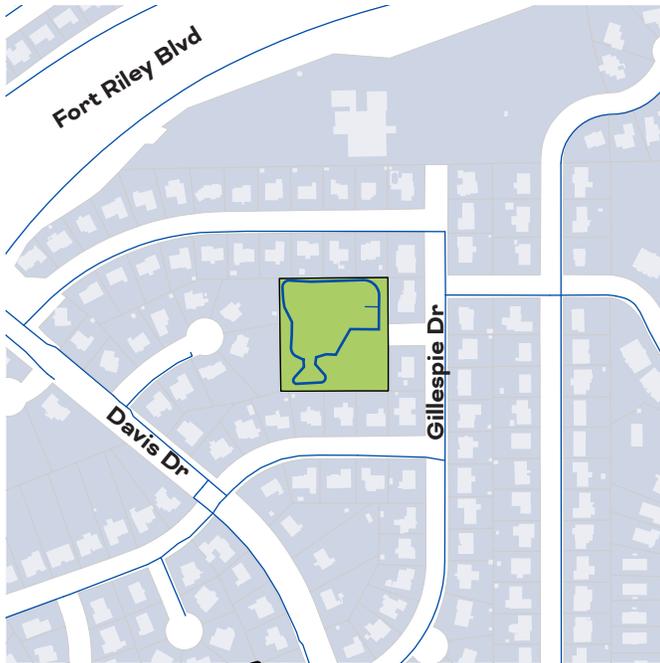
Recommendations:

- Replace basketball court
- Replace playground equipment
- Replace playground
- Consider adding a pre-fab restroom building

Potential Capital Improvement Costs:

Basketball court replacement:	60,000
Replace playground equipment:	200,000
Replace play surfacing:	200,000
Pre-fabricated restroom:	150,000
Park signage:	5,000
Building needs - long term:	40,000
TOTAL:	\$655,000

Stagg Hill Park



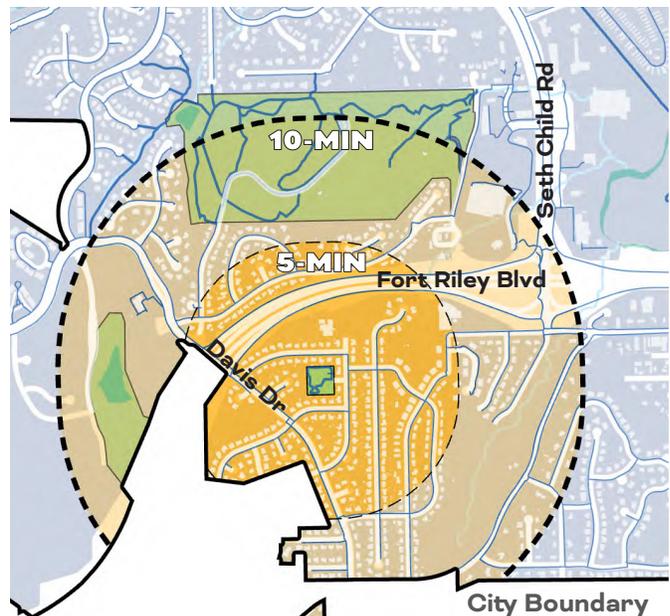
PARK FACTS

Location: 3010 Irene Drive
Park Type: Neighborhood Park
Park Size: 1.98 acres

Description: This park offers tree-lined open space with a playground & athletic field, picnic tables with grills & walking paths. It is tucked within a neighborhood and serves as a valuable amenity.

Inventory of Amenities:

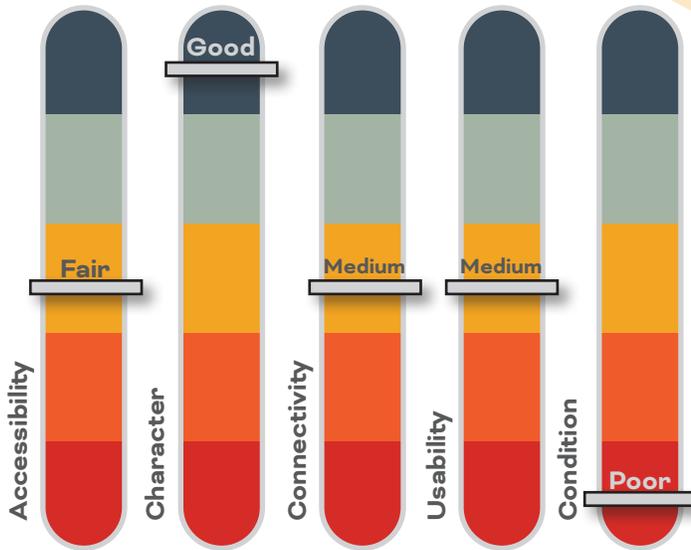
- Playground ✓
- Basketball Goal ✓
- Picnic Area ✓
- Walking loop ✓



SERVICE AREA
WALKABILITY SCORE: 68

On average, a 1/2-mile walk takes about 10 minutes. Limitations to this may include a lack of sidewalks, crosswalks, busy thoroughfares, and streamways. The walkability score was calculated on a 1/2-mile

LEVEL OF QUALITY



Accessibility: Fair

Stagg Hill Park is relatively accessible. There is signage and has clear sight lines into most areas of the park. To improve accessibility, consider adding a parking lot and ADA accessible features.

Character: Good

Stagg Hill Park has ample shade relief and a visually interesting landscape, giving the park good character. To improve character, consider adding lighting and more site furnishings.

Connectivity: Medium

The connectivity to Stagg Hill Park is medium. It connects to the nearby neighborhood, but does not easily connect to other points of interest and parks.

Usability: Medium

Stagg Hill Park is usable to an extent. There are amenities such as a playground and walking trail, but does not have a restroom or picnic shelter to encourage park visitors to stay for longer periods of time.

Condition: Fair

All amenities at Stagg Hill Park are in poor condition and need to be replaced within the next five years. However, the amenities are still functional.

OVERALL: FAIRLY POOR



Community Comments:

- Playground needs replaced

Key Issues:

The loop path concrete is worn and broken in some places and has some significant wear and tear from users cutting from path to path since southern-most section is a confusing configuration and not as clear as the new cut-through path. Amenities look worn or have been removed (i.e. water fountain) or left unmaintained. Signage is old and matches old park brand.

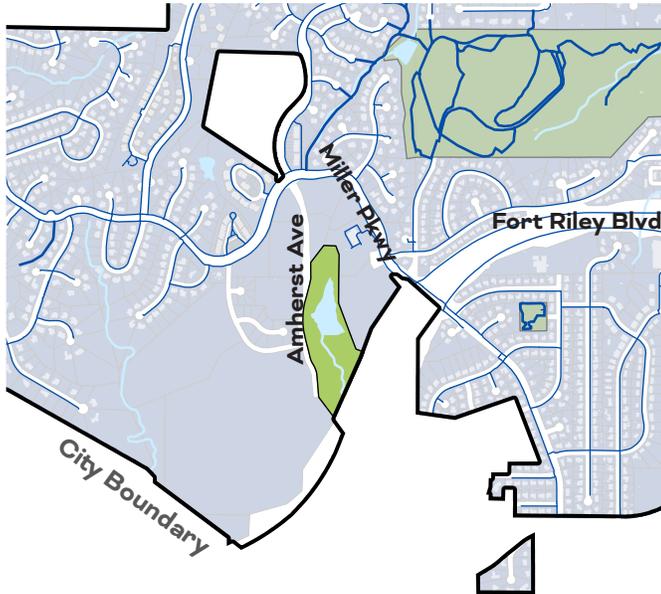
Recommendations:

- Replace playground equipment
- Replace playground surfacing
- Repair/repave loop path (consider re-configuring alignment)
- Add new park signage
- Replace water fountain

Potential Capital Improvement Costs:

Loop path repair/replacement:	150,000
Replace playground equipment:	200,000
Replace play surfacing:	200,000
Park Signage:	5,000
Water Fountain:	6,000
TOTAL:	\$561,000

Stonehaven Park



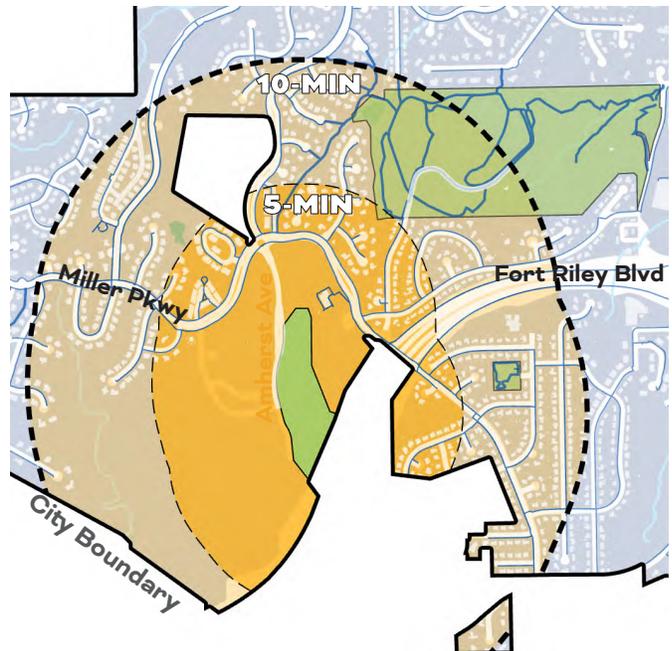
PARK FACTS

Location: 3751 Amherst Ave
Park Type: Neighborhood Park
Park Size: 15 acres

Description: Stonehaven Park is Manhattan's newest park, opening in October of 2023. A dam on the south side of the pond was built as part of a stone quarry operation in the 1950's. The 3-acre pond is spring fed and was stocked for fishing, with a fountain in the middle. Future amenities are planned in the master plan to have a small parking lot, shelter house, and playground.

Inventory of Amenities:

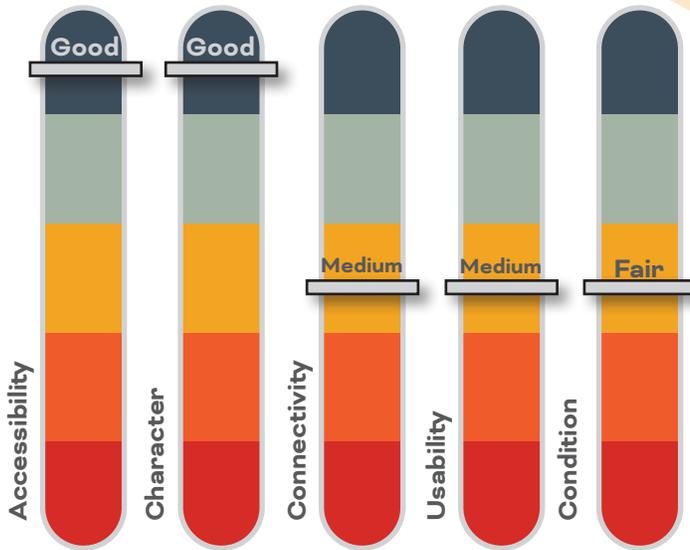
Fishing Dock	2
Picnic Area	2
Walking Loop	✓



SERVICE AREA
WALKABILITY SCORE: 66

On average, a 1/2-mile walk takes about 10 minutes. Limitations to this may include a lack of sidewalks, crosswalks, busy thoroughfares, and streamways. The walkability score was calculated on a 1/2-mile

LEVEL OF QUALITY



Accessibility: **Good**

Although there is a parking lot on the master plan, Stonehaven Park has not built the parking lot as of November of 2023, creating accessibility issues for large groups of people. There are clear sight lines into the park and ADA accessibility.

Character: **Good**

Stonehaven Park has unique character that is different than most Manhattan Parks. There is some shade relief and landscaping, as well as appearance of maintenance and seating.

Connectivity: **Medium**

Stonehaven Park is well connected to surrounding neighborhoods and Warner Park. However, it is not connected to other public points of interest.

Usability: **Medium**

Stonehaven Park is usable, because it offers multiple amenities and a walking trail. To improve usability, consider adding restrooms and a shelter.

Condition: **Fair**

Because Stonehaven Park was built in 2023, this park is in impeccable condition. All amenities are close to brand new and most likely will not need replaced in the next ten years.

Key Issues:

There is not any dedicated parking or any park signage. While there are two fishing piers, there are not any shelters or benches.

Recommendations:

- Add a shelter
- Add park signage
- Add park furniture
- Parking lot
- Consider a trailhead and trail connection to VMI Park

Potential Capital Improvement Costs:

Picnic shelter (24'x36'):	200,000
Park signage:	5,000
Park furniture:	10,000
Parking lot:	300,000
Trailhead & VMI connection:	70,000
TOTAL:	\$585,000

OVERALL: FAIRLY GOOD



Sunset Neighborhood Park



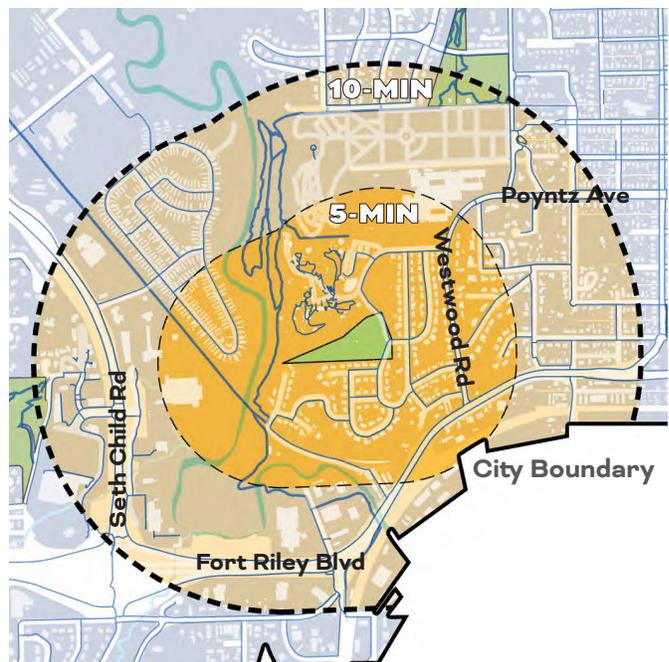
PARK FACTS

Location: 301 Ridge Dr
Park Type: Neighborhood Park
Park Size: 6.55 acres

Description: Sunset Neighborhood Park is south of the Sunset Zoo and features a small, covered gathering space.

Inventory of Amenities:

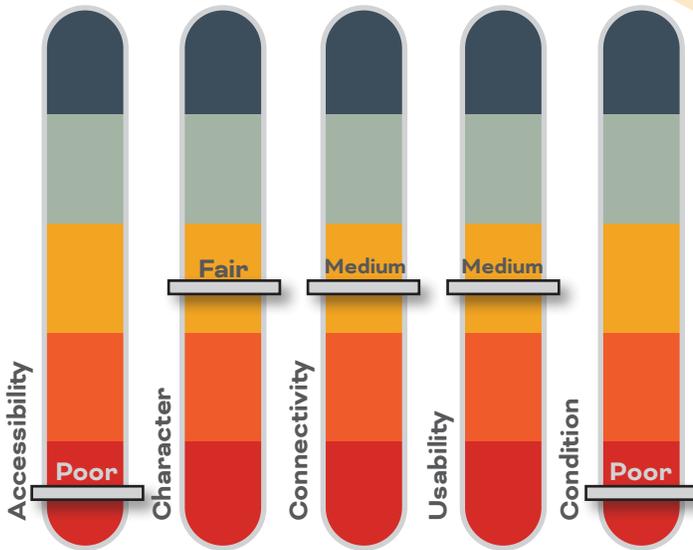
- Shelter ✓
- Open Greenspace ✓



SERVICE AREA
WALKABILITY SCORE: 82

On average, a 1/2-mile walk takes about 10 minutes. Limitations to this may include a lack of sidewalks, crosswalks, busy thoroughfares, and streamways. The walkability score was calculated on a 1/2-mile

LEVEL OF QUALITY



Accessibility: **Poor**

Sunset Neighborhood Park is not that accessible. There is no ADA or pedestrian accessibility and has no visible park signage.

Character: **Fair**

Sunset Neighborhood Park does not have much character. There is some shade relief and seating, but does not have visual interest or appearance of much maintenance. To improve character, consider adding more visual interest.

Connectivity: **Medium**

Sunset Neighborhood Park is well connected to Sunset Zoo and the nearby neighborhood by car. However, there are no sidewalks to get to the park.

Usability: **Medium**

Sunset Zoo is fairly usable. There is open green space for activities and a park shelter, encouraging park users to stay longer. However, there are no pedestrian walkways or restrooms

Condition: **Poor**

This park is in need of all amenities to be replaced, as they are all in poor condition. The park shelter is weathered and the parking area is eroded.

OVERALL: **POOR**



Key Issues:

Few typical park amenities and no park signage. Park looks forgotten and is slowly falling into decay. Shelter looks dated as well as the stone/concrete picnic table and may need replacement in the next 1-3 years.

Recommendations:

- Consider adding a few lit pickleball courts
- Re-stripe parking lot
- Add a loop path or trail through open green space and/or back into wooded area
- Replace shelter
- Add park signage
- Consider partnering with Manhattan Zoo and mountain biking enthusiasts to construct a small mountain biking trail through woods and along Wildcat Creek

Potential Capital Improvement Costs:

Pickleball courts:	80,000
Re-stripe parking lot:	5,000
Paved loop path (1,360 LF):	170,000
Picnic Shelter (16'x20'):	40,000
Park Signage:	5,000
TOTAL:	\$300,000

Third Street Pocket Park

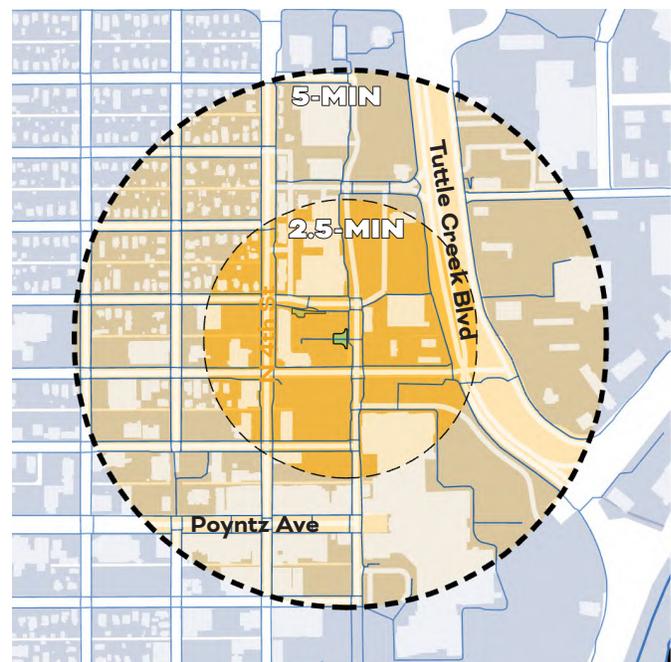


PARK FACTS

Location: 300 N 4th St
Park Type: Mini Park
Park Size: 0.1 acres

Description: Third Street Pocket Park is a mini park located near commercial development. This park is small and has two picnic tables to sit in the shade surrounded by many planters.

Inventory of Amenities:
 Picnic Area ✓

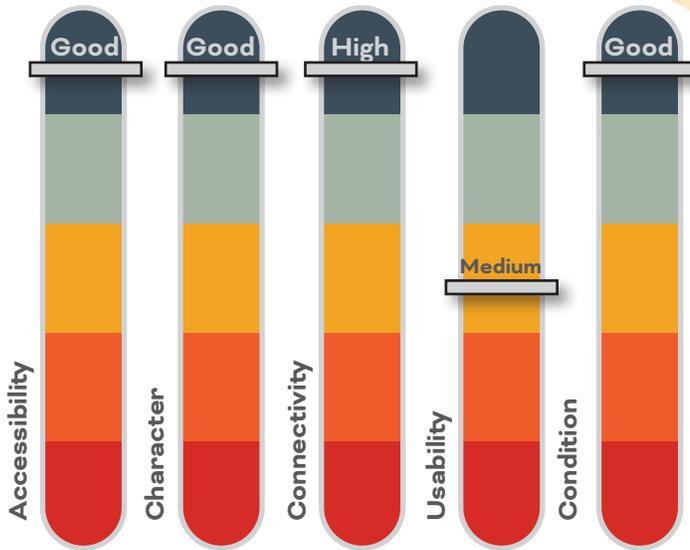


SERVICE AREA

WALKABILITY SCORE: 125

On average, a 1/2-mile walk takes about 10 minutes. Limitations to this may include a lack of sidewalks, crosswalks, busy thoroughfares, and streamways. The walkability score was calculated on a 1/4-mile walk which takes about 5 minutes to complete.

LEVEL OF QUALITY



Accessibility: Good

Osage Pocket Park has a connected parking lot and is ADA accessible and visually accessible. However, it has no clear signage and could easily be confused to be a part of the apartment complex.

Character: Good

Osage Pocket Park has a lot of character. It has shade, an interesting landscape, seating, lighting, and a unique charm.

Connectivity: High

This park is well connected to Osage Pocket Park and other points of interest. It is connected to a nearby apartment complex and nearby a neighborhood.

Usability: Medium

This park has few amenities. It does not have a shelter, restroom, or playground.

Condition: Good

This park is in excellent condition and might need repair in the next 10 years.

OVERALL: GOOD



Key Issues:

No prominent park signage or information on parks website.

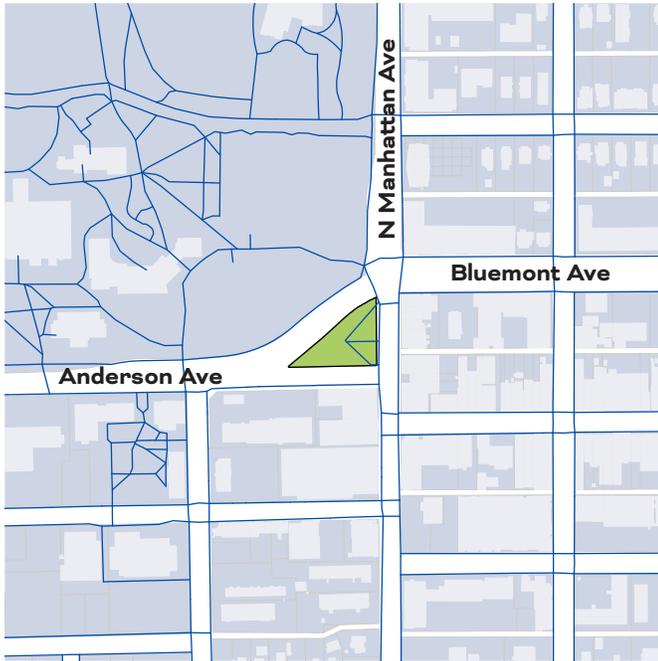
Recommendations:

- Add prominent signage
- Consider adding family games

Potential Capital Improvement Costs:

Park signage:	5,000
Family games:	5,000
TOTAL:	\$10,000

Triangle Park



PARK FACTS

Location: 150 Anderson Ave

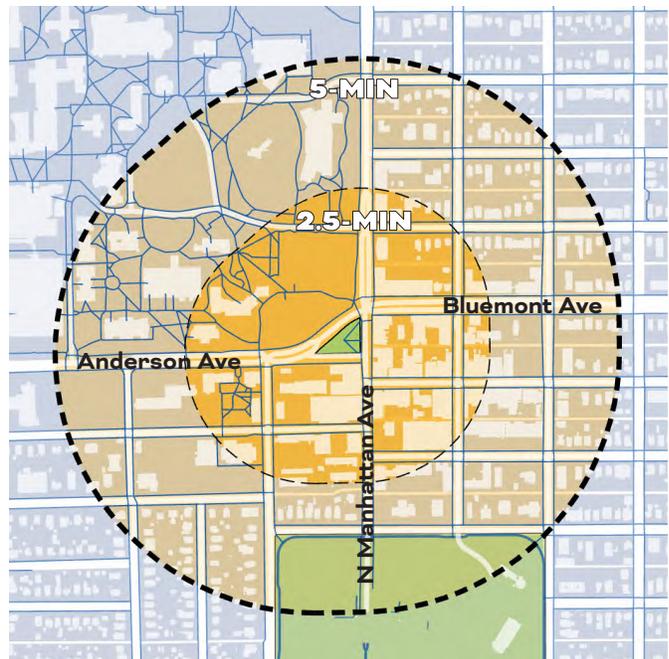
Park Type: Mini Park

Park Size: 0.53 acres

Description: Located between Kansas State University and Aggieville, this park is the perfect space for two worlds to collide. Triangle Park is ideal for sitting and catching up with a friend or enjoying a snack or coffee from Aggieville.

Inventory of Amenities:

Benches 13

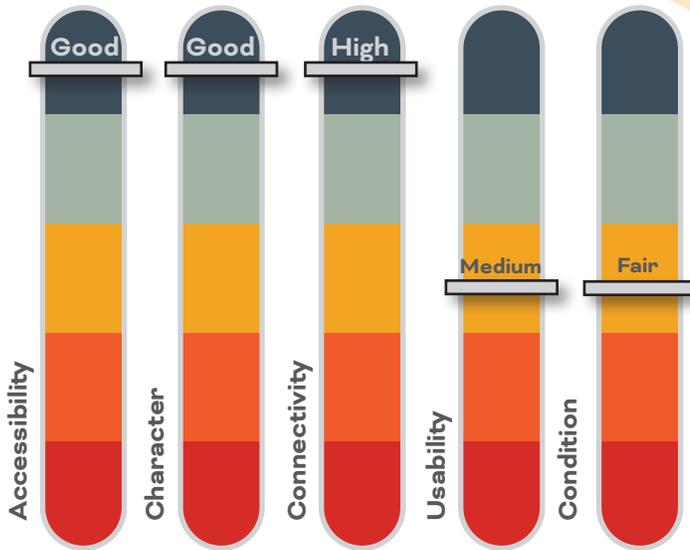


SERVICE AREA

WALKABILITY SCORE: 229

On average, a 1/2-mile walk takes about 10 minutes. Limitations to this may include a lack of sidewalks, crosswalks, busy thoroughfares, and streamways. The walkability score was calculated on a 1/4-mile walk which takes about 5 minutes to complete.

LEVEL OF QUALITY



Accessibility: Good

Triangle Park is fairly accessible and pedestrian oriented. There are ample sight lines into the park, providing safety for park users. However, there is no designated parking for the park or signage.

Character: Good

Triangle Park is in a very unique setting unlike any Manhattan Park. It is nestled between Kansas State University and the urban setting of Aggieville, providing a unique experience. There is ample seating, landscaping, and appears well maintained.

Connectivity: High

Triangle Park is well connected to City Park, for bikes, pedestrians, and cars. It is within walking distance of adjacent neighborhoods and points of interest such as Aggieville, Kansas State University, and Manhattan Christian College.

Usability: Medium

This park is fairly usable. It offers amenities other than greens pace and has sidewalks. To increase Usability, consider adding a picnic shelter to encourage gatherings.

Condition: Poor

Triangle Park is in poor condition. The shade structure may need repair or replacement in the next 5 years.

Key Issues:

Located on a busy road, the park can feel fairly noisy. There is no park signage and the pergola may need replacement in the next 5 years.

Recommendations:

- Park improvements
- Add park signage
- Add family games like cornhole
- Possibly add sculptures/art

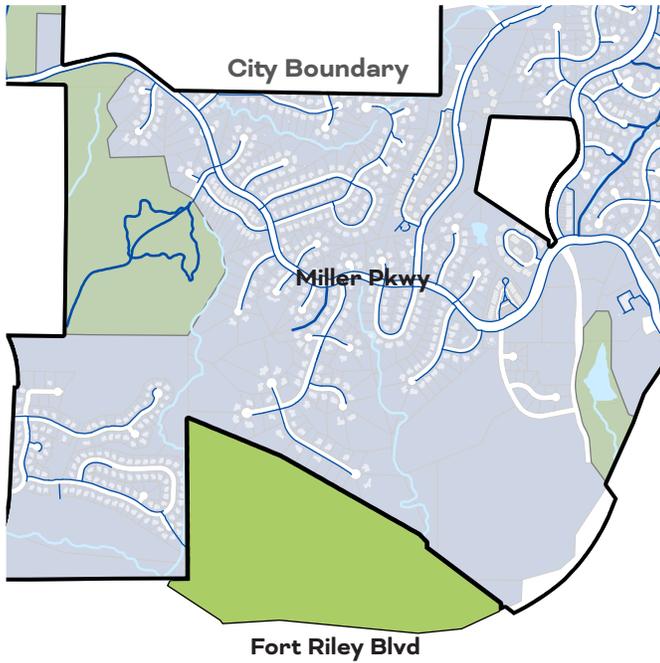
Potential Capital Improvement Costs:

Park improvements:	50,000
Park signage:	5,000
Family games:	10,000
Art:	50,000
TOTAL:	\$115,000

OVERALL: FAIRLY GOOD



VMI



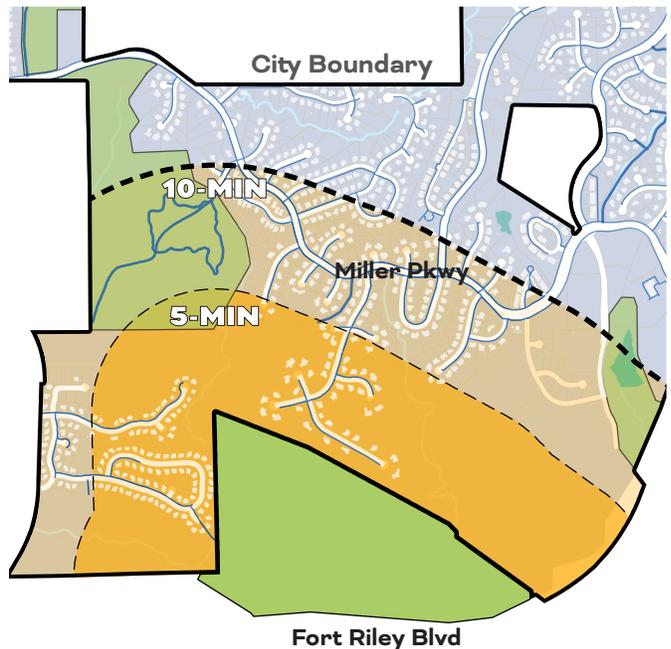
PARK FACTS

Location: 910 Bramblewood Ln
Park Type: Natural Resource
Park Size: 99 acres

Description: The Kansas Department of Transportation donated the "VMI Tract" to the City of Manhattan in April 2019. The site is a 99-acre parcel on the north side of Highway K-18, east of the Scenic Meadows subdivision. The city currently envisions developing the property for trail access and open space park uses.

Inventory of Amenities:

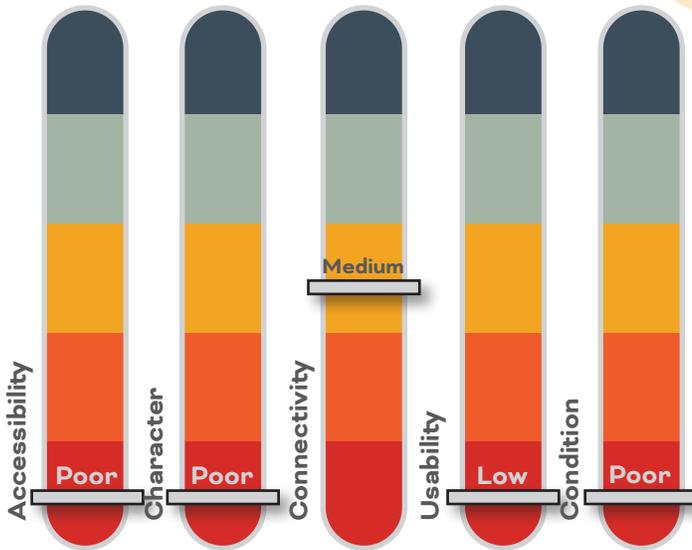
Walking Trail ✓



SERVICE AREA
WALKABILITY SCORE: 42

On average, a 1/2-mile walk takes about 10 minutes. Limitations to this may include a lack of sidewalks, crosswalks, busy thoroughfares, and streamways. The walkability score was calculated on a 1/2-mile

LEVEL OF QUALITY



Accessibility: **Poor**

VMI is not ADA accessible and does not have a designated parking lot. There is no signage and limited sight lines into the park.

Character: **Poor**

VMI has poor character. There is minimal shade relief and no lighting or seating. This park needs more maintenance and furnishings. However, the landscape is visually interesting.

Connectivity: **Medium**

VMI is connected to nearby neighborhoods but is not connected to nearby parks or points of interest.

Usability: **Low**

VMI is barely usable. There are no amenities other than a wide walking path and there is no shelter, restroom, or playground.

Condition: **Poor**

This park is in poor condition. The walking path is not smooth and can pool water.

OVERALL: **POOR**



Key Issues:

The park is only accessible from a neighborhood cul-de-sac with no dedicated parking. There is no park signage or park amenities.

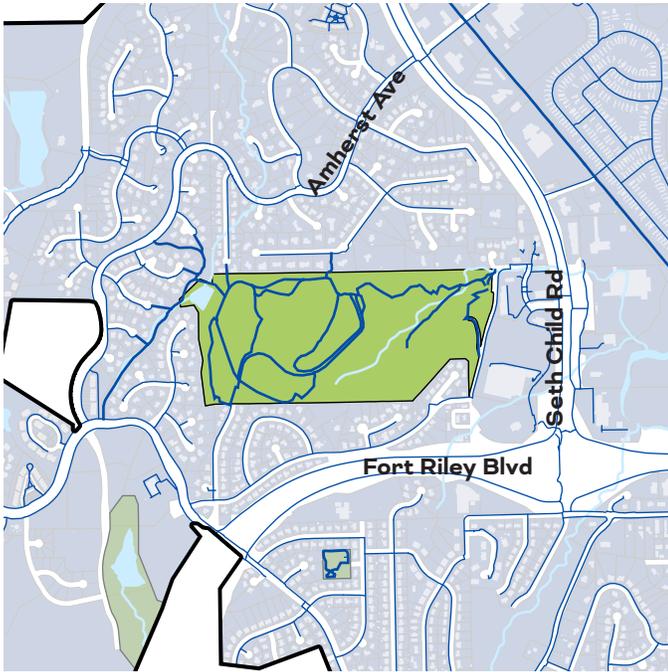
Recommendations:

- Phase 2 master plan improvements
- Phase 3 master plan improvements
- Add prominent park signage
- Add seating and typical park amenities
- Consider a trail system that connects VMI to Frank Anneberg Park and Stonehaven Park (Anneberg - Ledgestone - Roger Schultz - VMI - Stonehaven - Warner)

Potential Capital Improvement Costs:

Phase 2 improvements:	150,000
Phase 3 improvements:	150,000
Park signage:	5,000
Park amenities:	20,000
Trail to Roger Schultz & Stonehaven:	800,000
TOTAL:	\$1,125,000

Warner Park



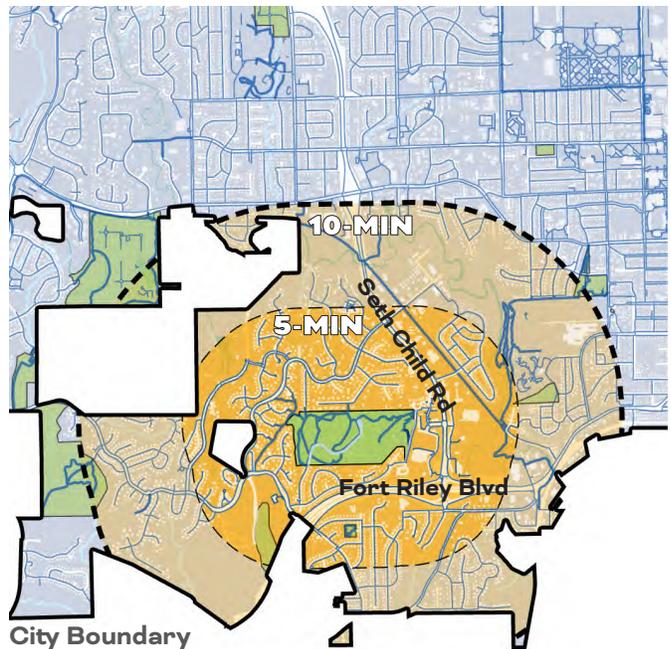
PARK FACTS

Location: 402 Warner Park Rd
Park Type: Community Park
Park Size: 89.04 acres

Description: Situated in the southwestern part of the city, this park offers one of the largest expanses of undeveloped open space in the community. The park was dedicated and opened in 1959. The park is largely undeveloped and in a natural state. Existing Park amenities include mowed pathways and natural surface trails, including the historic Military Trail, and two park shelters. A 9-hole disc golf course was constructed in 2010.

Inventory of Amenities:

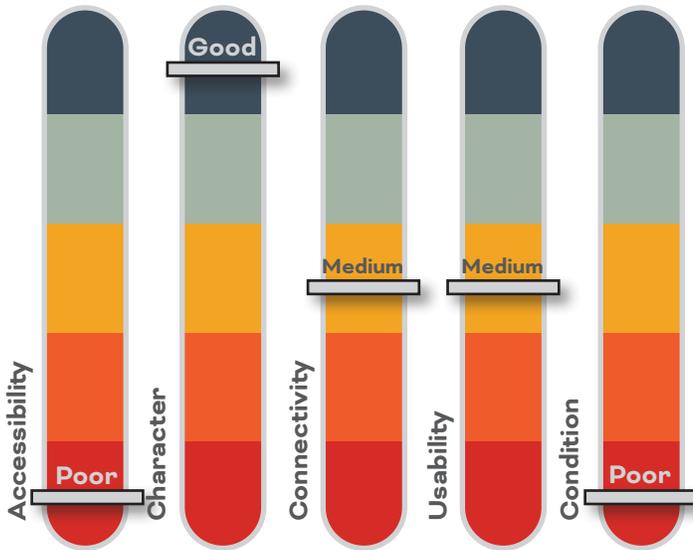
- Shelter 4
- Frisbee Golf ✓
- Art ✓
- Walking Trails ✓



SERVICE AREA
WALKABILITY SCORE: 85

On average, a 1/2-mile walk takes about 10 minutes. Limitations to this may include a lack of sidewalks, crosswalks, busy thoroughfares, and streamways. The walkability score was calculated on a 1/2-mile

LEVEL OF QUALITY



Accessibility: **Poor**

ADA patrons can not access Warner Park and there is limited visibility into the park. It is difficult to navigate to and needs stronger signage.

Character: **Good**

Warner Park has great character. There are multiple visually interesting landscapes and views and has shade relief and appears to be relatively maintained. To improve, add more lighting and seating throughout the park.

Connectivity: **Medium**

Warner park is well connected to the surrounding neighborhood and is nearby to Stonehaven park. There are no other points of interest nearby Warner Park.

Usability: **Medium**

The usability of this park in its current state is fairly good. Consider making access points into the park more ADA friendly and accessible. This park appears to be well used.

Condition: **Fair**

The condition of amenities in this park is fairly poor. The parking lots are eroding and the trails are not well paved.

OVERALL: **FAIRLY POOR**



Community Comments:

- Add tables and shelters

Key Issues:

Poor vehicular access and circulation throughout the park. Disc golf course is hard to find from Warner Park Road entrance. Picnic shelters are not ADA accessible and far from parking lots.

Recommendations:

- Ravine bridge improvements
- Improve Shuss Road park entrance and trailhead
- Add a picnic shelter closer to the Warner Park Road parking lot
- Consider adding some benches along the trails
- Enhance internal park and trail signage

Potential Capital Improvement Costs:

Bridge Improvements:	340,000
Shuss Road Improvements:	150,000
Picnic Shelter (24'x36'):	85,000
Park Furniture:	20,000
Trail Signage:	20,000
TOTAL:	\$615,000