Chapter 4

Parks & Facilities Assessment
The primary objectives of the Manhattan Parks and Recreation Strategic Facility Improvement Plan are to define improvements desired by the community to enhance existing recreation and athletic facilities and determine the conceptual make up of potential new indoor and/or outdoor facilities. Not all parks within Manhattan are included in the parks and facilities assessment as potential for athletic facilities were not possible due to terrain or limited space. The parks included in the assessment were selected by the City for further analysis and recommendations in this report. In addition to the market analysis and level of service analysis of parks and recreation facilities and programs available to Manhattan residents, an important tool to inform the decision making process of this Plan is an assessment of parks and facilities of significance to the Plan. Representatives from Manhattan Parks and Recreation Department and the consultant team completed a tour on October 2, 2014 of the following parks and facilities relevant to this Plan:

Parks:
- CiCo Park
- City Park
- Colorado Park
- Douglass Park
- Eisenhower Baseball Complex
- Fairmont Park
- Frank Anneberg Park
- Girl Scout Park
- Griffith Park
- Long’s Park
- Northeast Park
- Northview Park
- Optimist Park
- Sojourner Truth Park
- Warner Park
- Possible Park on K-18

Indoor Facilities:
- City (Peace Memorial) Auditorium
- Community House
- Douglass Center
- Douglass Annex

This chapter provides assessment summaries of each park and/or facility based on visual observations made during the tours on October 2, 2014 and subsequent research. These assessments are intended to establish a baseline understanding of the existing conditions of the parks and facilities included as part of the tours, identify potential opportunities and challenges for future improvements, and establish an order of magnitude for future improvement considerations through the evaluation rating matrix of each park and/or facility. These assessments are not intended to provide a detailed analysis or forensic investigation of each existing park and/or facility, but rather an overview of the system as a whole.
CiCo Park

CiCo Park is a 89.48-acre multi-use park owned by the City of Manhattan, Riley County and USD 383. A cooperative agreement was established in 1973 between these entities to provide parks and recreation facility opportunities to citizens.

Environmental

- Majority of the land cover of the Park is mowed turf grass. The athletic field playing surfaces are maintained at a higher level than the general open spaces of the park.
- A drainage channel runs north-south through the Park with portions channelized in concrete, portions with wooded bank/edges, and portions channeled in underground storm sewer pipes.
- Trees exist throughout the Park – primarily in groupings and along pathways and edges of the park.
Athletic Facilities

- Lud Fiser Youth Sports Complex offers five softball/baseball fields constructed in 1968:
  - Three of the fields are regulation sizes of 225’, 250’, 300’.
  - Two fields are smaller in size <200’.
  - The four main fields are irrigated.
  - Primary use is youth baseball.
  - KSU club baseball uses the largest field.
  - There is a variety of in-field surfaces amongst the fields (ag-lime, silt, clay).
  - 436 programmed softball/baseball games annually.
  - Monolithic concrete structure providing concessions and restrooms and access to wood frame press boxes for each of the four main fields is located at the central plaza between the four main fields.
- Three regulation tennis courts are located on the east side of the Park which receive significant usage by the community.
- School District (USD 383) manages Bishop Stadium, constructed in 1966:
  - Approximately 4,000 spectator seats.
  - Synthetic turf was installed in the infield of the running track in 2011.
  - All-weather running track.
  - USD 383 still trying to get a feel for how to manage the track so as to allow general public access with the new synthetic turf field.
  - Other recent Stadium improvements include restrooms and concessions for visitors and restrooms for home.
  - Home restroom facilities are made available to the public during County Fair events.

Amenities

- County Fairgrounds with associated buildings and infrastructure on County-owned land on the west side of the Park, including Pottorf Hall – an indoor community facility available for rentals with meeting space, kitchen, and restrooms.
- CiCo Park Pool is located at the southern end of the Park:
  - Facility was renovated in 2011.
  - Located on Riley County property under City-County agreement.
  - Aquatic amenities are primarily leisure focused with a 25-meter pool, diving well, wading pool and bathhouse.

Several different signage characters exist at CiCo Park resulting in lack of unity and consistent wayfinding in the Park.
The central structure at the Lud Fiser Youth Sport Complex that provides concessions, restrooms, and is utilized to access press boxes is outdated, presents several safety and maintenance concerns and needs to be replaced.

- City playground located in center of softball/baseball fields with protective netting above.
- City skate park is located on the east side of the park.
- County dog park located adjacent to the Fairgrounds.
- County playground and outdoor fitness course located on the southeast corner of the park.
- Sledding hill.

**Vehicular access, circulation, and parking**
- Vehicular access into the park is provided from all four adjacent public streets.
- North parking lot is gravel surfacing with drive connections north to Kimball Avenue and west to Avery Avenue.
- South parking lot is gravel surfacing located between the County Fairgrounds, CiCo Park Pool, and Bishop Stadium with drive connections to the east and west via Robinson Drive and south to Dickens Avenue.

- East parking lot is a combination of pavement and gravel surfacing with multiple drive connections to Wreath Avenue.
- West parking lot is pavement located directly west of the Fairgrounds with multiple drive connections west to Avery Avenue and a drive connection north to Candlewood Drive.

**Pedestrian access, trail circulation, and safety**
- Trails and/or sidewalks are provided between facilities and throughout Park for recreational use.
- Conditions of trails and sidewalks vary throughout the park. Several areas of pavement failure, i.e. heaving, cracking, etc. were visually observed presenting accessibility and safety concerns.

**Overall facility presence and brand recognition**
- Signs at the southeast and northeast corner of the park have a different character from other parks, providing a unique identity to CiCo Park.
• Park lacks a common wayfinding and facility identification signage system.

Recent Improvements
• New fence on Gold and Green fields, 2007.
• New fence at Pluto and Red fields, 2009.
• New LED scoreboards at Gold and Pluto fields, 2011.
• New LED scoreboards at Red and Green fields, 2014.
• Concessions renovated with new cabinets, paint and air conditioning, 2013.
• Bolton Memorial shelter (the one with shade sails), 2014.
• Detention basin and sled hill reconstruction (will also rebuild portions of trail), 2015.
• Dog Park, 2009.
• Asphalt mill and overlay on Robinson Drive and Avery Avenue to be completed in 2015.
• Trail development improvements are ongoing.

Challenges and Opportunities
• There is a drainage improvement project at the park to address downstream flooding that is scheduled for completion May 2015. The project will create two detention basins in the park located along the wooded riparian corridor on east side of the park.
• Softball/baseball fields are over 50 years old and are in need of overall updating to playing surfaces (natural and/or synthetic surfacing could be considered), fencing, dugouts, and irrigation. Lighting systems appear to be in good working condition, with exception of Pluto Field and Red Field that are darker than desired. Green Field has occasional outages during games. These issues should be addressed to improve safety and playability. Refer to Chapter 7 for recent facility improvements and possible improvement scenarios.
• Softball/baseball fields often experience poor conditions due to inadequate surface drainage.
• Softball/baseball infields present several maintenance challenges – in part due to different infield materials being utilized on different fields.
• The central structure at the softball/baseball fields that provides concessions, restrooms, and is utilized to access press boxes is outdated. The utilities need to be updated. Building winterization requirements, user safety and general conditions of the structure are a concern. Removal and replacement of this building should be planned for in the future.
• Tennis courts are in need of significant repair or replacement.
• Gravel parking lots are in poor condition and in need of repair or consideration of replacement with concrete or asphalt pavement to improve safety and accessibility.
Gravel parking lots at CiCo Park are in poor condition and in need of repair or consideration of replacement with concrete or asphalt pavement to improve safety and accessibility.

Several areas of pedestrian/trail pavement and vehicular pavement at CiCo Park have deteriorated resulting in accessibility and safety concerns and should be addressed.

- Opportunities exist for additional trees to be strategically planted throughout the Park to better define spaces, provide shade, and create unique experiences for Park users.

- Opportunities exist for a consistent wayfinding and facility identification signage system to be created for the Park, perhaps as part of a parks and recreation system-wide or city-wide signage plan.

- Current program uses of the Park and the drainage improvement project to be completed in May 2015 limit the available land area needed to create additional athletic field amenities at the Park.
The evaluation matrix below establishes an order of magnitude for future improvement considerations of major site and structure components. These evaluation ratings are based on visual observations and have been assigned based on the following rating system:

10 = New construction condition  
8 = Has good life for a number of years  
6 = Average condition  
4 = Below average conditions  
2 = Plan for replacement/improvements in next few years  
0 = In need of immediate replacement/improvements

### CiCo Park

<table>
<thead>
<tr>
<th>Site</th>
<th>Acres/Quantity</th>
<th>Playing Turf</th>
<th>Pavement Condition</th>
<th>Safety/Aquatics Condition</th>
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<table>
<thead>
<tr>
<th>Structure(s)</th>
<th>Square Exterior</th>
<th>Interior Systems</th>
<th>Average</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site(s)</td>
<td>Square Footage</td>
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<td>Walls Floors Ceilings Structure ELEC Mech Lighting</td>
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<td>Restrooms</td>
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<td>CiCo Pool Building</td>
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</tr>
</tbody>
</table>

*County buildings used for the Fair were not evaluated. Shelters owned by the County in the southwest corner of the site were not evaluated.*

10 = New construction condition; 8 = Has good life for a number of years; 6 = Average condition; 4 = Below average conditions; 2 = Plan for replacement/improvements in next few years; 0 = In need of immediate replacement/improvement
City Park

City Park is a 45 acre multi-use park and is one of the City's first parks that was established in 1857. It is located directly across the street from City Hall/City Auditorium.

Environmental
• Majority of the land cover of the park is mowed turf grass. The athletic playing surfaces are maintained at a higher level than the general open spaces of the park.
• Trees are scattered throughout the park, and are more densely located along the perimeter.

Athletic Facilities
• Three baseball fields:
  - Focus on youth programming.
  - Wilson Field (northeastern most field) serves as the freshman high school field.
  - The southwestern most field, “Baker Field”, used for youth baseball and softball, was attempted to be removed in 2011 per the 2006 city park master plan. However, this attempt was met with community opposition and the field was preserved.
  - Miller Field (Northwest field) used for youth baseball and softball.
  - City programs fall youth soccer in the outfields.
  - 138 programmed baseball/softball games annually.
• Two sand volleyball courts; high use and significant programming.
• Six tennis courts. There are two pods of three tennis courts, the quantity is not sufficient for groups in the City, quality of courts is a concern – City believes 9 to 10 courts are needed and has been evaluating expanding and/or reconstructing the courts.
• Basketball court for drop-in use. Built in 1995 and has poor pavement conditions.
Amenities

- Jon and Ruth Ann Wefald Pavilion and GTM Family Center:
  - 10,000 sf facility that includes restrooms, dressing rooms, storage and a 6,000 sf multi-purpose space.
  - Facility is named for former KSU President Jon Wefald and Ms. Ruth Ann Wefald.
  - $1,000,000 was allocated for this Center through public and private funding efforts in 2009.
  - Includes large overhead doors along the east and west sides. Functions as an indoor space. During the winter months it is used as an indoor ice rink. It is not a full rink, more of a leisure ice circle, but accommodates a full spectrum of programs.

- Larry Norvell Band Shell and Arts in the Park Stage:
  - The outdoor stage, completed in 2004, is used for Arts in the Park and is located directly next to the Wefald

- Poyntz Shelter (one of two park shelters)

- Splash Park

- City Park Pool – Outdoor Aquatic Center:
  - 50M pool (there has been discussion of enclosing this during winter season).
  - Leisure Pool w/ zero depth entry and slides.
  - Flow rider.

Limestone veneer is used on the Wefald Pavilion and GTM Family Center and Larry Norvell Band Shell. Limestone columns are used to accent the architecture at City Park Pool to continue the material throughout the park.
This aquatic facility was recently renovated by a specific 0.1c sales tax for City Pool, Northview Pool, and Cico Pool, and 0.05c for Sunset Zoo Nature Exploration Center. These sunset in 2019, but could end sooner.

The city’s aquatic centers set a record for attendance in 2014 with the main/majority attendance coming from the City Park facility.

- Playground
- Picnic tables with grills

James W. Berry Rose Garden:
- Originally constructed in 1927 and organized by the Kiwanis Club.
- Includes a historic fountain.
- Used for outdoor weddings.

Restrooms
Historic City Park Cabin and other historical monuments.
Round-House:
- This structure has historical significance and was built in 1875.

The Johnny Kaw Statue is located next to the playground on the southeast corner of the site.
It is now used for dance and aerobic classes and miscellaneous storage.

- **Johnny Kaw Statue:**
  - A 30’ tall statue of the fictional character Johnny Kaw, a Kansas wheat farmer, constructed in 1966.

**Vehicular access, circulation and parking**
- There are five vehicular entry points to the park. One on each side of the park, with the exception of two on the north side.
- Parking includes some paved lots and some gravel lots. There are approximately 210 paved parking spaces with additional 335 gravel parking spaces available.
- Dead end parking is provided at five locations in the park, resulting in undesirable traffic flow.

**Pedestrian access, trail circulation and safety**
- Paved perimeter trail, mostly 8 feet wide although some sections are 5 feet wide. Approximately 1 mile long trail near the perimeter of the park.
- Paved access is not provided from the softball parking lots to the seating areas or dugouts. ADA parking stalls are also not provided at the softball diamonds. The pressbox to Wilson Field does not have paved access leading up to the stairs. In addition, the pressbox is not ADA compliant per ADA Standards for Accessible Design (2010), Chapter 2, Section 206.2.7 for pressboxes even though the total square footage is less than 500 square feet, as the pressbox elevation is less than 12 feet from grade.

**Overall facility presence and brand recognition**
- Limestone veneer sets the tone for the character of City Park. Limestone is also provided at the Rose Garden, City Park Pool and entry features around the park.
- Entry monuments are located at the south, east and southwest corner of the park.

**Recent Improvements**

**Athletic/Recreation Indoor-Outdoor Facilities**
- Pavilion constructed, 2008.
- City Park Pool, 2010.
- Pavilion parking, 2010.
- Renovated press boxes with new siding
trim paint and new stairs at Wilson, 2013.

• West tennis courts patching/crack filling and resurfacing of select areas, 2013 and 2014.
• New ice rink walls, 2014.
• New shade structures at pool, 2014.
• Roundhouse improvements including restroom re-construction and dance floor resurfacing, 2014.
• Pool parking lot paving, pedestrian and drainage improvements to be completed in 2015.
• Park offices moving to City Hall, 2015.

Arts & Humanities

• Stage decking renovations, 2006.
• Tech Shack renovations, 2007.
• New stage lighting and seating improvements to be completed in 2015.

Other

• Clarenburg Trail paved around perimeter of park, 2006-2008.
• Playground equipment and surfacing, 2008.
• Raised walls for Rose Garden, 2008.
• Re-roof Poyntz Shelter, 2009.
• Splash Park, shelter and restrooms, 2009.
• Flag Plaza, 2011.
• Rose garden irrigation and fountain pump, 2012.
• Pedestrian lighting, 2012.
• Benches on 11th street and Rose Garden, 2013.
• Renovate Rose Garden Fountain, 2015.
• North Park Road parking improvements planned for 2015.

Challenges and Opportunities

• The sales tax used for aquatics improvements may potentially be used to provide parking improvements around the pool. Parking lot improvements at City Park Pool are anticipated to be completed in 2015. North Park Road on-street parking is to be improved in 2015.
• The existing parks and recreation administration offices, originally built in 1955, will no longer be used for the parks and administration offices as they will be moving to City Hall. The status of this building is undetermined at this time, pending updates to the City Park Master Plan that is currently underway.
• None of the baseball fields are irrigated or have subsurface drainage. This results in long time periods of not being able to play after inclement weather and negatively impacts scheduled games and practices.
• An updated Master Plan for City Park is currently underway to assess critical needs and priorities.
• Entry and wayfinding signage could be enhanced to follow the character of the entries on the south, east and southwest corner of the site. Signage listing park destinations could be listed at appropriate entrances. Limestone could be utilized to continue the character of the park.
• Improved paving access from parking areas to softball fields will improve ADA access and provide for a cleaner look to the park.
## City Park

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<th>Site</th>
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<th>Quantity</th>
<th>Drainage</th>
<th>Surface</th>
<th>Irrigation</th>
<th>Condition</th>
<th>Lighting</th>
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### Square Exterior Interior Systems

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<tr>
<th>Structure(s)</th>
<th>Footage</th>
<th>Walls</th>
<th>Windows</th>
<th>Roof</th>
<th>Walls</th>
<th>Floors</th>
<th>Ceilings</th>
<th>Structure</th>
<th>Elec</th>
<th>Mech</th>
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</tbody>
</table>

10 = New construction condition; 8 = Has good life for a number of years; 6 = Average condition; 4 = Below average conditions; 2 = Plan for replacement/improvements in next few years; 0 = In need of immediate replacement/improvement
**Colorado Park**

Colorado Park is adjacent to the Manhattan Catholic School and is used for outdoor activities. The historic police station and jail are located within the park.

**Environmental**
- Colorado Park is primarily mowed turf.

**Athletic Facilities**
- The open space is used for various outdoor activities including practice space and Catholic School P.E. programs.

**Amenities**
- Open Space.

**Vehicular access, circulation and parking**
- Parking is available adjacent to the historic police station on the southeast portion of the site.

**Pedestrian access, trail circulation and safety**
- Concrete and brick sidewalks are located adjacent to the roadways on the perimeter of the park.

**Overall facility presence and brand recognition**
- A small, green identification sign for the Municipal Court is located along the east edge of the park at the parking lot entrance.
Douglass Park

Douglass Park, the former location of a neighborhood pool, is 1.53 acres. The Flint Hills Breadbasket is located southeast of Douglass Park and Douglass Annex is located northeast of Douglass Park.

Environmental
• The primary land cover is mowed lawn. A few overstory trees existing at the corners of the park.

Athletic Facilities
• Basketball court with lighting.
• Lighting installed in 2011.

Amenities
• Shelter.
• Playground with new synthetic turf surfacing installed in 2011.
• Open space.
• Storage unit and workshop.

Vehicular access, circulation and parking
• An asphalt parking lot is available to the east of the park with access off of South 9th Street.

Pedestrian access, trail circulation and safety
• Concrete sidewalks are located along the northern and western edge of the park.
• Yuma Street is identified for bike boulevard or bike lane improvements in 2015.

Overall facility presence and brand recognition
• No signage was observed at Douglass Park.

Challenges and Opportunities
• The Douglass Center and Douglass Park are eligible for CDBG funding and funds have been used for extensive improvements in recent years.
• A project to construct a new recreation center in Douglass Park potentially using CDBG Section 108 Loans is also a possibility.
A view of the new playground with synthetic turf surfacing.

A shelter with movable tables and a concrete sidewalk access is provided next to the playground.

A full court basketball court with sports lighting is located at the northern portion of the site, just to the west of the playground.

<table>
<thead>
<tr>
<th></th>
<th>Acres/ Playing</th>
<th>Safety/</th>
<th>Site</th>
<th>Quantity</th>
<th>Drainage</th>
<th>Surface</th>
<th>Lighting</th>
<th>Security</th>
<th>Average</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Basketball Court</td>
<td>1</td>
<td>8</td>
<td>4</td>
<td>10</td>
<td>8</td>
<td>8</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Playground</td>
<td>1</td>
<td>8</td>
<td>4</td>
<td>10</td>
<td>6</td>
<td>8</td>
</tr>
</tbody>
</table>

Douglass Park

10 = New construction condition; 8 = Has good life for a number of years; 6 = Average condition; 4 = Below average conditions; 2 = Plan for replacement/improvements in next few years; 0 = In need of immediate replacement/improvement
**Eisenhower Baseball Complex**

The Eisenhower Baseball Complex is 16.33 acres and is located east of Eisenhower Middle School. The main baseball field to the west, Norvell Field, is used by the high school. The Complex is used by Legion Baseball, Manhattan Christian College, Manhattan High School and the KSU Club. The land was donated by Unified School District 383 and was established in 1997.

**Environmental**
- The park is primarily irrigated turf grass with a limited amount of trees outlining the primary baseball outfield.
- Common turf spaces are non-irrigated.
- There is a concrete storm runnel that borders the western edge of the park and a drainage swale that borders the northern boundary of the site.

**Athletic Facilities**
- 3 baseball fields:
  - The northwest field (Norvell Field) is used by the high school and has a natural grass infield. This field size is 325 feet down the lines and 375 feet to center field.
  - All three fields have fenced outfields and have sports lighting.
  - This field has a higher quality infield surfacing material compared to other infields in the City.
  - A press box is located behind this field.
  - The two practice fields, constructed in 1998, are 310 feet down the lines and 360 feet to center field.
  - These fields use a local infield aggregate material that is more white and is often used by the City for other infield surfaces throughout Manhattan parks.
There are 88 programmed baseball games annually.

- The backstop fencing for the fields have wooden planks to protect the chain link fencing backstop.

- 1 track and field venue, used by the Eisenhower Middle School.
  - The infield of the track is natural turf.
  - The track surfacing is asphalt.
  - The track and field does not have sports lighting.

**Amenities**

- There is a playground located adjacent to the premier baseball field that includes netting overhead to protect children from foul balls.
- A shelter with fixed seating is located adjacent to the playground.
- A restroom and concessions building is located near the premier baseball field.

**Vehicular access, circulation and parking**

- A single vehicular entry to the site is located to the south off of Walters Drive. The entry drive and dead end parking include gravel surfacing with limestone boulders outlining the parking lot. The parking lot can accommodate approximately 60 cars.

**Pedestrian access, trail circulation and safety**

- The park does not have any trails or sidewalks with exception of the sidewalk connection from the middle school’s...
parking lot to Norvell Field. There are sidewalks on the adjacent Middle School property to the west and sidewalks along the residential neighborhood to the south.

**Overall facility presence and brand recognition**

- There is no entry signage to the park. The limestone boulders aligning the entry drive and parking lot continue the similar character of other parking lots in the park system. It could be difficult to identify this park as a city park versus a school district owned park.

**Recent Improvements**

- Irrigation system installed on 2 east fields, 2005.
- Shale installed on Norvell infield, 2006.
- Shelter, 2008.
- Playground, 2008.
- Expanded parking lot, 2010.
- New scoreboards at all 3 fields, 2014.
Challenges and Opportunities

- There are two batting cages on the site that are in need of repair and are maintained by the school district. Maintenance and upgrades can be a challenge due to the site being used by the district and owned by the City.

- The pressbox to Norvell Field is not ADA compliant per ADA Standards for Accessible Design (2010), Chapter 2, Section 206.2.7 for pressboxes even though the total square footage is less than 500 square feet, as the pressbox elevation is less than 12 feet from grade.

- The pressbox to the track is not ADA accessible. There is not paved access from the parking lot to the seating area of the track, or the seating areas of the practice baseball fields.

- There are a variety of issues with the concrete paving behind the premier field. Cracking and significant heaving of the pavement has occurred, causing a variety of tripping hazards. The paving should be removed and the soil subbase should be further investigated for proper compaction and be determined if suitable for a subbase.

- The turf field on the main baseball field has a true sand base. This results in high use for the irrigation system and requires a higher level of maintenance.

- Fencing around the premier field tends to block visibility onto the field.

- Parking is a significant challenge, cannot accommodate competition on all fields at same time.

- With limited parking availability on site, it is recommended sidewalk access on the park’s property be included for better connections to adjacent neighborhoods to improve pedestrian access and safety to the park.

- There is additional parking at the school, but challenges in terms of game times / school times and need.

- Common turf spaces are non-irrigated.

- There is a concrete storm runnel that borders the western edge of the park and a drainage swale that borders the northern boundary of the site.
### Eisenhower Park

<table>
<thead>
<tr>
<th>Site</th>
<th>Acres/ Playing Turf Pavement Safety/ Aquatics</th>
<th>Site Quantity Drainage Surface Irrigation Condition Lighting Security Condition – – – Average</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site</td>
<td>16 acres</td>
<td></td>
</tr>
<tr>
<td>Softball/Baseball Fields</td>
<td>2 6 6 6 NA 8 8 NA – – – 7</td>
<td></td>
</tr>
<tr>
<td>Baseball Field</td>
<td>1 8 8 8 NA 8 8 NA – – – 8</td>
<td></td>
</tr>
<tr>
<td>Track</td>
<td>1 6 4 NA NA 0 4 NA – – – 4</td>
<td></td>
</tr>
<tr>
<td>Football Field</td>
<td>1 6 6 6 NA 0 4 NA – – – 4</td>
<td></td>
</tr>
<tr>
<td>Batting Cages</td>
<td>2 NA 4 NA NA NA NA – – – 4</td>
<td></td>
</tr>
<tr>
<td>Gravel Parking Lot</td>
<td>1 4 NA NA 4 0 0 NA – – – 2</td>
<td></td>
</tr>
<tr>
<td>Concrete Concourse</td>
<td>1 6 NA NA 2 0 2 NA – – – 3</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Structure(s)</th>
<th>Square Exterior Interior Systems Systems</th>
<th>Structure(s) Footage Walls Windows Roof Floors Ceilings Structure Elec Mech Lighting Average</th>
</tr>
</thead>
<tbody>
<tr>
<td>Structure(s)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Baseball Building</td>
<td>1,352 8 NA 8 8 8 6 8 8 6 6 4</td>
<td></td>
</tr>
<tr>
<td>Concessions</td>
<td>– – – – – – – – – – – – – – – – – – – – – –</td>
<td></td>
</tr>
<tr>
<td>Restrooms</td>
<td>– – – – – – – – – – – – – – – – – – – – –</td>
<td></td>
</tr>
</tbody>
</table>

10 = New construction condition; 8 = Has good life for a number of years; 6 = Average condition; 4 = Below average conditions; 2 = Plan for replacement/improvements in next few years; 0 = In need of immediate replacement/improvement
Fairmont Park

Fairmont Park is 100.27 acres and is a combination of a County and City park located by the Kansas River. Riley County owns approximately 60 acres. The City of Manhattan owns approximately 40 acres.

Environmental

- Fairmont Park is heavily wooded along the northern and western borders of the site. A mature savanna exists within the heart of the park.
- The Kansas River forms the northern and western border parallel to the wooded area.

Athletic Facilities

- Two football fields that include seating, scoreboards, field goal posts and sports lighting.
- 18 hole disc golf course.
- Softball/baseball backstops, with no infields.

Amenities

- Large dog park.
- Restrooms.

Vehicular access, circulation and parking

- Fairmont Park is accessed from Messenger Road, north of Pillsbury Drive.
- The park’s gravel drives and parking lots are aligned with concrete curb and gutter. A variety of parking areas are available throughout the park.

Pedestrian access, trail circulation and safety

- Walking trails are provided in the park. Additional trail connections to the parking lots and next to the park’s drives would increase trail access and pedestrian safety.

Overall facility presence and brand recognition

- There is an entry sign that is labeled with “Riley County”. This is a wooden sign that includes limestone edging in the plant bed beneath the sign. The entry feature does not align with the character of the Manhattan park system.
- There is a disc golf sign that includes a map of the course and provides locations for parking and other amenities throughout the park. This type of a sign/map could be useful for the larger parks in the city that provide multiple uses.
A baseball/softball backstop is used in the park with no infield aggregate. The fencing appears to be in need of replacement.

Signage for the disc golf course provides clear wayfinding in the park and assists in locating other park amenities.

The dog park is heavily used and is situated in the northern part of the park.
Recent Improvements
- 9-hole disc golf built in 2009, course remodeled and expanded to 18-holes in 2013.
- Dog park, 2012.
- House acquisition and removal for soccer field development, 2014.
- Trail development is ongoing.

Challenges and Opportunities
- A comprehensive master plan was completed for Fairmont Park by Landplan Engineering in 1997 for Riley County and the City of Manhattan. The master plan included trails, picnic areas, restroom buildings, canoe launch areas along the Kansas River, trailheads and tree protection.
- A master plan was completed for the Fairmont Park Soccer Complex in 2006 for the Little Apple Soccer Club and Riley County Parks. The plan included a variety of soccer fields, parking and a 133,000 square foot indoor soccer complex with concessions, storage, lockers and office spaces.
- A master plan was completed for the Fairmont Park Playground in 2007 by Indigo Design that included shelters, limestone pathways and play equipment.
- There are opportunities and locations for future trailhead and large signature playground.
- A future soccer complex is possible according to the previous master planning effort.

<table>
<thead>
<tr>
<th>Site</th>
<th>Acres/</th>
<th>Playing Turf</th>
<th>Pavement</th>
<th>Safety/ Security</th>
<th>Aquatics</th>
<th>Average</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dog Park</td>
<td>100 acres</td>
<td>1</td>
<td>6</td>
<td>NA</td>
<td>NA</td>
<td>4</td>
</tr>
<tr>
<td>Football Fields</td>
<td>1</td>
<td>2</td>
<td>4</td>
<td>4</td>
<td>0</td>
<td>NA</td>
</tr>
<tr>
<td>18 Hole Disc Golf</td>
<td>1</td>
<td>5</td>
<td>8</td>
<td>8</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>Gravel Parking Lots</td>
<td>1</td>
<td>5</td>
<td>4</td>
<td>NA</td>
<td>NA</td>
<td>4</td>
</tr>
<tr>
<td>Trails</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
</tr>
</tbody>
</table>

Concrete curb and gutter provides a clean edge between parking and greenspace and makes for easier to maintain lawns. The curb and gutter also provide distinct parking areas to maximize the amount of stalls that can park in the lots.

<table>
<thead>
<tr>
<th>Exterior Structure(s)</th>
<th>Quantity</th>
<th>Walls</th>
<th>Windows</th>
<th>Roof</th>
<th>Walls</th>
<th>Floors</th>
<th>Ceilings</th>
<th>Structure</th>
<th>Elec</th>
<th>Mech</th>
<th>Lighting</th>
<th>Average</th>
</tr>
</thead>
<tbody>
<tr>
<td>Park Building</td>
<td>–</td>
<td>6</td>
<td>NA</td>
<td>6</td>
<td>6</td>
<td>6</td>
<td>6</td>
<td>6</td>
<td>6</td>
<td>6</td>
<td>6</td>
<td>6</td>
</tr>
<tr>
<td>Restrooms</td>
<td>2</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
</tr>
</tbody>
</table>

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Frank Anneberg Park

Frank Anneberg Park is a 110.69 acre multi-use park and is considered to be one of the signature parks of Manhattan. The park was established in 1988 resulting from a 1986 Quality of Life Bond Issue.
Environmental
• Majority of the land cover of the park is mowed turf grass. The athletic playing surfaces are maintained at a higher level than the general open spaces of the park.
• A significant portion of the park is in a floodplain. Future Conditions mapping will need to be analyzed to establish appropriate future development of the park.
• Jerry Dishman Lake, stocked for fishing, is located in the southeast quadrant of the park and is about 5 acres with a maximum depth of about 10 feet.
• Some trees existing throughout the park, aligning sidewalks along the approach to softball and along the east side of the central parking lot. The park is bordered by trees on all four sides of the park.

Athletic Facilities
• The park was originally constructed for softball tournaments. Anneberg Park has a total of 6 softball diamonds. There are 1,918 programmed softball/baseball games annually.
  - The four softball fields on the northwest corner of the park, the Twin Oaks Complex, Fields 1 – 4, have field sizes of 300 foot radii.
    » Used primarily for adult softball, i.e. slow pitch and fast pitch, and youth baseball.
    » These four diamonds are laid out in a wagon wheel arrangement.
    » Concessions are contracted out (at all athletic facilities) – including zoo. Vista took over
the concession operation eight years ago. The concessions space is smaller than desired.

» The interior plaza/access area of the clover is enclosed with fencing and gates to enable admission to be charged.

» Colley Complex (Fields 5 and 6 for softball/baseball) are provided at the south end of the park for a total of six fields at this park. These fields have sizes of 300 foot radii from home plate to the outfield fence. One diamond is oriented to the southwest, while the other is oriented to the southeast.

- Manhattan Soccer Complex consists of four main rectangles located on the northeast quadrant of Anneberg Park.
  - The two southern rectangles are lit, while the two northern rectangles are not.
  - A concessions building is located in the center of the four rectangles.
  - The northern end of the soccer complex can be sectioned into multiple, smaller fields.
  - Two additional rectangle soccer/multipurpose fields are provided north of Colley Complex.
  - One non-irrigated soccer field is located southwest of Colley Complex. The area immediately south of Colley is used for practice and is also non-irrigated.
  - Larger soccer fields are often divided into multiple smaller fields for younger age groups.
  - 650 programmed soccer matches are held annually.

Amenities

- There is a playground with netting above located within the four diamonds at the Twin Oaks Complex that is outdated and needs to be replaced. The equipment and play surfacing have reached their life expectancy. The City is looking for alternative solutions.
- 1.9 miles of gravel trail.
- Two rentable shelters, Anneberg #1 and Anneberg #2. These shelters are located south and west of Jerry Dishman Lake. Reservations for these shelters are available through the Parks and Recreation Department.
- A large playground is located near the southwest corner of Jerry Dishman Lake.
- Jerry Dishman Lake provides fishing that includes a variety of bass, pan fish and walleye.

Trail conditions could be improved with concrete or asphalt in lieu of gravel.
Limestone accents the lakeside and provides an edge to the gravel parking areas. Wheel stops or paved parking with concrete curbs could be utilized to provide a cleaner edge and to maximize parking opportunities.

Vehicular access, circulation and parking

- The Wildcat Golf and Fitness located on adjacent property is accessed from park road.
- The city has had parking challenges at this site. There is not adequate parking for large events and some of the fields are a long distance from the nearest parking space. There are approximately 150 paved parking spaces at the park, plus gravel and on-street parking. Pedestrian safety is a concern.
- The gravel parking is in poor condition and does not allow for maximizing parking quantities due to no striping or wheel stops.
- There is only one-way in and one-way out of the park. There is the possibility of improving vehicular ingress and egress with the West Anderson Avenue Expansion Project that is currently under consideration.

Pedestrian access, trail circulation and safety

- Bike and pedestrian access to neighborhoods to the west is good.
- Access to the north across Anderson Avenue needs to be improved, but could be alleviated with the West Anderson Avenue Expansion Project.

Overall facility presence and brand recognition

- A primary precast concrete sign panel identifying Frank Anneberg Park is located at the entrance of the park, while two smaller precast concrete signs identifying Anneberg Soccer Complex and Twin Oaks Sports Complex are located at their entrances. These signs are in good condition and provide consistency in character in the park.
- Limestone is present throughout the park, both along the shores of Jerry Dishman Lake as well as around the perimeter of gravel parking areas.
- The park includes a variety of structures with common red, metal roofing. Some of the structure are more dated than others.

Recent Improvements

- Shale installed on softball fields 5 & 6, 2006.
- Shelter and irrigation at Twin Oaks entry, 2006.
- Diamond Pro installed on softball fields 5 & 6, 2007.
- Synthetic turf planned for infields on softball fields 1-4 and soccer field 1 in 2015.
- Replace sports field lighting on softball fields 1-4 and soccer fields 1 and 2 in 2015.
- Press box paint and trim renovations, 2013.
• New LED Scoreboards for softball fields 1, 2, 3, 4 and 5, 2008.
• New LED scoreboard for softball field 6, 2014.
• Re-grade and sod soccer field # 1, 2007.
• Re-grade and sod soccer field # 2, 2008.
• Partial lake wall stabilization, 2008.
• Trail Bridge to Deweese Wetlands, 2009.
• Replaced two sections of asphalt road with concrete, 2011 and 2014.
• Paved east parking lot, 2007.
• Parallel parking added along park entry road, 2014
• New roof for original maintenance shop, 2010.
• Lake shelter roofs, 2010.
• New dock at lake, 2011.
• New storage shed in maintenance yard, 2007.
• Restroom rework (paint, new counters, faucets, sinks, etc) and installed hand dryers, 2010.

Challenges and Opportunities
• Twin Oaks Complex:
  - The City anticipates replacing the aggregate softball infields at the Twin Oaks Complex in 2015 and replacing with synthetic turf. This will provide for a playing surface that can be used immediately after inclement weather and will be able to provide continuous use.
  - The concrete concourses are in need of repair and replacement.
  - Improvements are needed for the backstops, seating and dugouts.
• Synthetic turf and sports field lighting is also anticipated to be installed in 2015 on one of the full-size soccer fields at the Manhattan Soccer Complex.
• Although all fields are irrigated at the park, except the 7th soccer field south of the Colley Complex, the irrigation systems have reached their life expectancy and need frequent repairs. New irrigations systems will improve the quality of the field and reduce the amount of maintenance required.
• Concession provider has brought up the concept of selling beer at the softball complex.
• There are two large grass islands located directly north of the existing paved parking that could be utilized for additional parking that is needed during larger events. This area would also provide closer parking to the Twin Oaks Complex and the Manhattan Soccer Complex.
• Concrete or asphalt trails in lieu of gravel trails would improve safety.
### Frank Anneberg Park

<table>
<thead>
<tr>
<th>Site</th>
<th>Acres/ Playing Turf</th>
<th>Pavement Condition</th>
<th>Safety/ Security Condition</th>
<th>Aquatics Condition</th>
<th>Average</th>
</tr>
</thead>
<tbody>
<tr>
<td>110 acres</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>4</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Site</th>
<th>Quantity</th>
<th>Drainage</th>
<th>Surface</th>
<th>Irrigation</th>
<th>Condition</th>
<th>Lighting</th>
<th>Security</th>
<th>Condition</th>
<th>Aquatics</th>
<th>Condition</th>
<th>Average</th>
</tr>
</thead>
<tbody>
<tr>
<td>Softball Fields</td>
<td>6</td>
<td>2</td>
<td>6</td>
<td>2</td>
<td>6</td>
<td>8</td>
<td>NA</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>4</td>
</tr>
<tr>
<td>Soccer Fields</td>
<td>7</td>
<td>2</td>
<td>6</td>
<td>2</td>
<td>NA</td>
<td>4</td>
<td>6</td>
<td>NA</td>
<td>–</td>
<td>–</td>
<td>4</td>
</tr>
<tr>
<td>Concrete Parking Lot</td>
<td>1</td>
<td>8</td>
<td>NA</td>
<td>NA</td>
<td>8</td>
<td>4</td>
<td>4</td>
<td>NA</td>
<td>–</td>
<td>–</td>
<td>6</td>
</tr>
<tr>
<td>Gravel Parking Lot</td>
<td>2</td>
<td>4</td>
<td>NA</td>
<td>NA</td>
<td>4</td>
<td>4</td>
<td>4</td>
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<td>–</td>
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<td>4</td>
</tr>
<tr>
<td>Misc./Side Street Parking</td>
<td>4</td>
<td>NA</td>
<td>NA</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>NA</td>
<td>–</td>
<td>–</td>
<td>4</td>
</tr>
<tr>
<td>Trails</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
</tr>
</tbody>
</table>

### Structure(s)

<table>
<thead>
<tr>
<th>Structure(s)</th>
<th>Exterior Systems</th>
<th>Average</th>
</tr>
</thead>
<tbody>
<tr>
<td>North Softball Building</td>
<td>2,675 6 6 6 6 6 4 8 8 6 4</td>
<td>6</td>
</tr>
<tr>
<td>Concessions</td>
<td>– – – – – – – – 8 – –</td>
<td>–</td>
</tr>
<tr>
<td>Restrooms</td>
<td>– – – – – – – – 6 –</td>
<td>–</td>
</tr>
<tr>
<td>Meeting Room</td>
<td>– – – – – – – – 6 –</td>
<td>–</td>
</tr>
<tr>
<td>South Softball Building</td>
<td>956 6 NA 6 6 6 6 8 8 4 4</td>
<td>6</td>
</tr>
<tr>
<td>Concessions</td>
<td>– – – – – – – – 8 –</td>
<td>–</td>
</tr>
<tr>
<td>Restrooms</td>
<td>– – – – – – – – 6 –</td>
<td>–</td>
</tr>
<tr>
<td>Meeting Room</td>
<td>– – – – – – – – 4 –</td>
<td>–</td>
</tr>
<tr>
<td>Soccer Building</td>
<td>900 6 NA 6 6 6 6 8 8 4 4</td>
<td>6</td>
</tr>
<tr>
<td>Concessions</td>
<td>– – – – – – – – 8 –</td>
<td>–</td>
</tr>
<tr>
<td>Restrooms</td>
<td>– – – – – – – – 6 –</td>
<td>–</td>
</tr>
<tr>
<td>Meeting Room</td>
<td>– – – – – – – – 4 –</td>
<td>–</td>
</tr>
</tbody>
</table>

10 = New construction condition; 8 = Has good life for a number of years; 6 = Average condition; 4 = Below average conditions; 2 = Plan for replacement/improvements in next few years; 0 = In need of immediate replacement/improvement
**Girl Scout Park**

Girl Scout Park is 6.7 acres. This park was included in the facility tour, but was only a drive-by with limited observations. The park is located north of Manhattan High School and is directly adjacent to the local cemetery.

**Environmental**
- Girl Scout Park consists mainly of mowed lawn and includes deciduous trees scattered throughout the park.
- A large drainage area, densely populated with overstory trees, borders the western edge of the park and crosses under Grandview Drive.

**Athletic Facilities**
- Athletic facilities are not located at Girl Scout Park.

**Amenities**
- Open green space and parking.
- Old stone house, used by the City on a limited basis.

**Vehicular access, circulation and parking**
- Vehicles can access Girl Scout Park from Sunset Avenue onto the single, gravel parking lot in the park.

**Pedestrian access, trail circulation and safety**
- Local concrete sidewalks line the northern and eastern edges of the park and connect to local, residential sidewalks.

**Overall facility presence and brand recognition**
- The park's presence is not celebrated and could be hard to know this is a park available to use in Manhattan. No significant signs were observed.
- The cemetery to the south of the park is lined with limestone walls that are
common throughout Manhattan.

**Challenges and Opportunities**

- Future development of this park could utilize limestone materials and provide signage similar to other parks in the City. Branding opportunities for common signage throughout Manhattan could be utilized here.
- The parking lot could be paved and could provide as a beginning to additional trail connection around the park.
- There is limited opportunity for expanded uses at this park due to adjacent land uses and subsurface conditions.
- The open green space could be programmed for youth soccer or football practices to alleviate the use of other parks specifically programmed for sports.

The gravel parking lot is located on the southeast corner of the park. The area lacks recognition or entry signage.

The adjacent cemetery consists of limestone walls that align with much of the character of Manhattan.
Griffith Park

Griffith Park is 5.82 acres, was established in 1935 and is zoned as a public square on the original City Plat. The park was previously used by KSU Baseball.

Environmental

- The park is primarily mowed turf. A few trees are located in the west parking lot.

Athletic Facilities

- There are two irrigated baseball/softball fields. Field lighting was installed in 2007. Scoreboards were installed in 2011.
- The fields are multi-purpose for softball, baseball, soccer and football and include scoreboards.

Amenities

- Restrooms.

Vehicular access, circulation and parking

- The parking lot for the park is gravel and is accessed from the west. The parking lot is poorly lit.

Pedestrian access, trail circulation and safety

Overall facility presence and brand recognition

- Large, limestone walls were installed as a WPA project, a portion of which were dismantled and reconstructed to allow adjacent street widening improvements.

Challenges and Opportunities

- Park site is zoned as a public square from the original City Plat. The City cannot sell the land, but can use it however needed.
- Parking lot is in need of improvements.

A view across the irrigated turf multi-use fields.
The historic limestone walls is prevalent throughout Griffith Park.

The infield aggregate at Griffith Park is typical for the infield material in Manhattan.

The small storage behind home plate, aluminum bleacher seating and wooden planked backstops integrated into the chain link backstop are typical in the City’s parks.

<table>
<thead>
<tr>
<th>Griffith Park</th>
<th>Site</th>
<th>Acres/ Playing Turf Pavement Safety/ Aquatics</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>5 acres</td>
<td>Quantity Drainage Surface Irrigation Condition Lighting Security Condition Average</td>
</tr>
<tr>
<td>Site</td>
<td></td>
<td>Softball/Baseball Infields</td>
</tr>
<tr>
<td>Site</td>
<td></td>
<td>Multi-purpose nat. turf fields</td>
</tr>
<tr>
<td>Site</td>
<td></td>
<td>Gravel Parking Lot</td>
</tr>
</tbody>
</table>

| Griffith Park | Structure(s) | Square Footage Exterior Walls Windows Roof Interior Walls Floors Ceilings Systems Structure Elec Mech Lighting Average |
|---------------|--------------|-----------------|-------------|-----------------|----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
|               | Building     | 2,183 | 4 | NA | 8 | 4 | 4 | 4 | 6 | 4 | 4 | 4 | 4 | 4 | 4 | 5 |
| Site          | Locker Room  | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – |
| Site          | Restrooms    | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – |
| Site          | Office       | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – |
| Site          | Storage      | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – | – |

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Long’s Park

Long’s Park is approximately 2.9 acres and was established in 1857. The Long Oil Company previously had a service station located on the northwest portion of the park.

Environmental

• Long’s Park consists of mowed turf grass with mature overstory trees scattered throughout the park.

Athletic Facilities

• None provided at Long’s Park.

Amenities

• Shelter with tables and grills.
• Playground.
• Restroom.

Vehicular access, circulation and parking

• On-street parking is available near the park. There is one ADA parking stall available on the northern portion of the site with access off of Colorado Street.

Pedestrian access, trail circulation and safety

• Sidewalks are located around the perimeter of the park and connect to adjacent residential neighborhoods.

Overall facility presence and brand recognition

• A park sign is located along 17th Street that is a green metal frames sign, similar to the signs at Douglass Center and the Municipal Court.

Challenges and Opportunities

• Long’s Park is a neighborhood park programmed for more passive play rather than programmed sporting uses.
• Future development opportunities for outdoor athletic fields are limited due to space and existing trees.
**Northeast Park**

Northeast Park is 82.27 acres and is deemed as “drop-in” active use by the City. The original master plan for the park identified a nature center to be located at the park in the future. The park was originally established in 1997 and dedicated in 2003.

**Environmental**
- Northeast Park consists of large areas of native prairie along with mowed turf grass that is not irrigated.
- The park has a limited amount of trees, with some scattered along the west, east and southern borders.
- The area was previously used for farming.

**Athletic Facilities**
- Two soccer fields/open space, non-irrigated.
- Two softball fields, non-irrigated.

**Amenities**
- Shelter, constructed in 2006.
- Restrooms are provided at the northeast corner of the site in the maintenance building.
- Reconstructed prairie area at south side of park.
• Maintenance shop with a restroom and drinking fountain located at the northeast corner of the park.
• Future amenities identified in the master plan could include playgrounds, a community/nature center, basketball, tennis and volleyball courts.
• A trail bench was installed in 2014.

**Vehicular access, circulation and parking**

• Vehicular access is provided at one location along Knox Lane at the northern boundary of the site. A 500 foot long, paved access drive connects to a dead end, paved parking lot in the north central portion of the park. The parking lot can accommodate approximately 100 cars.
• There is a maintenance access to the maintenance building on the northeast corner of the site.

**Pedestrian access, trail circulation and safety**

• Multiple gravel trail loops on site that include connections to Linear Trail and two links into the neighborhood to the west. A bridge connection to Linear Trail was completed in 2005.
• Awarded KDOT Transportation Alternative grant in 2014 for Knox Lane
Multi-Use Path, a ten foot wide concrete path from Casement Road to Northeast Park. This will greatly enhance the pedestrian/bike connectivity to Northeast Park.

**Overall facility presence and brand recognition**
- There is a green park sign at the entry along Knox Lane that is similar in character to other park signs in Manhattan.

**Challenges and Opportunities**
- The City does not actively program this space. The decision to not actively program was heavily influenced by feedback and comments from residents in the adjacent neighborhood during the initial planning for the park.
- Sports field-type lighting for the recreation fields/open space are not desired from the adjacent neighborhood.
- No safety or security lighting is provided for the parking lot or shelter area.
- Providing restrooms near the center of the park next to the parking and shelters would be ideal.

<table>
<thead>
<tr>
<th>Site</th>
<th>Acres</th>
<th>Playing</th>
<th>Turf</th>
<th>Pavement</th>
<th>Safety</th>
<th>Aquatics</th>
<th>Condition</th>
<th>Lighting</th>
<th>Security</th>
<th>Condition</th>
<th>Average</th>
</tr>
</thead>
<tbody>
<tr>
<td>Softball Fields</td>
<td>2</td>
<td>4</td>
<td>6</td>
<td>0</td>
<td>NA</td>
<td>0</td>
<td>0</td>
<td>NA</td>
<td>–</td>
<td>–</td>
<td>2</td>
</tr>
<tr>
<td>Soccer Fields</td>
<td>2</td>
<td>4</td>
<td>4</td>
<td>0</td>
<td>NA</td>
<td>0</td>
<td>0</td>
<td>NA</td>
<td>–</td>
<td>–</td>
<td>2</td>
</tr>
<tr>
<td>Parking</td>
<td>1</td>
<td>8</td>
<td>NA</td>
<td>NA</td>
<td>8</td>
<td>0</td>
<td>0</td>
<td>NA</td>
<td>–</td>
<td>–</td>
<td>4</td>
</tr>
<tr>
<td>Trails</td>
<td>1</td>
<td>4</td>
<td>NA</td>
<td>NA</td>
<td>4</td>
<td>0</td>
<td>0</td>
<td>NA</td>
<td>–</td>
<td>–</td>
<td>2</td>
</tr>
</tbody>
</table>

Northeast Park

<table>
<thead>
<tr>
<th>Site</th>
<th>Square</th>
<th>Exterior</th>
<th>Interior</th>
<th>Systems</th>
<th>Condition</th>
<th>Lighting</th>
<th>Security</th>
<th>Condition</th>
<th>Average</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Footage</td>
<td>Walls</td>
<td>Windows</td>
<td>Roof</td>
<td>Walls</td>
<td>Floors</td>
<td>Ceilings</td>
<td>Structure</td>
<td>Elec</td>
</tr>
<tr>
<td>Building</td>
<td>2,460</td>
<td>8</td>
<td>NA</td>
<td>8</td>
<td>8</td>
<td>6</td>
<td>8</td>
<td>6</td>
<td>6</td>
</tr>
<tr>
<td>Maintenance</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
</tr>
<tr>
<td>Restrooms</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
</tr>
<tr>
<td>Shelters (2)</td>
<td>320</td>
<td>NA</td>
<td>NA</td>
<td>8</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>8</td>
<td>NA</td>
</tr>
</tbody>
</table>
**Northview Park**

Northview Park is a 5.10 acre park located in northeast Manhattan, directly adjacent to Northview Elementary School. The park was established in 1956 and offers a variety of program elements.

**Environmental**
- The park is primarily mowed turf. The baseball/softball outfield includes irrigation.
- The park is bordered by residential neighborhoods to the north, west and south that include a variety of overstory trees.

**Athletic Facilities**
- There is one vacated baseball/softball diamond at Northview Park. The dugouts, backstop fencing, sports lighting, a scoreboard and restroom building remain in their locations and are operational, however are vacant as well. A small gravel parking lot is located to the west of the baseball/softball field.
- The field was not used for programmed activity prior to the pool renovation. The programming moved to other facilities due to the demand and ability to program multiple fields. The infield turned to grass to minimize maintenance requirements.

**Amenities**
- A playground is located north of the concrete parking lot and to the west of the pool. The adjacent elementary also has a playground with hard surfacing for play.
- Shelters with grills are located at the southwest corner of the park, adjacent to the parking lot.

- The Northview Pool is the primary attraction to the park and was renovated in 2011. It is the most leisure focused aquatic center in the Manhattan park system.

**Vehicular access, circulation and parking**
- The main parking lot is paved and located off of Griffith Drive. There are two points of entry to accommodate fluid traffic flow.
- A portion of parking is shared with School.
- There are approximately 23 parking spaces south of the Northview Pool, while the elementary school has approximately 35 parking spaces.

**Pedestrian access, trail circulation and safety**
- Northview Elementary School is currently being studied as Safe Routes to School Program – promoting safe walking routes to the School could benefit the park as well.
Overall facility presence and brand recognition

• There is a small, green entry sign to the park that is similar to other signs in the City’s park system.
• The architecture of Northview Pool is recently renovated and aligns with the character of City Park Pool, with the exception of no limestone.

Challenges and Opportunities

• Parking is limited, specifically during aquatic center peak usage. Consideration could be made to remove the old baseball/softball field and associated lighting, scoreboard and concession/restroom building to provide additional space for parking and other programmed activities.
<table>
<thead>
<tr>
<th>Northview Park</th>
<th>Acres/ Quantity</th>
<th>Playing Surface</th>
<th>Turf Irrigation</th>
<th>Pavement Condition</th>
<th>Safety/ Aquatics Condition</th>
<th>–</th>
<th>–</th>
<th>–</th>
<th>Average</th>
</tr>
</thead>
</table>

**Site**

<p>| | | | | | | | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
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<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Softball Field</td>
<td>1</td>
<td>4</td>
<td>2</td>
<td>0 NA</td>
<td>6 2 NA NA – – –</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Aquatic Center</td>
<td>1</td>
<td>8</td>
<td>NA</td>
<td>NA</td>
<td>6 8 8 8 – – –</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gravel Parking for Softball</td>
<td>1</td>
<td>4</td>
<td>NA</td>
<td>NA</td>
<td>4 0 2 NA – – –</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parking for Aquatics</td>
<td>1</td>
<td>8</td>
<td>NA</td>
<td>NA</td>
<td>8 6 6 NA – – –</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Square Exterior Interior Systems**

<table>
<thead>
<tr>
<th>Structure(s)</th>
<th>Footage</th>
<th>Walls</th>
<th>Windows</th>
<th>Roof</th>
<th>Walls</th>
<th>Floors</th>
<th>Ceilings</th>
<th>Structure</th>
<th>Elec</th>
<th>Mech</th>
<th>Lighting</th>
<th>Average</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aquatic Center Building(s)</td>
<td>2,174</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td>10</td>
</tr>
<tr>
<td>Concessions</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
</tr>
<tr>
<td>Restrooms</td>
<td>–</td>
<td>–</td>
<td>–</td>
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<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
</tr>
<tr>
<td>Changing Rooms</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
</tr>
<tr>
<td>Equipment Building</td>
<td>1,578</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td>10</td>
</tr>
</tbody>
</table>

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**Optimist Park**

Optimist Park is 18.61 acres and is owned and maintained by the local Optimist Club. The City utilizes the park for youth baseball and softball.

**Environmental**
- Much of the site floods from the adjacent Wildcat Creek.
- The site is bordered by the creek and heavily wooded areas to the east, north and west. The remainder of the site consists of the ball fields and parking areas with minimal open space.

**Athletic Facilities**
- Five youth baseball/softball fields, two of which have been recently added.
- Two batting cages are located at the park.
- A large morton building is used for youth wrestling.
- The Optimists handle the concession operations and manage associated contracts.

**Amenities**
- None, other than the athletic components of the park.

**Vehicular access, circulation and parking**
- Vehicular access includes paved Plymater Lane that ends at a cul-de-sac at the entry to Optimist Park. From here, there is gated access down to the gravel parking lot.

**Pedestrian access, trail circulation and safety**
- There are no trails to or around Optimist Park.
- Paved access from the parking lot to the seating areas does not exist.

**Overall facility presence and brand recognition**
- The entry sign is constructed from dry-laid limestone blocks, but is unique.
The paved cul-de-sac leads to the gated, gravel parking lot. The entry sign is dry-laid limestone block with a wooden panel sign in the center.

from other limestone signage features in Manhattan’s park system.

• Storage structures and adjacent buildings do not align with the character of the park system.

Challenges and Opportunities

• The Optimist Club does all of the maintenance on the fields.

  There is a lack of parking for larger events. Vehicular circulation is a challenge with the cul-de-sac drive approach.

• The field sizes limit the flexibility of the park’s uses.

• The lower three fields flood from the creek, which may prohibit future improvements to the park. Frequent flooding of athletic surfaces can compromise the performance of infield aggregates and have a negative impact on outfield turf areas.

<table>
<thead>
<tr>
<th>Optimist Park</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Acres/Playing Turf Pavement Safety/ Aquatics Spectator ADA</strong></td>
</tr>
<tr>
<td><strong>Site</strong></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td><strong>Square Exterior Interior Systems</strong></td>
</tr>
<tr>
<td></td>
</tr>
</tbody>
</table>

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Sojourner Truth Park

Sojourner Truth Park is 2.79 acres and was established in 1996. The site was purchased by the Urban Renewal Agency in 1972.

Environmental
- Sojourner Truth Park consists of mowed turf grass with mature overstory trees scattered throughout the park.

Athletic Facilities
- Basketball court.

Amenities
- Shelter with tables and grills.
- Playground.
- Butterfly Garden.

Vehicular access, circulation and parking
- A gravel parking lot in the park is provided off of Pottawatomie Avenue on the west side of the park and can hold approximately 14 cars.

Pedestrian access, trail circulation and safety
- There is a sidewalk connection from the west shelter to the playground on the east end of the site. These sidewalks do not connect east or west of the park. There are scattered sidewalks in the adjacent residential neighborhood to the south.

Overall facility presence and brand recognition
- There is a small, green sign at the park’s entry, typical of Manhattan park’s signs.
Challenges and Opportunities

- Sojourner Truth Park is a neighborhood park programmed for more passive play rather than programmed sporting uses.
- Future development opportunities for outdoor athletic fields are limited due to space.

A view towards the basketball court in the park.
Warner Park

Warner Park is 89.04 acres that includes large, natural park areas and was established in 1956. This park was included in the tour, but was only a drive-by with limited observations.

Environmental

- Warner Park is one of the highest points of elevation in the Manhattan Community.
- The park is heavily wooded with various, large open space primarily on the western portion of the park with a smaller open space located on the eastern portion of the park with a shelter.
- Native grasses occupy much of the expansive open spaces of the park.

Athletic Facilities

- The park is used for cross-country running events 2 to 4 times per year.
- There is a 9-hole disc golf course that was established in 2010. The course has challenging topography that includes tight fairways within heavily wooded, which makes this course unique in the disc golf community.

Amenities

- Shelter with grills

Vehicular access, circulation and parking

- Warner Park Road is a one-way in/out gravel road that begins at the southwest corner of the site and winds its way through the primary open space of the park, up to the north central area of the park, then returns back on the same road for exiting.
- Warner Park Road begins with an on-street gravel parking lot and has a lockable gate at the entry to restrict vehicular access as needed. The gravel lot is lined with limestone boulders, which is common throughout the park system of Manhattan.
- The lack of enough parking in the southwest parking lot creates vehicular congestion during large events held at Warner Park.
Additional parking lot on east side of park to serve the disc golf course. Also serves as trailhead parking.

**Pedestrian access, trail circulation and safety**
- A gravel trail access is located off the eastern border of the park along Shuss Road and provides access to the eastern green space with the shelter. The entrance to this trail also includes a lockable gate.
- “Eight Weeks Trail” is located on the west end of the park.
- Other trails throughout the park continue to be established.

**Overall facility presence and brand recognition**
- The shelter located in the east open space is unique to the City of Manhattan.
- The limestone in the parking lot reflects similar character compared to other parking lots in Manhattan’s park system.

**Challenges and Opportunities:**
- Local disc golf users/organizations would like to expand existing 9-hole disc golf course to 18-holes.
- The existing master plan for Warner Park calls out land to be dedicated for natural areas.
- An updated master plan for Warner Park would be beneficial as extensive new development has occurred west of the park in recent years.
- Entry and wayfinding signage should be enhanced to reflect other parks in Manhattan and utilized limestone materials to reflect the natural features of Warner Park. A monument sign could be provided at the southwest entry to the park to create a grand entry to enhance the sense of arrival.
- Off-street parking could be incorporated at the entry of the park to create more fluid traffic flow into the park. Concrete or asphalt parking and drives would enhance the quality of the access and circulation.
This shelter is located in the eastern open space of Warner Park. The character of this shelter is unique to the Manhattan parks. (Photo provided by the City of Manhattan)

<table>
<thead>
<tr>
<th>Site</th>
<th>Acres/ Quantity</th>
<th>Playing Drainage</th>
<th>Surface Security</th>
<th>Average</th>
</tr>
</thead>
<tbody>
<tr>
<td>9 Hole Disc Golf</td>
<td>1</td>
<td>8</td>
<td>8</td>
<td>6</td>
</tr>
</tbody>
</table>

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Possible Park Site on K-18
(site 5 per tour map)

This potential park site is located along Highway 18 and is approximately 90 acres and is currently owned by the Kansas Department of Transportation. The City of Manhattan could potentially acquire this land for future parkland.

Environmental
- The site is bordered with trees along the north boundary and southwest boundary to the site.
- The site is approximately 90 acres, most of which is within a floodplain. Possible wetlands could also limit uses.

Athletic Facilities
- None at this time.

Amenities
- None at this time.

Vehicular access, circulation and parking
- Access will be a challenge as it will likely have to come through a residential neighborhood.

Pedestrian access, trail circulation and safety
- None at this time.

Overall facility presence and brand recognition
- None at this time.

Challenges and Opportunities
- The site has potential use as a natural area.
- The site has enough space to add athletic fields if future trends change compared to what is anticipated at this time.
- The floodplain and wetlands need to be more fully investigated to determine the possible uses of this site.
View looking northeast along Highway 18.
City (Peace Memorial) Auditorium

Observations:
- Attached to City Hall.
- Facility Description:
  - One full-size basketball court.
  - Two volleyball courts (not concurrent with basketball).
  - Fixed spectator seating.
  - Stage for theatre and performances.
  - Locker rooms.
- A Peace Memorial Auditorium Theatre Assessment dated March 20, 2014 was completed by D.L. Adams Associates providing additional detail on stage, lighting, drapery, audio, video and seating.
- A list of recommended MEP and architectural improvements to Peace Memorial Auditorium was developed by Bruce McMillan Architects.
- Facility available for rental.
- Programs (basketball, volleyball & group exercise programs).
- MCC (local college) – rent space for basketball / volleyball.
- RCPD uses space for training.
- Plans to upgrade:
  - HVAC
  - Electrical

Challenges and Opportunities:
- Currently limit the drop-in use because of a lack of supervision. At one time they were paying for a full-time staff member to be present during daytime hours for drop-in use.
- There is a general lack of gymnasium space in the community.
- ADA accessibility is a challenge.
- Recently there was discussion of enclosing the bleacher area and making that the parks & recreation offices, but was met with significant opposition from the community.
- Parks & Recreation offices are going to be added to the front/north of City Hall. This will eliminate a significant amount of green space in front of the building and they will have no “presence” within the City Auditorium facility.

<table>
<thead>
<tr>
<th>Structure(s)</th>
<th>Square Footage</th>
<th>Exterior Walls</th>
<th>Windows</th>
<th>Interior Walls</th>
<th>Floors</th>
<th>Ceilings</th>
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</table>

10 = New construction condition; 8 = Has good life for a number of years; 6 = Average condition; 4 = Below average conditions; 2 = Plan for replacement/improvements in next few years; 0 = In need of immediate replacement/improvement
Community House

Community House was constructed in 1917 as a USO during World War I, with a major function as a theatre facility for many years. It is on the National and State Historic Register. Current uses of the facility include arts and crafts, preschool, events and rentals, special populations activities, volleyball, and youth basketball.

Main Level
- Gymnasium – primarily volleyball, youth basketball, home schooling, and physical education classes.
- City operates preschool facility located on the old stage that has been enclosed.

Lower Level
- Meeting rooms.
- Game/multipurpose room.
- Pottery room/art studio, including 2 kilns.
- Kitchen.
- Utility/Boiler.

Upper Level
- Loft area – old balcony seating area for theater.
- Three rooms – currently used as storage.

Building Code
- An ADA accessible entrance has been addressed with a two-level lift however the lift has constant maintenance issues.
- Childcare is located on the old stage area with no means of an ADA compliant means of access.
- Existing bathrooms are not ADA compliant and are not sized appropriately for the potential occupant loads this building could accommodate.
- Some door hardware is not ADA compliant.
- The exhaust for the cook top in the kitchen is not up to current standards.

Structural
- Three Story Masonry bearing wall structure, for its age appears to be in good condition with no evidence of settling. Mortar joints in brick veneer appear to be brittle but only minor cracking visible in veneer.
- Roof construction is steel trusses bearing on exterior masonry walls w/ 2x purlins span between trusses. Roof deck consisted
of 1x tongue and groove decking. Roof structure appears to be in excellent condition.

- Third floor consists of built-up wood trusses w/ 2x top and bottom chord with 1x diagonal. A 2x member was added to each existing joist to add additional capacity. Floor deck is 1x tongue and groove decking. No evidence of major permanent deflection in wood joists. Floor decking was in average condition.

- Second floor structure west of the gym, was 2x wood joist w/ 1x tongue and groove decking. Under the gym structure was 2-way flat slab w/ concrete columns. Concrete structure was in good condition, some minor water damage was visible in floor decking in concentrated areas around heat registers.

- Bearing walls consists of clay masonry block w/ the exterior walls having a brick veneer. Bearing was not visible in most locations, but top level at truss bearing was in good condition.

**MEP**

**Mechanical**

- Building uses a boiler to generate steam that heats the building with radiators. Approximate age of the boiler is 20-25 years. While there is still a little expected life in the boiler, Parks officials have been having issues keeping it running. Radiators and piping appear to be original to the building and in decent condition. Parks officials have a concern on control of zones, the current system is off or very hot with little ability to regulate between the two. Controls have been upgraded at some point.

- The building does not have a central cooling system. Air conditioning is provided through the use of multiple window units, typically 1-2 per room depending on size. The units all appear to be 10+ years old. The multipurpose basement large area has a suspended air handling unit with ductwork that provides cooling for that space. The air handler and associated condensing unit appears to be approximately 10 years old.

- The gymnasium does not have air conditioning. It originally had a series of 2 exhaust fans at the roof and 1 that drew from around the stage area. These provided a cooling effect when the building was originally built. One of the three is still in place.
Both heating and cooling systems in general are at a stage in their useful lives that replacement should be considered.

- Attic insulation is aged and matted, appears to be less than 4” over 90% of attic space reducing insulation efficiency of the facility.
- Both heating and cooling systems in general are at a stage in their useful lives that replacement should be considered. Most likely a more permanent type air conditioning system would be the replacement. Newer equipment and controls would provide better flexibility in maintaining spaces and greater efficiency.

**Electrical**

- The building appears to have a 200 amp, 120/240 volt service. It is fed from underground. Original distribution appears to be minimal with a panel per level and then numerous load centers and panels have been added over time in the space. The main panels have been upgraded at some point and appear to be approximately 20 years old. It can reasonably be assumed at the time of the panel replacement the service was also upgraded.
- General use power was sparse in the original building and receptacles have been added over the years, mainly with the use of surface mounted wiremold or conduit.
- The building has a fire alarm system which consists of a control panel, detectors in the mechanical room and pull stations at exits.
Lighting

- The electrical system is operational as is, but components are starting to age and maintenance issues will likely become more prevalent. Most likely a system upgrade would be needed if a new air conditioning system was installed.

- The majority of the building has upgraded from the original building lighting. It appears original lighting was incandescent.

- Rooms with lay in ceilings that have been added have T12 2x4 fluorescent troffers. Open ceiling or non lay in spaces have T12 linear fixtures.

- Storage and mechanical rooms have porcelain base type fixtures with incandescent or compact fluorescent screw in lamps.

- Gymnasium has Metal Halide fixtures.

- Emergency lighting is present throughout the majority of the space, with various ages of fixtures.

- Exterior fixtures are incandescent based.

- Lighting fixtures are in a usable condition but are starting to show age. As time goes on, replacement T12 lamps will become more scarce and more expensive. Future upgrades to T8 or LED fixtures would aid in maintenance and reduced energy usage. The use of T5 high bay type fixtures in the gym would allow instant on/off and could provide a brighter space with less energy usage. Exterior lighting needs upgraded.

Plumbing

- Water service age is unknown and fixtures are dated. A semi ADA retrofit was completed at some time approximately 10-15 years ago. Piping is run exposed in many instances. There is a relatively new gas fired water heater in the mechanical room.

- The quantity of plumbing fixtures in the building is inadequate for the size and use of the building. A restroom upgrade project would be beneficial to the users of the space. Because of the age of the
facility, the main water line and the main sewer line will most likely need to be monitored for any future issues.

- All plumbing systems are currently functioning, with exception of two significant hot water line leaks in the CH basement over the past year and a half. However, due to age of the system replacement should be planned for in the future.

**Finishes**

- Existing trim is damaged in several areas and exposing original paint, paint suspected as lead containing.
- Existing windows are a mix of aluminum windows, original wood windows and some non framed glass, all single glazed non-energy efficient.
- All surfaces are paint on original plaster or gypsum board. Surfaces are in various conditions with several areas of failing plaster.
- Ceilings are a mix of acoustical tile (old & newer), cementitious wood fiber acoustical ceiling tile, gypsum board, existing plaster and exposed structure. There are several ceiling tiles that show signs of water damage in multiple locations. There are multiple areas of missing ceiling that has exposed the structure above.
- Flooring materials are a mix of vinyl composition tile (VCT), carpet, and sport flooring. Several areas of VCT have been patched in over the years with tile that is similar but discernibly different.
- The baseboards throughout are generally the original wood baseboards and are in poor condition.
- Door hardware is a mix of old/original and new, most exterior weather stripping is missing or in poor condition.
- The roof has been recently replaced, within last two years, and is in good condition.
- Paint colors are not consistent throughout the building and appear to have been painted on an “as needed” basis.
- The gym floor is comprised of plastic sports floor tiles that are showing their age and are not up to current sports flooring standards.
- Interior stair treads and risers are in need...
of replacement and vary throughout the building.

- Exposed utilities are common throughout the building. These include sanitary waste lines, water lines, radiant heating lines and surface mounted electrical conduit as well as exposed ductwork.
- The exterior of the building is all masonry with the north and west elevations maintaining their original appearances and the south and east sides having been painted.

**Equipment and Furnishings**

- The existing furniture is very basic and consists of portable tables and stacking/folding chairs. Tennis balls have been added to the bottom of the chairs so that they don’t scratch the flooring.
- The pottery room has several pottery wheels and equipment associated with that use and it is unknown what condition they are in or the age of the equipment.
- The recreation room has two pool tables and a foosball table that were donated along with home-made shelving for other games.

**Challenges and Opportunities**

- Only open when programmed. No drop-in service or facility offerings.
- Used to be full-time staff at this location. No full-time staff limits custodial care, etc.
- No adult basketball. There is not a large enough space with overrun area or high enough ceilings.
- The majority of the spaces being utilized within the facility have been repurposed with minimal improvements completed to enable the current use/program. This limits the functionality of the spaces and the overall efficiency of the building.
- Concrete steps entering facility are in good condition, however stair nosing damage may expose edge to deterioration.

### Community House

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<thead>
<tr>
<th>Site</th>
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<th>Average</th>
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<tr>
<td>Office</td>
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</table>

10 = New construction condition; 8 = Has good life for a number of years; 6 = Average condition; 4 = Below average conditions; 2 = Plan for replacement/improvements in next few years; 0 = In need of immediate replacement/improvement
Douglass Community Center

Douglass Center, constructed in 1941, was originally the Black USO in the community. Current uses include multipurpose gymnasium, performance stage, community rooms, and a fitness center.

Main Level
- Game room/TV room at front of building.
- Gymnasium small and similarly proportioned stage.
- Current office space was once a weight/cardio area.
- Two full-time, two part-time staff members.
- Only indoor court in town that people can use as open gym.
- Small personal training fitness studio off of the stage area.
- They have a covering that they can put down over the wood basketball courts for other uses.
- Significant donations have allowed for new backboards, sealing the gym floor, etc.

Building Code
- An ADA accessible entrance has been addressed with the addition of a ramp at the front entry. Ramp was added in 2011.
- Existing bathrooms are not ADA compliant and are not sized appropriately for the potential occupant loads this building could accommodate.
- Some door hardware is not ADA compliant.

- Exterior exits are wood deck construction. Landings appear well supported though material could use water seal protection.
- Exterior exit (weight room) has door without landing. Approximate drop of 5-6’.
- Parking improvements are planned for 2015.

Structural
- One story wood structure w/ partial basement and crawl space, not much of the structure was visible from the outside, no visible evidence of movement in the building. Roof structure at northwest corner appears to have some deflection in the deck.
- Roof above gym consists of double scissor trusses evenly spaced bearing on columns.
No access to columns, so do not know the material. 2x purlins span between trusses w/ 1x tongue and groove decking. Roof trusses at north end of gym were heavily charred due to fire damage, but no evidence of reduced structural integrity.

- Roof above stage wood truss on bearing walls, 2x purlins span between trusses w/ 1x tongue and groove decking. Fire damage present on roof trusses, but appear to be structurally sound.

- Flat roof at south end of structure: High roof is wood trusses with 2x purlins and 1x tongue and groove decking. Low roof is 2x joists w/ 1x tongue and groove decking. Roof structure was in good condition.

- Partial basement with concrete roof, crawl space under majority of building with 2x joists spanning to masonry foundation walls. The basement structure that was observed was in good condition.

**MEP**

**Mechanical**

- Systems have been upgraded from original which was a boiler with steam heat.

- The gymnasium/stage part of the building is heated by two new suspended furnaces and air conditioning is installed, but not connected electrically.

- The remainder of the building is conditioned using a ground mounted rooftop unit. Rooftop unit appears to be approximately 5-10 years old.

- Gas is the heating fuel and DX electric is the cooling source.

- Mechanical systems are new or relatively new and should be able to continue conditioning space for foreseeable future.
Electrical

- Air conditioning has been added in the gym in 2015.

Electrical

- The building has two overhead services entering it, both appear to be 120/240 volt but amperages could not be confirmed. Assumption is one service was original and when the ground mounted rooftop was added for air conditioning, an additional service was brought in at that time to handle that load.

- Inside the building all electrical appears to be original with various load centers and modifications added on over time. Receptacles have been added as required over the years using mainly surface mounted raceway. The building has required smoke detectors on ground mounted rooftop, but no other apparent system or devices.

- Condition of main electrical panels is very poor. They have outlived their useful life expectancy and could pose danger to users and workers servicing them. Any modifications required to the system would be difficult if equipment needed to be added or adjusted. Installation of new main panels and electrical equipment should be considered.

Lighting

- Gymnasium has T5 high bay fixtures. The majority of the rest of the spaces have T12 fluorescent troffers.

- Exterior fixtures are incandescent based.

- T12 fixtures are in a usable condition but are starting to show age. As time goes on, replacement T12 lamps will become more scarce and more expensive. Future upgrades to T8 or LED fixtures would aid in maintenance and reduced energy usage. Exterior lighting needs upgraded.

Plumbing

- Water service age is unknown and fixtures
are dated. A semi ADA retrofit was completed at some time approximately 10-15 years ago. Sections of piping are copper, pvc and galvanized in areas that were exposed.

- There is a relatively new electric water heater in the mechanical room.
- The exposed exterior gas pipe serving the ground mounted rooftop has been hit and bent and should be replaced for safety.
- The quantity of plumbing fixtures in the building is inadequate for the size and use of the building. A restroom upgrade project would be beneficial to the users of the space. Because of the age of the facility, the main water line and the main sewer line will most likely need to be monitored for any future issues.
- In general the mechanical/plumbing systems are operational and should have some life expectancy remaining.

**Finishes**

- Existing gym floor has been well maintained and is in exceptional condition for its age.
- Wall finishes are paint on gypsum board and plaster and is generally in good condition.
- Carpet flooring is different in each room and is patched together in some locations; most likely this has been a donated flooring material.
- The exterior windows are all in good condition and are a dual glazed aluminum window.
- Door hardware is outdated and is a mix of different styles and finishes.
- Existing acoustical tile ceiling is in good condition.
- Existing vinyl composition tile flooring is showing its age with cracking in several locations.
- The flat roof portion of the building is in need of immediate repair due to roof leaks.
- The pitched roof of the building is in need of a replacement in the near future due to the condition of the asphalt shingles.
- The exterior of the building is “asbestos” shingle siding and is generally in good
condition with a few areas that need to be patched in. Pressure wash, prime and paint would extend life of siding material.

- Various locations with exterior siding (shingles) missing exposing sheathing, missing downspout extension.
- Siding patched in with plywood paint is damaged by sun/weather.
- Exterior body mostly is in good condition.
- A new roof and rain gutters are planned for 2015.
- Minor interior lobby/meeting space improvements are ongoing.

### Equipment and Furnishings
- Existing furnishings are donated tables and chairs that all match and are in generally good condition; however the style, color and fabrics are dated.
- The office furniture appears to be a collection of found pieces with no unifying theme or character.

### Challenges and Opportunities
- Cultural and historic significance.
- Facilities are well maintained, but dated.

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### Douglass Community Center

<table>
<thead>
<tr>
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<th>Condition</th>
<th>Lighting</th>
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<td>Meeting Room</td>
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<td>MLK Meeting</td>
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</table>

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Douglass Annex

Douglass Annex was built for use as an African-American school in 1903. Current uses include a tutoring program, community rooms, weight training room and a kitchen.

Main Level
- Two meeting rooms are large and well furnished.
- Kitchen.
- Weight room/cardio room is located in previous daycare room, approximately 1,000 square feet total:
  - $10/month 60+ free, open from 4:00-7:00P, Monday-Friday.
- Carpet for facility was recently donated.
- Weight equipment added in 2011.

Building Code
- An ADA accessible entrance has been addressed with the addition of a ramp at the rear entry of the building.
- Existing bathrooms are not ADA compliant and are not sized appropriately for the potential occupant loads this building could accommodate. The women’s restroom does have one ADA compliant toilet stall.
- Some door hardware is not ADA compliant.
- Exterior exit landings are steel structure and in good condition.

Structural
- One story building w/ basement, no evidence of movement in the building, and brick veneer was in good condition.

MEP
Mechanical
- Original building was heated by steam
boiler and radiators. These are still in place but are not active and connected.

- Five suspended furnaces provide conditioning to the space. There is one per quadrant (room) and one that serves the central area.

- Gas is the fuel source for heat and DX electric for the cooling. Units appear to be approximately 10 years old.

- Exhaust hood in kitchen does not meet current code requirements, which limits the food preparation use of this space. Replacement/upgrade of this system should be considered.

- Mechanical systems have been well maintained and appear to be operational. With continued care, the systems should operate for the foreseeable future.

**Electrical**

- Building has a 200 amp, 120/240 volt service. Panels appear to be approximately 20 years old.

- Over the years as needed receptacles have been added mainly in exposed wiremold and conduit.

- Electrical service and devices are functional and should be operational for the foreseeable future.

**Lighting**

- The space is lit with T12 fluorescent fixtures, troffers and surface mounted.

- The T12 fixtures are in a usable condition but are starting to show age. As time goes on, replacement T12 lamps will become more scarce and more expensive. Future upgrades to T8 or LED fixtures would aid in maintenance and reduced energy usage.

- Exterior fixtures have been upgraded.

**Plumbing**

- Water service appears to be very old.
Piping is corroding where service enters building in basement.

- Restrooms have been added/updated since building was built.
- There is a relatively new gas fired water heater in the mechanical room.
- In general, systems are dated but relatively well maintained throughout facility.
- Plumbing fixtures are reaching age where replacement should be considered.
- Main water service line is corroding and needs to be replaced/repaired before it breaks and causes more issues/emergency situation.

Finishes

- The exterior windows are all in good condition and are a dual glazed aluminum window.
- The majority of the carpet appears to be relatively new and in good condition; however there are some rooms that have older outdated carpeting.
- Wall finishes are paint on plaster, gypsum board and paneling and some cork tile that have been affixed to the walls.
- The wood floor in the auditorium appears to be well maintained and in good condition.
- Existing ceilings are acoustical tile of different types. Some areas have newer 2x4 tile and grid and some locations have an older 12x12 concealed attachment tile. Tile is failing in some locations.
- There is some exposed ductwork in the central hall location due to the lack of a suspended ceiling in that location.
- Door hardware is outdated and is a mix of different styles and finishes.
- Wood baseboards are showing age and in some disrepair in various locations.
- The stone masonry on the exterior of the building is in good condition and appears to have been tuck-pointed in the recent past.
- Building exterior, gable ends and shingles are in fair condition. Exterior paint is beginning to peel/chip. Fascia is peeling. Body would benefit from pressure wash,
prime, paint to extend life of existing wood trim and siding.

- Existing bed molding is missing in various locations.

**Equipment and Furnishings**
- There is a mix of furniture in the facility. The furniture in the meeting room is the same as the furniture in the Douglass Center. It is in good condition and was donated but is somewhat dated.
- The fitness room is outfitted with Trotter fitness machines and is all in relatively good condition. This was donated equipment which means it is somewhat outdated.
- The auditorium is furnished with large portable tables and stacking/folding chairs.

**Challenges and Opportunities**
- Cultural and historic significance.
- Kitchen use for cooking is currently limited due to inadequate ventilation systems, mainly used for food staging/warming.
- Facilities are well maintained, but dated.
- Existing parking lot is asphalt and in poor condition. Replacement should be considered.

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### Douglass Annex

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<tr>
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<tr>
<td>Douglass–Tubman Room</td>
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<td>King Room</td>
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<td>Cardio Fitness Room</td>
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</table>

10 = New construction condition; 8 = Has good life for a number of years; 6 = Average condition; 4 = Below average conditions; 2 = Plan for replacement/improvements in next few years; 0 = In need of immediate replacement/improvement