City of Des Moines
2016 Parks, Recreation & Senior Services Master Plan

Adopted by the Des Moines City Council on December 10, 2015

Prepared By:
Patrice Thorell Des Moines Parks, Recreation and Senior Services, Director
David A Clark Architects, PLLC

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Authorization

In 2014, the City Council of the Des Moines authorized the preparation of the 2016 Parks, Recreation & Senior Services Master Plan.

The Department proceeded with the assistance of the Ad Hoc Parks, Recreation and Senior Services Master Plan Citizens Committee to carry out the objectives of the City of Des Moines and to administer the process required.

Des Moines City Council

Dave Kaplan, Mayor

Matt Pina, Mayor Pro Tem

M. Luisa Bangs, Council Member

Melissa Musser, Council Member

Jeremy Nutting, Council Member

Vic Pennington, Council Member

Bob Sheckler, Council Member

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We wish to give special recognition to the City Council and the City Manager for their counsel and guidance in this important undertaking.

Also, we thank the Master Plan Advisory Committee, Department staff, representatives from other city departments and other public officials who made significant contributions of their time, professional knowledge and understanding of community values and recreation needs.

We wish to acknowledge and express gratitude to the many individuals and organizations that participated in surveys conducted during the research and master planning process. Thank you for your time, talents and participation.

Ad Hoc Parks, Recreation and Senior Services Master Plan Advisory Committee

Gene Achziger	Redondo
Fawzi Belal	Highline College
Jannat Bey	East Woodmont
Kristie Brame	Central Downtown
Nadine Byers	Woodmont
Monica D. Clement	North Hill
Collette Deardorff	Central Des Moines
John Dunn	Highline College
Bobbie Egan	Woodmont
Kristi Evans	Zenith
Melissa Frakes	Normandy Park
Rev. David A Johnson	Team Midway
Shan Hoel	North Hill
Scott Logan	Highline School District
Andrew Mahugu	South Des Moines
Rikki Marohl	Central Des Moines
Julianne McCullough	Central Des Moines
Barbara McMichael	So Co Culture
Michelle O'Dell	Central Des Moines
Kim Richmond	Woodmont
Del Rivero	Zenith
Ekkarath Sisavatdy	South Des Moines
Margit Sorenson	Redondo
Nancy Stephan	Zenith
Earnest Thompson	Normandy Park
Gene White	Redondo
Michelle Wills	South Des Moines

City Management

Tony Piasecki, City Manager
Michael Matthias, Assistant City Manager

Parks, Recreation and Senior Services Department Staff

Patrice Thorell, Director
Janet Best, Administrative Assistant
Sue Padden, Senior Services Manager
Rick Scott, Recreation Coordinator
Shannon Kirchberg, Facilities & Events Coordinator

City Interdepartmental Staff

Dan Brewer, Director Public Works
John Blackburn, Public Works Superintendent
Brandon Carver, City Transportation Engineer
Joe Dusenbury, Harbormaster
Matt Koppelman, GIS Coordinator
Denise Lathrop, Planning Manager
Dunyele Mason, Finance Director
Andrew Merges, Transportation Engineer
Adam O'Donnell, Park Lead
Loren Reinhold, Transportation Engineer
Scott Romano, CIP Manager

Des Moines Pool Metropolitan Park District Board of Commissioners

Tony Overmyer, President
Nancy Kuehnoel, Clerk of the board
Joe Dusenbury
Erik Kasnick
Marty Martinson

Pool District Management

Rodger Bennett

Des Moines Pool Master Plan Committee

Simon Jude	Normandy Park
Trudy Ellison	Des Moines
Ann Erickson	Burien
Christopher Sharpe	Des Moines
Katyann Wilson	Auburn

Executive Summary

Plan Overview

The mission of the City of Des Moines Park, Recreation and Senior Services Department is to provide life enriching programs, services and events at our parks, beaches and community centers. The Parks, Recreation and Senior Services Master Plan establishes vision and direction for providing parks and public facilities, preservation of open space and natural features, and public recreation services and programs for Des Moines citizens.

As the primary provider of Des Moines' community parks, recreation and senior programs and facilities, the City of Des Moines recognizes the importance of these services to the development of the physical, mental and social health of its citizenry, the economic and aesthetic viability of its neighborhoods and the environmental sustainability of its natural resources.

The Master Plan is a management tool that is required to meet the intent of the Growth Management Act and to qualify for state funding opportunities such as CTED and Recreation and Conservation Funding Board and/or other state and federal grants. The Parks, Recreation and Senior Services Master Plan is adopted by City Council as Chapter 6- Parks, Recreation and Open Space Element of the Des Moines Comprehensive Plan.

Plan Objectives

The Master Plan will include and/or address the following elements:

Existing Conditions- inventories existing city, school and community recreation resources, identify existing level of recreation service and summarizes city demographics by Des Moines neighborhood.

Needs Assessment- surveys citizens, user groups and businesses related to community needs and preferences to forecast demand and needs for future park and recreation services and recommend standards and programs for existing and future facilities.

Facilities and Operations Objectives- A land use planning and urban design component that recommend equitable distribution of facilities and programs based on demographic, built environment and natural resource factors. Provide cost estimates for acquisitions of land, improving and maintaining existing recreation facilities and developing new facilities based on graphic and narrative descriptions of each proposed site.

Programming Objectives- A program plan that provides for diverse recreational opportunities that encourage community engagement to enhance quality experiences for all citizens.

Trails Plan- A bicycle and pedestrian transportation component that analyzes on and off road bicycle and pedestrian paths and trails to maximize connectivity between parks and natural resources, neighborhoods, community and regional trail systems based on the City's Comprehensive Transportation Plan- Chapter 5 Pedestrians & Bicyclists (2009).

Costs and Funding- A financial component that identifies municipal, voted, grant opportunities and recommends funding strategies for capital projects that include recreation impact fees for residential and commercial development.

Needs Assessment

The Plan analyzes available recreation opportunities, population distribution, participation levels, preferred activities, and what space and facilities are needed as a result of recreation activities to help define demand, user trends and the recreation needs of the city's residents, businesses, employees, and visitors.

Surveys indicate diverse needs within Des Moines neighborhoods. The highest number of responses came from Zenith, Marina District and North Hill, followed by Central Des Moines, Woodmont, South Central Des Moines, Redondo and North Central Des Moines. A high number of responses also came from Normandy Park. Polls identify that citizens placed the highest importance on waterfront resources such as the Des Moines Beach Park, Marina and Fishing Pier, and Des Moines Creek Trail. Community parks and indoor recreation facilities such as Des Moines Field House Park, Steven J Underwood Memorial Park, Des Moines Activity Center, and Beach Park Event Center were also top scoring. Building more trails and neighborhood connections, renovating existing parks and play areas and renovating existing facilities such as the Field House and Beach Park buildings, building new parks that include play equipment, sports courts and shelters and building a new community center with a gym, fitness center and meeting rooms as well as the acquisition of land for future parks and trails rated highest among park and facility improvement options. Expanding the Activity Center, building a Spray Park and improving streetscapes were also among the highest priorities.

Respondents were asked if they would support a Bond or Levy or pay additional fees for park improvements. 61%-71% responded that they would support a voted tax or added fees to renovate existing parks, play areas and recreation buildings and to repair or replace Marina bulkheads, pier and boardwalk. Repair or replacement of the Beach Park bulkheads and beach access rated slightly lower at 57-59% support.

The highest rated recreational activities noted were festivals and community events, youth sports, Beach Park Concerts, youth enrichment, afterschool programs, camps and free summer lunch programs, fitness and wellness, volunteering, waterfront sports, sports and enrichment for adults and senior citizens, inclusive (special needs) recreation, technology and youth scholarships.

Although fewer than 10% of the survey respondents have used the City's human services programs, they are a high priority for Des Moines citizens.
Aquatic programs are a high priority among Des Moines citizens, especially water safety and learning to swim.

The Des Moines Comprehensive Plan adopts an acres 6.5–to-1,000 population ratio of combined park land (including mini, neighborhood, community, special use/waterfront, sports fields/complexes, conservancy parks and open space) as a general guide in the acquisition of park land acres.

There are 194.1 acres of combined City park land (including marina and conservancy acres). Highline School District, Federal Way Public Schools and Highline Community College properties are public resources with recreational components that can be utilized through Interlocal agreements when not used for school purposes. Saltwater State Park (a regional waterfront resource) plays an important role by adding 88 acres to the community's park inventory. Zenith Park (owned by Highline School District), Water Tower Park (owned by Highline Water District) and Saltwater State Park are key recreational resources that if closed, sold or developed for other purposes in the future will

greatly impact Des Moines' park land availability. Therefore, the City encourages retention of these sites for recreational purposes in perpetuity.

Plan Goals

Priorities for future park, recreation and open space development were established in direct response to the needs identified through the inventory of existing parks, citizen surveys and input received during ten public meetings.

The Master Plan recommends a long-range capital program including: park land acquisition, facility renovation and repair; new facility development and Interlocal projects development.

Each of Des Moines' ten neighborhoods or planning areas: (North Hill, North Central, Marina District, Central Des Moines, Pacific Ridge, Zenith, South Des Moines, Woodmont and Redondo) were assessed based on population and available recreational resources.

To meet the need for adequate distribution of recreation resources, the plan recommends the following Capital Policies:

- Dedicate a sustainable portion of Real Estate Excise Tax, implement Park Impact Fees, utilize federal, state and local grants and ask voters to approve increased tax to meet Priority One needs for park acquisition, new development and expansion, renovations and repairs and to establish a fund for ongoing park and recreation facility maintenance.
- Support the completion, renovation and/or replacement of vital heavily used Special Use/Waterfront Parks, Community Parks and Recreation Facilities such as: Steven J. Underwood Memorial Park, Des Moines Activity Center, Des Moines Beach Park, Field House Park; and the replacement of Zenith Park with a Community Park in the south Des Moines area.
- Support trail systems such as the Lake to Sound Trail and the Barnes Creek/SR 509 Trail and other bike and pedestrian linkages identified in the Des Moines Comprehensive Transportation Plan. Complete connections between waterfront parks, city facilities, schools, residential and commercial neighborhoods, adjacent cities and transportation systems (future light rail and waterborne transportation)
- Seek joint-use and shared-cost opportunities through Interlocal agreements with other governmental agencies, collaborative opportunities with interdepartmental projects, public/private partnerships and volunteerism to develop and maintain parks and facilities.
- Implement sustainable park and facility design and construction practices that result in facilities that are high-performing, good for the environment, healthy, accessible, and enriching for our park visitors and building occupants.
- Support a pedestrian-friendly and economically vibrant community experience through the creation use of city gateways and signage, directional road signs to recreational facilities and well-maintained streetscapes with bicycle and pedestrian amenities.
- Support the implementation of Marina, Des Moines Beach Park and Saltwater State Park plans to capitalize on Des Moines' best waterfront recreational features.
- Support current and future initiatives of other agencies that provide recreational opportunities for the people of the Des Moines community and surrounding areas such as: Mt Rainier Pool, school properties, cultural and tourism facilities.

Long -Range Priorities and Development Objectives

The projects have been prioritized into three categories. Priority One projects are underway, considered one-time opportunities or urgent need, meet multiple identified needs of the community or Interlocal agreements with other agencies are underway. It is anticipated that these projects can be implemented within the 2016-2021 six-year Capital Improvement Plan timeframe. Priority Two and Priority Three projects are important projects that should be planned for implementation between 2016- 2026 as opportunities become available (e.g., land acquisition completed, fits with other projects, annexation has occurred, Interlocal planning underway, or alternative funding available).

The concept is to locate, acquire, develop and improve a good distribution of both neighborhood and citywide recreation and open space areas that provide for a variety of easily accessible recreation opportunities for all Des Moines citizens. A summary of the proposed projects is discussed in Section 3 and graphically described in the 2016 Parks, Recreation and Senior Services Park Review Plan.

Goals, Policy and Implementation Strategies & Parks, Recreation and Senior Services Standards

Goals, Policy and Implementation Strategies and Parks, Recreation and Senior Services Standards- establishes goals, policies and implementation strategies that address: 1) recreation resources within Des Moines' jurisdiction designed to guide the acquisition, development, renovation and repair and maintenance of public resources and to protect and enhance open space and the natural and cultural environment; and 2) administration of its recreation, senior, heritage, arts and culture and human services programs and services. These are proposed for inclusion in the Greater Des Moines Comprehensive Plan Chapter 6: Parks, Recreation and Open Space Element.

Plan Implementation

Implementation of the Master Plan will require Interlocal collaboration, joint planning, and a commitment of financial resources from numerous sources. The City of Des Moines Parks, Recreation and Senior Services Department will work with other city departments, neighboring cities, school districts, Highline College, King County, local utility districts, Washington State, developers and Des Moines residents and businesses to achieve the Plan.

Preliminary project funding analysis has been developed based on David A. Clark Architects cost estimates for construction and ongoing maintenance and operations cost per project element. The cost per acre for land acquisition is based on King County land comparables. The actual costs of future projects will depend on many factors such as site-specific development conditions and regulations; economics and inflation; maintenance and operations levels; and political decisions.

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Section 1

Existing Conditions

The Status of Parks, Recreation and Senior Services in Des Moines

The Parks, Recreation and Senior Services Master Plan establishes a benchmark from which to measure parks and recreation resources, their use and the level of service provided by the City of Des Moines for public recreation. Current planning activities identified in the following chapters provide direction for the acquisition of land; creation of new park and recreational assets; restoration and repair of existing facilities; and the provision of programs and services within the community.

Since 2010, Des Moines has seen a great deal of change. The 2010 National Census shows that Des Moines has become more culturally, socially and economically diverse. Housing affordability in South King County has drawn more low and moderate income residents to our community, free and reduced lunches are served to 60% (7% higher than 2010) of our Highline School District and our Federal Way School District students and many of our neighbors do not have a livable wage income. Passage of Citizen-voted Initiatives and the severe economic downfall have negatively impacted funding levels for State, County and City recreation and human services even as complex health and wellness; societal; and environmental issues require our attention.

Many of the existing parks, recreation and senior services facilities are aging. Some park assets have been removed or are in need of major repair for participant safety and continued viability. North Hill, Central Des Moines, Pacific Ridge, Zenith, South Des Moines and Woodmont neighborhoods have little in the way of active recreation facilities, limiting the provision of services and opportunities to connect with their communities. Des Moines' lack of adequate public transportation and the city's policy of charging fees for recreation and senior services make program access and participation more difficult for the most vulnerable low-income citizens (15.2% are below the poverty level).

King County and National studies show that youth need nurturing activities during afterschool hours to keep them safe, build character and provide a sense of belonging. King County's studies of citizens living in south King County have higher occurrences of health-related disease and obesity than in other areas of the county. The Parks, Recreation and Senior Services Department have implemented cutting edge programs such as K-Fit and Nutritional Standards for the children in our care. These programs have improved activity levels and promoted healthier lifestyles for participants. There is much more to do. Important decisions must be made regarding how best to tackle these many challenges to support Des Moines citizens' future quality of life.

1.1 Parks, Recreation & Senior Services Resources

Recreation resources in the greater Des Moines area are provided by the City, Des Moines Pool Metropolitan Park District, Highline School District, Federal Way Public Schools, Highline College, Washington State Parks, and by private schools and retirement communities. At present there are City-owned or leased park sites and trails, entryways and streetscapes and conservancy areas which comprise approximately 194.1 acres of land. Of this, 128.42 acres

are developed for recreational purposes and 6.5 of those acres are leased from other agencies; 59.43 acres are ROW or undeveloped conservancy land. An additional 3.23 acres of park land is currently being considered for acquisition through subdivision development with anticipated construction within the next six years.

City Facilities - The following is a listing and general description of the existing City recreation resources. See Illustration 1.1 for map of facilities.

Field House and Field House Ball Park

Table 1-1
Existing City-Owned/Leased Parks, Trails and Open Space Facilities

NAME	LOCATION/AREA	FACILITIES	ACRES/MILES
Barnes Creek Trail*	Kent-Des Moines Rd. & 15th Ave. S - S. 216th & 18th Ave S. (CDM)	Gravel trail (0.6 miles) & 1.5 mile undeveloped trail	4.7 Ac.
Bayview Wetlands*	(SDM)	Conservancy Area	0.74 Ac.
Big Catch Plaza	SW corner of S. 216th & Marine View Dr. S. (M)	Benches, plaza, sculpture and garden	0.38 Ac.
Bluffs at Redondo*	(R)		0.27 Ac.
Cameron's Crossing* Open Space	16th Avenue S. at S 252nd St. (W)	Conservancy, Open Space along McSorley Creek & Saltwater State Park	7.35 Ac.
Cecil Powell Park	S.250th & 13th Pl. S (Z)	Picnic tables, benches (play equipment removed)	0.17 Ac.
Cedarbrook Wetlands*	(SDM)	Conservancy Area	3.87 Ac.
City Park/Kiddie Park	S. 230th St. & 21st Ave. S. (CDM)	City Park: Picnic tables, benches, pathways and Massey Creek Kiddie Park: Play equipment	3.99 Ac.
Des Moines Activity Center	2045 S. 216th Street (NC)	Recreation Center for Senior Services and community programs with meeting rooms, offices and commercial kitchen	4.14 Ac.

Des Moines Beach Park/ Tidelands	22030 Cliff Ave. S. (M)	Picnic shelter, meadow, Puget Sound waterfront access, historic and recreation Des Moines Creek and trail head, buildings, play equipment, parking	22.3 Ac.
Des Moines Creek Park/Trail	ADA access and parking at Beach Parks, S. 200th St. (SeaTac); Local access terminating at Des Moines Beach Park at 18th Ave. S. & S. 216th St. & 13th Ave. S. & S. 211th St. (M/NC/CDM)	2.5 miles trail, neighborhood connectors. Follows Des Moines Creek Trail	45.05 Ac.
Des Moines Field House & Park	1000 S. 220th St. (CDM)	Field House: Recreation Center with Park & Rec. Dept. office, gymnasium, and meeting rooms Park amenities: skateboard park, tennis courts (2), play equipment, parking, restrooms, lighted ball fields (2), grandstand	5.15 Ac.
Des Moines Marina, S. Marina Park, & Fishing Pier	22307 Dock Ave. S. (M)	Boat moorage, boat ramp, walkways and plazas, artwork, parking/storage, boat repair, fishing pier, restrooms, benches, picnic tables (33 Acres DNR Tidelands)	15.9 Ac.
Des Moines Memorial Park Streetscape*	Marine View Dr. S. & Des Moines Memorial Dr. S. (NH)	Traffic island with WWI Memorial, flag pole and landscaping	0.14 Ac.
Des Moines Trace*	(SDM)	Open Space	0.53 Ac.
Dr Shirley Gordon Park	2194 South 262 Court (W)	Basketball court, parking, picnic area, play area, seating, and walking path	0.88 Ac.
Graceview Park*	Kent Des Moines Rd. (SDM)	Conservancy Area	4.24 Ac.
Landmarque Wetland Area	2194 South 262 Court (W)	Conservancy Area	1.12 Ac.
Lower Massey Creek	Kent Des Moines Road S. at 8th Ave. South (M) & 10th Ave South	Conservancy Area, landscaping improvements	0.81 Ac.
Mediterranean Heights*	(R)	Open Space	0.27 Ac.
Midway Park	S. 221st & 29th Ave. S. (PR)	Play structure, swing set, multi-sports court picnic shelter, picnic tables, and benches. Open play area on adjacent PSE property	1.58 AC
Overlook Park I	Corner of S. 223rd & Cliff Ave. S. (M)	Bench, picnic table, garden	0.08 Ac.
Overlook Park II	S. 222nd & 5th Ave. S. (M)	Picnic tables, benches, walking path, public art, sidewalk on Cliff Ave. S.	0.47 Ac.
Parkdale Open Space*	S. 250th and 16th Ave. S. (W)	Open Space	0.4 Ac.
Parkside Park	S. 244th St. & 25th Ave. S. (SDM)	Sports court, fitness equipment, walking paths	4.04 Ac.

Parkside Wetlands*	S. 248th St. & 26th Ave. (SDM) Adjacent to Salt Air Hills Park (in Kent)	Conservancy/Undeveloped Open Space	10.94 Ac.
Redondo Beach Park	Redondo Beach Dr. S. (R)	Public boat launch, fishing pier, parking, boardwalk- .5Mi., tidelands, restrooms, public art.	3.94 Ac.
Redondo Hill Climb	Redondo Beach Dr. & S. 285th (R)	Unimproved ROW	0.07 Ac.
Redondo Trail	Redondo (R)	Neighborhood connector trail	.25 Mi.
Sola Wetlands*	28202 S. 9th Ave. (R)	Wetland Area adjacent to Wooton Park	3.77 Ac.
Sonju Park	24728 16th Ave. S. (SDM)	Residence, community garden, orchard, green house, barn art, loop trail, open space	9.54 Ac.
South 239th St Beach Access	239th & 7th Ave. S. (Z)	Picnic table, stairway, beach access ladder (closed for repairs)	0.08 Ac.
South 251st ROW	S. 251st St. & Marine View Dr. S. (Z)	Bench and landscaping	0.17 Ac.
Steven J. Underwood Memorial Park	21800 20th Ave. S. (NC)	Lighted softball fields (3), memorial plaza, restrooms/shelter building, parking (100 stalls), benches, drinking fountain, picnic tables, and fitness equipment. Adjacent to Des Moines Activity Center	17.46 Ac.
Sunset Gardens*	(W)	Open Space	0.17 Ac.
Water Tower Park**	208th between S.5th & S.6th (NH)	Walking path, play equipment, benches	1 Ac.
Westwood Park	S.292nd & 6th Ave. S. (NH)	Sports court, benches, play equipment and picnic table	0.4 Ac.
Wetland Tract*	(W)	Wetland Area	0.27 Ac.
Woodmont Park*	Woodmont Dr. S. & 12th Ave. S. (W)	Conservancy/ Open Space	9.98 Ac.
Wooton Park	28202 S. 9th Ave. (R)	Sports court (no backstop), lighting, benches, drinking fountains, gazebo, horseshoe pit, play equipment, walking path	2.24 Ac.
Zenith Park**	NW corner of S. 240th & 16th Ave. S. (Z)	Multi-use soccer & softball playfield, sports court, parking (35 spaces)	5.5 Ac.
Total Land			**194.1 Ac.**

Table 1-2
Proposed Subdivision Parks & Trail Facilities

NAME	LOCATION/AREA	FACILITIES	ACRES/MILES
Blueberry Lane	North Hill	62 Lot PUD	.27 Ac.
Highline View Estates	240th and 24th Ave. S. (CDM)	21 Lot PUD	In-lieu fees
Pacific Heights Park	279th and 15th Ave. S.(R)	77 Lot PUD	3.23 Ac.
The Pinnacles (formerly Cedar Heights)	232nd and 12th Ave. S. 27 Lot PUD	27 Lot PUD	TBD
Wagner	256th and Marine View Dr. S. 2 Lot Short Plat	2 Lot Short Plat	In-lieu fees
Belenky	232nd and 10th Ave. S.	4 Lot Short Plat	In-lieu fees
Bui	252nd and 22nd Ave. S.	2 Lot Short Plat	In-lieu fees
Bank of Washington	241st and 24th Ave. S.	4 Lot Short Plat	In-lieu fees
Axcent Servicing	260th and 16th Ave. S.	9 Lot Short Plat	In-lieu fees
Meyers	258th and Marine View Dr. S. Plat	3 Lot Short	In-lieu fees
Dovey	225th and 16th Avenue South Plat	4 Lot Short	In-lieu fees
Balvir Singh	248th and 16th Ave. S.	2 Lot Short Plat	In-lieu fees
800 Townhomes	281st and 8th Ave. S.	4 Lot Short Plat	In-lieu fees
Warren	242nd and 9th Ave. S.	4 Lot Short Plat	In-lieu fees
Shoopman	222nd and 24th Ave. S.	4 Lot Short Plat	In-lieu fees
Total Land (Acres)			***3.5***

* Undeveloped conservancy land and ROWs with city ownership interest
**Property leased through interlocal agreement

NOTE: Parks are in 9 planning areas: NH- North Hill, M- Marina District, CDM- Central Des Moines, NC- North Central, PR- Pacific Ridge, Z- Zenith, SDM- South Des Moines, W- Woodmont, R - Redondo
SOURCE: Parks, Recreation and Senior Services Department and Planning, Building & Public Works Department

City Trail System - Walking and cycling are popular recreation activities in the City of Des Moines and the surrounding region. The trail systems that exist or proposed will link to surface street sidewalks and bike lanes to connect city neighborhoods, recreation resources schools and business districts to sub-regional trails, recreation facilities and multi-modal transportation facilities (see Illustration 1.3). The future proposed network of bicycle lanes and pedestrian sidewalk projects are identified in the Des Moines Comprehensive Transportation Plan Chapter 5 - Pedestrians and Bicyclists.

The following table indicates park trail systems that are developed and operational, or proposed for development within the community and surrounding area:

Des Moines Creek Trail

Table 1-3
Existing/Proposed Trail Systems

TRAIL SYSTEM	CLASSIFICATION	DEVELOPED	PROPOSED
Barnes Creek Trail*	Future Class I Trail	0.6 Mi.	2.0 Mi.
Cameron's Crossing Trail*	Nature Trail	0.0 Mi.	0.5 Mi.
Des Moines Creek Trail* (Lake to Sound Trail System)	Class I Trail	2.5 Mi.	NA
Woodmont Park Trail	Nature Trail	0.0 Mi.	0.5 Mi.
Parkside Wetlands Trails	Nature Trail	0.0 Mi.	1.0 Mi.
Redondo Trail	Class I Trail	0.25 Mi.	NA
Redondo Boardwalk	Boardwalk	0.5 Mi.	NA
Sonju Park Trail	Nature Trail	0.0 Mi.	0.25 Mi.
Total Miles		***3.85 Mi.***	***4.25 Mi.***

* Connections to other trail systems
SOURCE: City of Des Moines

Woodmont and Midway Elementary

School District - In addition to City-owned and operated parks, there are a number of schools that serve as recreation resources for the residents of the community. Des Moines school fields such as Olympic School soccer, track, and baseball fields, Midway Elementary baseball field, Mount Rainier High School track and Woodmont Elementary soccer field and track were improved through joint ventures between the City, Districts and the state.

School buildings are used for organized before school and afterschool recreation programs, sports leagues, and various recreation activities primarily for youth. School sites with amenities

such as tracks and play equipment also provide neighborhood recreation opportunities for Des Moines residents during non-school use hours.

The following table identifies the acreage of schools that exist within the City of Des Moines. Of this acreage, specific indoor and outdoor facilities as identified by site could be available for recreational use.

Table 1-4
Schools & School Recreational Resources

SCHOOL	RECREATION FACILITY	ESTIMATED SCHOOL ACRES
Des Moines Elementary	Small multi-purpose field (1), basketball court, tether ball, play structure (2) Indoor gymnasium (1); 2.2 usable acres	3.7 Ac.
Highline College	Indoor cultural facilities, meeting rooms, theater, gallery, multi-court gymnasium, weight room, Student Union with meeting rooms. Outdoor softball field, soccer field, tennis courts, track, nature walking trails, public art; 6 usable acres	77.4 Ac.
MaST Center Highline College	Indoor classroom, interpretive center and gallery, 11 aquariums and 2 touch tanks, pier.	0.2 Ac.
Midway Elementary	Baseball field (1), soccer field (1), play structures (2), covered play area and lighted soccer field (1), Indoor gym (1), comm./family center (1); stage (1); 4.5 usable acres	8.1 Ac.
Mt. Rainier High School	Football field (1), track-6 lane (1), baseball field (1), practice field (1), tennis courts (4), play structure (1), indoor facilities: gymnasium (2), Auditorium (2) Mt. Rainier Pool (1); 11.8 usable acres	30.5 Ac.
North Hill Elementary	Multi-purpose sports fields (3), play structure (2), walking path through property, gymnasium (1), community/family center (1), great hall/performing arts stage (1); 2.9 usable acres	13.1 Ac.
Olympic Elementary	Indoor gymnasium with stage. soccer field (1), (Interim School) softball fields (2), track; 5.5 usable acres	13.8 Ac.
Pacific Middle School	Indoor gymnasium (2), stage (1), multi-purpose room, multi-purpose field (1); 2 usable acres	11.6 Ac.
Parkside Elementary	Indoor gymnasium (1), community/family center (1), great hall/performing arts stage (1) soccer field (1), baseball field (1),play structure (2), wetland observation area; 3.7 usable acres	14.1 Ac.
Saint Philomena School	Multi –use playfield & covered sport courts	

Woodmont Elementary	Soccer field (1), track (1), outdoor covered activity room (1), indoor gymnasium (1); 3 usable acres	9.3 Ac.
Total School Acreage		***181.8***

Of the available school acreage, the resources available for recreation purposes are identified in the recreation facility category. The use of these facilities is as available during non-school hours.
SOURCE: Highline School District, Federal Way School District, Highline College, City of Des Moines

Salt Water State Park

State & Private Facilities-

The following table lists State Parks that are within the City of Des Moines:

Table 1-5
State Parks

JURISDICTION	FACILITIES	ACRES
Washington State	Saltwater State Park and Diving Reef	88.00
Total Park Acres		***88.00***

SOURCE: State of Washington

In addition to city, school district and state recreation resources identified in the preceding tables, there are privately operated recreation facilities which are accessible to Des Moines citizens or through membership or ownership:

Table 1-6
Private Recreation Facilities

FACILITY	DESCRIPTION
Des Moines Yacht Club	Meeting hall, beach access, boat storage, boat ramp & guest moorage at Des Moines Marina
Huntington Park	Residential community for adults 55 and older with indoor & outdoor recreation facilities, pool
Judson Park Retirement Community	Residential community for older adults with indoor & outdoor recreation facilities
North Hill Community Club	Meeting hall, kitchen, outdoor space

Oddfellows Hall	Meeting hall, kitchen, stage
Wesley Homes Retirement Community	Residential community for older adults with indoor & outdoor recreation facilities & fitness course
Woodmont Beach Club	Resident-owned tennis courts, beach & boating area

1.2 Parks, Recreation & Senior Services Programs & Services

Activity Center

The City of Des Moines, Parks, Recreation & Senior Services Department is the primary recreation service provider for the City. The programs, activities and services are organized quarterly, (i.e., winter, spring, summer and fall) and administered by Department staff, contracted services and volunteer organizations. The Department plans and administers City park, open space, and facility development and provides recreation programs, events and facilities, and senior programs and services for its citizens as well as populations who live outside the City boundaries.

Among its principal functions, the management and staff collaborate with its citizens, advisory committees, City Departments, sub regional cities, School Districts and other community and private non-profit organizations to plan and administer the Department's programs and services. In 2013, the cities of Des Moines, Normandy Park, Burien, SeaTac and the Highline School District signed an Interlocal Agreement for the joint use of government recreational facilities.

The Department's budget activity is structured along functional lines of administrative programs, contracted programs and City Council Advisory Committee programs. These are:

- Administration
- Capital Improvement Program
- Recreation Programs
- Facilities and Events
- Senior Programs
- Senior Services
- Park Operations (contracted with Planning, Building and Public Works)

- Facility Maintenance (contracted with Planning, Building and Public Works)
- Senior Services Advisory Committee
- Arts Commission
- Lodging Tax Advisory Committee
- Landmarks Commission
- Human Services Advisory Committee

Table 1-7
Parks, Recreation & Senior Services Department
Operating Budget Summary
1996-2015

FUND CATEGORY	BUDGET AMOUNT			
	1996	***2002***	***2009***	***2015***
Administration	381,945	313,065	365,588	350,894
Recreation Revenue Programs	146,679	545,172	863,097	769,651
(Generated Revenue)	(137,000)	(525,800)	(798,750)	(760,880)
Senior Services	159,456	189,223	231,045	262,647
Senior Revenue Programs	25,760	63,057	77,454	68,023
(Generated Revenue)	(25,760)	(87,830)	(104,750)	(96,761)
Human Services	83,000	74,664	72,140	81,200
Park Operations/Maintenance	498,232	619,134	776,602	657,020
City Buildings	157,923	151,169	N/A	N/A
Arts Commission	0	0	31,100	55,074
(Generated Revenue)			(7,500)	(21,500)
Events and Facilities	0	0		390,428
(Generated Revenue)				(224,197)
Total (Expenditures)	**1,452,995**	**1,955,484**	**2,417,026**	**2,634,937**
Total (Less Revenue)	**162,760**	**613,630**	**911,000**	**1,103,338**

SOURCE: 1996, 2002, 2009 and 2015 Budget Summaries Parks, Recreation & Senior Services Department and Finance Department.

There are other public, private non-profit and profit organizations that provide services in South King County. Many of these recreation providers do not provide services within Des Moines and there are a limited number of recreation service providers which have recreation facilities in Des Moines. The majority of private organizations depend upon public facilities such as parks, schools, or other publicly-owned assets in order to facilitate their recreation programs or services.

Yacht Clubs
Performing & Fine Arts
YMCA
League Sports Clubs
Boys & Girls Clubs
4-H & FFA

Campfire & Scouts
Waterfront Sports Clubs
Swim Clubs
Biking Clubs
Garden Clubs
Nature Clubs

Cultural & Historical Associations
Parks/Community Recreation
Special Events/Festivals
Health Groups

Social Clubs
Churches
Civic Clubs
Business Associations

1.3 Master Plan Process

As the primary provider of recreational programs and facilities, the City of Des Moines recognizes the importance of these services to the health, vitality and quality of life of its citizenry. In years 2014 and 2015, an Ad Hoc Parks, Recreation and Senior Services Master Plan Citizens Committee appointed by the Mayor and City Council, attended numerous planning meetings to determine the long-range recreational needs of the Des Moines community. During the same timeframe, citizen surveys were conducted.

Citizens were asked to fill out and return a survey to tell us what parks, recreation and senior citizen facilities, programs and services are needed for their family and community. Surveys were available at the Woodmont and Des Moines Libraries, City Hall, Mount Rainier Pool, Field House, Normandy Park City Hall and mailed to all Des Moines businesses and residents using the *City Currents* in April of 2015. The survey was also posted from March to July of 2015 on the City's website at https//www.surveymonkey.com/r/JK8S8VV in both English and Spanish. Survey questions are provided in Section 2 and survey responses are in Addendum B.

Priorities for parks and recreation facilities development were established in direct response to the needs identified through an inventory of existing parks and citizen and committee surveys and interviews. The planning process culminated in Des Moines City Council's adoption of the 2016 Parks, Recreation and Senior Services Master Plan. The Plan provides a strong vision and direction for parks, open space, recreation facilities, services and programs for Des Moines for the future.

The previous 2010 Master Plan recommended a long-range capital program including: park land acquisition; facility renovation and repair; new facility development, and interlocal projects development. Some of the projects identified as priorities have been completed or are now under way due to joint planning, and the shared financial resources of Des Moines, Highline School District, King County and south King County cities, state of Washington and Federal government, and local business, service organizations and foundations.

1.4 Population & Demographics

The City of Des Moines was certified on June 17, 1959. At the time of incorporation, the population of Des Moines was 1,987. There was a land area of 711.0 acres within the incorporation boundaries. By early 1989, the City had grown to a population of 14,364 and had annexed an additional 1,257.6 acres of land.

As of 1990, the City of Des Moines had a population of 17,283. The 2015 population figures provided by King County Office of Financial Management estimated the population at 30,100. The City is six square miles in size.

This Master Plan uses 37,600 as the estimate for future population at full build out as the population base for planning purposes based on the upper end of our growth target of 3,000 households at 2.47 persons/household year 2031. It is apparent that the City is near build-out or full development, where the number of dwelling units has reached capacity in accordance with the land use and zoning structure of the Comprehensive Plan.

The following table indicates population and housing projections provided by the King County Assessor and City of Des Moines Community Development Department. The Des Moines planning area in 2014 has 12,665 housing units. The majority, 57%, are single-family units. Multi-family units make up 25%, mobile homes and other types of housing make-up the remaining 3%. Due to population density, multi-family housing units have a higher impact on recreation resources, programs and services than single- family housing units.

Another characteristic of population is the age profile of the community. The following table provides the latest census age profile using population figures as the basis of calculating age groups:

Table 1-8
City of Des Moines Age Group Profile 2010

CENSUS CLASSIFICATION

Age Group	No. of Persons	% of Total
< 5 Years	1,931	6.5
5 – 9	1,666	5.6
10 – 14	1,809	6.1
15 – 24	3,739	12.6
25 – 34	4,013	13.5
35 – 44	3,988	13.4
45 – 54	4,501	15.1
55 – 64	3,638	12.4
65+	4,388	14.8
Total	29,673	100.0

SOURCE: King County Assessor and City of Des Moines Community Development Dept.

The population data shown in Table 1- 8 indicates that approximately 18.2% of the population is youth. Young-middle adults, 15 to 54, make up 54.6%of the total population, and older adults, 55+ make up 27.2% of the population.

Table 1-9
City of Des Moines Schools Enrollment 2008/2009 and 2014/12015

School Enrollment	**2008/2009**	**2014/2015**	**Free Lunch**	**Reduced Lunch**	**%**
Kindergarten	221	326			
Elementary school (grades 1-8)	3,666	4,500			
High School (grades 9-12)	1,495	1,489			
Highline College	10,308	10,648			
Total	**15,690**	**16,484**			
Highline School District					
Mount Rainier High School	1,544	1,489	**724**	**147**	**53%**
Pacific Middle School	718	656	**317**	**50**	**56%**
North Hill Primary School	512	584	**237**	**60**	**50%**
Parkside Primary School	452	568	**340**	**65**	**67%**
Olympic Intermediate School	369	0			
Midway Intermediate School	506	638	**483**	**65**	**87%**
Des Moines Elementary	408	417	**138**	**35**	**42%**
Marvista Elementary		596	**219**	**34**	**39%**
Total	**4,509**	**4,948**			**56%**
Federal Way Public Schools					
Woodmont Elementary (K-8)	402	479	**254**	**33**	**60%**
Private Schools					
Evergreen Lutheran-Holy Trinity Lutheran (K-8)	136	134			
St. Philomena (K-8)	240	275			
Total	**376**	**409**			
Highline College					
Credit Students	10,308	10,648			
Non-Credit Students	6,618	5,845			
International Students	536	717			
Running Start Students	1,097	1,779			
Puget Sound Early College Students	78				
Total	**18,637**	**18,989**			

Source: Des Moines schools

Table 1-10
City of Des Moines Households

Household By Type		
Total households	*11,664*	*100%*
Family households (families)	7,249	62.1%
Households with individuals under 18 years	3,558	30.5%
Households with individuals 65 years and older	3,008	25.8%
Average household size	2.49	
Average family size	3.1	

SOURCE: City of Des Moines Community Development Department

The cultural and ethnic diversity of the City of Des Moines is identified in the following table. The data used reflects a 2010 Census population of 29,266.

Table 1-11
City of Des Moines Race & Ethnic Origin Profile

City of Des Moines Race and Ethnic Categories	***Number***	***% of Total***
Non-Hispanic White	17,212	58.0%
Black or African American	2,605	8.8%
Asian and Pacific Islander	3,805	12.9%
Native American and other	257	.9%
Hispanic or Latino	4,500	15.2%
Two or more race	1,294	4.2%
	29,673	100%

Source: 2010 U.S. Census of Population and Housing

1.5 Current Planning Activity

The Parks, Recreation & Senior Services Department is engaged in administering the 2015-2020 Capital Improvement Program (CIP). The objectives of the CIP include land acquisition and capital improvements for parks, recreation facilities, trails and open space/habitat preservation (see Illustration 1.2). The following table identifies current new park development plans which are in various stages of progression.

Table 1-12
City of Des Moines Parks, Recreation & Senior Services
Adopted CIP Expenditures
2016 - 2020

	2016	2017	2018	2019	2020	2021	Funding Sources
Activity Center Floor	20,000						GF
Barnes Creek Trail Design & Construction	284,000		243,000	162,000	135,000	81,000	REET
Beach Park Picnic Shelter/Restrooms	586,000						Grants/REET
Beach Park Sun Home Lodge							Grants
Field House Tennis court	25,000						REET
Parkside Park	395,000						CDBG
Beach Park & Marina Bulkhead		2,200,000					TBD
Electronic Readerboards		50,000		50,000			TBD
Field House Roof			120,000				GF
Founders Lodge Exterior Paint				90,000			GF
Activity Center Exterior Paint						30,000	GF
Field House Interior Paint						60,000	GF
Activity Center Exterior Landscape/Irrigation						65,000	GF
Cecil Powell Park Play Equipment						198,000	REET
Westwood Park Play Equipment						68,000	REET
Field House Skate Park						155,000	REET
Wooton Park Play Equipment & Gazebo						240,000	REET
Kiddie Park Play Equipment						210,000	REET
Steven J Underwood Park Play Equipment, Irrigation & Landscape						405,000	REET
	1,310,000	**2,250,000**	**363,000**	**302,000**	**135,000**	**1,431,000**	

Notes: Real Estate Excise Tax (REET), General Fund Facility Repair and Replacement Fund (GF), King County Parks Levy and Washington Heritage Capital Grants (Grants)
SOURCE: City of Des Moines Parks, Recreation & Senior Services Department, and Finance Department

City of Des Moines Parks & Recreation

Facilities Map

1. Barnes Creek Trail
2. Big Catch Plaza
3. Cecil Powell Park
4. Des Moines Activity Center
5. Des Moines Beach Park-Historic District
6. Des Moines City Hall
7. Des Moines Creek Trail
8. Des Moines Marina
9. Des Moines Memorial Park
10. Dr. Shirley B Gordon Park
11. Field House Park/Community Center
12. Kiddie / City Park
13. Midway Park
14. Mt. Rainier Pool
15. Overlook I Park
16. Overlook II Park
17. Parkside Park
18. Parkside Wetlands
19. Redondo Pier, Boat Launch & Boardwalk
20. S 251st Park
21. Sonju Park
22. South Marina Park
23. Steven J. Underwood Memorial Park
24. Water Tower Park
25. Westwood Park
26. Woodmont Park
27. Wooton Park
28. Zenith Overlook/Beach Access
29. Zenith Park

1000 S 220th St
Des Moines, WA 98198
Phone: 206.870.6527
Fax 206.870.6587
www.desmoineswa.gov

Parks_2014.ai

City of

Des Moines

2015 Parks, Recreation & Senior Services Master Plan

Pedestrian and Bicycle Facilities Map

Existing Pedestrian and Bike Trails

- Cement Concrete Sidewalk
- Widened Shoulder
- On Street Bike Lane
- Marked Asphalt Path
- On Street Bicycle Lane
- Multi Purpose Trail
- Other Agency Trail
- Boardwalk - Promenade

Des Moines City Limits

- Des Moines City Limits

Des Moines Parks By Class

Park Type

- Mini-Park
- Neighborhood Park
- Community Park
- Conservancy
- Right of Way
- Pool
- School
- Trails
- Waterfront
- Historic Landmark

N W E S

1,000 500 0 1,000 2,000 3,000 4,000

Scale in Feet

Map Generated: Sep 1, 2015

File: MP_BikePed_Existing.mxd

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Section 2

Needs Assessment

Illustrations:

2.1 Park & Recreation Facilities/Planning Areas

2.2 Age Groups by Neighborhood

Section 2

Needs Assessment

The Demand for Parks, Recreation and Senior Services

Parks, Recreation and Senior Services contribute to the physical, mental, social and environmental health and well being of the Des Moines Community. The formation of plans and policies for parks and recreation development respond to a wide range of community interests and issues such as population growth, quality of life, social behavior and the integrity of the natural and residential environment.

Decisions responding to parks, recreation and senior services demand involve a determination of what resources, facilities and programs or services are to be provided, service delivery responsibilities, level of maintenance to be provided and the geographic distribution of recreation assets within the community.

Factors relating to recreation demand, which may be applied to recreation planning areas and the entire community are:

- Demographic characteristics of population
- Leisure interests or habits of population
- Recreation facility amenities and attractiveness of recreation facility
- Facility capacity
- Climate and seasonal influences
- Physical features and availability of facility
- Travel time, distance, convenience and transportation needs
- Recreation use fees or charges
- Public information regarding recreation services and parks
- Age or cultural appropriateness of activity
- Use regulations, control of behavior and safety

In order to facilitate information leading to an understanding of recreation demand, surveys of citizen and recreation user groups were administered. The information and data gathered from the research has been used to identify recreation activity interests and park facilities needed by Des Moines citizens.

2.1 Surveys

Recreation Interests and Citizen Surveys

Recreation interests have been identified as the result of a public participation process involving a 21 member Ad Hoc Parks, Recreation and Senior Services Master Plan Advisory Committee and a 15 member Technical Committee and community surveys.

A survey document was prepared and administered to citizens of the City of Des Moines via the quarterly publication City Currents mailed to each resident and business. . Surveys were also available at Cities of Des Moines, and Normandy Park City Halls, Mt. Rainier Pool and Des Moines and Woodmont Libraries as well as on-line at the City's

website. The organization and tabulation of the surveys were conducted by the Parks, Recreation and Senior Services Department.

. The survey was designed to generate information important to understanding recreation needs and level of demand for various program categories.
The complete survey outcome is in Appendix A.

The **Citizens Survey** conducted in March – July of 2015 contained questions designed to generate information regarding user interests, parks and program satisfaction, participation rates for various indoor and outdoor recreation activities, and citizen knowledge of facility and program availability.

The following are the questions contained in the Citizens Survey document:
1. In which neighborhood do you live? (11 options to choose)
2. How many persons within each of the age categories are living in your household? (11 options to choose)
3. Which of the following best describes the race of the members of your household? (7 options to choose)
4. A. Rank the importance of each of the parks and facilities with one (1) being the least important and five (5) being the most important. (21 options to choose)
4. B. Have any members of your household visited any of the City of Des Moines' parks or recreation facilities listed above during the last year?
4. C. Rate your satisfaction with the above parks and facilities (5 options to choose)
5. Rank the importance of the following improvement options, with one () being the least important and five (5) being the most important. (11 options to choose and the ability to write in additional options)
6. Many of the City's parks and recreation facilities are aging and will require life and safety and/or public access renovations within the next six to ten years for continued use. Check any of the following funding options that you would support. (9 Bond, Levy or User Fee options presented)
7. A. Rank the importance of recreation activities to the community with one (1) being the least important and five (5) being the most important. (23 options to choose)
7. B. Does any member of your household participate in the recreation activities offered by the City?
7. C. If yes, rate the overall quality of your experience with the above list of recreation programs (5 options to choose)
7. D. If no, what are the reasons?
8. A. Rank the importance of each of the listed human services to the community with one being the least important and five (5) being the most important. (14 options to choose)
8. B. Does anyone in your household benefit from local human services programs?
9. Rank the importance of aquatic programs to the community, with one being the least important and five (5) being the most important. (9 options to choose)
10. A. Does any member of your household use the Mt. Rainier Pool in Des Moines?
10. B. If no, what are the reasons (9 options to choose)

11. A. What would you like to see changed about the Mount Rainier Pool? Rank your responses to the question in order of importance to you, with being the least important and five (5) being the most important. (7 options to choose)
11. B. What other aquatic facilities should Des Moines have? (8 options to choose)

2.2 Demand Analysis

Information generated through the master planning meetings and surveys has provided a fundamental understanding of the view of user-groups, individuals, the general public, business owners and their employees regarding parks, facilities and recreation program needs. Such information has a bearing on the potential demand for recreation facilities and the level of service that the City may wish to achieve.

Population data is distinguished by work day and overnight resident populations within the city limits, populations that live adjacent to the city but are in the general recreation sphere or planning area. Based on 2014 King County data, the current household resident population of the City of Des Moines is approximately 30,100. Visitor populations who come to the city from other communities for employment, as tourists, or travelers on business or visiting families or those who came for specific recreational purposes such as sports tournaments or access to Puget Sound and boating activities must also be recognized as contributing to Des Moines recreational population.

2.3 Assessment of Needs

Recreation needs within the City of Des Moines are considered primarily on the basis of the ratio of park land in terms of acres per 1,000 population. The City of Des Moines Comprehensive Plan Chapter 6: Parks, Recreation and Open Space Element establishes as the level of service standard 6.5 acres per 1,000 for the ratio park land to population. An additional consideration is recreation demand compared to recreation categories and age groups, as described through public input and participation rates. These factors significantly influence a determination of needs and the allocation of recreation resources. The third consideration is the classification of parks and their related facility development standards, and allocation or distribution of sites throughout the City.

Since needs are a function of land in relation to population, it is appropriate to first identify the existing park resources in comparison to population within recreation planning areas of the City. The following table summarizes developed city park acres, conservancy acres with recreational features and undeveloped conservancy and ROW acres in relation to the populations assigned to neighborhood planning areas as defined by 2010 census data.

Table 2-1
City of Des Moines
6.5 Acres per 1,000 Population Ratio

Planning Area	2010 Census Population by Area	Developed City Park Acres	Conservancy & ROW Acres w/ Recreational Features	Undeveloped Conservancy & ROW Acres	6.5 Ac./ 1,000 Pop.	-Below or +Above 6.5 Acres Standard	Priority 1 Master Plan Proposed Acres
North Hill	4,907	1.4	.14	0	31.9 Acres	(30.36)	0
North Central	439	21.6	11	0	2.9 Acres	+29.7	0
Marina District	758	39.13	11	.81	5 Acres	+45.93	0
Central Des Moines	4,708	9.14	23.05	4.7	30.6 Acres	+6.3	0
Pacific Ridge	4,955	1.58	0	0	32.2 Acres	(30.62)	.8
Zenith	4,212	5.75	.17	0	27.4 Acres	(21.48)	5.5
South Des Moines	4,186	4.04	9.54	20.32	27.2 Acres	+6.7	0
Woodmont	4,288	.88	0	19.29	27.9 Acres	(7.73)	20
Redondo	1,220	6.18	0	4.38	7.9 Acres	+2.66	4.33
Totals	29,673 Census Population	89.70 City Dev. Acres	54.9 Dev. Cons. Acres	49.5 Undev. Cons. Acres		1.82	

The actual 2015 City of Des Moines population is 30,100. Des Moines needs to plan for 3,480-new housing units and 5,800 new jobs by 2035. Based on the current City household size of 2.5 people per unit, in 2035 the City will have a population of 38,800. Of the total 194.1 existing acres of park land previously noted in Section 1, it is estimated that 144.46 acres are accessible for recreation purposes, 6.5 or those acres are leased through Interlocal Agreements and 49.5 is undeveloped conservancy or ROW land resulting in an acres-per-1,000 population ratio of 6.5. Based on projected 2035 population figures, the City would need 252.2 acres of land (or approximately 58 acres) to meet the 6.5 acres-per-1,000 population ratio.

Many of the Priority One acquisition and development projects proposed in the 2016 Master Plan are dependent on population and/or business growth over the next 10 to 20 year period.

- ***Allocation of Recreation Assets***

The fundamental need of the City is to acquire suitable land for the development of recreation assets which includes facilities and site amenities that serve the following recreation categories:

- League Sports
- Individual Sports & Fitness

- General Recreation Activities
- Trails & Pathways
- Historical & Cultural Activities
- Special Events, Festivals & Concerts
- Senior Citizen Activities
- Youth and Family Activities
- Waterfront Access & Activities
- Aquatics
- Special Populations Activities
- Tourism & Enterprise Activities
- Private Facility Rentals
- Human Services

- ***Allocation of Land by Planning Area***

The City is organized into 9 recreation planning areas (see Table 2.1). Each area has a population that is fully established or growing at different rates (see Table 2.2). This factor must be monitored carefully in order to track the needs as development or redevelopment occurs and new resident populations are realized.

The allocation of recreation land by planning area is a valid element in determining recreation needs. There are severe limitations as to available land in all but four of the city's planning areas. The allocation of park lands, as a measure for distribution of recreation assets throughout the City, should be considered as a guideline only. Land use characteristics, including housing, commercial and institutional forms of development differ area by area. Also there are established natural and man-made features which create a pattern of development that reinforces the existing character of neighborhoods and future growth patterns. The actual allocation of park lands will depend upon the availability of land and opportunities for acquisition, dedication, joint-use agreements, easements and interlocal agreements.

2.4 Levels of Service

The City of Des Moines will continue to depend heavily upon existing park and facility sites and schools for land and facility resources to provide recreational opportunities for its populations. Because of the environmental factors and limited south King County facilities, Des Moines waterfront and active parks serve populations of a relatively broad geographical area, including populations that reside in neighboring jurisdictions.

For this reason, Des Moines City park classifications should be structured in size to serve more complex population demands. They may be in areas of dense residential or commercial development. City parks typically offer activities that meet a wide range of interests as described in recreation categories previously identified.

- ***Role of City Parks***

City parks and recreation services are the most flexible of the public recreation service providers. The Department may modify its role to fit a particular situation, fill the needs of resident and visitor populations and adapt to unique recreation opportunities or demands within its boundaries based on resource availability, interlocal opportunity, public demand and overall needs.

The City of Des Moines Parks, Recreation and Senior Services Department has advanced its services program to a point of addressing a number of recreational needs of the community. However, its physical resource capacity to serve local populations is deficient and should be strengthened. Thus it is useful to develop administrative tools for planning or development activities. There are seven different roles that Des Moines plays in the spectrum of public recreation facilities:

1. *Mini Parks*
2. *Neighborhood Parks*
3. *Community Parks/Sports Complexes*
4. *Regional Parks*
5. *Special Use Parks/Waterfront Parks*
6. *Conservancy Parks*
7. *Trails & Pathways, ROW Streetscapes and Entryways*

2.5 Park Classification Standards

Classification of parks establishes several essential elements for park land requirements based on population ratios and the types of recreational uses and services to be provided. These elements include a) orientation, b) function and c) space, design and planning areas.

A particular park may be oriented to the needs of a single local neighborhood or combined larger neighborhoods, or city-wide uses. The physical improvements of a park should respond to the preferences or needs of citizens. Space, design and planning areas establish early definition of the location of parks, accessibility, service distances to populations and the amenities to be provided. The following describes the park classifications for the City of Des Moines which is modified from the NRPA standards to fit the needs of the City.

Overlook II and City Park

Mini Park

1. Definition Summary: A play lot, playground, or plaza provides space for parental supervised recreation of toddlers and young children within a neighborhood or as part of larger neighborhood or community parks and urban centers including retail shopping areas.
2. Size Objectives: 1 acre.
3. Planning Area Objectives: Generally within a neighborhood of a 1/4 mile radius or population of 1,000 – 3,000. However playgrounds may be included in parks that serve a larger population or service area.
4. Location Objectives: Located in protected areas with separation from street traffic yet in areas with high visibility; serving local neighborhoods and adjoining schools, libraries or police and fire facilities.

- Population ratio to acreage: 1.0 to 3.0 ac/1,000

- Orientation: Small geographic areas, sub-neighborhood or neighborhoods, when combined with larger park unit. Serves youth in ages ranging from toddlers to 12 years with adult supervision. Mini Parks also serve important needs in City business districts and inner City areas where a mix of commercial and recreation activity is desired.
- Function: Provides outdoor play experiences for the young under parental supervision. Generates neighborhood communication and provides opportunity for diversion from work and domestic chores. Promotes neighborhood solidarity.
- Space, Design & Planning Area: The size of a Mini Park may range from as small as 0.5 to 1.5 acres. *The amenities are generally sand play areas, play apparatus, play equipment and other special child-oriented features with sanitation accommodations. The service radius in terms of distance from population served is limited to less than 1/4 mile or within a super block space unless the playground is incorporated into a larger park.

  **(Note: Stand alone play lots require more land area than play lots incorporated in larger parks.)*

Wooton Park

Neighborhood Recreation Parks

1. Definition Summary: A neighborhood park by size, program and location provides space and recreation activities for the immediate neighborhood in which it is located. It is considered an extension of a neighborhood resident's "out-of-yard" and outdoor use area.
2. Size Objectives: Up to 10 acres.

3. Planning Area Objectives: Generally up to a ½ mile radius, but actually defined by collector street patterns which form the limits of neighborhood planning area. Population served may range up to 5,000.
4. Location Objectives: Centrally located for equitable pedestrian access within a definable neighborhood planning area. Adjoining or adjacent to an elementary, middle school or high school, if possible.
5. Program Objectives: Element compatible with the neighborhood setting and park site constraints. Generally including the following, which are determined with public input as to use and activities:
   a. Parking for ten 10 to 20 spaces.
      1) On street is acceptable if negative impact to residential units can be mitigated. On-site parking is preferable as a planning objective.
      2) Bike racks with Class II trail connections where possible.
   b. Restrooms
      1) Men's restroom with one (1) water closet, one (1) urinal and one (1) lavatory.
      2) Women's restroom with two (2) water closets and one (1) lavatory.
      3) Utility and minimum park janitorial storage space.
   c. Play Lot/Children's Play Area
   d. Family Event Group Picnic Facility
   e. Informal Family Picnic Area with Benches and Tables
   f. Unstructured Turf Grass Play Area/Play or Practice Field for Children, Young Adults and Families.
   g. Sport Facilities - Compatible with Neighborhood Setting and Park Site Constraints.
      1) Basketball: half court, full court or tri-court configuration
      2) Volleyball area
      3) Softball field/soccer practice or game overlay
      4) Other features as desirable site conditions allow

- Population ratio to acreage: 2.5ac./1,000

- Orientation: Serves all age groups with an emphasis on youth and families in neighborhood settings.

- Function: To provide a combination of active recreation and passive activities, both outdoor and indoor facilities, and special features as required or needed.

- Space, Design & Planning Area: A minimum size of 2.0 to 5.0 acres with amenities which include sports facilities, picnic, swim, cultural activities, arts, crafts and individual passive activities.

  The park should primarily serve a defined neighborhood area population of 2,000 up to 10,000. Distance will vary depending on urban development pattern, zoning and densities in the respective neighborhoods being served.

Beach Park Trail and Beach Park Summer Concert

Community Parks

1. Definition Summary: A Community Park by size, program and location provides space and recreation activities for the entire City or significant geographic segment of the City's population.
2. Size Objectives: Usually more than 15 acres, desirable size 25 + acres.
3. Planning Area Objectives: Generally a 3 mile radius within the City and adjacent neighborhoods outside of City limits.
4. Location Objectives: Centrally located if planned to serve a particular geographic segment of the City. Located adjoining or immediately adjacent to a collector street providing community wide vehicular access reducing neighborhood traffic impacts. Connected with Class II on-street and/or off-street community trail and bike lane system. Adjoining or adjacent to an elementary, middle or high school if possible.
5. Program Objectives: Elements which fulfill the overall community park space and recreation program demands. Compatible with the community setting and park site constraints. Generally may include the following facilities:
   a. Off-street parking calculated to satisfy demand of park and recreation activities provided. Includes bike racks and public transit station at the site and both on-site and street parking.
   b. Restrooms
      1) Accommodating level of park and recreation activities provided and number of people served. Restrooms should be located within 500 L.F. of each other.
   c. Community/Senior Recreation Building.
   d. Park Maintenance & Equipment Storage Building.
   e. Play Lot/Children's Play Area
   f. Group Picnic Shelters
   g. Family Picnic Facilities
   h. Sport/recreation facility fulfilling the overall City demand. Appropriate program elements include:
      1) Community Pool/Water Feature
      2) Soccer Fields
      3) Softball, Little League Baseball, Junior Pony League Baseball
      4) Football
      5) Roller Hockey/Skate Board Area
      6) Tennis courts
      7) Basketball courts
      8) Amphitheater/Performing Arts
      9) Volleyball (indoor and outdoor)
      10) Jogging/Walking Trails
      11) Other facilities as desirable and park site plan permissible
      12) Concessions (Food and Beverage)

- Population Ratio to acreage: (varies) 3.5 ac/1,000

- Orientation: Multi-purpose community-wide recreation resource serving the needs of most or all of the population.

- Function: Provides opportunities for indoor and outdoor recreation of a diverse mix of uses and experiences including walking and bicycling trails, amphitheaters, sports, swimming, passive areas and special use areas.

- Space, Design & Planning Area: The minimum space for a community park is more than 15 acres in size. The facilities may provide for some sports activities, however, an emphasis is on passive cultural and community centers with recreational programming and organized activities. The community park may serve populations within a 3-5 mile radius.

Field House Park and Steven J Underwood Memorial Park

Sports Fields/Complexes

- Population ratio to acreage: 4.0 to 6.0 ac/1,000

- Orientation: Serves needs of multi-neighborhood and/or area and community wide populations. Supplies structured or organized sports activities including youth and adult leagues, individual sports, competitive events and special events. May be included in a larger Metro/Community Park.

- Function: To accommodate youth and adult requirements for sports participation at the training and competition and in some cases Olympic levels of amateur sports activities.

- Space, Design & Planning Area: Space requirements will vary depending on level of sports interests and population demand. Size of sports field is 15 acres minimum and generally serves populations within a 3-5 mile radius. Other amenities may be included which will expand the 15 acres to a larger land area.

Regional Parks

Definition Summary: Area of natural or ornamental quality for outdoor recreation, such as picnicking, boating, fishing, swimming, camping, and trail uses, may include play areas.

2. Size Objectives: 90 + acres.

3. Planning Area Objectives: 5.0 to 10.0 ac./1,000

4. Location Objectives: within one-hour driving time.

5. Program Objectives: Generally 80 % of land is reserved for conservation and natural resource and 20% is used for recreation development.

Special Use/Waterfront Parks

Definition Summary: A Special Use Park or facility is considered a revenue-generating enterprise created to satisfy the demand for a particular sport, recreational or event activity. The Special Use Park may be a public developed and administrated facility but is most likely a private sector joint enterprise with a local agency.

2. Size Objective: Actual size is determined by market demand and special uses or recreation programs being facilitated to serve market needs.
3. Planning Area Objectives: Community or area-wide and determined by the marketability of special events or use activity being facilitated.
4. Location Objectives: Determined by the property opportunity, planning area and size objectives.
5. Program Objectives: Special Use Parks require facility programming that is market driven and based on community planning objectives for the privatization of recreation services. The magnitude and type of special use facilities may include:
   a. Water Play Park/Swimming Pool
   b. Amphitheater
   c. Festival/ Swap Meet/Farmers Market
   d. Sports Complex
   e. Family Fitness/Entertainment Center
   f. Skate Board/In-line Hockey Park
   g. Golf Course/ Driving Range
   h. Marina/ Boat Launch
   i. Event/Conference Center
   j. Historic District

- Population ratio to size: varies

- Orientation: Provides special event activities to all age groups within a given market/user range for which the special use park is focused.
- Function: Special events, fairs, festivals, expositions, symposiums, community gatherings, ethnic/cultural celebrations, plays and numerous other activities which draw spectator and participants to a specific location.

- Space, Design & Planning Area: The minimum size for special parks varies depending on intent of use and programming. Accommodates major parking space, audiences, performance areas and multi-use areas. Serves a population 10 to 50 miles or greater drive distance.

Trails & Pathways

1. Definition Summary: Trails and pathways vary in purpose, design and use depending on the location of the trail and its linkage to other use areas or destinations. The typical users are pedestrians and bicyclists. Other users of trails or bike lanes and walkways, especially in urban areas, are in-line skaters, skate boarders, people in wheelchairs and others who may have specialized trail or pathway needs. The major distinction of users are commuters as compared to recreational.

2. Size Objectives: 4ft. - 12 ft. width sufficient to provide safe conditions for user applications (on road off-road, bike lane, sidewalk, asphalt, gravel or natural pathway.

3. Planning Area Objectives: .6 mile/1,000 population for local trails.

4. Location Objectives: serving local neighborhoods and adjoining recreation and civic facilities such as schools, libraries or police and fire facilities.

5. Program Objectives: Variable, bicycle trails have a set of classifications (Class I, II, III and IV) which determines use and design considerations such as hard surfaces, widths, signage and lane configuration. Multi-use trail systems are designed to be accessible to a predetermined class of users. Access points to and from neighborhoods, to parks, civic centers and roadways are important elements in trail access and design.

    - ***Class I Trail:*** Class I Trails are Regional Trail facilities with exclusive rights of ways for the principal use of pedestrians and human-powered wheeled vehicles. Class I Trails are typically physically separated from roads and streets and have their own physical corridor of use. Class I Trail bike lane width standard is 12' wide.
    - ***Class II Trail:*** A Class II Trail is a two-way striped bike lane on one side of the road within the paved area of the road for the preferential use of bicyclists. Class II Trail bike lane widths vary from 5'-8' wide.
    - ***Class IIA Trail:*** A Class IIA Trail is a one-way striped bike lane on both sides of the road with the direction of travel being the same as the motorist. Bike lane width should be 5' minimum.
    - ***Class III Trail:*** Class III Bikeways or bike routes occur on public Right-of-Ways and share the roadway with motorized vehicles. Bike routes are established along routes not served by bike paths or bike lanes. Bike routes are established by placing Bike Route Signing along the public street/highway.
    - ***Class IV Trail:*** Natural Pedestrian Trail is a 4'-6' foot wide unpaved trail (boardwalk, crushed rock, wood chips, bark mulch, etc.) designed for low use/impact in natural areas.

Des Moines Creek Trail and Barnes Creek Trail

Conservancy Parks

1. Definition Summary: Open space and conservation lands are typically a mandated element of the City's Comprehensive Plan which includes parks, recreation and open space. However, the

orientation of open space and conservation or nature parks is based on principles of resource preservation instead of recreation use activities.

The resource is visual or interpretive, meaning that such lands preserve scenic sites, cultural or historical sites, view corridors and provide visual relief from urban development through natural terrain or vegetation. Such lands, or waterways, are or become fish and wildlife habitat and as such may be used for nature study and the interpretation of eco-systems on the basis of limited human access for observation purposes.

2. Size Objective: Open Space/Conservation or Nature Parks have no definitive size objectives as do parks for recreation activities. Open space lands are typically mandated by zoning ordinance evolved from the Comprehensive Plan wherein a certain percent of the land to be developed is retained in "open space." Other open space lands may occur as a result of utility easements or view easements.

Table 2-2
Park Classification Standards

FACILITY CLASSIFICATION	ACRES/1000 POPULATION	SITE SIZE	SERVICE AREA
Mini Parks	1 - 3	1Ac.	0.25 miles
Neighborhood Parks	2.5	Up to 10 Ac.	0.5 miles
Community Parks	3.5	over 15 Ac.	3-5 miles
Sports Fields/Complexes	4-6	over 15 Ac.	3-5 miles
Regional Parks	varies	varies	Up to 1 hour drive
Conservancy Parks	varies	varies	varies
Special Use/Waterfront Parks	varies	varies	Up to 1½ hour drive
Trails & Pathways	0.6 Mi.	varies	varies
Streetscapes/Entryways	varies	varies	N/A

SOURCE: Adapted from NRPA Standards (1995 Park, Recreation, Open Space and Greenway guidelines)

Table 2-3
NRPA Recreation Facilities Standards

RECREATIONAL FACILITY TYPE	STANDARD/ 1000 POPULATION	EXISTING CITY FACILITIES	EXISTING OTHER FACILITIES	TOTAL
Community Center	1/15,000	2	0	2
Swimming Pool	1/20,000	0	1	1
Soccer Field w/o Lights	1/10,000	1	7*	8
Soccer Fields w/ Lights	1/20,000	0	1	1
Adult Softball Fields w/o Lights	1/3,000	0*	2*	2
Adult Softball Fields w/Lights	1/6,000	3	0	0
Adult Baseball Fields w/o Lights	1/5,000	0	1*	1
Adult Baseball Fields w/ Lights	1/30,000	1*	0	1
Youth Softball Fields w/o Lights	1/5,000	1*	8	9
Youth Softball Fields w/Lights	1/6,000	4*	0	4
Youth Baseball Fields w/o Lights	1/5,000	1*	2*	3
Youth Baseball Fields w/ Lights	1/30,000	1*	0	1
Play Equipment	1/2,000	6*	7	13
Play Fields	1.5 Ac./1,000	5*	7	12
Amphitheater	1 Ac./25,000	0	0	0
Track	1/20,000	0	4	4
Archery/Shooting Range	1/50,000	0	0	0
Shuffleboard	1/10,000	0	0	0
Badminton	1/5,000	1*	0	1
Handball/Racquetball Court	1/20,000	0	0	0
Field Hockey	1/10,000	0	0	0
Football Field	1/20,000	1*	1*	2
Basketball/Sport Court (outdoor)	1/5,000	4	8	12
Basketball Court (indoor)	1/5,000	1	11*	12
Swimming Pool	1/20,000	0	1	1
Gymnasium (public)	1/50,000	1	0	1
Gymnasium (school)	1/5,000	0	11*	11
Picnic Facilities	1/5,000	4	0	4
9-Hole Golf Course	9-hole/25,000	0	0	0
18-Hole Golf Course	18-hole/50,000	0	0	0
Driving Range	1/50,000	0	0	0
Tennis Courts	1/2,000	2	8	10
Trails	.5 Mi./1,000	3.85 Mi.	NA	3.85 Mi.
Volleyball Courts	1/5,000	1*	11*	12*
Roller Hockey/Skateboard	1/20,000	1	0	1

**Duplicate and multi use facilities that meet various user demands or field types*
SOURCE: NRPA Standards, City of Des Moines Park & Recreation Department

The above National Recreation and Park standards may be a factor when considering acquisition of land, planning and design processes for parks development and recreation services.

2.6 Needs Statement

Des Moines along with the rest of the region is expected to grow – in population and in employment. A key step in forecasting the future need for parks and facilities was to forecast households and employment based on the City's planned land use. As identified in the Des Moines Comprehensive Plan by year 2031, employment is expected to increase by 5,000 while households will increase by 2,920. The City's parks and facilities will be impacted by the growth.

Addressing growth impacts and expressed needs will require a coordinated effort for acquisition and development with City departments, Interlocal partners and private developers. New acquisition and development projects proposed in the 2016 Master Plan reflect needs due to population and/or business growth over the next 20 years.

Specific design requirements for each park type will depend on available land and site conditions, public need and design/development standards. For example, play equipment or sports facilities may be included in either Neighborhood Parks or Community Parks.

The 2016 Parks, Recreation and Senior Services Master Plan lists and prioritizes specific acquisition, development and repair and replacement projects identified through this process in the following Section 3, "Parks, Recreation and Senior Services Facilities, Operation and Program Objectives".

Table 2-4
Residential Growth Target for Year 2031

Housing Growth Target 2006-2012	2014 Housing Units	Remaining Target (2012-2031)
3,000	12,600	2,920

Table 2-5
Employment Growth Target for Year 2031

Job Target (2006-2031)	Remaining Job Target (2006-2013)	Employment Capacity (2012)	Surplus or Deficit in Relation to Target
5,000	5,159	15,487	(10,328)

Source: City of Des Moines Buildable Lands Report (2014)

Des Moines Creek Trail

2.7 Des Moines Comprehensive Transportation Plan- 2009 Recommended On-Street Bikeway Network

The bikeway system proposed in the 2009 Des Moines Comprehensive Transportation Plan (CTP), when fully implemented, will provide 23.5 miles of bikeways, a comprehensive system for the City of Des Moines. The City will pursue opportunities to implement projects through routine resurfacing, restriping, or development projects as they arise. The listing of bicycle projects is based on the following four criteria:

- Activity Centers: The project is near existing and planned activity centers such as parks, schools, employment centers, and shopping centers.
- Connectivity: The project provides connections to existing bicycle facilities, activity centers, or closes a gap in the existing bikeway network.
- Regional Access: The project provides access to regional trails, bikeways in adjacent cities, across freeways, or to transit stops.
- Relative Ability to Implement: The project can be implemented based on the amount of roadwork and coordination needed.

The CTP recommended bikeway network should be reevaluated every five years. Table 5- 2 below details the on-street projects by priority. Additional bicycle and pedestrian planning recommendations are in the Des Moines Comprehensive Transportation Plan Chapter 5 - Pedestrians and Bicyclists.

Table 2-6
City of Des Moines
Recommended Bikeway Network Projects

Project Name	From -To	Length
16th Ave South Bike Lanes	South 250th Street- South 260th Street	0.65 Mi.
24th Place South Bike Lanes	South 208th Street -Kent-Des Moines Rd.	1.38 Mi.
South 224th Street Bike Lanes	24th Avenue South -Eastern City Limits	0.44 Mi.
South 240th Street Bike Lanes	Marine View Drive South -Pacific Hwy S.	1.26 Mi.
South 216th Street Bike Lanes	Marine View Drive South -I-5	1.57 Mi.
30th Avenue South Bike Lanes	Kent-Des Moines Road -South 231st St.	1.10 Mi.
Kent-Des Moines Rd. Bike Lanes	Marine View Drive South -Pacific Hwy S.	1.83 Mi.

Dock Street Bike Lanes	South 227th Street -Cliff Avenue South	0.53 Mi.
DM Memorial Drive So. Bike Lanes	South 216th Street-South 200th Street	1.23 Mi.
16th Avenue South	Pacific Hwy S.-South 272nd Street	0.44 Mi.
Bicycle Rt. Network & Wayfinding Signs	Citywide	13.0

City of Des Moines

Parks & Recreation Facilities

Park Type
- Mini-Park
- Neighborhood Park
- Community Park
- Conservancy
- Right of Way
- Pool
- School
- Trails
- Waterfront
- Historic Landmark

Trails
- Barnes Creek
- Des Moines Creek
- Redondo Creek

SR 509 ROW

Planning Areas

N
W E
S

1,000 500 0 1,000 2,000 3,000 4,000
Scale in Feet

Map Generated: 8/28/2015
File: ParkFacilities_PlanningAreas.mxd
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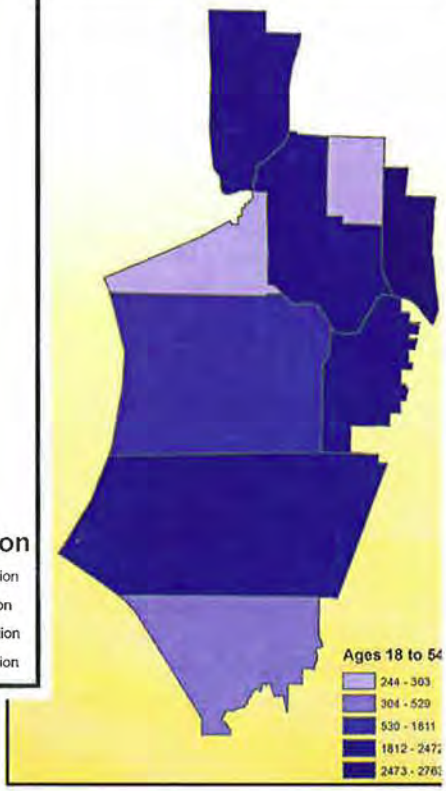
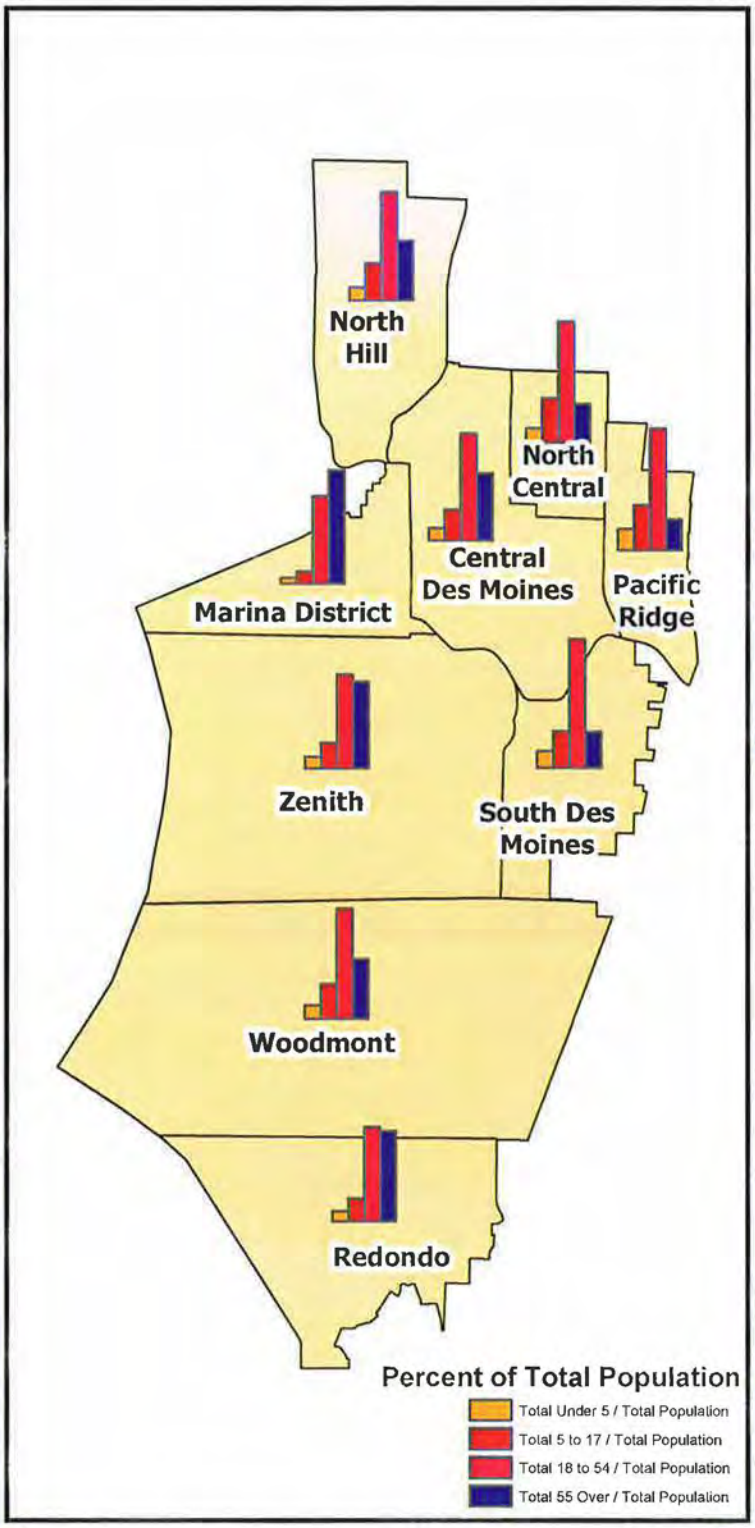




City of Des Moines

Age Group by Neighborhood

Neighborhood	Total Population	Total Male	Total Demale	Total Under 5	Total 5 to 17	Total 18 to 54	Total Over 55
Central Des Moines	4708	2222	2486	272	673	2309	1454
Marina District	758	349	409	19	42	303	394
North Central	439	233	206	28	89	244	78
North Hill	4907	2485	2422	283	839	2442	1343
Pacific Ridge	4955	2455	2500	474	1016	2763	702
Redondo	1220	583	637	57	129	529	505
South Des Moines	4186	2080	2106	315	704	2472	695
Woodmont	4288	2152	2136	262	676	2176	1174
Zenith	4212	1899	2313	221	499	1811	1681

Census 2010 Block Totals by Neighborhood

August, 2015
AgeByBlock.mxd

Section 3

Parks, Recreation & Senior Services Facilities & Operations Objectives

Illustrations:

3.1 Proposed Acquisitions
3.2 Park & Facility Repairs & Renovations
3.3 Facility Development
3.4 Proposed Pedestrian & Bicycle Facility Map

Section 3

Parks, Recreation and Senior Services Facilities, Operations and Program Objectives

This section provides an overview of the City's parks, recreation and senior services facilities development objectives and priorities for land acquisition, enhancement of existing facilities and the development of new park and recreation facilities. It contains the Department's Vision, Mission and Goals for the delivery of high quality programs and services in partnership with the City's Citizen Committees, interlocal agreements, public-public and public private partnerships, non-profit support and robust volunteer engagement.

Des Moines Beach Park Historic District

3.1 Parks, Recreation & Senior Services Acquisition & Development Priorities

Recommendations have been prioritized and are generally listed in three categories: Priority One, Priority Two, and Priority Three. Priorities are a result of public input provided by the Ad Hoc Parks, Recreation and Senior Services Master Plan Citizens Committee with City Council approval. Priority categories provide a general guideline only. Unforeseen influences such as funding availability, pace of development, and new community input may alter the order in which recommendations are implemented.

Criteria for each are as follows:

Priority One projects correspond to the 2016-2021 Capital Improvement Program projects to be completed within the next 6 years. These projects are currently under way through previous planning processes, are of pressing importance, are one-time opportunities; meet multiple identified needs of the community or Interlocal agreements with other agencies that are under way.

Priority Two projects to be planned and implemented between 2016 -2026 after Priority One project phases or when alternative funding from grants or a citizen-voted initiative is available.

Priority Three projects meet long range needs over the next 20 years and should be planned for implementation as opportunities become available such as: timing fits with other projects to be developed; facility development follows land acquisition; and/or grant funding is available.

Capital Policy Recommendations:

- Dedicate a sustainable portion of Real Estate Excise Tax, implement Park Impact Fees, utilize federal, state and local grants and ask voters to approve increased tax to meet Priority One needs for park acquisition, new development and expansion, renovations and repairs and to establish a fund for ongoing park and recreation facility maintenance.

- Support the completion, renovation and/or replacement of vital heavily used Special Use/Waterfront Parks, Community Parks and Recreation Facilities such as: Steven J. Underwood Memorial Park, Des Moines Activity Center, Des Moines Beach Park, Field House Park; and the replacement of Zenith Park with a Community Park in the south Des Moines area.

- Support trail systems such as the Lake to Sound Trail and the Barnes Creek/SR 509 Trail and other bike and pedestrian linkages identified in the Des Moines Comprehensive Transportation Plan. Complete connections between waterfront parks, city facilities, schools, residential and commercial neighborhoods, adjacent cities and transportation systems (future light rail and waterborne transportation)

- Seek joint-use and shared-cost opportunities through Interlocal agreements with other governmental agencies, collaborative opportunities with interdepartmental projects, public/private partnerships and volunteerism to develop and maintain parks and facilities.

- Implement sustainable park and facility design and construction practices that result in facilities that are high-performing, good for the environment, healthy, accessible, and enriching for our park visitors and building occupants.

- Support a pedestrian-friendly and economically vibrant community experience through the creation use of city gateways and signage, directional road signs to recreational facilities and well-maintained streetscapes with bicycle and pedestrian amenities.

- Support the implementation of Marina, Des Moines Beach Park and Saltwater State Park plans to capitalize on Des Moines' best waterfront recreational features.

- Support current and future initiatives of other agencies that provide recreational opportunities for the people of the Des Moines community and surrounding areas such as: Mt Rainier Pool, school properties, cultural and tourism facilities.

3.2 Park & Facilities Land Acquisition

The park land acquisition objectives shown are based on needs expressed by level of service and by park classification resulting in a determination of potential park sites and the acreage required. The park land acquisition objectives of the Department are described by specific sites and size of property. Where no specific site has been determined, the acquisition area is identified (see Tables 3.1 and 3.2).

Table 3-1
Department of Parks, Recreation & Senior Services
Park Land Acquisition Plan

DESCRIPTION	ACRES	PARK CLASSIFICATION	EST. COST	PRIORITY
Midway Park Expansion*	.8 Acre	Neighborhood	$1,433,000	3
South Des Moines Park*	20 Acres	Community	TBD	3
Wooton Park Expansion*	4.3 Acres	Conservancy	Govt. Transfer	3

** Capacity adding project*
SOURCE: City of Des Moines Parks, Recreation and Senior Services Department, 2015
Please refer to illustrations in Appendix C- 2016 Parks, Recreation and Senior Services Park Review Plan for graphic descriptions of projects listed above.

Redondo Neighborhood- Redondo Beach and Wooton Park

Table 3-2
Department of Parks, Recreation & Senior Services
Interlocal Park Land Acquisition Plan

DESCRIPTION	ACRES	PARK CLASSIFICATION	EST. COST	PRIORITY
Zenith Park	5.5	Community	$3,050,000	1

SOURCE: City of Des Moines Parks, Recreation and Senior Services Department, 2015
Please refer to illustrations in Appendix C- 2016 Parks, Recreation and Senior Services Park Review Plan for graphic descriptions of projects listed above.

3.3 Facilities Renovation/Repair

The Department has established a capital improvements program which identifies renovation projects and parks enhancement programs with repairs of existing facilities. Table 3-3 is a summary of the long-range capital improvement program for renovation and repairs to existing sites and facilities.

Field House Park Skate Park

Table 3-3
Department of Parks, Recreation & Senior Services
Facilities Renovation/Repair Plan

PROJECT	IMPROVEMENTS	EST. COST	PRIORITY
Big Catch Plaza	Landscape, pavement, site furnishings, power	$126,606	1
Cecil Powell Park	Play equipment, ADA improvements, site furnishings and repairs	$199,904	3
City Park	Convert maintenance parking to public parking, signage, restore bridge	$45,856	2
Des Moines Activity Center	Exterior paint, landscaping, irrigation, walkway	$353,378	1
Des Moines Beach Park	1) General Park Improvements	$744,071	1
	2) Dining Hall (Phones and Data)	$107,475	1
	4) Sun Home Lodge Renovation	$1,000,000	1
	5) Founders Lodge Renovation	$297,685	1
	6) Historic cabins	$534,939	1
Des Moines Creek Trail	Access Repairs	$45,856	1
Des Moines Field House Park	Park: Replace skateboard area, tennis court repair ball field #2 fencing improvements	$1,083,170	1
	Field House: Roof replacement, Interior painting, entryway flooring	$219,249	1
Des Moines Memorial	Landscaping, and irrigation repair Lighting upgrade for Flag Pole	$65,202	2
Kiddie Park	Site signage, ADA ramp and pathways	$97,444	3

Parkside Park

PROJECT	IMPROVEMENTS	EST. COST	PRIORITY
Overlook II	Repair pathways, ADA furnishing, Renovate lawn and irrigation	$17,196	1
Parkside Park	ADA to play area, entrances and gateways, benches, upgrade sports court and exercise equipment, remove vegetation, fencing, drainage, tree removal and pruning	$323,587	1
Sonju Park	Building demolition	$64,485	1
South Marina Park	(See Marina Master Plan)	$154,048	3
Steven Underwood Park *	Expand parking, trail, landscaping, cameras, drinking fountain, furnishings,	$1,234,558	1
Westwood Park	Repair play equipment, drinking fountain, new court surface	$53,161	2
Wooton Park	Replace play equipment, Replace gazebo, restore basketball court	$460,322	1
Zenith Beach Access	Repair stairs	$138,714	3

**Capacity adding project*
SOURCE: David A. Clark Architects, PLLC, City of Des Moines, Parks, Recreation & Senior Services Department
Please refer to illustrations in Appendix C- 2016 Parks, Recreation and Senior Services Park Review Plan for graphic descriptions of projects listed above.

Table 3-4
Department of Parks, Recreation & Senior Services
Interlocal Facilities Renovation/Repair Plan

PROJECT	IMPROVEMENTS	EST. COST	PRIORITY
Water Tower Park**	Play equipment repairs, parking, Repair lawns, drainage, edges	$151,755	2
Zenith Park**	Repair parking lot, upgrade sports fields, new backstops and infield, loop trail, equipment storage, landscaping and irrigation repairs, fencing	$249,915	1

*** Project contingent on long term joint use agreement*
SOURCE: David A. Clark Architects, PLLC, City of Des Moines, Parks, Recreation & Senior Services Department
Please refer to illustrations in Appendix C- 2016 Parks, Recreation and Senior Services Park Review Plan for graphic descriptions of projects listed above.

3.4 New Development Objectives

The Plan focuses on a community-wide approach to the provision of community, neighborhood and mini-park or playground facilities. Consolidation of land areas and multi-purpose park development e.g. expansion of Midway Park utilizing Puget Sound Energy property, making improvements on land leased from school districts and utilities and working with governmental agencies and private business for the provision of sub-regional facilities produces economic benefits for Des Moines and reduces ongoing operations and maintenance costs (see Illustration 3.3).

Steven J Underwood Memorial Park

Table 3-5
Department of Parks, Recreation & Senior Services
Facilities Development Plan

PROJECT	DESCRIPTION	EST. COST	PRIORITY
Activity Center Expansion*	Building expansion from 7,000 to 14000 sq. ft.	$9,601,100	3
Barnes Creek Trail*	Build trail system and parking	Undetermined*	1
Des Moines Beach Park*/ Des Moines Marina*	Beach Park: Bulk Head and Promenade Marina: Bulk Head and Promenade	$4,665,848 $4,397,877	1 1
Des Moines Creek Trail*	Make connections to SR 509 ROW and Port Buy-Out area with parking at trailheads Build community linkages via S. 208th to 29th S.	TBD	1
Kiddie Park	Relocate and install play equipment, site furnishings	$214,950	3
Midway Park*	Park expansion: picnic area, loop trail, site furnishings, landscaping, tot lot and parking	$2,149,500	3
Overlook I*	Provide stairs to Marina	$325,000	3
Overlook II*	Terrace hillside	$501,550	1
Parkside Park	Regrade hillside, ADA access through park	$465,725	1
Parkside Wetlands*	Pathway upgrade through area Entrances, gateways and signage S. 24th Ave. picnic/interpretive area, pond, deck, picnic shelter and parking lot	$510,117	3
Sonju Park*	Entries, signage, parking lot, picnic shelter, meadow and boardwalk, redefine creek, trailhead and trail connections	$607,696	1
Steven J. Underwood Memorial Park*	Competition soccer field with lighting Play equipment (exercise equipment installed), picnic shelter, loop trail	$2,234,907	1
Woodmont Park Trail*	Trail to link Marine View Dr. S. to 13th Ave. S., signage	$214,950	3
Wooton Park*	Street front and parking improvements	$882,728	1

**Capacity adding project*
SOURCE: David A. Clark Architects, PLLC, City of Des Moines, Parks, Recreation & Senior Services Department
Please refer to illustrations in Appendix C- 2016 Parks, Recreation and Senior Services Park Review Plan for graphic descriptions of projects listed above.

Table 3-6
Department of Parks, Recreation & Senior Services
Interlocal Facilities Development Plan

PROJECT	DESCRIPTION	EST. COST	PRIORITY
Water Tower Park**	ADA parking and street improvements Lighting and Power	$133,269	2
Zenith Park**	Field lighting, restroom, play equipment	$589,536	1

*** Project contingent on long term joint use agreement*
SOURCE: David A. Clark Architects, PLLC, City of Des Moines, Parks, Recreation & Senior Services Department
Please refer to illustrations in Appendix C- 2016 Parks, Recreation and Senior Services Park Review Plan for graphic descriptions of projects listed above.

Table 3-7
Department of Parks, Recreation & Senior Services
Summary of Maintenance Projects

PROJECT	IMPACT	EST. COST
Big Catch Plaza	Clean pavement	$2,000
Cecil Powell Park	Vegetation control	$4,000
City Park	Restore creek and plant conifers, tree removal and pruning, restore meadow and open play area, replant ravine with natives and riparian vegetation	$69,071
Des Moines Activity Center	Remove Holly Trees	$2,500
Des Moines Beach Park	Repair meadow and irrigation	$71,650
Des Moines Creek Trail	Install signage	$3,500
Midway Park	Repair asphalt trail, maintain shrubs bed	$29,160
Overlook I	Vegetation Mgt	$5,000
Overlook II	control invasives and rodents	$1,000
Parkside Wetlands	Vegetation control	$247,909
Sonju Park	Vegetation control.	$45,000
Steven Underwood Park	Repair plaza bricks, paint restrooms, fortify electrical system, replace dead plants	$50,872
Westwood Park	Vegetation control	$7,500
Woodmont Park	Vegetation control	$62,336

SOURCE: David A. Clark Architects, PLLC, City of Des Moines, Parks, Recreation & Senior Services Department
Please refer to illustrations in the 2016 Parks, Recreation and Senior Services Park Review Plan for graphic descriptions of projects listed above.

3.5 Parks, Recreation & Senior Services Department Vision, Mission and Imperatives

The Department Vision: An active engaged community.

The Department Mission Statement: Provide life enriching programs, services and events at our parks, beaches and community centers.

Goals:

Program and Facility Quality -
Assess and address the community's life enriching needs and expectations.

Partnerships -
Develop, nurture and maintain partnerships that support effective programs, services, events, parks, beaches and community centers.

Community Engagement -
Provide opportunities for community engagement and leadership.

Internal Service Operations -
Develop and implement Parks, Recreation and Senior Service operations that are ethical, efficient, consistent and responsive.

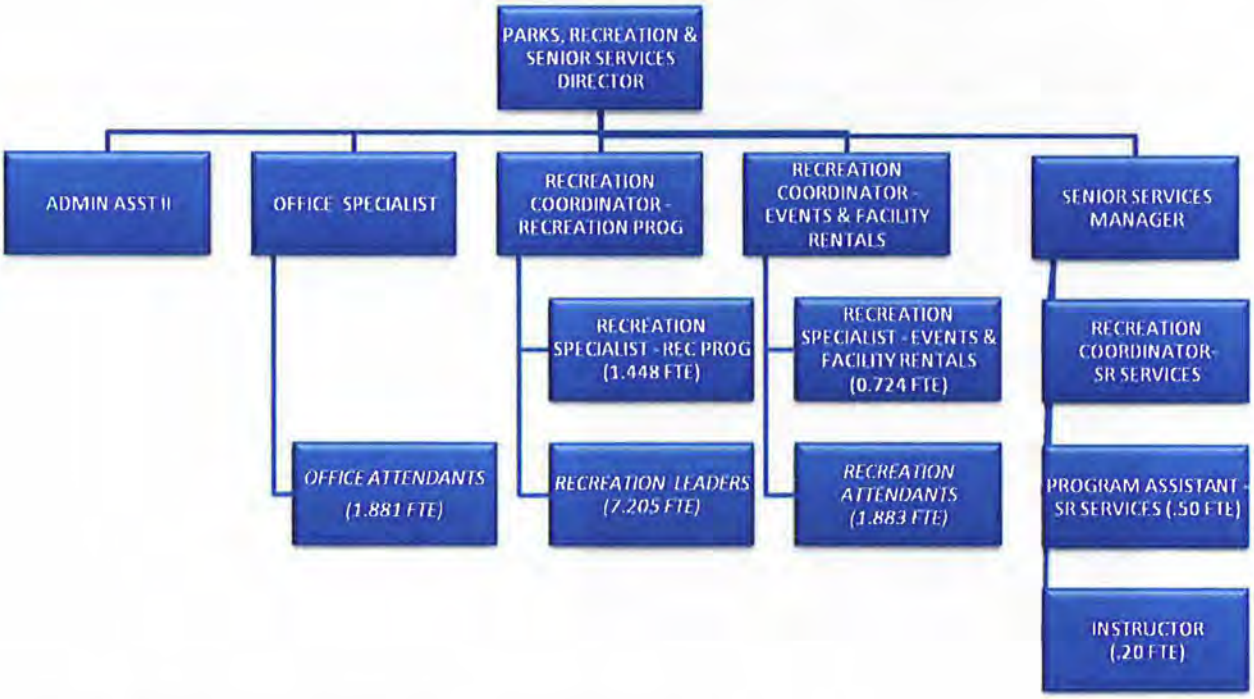
Outreach & Education -
Respond to customer needs for a healthy Des Moines providing:

- Arts and Culture
- Citizen Engagement
- Citizen Safety
- Education
- Fitness
- General Recreation
- Health and Wellness
- Human Services
- Information and Assistance
- Personal Development
- Nutrition
- Scholarships
- Socialization
- Tourism
- Volunteer Opportunities
- Violence Prevention

3.6 Parks, Recreation and Senior Services Administration

Administration provides overall leadership for the department, departmental budgeting and accounting, human resources and payroll, volunteer management, communications, grant and capital project development and administration. Supports five City Council appointed committees: Senior Services, Human Services, Arts Commission, Landmarks Commission and Lodging Tax.

Functional Organization Structure



SOURCE: City of Des Moines Parks, Recreation and Senior Services Department

3.7 Recreation Division

Recreation provides life enriching programs, services and events that address the citizens of Des Moines physical, mental and social wellness. Programs and services for all ages include: youth and teen outreach; lifelong learning classes and programs; cultural arts; community events; league and individual sports; field rentals; fitness and health classes.

Recreation Programs are entirely self-supported through program fees and charges; community sponsorships & partnerships and volunteers that cover direct and indirect expenses.

Functional Organization Structure Recreation Programs

Youth and Teen Outreach Recreation & Continuing Education Athletics

Recreation Programs Enrollment/Attendance			
Year	Participants	Total Participation	Number of Programs
2012	5477	69,016	54
2013	6362	119,746	53
2014	6571	133,593	60

SOURCE: City of Des Moines Parks, Recreation and Senior Services Department

3.8 Recreation Events and Facilities Division

Manages the City's rental facilities:

- Beach Park Event Center- Auditorium, Dining Hall, Founders Lodge, Picnic Shelter and Meadow
- Des Moines Field House and Picnic Shelter
- Des Moines Activity Center
- Wooton Park Picnic Shelter

Collaborates with the Marina for event and facility coordination. Covers the direct and indirect expenses of Event and Rental through user fees.

Des Moines Beach Park Event Center Dining Hall

Functional Organization Structure Events and Facilities

Community Events Arts Commission Rental Programs

Rental Information			
Year	**Rentals**	**Rental Hours**	**Participants**
2012	**177**	**976**	**16,142**
2013	**240**	**1,513**	**22,993**
2014	**400**	**1,957**	**42,752**

SOURCE: City of Des Moines, Parks, Recreation & Senior Services Department

3.9 Senior Programs & Services

Senior Services Division provides a community focal point where older adults come together for services and activities that reflect their experience and skills, respond to their diverse needs and interests, enhance their dignity, support their independence and encourage their involvement in and with the Center and the Des Moines community.

Senior Service programs include day trips; fitness classes; wellness workshops and presentations; life-enriching classes; nutrition opportunities, connections with transportation, information and resources. Programs are offered through self-supported program fees and donations, community sponsorships, partnerships and volunteers to cover direct and indirect expenses.

Senior Services Enhance Fitness

Functional Organization Structure Senior Services

Socialization Health & Wellness Recreation & Education

Senior Participation			
Year	**Nutrition**	**Volunteer Hours**	**Participation**
2012	**9,752**	**8,285**	**25,021**
2013	**10,453**	**8,489**	**20,746**
2014	**10,333**	**10,453**	**20,834**

SOURCE: City of Des Moines Parks, Recreation and Senior Services Department

3.10 Park Operations/Maintenance

Park Operations: Provides safe, aesthetically pleasing and usable parks, trails, conservancy areas and recreation facilities for use by the public.

A maintenance management system is essential to the functional requirements and tasks that protect the quality and value of public parks and recreation assets. There are three basic elements of the maintenance management system. These are: Functions, Organizational Arrangement, and Systems & Procedures.

1. Functions

The Park Operations is organized on the basis of the four key functional categories listed below.

- Developing and maintaining a regular program of routine and preventive maintenance
- Organizing a maintenance services program which is linked to program and use activities support
- Participating in capital budget development and review the impacts upon maintenance demand as a result of capital outlay and facility development activity
- Performing or coordinating special projects new construction, park site or facility modifications, improvements or renovation

2. Organizational Arrangement

The existing Park Operations' organizational approach utilizes "scheduled crews" established by the work activity performed to implement the functional categories listed in the above sub-section. For example, a routine maintenance program "scheduled crew" would be the Mowing

Crew. The Mowing Crew is responsible turf mowing, trimming and edging and the subsequent clean-up activities from those operations.

If any organizational changes are to be considered, they should be examined on the basis of providing a more functional arrangement of "in-house" trade skills with outside or private services support assigned to certain routine maintenance tasks.
The following organizational chart is structured for the basic alignment of the park operations, buildings and grounds services along functional lines.

The six elements of the organization structure described are administered by the Public Works & Parks Superintendent.

These elements are:
- Grounds Maintenance
- Landscape Maintenance
- Facilities Maintenance
- Contracted Maintenance
- Central Tools, Warehousing & Supplies
- Capital Improvements

The Park Maintenance Lead function is positioned to be a direct support staff to the Public Works Superintendent and handles day to day scheduling and coordination with recreation program services staff, record-keeping, purchase/work order requests and general filing.

Functional Organization Structure Parks & Facilities Operations

Equipment Park Maintenance Facilities Maintenance Contract Maintenance

SOURCE: City of Des Moines, Public Works/ParksDivsion

Functional Descriptions:

Public Works/ Parks Superintendent
- Budget Planning & Control
- Job & Workload Scheduling
- Maintenance Performance Reporting
- Records Management
- Capital Planning

Grounds Maintenance
- Rounds - safety inspection and general clean-up.
- Turf - mow, edge, trim, weed control, top dress, overseed.
- Plants - trees, scrubs, groundcover, seasonal planting, train, trim, special watering and weed control.
- Clinical - fertilizer and pesticide application.
- Sports Areas/Fields - special maintenance, game and event preparation, cleaning and refurbishment.
- Play Equipment – inspect structures, clean, rake and groom play surfaces to a constant depth.

Facilities Maintenance

- Custodial - janitorial services, room set-up, general building up-keep.
- Carpentry - wood construction and repairs, cabinetry, sign installation and repair and general repairs.
- Paint & Sign - interior and exterior painting, paint courts and parking lots stripes, signs.
- Plumbing - irrigation systems, sinks, toilets, drinking fountains, faucets, dish washer and drainage systems.
- Concrete/Asphalt - form and pour concrete, lay and seal hot or cold asphalt, overlay, fog seal or slurry coat asphalt.

Equipment & Supplies

- Equipment Replacement - automotive and turf equipment acquisition and replacement; trucks, tractors, mowers, specialty equipment.
- Equipment Maintenance - scheduled maintenance and repairs needed to keep equipment in a safe and efficient working condition.
- Fuel Management - gasoline and diesel and lubricants used for equipment.
- Tool Room - control tool distribution and maintain inventory.
- Warehouse - supply purchasing, storage, control and distribution (trash bags, paint, and other products).
- Park Furniture Inventory & Control.

Interdepartmental Support

- Special events
- Equipment transport
- Storm-related activities

The skilled crafts labor requirements of Park Operations and City Buildings may suggest that certain routine maintenance functions be contracted with private service providers; overall responsibilities contracting maintenance related work should be assigned through the Public Works Superintendent / Parks Operations Manager. Guidelines should be developed for identifying contract opportunities and assessing their practicality and cost effectiveness.

The major considerations include:

- Statutory/legal requirements
- Cost and scope of work performed
- Manpower availability and special skills requirements
- Special tool or equipment use requirements

Those activities which may be beneficial under long-term service agreements include routine HVAC systems service maintenance, electrical vaults and sports lighting, major painting projects and other minor capital projects involving facilities or infrastructure.

3.11 Systems & Procedures

Several systems and procedures are needed for a comprehensive maintenance management system. The following system and procedures have been adopted to plan and control work programs involving maintenance services:

Facility Inventory Record System:

- Description and location of facility (site).
- Date of construction and/or installation of any improvements to sites or structures.
- Areas (types) in terms of square feet, linear feet or volume.

- Fixtures and mechanical/electrical equipment descriptions.
- Location of reference materials, drawings, specifications, technical data, manufacturer's maintenance manuals and technical literature.
- Other pertinent data regarding construction or maintenance of the site/facility.
- Computer-based facilities inventory file and data-retrieval system.

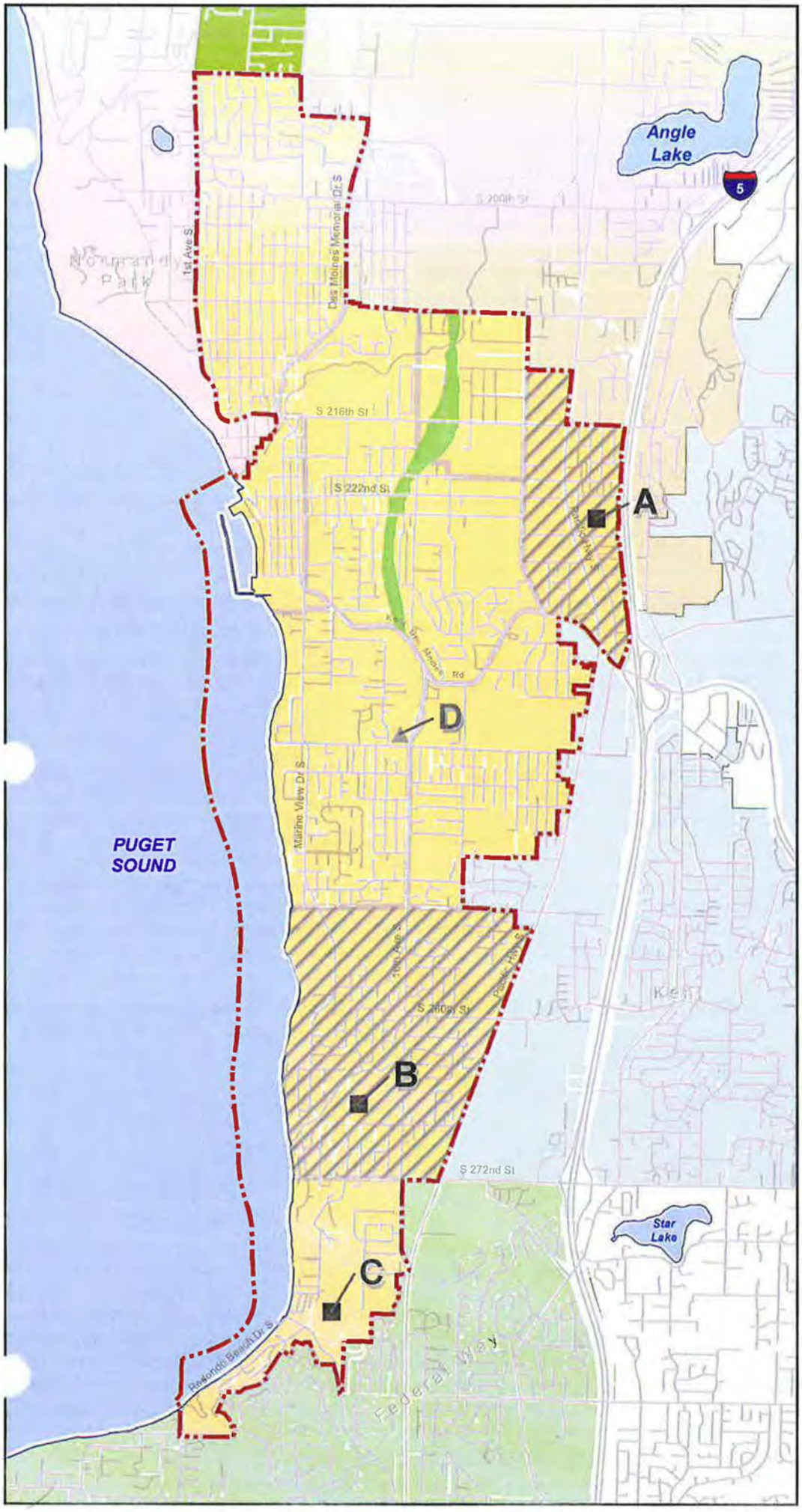
Maintenance Workloads Schedule:

- All routine maintenance schedules should describe facilities, grounds and equipment service requirements in relation to manpower, materials and equipment or tools required to perform the required tasks.
- Define maintenance levels in order of magnitude (I, II, III & IV) with Level I being the highest service level of preventive maintenance task scheduling and Level IV being the lowest, often deferred tasks level.
- Develop an on-going program of routine, reactive and preventive maintenance using an inventory performance standard and the Parks Maintenance Resource Planning Form.
- Schedule capital outlay and deferred maintenance projects on the basis of pre-determined "project" labor and material requirements so as to reduce impacts on normal maintenance functions.

Inspection & Reporting Procedure:

Formation of a program of regular inspection of the City's Park System should include the following procedures:

- Identify maintenance deficiencies and make corrective recommendations for action.
- Identify potential failures of plant life, structures, utility systems and mechanical systems.
- Adopt a preventative maintenance inspection program including written instructions regarding what is to be inspected, measurements to be taken and service requirements.
- Establish a system of posting inspection records for follow-up on required maintenance services.



City of

Des Moines

2016 Parks, Recreation & Senior Services Master Plan

Proposed Acquisitions

Park Land Acquistion Plan

A. Midway Park Expansion
Neighborhood Park

B. South Des Moines Park
Community Park

C. Wooton Park Expansion
Conservancy Park

Interlocal Park Land Acquistion Plan

D. Surplus School Sites - Zenith
Community Park

- Proposed Park Land Acquisitions
- Proposed Interlocal Acquistions
- Des Moines City Limits
- SR509 ROW
- Pacific Ridge and Woodmont Planning Areas
- Planning Area Boundary

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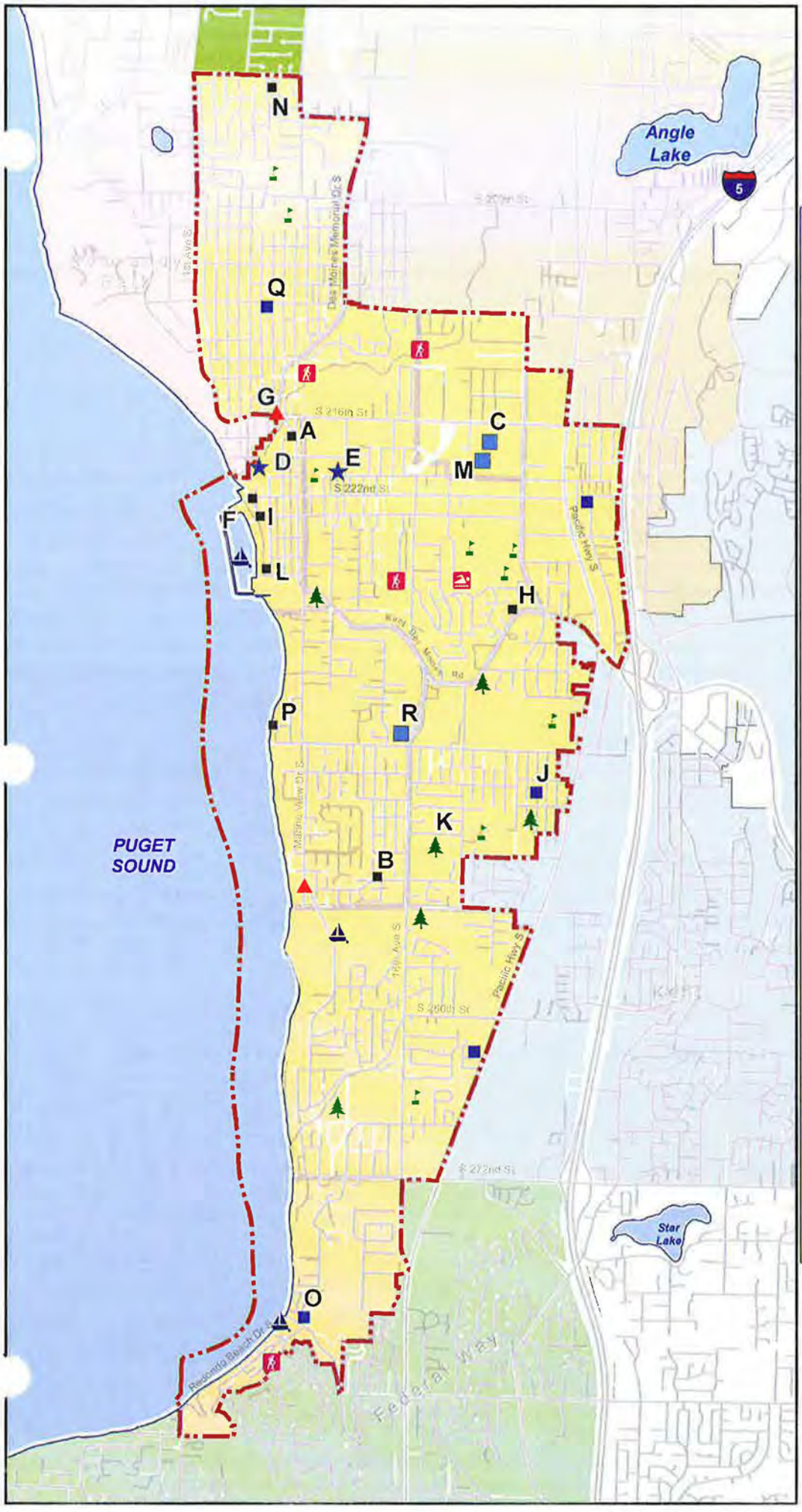

City of Des Moines

2016 Parks, Recreation & Senior Services Master Plan

Repairs and Renovations

Future Proposed Facility Repairs and Renovations

- **A.** Big Catch Plaza
- **B.** Cecil Powell Park
- **C.** Des Moines Activity Center
- **D.** Des Moines Beach Park
- **E.** Des Moines Field House Park
- **F.** Des Moines Marina Promenade
- **G.** Des Moines Memorial Park
- **H.** Kiddie/City Park
- **I.** Overlook II
- **J.** Parkside Park
- **K.** Sonju Park
- **L.** South Marina Park
- **M.** Steven J. Underwood Park
- **N.** Westwood Park
- **O.** Wooton Park
- **P.** Zenith Beach Access

Future Proposed Interlocal Facility Repairs and Renovations

- **Q.** Water Tower Park *(Owned by Highline Water District)*
- **R.** Zenith Park *(Owned by Highline School District)*

Mini-Park	Pool
Neighborhood Park	School
Community Park	Trails
Conservancy	Waterfront
Right of Way	Historic Landmark

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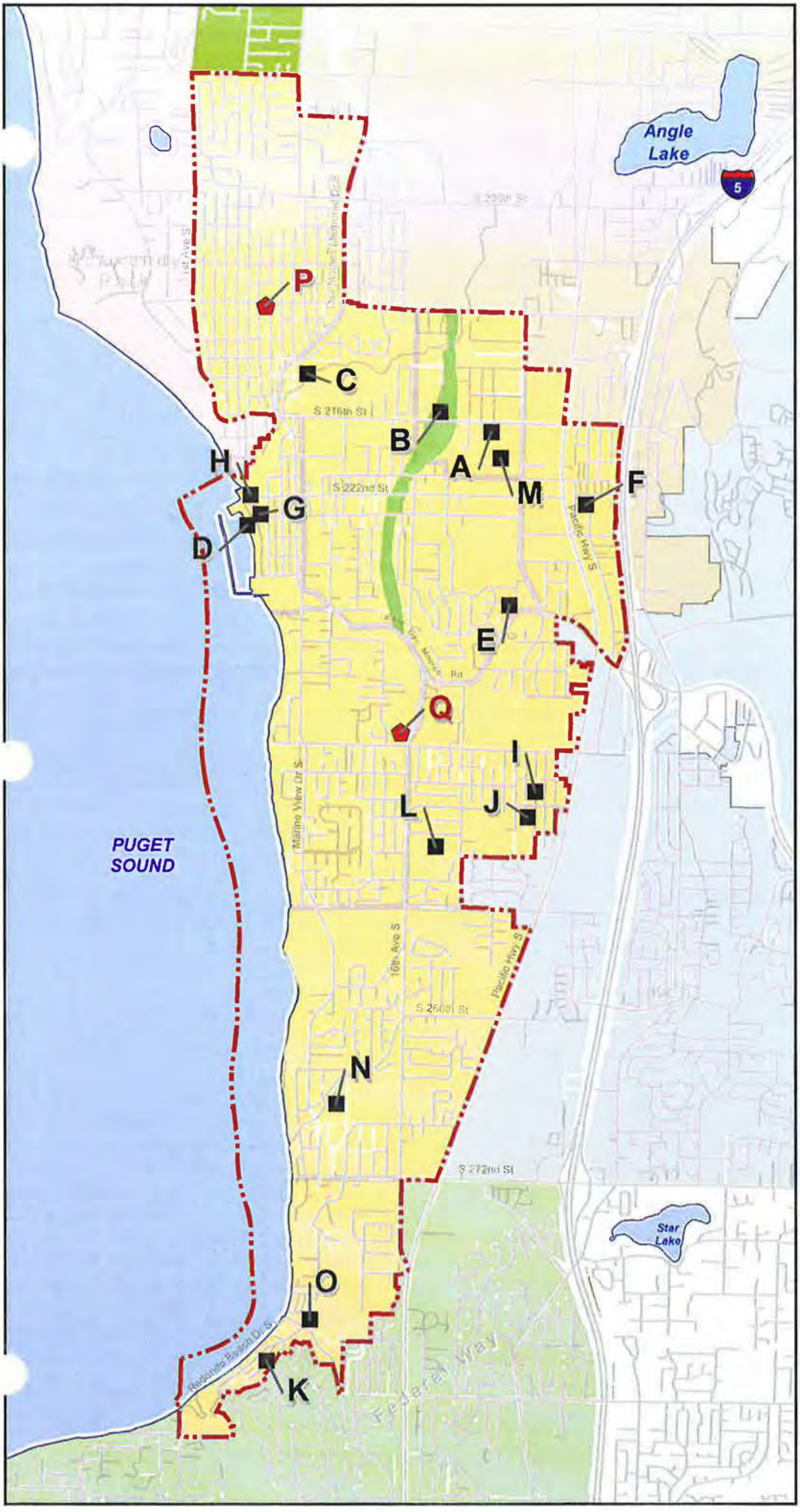

City of Des Moines

2016 Parks, Recreation & Senior Services Master Plan

Facilities Development Plan

Parks New Development

- **A.** Activity Center Expansion
- **B.** Barnes Creek Trail
- **C.** Des Moines Creek Trail Connection
- **D.** Des Moines Marina Promenade
- **E.** Kiddie/City Park
- **F.** Midway Park
- **G.** Overlook I
- **H.** Overlook II
- **I.** Parkside Park
- **J.** Parkside Wetlands
- **K.** Redondo Hillclimb
- **L.** Sonju Park
- **M.** Steven J. Underwood Memorial Park
- **N.** Woodmont Park Trail
- **O.** Wooton Park

Interlocal New Development

- **V.** Zenith Park
- **W.** Water Tower Park

- City Plan
- Interlocal Plan
- SR509 ROW
- Planning Area Boundary

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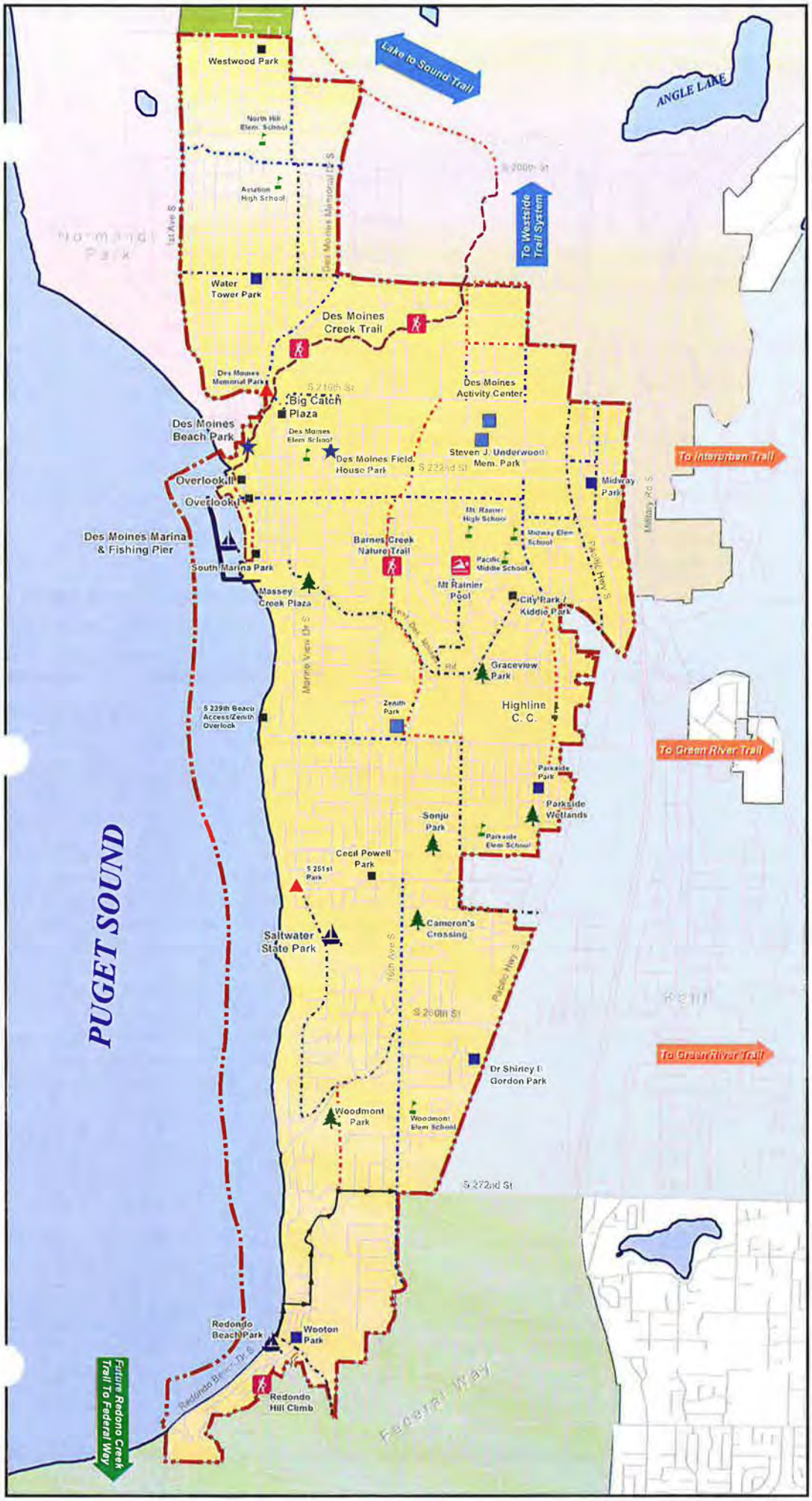

City of

Des Moines

2015 Parks, Recreation & Senior Services Master Plan

Pedestrian and Bicycle Facilities Map

Proposed Bike and Pedestrian Facilities

- Multi Purpose Trail
- On Street Bike Lane
- Widened Shoulder
- Widened Shoulder One Dir

Des Moines City Limits

- Des Moines City Limits

Des Moines Parks By Class

Park Type

- Mini-Park
- Neighborhood Park
- Community Park
- Conservancy
- Right of Way
- Pool
- School
- Trails
- Waterfront
- Historic Landmark

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Scale in Feet

Map Generated: Sep 1, 2015

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Section 4

Costs & Funding

Section 4

Costs & Funding

The Costs & Funding Sources

This section projects probable costs for land acquisition, site and facility development and maintenance services.

Descriptions of funding programs are discussed on the basis of creating three principal funding elements. These are: 1) tax revenue-based sources of funds as administered through the City General Fund and Capital Improvement Plan Fund processes; 2) revenue created through a user fees for recreation activities and facilities rentals; and 3) the revenues through enterprise activity which includes public and private partnerships, lease agreements and/or operating and concession agreements.

4.1 Parks, Recreation & Senior Services Development Costs

The cost projections identified are for acquisition of land, site development, facility improvements operations and maintenance services.

Units of cost such as dollars per acre or some other cost unit are based on: 1) 2015 dollar values, 2) the Consumer Price Index (CPI) for the Seattle SMSA, 3) comparative values of land by land-use category, and 4) comparisons of other public agency costs for parks and recreation services.

The cost of maintenance is generally based on the level of service and performance standards by public agencies for a well-structured, routine and preventative maintenance program that meets ASTM, ADA and municipal code safety and liability requirements.

Acquisition Costs

Comparative values for lands in various land-use classifications are used to project the probable costs associated with land acquisition. The actual cost of land will vary greatly depending on economic conditions, land-use classifications and the terms being sought by the City in any transaction involving acquisition of real property.

The following illustrates 2015 comparative land values which are averaged cost per acre and per square foot (s.f.) for the City of Des Moines and its surrounding areas.

Table 4-1
Comparative Land Values
2015

LAND CATEGORY	COST
Residential	$ 9.00 - $26.00 sq. ft.
Commercial	$10.00 - $55.00 sq. ft.
Light Industrial	$11.00 - $19.00 sq. ft.
Open Space	$1.50 - $10.00 sq. ft.

SOURCE: King County Property Assessor Information, Northwest Multiple Listing Service

Park land acquisition costs may be mitigated by land donations, trades, lease/purchase agreements, easements and/or interlocal agreements with schools or other governmental entity.

Facility costs (site improvements, structures and amenities) are indicated by park unit/classification on a cost per acre basis. Actual costs will depend upon planning, design and development expenses. Projections of probable costs are shown in a range based on comparative costs adjusted for the City of Des Moines.

Site/Facilities Development Costs by Park Classification

The following represents cost of site and facilities improvements projected by park classification. Capital costs are expressed in 2014 dollar values and based on comparisons of park development projects in the Seattle/King County region and other recent park development programs.

The actual dollar amounts for capital improvements and the associated maintenance cost are estimates only. Property acquisition costs will differ based on property size, zoning, topography, soil conditions and surrounding environment. Facility construction costs will differ based on whether infrastructure and utilities are in place and the amenities and materials required for project development. Maintenance costs are based on the type and amount of use, safety and security and cost of supplies required for proper care of the facility.

Table 4-2
Capital Development Cost &
Maintenance Impact Projections

FACILITY TYPE	UNIT COST 43%	SOFT COSTS	ANNUAL MAINTENANCE
Indoor Facility (Non-Aquatic)	$165-290/sf	$71-125/sf	$8 -15/sf
Open Space	$40k-100k/Ac	$17k-44k/Ac	$1.5k -3.3/Ac
Mini, Neighborhood or Community Park	$250k-500k/Ac	$108k-215k/Ac	$8k -17k/Ac
Sports Field	$300k-1m/Ac	$130k-430k/Ac	$15k -25k/Ac
Trails	150k -720k/Mi	65k-390k/mi	$5k-15k/Mi

SOURCE: David Clark Architects

4.2 Maintenance Costs

As part of Master Plan implementation, it is necessary to structure a maintenance management system that is responsive to the level of development that will occur over time. There are four key areas of maintenance activity that are considered essential:

1. Developing and maintaining a regular program of routine and preventative maintenance.
2. Organizing a maintenance services program which is linked to program and use activities support.
3. Participating in capital budget development and reviewing the impacts upon maintenance demand as a result of capital outlay and facility development activity.
4. Performing or coordinating special projects involving new construction, facility or park site modifications, improvements or renovation.

Peak recreation use periods or program support workloads could be met by shifting selected staff from regular maintenance activities to temporary program support teams. Specialized program support could be covered by contracted services or multi-craft support teams drawn from the facilities and park operations staff and augmented with temporary or part-time employees.

The magnitude of park operations costs are influenced by park design, the amount of development within a park, climate conditions, intensity of use, administrative procedures and policy for best practices and sustainable maintenance practices. Annual operations and maintenance costs have been identified on the basis of annual cost per acre maintained.

Cost projections for maintenance functions, including contract services, are separated into five categories:

1. Salaries & Wages/Benefits
2. Supplies
3. Services & Charges
4. Interfund Services
5. Capital Outlay

When applying the acre/year cost ratio, the estimates are more static, changing only as the acreage size and facility inventory changes. However, a greater impact on cost changes may occur due to an increased use of individual parks and the City's overall park system. As the parks are improved and better maintained, more people will use them.

4.3 Administration & Recreation Services Costs

Recreation administrative and program services costs are described on the basis of budget program category and per-capita value. The per-capita ratio of the current population to the level of funding is used as a basis of projecting future costs.

Using a 2015 population figure of, 30,100 the annual Park and Recreation services budget is shown in the Table 4-3. Future per-capita rates and budget amounts will depend on inflationary factors, growth in services, political decisions and general economic conditions.

Table 4-3

Parks, Recreation & Senior Services
Annual Per-Capita Operating Cost Projections

PROGRAM CATEGORY	2009 BUDGET	PER CAPITA RATE/OFFSET BY REVENUE	2015 BUDGET	PER CAPITA RATE/OFFSET BY REVENUE
Administrative Services	$365,588		$350,894	
Arts Commission	$31,100		$55,074	
Recreation Programs	$863,097		$769,651	
Senior Services & Programs	$308,499		$330,670	
Human Services	$72,104		$81,200	
Farmers Market	$36,000		$0	
Recreation Events & Facilities	$0		$390,428	
Park Operations & Maintenance	$776,602		$657,020	
Budget Totals	$2,452,990	$84/$50	$2,634,937	$88/$51

NOTES: In 2009 Recreation and Senior Services generated offsetting revenues of $903,094 which reduced the annual per-capita operating costs from $84.01 to $50.08.
In 2015 Recreation and Senior Services generate offsetting revenues of $1,103,338 which reduced the annual per-capita operating costs from $87.54 to $50.88.

4.4 Funding Programs

The Parks, Recreation & Senior Services Department is funded through a number of tax-based sources, use- fees and grant programs administered by local, state and federal agencies.

A balanced approach using the following financing options will be utilized such as program user-fees, interlocal agreements, sponsorships, concessions and public/private partnerships to provide sustainable financing within present statutory taxing capability combined with other appropriate funding alternatives for acquisition, development, operations and maintenance of park and recreation facilities.

The following is a brief explanation of funding programs which the City currently utilizes administratively or as establish by City ordinance:

Concession Contracts

The Department uses concession agreements for selected categories of recreation and senior services programs. Contracts are negotiated on a service level, per participant basis, or percentage of gross revenues against a guaranteed minimum.

Concession contracts may be multi-year, renewed annually or for a single activity. Audit procedures and strict performance standards have been established as conditions to the agreement. Concession contracts may also provide concessionaire participation in site and/or facilities improvements where long-term relationships are to be established between the City and the contractor.

Sponsorships

Corporate, small business and Civic Club sponsorships of cash or in-kind products or services are used as a way to increase public recreation opportunities in a mutually beneficial environment for the good of the program or project.

Public/Private Partnerships

Partnerships between a private or other public entity and the Department are used for the public good. For example, the City and school districts work together to develop fields and tracks with the understanding that they have certain usage for a finite period of time. Public/private or public/public partnerships are designed to leverage each dollar through the added economics of joint development in areas of acquisition, infrastructure development, maintenance and operations.

Small Business Sponsors

The Department sells sponsorship space on team uniforms, indoor or outdoor banners, drinking fountains, picnic tables and benches and street light banners funded by businesses, civic organizations or citizens in exchange for recognition to cover the costs of providing those activities, services and amenities.

User Fees

Individual recreation and facility activity fees are charged to defray program and facility operating costs and expenses. Entrance and/or parking fees for "special use" park facilities and at sporting events, water features and pools and recreation centers may be charged to cover facility operations.

Recreation fee schedules are a function of policy and are subject to administrative review. Adoption of user-fee schedules should consider "market values" for community based recreation services which have a modifying effect on the amount of user-fees charged. User-fees do not off-set all public costs for parks and recreation and should be considered an off-set of some recreation program operations and maintenance expenses.

Joint Use

Partnerships between cities and school districts for the joint use of public recreation facilities and the joint development of public recreation facilities that will reduce the effective cost of the existing and new development as well as a shared cost of operations and maintenance.

Naming Rights

Selling naming rights for public facilities is an option for sponsors wishing for high visibility name recognition. Opportunities include selling the naming rights on high use indoor and outdoor facilities and spaces that recognize a particular sponsor and use the funds to pay for ongoing maintenance or operation of the facility. Sponsors would meet specific criteria following adopted policy with standards and guidelines and have a desirable association with the City and facility.

Foundations and Gifts

Contributions from private foundations, trusts, individuals, and service clubs that support the mission and values of the Department are integral to the operations and maintenance of activities, services and facilities. The Des Moines Legacy Foundation is a major donor to the betterment of the Des Moines community through its support of the Des Moines Parks, Recreation and Senior Services Department.

Easements

Easements for the use of public or private property provide can provide mutual value and opportunities for both the land owner and users for joint benefits such as recreation spaces, trails, rights-of- way open space and conservation.

4.5 Potential Funding Sources

The following paragraphs provide an overview of various funding mechanisms for financing the Master Plan development program.

a. Public Statutory Funding Programs

The principal public funding sources applicable to the park and recreation development program are in the categories of local, state and federal programs.

Local Funding Programs:

Admission Tax
B & O Tax
Retail Sales Tax
Utility Tax
Interest Earnings
Interfund Transfer
Lodging Tax
Gambling Tax
General Obligation Bonds
Leasehold Excise Tax
Local Option Capital Asset Lending Program
Metropolitan Park District
Park Fee In Lieu
Park Impact Fee
Park and Recreation District
Property Tax
Property Tax Levy Lid Lift
Real Estate Excise Tax
Sale of Land & ROWs
Surface Water Management – Capital
Developer LID
Transportation Improvement Board

King County& Regional Funding Programs:

4Culture Grants
King County Community Development Block Grant
King County Conservation Futures (Open Space)
King County Landmarks and Heritage Funds
King County Parks Levy (Countywide voted measure)
King County Waste Reduction & Recycling Grant
King County Youth Sports Facilities Grant
Puget Sound Regional Council
Port of Seattle
WRIA 9- Green Duwamish Forum

State Funding Programs:

Public Works Trust Fund
Washington State Arts Commission- Program Funding
Washington State Building for the Arts Capital Fund
Washington State Department of Transportation
Washington State Heritage Capital Grant Fund
Washington State Historic Preservation and Archeology Department
Washington State Department of Natural Resources
Washington State Recreation and Conservation Office
Washington State Salmon Recovery Funding Board

The public funding grant sources listed are highly competitive. Participation in the funding programs, administered by federal and state agencies, is dependent upon meeting the criteria of the funding program, including time frames and project requirements. Local tax increases are based on statutory authority and/or voted taxpayer approval requiring either simple or super majority passage.

b. Voted Levy Financing Measures

Metropolitan Park District Chapter 35.61 RCW- New legislation passed in 2002 provides for cities to create a Metropolitan Park District to fund parks, recreation and senior services programs, services, facility maintenance and projects. The District may levy up to $0.75 property tax based on Des Moines assessed valuation. It would require 50% + 1 voter passage. A Des Moines Pool Metropolitan Park District was created in 2009. Therefore, this funding option is not available to the City without the consent of the elected Pool District Commissioners and a vote of the public to expand the district's charter to include parks, recreation and senior services

Park and Recreation Districts Chapter 36.69 RCW- Laws of 1957 authorized class AA counties to establish Park and Recreation Districts. Second, eighth, and ninth-class counties were given similar authority in 1959. Most were formed to provide general recreation services or were formed solely to finance a new swimming pool or finance an existing one. Requires resolution of city or town approving inclusion of the area with the corporate limits of city or town. *(RCW 36.69.030)* The District is administered by a board of five commissioners *(RCW 36.69.090)*. It would require 50% + 1 voter passage to form the District and 60 percent to pass a regular property tax levy (maximum of $0.60 per $1000 assessed valuation) for a six-year period.

Levy Lid Lift- Cities may increase property taxes by levy lid lift under RCW 84.55.050. In order to be able to propose a levy lid lift, the jurisdiction's current property tax rate has to be below its maximum amount. A simple majority vote is needed. The proposition put before the voters can limit the period of time for which the additional levy is made, but need not do so unless the proceeds will be used for debt service, in which case it can be for no more than nine years. And the proposition can limit the uses of the funds, but this is not a requirement. This method of park financing has been adopted in cities such as Bellevue, Redmond, Enumclaw and King County voters in the support of Parks.

c. Public Debt Financing

Public debt funding programs are provided through Washington State statutes for many of the objectives described in the Master Plan. The issuers of public debt financing or obligations include General Law Cities, Joint Powers Authority and/or a Public Development Authority and in some instances a Non-Profit corporation in partnership with a public authority. The legal authority and level of debt (capital) created for each financing technique described in the following text will have to be determined on a case-by-case basis.

General Obligation Bonds - Used for development of public facilities such as in a special area where there are requirements for infrastructure to allow development to progress for public facilities. Funds may be used for revenue generating projects that retire the debt on an accelerated basis, however, the public debt remains with the taxpayer. Under a voted general obligation bond, voters would authorize a City issued bond and simultaneously authorize the city to increase property taxes to pay debt service on the bond. To be approved, the ballot measure must receive a 60% approval and the total number of "Yes" votes must at least be equal to 40% of the number of voters who voted in the most recent general election. State law limits the amount of voted general obligation bonds that a City can issue to 2.5% of the cities assessed valuation.

Councilmanic (Limited Tax) General Obligation Bonds - The governing body of a City can authorize the issuance of limited tax general obligation bonds. While these bonds would not have a dedicated source of payment, such as an excess property tax levy, they would be secured by pledge of the city to pay debt service. State law limits the amount of limited tax general obligation bonds that a city can issue to 1.5% of the City's assessed valuation.

Joint Powers Authority - Normally a public authority formed from two or more governmental or non-profit entities and based on lease agreements, project revenues and insurance programs. Most often these projects are public facilities, however, they can be joint public and private.

Certificates of Participation - Used for the acquisition of real property, facilities development and equipment in projects designed for revenue generation. The "C.O.P.'s" may be used to finance public/private ventures where lease agreements, project revenues and project insurance programs become the form of security. The main advantage for using COP's is lower financing costs for the individual user. COP's are structured to pool funding needs into larger offerings of securities. Cities will utilize a COP for financing acquisitions that are too small economically to justify a bond issue. COP's are subject to statutory debt limitations.

Lease Revenue Bonds - Like certificates of participation, are based on a lease agreement and are not subject to the constitutional debt limitation. However, lease revenue bonds require that the lessor be either a governmental entity approved to issue the bonds or a non-profit corporation that issues the bonds on behalf of a government body. Lease revenue bond proceeds may be combined with tax-based revenues to support the cost of land acquisition, facilities and operational expenses. Thus a private discretionary resource of funds and a public resource of funds combine to achieve a financing objective.

Special Assessment - Special assessments may be created where the public benefit of the assessment can be clearly defined and there is a public purpose and the total assessment does not exceed the cost of the improvement and related bond financing.

Section 5

Goals, Policy, Implementation Strategies & Parks, Recreation & Senior Service Standards - Des Moines Comprehensive Plan Chapter 6: Parks, Recreation & Open Space Element

Section 5

Goals, Policy and Implementation Strategies & Parks, Recreation and Senior Services Standards

The City's park and recreation assets provide valuable social, mental, physical, economic and environmental public benefits for its citizens. Therefore, the Parks, Recreation & Senior Services Master Plan establishes goals, public policies and implementation strategies and standards that address recreation resources within its jurisdiction designed to guide the acquisition, development, renovation and repair and maintenance of public resources and the administration of its recreation services and programs.

The following pages of Section 5 pages 6-1 through 6-19 is proposed to be docketed for inclusion in the Des Moines 2035 Comprehensive Plan as Chapter 6: Parks, Recreation and Open Space Element.

Youth Soccer Program

CHAPTER 6: PARKS, RECREATION AND OPEN SPACE ELEMENT

BACKGROUND AND CONTEXT

The Parks, Recreation, and Open Space Element contains goals and policies regarding how Des Moines parks, recreational facilities and open space will be acquired, designed, managed, and programmed. The City parks system contains 26 parks totaling 194.1 acres of park land and 3.85 miles of trails (2015). These are made up of conservancy and open space, mini-parks, neighborhood parks, community parks, special/waterfront parks, trails, pathways, streetscapes and ROWs, and Interlocal City/School District facilities.

The goals and policies in this element are taken from, and must be consistent with, the City's Parks, Recreation, and Senior Services Master Plan also known as the PRO Plan, which is required by the Washington State Recreation and Conservation Office (RCO) to remain eligible for grant funding. This element also connects and supports other comprehensive plan elements, such as the Land Use Element (through discussion of quality of life and public health), Transportation Element (through the discussion of trails, bikeways, and paths), the Environment & Conservation Element (through the objectives on water conservation and recycling), and the Healthy Des Moines Element (through the discussion of healthy eating and active living).

Consistent with the Comprehensive Plan's framework for sustainability and healthy communities, this element plays an important role in promoting good public health. Park, waterfront, and recreation facilities provide opportunities for physical activity through the use of park, waterfront, trails and athletic fields and participation in a broad array recreation activities, programs and services, countering national trends toward physical inactivity and obesity. Studies have also shown that parks and recreation can provide mental health benefits, including reduction of depression and anxiety.

Background information for this element is found in the Parks, Recreation and Senior Services Master Plan (2016) which includes estimates of demand for parks, a needs assessment, as well as a discussion about opportunities to coordinate with other jurisdictions to provide parks, recreation, senior services, human services, health and wellness, cultural arts, historic preservation, tourism and aquatics. Refer to Sections 1 through 3 of the Master Plan for this information.

GOALS

To ensure the Parks, Recreation and Senior Services Vision is achieved, the City has the following goals:

Goal PR 1 Provide adequate and accessible park, waterfront and recreation facilities that are responsive and inclusive to the diverse interests and needs of people of all ages, income levels, cultural or educational backgrounds, or physical abilities. Such recreational facilities should satisfy outdoor and indoor, active and passive recreational needs and be appropriately distributed throughout the community.

Goal PR 2 Provide for the orderly and comprehensive planning of park lands, recreation and cultural resources through design standards, specific site planning and Master Plan procedures. Such procedures should respond to public need and service area requirements for park and recreation services.

Goal PR 3 Identify and protect open space, park, waterfront and recreation areas and structures of local significance (cultural, historical, environmental, natural, wildlife, waterfront, tidal, special use or other).

Goal PR 4 Provide as required by State law, improvements for pedestrian and bicycle facilities and corridors that address and encourage enhanced community access and promote healthy lifestyles. Pedestrian and Bicycle facilities will be in concurrence with *CTP TR 5*. Design elements should consider public art and/or historical references.

Goal PR 5 Combine new park facilities with adjacent waterfront, recreational, open space, public art and historically significant locations, municipal facilities, pedestrian/bicycle transportation systems, school and humans services and other appropriate areas or construction projects as feasible. Joint use of such recreation areas should be encouraged. Design and development of such projects should be coordinated with the Parks, Recreation and Senior Services Department as part of the building permit process.

Goal PR 6 Maintain existing park, waterfront and recreation facilities in a sustainable, safe and accessible manner in perpetuity. Encourage the State of Washington to maintain and preserve in a sustainable manner its park land located within Des Moines in perpetuity.

Goal PR 7 Develop and maintain a broad range of sustainable community-wide recreation, senior, inclusive, wellness and cultural programs, events and services. Actively working to provide adequate recreation programs and services for underserved populations.

Goal PR 8 Support economic development through an aesthetically pleasing environment and sense of place by providing: city gateways, wayfinding, public art and signage to include directional road signs to recreational, historical and waterfront facilities; well-maintained streetscapes; adequate parking at recreational facilities; and improving and maintaining recreational, historical and waterfront facilities.

Goal PR 9 Establish human services policies which make it possible for residents to live with dignity and purpose and prevent homelessness.

Goal PR 10 Establish arts and culture policies which celebrate cultural enrichment, diversity, and accessibility and the visibility of the arts.

Goal PR 11 Promote and enhance Citywide standards for healthy eating and active living.

Goal PR 12 Pursue funding for Parks and Facilities improvements from all potential sources.

Goal PR 13 Utilize a ratio of 6.5 acres per 1,000 population and specific standards for the development of mini, neighborhood, community, waterfront, sports fields/complexes, trails and pathways, conservancy and open space areas as a general guide in the acquisition and development of park and facility resources.

POLICIES AND IMPLEMENTATION STRATEGIES

Parks and Land Use

PR 1.1 Develop and maintain procedures and priorities for the selection, classification and acquisition of park lands and the use of such lands for recreation purposes. All lands designated for recreation purposes shall be suitable for the intended recreation activity.

PR 1.1.1 Work with other entities and public agencies (Highline and Federal Way School Districts, Highline College, State Parks and Utility and Jr. Taxing Districts) to maximize opportunities for acquisition of land that qualifies for the City's park system through Interlocal agreements for "right-of-use" and/or joint development agreements, land transfers, lease, property exchange, dedication and surplus or easement land acquisition procedures.

PR 1.1.2 Utilize the resources of national, regional and local conservation organizations corporations, non-profit associations and benevolent entities to identify and acquire environmentally sensitive land, urban wildlife habitat or preservation areas.

PR 1.1.3 Identify lands that enhance the appearance and character of the City. Such lands may serve as community or neighborhood connectors, create gateway features into Des Moines, enhance the park system, preserve local history or link existing natural or built amenities.

PR1.1.4 Preserve significant critical areas as passive open space. The City may construct improvements that enhance the public's awareness of, and appreciation for, natural areas.

PR 1.1.5 Ensure that the quantity and quality of park land increases and is located proportionately with population growth, and that new acquisition reflects the community's recreational, health and cultural needs. Des Moines should use a variety of means to provide recreational opportunities.

PR 1.1.7 Coordinate and maintain procedures for conservation of open space through mechanisms such as zoning, land donation, purchase of easements, conservation easements with coordinated planning, taxing and management actions.

PR 1.1.8 Ensure that proposed land-use and transportation facilities that would subject locally significant parks, trails and conservation resources, historic buildings or districts, recreation and sports facilities to exterior noise exposure levels which exceed limits identified in the DMMC are opposed or include mitigation measures commensurate with the magnitude of adverse impact anticipated.

PR 1.1.9 Where appropriate for recreation or open-space purposes, transfer derelict land, easements, tax delinquent land, surplus roadway/highway rights-of-way, and other land not presently in productive use where such land can be used for land exchange, purchase or long-term leases to increase City park land.

PR 1.1.10 Make maximum use of lands associated with surface water management and other public utilities to meet recreation and conservation needs.

PR 1.1.11 Work with conservation groups and the private sector to encourage donations, bargain sales of land or recreation or conservation easements through equitable incentives and to identify, acquire and conserve or manage natural open space areas and other recreational land.

Park and Facility Improvement

PR 2.1 Develop and maintain procedures and priorities for the selection, classification and acquisition of park lands and the use of such lands for recreation purposes. All lands designated for recreation purposes shall be suitable for the intended recreation activity.

PR 2.1.1 Enforce regulations for new residential, business, commercial or industrial development and redevelopment which require either the dedication of park lands, provision of recreation facilities and/or payment of impact fees or fees in-lieu of land to a park and recreation trust fund.

PR 2.1.2 Park and facility design shall conform to local ordinance or recognized standards for access, safety, environmental sustainability, health and protection of humans, domestic animals, wildlife and tidal life. Park development shall be of high quality and aesthetically pleasing, sensitive to the opportunities or constraints of the natural, physical or architectural environment.

PR 2.1.3 Consider community recreational needs during planning stages of all single family, multi-family, subdivisions and planned unit residential developments; retail, commercial and business park development; educational institutions, utilities and other governmental facilities development.

PR 2.1.4 Provide barrier-free access by modifying existing facilities when designing and/or constructing.

PR 2.1.5 Whenever possible and appropriate provide basic amenities at recreation and open space facilities including restrooms, lighting, seating, public art, drinking fountains, trash and recycling receptacles, bicycle racks, shelters, signage and parking.

PR 2.1.6 Recreational facilities should be connected by linear open spaces, pedestrian paths, or bicycle routes. Linkages between Des Moines' waterfront facilities along Puget Sound connecting from Des Moines Creek Trail to Redondo Beach are a priority for the park system.

PR 2.1.7 Actively seek joint- development and programming opportunities with intergovernmental and private partners and the application of reasonable standards and conditions for such use.

PR 2.1.8 Encourage and support development of local neighborhood and community-based programs for park improvements, including participation of civic clubs, non-profit organizations, neighborhoods, schools, churches, businesses, and other organized volunteer groups.

PR 2.1.9 Establish sustainable park and facility design and construction and historic preservation practices that result in facilities that are high-performing, good for the environment, healthy, and culturally enriching for our park visitors and building occupants.

PR 2.1.9 Protect existing and planned park, waterfront and recreation resources from adverse impacts associated with incompatible land uses and/or transportation activities. Adverse impacts may include traffic congestion, inadequate parking, surface water runoff, vibration, air, water and noise pollution.

Open Space, Cultural and Locally Significant and Historic Resources

PR 3.1 Conserve open space, natural and cultural resources.

PR 3.1.1 Coordinate and maintain procedures for conservation of open space through mechanisms such as zoning, land donation, purchase of easements, conservation easements with coordinated planning, taxing and management actions.

PR 3.1.2 Ensure that proposed land-use and transportation facilities that would subject locally significant parks, trails and conservation resources, historic buildings or districts, recreation and sports facilities to exterior noise exposure levels which exceed limits identified in the DMMC are opposed or include mitigation measures commensurate with the magnitude of adverse impact anticipated.

PR 3.1.3 Where appropriate for recreation or open-space purposes, transfer derelict land, easements, tax delinquent land, surplus roadway/highway rights-of-way, and other land not presently in productive use where such land can be used for land exchange, purchase or long-term leases to increase City park land.

PR 3.1.4 Make maximum use of lands associated with surface water management and other public utilities to meet recreation and conservation needs.

PR 3.1.5 Work with conservation groups and the private sector to encourage donations, bargain sales of land or recreation or conservation easements through equitable incentives and to identify, acquire and conserve or manage natural open space areas and other recreational land.

PR 3.2 Designate park and recreation areas that exhibit one or more of the following characteristics to be of local significance:

PR 3.2.1 The park or recreation area contains significant recreation or cultural opportunities or facilities, such as waterfront access, view corridors, historic district, amphitheaters, museums, public art, community centers, sports complexes, regional trails, marinas, etc.

PR 3.2.2 The location, geography, configuration or facilities of the park or recreation area is/are especially appropriate for use by particular population groups (e.g., the elderly, pre-school children, the disabled).

PR 3.2.3 Because of its location, age, or scale, it is an easily identifiable visual feature and contributes to the distinctive quality or identity of the City.

PR 3.2.4 The park or recreation area contains unusual or special botanical or wildlife resources.

PR 3.2.5 The park or recreation area contains critical areas as defined in the Zoning Code that serves a significant role or provides a significant function in the natural systems within the City.

PR 3.2.6 It is associated with a historic event or structure, significant aspect of cultural heritage of the community, or person with a significant effect upon the community, city, state, or nation.

PR 3.3 Provide appropriate and responsive Historic Preservation of City owned historic or archeological property through specific planning:

PR 3.3.1 The Historic Preservation Commission will represent the interest of the City in matters of historic and archeological preservation and keep the City Council informed on all such related matters.

PR 3.3.2 A building, site, zone, structure, or object may be designated a City historic or archeological property of local significance if:

1. It is listed or eligible for listing in the King County, State or National Register of Historic Places, or is designated or eligible for designation as a Des Moines ; or

2. It meets any of the following criteria established by City Code:

(a) It is associated with events that have made a significant contribution to the broad patterns of national, state, or local history;

(b) It is associated with the life of a person that is important in the history of the community, City, state, or nation or who is recognized by local citizens for substantial contribution to the neighborhood or community;

(c) It embodies the distinctive characteristics of a type, period, style, or method of construction;

(d) It is an outstanding or significant work of an architect, builder, designer, or developer who has made a substantial contribution to the art;

(e) It has yielded, or may be likely to yield, information important in prehistory or history;

PR 13.3.3 Because of its location, age or scale, it is an easily identifiable visual feature of a neighborhood, community, or the City and contributes to the distinctive quality or identity of such neighborhood, community or the City, or because of its association with significant historical events or historic themes, association with important or prominent persons in the community or the City, or recognition by local citizens for substantial contribution to the neighborhood or the City.

Pedestrian and Bicycle Trails

PR 4.1 Encourage the planning, development and full utilization of trails as recreation facilities.

PR 4.1.1 Plan urban trail systems for maximum pedestrian and bicycle access to parks, schools, transit centers, business districts and employment areas as an alternative to automobile access. Also, plan trail systems that link to adjoining communities and urban areas leading to rural or natural areas.

PR 4.1.2 Develop specific plans for trails to be used as guides in creating coordinated recreation and transportation systems for pedestrian and all non-motorized vehicles or forms of transportation.

PR 4.1.3 Key pedestrian and bicycle routes should be those identified by the Des Moines Comprehensive Transportation Plan- Chapter 5 Pedestrians and Bicyclists (2009).

Joint Use of Facilities

PR 5.1 Encourage joint use for recreation wherever lands and facilities are suitable and committed to other private and public purposes, including City, county/state properties, utilities rights-of-way, and the property of institutions and private corporations.

PR 5.1.1 Where appropriate, establish joint-use recreational facilities while ensuring recreation services to the entire community. Utilize school sites and public buildings for recreation, cultural and service programs through establishing joint purchase and/or use agreements.

PR 5.1.2 Develop specific agreements and reciprocal no-fee policies which encourage park use by school groups and school use by recreation user-groups of all ages.

PR 5.1.3 Encourage use of local park and recreation facilities for a wider range of community services delivery (i.e., health information, consumer protection, nutrition, art and cultural activities, seniors, child care, bookmobiles, playmobiles, etc.).

Park Operations and Maintenance

PR 6.1 Develop and maintain a maintenance management program using best management practices that identify preventative maintenance, remedial maintenance and deferred maintenance programs for park land and facilities.

PR 6.1.1 Establish maintenance service programs that protect public property; preserve its value; ensure its intended use, life expectancy, safety, cleanliness, security and appearance; and promote community pride.

PR 6.1.2 Establish maintenance service programs that encourage sustainability to: protect natural resources, reduce waste and maximize recycle resources, minimize dependence on water and fertilizers, and include integrated pest management.

PR 6.1.3 Develop and maintain the appropriate park rules and regulations that serve the continuing need to ensure access, safety, law enforcement, environmental protection and protection of park, open space, historic districts, public art and recreational resources as public assets.

Recreation, Senior, Inclusive, Wellness and Cultural Programs and Services

PR 7.1 Provide cultural and recreation programs, wellness and social services that are responsive, inclusive and aligned to community demographics. Provide programs and services which are both non-fee and user-fee based as appropriate to achieve a balance within a variety of recreational programs and services offered throughout the community.

PR 7.1.1 Promote or sponsor inclusive community events, family programs and other social activities that serve special populations of the community.

PR 7.1.2 Develop and participate in joint cultural, recreation and wellness programs and social services interdepartmentally and inter jurisdictionally with school districts, pool Metropolitan Park District, law enforcement, arts and heritage agencies, human services agencies, tourism agencies, and other community groups and associations, as well as surrounding communities or neighborhoods within the local or sub-regional area.

PR 7.1.3 Pursue joint-use and shared-cost opportunities such as: Interlocal agreements with other governmental agencies, collaborative opportunities with interdepartmental projects, public/private partnerships and volunteerism to support, develop, and maintain new and existing community programs and services.

PR 7.2 Provide appropriate and responsive recreation services through specific planning:

PR 7.2.1 Coordinate Parks, Recreation and Senior Service department planning with other service providers including human services, health and wellness, cultural, arts and heritage organizations schools, and law enforcement; coordinate park and facility planning with land-use planning in the City and surrounding communities or neighborhoods.

PR 7.2.2 Provide for inclusive recreation opportunities to meet the needs of special populations including those who are economically disadvantaged, physically challenged and developmentally disabled in park facility planning, design and program services.

PR 7.2.3 Participate in federal, state, and county grants programs to ensure that the City is taking full advantage of all appropriate local and non-local sources of financial assistance.

PR 7.2.4 Conduct a demographics analysis and citizen participation and recreation preference surveys every 3 - 6 years to determine and/or adjust recreation needs data.

PR 7.2.5 Encourage ongoing community input into the development and management of park facilities, programs and services through citizens committees working alongside the Parks, Recreation & Senior Services Department.

PR 7.2.6 Promote environmental education through interpretive signage, beach and critical area naturalist programs and environmental improvement volunteerism programs sponsored by the City and other educational institutions and non-profit organizations.

PR 7.2.7 Promote historical and cultural education through the preservation of historical sites and promotion of performing, literary and visual arts, community festivals and special events that extol and promote the cultural and historical heritage of the City.

Economic Development and Tourism

PR 8.1 Enhance the economic health of Des Moines neighborhoods through parks, recreation and senior services facilities, and program planning and implementation:

PR 8.1.1 Identify and increase opportunities for public access to the public shoreline of Puget Sound and the number and variety of recreational and cultural opportunities provided at waterfront parks and the Marina.

PR 8.1.2 Identify and utilize growth management related public services fees, Lodging Tax and tourist related revenues and/or voted levy assessments in order to fund projects that are identified by the public as needed. Both public and private revenue sources will be employed to achieve a

balance of equity and cost to the taxpayer through increased private and non-profit participation in recreation service activity.

PR 8.1.3 Identify and utilize alternative funding programs administered by Tourism Program Areas, local, state and federal agencies or other public or private sources which are in the form of grants, loans or other funding mechanism.

PR 8.1.4 Make pedestrian-friendly improvements to rights-of-way with enhanced public spaces, landscaping, way finding directional and historical signs, public art and pedestrian and bicycle pathways in a manner that encourages pedestrian interaction between neighborhoods, recreation facilities, schools, business areas, waterfront parks, Marina and transportation links.

PR 8.2 Identify appropriate and responsive use of city lodging tax for tourism purposes through specific planning:

PR 8.2.1 The Lodging Tax Advisory Committee will review and comment to City Council on any proposal for the imposition by the City of a Lodging Tax or any proposal for the increase in the rate of, repeal of, an exemption from, or change in the use of revenue received from Lodging.

PR 8.2.2 The comments shall include an analysis of the extent to which the proposal will accommodate activities for tourists or increase tourism, and the extent to which the proposal will affect the long-term stability of the fund created under RCW 67.28.1815.

PR 8.2.3 Failure of the Advisory Committee to submit comments before final action on or passage of the proposal shall not prevent the city from acting on the proposal. The City is not required to submit an amended proposal to an advisory committee under this section. [Ord. 1319 § 3, 2003.]

PR 8.2.4 Identify and utilize alternative funding programs administered by Tourism Program Areas, local, state and federal agencies or other public or private sources which are in the form of grants, loans or other funding mechanism.

Human Services

PR 9.1 Provide appropriate and responsive Human Services through Specific Planning:

PR 9.1.1 Human Services Advisory Committee will represent the interest of the City in matters of Human Services and keep the City Council informed on all such related matters.

PR 9.1.2 Evaluate each human services grant application using a standard rating tool.

PR 9.1.3 Allocate Human Services grants funding based on established city priorities:

1. Priority One: Those services which help meet basic and emergency needs (food, safety, shelter, medical, dental, mental health care, and clothing)
2. Priority Two: Programs which are preventative in nature and promote healthy, violence free families and self-dependence.
3. Priority Three: Programs which seek to maintain and enhance the quality of life in persons whose basic needs are already met.

PR 9.1.4 Recommend to the City Council a level of funding for each accepted grant application.

PR 9.1.5 Ensure accountability of, funded agencies with established service goals, required quarterly reports and monitoring by the Committee.

Arts and Culture

PR 10.1 Provide appropriate and responsive cultural arts through specific planning:

PR 10.1.1 The Arts Commission will represent the interest of the City in matters of the arts as the spokes group for the arts in the City and keep the City Council informed on all such related matters.

PR 10.1.2 Valuate, prioritize, and make recommendations on funding for cultural arts needs within the City.

PR 10.1.3 Review and recommend works of art for the City. Local artists will be encouraged and given equal consideration for these projects.

PR 10.1.4 Inform, assist, sponsor or coordinate with arts organizations, artists, or groups interested in cultural opportunities for our diverse community.

PR 10.1.5 Encourage arts programs that celebrate cultural enrichment and the diversity of Des Moines.

PR 10.1.6 Support accessibility and visibility of the arts.

PR 10.1.7 Collaborate with schools, local, regional, state and national arts organizations.

PR 10.1.8 Obtain private, local, regional, state or federal funds to sustain the arts within the Des Moines community.

PR 10.1.9 Cultivate interested citizens passionate about the arts for Arts Commission leadership and volunteerism.

Healthy Community

PR 11.1 Champion the Healthy Des Moines Movement through policy, systems, and environmental changes that result in increased access to healthy foods and beverages and opportunities for physical activity, with an emphasis on school-age children:

PR 11.1.1 Provide fresh food and unsweetened beverage options in City-sponsored meetings and promote healthy eating and nutritional education in City recreational programs to promote lifelong healthy eating habits.

PR 11.1.2 Provide K-fit and established active recreation standards and lifelong fitness education in City-sponsored youth recreational programs to promote active living habits.

PR 11.1.3 Identify City park lands as possible locations for community gardens, fruit and/or vegetable stands, farmers markets, and Community Supported Agricultural (CSA) distribution sites to improve access to fresh food. Community gardens located in City park land should be considered a non-commercial land use and subject to park land use guidelines.

PR 11.1.4 Support joint-use agreements for the use of publicly-owned property and joint- program agreements with public and private agencies to increase opportunities for lifelong active living and healthy eating programming and education.

PR 11.1.5 Support funding of human services agencies which promote healthy communities including nutritional, mental, physical and social health services.

PR 11.1.6 Provide volunteer opportunities that support building healthy communities.

Funding

PR 12.1 Establish Parks and Recreational Facilities Impact Fees for "park and facilities system improvements" necessary due to growth based on the development's proportionate share of system improvements that are reasonably related to the new development. Public park, waterfront and recreational facility improvements located at the development site should be encouraged.

Park and Facility Standards

PR 13.1 Establish parks, recreation and senior services standards to identify facility requirements and characteristics that respond to the various recreational needs of the City of Des Moines.

PR 13.1.1 Several factors are considered in connection with the classification and planning decisions. These are:

1. Determination of specific need in neighborhood or community setting.

2. Relationship of need, design criteria, service capability and suitability of a specific site to support the defined recreation service need.

3. The probability of school/park relations in terms of site development and facility use for public recreation purposes.

4. The probability of creating public/private partnerships on special use parks or in combination with a traditional public park.

5. Operational, maintenance and program service requirements for the population to be served by a particular park unit.

PR 13.2 Classification of parks establishes several essential elements for park land requirements based on population ratios and the types of recreational uses and services to be provided. The physical improvements of a park should respond to the preferences or needs of the citizens of Des Moines:

PR 13.2.1 Mini-Park

1. Use/Description: Serves a basic neighborhood and community need for children and families (play equipment, picnic area, sports courts and downtown plazas or City entrances). Mini-Park features such as play equipment are typically in neighborhood parks, community parks or in conjunction with joint school/park facilities.
2. Planning Area: Up to 1/4 mile radius.
3. Size: Approximately 1 acre.
4. Desirable Quantity: Need varies per 1,000 population and .25-mile radius dispersion.
5. Desirable Characteristics: The Park should be in close proximity to high-density residential areas and/or centers of employment. Mini-Parks should be designed for intensive use and should be easily accessible and visible from the surrounding area.
6. Examples: Big Catch Plaza, Cecil Powell Park, Overlook Park I and II, and Westwood Park.

PR 13.2.2 Neighborhood Park

1. Use/Description: Serves the immediately surrounding residential population or employment base. Neighborhood parks often include areas for active recreational activities, such as ballfields and sports courts, as well as passive recreation areas such as picnic areas. This type of recreational resource is the most important and traditional role of the Department in its development of the park system.
2. Neighborhood parks include adequate on-site parking to serve park uses.
3. Planning Area: Up to 1/2 mile drive or walk zone of established housing.
4. Size: Up to 10 acres.
5. Desirable Quantity: Approximately 2.5 acres per 1,000 population and .5 mile radius dispersion throughout Planning Area.
6. Desirable Characteristics: The Park should be in close proximity to dwellings and/or centers of employment. Neighborhood parks should be designed for intensive use and should be easily accessible and visible from the surrounding area. May be developed as a school-park facility.
7. Examples: Dr. Shirley Gordon Park, Midway Park and Wooton Park.

PR 13.2.3 Community Park/ Sports Complex

1. Use/Description: All uses and facilities are designed to serve the surrounding community. Community

2. Parks provide for organized or league sports complexes, individual sports, community centers, pools, cultural amphitheaters and large passive areas and are an important recreation resource for urban communities. Parks are generally 15 or more acres in size and accessible to larger community populations and contain special amenities that may attract visitors from throughout the Planning Area. Community parks include on-site parking since visitors may travel by automobile to utilize the park's facilities.

3. Planning Area: 3-5 mile radius.

4. Size: 15 or more acres.

5. Desirable Quantity: Approximately 3.5 acres per 1,000 population and Sports Complex 4-6 acres per 1,000 population.

6. Desirable Characteristics: The Park should be easily accessible from the surrounding neighborhoods while also minimizing automobile traffic volumes on nearby residential streets.

7. Example: Des Moines Field House Park and Steven J. Underwood Memorial Park.

PR 13.2.4 Regional Park

1. Use/Description: Areas of natural or ornamental quality used for outdoor recreation, such as picnicking, boating, swimming, camping, and trails. Large portions of regional parks may be reserved for conservation and natural resource management.

2. Planning Area: Up to 1 hour driving time.

3. Size: Approximately 90 acres.

4. Desirable Quantity: 1 or more regional parks within the Planning Area.

5. Desirable Characteristics: Contiguous to or encompassing natural resources.

6. Example: Saltwater State Park.

PR 13.2.5 Special-Use Park/ Waterfront Centers

1. Use/Description: The Special-Use Park provides revenue generation to support recreational activities while providing recreation opportunities to local and area populations. The City's role in special-use parks could be as the "landlord" or as the "partner" or a combination of both. It may provide opportunities for extended recreation activities such as marinas, waterfront or marine centers, event or entertainment centers,

water parks or aquatics centers, fitness centers, sports stadiums, golf courses, or other specialized revenue producing commercial recreation activities.

2. Planning Area: No applicable standard.

3. Size: The size and character of special-use parks is a function of market and business development, or economic development principles and is used to establish public/private partnerships and/or privatization of public resources.

4. Desirable Quantity: No applicable standard.

5. Desirable Characteristics: The Park should be compatible with surrounding land uses. Linear parks should connect other features in the recreation system.

6. Example: Des Moines Beach Park, Des Moines Marina and Redondo Park.

PR 13.2.6 Conservancy Park

1. Use/Description: Natural and undeveloped lands along creeks, steep slopes and ravines, and ROWs and easements provide open space, greenways, buffers, wetlands and viewpoints within the City jurisdiction. Protection and management of the natural/cultural environment and interpretive education with recreation use as a secondary objective.

2. Planning Area: No applicable standard.

3. Size: Sufficient to protect natural resource.

4. Desirable Quantity: Sufficient to protect natural resources.

5. Desirable Characteristics: Variable, depending on the resource being protected.

6. Example: Parkside Wetlands, Woodmont Park, Sonju Park and Des Moines Creek Park.

PR 13.2.7 Trails and Pathways, Streetscapes, Entryways and ROWs

1. Use/Description: Trail uses include bicycling, walking, hiking, jogging, roller skating and blading, and skateboarding for personal health and nature appreciation. Trails provide commuter linkages that join neighborhoods and cities, local and regional parks, open space areas and civic and business centers into a cohesive recreational and transportation system.

2. Planning Area: local and regional.

3. Size: 4ft. - 12 ft. width sufficient to provide safe conditions for user applications (on road, off-road, bike lane, sidewalk, asphalt, gravel or natural pathway.

4. Desirable Quantity: .5 Mi. per 1,000 population.

5. Desirable Characteristics: Variable, bicycle trails have a set of classifications (Class I, II, III and IV) which determine use and design considerations such as hard surfaces, widths, signage and lane configuration. Meets ADA standards – no more than 5% grade where possible.

6. Example: Des Moines Creek Trail, Barnes Creek Trail and Redondo Boardwalk.

PR 13.3 Des Moines parks are classified as specified in the Parks, Recreation and Senior Services Master Plan (Section 1, Table 1-1 Existing City owned Parks and Trails Facilities).

PR 13.3.1 Existing Mini-Parks

Mini-parks within Des Moines	**Size (acres)**
Big Catch Plaza	0.38
Cecil Powell Park	0.17
Kiddy Park	0.55
Overlook II	0.47
South Marina Park (included with Des Moines Marina acres)	0
South 239th Street Beach Access	0.08
Westwood Park	0.4
Total Mini-Parks	**2.05**

PR 13.3.2 Existing Neighborhood Parks

Neighborhood Parks within Des Moines	**Size (acres)**
Dr. Shirley Gordon Park	0.88
Midway Park	1.58
Parkside Park	4.04
Water Tower Park*	1.0
Wooton Park	2.24
Total Neighborhood Parks	9.74

* Water Tower Park is leased from Highline Water District

PR 13.3.3 Existing Community Parks

Community Parks/Sports Complexes within Des Moines	Size (acres)
Des Moines Field House Park	5.2
Steven J. Underwood Memorial Park and Activity Center	21.6
Zenith Park*	5.5
Total Community Parks	**29.6**

*Zenith Park is leased from Highline School District

PR 13.3.4 Existing Regional Parks

Regional Parks within Des Moines	Size (acres)
Saltwater State Park*	88.0
Total Regional Parks	**88.0**

*Saltwater State Park is of waterfront resource of particular local significance to the residents of Des Moines and should be protected and preserved.

PR 13.3.5 Existing Special Parks

Special Parks within Des Moines	Size (acres)
Des Moines Beach Park and Tidelands	22.3
Marina, Fishing Pier and Tidelands	15.9
Redondo Park, Beach and Tidelands	3.94
Total Special Parks	**42.14**

PR 13.3.6 Existing Conservancy Parks/Open Space

Conservancy Parks within Des Moines	**Size (acres)**
Barnes Creek Open Space and Trail	4.7
Bayview Wetlands	.74
Bluffs at Redondo	.27
Cameron's Crossing Open Space	7.35
Cedarbrook Wetlands	3.87
City Park	3.44
Des Moines Creek Park and Trail*	45.05
Des Moines Trace Open Space	.53
Graceview Wetlands/Open Space	4.24
Landmarque Open Space	1.12
Massey Creek Plaza	.81
Mediterranean Heights Open Space	.27
Parkdale Open Space	.4
Parkside Wetlands	10.94
Sola Wetlands	3.77
Sonju Park	9.54
Sunset Gardens Open Space	.17
Wetland Tract	.27
Woodmont Park	9.98
Total Conservancy Parks	**107.46**

*Portions of Des Moines Creek Park & Trail north of South 208th Street are within the City of SeaTac.

PR 13.3.7 Existing Trails, Pathways, Streetscapes and ROWs

Trails, Pathways, Streetscapes and ROWs within Des Moines	Size (acres)
Barnes Creek Trail	1.1 Mi.
Des Moines Creek Trail*	2.5 Mi.
Des Moines Memorial Park (ROW)	.14 Ac.
Overlook I (ROW)	.08 Ac.
Redondo Boardwalk	.5 Mi.
Redondo Hillclimb (ROW)	.07Ac.
Redondo Trail	.25 Mi.
South 251st Entrance (ROW)	.07 Ac.
Total Trails, Pathways, Streetscapes and ROWs	**NA**

*Portions of Des Moines Creek Trail north of South 208th Street are within the City of SeaTac.

PR 13.3.8 Existing Interlocal City/School District Park Facilities

Interlocal School/Park Facilities within Des Moines	Size (acres)
Mount Rainier High School Track	1 Ac.
Midway Elementary Ballfield	1.5 Ac.
Olympic School Ballfield, Soccer Field and Track	3 Ac.
Woodmont Elementary Soccer Field	1.5 Ac.
Total Interlocal School/Park Facilities	**7**

Interlocal City/School District Park Facilities have City, King County and/or State funding and agreements that specify required community use.

Appendix A

Survey Results

SurveyMonkey

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Parks Master Plan Questionnaire

Question Summaries | Data Trends | Individual Responses

Share Tweet

393 responses

238 days (3/5/2015 - now)

52 views

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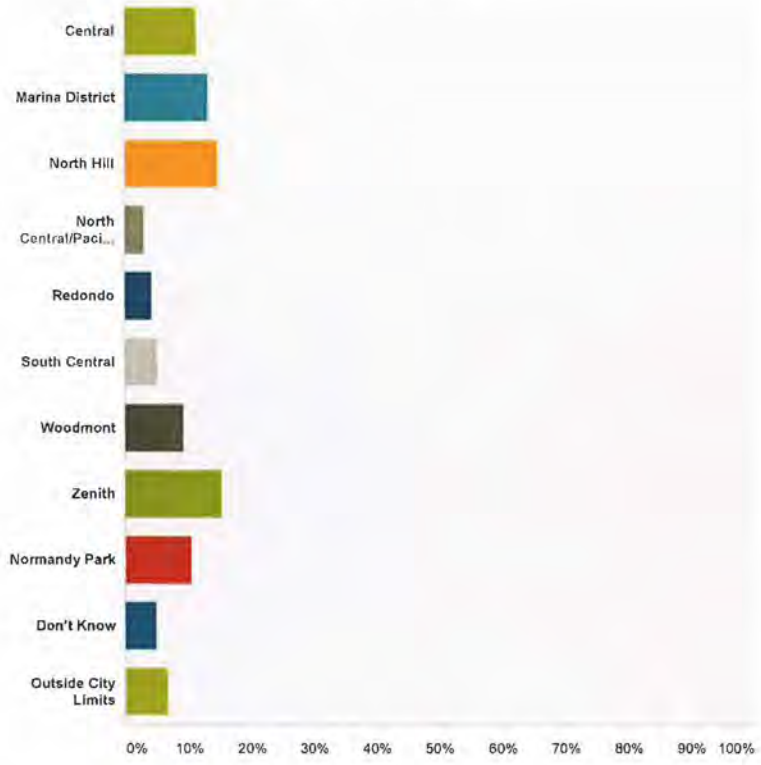
Q1

In which neighborhood do you live?

Answered: 382 Skipped: 11



Answer Choices	Responses	
Central	11.52%	44
Marina District	13.35%	51
North Hill	14.92%	57
North Central/Pacific Ridge	3.14%	12
Redondo	4.45%	17
South Central	5.24%	20
Woodmont	9.42%	36
Zenith	15.45%	59
Normandy Park	10.73%	41
Don't Know	4.97%	19
Outside City Limits	6.81%	26
Total		382

Comments (164)

Q2

How many persons within each of the age categories are living in your household?

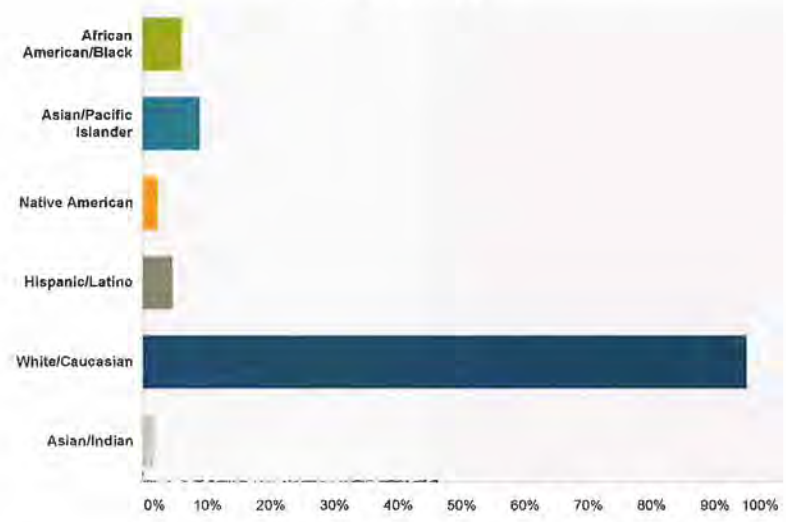
Answered: 385 Skipped: 8

Answer Choices		Responses	
Under Age 5	Responses	18.96%	73
Ages 5-9	Responses	17.40%	67
Ages 10-14	Responses	17.66%	68
Ages 15-19	Responses	13.25%	51
Ages 20-24	Responses	8.57%	33
Ages 25-34	Responses	18.44%	71
Ages 35-44	Responses	28.31%	109
Ages 45-54	Responses	29.09%	112
Ages 55-64	Responses	34.29%	132
Ages 65-84	Responses	33.77%	130
Ages 85	Responses	8.31%	32

Q3

Which of the following best describes the race of the members of your household? Check all that apply.

Answered: 367 Skipped: 26

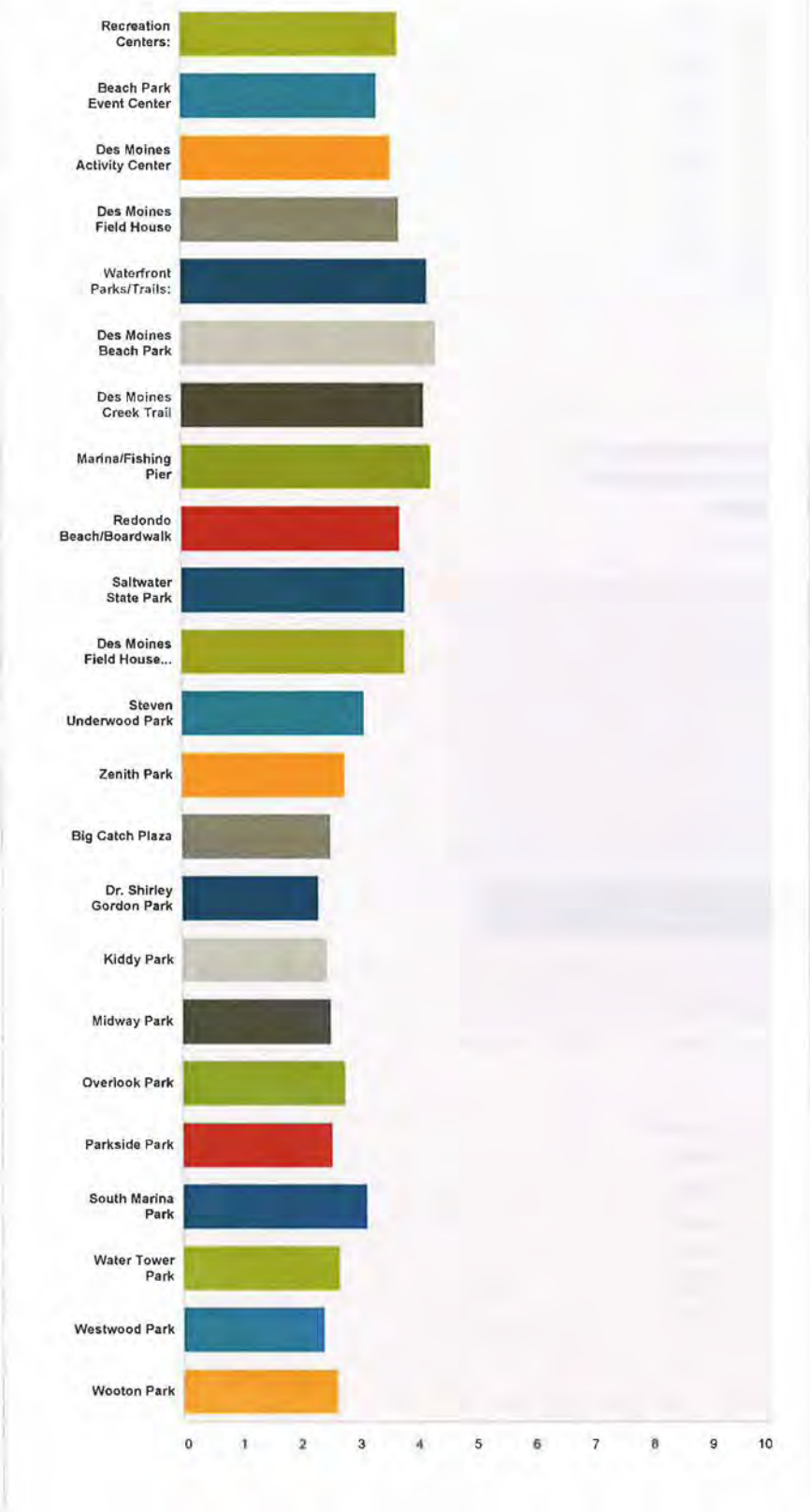


Answer Choices	Responses	
African American/Black	6.27%	23
Asian/Pacific Islander	9.26%	34
Native American	2.45%	9
Hispanic/Latino	4.90%	18
White/Caucasian	95.10%	349
Asian/Indian	1.91%	7
Total Respondents: 367		
Comments (12)		

Q4

Rank the importance of each of the parks and facilities with one (1) being the least important and five (5) being the most important.

Answered: 383 Skipped: 10



	1	2	3	4	5	Total	Weighted Average
Recreation Centers:	9.86% 7	8.45% 6	21.13% 15	23.94% 17	36.62% 26	71	3.69
Beach Park Event Center	14.76% 49	10.54% 35	25.60% 85	22.89% 76	26.20% 87	332	3.35
Des Moines Activity Center	10.85% 37	10.26% 35	22.87% 78	24.34% 83	31.67% 108	341	3.56
Des Moines Field House	7.67% 26	8.55% 29	24.48% 83	22.71% 77	36.58% 124	339	3.72
Waterfront Parks/Trails:	3.80% 3	7.59% 6	8.86% 7	24.05% 19	55.70% 44	79	4.20
Des Moines Beach Park	3.60% 13	3.60% 13	8.31% 30	23.82% 86	60.66% 219	361	4.34
Des Moines Creek Trail	3.40% 12	5.95% 21	14.73% 52	25.50% 90	50.42% 178	353	4.14
Marina/Fishing Pier	4.18% 15	4.18% 15	11.14% 40	23.96% 86	56.55% 203	359	4.25
Redondo Beach/Boardwalk	9.25% 32	9.25% 32	21.39% 74	20.81% 72	39.31% 136	346	3.72
Saltwater State Park	10.56% 36	7.62% 26	17.30% 59	21.11% 72	43.40% 148	341	3.79
Des Moines Field House Park	8.36% 28	8.06% 27	20.30% 68	21.79% 73	41.49% 139	335	3.80
Steven Underwood Park	15.61% 49	16.88% 53	28.03% 88	20.38% 64	19.11% 60	314	3.11
Zenith Park	21.22% 66	19.61% 61	33.76% 105	10.61% 33	14.79% 46	311	2.78
Big Catch Plaza	30.87% 92	19.80% 59	24.50% 73	14.77% 44	10.07% 30	298	2.53
Dr. Shirley Gordon Park	36.22% 92	19.69% 50	27.56% 70	9.45% 24	7.09% 18	254	2.31
Kiddy Park	32.57% 85	18.77% 49	26.44% 69	13.79% 36	8.43% 22	261	2.47
Midway Park	28.41% 75	20.45% 54	29.92% 79	12.88% 34	8.33% 22	264	2.52
Overlook Park	22.66% 63	21.22% 59	25.18% 70	18.35% 51	12.59% 35	278	2.77
Parkside Park	27.52% 71	22.87% 59	26.36% 68	14.73% 38	8.53% 22	258	2.54
South Marina Park	15.55% 44	16.25% 46	28.27% 80	18.02% 51	21.91% 62	283	3.14
Water Tower Park	26.57% 72	19.19% 52	27.31% 74	14.39% 39	12.55% 34	271	2.67
Westwood Park	30.95% 78	22.62% 57	28.17% 71	11.11% 28	7.14% 18	252	2.41
Wooton Park	25.38% 66	22.31% 58	28.08% 73	11.92% 31	12.31% 32	260	2.63

Comments (30)

Q5

Have any members of your household visited any of the City of Des Moines parks or recreation facilities listed above during the last year?

Answered: 379 Skipped: 14

Yes

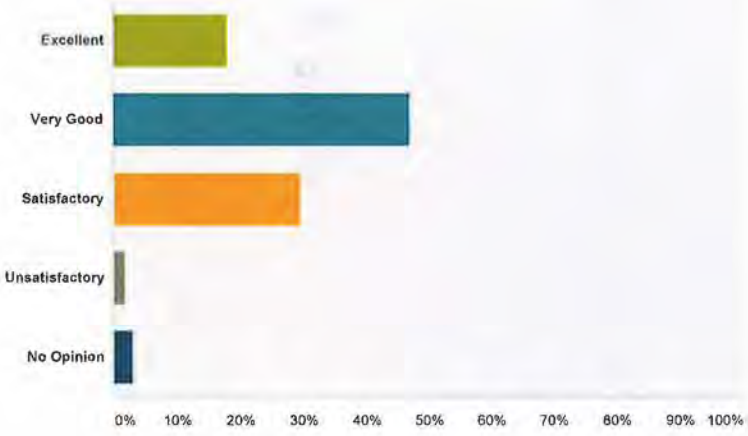
No

Answer Choices	Responses	
Yes	93.93%	356
No	6.07%	23
Total		379

Q6

Rate your satisfaction with the above list of parks and facilities.

Answered: 379 Skipped: 14

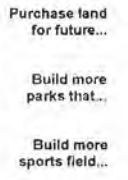


Answer Choices	Responses	
Excellent	18.21%	69
Very Good	47.23%	179
Satisfactory	29.55%	112
Unsatisfactory	1.85%	7
No Opinion	3.17%	12
Total		379
Comments (69)		

Q7

Rank the importance of the following improvement options, with one (1) being the least important and five (5) being the most important.

Answered: 378 Skipped: 15



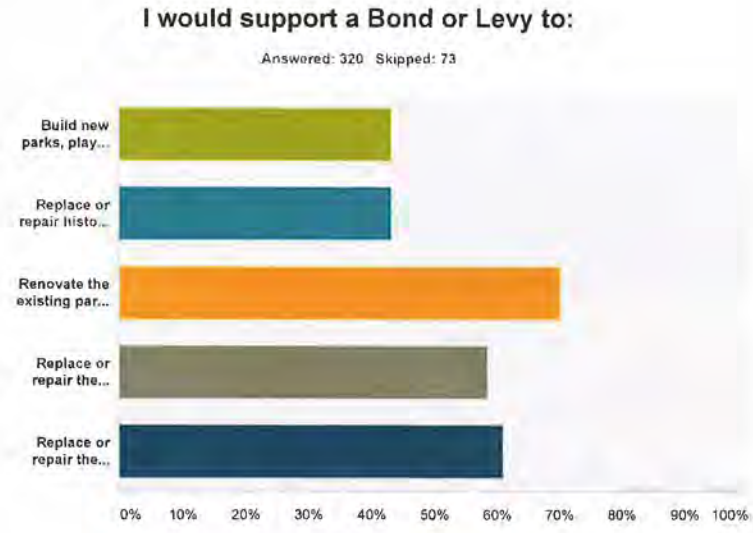
	1	2	3	4	5	Total	Weighted Average
Purchase land for future parks, trails and open space preservation	21.45% 74	11.01% 38	19.71% 68	17.39% 60	30.43% 105	345	3.24
Build more parks that include play/exercise equipment, sports court, picnic shelter	16.96% 58	9.94% 34	27.49% 94	21.35% 73	24.27% 83	342	3.26
Build more sports fields for softball, soccer, football, baseball	22.46% 75	18.56% 62	31.74% 106	13.77% 46	13.47% 45	334	2.77
Build more walking and biking trails to connect neighborhoods, parks and schools	11.52% 41	8.43% 30	16.85% 60	23.60% 84	39.61% 141	356	3.71
Build a Spray Park play area	26.13% 87	13.51% 45	17.72% 59	17.42% 58	25.23% 84	333	3.02
Build a Skate or Bike Park	40.00% 134	19.40% 65	20.60% 69	12.84% 43	7.16% 24	335	2.28
Build a community center with a gym, fitness and meeting rooms	18.73% 65	11.24% 39	24.21% 84	19.31% 67	26.51% 92	347	3.24
Expand Des Moines Senior Activity Center with a gym, fitness and meeting rooms	20.68% 73	15.58% 55	24.08% 85	16.15% 57	23.51% 83	353	3.06
Renovate existing parks and play/exercise equipment areas	7.92% 27	12.02% 41	20.23% 69	27.86% 95	31.96% 109	341	3.64
Renovate existing historical facilities (Field House, Beach Park buildings)	15.32% 53	10.12% 35	24.86% 86	23.41% 81	26.30% 91	346	3.35
Improve streetscapes with way	19.36% 67	15.90% 55	25.14% 87	17.92% 62	21.68% 75	346	3.07

Comments (74)

	1	2	3	4	5	Total	Weighted Average
finding signage, street banners and flowers							

Comments (7)

Q8



Answer Choices	Responses	
Build new parks, play areas and recreation facilities	43.44%	139
Replace or repair historic landmarks	43.44%	139
Renovate the existing parks, play areas and recreation facilities.	70.31%	225
Replace or repair the existing Beach Park bulkheads and beach access	58.75%	188
Replace or repair the existing Marina bulkheads, pier and boardwalk	61.25%	196

Total Respondents: 320

Q9

Answer Choices	Responses	
Renovate the existing parks, play areas and recreation facilities	64.61%	115
Replace or repair historic landmarks	41.01%	[illegible]
Replace or repair the existing Beach Park bulkheads and beach access	56.74%	101
Replace or repair the existing Marina bulkheads, pier and promenade	63.48%	113

Total Respondents: 178

Q10

Funding Option Comments

Answered: 112 Skipped: 281

No parking fees
10/14/2015 7:47 AM

Toilets
9/15/2015 6:26 PM

Replace everything
9/15/2015 3:30 PM

No. Top many of the trees in the Beach Park are near buildings for safely during storms.
9/15/2015 3:21 PM

I would support a new park with expanded amenities
7/9/2015 3:04 PM

Bond or levy because the entire community benefits whether directly or indirectly
7/9/2015 2:20 PM

No way of knowing fees would be used for above. Limiting access to parks for the poor.
7/9/2015 1:34 PM

Q11

Rank the importance of recreation activities to the community with one (1) being the least important and five (5) being the most important.

Answered: 376 Skipped: 17

Arts/Beach Park Concerts

Community Gardening

Enrichment Programs:...

Enrichment Programs: Youth

Enrichment Programs: Adult

Enrichment Programs:...

Festivals/Community Events

Fitness/Wellness

Free Summer Lunch Program

Inclusive

	1	2	3	4	5	Total	Weighted Average
Arts/Beach Park Concerts	9.14% 31	7.67% 26	21.83% 74	25.96% 88	35.40% 120	339	3.71
Community Gardening	16.82% 56	16.22% 54	28.83% 96	23.42% 78	14.71% 49	333	3.03
Enrichment Programs: Preschool	15.90% 52	9.17% 30	25.99% 85	18.35% 60	30.58% 100	327	3.39
Enrichment Programs: Youth	11.34% 38	8.36% 28	21.19% 71	24.78% 83	34.33% 115	335	3.62
Enrichment Programs: Adult	10.98% 36	9.45% 31	33.84% 111	21.34% 70	24.39% 80	328	3.39
Enrichment Programs: Senior	12.46% 42	8.31% 28	23.74% 80	26.41% 89	29.08% 98	337	3.51
Festivals/Community Events	5.23% 18	6.10% 21	16.57% 57	32.85% 113	39.24% 135	344	3.95
Fitness/Wellness	9.14% 31	9.14% 31	28.91% 98	26.55% 90	26.25% 89	339	3.52
Free Summer Lunch Program	13.77% 46	12.28% 41	22.16% 74	19.76% 66	32.04% 107	334	3.44
Inclusive (Special Needs) Recreation	12.65% 42	11.45% 38	27.41% 91	21.99% 73	26.51% 88	332	3.38
KHAOS After School & Camps	11.78% 39	13.29% 44	26.28% 87	20.24% 67	28.40% 94	331	3.40
Martial Arts	33.75% 108	24.69% 79	28.13% 90	7.81% 25	5.63% 18	320	2.27
Open Gym	15.50% 51	19.15% 63	25.23% 83	20.67% 68	19.45% 64	329	3.09
Private Facility Rentals	17.08% 55	17.39% 56	32.61% 105	20.81% 67	12.11% 39	322	2.93
Recreation Scholarships	16.16% 58	14.50% 52	28.64% 92	15.67% 50	21.00% 67	319	3.05
Sports: Youth	11.42% 37	5.86% 19	19.14% 62	24.07% 78	39.51% 128	324	3.74
Sports: Adult	15.51% 49	12.97% 41	26.58% 84	23.10% 73	21.84% 69	316	3.23

Comments (54)

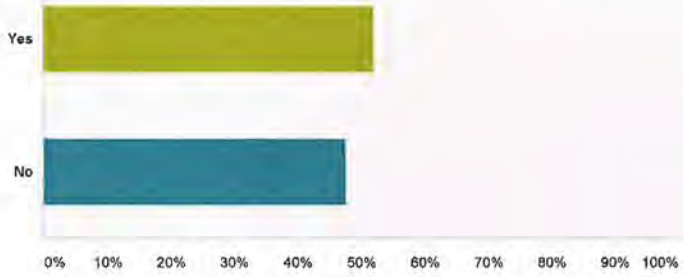
	1	2	3	4	5	Total	Weighted Average
Sports: Senior	14.06% 45	12.81% 41	28.13% 90	23.13% 74	21.88% 70	320	3.26
Technology	12.77% 41	12.46% 40	33.96% 109	24.61% 79	16.20% 52	321	3.19
Volunteering	9.35% 30	8.41% 27	28.35% 91	27.73% 89	26.17% 84	321	3.53
Waterfront Sports	12.69% 41	9.29% 30	27.24% 88	23.53% 76	27.24% 88	323	3.43

Comments (54)

Q12

Does any member of your household participate in the recreation activities offered by the City?

Answered: 373 Skipped: 20

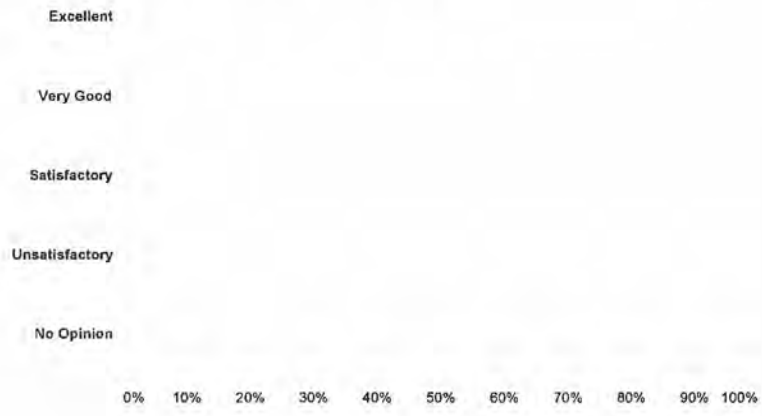


Answer Choices	Responses	
Yes	52.28%	195
No	47.72%	178
Total		373

Q13

If yes, rate the overall quality of your experience with the above list of recreation programs.

Answered: 242 Skipped: 151



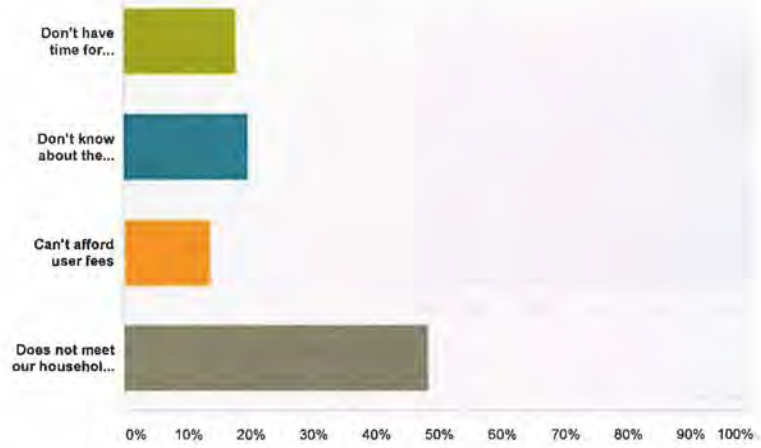
Answer Choices	Responses	
Excellent	16.94%	41
Very Good	40.91%	99
Satisfactory	22.73%	55
Unsatisfactory	3.72%	9
No Opinion	15.70%	38
Total		242

Comments (39)

Q14

If no, what are the reasons?

Answered: 167 Skipped: 226



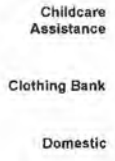
Answer Choices	Responses	
Don't have time for recreation	17.96%	30
Don't know about the recreation activities offered by the City	19.76%	33
Can't afford user fees	13.77%	23
Does not meet our household's need	48.50%	81
Total		167

Comments (45)

Q15

Rank the importance of each of the listed human services to the community with one (1) being the least important and five (5) being the most important.

Answered: 351 Skipped: 42



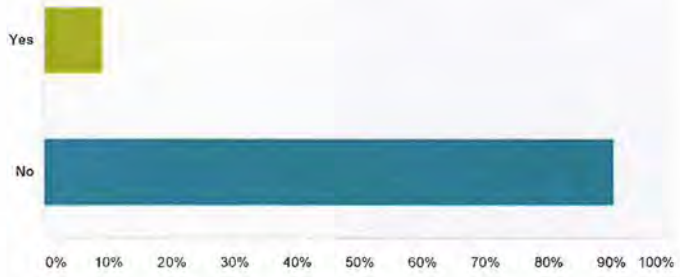
	1	2	3	4	5	Total	Weighted Average
Childcare Assistance	17.13% 55	11.21% 36	21.81% 70	25.23% 81	24.61% 79	321	3.29
Clothing Bank	15.09% 48	15.09% 48	27.04% 86	23.27% 74	19.50% 62	318	3.17
Domestic Violence Support	10.09% 33	6.42% 21	19.27% 63	28.13% 92	36.09% 118	327	3.74
Early Learning	12.65% 41	10.80% 35	19.75% 64	22.84% 74	33.95% 110	324	3.55
Emergency/Financial Assistance	11.08% 36	12.62% 41	30.77% 100	20.62% 67	24.92% 81	325	3.36
Food/Nutrition Assistance	10.85% 32	9.83% 29	21.36% 63	23.73% 70	34.24% 101	295	3.61
Housing Assistance	16.51% 53	13.08% 42	23.36% 75	21.18% 68	25.86% 83	321	3.27
Information & Referral	9.94% 32	11.49% 37	28.26% 91	22.05% 71	28.26% 91	322	3.47
Job Training	12.46% 40	15.26% 49	26.17% 84	23.99% 77	22.12% 71	321	3.28
Literacy Program	11.46% 37	12.38% 40	23.84% 77	24.46% 79	27.86% 90	323	3.45
Medical/Dental/Mental Health Care	12.92% 42	11.38% 37	20.62% 67	25.85% 84	29.23% 95	325	3.47
Parenting Education	12.19% 39	10.31% 33	26.25% 84	24.06% 77	27.19% 87	320	3.44
Special Needs Programs	11.56% 37	11.25% 36	28.75% 92	19.06% 61	29.38% 94	320	3.43
Transportation Assistance	11.35% 37	13.80% 45	26.99% 88	22.70% 74	25.15% 82	326	3.37

Comments (20)

Q16

Does anyone in your household benefit from local human services programs?

Answered: 355 Skipped: 38



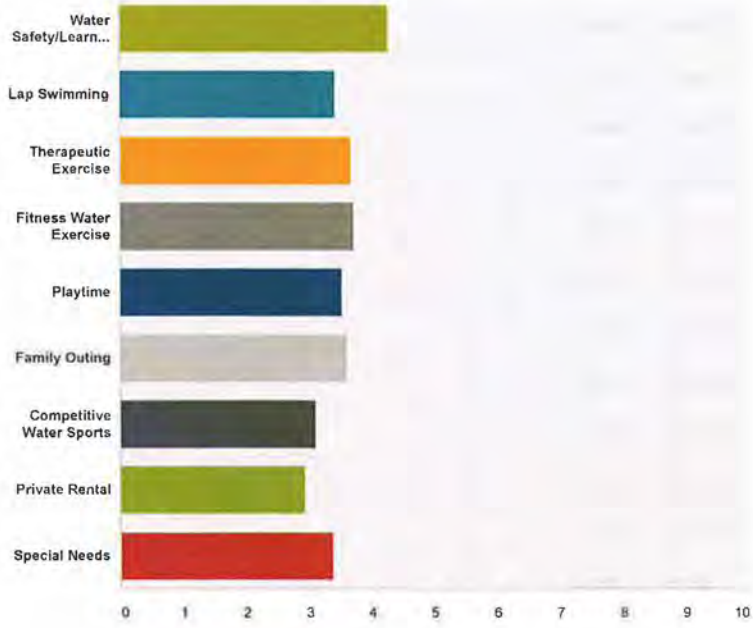
Answer Choices	Responses	
Yes	9.30%	33
No	90.70%	322
Total		355

Comments (16)

Q17

Rank the importance of aquatic programs to the community, with one (1) being the least important and five(5) being the most important.

Answered: 359 Skipped: 34



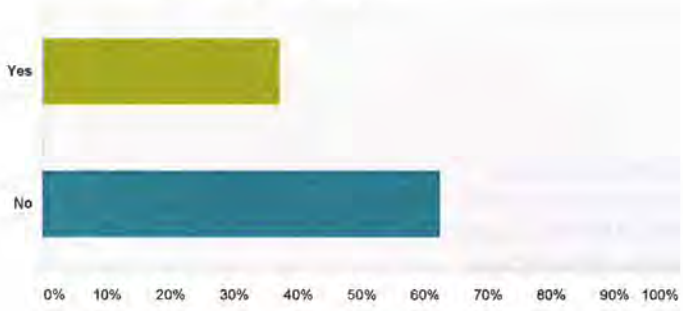
	1	2	3	4	5	Total	Weighted Average
Water Safety/Learning to Swim	5.73% 20	3.15% 11	12.89% 45	15.19% 53	63.04% 220	349	4.27
Lap Swimming	11.14%	12.35%	26.20%	22.59%	27.71%		

	1	2	3	4	5	Total	Weighted Average
	37	41	87	79	92	332	3.48
Therapeutic Exercise	7.40% 25	7.40% 25	26.04% 88	29.29% 99	29.88% 101	338	3.87
Fitness Water Exercise	6.78% 23	7.08% 24	26.55% 90	27.73% 94	31.86% 108	339	3.71
Playtime	10.74% 35	10.74% 35	26.38% 86	19.94% 65	32.21% 105	326	3.52
Family Outing	10.94% 36	8.21% 27	23.10% 76	23.10% 76	34.65% 114	329	3.62
Competitive Water Sports	18.50% 59	13.48% 43	28.21% 90	18.18% 58	21.63% 69	319	3.11
Private Rental	19.69% 63	15.31% 49	33.13% 106	14.69% 47	17.19% 55	320	2.94
Special Needs	14.33% 46	9.97% 32	28.04% 90	19.00% 61	28.66% 92	321	3.38

Q18

Does any member of your household use the Mt. Rainier Pool in Des Moines?

Answered: 373 Skipped: 20



Answer Choices	Responses	
Yes	37.27%	139
No	62.73%	234
Total		373

Q19

If no, what are the reasons?

Answered: 170 Skipped: 223

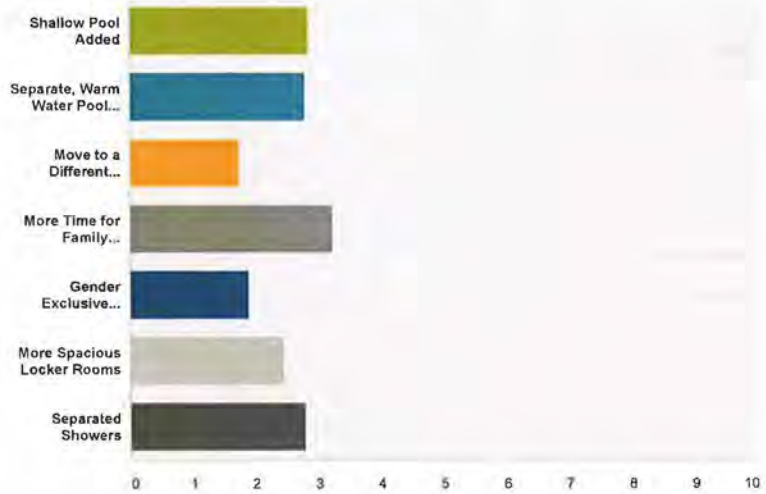
Answer Choices	Responses	
Don't know how to swim	9.41%	16
Don't have time for recreation	15.88%	27
Don't know about the pool	5.88%	10
Don't know where the pool is located	3.53%	6
Parking is inadequate	2.94%	5
Can't afford user fees	10.00%	17
Pool is too cool	15.29%	26
Pool is too warm	1.18%	2
Does not meet my need	35.88%	61
Total		170

Comments (94)

Q20

Rank your responses to the questions below in order of importance to you, with one (1) being the least important and five (5) being the most important. What would you like to see changed about the Mount Rainer Pool?

Answered: 280 Skipped: 113



	1	2	3	4	5	Total	Weighted Average
Shallow Pool Added	30.50% 79	14.67% 38	15.06% 39	18.15% 47	21.62% 56	259	2.86
	30.89%	15.06%	16.22%	18.92%	18.92%		

Comments (59)

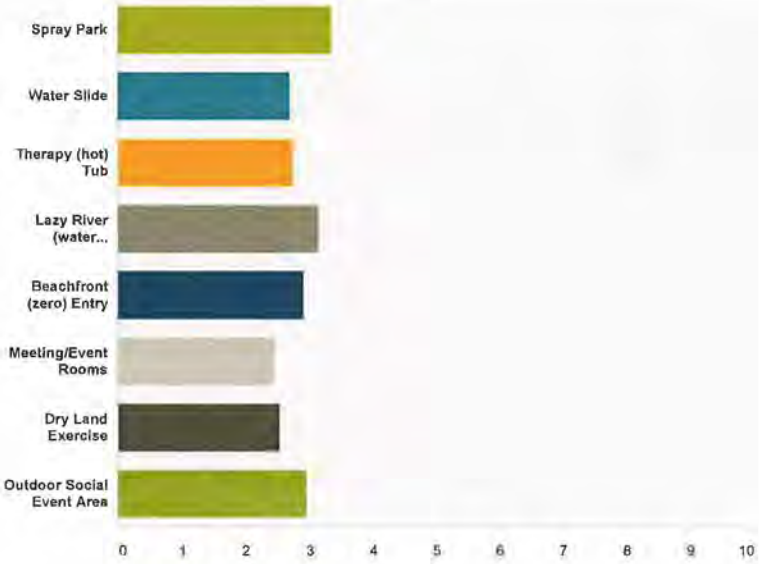
	1	2	3	4	5	Total	Weighted Average
Separate, Warm Water Pool Added	80	39	42	49	49	259	2.80
Move to a Different Location	65.34% 164	12.35% 31	11.55% 29	2.79% 7	7.97% 20	251	1.98
More Time for Family Recreational Swimming/Playing	22.39% 58	9.27% 24	20.08% 52	19.69% 51	28.57% 74	259	3.23
Gender Exclusive Swimming Time	59.84% 152	14.17% 36	11.02% 28	6.69% 17	8.27% 21	254	1.89
More Spacious Locker Rooms	36.33% 93	16.02% 41	25.00% 64	10.55% 27	12.11% 31	256	2.46
Separated Showers	32.81% 84	11.33% 29	21.09% 54	13.28% 34	21.48% 55	256	2.79

Comments (59)

Q21

What other aquatic facilities should Des Moines have?

Answered: 325 Skipped: 68



	1	2	3	4	5	Total	Weighted Average
Spray Park	23.97% 70	7.53% 22	15.75% 46	12.67% 37	40.07% 117	292	3.37
Water Slide	33.33% 96	14.24% 41	21.18% 61	10.76% 31	20.49% 59	288	2.71
Therapy (hot) Tub	33.91% 98	13.15% 38	17.99% 52	14.19% 41	20.76% 60	289	2.75
Lazy River (water resistance walk)	24.66% 73	10.47% 31	17.91% 53	18.92% 56	28.04% 83	296	3.15
Beachfront (zero) Entry	25.75% 69	13.81% 37	24.63% 66	14.55% 39	21.27% 57	268	2.92
Meeting/Event Rooms	35.56% 96	16.30% 44	24.44% 66	14.07% 38	9.63% 26	270	2.46
Dry Land Exercise	33.33% 90	14.07% 38	29.26% 79	10.74% 29	12.59% 34	270	2.55

Comments (28)

	1	2	3	4	5	Total	Weighted Average
Outdoor Social Event Area	23.27% 81	12.00% 33	25.45% 70	22.55% 62	16.73% 46	372	2.97

Comments (28)

Q22

Please provide your contact information and e-mail address to receive the latest program, services, and event news from your Parks, Recreation and Senior Services Department.

Answered: 189 Skipped: 204

Answer Choices		Responses	
Name:	Responses	92.06%	174
Company:	Responses	0.00%	0
Address:	Responses	83.07%	157
Address 2:	Responses	0.00%	0
City	Responses	86.24%	163
State	Responses	87.30%	165
ZIP Code	Responses	88.89%	168
Country:	Responses	0.00%	0
Email Address:	Responses	60.32%	114
Phone Number:	Responses	16.40%	31

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Appendix B

Park Projects Summary

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ARCHITECTS, PLLC

Des Moines Master Plan

Park Projects Summary — Revised 10/27/2015

	Park Name	Park Land Acquisition Plan (PLAP)	Facilities Repair & Renovation Plan (FRRP)	Facilities Development Plan (FDP)	Facilities Maintenance Plan (FMP)	Proposed Annual Maintenance Plan (AMP)
1	Barnes Creek Trail			TBD		TBD
2	Big Catch Plaza		126,606		2,000	3,600
3	Cecil Powell Park		199,904		4,000	3,000
4	Des Moines Activity Center		353,378	9,601,100	2,500	209,200
5	Des Moines Beach Park		744,071		71,650	89,200
5.1	Beach Park Auditorium		TBD		-	32,000
5.2	Beach Park Dining Hall		107,475			52,000
5.3	Beach Park Sun Home Lodge		1,000,000			14,400
5.4	Beach Park Founders Lodge		297,685			30,000
5.5	Beach Park Cabins		534,939			5,600
5.6	Beach Park Promenade		4,665,848			15,500
7	Des Moines Creek Trail		45,856	3,500/TBD	35,825	30,000
8	Des Moines Marina		-		See Marina Master Plan	
8.1	Des Moines Marina Promenade			4,397,877		
9	Des Moines Memorial Park		65,202			2,400
10	Dr. Shirley Gordon Park		1,500			12,000
11	Des Moines Field House Park		1,083,170			71,200
11.1	Des Moines Field House Buildings		219,249			96,000
12	Kiddie Park		97,444	214,950		15,000
12.1	City Park		45,856		69,071	25,000
13	Midway Park	1,433,000		2,149,500	29,160	32,500
14	Overlook I			325,000	5,000	25,000
15	Overlook II		17,196	501,550	1,000	18,750
16	Parkside Park		265,105	465,725	58,482	55,000
17	Parkside Wetlands Park			510,117	247,909	34,020
18	Redondo Pier, Boat launch & Boardwalk		-			TBD
19	S. 251st Street (ROW)				11,200	1,000
20	Sonju Park		64,485	607,695	45,000	31,500
21	South Des Moines Park	TBD		TBD		
22	South Marina Park		154,048			55,000
23	Steven J Underwood Memorial Park		1,234,558	2,234,907	50,872	360,000
24	Water Tower Park		151,755	133,269		19,500
25	Westwood		53,161		7,500	21,000
26	Woodmont Park			214,950	62,336	28,710
27	Wooton Park	1,200,000	460,322	882,728		80,550
28	Zenith - 239th St Beach Access		138,714			4,000
29	Zenith Park	TBD	249,915	589,536		82,500
	Total	$2,633,000	$11,377,842	$22,832,484	$703,505	$1,526,420

Des Moines Master Plan

Park Cost Estimates

Created 6/28/2015
Revised 8/22/2015

Project (Soft) Costs	
Permits	3.5%
WSST	9.5%
A/E Fees	13.9%
Advertising, Bidding Costs	0.1%
City Project Manager	6.0%
Printing, Reimbursables	0.1%
Utility Connections	0.0%
Owner's Contingency	10.0%
Testing & Inspections	0.2%
	43.3%

Typical Improvement and maintenance

Type	Unit cost	43% Soft Costs	Annual Maintenance Costs
Indoor Facility (Non-Aquatic)	$165-290/sf	$71-125/sf	$8 -15/sf
Open Space	$40k-100k/Ac	$17k-44k/Ac	$1.5k -3.3/Ac
Mini, Neighborhood or Community Park	$250k-500k/Ac	$108k-215k/Ac	$8k -17k/Ac
Sports Field	$300k-1m/Ac	$130k-430k/Ac	$15k -25k/Ac
Trails	150k -720k/Mi	65k-390k/mi	$5k-15k/Mi

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Des Moines Master Plan

Park Cost Estimates

Created 8/22/2015
Revised

Typical Equipment/Product Life

Type	Typical Replacement
HVAC (Non-Aquatic)	10 Years
Exterior Painting	
Standard exposure	9 Years
Severe exposure	7 Years
Roofing	
Built Up (flat)	9 Years
Asphalt shingles (sloping), 3 tab	13 Years
Asphalt shingles (sloping), 5 tab premium	24 Years
Metal roofing (sloping) (typically from hail damage or chalking)	18 Years
Lighting	
Fluorescent	4 Years
LED	16 Years
Electrical Systems	
Service	25 Years
Branch distribution	30 Years
Plumbing	
Supply	30 Years
Drainage waste & vent	35 Years
Fixtures	10 Years

Des Moines Master Plan

Park Cost Estimates

	Created		6/28/2015
	Revised		9/16/2015

1 Barnes Creek Trail

	Action	Unit cost	43% Soft Costs	Total
A	New multiuse trail system between Highline College and South 216th Street.	-	-	TBD
	Total		**FDP**	**$ -**
	Annual Maintenance Costs	2.5	8,000	20,000
	Annual Maint. Costs with Prop. Improvements	2.5	15,000	TBD

FDP: Facilities Development Plan

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Des Moines Master Plan

Park Cost Estimates

Created 6/28/2015
Revised 10/29/2015

2 Big Catch Plaza

	Action	Unit cost	43% Soft Costs	Total
B	Recaulk concrete joints	17,350	7,513	24,863
C	Add pots to provide separation from Street	4,500	1,949	6,449
D	Re-powder coat light poles, benches and trash receptacles	12,500	5,413	17,913
E	Repair broken tiles around base of statue steps	2,000	866	2,866
F	Install skate stops	1,500	650	2,150
G	Add electrical & data for readerboard, holiday lights, events	15,500	6,712	22,212
H	Add readerboard	35,000	15,155	50,155
	Total		**FRRP**	**$ 126,606**
A	Clean Pavement, Annually **Total**		**FMP**	**$ 2,000**
	Annual Maintenance Costs	0.4	8,000	3,200
	Annual Maint. Costs with Prop. Improvements	0.4	9,000	3,600

FRRP: Repair and Renovation Plan
FMP: Facility Maintenance Plan

				Created	6/28/2015
				Revised	9/16/2015

3 Cecil Powell Park

	Action	Quantity	Unit cost	43% Soft Costs	Total
A	Replace play equipment that was removed		90,000	38,970	128,970
B	Curbing and walkway for ADA access to play equip.		15,000	6,495	21,495
C	Fence Replacement		10,000	4,330	14,330
D	Site Furnishings		10,000	4,330	14,330
F	Improve trail connection to S. 250th St.		6,500	2,815	9,315
G	Replace Irrigation		8,000	3,464	11,464
		Total		**FRRP**	**$ 199,904**
E	Vegetation Management	**Total**		**FMP**	**$ 4,000**
	Annual Maintenance Costs		0.2	8,000	1,600
	Annual Maint. Costs with Prop. Improvements		0.2	15,000	3,000

FRRP: Repair and Renovation Plan
FMP: Facility Maintenance Plan

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Des Moines Master Plan

Park Cost Estimates

Created 6/28/2015
Revised 9/16/2015

4 Activity Center

	Action		Unit cost	43% Soft Costs		Total
A	Parking Lot Lighting		25,500	11,042		36,542
B	Walkway to 216th		25,600	11,085		36,685
D	Exterior paint		15,500	6,712		22,212
E	Floor repairs		30,000	12,990		42,990
F	Roof Replacement		90,000	38,970		128,970
G	HVAC		60,000	25,980		85,980
		Total		**FRRP**	**$**	**353,378**
C	Remove/address Holly Trees	**Total**		**FMP**	**$**	**2,500**
H	Expand Activity Center to 20,000 safe		6,700,000	2,901,100		9,601,100
		Total		**FDP**	**$**	**9,601,100**

Annual Maintenance Costs	69,800
Annual Maint. Costs with Prop. Improvements	209,200

FRRP: Repair and Renovation Plan
FMP: Facility Maintenance Plan
FDP: Facilities Development Plan

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Des Moines Master Plan

Park Cost Estimates

Created 6/28/2015
Revised 9/21/2015

5 Beach Park

	Action	Unit cost	43% Soft Costs	Total
A	Resurface entrance and parking lot	271,040	117,360	388,400
B	Add parking South of Auditorium	187,000	80,971	267,971
D	Rebuild/Repair Wood Deck Overlook	11,200	4,850	16,050
E	Provide public art, historical interpretation (estimate)	50,000	21,650	71,650
	Total		**FRRP**	**$ 744,071**
C	Improve quality of Large Lawn/Irrigation system	50,000	21,650	71,650
	Total		**FMP**	**$ 71,650**
	Annual Maintenance Costs			89,200
	Annual Maint. Costs with Prop. Improvements			89,200

FRRP: Repair and Renovation Plan
FMP: Facility Maintenance Plan

Des Moines Master Plan

Park Cost Estimates

Created	6/28/2015
Revised	9/16/2015

5.1 Beach Park Auditorium

	Action		Unit cost	43% Soft Costs		Total
B	Paint interior every 7 years		-	-		-
C	Paint exterior every 7 years		-	-		-
		Total		**FRRP**	**$**	-
A	Clean Auditorium roof annually	**Total**		**FMP**	**$**	-

Annual Maintenance Costs	32,000
Annual Maint. Costs with Prop. Improvements	32,000

FRRP: Repair and Renovation Plan
FMP: Facility Maintenance Plan

Des Moines Master Plan

Park Cost Estimates

Created 6/28/2015

Revised 9/16/2015

5.2 Beach Park Dining Hall

	Action		Unit cost	43% Soft Costs		Total
A	Trench and add phone and data lines (est.)		75,000	32,475		107,475
		Total		**FRRP**	**$**	**107,475**
	Annual Maintenance Costs					52,000
	Annual Maint. Costs with Prop. Improvements					52,000

FRRP: Repair and Renovation Plan

Des Moines Master Plan

Park Cost Estimates

Created 6/28/2015
Revised 9/16/2015

5.3 Beach Park Sno Home Lodge

Action		Unit cost	Soft Costs	Total
Phase 1:		431,507	185,548	617,055
Phase 2:		267,794	115,151	382,945
	Total		**FRRP**	**$ 1,000,000**
Annual Maintenance Costs				3,600
Annual Maint. Costs with Prop. Improvements				14,400

FRRP: Repair and Renovation Plan

Des Moines Master Plan

Park Cost Estimates

Created 6/28/2015
Revised 9/16/2015

5.4 Beach Park Founders Lodge

	Action	Unit cost	43% Soft Costs	Total
A	Repair siding and paint exterior	28,470	12,328	40,798
B	Repair ramp	4,500	1,949	6,449
C	Paint interior	9,500	4,114	13,614
D	New carpet upstairs	62,658	27,131	89,789
E	Replace windows and doors	49,000	21,217	70,217
F	Replace roof	53,607	23,212	76,819
	Total		**FRRP**	**$ 297,685**

Annual Maintenance Costs	30,000
Annual Maint. Costs with Prop. Improvements	30,000

FRRP: Repair and Renovation Plan

Des Moines Master Plan

Park Cost Estimates

Created 6/28/2015
Revised 9/16/2015

5.5 Beach Park Cabins

	Action	Unit Cost	43% Soft Costs	Total
A	Caretaker Cabin	203,500	88,116	291,616
B	Sports Cabin	45,000	19,485	64,485
C	Roadside Cabin	124,800	54,038	178,838
	Total		**FRRP**	**$ 534,939**

Annual Maintenance Costs	2,800
Annual Maint. Costs with Prop. Improvements	5,600

FRRP: Repair and Renovation Plan

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Des Moines Master Plan

Park Cost Estimates

Created 6/28/2015
Revised 9/17/2015

5.6 Beach Park Promenade

	Action	Unit cost	43% Soft Costs	Total
A	Continue promenade from Marina	119,000	51,527	170,527
B	Plaza	150,000	64,950	214,950
C	Remove existing house from promenade area	75,000	32,475	107,475
D	Promenade play area/water feature	375,000	162,375	537,375
E	Repair/replace bulkhead to the Marina Promenade	2,492,000	1,079,036	3,571,036
F	Improve beach access	45,000	19,485	64,485
	Total		**FRRP**	**$ 4,665,848**

Annual Maintenance Costs 140,434
Annual Maint. Costs with Prop. Improvements 15,500

FRRP: Repair and Renovation Plan

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7 Des Moines Creek Trail

	Action	Unit Cost		43% Soft Costs		Total
A	Install trail signage at Beach Park	3,500				3,500
E	Identify and construct more neighborhood connector trails	-		-		TBD
H	Plan for connection to Barnes Creek Trail	-		-		TBD
		Total		**FDP**	**$**	**3,500**
B	Maintenance of Connector trail at 13th & 211th	25,000		10,825		35,825
C	Maintenance of Connector trail at 15th Ave. S.	-		-	TBD	
G	Repair trail asphalt as needed due to flooding and erosion	-		-	TBD	
		Total		**FMP**	**$**	**35,825**
D	Replace Trex handrail on pedestrian bridge	-	#	-	TBD	
F	Improve parking at trail connections	32,000		13,856		45,856
		Total		**FRRP**	**$**	**45,856**
	Annual Maintenance Costs	1.5		12,500		18,750
	Annual Maint. Costs with Prop. Improvements	2.0		15,000		30,000

FDP: Facilities Development Plan
FMP: Facility Maintenance Plan
FRRP: Repair and Renovation Plan

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8 Marina

	Action	Unit cost	43% Soft Costs	Total
A	See Marina Master Plan	-	-	TBD
	Total		**FRRP**	**$ -**

Annual Maintenance Costs — See Marina Master Plan
Annual Maint. Costs with Prop. Improvements — See Marina Master Plan

FRRP: Repair and Renovation Plan

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8.1 Des Moines Marina Promenade

	Action	Unit cost	43% Soft Costs	Total
A	Continue promenade from Beach Park	119,000	51,527	170,527
B	Plaza	150,000	64,950	214,950
C	Sheet pile north side parking lot	2,800,000	1,212,400	4,012,400
	Total		**FDP**	**$ 4,397,877**

Annual Maintenance Costs	-
Annual Maint. Costs with Prop. Improvements	15,500

FRRP: Repair and Renovation Plan

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9 Des Moines Memorial Park

	Action		Unit Cost	43% Soft Costs	Total
A	Landscaping		8,000	3,464	11,464
B	Add river rock at north and south points		3,500	1,516	5,016
C	Install more lighting for flag pole		7,000	3,031	10,031
D	Install drainage and irrigation		15,000	6,495	21,495
E	Refinish flagpole again (sand, prime and paint)		12,000	5,196	17,196
		Total		**FRRP**	**$ 65,202**
	Annual Maintenance Costs		0.3	12,000	3,600
	Annual Maint. Costs with Prop. Improvements		0.2	12,000	2,400

FRRP: Repair and Renovation Plan

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10 Dr. Shirley Gordon Park

	Action	Unit Cost	43% Soft Costs	Total
A	Repair Irrigation	500	-	500
B	Repair drinking fountain	500	-	500
C	Adjust basketball hoop	500	-	500
		Total	**FRRP**	**$ 1,500**
	Annual Maintenance Costs	1.0	12,000	12,000
	Annual Maint. Costs with Prop. Improvements	1.0	12,000	12,000

FRRP: Repair and Renovation Plan

Des Moines Master Plan

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11 Field House Park

	Action	Unit Cost	43% Soft Costs	Total
A	Improve S. 219th St. entry and street frontage	135,000	58,455	193,455
B	Upgrade / Replace existing skate park	250,000	108,250	358,250
C	Tennis court resurfacing and new nets	75,000	32,475	107,475
D	Upgrade to a multi-use court	114,708	49,669	164,377
E	Restoration of Picnic Shelter	10,000	4,330	14,330
F	Ballfield #2 Improvements (fence, bleachers)	62,000	26,846	88,846
G	Additional parking	73,500	31,826	105,326
H	Replace drinking fountain	5,200	2,252	7,452
I	Repair equipment storage shed	5,000	2,165	7,165
J	Ballfield #1 Drainage	30,000	6,495	36,495
	Total		**FRRP**	**$ 1,083,170**

Annual Maintenance Costs	60,000
Annual Maint. Costs with Prop. Improvements	71,200

FRRP: Repair and Renovation Plan

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Park Cost Estimates

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11.4 Field House Park Building

	Action	Unit Cost	43% Soft Costs		Total
A	Interior Paint	39,000	16,887		55,887
B	Interior Flooring	34,000	14,722		48,722
C	Roof replacement	80,000	34,640		114,640
		Total	**FRRP**	**$**	**219,249**

Annual Maintenance Costs	96,000
Annual Maint. Costs with Prop. Improvements	96,000

FRRP: Repair and Renovation Plan

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12 Kiddie Park

	Action	Unit cost	43% Soft Costs	Total
A	Provide signage	3,000	1,299	4,299
B	Provide ADA ramp for street & pathways	65,000	28,145	93,145
	Total		**FRRP**	**$ 97,444**
C	Kiddie Play Area, relocate with new site furnishings	150,000	64,950	214,950
	Total		**FDP**	**$ 214,950**
	Annual Maintenance Costs	1.2	8,000	9,600
	Annual Maint. Costs with Prop. Improvements	1.2	12,500	15,000

FRRP: Repair and Renovation Plan
FDP: Facilities Development Plan

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12.1 City Park

	Action	Unit cost	43% Soft Costs	Total
A	Convert a portion of maint. parking to public	7,500	3,248	10,748
B	Provide signage on Kent-Des Moines Road	2,000	866	2,866
D	Bridge Restoration	22,500	9,743	32,243
		Total	**FRRP**	**$ 45,856**
C	Plant meadow species in meadow area and provide open lawn area for play	7,200	3,118	10,318
E	Restore creek	10,000	4,330	14,330
F	Provide tree pruning or removal in ravine	5,000	2,165	7,165
G	Install conifers in ravine	10,000	4,330	14,330
H	Replant ravine with native understory and riparian vegetation	16,000	6,928	22,928
		Total	**FMP**	**69,071**
	Annual Maintenance Costs	2.0	8,000	16,000
	Annual Maint. Costs with Prop. Improvements	2.0	12,500	25,000

FRRP: Repair and Renovation Plan
FMP: Facility Maintenance Plan

Des Moines Master Plan

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13 Midway Park

	Action		Unit cost	43% Soft Costs	Total
C	Acquire four lots adjacent to the west		1,000,000	433,000	1,433,000
		Total		**PLAP**	**$ 1,433,000**
A	Clean, edge and repair asphalt path		20,000	8,660	28,660
B	Maintain shrub bed at South entrance		500	-	500
		Total		**FMP**	**$ 29,160**
D	Construct Park expansion area per prototype		1,500,000	649,500	2,149,500
		Total		**FDP**	**$ 2,149,500**
	Annual Maintenance Costs		1.6	8,000	12,800
	Annual Maint. Costs with Prop. Improvements		2.6	12,500	32,500

PLAP: Park Land Acquisition Plan
FDP: Facilities Development Plan
FMP: Facility Maintenance Plan

Des Moines Master Plan

Park Cost Estimates

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14 Overlook I

	Action	Unit cost	43% Soft Costs		Total
A	Vegetation Management	**Total**	**FMP**	**$**	**5,000**
B	Connection to Marina (stairs, elevator, etc.)	**Total**	**FDP**	**$**	**325,000**
	Annual Maintenance Costs	0.1	8,000		800
	Annual Maint. Costs with Prop. Improvements	1.0	25,000		25,000

FDP: Facilities Development Plan
FMP: Facility Maintenance Plan

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15 Overlook II

	Action		Unit Costs	43% Soft Costs		Total
A	Terracing for sidewalk connection to Cliff Ave S.		350,000	151,550		501,550
		Total		**FDP**	**$**	**501,550**
B	Replace broken paths, widen, and repair erosion		10,000	4,330		14,330
C	ADA Furnishings & access		10,000	4,330		14,330
F	Remove dead tree at NW corner		500	-		500
G	Lawn and irrigation renovation		12,000	5,196		17,196
		Total		**FRRP**	**$**	**17,196**
D	Control invasive species along West edge		500	-		500
E	Control mole activity		500	-		500
		Total		**FMP**	**$**	**1,000**
	Annual Maintenance Costs		0.5	8,000		4,000
	Annual Maint. Costs with Prop. Improvements		0.8	25,000		18,750

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FDP: Facilities Development Plan
FMP: Facilities Maintenance Plan

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16 Parkside Park

	Action	Unit cost	43% Soft Costs	Total
A	Provide ADA accessible pathways to play area CDBG	45,000	19,485	64,485
E	Provide Park entrance and gateway CDBG	15,000	6,495	21,495
H	Provide benches along pathways CDBG	20,000	8,660	28,660
K	Upgrade sports court and install exercise equipment play area CDGB	105,000	45,465	150,465
		Total	**FRRP**	**$ 265,105**
B	Remove blackberries and other low vegetation CDBG	10,000	-	10,000
C	Provide immediate large tree pruning or removal CDBG	8,000	-	8,000
D	Replace culvert in swale area (SWM) for safety and drainage CDBG	15,000	6,495	21,495
G	Relocate large boulders in lawn area CDBG	2,000	866	2,866
I	Repair fencing around Park perimeter CDBG	11,250	4,871	16,121
		Total	**FMP**	**$ 58,482**
J	Add paved pathways N/S, and E/W	325,000	140,725	465,725
		Total	**FDP**	**$ 465,725**
	Annual Maintenance Costs	4.4	8,000	35,200
	Annual Maint. Costs with Prop. Improvements	4.4	12,500	55,000

FRRP: Repair and Renovation Plan
FMP: Facility Maintenance Plan
FDP: Facilities Development Plan
CDBG: $395,000 Funded in 2016-17 via Community Development Block Grant
DOE: $ 111,000 Funded via Department of Ecology

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17 Parkside Wetlands

	Action		Unit cost	43% Soft Costs	Total
A	Access Pathway through park		25,000	10,825	35,825
B	Develop entrance gateways with signage		20,000	8,660	28,660
E	Provide connections to other nearby parks		10,000	-	10,000
F	24th Avenue picnic area at school		250,000	108,250	358,250
G	Interpretive signage		30,000	12,990	42,990
H	Provide parallel parking on S. 244th St.		24,000	10,392	34,392
		Total		**FDP**	**$ 510,117**
C	Vegetation Management		63,000	27,279	90,279
D	Tree removal and pruning		50,000	21,650	71,650
I	Debris Removal		60,000	25,980	85,980
		Total		**FMP**	**$ 247,909**
	Annual Maintenance Costs		12.6	1,000	12,600
	Annual Maint. Costs with Prop. Improvements		12.6	2,700	34,020

FDP: Facilities Development Plan
FMP: Facility Maintenance Plan

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18 Redondo Boardwalk

	Action		Unit cost	43% Soft Costs	Total
A	Existing breakwater to be replaced		-	-	-
B	Repair broken mirror in Womens restroom		-	-	-
C	Replace shrubs as needed in parking planters		-	-	-
D	Replace boardwalk		-	-	-
		Total		**FRRP**	**$** -

Annual Maintenance Costs	Unknown
Annual Maint. Costs with Prop. Improvements	Unknown

FRRP: Facilities Repair and Renovation Plan

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19 S 251st ROW

	Action	Unit cost	43% Soft Costs	Total
A	Remove invasives, clean up, add bench	**Total (FMP)**		**$ 11,200**
	Annual Maintenance Costs			1,000
	Annual Maint. Costs with Prop. Improvements			1,000

FMP: Facility Maintenance Plan

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20 Sonju Park

	Action		Unit cost	43% Soft Costs		Total
B	Residential building demolition		45,000	19,485		64,485
		Total		**FRRP**	**$**	**64,485**
C	Entries and signage		13,000	-		13,000
	Parking lot, picnic shelter		200,000	86,600		286,600
	Meadow, boardwalk		65,000	28,145		93,145
E	Redefine creek		100,000	43,300		143,300
F	Trailhead & trail connections		50,000	21,650		71,650
		Total		**FDP**	**$**	**607,695**
D	Vegetation management	**Total**		**FMP**	**$**	**45,000**
	Annual Maintenance Costs		9	1,000		9,000
	Annual Maint. Costs with Prop. Improvements		9	3,500		31,500

FRRP: Facilities Repair and Renovation Plan
FDP: Facilities Development Plan
FMP: Facility Maintenance Plan

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21 South D M Park

Action	Unit cost	43% Soft Costs	Total
A Acquisition	placeholder	**PLAD**	**$ TBD**
B Development	placeholder	**FDP**	**$ TBD**

PLAP: Park Land Acquisition Plan
FDP: Facilities Development Plan

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22 South Marina Park

	Action	Unit cost	43% Soft Costs	Total
A	Replace two Plums along 227th	1,000	433	1,433
B	ADA Picnic Table	2,500	1,083	3,583
C	Upgrade all site furnishings	9,000	3,897	12,897
D	Parking lot irrigation and landscaping	50,000	21,650	71,650
E	Seal Coat parking lot	45,000	19,485	64,485
F	Sculptures	6,000	2,598	8,598
G	Remove mural	5,000	-	5,000
		Total	**FRRP**	**$ 154,048**
	Annual Maintenance Costs	5.5	8,333	45,832
	Annual Maint. Costs with Prop. Improvements	5.5	10,000	55,000

FRRP: Repair and Renovation Plan

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23 Steven J. Underwood Memorial Park

	Action		Unit cost	43% Soft Costs	Total
B	Competition Soccer field with lighting		1,209,600	523,757	1,733,357
C	Additional Picnic Shelter		68,000	29,444	97,444
D	Childrens Play Area		162,000	70,146	232,146
G	Loop Trail, asphalt 6' wide		120,000	51,960	171,960
		Total		**FDP**	**$ 2,234,907**
A	Expand parking (with drainage)		568,000	245,944	813,944
E	Furnishings		18,000	7,794	25,794
F	Drinking Fountain		8,000	3,464	11,464
H	Trail Extensions		20,000	8,660	28,660
I	Landscaping		100,000	43,300	143,300
J	Add concrete mow strips at ballfield fences		52,520	22,741	75,261
K	Add netting at backstops		45,000	19,485	64,485
P	Add security Cameras		50,000	21,650	71,650
		Total		**FRRP**	**$ 1,234,558**
L	Fix uneven grades at brick plaza		8,000	3,464	11,464
M	Replace dead plants		4,000	1,732	5,732
N	Paint Restrooms		8,500	3,681	12,181
O	Fortify lighting/wiring electrical boxes		15,000	6,495	21,495
		Total		**FMP**	**$ 50,872**
	Annual Maintenance Costs		20	15,000	300,000
	Annual Maint. Costs with Prop. Improvements		24	15,000	360,000

FRRP: Repair and Renovation Plan
FDP: Facilities Development Plan
FMP: Facilities Maintenance Plan

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24 Watertower Park

	Action	Unit cost	43% Soft Costs	Total
A	Playground upgrades	20,000	8,660	28,660
B	Repair lawns, drainage, edges, etc.	7,500	3,248	10,748
D	Replace wood edging w/ concrete curb along 5th Ave.	15,400	6,668	22,068
F	Improve parking on West side	63,000	27,279	90,279
	Total		**FRRP**	**$ 151,755**
C	Improve Parking, Add ADA Stall	33,000	14,289	47,289
E	Provide power and security lighting	60,000	25,980	85,980
	Total		**FDP**	**$ 133,269**
	Annual Maintenance Costs	1.3	12,500	16,750
	Annual Maint. Costs with Prop. Improvements	1.3	15,000	19,500

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FDP: Facilities Development Plan

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25 Westwood Park

		Unit cost	43% Soft Costs	Total
A	New curb/posts at play equipment	15,000	6,495	21,495
C	ADA Table Modification	1,000	-	1,000
C	Drinking Fountain	15,000	6,495	21,495
D	Rehab surface on Basketball Court	6,400	2,771	9,171
		Total	**FRRP**	**$ 53,161**
B	Vegetation Maintenance	**Total**	**FMP**	**$ 7,500**
	Annual Maintenance Costs	1.4	12,500	17,500
	Annual Maint. Costs with Prop. Improvements	1.4	15,000	21,000

FRRP: Repair and Renovation Plan
FMP: Facility Maintenance Plan

Des Moines Master Plan

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26 Woodmont Park

	Action		Unit cost	43% Soft Costs	Total
A	Signage and trailhead improvements		10,000	4,330	14,330
E	Trail Construction		140,000	60,620	200,620
		Total		**FDP**	**$ 214,950**
B	Vegetation Management		43,500	18,836	62,336
		Total		**FMP**	**$ 62,336**
	Annual Maintenance Costs		8.7	-	-
	Annual Maint. Costs with Prop. Improvements		8.7	3,300	28,710

FDP: Facilities Development Plan
FMP: Facility Maintenance Plan

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27 Wooton Park

	Action	Unit cost	43% Soft Costs		Total
J	Acquire Sola and Water District 54 properties	**Total**	**PLAP**	**$**	**TBD**
B	Street frontage and parking improvements	616,000	266,728		882,728
		Total	**FDP**	**$**	**882,728**
A	Replace play structure and resurface playground	150,000	64,950		214,950
C	Repair/restore ADA path	33,600	14,549		48,149
D	Replace Gazebo	56,000	24,248		80,248
E	Repair upland pond area (drainage, planting)	50,000	-		50,000
F	Redesign/reseed brick plaza area	15,000	6,495		21,495
G	Repair lights	500	-		500
H	Site furnishings	12,500	5,413		17,913
I	Relocate basketball hoop and restripe court	18,889	8,179		27,068
		Total	**FRRP**	**$**	**460,322**
	Annual Maintenance Costs	2.9	17,000		49,300
	Annual Maint. Costs with Prop. Improvements	17.9	4,500		80,550

PLAP: Park Land Acquisition Plan
FRRP: Facilities Repair and Renovation Plan
FDP: Facilities Development Plan

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28 Zenith - 239th Beach Access

	Action	Unit cost	43% Soft Costs	Total
A	Make repairs to rotting stairway	96,800	41,914	138,714
		Total	**FRRP**	**$ 138,714**

Annual Maintenance Costs	4,000
Annual Maint. Costs with proposed improvements	4,000

FRRP: Repair and Renovation Plan

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29 Zenith Park (On Hold)

	Action		Unit cost	43% Soft Costs		Total
A	Land acquisition		3,000,000	50,000		3,050,000
		Total		**PLAP**	**$**	**3,050,000/TBD**
E	Provide field lighting		-	-		TBD
G	Restroom		193,000	83,569		276,569
J	Play area and equipment		218,400	94,567		312,967
		Total		**FDP**	**$**	**589,536**
B	Parking lot repairs, resurface		70,000	30,310		100,310
C	Upgrade sports field and under drain		-	-		TBD
D	New backstops and infield mix		-	-		TBD
F	Loop trail		22,400	9,699		32,099
H	Storage for sports equipment		-	-		TBD
I	Site Furnishings, Landscaping, irrigation repair		56,000	24,248		80,248
L	New CL Fencing		26,000	11,258		37,258
		Total		**FRRP**	**$**	**249,915**
	Annual Maintenance Costs		5.5	8,333		45,832
	Annual Maint. Costs with Prop. Improvements		5.5	15,000		82,500

PLAP: Park Land Acquisition Plan
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FDP: Facilities Development Plan

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Typical Improvement and maintenance

Type	Unit cost	43% Soft Costs	Annual Maintenance Costs
Indoor Facility (Non-Aquatic)	$165-290/sf	$71-125/sf	$8 -15/sf
Open Space	$40k-100k/Ac	$17k-44k/Ac	$1.5k -3.3/Ac
Mini, Neighborhood or Community Park	$250k-500k/Ac	$108k-215k/Ac	$8k -17k/Ac
Sports Field	$300k-1m/Ac	$130k-430k/Ac	$15k -25k/Ac
Trails	150k -720k/Mi	65k-390k/mi	$5k-15k/Mi

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Typical Equipment/Product Life

Type	Typical Replacement
HVAC (Non-Aquatic)	10 Years
Exterior Painting	
Standard exposure	9 Years
Severe exposure	7 Years
Roofing	
Built Up (flat)	9 Years
Asphalt shingles (sloping), 3 tab	13 Years
Asphalt shingles (sloping), 5 tab premium	24 Years
Metal roofing (sloping) (typically from hail damage or chalking)	18 Years
Lighting	
Fluorescent	4 Years
LED	16 Years
Electrical Systems	
Service	25 Years
Branch distribution	30 Years
Plumbing	
Supply	30 Years
Drainage waste & vent	35 Years
Fixtures	10 Years

Appendix C

Park Review Plan

Barnes Creek Trail

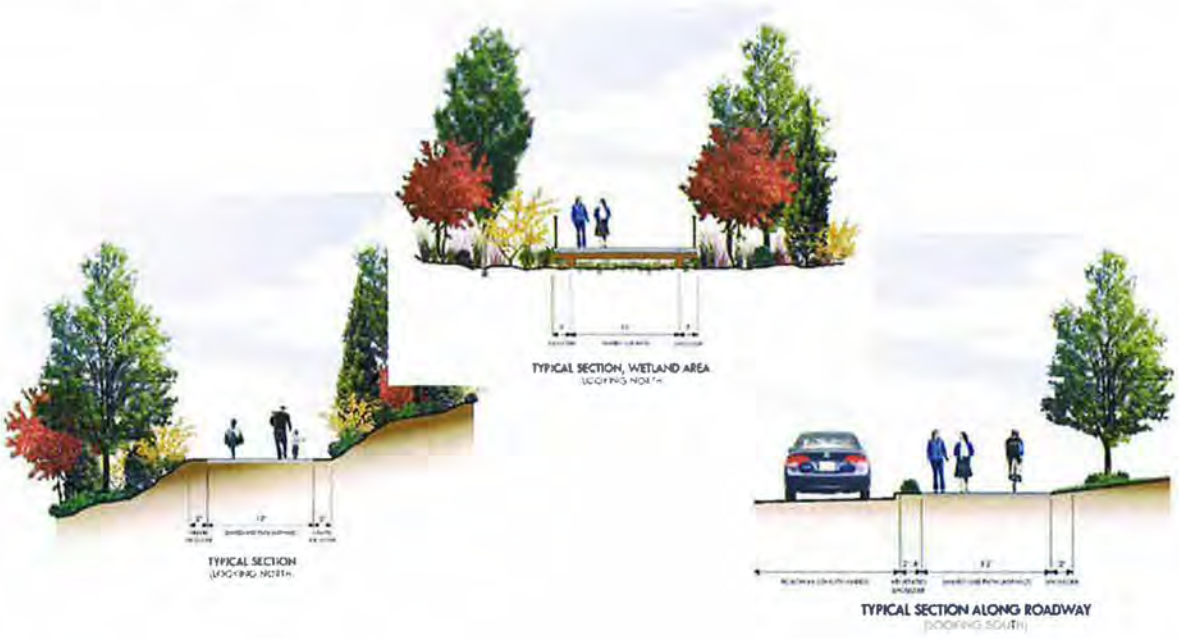
Existing Park Description:
Land held by the State of Washington for future highway corridor surplus.

Address:	North South corridor in central Des Moines
Size:	2.5 Miles
Zoning:	Residential; Suburban Estates
Park Classification:	Conservancy
Features:	Former SR 509 Rights-of-Way for public transportation facility.
Goal:	Multiuse Regional Trail

Previous 2010 Plan Accomplishments

- Obtained trail easement from WSDOT through the Historic SR509 Rights-of-Way.
- Final Design and Permitting efforts underway.

Proposed Improvements
Off-road and on-road, paved, multiuse trail system between Highline College and S 216th Street, ultimately connecting to Des Moines Creek Trail using 16th Ave S and the Historic SR509 Right-of-Way.



Barnes Creek Trail, page 2

Design & Construction Cost:	Undetermined
Maintenance Level:	II
Existing Annual Maintenance Cost:	Undetermined
Annual Maintenance Cost for Proposed Improvements:	Undetermined

DES MOINES BARNES CREEK TRAIL ROUTE ANALYSIS
recommended trail routes

Big Catch Plaza

Existing Park Description:
Big Catch Plaza is a gateway to the Des Moines Marina District. A fine art sculpture is surrounded by a concrete and brick plaza with decorative planters, trees and flowerbeds.

Address:	SW Corner of Marine View Dr. & 7th Ave. South
Size:	0.4 acres
Zoning:	Downtown Commercial
Park Classification:	Mini-Park
Features:	Sculpture, plaza, planters, landscape, lighting and benches
Goal:	Passive Recreation, community events

Previous 2010 Plan Accomplishments

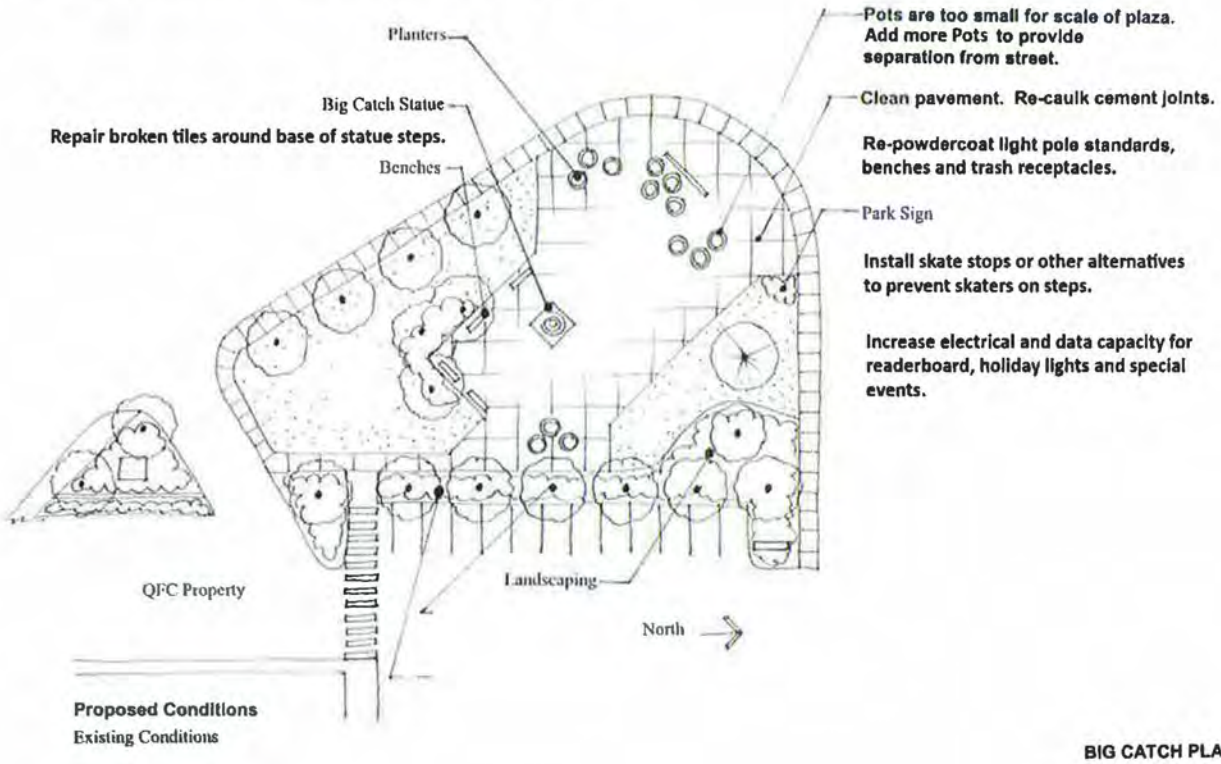
A. Annual pavement cleaning
B. Provided vegetation to screen parking lot
C. Replaced missing tree along parking lot
D. Replaced unhealthy holiday evergreen tree.

Proposed Improvements

The following list includes previously identified and newly observed improvements needed.

A. Clean pavement (Annually)
B. Re-caulk cement joints.
C. Add pots to provide separation from street.
D. Re-powder coat light pole standards, benches and trash receptacles.
E. Repair broken tiles around base of statue steps.
F. Install skate stops or other alternatives to prevent skaters on steps.
G. Increase electrical and data capacity for readerboard, holiday lights and special events.
H. Install readerboard.

Big Catch Plaza, page 2



BIG CATCH PLAZA

Design & Construction Cost: $127,000
Maintenance Level: I
Existing Annual Maintenance Cost: $3,200
Annual Maintenance Cost with Proposed Improvements: $3,600

Cecil Powell Park

Existing Park Description: Small neighborhood park for children and families with lawn, and benches.

Address:	1300 S. 250th Street
Size:	0.2 acres
Zoning:	Residential
Park Classification:	Mini-Park
Equipment:	Picnic table and benches.
Play equipment removed in 2014.	
Goal:	Neighborhood Park

Previous 2010 Plan Accomplishments

None

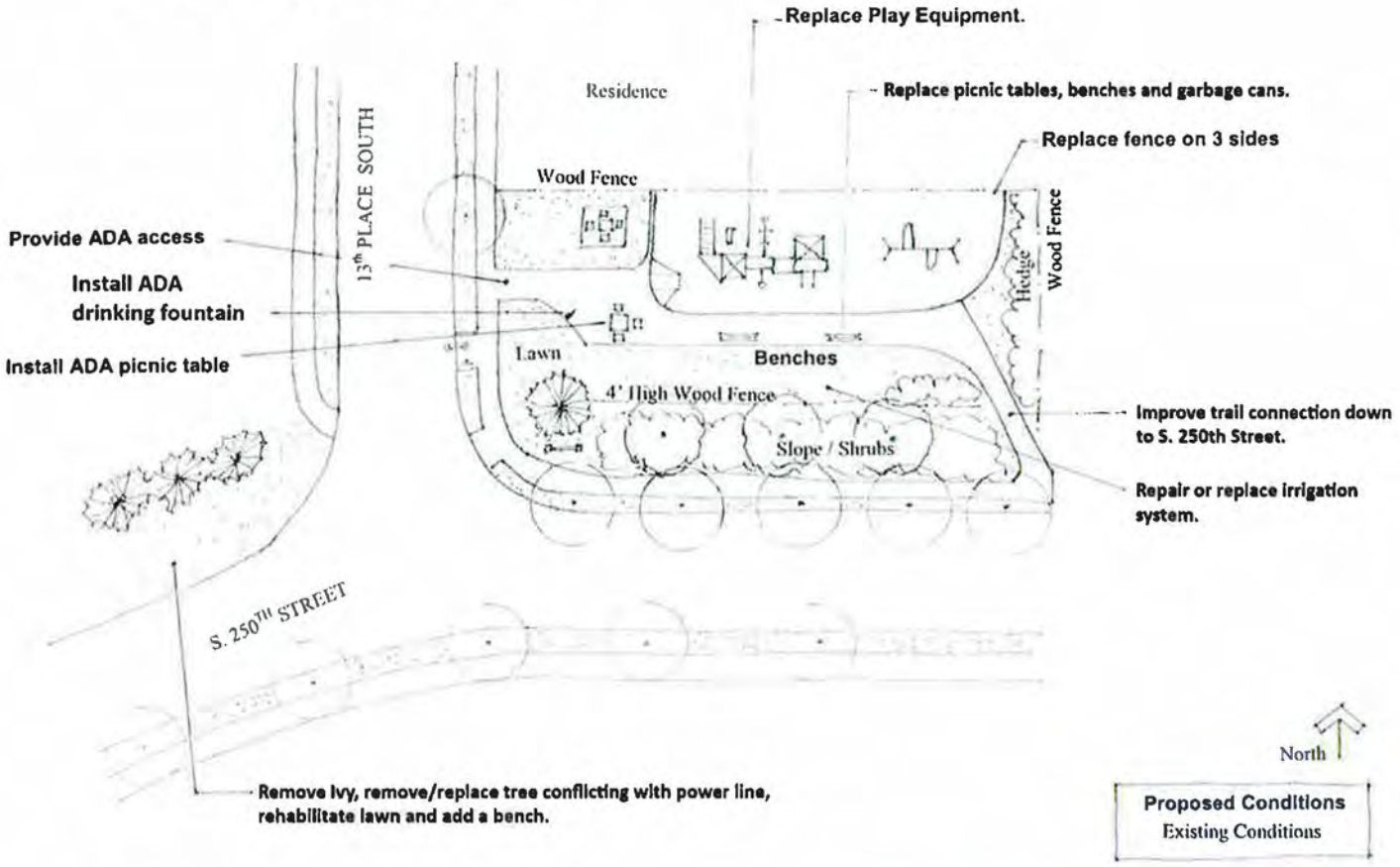
Proposed Improvements

The following list includes previously identified and newly observed improvements needed.

A. Replace play equipment that was removed.
B. Construct curbing and walkway for ADA access to play equipment.
C. Replace fences on 3 sides.
D. Replace picnic tables, benches and garbage cans.
E. Along 250th on west side of 13th Place SE: remove ivy, remove/replace tree conflicting with power line, rehabilitate lawn, and add a bench.

Cecil Powell Park, Page 2

F. Improve trail connection down to S 250th Street.
G. Repair or replace irrigation system.



Design & Construction Cost: $200,000
Maintenance Level: II
Existing Annual Maintenance Cost: $1,600
Annual Maint. Cost with Proposed Improvements: $3,000

Des Moines Activity Center

Existing Park Description:
Multi-purpose facility for senior service programs, meetings, art classes, dancing, and other active and passive activities. Secondary use for community recreation. May be demolished if a new Community Center is built on city property at current located or at 24th Avenue South.

Address:	2045 South 216th Street
Size:	4.1 Acres
Zoning:	Residential; Suburban Estates
Park Classification:	Indoor Recreation Facility
Features:	Renovated interior spaces, parking improvements and access to community park for walking trails and sports.
Goal:	Indoor facility for passive and active indoor recreation.

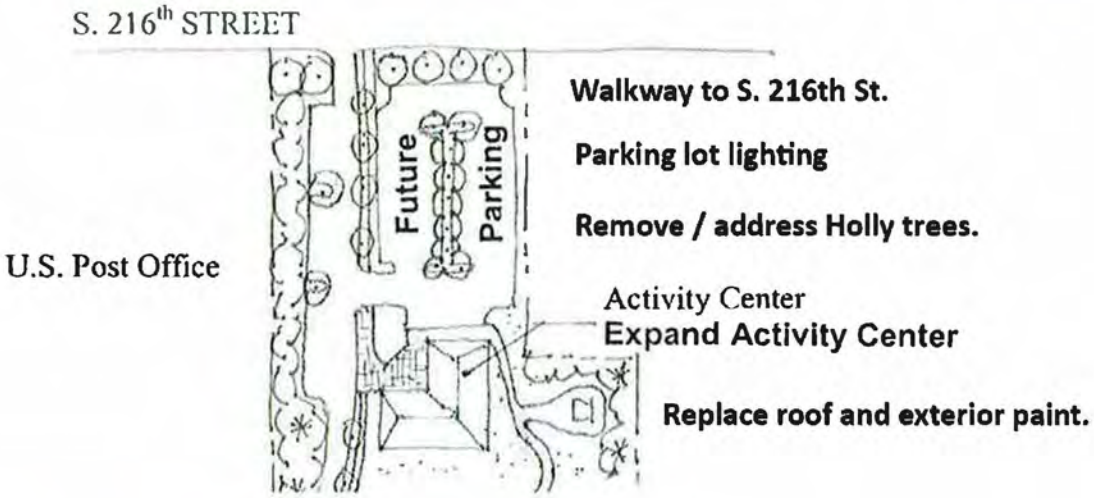
Previous Plan Accomplishments

- Exterior improvements: ADA pathways, landscaping, garden with trellis and water feature, patio with picnic tables, Street frontage improvements.
- Interior lighting and paint improvements.
- Signage and reader board at driveway entrance.
- Improved driveway entrance.

Proposed Improvements

A. Parking lot lighting.
B. Walkway to 216th.
C. Remove/address Holly Trees.
D. Exterior paint.
E. Floor repairs.
F. Roof Replacement
G. HVAC
H. Expand Activity Center to 20,000 s.f. per Community Center Plan.

Des Moines Activity Center, Page 2



FDP Design & Construction Cost: $9,600,000
FRRP $ 353,000
Maintenance Level: I
Existing Annual Maintenance Cost: $69,800
Annual Maintenance Cost with Proposed Improvements: $209,200

Des Moines Beach Park

Existing Park Description:

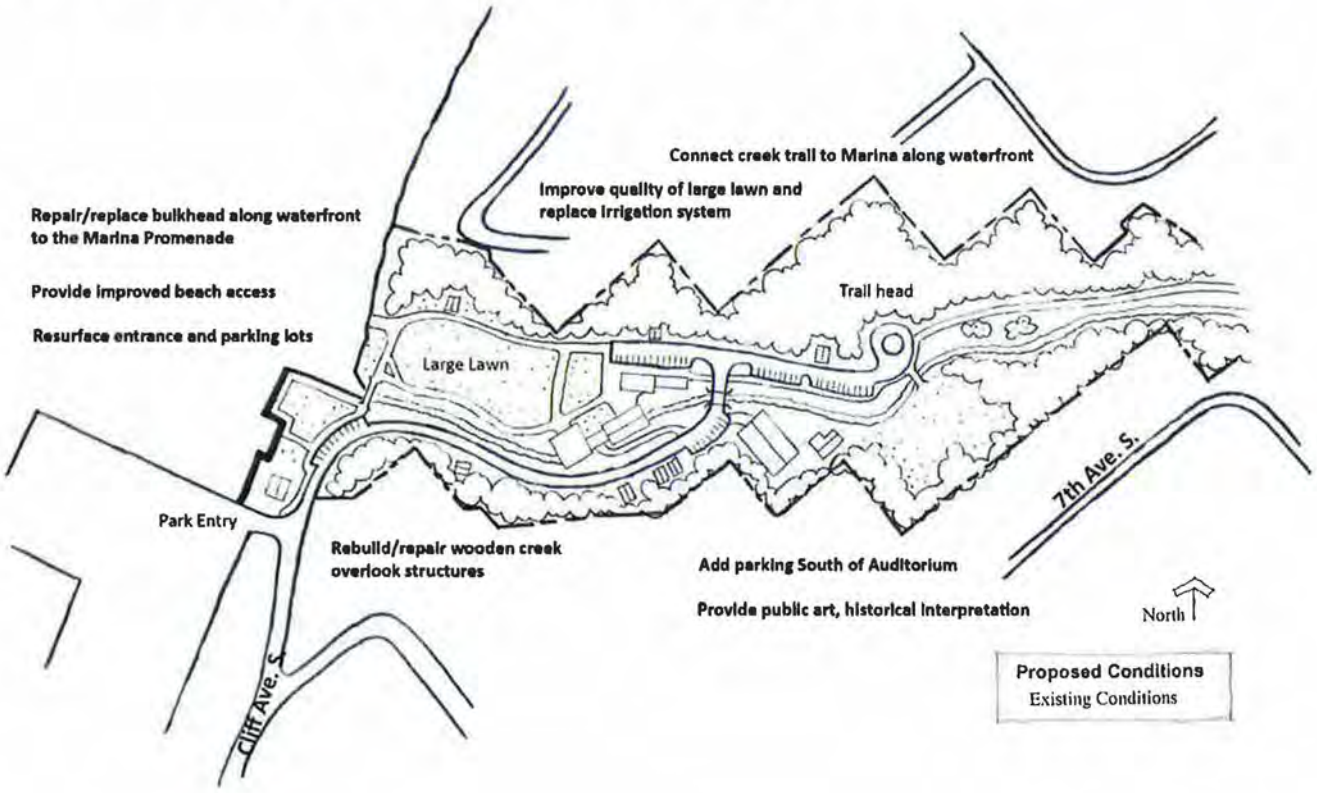
Des Moines Beach Park is a special purpose park providing public access to Puget Sound tidal flats and Des Moines Creek. The park is the trailhead of the Des Moines Creek Trail. The park is located at the north end of Cliff Drive and the Marina.

Address:	22030 Cliff Avenue South
Size:	22.3 acres
Zoning:	Residential; Suburban Estates
Park Classification:	Community Park
Features:	Historic recreation buildings: Auditorium, Dining Hall, Sun Home Lodge, Picnic Shelter, Restrooms building, and three Cabins. Other recreation buildings: Founders Lodge and Caretakers Cabin. Park facilities: Beach tidelands, non-motorized boat launch area, meadow area, promontory, Des Moines Creek, 57 parking stalls, walkways and trailhead for Des Moines Creek Trail connecting to Des Moines Marina.
Goal:	Waterfront recreation

Previous 2010 Plan Accomplishments

- Improved ADA parking.
- Removing invasive knotweed, ivy, and blackberry. Removed New Zealand Flax and replanted with vegetation in character with creek-bearing beach park as identified in the 2008 Des Moines Creek Trail planting plan.
- Rebuilt pedestrian bridge over creek in 2010.
- Replaced promontory railing.
- Provided separate cans for recycle and garbage.
- Replaced picnic tables and benches.

Des Moines Beach Park, Page 2



Proposed Improvements

A. Resurface entrance and parking lot
B. Add parking south of Auditorium.
C. Improve quality of large lawn and replace irrigation system.
D. Rebuild/repair wooden creek overlook structures.
E. Provide public art, historical interpretation.

Design & Construction Cost: $816,000
Maintenance Level: I
Existing Annual Maintenance Cost: $89,200
Annual Maintenance Cost with Proposed Improvements: $89,200

Des Moines Beach Park Auditorium

Goal: Waterfront Recreation

Previous 2010 Plan Accomplishments

- Auditorium opened for construction in 2014 for meetings, weddings and events
- Improved ADA parking.
- Removing invasive knotweed, ivy, and blackberry. Removed New Zealand Flax and replanted with vegetation in character with creek-bearing beach park as identified in the 2008 Des Moines Creek Trail planting plan.
- Improved creek walls and plantings
- Created outdoor patios adjacent to the creek

Proposed Improvements

A. Clean roof annually
B. Paint interior every 7 years
C. Paint exterior every 7 years

Maintenance Level: I
Existing Annual Maintenance Cost: $32,000
Annual Maintenance Cost with Proposed Improvements: $32,000

Des Moines Beach Park, Dining Hall

Goal: Waterfront Recreation

Previous 2010 Plan Accomplishments

- Dining Hall opened to the public in 2015 with a full kitchen
- New deck on three sides, with ADA access.
- New roof
- Rehabilitated windows and new doors
- New HVAC and utility hook ups
- Restored landscaping around Dining Hall and other structures in 2011.

Proposed Improvements

A. Trench and add improved phone and data lines for park buildings

Design & Construction Cost:	$107,000
Maintenance Level:	I
Existing Annual Maintenance Cost:	$52,000
Annual Maintenance Cost with Proposed Improvements:	$52,000

Des Moines Beach Park, Sun Home Lodge

Goal: Waterfront recreation

Previous 2010 Plan Accomplishments

- Sun Home Lodge building design awaiting funding.
- Completed structural analysis.

Proposed Improvements

Complete design and construction to open to the public to support the auditorium and as a standalone rental.
Phase 1: Lift building, replace foundation, decking, exterior stairs and utilities.
Phase 2: Interior remodel.

Design & Construction Cost:	
Phase 1	$617,000
Phase 2	$383,000
Total Phase 1 & 2	1,000,000
Maintenance Level:	I
Existing Annual Maintenance Cost:	$3,600
Annual Maintenance Cost with Proposed Improvements:	$14,400

Des Moines Beach Park, Founders Lodge

Goal: Waterfront Recreation

Previous 2010 Plan Accomplishments

- Interior carpet in 2013
- Interior lighting in 2013

Proposed Improvements

A. Repair siding and Paint exterior
B. Repair ramp
C. Paint interior (upstairs and stained walls)
D. Carpet upstairs
E. Replace windows and doors
F. Roof replacement in future

Design & Construction Cost: $297,700
Maintenance Level: I
Existing Annual Maintenance Cost: $30,000
Annual Maintenance Cost with Proposed Improvements: $30,000

Des Moines Beach Park, Cabins

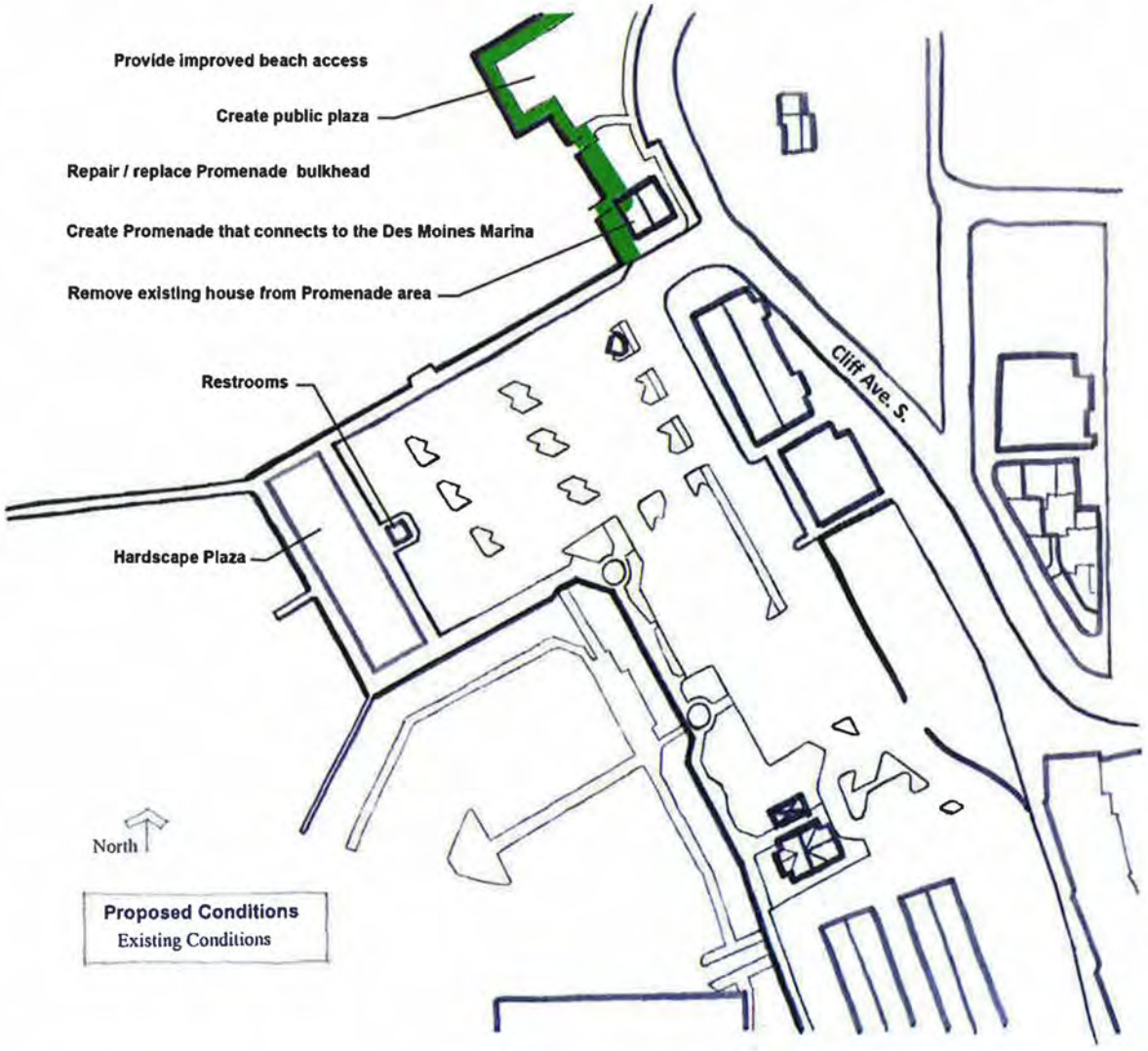
Goal: Waterfront Recreation

Previous 2010 Plan Accomplishments
Maintenance, repair/restoration of all historic and park buildings is underway.

Proposed Improvements
Design and renovation of the historic cabins

Design & Construction Cost:	$ 534,939
Maintenance Level:	I
Existing Annual Maintenance Cost:	$2,800
Annual Maintenance Cost with Proposed Improvements:	$17,400

Des Moines Beach Park Promenade, Page 2



Des Moines Beach Park Promenade

Existing Park Description:
Des Moines Beach Park is a special purpose park providing public access to Puget Sound tidal flats and Des Moines Creek. The promenade will link the Marina and the Beach Park with a linear park along the waterfront.

Address:	22030 Cliff Avenue South
Size:	
Zoning:	
Park Classification:	Waterfront Park
Features:	Walkways, beach access, water features, connections to Marina from Beach Park
Goal:	Waterfront Recreation

Previous 2010 Plan Accomplishments
None

Proposed Improvements
A. Add Promenade from the Marina through the park.
B. Create public plaza.
C. Remove existing house from promenade area. Design park entrance, may include water feature or play sculpture.
D. Add promenade play area/water feature.
E. Repair / replace bulkhead along waterfront to the Marina Promenade.
F. Provide improved beach access.

Design & Construction Cost:	$4,666,000
Maintenance Level:	I
Existing Annual Maintenance Cost:	$ 140,434
Annual Maintenance Cost with Proposed Improvements:	$ 15,500

Des Moines Creek Trail

Existing Park Description:
Class 1 Trail connecting the City of Des Moines to the City of SeaTac along the Des Moines Creek. Trailheads located at Des Moines Beach Park and at South 200th St. in SeaTac.

Address:
Along Des Moines Creek between Des Moines Beach Park and South 200th St.

Size:	9.58 AC./1.5 Mi. within Des Moines, .5 Mi. within SeaTac
Zoning:	Residential; suburban Estates
Park Classification:	Conservancy
Features:	Bike/pedestrian path
Goal:	Neighborhood connector trail.

Previous 2010 Plan Accomplishments

- Completion of Phase II: 12-foot wide paved surface, trailheads with parking, benches, interpretive signage, and under-passage at Marine View Drive to connect trail from Midway Sewer District to Des Moines Beach Park.

Des Moines Creek Trail, page 2

Proposed Improvements

A. Install trail signage at Beach Park trail head to match signage at S. 200th Street trail head.
B. Annual maintenance neighborhood connector trail at 13th & 211th (Phase I): Remove invasive plants, repair stair handrail at bottom, repair leaning sign, and replenish gravel in stairs as maintenance item.
C. Annual maintenance of connector trail at 15th Ave. S.
D. Replace Trex handrail on pedestrian bridge
E. Identify and construct more neighborhood connector trails to N. Central Des Moines area: via S 208th St to 29th Avenue S., via 18th Avenue S to s 216th and SR509/Barnes Creek Trail with proposed parking at trail heads
F. Improve parking at trail connections
G. Repair trail asphalt as needed due to flooding, erosion and root intrusion (maintenance item).
H. Plan for connection to Barnes Creek Trail as part of SR509 Completion Project with future development.

Repair & Maint. Design & Construction Cost: $ 81,700
Design & Construction Cost: $ 3,500/TBD
Maintenance Level: III
Existing Annual Maintenance Cost: $18,750
Annual Maintenance Cost with Proposed Improvements: $30,000

Des Moines Marina

Existing Park Description:
The Des Moines Marina constructed in 1970, premier community recreational boating facility. Provides facilities for fishing and pedestrian activities. Permanent moorage, guest moorage, sling hoist launch, dry sheds, fishing pier, CSR boat yard, yacht sales, restaurant and picnicking area.

Address:	22307 Dock Avenue South
Size:	15 acres – Uplands and Aquatic acres – 33 acres leased from DNR
Zoning:	Downtown Commercial
Park Classification:	Waterfront- Enterprise
Features:	Boating facility, fishing and pedestrian activities.
Goal:	Waterfronty Recreation

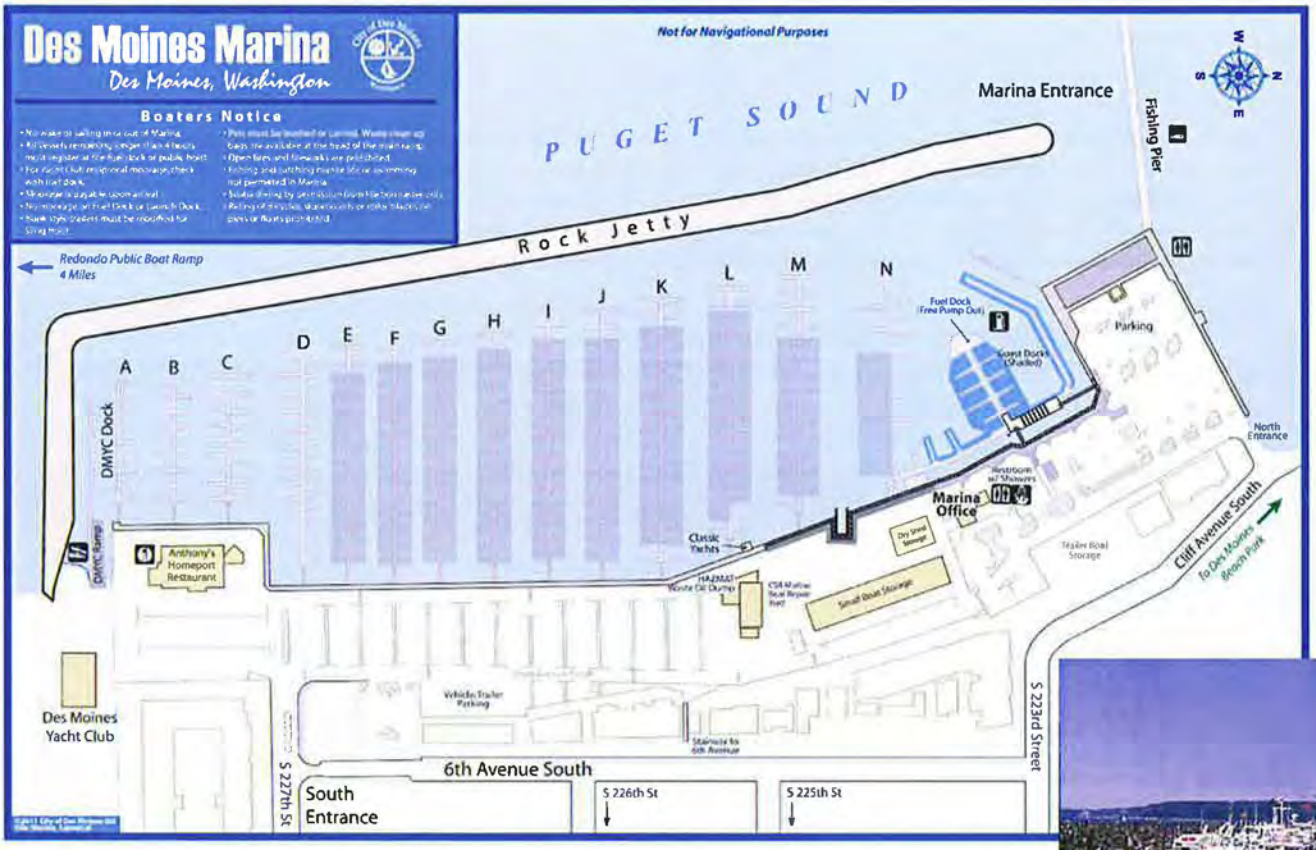
Previous 2010 Plan Accomplishments

- Replaced bulkhead from boat lift to guest manager, improved ramps and dock access and constructed activity float.
- Created promenade, improved parking, and added seating and public art.

Proposed Improvements

A. See Marina Master Plan CIP for project list.

Des Moines Marina, Page 2



Design & Construction Cost: See Marina Master Plan CIP for project list.

Maintenance Level: I

Existing Annual Maintenance Cost: Marina Master Plan

Annual Maintenance Cost for Proposed Improvements: Marina Master Plan

Des Moines Marina Promenade

Existing Park Description:

The Des Moines Marina constructed in 1970, is a premier community recreational boating, fishing and pedestrian activity facility. It also features permanent moorage, guest moorage, sling hoist launch, dry sheds, fishing pier, CSR boat yard, yacht sales, and a restaurant and picnic area. The promenade will link the Marina and the Beach Park with a linear park along the waterfront.

Address:	22307 Dock Avenue South
Size:	
Zoning:	
Park Classification:	Waterfront Park
Features:	Walkways, connections to Beach Park from Marina
Goal:	Waterfront Recreation

Previous 2010 Plan Accomplishments

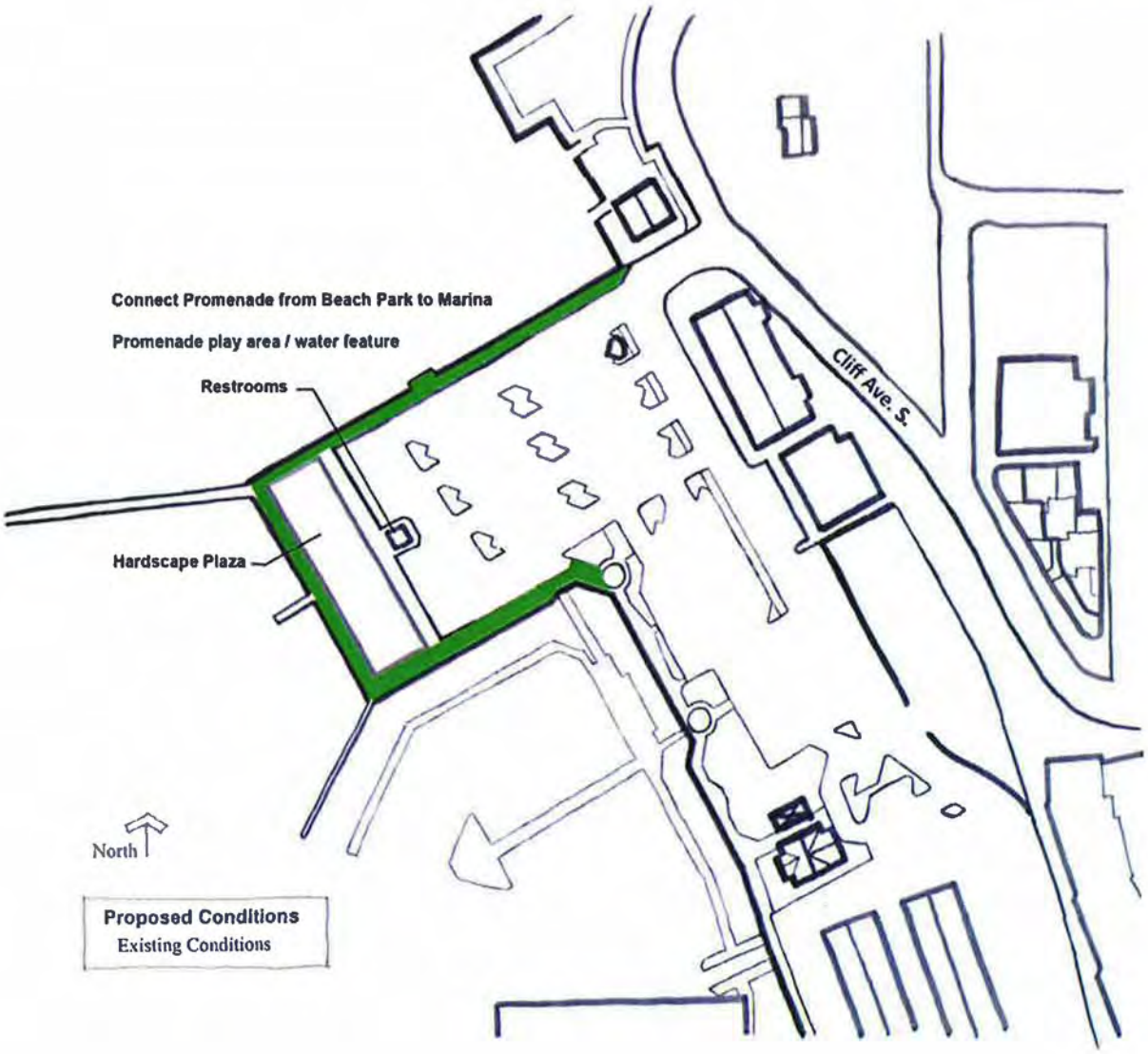
None

Proposed Improvements

A. Add Promenade from the Beach Park through the Marina.
B. Create public plaza.
C. Sheet piling, north side parking lot

Design & Construction Cost:	$4,397,877
Maintenance Level:	I
Existing Annual Maintenance Cost:	$0
Annual Maintenance Cost with Proposed Improvements:	$15,500

Des Moines Marina Promenade, Page 2



Des Moines Memorial Park

Existing Park Description:
Des Moines Memorial Park is a focal point in downtown Des Moines and the terminus of Des Moines Memorial Drive. At the intersection of three of the city's major arterials, it features a flagpole surrounded by lawn.

Address:	Des Moines Memorial Drive & S 216th Ave.
Size:	0.2 acres
Zoning:	Downtown Commercial
Park Classification:	Mini-Park
Features:	Flagpole and landscape
Goal:	City Identity

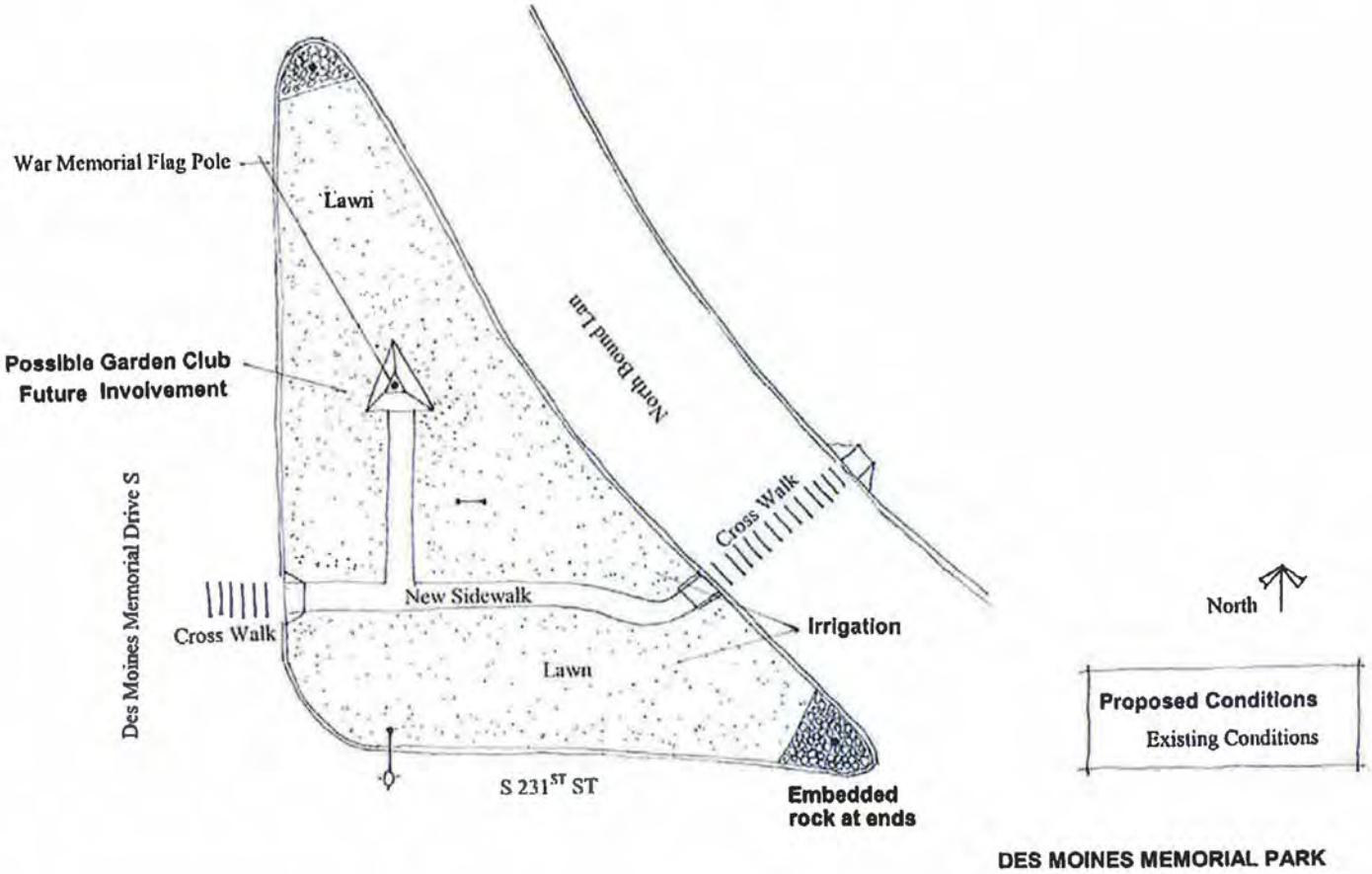
Previous 2010 Plan Accomplishments

- Removed existing roses and laurel shrubs
- Flagpole refinished in 2005 (sand, prime and paint)
- New sidewalks constructed

Proposed Improvements

A. Provide landscaping once area is irrigated (See Des Moines Memorial Drive South Landscape Plan)
B. Add river rock at north and south points to improve maintenance efficiency.
C. Install more lighting for flag pole.
D. Install drainage and irrigation.
E. Refinish flagpole again (sand, prime and paint)

Des Moines Memorial Park, Page 2



Design & Construction Cost: $65,200
Maintenance Level: II
Existing Annual Maintenance Cost: $3,600
Annual Maintenance Cost with Proposed Improvements: $2,400

Dr. Shirley Gordon Park

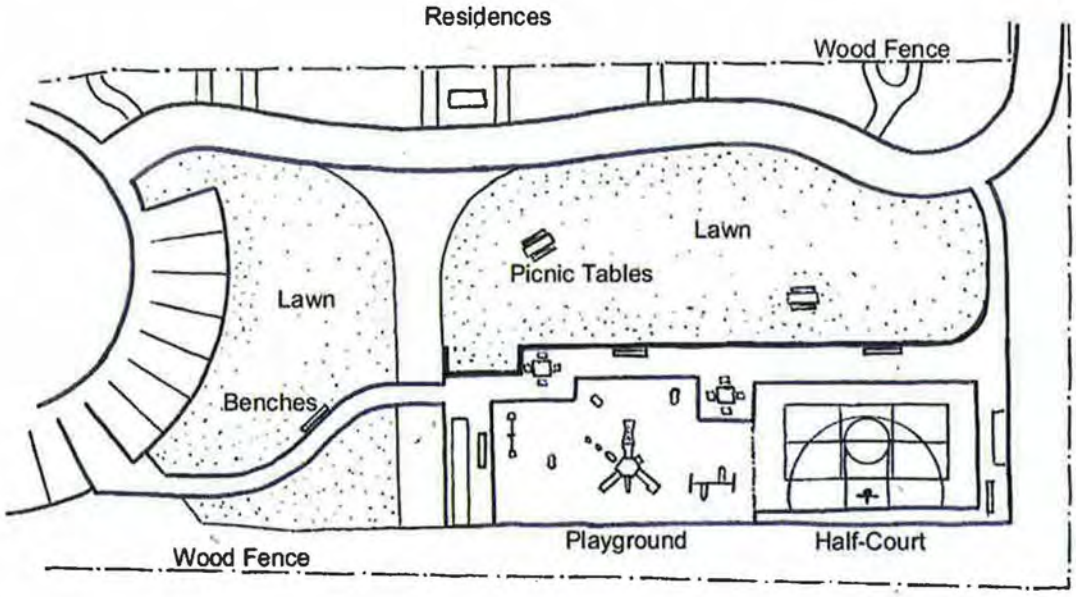
Existing Park Description:
A new accessible neighborhood park with street parking.

Address:	2194 South 262nd Court
Size:	1 Acre
Zoning:	Residential
Park Classification:	Neighborhood Park
Description:	Picnic tables, play equipment, ½ basketball court, and open lawn.
Goal:	Passive Recreation, neighborhood events

Previous 2010 Plan Accomplishments
Park was constructed in 2013

Proposed Improvements
Repair improperly installed irrigation, drinking fountain and adjust basketball hoop

Dr. Shirley Gordon Park, Page 2



Design & Construction Cost: $1,500
Maintenance Level: II
Existing Annual Maintenance Cost: $12,000
Annual Maintenance Cost with Proposed Improvements: $12,000.

Field House Park

Existing Park Description:
Des Moines Field House Tennis Courts are a heavily used facility that would benefit from upgrades. Des Moines Field House Park has two ballfields, one with a historic covered grandstand that was completely restored in 2011.

Address:	1000 South 220th Street
Size:	5.2 acres
Zoning:	Residential; Suburban Estates
Park Classification:	Community Park
Features:	Softball stadium, two baseball fields and picnic shelter. Play equipment, skateboard facility, tennis court, and picnic tables.
Goal:	Community Recreation

Previous 2010 Plan Accomplishments

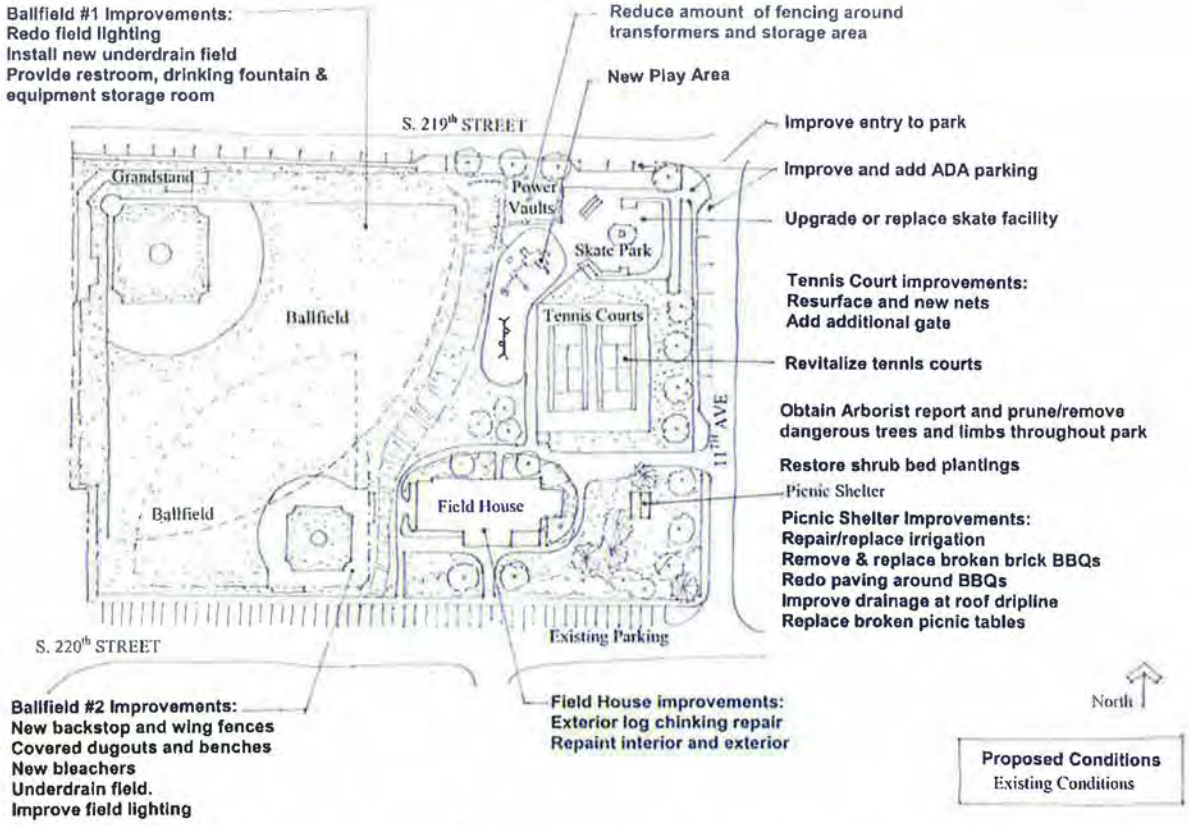
- Restored shrub layer plantings along S. 220th St.
- Installed new ship and refurbished play equipment in 2009.
- Reconfigured storage area.
- Obtained Arborist report and Pruned/removed unhealthy/unsafe trees.
- Ballfield #1: Expansion of Field #1 outfield to 320'-325' for youth baseball in 2009. Bulbs replaced in field lighting in 2014, underdrain field in progress. Provided ADA asphalt parking in 2011.
- Improved drainage at S. 220th gate access
- Rehabilitated Grandstand facility in 2011.
- Hooking up and repairing irrigation in the building area is underway.

Proposed Improvements

A. Improve entry from S. 219th St. to skate park and to new play Area. Smooth asphalt transition. Provide asphalt ADA parking and access to park along 219th. Plant additional street trees to match existing. Stake leaning trees.
B. Skate Park: Upgrade or replace existing facility.
C. Tennis court: Provide new acrylic surface and nets. Provide additional entrance gate for safety and resurface entire court.
D. Upgrade to a multi-use court adding in lighting, basketball, pickleball and other court uses.

Field House Park, page 2

E. Picnic Shelter: replace (2) broken brick barbeques with pedestal style BBQs, redo concrete surface at barbeques and improve drainage at shelter roof drip-line. Replace broken picnic table.
F. Ballfield #2: New backstop and wing fence, covered dugout and new bleachers.
G. Parking: provide more at backstop, log hut, along 11th.
H. Replace drinking Fountain
I. Repair equipment storage shed
J. Improve field underdrainage.



Design & Construction Cost: $ 1,085,000
Maintenance Level: I
Existing Annual Maintenance Cost: $60,000
Annual Maintenance Cost with Proposed Improvements: $ 71,200

Field House Park Building

Existing Park Description:
Des Moines Field House is the only city-owned indoor activity facility/gymnasium. The WPA-built log field house has been designated a King County Historic Landmark. The City of Des Moines Park and Recreation Dept. administrative offices are located in the Field House.

Address:	1000 South 220th Street
Size:	5.2 acres
Zoning:	Residential; Suburban Estates
Park Classification:	Community Park
Features:	Historic features: Field House (indoor gym, community rooms and offices)
Goal:	Community Recreation

Previous 2010 Plan Accomplishments

- Field House improvements: painted basement interior and building exterior in 2014.

Proposed Improvements

A. Paint interior
B. Repair entryway flooring
C. Replace roof in 2018

Design & Construction Cost:	$219,000
Maintenance Level:	I
Existing Annual Maintenance Cost:	$96,000
Annual Maintenance Cost with Proposed Improvements:	$96,000

Kiddie Park

Existing Park Description: Kiddy Park is adjacent to City park, both are neighborhood parks. Kiddy Park is a mini Park within a Conservancy Park with open lawn, trees and play equipment.

Address:	South 230th St and 21st Ave South
Size:	1.2 acres
Zoning:	Residential; Suburban Estates
Park Classification:	Mini-Park
Features:	picnic tables, play equipment and open lawn area.
Goal:	Neighborhood Recreation

Previous 2010 Plan Accomplishments

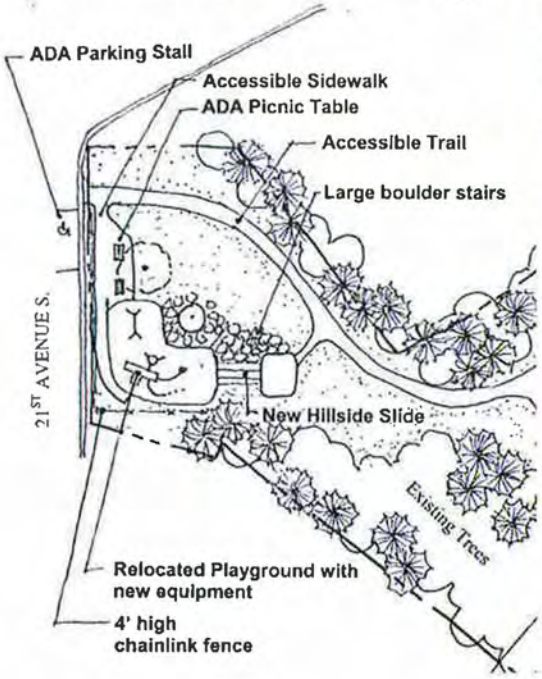
None

Proposed Improvements

The following list includes previously identified and newly observed improvements needed.

A. Provide signage.
B. Provide ADA accessible ramp from street and provide accessible pathways. Will require trail grading.
C. Relocate play area to upland area for ADA and better visibility and light. Buffer from street with planting bed and wood fence. Install play features/structures that reflect creek and nature trails.

Kiddie Park, Page 2



Design & Construction Cost:	$312,000
Maintenance Level:	II
Existing Annual Maintenance Cost:	$9,600
Annual Maintenance Cost with Proposed Improvements:	$15,000

City Park

Existing Park Description: City Park is adjacent to Kiddie Park, both neighborhood parks. City Park has nature trails and picnic areas that overlook the Massey Creek ravine.

Address:	21st Avenue & Kent-Des Moines Road
Size:	2 acres
Zoning:	Residential; Suburban Estates
Park Classification:	Conservancy
Features:	Nature trail, picnic tables, and meadow and play equipment and open lawn area.
Goal:	Neighborhood Recreation

Previous 2010 Plan Accomplishments

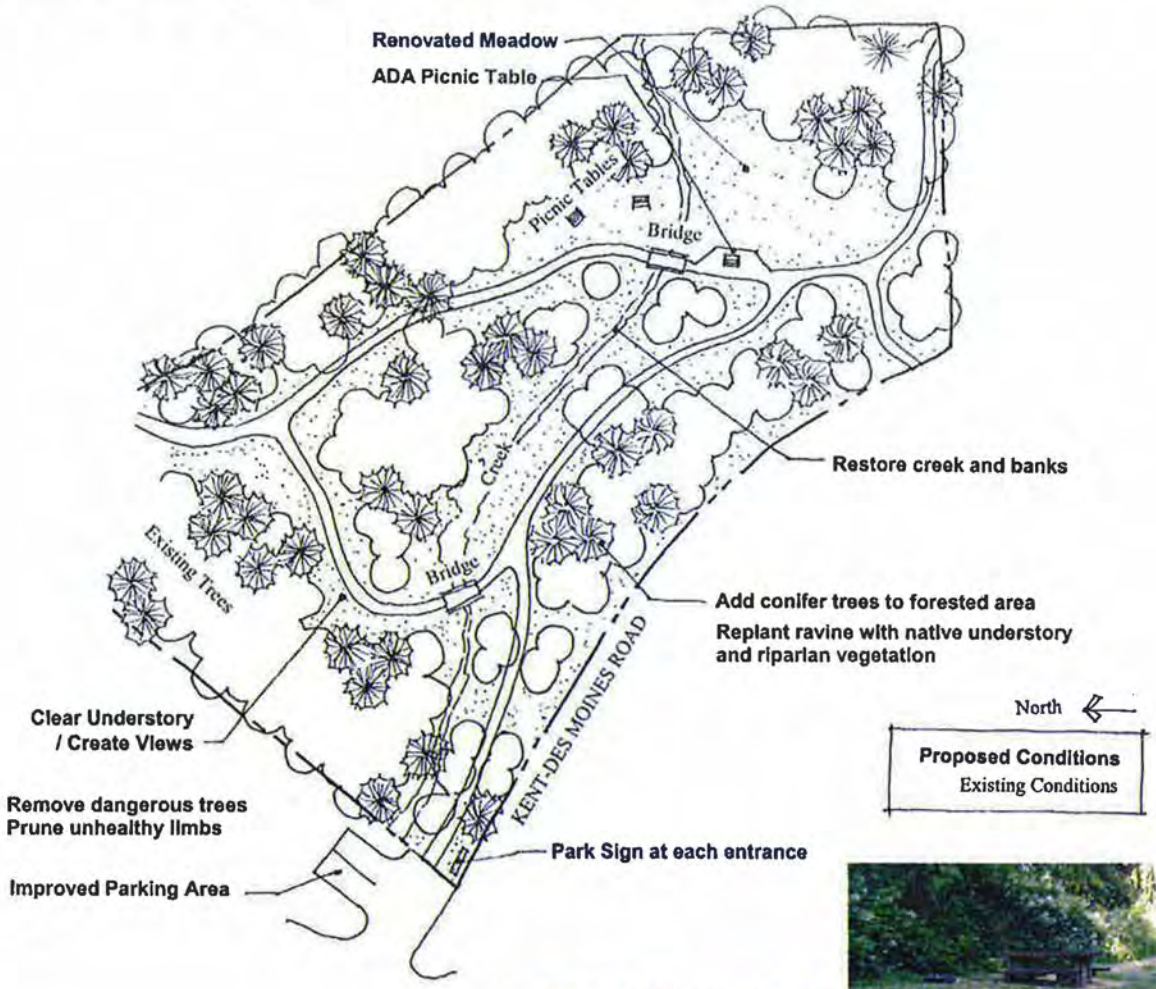
Partial clearing of City Park in progress

Proposed Improvements

The following list includes previously identified and newly observed improvements needed.

A. Convert a portion of maintenance parking to public parking.
B. Provide signage on Kent-Des Moines Road for parking/access points.
C. Plant meadow species in meadow area and provide open lawn area for play. Install riparian vegetation to buffer creek.
D. Rebuild bridges.
E. Restore creek. Remove blackberries, nettles, and other invasive vegetation along trail and throughout the ravine. Provide continual invasive control maintenance.
F. Provide immediate large tree pruning or removal in ravine. Some of the trees are an imminent hazard. Retain safe snags for nesting.
G. Install conifers in ravine to provide winter screen between Kent-Des Moines Road and 21st Avenue
H. Replant ravine with native understory and riparian vegetation.

City Park, Page 2



Design & Construction Cost:	$115,000
Maintenance Level:	II
Existing Annual Maintenance Cost:	$16,000
Annual Maintenance Cost with Proposed improvements:	$25,000

Midway Park

Existing Park Description: Small neighborhood park with play equipment, sports court, picnic tables, and walking paths. An undulating lawn playfield is located on Puget Sound Energy property to the east of the park.

Address:	2900 221st Street
Size:	1.6 acres
Zoning:	Residential; Suburban Estates
Park Classification:	Neighborhood Park
Features:	Play area and swings, basketball court, picnic shelter and tables, grill, drinking fountain, and limited on street parking, Park lighting, and some improved paths.
Goal:	Neighborhood Recreation

Previous 2010 Plan Accomplishments

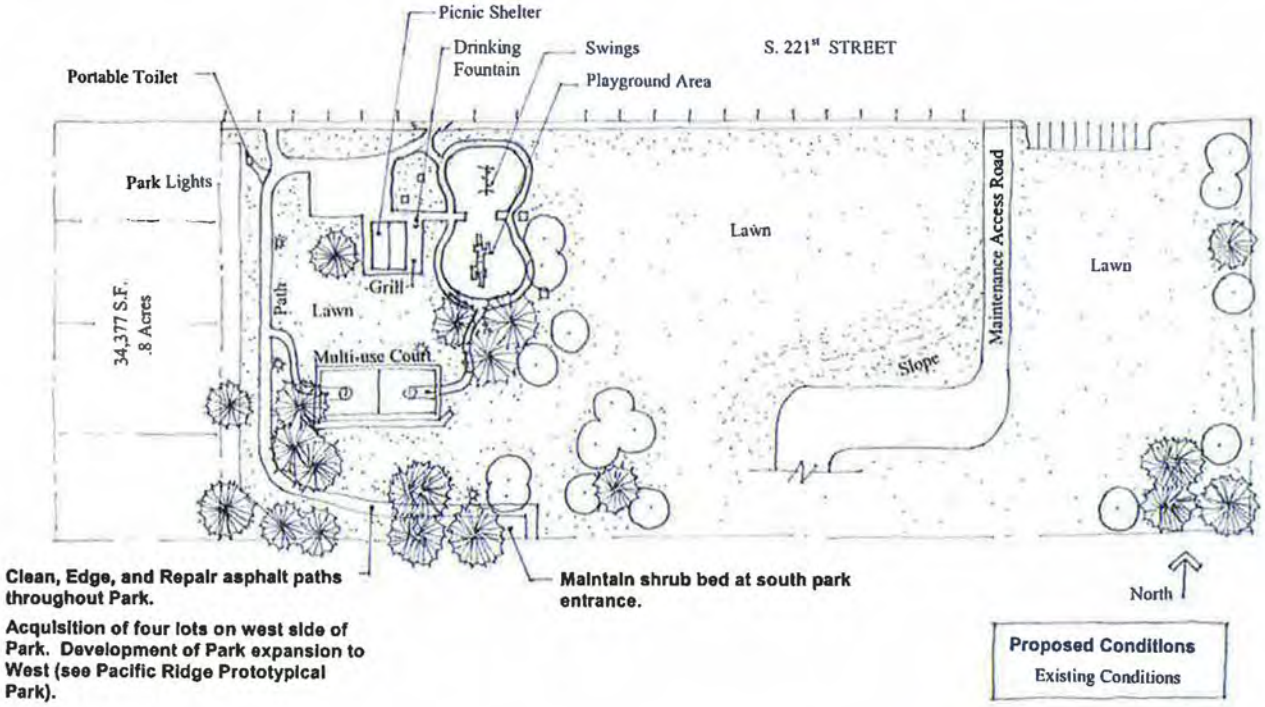
Half of Park rehabilitation completed, including Installation of play area, multi-sport court, picnic shelter and tables, grill, drinking fountain, and some new concrete paths in 2008.

Proposed Improvements

The following list includes previously identified and newly observed improvements needed.

A. Clean, Edge and Repair asphalt path throughout Park.
B. Maintain shrub bed at south park entrance.
C. Acquire four lots on west side of park. Development of park expansion to West (see Pacific Ridge Prototypical Park).
D. Expand park area as per prototype.

Midway Park, Page 2



Land Acquisition:	$1.4 Million
Design & Construction Cost:	$2.15 Million
Repair Asphalt paths	$ 29,100
Maintenance Level:	II
Existing Annual Maintenance Cost:	$12,800
Annual Maintenance Cost with Proposed Improvements:	$32,500

Overlook I Park

Existing Park Description: Mini- park overlooking the Marina

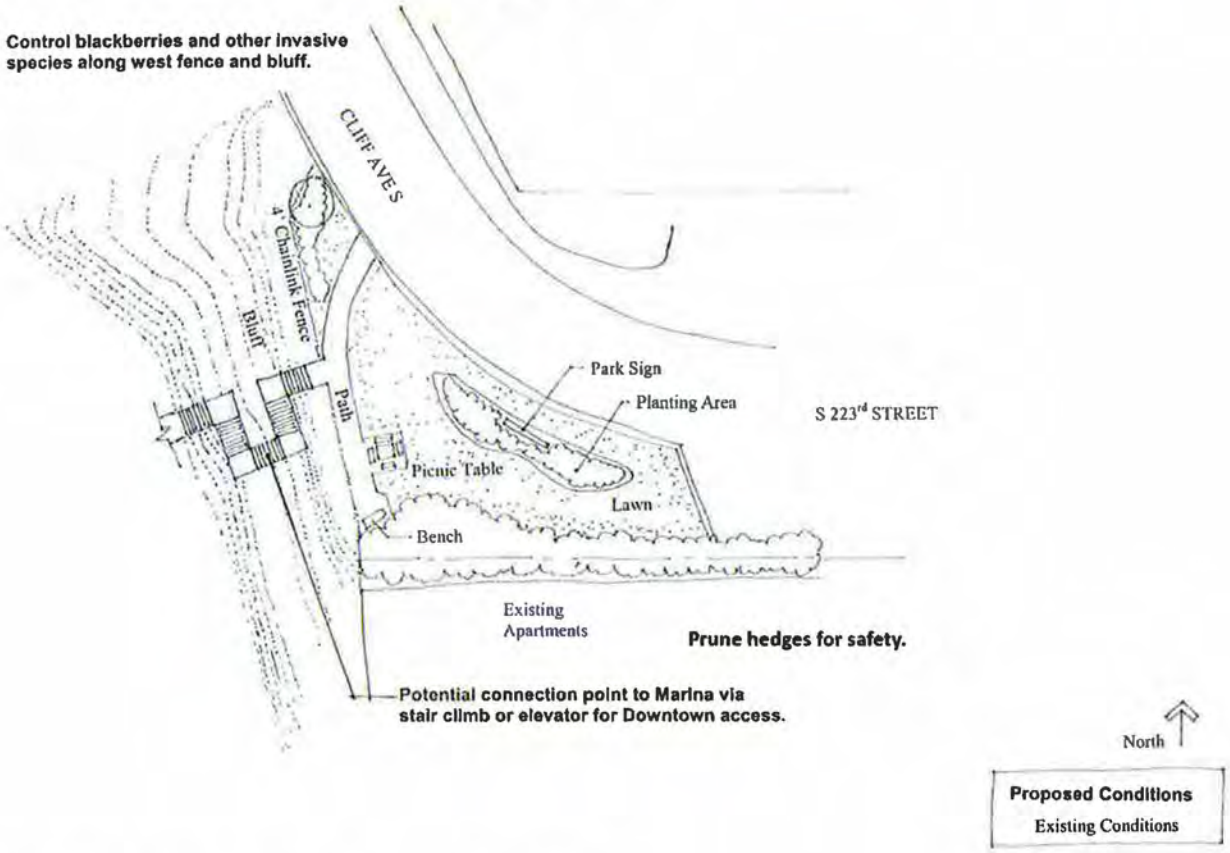
Address:	West end of 223rd Street
Size:	0.1 acres
Zoning:	Mini- Park
Park Classification:	Conservancy and Mini-Park
Features:	Vista, bench and table
Goal:	Passive Recreation

Previous 2010 Plan Accomplishments
Bench, table, path and landscaping installed

Proposed Improvements
The following list includes previously identified and newly observed improvements needed.

A. Prune hedges, control blackberry and other invasive species along west fence.
B. Potential connection point to Marina via stair climb or elevator for downtown access.

Overlook I Park, Page 2



Design & Construction Cost: $330,000
Maintenance Level: II
Existing Annual Maintenance Cost: $800
Annual Maintenance Cost for Proposed Improvements: $25,000

Overlook II Park

Existing Park Description: Overlook Park II has a small lawn, a sculpture, and walking path. The park is adjacent to the historic Van Gasken House, Des Moines oldest existing structure.

Address:	22203 5th Ave. South
Size:	0.5 Acres
Zoning:	Residential; Suburban Estates
Park Classification:	Mini-Park
Features:	Sculpture, open lawn, benches, picnic tables & landscape, views
Goal:	Passive Recreation

Previous 2010 Plan Accomplishments

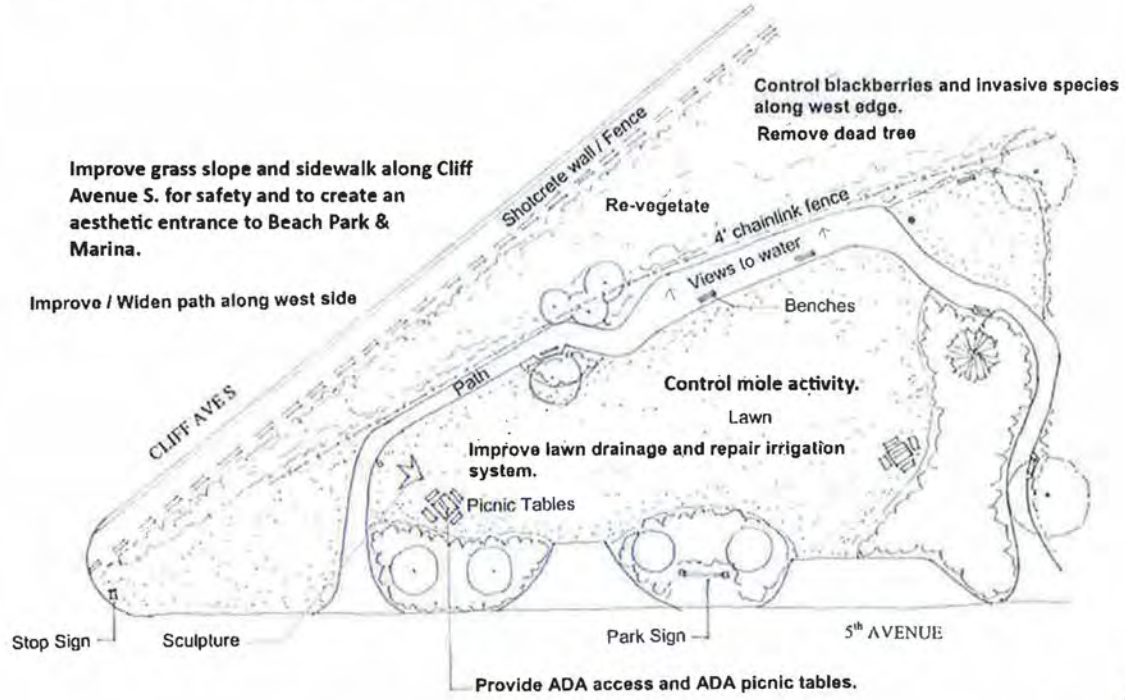
A. Had broken sculpture replaced.
B. Removed lilac at west edge in front of bench.
C. Relocated power pole at northwest corner.

Proposed Improvements

The following list includes previously identified and newly observed improvements needed.

A. Improvements to grass slope and sidewalk along Cliff Avenue S. (west park boundary) for safety and to create an aesthetic entrance to Beach Park and Marina. (Replant slope to beautify hillside/wall. Terrace hillside and/or make aesthetic improvements to shotcrete retaining wall.)
B. Improve/widen path along west side.
C. Provide ADA access and ADA picnic table.
D. Control blackberry and invasive species along west edge.
E. Control mole activity.
F. Remove dead tree at northwest corner.
G. Improve park lawn drainage and new irrigation system.

Overlook II Park, Page 2



Design & Construction Cost: $519,000
Maintenance Level: I
Existing Annual Maintenance Cost: $5,000
Annual Maintenance Cost with Proposed Improvements: $19,750

Parkside Park

Existing Park Description:
Parkside Park is a small neighborhood park with sports courts and walking paths. Due to deterioration, play equipment was removed in 1999. Large trees protect the open, hilly, grassed areas in the center of the park.

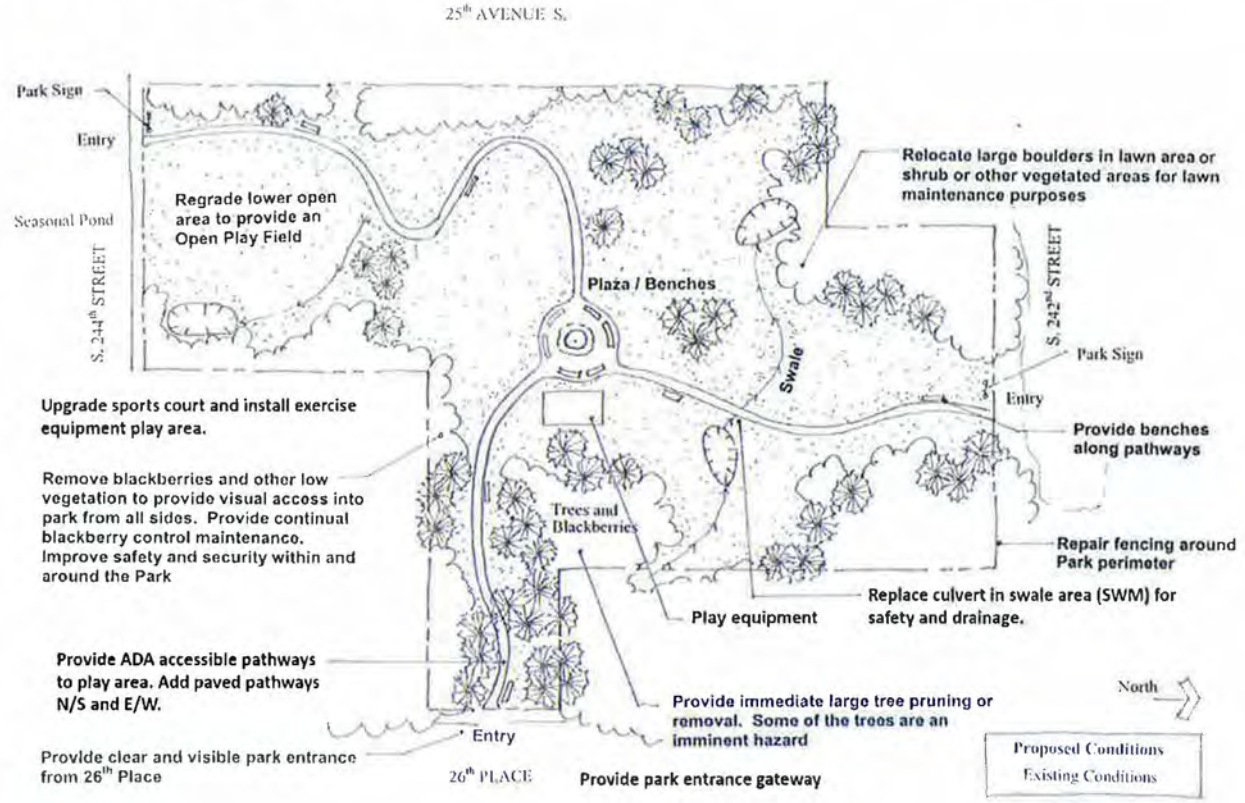
Address:	2500 244th Street
Size:	4.4 Acres
Zoning:	Residential; Suburban Estates
Park Classification:	Neighborhood Park
Features:	Meadow, basketball court, swings, and steep walkway.
Goal:	Neighborhood Park

Previous 2010 Plan Accomplishments
None

Funding Accomplishments
1. CDBG grant of $395,000 was obtained for 2016
2. DOE funding of $111,000 was obtained for 2016
3. King County grant of $25,000 was obtained for 2016

Proposed Improvements
A. Provide ADA accessible pathways to play area.
B. Remove blackberries and other low vegetation to provide visual access into park from all sides. Provide continual blackberry control maintenance. Improve safety and security within and around the Park.
C. Provide immediate large tree pruning or removal. Some of the trees are an imminent hazard.
D. Replace culvert in swale area (SWM) for safety and drainage.
E. Provide clear and visible park entrance from 26th Place.
F. Provide Park entrance gateway.
G. Relocate large boulders in lawn area to shrub or other vegetated areas for lawn maintenance purposes.
H. Provide benches along pathways.

Parkside Park, Page 2



I. Repair fencing around Park perimeter.
J. Add paved pathways N/S, and E/W.
K. Upgrade sports court and install exercise equipment play area.

Design & Construction Cost:	$340,500
Maintenance Level:	II
Existing Annual Maintenance Cost:	$35,200
Annual Maintenance Cost with Proposed Improvements:	$55,000

Parkside Wetlands

Existing Park Description:
Parkside Wetland is an undeveloped wetland and natural storm water retention basin. The site is heavily wooded and crossed by several walking trails. In the future, the Parkside Wetlands will be an interpreted wetlands and natural area with walking trails, parking and connection to Parkside Elementary School and the city- owned upland property.

Address:	South 248th & 25th Ave. South
Size:	12.6 Acres
Zoning:	Residential; Suburban Estates
Park Classification:	Conservancy Park
Features:	Heavily wooded with dense underbrush and blackberries
Goal:	Passive Recreation

Previous 2010 Plan Accomplishments
None

Proposed Improvements

A. Provide pathways throughout the park. Will require new paths and grading.

B. Improve entrance locations to serve as inviting gateways into park. Provide signage at each entrance

C. Remove blackberries and other low vegetation to provide visual access into park from all sides. Provide continual blackberry control maintenance. Improve safety and security within and around the Park.

D. Provide immediate large tree pruning or removal. Some of the trees are an imminent hazard.

E. Provide connections to Sonju Property, Parkside Park, and Parkside Elementary School.

F. Provide small parking lot, picnic area, signage, and benches, pond, interpretive deck off 24th Ave. South

G. Provide interpretive stations with varying themes throughout the park at various locations. Themes may include Transition Wetlands, Groundwater Recharge, Habitat Haven, and Water Dependent Plants.

H. Provide parallel parking on south side of S. 244th St.

I. Remove old cars and debris w/KCSWD

Parkside Wetlands, Page 2

Design & Construction Cost: $758,000
Maintenance Level: III
Existing Annual Maintenance Cost: $12,600
Annual Maintenance Cost with Proposed Improvements: $34,000

Redondo Pier, Boat Launch, and Boardwalk

Existing Park Description:
Redondo Beach has a Pier, Boat Launch, beach and boat parking lot, and Boardwalk along the edge of Puget Sound. The entry plaza to the pier has a raised restroom facility, planters, rock sculptures, benches, and lights.

Address:	Redondo Beach Drive & Redondo Way
Size:	2.8 Acres
Zoning:	Residential; Suburban Estates
Park Classification:	Waterfront
Features:	Sculpture plaza, planter, landscape, lighting, benches, beach and .5 mile boardwalk.
Goal:	Passive Recreation, fishing, boating, community events

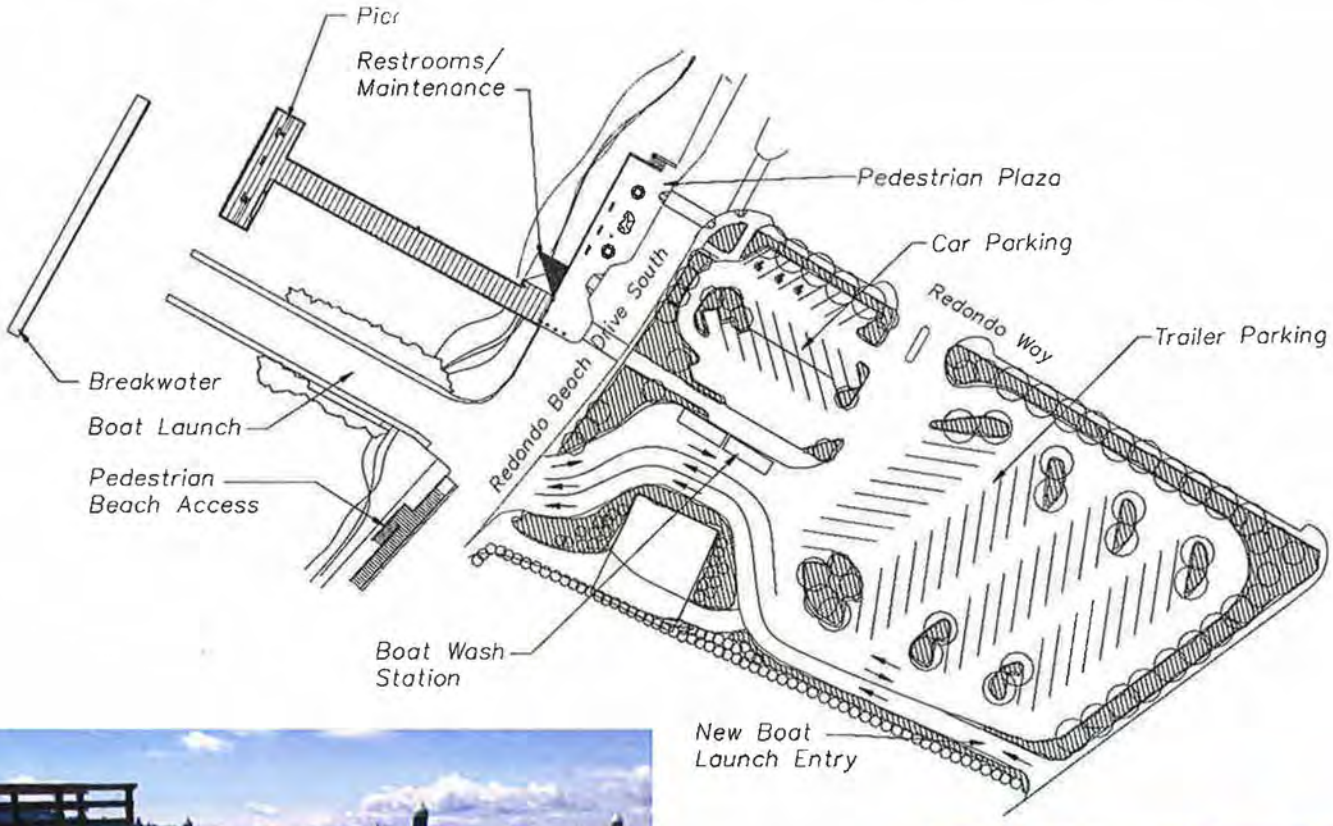
Previous 2010 Plan Accomplishments

- New boat launch ramp, breakwater, parking, lighting, sidewalk and landscaping.
- Restroom exterior painted.
- Replaced handrails at plaza and on steps down to water.
- Provided trees in parking area.
- Refurbished sculpture bases.

Proposed Improvements

A. Existing breakwater to be replaced.
B. Repair broken mirror in Women's restroom.
C. Parking area planters: replace missing/dying shrubs.
D. Replace boardwalk.

Redondo Pier, Boat Launch, and Boardwalk
Page 2



Design & Construction Cost: See marina master plan
Maintenance Level: I
Existing Annual Maintenance Cost: See marina master plan
Annual Maintenance Cost for Proposed Improvements: See marina master plan

S. 251st Park

Existing Park Description:
A transitional landscaping area between a neighborhood cul-de-sac and Marine View Drive South necessary to accommodate a drop-off in elevation. The top of the bank is a relatively flat grassy area with a mix of trees and decorative shrubs. There are several power poles and a fire hydrant but no park-type amenities.

Address:	S. 251st Street & Marine View Drive S.
Size:	
Zoning:	Residential; Suburban Estates
Park Classification:	Mini-Park
Features:	Grassy area.
Goal:	None

Previous 2010 Plan Accomplishments

- None

Proposed Improvements

A. Remove invasive plants, add park bench.

Design & Construction Cost:	$11,200
Maintenance Level:	III
Existing Annual Maintenance Cost:	$ 1,000
Annual Maintenance Cost with Proposed Improvements:	$1,000

Sonju Park

Existing Park Description:
Sonju Park is an undeveloped natural, wooded area with a residence, outbuildings and a community garden. The property is located south of South 245th Street between 16th and 20th Avenue South.

Address:	24728 16th Avenue South
Size:	9.3 Acres
Zoning:	Residential; Suburban Estates
Park Classification:	Conservancy Park
Features:	Undeveloped natural, wooded area with community garden, greenhouse, orchard, residence, garage, and deteriorated cottage.
Goal:	Neighborhood Open Space, Recreation Trails.

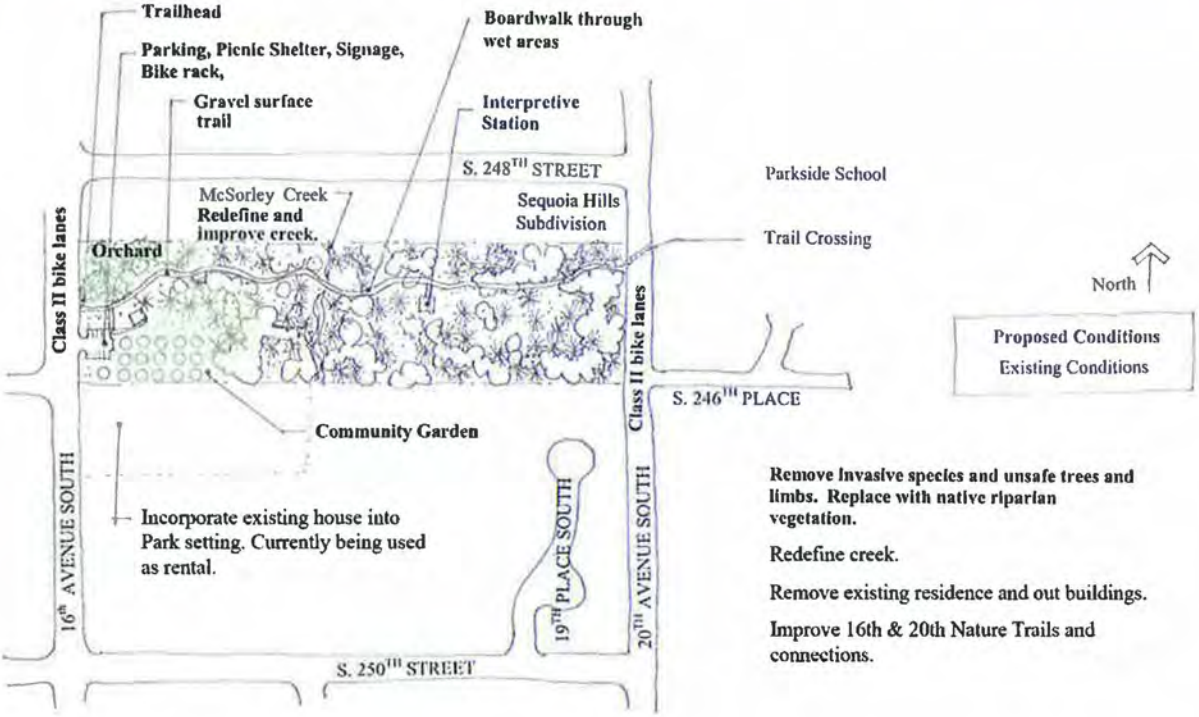
Previous 2010 Plan Accomplishments

- Improvements to residence to maintain structure until development occurs for use as rental property.
- Developed and maintained community orchard and garden space.
- Greenhouse

Proposed Improvements

A. Remove existing residence and out buildings.
B. Design and construct trail head, parking, picnic shelter, picnic areas, bike racks, meadow, boardwalk, interpretive signage, street crossing.
C. Remove invasive species and dead trees/limbs. Replace with native riparian vegetation. (Partially completed)
D. Redefine creek.
E. 16th & 20th Nature Trails and connections. Some work out of wetland area complete.

Sonju Park, page 2



Design & Construction Cost:	$717,000
Maintenance Level:	II
Existing Annual Maintenance Cost:	$9,000
Annual Maintenance Cost with Proposed Improvements:	$31,500

South Des Moines Park Community Center

Existing Park Description:
Future Park & Community Center site for south Des Moines area.

Address:	TBD
Size:	20 Acres
Zoning:	
Park Classification:	Community
Features:	Undeveloped open space
Goal:	Active Outdoor Recreation

Previous 2010 Plan Accomplishments

None

Proposed Improvements

1. Acquire land for future park and community center.

Land Acquisition:	TBD
Design & Construction Cost:	TBD
Maintenance Level:	I
Annual Maintenance Cost for Proposed Improvements:	TBD

South Marina Park

Existing Park Description:
South Marina Park is open space at the Marina's entrance designed to attract more visitors and create a passive area for picnicking and viewing the water.

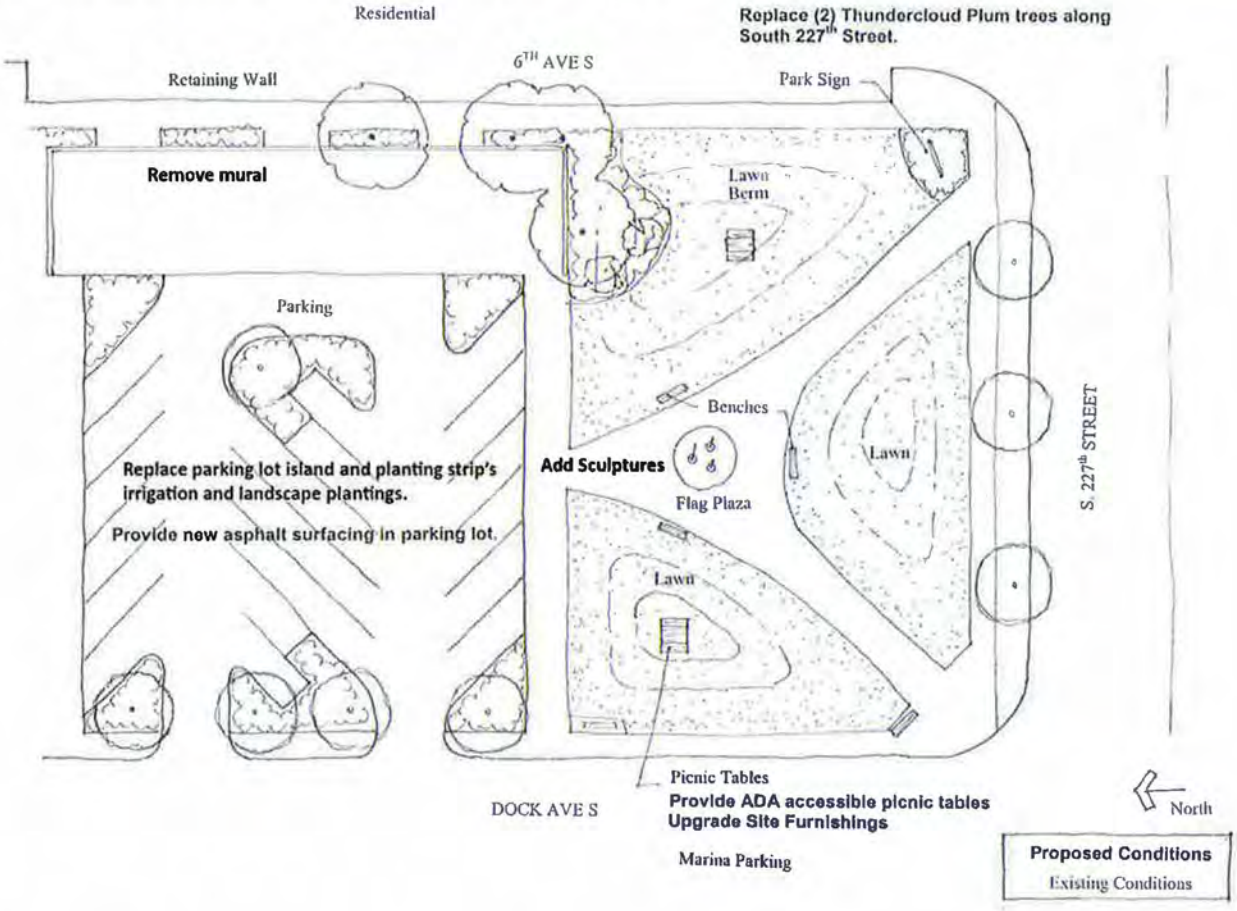
Address:	NE corner of S. 227th & Dock Avenue
Size:	0.08 Acres
Zoning:	Commercial
Park Classification:	Mini-Park
Features:	Pathways, parking lot, picnic tables, benches, flag poles, artworks, and open lawn.
Goal:	Community Recreation

Previous 2010 Plan Accomplishments
Spirit of Des Moines Mural , "A Gentle Nudge" sculpture, Temporary sculpture base, Banners, repaired existing curbing, Install new chain link fence along 6th Ave Mural Wall.

Proposed Improvements

A. Replace (2) Thundercloud Plum trees along South 227th Street.
B. Provide ADA accessible picnic table.
C. Upgrade all site furnishings
D. Replace parking lot island and planting strip's irrigation and landscape plantings
E. Provide new asphalt surfacing in parking lot
F. Sculptures
G. Remove mural.

South Marina Park, Page 2



Design & Construction Cost: $154,000
Maintenance Level: I
Existing Annual Maintenance Cost: $45,800
Annual Maintenance Cost for Proposed Improvements: $55,000

Steven J. Underwood Memorial Park

Existing Park Description:
The first phase of this sports complex includes three competition softball fields, storm pond retention, parking, paver plaza, and a walking trail around the site.

Address:	21800 20th Avenue South
Size:	20 Acres
Zoning:	Residential
Park Classification:	Community Park; Sports Complex
Features:	Three lighted competition softball fields, memorial plaza, parking, restroom
Goal:	Community Recreation, League and Tournament Sports

Previous 2010 Plan Accomplishments

- New ballfield lighting bulbs in 2014

Proposed Improvements

A. Expand Parking in a new lot with lighting and surface water management.
B. Develop one competition soccer field/multipurpose field with lights.
C. Provide a large picnic shelter.
D. Add play area.
E. Add ADA tables, Picnic tables, benches, trash receptacles.
F. Add drinking fountain near restroom.
G. Develop looped trail around entire park site.
H. Trail extensions to 24th Ave, Activity Center and Neighborhood.
I. Complete landscaping at restroom and wetlands.
J. Add concrete mow strips along base of walls between fields #2 and #3.
K. Add netting at backstop.
L. Edge of brick plaza at field #3 is uneven. Resolve uneven grades and gap between bricks and concrete.
M. Replace several dying plants and one tree along parking edge and detention pond.
N. Paint restrooms.
O. Fortify lighting/wiring electrical boxes.
P. Add security cameras.

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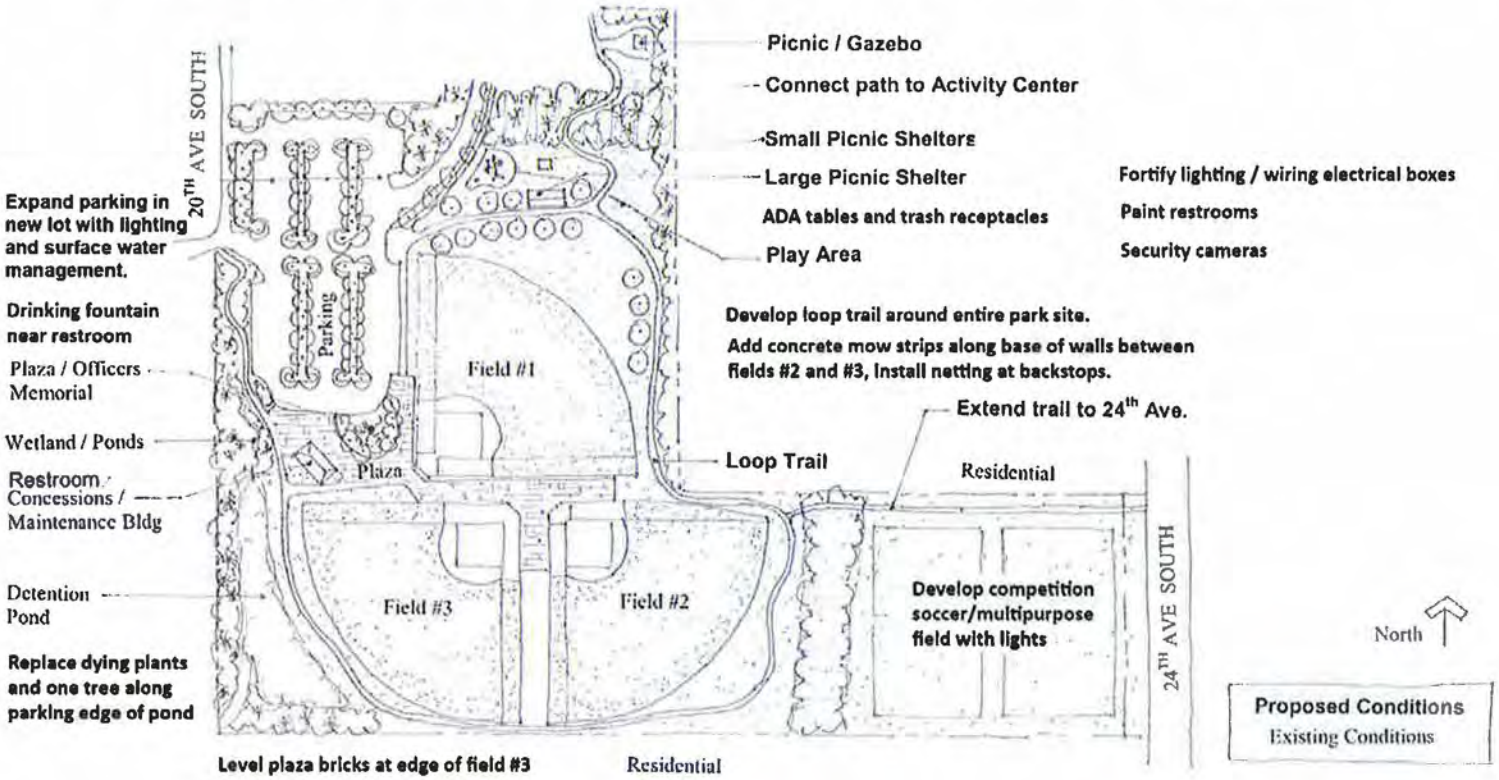
Parks, Recreation & Senior Services **Park Review Plan**

Steven J. Underwood Memorial Park, page 2



Design & Construction Cost: $3,520,000
Maintenance Level: I
Existing Annual Maintenance Cost: $300,000
Annual Maintenance Cost for Proposed Improvements:
$360,000 (with competition soccer field)

Park # 23 **Steven J. Underwood Memorial Park**

Watertower Park

Existing Park Description:
Water Tower Park is leased and managed by the City of Des Moines from Highline Water District with Play equipment, benches, open lawn area, pathways, on street parking, & irrigation.

Address:	South 208th Street between 5th Avenue South and 6th Avenue South
Size:	1.34 Acres
Zoning:	Residential; Suburban Estates
Park Classification:	Neighborhood Parks
Features:	Walkway, play structure, benches, open lawn area
Goal:	Neighborhood Recreation

Previous 2010 Plan Accomplishments
None

Proposed Improvements

A. Replace / repair play equipment, and replace play area sand with manufactured wood chips.
B. Repair lawn along 6th Avenue South or install new planting bed along sidewalk to mitigate lawn wear on shady slope.
C. Designate ADA parking stall on 5th Avenue South.
D. Replace wood edging along parking at 5th Avenue South with concrete curbing
E. Add Security Lighting
F. Improve parking on west side

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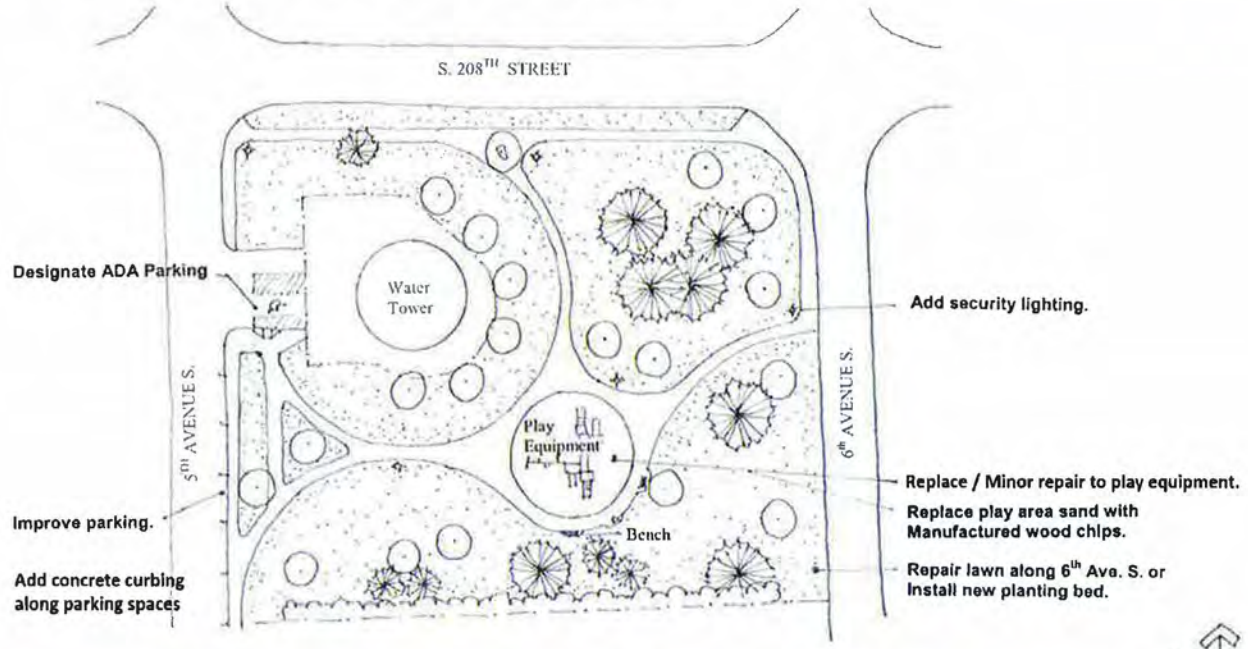
Parks, Recreation & Senior Services **Park Review Plan**

Watertower Park, Page 2



Design & Construction Cost: $285,000
Maintenance Level: II
Existing Annual Maintenance Cost: $16,750
Annual Maintenance Cost with proposed Improvements: $19,500

Park # 24 **Watertower Park**

Westwood Park

Existing Park Description:
Westwood Park is a neighborhood park for passive and active use.

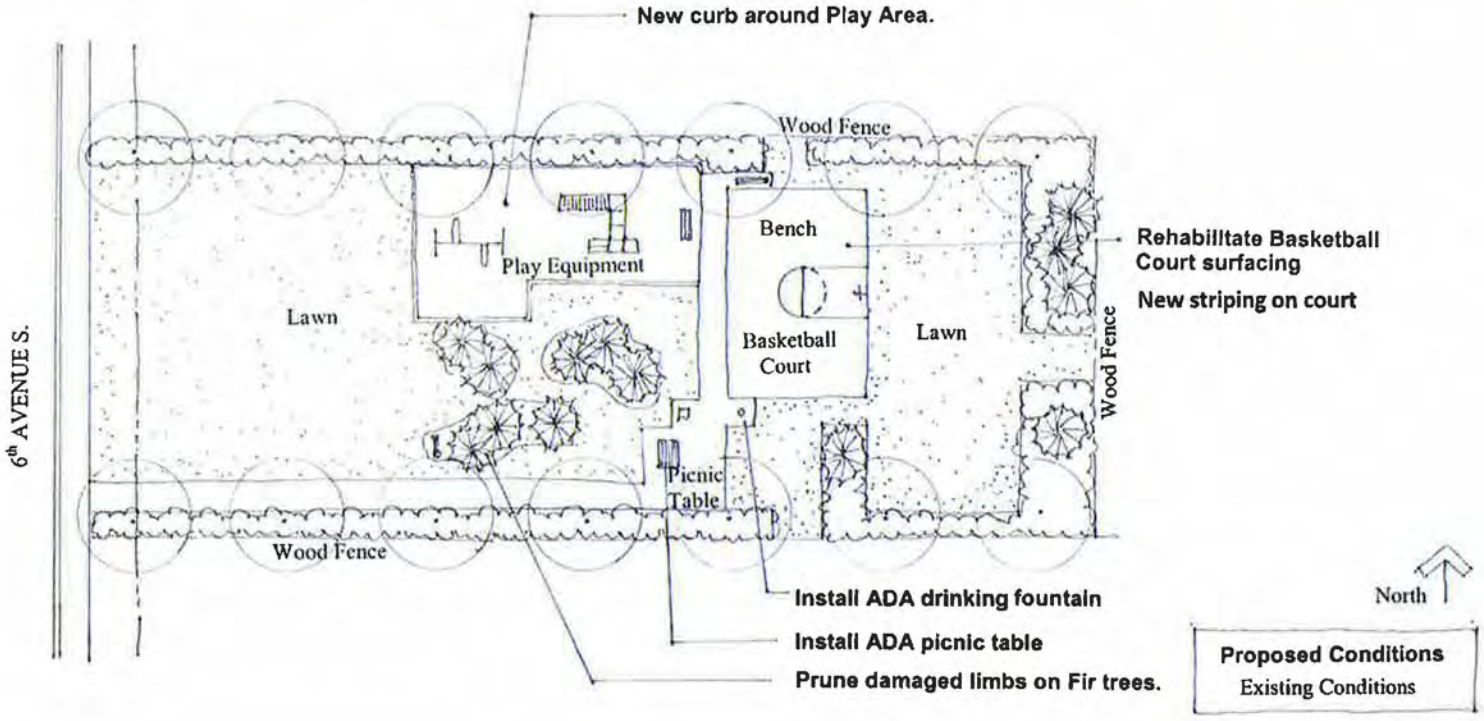
Address:	6th Avenue S. & S. 192nd Street
Size:	1.34 Acres
Zoning:	Residential; Suburban Estates
Park Classification:	Mini-Park
Features:	Walkway, sports court, play structure, picnic table, benches, drinking fountain
Goal:	Neighborhood Recreation

Previous 2010 Plan Accomplishments
New concrete surface on basketball court.

Proposed Improvements

A. New curb at play equipment. Equipment needs repair to wood posts.
B. Prune broken limbs on Douglas Fir.
C. Install ADA table and drinking fountain.
D. Rehabilitate surface of Basketball court
E. New striping on BB court

Westwood Park, Page 2



Design & Construction Cost: $60,700
Maintenance Level: II
Existing Annual Maintenance Cost: $17,500
Annual Maintenance Cost with Proposed Improvements: $21,000

Woodmont Park

Existing Park Description: Undeveloped park on a wooded sloping site.

Address:	Woodmont Drive South & 12th Avenue South
Size:	8.7 Acres
Zoning:	Residential; Suburban Estates
Park Classification:	Conservancy park
Features:	Wooded open space and undeveloped right of way.
Goal:	Passive Recreation; trails

Previous 2010 Plan Accomplishments

None

View from 268th

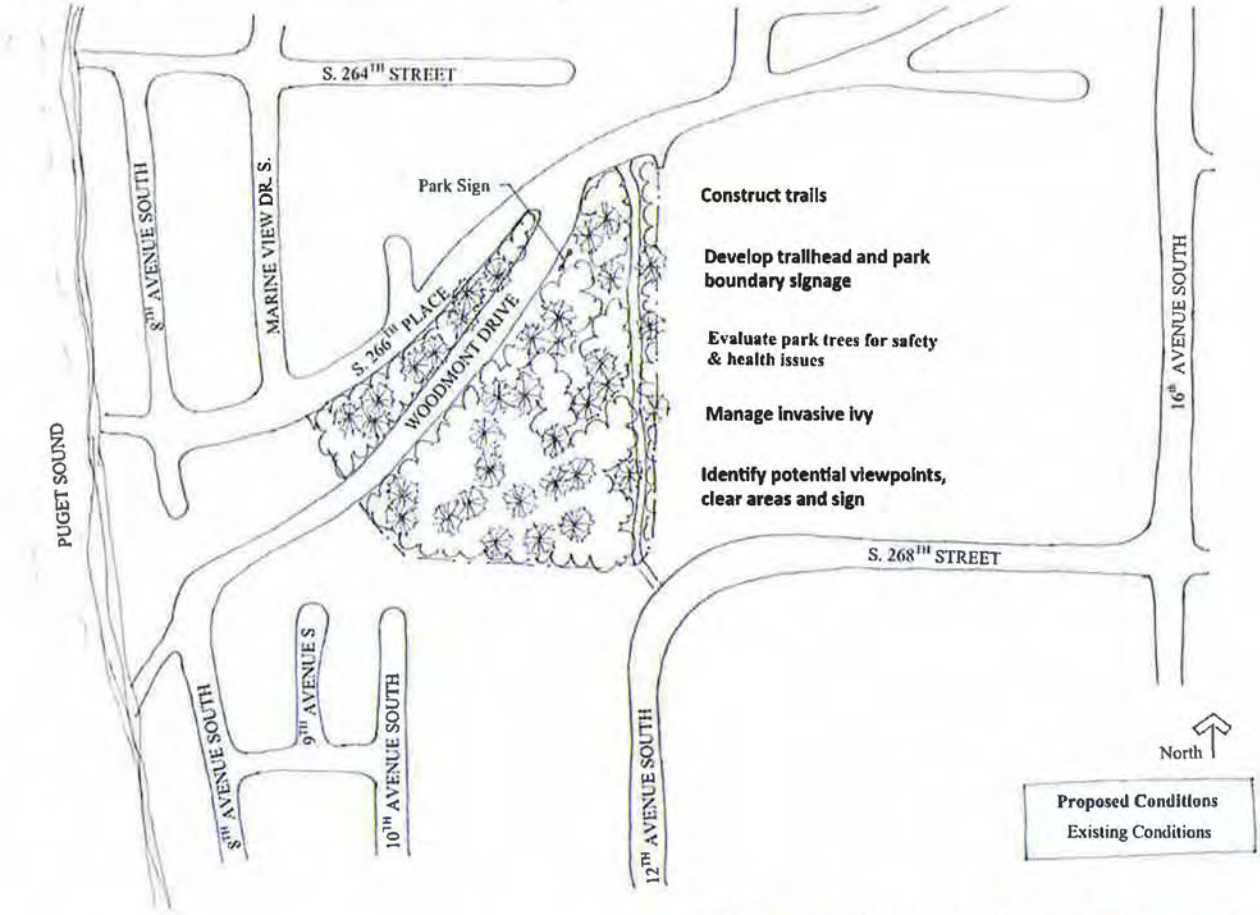
View from Woodmont Drive

Proposed Improvements

The following list includes previously identified and newly observed improvements needed.

A. Develop trailhead and park boundary signage.
B. Evaluate park trees.
C. Manage invasive ivy.
D. Identify potential viewpoints, clear areas and sign.
E. Construct trails

Woodmont Park, Page 2



A. Design & Construction Cost: $277,000
B. Maintenance Level: III
C. Existing Annual Maintenance Cost: $0
D. Annual Maintenance Cost with Proposed Improvements: $28,700

Wooton Park

Existing Park Description: A heavily used and popular neighborhood park providing both passive and active recreational opportunities with views of Puget Sound.

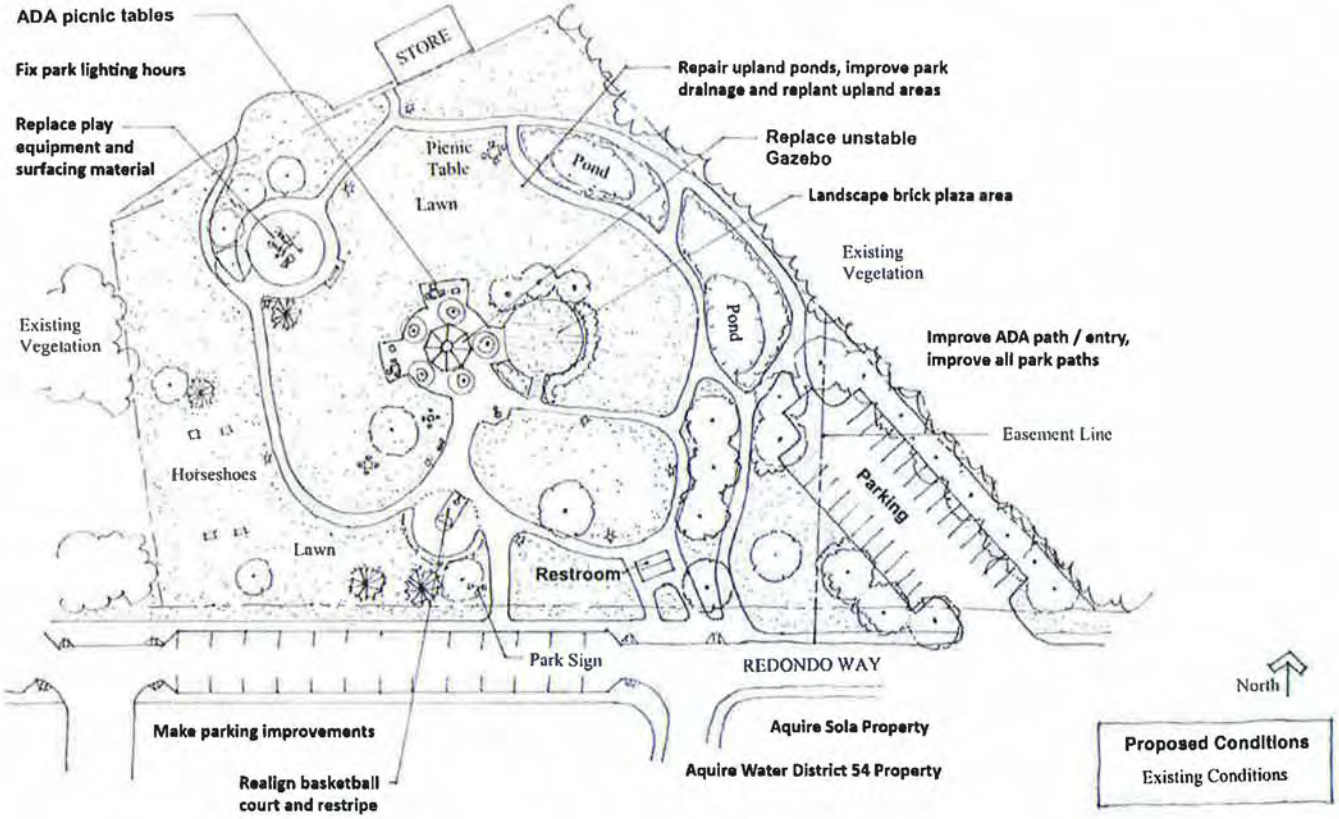
Address:	South 283rd Street
Size:	2.9 acres
Zoning:	Residential; Suburban Estates
Park Classification:	Neighborhood Park
Features:	Picnic tables, benches, gazebo, barbeque, basketball half court, play equipment, horseshoe pits, rose garden, pathways, & landscaping
Goal:	Passive and Active Recreation

Previous 2010 Plan Accomplishments
None

Proposed Improvements The following list includes previously identified and newly observed improvements needed.

A. Replace play equipment and surfacing material.
B. Make street frontage parking improvements and internal parking improvements at the southeast corner.
C. Improve ADA path/entry by removing concrete tripping hazards. Improve upland path and all other park paths.
D. Replace gazebo.
E. Repair upland ponds, improve park drainage and replant upland areas.
F. Landscape brick plaza area
G. Repair one light that is on during daylight hours. Check all other lights for function.
H. Provide ADA picnic table
I. Relocate basketball hoop to the east edge of court and restripe
J. Acquire Water District 54 property- 4.33 Acres
K. Acquire Sola Property- 10.45 Acres

Wooton Park, Page 2



Property Acquisition:	$1,200,000
Design & Construction Cost:	$1,343,000
Maintenance Level:	I
Existing Annual Maintenance Cost:	$49,000
Annual Maintenance Cost with Proposed improvements:	$80,500

Zenith Beach Access

Existing Park Description: A small park providing beach access and spectacular views to the local neighborhood, it has seating and a path down to the water as well as a picnic area.

Address:	S. 239th St. & 7th Ave S.
Size:	.1 acres
Zoning:	Residential
Park Classification:	Mini-Park
Features:	Beach, Picnic area, Scenic view, Seating, and walking path
Goal:	Waterfront Access

Previous 2010 Plan Accomplishments
None

Proposed Improvements
A. Make repairs to rotting stairs

Design & Construction Cost:	$139,000
Maintenance Level:	II
Existing Annual Maintenance Cost:	$4,000
Annual Maintenance Cost with Proposed Improvements:	$4,000

Zenith Park

Existing Park Description:
Zenith Park is a 5.5-acre community park with heavily used sports fields that needs to be replaced. The total Zenith site occupies 17 acres. Until 2005, the 5.5 acre developed portion is leased and managed by the City of Des Moines from the Highline School District (HSD).

Address:	NW corner of South 240th Street and 16th Avenue South
Size:	5.5 Acres
Zoning:	Residential
Park Classification:	Community Park
Features:	Multipurpose sports fields, sports court, and parking. Land leased from HSD and maintenance shared with HSD. District mows between March and September.
Goal:	Community Recreation & sports

Previous 2010 Plan Accomplishments

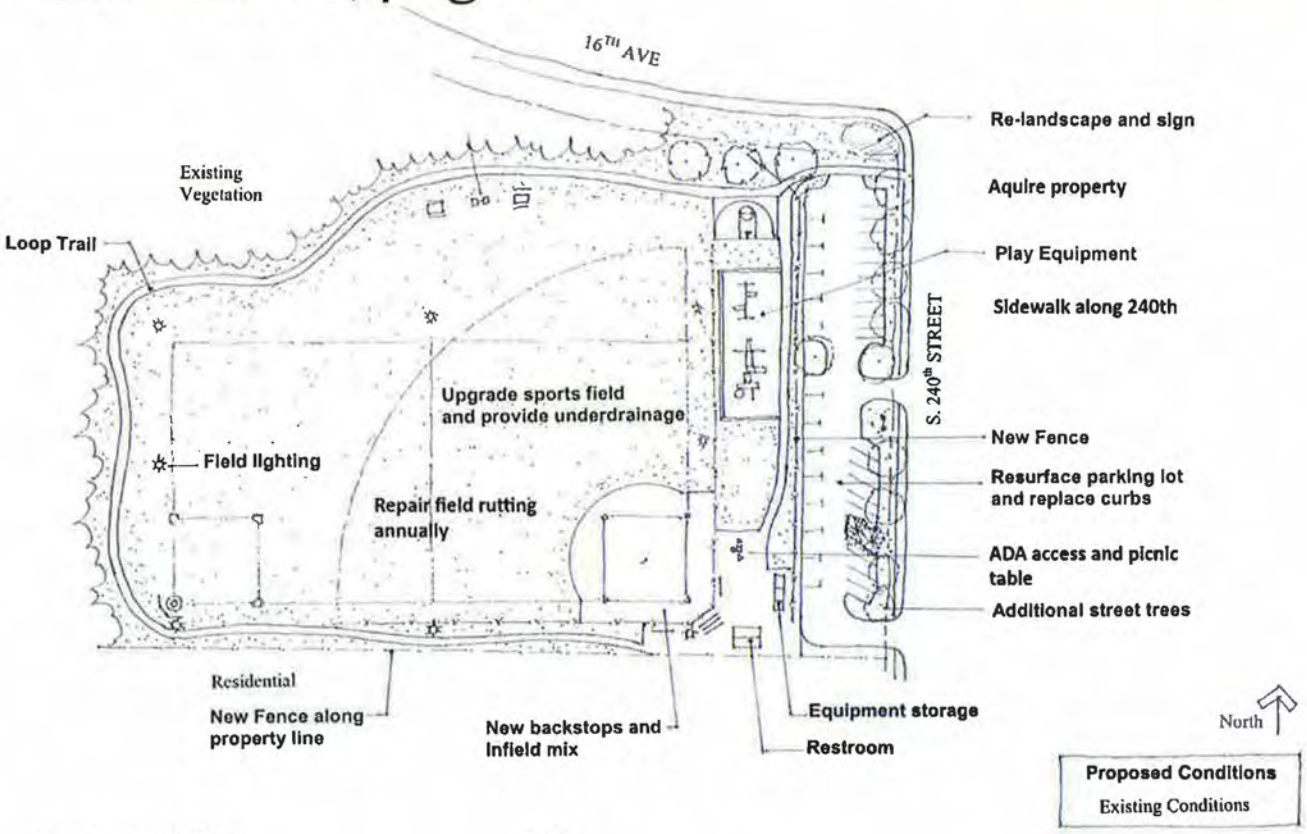
- Removed broken drinking fountain
- Removed storage shed

Proposed Improvements (On Hold)

A. Acquire Property
B. Resurface parking lot, repair curbs
C. Upgrade sports fields and under drain.
D. New backstops and infield mix
E. Provide field lighting
F. Loop trail around outside of field Incorporate sidewalk along 240th
G. Provide restroom facilities
H. Provide storage for sports equipment

I. Provide ADA play area and equipment with picnic area.
J. Landscape corner of 16th and 240th and street trees, irrigation repair
K. Replace chain link fence along parking and west property line

Zenith Park, page 2



Land acquisition: TBD
Design & Construction: $839,451
Maintenance Level: II Existing
Annual Maintenance Cost: $46,000
Annual Maintenance Cost with Proposed Improvements: $46,000