

# City of Derby



## Parks and Open Space Plan Update



PREPARED BY:



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## CHAPTER ONE - INTRODUCTION

Over the last few years, with an increased focus on work-life balance, more people nationwide are seeking additional parks, open space and recreation opportunities as a way to enhance their quality of life. Parks, trails and open spaces not only help enhance the quality of life, but they also have an economic impact by positively affecting property values, bringing in tourism dollars and generating jobs within the community.

The City of Derby is one such vibrant community located in the southeast Wichita metropolitan area. It has a thriving business community in a variety of occupations ranging from retail, service and manufacturing businesses. Additionally, with the outstanding school system and great recreational programs, the City of Derby offers the best of small-town values combined with the resources of a growing community. In 2007, Derby was named a "Top 10 Town for Families" by *Family Circle* magazine and a "Best Place to Retire" by U.S. News & World Report.

All of these reasons are certainly making the City of Derby an attractive community for prospective residents looking to raise a family. With a population of over 20,000 residents and projected to grow to over 25,000 residents by 2018, the City is certainly poised for additional growth.

The projected growth in Derby, will demand additional parks, trails, recreational facilities and amenities. To ensure that the City continues to expand as a city of choice for more residents, the City has embarked on a proactive approach to update its Parks and Open Space Plan and establish goals and strategies to meet the future needs of residents that are outlined in the Plan update. This Plan update will seek to provide the road map to help the City achieve those needs and desired outcomes and continue to thrive and flourish in the years ahead.

### 1.1 PROJECT PURPOSE AND PROCESS

The City of Derby hired PROS Consulting, LLC to update the City's Park & Open Space Plan from 1999. The update provides a strategic approach to the continuation and development of parks, trails and recreation space, based on the current and future needs of the community.

The City's vision, mission and goals will be the key elements that help to prioritize the future action items in this plan. Additionally, the changing demographics, established facility and amenity service levels and the equity of distribution of these amenities will be the drivers of the capital improvement and land acquisition plan. The update will also provide ways to generate the resources required to ensure the successful implementation of the plan. The body of the report is organized according to the sequence of tasks performed as part of the review process. These tasks include:

- Updating the demographics of the City of Derby to determine parks and recreation needs for the next ten years **(Chapter 3)**
- Establishing new park, facility and amenity service levels for the City of Derby **(Chapter 4)**



- Creating equity maps to demonstrate the distribution of parks and recreation amenities throughout the City of Derby **(Chapter 5)**
- Developing a program assessment based on service offerings and recreation facility capacity **(Chapter 6)**
- Provide funding and revenue generation mechanisms to support needed parks and recreation amenities in the future **(Chapter 7)**
- Development of a Capital Improvement Plan **(Chapter 8)**
- Establishment of Key Recommendations categorized by Park Land, Community Facilities, Maintenance and Funding **(Chapter 9)**
- Development of a Parks and Open Space Plan Update Report, including appendices

## 1.2 CONCLUSION

The City of Derby has done an excellent job over the last 20 years of building a parks system but more is needed. The Parks and Open Space Plan Update identifies new park and facility standards, new recreation amenities that are needed, capital costs to achieve the plan and a financing mechanism to support the recommendations and future needs of Derby. The City Council should view these recommendations and this Plan as an economic tool to continue positioning Derby as the city of choice in the Wichita region.

The recommendations in the Plan need to be viewed as a partnership with the Derby Recreation Commission, the Derby School District, and the Derby development community to make the vision and the recommendations possible. Working together they will be able to meet the needs, finance the improvements, and continue to build an excellent quality of life for the residents and visitors to Derby. Cooperation and planning, development, and financing will need to be incorporated and planned for to make the vision a reality. Derby has achieved some great visual attractions in the City. The new updated Plan continues on that success. Let the implementation begin!

CHAPTER TWO - EXECUTIVE SUMMARY

The following section details the findings and recommendations based on the review of the community input, staff and key leader interviews, review of existing documents, and analysis of current City of Derby operations. This section is a brief overview of the scope items.

2.1 DEMOGRAPHICS

The Demographic, Market, and Trends Analysis provides a clear understanding of the market size, economic factors, and trends that will assist in determining the potential client base within the target market area. Please see **Chapter 3** for the detailed demographics analysis.

The City of Derby is experiencing a growth trend in its population numbers with total population growing at an annual rate of 2.4% from 17,807 to 20,848 over the period of seven years from 2000-2007. This growth is projected to continue at a slower rate over the upcoming years (annual rate of 2.1% from 2007 – 2012 and 1.9% from 2012 – 2017).

It must be noted that the population numbers used were obtained at the start of the plan update process. PROS recognizes that the population of the City of Derby has grown since then and continues to grow. However, for the purposes of this report and to ensure consistency in all the technical reports provided, the population numbers used will be the ones obtained initially. It is important to recognize that the population number is simply the one obtained *at a point in time* and is not indicative of the dynamic nature of population growth.



Figure 1 - City of Derby

From an age segment standpoint, the population is aging which is not surprising keeping in the mind the national demographic trends too that point towards the growing senior population. Currently, 17% of the population is 55+ and this number is projected to grow to almost 27% in 2022. In addition, four of the five age segments poised for the largest growth from 2007 – 2012 are over the age of 50.



The gender distribution is balanced with female residents accounting for 51.7% of the population and this composition is expected to remain consistent throughout the study period.

The service area is predominantly made up of persons classified as white (92.6%; 19,306 total persons) with Asian or Pacific Islander (1.6%) and Black or African American (1.5%) being the next highest.

The City of Derby service area possesses income characteristics that are superior to the national averages. The estimated 2007 median household income in the service area is \$74,684, up from \$58,676 reported in the 2000 Census. Overall, the City has a growing population, a slightly aging, yet active community and higher than average household income all of which dictate a need for a wide variety of parks, open space and recreation needs in the years to come.

## 2.2 FACILITY STANDARDS

Facility Standards are guidelines that define service areas based on population that support investment decisions related to parks and their amenities. Standards consider a service provider, both public and private, as any entity that provides a recreational attribute to the community, devoid of barriers or exclusivities, including schools and not for profit recreation services groups.

These standards were based on park sites and facilities provided by the City of Derby staff and include City of Derby inventory, USD 260 inventory as well as Derby Recreation Commission inventory. The population numbers used in this case was provided by the City of Derby and estimates a population of 25,694 in 2018.

A matrix comparing the service levels of similar cities (Olathe, KS; Ottawa, KS; Altoona, IA; and Ferguson, MO) is included in **Appendix 3**. It must be noted that different systems use variable classifications which could affect their service levels. For example, most systems do not break out their trails into classifications similar to Derby and their trails' service levels are higher since they contain all surface multi-purpose trails combined.

Based on the standards identified in **Chapter 4**, by 2018 the City is projected to have a need for forty-four (44) acres of neighborhood park space, thirty-two (32) acres of community parks and forty-nine (49) regional park acres. In addition, from a facility / amenity standpoint, it will require one (1) Large Picnic Pavilion, five (5) miles of hike and bike recreation trails within parks, two (2) miles of nature trails, one (1) off-leash area, four (4) baseball fields (youth and adult competition), two (2) volleyball courts and almost three thousand (2,997) square feet of indoor aquatic space.



## 2.3 FUNDING STRATEGIES

Funding strategies were identified as one of the key elements that the City of Derby and the Department sought to address as a part of the Parks and Open Space Plan Update. Revenue generation is key to meeting the future park, open space and recreational facilities that a growing city like Derby faces.

PROS has provided examples of revenue options that are available and have been implemented throughout the country, and also specifically in Kansas, to help support capital improvement needs and operational needs. These strategies are elaborated in detail with specific examples in **Chapter 7**.

### 2.3.1 GENERAL FUNDING

- General Fund
- General Obligation Bond
- Governmental Funding Programs
- Bond Referendum

### 2.3.2 DEDICATED FUNDING SOURCES

- Boulevard Tax
- Dedicated Sales Tax
- Park Impact Fees
- Tax Allocation District
- Cash-in-Lieu of Open Space Requirement
- System Development Charges
- Facility Authority
- Improvement District
- Real Estate Transfer Fee
- Revolving Fund
- Stormwater Utility Fee
- Transient Occupancy Tax
- Wheel Tax

### 2.3.3 REVENUE CAPTURE

- Land Leases/Concessions
- User Fees
- Capital Improvement Fee
- Corporate Naming Rights
- Corporate Sponsorships
- Maintenance Endowment Fund

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#### 2.3.4 PRIVATE FUNDING SOURCES

- Business/Citizen Donations
- Private Foundation Funds
- Nonprofit Organizations:
- Homeowner Association Fees
- Lease Back

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#### 2.3.5 VOLUNTEER SOURCES

- Adopt-a-Park
- Neighborhood Park Initiatives
- Adopt-a-Trail
- Community Service Workers



**2.4 CAPITAL IMPROVEMENT PLAN**

Figure 2 shows the following cost estimates for the City of Derby Public Works and Parks. These are for discussion purposes only and are based on average costs to redevelop parks and recreation facilities from around the United States as well as parks and recreation amenities the community desires. This is a 10 year Parks and Open Space Plan Update that will require major capital improvements to expand the system.

| City of Derby CIP Items              |   |                      |
|--------------------------------------|---|----------------------|
| 1                                    | Acquire 107 acres of neighborhood, community and regional park spaces @ an average of \$ 25,000 an acre | \$ 2,675,000         |
| 2                                    | Cost to develop 76 acres of neighborhood and community park space @ average of \$150,000 per acre       | \$ 11,400,000        |
| 3                                    | Cost to develop 49 acres of regional park space @ average of \$100,000 per acre                         | \$ 4,900,000         |
| 4                                    | One (1) covered Picnic Pavilion (over 100 people) @ \$100,000 a pavilion                                | \$ 100,000           |
| 5                                    | 5 miles of Recreation Trails within Parks developed over 10 years @ \$400,000 a mile <sup>(1)</sup>     | \$ 2,000,000         |
| 6                                    | 2 miles of Nature Trails developed over 10 years @ \$80,000 a mile                                      | \$ 160,000           |
| 7                                    | One (1) Off-Leash Area @ \$150,000 <sup>(2)</sup>   | \$ 150,000           |
| 8                                    | Add four (4) baseball fields - youth and adult competition @ 550,000 a field <sup>(3)</sup>             | \$ 2,200,000         |
| 9                                    | Add two (2) volleyball courts @ 75,000 a court  | \$ 150,000           |
| 10                                   | Add 2,997 sf. of Indoor Aquatic space   | TBD                  |
| 11                                   | Additional updates to existing parks should be undertaken on a yearly basis as the budget allows for    | TBD                  |
| <b>TOTAL CIP COST <sup>(4)</sup></b> |   | <b>\$ 23,735,000</b> |

Note:

- 1 Trails have been split into different classifications
- 2 No land costs included
- 3 Costs as per current Mid-west development comparisons
- 4 These are baseline costs, but may not include all infrastructure expansions

Figure 2 - City of Derby CIP

CHAPTER THREE - DEMOGRAPHIC ANALYSIS

The Demographic Analysis provides an understanding of the population of the City of Derby. This analysis demonstrates the overall size by total population by specific age segment, race and ethnicity, and the overall economic status and spending power of the residents through household income statistics.

The City of Derby, located in southeast Wichita metropolitan area, is home to a population of over 20,000 residents that is growing by the day. Derby is a good mix of small town values with the resources of a growing community. In 2007, Derby was named a "Top 10 Town for Families" by *Family Circle* magazine and a "Best Place to Retire" by U.S. News & World Report. With a good recreational program base and a progressive school system, the City of Derby has a lot going for it.

The last few years have seen a steady growth in population. From 2000 - 2007 the population grew at an annual rate of 2.4% from 17,807 to 20,848. This growth is projected to continue, though, at a marginally slow down to an annual rate of 2.1% from 2007 – 2012 and reduce further to 1.9% from 2012 – 2017. It must be noted that the population numbers used were obtained at the start of the plan update process. PROS recognizes that the population of the City of Derby has grown since then and continues to grow. However, for the purposes of this report and to ensure consistency in all the technical reports provided, the population numbers used will be the ones obtained initially. It is important to recognize that the population number is simply the one obtained *at a point in time* and is not indicative of the dynamic nature of population growth.



Figure 3 - City of Derby

The ever increasing opportunities available through retail, manufacturing and service industries along with the quality of life has made the City of Derby an attractive location for residents to settle down and raise their families. All this would entail that the City proactively seek to create parks and recreational opportunities for this growing population.



The City of Derby service area has an aging population—currently, 17% of the population is 55+ and this number is projected to grow to almost 27% in 2022. Additionally, four of the five age segments poised for the largest growth from 2007 – 2012 are over the age of 50.

The gender distribution is nearly equal with female residents accounting for slightly more than half (51.7%) of the population; the gender composition is projected to stay relatively constant throughout the study period. However, it is seen that as the population grows older, the percentage of females in the total population does increase. This could largely be attributed to the higher life expectancy of the female population compared to the male.

The service area is predominantly made up of persons classified as white (92.6%) with Asian or Pacific Islander (1.6%) and Black or African American (1.5%) being the next highest.

The City of Derby service area also boasts much healthier income characteristics than the national averages. The estimated 2007 median household income in the service area is \$74,684, up from \$58,676 reported in the 2000 Census. Overall, the City has a growing population, a slightly aging, yet active community and higher than average household income all of which dictate a need for a wide variety of parks, open space and recreation needs in the years to come.

### 3.1 METHODOLOGY

Demographic data used for the analysis was obtained from Environmental Systems Research Institute, Inc. (ESRI), the largest research and development organization dedicated to Geographical Information Systems (GIS) and specializing in population projections and market trends. Additionally, population projection data was obtained from the City of Derby as used in the City of Derby Master Plan.

All data was acquired in December 2007, and reflects actual numbers as reported in the 2000 Census and demographic projections for 2007 and 2012 as estimated by ESRI; straight line linear regression was utilized for projected 2017 and 2022 demographics. The City of Derby service area was utilized as the demographic analysis boundary

### 3.2 DERBY, KANSAS

The City of Derby has exhibited a growth pattern from 1990 - 2000 and the growth has accelerated in the last 7 (seven) years. From 1990 - 2000, the City grew at an annual rate of 1.68% over a ten year period and went from a population of 15,243 to 17,807. At the same time, the national population grew at an annual rate of 1.31%. The following years from 2000 - 2007 witnessed a greater population growth as the population increased at an annual rate of 2.4% from 17,807 to 20,848.

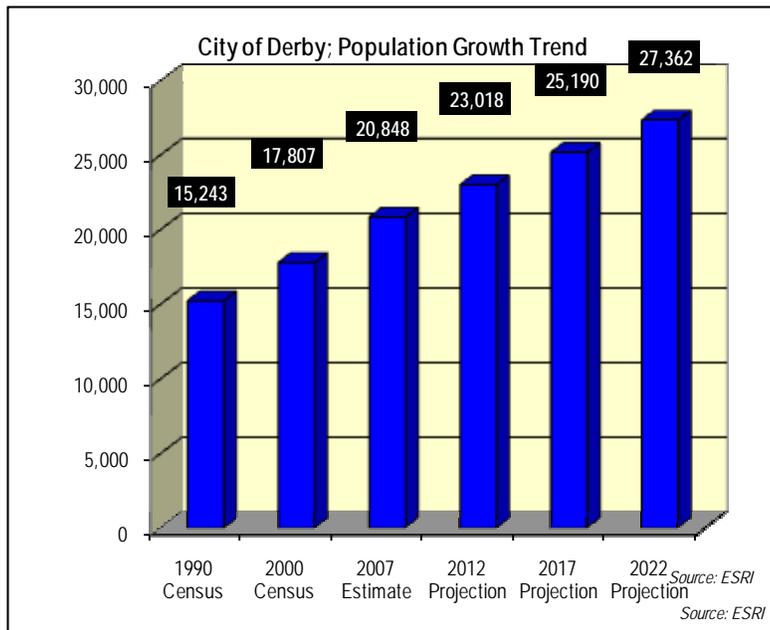


Figure 4 – Total Population Growth

As **Figure 4** demonstrates, the City is projected to keep growing but at a marginally slower rate. The City is projected to grow at an annual rate of 2.1 % from 2007 - 2012 (20,848 people to 23,018 people) and then slow down to an annual rate of 1.9% from 2012 - 2017 and 1.7% from 2017 - 2022 respectively.

Population categorization by major age segment demonstrates that the City will experience the largest growth in the 55+ age segment and will be home to an aging population (see **Figure 5**). Currently, 17% of the population is 55+ and this number is projected to grow to almost 27% in 2022.

With more than 1 out of 4 people over the age of 55 and with the current generation focused on more active recreation opportunities, it puts added emphasis on the City to plan for and provide these opportunities.

This would entail a wide range of recreational, educational and entertainment facilities and programs centered on fitness and wellness, life skills activities, therapeutic recreation, family activities such as biking, hiking and swimming and special events.

While the overall numbers in all age segments are expected to grow in the next five years, it is projected that the service areas’ largest increases will be among the mature segments.

As **Figure 5** depicts, from a future projection standpoint, the age segments with the largest percentage growth from 2007 to 2012 are:

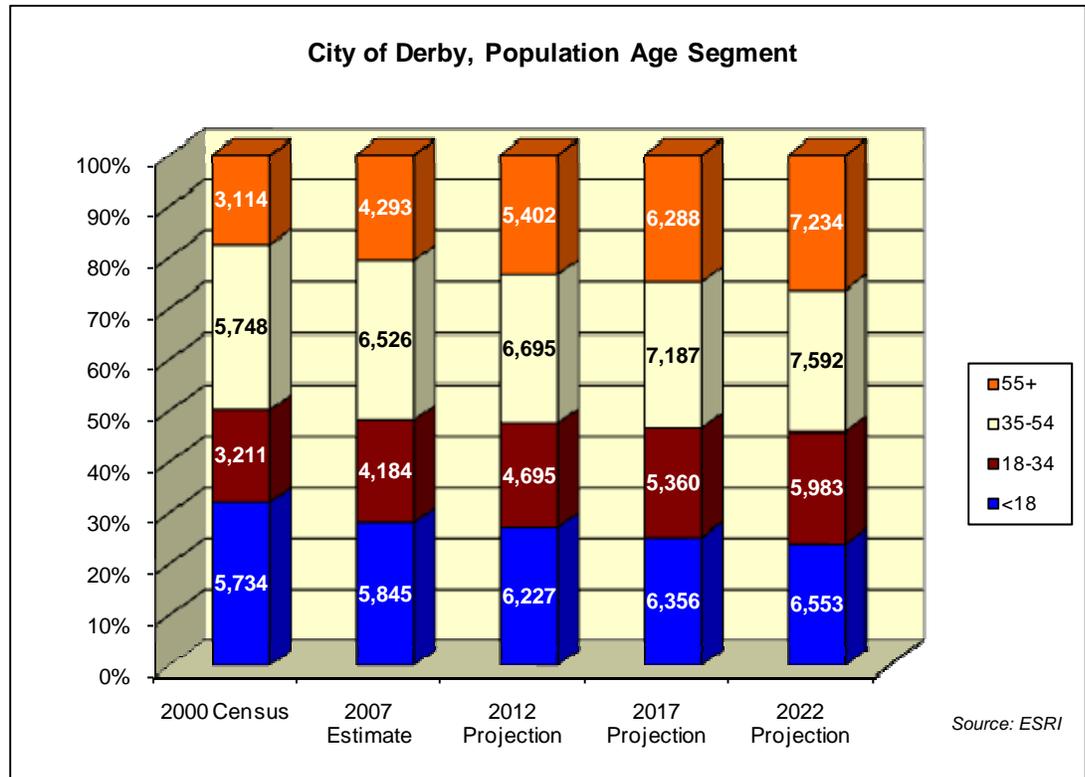


Figure 5 - Population by Major Age Segment

1. 25-29 years of age; 53.4% increase
2. 65-69 years of age; 35.6% increase
3. 55 – 59 years of age; 35% five year increase
4. 60-64 years of age; 34.9% five year increase
5. 85+ years of age; 29.1% five year increase

Here too, four of the top five ranked age segments in terms of percent growth from 2007 to 2012 (85+60-64, 65-69, and 55-59) contribute to the 55+ age segment (orange block in **Figure 5**) experiencing the greatest growth in both percent and total persons (25% growth; 1,109 total persons).

Viewing population growth trends by the ten major transitional segments of the lifecycle (Figure 6) allows for planning of programs and services based on like interests and desires of the user through the maturation process.

With the advancements made in the technology industry over the past two decades, the American youth have gradually begun participating in outdoor recreational activities at a lesser rate. A loss of interest in youth recreation coupled with a projected decrease in the youth population will require unique programming with constant updating. Extreme and non-traditional sports including scooter riding, an entry-level sport, skateboarding, and BMX biking have all gained in popularity among the youth market over the past decade.

Aggressive programming should not be focused solely on the youth market. Today's mature audience is a much more active group than the generation which came prior; maturing adults are now staying active well into their sixties and even into their seventies. The lines of recreational programming have been blurred by those aged between thirty-five and sixty-five or seventy years.

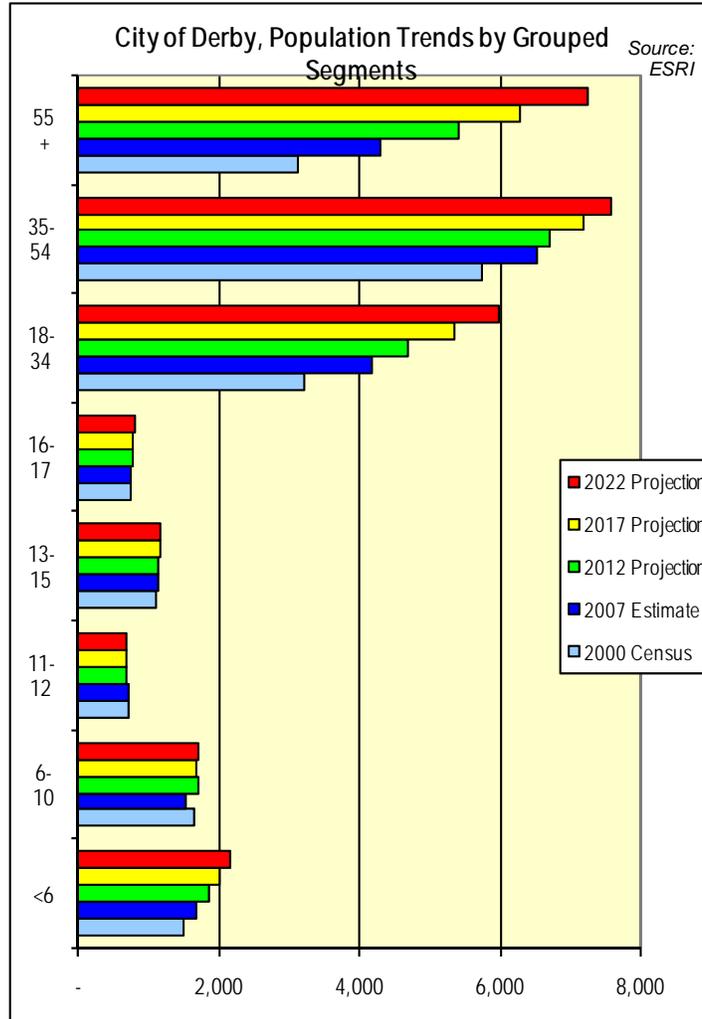


Figure 6 – City of Derby, Population Growth Trends by Lifestyle Segment

### 3.2.1 GENDER

The gender distribution of the City of Derby service area is nearly equal with female residents accounting for 51.7% of the total population (**Figure 7**). This distribution is projected to remain constant throughout the next five, ten, and fifteen year study periods. Analyzing the population by gender reveals that as the population increases in age the female share of the population also increases.

Current recreational trends indicate that Americans participate in a sport or recreational activity of some kind at a relatively high rate (65%). Women participation rates, however, are slightly lower than their male counterparts – 61% of women participate at least once per year in a sport or recreational activity compared to a 69% participation rate of men. According to recreational trends research performed in the industry over the past twenty years, the top recreational activities for women are currently:

- Walking
- Aerobics
- General exercising
- Biking
- Jogging
- Basketball
- Lifting weights
- Golf
- Swimming
- Tennis

The most popular recreational activities for men are:

- Golf
- Basketball
- Walking
- Jogging

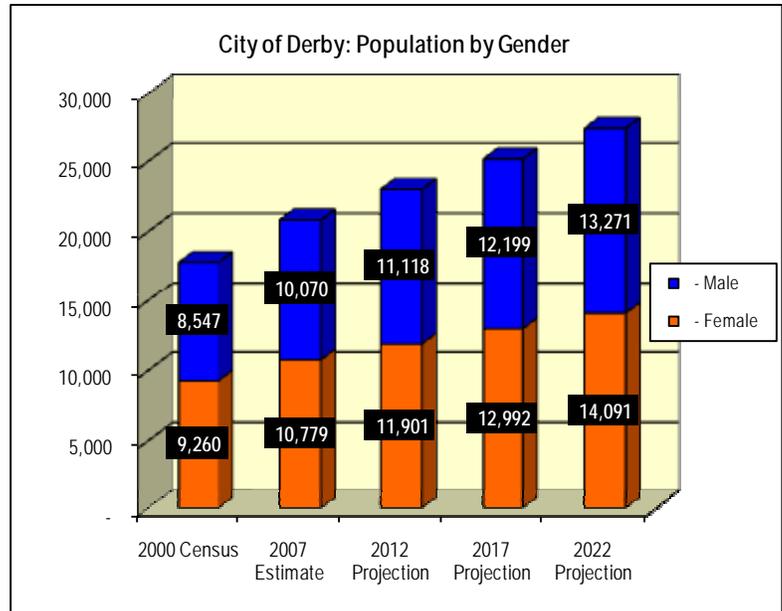


Figure 7 - City of Derby, Population by Gender

- Biking
- Lifting weights
- Football
- Hiking
- Fishing
- Hunting

Based on current participation trends, men and women share a desire for six of the top ten recreational activities; in terms of frequency, in any ninety-day (90) span, men claim to participate in their favorite activities an average of sixty-five (65) times and women a total of fifty-seven (57) times. With more women participating in recreational activities further into adulthood, more are opting for less team oriented activities that dominate the female youth recreation environment and shifting more towards a diverse selection of individual participant activities as evident in the top ten recreational activities mentioned prior.

Examining gender in the youngest segments of the population reveals little to no discernable difference due to many of the youth sports and recreational activities have rosters of mixed genders; as participants reach the second or third grade in educational attainment, gender begins to be as much as a distinguishing attribute as age among the various program and activity offerings.

Generally, as the population ages beyond the adolescent years the preference for less physically demanding activities in the female populace begins to shift programming options more towards self directed activities. The male populace is inclined to have continued participation in more team oriented and physically demanding activities well into their adult years.

Gender discrepancy becomes evident among the elder portions of the population; when the population begins to peak in age the female share of the total populace rises significantly along with the female preference for alternative forms of recreation. The projected trend of an increase in mature adults, and the assumed large contingent of mature female adults, depicts the need for senior class programming geared towards females. Aside from walking, the most popular recreational activity in America among all persons is water aerobics. This can be attributed to the low impact “senior friendly” exercise that reduces the amount of stress on the body.

### 3.2.2 RACE AND ETHNICITY

The City of Derby service area is predominantly comprised of a single race. Ninety-two (92.6%) of the service area is classified as white, accounting for approximately 19,306 total persons. The next largest single race is comprised of Asian or Pacific Islander (1.6%), just marginally higher than Black / African American (1.5%), while the rest make up the total. See **Figure 8**.

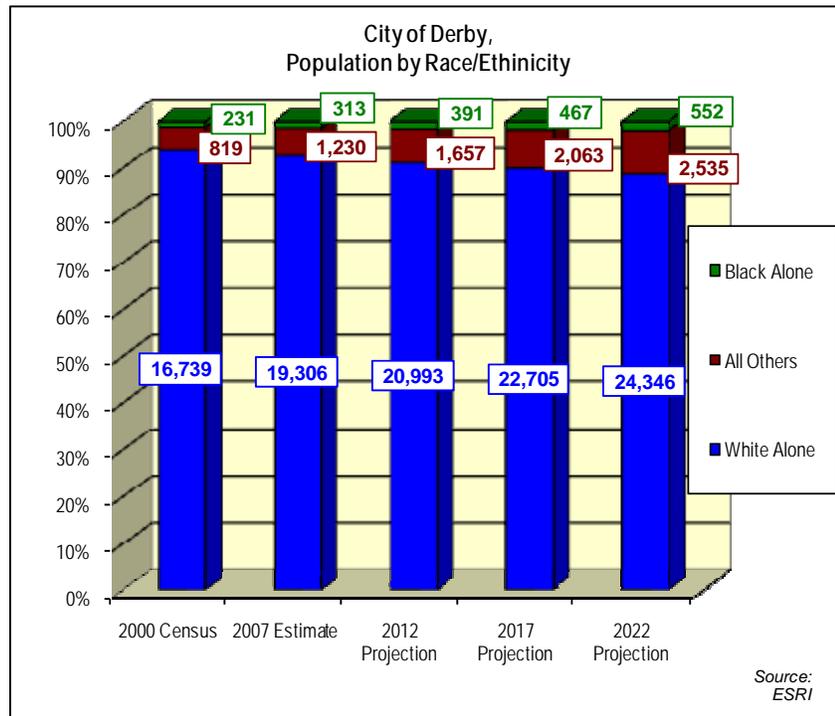


Figure 8 - Population by Race / Ethnicity

Future projections (**Figure 8**) indicate a slight decrease in the white population and a corresponding increase in the Asian Pacific Highlander and African American population; however, the basic compilation of the racial/ethnic structure is projected to remain relatively unchanged. This data helps to understand and plan for the variety of recreational activities and amenities that are desired by the different segments of the community. Please see **Appendix 2** for Participation Trends by Race / Ethnicity.

### 3.2.3 HOUSEHOLD INCOME

Currently, there are an estimated total of 7,367 households in the City of Derby with an average household size of 2.83 persons and is expected to remain almost constant over the next five years. This is a small reduction from the 2000 average of 2.85.

The City of Derby service area also boasts much healthier income characteristics than the national averages. The estimated 2007 median household income in the service area is \$74,684, up from \$58,676 reported in the 2000 Census (see **Figure 9**).

This represents the earnings of all persons age 16 years or older living together in a housing unit. This significant increase implies that either significant business development or relocation could have occurred within the service area during this period.

The service area’s median household income (2007 estimated median income of \$74,684) is much more than that reported by the general U.S. population (2006 median income \$48,451) as shown in **Figure 10**. This household income over and above the state and national averages indicate the presence of disposable income and greater price elasticity.

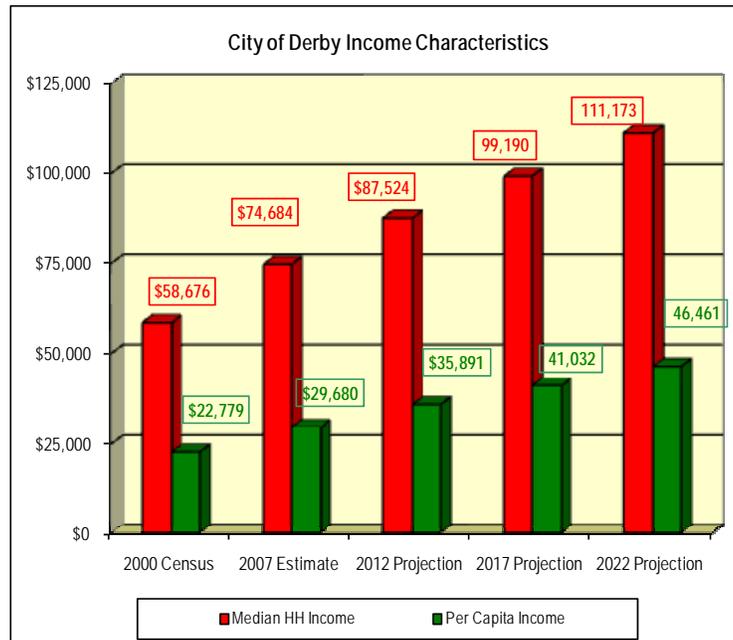


Figure 9 - City of Derby Service Area Income Characteristics

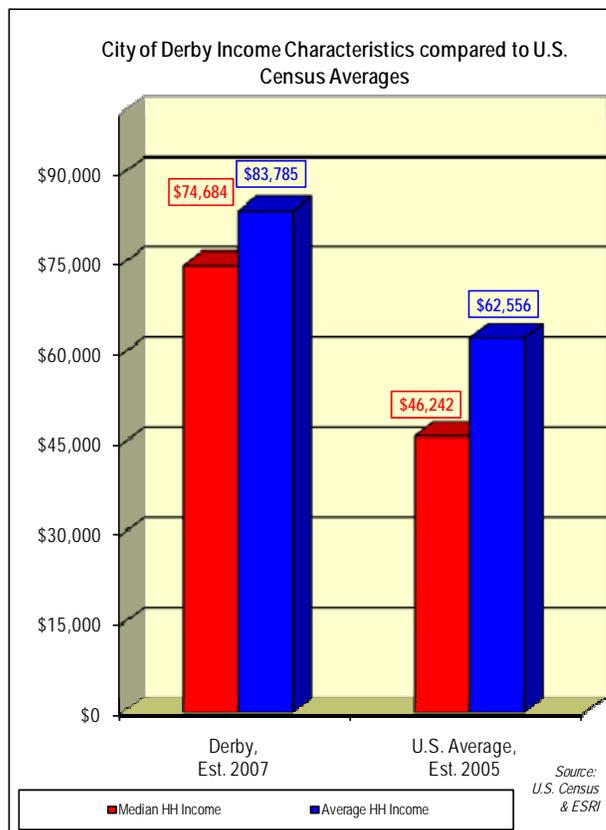


Figure 10 - City of National Income Characteristics Comparison

### 3.3 FACILITY CLASSIFICATION AND PARK DESIGN PRINCIPLES

The following park classifications were developed for the Parks and Open Space Plan Update. These classifications provide guidelines for design, development, maintenance, and operations of parks. As the City of Derby looks to acquire and develop additional park land, it is essential to create a balance between the different park type classifications and proactively engage in developing a consistent set of park design principles. These principles should help to drive the design, amenities and features of the park to be developed.

In developing design principles for parks it is important that each park be programmed, planned, and designed to meet the needs of its service area and classification within the overall park and recreation system. The term programming, when used in the context of planning and developing parkland, refers to a list of uses and facilities and does not always include staff-managed recreation programs. The program for a site can include such elements as ball fields, spray parks, shelters, restrooms, game courts, trails, natural resource stewardship, open meadows, nature preserves, or interpretive areas. These types of amenities are categorized as lead or support amenities. The needs of the population of the park it is intended to serve should be considered and accommodated at each type of park.

Every park regardless of type needs to have an established set of outcomes. When those outcomes are established the park designers need to design to those outcomes including operational and maintenance costs associated with the design outcomes.

Each park classification category serves a specific purpose, and the features and facilities in the park must be designed for the number of age segments the park is intended to serve, the desired length of stay deemed appropriate, and the uses it has been assigned. Recreation needs and services required differ based on the age segments that make up the community. A varying number of age segments will be accommodated with the park program depending on the classification of the park. The age segments are

- Ages 2-5
- Ages 6-8
- Ages 9-12
- Ages 13-17
- Ages 18-24
- Ages 25-34
- Ages 35-44
- Ages 45-54
- Ages 55-64
- Ages 65-75
- Ages 76+

#### 3.3.1 PARK DESIGN PRINCIPLES

The following principles should be considered by the City of Derby for each park/amenity classification. The list of definitions mentioned in the design principles will be included as a part of the appendix items.

### 3.3.1.1 MINI PARK

As the smallest park classification, local parks are often referred to as pocket parks, tot lots, mini parks or landscaped public areas. Mini parks range from 1,500 square feet to 3 acres and include amenities such as small playgrounds targeted for ages 2-5, small sport court, swings, benches, and landscaping. Local parks typically have a localized service radius of one-quarter mile and can be either passive or active, reflecting the overall standards of the entire park system. Mini Parks have limited and/or isolated recreational needs.

- Size of park: Up to 3 acres (usable area measured)
- Service Radius: .25 mile
- Site Selection: On a local street in a residential neighborhood. Where possible, next to a school, encourage location to link subdivisions and linked by trails to other parks.
- Length of stay: One hour experience or less
- Amenities: small playgrounds for ages 2-5 and 5-12 with some shaded elements, swings, benches, small sport court, small picnic shelter, gardens, and landscaping. Amenities are ADA compliant
- Landscape Design: Fitting for park theme/use/experience
- Revenue facilities: none
- Maintenance Standards: Provide the highest level maintenance with available funding. Seek a goal of Level 2 maintenance standards. Some amenities may require Level 1 maintenance.
- Land usage: 90 percent active/10 percent passive. Protect geographic features where possible.
- Programming: None
- Parking: none. Traffic calming devices encouraged next to park
- Lighting: Security only. Lighting on dual system with 50% of lights off at a set time and 50% on all night for security.
- Signage: Directional signage and facility/amenity regulations to enhance user experience
- Naming: Consistent with the City nomenclature, may be named for a prominent or historic person, event, or a natural landmark
- Other: Customized to demographics of neighborhood; safety design meets established Crime Prevention Through Environmental Design (CPTED) standards; integrated color scheme throughout
- Example: Glen Hills Park

### 3.3.1.2 NEIGHBORHOOD PARK

While these parks typically are set up to serve 1.5 acres per 1,000 population, in many cases they serve more people. To accommodate a population this size, a neighborhood park should be 3 to 10 acres; however, some neighborhood parks are determined by use and facilities offered and not by size alone. The service radius for a neighborhood park is one half mile or six blocks.

Neighborhood parks should have safe pedestrian access for surrounding residents; parking may or may not be included but if included accounts for less than ten cars and provides for ADA access. Neighborhood Parks serve the recreational and social focus of the adjoining neighborhoods. Publicly owned land intended to serve the recreation needs of people living or working within a one-half mile radius of the park and also intended to contribute to a distinct neighborhood identity.

- Size of park: 3-10 acres (usable area measured). Preferred size is 8 acres.
- Service radius: 1.5 acres per 1,000 residents or 0.5 miles
- Site Selection: On a local or collector street. If near arterial street, provide natural or artificial barrier. Where possible, next to a school, Encourage location to link subdivisions and linked by trails to other parks.
- Length of stay: One hour experience or less
- Amenities: One signature amenity (e.g. major playground, spray ground park, sport court, gazebo); no non-producing/unused amenities; no restrooms unless necessary for signature amenity; playgrounds for ages 2-5 and 5-12 with some shaded elements, no reservable shelters, loop trails, one type of sport court, one non-programmed sports field, benches, small picnic shelters next to play areas. Amenities are ADA compliant
- Landscape Design: Fitting for park theme/use/experience
- Revenue facilities: none
- Land usage: 85% percent active/15% percent passive
- Programming: Typically none, but a signature amenity on occasion
- Maintenance Standards: Provide the highest level maintenance with available funding. Seek a goal of Level 2 maintenance standards. Some amenities may require Level 1 maintenance.
- Signage: Directional signage and facility/amenity regulations to enhance user experience
- Parking: Design should include widened on-street parking area adjacent to park. Goal is to maximize usable park space. As necessary, provide 5-10 spaces within park including handicap spaces. Traffic calming devices encouraged next to park
- Lighting: Security or amenity only. Lighting on dual system with 50% of lights off at a set time and 50% on all night for security.
- Naming: Consistent with the City nomenclature, may be named after a prominent or historic person, event, or natural landmark
- Other: Customized to demographics of neighborhood; safety design meets established standards (CPTED); integrated color scheme throughout
- Example: English Park

### 3.3.1.3 COMMUNITY PARK

Community Parks are intended to be accessible to multiple neighborhoods and should focus on meeting community-based recreational needs, as well as preserving unique landscapes and open spaces. Community Parks are generally larger in scale than neighborhood parks, but smaller than regional parks and are designed typically for residents who live within a three mile radius. When possible, the park may be developed adjacent to a school.

Community Parks, which provide recreational opportunities for the entire family, often contain facilities for specific recreational purposes: athletic fields, swimming pool, tennis courts, recreation center, loop trails, picnic areas, reservable picnic shelters, sports courts, permanent restrooms, large turf and landscaped areas and a playground or spray ground. Passive outdoor recreation activities such as meditation, quiet reflection, and wildlife watching also take place at community parks.

Community parks generally range from 10 to 100 acres depending on the community. Community parks serve a larger area – radius of 1 to 3 miles- and contain more recreation amenities than a neighborhood park.

- Size of park: 20 to 60 acres (usable area measured).
- Service radius: 3 acres per 1,000 residents or 1 to 3 miles
- Site Selection: On two collector streets minimum and preferably one arterial street. If near arterial street, provide natural or artificial barrier. Minimal number of residences abutting site. Preference is streets on four sides, or three sides with school or municipal use on fourth side. Encourage trail linkage to other parks.
- Length of stay: Two to three hours experience
- Amenities: Four signature facilities at a minimum: (e.g., trails, sports fields, large shelters/pavilions, community playground for ages 2-5 and 5-12 with some shaded elements, recreation center, pool or family aquatic center, sports courts, water feature); public restrooms, ample parking, and security lighting. Amenities are ADA compliant. Sport Fields and Sport Complexes are typical at this park.
- Revenue producing facilities: One or more (e.g. pool, sports complex, pavilion)
- Programming: 65% percent active and 35% percent passive
- Land usage: Minimum of four essential program services can be provided (e.g. sports, day camps, aquatics)
- Maintenance Standards: Provide the highest level maintenance with available funding. Seek a goal of Level 2 maintenance standards. Some amenities may require Level 1 maintenance.
- Parking: Sufficient to support the amenities; occupies no more than 10 percent of the park. Design should include widened on-street parking area adjacent to park. Goal is to maximize usable park space. Traffic calming devices encouraged next to park
- Lighting: Security and amenity. Lighting on dual system with 50% of lights off at a set time and 50% on all night for security.
- Signage: Directional signage and facility/amenity regulations to enhance user experience, may include kiosks in easily identified areas of the facility.
- Landscape Design: Fitting for park theme/use/experience. Enhanced landscaping at park entrances and throughout park
- Naming: Consistent with the City nomenclature, may be named after a prominent or historic person, event, or natural landmark
- Other: Strong appeal to surrounding neighborhoods; integrated color scheme throughout the park; partnerships developed with nearby schools or other organizations; loop trail connectivity; linked to regional park or facility; safety design meets established standards (CPTED). Telephone/Cable TV conduit. City reserves right to require wiring or other necessary facilities

- Example: Garrett Park

#### 3.3.1.4 REGIONAL PARK

A Regional Park serves a large area of several communities, residents within a city or county, or across multiple counties. Depending on activities within a regional park, users may travel as many as 60 miles for a visit. Regional Parks include recreational opportunities such as golf, boating, camping, conservation-wildlife viewing and fishing. Although regional parks usually have a combination of passive areas and active facilities, they are likely to be predominantly natural resource based parks. A common size for a regional park is 100 to 1,000 acres but some parks can be 2,000 to 5,000 acres in size.

A regional park focuses on activities and natural features not included in most types of parks and often based on a specific scenic or recreational opportunity. Facilities could include those found in a community park and have specialized features such as an art center, amphitheater, boating facility, golf course, or natural area with interpretive trails. Regional parks can and should promote tourism and economic development. Regional parks can enhance the economic vitality and identity of the entire region.

- Size of park: 100 to 1,000 acres
- Service radius: 4 acres per 1,000 residents or 3 to 5 mile radius
- Site Selection: Prefer location which can preserve natural resources on-site such as wetlands, streams, and other geographic formations.
- Length of stay: All day experience
- Amenities: 10 to 12 amenities to create a signature facility (e.g. golf course, tennis complex, sports complexes, lake, regional playground, 3+ reservable picnic shelters, camping, outdoor recreation/extreme sports amenities in place, recreation center, pool, gardens, trails, zoo, specialty facilities); public restrooms, concessions, restaurant, ample parking, special event site. Sport Fields and Sport Complexes are typical at this park.
- Revenue producing facilities: More than two; park designed to produce revenue to offset operational costs
- Land usage: Up to 50 percent active/50 percent passive
- Programming: More than four recreation experiences per age segment with at least four core programs provided in the park
- Maintenance Standards: Provide the highest level maintenance with available funding. Seek a goal of Level 2 maintenance standards. Some amenities may require Level 1 maintenance.
- Parking: Sufficient for all amenities. Traffic calming devices encouraged next to park
- Lighting: Security and amenity. Lighting on dual system with 50% of lights off at a set time and 50% on all night for security.
- Signage: Directional signage and facility/amenity regulations to enhance user experience, May include kiosks in easily identified areas of the facility.
- Landscape Design: Fitting for park theme/use/experience. Enhanced landscaping at park entrances and throughout park
- Naming: Consistent with the City nomenclature, may be named after a prominent or historic person, event, or natural landmark

- Other: Safety design may meet (CPTED) safety standards; integrated color scheme throughout the park; linked to major trails systems, public transportation available, concessions, food and retail sales available, dedicated site managers on duty. Telephone/Cable TV conduit. City reserves right to require wiring or other necessary facilities
- Example: High Park

#### 3.3.1.5 GREENBELTS / TRAILS

Multi-use greenbelts/trails are recognized for their ability to connect people and place and often include either paved or natural trails. Trails can also be loop trails in parks. Typically an urban trail is 10 foot wide to support pedestrian and bicycle uses. In open space areas, trails include 2 foot decomposed granite on both sides of the trail for walkers, bicyclists. Equestrian uses can occur in both urban and open space settings by adding 10 more feet of space to separate equestrian usage from ped/bike usage. In urban settings, equestrian use includes five foot of decomposed granite plus a five foot landscaped separation from the ped/bike trail. In open space settings, equestrian use includes five foot of harrowed soil plus a five foot natural separation from the ped/bike trail.

Linking neighborhoods, parks, recreation facilities, attractions, and natural areas with a multi-use trail fulfills two guiding principles simultaneously: protecting natural areas along river and open space areas and providing people with a way to access and enjoy them. Multi-use trails also offer a safe, alternative form of transportation, substantial health benefits, habitat enhancements for plants and wildlife, and unique opportunities for outdoor education and cultural interpretation.

- Design: Typically at least 40-foot width of unencumbered land for open greenbelt without any trail. Requires additional width to support walk, bike, run, equestrian type activities. Post and cable fencing. Ped/Bike trail conforms to CALTRANS Class 1 standards
- Amenities: Parking, restrooms at major trailheads, some small neighborhood parks along the trails for relief of runners or bicyclists
- Maintenance standards: Demand based maintenance with available funding.
- Lighting: Security lighting at trailheads and high use areas lighting on dual system with 50% of lights off at a set time and 50% on all night for security.
- Signage: At half mile markers and where kiosks are located
- Other: Trail 10 feet or wider; strong color scheme; connectivity to signature/regional parks/ facilities or attractions in the City

#### 3.3.1.6 SPECIAL USE AREAS

Special use areas are for single purpose recreation activities. These may include areas such as aquatic centers, stand-alone sports complexes, recreation and community centers, senior centers, plazas and single-purpose facilities, nature centers, conservatories, arenas, entertainment districts, community gardens, or amphitheaters. Special use area may be included as an asset in a large regional park. There are no specific standards for size or acreage since each community will vary.

- Example: Rock River Rapids Aquatics Park

## CHAPTER FOUR - FACILITY STANDARDS

Facility Standards are guidelines that define service areas based on population that support investment decisions related to parks and their amenities. Standards consider a service provider, both public and private, as any entity that provides a recreational attribute to the community, devoid of barriers or exclusivities, including schools and not for profit recreation services groups. These standards were based on park sites and facilities provided by the City of Derby staff and include City of Derby inventory, USD 260 and DRC inventory.

Standards are shown in relation to the calculated number of persons the specific facility or amenity can support – such as “1 Field per 5,000 Persons.” Facility Standards can and will change over time as the program lifecycles mature and demographics of a community change.

PROS evaluated park facility guidelines using a combination of resources. These resources included: National Recreation and Park Association (NRPA) guidelines; recreation activity participation rates reported by American Sports Data as it applies to activities that occur in the United States, the state of Kansas, and general observations by PROS in consultation with the advisory committee. This information allowed the standards to be customized for the City of Derby.

A matrix comparing the service levels of similar cities (Olathe, KS; Ottawa, KS; Altoona, IA; and Ferguson, MO) is included in **Appendix 3**. It must be noted different systems use variable classifications which could affect their service levels. For example, most systems do not break out their trails into classifications similar to Derby and their trails’ service levels are higher since they contain all surface multi-purpose trails combined.

Establishing and applying facility standards achieve the following:

- Serves as a guide for land requirements for various kinds of park and recreation areas and facilities
- Relates the recreation needs to spatial analysis within a community-wide system of parks and open space areas
- Becomes a major structuring element that can be used to guide and assist community development

Facility guidelines are applied to population factors (per 1,000 persons) to determine if too many or too few facilities exist to serve the City of Derby constituency. These standards are further applied to the Service Area Analysis Mapping where overlaps and gaps are graphically identified based on population densities within the service area of a specific facility or amenity.

These facility guidelines should be viewed as a channel to address the goals to be achieved by the Public Works and Parks Department as well as the City of Derby. Using these facility guidelines, conventional wisdom and judgment, the Department, as well as the City, will be able to set goals for future facility development. **Figure 11** presents the recommended facility guidelines and the representative facilities for current population (2008 estimated population of 21,265) and projected population for 2018 (25,694 projected population based on the numbers provided by the City of Derby City Planner).

| PARKS: Current 2008 Inventory - Developed Facilities              |                         |              |                            |                          |   |                  |              |  |                  |              | 2008 Facility Standards    |   |                | 2018 Facility Standards    |   |                |
|---|-------------------------|--------------|----------------------------|--------------------------|---|------------------|--------------|--|------------------|--------------|----------------------------|---|----------------|----------------------------|---|----------------|
| Park Type   | City of Derby Inventory | Schools      | Other Provider's Inventory | Total Combined Inventory | Current Service Level based upon population |                  |              | Recommended Service Levels: Revised for Local Service Area |                  |              | Meet Standard/ Need Exists | Additional Facilities/ Amenities Needed |                | Meet Standard/ Need Exists | Additional Facilities/ Amenities Needed |                |
|   |                         |              |                            |                          |   |                  |              |  |                  |              |                            |   |                |                            |   |                |
| Mini Parks (Acres) upto 2 acres                                   | 12.03                   | -            | -                          | 12.03                    | 0.57  | acres per        | 1,000        | 0.50   | acres per        | 1,000        | Meets Standard             | -                                       | Acre(s)        | n/a                        | n/a                                     |                |
| Neighborhood Parks / School Parks (Acres) 2 - 10 acres            | 37.26                   | 8.65         | -                          | 45.91                    | 2.16  | acres per        | 1,000        | 3.50   | acres per        | 1,000        | Need Exists                | 29                                      | Acre(s)        | Need Exists                | 44                                      | Acre(s)        |
| Community Parks (Acres) 10 - 100 acres                            | 70.57                   | 25.75        | -                          | 96.32                    | 4.53  | acres per        | 1,000        | 5.00   | acres per        | 1,000        | Need Exists                | 10                                      | Acre(s)        | Need Exists                | 32                                      | Acre(s)        |
| Regional Parks (Acres) 100+ acres                                 | 105.03                  | -            | -                          | 105.03                   | 4.94  | acres per        | 1,000        | 6.00   | acres per        | 1,000        | Need Exists                | 23                                      | Acre(s)        | Need Exists                | 49                                      | Acre(s)        |
| Special Use - Golf/Aquatic Park Sports Park/Other (Acres)         | 19.28                   | -            | -                          | 19.28                    | 0.91  | acres per        | 1,000        | n/a  | acres per        | 1,000        |                            |   |                |                            |   |                |
| <b>Total Park Acres</b>   | <b>244.18</b>           | <b>34.40</b> |                            | <b>278.58</b>            | <b>11.48</b>                                | <b>acres per</b> | <b>1,000</b> | <b>15.00</b>   | <b>acres per</b> | <b>1,000</b> | <b>Need Exists</b>         | <b>40</b>                               | <b>Acre(s)</b> | <b>Need Exists</b>         | <b>107</b>                              | <b>Acre(s)</b> |
| <b>OUTDOOR AMENITIES:</b>   |                         |              |                            |                          |   |                  |              |  |                  |              |                            |   |                |                            |   |                |
| Playgrounds   | 18.00                   | 3.00         | -                          | 21.00                    | 1.00  | structure per    | 1,013        | 1.00   | structure per    | 4,000        | Meets Standard             | -                                       | Structures(s)  | Meets Standard             | -                                       | Structures(s)  |
| Aquatic Center / Outdoor Pools                                    | 3.00                    | -            | -                          | 3.00                     | 1.00  | site per         | 7,088        | 1.00   | site per         | 50,000       | Meets Standard             | -                                       | Site(s)        | Meets Standard             | -                                       | Site(s)        |
| Picnic Pavilions (less than 100 people)                           | 20.00                   | -            | -                          | 20.00                    | 1.00  | structure per    | 1,063        | 1.00   | structure per    | 5,000        | Meets Standard             | -                                       | Structures(s)  | Meets Standard             | -                                       | Structures(s)  |
| Picnic Pavilions (For over 100+ people)                           | 3.00                    | -            | -                          | 3.00                     | 1.00  | structure per    | 7,088        | 1.00   | structure per    | 5,000        | Need Exists                | 1                                       | Structures(s)  | Need Exists                | 2                                       | Structures(s)  |
| Hike and Bike Recreation Trails (within parks)                    | 3.50                    | 0.25         | -                          | 3.75                     | 0.18  | miles per        | 1,000        | 0.40   | miles per        | 1,000        | Need Exists                | 5                                       | Mile(s)        | Need Exists                | 7                                       | Mile(s)        |
| Hike and Bike Connectivity Trails                                 | 15.42                   | -            | -                          | 15.42                    | 0.73  | miles per        | 1,000        | 0.40   | miles per        | 1,000        | Meets Standard             | -                                       | Mile(s)        | Meets Standard             | -                                       | Mile(s)        |
| Nature Trails   | 0.26                    | -            | -                          | 0.26                     | 0.01  | miles per        | 1,000        | 0.10   | miles per        | 1,000        | Need Exists                | 2                                       | Mile(s)        | Need Exists                | 2                                       | Mile(s)        |
| Baseball Fields (Youth and Adult Competition Fields)              | 1.00                    | 1.00         | -                          | 2.00                     | 1.00  | field per        | 10,633       | 1.00   | field per        | 4,000        | Need Exists                | 3                                       | Field(s)       | Need Exists                | 4                                       | Field(s)       |
| Softball Fields   | 10.00                   | 1.00         | -                          | 11.00                    | 1.00  | field per        | 1,933        | 1.00   | field per        | 3,500        | Meets Standard             | -                                       | Field(s)       | Meets Standard             | -                                       | Field(s)       |
| Soccer Fields   | 12.00                   | 2.00         | -                          | 14.00                    | 1.00  | field per        | 1,519        | 1.00   | field per        | 2,500        | Meets Standard             | -                                       | Field(s)       | Meets Standard             | -                                       | Field(s)       |
| Multi-purpose Rectangular Fields (Football, Soccer, and Lacrosse) | 1.00                    | 5.00         | -                          | 6.00                     | 1.00  | field per        | 3,544        | 1.00   | field per        | 5,000        | Meets Standard             | -                                       | Field(s)       | Meets Standard             | -                                       | Field(s)       |
| Basketball Courts   | 5.00                    | 6.00         | -                          | 11.00                    | 1.00  | court per        | 1,933        | 1.00   | court per        | 3,500        | Meets Standard             | -                                       | Court(s)       | Meets Standard             | -                                       | Court(s)       |
| Tennis Courts   | -                       | 12.00        | -                          | 12.00                    | 1.00  | court per        | 1,772        | 1.00   | court per        | 3,500        | Meets Standard             | -                                       | Court(s)       | Meets Standard             | -                                       | Court(s)       |
| Volleyball Courts   | 5.00                    | -            | -                          | 5.00                     | 1.00  | court per        | 4,253        | 1.00   | court per        | 3,500        | Need Exists                | 1                                       | Court(s)       | Need Exists                | 2                                       | Court(s)       |
| Dog Parks (3 acre minimum)  | -                       | -            | -                          | -                        | 1.00  | site per         | n/a          | 1.00   | site per         | 30,000       | Need Exists                | 1                                       | Site(s)        | Need Exists                | 1                                       | Site(s)        |
| Skateparks  | 1.00                    | -            | -                          | 1.00                     | 1.00  | site per         | 21,265       | 1.00   | site per         | 35,000       | Meets Standard             | -                                       | Site(s)        | Meets Standard             | -                                       | Site(s)        |
| Aquatic Center/Indoor Pool (Square Feet)                          | -                       | -            | 9,850                      | 9,850                    | 0.46  | SF per           | person       | 0.50   | SF per           | person       | Need Exists                | 783                                     | Square Feet    | Need Exists                | 2,997                                   | Square Feet    |
| Recreation/Fitness Center Space (Square Feet)                     | -                       | -            | 62,650                     | 62,650                   | 2.95  | SF per           | person       | 2.00   | SF per           | person       | Meets Standard             | -                                       | Square Feet    | Meets Standard             | -                                       | Square Feet    |

|                             |        |
|-----------------------------|--------|
| Estimated Population - 2008 | 21,265 |
| Estimated Population - 2018 | 25,694 |

Notes:

1. Population Growth from 2004 onwards estimated at 2% annually
2. Neighborhood Parks, Community Parks and Playgrounds for School Sites are included as 25% of their actual inventory to reflect available usage
3. 1 mile of Nature trail at Derby Hills Elementary School has not been accounted for since it is not open to the public
4. There is no specific standard recommended for Special Use Areas
5. The Recreation / Fitness Center Space at DRC is counted as 72500 to account for Recreation Space within the City of Derby. That is reduced by 9850 square feet to separate Indoor Pool space from Total Recreation Space

Figure 11 - Facility and Amenity Standards

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#### 4.1 OPEN SPACE AND FACILITY STANDARD SUMMARY

Based on the Open Space and Facility Standards adopted for the City of Derby, the City's largest need in park acres is for neighborhood and community parks. Since Derby's projected population is expected to grow over the next ten years, the current deficit is expected to increase going ahead. Thus, the deficits mentioned below will focus on the actual need going ahead, rather than looking at past needs.

In summary, in 2018, the City is projected to have a need for forty-four (44) acres of neighborhood park space, thirty-two (32) acres of community parks and forty-nine (49) regional park acres.

From a facility / amenity standpoint, one (1) Large Picnic Pavilion, five (5) miles of hike and bike recreation trails within parks, two (2) miles of nature trails, one (1) off-leash area, four (4) baseball fields (youth and adult competition), 2 (two) volleyball courts and almost three thousand (2,997) square feet of indoor aquatic space are required over the next ten years. It must be noted that these numbers are based on population projections and are dynamic in nature, since the actual population numbers could change over time.

## CHAPTER FIVE - SERVICE AREA ANALYSIS

Service area maps and standards assist management, staff, and key leadership in assessing where services are offered, how equitable the service distribution and delivery is across the City of Derby's territory, and how effective the service is as it compares to the demographic densities. In addition, looking at guidelines with reference to population enables the City to assess gaps in services, where facilities are needed, or where an area is over saturated. This allows the City management to make appropriate capital improvement decisions based upon need for a system as a whole and the ramifications that may have on a specific area.

**Figure 12 – 32** show the service area maps that were developed for each of the following major assets:

- Mini Parks
- Neighborhood Parks
- Community Parks
- Regional Parks
- Open Space Areas
- Trails (All surfaces)
- Special Use Areas
- Tennis Courts
- Basketball Courts
- Outdoor Pools / Playgrounds
- Playgrounds
- Picnic Pavilions (Less than 100 people)
- Picnic Pavilions (Over 100 people)
- Aquatic Center – Indoor Pool
- Baseball Fields
- Multipurpose Fields
- Skate Parks
- Soccer Fields
- Softball Fields
- Volleyball Courts
- Recreation / Fitness Center

The source for the population used for standard development is the estimated 2008 population and projected 2018 populations as reported by ESRI. Estimated population for 2008 is 21,265; 2018 population is projected at 25,694. Projected 2018 service areas were compared for each asset mapped. The shaded areas in the Equity Maps indicate the service level i.e. the population being served by that park type / amenity as outlined in the Facility / Amenity standards in **Chapter 4**.

### 5.1.1 MINI PARKS SERVICE AREA

**Figure 12** demonstrates the locations of the Mini Parks in the Derby service area and the associated population densities. Current service level for Mini Parks is 0.57 acres/1,000. The City adequately meets its requirement for Mini Parks and does not require any additional mini park acreage.

#### 5.1.2 NEIGHBORHOOD PARKS SERVICE AREA

**Figure 13** demonstrates the locations of the Neighborhood Parks in the Derby service area and the associated population densities. Current service level for Neighborhood Parks is 2.16 acres/1,000. This map shows the recommended service level of 3.5 acres/1,000. To meet this guideline, the City will need to add an additional 44 total acres to serve the projected 2018 population.

#### 5.1.3 COMMUNITY PARKS SERVICE AREA

**Figure 14** demonstrates the locations of the Community Parks in the Derby service area and the associated population densities. Current service level for Community Parks is 4.53 acres/1,000. This map shows the recommended service level of 5 acres/1,000. To meet this guideline, the City will need to add an additional 32 total acres to serve the 2018 population.

#### 5.1.4 REGIONAL PARKS SERVICE AREA

**Figure 15** demonstrates the location of the Regional Parks in the Derby service area and the associated population densities. Current service level for Regional Parks is 4.94 acres/1,000. This map shows the recommended service level of 6.0 acres/1,000. To meet this guideline, the City will need to add an additional 49 total acres to serve the projected 2018 population.

#### 5.1.5 OPEN SPACE SERVICE AREA

**Figure 16** demonstrates the locations of the Open Space Areas in the Derby service area. An Open Space area is a parcel of land in a predominantly open and undeveloped condition suitable for natural areas, wildlife and native plant habitat, wetlands or watershed lands, stream corridors, passive, low-impact activities, and little or no land disturbance.

#### 5.1.6 TRAILS SERVICE AREA

**Figure 17** demonstrates the location of Trails (Hike and Bike Recreation Trails within parks and Nature Trails) in the Derby service area and the associated population densities. Current service level for Hike and Bike Recreation Trails is 0.18 miles/1,000 and the service level for Nature Trails is 0.01 miles/1000.

This map shows the recommended service level of 0.4 miles/1,000 for Hike and Bike Recreation Trails and 0.1 miles / 1000 for Nature Trails. To meet this guideline, the City will need to add an additional 5 miles of Hike and Bike Recreation Trails and 2 miles of Nature Trails to serve the projected 2018 population.

#### 5.1.7 SPECIAL USE AREA SERVICE AREA

**Figure 18** demonstrates the locations of Special Use Areas in the Derby service area and the associated population densities.

#### 5.1.8 TENNIS COURTS SERVICE AREA

**Figure 19** demonstrates the location of tennis courts in the Derby service area and the associated population densities. Current service level for tennis courts is 1 court per 1,772. The City adequately meets its requirement for tennis courts and does not require any additional courts.

#### 5.1.9 BASKETBALL COURTS SERVICE AREA

**Figure 20** demonstrates the location of basketball courts in the Derby service area and the associated population densities. Current service level for basketball courts is 1 court per 1,993. This map shows the recommended service level of 1 court per 3,500. Based on this, the City adequately meets its requirement for basketball courts and does not require any additional basketball courts.

#### 5.1.10 OUTDOOR POOLS/PLAYGROUNDS SERVICE AREA

**Figure 21** demonstrates the location of Outdoor Pools/Playgrounds in the Derby service area and the associated population densities. Current service level for outdoor pools/playgrounds is 1 site per 1,000. This map shows the recommended service level of 1 site per 50,000. Based on this, the City adequately meets its requirement for outdoor pools/playgrounds and does not require any additional sites.

#### 5.1.11 PLAYGROUNDS SERVICE AREA

**Figure 22** demonstrates the location of playgrounds in the Derby service area and the associated population densities. Current service level for playgrounds is 1 structure per 1,014. This map shows the recommended service level of 1 structure per 4,000. Based on the guidelines, the guidelines for current and future projected populations are being met.

#### 5.1.12 PICNIC PAVILIONS LESS THAN 100 PEOPLE SERVICE AREA

**Figure 23** demonstrates the location of shelter/picnic pavilions in the Derby service area and the associated population densities. Current service level for picnic pavilions less than 100 people is 1 structure per 2,127. This map shows the recommended service level of 1 pavilion per 5,000. Based on the guidelines, the guidelines for current and future projected populations are being met.

#### 5.1.13 PICNIC PAVILIONS OVER 100 PEOPLE SERVICE AREA

**Figure 24** demonstrates the location of shelter/picnic pavilions in the Derby service area and the associated population densities. Current service level for picnic pavilions fore more than 100 people is 1 structure per 7,088. To meet this requirement, the City will need to add 2 structures to serve the 2018 population.

#### 5.1.14 AQUATIC CENTER/INDOOR POOLS SERVICE AREA

**Figure 25** demonstrates the location of aquatic center/indoor pools in the Derby service area and the associated population densities. Current service level for aquatic center/indoor pools is 0.46 square feet per person. This map shows the recommended service level of 0.50 square feet per person. To meet this guideline, the City will need to add 2,997 square feet to serve the 2018 population.

#### 5.1.15 BASEBALL FIELDS SERVICE AREA

**Figure 26** demonstrates the location of baseball fields in the Derby service area and the associated population densities. Current service level for baseball fields is 1 field per

10,633. This map shows the recommended service level of 1 field per 4,000. To meet this guideline, the City will need to add 4 fields to serve the 2018 population.

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#### 5.1.16 MULTIPURPOSE FIELDS SERVICE AREA

**Figure 27** demonstrates the location of multipurpose fields in the Derby service area and the associated population densities. Current service level for multipurpose fields is 1 field per 3,544. This map shows the level of 1 field per 5,000. Currently, the City meets this requirement and does not need to add any additional fields.

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#### 5.1.17 SKATE PARKS SERVICE AREA

**Figure 28** demonstrates the location of Skate Parks in the Derby service area and the associated population densities. Current service level for skate parks is 1 site per 21,265. This map shows the level of 1 site per 35,000. Currently, the City meets this requirement and does not need to add any additional skate parks.

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#### 5.1.18 SOCCER FIELDS SERVICE AREA

**Figure 29** demonstrates the location of Soccer Fields in the Derby service area and the associated population densities. Current service level for soccer fields is 1 field per 1,519. This map shows the level of 1 field per 2,500. Currently, the City meets this requirement and does not need to add additional fields.

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#### 5.1.19 SOFTBALL FIELDS SERVICE AREA

**Figure 30** demonstrates the location of Softball Fields in the Derby service area and the associated population densities. Current service level for softball fields is 1 field per 1,933. This map shows the level of 1 field per 3,500. Currently, the City meets this requirement and does not need to add additional fields.

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#### 5.1.20 VOLLEYBALL COURTS SERVICE AREA

**Figure 31** demonstrates the location of Volleyball Courts in the Derby service area and the associated population densities. Current service level for volleyball courts is 1 court per 4,253. This map shows the level of 1 court per 3,500. To meet this guideline, the City will need to add an additional 2 courts to meet the 2018 population.

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#### 5.1.21 RECREATION/FITNESS CENTER SERVICE AREA

**Figure 32** demonstrates the location of Recreation/Fitness Center space in the Derby service area and the associated population densities. Current service level for total indoor space available is 2.95 square feet per person. This map shows the recommended service level of 2.00. Currently, the City meets this requirement and does not need to add any additional square feet.



**Mini Parks - Less than 2 Acres**  
Recommended Service Area - 0.5 Acres per 1,000 People

Derby, Kansas

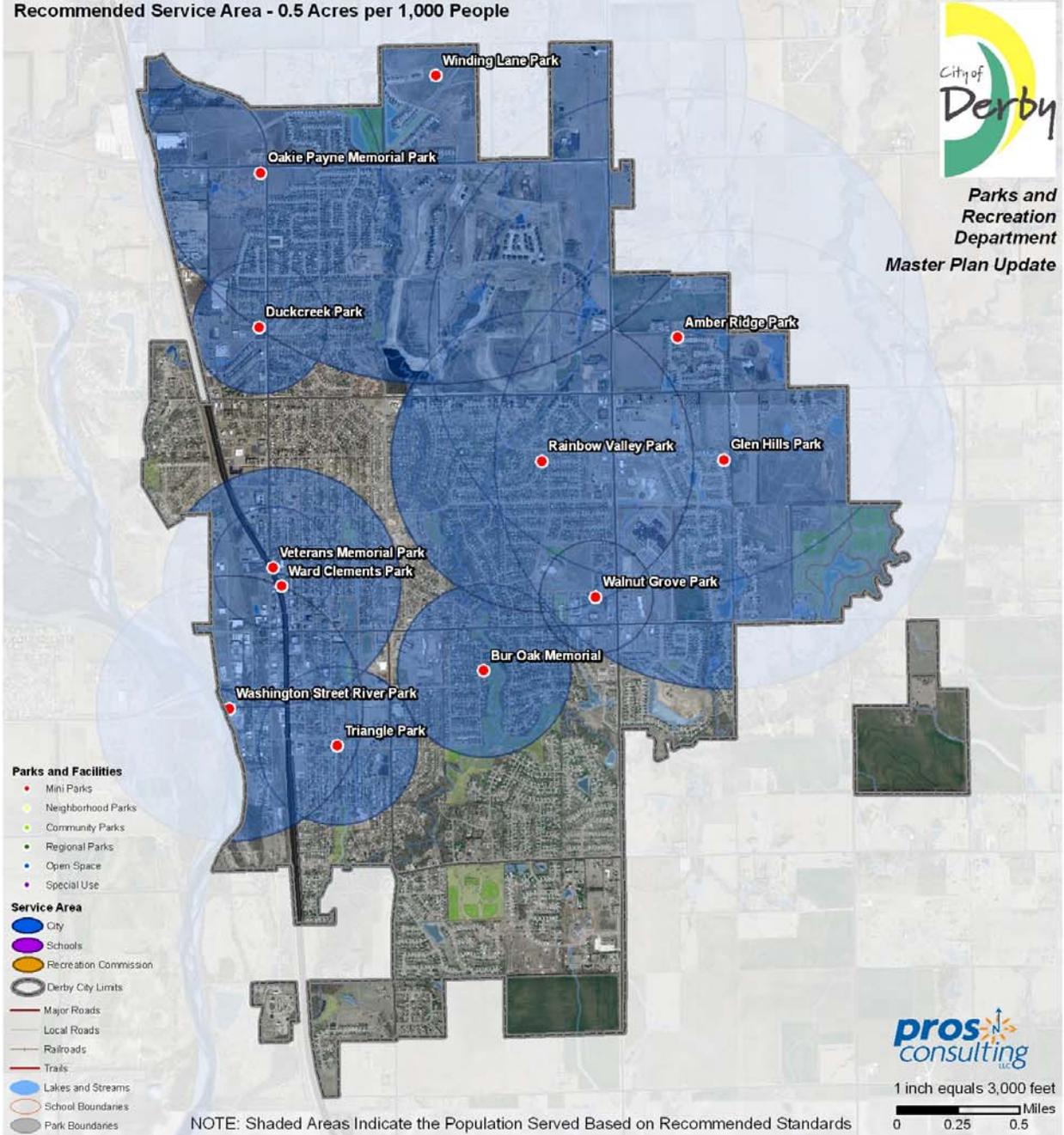
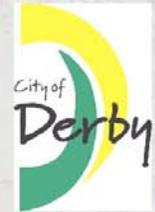


Figure 12 - Mini Parks Service Area Map



**Neighborhood Parks / School Parks - 2 to 10 Acres**  
 Recommended Service Area - 3.5 Acres per 1,000 People

Derby, Kansas



**Parks and Recreation Department**  
 Master Plan Update

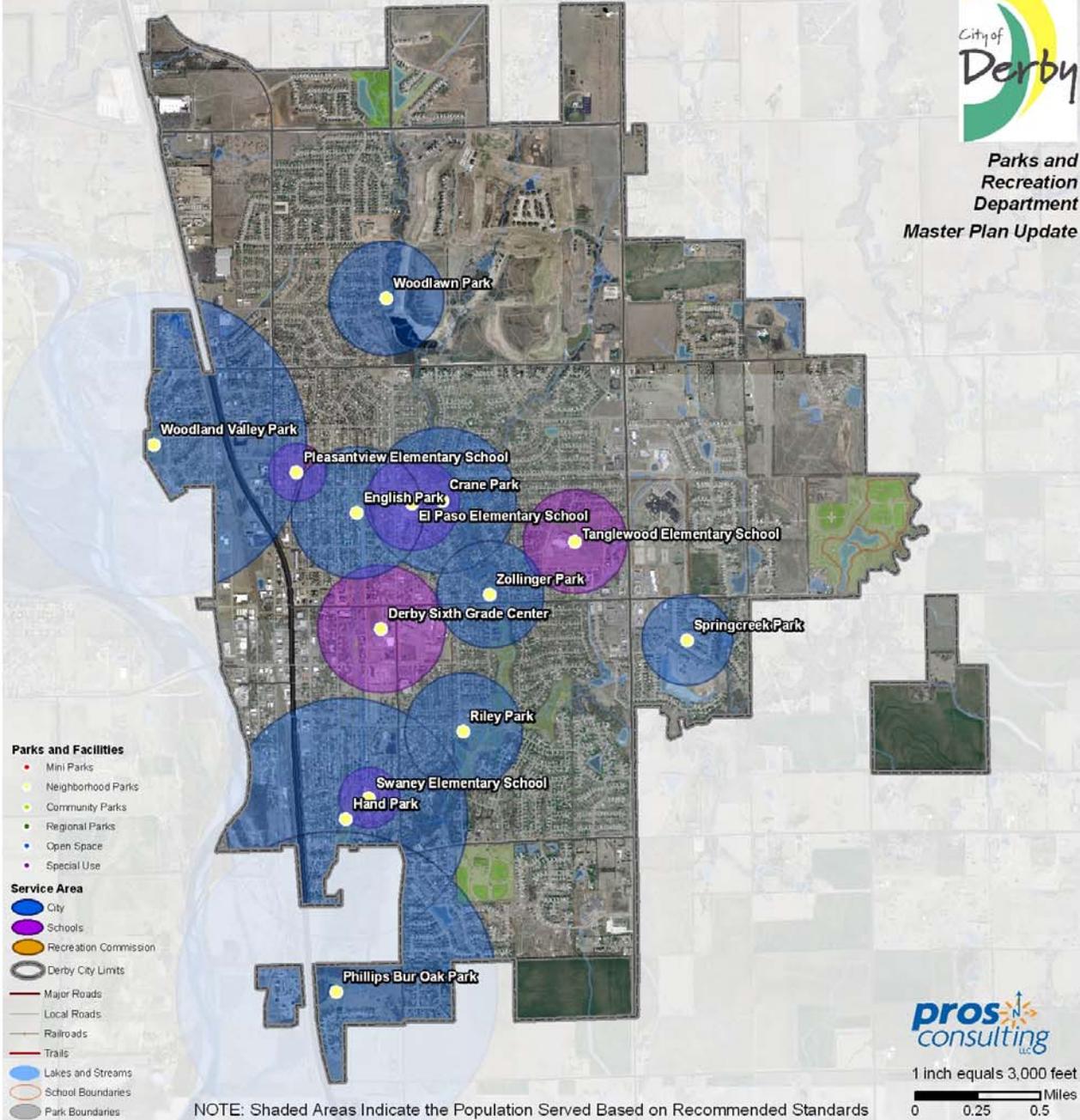


Figure 13 - Neighborhood Parks Service Area Map



**Community Parks - 10 to 100 Acres**  
Recommended Service Area - 5 Acres per 1,000 People

Derby, Kansas

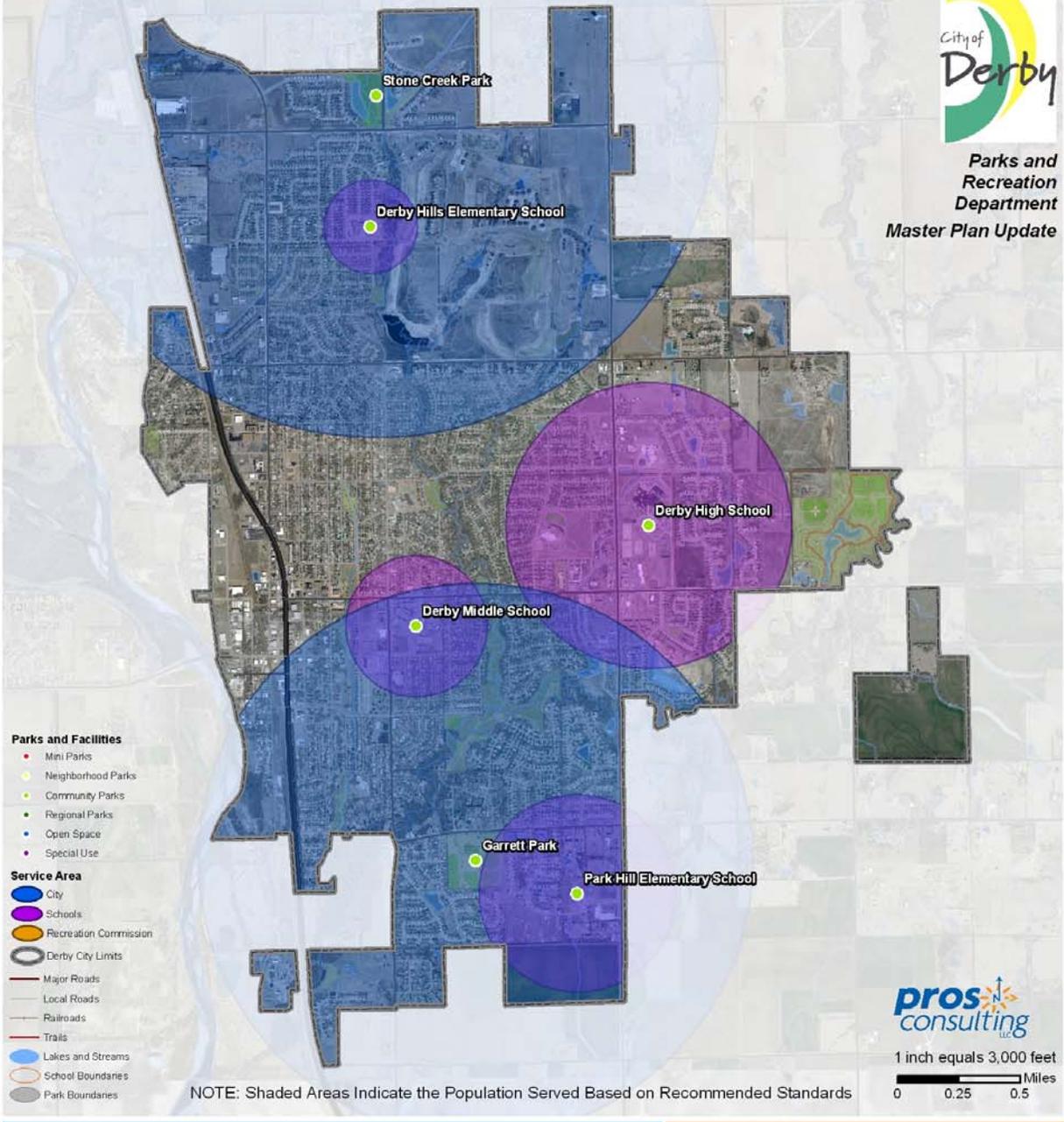


Figure 14 - Community Parks Service Area Map



**Regional Parks**

Recommended Service Area - 6 Acres per 1,000 People

Derby, Kansas



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Master Plan Update

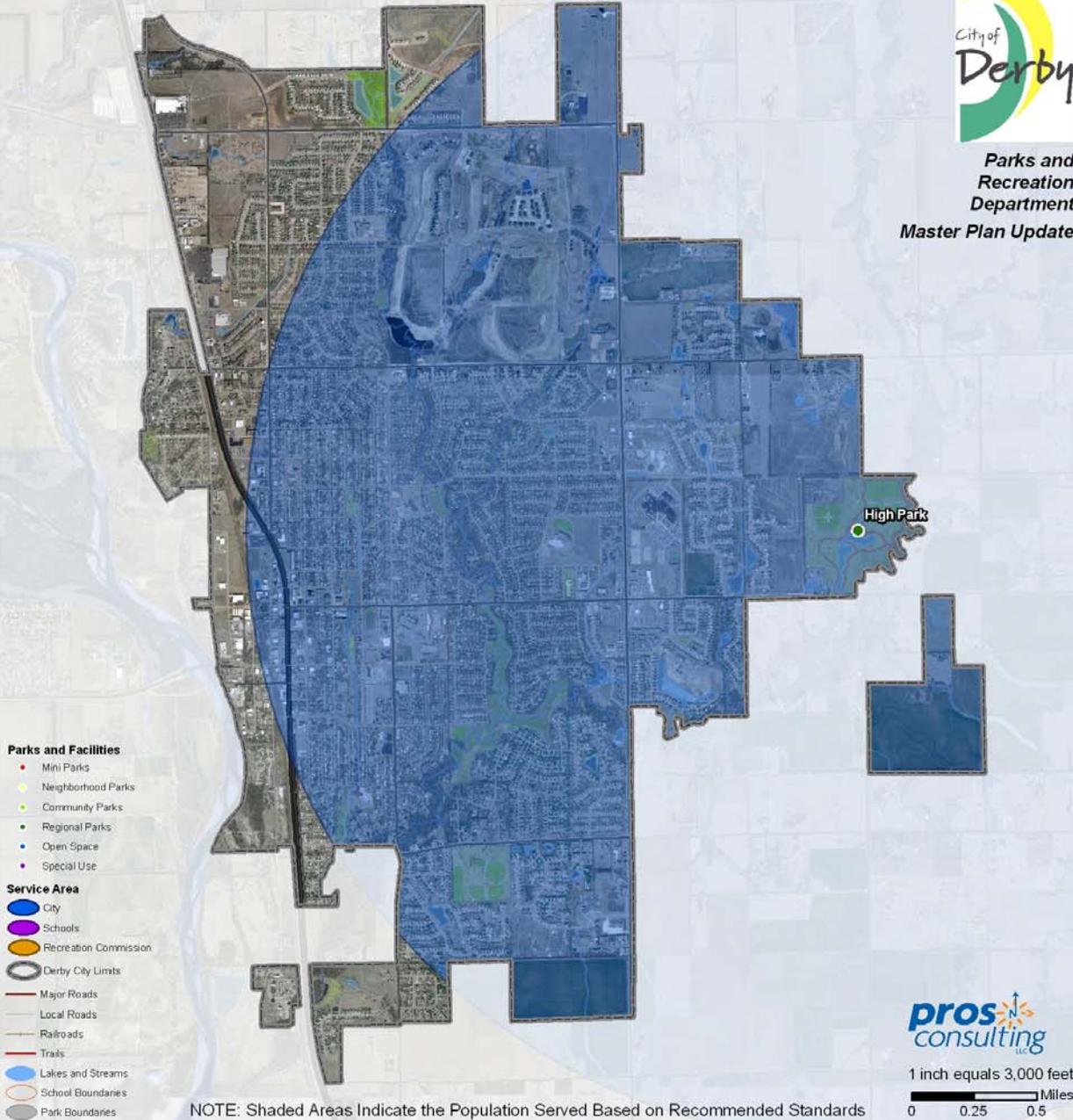


Figure 15 - Regional Parks Service Area Map

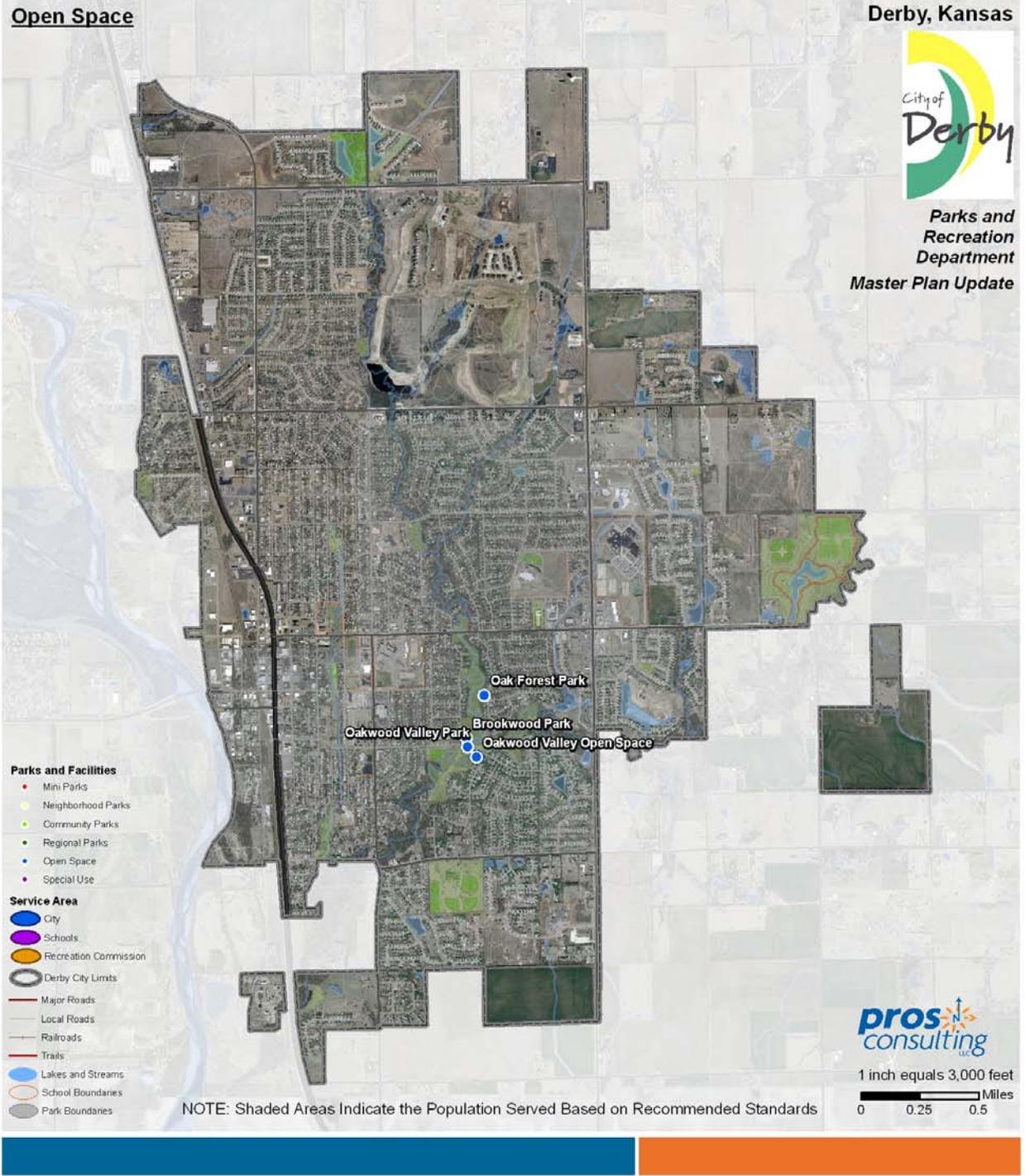


Figure 16 - Open Space Area Service Area Map

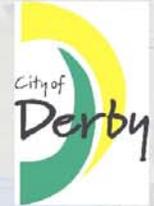


**Trails - All Surfaces**

Recommended Service Area Hike and Bike Trails - 0.4 Miles per 1,000 People

Recommended Service Area Nature Trails - 0.1 Miles per 1,000 People

Derby, Kansas



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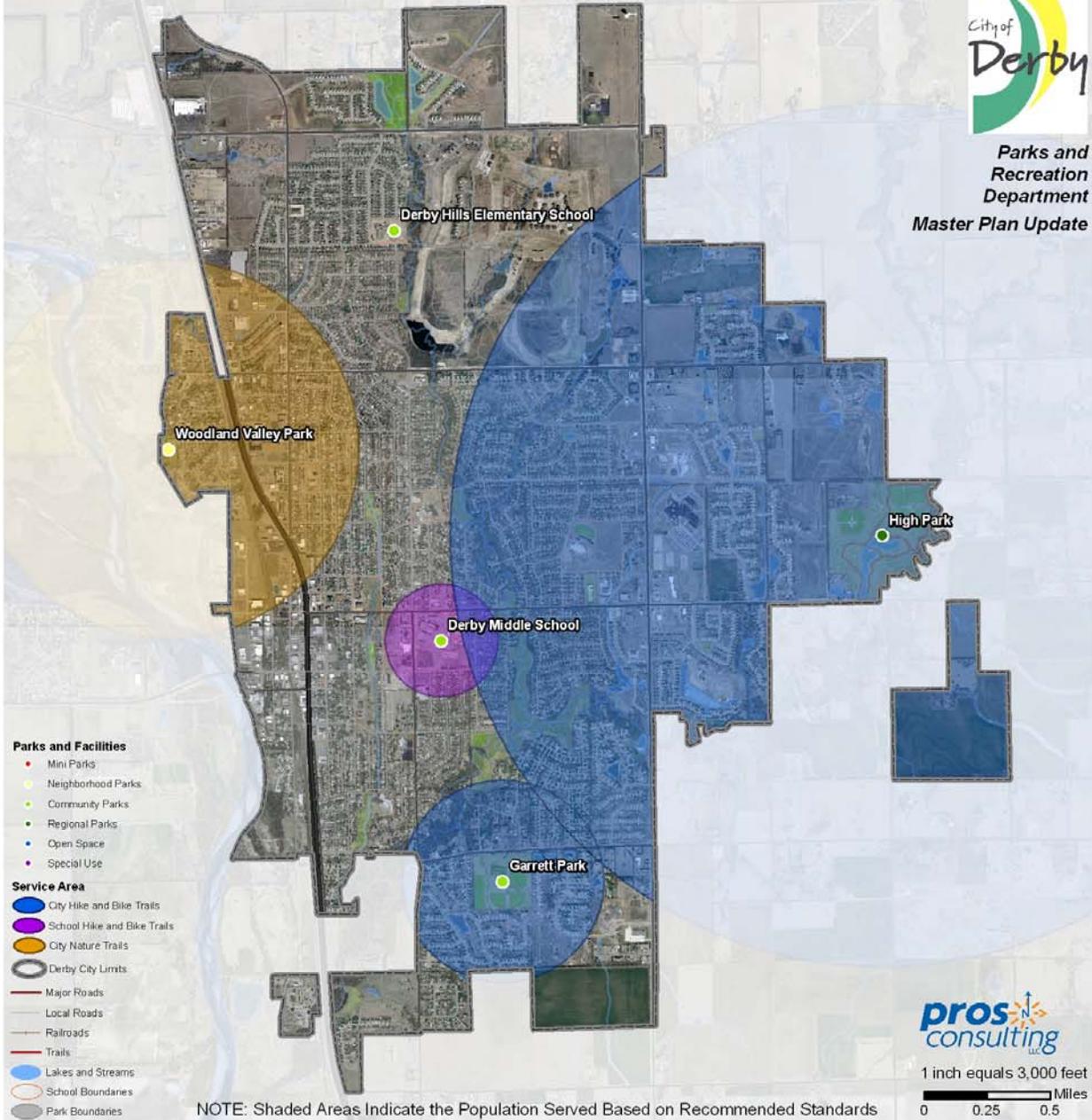
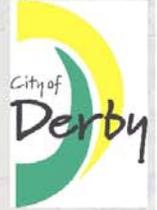


Figure 17 - Trails (All Surfaces) Service Area Map



**Special Use Areas**

Derby, Kansas



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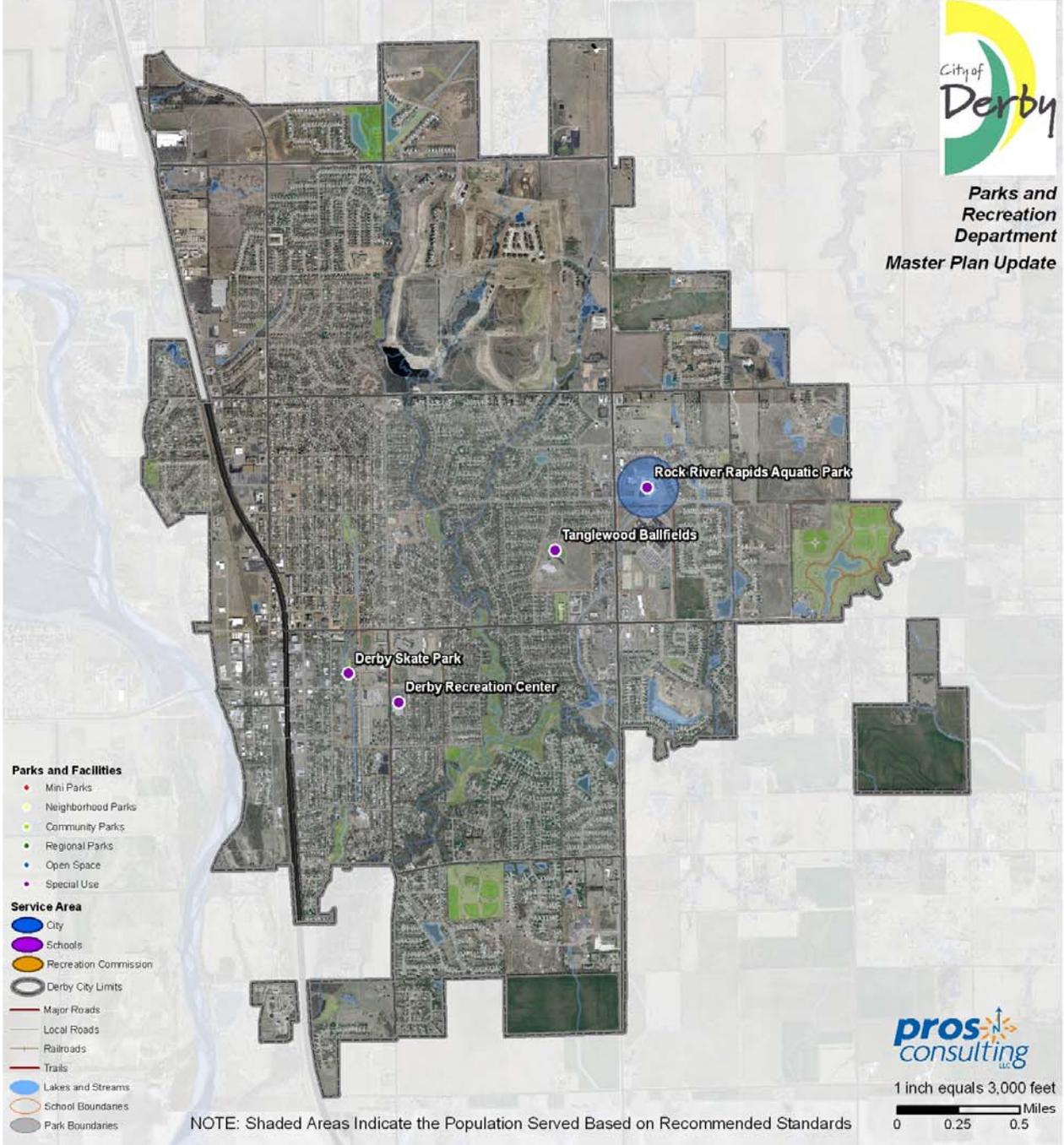


Figure 18 - Special Use Service Area Map

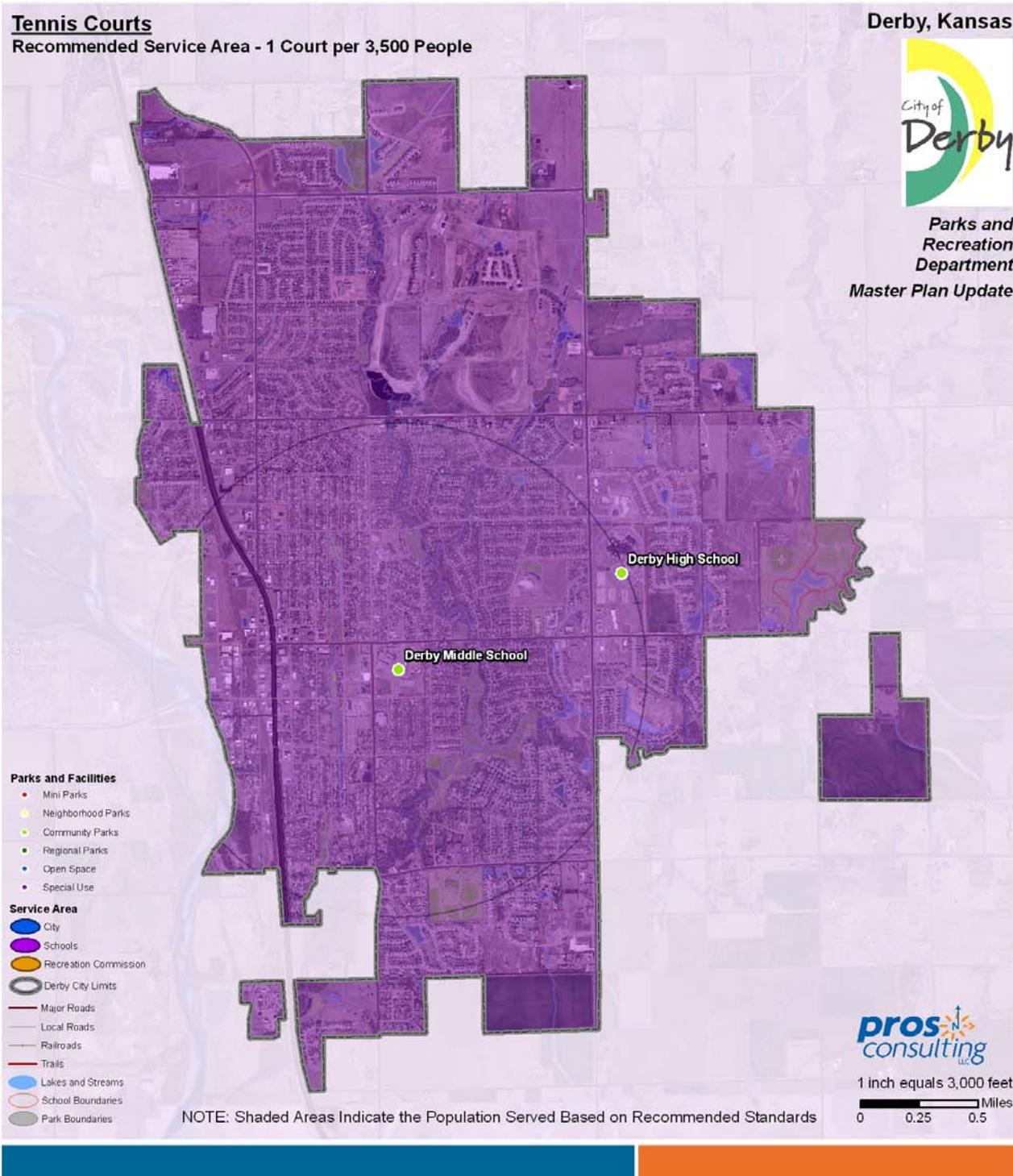


Figure 19 - Tennis Courts Service Area Map

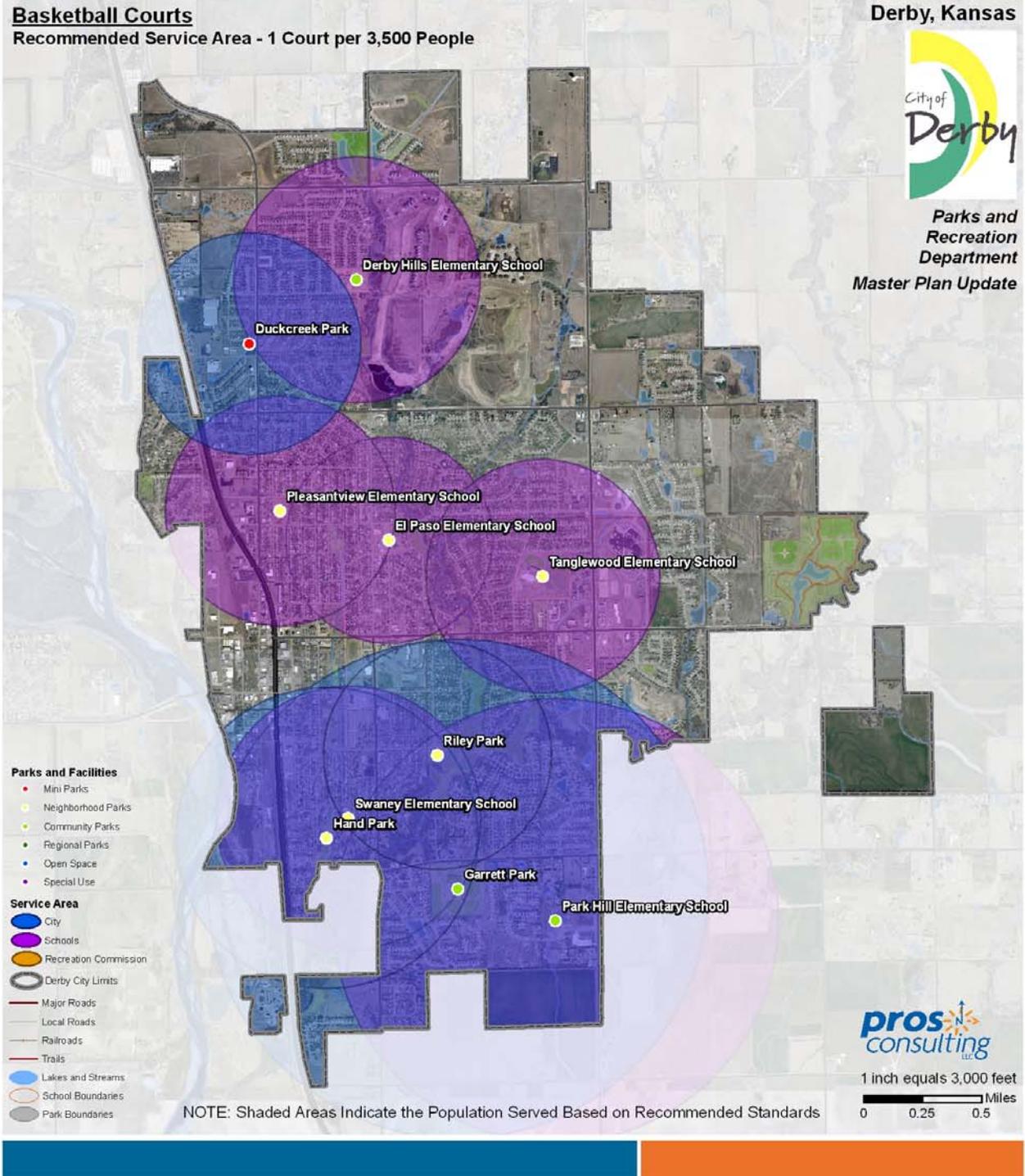


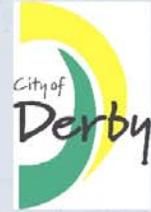
Figure 20 - Basketball Courts Service Area Map



**Outdoor Pools**

Recommended Service Area - 1 Site per 50,000 People

Derby, Kansas



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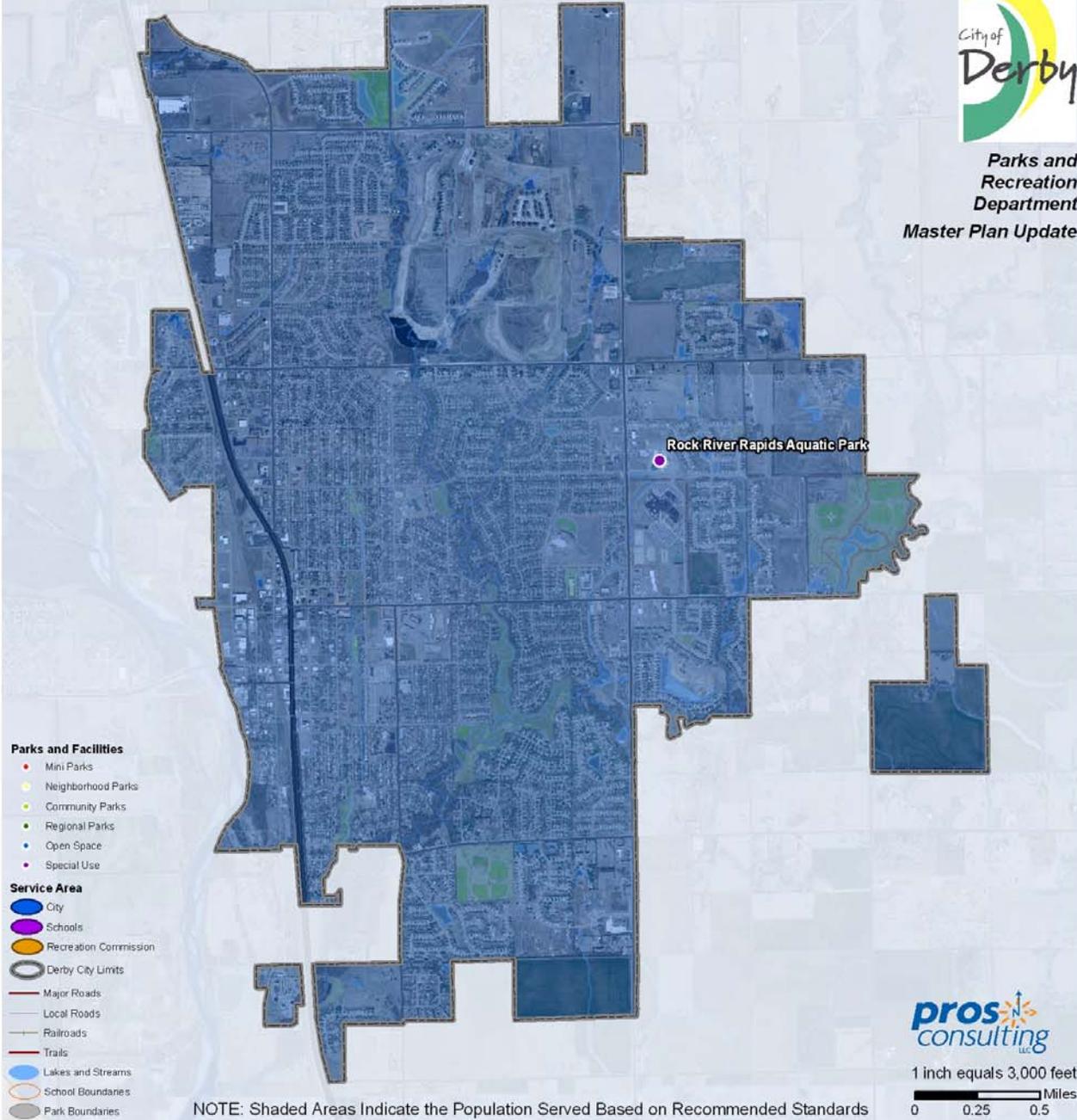


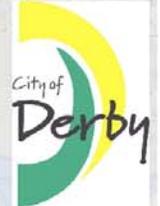
Figure 21 - Outdoor Pools Service Area Map



**Playgrounds**

Recommended Service Area - 1 Structure per 4,000 People

Derby, Kansas



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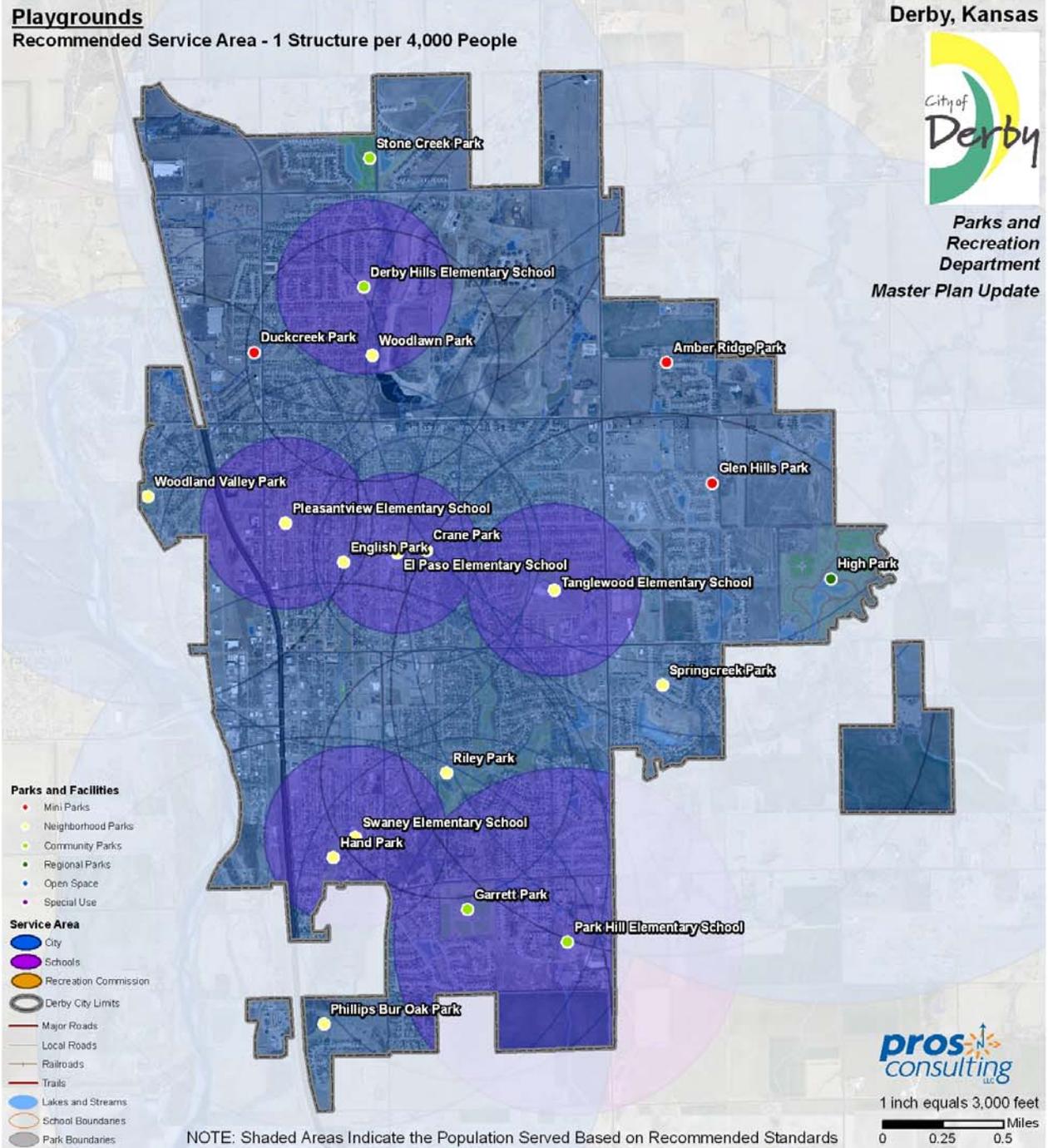
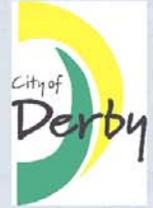


Figure 22 - Playgrounds Service Area Map



**Picnic Pavilions - Less than 100 People**  
 Recommended Service Area - 1 Site per 5,000 People

Derby, Kansas



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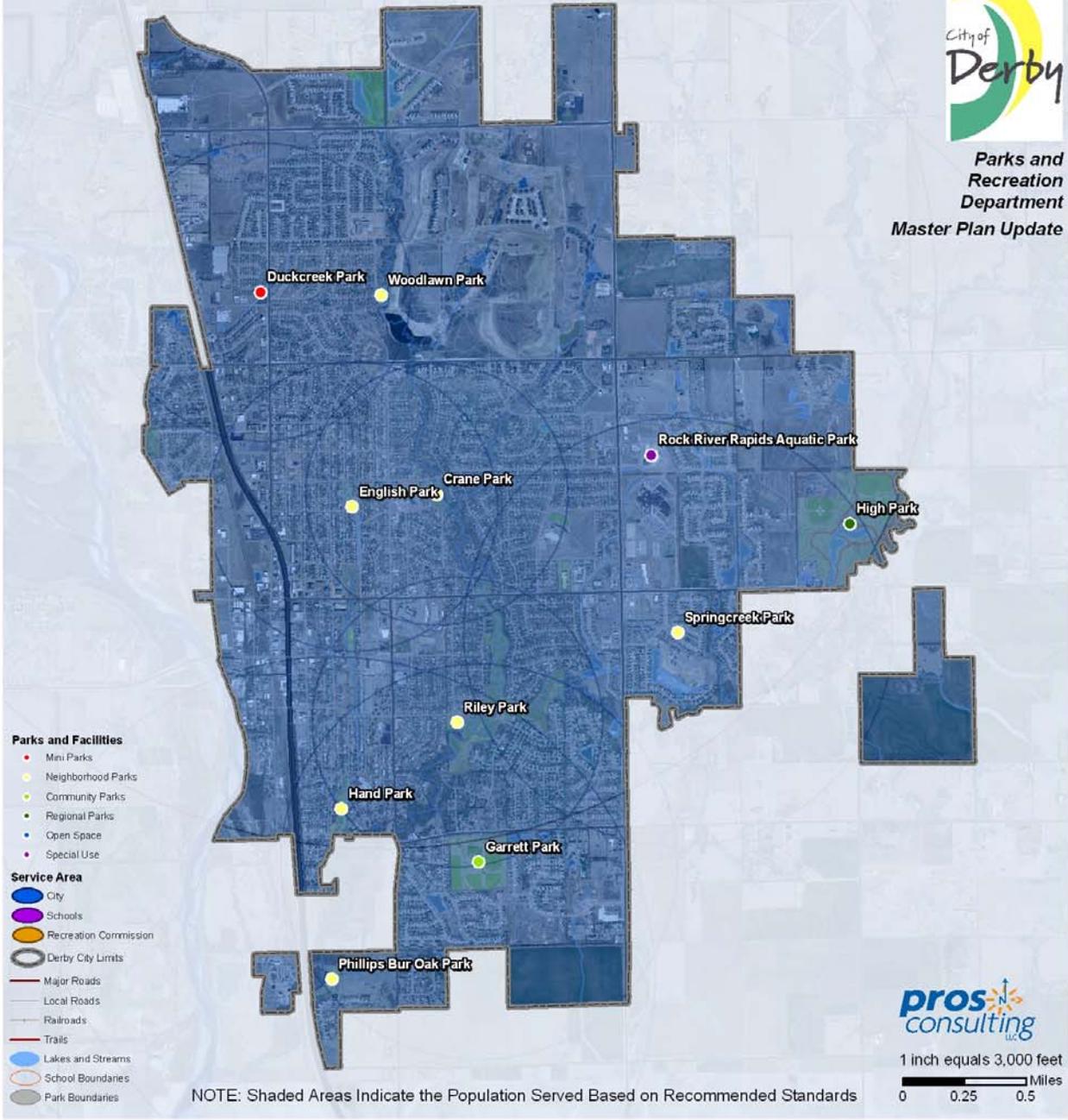
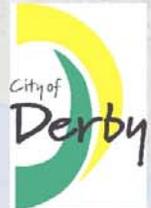


Figure 23 - Picnic Pavilions Less than 100 People Service Area Map



**Picnic Pavilions - Over 100 People**  
 Recommended Service Area - 1 Structure per 5,000 People

Derby, Kansas



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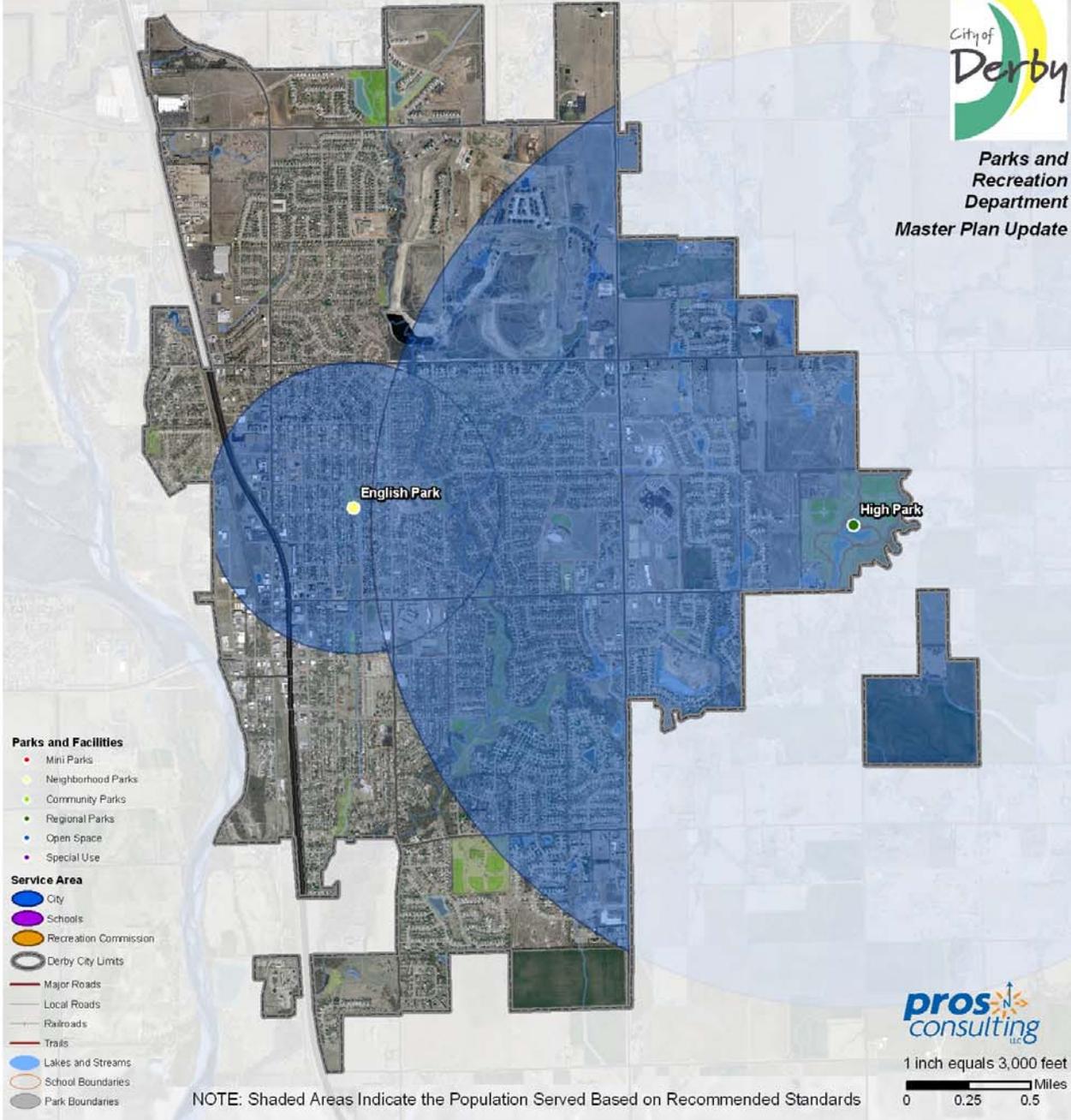


Figure 24 - Picnic Pavilions Over 100 People Service Area Map



**Aquatic Center / Indoor Pool**

Recommended Service Area - 0.5 Square Feet per Person

Derby, Kansas



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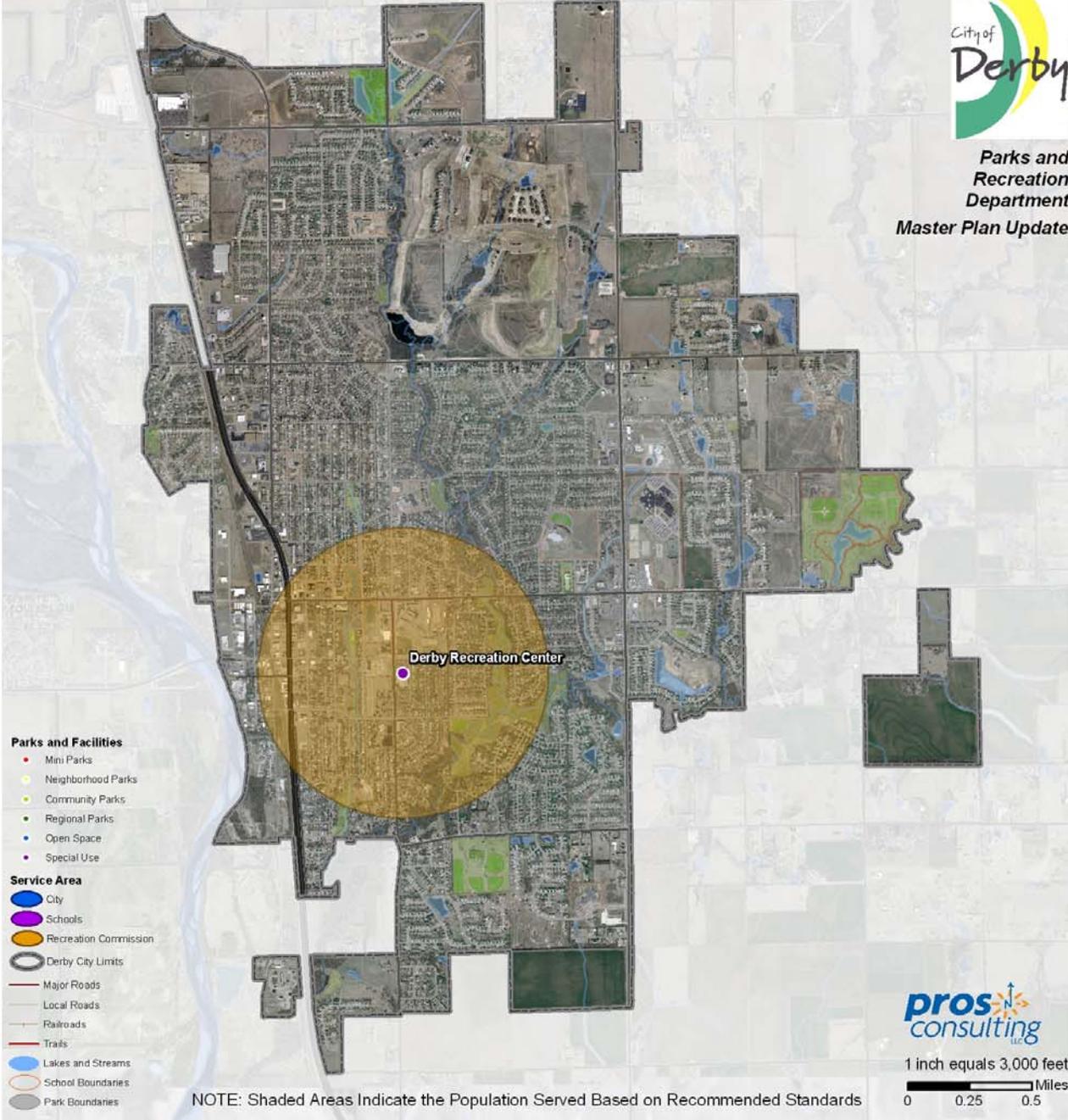
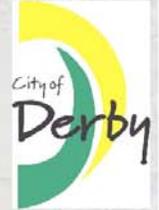


Figure 25 - Aquatic Center/Indoor Pool Service Area Map



**Baseball Fields**  
 Recommended Service Area - 1 Field per 4,000 People

Derby, Kansas



**Parks and Recreation Department**  
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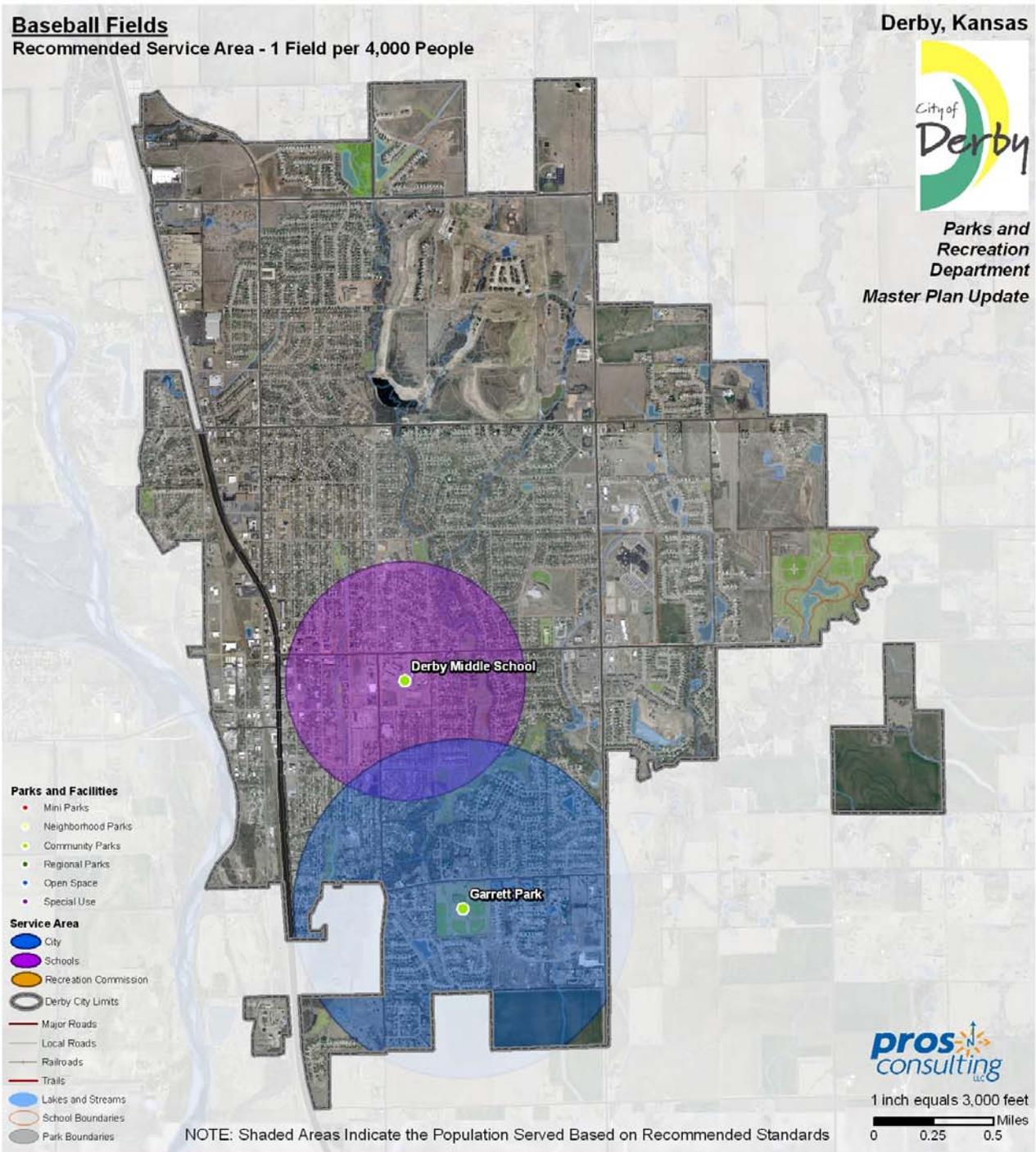


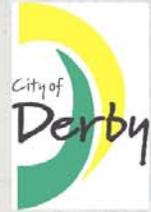
Figure 26 - Baseball Fields Service Area Map



**Multipurpose Fields**

Recommended Service Area - 1 Field per 50,000 People

Derby, Kansas



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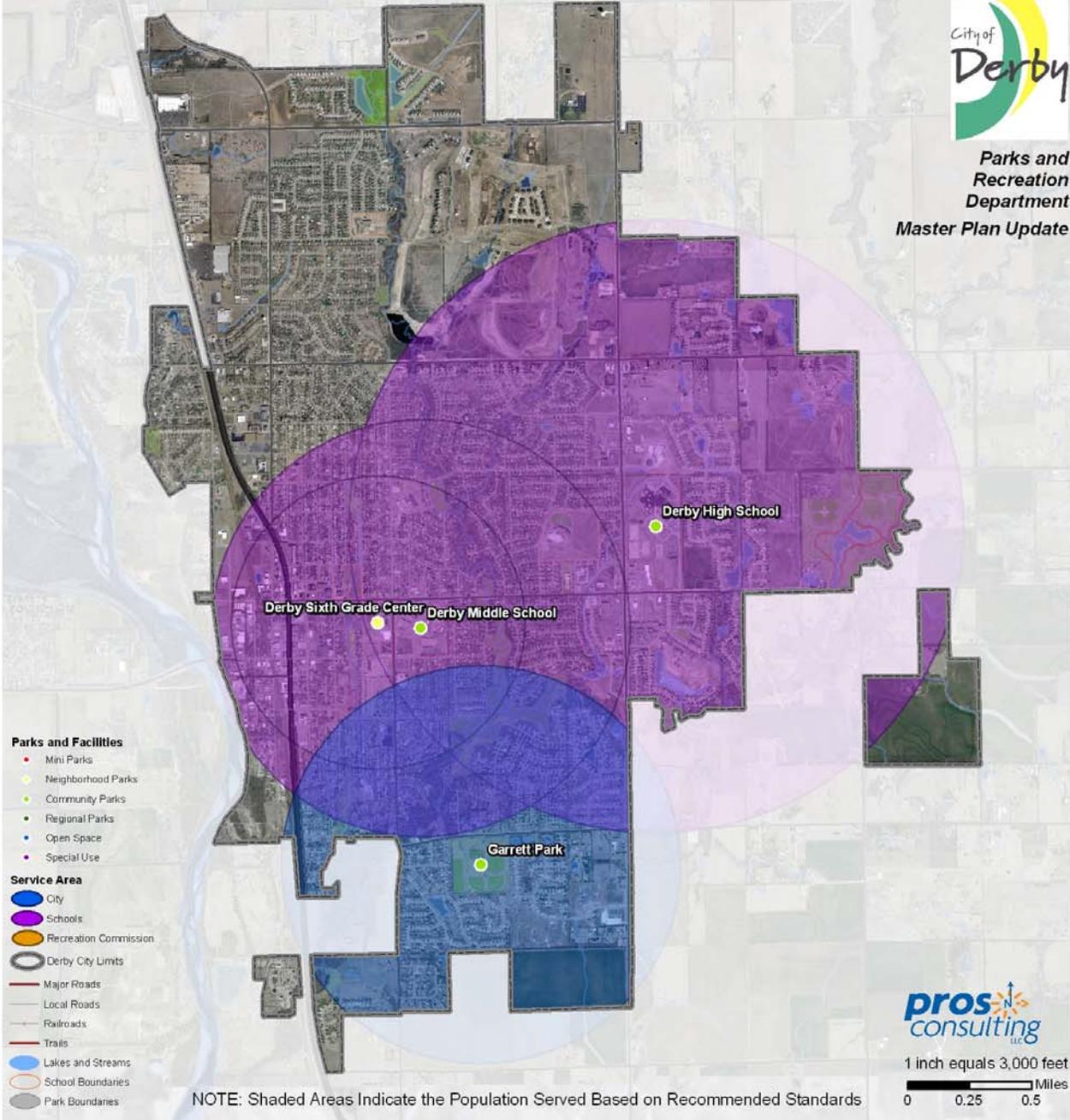
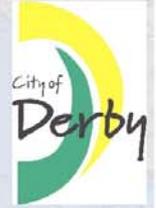


Figure 27 - Multipurpose Fields Service Area Map



**Skate Parks**  
Recommended Service Area - 1 Site per 35,000 People

Derby, Kansas



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Master Plan Update

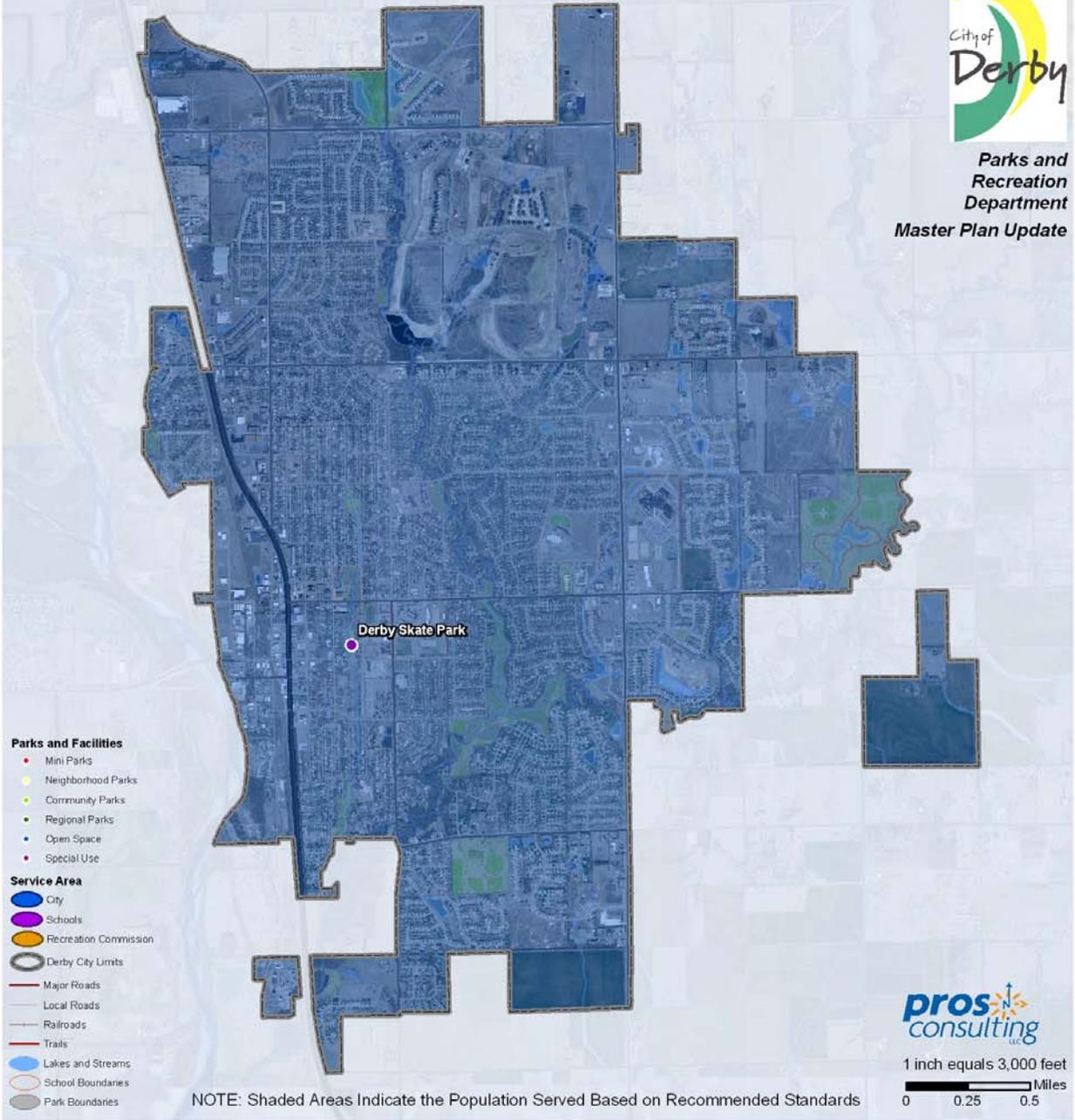


Figure 28 - Skate Parks Service Area Map



**Soccer Fields**

Recommended Service Area - 1 Field per 2,500 People

Derby, Kansas



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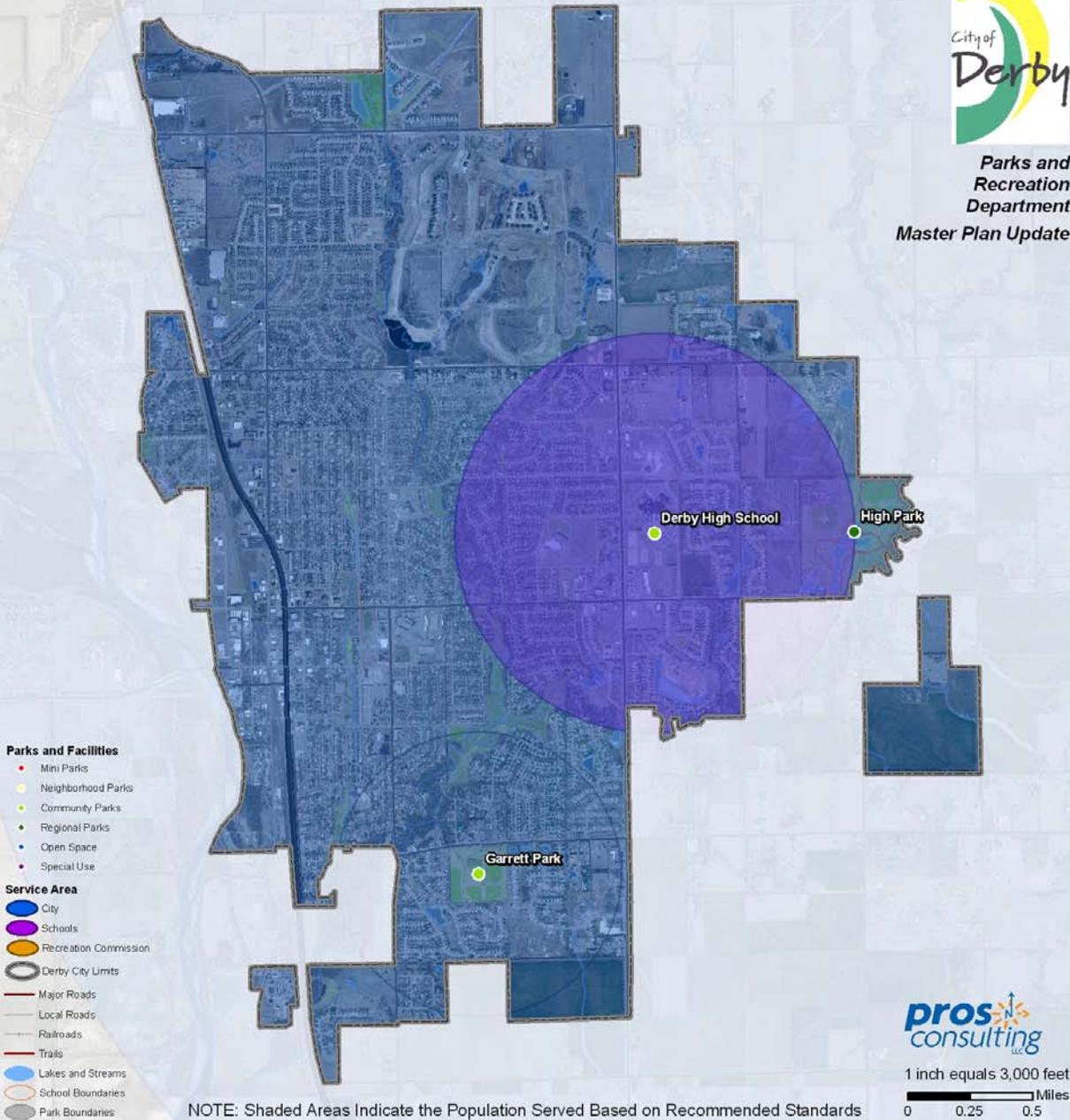


Figure 29 - Soccer Fields Service Area Map



**Softball Fields**

Recommended Service Area - 1 Field per 3,500 People

Derby, Kansas

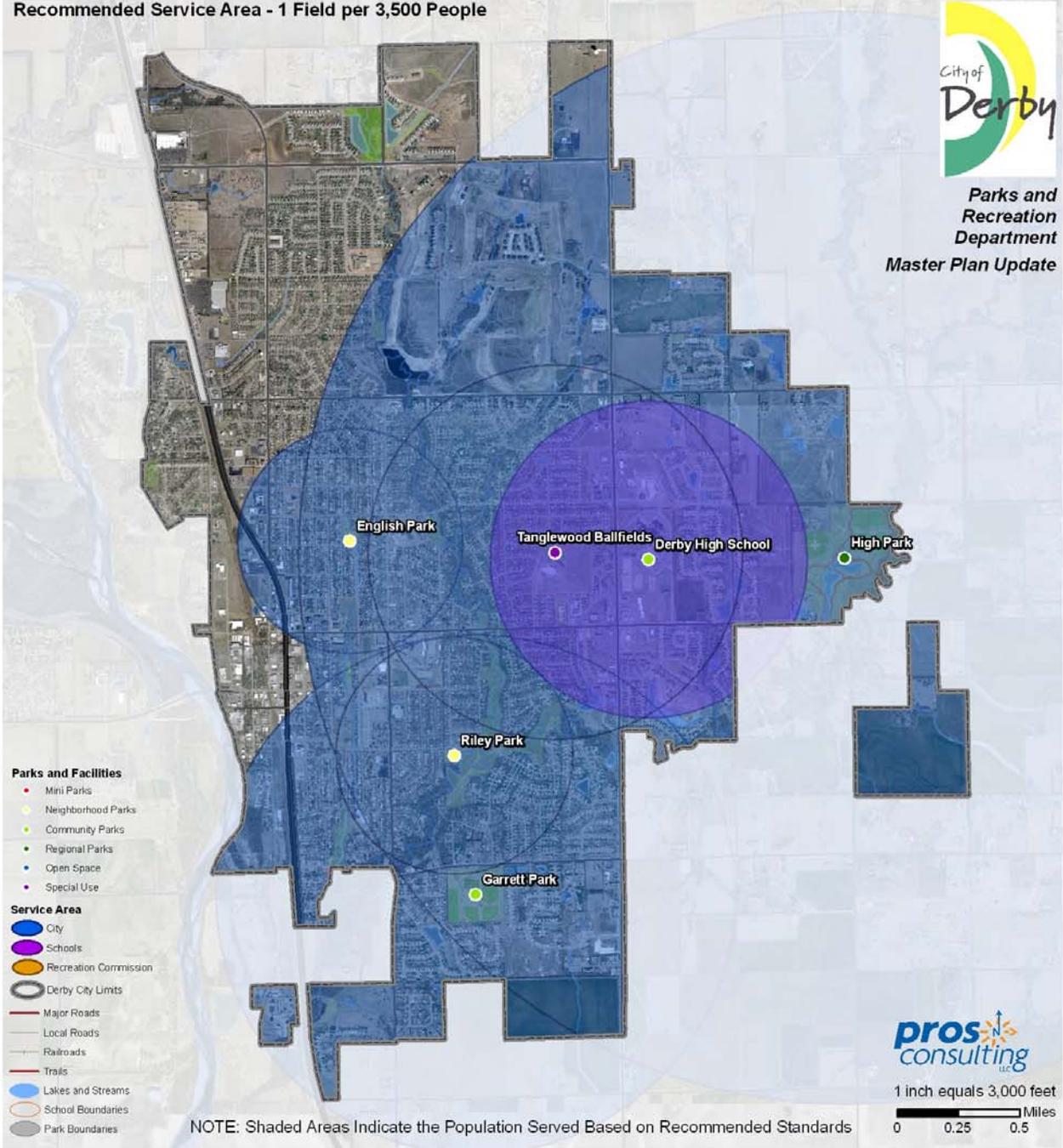


Figure 30 - Softball Fields Service Area Map

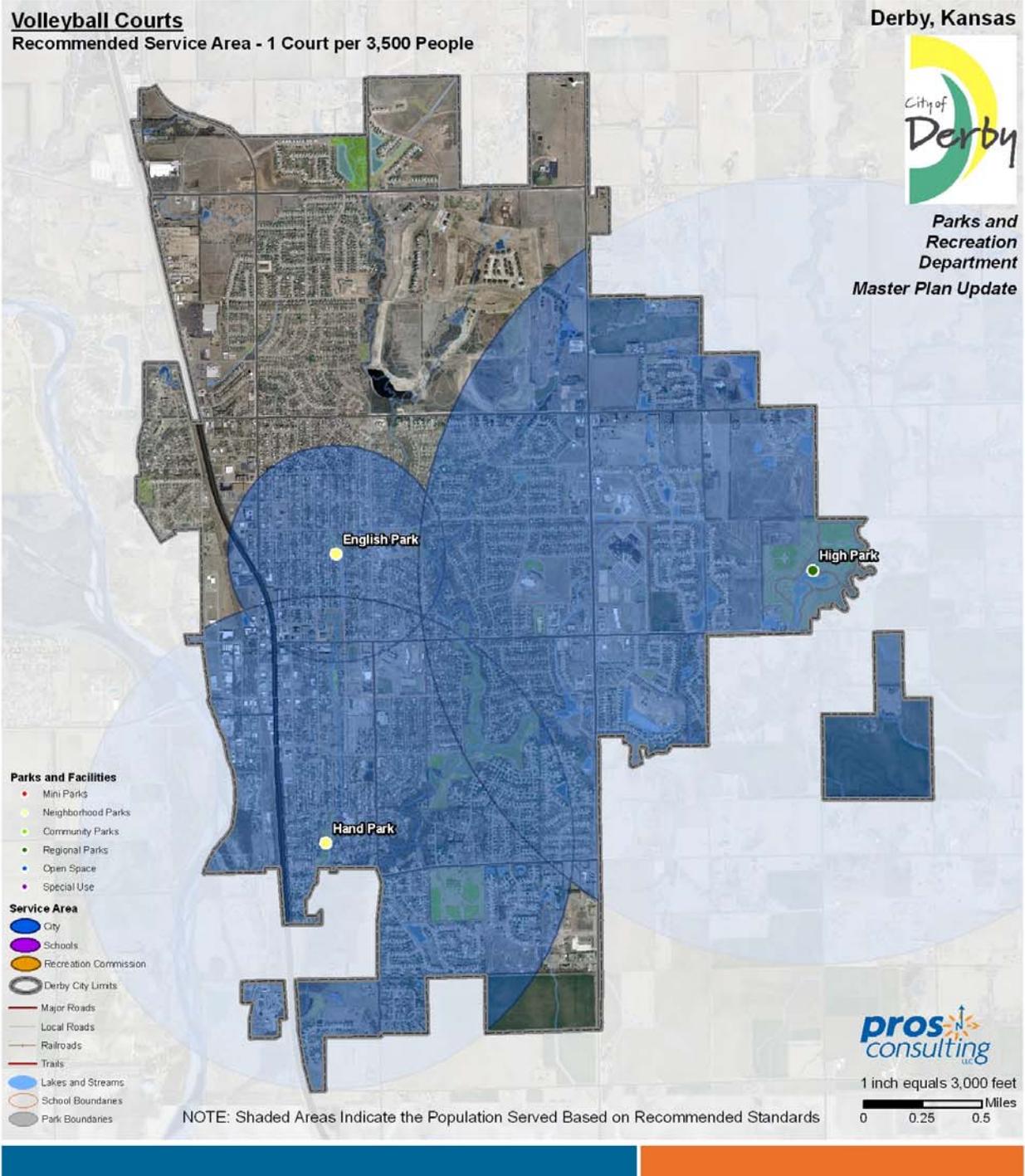


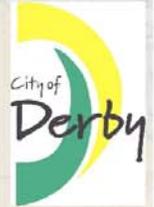
Figure 31 - Volleyball Courts Service Area Map



**Recreation/Fitness Center**

Recommended Service Area - 2 Square Feet per Person

Derby, Kansas



Parks and Recreation Department  
Master Plan Update

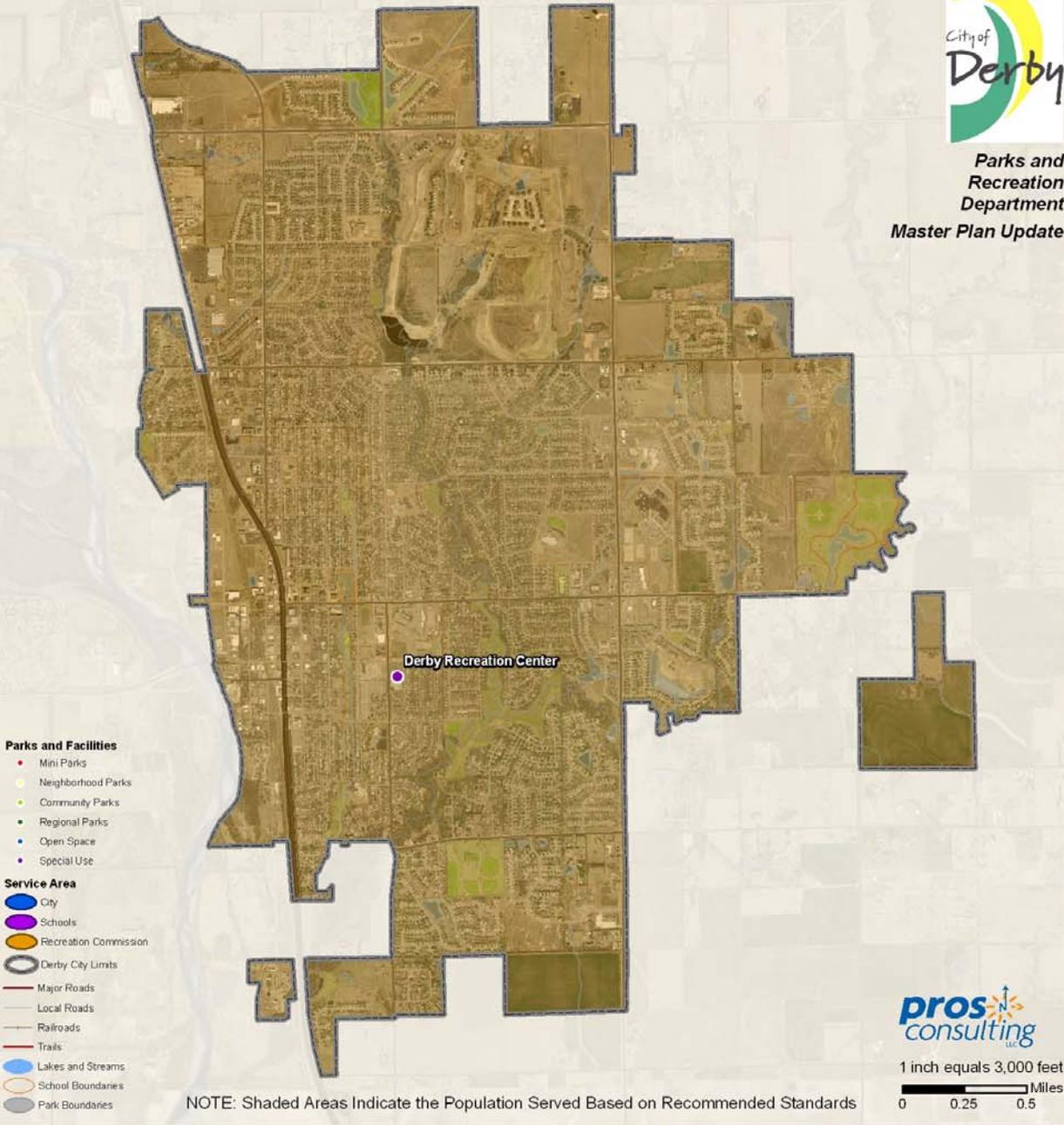


Figure 32 - Recreation/Fitness Center Service Area Map

## CHAPTER SIX - PROGRAM ASSESSMENT

### 6.1 INTRODUCTION

The City of Derby Public Works and Parks Department does not engage in active recreation programming. This is largely done by the Derby Recreation Commission (DRC) as well as other private providers within the City. Thus from the standpoint of this plan, the Consultant Team performed a high level assessment of the DRC's recreation offerings. The objective of the assessment was to evaluate the program offerings as well as future trends and establish the recreation facility needs based on these trends and on the Standards established in **Chapter 4**.

The Consultant Team based these program findings and comments from a program assessment form discussed with the DRC staff. The consultant team also toured the DRC facility and met with the staff to gain better understanding of the current situation. The staff selected the activities to be evaluated and entered the data into the PROS matrix. In examining the Program Assessment Forms, many key elements emerged that need to be addressed in the future.

PROS' recommendations in this document should be considered for implementation over a 10 year timeframe, with ample staff input to ensure the success of the same.

### 6.2 OVERALL FINDINGS AND RECOMMENDATIONS

The current programs provided are offered in the following core groups:

- Fitness Programs
- Aquatics Programs
- Special Events / Special Populations / Youth Programs
- Sports and Athletics
- Arts

In talking with the staff and evaluating trends and best practices nationwide, PROS recommends the repositioning of the following core program groups:

- Fitness and Wellness Programs
- Aquatics Programs
- Special Events
- Special Populations Programs
- Youth Programs
- Active Adults / Seniors Programs
- Sports and Athletics
- Cultural Arts (Arts and Dance Programs)
- Before and After School Program

### 6.2.1 SUMMARY SYSTEM-WIDE FINDINGS AND RECOMMENDATIONS

The Derby Recreation Commission must revamp its core program areas based on the ones recommended and must emphasize even more on selling program benefits compared to features.

There is a lack of consistency in performance measures across core programs. Performance measures for programs need to be more standardized and the Department needs to establish meaningful standards to operate the programs and facilities. There also seems to be inconsistencies across programs in establishing and tracking performance measures. For example, performance evaluation standards for Teen programs are good and should be implemented system wide.

From a marketing standpoint, there are varied methods of promotions used, but they are inconsistent across the Board. There is a need to capture the marketing Return on Investment (ROI) and ensure that 4% to 6% of the program budget is devoted to marketing. Branding is vital and must be a key component of the marketing plan. Evaluating the current marketing mediums for their effectiveness and focusing more on cost-effective means such as email blasts would be useful too. From a staffing perspective, the role of the existing staff could be modified to focus on overall marketing and branding than public information.

Currently, there are some gaps in the core program categories which can be fulfilled to spur further growth. In reviewing the demographics of the City, the 55+ population, already consisting of 17% of the population, is predicted to grow more than any other age segment to up to 27% by 2022. Expansion of active adult/senior activities needs to occur.

Also, Fitness programs should be repositioned to Fitness and Wellness programs keeping in mind national trends and an ever growing demand for programs including tai chi, yoga, fitness boot camps, personal fitness, water aerobics, boxing, etc. These fitness oriented programs can also play an important role in combating childhood obesity, a rapidly rising trend nationwide.

When initiating new programs, the key is to manage programs on a core based approach, as opposed to an individual's personalities approach. The program offerings need to be aligned with customer needs. The process includes assessing the customer needs based on customer feedback and incorporates good market research in what services are provided in the area, where the programs can be offered and where the city fill gaps or build on the trend opportunities that exist in the market place.

There seems to be limited competitive pressure in many program areas. This presents an opportunity to expand program offerings, tailor them to meet the needs of the community, and price them to the value the participant derives from it.

The additional core program needs, including Fitness and Wellness programs and active adult programs, could place a strain on the current indoor program space available. Based on Facility and Amenity standards established in **Chapter Four**, the available indoor recreation space does meet the establish standards. Thus, developing newer facilities to

expand indoor recreation space may not be the highest priority compared to parkland acquisition or trail development.

At this point, one of the options to help alleviate the space constraint would be to evaluate current program scheduling to phase out less popular programs while adding the emerging programs. The DRC would also be well served by evaluating current prime-time and non prime-time scheduling and aim to maximize non prime-time usage. Also, seeking additional joint use partnerships with similar providers would also help maximize the available space without having to develop newer facilities.



## CHAPTER SEVEN - FUNDING AND REVENUE STRATEGIES

Park and Recreation Departments across the United States draw on many sources of revenue to help them in acquiring park land, developing parks and facilities and maintaining parks, recreation programs and community facilities from a variety of revenue options. These are examples of revenue options the City of Derby should consider in helping the Department support capital improvement needs and operational needs in the Department for the future.

### 7.1.1 GENERAL FUNDING SOURCES

**General Fund:** General funds derived from property taxes and other municipal income sources are a normal way of supporting park and recreation system operations but are limited in their ability to fund significant land acquisition or capital development.

**General Obligation Bond:** A general obligation bond is a municipal bond secured by the taxing and borrowing power of the municipality issuing it. These bonds may require some level of community voter support and are used to support capital improvements and acquisition of land. Many municipalities in Virginia develop bond packages with no voter approval and include parks and recreation facilities along with other community needs with only City Council approval.

**Governmental Funding Programs:** A variety of funding sources are available from federal and state government for greenspace-related projects. For example, the Land and Water Conservation Fund provide funds to state and local governments to acquire, develop, and improve outdoor recreation areas. Federal Community Development Block Grant (CDBG) funds can be used in part to support greenspace related improvements. Transportation enhancement funds available through SAFETELU, the current federal transportation bill, can be used for trail and related greenspace development. Americorps grants can be used to fund support for park maintenance. Federal Housing Grants can be used to develop recreation related facilities to support social needs of housing residents.

**Bond Referendum:** This funding approach involves submission of a bond measure to be used to finance greenspace acquisition, development, and/or maintenance to a direct popular vote. According to the Trust for Public Land, voters in 23 states approved 104 ballot measures in November 2006 that will provide \$6.4 billion in funding for greenspace-related acquisition and development.

### 7.1.2 DEDICATED FUNDING SOURCES

**Park Impact Fees:** These fees are attached to the cost of new residential development based on the square footage or number of bedrooms per unit to generate funds for park acquisition and development. Impact fees typically range from a low of \$500 dollars per unit to a high of \$9,000 dollars per unit and should be periodically updated to address market rates and land values.

**Tax Allocation District:** Commonly used to finance redevelopment projects in Atlanta, a Tax Allocation District (TAD) involves the issuance of tax-exempt bonds to pay front-end infrastructure and eligible development costs in partnership with private developers. As

redevelopment occurs in the district, the “tax increment” resulting from redevelopment projects is used to retire the debt issued to fund the eligible redevelopment costs. The public portion of the redevelopment project funds itself using the additional taxes generated by the project. TADs can be used to fund greenspace acquisition and development as an essential infrastructure cost.

**Boulevard Tax:** This funding source has been used by Kansas City, MO to develop and maintain its nationally known parkways and boulevard system. Residents who live along these corridors pay a charge based on a lineal foot that is added to their property tax bill. This approach has proven to be very beneficial to owners when selling their homes because of the added value to their properties.

**Cash-in-Lieu of Open Space Requirement:** Ordinances requiring the dedication of open space within developments to meet the park and recreation needs of the new residents often have provisions allowing cash contribution to substitute for the land requirement. The proceeds can be applied to a park off-site, usually within one mile that serves the needs of the development.

**Dedicated Sales Tax:** A dedicated sales tax has been used by many cities as a funding tool for capital improvements. The City of Lawrence, KS passed a one-cent sales tax for parks that has generated over \$50 million in park improvements over the last seven years. The City of Phoenix receives sales tax revenue from car rentals to support capital needs of parks and recreation services.

**Facility Authority:** A Facility Authority is sometime used by park and recreation agencies to improve a specific park or develop a specific improvement such as a stadium, large recreation center, large aquatic center, or sports venue for competitive events. Repayment of bonds to fund the project usually comes from sales taxes. The City of Indianapolis has created several recreational facilities to meet local needs and national competition venues as an economic development tool. The Facility Authority is responsible for managing the sites and operating them in a self-supporting manner.

**Improvement District:** An improvement district allows for special assessments on property owners to support acquisition, development, and/or maintenance costs. There are various types of improvement districts that apply to parks and greenspaces. Landscape and Lighting Districts are used by California communities to fund park development and ongoing maintenance. Park Benefit Districts establish assessments on properties based on the benefits and costs of acquisition and development associated with a parkland improvement. Benefit Districts are typically applied to regional parks, large community parks, event plazas, signature parks, and attractions located in downtown areas or areas slated for redevelopment. In Park Maintenance Districts, the assessments are earmarked to fund park maintenance within a designated area (similar to Landscape and Lighting Districts).

**Real Estate Transfer Fee:** This relatively new form of funding is being used by a number of agencies and states to acquire and develop parkland. The money is generated by the transfer of real estate from one owner to another owner, with the municipality retaining a percentage of the value of the property (typically one-half percent) at the time of sale. The proceeds can be dedicated to acquiring land or for other greenspace purposes.



**Revolving Fund:** This is a dedicated fund to be used for greenspace purposes that is replenished on an ongoing basis from various funding sources.

**Stormwater Utility Fee:** Also referred to as a Surface Water Management Fee, this funding source is derived from fees on property owners based on measures such as the amount of impervious surfacing. It is used by many cities to acquire and develop greenways and other greenspace resources that provide for stormwater management. Improvements can include trails, drainage areas, and retention ponds that serve multiple purposes such as recreation, environmental protection, and stormwater management. The City of Houston is using this source to preserve and maintain bayous and to improve their access and use for flood control and recreation purposes.

**Transient Occupancy Tax:** This funding source is used by many cities to fund improvements to parks to improve the image of an urban area, to enhance parks surrounded by hotels and businesses, to support the development of a park-related improvement, or to build an attraction. Transient occupancy taxes are typically set at 5 to 10% on the value of a hotel room and can be dedicated for parkland improvement purposes.

**Wheel Tax:** A Wheel Tax is a method of taxation commonly used by cities or counties to generate revenue. The tax is charged to motorists based upon the number of wheels their vehicles have, often collected at the time of vehicle registration or tag renewals. Wheel taxes can be used to fund management and maintenance of park roads and parking lots.

**System Development Charges (SDCs)** are one-time fees assessed on new development to cover a portion of the cost of providing specific types of public infrastructure required as a result of this development. The City of Portland has recently implemented these charges to help fund its future growth and development.

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### 7.1.3 REVENUE CAPTURE

**Land Leases/Concessions:** Land leases and concessions are public/private partnerships in which the municipality provides land or space for private commercial operations that enhance the park and recreational experience in exchange for payments to help reduce operating costs. They can range from vending machines to food service operations to golf courses.

**User Fees:** User fees are fees paid by a user of recreational facilities or programs to offset the costs of services provided by the municipality. The fees are set by the municipality based on cost recovery goals and the level of exclusivity the user receives compared to the general taxpayer.

**Capital Improvement Fee:** A capital improvement fee can be added to the admission fee to a recreation facility to help pay back the cost of developing the facility. This fee is usually applied to golf courses, aquatic facilities, recreation centers, ice rinks, amphitheaters, and special use facilities such as sports complexes. The funds generated can be used either to pay back the cost of the capital improvement or the revenue bond that was used to develop the facility.

**Corporate Naming Rights:** In this arrangement, corporations invest in the right to name an event, facility, or product within a parks system in exchange for an annual fee, typically over a ten-year period. The cost of the naming right is based on the impression points the facility

or event will receive from the newspapers, TV, websites, and visitors or users. Naming rights for park facilities are typically attached to sports complexes, amphitheaters, recreation centers, aquatic facilities, stadiums, and events.

**Corporate Sponsorships:** Corporations can also underwrite a portion or all of the cost of an event, program, or activity based on their name being associated with the service. Sponsorships typically are title sponsors, presenting sponsors, associate sponsors, product sponsors, or in-kind sponsors. Many cities seek corporate support for these types of activities.

**Maintenance Endowment Fund:** This is a fund dedicated exclusively for parks maintenance, funded by a percentage of user fees from programs, events, and rentals.

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#### 7.1.4 PRIVATE FUNDING SOURCES

**Business/Citizen Donations:** Individual donations from corporations and citizens can be sought to support parks and greenspaces. As an example, the Naperville, IL Park District has an ongoing program soliciting tax deductible contributions from individuals, community organizations, and businesses to enhance park and recreational services.

**Private Foundation Funds:** Nonprofit community foundations can be strong sources of support for parks and greenspace. The City of Indianapolis has received over \$100 million in grants from the Lily Endowment for park-related improvements.

**Nonprofit Organizations:** Nonprofit organizations can provide support for greenspace and parks in various ways. Examples include:

- **Conservancy or Friends Organization:** This type of nonprofit is devoted to supporting a specific park (e.g., the Piedmont Park Conservancy).
- **Land Trust:** Land trusts are nonprofits focused on greenspace preservation. In Atlanta, the Trust for Public Land and Conservation Fund help to facilitate greenspace acquisition by the City but do not own land and easements outright. Project Greenspace proposes establishment of a new land trust dedicated to acquiring and managing greenspace in Atlanta.
- **Conservation District:** Conservation Districts operate like a land trust but are set up to protect specific properties areas with high greenspace value, such as watersheds or sensitive natural areas. The conservation district role is to provide landowners with tax benefits to allow their properties to be preserved as part of the district.
- **Parks Foundation:** Established to support system-wide parks and recreation needs, park foundations have helped many cities across the nation to acquire land and develop parks. For example, the Parks Foundation of Houston raises \$5 million annually on average for land acquisition and park improvements.
- **Greenway Foundations:** Greenway foundations focus on developing and maintaining trails and green corridors on a citywide basis. The City of Indianapolis Greenway Foundation develops and maintains greenways throughout the City and seeks land leases along the trails as one funding source, in addition to selling miles of trails to community corporations and nonprofits. The development rights along the trails can also be sold to local utilities for water, sewer, fiber optic, and cable lines on a per mile basis to support development and management of these

corridors. King County in the Seattle area has done a very good job in accessing this funding source for greenway development.

- **Gifts to Share:** This approach is used in Sacramento, CA in the form of a nonprofit that solicits donations for park improvement projects.

**Homeowner Association Fees:** Homeowner association fees are typically used to maintain dedicated greenspace areas within private residential developments. They could be applied to maintaining privately owned greenspace that is publicly accessible through an agreement between the developer and the City.

**Lease Back:** Lease backs are a source of capital funding in which a private sector entity such as a development company buys the land; develops a facility such as a park, recreation attraction, recreation center, pool, or sports complex; and leases the facility back to the municipality to pay off the capital costs over a 30 to 40 year period. This approach takes advantage of the efficiencies of private sector development while relieving the burden on the municipality to raise upfront capital funds. Capital Source is a private banking company that provides municipalities this option without going to the voter for approval and/or using municipal bonds to support parks and recreation needs.

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#### 7.1.5 VOLUNTEER SOURCES

**Adopt-a-Park:** In this approach, local neighborhood groups or businesses make a volunteer commitment to maintaining a specific park. Adopt-a-Park arrangements are particularly well-suited for smaller parks which are less efficient for a parks department to maintain.

**Neighborhood Park Initiatives:** These are formal or informal initiatives by local groups to address the needs of an individual park. Examples include park watch programs and “clean up/fix up” days.

**Adopt-a-Trail:** This is similar to Adopt-a-Park but involves sponsorship of a segment of a trail (e.g., one mile) for maintenance purposes.

**Community Service Workers:** Community service workers are assigned by the court to pay off some of their sentence through maintenance activities in parks, such as picking up litter, removing graffiti, and assisting in painting or fix up activities. Most workers are assigned 30 to 60 hours of work.

CHAPTER EIGHT - CAPITAL IMPROVEMENT PLAN

8.1 PRELIMINARY CAPITAL COST ESTIMATES FOR CITY OF DERBY PARKS AND OPEN SPACE PLAN UPDATE

Figure 33 shows the following cost estimates for the City of Derby Public Works and Parks. These are for discussion purposes only and are based on average costs to redevelop parks and recreation facilities from around the United States as well as add needed parks and recreation amenities the community desires. This is a 10 year Parks and Open Space Plan Update that will require major capital improvements to expand the system.

| City of Derby CIP Items              |   |                      |
|--------------------------------------|---|----------------------|
| 1                                    | Acquire 107 acres of neighborhood, community and regional park spaces @ an average of \$ 25,000 an acre | \$ 2,675,000         |
| 2                                    | Cost to develop 76 acres of neighborhood and community park space @ average of \$150,000 per acre       | \$ 11,400,000        |
| 3                                    | Cost to develop 49 acres of regional park space @ average of \$100,000 per acre                         | \$ 4,900,000         |
| 4                                    | One (1) covered Picnic Pavilion (over 100 people) @ \$100,000 a pavilion                                | \$ 100,000           |
| 5                                    | 5 miles of Recreation Trails within Parks developed over 10 years @ \$400,000 a mile <sup>(1)</sup>     | \$ 2,000,000         |
| 6                                    | 2 miles of Nature Trails developed over 10 years @ \$80,000 a mile                                      | \$ 160,000           |
| 7                                    | One (1) Off-Leash Area @ \$150,000 <sup>(2)</sup>   | \$ 150,000           |
| 8                                    | Add four (4) baseball fields - youth and adult competition @ 550,000 a field <sup>(3)</sup>             | \$ 2,200,000         |
| 9                                    | Add two (2) volleyball courts @ 75,000 a court  | \$ 150,000           |
| 10                                   | Add 2,997 sf. of Indoor Aquatic space   | TBD                  |
| 11                                   | Additional updates to existing parks should be undertaken on a yearly basis as the budget allows for    | TBD                  |
| <b>TOTAL CIP COST <sup>(4)</sup></b> |   | <b>\$ 23,735,000</b> |

Note:

- 1 Trails have been split into different classifications
- 2 No land costs included
- 3 Costs as per current Mid-west development comparisons
- 4 These are baseline costs, but may not include all infrastructure expansions

Figure 33 - City of Derby CIP

It must be noted that the total potential dollars needed over the next ten years are not limited to just the above mentioned amount. It also includes additional anticipated funding to update and redevelop existing park spaces on a yearly basis that is yet to be determined as shown in Figure 33. Besides that, with potential future development in the newly annexed area, there may be a need to provide for various parks and facility amenities as required.

## CHAPTER NINE - KEY RECOMMENDATIONS

The key recommendations are designed as guidelines to help the City with the implementation of the plan update. It is important to understand that this document is a dynamic living piece and that the recommendations are based on current and projected future conditions. As the conditions unfold and change, the recommendations must be adjusted and adapted to best serve the needs and fulfill the vision of the community. These recommendations are also included as a stand-alone piece in **Appendix 1**.

The recommendations are broken by categories that include:

- Parkland
- Community Facilities
- Maintenance
- Finance

### 9.1 PARKLAND

- Create existing master plans for all parks in the system when dollars are available to update each park to maximize the existing resources the city owns
  - Begin with High Park and Garrett Park since they are the two largest parks with numerous amenities and serve a large and diverse section of the community
- Acquire and develop new parks in underserved areas based on the equity maps outlined in the Plan
- Partner with the school district to develop school parks as a classification of parks in the city and work jointly to master plan each site with an aim to optimizing usage at the available parks and facilities
- Develop an asset management plan for the parks system and invest 4-6% of asset value annually back into parks
- Adopt park design standards to ensure consistency in park offerings and amenities in future development
- Establish landscaping and design standards for the various park types
- Design parks to support operational costs
- Add new park amenities where standards are not being met as outlined in the Parks and Open Space Plan Update standards matrix
- Create access points and consistent signage for various parks

### 9.2 COMMUNITY FACILITIES

- Develop new trails in the city as outlined in the hike and bike plan and the master plan

- Develop an active living-by-design component into each park and recreation facility existing and created to support walking, bicycling and wellness and fitness related activities
- Evaluate expanding the existing DRC center to support indoor recreation aquatic needs of the school district and residents, and/or identify other provider resources
- Develop new baseball fields in the city on the north or east side of the City as outlined in the standards matrix and Equity Analysis to meet the baseball needs of residents
- Design facilities to support operational costs desired in cooperation with the Derby Recreation Center
- Design recreation facilities to design standards outlined in the updated Plan
- Continue to allocate dollars to upgrade recreation facilities as needed on a scheduled maintenance improvement schedule to keep the facilities well positioned in the market place
- Develop an off-leash Dog park in the City
- Develop a large (100+ people) covered picnic pavilion potentially in the north or south side of the City based on the Equity Mapping analysis
- Build volleyball courts on the north side of the City based on the Equity Mapping analysis

### 9.3 MAINTENANCE

- Establish a lifecycle maintenance replacement program to phase out old and outdated maintenance equipment
- Establish Maintenance standards and classify and operate the parks based on the established level of maintenance
- Evaluate yearly the maintenance management cost based on established maintenance standards desired and make budget adjustments as needed to support the desired outcomes
- Seek out volunteer support to help maintain portions of parks
- Work with the community corrections department to use community workers to help maintain some parks on a weekly basis

### 9.4 FINANCIAL RECOMMENDATIONS

- Develop a specific protected funding source for parkland acquisition, development, and long-term operations
  - a. The sources could vary from park impact fee and dedicated sales tax to real estate transfer fees and various others as listed in **Chapter 7**
- Establish a capital improvement fund to update existing parks to position them in the city as a valuable asset

- Communicate cost to users of what it takes to maintain specific facilities and seek support from special interest groups to help maintain recreation facilities designed for their special interests

## CHAPTER TEN - CONCLUSION

The City of Derby has done an excellent job over the last 20 years of building a parks system but more is needed to do. The Plan identifies new park and facility standards, recreation amenities that are needed, capital costs to achieve the plan and financing mechanisms to support the recommendations and future needs of Derby. The City Council needs to view these recommendations and this Plan as an economic tool to continue positioning Derby as the City of choice in the Wichita region.

The recommendations in the Plan need to be viewed as a partnership with the Derby Recreation Commission, the Derby School District, and the Derby development community to make the vision and the recommendations possible. Working together they will be able to meet the needs, finance the improvements, and continue to build an excellent quality of life for the residents and visitors to Derby. Cooperation and planning, development, and financing will need to be incorporated and planned for to make the vision a reality. Derby has achieved some great visual attractions in the City. The new updated Plan continues on that success. Let the implementation begin!