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Park System Master Plan
Parks & Recreation Department

2013

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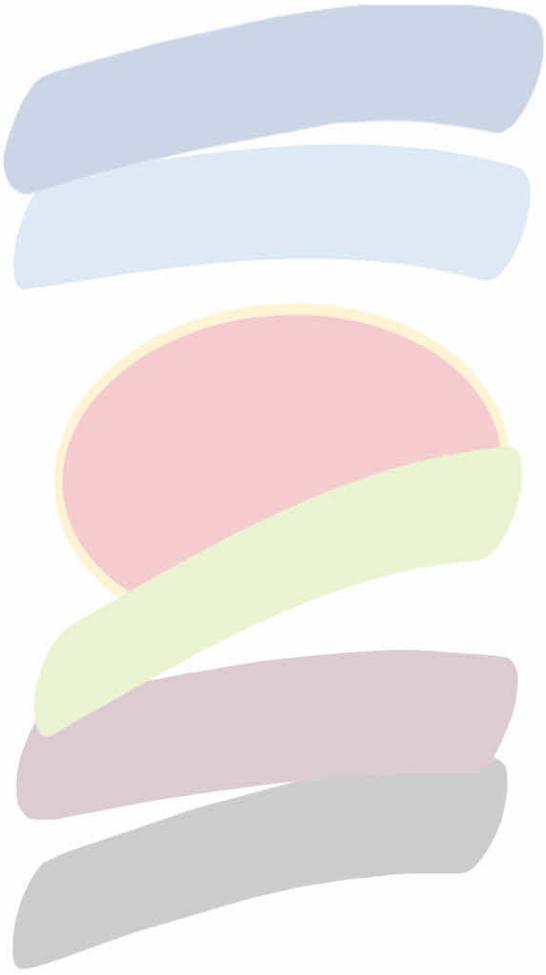
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CHICKASHA

1 Introduction

Chapter One: Introduction

Open-space and park facilities are vital components to the development of any community.

Creating common open-spaces for the purpose of diversity of community or common-union is a breeding ground for community growth.

Across the country, park systems are increasingly becoming a key component of a city's identity, livability, and economic sustainability. Community leaders are realizing the significance of planning and developing a park system that balances the athletic and non-athletic pursuits and needs of their community; therefore, the role of parks, recreation facilities, and open-spaces is treated as important as other key elements of a city, such as roads, utilities, strong neighborhoods, and retail offerings. Parks not only benefit the physical and mental well being but they preserve the heritage of Chickasha and are an important connection to the natural environment.

Open-space, parks, and recreation have been a constant way of life through the years in Chickasha. Families have utilized the park system and other outdoor recreation areas for decades as a respite from day-to-day life. Whether it is picnicking at Shannon Springs park, waterskiing at Lake Chickasha, or enjoying a stroll through Rose Hill Cemetery, citizens of Chickasha have always enjoyed a connection to the outdoors and active lifestyles. Many unique festivals and events are held throughout the year; several are hosted by the university, giving the large young adult population opportunities to enjoy the outdoors and participate in civic events.

The City of Chickasha has a strong desire to provide the citizens with an exemplary parks and recreation system that allows for an increased quality of life, property values, and overall wellness to the area. This report represents the culmination of the master-planning effort. The planning process involved citizen input, stakeholder, and city staff collaboration to insure ownership of the recommendations that will provide a roadmap to guide the parks and recreation system into the future.

Purpose of the Plan:

A system-wide parks and open-space master plan takes a high level overview of the entire Parks and Recreation system and its offerings. The plan will provide an information base to help guide decisions related to parks, recreation and open-space; assist in the implementation of those decisions, and set guidelines for future park and open-space development. The plan does not recommend specific detailed designs to park sites; however, it recommend general improvement areas that may be studied further.

A set of goals for the Master Plan were created through collaboration with the Chickasha Parks and Recreation department and city staff.

- Provide a distribution of parks and recreation facilities throughout the City
- Provide a variety of facilities and programs to meet City's growth and demographics
- Enhance and further develop a network of trails throughout Chickasha
- Preserve and enhance the City's network of green infrastructure such as natural drainage ways, creeks, and forests
- Collaborate and partner with stakeholders to develop projects
- Improve quality of life of Chickasha citizens
- Manage maintenance practices to provide acceptable level of service
- Improve appearance of Chickasha
- Maintain and increase citizen participation and enthusiasm

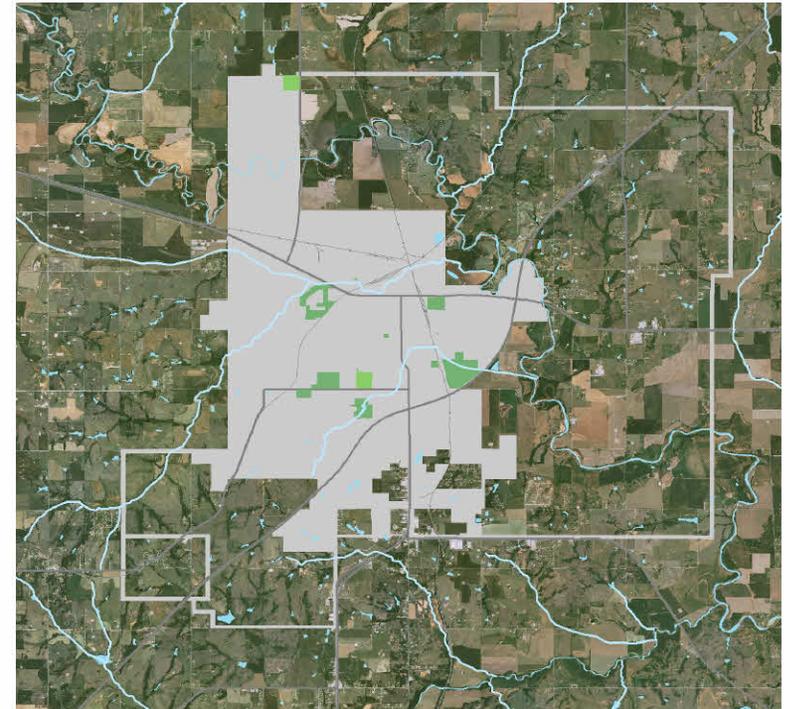
Through this process the goals were summed up into one main objective.

“Develop a Master Plan that provides guidelines and recommendations that will bring the Chickasha Parks System to a standard that the public will be proud to call their own.”

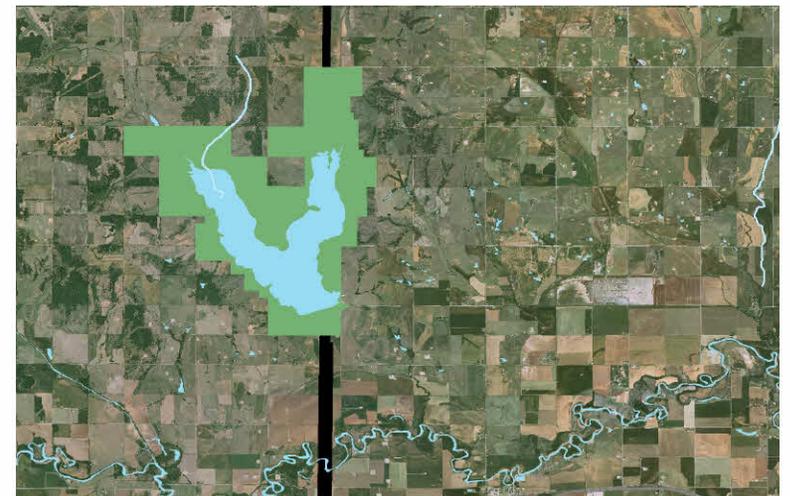
This Master Plan should be the basis for the future development and fiscal planning of the Chickasha park system for the next five to ten years. Annual reviews of the Master Plan should be performed by the City to ensure that the implementation is on course and addresses any specific changes in priorities and/or needs.

Study Area

For the purpose of this study all jurisdictional lands owned and controlled by the City of Chickasha were evaluated. The city is located within 45 miles from Oklahoma City, Norman, and Lawton, providing access to larger metropolitan areas within reasonable travel distance. The proximity to the I-44 Turnpike provides regional access to the north and south and state SH 62 and SH 19 provide access to the east and west. The city covers approximately 18 square miles. In addition to the core city limits, the city also owns approximately 4,000 acres of land around Lake Chickasha, approximately 15 miles west of town. While the majority of the study will focus on the city core, recommendations and guidelines will be made for the land around the lake.



Chickasha - City Core

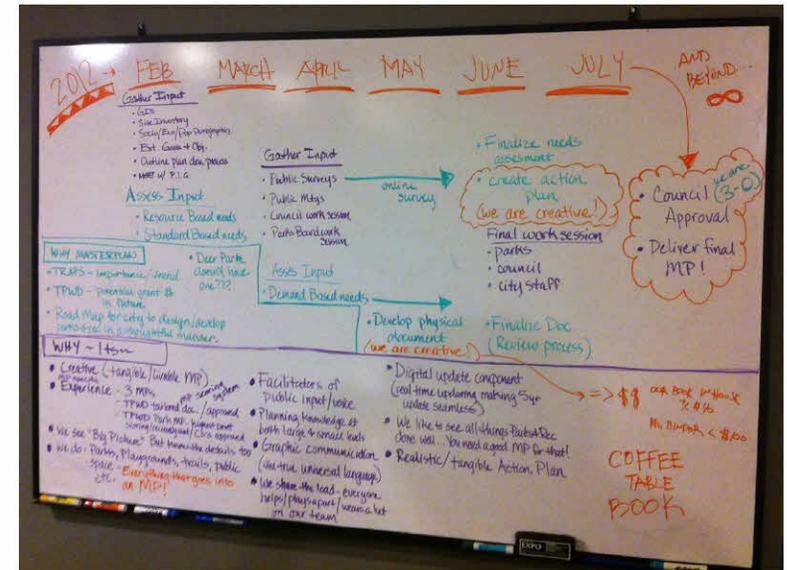


Lake Chickasha

Planning Process

The planning process used to develop the master plan was customized for the City of Chickasha. With extensive experience providing parks and open-space consulting services to communities of varying size, the planning team has developed a process that thoroughly evaluates the existing park system, involves community input, assess identified needs, and makes realistic recommendations to improve and sustain the parks and recreation system into the future.

The process does not end when the master plan is complete. The City of Chickasha will be provided with an actionable implementation strategy that should be reviewed annually to ensure that the implementation is on course and addresses any specific changes in priorities and/or needs. It is imperative that the recommendations in this Master Plan are evaluated and implemented into annual city budgeting. This Master Plan should be reviewed and updated every five years to take into consideration population fluctuations, fiscal goals, and additional varying factors over time.



Work Session Diagram



Chickasha Parks Master Plan - Public Meeting (Photo by Jerry Pittman)

Community Profile

The recently published Chickasha: Images of America, by Dr. James Finck, Gennifer Majors, USAO, and the Grady County Historic Society presents an extensive photographic and written history of the city. The following paragraphs are excerpts from the book:

Chickasha, Oklahoma, is the perfect example of an all-American city. It is a quiet, peaceful town about 40 miles southwest of Oklahoma City. Yet for its size, Chickasha is a vibrant community full of extraordinary people and fantastic events that draw in visitors from not only around the state but the world.

In 1892, the Rock Island Railroad halted construction to make land transactions, and while it waited, a boxcar was set up as headquarters for the temporary depot now called Chickasha. It did not take long for a tent city to spring up on the grounds. After the railroad continued its construction, Chickasha remained an important stop. Today, not only rail traffic affects the town; several major highways crisscross through it. Being in a strategic location with ample land, it did not take long for Chickasha to flourish.

Agriculturally, Chickasha was booming. By 1910, Grady county led the state in hog population. Chickasha led the region in cotton production, having 18 cotton mills, 200 cotton gins, and access to transportation. With the open land, cattle grazed around Chickasha and, once again because of the railroad, the town made a logical location for stockyards where cattle would be held until being shipped around the nation.

With Statehood, the legislature chose Chickasha, because of its size, influence, and proximity to transportation, as a site for one of its schools of higher education. In 1908, the Oklahoma Industrial Institute and College for Girls was established, only to be renamed in 1916 to the Oklahoma College for Women. In 1965 the university



Chickasha - City Core



Shannon Spring Park - Early 1900's

opened its doors to include male students while changing its name to the current one, the University of Science and Arts of Oklahoma.

The town has continued to grow over the years due to its resources and location. The land allows for diverse crops and livestock, making it a ideal for agricultural development. Accessibility to natural gas and oil wells on major shipping routes makes Chickasha idyllic for continued industrial growth.

Chickasha is probably most famous today for its annual cultural events. Every year around Christmas, more than 250,000 visitors from around the state and even around the nation travel to Chickasha for the Festival of Light. More than 3.5 million lights sparkle in the 50-acre Shannon Springs Park. In the fall the Rock Island Arts Festival is full of music, arts and crafts, and food. In the spring, the Triad is composed of the largest academic meet in Oklahoma, the Montmartre Sidewalk Chalk Art Festival, and Droverstock, and outdoor music festival. Chickasha is also home to the county fair and numerous car shows.

With its small-town feel and big-city services Chickasha, Oklahoma is a great place to visit or call home. As the county seat and business/employment hub for Grady County the city serves a much greater area beyond its city boundary. Providing the region with shopping, entertainment, education, parks and recreational opportunities, while still providing a small town atmosphere is a fundamental aspect of the city's core values.

Population

Changes in population influence multiple aspects of city life. The US Census supplies an abundant amount of information for multiple levels of geography in the US. Infrastructure, housing, jobs, and livability are all influenced by changes in population. The size of the population influences the ability of the city to provide services. Parks, utilities, and infrastructure are all services that must experience growth in the same manner as population. Future populations must be estimated so that adequate services can be anticipated and planned.

The city-county ratio method utilizes forecasts produced by the Oklahoma Department of Commerce for county-level population projections. In this method the county population that is forecasted to increase 0.88% annually is also used for the percentage increase of the City population. Chickasha comprises a large portion of Grady County and, as a result, will change in population according to the county.

City of Chickasha Population Projection

2010	16,036
2015	16,741
2020	17,477
2025	18,246
2030	19,048

City as a Regional Provider Population Projection

2010	21,036
2015	21,741
2020	22,477
2025	23,246
2030	24,048

The City of Chickasha serves a much larger population than its own citizens. Chickasha is one of the largest populated cities south west of Oklahoma City. Without any other large population or employment centers near by, the city acts as a regional provider for many services, including parks and recreation offerings. For the purpose of this Master Plan, when evaluating the level of service when compared to city population, an additional 5,000 people will be added to the City of Chickasha's population. These projections will be used to evaluate current and future parkland standards that can provide the future population with a quality park system.

How to use this report

This system-wide Parks Master Plan explores the recreational and physical offerings of the City of Chickasha Parks and Recreation Department. Also evaluated are open-spaces and areas that are within the jurisdiction of the city, but may not fall within the City Parks and Recreation Department's jurisdiction. This Master Plan includes the following:

Park and Open-Space Inventory

Presents the current facilities the Chickasha Parks and Recreation Department controls. Existing conditions, strengths, and weakness are presented for each facility.

Needs Assessment

This chapter evaluates the Chickasha Parks System and compares it to national standards for parks and recreation. Projections into the future are made showing the gaps the system will have in acreage and facilities for the future population of Chickasha. Park service areas are identified and specific areas of park service are shown on subsequent maps. This helps the planning team evaluate and determine what areas of town are undeserved and may be potential sites for future parks. Results from the citizen survey and the public workshop are included in this chapter as well. Trail system development, park-area expansion, and recommendations for Chickasha Lake conclude the needs assessment.

Park System Standards

The current Chickasha park system is compared in a benchmark survey against three other similar size towns' parks' system to evaluate standards. This chapter also presents detailed maintenance standards and how the park system can elevate its level of service. Policy trends for cost recovery and partnerships with private and other public entities for revenue generations are also presented here.

Improvements and Recommendations

The recommendations that will guide future decisions in regards to the improvement of the Parks and Recreation System are captured in this chapter. Each recommendation is based on citizen preferences as determined through the citizen survey, input from the public meeting, meetings with specific use groups and stakeholders, and city staff participation throughout the planning effort.

Prioritization of Needs and Action Plan

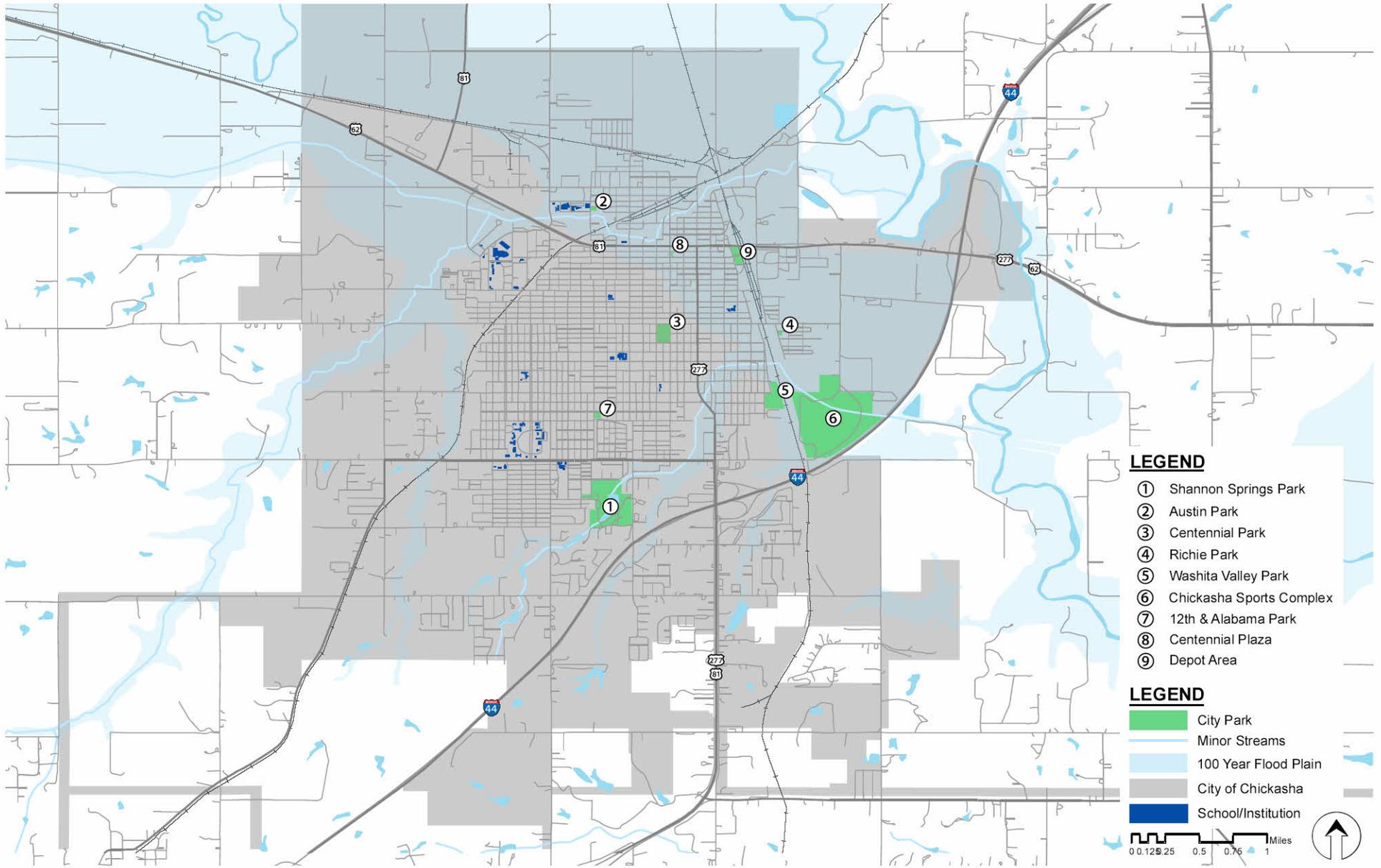
Throughout the report recommendations are made about facilities, policy, operations and management. This chapter is a summary of those recommendations and prioritizes them into near, medium, and long-term goals. Also included are general cost opinions for each project. These costs are very basic, detailed design and evaluation for each project will need to take place to develop a completely accurate budget. A check list after each project is included for those using this Master Plan to implement projects, to mark those off when completed, and move on to the next recommendation.

Appendix

Important information that was not included in the report chapters of this Master Plan can be found in the appendix. Items in the appendix include an example maintenance plan, design diagrams for certain facilities, and web links and books to further research concepts presented in this Master Plan.

2 Park and Open-Space Inventory

Park & Open-Space Inventory



Centennial Plaza

Location: 6th & Chickasha Ave.

Classification: Mini Park

Size: 0.2 acres

Current Amenities

- Shade Structure
- Street Trees
- Urban Plaza
- Seating
- Parking

Strengths

- Provides downtown visitors and workers an area to be outside
- Parking for visitors
- Central location downtown

Weaknesses

- Large areas of paving can increase heat in summer months
- Plant material struggling to survive in harsh conditions
- No seating under shade pavilion
- Confusing circulation patterns
- Minor cracking of flatwork materials in flag pole area



Austin Park

Location: 12th St. & Ohio Ave

Classification: Mini Park

Size: 0.64 acres

Current Amenities

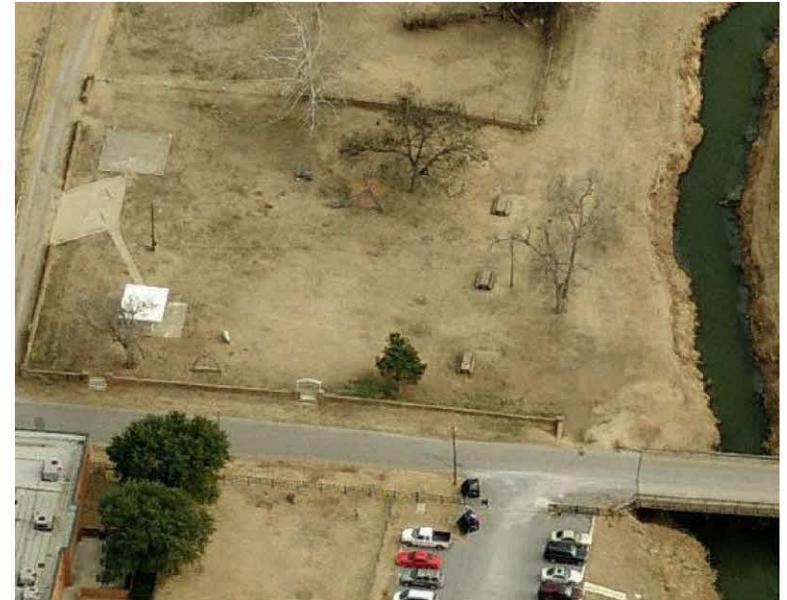
- ADA Accessible Parking
- Basketball Court (1/2)
- 3 Stone Picnic Tables - Poor Condition
- Covered Picnic Pavilion
- WPA Walls and Entry Feature
- BBQ Grill - (1)
- Open-space
- Large Trees
- Playground - Spring Animals, Covered Wagon

Strengths

- Line Creek provides unique views, natural experience, and potential for connections or expansion
- Historic walls, entry, and picnic benches from WPA era

Weaknesses

- Condition of historic benches is poor
- Not much parking
- Not centrally located in the neighborhood
- No fall zone material



Richie Park

Location: Oak Ave. & Jackson St.

Classification: Mini Park

Size: .26 acres

Current Amenities

- Concrete Picnic Tables (2)
- Open-space

Strengths

- Adjacent Large Trees

Weaknesses

- Small site
- Not many amenities
- Neighborhood has lost significant population and houses
- Across the street from industrial property



Centennial/Kids Place Park

Location: Texas Ave. & 7th St.

Classification: Neighborhood Park

Size: 6.5 acres

Current Amenities

- New Walking Path Around Entire Park
- Off Street Parking
- ADA Restrooms
- Picnic Tables
- Benches (3 concrete, 4 wooden, 1 steel)
- Shelter

Strengths

- Current Master Plan approved by the city in process of being implemented and will contain several amenities, including a large shade pavilion.
- Central location in town
- Large size

Weaknesses

- Existing playground closed
- Current vandalism problem



12th & Alabama Park

Location: 12th St. & Alabama Ave.

Classification: Mini Park

Size: 1.0 acre

Current Amenities

- Benches (4)
- ADA Accessible Parking
- Basketball Court (1)
- Picnic Table
- Playground

Strengths

- Central location in the city and close to several neighborhoods
- Room for open play

Weaknesses

- Limited Parking
- Fence Surrounding Limiting Access
- Soil Erosion
- Very few trees and shade



Washita Valley Park

Location: Henderson St. and Georgia Ave.

Classification: Neighborhood Park

Size: 7.55 acres

Current Amenities

- Splashpad
- Playgrounds (4)
- Picnic Tables (10 wooden)
- Benches (5)
- BBQ Grills (2)
- Baseball Field - (Back Stop w/ Bleachers)
- Recreation Center/Community Building
- Restrooms
- Bicycle Rack
- Practice Field (soccer/football)
- ADA Accessible Parking
- ADA Accessible Walking Path
- Covered Picnic Pavilions (2)
- Basketball Courts (2)

Strengths

- Adjacent to Rail corridor with potential for connections
- Large size
- Community building remodeled in 2013

Weaknesses

- Shade structures are small for this large of a park
- Existing walking path is in poor condition



Shannon Springs Park

Location: California Ave. & 12th St.

Classification: Community Park

Size: 50.4 acres

Current Amenities:

- Splash Pad
- ADA Accessible Walking Path
- ADA Accessible Parking
- Fishing
- Agility Course
- Benches (29)
- Picnic Tables (20 wooden & 38 Steel)
- Covered Picnic Tables (2)
- Public Restrooms (2)
- Disc Golf Course
- Spring House
- Grady County Veterans Memorial
- Pond
- Sand Volleyball Court
- Community Center
- Swimming Pool
- Playground (2)
- Amphitheater
- BBQ Grills
- Tennis Courts

Strengths

- Most popular park in the city
- Large Trees
- Historic Features
- Large size

Weaknesses

- Park is overused due to no other smaller parks nearby to relieve pressure
- Large resident geese population damage grass and leave mess
- Shoreline Erosion
- Historic WPA amphitheater condition is degrading and in need of restoration
- Trails in poor condition
- Parking lots in poor condition
- Swimming Pool is in poor condition and without modern amenities
- Community center is in poor condition



Chickasha Sports Complex

Location: 900 Block East Grand Ave.

Classification: Special Use Park

Size: 130.5 acres

Current Amenities

- Off Street Parking
- 15 Ball Fields (Softball/Baseball)
- 11 Soccer/Football Fields
- Concession Buildings - 2
- ADA Accessible Restrooms
- Playgrounds (3)

Strengths

- Provides high level competition playing fields for the region
- Good visibility and access from Turnpike

Weaknesses

- Some maintenance issues due to poor construction
- Very few large trees
- Few shaded areas in soccer area
- Located within floodplain



Chickasha Lake

Location: 15 Miles North West of Chickasha

Classifications: Regional Park

Size: ~4,000 acres

Current Amenities:

- Watersports
- Fishing
- Boat Ramp
- Dock
- Equestrian Riding
- Hiking
- Camping
- Open-space
- Benches (14)
- Picnic Tables (40)
- BBQ Grills (42)
- Fire Pits (33)
- Playgrounds (2)
- Bathhouses (2)
- Covered Picnic Pavilions (5)

Strengths

- Provides outdoor recreation opportunities for the region
- Large size with area for multiple programs
- One of the largest lakes in the area providing watersports, fishing and natural views
- West side of lake contains beautiful forested shoreline and natural environments

Weaknesses

- Due to remote location, rule and law enforcement is difficult
- Lease structures blocking desirable shoreline property
- Very few large trees
- Few shaded areas near shore
- Large areas of land around the lake are leased for livestock purposes limiting access to lake and shoreline.



Depot Area

Location: 900 Block East Grand Ave.

Classification: Special Use Area

Size: 10 acres

Current Amenities

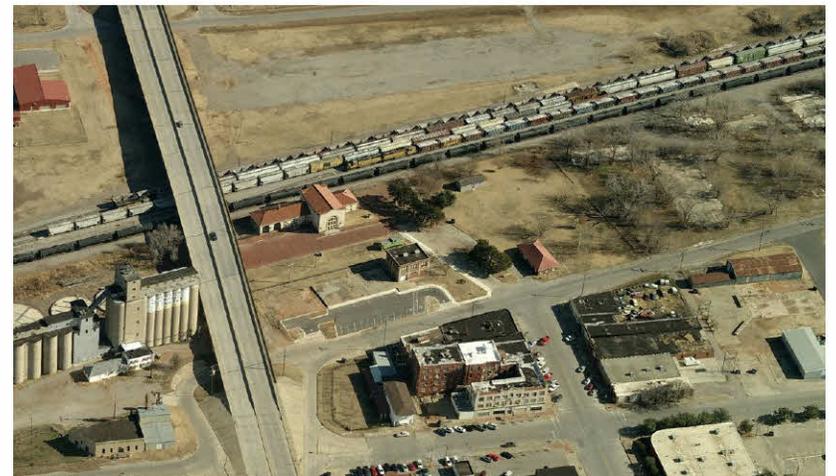
- Historic Rock Island Depot Station
- Mill Building the old Rock Island Administration building
- REA Building
- The Old Wooden Jailhouse
- One weigh car – Caboose
- Public Art
- Outdoor performance area
- Passive Open-space

Strengths

- Large indoor rental facilities for events
- Adjacency to downtown provides an amenity for visitors and citizens
- Area provides connection to city heritage and relationship to the railroad
- Surrounding properties provide potential for connections to other parks in the system
- Programmed events for the area
- Large Trees

Weaknesses

- Open-space area is mainly undeveloped without easy access.
- Acoustics poor in Depot
- Not sufficient amount of event parking



Other Park System Amenities

Within the city limits of Chickasha there are several additional recreational opportunities and land that are under the direct management of the Parks Department. Some of these areas include the following:

- 19th Street Boulevard trail
- City Entry Feature Signs and Landscaping
- Some Right-of-Ways along city roads
- Open-space and Skate Park at 20th and Iowa

While some of these areas provide Chickasha residents with recreation opportunities, others are just as important as they provide aesthetic value to the community.

19th St. Boulevard

An expanded median with a 8' wide trail exists down the center of 19th St. from Alabama Ave. to Idaho Ave. This serves as a great connection to USAO campus from surrounding neighborhoods.

20th & Iowa

Some open-spaces adjacent to Chickasha High School still remain within the Park System after the transfer of Borden Park to the Public School System. These areas mainly consist of undeveloped open-space with the exception of the skatepark. The skatepark is a large concrete slab with several surface obstacles used for skateboarding, biking and rollerblading. The condition of the skate park is deteriorating due to age of the equipment.



Additional Open-Spaces and Recreation Opportunities

Within the city limits of Chickasha there are several additional recreational opportunities that are not under the direct management of the Parks Department. Some of these areas include:

- Chickasha Area YMCA
- Privately run golf courses
- USAO campus and facilities
- Public School District land
- Rosehill cemetery
- Grady County Fairgrounds
- Rail, and Drainage Corridors

These areas provide Chickasha residents with recreation opportunities, in addition to the parks and open-space controlled by the City. While some of these open-spaces may not all be accessible to the general public, they still provide the community with open-space assets.

Grady County Fairground

The Grady County Fairgrounds, a Works Progress Administration (WPA) project originally constructed in 1939, received a complete renovation in 2000. The Grady County Fairgrounds has a wide heritage, including being utilized for a Prisoner of War Camp during World War II.

Since renovation, the fairgrounds have evolved into a multi-purpose event center and a tourism destination point. The facility is host to many events, including rodeos, performance horse shows, dog shows, concerts, roping events, cutting horse and team penning events, livestock shows, numerous local and statewide educational events, sports activities and the largest antique car swap meet in the nation. All buildings are conveniently located and connected with covered breezeways, eliminating weather issues. It has big facility amenities surrounded by small town charm. There are current plans to expand the facilities to provide more amenities and opportunities for area residents.



Chickasha Area YMCA

Originally built as a US Army armory, the YMCA is located at 715 W. Chickasha Ave. on the west side of downtown. The building is owned by the City and managed by the YMCA. In October 2007, the YMCA became a member of the Greater Oklahoma City YMCA. Currently there are approximately 2,500 members not only serving Chickasha but the surrounding region as well. The YMCA offers cardio workout equipment, free weight room, machine strengthening equipment, a full gym, two racquetball courts, youth fitness center and a group exercise studio.

Programs offered include Youth Basketball and Track, Youth Tee Ball, and Flag Football. No pool is located on the premises, but summer swimming lessons are offered at the local Shannon Springs pool. School-year swimming is held at the local USAO Pool.

There is a drop-in nursery available for workout participants as well as an after-school and vacation-day childcare program. A summer day camp is also available.



USAO Campus

A university campus located within town is a great asset to any city. Most campuses offer multi-use open-spaces in between buildings, sports and recreation facilities, large trees, and an atmosphere to enjoy being outside. USAO is no exception with its large green spaces in front of Troutt Hall. USAO promotes a healthy lifestyle and provides aquatic and fitness facilities for USAO community members to enhance their physical development. USAO has an indoor pool for instruction and open swim opportunities. Nobbs Wellness Center houses training equipment.

USAO Fieldhouse

The fieldhouse has served as home to the USAO men's and women's basketball programs since the mid-80s. Located at the corner of 19th Street and Utah Avenue, the Fieldhouse has a capacity of 1,600. Included in the USAO Fieldhouse are an indoor swimming complex, four locker rooms, a conference room, a newly renovated training room, a full-sized gym and three coaches' offices. USAO Fieldhouse also has been the host for the Grady County Tournament for more than 25 years. The YMCA currently has a partnership with USAO that provides one hour a day for lap swim in the indoor pool.

Rose Hill Cemetery

This cemetery was the I.O.O.F. Cemetery, AKA Chickasha or Grady County Cemetery, before the City of Chickasha obtained it. It is located at 10th and Alabama. Rose Hill Cemetery provides a large open-space in the middle of town and is used by runners, joggers, and cyclist who want to get off the main roads around town. The cemetery is maintained by a contractor under the direction of Chickasha Public Works Department.



River Bend Golf Course

River Bend Golf Club offers a unique and challenging golfing experience with its public 27-hole championship layout overlooking the beautiful Washita Valley. State-of-the-art electric golf carts, driving range, putting green, multi-station chipping green, new 4,000 sq. ft clubhouse, and professional staff ensure golfers of all skill levels an enjoyable and friendly experience at a very affordable price.

Cottonwood Creek Golf Club

Cottonwood Creek Golf Club is a 9-hole private golf course located in Chickasha, Oklahoma. The course features a driving range, putting green, pro-shop, and 3,171 yards of fairway from the longest tees for a par of 35. The course rating is 35.0, and it has a slope rating of 115. Designed by Woody Kerr, the golf course opened in 1915. They also have the longest running golf tournament in the state of Oklahoma at over 90 years. The club also houses two restaurants, 50's Diner, and Legends Steakhouse.

While some of these golf courses may not be used by the non-golfing public, they still benefit the city as a natural amenity. A biological study supported by the United States Golf Association and the National Fish and Wildlife Foundation finds that golf courses provide natural buffers that support wildlife habitats and, ultimately, benefit the environment. "There are more than 17,000 golf courses in the United States, and approximately 70 percent of that land is not used for playing," said Ray Semlitsch, a biologist at University of Missouri-Columbia.

"These managed green spaces aren't surrogates for protected land and ecosystems, but they can include suitable habitat for species native to the area. Golf courses could act as nature sanctuaries if managed properly," he added.

Chickasha Public Schools

One of the largest providers of open-space in Chickasha is the Independent School District. Almost every school property has open play fields and a playground. In order to provide opportunities for neighbors, shared use and public access agreements should be explored.

Schools and other Education Providers

- Chickasha High School
- Chickasha Middle School
- Lincoln Elementary School
- Grand Avenue Elementary School
- Bill Wallace Early Childhood Center
- Adult Learning Center
- Southwest School

Playgrounds and open-space located at

- Lincoln Elementary School
- Grand Avenue Elementary School
- Bill Wallace Early Childhood Center
- Southwest School

Current Amenities near Chickasha High School

- ADA Accessible Parking
- Picnic Tables
- 1 Baseball Field
- 1 Softball Field
- Memorial Football Field
- Elliott Baseball Field
- Senior Citizens Center
- Senior Nutrition



3 Needs Assessment

Chapter Three: Needs Assessment

In order to develop a comprehensive set of recommendations for park improvements, current park standards and level of service were evaluated. The adequacy of existing parks, recreation facilities, and open-spaces is determined by comparing the needs of the present and forecasted populations of Chickasha to specific goals and guidelines. This Parks System Master Plan utilizes the general guidelines published by the National Recreation and Park Association (NRPA).

Criteria For Guidelines

Historically, the most common standards for park planning guidelines, as recognized by park and recreation professionals, have been the published guidelines by the NRPA. As written in the introduction, the NRPA recognizes the importance of establishing and using park and recreation guidelines as:

- A national expression of minimum acceptable facilities for the citizens of urban and rural communities.
- A guideline to determine land requirements for various kinds of park and recreation areas and facilities.
- A basis for relating recreation needs to spatial analysis within a community-wide system of parks and open-space areas.
- One of the major structuring elements that can be used to guide and assist regional development.
- A means to justify the need for parks and open-space within the overall land use pattern of a region or community.

The purpose of NRPA guidelines is to present park and recreation space guidelines that are applicable for planning, acquisition, and development of parks. These guidelines should be viewed as a guide. They address minimum, not maximum, goals to be achieved. The guidelines are to be coupled with conventional wisdom and judgment relating to the particular situation to which they are applied and specific local needs.

Park Classifications

The City of Chickasha park and recreation system was analyzed using the NRPA standards and joined with local knowledge to apply the standards to better fit the city's ability to provide a quality level of service with reasonable resources. Residents in Chickasha understand the comprehensive value gained for property and quality of life due to quality parks and recreational programs.

The following table classifies the current parks system's different parkland assets using the standard NRPA park classification system. This table does not show areas of the City that the Parks and Recreation Department maintain, such as City entry features and other common areas, however for the purpose of this parkland needs assessment, only land programed for recreation and leisure use will be evaluated.

The unique nature of the land surrounding Chickasha Lake is an asset to the community and the region. Due to its location, 15 miles west of the city, the acreage around the lake will not be counted as parkland. While the department does control over 4,300 acres of land, this Master Plan will evaluate the city core and its 196.1 acres of parks. This will provide a better understanding of park and recreation needs in the population center of the city. The importance of the area as an asset is understood, and recommendations and opportunities for Chickasha Lake will be made in a later section of this report.

Park Type	Existing Parks		Size - Acres
Mini-Park			
	Centennial Plaza		0.1
	Richie Park		0.26
	Austin Park		0.64
	12th and Alabama		1.0
Neighborhood Park			
	Centennial Park		6.5
	Washita Valley Park		7.5
Community Park			
	Shannon Springs Park		50.4
		SUB TOTAL	66.45
Special Use Park			
	Chickasha Sports Complex		130.5
	Depot Area		10.0
		SUB TOTAL	196.9
Regional Park			
	Chickasha Lake		4100
		TOTAL	4373.4

Park Types

When evaluating existing or future parks in Chickasha, it is necessary to classify each park by type, size, service area, and suggested acres per 1,000 population. The following classifications for parks will be used for the planning effort:

Mini-Park

A mini-park is a small public park that serves an area very close and about a five-minute walk, normally located within a residential area. Mini-parks generally range in size from 2,500 square feet to 1 acre and usually contain a playground and picnic area. Some small urban plazas or downtown pocket parks can be classified as a mini-park.

Neighborhood Park

A neighborhood park is a medium sized park serving a general neighborhood area, usually with play equipment, athletic facilities, and passive open-space. They generally range in size from 1.5 – 15 acres. They are easily accessible to area residents, serving approximately a ½ mile radius. They typically have a playground, multipurpose court, open-space for flexible types of activity, and picnic areas and shelters.

Community Park

A community park is a large park ranging in size from generally 25-300 acres, serving multiple neighborhoods, which may include ball fields, playgrounds for different age groups, parking, picnic areas, passive areas, tennis courts, swimming pool, recreational building, rest rooms, multi-purpose courts and a meeting area for special events. These parks usually contain multiple ball fields and are lighted for evening play. In addition, the community park should be placed along a major road for easy access.

Regional Park

A regional park serves a wide area that can include several communities. Many times these parks protect valuable natural resources, such as Lake Chickasha. These parks have many different types of outdoor recreation possibilities. There are no specific guidelines for number of recommended acres.

Special-Use Park

A special-use park is one that serves a unique recreation type, serving a large area, and perhaps a regional population. Typical examples of special parks are extreme sports facilities, golf course, tennis center, downtown festival markets, etc. There are no specific guidelines for number of recommended acres.

Open-Space/Linear Parks/ Trails

A linear park is an area of open-space that usually runs along a drainage corridor, utility easement, or body of water. These parks use the linear aspects of the open-space to serve different types of trails. These trails typically tie into key locations, such as schools, residential neighborhoods, and other parks. There are no specific guidelines for number of recommended acres.

Park Type	Size / Acres	Acres per 1,000 Population
Mini-Park	1 Acre or Less	.25 to .5 ac/1,000
Neighborhood Park	1-25 Acres	1.0 to 2.0 ac/1,000
Community Park	25-300 Acres	5.0 to 8.0 ac/1000
Regional Park	200 Acres and Greater	15 to 20 ac/1000
Special Use Park	na	Variable
Linear Park / Trails	n/a	Variable

Citizen Participation and Needs Survey

An important aspect of the Master Plan was to conduct a demands and needs assessment involving broad-based citizen input. The purpose of the needs assessment study was to provide a foundation for the Master Plan that will provide guidance based upon citizen needs and priorities. Public participation will also give ownership to the plan and its recommendations to those who participated.

To complete this study effort the City of Chickasha and the planning team designed a citizen survey. The survey design was based upon input from focus groups, public meetings, and staff . An open-house style public meeting was held on March 24th, 2013. Over twenty Chickasha residents and city staff attended and participated in the hands-on exercises, giving feed back for the plan. Input was recorded to aid in the establishment of recommendations.

A web-based survey, administered by Survey Monkey, was conducted with Chickasha residents from March through April 2013. The survey received answers from over 123 Chickasha park users with over 2,500 detailed responses.



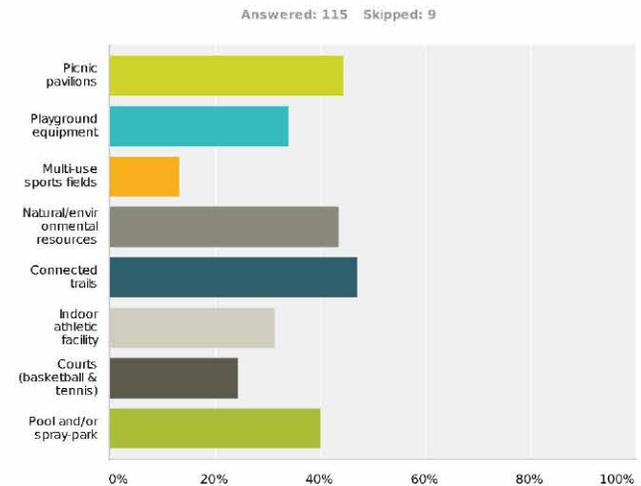
Public Workshop held on March 24th, 2013

Survey Findings

The following is a summary of the survey findings, complete survey questions, graphs, and comments can be found in the appendices of this Master Plan. These responses will aid in the development of recommendations made by this Master Plan.

- Parks in general, are heavily used with almost half of all respondents reporting they have visited a park in Chickasha at least monthly.
- 88% of those who answered the question of what park they visited the most often answered Shannon Springs Park.
- Atmosphere and natural beauty as well as close to home and proximity were the top reasons Chickasha residents visit the parks.
- 50% of the respondents were satisfied, and 37% dissatisfied with the quality of parks in Chickasha.
- 30% of the respondents were satisfied, and 50% were dissatisfied with the amount of recreational programs offered by the city.
- 44% of the respondents rated the cleanliness of the parks as fair, while 30% said it was good, and 16% said it was poor. Many of the respondents filled in comments stating that the cleanliness of bathrooms is an issue.
- Several answers indicated that pleasant areas to walk, newly developed trails, and preserved natural areas are strongly desired by Chickasha residents.
- Quality and quantity of City-owned sports fields is rated highly by the respondents
- Park improvements dependent on additional city tax increases are generally supported.

Q20 Please select the top three park amenities you believe are most needed in the City of Chickasha's park and recreation system.



Q18 Which of the following projects would you support if they were dependent on additional city taxes? (choose all that apply)

Answer Choices	Responses
Improve maintenance of parks in Chickasha	50%
Provide more recreational programs	38.39%
Improve arts and culture programs	41.07%
Maintain new park facilities	40.18%
Operate an indoor swimming facility for competitions and fitness swimming programs	41.07%
Improve trails and greenbelts throughout Chickasha	49.11%
Operate a new indoor recreation center	47.32%
Improve areas around Chickasha Lake for Equestrian and or camping use	29.46%

Park Service Areas

Each park serves a specific area specifically relating to its size and location in the city. The following park-service areas are based on National Recreation and Parks Association and the American Academy for Park and Recreation Administration.

Service areas shown here represent the seven public parks that the City of Chickasha owns and maintains. Through analysis of the underserved areas, the Master Plan can recommend potential land acquisition for new parks and services. Specific parks may also be identified to be over serving, and recommendations may be made to help relieve pressures and maintenance accordingly

Mini Parks

While these parks may be the smallest in size, they are still depended upon to provide nearby residents with outdoor recreation and gathering spaces. Chickasha’s mini parks are primarily located in the northeast area of the city. These small parks serve an important role in the current parks system. These parks generally serve an area in which residents can easily walk to the park in a few minutes.

Mini Parks in Chickasha:

Centennial Plaza

Ritchie Park

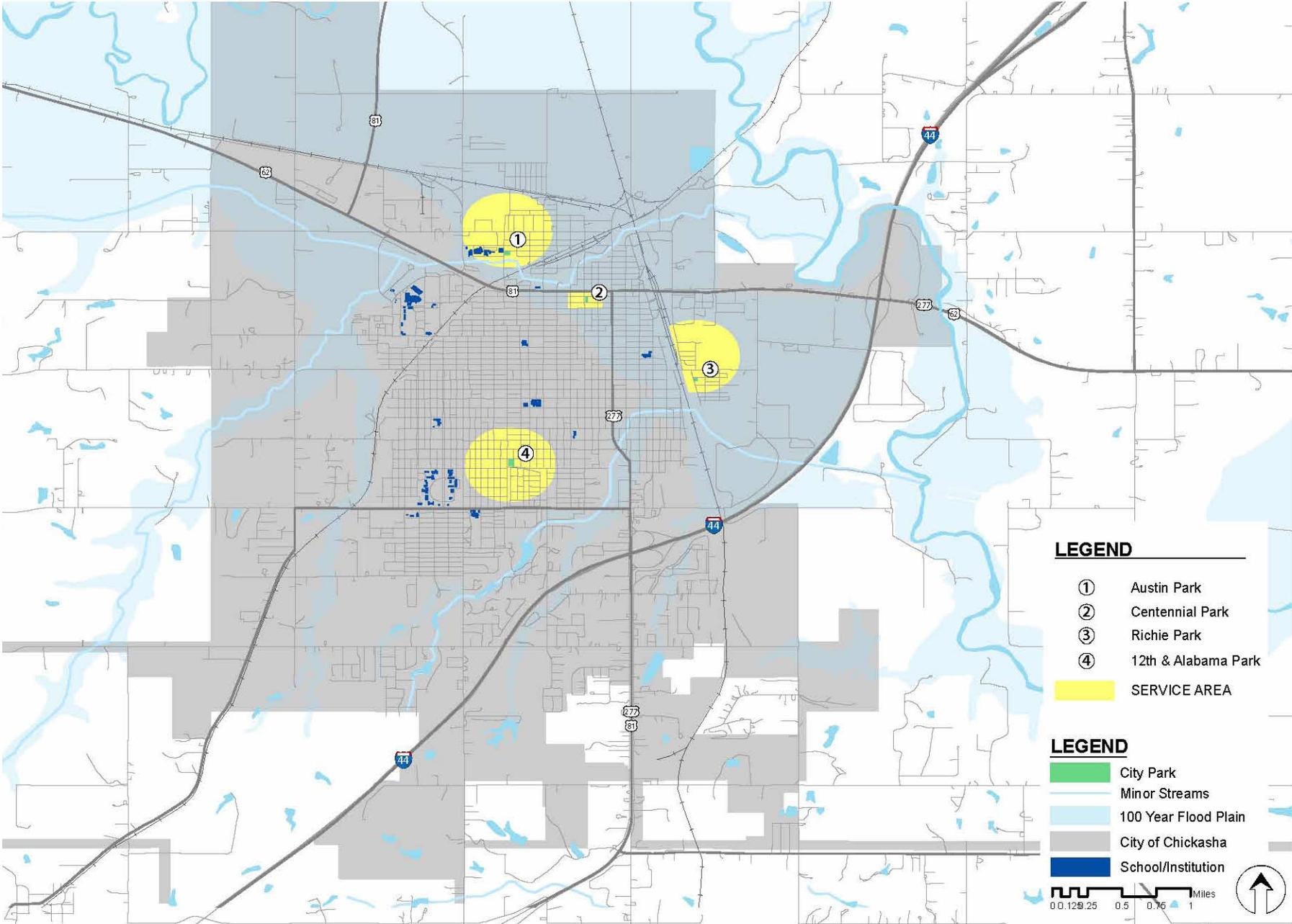
Austin Park

12th & Alabama Park



Park Type	Service Area
Mini-Park	1/4 Mile Radius
Neighborhood Park	1/2 Mile Radius
Community Park	City wide radius
Regional Park	Several Cities, 1 Hour Driving Time
Special Use Park	Variable
Linear Park / Trails	Variable

Mini Parks - Service Areas



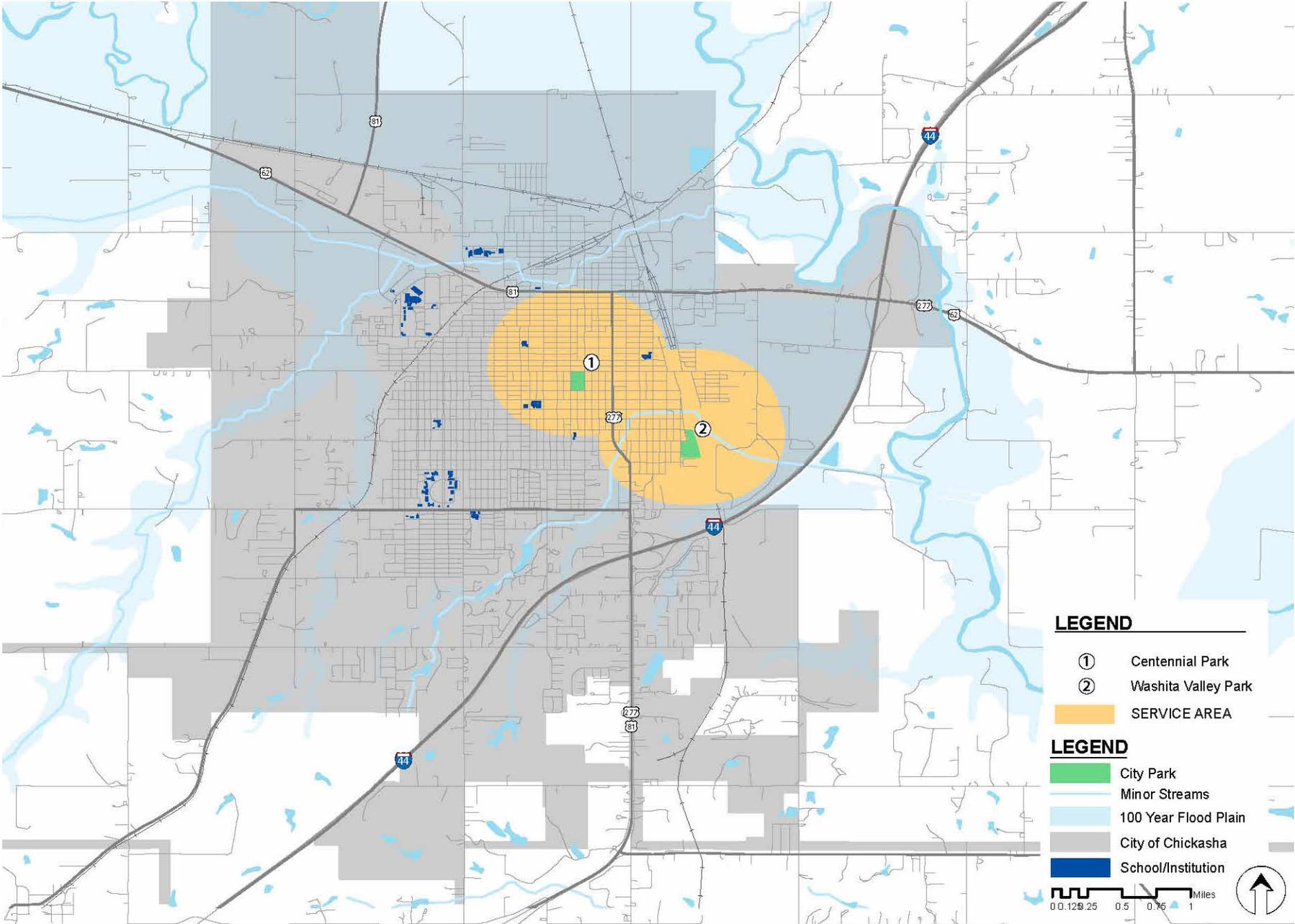
Neighborhood Parks

Centennial Park; Washita Valley Park

Neighborhood parks serve an area approximately one-half mile from the park site. These parks are typically within walking distance to most users; however, the parks have amenities that will draw from a further distance and need to provide areas for parking for users who choose to drive.



Neighborhood Parks - Service Areas



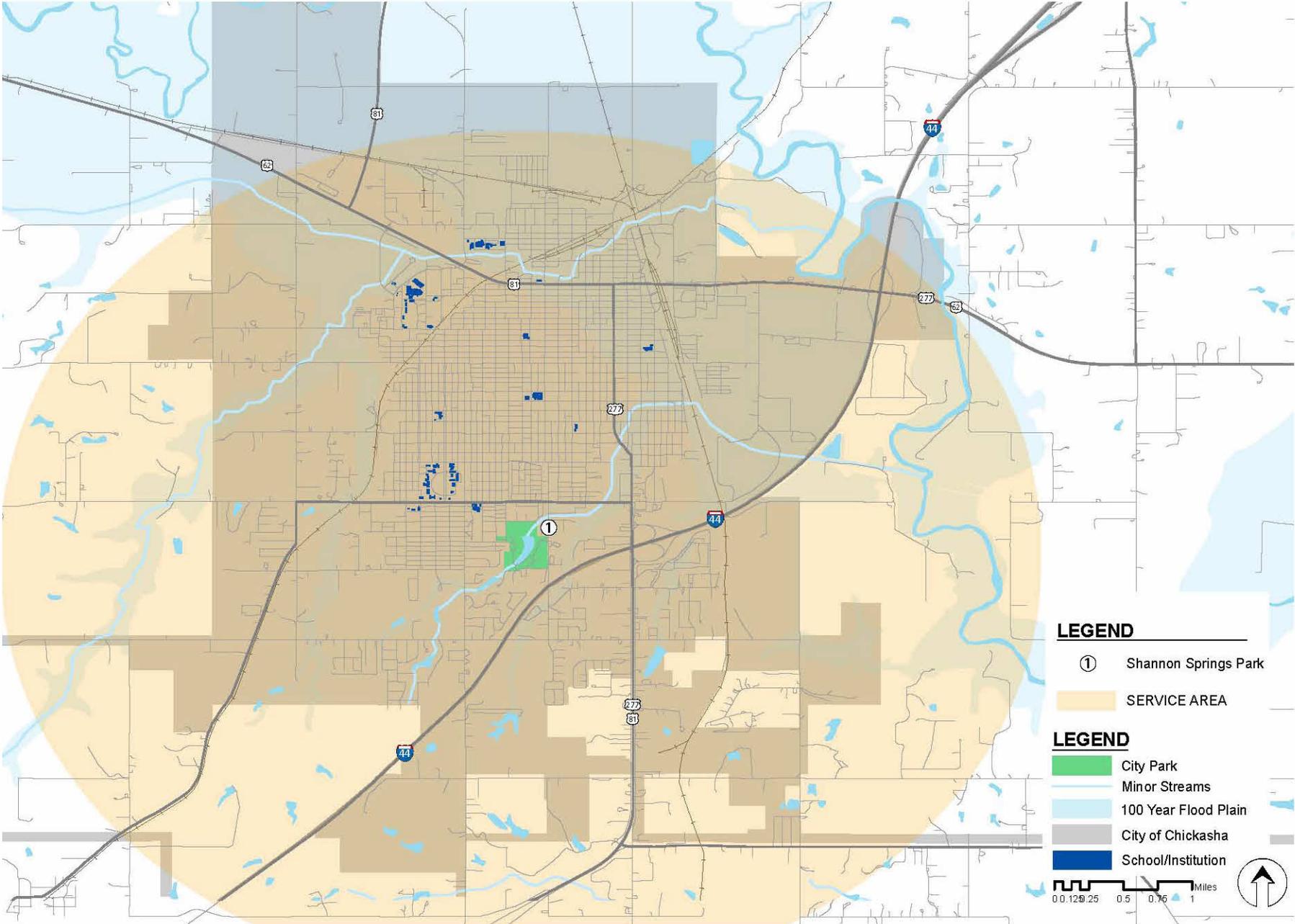
Community Parks

With a size of 25-plus acres, community parks typically serve the entire population of the city. Shannon Springs Park is the only city park in Chickasha. The park has provided outdoor recreation opportunities to Chickasha residents for generations

Shannon Springs Park is the host to the annual Festival of Light celebration. This celebration turns the park into a regional destination drawing people from hundreds of miles to view the lighting display.



Community Parks - Service Areas



Public Parks Needs- Service Area

By overlaying the service areas of the above mentioned public parks, areas of the city that are underserved can be identified. Areas that are not adequately served by City parks are outside the circles and are easily seen on the map. The majority of the public park service areas cover the central area of the city. While Shannon Springs Park's service area covers most of the remaining area, due to its popularity the park does not come without challenges. As the only park of its size and function, Shannon Springs Park, is required to fulfill a large majority of the city's park and recreation needs. The high frequency of daily use as well as multiple annual events requires a high frequency of maintenance that the City is not currently able to provide.

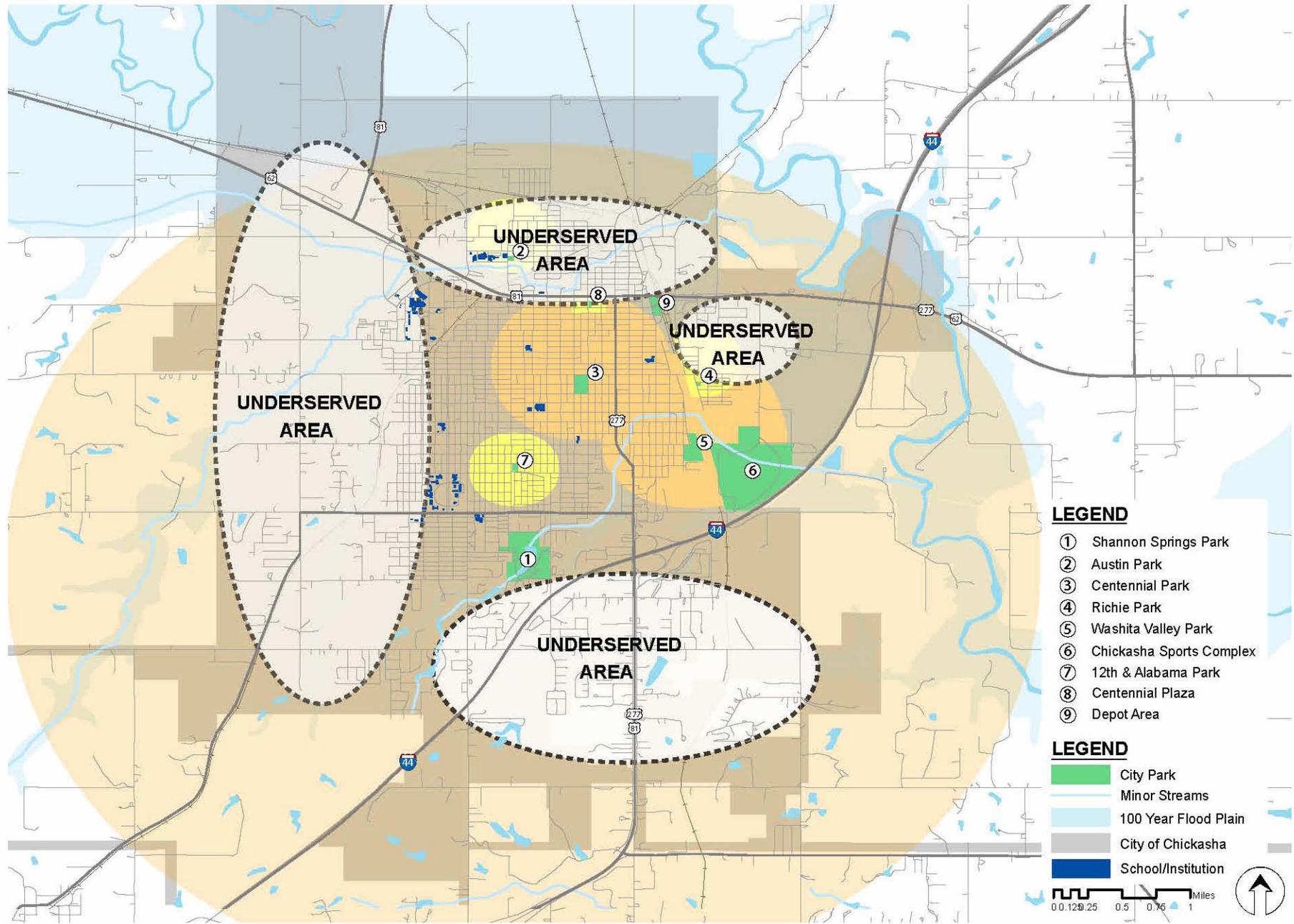
The service area of the Chickasha Sports Complex is not shown on this map because it is a special use park and not directly accessible to the public for recreational or leisure opportunities.

Recommendation

Areas within the under-served locations shown on this map should be evaluated for land acquisition for additional park land.

- The area south of I-44 contains several large tracts of land that could serve as an additional large city park and relieve some of the pressures of Shannon Springs Park. This area does not contain a large population, so the park should contain destination opportunities.
- Areas adjacent to Line Creek north of Choctaw Ave have the ability to serve as parkland with a natural amenity. Many parcels are vacant and should be explored for acquisition by the city.
- Land on the western edge of town will most likely be where new residential developments will occur. When large tracts of land are planned for residential use, park space should be included.
- Several vacant or city-owned land is available north of the Sports Complex. With its high visibility from the Turnpike, this area would work well for another regional recreation offering.

Public Parks - Service Areas

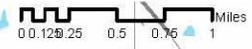


LEGEND

- ① Shannon Springs Park
- ② Austin Park
- ③ Centennial Park
- ④ Richie Park
- ⑤ Washita Valley Park
- ⑥ Chickasha Sports Complex
- ⑦ 12th & Alabama Park
- ⑧ Centennial Plaza
- ⑨ Depot Area

LEGEND

- City Park
- Minor Streams
- 100 Year Flood Plain
- City of Chickasha
- School/Institution



Special-Use Parks - Service Area

Chickasha Sports Complex

The Chickasha Sports Complex is a 130-acre tournament sports venue that hosts a wide variety of adult and youth competition sports year round. Teams from all over Oklahoma, Kansas, Texas, Arkansas, and Missouri travel to Chickasha for tournaments. The city and local economy benefit when these teams stay in local hotels, visit restaurants, and shop in Chickasha while they are in town. The Sports Complex is not readily accessible by the public except during organized events. For its semi-public nature it is not included in the public parks service area analysis.

Depot Area

The Restored Rock Island Depot building serves as the headquarters for the Chickasha Antique Car Club which maintains a transportation museum to preserve the history of antique automobiles, early transportation, and the city of Chickasha and its surrounding area. To encourage people to visit Chickasha, the Club has promoted car shows, parades, and swap meets.

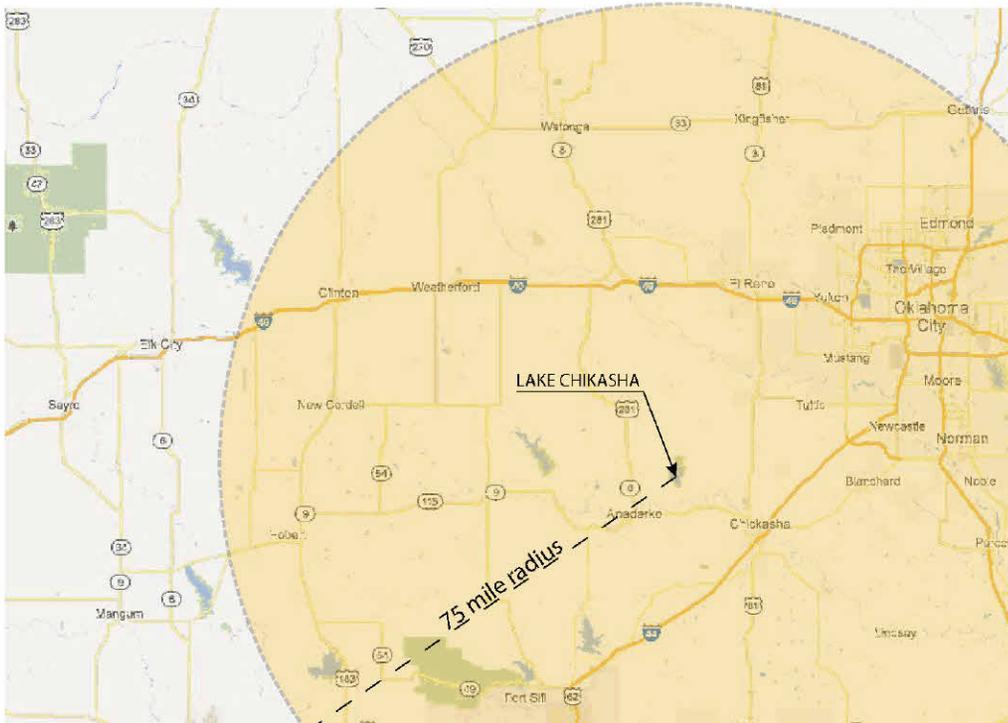
The buildings and surrounding open-spaces are also used by a number of other events including the Rock Island Arts Festival, public meetings, outdoor concerts and many other planned events. Due to its unique nature and vast offering of different events, the Depot Area is considered a Special Use Park and serves an area much greater than the city of Chickasha. Many of the events held here draw people from many surrounding communities. Locally the Depot area is a great resource for recreation in the Downtown area.



Regional Parks - Service Area

Chickasha Lake and the surrounding land is owned and operated by the City. The reservoir was created in 1963 as a back-up water supply and a recreational asset. Today the City manages over 4,000 acres of land and 2,500 acres of water surface. The eastern shore is more developed into different lease areas, some with permanent cabin-style houses, areas for recreational vehicles, as well as day and overnight camp sites. The western shore is undeveloped and currently used by some equestrian groups who use the old access road as a trail. The area contains several acres of forested shoreline, providing an exceptional natural amenity.

The service area for the lake is approximately 75 miles or a one-hour drive. While some people may travel farther, this distance is typical for most regional parks as stated in the NRPA guidelines.



Additional Open-Spaces

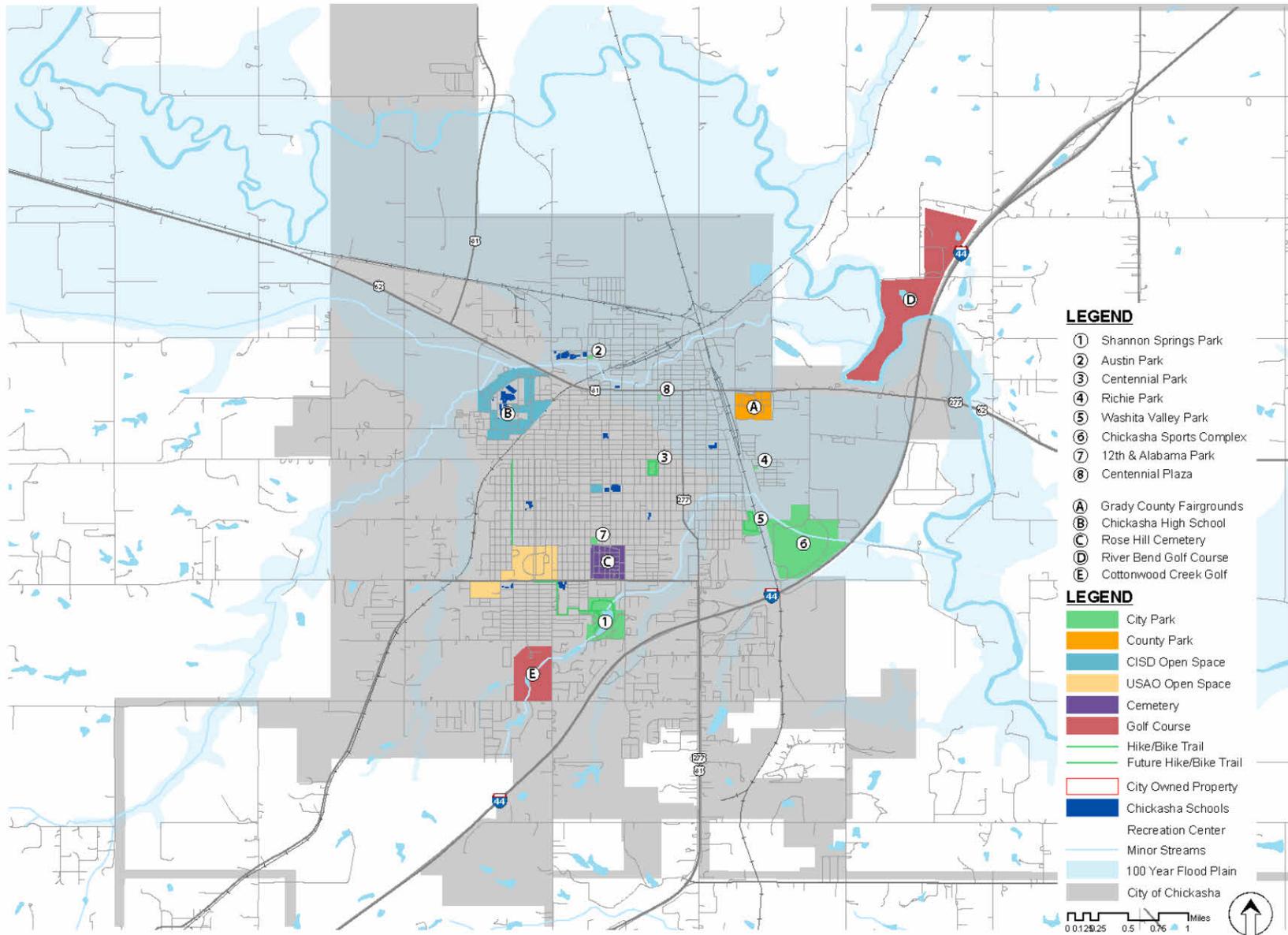
In addition to city-owned park land, the Master Plan also takes into consideration all recreation opportunities within the City. These opportunities are an asset to the community and can supplement offerings the parks and recreation department are unable to offer. Areas, such as private golf courses and cemeteries, are assets to the community in terms of open-space, even if they are not accessed by everyone. They provide wildlife habitat, trees, open-space, and some preserve natural drainage patterns. Many times these areas can also provide access on off-peak times for walkers, joggers, and cyclists.

Service areas vary for these public/private open-spaces. While some of the service areas overlap with existing public parks, these areas cannot fully take the place of on-system park land.

These areas include:

- Grady County Fairgrounds
- Golf Courses
- Rose Hill Cemetery
- Independent School District land
- Large undeveloped open-spaces
- Drainage corridors
- University Campus

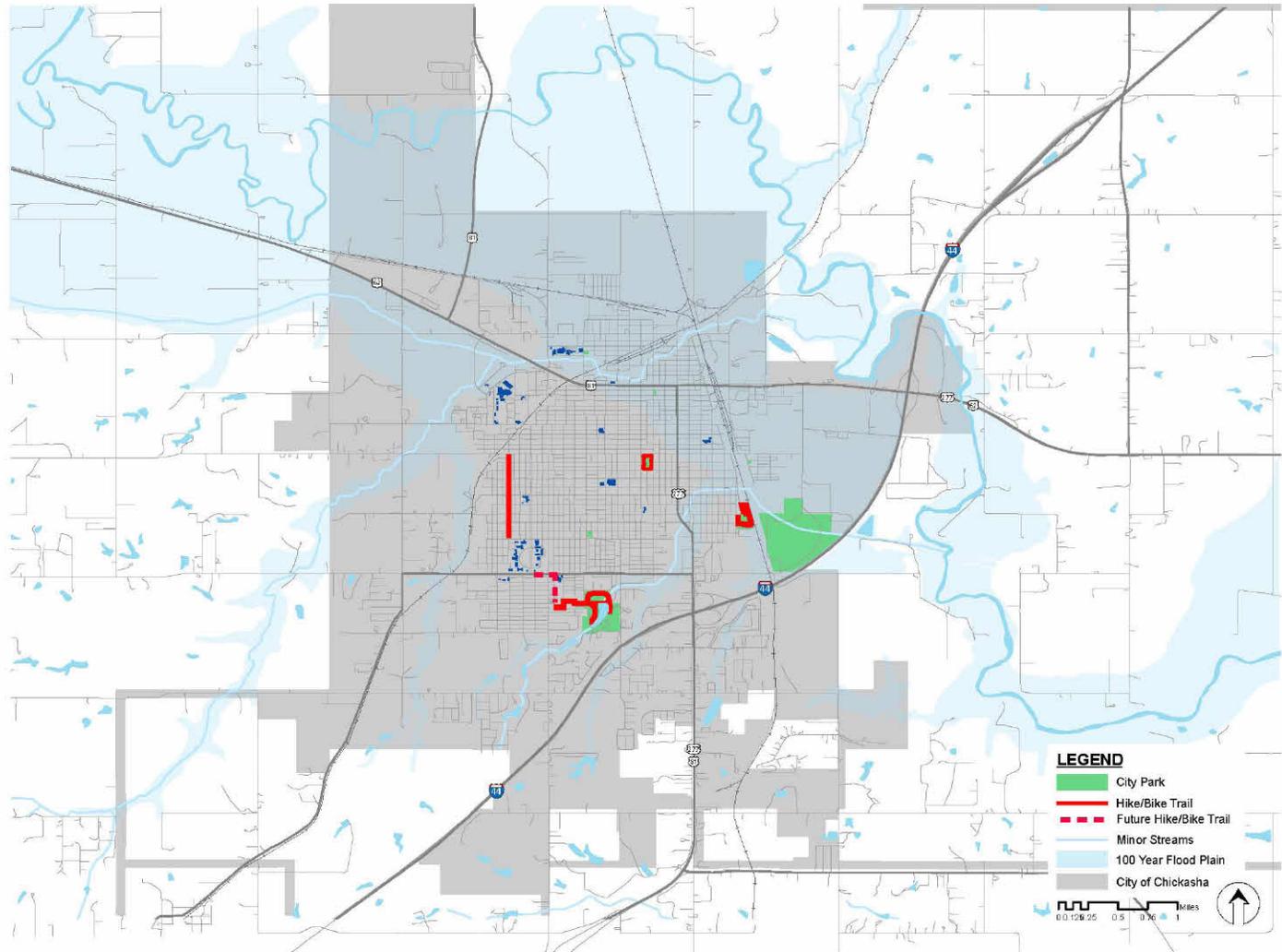
Additional Open-Spaces



Trails

Trails have become the top demand across the nation as cities are updating their park system and adding infrastructure. Relatively inexpensive to build, the biggest challenge is acquiring access or property to make a reasonable connective system. Trails provide a community with many recreational opportunities. There is an expressed need by the citizens of Chickasha for the development of additional trails throughout the city.

Existing Trails



4 Park System Standards

Chickasha Park Standards

Park types, facilities standards, and location criteria help the City with park planning, acquisition, development, and upkeep. The identification of local standards establishes a “baseline” for parks development and strengthens communication between the various entities that are concerned with the future of the parks system.

Acreage

The NRPA developed standards that were intended as guidelines for use at the local level. A national standard of “x” number of acres of parkland per 1,000 persons, is difficult to apply to every city without some customizing of the guidelines. Each community is unique in its blend of natural, social and economic characteristics. National guidelines cannot be used as the only tool to determine needs in Chickasha; however, they are a starting point and can be used with local knowledge to ultimately determine what is best for the city.

The tables below and on the following page summarize the general acreage guidelines and standards applied to the existing parks in Chickasha. Even as a leader in the region for parks and recreation service, currently the Chickasha Parks System is below the suggested minimum level of service a park system should provide. When comparing to gradual projected population increases one can see the need to expand the parks system to bring it up to an acceptable level of service to meet the needs of future populations.

Existing Park System Level of Service (LOS)

Park Type	Park Acres - 2013	NRPA Guidelines for Acres per 1000 residents	Existing Level of Service Acres per 1000 residents*	Gap in Acres
Mini-Parks	2.0	.25-0.5 Acres/1000	.095 Acres/1000	8 Acres
Neighborhood Park	14.5	1.0-2.0 Acres/1000	.69 Acres/1000	28 Acres
Community Park	50.4	5.0-10.0 Acres/1000	2.4 Acres/1000	159 Acres
Special-Use Park	130.5	Variable	Variable	n/a
Regional Park	4000+	Variable	Variable	n/a

* 2010 census population of 16,036 + 5,000 to accommodate the greater Chickasha area the Parks and Recreation Department serves.



Existing Park System Level of Service (LOS) - 2015 (Projected Population 21,741)

Park Type	Level of Service Acres per 1000 residents - 2015	Gap in Acres
Mini-Parks	.09 Acres/1000	9 Acres
Neighborhood Park	.66 Acres/1000	29 Acres
City Park	2.31 Acres/1000	167 Acres
Special-Use Park	Variable	n/a
Regional Park	Variable	n/a

Existing Park System Level of Service (LOS) - 2020 (Projected Population 22,477)

Park Type	Level of Service Acres per 1000 residents - 2020	Gap in Acres
Mini-Parks	.08 Acres/1000	9 Acres
Neighborhood Park	.64 Acres/1000	31 Acres
City Park	2.24 Acres/1000	174 Acres
Special-Use Park	Variable	n/a
Regional Park	Variable	n/a

Existing Park System Level of Service (LOS) - 2025 ((Projected Population 23,246)

Park Type	Level of Service Acres per 1000 residents - 2025	Gap in Acres
Mini-Parks	.08 Acres/1000	10 Acres
Neighborhood Park	.62 Acres/1000	32 Acres
City Park	2.16 Acres/1000	182Acres
Special-Use Park	Variable	n/a
Regional Park	Variable	n/a

By projecting the existing park system out to the year 2025, one can see that without expansion, the system will fall well below the national standard. Over the next 10 years the Park System needs to expand by at least 200 acres to bring the level of service to at least meet the minimum recommended standard of today's population

Major Recreation Facility Standards

In order to analyze Chickasha’s park-system facilities, current offerings are compared to NRPA Standards based on population basis. This analysis allows a detailed review of current facilities available versus recommended facility developments based upon population numbers and the NRPA suggested guidelines. Facilities’ comparison allows the City to determine where more recreation facilities are needed throughout the community. The following table provides a detailed facility review based upon the 2010 population and projected years of 2020, 2025 population in the greater Chickasha area compared to NRPA recommendations.

During the 1990’s the trend to quantify community park needs based on national standards changed. The NRPA no longer recommends that communities try to formulate their own needs assessments based on a set of per population rules alone. For example, a community in Florida may need more tennis courts than a community in North Dakota; likewise, the North Dakota community may have a greater need for outdoor ice rinks than the Florida community. For this reason, NRPA now recommends that individual communities develop their own standards based on input at open public meetings and through discussions with recreation programmers. Standards are presented here that respond to the feedback gathered during this planning study.

Facility Type	Existing	Target NRPA Standard (1)	Target Chickasha Standard (2)	2025 23,246 pop.
Competitive Facilities				
Baseball	6 fields	1 / 5,000 pop.	1 / 4,000 pop.	6 Fields (no deficit)
Softball	10 fields	1 / 5,000 pop.	1 / 5,000 pop.	5 Fields (no deficit)
Multi-Purpose Fields	11 fields	1 / 10,000 pop.	1 / 3,000 pop.	8 fields (no deficit)
Football / Soccer	4 fields +1 school	1 / 20,000 pop.	1 / 10,000 pop.	2 Fields (no deficit)
Practice Facilities				
Baseball/Softball	4 city + 3 schools		1 / 4,000 pop.	6 Fields (deficit of 2 fields)
Soccer	7 city + 2 schools		1 / 3,000 pop.	8 Fields (deficit of 1 field)
Football	2 city + 4 schools		1 / 10,000	2 Fields (no deficit)

Facility Type	Existing	Target NRPA Standard (1)	Target Chickasha Standard (2)	2025 23,246 pop.
Other Recreation Facilities				
Basketball (Outdoor)	5 city (4 full, 1 half ct.)	1 / 5,000 pop.	1 / 3,000 pop.	8 Courts (deficit of 3 courts)
Sand Volleyball (Outdoor)	2 city	1 / 5,000 pop.	1 / 8,000 pop.	3 Courts (deficit of 1 courts)
Tennis Courts	6 at USAO (lit) + 4 at Middle School (3 lit)	1 / 2,000 pop.	1 / 3,000 pop.	8 Courts (no deficit)
Golf Courses	2 privately run		18 holes / 25,000	1 x 18 holes (no deficit)
Swimming Pools	1 city 6,380 sf 360,000 gallons	6% of pop. @ 30 sf per swimmer	1 / 20,000 pop.	1 Pools (no deficit)
Recreation Center	1 city	1 / 20,000 pop.	1 / 25,000 pop.	1 Centers (no deficit)
Paved Trails	2.0 miles	1 mile / 10,000 pop.	1 mile / 4,000 pop.	10-12 miles (deficit of 8-10 miles)
Playgrounds	7 city + 4 School	1 / 1,000 pop.	1 / 1,000 pop.	23 Playgrounds (deficit of 13 playgrounds)
Large Pavilions/ Picnic Shelter	6 city	1 / 2,000 pop.	1 / 2,000 pop.	12 Pavilions (deficit of 6 pavilions)

Benchmarking Survey

To gain some insights from what other communities are doing in their park system, three communities were identified to participate in a benchmarking survey. These communities were selected because their geographic location is near a much larger community, such as Oklahoma City; the size of the community is reasonably close; and the services they provide cover a full range of parks, trails, and recreation facilities. Selected for this study were the cities of Mustang, OK; Claremore, OK; and Denison, TX.

Observations

- Per capita expenditure for operating budgets ranges from \$46.71 at Claremore, OK, to \$77.56 at Mustang, OK. According to data from the Trust for Public Lands, the average per capita expenditure in America is \$64.00. Chickasha is \$68.34.
- Each city provides a Community Center with varying sizes and amenities; however this service is indicative of the trend for modern centers in America ranging from 45,000 sf - 70,000 sf.
- Most of the surveyed cities provided indoor swimming for fitness and open-swim time. Programs are also held year round, such as water aerobics and swim lessons.
- While each of the communities does not have a substantial connected multi-use trail system, each park system understands the need to provide trails and is working on efforts to implement functional trail segments one at a time.
- Almost all of the communities provide ample recreation opportunities in the form of many different classes, sports, educational programs, crafts, etc. These opportunities are mainly due to the ability to facilitate these programs with a large indoor facility.

	Chickasha, OK	Mustang, OK	Claremore, OK	Denison, TX
Population	16,036	17,395	18,581	24,127
Size of City in Square Miles	18.1	12.0	12.3	22.6
Park Budget	\$838,200	\$1,349,252	\$868,063	\$1,594,716
Per Capita expenditure for operating budget	\$68.34	\$77.56	\$46.71	\$66.09
Number of Parks	8 Parks, 1 Sports Complex, 1 Regional Park	15	11	13
Number of Full-Time Park Staff	7	5	12	20
Number of Seasonal Park Staff	31	-	10	10-15
Number of Developed Park Acres	386	237.75	523.8	322
Number of Small Neighborhood/Mini Parks	6	1	6	4
Number of Large Community Parks	1	14	5	9
Miles of Trails	2.0	3.6	2.0	4.0
Number of Large/Shaded Playgrounds	0	5	2	1
Size of Community/Recreation Center	35,000 sf (YMCA)	50,000 sf	80,000 sf	60' x 60' rental facility
Number of Indoor Pools	1 - At USAO; Public has limited access		1 - Junior Olympic Size at Recreation Center	1
Indoor Lap Lanes for Exercise			8	
Number of Outdoor Pools	1	1		0
Number of Indoor Spraygrounds	0		Slide at Rec Center	
Number of Outdoor Spraygrounds	2	1		
Off Leash Dog Park	0	0	0	0
Disc Golf Course	1	0		1
Number of Annual Recreation Program Registrations	10 Teams -Coed Adult Softball 16 Teams - Girls Fastpitch 8 teams Adult Flag football		Swim Team, Baseball, Adult and Girls Softball, Cheerleading, Wrestling, Soccer, Youth Football	Track, Volleyball, Basketball, Fitness Classes, Swim Team
Direct Provider of Programs	Yes	Yes	Yes	Yes
Facilitator of Programs	Yes	Yes	Yes	Yes
Current System Wide Parks Master Plan	No		Yes	Yes

Maintenance Standards

Park usage and maintenance are directly related to each other. An increase in park usage demands greater maintenance work, while well-maintained parks attract more users. Given this interdependence between usage and maintenance, a maintenance and management plan is required to ensure that an increase in park usage is supported by an increase in the quality and quantity of park maintenance.

During the park inventory, each location was evaluated, and current maintenance practices observed. Overall the level of maintenance currently being applied to the Chickasha Park System can be described as fair. Some common best practices in landscape maintenance should be developed and followed. Using the correct equipment for the right job is normally the key to a well-maintained parks system.

All parks and open-space in the system deserve the same level and attention to detail when it comes to routine maintenance. Understanding use levels and problem areas is key to focus resources accordingly when scheduling maintenance programs.

Several resources are available to teach staff common maintenance practices. Examples of checklists and maintenance plans are located in the appendix of this report. Regular training, safety practices, and the occasional maintenance rodeo competition can increase staff proficiency and morale.

The Chickasha Parks and Recreation system features a broad array of facilities accommodating diverse activities. This broad array of features and activities require a number of different approaches to parks maintenance, a systematic approach can be identified. A systematic approach allows the Division to categorize maintenance activities based on certain facility characteristics and facility types. Based on these, a general list of maintenance tasks can be defined for each maintenance level. Maintenance levels do not necessarily imply quality. They are developed in response to meeting maintenance service objectives and the level of effort required. The primary basis for



establishing maintenance levels is the frequency at which maintenance is required. These frequencies are based on peak seasonal use from April through October, inclusive.

The Commission for Accreditation of Park and Recreation Agencies (CARPA) provides extensive maintenance and operations management best practices in its resources. The organization quantifies maintenance level in modes.

Maintenance Levels

Below is a brief description of maintenance levels that should be applied to the parks system.

Level One: Daily or Semi-Weekly

Facility Characteristics

- heavy use
- intensive development for active recreational uses
- located in proximity to large number of users
- easily accessible to large number of users

Example Facility Types

- streetscapes
- developed areas in parks of all classifications
- any turf
- playgrounds
- heavily used parks such as Shannon Springs

Tasks

- mowing
- irrigation system testing and checking
- emptying trash receptacles
- removing litter
- sweeping walks and courts
- cleaning restrooms, picnic tables, and BBQ grills
- raking sand in playgrounds
- maintaining ball fields

Based on the current level of the Department’s Operating Budget and the park system assessment provided by the consultant, Mode 3 is the maintenance mode that is currently being provided.

Recommended Maintenance Level	Park
1	Shannon Springs
2	Austin Park
1	Centennial Plaza
3	Richie Park
1	Washita Valley Park
2	12th & Alabama
1	Centennial Park
3	Chickasha Lake
1	Chickasha Sports Complex

It is recommended that by implementing a set of park maintenance guidelines, policies, and procedures, The Chickasha Parks system can elevate its level of maintenance to relate to the chart above.

- safety checks - play equipment, fences, bleachers, etc.
- maintaining special facilities - pools, gyms, etc.
- bullet new plant/sod maintenance

Level Two: Weekly

Facility Characteristics

- heavy use at peak times (weekends and holidays), moderately heavy use at other times
- intensive development for active recreational uses
- located in proximity to large number of users
- easily accessible to large number of users

Example Facility Types

- irrigation systems
- recreation center exteriors
- ornamental plantings
- heavily used open-space areas
- picnic areas in natural settings

Tasks

- building maintenance
- litter removal
- pruning shrubs and vines
- weeding planters and ornamental plant beds
- check/repair area lighting
- warrantee issues
- plant establishment

Level Three: Semi-Monthly

Facility Characteristics

- moderately heavy use at peak times (weekends and holidays), moderate use at other times
- mix of passive and active recreational uses
- located in moderate to lower density of development
- accessible to moderate number of users



Example Facility Types

- open-space areas with easy accessibility or relatively high use levels for passive activities
- ornamental plantings
- Urban Trial System

Tasks

- check Trail System in low use areas
- open-space liability issues - downed trees, erosion, vandalism
rough mowing
- check/repair area lighting
- check/repair site furnishings
- warrantee issues
- plant establishment



Level Four: Monthly

Facility Characteristics

- moderate use at peak times (weekends and holidays); low use at other times
- predominately passive recreational uses
- located in moderate to lower density of development
- accessible to moderate number of users; distance from users begins to limit accessibility

Example Facility Types

- sidewalks and bike paths
- open-spaces subject to moderate use
- undeveloped park sites

Tasks

- sidewalk sweeping
- rough mowing - seasonal for fire protection
- check/repair site furnishings

Level Five: Every 6 Weeks or As Needed

Facility Characteristics

- low use at all times
- predominately passive recreational uses, open-space
- located away from developed areas
- distance from developed areas limits accessibility

Example Facility Types

- turf areas
- medians
- open-space areas
- low use, undeveloped areas in partially developed parks

Tasks

- tree trimming
- turf management - aeration, fertilizing, top-dressing

Performance Standards

The following maintenance categories will help to define the tasks required to maintain the Chickasha Parks System:

- **General Maintenance** – work related to appearance of the park and sanitary conditions, including litter pickup and trash collection from receptacles;
- **Horticultural Care** - work related to care of shrubs, perennials, small trees, turf care, mowing, pruning, woodland management, and tree care;
- **Repair and Preservation** – work related to functioning and safety of park equipment and facilities, preventative maintenance, and repair, including that of park lighting, repair of walls and fence, benches, park structures, and graffiti removal; and
- **Water Body Management** – work related to maintaining park water bodies including monitoring, cleaning, edge repair, and removal of invasive species

In addition, strategies need to continue or need to be developed to increase maintenance capacity through a combination of the following:

- Improved management;
- Increased staff productivity;
- Increased staff strength;
- Reduction of non-productive time; and
- Possible use of contracted services.

The following are brief descriptions of the key performance standards that the park maintenance staff should focus on performing at a high level.

Turf Maintenance:

Without mowing, most turf grasses will grow to heights of 2' to 3' feet. Limiting turf to 2" to 2 ½" puts tremendous stresses on the plant and increases the level of necessary inputs, especially watering. Turf that is cut higher (3"-4") is better able to withstand the pressures of foot traffic, equipment traffic and drought. Proper mowing practices and equipment minimize this stress. Grass clippings are to be left on all turf areas. This practice will decrease fertilizer requirements, increase the health of the turf's root system, and eliminate the need for disposal or composting of grass clippings. All turf areas should be aerated at least twice each year.

The soil in the landscape is the most important natural resource in the park as it sustains all plant life, including trees, shrubs and especially turf grass. Soil tests need to be done in selected areas on an annual basis. Without the information from a soil test, all management decisions regarding the soil result in guesswork. Soil tests should be conducted in early spring (March). Soil pH for turf should be between 6.0-6.5. Base saturation for potassium (K) should be 2-4%; magnesium (Mg) should be approximately 14%; and calcium (Ca) should be 60-70%.

The equipment is an integral part of turf maintenance and must be maintained on a regular basis. It should be lubricated, with blades sharpened to ensure clean cut and reduce wear and tear on the engine.

Annually, the turf in park areas should be evaluated for restoration, aeration, overseeding, disease, and fertilizer treatment. Soil tests in selected areas are performed annually, and mineral soil amendments (limestone, potassium fertilizer, etc.) should be applied if necessary in accordance with soil testing results. Before lime applications are made, the soil should be aerated. Nitrogen application of 1lb. /1000 square feet should be made as necessary in the spring (late April). Phosphorous fertilizers should not be applied near water surfaces. Phosphorous-containing fertilizers contribute to eutrophication of water and the growth of aquatic weeds. Turf restoration (overseeding) is carried out with a slice-seeder, during the months of late August through September if necessary. When turf is restored, a snow fence is erected to protect the grass. The performance standard is set at less than 2% trash visible with a 0% trash tolerance goal.

Shrub Planting Area Maintenance:

Shrubs provide numerous functions and are a vital part of the park landscape. When properly selected and maintained, they serve as focal points, accents, help control circulation, and provide an aesthetic appearance, complimenting and enhancing the surrounding park landscape.

The annual maintenance program for new and established plants depends on the type of plant material and the skill levels of the personnel responsible for the work. No shearing of shrubs should occur within shrub planting areas. Hand pruning is always preferred in order to maintain the natural character of the plant species.

Trees/Woodland Maintenance:

Implementation of regular trees in grass and a woodland tree maintenance program that will preserve the health and structural integrity of park trees is included in this task. All trees will be inspected seasonally and treated according to the integrated pest management requirements. More than any other landscape element, trees provide the most prominent visual component in the landscape. Tree preservation and management involves the protection of the canopy, trunk and roots. Trees in public parks are

subject to intensive visitor use. Over time this use can have severe impacts with ongoing public use including the following impacts:

- Compaction and lack of soil fertility begins to change the soil both physically and chemically.
- Rainwater begins to runoff (causing soil erosion) rather than percolating down through the soil and to the plants' roots.
- Groundcover materials such as turf or understory are lost or damaged.
- Exotic invasive species begin to seed in the woodlands, and the character of the woodland begins to deteriorate.
- Native shrubs and native understory trees are lost to invasives and overuse of the areas.
- Older native trees cannot compete for nutrients and water and begin to decline; tops die back.

Structures:

All buildings and structures should be inspected and their condition recorded annually. New work necessary because of changes in use should meet the state building code. Alterations for accessibility should be carefully designed. Work required to stabilize the structures, prevent vandalism, and prevent insect or animal damage should be considered a high priority and implemented immediately.

All structures are assumed to be Level I; however the particular problem or situation may necessitate a specific response. Small, routine in-house repairs are done within 3-5 working days. Contracted repairs are assessed within 3-5 working days. Annual maintenance is done yearly. The Standards pertain to structures of all materials, construction types and sizes. Standards for Preservation:

- The existing condition of structures will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature of a structure, the new material will match the old in composition, design, color, and texture.

- Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to existing materials will not be used.

Furnishings:

Maintenance of park site-furnishings includes:

- Benches - repair, replacement, painting.
- Trash cans - emptying, repair, replacement.
- Bicycle racks – repair, replacement.
- Lighting - repair, replacement.
- Drinking fountains - cleaning, repair, seasonal turn on in spring and winterization in fall.
- Signage – repair, replacement.
- Graffiti removal – as required.
- Regular maintenance of the park’s site furnishings is an important task, which is often overlooked or only done on an emergency basis. Keeping park furnishings in good repair makes for a more inviting and usable park. The furnishings should be inspected weekly and routine repairs done within 3-5 working days.
- The Chickasha Park System should consider standardized furnishing, which will reinforce the signature character of the park while adding visual continuity of green space. In addition, maintenance is easier if there is one bench style. Repairs are more likely to be done with “available materials” or not done at all when too many options exist.

Trash Removal

The park system should be clean and free from trash and litter. Trash receptacles should not be overflowing, and litter should be kept to a minimum. Maintenance affects appearance of the park and sanitary conditions, including litter pick-up and collection of trash from receptacles.

Graffiti Removal

Graffiti should be removed within 24-48 hours unless involving a historic structure that requires historic preservation notice or authorization.

Facility Standards

Whether it is improving the existing parks in the system today or building new parks in the future, certain standards should be met for any new construction project in the Chickasha Parks and Recreation System.

ADA Compliance - Accessibility

These Accessibility guidelines serve as the basis for standards to be adopted by the Department of Justice for new construction and alterations of recreation facilities covered by the Americans with Disabilities Act (ADA). The guidelines include scoping and technical provisions for amusement rides, boating facilities, fishing piers and platforms, golf courses, miniature golf, sports facilities, and swimming pools and spas. The guidelines will ensure that newly constructed and altered recreation facilities meet the requirements of the ADA and are readily accessible to and usable by individuals with disabilities. All projects within the Chickasha Parks System should be brought up to State and federal ADA accessibility standards, and any new construction should be evaluated by an accessibility specialist before final completion of projects.

Shade Structures

To provide a common theme throughout the park system, the department should adopt a facility standard structure from a reputable vendor that provides ample shade and life expectancy of the structure. The structure should have metal posts that can be surrounded by stone if desired and have a strong metal roof at an appropriate height to allow for ventilation under the structure.



Park Amenities

By standardizing equipment installed in each park, maintenance can be simplified as each piece of equipment should be familiar to the crew. While unique features should be explored and allowed in each park, site furniture such as benches, picnic tables, bbq pits, and trash cans be be standardized.

Construction Specifications

The Parks department should develop it own set of construction specifications for normal items found in the park system, such as concrete sidewalks, irrigation systems, park roads, parking areas, site amenities and installation, etc. These specifications should be upheld to by any future designer or contractor working on a project in the city of Chickasha Park System. This process insures consistency in construction quality throughout the entire system.

Policy Trends

Cost Recovery and Revenue Generation

The Department should begin to track all its costs for programs, services, and maintenance so it is positioned to include those costs in a cost recovery policy at a percentage that will be determined at the appropriate time.

Many parks systems are supported by funding mechanisms managed by an endowment fund with proceeds dedicated to park development. Donations to the parks department can be deposited in this fund and be earmarked for only park and recreation use.

One of the benchmark parks departments evaluated in this plan, Denison TX, has had success adding a voluntary donation opportunity on the city water bill. The department is collecting approximately \$130,000 annually in donations. A detailed implementation plan was developed to allocate funds to specific projects throughout the system. This plan is a great way to have annual improvements funded while not using capital improvement dollars that can be used for larger expansion and park development projects.

The Parks Department should also explore the possibility of creating a parkland dedication ordinance in order to provide space or funds as new residential development locate in Chickasha. The Parkland Dedication Ordinance would require residential developers to contribute either land or money toward the local park system. Developers are giving an option to directly dedicate parkland on their sites or meet the requirement by paying a fee-in-lieu based on land values or a flat fee developed by the city.

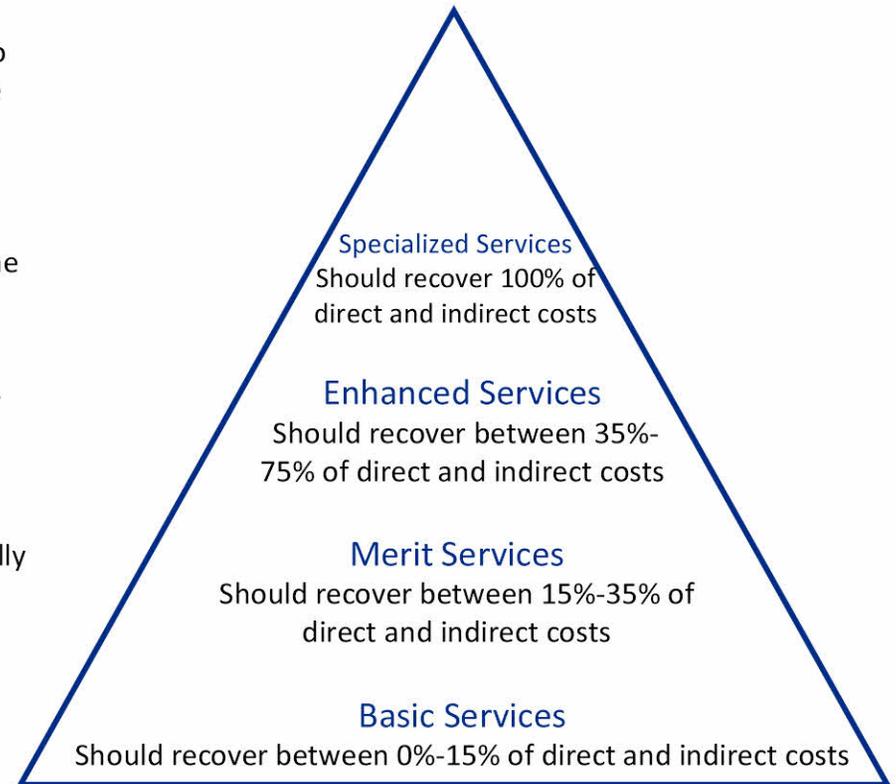
Different types of services provided by the parks department can expect different levels of cost recovery. When programming events and services to be provided by the city, these levels of service should be balanced to insure that a sustainable cost-recovery plan is implemented.

Specialized Services – Target smaller special interest groups or ability levels, most commonly at a competitive or specialized level. They benefit the individual more than the general community.

Enhanced Services - Target specific interest groups, abilities and/or ages. They benefit the individual more than the general community.

Merit Services – Serve a large proportion of the community and benefit the individual and the community as a whole. These services are not typically offered by other service providers due to the expected level of subsidy.

Basic Services – Basic services are the foundation of public parks and recreation and are central to the department’s mission.



Partnerships

Public / Private partnerships are agreements developed between the city and a private entity to provide services in the form of recreational or community enriching programs. Some opportunities for the city and the parks department to explore are the following:

- establish an attraction such as a historic museum or Petting Zoo/ Family Farm at Chickasha Lake or Shannon Springs Park
- develop new fee based recreational opportunities, such as a water park with a regional service area. These partnerships are usually operated by the private entity or developer on land donated or leased at a discount rate from the city.
- develop unique programs and special events, such as a formal night where young people could gather for a special event or a nutrition class for all age groups at a local restaurant.
- partnership with the YMCA to develop a multi-use community center to serve the entire city. This need has been expressed by the community.

Public / Public partnerships are agreements developed between the city and another jurisdictional or governmental entity to provides opportunities for the community.

- Opportunities with the Independent School District or University to develop new programs in school facilities and develop shared use agreements for practice space on open-spaces.

With limited funding and an increasing number of facilities and services being provided, it will be important to continue to seek out partnership opportunities to maximize resources. All partnership agreements should be developed with the following understanding:

- that partners' mission and vision are compatible;
- that partners' goals are the same;
- that the dollar contribution by each partner is detailed;
- that revenue projections are calculated and determined how they will be shared;
- that the method/approach to ongoing communication is specified; and
- that insurance requirements are met.



Friends of the Parks Groups

Many communities receive citizen support through the creation of friends groups that support the parks department in many ways. These groups are typically nonprofit advocacy organizations formed that support the activities and facilities of the Park and Recreation Department. The friends groups works separately but in partnership with the city. Often specific parks or projects will have their own smaller friends groups made up of members who are passionate about focusing their time on certain areas of the system rather than the entire park system.

These voluntary groups of local people dedicate some of their time, energy, and effort to caring for and improving their local area. Anyone can join a friends' group and is welcome to give as much or as little of his/her time. Groups often get involved in activities such as organizing local events in parks, litter picking, fund raising and helping shape the future development of parks and trails in Chickasha.

Park Foundation

In addition to public citizens support, private philanthropy has been important to assisting park systems across the United States and filling gaps where public funds cannot meet. Parks System Foundation will become the major trust vehicle for philanthropic gifts to the parks. Many different funds, such as a maintenance trust, a children's association, future trees foundation, and the friends of the parks annual fund, can be placed under the Park Foundation.

Park and Facility Naming Rights

Many jurisdictions seek corporate and community partnerships to sponsor community programs and facilities as part of their business plans for funding. Community and corporate support may range from fund-raising activities, such as selling pavers, corporate sponsorship of an event or sports team, and/or the purchase of naming rights for a public facility for a period of time. Sponsorships are most frequently used to fund various parks and recreation programs, but some jurisdictions are exploring naming rights as a potential revenue source.

State and Federal Grants

The Oklahoma Tourism and Recreation Department and many other organizations facilitate grant applications from municipalities for state and federal level improvement projects that meet specific criteria for funding assistance. Projects must have direct community impact and typically include trails, natural area preservation, outdoor educational opportunities, and many other projects that have direct community impact.

The **Recreational Trails Program**, administered by the Oklahoma Tourism and Recreation Department, awards funding to projects that seek to improve existing recreational trails, construct new ones, acquire land for trail use and to improve access to trails for individuals with disabilities. City and county governments, Oklahoma state agencies, as well as private nonprofit organizations, may apply for funding through this grant program.

The **Land and Water Conservation Fund**, administered through the Oklahoma parks system, awards funding to state and local governmental agencies, including public educational institutions, to “acquire, develop and improve outdoor recreation areas.” Supporting conservation, the program awards funding to projects that vary from nature centers to public swimming pools.

Known by the acronym the BIG program, the **Boating Infrastructure Grant** program, administered through the Oklahoma Tourism and Recreation Department, awards funding to state projects designed to create or improve recreational boating opportunities in Oklahoma. Eligible projects include construction of new tie-up facilities, as well as improvements to existing structures. Additional expenses that may be funded through the BIG program are the costs associated with planning, such as acquiring appraisals and estimates.

The **U.S. Department of the Interior**, through the **National Park Service**, makes available grant funding to state and local governments for the acquisition and development of new and existing parks and outdoor recreational areas. A wide variety of projects may meet eligibility

requirements. Past funding to acquire recreational lands through the program included the acquisition and designation of the Chickasaw National Recreational Area in south central Oklahoma in 1976. In 2011, grants were awarded to preserved existing historic landmarks within the Chickasaw recreational area.

Park System Accreditation

The Commission for Accreditation of Park and Recreation Agencies (CAPRA) recognizes park and recreation agencies for excellence in operation and service. Charged with providing high quality services and experiences, park and recreation agencies across the United States turn to CAPRA Accreditation as a credible and efficient means of achieving these goals, while providing assurance to the public that the agency meets national standards of best practice. CAPRA accredits departments and agencies that provide park and recreation programs and services.

5 Improvements and Recommendations

Improvements and Recommendations

The recommendations that will guide future decisions in regards to the improvement of the Parks and Recreation System are captured in this chapter. Each recommendation is based on citizen preferences as determined through the citizen survey, input from the public meeting, meetings with specific use groups and stakeholders, and city staff participation throughout the planning effort. The recommendations in this chapter were prioritized based on the following criteria:

- **Demand Based** - Need based on direct citizen input
- **Standard Based** - Need based on assessments and standards
- **Resource Based** - Opportunities based on existing conditions
- Industry trends / experience of consultants and city staff

With an early understanding of the desire to “take care of what we have” the planning team developed recommendations for each park property in the current Chickasha Park System. Overall recommendations for policy, potential future projects, park system expansion, and system improvements are also presented in this chapter.

Key areas of interest in compiling the recommendations include:

1. Improve current park conditions and standards
2. Implementation of connected trails system
3. Identify areas to preserve natural resources
4. Explore opportunities at Chickasha Lake
5. Engage in partnerships with other private and public entities to provide more recreational opportunities.

Current Park System

Many citizens, stakeholders and city staff expressed the need to take care of what they have prior to investing in new facilities. Therefore, the following recommendations address specific improvements identified for each park property the city parks department currently oversees.

Centennial Plaza

- Consider re-designing areas of plaza to reduce amount of paving
- Add additional seating areas
- Include drought tolerant and low maintenance landscaping
- Add bicycle parking
- Incorporate into Chickasha Ave streetscape project

Austin Park

- Evaluate adjacent properties for park expansion along Line Creek
- Repair and restore existing historic features - Walls and Picnic Tables
- Install basketball goal

Richie Park

- Evaluate adjacent properties for park expansion or relocation
- Install new playground
- Install shade structure/ small pavilion
- Assist in preserving and maintaining adjacent existing trees
- Evaluate connections to future trail system

Centennial/Kids Place Park

- Continue implementation of current park site plan
- Evaluate neighborhood security and work with police department on current vandalism problem

12th & Alabama

- Incorporate on street parallel parking
- Add shade pavilion
- Remove chain link fence and replace with rustic split rail fence with openings on all sides to encourage access into park.
- Evaluate and correct soil erosion on south end of park



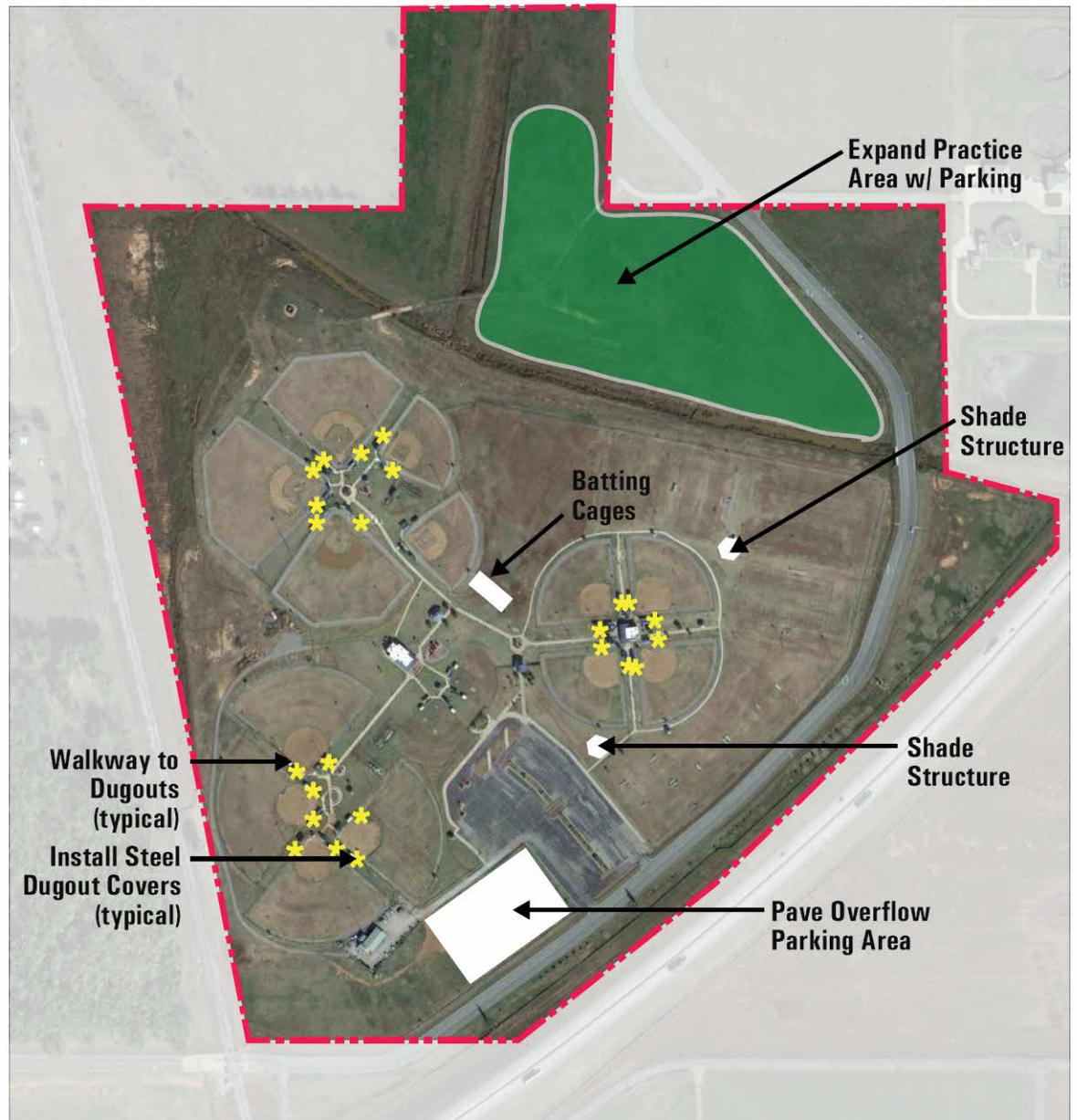
Shannon Springs Park

- Develop detailed park site plan that preserves historic park features and improves current issues with degrading infrastructure.
- Evaluate pond condition and create long range plan for restoration to include shoreline stabilization, water quality, and potential dredging.
- Establish turf management plan to restore high traffic areas
- Replace pool with outdoor aquatic facility with modern amenities and current standards.
- Restore spring house and area adjacent to improve its historic value.
- Evaluate smaller sites in surrounding neighborhoods to provide smaller parks in the area to relieve pressure of overuse.
- Work with State Wildlife Department to evaluate and reduce resident geese population.
- Install new shelters on East and West side of pond



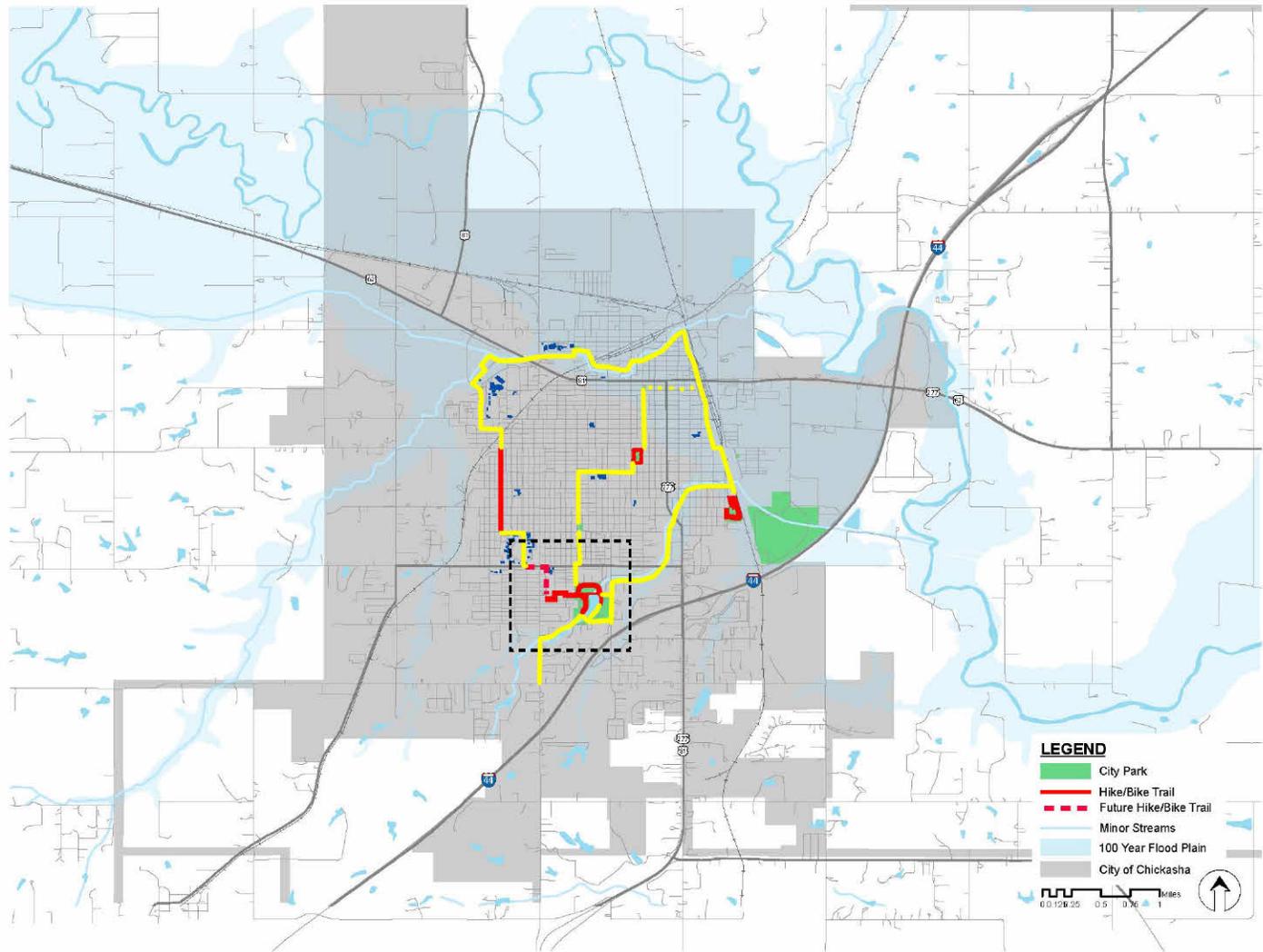
Chickasha Sports Complex

- Evaluate and explore potential of for-profit organizations to assist in the maintenance, development, and expansion of the sports complex.
- Install large shade structure for gathering space near soccer area.
- Add additional landscaping and trees.
- Add batting cages
- Expand practice area to include batting cage.
- Pave overflow parking area.
- Cover dugouts with steel roof structures.
- Evaluate revenue generation and possibly explore privatizing concession operation.



Potential Trail System Trails

Expanding on the existing trail assets in the city by connecting parks and areas of town will greatly enhance the quality of life in Chickasha. This expansion will provide fitness and leisure opportunities throughout the city. The following pages present a potential trail system that when implemented over time, will provide a complete network of connected parks and trails for all citizens to enjoy.



Area near Shannon Springs Park

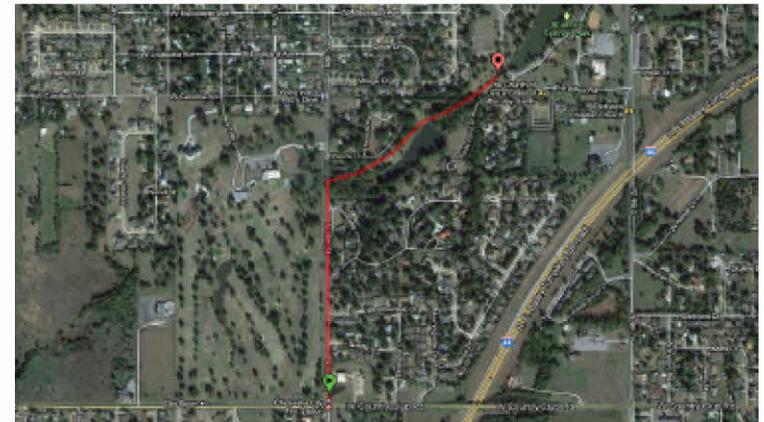


Trails Segments

By breaking the system into half or one-mile segments, the parks department can begin to prioritize projects and areas of town for trail development and begin to fit these projects into capital improvement budgets. Other sources as discussed earlier, such as the Oklahoma Tourism and Recreation Department, should be engaged in potential grant funded projects to assist in developing the trail system. The following are 6 trail segments recommendations to explore further to initiate the creation of the trail system. These alignments will need further study in regards to land acquisition, potential waterway, creek, or drainage area crossing, and private/public land available to build the trail. Some alignments may require on-street segments due to land availability limitations. During design and develop of each trail, a name should be giving to the trail to represent the neighborhood and areas the trail travels through.

Trail A

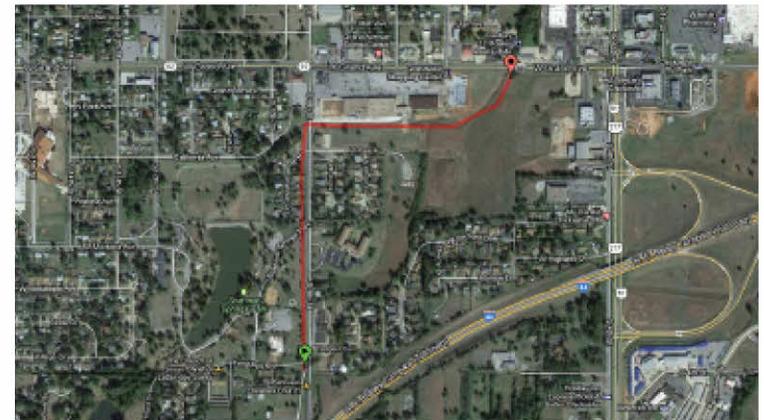
From fire station on Country Club Road north on 16th, east at Carolina ave, join to Shannon Springs park (.75 Mile)



Trail A

Trail B

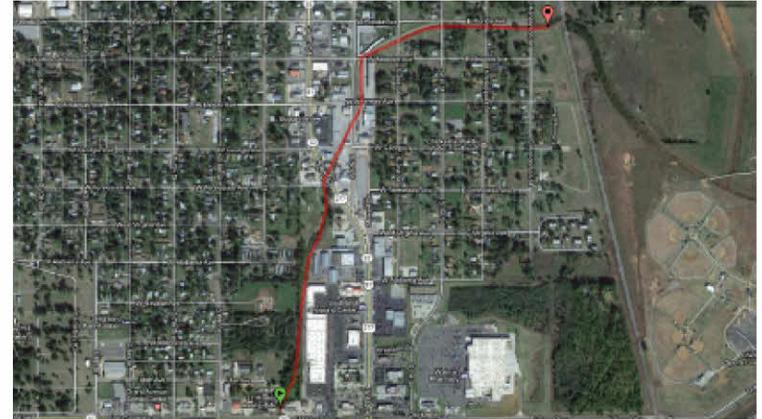
From Parkview Christian Church north on 9th along east edge of Shannon Springs Park, then east along drainage area turning north to Grand Ave (.75 Mile)



Trail B

Trail C

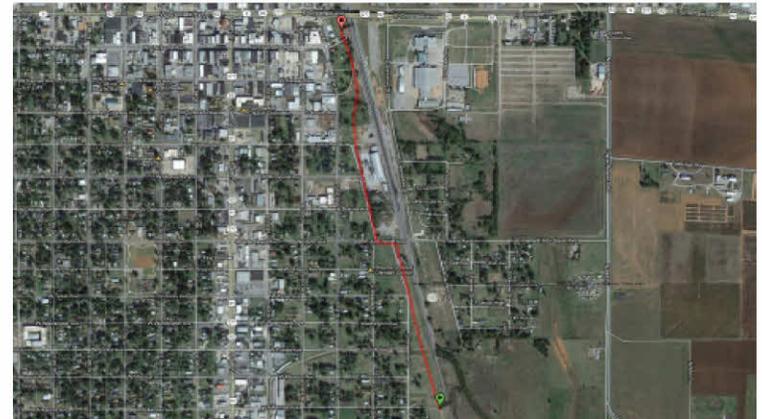
From Grand Ave following drainage area north to 4th street, cross near Tennessee then north following drainage channel to Florida Ave, east to open-space adjacent to rail ROW (1 Mile)



Trail C

Trail D

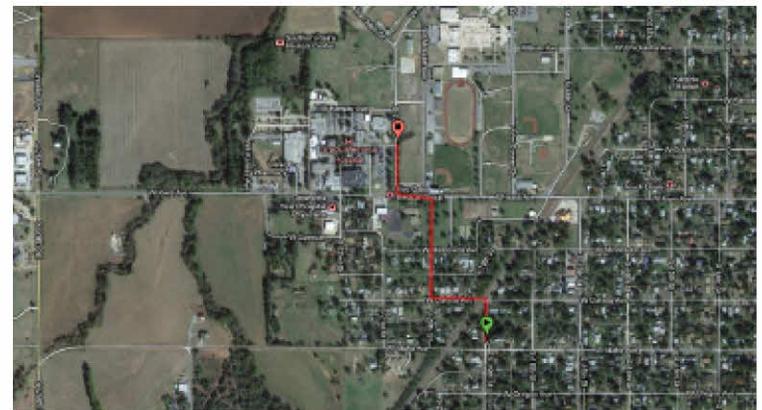
From Washita Park north to Idaho, west to Shepherd, north to open-space at depot area (1 Mile)



Trail C

Trail E

Extend 19th street trail to Dakota Ave, west to 20th, north to Iowa, west to 21st, north to Grady County Hospital complex (0.5 Mile)



Trail C

Trail F

From Grady County Hospital complex north along 21st, along Illinois, cross to wooded area between soccer fields; follow line creek under Hwy 81 to Austin Park (1 Mile)



Trail F

Trail G

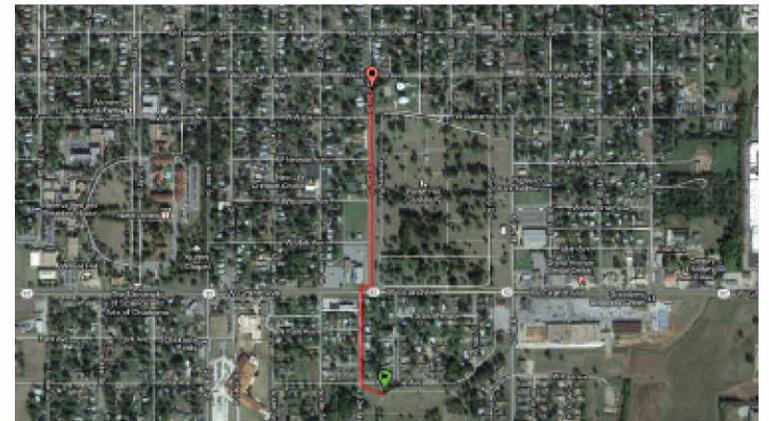
From Austin Park along north side of Line Creek east to Illinois crossing to south side of creek; follow creek to railroad and turn south to Depot Area (1.5 Miles)



Trail G

Trail H

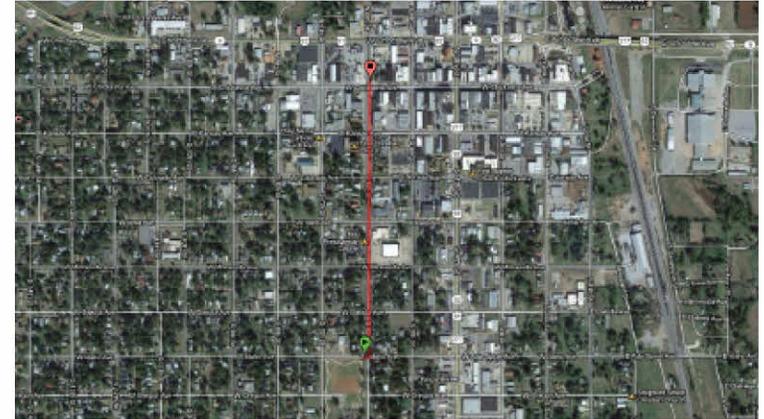
From Shannon Springs Park (California ave at 12th), north on 12th to Grand, cross Grand then north along 12th adjacent to Rose Hill Cemetery to 12th and Alabama Park (0.5 Mile)



Trail H

Trail I

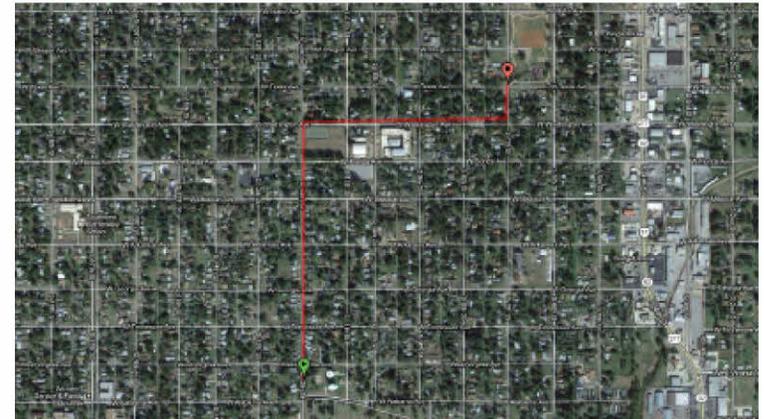
From Centennial Park north along 6th street to Centennial Plaza - Downtown Chickasha (.5 Mile)



Trail I

Trail J

On-street or enhanced sidewalk from 12th and West Virginia, north to Washington Ave then East to 7th, turning north to Centennial Park



Trail J

Recommendation:

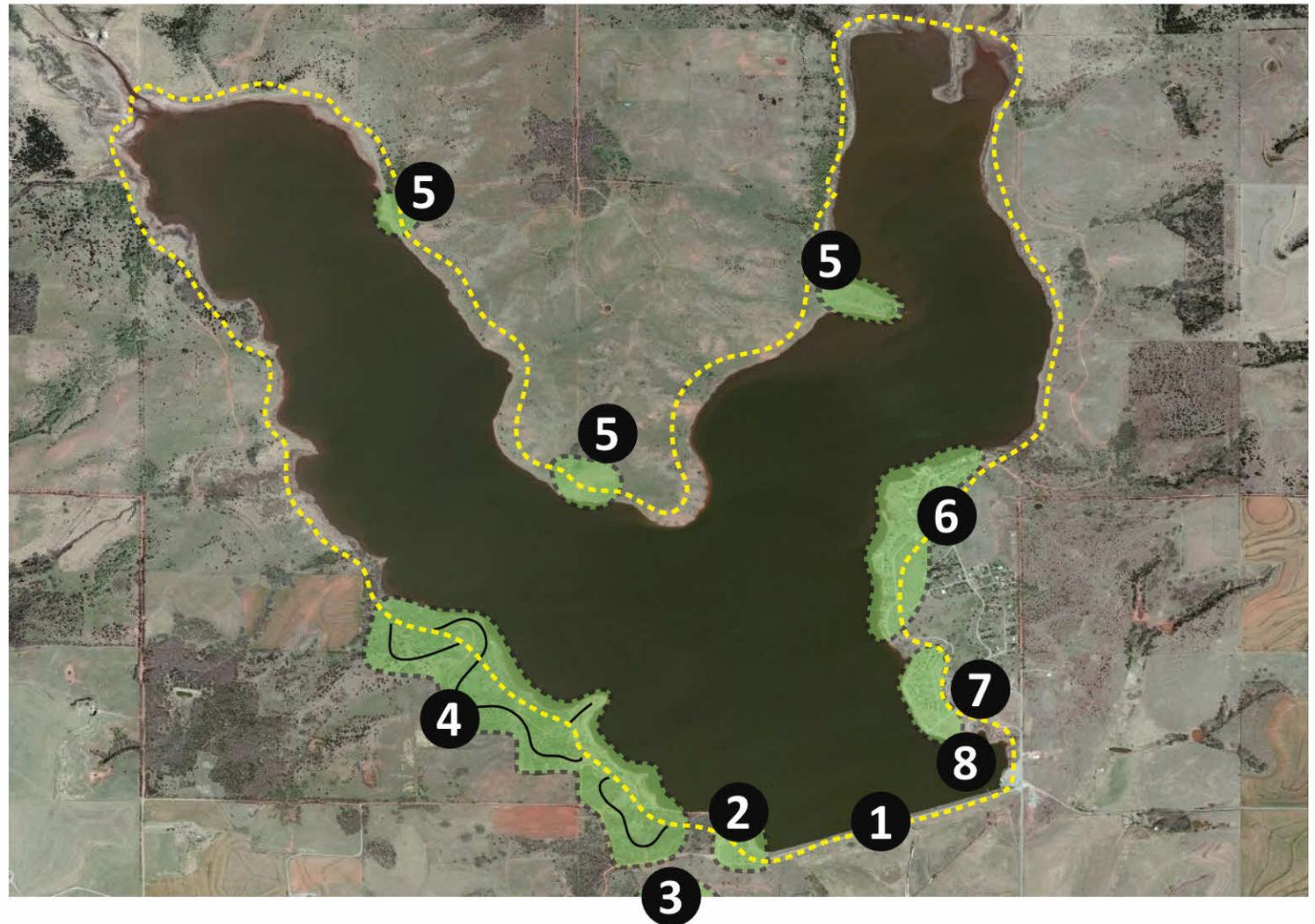
A detailed Trail System Master plan should be created for Chickasha. These conceptual alignments for a comprehensive trail system should be evaluated in detail to create a feasibility study for each segment. Alternative segments may be developed or proposed through this analysis. Detailed cost estimates for each alignment should be created to understand needs to develop the trail system. Implementing the entire system will take several years; however with good planning and design up-front, important segments can be implemented as funding or other opportunities arise to assist in development of the trail system.

Chickasha Lake

There are several opportunities for improving recreation at Chickasha Lake. In order to understand the full potential of Chickasha Lake, a thorough master plan study of the area, should be done (not in the scope of this report). Below is a concept plan for the types of facilities that may be explored in more detailed. Descriptions of these areas are presented on the following pages.

Chickasha Lake Concept Plan

1. Trail System around entire lake
2. Equestrian trail head park & Amphitheater
3. Off-road vehicle/ ATV/ mountain bike park
4. Preserved shoreline forest with additional trails
5. Overlooks and improved areas along trail
6. Organized and improved rental areas
7. Newly developed shoreline park
8. Improved water access



Chickasha Lake Improvement Areas

Chickasha Lake currently offers ample area for recreation and outdoor exploration. Some of the conditions of existing facilities could be improved to attract more families and others who may enjoy a day or two at the lake. The following suggestions for areas of improvement are brief and should be explored in much greater detail through a full master-plan study of the lake and the area surrounding it.

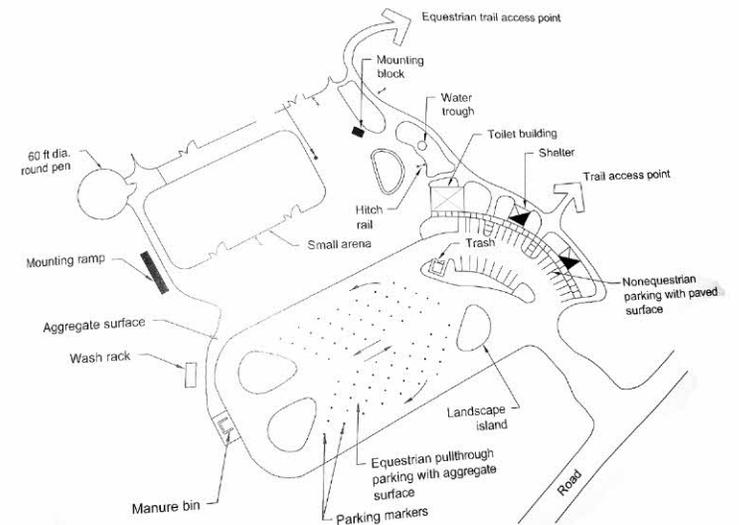
Trail System

A trail system around Chickasha Lake could take many forms. In areas of more intense development, such as the Cabins and eastern shore areas, a paved 10-12' trail connecting different areas and providing access to the shoreline should be implemented. Crossing the dam to the western shore the trail may take a much lower impact design and be in the form of a beaten path or wider cleared trail with crushed stone or stabilized earth as the path. This trail should be designed to accommodate multiple user types, such as hikers, mountain bikers, and horseback riders. No unauthorized motor vehicles should be allowed on the trail.

Equestrian Trail Head Park & Amphitheater

The area at the western edge of the dam is generally open and clear of trees before the shoreline forest begins. With access from the road on top of the dam, this would be a space to develop an equestrian trail head park with amenities, such as truck and trailer parking, water for horses and riders, shaded corral areas, ect. Specific amenities and detailed information on how to design equestrian facilities can be found in the *Equestrian Design Guidebook for Trails, Trailheads, and Campgrounds* published by the United States Department of Agriculture. This area may also serve as parking for other trail users and an ending point for motorized vehicles.

Existing topography in this area may lend itself to a natural amphitheater. Improvements may include a small stage and accessible paths to the seating areas; however, most of the site can remain natural in character. With Chickasha Lake as the backdrop of the stage, this area could become a site for local concerts or events.



Example Equestrian Trail Head - *Equestrian Design Guidebook for Trails, Trailheads, and Campgrounds*



Offroad Vehicle / ATV/ Mountain Bike Park

An area of unique existing topography creating a red dirt “bowl” provides an opportunity to develop a motorized and non motorized off road park. Exploring options of public/private partnerships to own and operate the park is a preferred option. By providing an area for organized use of these types of vehicles, some of the unregulated and undesired use that contributes to the destruction of the natural environment will decrease.



Preserved Shoreline Forest & Trails

Along the south western shore of Chickasha Lake is a large stand of native trees and forest habitat that should be preserved. This area has several benefits to the local population and can provide ample recreational opportunities. This area should be brought back to nature and only be traveled by hikers, cyclists horseback riders, and potential low impact campers. It is essential to discourage non-authorized vehicles to stay out of this area with enforcement and design techniques. Along with the main trail that should travel all the way around the lake, several single track off shoots and loop trails can be developed in the forested area.



Overlooks and Improved areas on North Shore

The north shore of Chickasha Lake provides some of the grandest vistas in all of central Oklahoma. This area should be accessible to the public but not too easy to get to. An iconic overlook feature may be developed on the north shore to create an identity that can be seen from all other areas of the lake while also providing a place of destination when traveling around the lake on the trail. Several areas along the trail should have rest stops and areas to take in the scenery.



Organized and Improved Rental Areas

Some areas of the rental and permanent properties at the lake can be reorganized to preserve views of the lake and create a better flow through the area. This will benefit circulation throughout the developed areas and allow for clarity of what areas are for specific uses.



Newly developed shoreline park

The area that is first seen when approaching the lake from the guard house currently houses lease structures. This area detracts from the vast views and possibly discourages some of the day use of the shoreline or the rest of the park. This area should be evaluated and re-developed into a shoreline park with amenities that will benefit everyone who uses the lake such as a large pavilion, swim beach, parking areas, a play ground, and many other opportunities. A new area for the rental structures should be located and specific guidelines for design and construction enforced.



Improved water access

One of the biggest reasons visitors are attracted to Chickasha Lake is the water. Improved boat ramps and dock construction guidelines should be include in all future projects at the lake. Docks should be built to accommodate a vast majority of watercraft including outboards, sailboats, kayaks, and canoes. Areas should also be designed to meet ADA accessibility for waterfront facilities.



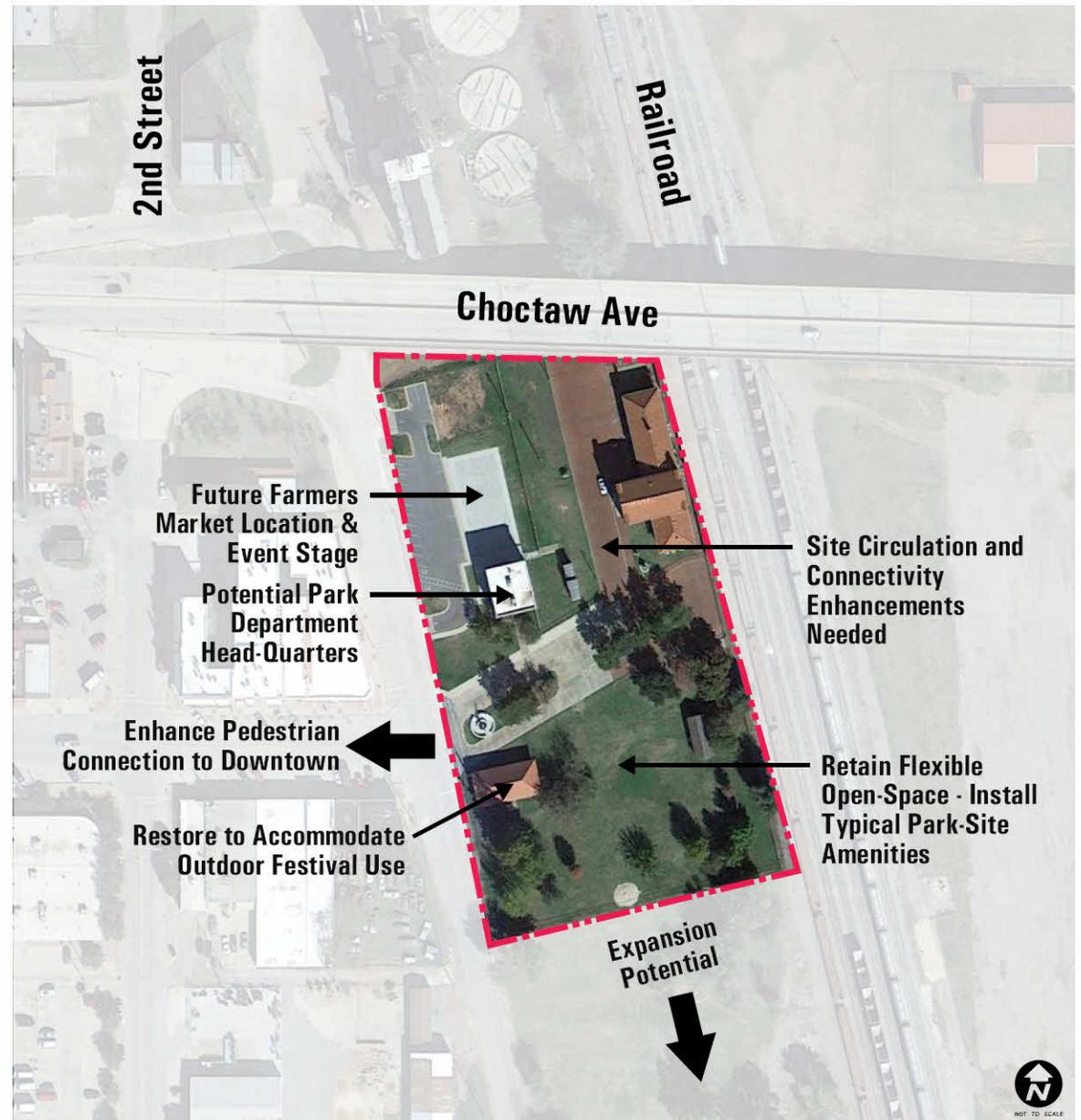
Programmed Events

In addition to facility developments, the Parks and Recreation Department can improve Chickasha Lake by offering a wide variety of programmed events. Recently endurance sport races such as triathlon, cross country runs, mud-runs, and mountain bike rides have become very popular. These events bring several thousand competitors to town to compete in the higher level events. Other events that could be hosted at Chickasha Lake include fishing tournaments, water skiing tournaments, sailboat regattas, festivals, music concerts, and firework displays.



Rock Island Depot

The open-spaces surrounding the historic Rock Island Depot buildings provide ample opportunity for a new downtown civic park space. Continued support for the programmed events within this area is strongly recommended to support activity in downtown. The relocation of Farmers Market will also assist in improving the use of this area. This park could take on many forms, and it should always relate back to the historic railroad heritage of Chickasha. Improvements may include site amenities such as shade pavilion, benches, and a walking path.



Other Park System Amenities

As discussed in the Inventory chapter other areas that are not considered parks provide recreational opportunities and natural amenity to the city. The following are recommendations for these areas.

19th Street Boulevard trail

A partnership should be developed between USAO and the City to further explore this connection and investigate opportunities along 17th St .as well.

City Entry Feature Signs and Landscaping

Update planting designs at entry signs to add seasonal interest. Evaluate irrigation systems if existing or install if needed.

Rose Hill Cemetery

An expansive amount of area between the curb and the fence along 12th street between Alabama Ave. and Grand Ave. This area could serve as a trail location to begin a connection between 12th and Alabama Park and Shannon Springs Park.

Some Right-of-Ways along city roads

Explore opportunities to privatize maintenance in these areas so Parks staff can focus on maintaining the existing park system at a high level.

Open-space and Skate Park at 20th and Iowa

The Skate Park in its current condition does not support the standard of quality the Chickasha Parks Department wishes to provide. The current use level is low and demand for this opportunity has not been heavily expressed. The Skate park should be removed and a new modern skate park planned for another location at a future date. A potential location for a new skate park is near the Chickasha Sports Complex and the adjacent land owned by the city or city owned land south of Chickasha High School.



Additional Open-spaces and Recreation Opportunities

Below are recommendations for additional recreational opportunities that are not under the direct management of the Parks Department.

Chickasha Area YMCA

Even though the Armory Building has charm and is a historic asset to the city and downtown, it was not originally designed to house a recreation program provider. The gymnasium does not have a HVAC system and is very hot in the summer months. Some programs the community desires and the organization would like to offer are not possible because of space restrictions.

It is recommended by the Master Plan for the City of Chickasha and the YMCA to begin exploring options to partner in developing a new community center. The community center should be built to modern day specifications of a recreational program provider. Industry trends are for cities of similar size to build a facility between 45,000 -70,000 sf. The facility should include, indoor/outdoor swimming, health and fitness programs and equipment, senior population offerings, after-school care, basketball, fitness class space, and multi-purpose community rooms.

USAO

The city and YMCA should explore partnership opportunities with USAO to expand the aquatic fitness offerings until they can be provided within the parks or YMCA system.

Chickasha Public Schools

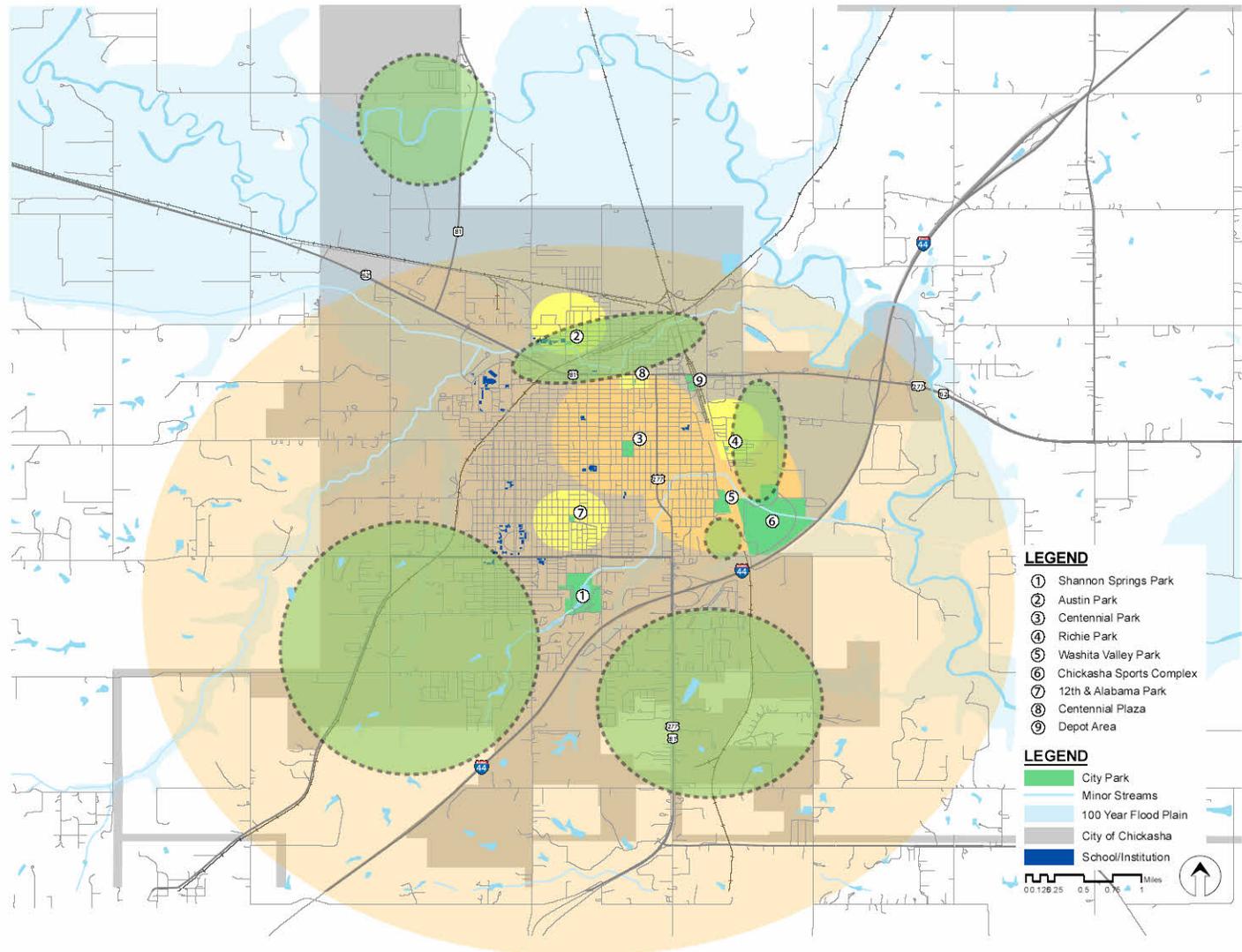
In order to serve the entire community with available resources, a shared use agreement with the ISD and the City should be explored and established for Borden Park as well as all other ISD land holdings within the city. Programming and scheduling is key to facility use availability. Land ownership should also be evaluated and consolidated to develop highest and best use.



Park Expansion

It has been shown in this needs assessment that the current parks system is underserving some areas of town. Several areas in town were evaluated to see potential for future park sites. After publication of this plan, priorities or availability of other sites may arise. Due diligence and ability to bring on a new facility to the park system should be completed in detail.

Areas shown on this map have been determined by this Master Plan as potential for new park or recreation offerings. The following pages describe some of the facilities that may be appropriate for these sites. The facilities recommended are also supported by the citizen survey and public workshop held during this planning study as desired offerings from the Parks and Recreation Department.



New Park and Recreation Types

While there are many unique features in each park in Chickasha, current offerings in the Park System somewhat overlap each other. New trends in park development should be explored to offer new opportunities for outdoor recreation as the system is expanded. Some examples of these types of parks are the following.

Woodland Preserve / Nature Trails/ Interpretive Centers

Locations within the city limits that provide natural features, such as tree stands, creeks, and native prairie, should be preserved for future generations. Having access to natural amenities close to home has been proven to improve air and water quality in town, test scores in local students, and overall quality of life for residents. Areas of special interest and unique character have the opportunity to become educational and interpretive centers for local students of all ages, elementary to university.

Multi-Use Community Centers

Multi-use community center facilities ranging in size from 45,000 sf to over 70,000 sf serve the community in many ways. These buildings can provide many functions, such as the following:

- Administration offices for the park and recreation department
- Multi-function rooms offering indoor programs, such as art, crafts, aerobics, group meetings
- Indoor gymnasiums for tournament basketball, volleyball, futsal, etc.
- Indoor pool with lanes for fitness and competition, zero-level entry, slides, lesson opportunities.
- Senior citizen offerings, such as meal programs, activities, and classes.



Linear Parks

A park that is substantially longer than it is wide, it is often formed as a part of a rails-to-trails conversion of railroad beds to rail trail recreational use. Other linear parks make use of strips of public land next to canals, streams, electrical lines, highways and shorelines. In cities where the terrain is such that rivers and brooks have significant flood plains, such as the area adjacent to Line Creek and the Washita River, the land cannot sensibly be used for urban development and so can be set aside as a civic open-space amenity. These areas can act as connectivity corridors for the rest of the city and also provide areas for the trail system to travel through.



Practice Facilities

After the success of a new sports complex, many municipalities struggle to provide ample room for local and regional sports organizations to practice. Heavy use associated with organized practice should not be accepted on the tournaments fields; therefore facilities and areas in town should be provided for teams to hold regular organized practice. Some of these areas may include

- Public open-space graded and maintained to allow for safe practice area
- Independent school district land that is already developed for sports fields and practice areas
- A for-fee facility developed for practice and overflow area for tournaments.
- A list of available land and areas that are acceptable for practice for specific sports. This list should be readily available for sports organizations and citizens on the department website.



River Parks

Parks and open-space that embrace the existing natural features of an area benefit the public in many ways. These areas can also be used as educational opportunities about the natural environment. Providing “perceived” access to the river is also something that can enhance a park user’s experience. Building overlooks and opportunities to get close to the water, yet not actually in it, are a great way to be able to see nature up close.



Water Parks

Many cities with the population and regional service area of Chickasha are developing mid-size water amusement parks that are open seasonally and provide a revenue generation source for the department as well as jobs for local citizens. Most of the successful parks studied for this plan have been entered into a Public/Private partnership with the city donating or leasing the land to a developer and operator wishing to build a water park. The size of these parks vary greatly and a thorough market analysis for this type of development should be done to determine what type of facility the Chickasha service area would support.

Recommendation:

Taking care of and improving what the parks system currently controls is essential and the number one recommendation of this Master Plan. After the level of service of the current parks and recreation offerings is improved, it is recommended to look at areas of expansion for the parks system. While expanding will add operational costs to the system, this venture can also be an opportunity to enter into new styles of revenue generating recreational offerings. Under-served areas of the city as presented in this Master Plan should be evaluated in detail for available land and areas to implement new parks, such as the ones mentioned here.



Policy and System Operations Recommendations

It is recommended by this Master Plan that a detailed, cost and revenue analysis to be performed for the Parks and Recreation System. Along with this analysis Park and city staff should:

- Develop knowledge base of current expenditures and revenue.
- Evaluate staff levels and current man-hours needed to efficiently run and maintain the Chickasha Parks and Recreation System. Explore opportunities to develop Park System management team to better serve the system.
- Create a basis to develop a Park foundation and engage local stakeholders for involvement.
- Communicate with the public about developing friends' groups for specific parks, trails, and the entire system.
- Explore opportunities for sponsorship and naming rights for specific facilities and parks.
- Remain involved in and offer locations for community events, such as kick-butt day, touch - a-truck, etc. to expand exposure of the parks and rec department.
- Engage Festival of Light committee to join in an effort to improve and maintain Shannon Springs Park.
- Explore CAPRA accreditation for the Parks Department to assist in funding opportunities and development of the department as a whole.



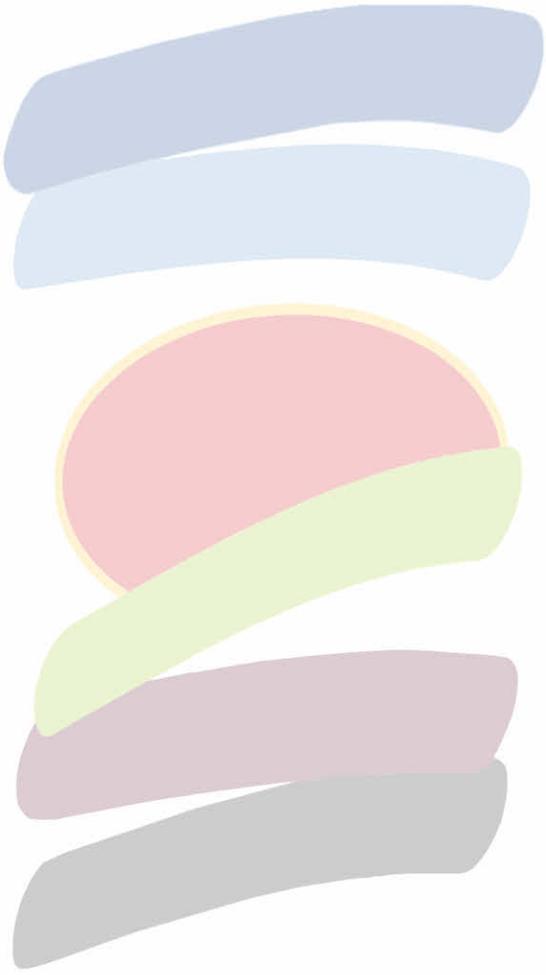
Park System Maintenance Recommendations

It is recommended by this Master Plan that a detailed, yet simple to understand and use, Maintenance Plan for Chickasha Parks be created. This plan can either be created by internal staff or outside consultants specializing in Park Maintenance Plans. The plan should include at a minimum:

- Maintenance Standards
- Tasks necessary to achieve the standards
- Personnel requirements to carry out plan
- Supply and material requirements
- Equipment requirements to carry out the plan
- Maintenance task frequencies and task time estimates for maintenance scheduling purposes
- Appropriateness of maintenance work to be done “in-house” or by contract
- A basis for maintenance budget requests

Examples of maintenance plan documents can found in the appendix of this report.





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6 Prioritization of Needs and Action Plan

Prioritization of Needs and Action Plan

The importance of a Park System Master Plan reaches fruition at the point of implementation. These priorities and action plan are the response and recommendations based on all the information addressed in the previous chapters. This culmination of criteria is important in identifying and addressing the City of Chickasha's needs. To prioritize these needs, public input as well as the needs assessment and park standards are taken into consideration.

The recommendations in this action plan were prioritized based on the following criteria:

- Need based on direct citizen input (demand-based)
- Need based on assessments and standards (standard-based)
- Opportunities based on existing conditions (resource-based)
- Industry trends/ experience of consultants and city staff

Strategy

The implementation strategy is utilized to address the highest priority actions within the next five years. Once the action items are prioritized, it is then determined under which category which recommendation falls;

- **Short-Term Implementation** - highest priority recommendations to be initiated or completed over the next 1-5 years
- **Medium- Term Implementation** - recommendations to be initiated or completed over the next 5-10 years
- **Long-Term Implementation** - recommendations to be initiated in 10 years or longer

By following this strategy, recommendations can be addressed and implemented as funding and support become available.

Key areas of interest in compiling the action items include:

1. Improve current park conditions and standards
2. Implement a connected trails system
3. Identify areas to preserve natural resources
4. Explore opportunities at Chickasha Lake
5. Engage in partnerships with other private and public entities to provide more recreational opportunities.

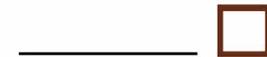
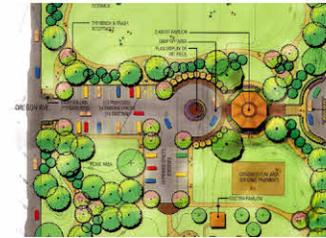
Taking each and every bit of information in this assessment of the City of Chickasha, we can now prioritize recommendations to continue the strong development of Chickasha's parks, recreation, open-space, and trails.

action plan: short-term implementation (0-5 years)

PRIORITY	LOCATION ESTIMATED PROJECT COST*	DESCRIPTION	REFERENCE GRAPHIC	COMPLETION DATE
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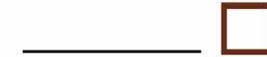
1 Centennial Park
\$370,000

Complete remaining phases of approved Centennial Park Master Plan. Creation of this new updated park will set the standard for the rest of the system.



2 Practice Facility
\$unknown

Develop a practice facility to reduce consolidate and improve offerings of practice space in the city. Land adjacent to the Sports Complex should be evaluated.



3 Develop Detailed Park Maintenance Plan

Develop detailed maintenance plan and program for each park. This plan can be developed in house with the assistance of resources presented in this Master Plan.

Trail Maintenance and Safety Inspection Form

(This Trail Maintenance and Safety Inspection Form must be completed on each trail at specified frequency by the trails assigned maintenance level.)

EVEL 1 - highest and most stringent level of maintenance required, bi-monthly
EVEL 2 - Moderate level of maintenance, designated trails, monthly
EVEL 3 - low level of maintenance, designated trails, bi-annually
EVEL 4 - Minimal level of maintenance, non-designated trails, annually

TRAIL NAME	INSPECTOR	DATE FORM COMPLETED				NOTES
TRAIL MAINTENANCE LEVEL	TRAIL FEATURE STATUS	D	A	M	O	
Trail Head Structures						
Trail Head Signs						
Trail Head Maps						
Tread Problems, ruts, trenches						
Erosion Problems, gullying						
Slides and Sloughs						
Loose Soil in Trail Tread, add native soil						
Wet Soil in Trail Tread, add d.g.						
Crusher fines						
Loss of Crusher fines						

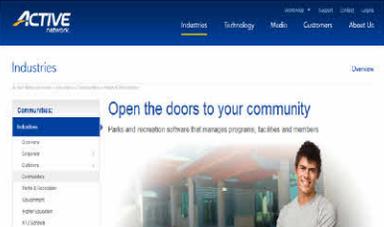
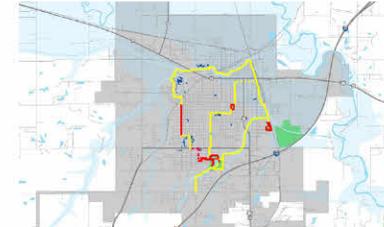


4 Shannon Springs Park-
\$600,000

Develop master plan for complete park renovation. Include preservation of historic features, new parking, lake study, large shade structure, spring house restoration, amphitheater, re-construct trail around lake, turf management plan.



action plan: short-term implementation (0-5 years)

PRIORITY	LOCATION ESTIMATED PROJECT COST*	DESCRIPTION	REFERENCE GRAPHIC	COMPLETION DATE
5	<u>Austin Park</u> \$27,000	Restore and repair WPA features, such as wall, entry sign, and picnic tables. Install basketball goal. Install shade structure		_____ <input type="checkbox"/>
6	<u>Update Website and Promotion Info</u> \$10,000-15,000	Enhance Technology - Bring Park system website up to date and comparable to others in the region. Explore online payments and reservation services for facilities and Chickasha Lake permits. Include all offerings and update regularly.		_____ <input type="checkbox"/>
7	<u>Chickasha Lake - Planning</u> \$unknown	Develop detailed master plan to guide development at Chickasha Lake. Recommendations of this Master Plan are included on page 92		_____ <input type="checkbox"/>
8	<u>City Trail System -Planning</u> \$unknown	Develop detail plan for creation of connected trail system as recommended in this report. Land acquisition or access agreements required. This plan is essential to determine 1 or 2 major projects to implement in the sort term.		_____ <input type="checkbox"/>

action plan: short-term implementation (0-5 years)

PRIORITY	LOCATION ESTIMATED PROJECT COST*	DESCRIPTION	REFERENCE GRAPHIC	COMPLETION DATE
9	<u>Richie Park</u> \$28,000	Install Playground; evaluate adjacent properties for expansion; maintain existing trees; Install walking trail with future connection to city wide trail system.		_____ <input type="checkbox"/>
10	<u>Washita Valley Park</u> \$95,000	Install large shade structure; replace walking trail and plan for future connection to city wide system; add landscaping and trees		_____ <input type="checkbox"/>
11	<u>12th and Alabama Park</u> \$40,000	Replace fence with split-rail view fence to encourage access on all sides of park. Install on-street parking.		_____ <input type="checkbox"/>
12	<u>Centennial Plaza</u> \$15,000	Redesign and incorporate into Chickasha Ave streetscape Project		_____ <input type="checkbox"/>
13	<u>Chickasha Sports Complex</u>	Create a cost-recovery plan. Evaluate market support for user fees for youth organizations to help fund O&M of complex. Additionally explore opportunities for naming rights and privatization of concession operation. An overall goal is to have the sports complex help support itself and the rest of the park system with revenues.		_____ <input type="checkbox"/>

action plan: mid-term implementation (5-10 years)

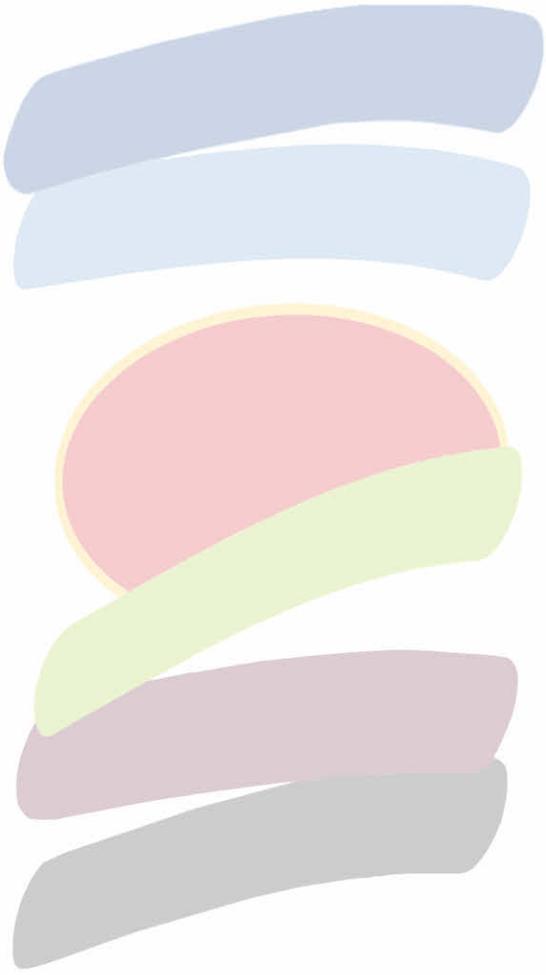
PRIORITY	<u>LOCATION</u> ESTIMATED PROJECT COST*	DESCRIPTION	REFERENCE GRAPHIC	COMPLETION DATE
1	<u>Community Center</u> \$10-12 Million	Development of 50-80k sf community center that provides indoor recreation, swimming, fitness, classrooms, senior center, and administration offices.		_____ <input type="checkbox"/>
2	<u>City Trail System -Phase I</u> \$1.5 Million	Implement 1-2 segments of at least one mile of trail from adopted Trail Master Plan.		_____ <input type="checkbox"/>
3	<u>Shannon Springs Park Renovations</u> \$900,000	Implement renovations from adopted Park Master Plan.		_____ <input type="checkbox"/>
4	<u>Chickasha Lake - Implementation- Phase I</u> \$unknown	Implement Phase I of approved Chickasha Lake Master Plan. Areas may include equestrian trail head, shoreline park, entry features, etc.		_____ <input type="checkbox"/>

action plan: mid-term implementation (5-10 years)

PRIORITY	LOCATION ESTIMATED PROJECT COST*	DESCRIPTION	REFERENCE GRAPHIC	COMPLETION DATE
5	<u>Depot Area Improvements</u>	Planning and Implementation of a Downtown event area will increase the visibility and vibrance of Downtown Chickasha. The design of this area should relate to the railroad heritage of the city.		<hr style="width: 100%; border: 0.5px solid black;"/> <input style="width: 20px; height: 20px; border: 2px solid brown; margin-left: 10px;" type="checkbox"/>
6	<u>Nature Center / Interpretive Classroom / Interpretive Trail</u>	Acquire land or access rights to develop facility in partnership with ISD and University for Nature Based Education. Develop additional trails in wooded areas within town. Areas may include forest areas between Wal-Mart and the Sports Complex. Another location for an interpretive trail is the wetland areas adjacent to Chickasha High School.	 	<hr style="width: 100%; border: 0.5px solid black;"/> <input style="width: 20px; height: 20px; border: 2px solid brown; margin-left: 10px;" type="checkbox"/>
7	<u>City Wide Trail System - Phase II</u> \$2-3 million	Implement 2-3 segments of at least one mile of trail from adopted Trail Master Plan.		<hr style="width: 100%; border: 0.5px solid black;"/> <input style="width: 20px; height: 20px; border: 2px solid brown; margin-left: 10px;" type="checkbox"/>

action plan: mid-term implementation (10 +years)

PRIORITY	LOCATION ESTIMATED PROJECT COST*	DESCRIPTION	REFERENCE GRAPHIC	COMPLETION DATE
1	<u>City Wide Trail System - Phase III</u> \$1-2 million	Implement additional segments of trail from the adopted Trail Master Plan. The goal is to create a connected system of trails throughout the City of Chickasha to provide alternative modes of transportation and recreation opportunities throughout the city.		_____ <input type="checkbox"/>
2	<u>Chickasha Lake - Implementation- Phase I</u> \$unknown	Implement additional phases of approved Chickasha Lake Master Plan. Areas may include shoreline amenities, camping areas, rental facilities, etc.		_____ <input type="checkbox"/>
3	<u>System Wide Park Master Plan- Review and Update</u>	Every 10 years this Master Plan and the recommendations should be reviewed by City staff to evaluate current trends and goals of the City. Implementation items that have not been completed should be studied and planned for future projects.		_____ <input type="checkbox"/>



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7 Appendix

Glossary of definitions, terms and acronyms

The following are terms used or related to the in the 2013 Park System Master Plan document and in Park and Open Space planning in general.

Active-Use Areas: The sum total of acres of land developed for public use. These areas include managed trails, roads, nature centers, buildings, picnic areas, campgrounds, golf courses, ballfields, soccer fields, horticultural gardens, parking lots, lawns, boat docks, etc.

Acquisition: The act of fee-simple or easement purchase of land.

Agricultural Land: Land that is in active agriculture or pasture use within a county's agricultural zoning district. For some state programs, forestland with a forest management plan in place can be considered agricultural land. Land that is assessed for agricultural use and is not developed may also be considered agricultural land.

Allowed Use: An activity that is permitted on a property through a deed, zoning regulation, or terms of easement.

Amenity: Privately provided facilities within a development that enhance public enjoyment. Amenities can include physical enhancements to public and private spaces, which make those spaces more inviting to the general public.

Best Management Practice (BMP): A practice or combination of practices that is determined to be the most effective, practicable (including technological, economical and institutional considerations) means of preventing or reducing the amount of pollution generated by non-point sources to a level compatible with water quality goals.

Bikeway: Any road, path or way that is signed and/or marked for bicycle travel, regardless of whether such facilities are exclusive or shared (see Shared Use Path, Bicycle Lane, Signed Shared Roadway, or Cycle Track).

Bicycle Lane (Bike Lane): A portion of a roadway which has been

designated by striping, signing, and pavement markings for the preferential or exclusive use of bicyclists. Consists of a 4 ft. to 6 ft. lane in each direction, with traffic flow. Previously called a Class II Bikeway.

Boulevard: A divided roadway with a wide median and a formal streetscape of regularly spaced trees on both sides, as well as the median (see Urban Boulevard).

Buffer: Land that is set aside through zoning, subdivision regulations, or easement to protect land or water resources from the effects of adjacent development. A buffer can be placed around agricultural land or a water, natural resource, historic, or cultural feature among other things.

Buffering: Isolation or separation of different land uses by a third land use, by open space, or by a physical separator such as a wall, vegetation or open space. Low density offices and townhouses are frequently used as buffers to separate commercial and detached residential areas.

Commemorative Naming Opportunity: The process of naming or Dedication of Park Assets to recognize an individual without regard to any financial contribution.

Community Partner: An organization with a scope broader than a specific Park Asset but with an overlapping mission and common objectives.

Concept Plan: A generalized idea or set of ideas that forms the basis for a master, facility or development plan.

Conservation: The continuing protection and management of natural resources.

Concessionaire: A for-profit entity allowed through a legal agreement to use existing infrastructure on park property to conduct operations usually in alignment with the Parks mission.

Creek: A small stream that serves as the natural drainage course for a drainage basin of small size.

Cultural Resource: A site or location of local, state, or national cultural significance.

Cycle Track: A bicycle facility that is physically separated from vehicular and pedestrian infrastructure to facilitate higher speed bicycle travel. Separation may be vertical (curb), horizontal (landscaped panel, parking lane, bollards), or a combination of the two. Cycle tracks are typically installed on roads where high-volume and/or high-speed traffic is likely to deter some cyclists from using bicycle lanes and shared roadways, or where shared-use paths are not appropriate.

Dedication: Donation of land to a public agency for parkland, school sites, road and transit rights-of-way, etc., in connection with the development of a subdivision or lot.

Development: Changes in land forms and biota caused and managed by construction activity which alter their function and/or appearance.
Donor: An individual or organization that makes a purely charitable contribution in support of Parks with no benefits expected in exchange.

Drainage Area: The size of a drainage basin or watershed, usually expressed in acres or square miles. Also called a watershed, catchments area or river basin.

Easement: A contractual agreement to gain temporary or permanent use of, and/or access through, a property, usually for public facilities and access ways.

Encroachment: Unauthorized uses occurring within parkland generally by an adjacent property owner.

Environmental Evaluation: An analysis of physical and biological characteristics of a park to determine areas which should be preserved and areas capable of supporting development.

Environmental Mitigation: A series of actions, ranging from avoidance to replacement, intended to ameliorate the negative impacts of development on the environment.

Facility: For the recreation portion of this Plan, a building, apparatus, or site feature used for a specific recreational purpose.
Floodplain: A relatively flat or lowland area adjoining a river, stream pond, stormwater management structure, or watercourse subject to periodic, partial or complete inundation; or an area subject to unusual and rapid accumulation or runoff of surface water as a result of an upstream dam failure.

Friends Group: A legal entity formed by the community and sanctioned by the Parks to support the development, maintenance and programmatic needs of a specified Park Asset, managed through a formal work program.

Forest: A biological community dominated by trees and other wood plants covering a land area of 10,000 square feet or greater and at least 50 feet wide. Includes: 1) areas that have at least 100 trees per acre with at least 50 percent of those trees having a 2-inch or greater diameter at 4.5 feet above the ground; and 2) forest areas that have been cut but not cleared. Forest does not include orchards.

Forestland: A parcel or tract of land on which the predominant vegetation is forest and trees that can be used for forest-related projects or recreation.

Geographic Information Systems (GIS): The integration of data with computerized maps enabling the generation of high quality maps based on the analysis of underlying layers of geographic information. GIS allows all information in the database to be integrated for any location covered by the database.

Grant: Funding received from a recognized grant-making entity to support a program or service with specific deliverables and reporting requirements and a finite timeframe.

Green Corridors: Roadways that are extensively landscaped along their sides and in their medians.

Green Infrastructure: A network of waterways, wetlands, woodlands, wildlife habitats and other natural areas that supports native species and contributes to clean air, clean water and a healthy, sustainable quality of life.

Group Picnic Area: Separate picnic area reserved by large groups and generally includes a shelter and sometimes play equipment and/or ballfield.

Guidelines: Guidelines are a set of limits and objectives, less binding than regulations, used to guide development or plan proposals.

Hike & Bike Trail: A paved trail used for both walking and bicycling. A hard surface park trail intended primarily for recreational walking and bicycling.

Hiking Trail: Unpaved trail generally through wooded parkland and natural areas that is primarily intended for foot travel .

Historic Preservation: The identification, designation and regulation--for purposes of protection, preservation and continued use and enhancement--of those sites, structures with their appurtenances and environmental settings, and districts that are of historical, architectural, archaeological or cultural value.

Historic Resource: A structure, site, or location of local, state, or national historical significance.

Interpretive Facilities: Nature Centers and other facilities used to teach the public about the natural environment.

Joint-use Agreement : An agreement between two entities to share the use of a facility. For the recreation portion of this plan, such an agreement is between a county and its board of education.

Lake: An inland body of water created by a natural or artificial impoundment, which is normally too deep in the middle for the growth of rooted aquatic vegetation.

Land Conservation: The purchase of land or easements on land to conserve its agricultural, cultural, historic, or natural resource characteristics.

Lease: Written agreement that conveys real estate, equipment, or facilities for a specified term and for a specified rent.

Master Plan: A document that guides land use, zoning, infrastructure and park acquisition for a specific area and the way an area should be developed.

Natural Resource Area: An area where natural processes predominate and are not significantly influenced by either deliberate manipulation or accidental interference by man. Such an area may also have unique scenic, geological, cultural, or ecological value, or a combination of such values.

Natural Resource-based Recreation: Any leisure activity conducted outdoors that is dependent on a particular element or combination of elements in the natural environment. These elements cannot be easily duplicated by human effort. In contrast, facility-based recreation can generally be provided anywhere, assuming the availability of space and funds for development and compatibility with natural systems and surrounding land uses.

Open-Space: Land that is permanently set aside for general public use as a result of zoning and subdivision regulations or owned by homeowner associations for use of residents in a sub-division from which a portion of the parcel was left undeveloped, that has reasonable public access. Areas usually intended for recreational, agricultural, preservation or scenic purposes.

Park: A tract of land or water that provides for public leisure activities and/or the protection of natural resources.

Partner: An entity allowed through development and lease agreements to develop parkland and operate a business on park property for the purposes of offering programs or services that are aligned with the Parks mission. In particular, any services or programs Parks is unable to offer due to a lack of resources.

Philanthropic Naming Opportunity: The naming or dedication of a specified Park Asset in exchange for a charitable contribution to the Parks Foundation.

Pond: An inland body of water, smaller than a lake. Typically, it is shallow enough for rooted aquatic vegetation to grow, even in its deepest areas.

Preservation: Protection of specific resources.

Preserved Land: Land that has been acquired through fee-simple or easement purchase to protect its agricultural, cultural, historic, or natural resource characteristics

Public Right-of-Way: Property owned by the public and occupied or intended to be occupied for use as a public roadway, bikeway, shoulder, sidewalk, transit way, or for utility pipes, transmission lines or public open space amenity. Typically, public right-of-way is separate and distance from a privately owned lot or parcel.

Recreation Offerings: Leisure activities that are voluntarily pursued for personal satisfaction and enjoyment.

Resource Management: Restoration and/or maintenance of the environment.

Shared Use Path: An 8' to 10' wide asphalt or concrete path that is separated from motorized traffic either by barrier or a minimum five-foot landscape panel. These facilities may be located within a roadway right-of-way and parallel the road or within an independent right-of-way They are intended to be used by pedestrians, bicyclists, skaters, wheelchair users, joggers and other non-motorized users.

Shoulder: This is the smooth paved surface adjacent to the roadway's travel lane.

Site: A piece of property.

Site Plan: A detailed plan, required in certain zones, that usually shows proposed development on a site in relation to immediately adjacent areas. It indicates roads, walks, parking areas, buildings, landscaping, open space, recreation facilities, lighting, etc.

Specimen Tree: A tree that is particularly impressive or unusual example of a species due to its size, shape, age or any other trait that epitomizes the character of the species.

Sponsor: An entity that provides cash or in-kind resources in support of Parks programs or services in exchange for recognition benefits and exposure to Parks users.

Streetscape: The environment of the public right-of-way as defined by adjacent private and public buildings, character of the pavement and street furniture, and the use of the right-of-way.

Tenant: An entity allowed through a lease to use existing infrastructure on park property to conduct operations not necessarily aligned with the Parks mission.

Trailhead: An area that marks the beginning and/or end of a trail and includes such facilities as parking, trail maps, signs, bulletin boards, water, restrooms, etc.

Vendor: An entity allowed through a legal agreement to sell merchandise or other products on park property at a specified location for a finite timeframe, not necessarily aligned with the Parks mission.

Volunteer: An individual, group of individuals, or organization providing one-time or regular episodic support for specific park projects through the donation of time and effort.

General Cost Opinion of Recommended Improvements

The following is a general cost opinion of the improvements recommend for each of the existing park sites in the current Chickasha Parks and Recreation System.

Park Improvement	Quantity	Unit	Cost	
Shannon Springs Park				
Park Master Plan	1	ls	\$ -	\$ -
Pond Study- assessment of existing pond conditions to include recommendations for restoration and improvement for shoreline erosion, water quality, and silt accumulation	1	ls	\$ -	\$ -
Shelter on west side of lake (30' x 60' - 1800sf)	1	ea	\$ 55,000.00	\$ 55,001.00
Amphitheater restoration	1	Allowance	\$ -	\$ -
Spring House restoration	1	Allowance	\$ 30,000.00	\$ 30,000.00
Bath house restoration	1	Allowance	\$ -	\$ -
Rental House	1	ls	\$ -	\$ -
Shannon Springs loop trail - (8-10' Concrete trail around lake)	5,500	lf	\$ 45.00	\$ 247,500.00
Turf Restoration - (between park road and lake) - East side of lake only	170,000	sf	\$ 2.50	\$ 425,000.00
Geese population control study	1	Allowance	\$ -	\$ -
			Sub-Total	\$ 757,501.00
			15% Contingency	\$ 113,625.15
				\$ 871,126.15
Washita Park				
Community Building Renovation	1	ls	\$ -	\$ -
New trail and plan for connection to Depot area to the north	3,000	sf	\$ 9.00	\$ 27,000.00
New Pavilions - 20' x 20' - 400 sf	3	each	\$ 15,000.00	\$ 45,000.00
Additional Landscape & Trees	1	Allowance	\$ 10,000.00	\$ 10,000.00
			Sub-Total	\$ 82,000.00
			15% Contingency	\$ 12,300.00
				\$ 94,300.00
Centennial Plaza				
Re-Design of Plaza Area	1	Allowance	\$ 15,000.00	\$ 15,000.00
			Sub-Total	\$ 15,000.00
			15% Contingency	\$ 2,250.00
				\$ 17,250.00
Austin Park				
Repair and Restore Historic Features - WPA walls, entry sign, Picnic Tables	1	Allowance	\$ 15,000.00	\$ 15,000.00
Install Basket Ball	1	ea	\$ 1,000.00	\$ 1,000.00
			Sub-Total	\$ 15,000.00
			15% Contingency	\$ 2,250.00
				\$ 17,250.00

					\$	17,250.00
Richie Park						
Playground Feature	1	Allowance	\$	25,000.00	\$	25,000.00
Preserve and Maintain existing trees	1	Allowance	\$	5,000.00	\$	5,000.00
Walking trail - plan to join to sports complex and trail north to depot (6-8' Concrete trail around park)	650	lf	\$	30.00	\$	19,500.00
				Sub-Total	\$	25,000.00
				15% Contingency	\$	3,750.00
					\$	28,750.00
Centennial Park						
Implemented current Master Plan Phase 2	1	ls	\$	185,000.00	\$	185,000.00
Implemented current Master Plan Phase 3	1	ls	\$	185,000.00	\$	185,000.00
Playground design and Installation	1	ls	\$	2.50	\$	2.50
Turf Renovation	1	Allowance	\$	25,000.00	\$	25,000.00
				Sub-Total	\$	395,002.50
				15% Contingency	\$	59,250.38
					\$	454,252.88
12th and Alabama Park						
Replace fence with split rail to increase access and visibility.	650	lf	\$	15.00	\$	9,750.00
Parallel parking on street (8 spaces on West Virginia, 8 spaces on Alabama)	16	per space	\$	1,500.00	\$	24,000.00
				Sub-Total	\$	33,750.00
				15% Contingency	\$	5,062.50
					\$	38,812.50
Chickasha Sports Complex						
Dugout covers (20'x 8'- 24 gauge HR-36 Steel roof)	30	each	\$	5,000.00	\$	150,000.00
Shade Structure over Concession (30' x 60' - 24 Gauge HR-36 Steel Roof)	1	per space	\$	55,000.00	\$	55,000.00
Walkways into dugouts (6' walk way to dugout from adjacent walkway)	500	lf	\$	30.00	\$	15,000.00
Electricity at front gate			\$	-	\$	-
Master plan for Practice facility north of sports complex			\$	-	\$	-
				Sub-Total	\$	220,000.00
				15% Contingency	\$	33,000.00
					\$	253,000.00
Chickasha Lake						
Develop guiding master plan for development and improvements around the lake	1	ls	\$	25,000.00	\$	25,000.00
				Sub-Total	\$	25,000.00
				15% Contingency	\$	3,750.00
					\$	28,750.00

Chickasha Trail System					
Trail A - From fire station on Country Club Road north on 16th, east at Carolina ave, join to Shannon Springs park (.75 Mile)	4000	if	\$ 100.00	\$	400,000.00
Trail B - From Parkview Christian church north on 9th along east edge of Shannon spring, then east along drainage area turning north to Grand Ave (.75 Mile)	4000	if	\$ 100.00	\$	400,000.00
Trail C - From Grand Ave following drainage area north to 4th street, cross near Tennessee then north following drainage channel to Florida ave, east to open space adjacent to rail ROW (1 Mile)	5300	if	\$ 100.00	\$	530,000.00
Trail D - From Washita Park north to Idaho, west to Sheppard, north to open space at depot area. (1 Mile)	5300	if	\$ 100.00	\$	530,000.00
Trail E - Median of 17th street from Alabama Ave to north to Idaho Ave (.70 Mile)	3700	if	\$ 100.00	\$	370,000.00
Trail F - Extend 18th street trail to Dakota Ave, west to 20th, north to Iowa, west to 21st, north to Grady county Hospital complex. (.5 Mile)	2500	if	\$ 100.00	\$	250,000.00
Trail G - From Grady County Hospital complex north along 21st, along Illinois, cross to wooded area between soccer fields, follow line creek under Hwy 82 to Austin Park (1 Mile)	5300	if	\$ 100.00	\$	530,000.00
Trail H - From Austin Park along north side of Line Creek east to Illinois crossing to south side of creek, follow creek to rail road and turn south to Depot Area (1.5 Miles)	7920	if	\$ 100.00	\$	792,000.00
Trail I - From Shannon Springs Park (California ave at 12th), north on 12th to Grand, cross Grand then north along 12th adjacent to Rose Hill Cemetery to 12th and Alabama Park (.5 Mile)	2800	if	\$ 100.00	\$	280,000.00
Trail J - From Centennial Park north along 6th street to Centennial Plaza - Downtown Chickasha (.5 Mile)	2700	if	\$ 100.00	\$	270,000.00
*Trail pricing was rounded to 100.00 if to allow for some basic crossings, trail amenities such as benches, signage, and design and engineering. During detailed design of trail projects prices may fluctuate up or down depending on conditions of area. Land acquisition was not included in price.					
				Sub-Total	\$ 4,352,000.00
				15% Contingency	\$ 652,800.00
					\$ 5,004,800.00

Conceptual Improvement Budget \$ 6,808,291.53

Includes 15% Contingency

All cost presented here are conceptual in nature and good for high level planning, not detailed construction budgeting.

Public Survey Results

The results to the public survey are available as a separate attachment to this report. Hard copies are available for review in the Parks and Recreation office. A digital copy is available for download on the Parks and Recreation website.

Sample Park Maintenance Plan

A major problem with the combination written-illustrated maintenance plan approach is one of cost. A great majority of park/recreation systems simply do not have the resources to produce a written maintenance plan with companion photographs or illustrations for each developed area, facility or equipment item to be routinely maintained.

The search for an alternative maintenance plan format that could be utilized by recreation systems unable to provide companion illustrations and photographs but still easily understood by field personnel has been in the process of development for several years. The “table” plan format present is the product of refinements that have been made over several years at the Park and Recreation Maintenance Management School held at Oglebay Park where a cap-stone requirement for all second year students at the School is to develop a routine maintenance plan for an actual park.

A reproduction of the “table” plan format together with an example of how the “table” might be used to describe routine maintenance for a baseball field appears below.

Additional resources are available through the United States Department of Agriculture’s report *Cleaning Recreation Sites*. This report is available for download online at http://www.fs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb5189451.pdf.

Sample Park Maintenance Plan

PARK NAME																				
Park Location, Size, Type, Ammenities, Structures, Equipment, Parking areas, etc.																				
Maintenance Standards	Routine Maintenance Tasks	Procedures For Maintenance	Frequency	Calendar												Personnel	Materials and Consumable Supplies	Equipment	Task Time Estimate	
				J	F	M	A	M	J	J	A	S	O	N	D					
"Standards" must clearly and accurately describe conditions that should exist following maintenance work.	Use terms such as the following to describe "tasks". Clean, lubricate, adjust, paint, remove litter, remove trash, plant, fertilize, water, mow, etc.	"Procedures" are descriptions of HOW TO DO the maintenance "Tasks" and should cover things such as: Soil and turf improvement: care of lawns, trees, shrubs, Indoor and outdoor recreation surfaces, floors, walls, windows, roofs. Housekeeping tasks.	Daily, Biannual, Annually, Cyclical Periods exceeding one year, etc.														Optimum (minimum) personnel required to do the job, with indication of technical skills required-i.e., grounds person, carpenter, electrician, plumber, or specialist crew. Information from labor estimating guide. Preferably developed from in-house historical	Fertilizer and seed quantity. Cleaning agent and supplies, lubricants, paint-type, etc.	Trim mower, housekeeping equipment, blower, vacuum, motorized equipment, type and size.	Time for completion based upon in-house historical records, workload, cost tracking data, job sampling, or time estimating guides developed elsewhere. Record work hours (W/H) estimate for EACH task application and total annual (yearly) task hours in parentheses below this figure. Example: One W/H per application and 240 applications per year: One W/H (240 W/H).

EXAMPLE: Baseball Complex

Park Location, Size, Type, Ammenities, Structures, Equipment, Parking areas, etc.																				
Maintenance Standards	Routine Maintenance Tasks	Procedures For Maintenance	Frequency	Calendar												Personnel	Materials and Consumable	Equipment	Task Time Estimate	
				J	F	M	A	M	J	J	A	S	O	N	D					
Fields, outfields, dugouts, and spectator areas free of debris and trash.	Remove debris and trash.	Pick up debris and trash by systematically walking the area. Empty all trash containers	Daily				X	X	X	X	X						2 man grounds crew		2 stick punches, 2 shoulder bags	1 MH (75 M/H)
Infield smooth with 15" slope from mound to outfield grass at start of each season.	Truck in soil and grade.	Dump soil at pitcher's mound and drag/spread toward base lines. Anchor pitcher's rubber at proper height.	Annually			X											2 man grounds crew	Approx. 10 yds 60%-40% sand/soil mix. Turf	Dump truck, tractor w/ box blade, drag mat, rake, hoe, shovel	24 MH (24 M/H)
Infield surface free of holes including batter's box.	Fill holes.	Add extra soil, rake, and tamp firm.	Daily before games				X	X	X	X	X						1 man grounds crew	Extra soil	Tractor w/ box blade, drag mat, rake, shovel, tamper	1/2 MH (75 M/H)
Infield smooth and surface consistent		Drag infield by circling pitcher's mound and rotating in from base lines.	Daily before games		X	X	X	X	X	X							1 man grounds crew		Tractor w/ drag mat	1/2 MH (75 M/H)
Infield free of blowing dust.	Drag infield.		Daily before games				X	X	X	X	X						1 man grounds crew		Tractor w/ drag mat	1/2 MH (75 M/H)
Wet infield to minimize dust and loss of soil due to wind.	Wet infield.	Dampen infield surface with hose spray or broadcast calcium chloride.	Daily before games				X	X	X	X	X						1 man grounds crew	Calcium chloride	Hose w/ nozzle, broadcast spreader	1/2 MH (75 M/H)

