

Parks System Master Plan

for the

DELL RAPIDS

SOUTH DAKOTA



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SEI #23167

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Chapter 4 - Inventory & Analysis

4.1 Parks Classifications

NRPA states “A park system, at a minimum, should be composed of a ‘core’ system of park lands, with a total of 12.6 to 20.9 acres of developed open space per 1,000 population.” In addition, as a means of organizing the open space facilities found in Dell Rapids, the park sites are classified according to a NRPA hierarchy that provides for a comprehensive system of interrelated parks. These NRPA guidelines and definitions serve as a good baseline for determining a minimum standard for park services; however, they are refined to address the needs of the users of the Dell Rapids Parks and Recreation Department. The classifications used in the Dell Rapids Parks and Recreation Department are as follows:

- Neighborhood Park
- Community Park
- Sports Complex
- Special Use Park
- Nature Preserve/Open Space

Neighborhood Park

Neighborhood parks form the foundation of the park system and serve as the recreational and social focus of the neighborhood. They generally range in size from five to 10 acres; however, due to the available land within the park system as well as the amenities provided, sites as small as two acres in size may be appropriate for a neighborhood park. Neighborhood parks are designed for a ¼ to ½ mile radius of service. Concentrated intense recreation activities are common in these parks and they are usually designed within a limited amount of space. These parks serve residents in a variety of age groups. The park should be easily accessible, and access should be uninterrupted by major roads or other significant barriers.

Neighborhood park features include aesthetically designed play areas, picnic areas, splash pads, ball fields, skating, open space for field games, shelters, and walking paths. Typically, neighborhood parks do not provide off street parking; however, parking may be necessary due to the scope of activities and size.

The Dell Rapids Parks and Recreation Department contains one neighborhood park, and includes:

- Brown Park – 2.9 acres

Community Park

Community parks are diverse in nature, serving a broader purpose than the neighborhood or mini parks. They are larger than neighborhood parks and are intended to serve large populations of the community. Community parks usually have both day and evening activities which can result in lighted fields and amenities. Community parks include a mix of active and passive activities and attract users of all ages. Large play structures, baseball fields, football fields, soccer fields, hiking trails, sled hills, and swimming pools can all be part of a community park.

Community parks generally range in size from 15 to 50 acres. However, due to available land area, sites over ten acres in size can be appropriate to accommodate such activities. These parks are designed for a one- to three-mile radius of service and usually serve two or more neighborhoods. They are also easily accessible by multiple modes of transportation with on-site parking available.

The Dell Rapids Parks and Recreation Department contains one community park, and includes:

- Dell Rapids City Park – 20 acres

Figure 4.1: City Park, Community Park



Sports Complex

These parks are larger than community parks and provide more opportunities for active recreation, including team sports, tournament play, and other forms of recreation that require more land.

The Dell Rapids Parks and Recreation Department has one sports complex, and includes:

- Volunteer Fields D, E, & F – 13.5 acres

Special Use Park

Special use parks are areas that include specialized recreational activities. These activities can have a broad range from field houses, marinas, gardens, outdoor theaters, nature centers, and golf courses. NRPA does not have specific standards for special use parks; however, these parks usually provide amenities that serve the entire agency boundary as well as visitors from outside the community.

The Dell Rapids Parks and Recreation Department has three facilities that fall into this category:

- Rickeman Field & Campground – 9 acres
- Rivers Edge Dog Park – 5.4 acres
- Veterans Park – 2.9 acres

Figure 4.2: Veterans Park, Special Use Park



Figure 4.3: Volunteer Fields, Sports Complex



Nature Preserve/Open Space

The intent of nature preserves/open space is to enhance the livability and character of a community by preserving as many of its natural amenities as possible. Integration of the human element with that of the natural environment that surrounds them enhances the overall experience is its purpose.

Nature preserves/open space are undeveloped but may include natural or paved trails. Grasslands under power line corridors are one example and creek areas are another. Nature preserves/open space contain natural resources that can be managed for recreation and natural resource conservation values such as a desire to protect wildlife habitat, water quality, and endangered species. Nature reserves/open space also can provide opportunities for nature-based, self-directed, low-impact recreational opportunities such as walking and nature viewing. These lands consist of:

- Individual sites exhibiting natural resources.
- Lands that are unsuitable for development but offer natural resource potential.
- Parcels with steep slopes and natural vegetation, drainage ways and ravines, surface water management areas (man-made ponding areas), and utility easements.
- Protected lands, such as wetlands/lowlands and shorelines along waterways, lakes, and ponds.

The Dell Rapids Parks and Recreation Department contains three facilities that fall into the nature preserve/open space category:

- Dell Island Peninsula – 11.8 acres
- Dell Rapids Dam Site – 15 acres
- Dells Overlook - 9.4 acres

4.2 Level of Service Classifications

Based upon the Park, Recreation, Open Space and Greenway Guidelines, the NRPA Level of Service (LOS) is a standard evaluation of park type and acreage across all park agencies based on what they offer their residents (James D Mertes, 1996). The LOS is typically defined in parks and recreation master plans as a ratio representing the minimum amount of open space and park land needed to meet the recreations demands of the community.

- The NRPA recognizes the importance of the level of service as:
- An expression of minimum acceptable facilities for citizens of every community.
 - A guideline to determine land requirements for various kinds of park and recreation areas and facilities.
 - A basis for relating recreational needs to spatial analysis within a community-wide system of parks, recreation areas, and open areas. (James D. Mertes, 1996)

NRPA also states that each community should be considered on an individual basis in order to tailor the most appropriate range, quantity and quality of recreational facilities within the Department’s fiscal limits. Acreage of park land per 1,000 residents remain the most common technique of expressing equal opportunity, even though conditions and needs vary greatly between areas. This technique was utilized to help in determining the Level of Service for the Dell Rapids Parks and Recreation Department.

NRPA Park metrics

Below are Dell Rapids park system metrics compared to recommended service levels that have previously been established by the NRPA.

Figure 4.6: Park System Metrics

Amenities	Dell Rapids Inventory	Current Service Level (based upon population)			2024 NRPA Median Service Levels (of similar size)			Meets Median Level/ Need Exists	Additional Facilities/ Amenities Needed	
Park Type										
Total Developed Park Areas	83.97	21.01	acres per	1000	12.6	acres per	1000	Meets Median Level	-	acres
Total Park Trail Miles	3.64	0.91	miles per	1000	4.5	miles total		Need Exists	0.86	miles
Outdoor Amenities										
Playgrounds	3	1	site per	1332	1	site per	2,000	Meets Median Level	-	site
Basketball Courts	2	1	court per	1998	1	court per	4,370	Meets Median Level	-	court
Tennis Courts (outdoor)	2	1	court per	1998	1	court per	3,000	Meets Median Level	-	court
Pickleball (outdoor)	0	1	court per	-	1	court per	3,390	Need Exists	2	courts
Rectangular Fields: Multi-Purpose	0	1	field per	-	1	field per	3800***	Need Exists***	2***	fields
Diamond Fields: softball - adult	3	1	field per	1332	1	field per	5800**	Meets Median Level**	-	field
Diamond Fields: softball - youth	3	1	field per	1332	1	field per	5000**	Meets Median Level**	-	field
Diamond Fields: baseball - adult	1	1	field per	3996	1	field per	7600**	Meets Median Level**	-	field
Diamond Fields: baseball - youth	0	1	field per	-	1	field per	3100**	Need Exists **	2**	fields
Swimming Pools (outdoor)	1	1	site per	3996	1	site per	9,500	Meets Median Level	-	site
Dog Parks	1	1	site per	3996	1	site per	10,330	Meets Median Level	-	site
Ice Rinks (outdoors)	0	1	site per	-	1	site per	8,000	Need Exists*	1	site
Community Gardens	0	1	site per	-	1	site per	8,800	Need Exists*	1	site
Recreation Centers (including gyms)	0	1	site per	-	1	site per	9,700	Need Exists*	1	site
Community Centers	0	1	site per	-	1	site per	8,900	Need Exists*	1	site
Dell Rapids 2020 Population: 3,996 (U.S. Census)										
* Need exists as community grows.										
** Based on 2023 NRPA Median Service - in 2024 the NRPA removed the distinction of youth/adult fields and combined to service level of 1 Diamond Field per1,833 people										
*** Based on 2023 NRPA Median Service - in 2024 the NRPA removed the distinction of specific field types and combined to service level of 1 Rectangular Field per 2,500 people										

The NRPA Park Metrics is a search-able, online database for use by park and recreation departments all over the country. The power of NRPA Park Metrics is its ability to run comparative reports to help agencies effectively manage and plan their resources and facilities. The park agency enters the information regarding their agency and the data can then be used to generate benchmarking reports. Users also have access to GIS mapping tools.

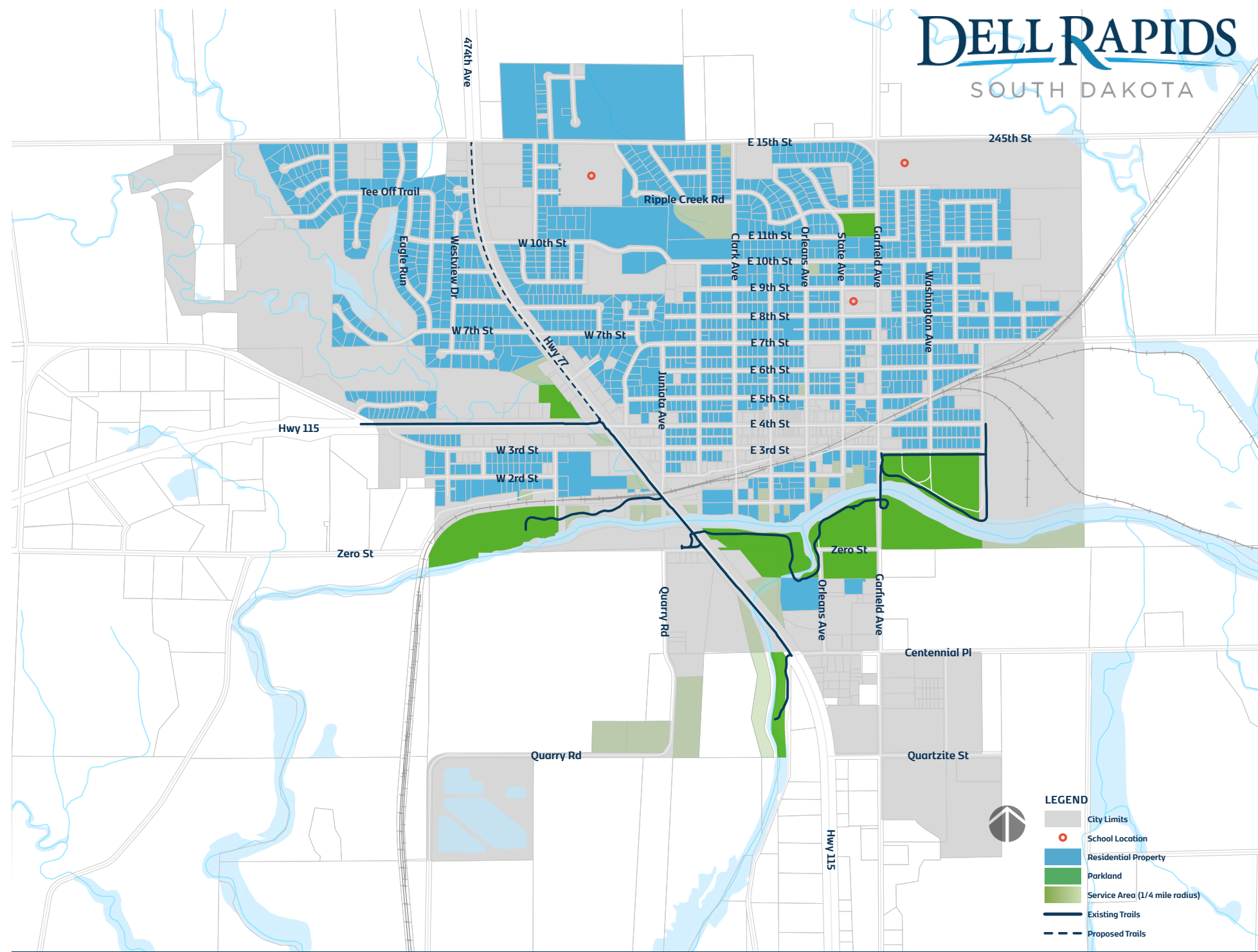
The Dell Rapids Parks and Recreation Department should create a profile through NRPA Park Metrics and compare the Department’s results against other agencies that have completed a profile of similar size and demographics. The database will let you compare the number of facility types such as ballfields, basketball courts, and tennis courts and the data will be applicable to the communities surrounding Dell Rapids that are also utilizing NRPA Park Metrics and not based on a median of the national average.

Figure 4.7: Dell Rapids Parks & Trails Distribution

4.3 Gaps in Service Analysis

The Gaps in Service Analysis process involved assembly of a detailed inventory of public physical assets available for use by the Dell Rapids community. This asset inventory was created to serve the city in several ways. It can be used for a wide variety of planning and operations tasks such as asset management as well as future strategic master plans. The assets inventory currently includes public parks, recreation, and trails assets managed by the Parks and Recreation Department. There is a total of nine developed parks throughout the city.

The Figure to the right shows the study area and key locations of park facilities and schools. Larger scale maps can be found in the Appendix.



MAP A: DELL RAPIDS PARKS & SCHOOLS

Figure 4.8: Dell Rapids Parks with 1/4 Mile Level of Service Buffer

Catchment Areas

Catchment areas, also called buffers or radii, are used to display Level of Service areas in the community. A radius of a specific distance is drawn around each park or trail. People use a variety of transit modes to reach a recreation destination: on foot, on a bike, in a car, via public transportation, or utilizing any combination of these or other alternatives. The mode is often determined, at least in part, by the distance to be traveled.

Overall LOS analysis for the City of Dell Rapids applied a primary catchment distance of 1/4 mile. This distance represents a travel time of 10 minutes based on an average walking speed of three miles per hour. A 1/4-mile catchment is able to account for longer actual walking distances due to indirect routes, as are commonly found in a grid street pattern, and serves to ensure a travel time of 10 minutes or less for most people.

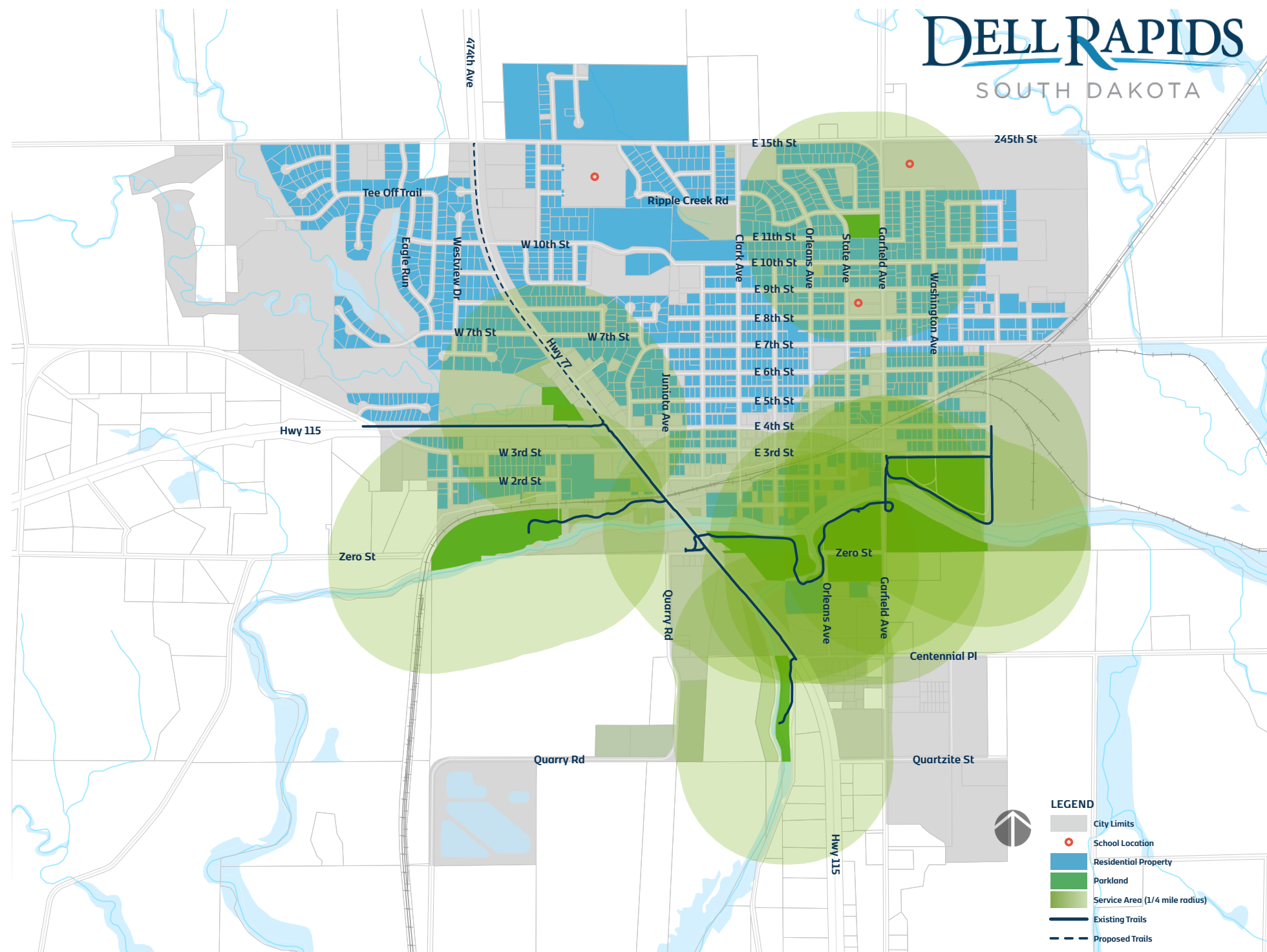
Findings

Perspective maps were generated to evaluate the outdoor park facilities available to residents. For purposes of this study, the city limit boundary of Dell Rapids was used as the extent of the study area. The City of Dell Rapids boundary may be found in the previous Figure for reference. Relevant findings include:

- Variety of recreational opportunities.
- Most of the parks and trails are located along the Big Sioux River or located in the south portion of Dell Rapids.
- North and central neighborhoods are currently under served.

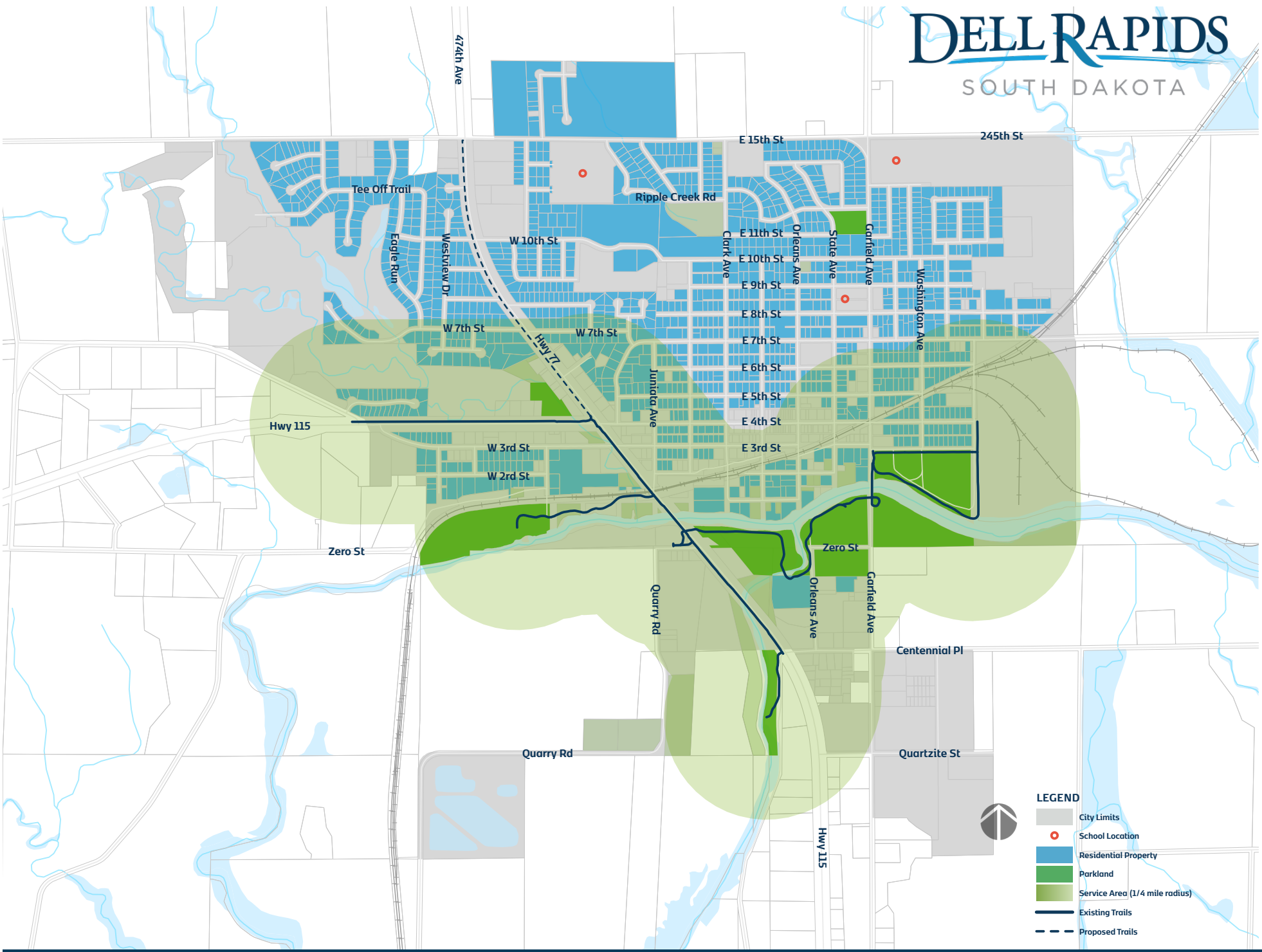
Overall Level of Service

Multiple perspectives were created to examine Overall Level of Service for the City of Dell Rapids. Results of this analysis are displayed in the following Figures. The Figures model access to parks and trails by all transportation modes. One-quarter mile catchment radii have been placed around each boundary. Areas of darker color represent areas with a higher level of service.



MAP B: DELL RAPIDS PARKS WITH 1/4 MILE LEVEL OF SERVICE BUFFER

Figure 4.9: Dell Rapids Trails with 1/4 Mile Level of Service Buffer

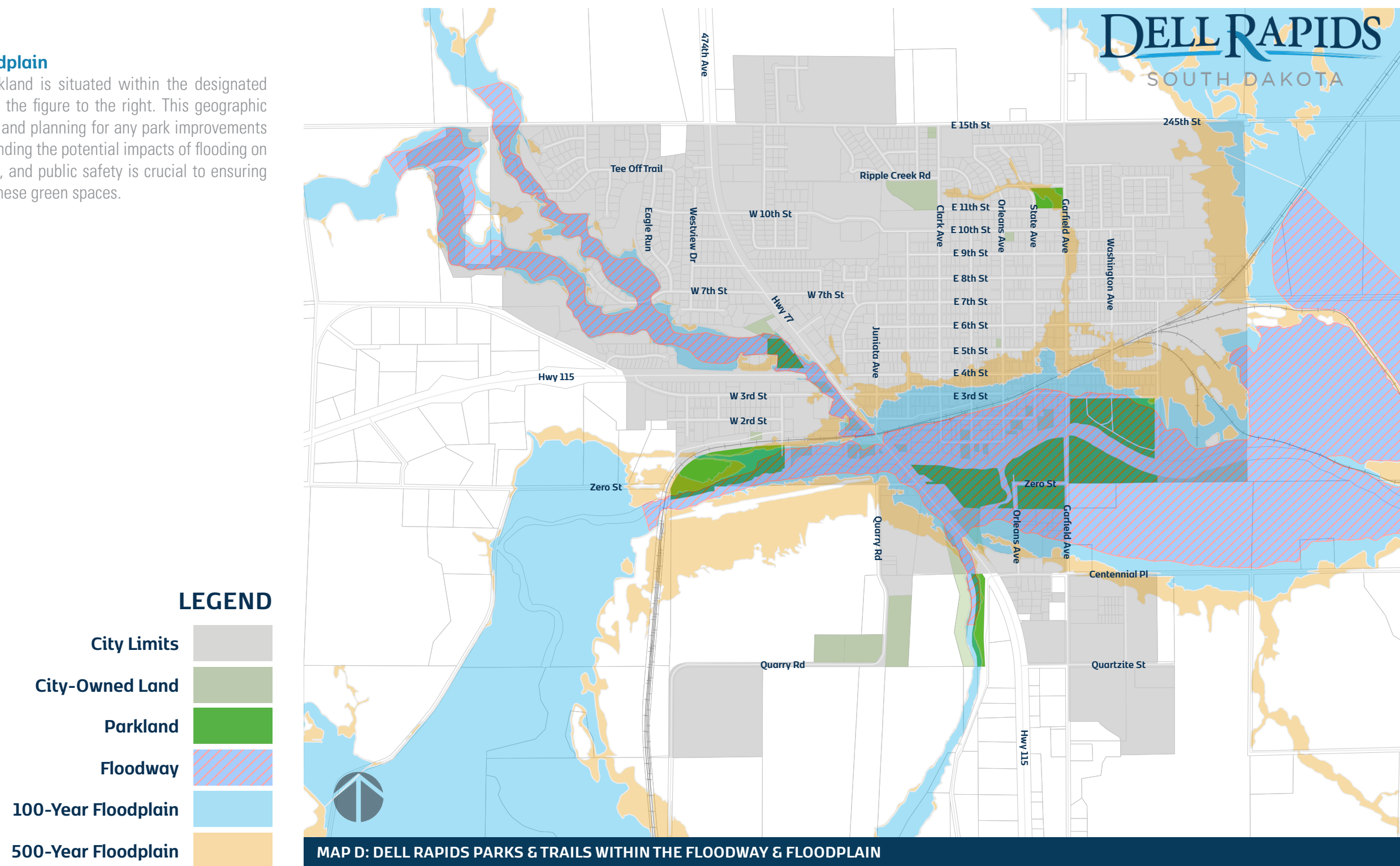


MAP C: DELL RAPIDS TRAILS WITH 1/4 MILE LEVEL OF SERVICE BUFFER

4.4 Parks within Floodway & Floodplain

A significant portion of Dell Rapids' parkland is situated within the designated floodway and floodplain, as illustrated in the figure to the right. This geographic reality necessitates careful consideration and planning for any park improvements or developments in these areas. Understanding the potential impacts of flooding on park infrastructure, recreational activities, and public safety is crucial to ensuring the long-term viability and enjoyment of these green spaces.

Figure 4.10: Dell Rapids Parks and Trails within the Floodway & Floodplain



4.5 Parks & Facilities Assessment

A complete Parks Inventory Matrix and set of Individual Park Inventory Sheets are provided as staff level documents. The matrix provides an inventory of all park amenities and their park location. The inventory sheets give a detailed profile of each park and their current conditions. This inventory and analysis of the existing amenities was done by visiting every park in March 2024. The detailed parks matrix and inventory sheets are included in the Appendix.

Inventory Summary

- Variety of neighborhood/community parks throughout the area.
- Most parks are well maintained
- Many parks need amenity upgrades and improvements.
- Some facilities within the floodway could be repurposed to naturalized areas.
- Consider moving existing amenities within the floodway to a new location outside of the floodway.

Conclusion

The City of Dell Rapids existing park facilities are generally in good condition and provide adequate amenities to serve the neighborhood or larger community as intended. The park system exceeds NRPA guidelines on acres per 1,000 residents at 21.0 acres. The overall distribution pattern of the parks and facilities indicates Dell Rapids is well covered along the river, but needs additional facilities for the north central neighborhood and the west area, which do not lie within any park service area. Dell Rapids should consider adding neighborhood parks and trails in these areas of the city. If you combine the service area summary with the residents' satisfaction with the overall quality and maintenance of the park sites, it is evident that the City of Dell Rapids offers facilities and services that generally meet the residents' expectations; however, amenity upgrades are needed for specific facilities.

4.6 Park Dedication Standards

The City of Dell Rapids currently does not have Park Dedication Standards. See section 7 for recommendations regarding Park Dedication Standards.

Chapter 6 - Park Branding and Standards

6.1 Parks and Recreation Branding & Colors

The city of Dell Rapids has a strong brand and identity. The Parks and Recreation department should follow the City's colors and branding for a consistent City image.

Logo

The Parks and Recreation logo should build off of the existing Dell Rapids logo. "Parks & Recreation" would replace the "South Dakota" under Dell Rapids text within the logo. This format could be utilized for all City departments

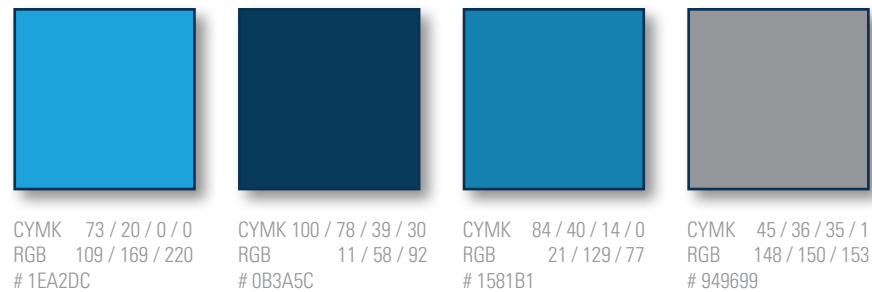
Figure 6.1: Dell Rapids Parks & Recreation Logo



Colors

The Parks and Recreation department should utilize the City of Dell Rapids colors.

Figure 6.2: City of Dell Rapids brand colors



6.2 Parks Signage Design Standards

The city of Dell Rapids has an existing trail sign for the Red Rock Trail that was used as the basis of design for the new park sign standards. Below you can see examples for the trail sign, park sign, park marker sign and trail marker along with their relative sizes.

Font

Fonts for the park signs should be as follows:

Park Name: *Alpine Script*

Location / Mile Marker: MONTSERRAT

Figure 6.3: Parks Signage Standards



6.3 Site Furnishing Standards

As existing site furnishings age and require replacement, the City should utilize standard site furnishings across the community to have consistent quality and cohesive image throughout the parks system. When new parks and trail are added to the park system, the standard site furnishing should be utilized as well.

Standard Bench

Product: Victor Stanley - Model 32

Size: 6'

Color: Black Powder coat

Material: Wood Slats

Options: With Arm Rests (needed for ADA accessibility)

Figure 6.4: City of Dell Rapids Standard Bench



Standard Receptacle

Product: Victor Stanley - SDC-36

Color: Black Powder coat

Standard Light Fixture

Product: Fonroche Smartlight Single Arm

Solar Fixture: Belle Epoque

Color: Sable Powder coat

Standard Bike Rack

Product: Victor Stanley - BRCS-105

Capacity: 7 Bikes

Color: Black Powdercoat

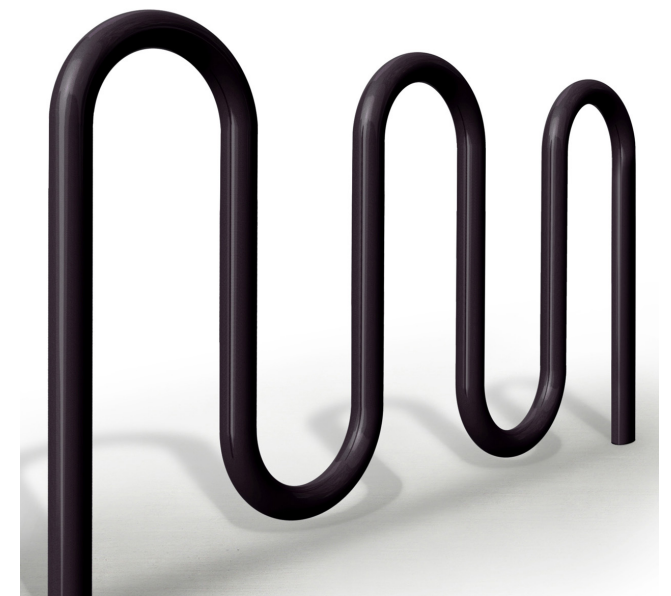
Figure 6.5: City of Dell Rapids Standard Receptacle



Figure 6.6: City of Dell Rapids Standard Light Fixture



Figure 6.6: City of Dell Rapids Standard Bike Rack



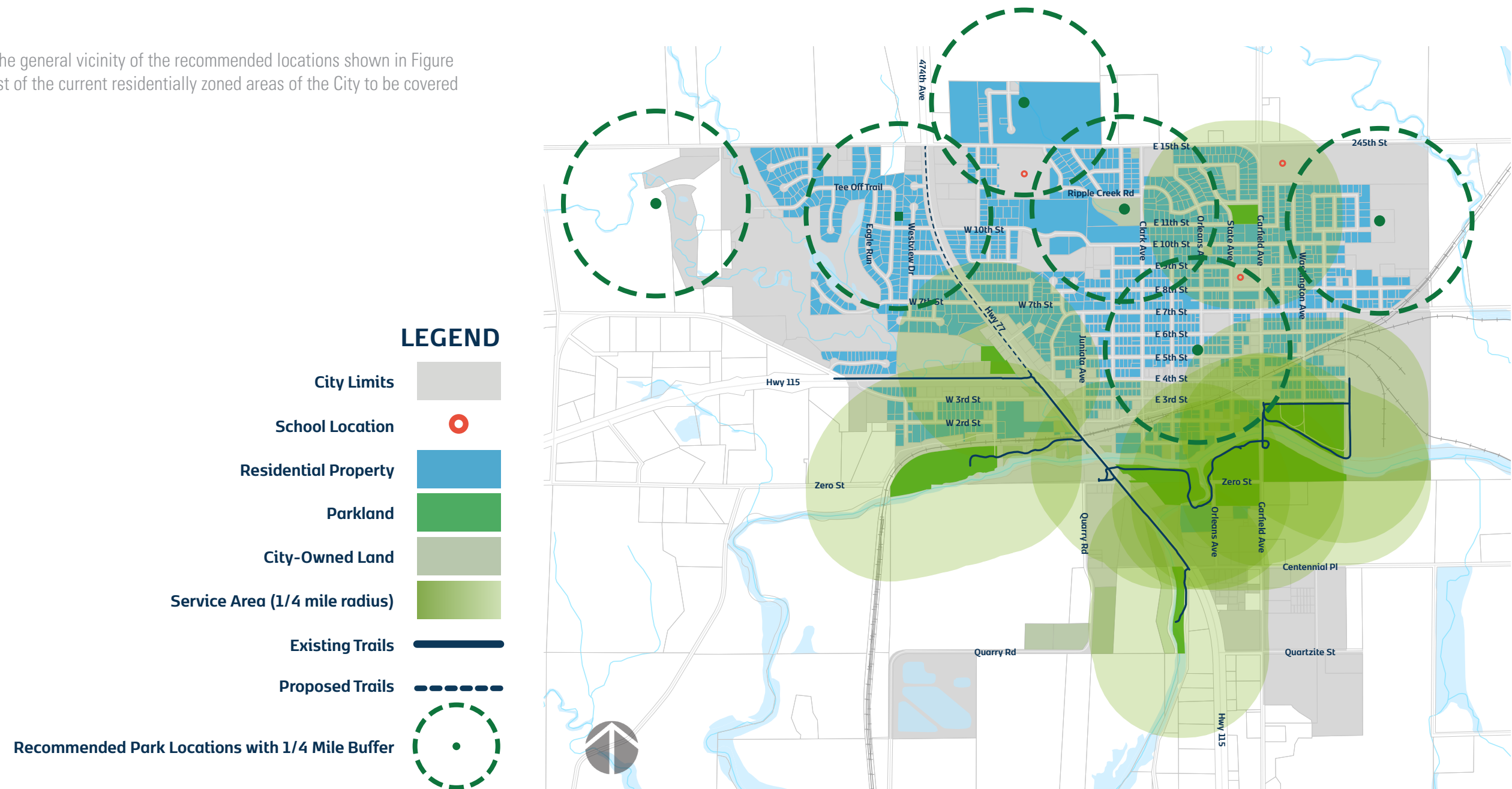
Chapter 7 - Action Plan

The following recommendations are drawn from the public input, inventory, level of service analysis, findings feedback, and all the information gathered during the master planning process with a primary focus on maintaining, sustaining, and improving the City of Dell Rapids parks, recreation, open space, and trails.

7.1 Recommended Park Locations

City should add park locations and amenities in the general vicinity of the recommended locations shown in Figure 7.1. These additional facilities will allow for most of the current residentially zoned areas of the City to be covered within the service area of a neighborhood park.

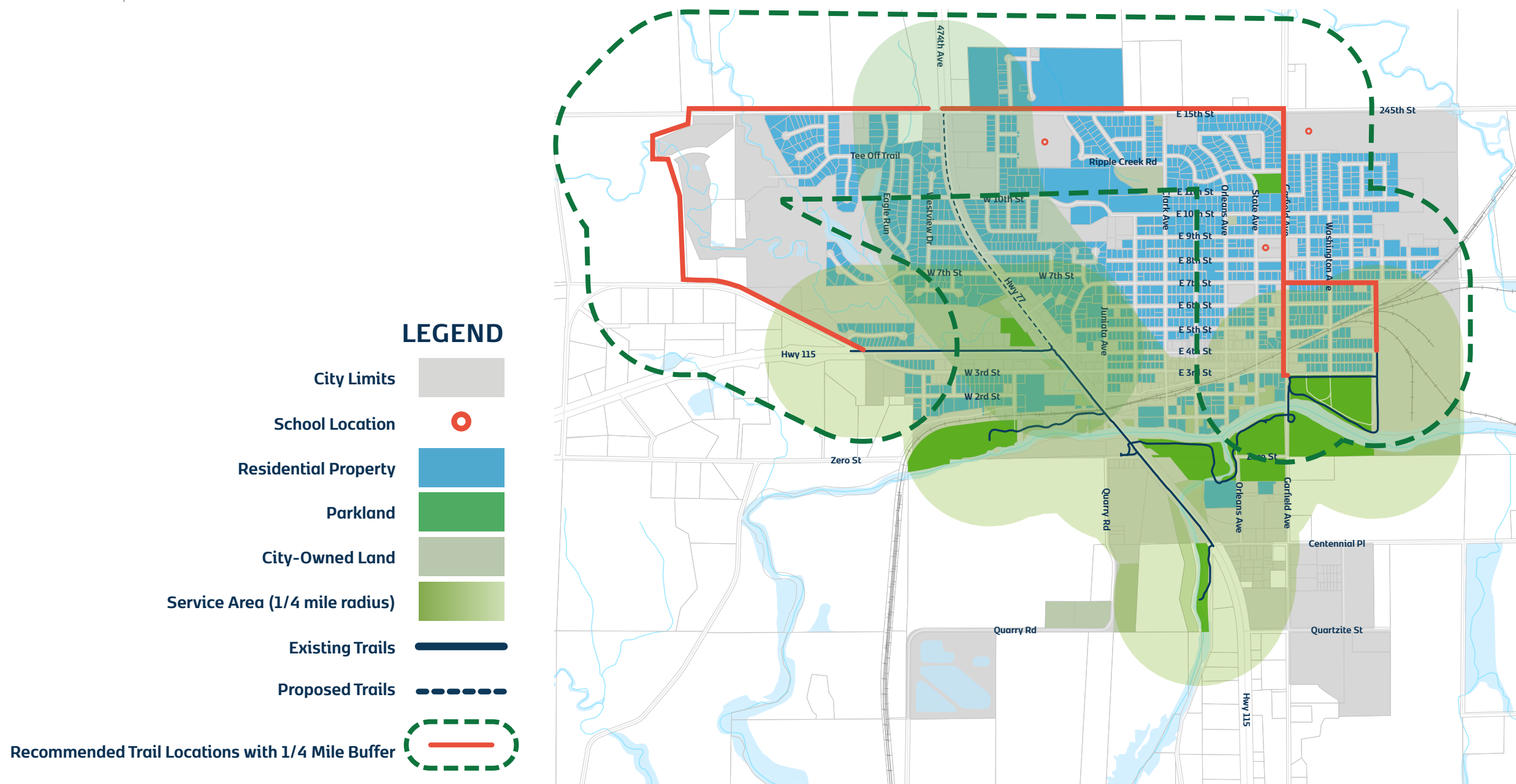
Figure 7.1: Recommended Park Locations with 1/4 Mile Buffer



7.2 Recommended Trail Locations

City should add trail routes in the general vicinity of the recommended locations shown in Figure 7.2. These additional facilities will complete a loop around the community and allow for most of the current residentially zoned areas of the City to be covered within the service area of the trail system.

Figure 7.2: Recommended Trail Locations with 1/4 Mile Buffer



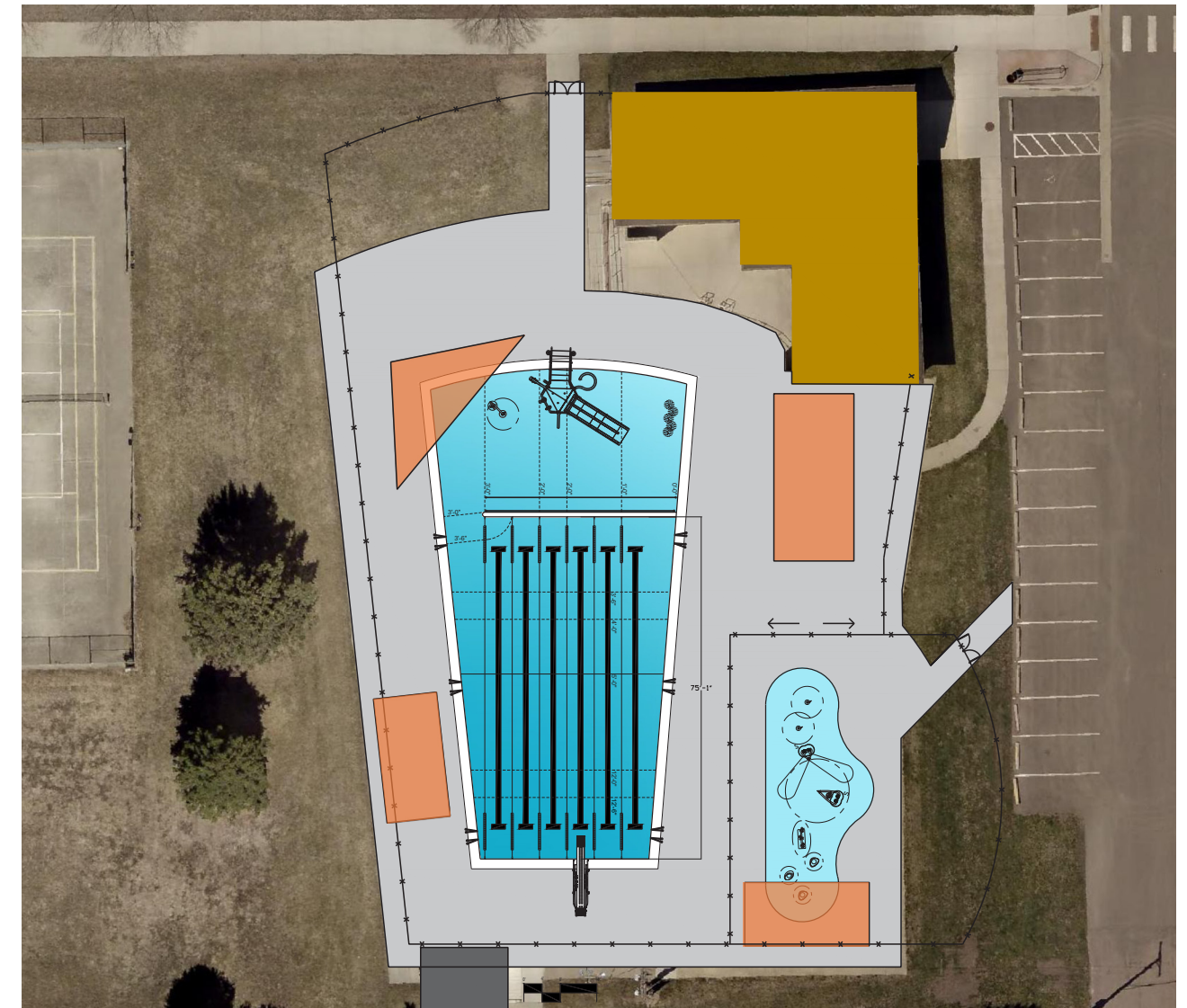
7.5 Recommended Swimming Pool Improvements

Site/Pool Area

The Dell Rapids Outdoor Swimming Pool was an extremely well constructed and maintained facility. Currently the pool is operated seasonally with repairs accomplished in the spring to facilitate safe user experiences. The facility does not have many of the amenities that new facilities are created with for greater user attraction and appeal.

We have discussed several different options to rejuvenate the existing facility to enhance user appeal. If these pools were constructed today with the same shape and size the cost of accomplishing this work for the pools and deck would be in the range of \$3,000,000 to 3,500,000 excluding the entrance buildings and a new mechanical room.

Figure 7.8: Dell Rapids Swimming Pool Improvements Concept



7.7 Recommendations, Timeline, Prioritization & Cost Estimates

The following recommendations are drawn from the public input, inventory, level of service analysis, findings feedback, and all the information gathered during the master planning process with a primary focus on maintaining, sustaining, and improving the City of Dell Rapids parks, recreation, open space, and trails.

The Recommendations can be categorized into eleven key objectives:

- 1. Historic Bath House Improvements
- 2. Create Standard for Park Signage & Amenities
- 3. Develop Community Wide Park Policies
- 4. Continue to Expand Trail System
- 5. Identify Location for New Sports Facility
- 6. Improve & Expand Existing Aquatics Center
- 7. Improve & Expand Park Recreation Opportunities
- 8. Explore Indoor Recreation Opportunities
- 9. Add Park Space in Underserved Neighborhoods
- 10. Amphitheater Improvements
- 11. Enhance Big Sioux River Natural Area

Timeframe to complete is designated as:

- Short-term (up to 3 years)
- Mid-term (4-6 years)
- Long-term (7-10 years)

All cost estimates are in 2024 figures where applicable. Most costs are dependent on the extent of the enhancements and improvements determined or known at this time.

Figure 7.1: Action Plan Recommendations, continued next pages

	Recommendations	Description	Timeline to Complete (Short, Mid, or Long Range)	Priority (High, Moderate, or Low)	Capital Cost Estimate
1	Historic Bath House Improvements				
1.1	Remove and replace concrete slab	Provide ADA access and safe usage of facility.	Short	High	\$60,000
1.2	Remove failing roof structure and shore up walls	Health hazard that needs to be addressed for the public to be around the facility.	Short	High	\$50,000
2	Create Standard for Park Signage & Amenities				
2.1	Implement standard park signage throughout system and trails	Follow graphics provided in report.	Mid	Moderate	\$7,000 - \$15,000 (Factors: Stone and sign size)
2.2	Implement standard of minimum amenities of playground & shelter for Neighborhood Parks.		Short	Moderate	NA
3	Develop Community Wide Park Policies				
3.1	New developments to dedicate land for parks (min. 5% of total acres).	Add policy to Comprehensive Plan requiring park land donation for developments.	Short	High	NA
3.2	Explore implementing a Park Board.	Creation of a board of citizens with a focus on park maintenance, capital improvements, and programming.	Long	Low	NA
3.3	Consider adding maintenance staff dedicated to parks.	As the park system grows, consider adding 2 additional staff to keep up with industry standards of park acres managed based on community size.	Short	High	NA
4	Continue to Expand Trail System				
4.1	Expand Trail System				12' trail at \$250 / Inft
4.1.1	Trail Extension 1	Continue trail along Hwy 77.	Short	High	
4.1.2	Trail Extension 2	Trail along E 15th Street east of Hwy 77 and complete loop down Garfield Avenue to Main City Park.	Mid	High	
4.1.3	Trail Extension 3	Trail west of town around Rocky Run Golf Course, up to 15th Street and east to Hwy 77.	Long	High	
4.2	Trail Improvements				
4.2.1	Trail lighting along key trail segments	Light key areas of activity for a safer overall trail system.	Mid	Low	\$7,500 / light
4.2.2	Trailhead at location 1	Construction trailhead with bike fixing station, seating, signage, bike racks, and landscaping in Main City Park.	Mid	Low	\$85,000 (Factors: Amenities included)
4.2.3	Trailhead at location 2	Construction trailhead with bike fixing station, seating, signage, bike racks, and landscaping in northwest corner of community.	Long	Low	\$85,000 (Factors: Amenities included)
5	Identify Location for New Sports Facility				
5.1	2 multi-purpose rectangular fields	Implement committee to identify locations for a new sports complex to include the facilities outlined in order to share parking, restrooms, and infrastructure throughout the year. Space needed is approximately +/- 50 acres. A consultant could be hired to identify locations and develop a master plan for the complex with phasing. New location should be out of the floodway.	Short	High	\$8,000,000 - \$11,000,000 (Factors: Size, amenities, features, parking) Land cost not included.
5.2	2 youth baseball diamonds				
5.3	Relocate existing ball fields (5 fields) out of the floodway to new location.				
6	Improve & Expand Existing Aquatics Center				
6.1	Address minor cosmetic repairs to the existing bathhouse.	Follow architectural report.	Mid	Low	\$240,000
6.2	Remove and replace children's pool with splash pad.	Follow aquatics report and concept for renovating the existing pool and amenities. A consultant could be hired to further develop the concept and create construction documents for bidding.	Mid	High	\$3,500,000 - \$4,000,000 (Factors: Design, amenities, and mechanical)
6.3	Add on to existing pool to accommodate a zero depth entry & play zone.				
6.4	Add additional shade structures located throughout the facility.				

Figure 7.2: Action Plan Recommendations, continued

	Recommendations	Description	Timeline to Complete (Short, Mid, or Long Range)	Priority (High, Moderate, or Low)	Capital Cost Estimate
7	Improve & Expand Park Recreation Opportunities				
7.1	Add (2) pickleball courts in community.	Remove sand volleyball at City Park and install (2) post-tension pickleball courts.	Short	High	\$125,000
7.2	Resurface existing tennis courts at City Park with sports surfacing.	Stripe tennis courts as multi-use with pickleball court lines.	Mid	Low	\$25,000
7.3	Rebuild (2) basketball courts at City Park.	Post-tension basketball courts, sports surfacing, and new basketball goals.	Mid	Moderate	\$300,000
7.4	Explore options for adding additional power and vendor electrical connections to City Park.	Incorporate additional power connections for vendors during community events along Washington Avenue and 3rd Street. Consider elevations of floodway and floodplain when developing options.	Short	Moderate	TBD
7.5	Incorporate outdoor ice rink into City Park.	Remove Fields A & B and construct depressed area for outdoor ice rink.	Long	Low	TBD
7.6	Explore adding community gardens to City property at corner of 2nd Street & State Avenue.	Utilize east part of property to construct raised community garden plots.	Long	Low	TBD
7.7	Control access to Rickeman Field for events.	Install fencing for controlled access and ticketing to field spectator areas.	Mid	Moderate	\$50,000
7.8	Convert Dell Island Peninsula to native park and walking area.	See recommendation 11.2 below. Incorporate native plant communities and riparian buffer into Dell Island Peninsula. Incorporate mowed trails or bike-single track trails.	Short	Moderate	TBD
7.9	Add restroom building to Brown Park.	Costs shown are for a fully designed and built block building. More cost effective options could be explored for a pre-cast concrete / pre-built restroom.	Mid	Moderate	\$800,000 (Factors: size, design, utilities)
7.10	Improve ballfield at Brown Park.	Incorporate ag-lime infield (minimal size) and roof over dugout areas to allow for use of field for t-ball and neighborhood activities.	Mid	Moderate	\$60,000
7.11	Incorporate ADA accessibility to all parks (parking & sidewalks)	Install a minimum of (1) parking stall with signage and striping (on-street or off-street) for each park with ADA accessible sidewalk to amenities as improvements are made in existing parks.	Long	Low	TBD
8	Explore Indoor Recreation Opportunities				
8.1	Develop master plan for indoor recreation / community center and identify location.	Hire a consultant to develop a master plan with public input for community recreation center to identify programming, size, and budget for fundraising. Location should be in partnership with a new sports complex (see Recommendation 5 above).	Short	High	TBD
9	Add Park Space in Underserved Neighborhoods				
9.1	Develop park at northwest neighborhood (10th Street and Birdie Drive)	Hire a consultant to develop master plan with phasing incorporating minimum neighbor park amenities as outlined in this report. Include (1) unique amenity/play element into design for park.	Short	High	\$1,000,000 - \$3,000,000 (Factors: size, amenities, features)
9.2	Develop pocket park downtown Dell Rapids south of Library (5th Street and Orleans Avenue).	Hire a consultant to develop master plan with phasing incorporating minimum neighbor park amenities as outlined in this report. Include (1) unique amenity/play element into design for park.	Long	Moderate	\$500,000 - \$1,000,000 (Factors: size, amenities, features)
9.3	Develop park at north central neighborhood along Ripple Creek Road.	Hire a consultant to develop master plan with phasing incorporating minimum neighbor park amenities as outlined in this report. Include (1) unique amenity/play element into design for park.	Short	High	\$1,000,000 - \$3,000,000 (Factors: size, amenities, features)
9.4	Develop park at northeast neighborhood along E 11th Street.	Hire a consultant to develop master plan with phasing incorporating minimum neighbor park amenities as outlined in this report. Include (1) unique amenity/play element into design for park.	Mid	Moderate	\$1,000,000 - \$3,000,000 (Factors: size, amenities, features)
9.5	Carefully consider acceptance of future parkland assets from development agreements.	See recommendation 3.1 above. Add parkland as City grows to the west of Rocky Run Golf Course and north of 15th Street.	Long	High	TBD

10	Amphitheater Improvements				
10.1	Tuck point grout.	Follow architecture report and concept for improvements to the amphitheater and access. A consultant could be hired to create construction documents for bidding. Structure is listed on Historic Registry and SHPO will need to be notified of improvements.	Mid	Moderate	\$90,000
10.2	Replace stairs - not ADA compliant				
10.3	ADA accessible route and seating.				
10.4	Add lighting				
11	Enhance Big Sioux River Natural Areas				
11.1	Relocate ball fields (5) out of the floodway along the Big Sioux River.	See recommendation 5 above. Volunteer Fields and Fields A & B in Main City Park to be removed once sports complex is built.	Long	Low	TBD
11.2	Implement naturalized riparian buffers along the river (min. 50' wide).	Incorporate native plantings (grasses, shrubs, & trees) into City owned areas within 50' of the top of the river bank to create a more natural stream corridor receptive to flooding and cleansing runoff from the community.	Long	Low	TBD

7.8 Funding & Revenue Strategies

Park systems often rely on the same funding sources for their projects, programs, and capital improvements, as well as the ongoing financial support their agency requires. Funding sources change regarding how they provide funding and what organizations they will support.

Understanding the type of sources and opportunities available can be valuable to the sustainability of a park and recreation system. It is important to expand the range of sources where funding is obtained and develop a strategy to locate new sources. Developing new funding strategies, understanding what information new funding sources are available, and having the Department compliant and being committed to the work necessary to obtain funding can be lengthy and time consuming, yet it can provide capital and operational dollars when normal funding channels change.

The following three categories are examples of sources considered to be viable methods used in the parks and recreation industry:

Dedicated Funding Sources:

These funds (often in the form of various tax options) are appropriated or set aside for a limited purpose.

- Taxable Bonds through Voter Approved Referenda are used primarily to support the development of large community-based projects like a community center, field house, signature park, or trails system.

- Transient Occupancy Tax from Hotels are used to help pay for recreation facilities that have a high level of tourism involved such as sport tournaments for youth and adults held in the city by the Department and are used to help build and pay for the development and management of those facilities.

- Land Value Captive Taxes such as a Tax Increment Finance Funds are used to help support community centers and field houses whereby businesses benefit from higher property values based on their location to these amenities and the difference between the existing property values and the new property value is used to fund the development until the development is paid off.

- Local Improvement Districts or Business Improvement Districts are typically established in communities that are in a downtown business district. The BID district requires 60% of the owners to support the BID before it can be put into place and the money is used for improving the aesthetics such as streetscapes, flowers, sidewalk cleaning, signage, sidewalk furniture, hosting concerts and special events that attract people to spend time and money in the downtown area.

- Developer Impact Fees are used to support neighborhood park development in the property near or in their development as a way of enticing new homeowners to move into the development. The developer pays the impact fee at the time of the permit like impact fees for roads, sewers, and general utilities based on the value of the homes that are being built.

- Real-Estate Transfer Fees are established at usually 1% of the sale price of a home and is paid by the buyer to support ongoing park infrastructure in the area where the house is located.

Earned Income:

Revenue generated by membership fees, facility rentals, program fees and other sources where the agency is paid for services or what they provide.

- Land Leases allow park system to lease prime property to developers for restaurants along trails or in parks, retail operations that benefit users in the park to support the ongoing operation of the park over a period of time.

- Health Care/Hospital Partnerships are becoming a major partner for park and recreation agencies to help support the development of community centers that have health related amenities in them like fitness centers, therapy pools and walking tracks. Some health care providers put in rehab centers inside of the community center and pay the development cost associated with the ongoing building costs.

- Fees for Services are typically used to support the operational cost and capital cost for parks and recreation programs and amenities.

- Room Override Rates from hotels used for major tournaments. These revenues go back to the city to help pay for the management and cost of hosting the tournament.

- Establishment of a Park Foundation is an appropriate revenue source for the Department to consider. The Park Foundation typically raised money for park related improvements, programs for disadvantaged users and they support the development of new facilities that are needed in the city.

- Local Not-for-Profit Foundations Gifts usually help pay for specific music at special events or for helping to provide a running event in the city or a sports tournament.

- Capital Fee on top of an Access Fee to pay for a revenue producing facility need. This type of fee is usually associated with an amenity like a golf course where the users help to improve an irrigation system or improve cart paths because they benefit most from the capital fee. The fee is removed once the improvement is paid off.

- Corporate Sponsorships help to pay for the operations of signature facilities like sports complexes, indoor community centers, ice rinks and they pay for an impression point usually in the \$0.35 to \$0.50 per impression point on an annual basis.

- Naming Rights are used to help to capitalize a community center or special use facility and typically are good for 10 to 20 years before it is removed.

- Public/ Not-for-Profit/ Private Partnerships are used to help offset operational costs or capital costs for community-based facilities like trails, nature centers, sport complexes, community centers, ice rinks, signature parks, special event sites that bring in and support a high level of users.

- Licensing Fees for a signature park or event that others want to use to make money from can be applied to elements of a park from a user or business as it applies to products sold on site, music, advertising, and ongoing events to be held on site.

- Outsource Operations to the private sector to save money where the cost is less costly to provide the same level of service. This can be in any form of service the system provides now from contracting with instructors, managing forestry operations, managing landscapes in the city, care of park related equipment are a few examples.

- Volunteerism is an indirect funding source use by many departments to support the operations of parks and recreation services. The time the volunteer gives can be used for in kind support matches on state and federal grants in lieu of money. Best practices agencies try to get 15% of the work force hours from volunteers.

- Maintenance Endowments are established as new facilities are developed like all-weather turf to support replacement costs when the asset life is used up and need replaced.

- Entrance Fees (pools, community centers, parks)
 - o Membership Fee (community centers, pools, dog parks, ice facilities, golf, tennis, etc.)
 - o Daily Fees
 - o Non-Resident Fees
 - o Group Fees
 - o Prime Time and Non-Prime Time fees
 - o Group and Volume Fees
 - o Permit Fees
 - o Reservation Fees
 - o Catering Fees
 - o Food Truck Fees
 - o Camping Fees
 - o Ticket Sales
 - o Photography Fees
 - o Price by loyalty, length of stay and level of exclusivity.

Financial Support:
These monies are acquired by applying for grants, through foundation fundraising, corporations, organizations, as well as state and federal sources.

- Land and Water Conservation Fund is the primary funding source for federal grants and requires a match from the local jurisdiction of 50%.

- Transportation Alternatives Program (TAP) provides greenways and trails grants for park systems across the system.

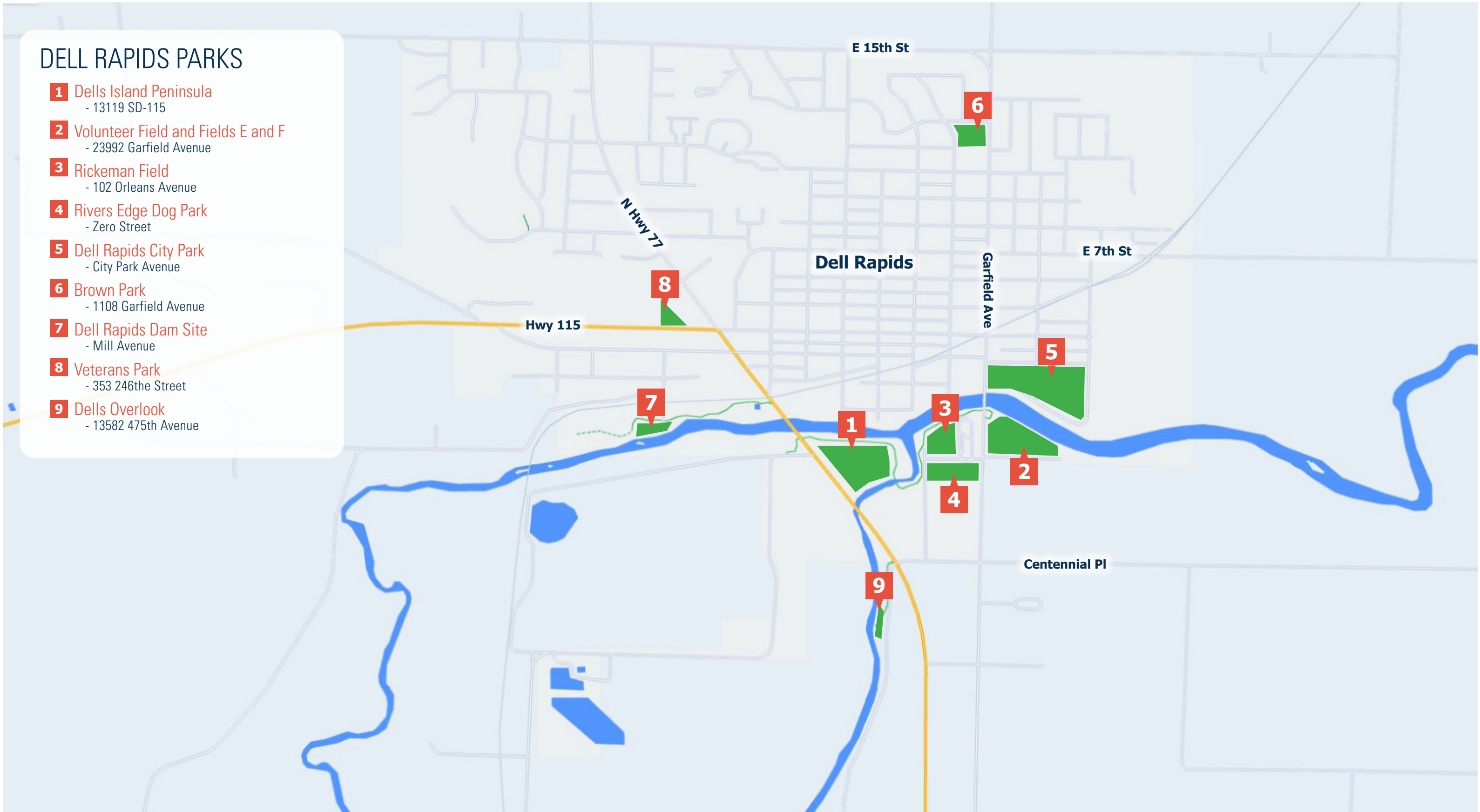
- Recreation Trails Funding Program for development of urban linkages, trail head and trailside facilities.

- Private Donations can be sought to help develop community-based facilities like community centers, sports complexes, outdoor theaters, and nature education facilities.



DELL RAPIDS PARKS

- 1** Dells Island Peninsula
- 13119 SD-115
- 2** Volunteer Field and Fields E and F
- 23992 Garfield Avenue
- 3** Rickeman Field
- 102 Orleans Avenue
- 4** Rivers Edge Dog Park
- Zero Street
- 5** Dell Rapids City Park
- City Park Avenue
- 6** Brown Park
- 1108 Garfield Avenue
- 7** Dell Rapids Dam Site
- Mill Avenue
- 8** Veterans Park
- 353 246th Street
- 9** Dells Overlook
- 13582 475th Avenue



Appendix 5

Individual Park Inventory Sheets

Amenity Inventory for

Dell Island Peninsula

Location: East of Hwy 115 at Zero St

Classification: Nature Preserve/Open Space

Acres: Approx. 11.8

Park Amenities

- ☐ Park Sign
- ☐ Litter Receptacle
- ☐ Recycling Receptacle
- ☐ Bench
- ☐ Dugout Bench
- ☐ Small Bleacher
- ☐ Large Bleacher
- ☐ Picnic Table
- ☐ Picnic Table (ADA)
- ☐ Drinking Fountain
- ☐ Grill
- ☐ Bike Rack
- ☐ Pet Waste Station
- ☐ Fire Ring
- ☐ Park Light Pole

Play Amenities

- ☐ Play Equipment (Modular)
- ☐ Play Equipment (Independent)
- ☐ Swing Set
- ☐ Open Play Area
- ☐ Free Little Library
- ☐ Sand Volleyball Court
- ☐ Small Picnic Shelter
- ☐ Large Picnic Shelter
- ☐ Small Shade Structure
- ☐ Large Shade Structure
- ☐ Restroom Building
- ☐ Soccer Net (Portable)
- ☐ Backstop
- ☐ Basketball Court
- ☐ Basketball Hoop

Trail Amenities

- ☐ Trail
- ☐ Rules Sign
- ☐ Trail Lighting
- ☐ Parking Lot
- ☐ Trail Head
- ☐ Bike Repair Station
- ☐ Pedestrian Bridge

Sports Fields

- ☐ Soccer Field
- ☐ Baseball Field
- ☐ Softball Field
- ☐ Youth Softball Field
- ☐ Teeball Field
- ☐ Batting Cage
- ☐ Football Field
- ☐ Concession Stand
- ☐ Storage Shed
- ☐ Tennis
- ☐ Pickleball Court
- ☐ Athletic Field Light Pole

Special-Use Amenities

- ☐ Skate Park
- ☐ Disc Golf
- ☐ Small Dog Park
- ☐ Large Dog Park
- ☐ Shelter House
- ☐ Campground
- ☐ Stage
- ☐ Fishing Pier
- ☐ Garden Plot
- ☐ Horseshoe Pit
- ☐ Canoe Launch

Other Amenities

- ☐ Above Ground Planter
- ☐ Memorial
- ☐ Flag Pole
- ☐ Administration Building
- ☐ Public Art

Notes

Open Space

Amenity Inventory for

Dell Island Peninsula

Location: East of Hwy 115 at Zero St

Classification: Nature Preserve/Open Space

Acres: Approx. 11.8



Amenity Inventory for

Volunteer Fields D, E & F

Location: Garfield Ave & Zero St - Northeast Corner

Classification: Special Use Park

Acres: 13.5

Park Amenities

- ☐ Park Sign
- 10+** Litter Receptacle
- ☐ Recycling Receptacle
- ☐ Bench
- ☐ Dugout Bench
- 6** Small Bleacher
- ☐ Large Bleacher
- ☐ Picnic Table
- ☐ Picnic Table (ADA)
- ☐ Drinking Fountain
- ☐ Grill
- ☐ Bike Rack
- ☐ Pet Waste Station
- ☐ Fire Ring
- ☐ Park Light Pole

Play Amenities

- ☐ Play Equipment (Modular)
- 1** Play Equipment (Independent)
- ☐ Swing Set
- ☐ Open Play Area
- ☐ Free Little Library
- ☐ Sand Volleyball Court
- ☐ Small Picnic Shelter
- ☐ Large Picnic Shelter
- ☐ Small Shade Structure
- ☐ Large Shade Structure
- ☐ Restroom Building
- ☐ Soccer Net (Portable)
- 1** Backstop
- ☐ Basketball Court
- ☐ Basketball Hoop

Trail Amenities

- ☐ Trail
- ☐ Rules Sign
- ☐ Trail Lighting
- 1** Parking Lot
- ☐ Trail Head
- ☐ Bike Repair Station
- ☐ Pedestrian Bridge

Sports Fields

- ☐ Soccer Field
- ☐ Baseball Field
- 2** Softball Field
- 1** Youth Softball Field
- ☐ Teeball Field
- 1** Batting Cage
- ☐ Football Field
- 1** Concession Stand
- ☐ Storage Shed
- ☐ Tennis
- ☐ Pickleball Court
- 12** Athletic Field Light Pole

Special-Use Amenities

- ☐ Skate Park
- ☐ Disc Golf
- ☐ Small Dog Park
- ☐ Large Dog Park
- ☐ Shelter House
- ☐ Campground
- ☐ Stage
- ☐ Fishing Pier
- ☐ Garden Plot
- ☐ Horseshoe Pit
- ☐ Canoe Launch

Other Amenities

- ☐ Above Ground Planter
- ☐ Memorial
- ☐ Flag Pole
- ☐ Administration Building
- ☐ Public Art

Notes

- New softball dugouts.
- Sandbox.
- Two lighted fields (D & E).
- No ADA accessible parking.
- No ADA access to fields.



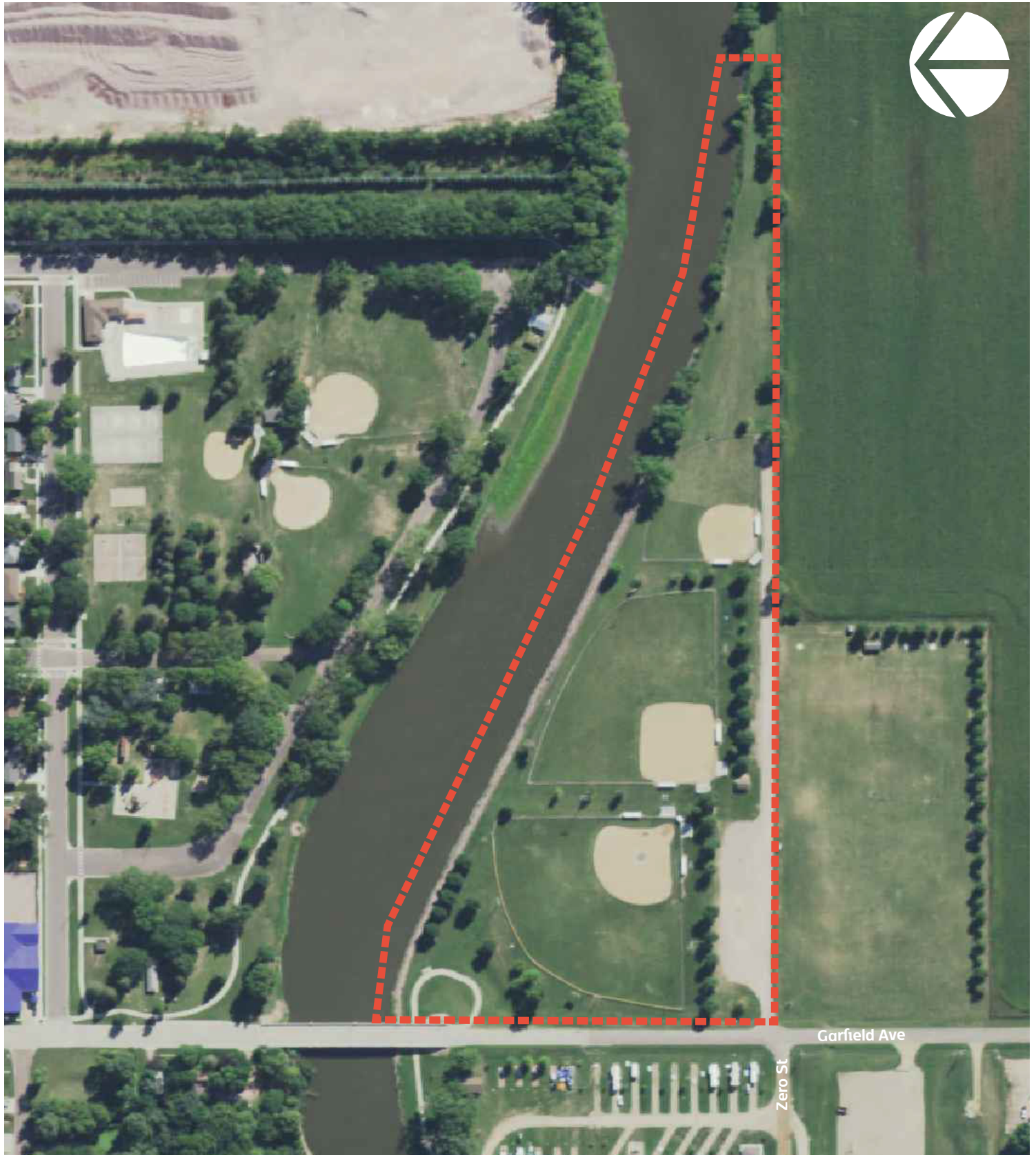
Amenity Inventory for

Volunteer Fields D, E & F

Location: Garfield Ave & Zero St - Northeast Corner

Classification: Special Use Park

Acres: 13.5



Amenity Inventory for

Rickeman Field & Campground

Location: Garfield Ave & Zero St - Northwest Corner

Classification: Special Use Park

Acres: 9.0

Park Amenities

- ☐ Park Sign
- ☐ Litter Receptacle
- ☐ Recycling Receptacle
- ☐ Bench
- ☒ 2 Dugout Bench
- ☐ Small Bleacher
- ☐ Large Bleacher
- ☒ 1 Picnic Table
- ☐ Picnic Table (ADA)
- ☐ Drinking Fountain
- ☒ 10+ Grill
- ☐ Bike Rack
- ☐ Pet Waste Station
- ☐ Fire Ring
- ☐ Park Light Pole

Play Amenities

- ☐ Play Equipment (Modular)
- ☒ 1 Play Equipment (Independent)
- ☐ Swing Set
- ☐ Open Play Area
- ☐ Free Little Library
- ☐ Sand Volleyball Court
- ☐ Small Picnic Shelter
- ☒ 1 Large Picnic Shelter
- ☐ Small Shade Structure
- ☐ Large Shade Structure
- ☒ 1 Restroom Building
- ☐ Soccer Net (Portable)
- ☒ 1 Backstop
- ☐ Basketball Court
- ☐ Basketball Hoop

Trail Amenities

- ☐ Trail
- ☒ 1 Rules Sign
- ☐ Trail Lighting
- ☒ 1 Parking Lot
- ☐ Trail Head
- ☐ Bike Repair Station
- ☐ Pedestrian Bridge

Sports Fields

- ☐ Soccer Field
- ☒ 1 Baseball Field
- ☐ Softball Field
- ☐ Youth Softball Field
- ☐ Teeball Field
- ☒ 1 Batting Cage
- ☐ Football Field
- ☒ 1 Concession Stand
- ☒ 1 Storage Shed
- ☐ Tennis
- ☐ Pickleball Court
- ☒ 8 Athletic Field Light Pole

Special-Use Amenities

- ☐ Skate Park
- ☐ Disc Golf
- ☐ Small Dog Park
- ☐ Large Dog Park
- ☐ Shelter House
- ☒ 1 Campground
- ☐ Stage
- ☐ Fishing Pier
- ☐ Garden Plot
- ☐ Horseshoe Pit
- ☐ Canoe Launch

Other Amenities

- ☐ Above Ground Planter
- ☐ Memorial
- ☐ Flag Pole
- ☐ Administration Building
- ☐ Public Art

Notes

- Lions Park sign. Grandstand.
- Dump station for camping.
- Each campsite has grill.
- Backstop is netted.
- Rules sign is for camping.
- No ADA accessible parking.
- No ADA access to field.



Amenity Inventory for

Rickeman Field & Campground

Location: Garfield Ave & Zero St - Northwest Corner

Classification: Special Use Park

Acres: 9.0



Amenity Inventory for

Rivers Edge Dog Park

Location: Garfield Ave & Zero St - Southwest Corner

Classification: Special Use Park

Acres: 5.4

Park Amenities

- ☒ 1 Park Sign
- ☒ 1 Litter Receptacle
- ☐ Recycling Receptacle
- ☐ Bench
- ☐ Dugout Bench
- ☐ Small Bleacher
- ☐ Large Bleacher
- ☒ 2 Picnic Table
- ☐ Picnic Table (ADA)
- ☐ Drinking Fountain
- ☐ Grill
- ☐ Bike Rack
- ☒ 1 Pet Waste Station
- ☐ Fire Ring
- ☐ Park Light Pole

Play Amenities

- ☐ Play Equipment (Modular)
- ☐ Play Equipment (Independent)
- ☐ Swing Set
- ☐ Open Play Area
- ☐ Free Little Library
- ☐ Sand Volleyball Court
- ☐ Small Picnic Shelter
- ☐ Large Picnic Shelter
- ☐ Small Shade Structure
- ☐ Large Shade Structure
- ☐ Restroom Building
- ☐ Soccer Net (Portable)
- ☐ Backstop
- ☐ Basketball Court
- ☐ Basketball Hoop

Trail Amenities

- ☐ Trail
- ☒ 1 Rules Sign
- ☐ Trail Lighting
- ☒ 1 Parking Lot
- ☐ Trail Head
- ☐ Bike Repair Station
- ☐ Pedestrian Bridge

Sports Fields

- ☐ Soccer Field
- ☐ Baseball Field
- ☐ Softball Field
- ☐ Youth Softball Field
- ☐ Teeball Field
- ☐ Batting Cage
- ☐ Football Field
- ☐ Concession Stand
- ☐ Storage Shed
- ☐ Tennis
- ☐ Pickleball Court
- ☐ Athletic Field Light Pole

Special-Use Amenities

- ☐ Skate Park
- ☐ Disc Golf
- ☒ 1 Small Dog Park
- ☒ 1 Large Dog Park
- ☐ Shelter House
- ☐ Campground
- ☐ Stage
- ☐ Fishing Pier
- ☐ Garden Plot
- ☐ Horseshoe Pit
- ☐ Canoe Launch

Other Amenities

- ☐ Above Ground Planter
- ☐ Memorial
- ☐ Flag Pole
- ☐ Administration Building
- ☐ Public Art

Notes

- ☐ Water hydrants.
- ☐ No ADA accessible parking.
- ☐ No ADA access to park.



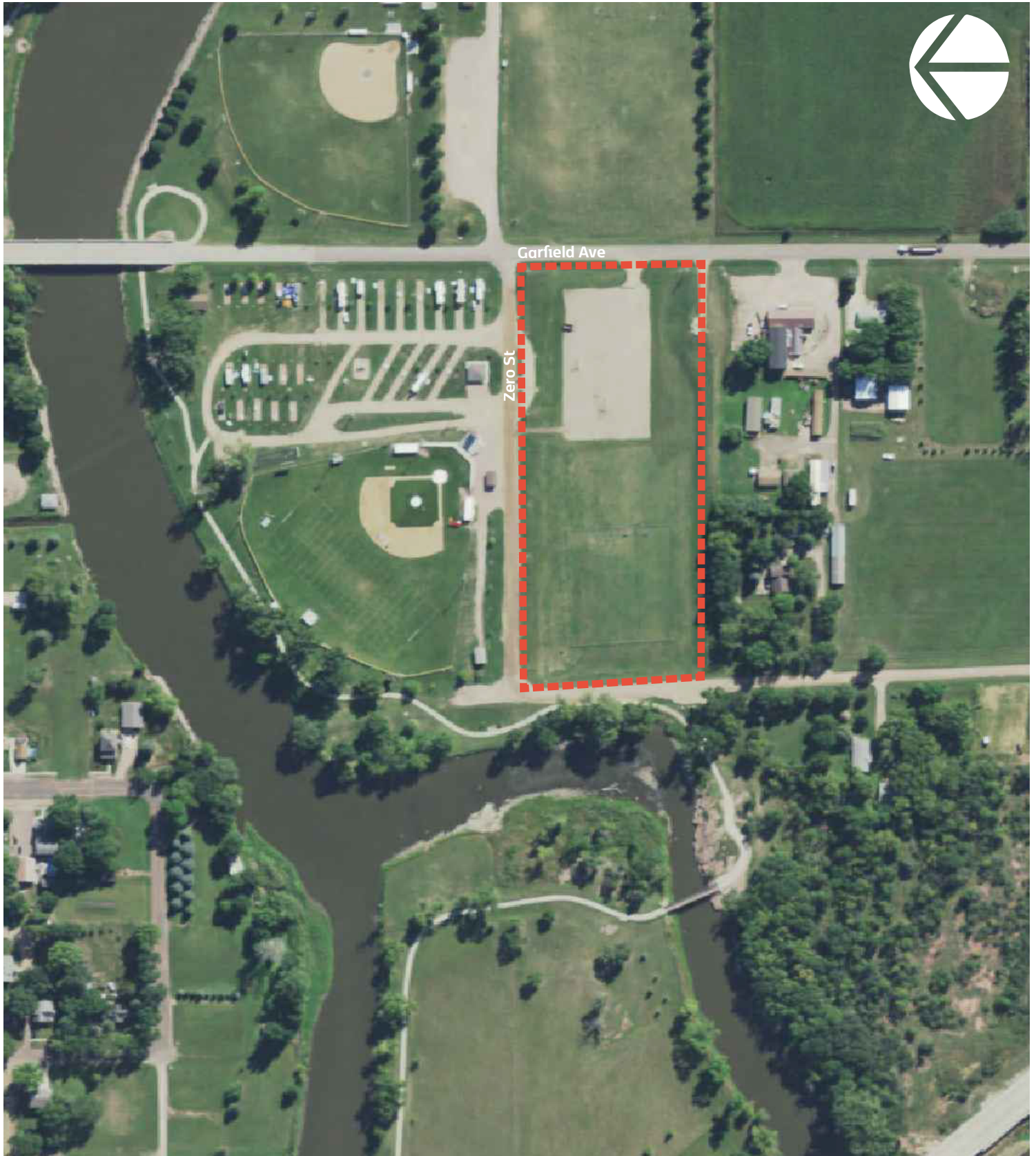
Amenity Inventory for

Rivers Edge Dog Park

Location: Garfield Ave & Zero St - Southwest Corner

Classification: Special Use Park

Acres: 5.4



Amenity Inventory for

Dell Rapids City Park

Location: E 3rd St to Big Sioux River - Garfield Ave to Beach Ave

Classification: Community Park

Acres: 20

Park Amenities

- ☐ Park Sign
- 10+ Litter Receptacle
- ☐ Recycling Receptacle
- 5 Bench
- 6 Dugout Bench
- 3 Small Bleacher
- ☐ Large Bleacher
- 10+ Picnic Table
- ☐ Picnic Table (ADA)
- 1 Drinking Fountain
- 4 Grill
- 2 Bike Rack
- 1 Pet Waste Station
- ☐ Fire Ring
- ☐ Park Light Pole

Play Amenities

- 1 Play Equipment (Modular)
- ☐ Play Equipment (Independent)
- 1 Swing Set
- ☐ Open Play Area
- ☐ Free Little Library
- 1 Sand Volleyball Court
- 1 Small Picnic Shelter
- 2 Large Picnic Shelter
- ☐ Small Shade Structure
- ☐ Large Shade Structure
- 2 Restroom Building
- ☐ Soccer Net (Portable)
- 3 Backstop
- 2 Basketball Court
- ☐ Basketball Hoop

Trail Amenities

- ☐ Trail
- ☐ Rules Sign
- ☐ Trail Lighting
- ☐ Parking Lot
- 1 Trail Head
- ☐ Bike Repair Station
- ☐ Pedestrian Bridge

Sports Fields

- ☐ Soccer Field
- ☐ Baseball Field
- 1 Softball Field
- 2 Youth Softball Field
- ☐ Teeball Field
- ☐ Batting Cage
- ☐ Football Field
- ☐ Concession Stand
- ☐ Storage Shed
- 2 Tennis
- ☐ Pickleball Court
- 4+ Athletic Field Light Pole

Special-Use Amenities

- ☐ Skate Park
- ☐ Disc Golf
- ☐ Small Dog Park
- ☐ Large Dog Park
- ☐ Shelter House
- ☐ Campground
- 1 Stage
- ☐ Fishing Pier
- ☐ Garden Plot
- ☐ Horseshoe Pit
- 1 Canoe Launch

Other Amenities

- 4 Above Ground Planter
- ☐ Memorial
- 1 Flag Pole
- ☐ Administration Building
- ☐ Public Art

Notes

- 2 Hydrants.
- Swimming pool (see aquatics report).
- Some new picnic tables.
- Restroom is in poor condition.
- Basketball court in poor condition.
- Lights at tennis and baseball.
- Amphitheater structure (see facilities report).



Historic bath house (see structural report).

No ADA access to basketball courts, sand volleyball court, tennis courts, sports fields, amphitheater, or historic bath house. Restroom/enclosed shelter to be replaced.

Amenity Inventory for

Dell Rapids City Park

Location: E 3rd St to Big Sioux River - Garfield Ave to Beach Ave

Classification: Community Park

Acres: 20



Amenity Inventory for

Brown Park

Location: South of E 12th St - State Ave to Garfield Ave

Classification: Neighborhood Park

Acres: 2.9

Park Amenities

- ☒ 1 Park Sign
- ☒ 1 Litter Receptacle
- ☐ Recycling Receptacle
- ☒ 3 Bench
- ☒ 1 Dugout Bench
- ☐ Small Bleacher
- ☐ Large Bleacher
- ☐ Picnic Table
- ☐ Picnic Table (ADA)
- ☐ Drinking Fountain
- ☐ Grill
- ☐ Bike Rack
- ☐ Pet Waste Station
- ☐ Fire Ring
- ☐ Park Light Pole

Play Amenities

- ☒ 1 Play Equipment (Modular)
- ☐ Play Equipment (Independent)
- ☐ Swing Set
- ☒ 1 Open Play Area
- ☐ Free Little Library
- ☐ Sand Volleyball Court
- ☐ Small Picnic Shelter
- ☐ Large Picnic Shelter
- ☐ Small Shade Structure
- ☐ Large Shade Structure
- ☐ Restroom Building
- ☐ Soccer Net (Portable)
- ☒ 1 Backstop
- ☐ Basketball Court
- ☐ Basketball Hoop

Trail Amenities

- ☐ Trail
- ☐ Rules Sign
- ☐ Trail Lighting
- ☐ Parking Lot
- ☐ Trail Head
- ☐ Bike Repair Station
- ☐ Pedestrian Bridge

Sports Fields

- ☐ Soccer Field
- ☐ Baseball Field
- ☐ Softball Field
- ☐ Youth Softball Field
- ☒ 1 Teeball Field
- ☐ Batting Cage
- ☐ Football Field
- ☐ Concession Stand
- ☐ Storage Shed
- ☐ Tennis
- ☐ Pickleball Court
- ☐ Athletic Field Light Pole

Special-Use Amenities

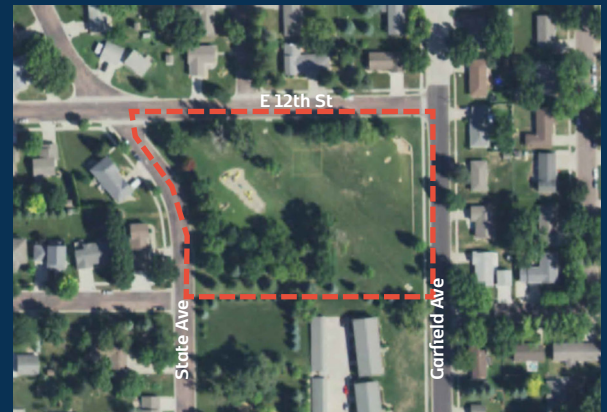
- ☐ Skate Park
- ☐ Disc Golf
- ☐ Small Dog Park
- ☐ Large Dog Park
- ☐ Shelter House
- ☐ Campground
- ☐ Stage
- ☐ Fishing Pier
- ☐ Garden Plot
- ☐ Horseshoe Pit
- ☐ Canoe Launch

Other Amenities

- ☐ Above Ground Planter
- ☐ Memorial
- ☐ Flag Pole
- ☐ Administration Building
- ☐ Public Art

Notes

- ☐ Hydrant.
- ☐ Play equipment is new.
- ☐ No ADA access to park.



Amenity Inventory for

Brown Park

Location: South of E 12th St - State Ave to Garfield Ave

Classification: Neighborhood Park

Acres: 2.9



Amenity Inventory for

Dell Rapids Dam Site

Location: North of Big Sioux River - Prospect Ave to Mill Ave

Classification: Nature Preserve/Open Space

Acres: 15.0

Park Amenities

- ☐ Park Sign
- ☒ 1 Litter Receptacle
- ☐ Recycling Receptacle
- ☒ 1 Bench
- ☐ Dugout Bench
- ☐ Small Bleacher
- ☐ Large Bleacher
- ☐ Picnic Table
- ☐ Picnic Table (ADA)
- ☐ Drinking Fountain
- ☐ Grill
- ☒ 1 Bike Rack
- ☐ Pet Waste Station
- ☐ Fire Ring
- ☐ Park Light Pole

Play Amenities

- ☐ Play Equipment (Modular)
- ☐ Play Equipment (Independent)
- ☐ Swing Set
- ☐ Open Play Area
- ☐ Free Little Library
- ☐ Sand Volleyball Court
- ☐ Small Picnic Shelter
- ☐ Large Picnic Shelter
- ☐ Small Shade Structure
- ☐ Large Shade Structure
- ☐ Restroom Building
- ☐ Soccer Net (Portable)
- ☐ Backstop
- ☐ Basketball Court
- ☐ Basketball Hoop

Trail Amenities

- ☒ 1 Trail
- ☐ Rules Sign
- ☐ Trail Lighting
- ☒ 1 Parking Lot
- ☒ 1 Trail Head
- ☐ Bike Repair Station
- ☐ Pedestrian Bridge

Sports Fields

- ☐ Soccer Field
- ☐ Baseball Field
- ☐ Softball Field
- ☐ Youth Softball Field
- ☐ Teeball Field
- ☐ Batting Cage
- ☐ Football Field
- ☐ Concession Stand
- ☐ Storage Shed
- ☐ Tennis
- ☐ Pickleball Court
- ☐ Athletic Field Light Pole

Special-Use Amenities

- ☐ Skate Park
- ☐ Disc Golf
- ☐ Small Dog Park
- ☐ Large Dog Park
- ☐ Shelter House
- ☐ Campground
- ☐ Stage
- ☒ 1 Fishing Pier
- ☐ Garden Plot
- ☐ Horseshoe Pit
- ☐ Canoe Launch

Other Amenities

- ☐ Above Ground Planter
- ☐ Memorial
- ☐ Flag Pole
- ☐ Administration Building
- ☐ Public Art

Notes

Dam overlook.



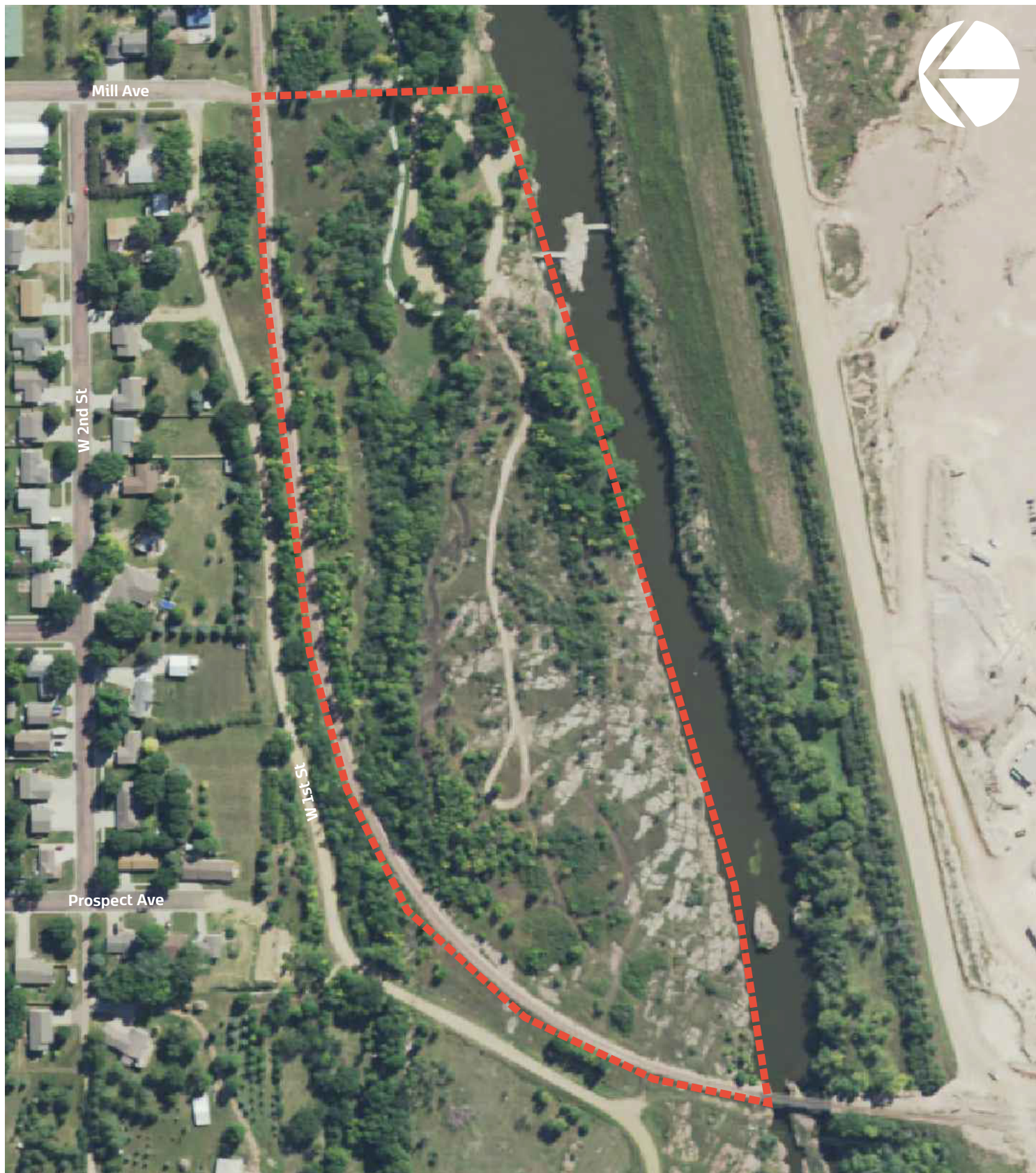
Amenity Inventory for

Dell Rapids Dam Site

Location: North of Big Sioux River - Prospect Ave to Mill Ave

Classification: Nature Preserve/Open Space

Acres: 15.0



Amenity Inventory for

Veterans Park

Location: North of Hwy 115 Near Hwy 77

Classification: Special Use Park

Acres: 2.9

Park Amenities

- 1 ☐ Park Sign
- ☐ Litter Receptacle
- ☐ Recycling Receptacle
- 2 ☐ Bench
- ☐ Dugout Bench
- ☐ Small Bleacher
- ☐ Large Bleacher
- ☐ Picnic Table
- ☐ Picnic Table (ADA)
- ☐ Drinking Fountain
- ☐ Grill
- ☐ Bike Rack
- ☐ Pet Waste Station
- ☐ Fire Ring
- ☐ Park Light Pole

Play Amenities

- ☐ Play Equipment (Modular)
- ☐ Play Equipment (Independent)
- ☐ Swing Set
- ☐ Open Play Area
- ☐ Free Little Library
- ☐ Sand Volleyball Court
- ☐ Small Picnic Shelter
- ☐ Large Picnic Shelter
- ☐ Small Shade Structure
- ☐ Large Shade Structure
- ☐ Restroom Building
- ☐ Soccer Net (Portable)
- ☐ Backstop
- ☐ Basketball Court
- ☐ Basketball Hoop

Trail Amenities

- ☐ Trail
- ☐ Rules Sign
- ☐ Trail Lighting
- 1 ☐ Parking Lot
- ☐ Trail Head
- ☐ Bike Repair Station
- ☐ Pedestrian Bridge

Sports Fields

- ☐ Soccer Field
- ☐ Baseball Field
- ☐ Softball Field
- ☐ Youth Softball Field
- ☐ Teeball Field
- ☐ Batting Cage
- ☐ Football Field
- ☐ Concession Stand
- ☐ Storage Shed
- ☐ Tennis
- ☐ Pickleball Court
- ☐ Athletic Field Light Pole

Special-Use Amenities

- ☐ Skate Park
- ☐ Disc Golf
- ☐ Small Dog Park
- ☐ Large Dog Park
- ☐ Shelter House
- ☐ Campground
- ☐ Stage
- ☐ Fishing Pier
- ☐ Garden Plot
- ☐ Horseshoe Pit
- ☐ Canoe Launch

Other Amenities

- ☐ Above Ground Planter
- 10+ ☐ Memorial
- 3 ☐ Flag Pole
- ☐ Administration Building
- ☐ Public Art

Notes

- Uplighting.
-
-
-
-
-
-



Amenity Inventory for

Veterans Park

Location: North of Hwy 115 Near Hwy 77

Classification: Special Use Park

Acres: 2.9



Amenity Inventory for

Dells Overlook

Location: 302 E 4th St

Along Big Sioux River - Centennial Pl to Quartzite St

Classification: Nature Preserve/Open Space

Acres: 9.4

Park Amenities

- ☒ 1 Park Sign
- ☒ 1 Litter Receptacle
- ☐ Recycling Receptacle
- ☒ 2 Bench
- ☐ Dugout Bench
- ☐ Small Bleacher
- ☐ Large Bleacher
- ☒ 2 Picnic Table
- ☐ Picnic Table (ADA)
- ☐ Drinking Fountain
- ☒ 3 Grill
- ☒ 1 Bike Rack
- ☐ Pet Waste Station
- ☒ 3 Fire Ring
- ☐ Park Light Pole

Play Amenities

- ☐ Play Equipment (Modular)
- ☐ Play Equipment (Independent)
- ☐ Swing Set
- ☐ Open Play Area
- ☒ 1 Free Little Library
- ☐ Sand Volleyball Court
- ☒ 1 Small Picnic Shelter
- ☐ Large Picnic Shelter
- ☒ 1 Small Shade Structure
- ☐ Large Shade Structure
- ☐ Restroom Building
- ☐ Soccer Net (Portable)
- ☐ Backstop
- ☐ Basketball Court
- ☐ Basketball Hoop

Trail Amenities

- ☐ Trail
- ☐ Rules Sign
- ☐ Trail Lighting
- ☒ 1 Parking Lot
- ☒ 1 Trail Head
- ☐ Bike Repair Station
- ☐ Pedestrian Bridge

Sports Fields

- ☐ Soccer Field
- ☐ Baseball Field
- ☐ Softball Field
- ☐ Youth Softball Field
- ☐ Teeball Field
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- ☐ Canoe Launch

Other Amenities

- ☐ Above Ground Planter
- ☐ Memorial
- ☐ Flag Pole
- ☐ Administration Building
- ☐ Public Art

NotesNo ADA accessible parking.

Amenity Inventory for

Dells Overlook

Location: 302 E 4th St

Along Big Sioux River - Centennial Pl to Quartzite St

Classification: Nature Preserve/Open Space

Acres: 9.4



CONCLUSIONS AND RECCOMENDATIONS

The Dell Rapids Outdoor Swimming Pool was an extremely well constructed and maintained facility. Currently the pool is operated seasonally with repairs accomplished in the spring to facilitate safe user experiences. The facility does not have many of the amenities that newer facilities are created with for greater user attraction and appeal.

We have discussed several different options to rejuvenate the existing facility to enhance user appeal. If these pools where constructed today with the same shape and sized the cost of accomplishing this work for the pools and deck would be in the range of \$3,000,000 to \$3,500,000 excluding the entrance buildings and a new mechanical room.

Appendix 7

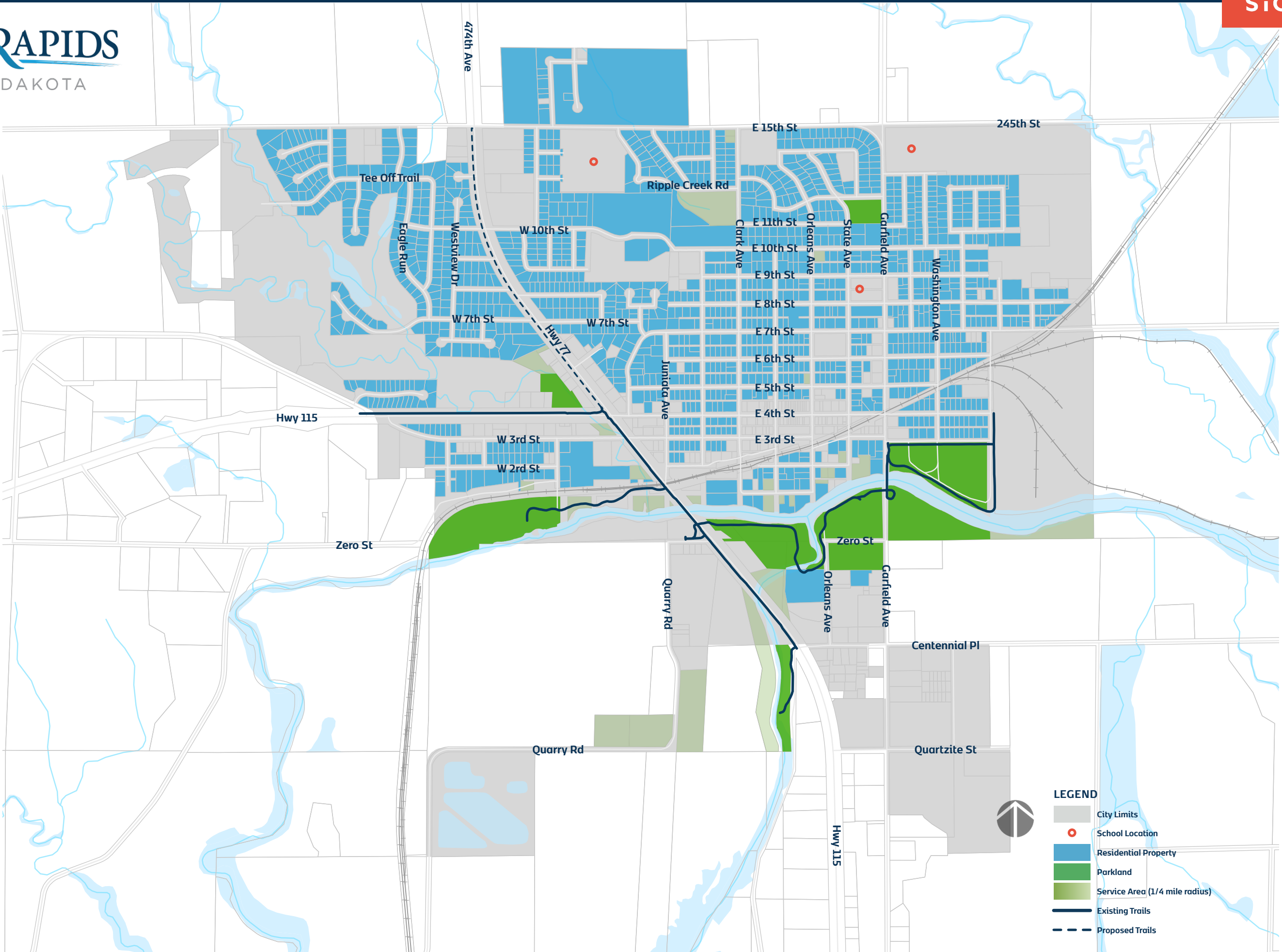
Action Plan Recommendations

	Recommendations	Description	Timeline to Complete (Short, Mid, or Long Range)	Priority (High, Moderate, or Low)	Capital Cost Estimate
1	Historic Bath House Improvements				
1.1	Remove and replace concrete slab	Provide ADA access and safe usage of facility.	Short	High	\$60,000
1.2	Remove failing roof structure and shore up walls	Health hazard that needs to be addressed for the public to be around the facility.	Short	High	\$50,000
2	Create Standard for Park Signage & Amenities				
2.1	Implement standard park signage throughout system and trails	Follow graphics provided in report.	Mid	Moderate	\$7,000 - \$15,000 (Factors: Stone and sign size)
2.2	Implement standard of minimum amenities of playground & shelter for Neighborhood Parks.		Short	Moderate	NA
3	Develop Community Wide Park Policies				
3.1	New developments to dedicate land for parks (min. 5% of total acres).	Add policy to Comprehensive Plan requiring park land donation for developments.	Short	High	NA
3.2	Explore implementing a Park Board.	Creation of a board of citizens with a focus on park maintenance, capital improvements, and programming.	Long	Low	NA
3.3	Consider adding maintenance staff dedicated to parks.	As the park system grows, consider adding 2 additional staff to keep up with industry standards of park acres managed based on community size.	Short	High	NA
4	Continue to Expand Trail System				
4.1	Expand Trail System				12' trail at \$250 / Inft
4.1.1	Trail Extension 1	Continue trail along Hwy 77.	Short	High	
4.1.2	Trail Extension 2	Trail along E 15th Street east of Hwy 77 and complete loop down Garfield Avenue to Main City Park.	Mid	High	
4.1.3	Trail Extension 3	Trail west of town around Rocky Run Golf Course, up to 15th Street and east to Hwy 77.	Long	High	
4.2	Trail Improvements				
4.2.1	Trail lighting along key trail segments	Light key areas of activity for a safer overall trail system.	Mid	Low	\$7,500 / light
4.2.2	Trailhead at location 1	Construction trailhead with bike fixing station, seating, signage, bike racks, and landscaping in Main City Park.	Mid	Low	\$85,000 (Factors: Amenities included)
4.2.3	Trailhead at location 2	Construction trailhead with bike fixing station, seating, signage, bike racks, and landscaping in northwest corner of community.	Long	Low	\$85,000 (Factors: Amenities included)
5	Identify Location for New Sports Facility				
5.1	2 multi-purpose rectangular fields	Implement committee to identify locations for a new sports complex to include the facilities outlined in order to share parking, restrooms, and infrastructure throughout the year. Space needed is approximately +/- 50 acres. A consultant could be hired to identify locations and develop a master plan for the complex with phasing. New location should be out of the floodway.	Short	High	\$8,000,000 - \$11,000,000 (Factors: Size, amenities, features, parking) Land cost not included.
5.2	2 youth baseball diamonds				
5.3	Relocate existing ball fields (5 fields) out of the floodway to new location.				
6	Improve & Expand Existing Aquatics Center				
6.1	Address minor cosmetic repairs to the existing bathhouse.	Follow architectural report.	Mid	Low	\$240,000
6.2	Remove and replace children's pool with splash pad.	Follow aquatics report and concept for renovating the existing pool and amenities. A consultant could be hired to further develop the concept and create construction documents for bidding.	Mid	High	\$3,500,000 - \$4,000,000 (Factors: Design, amenities, and mechanical)
6.3	Add on to existing pool to accommodate a zero depth entry & play zone.				
6.4	Add additional shade structures located throughout the facility.				

	Recommendations	Description	Timeline to Complete (Short, Mid, or Long Range)	Priority (High, Moderate, or Low)	Capital Cost Estimate
7	Improve & Expand Park Recreation Opportunities				
7.1	Add (2) pickleball courts in community.	Remove sand volleyball at City Park and install (2) post-tension pickleball courts.	Short	High	\$125,000
7.2	Resurface existing tennis courts at City Park with sports surfacing.	Stripe tennis courts as multi-use with pickleball court lines.	Mid	Low	\$25,000
7.3	Rebuild (2) basketball courts at City Park.	Post-tension basketball courts, sports surfacing, and new basketball goals.	Mid	Moderate	\$300,000
7.4	Explore options for adding additional power and vendor electrical connections to City Park.	Incorporate additional power connections for vendors during community events along Washington Avenue and 3rd Street. Consider elevations of floodway and floodplain when developing options.	Short	Moderate	TBD
7.5	Incorporate outdoor ice rink into City Park.	Remove Fields A & B and construct depressed area for outdoor ice rink.	Long	Low	TBD
7.6	Explore adding community gardens to City property at corner of 2nd Street & State Avenue.	Utilize east part of property to construct raised community garden plots.	Long	Low	TBD
7.7	Control access to Rickeman Field for events.	Install fencing for controlled access and ticketing to field spectator areas.	Mid	Moderate	\$50,000
7.8	Convert Dell Island Peninsula to native park and walking area.	See recommendation 11.2 below. Incorporate native plant communities and riparian buffer into Dell Island Peninsula. Incorporate mowed trails or bike-single track trails.	Short	Moderate	TBD
7.9	Add restroom building to Brown Park.	Costs shown are for a fully designed and built block building. More cost effective options could be explored for a pre-cast concrete / pre-built restroom.	Mid	Moderate	\$800,000 (Factors: size, design, utilities)
7.10	Improve ballfield at Brown Park.	Incorporate ag-lime infield (minimal size) and roof over dugout areas to allow for use of field for t-ball and neighborhood activities.	Mid	Moderate	\$60,000
7.11	Incorporate ADA accessibility to all parks (parking & sidewalks)	Install a minimum of (1) parking stall with signage and striping (on-street or off-street) for each park with ADA accessible sidewalk to amenities as improvements are made in existing parks.	Long	Low	TBD
8	Explore Indoor Recreation Opportunities				
8.1	Develop master plan for indoor recreation / community center and identify location.	Hire a consultant to develop a master plan with public input for community recreation center to identify programming, size, and budget for fundraising. Location should be in partnership with a new sports complex (see Recommendation 5 above).	Short	High	TBD
9	Add Park Space in Underserved Neighborhoods				
9.1	Develop park at northwest neighborhood (10th Street and Birdie Drive)	Hire a consultant to develop master plan with phasing incorporating minimum neighbor park amenities as outlined in this report. Include (1) unique amenity/play element into design for park.	Short	High	\$1,000,000 - \$3,000,000 (Factors: size, amenities, features)
9.2	Develop pocket park downtown Dell Rapids south of Library (5th Street and Orleans Avenue).	Hire a consultant to develop master plan with phasing incorporating minimum neighbor park amenities as outlined in this report. Include (1) unique amenity/play element into design for park.	Long	Moderate	\$500,000 - \$1,000,000 (Factors: size, amenities, features)
9.3	Develop park at north central neighborhood along Ripple Creek Road.	Hire a consultant to develop master plan with phasing incorporating minimum neighbor park amenities as outlined in this report. Include (1) unique amenity/play element into design for park.	Short	High	\$1,000,000 - \$3,000,000 (Factors: size, amenities, features)
9.4	Develop park at northeast neighborhood along E 11th Street.	Hire a consultant to develop master plan with phasing incorporating minimum neighbor park amenities as outlined in this report. Include (1) unique amenity/play element into design for park.	Mid	Moderate	\$1,000,000 - \$3,000,000 (Factors: size, amenities, features)
9.5	Carefully consider acceptance of future parkland assets from development agreements.	See recommendation 3.1 above. Add parkland as City grows to the west of Rocky Run Golf Course and north of 15th Street.	Long	High	TBD
10	Amphitheater Improvements				
10.1	Tuck point grout.	Follow architecture report and concept for improvements to the amphitheater and access. A consultant could be hired to create construction documents for bidding. Structure is listed on Historic Registry and SHPO will need to be notified of improvements.	Mid	Moderate	\$90,000
10.2	Replace stairs - not ADA compliant				
10.3	ADA accessible route and seating.				
10.4	Add lighting				
11	Enhance Big Sioux River Natural Areas				
11.1	Relocate ball fields (5) out of the floodway along the Big Sioux River.	See recommendation 5 above. Volunteer Fields and Fields A & B in Main City Park to be removed once sports complex is built.	Long	Low	TBD
11.2	Implement naturalized riparian buffers along the river (min. 50' wide).	Incorporate native plantings (grasses, shrubs, & trees) into City owned areas within 50' of the top of the river bank to create a more natural stream corridor receptive to flooding and cleansing runoff from the community.	Long	Low	TBD

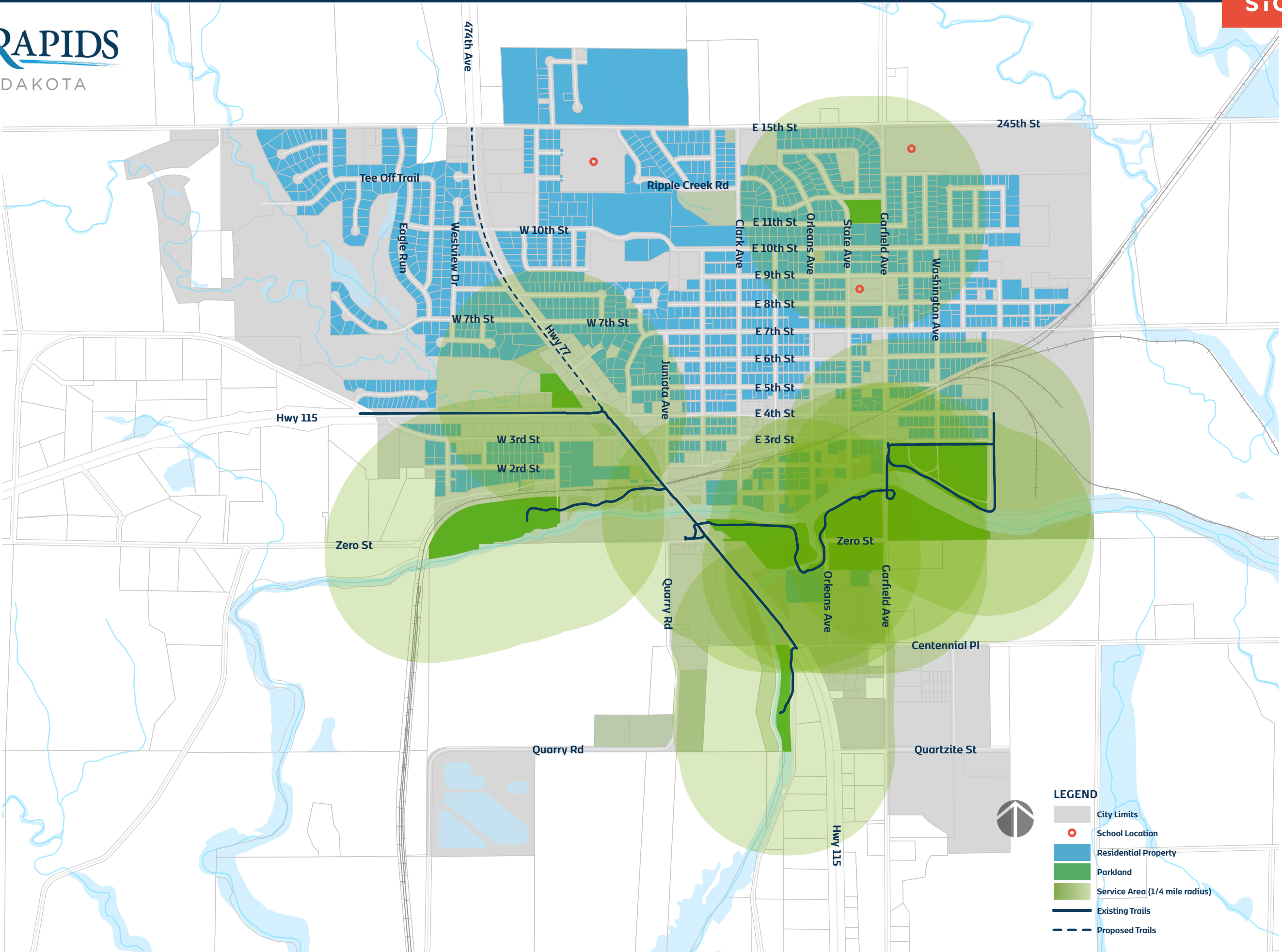
Appendix 8

Level of Service Analysis Maps



LEGEND

- City Limits
- School Location
- Residential Property
- Parkland
- Service Area (1/4 mile radius)
- Existing Trails
- Proposed Trails



LEGEND

- City Limits
- School Location
- Residential Property
- Parkland
- Service Area (1/4 mile radius)
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- Proposed Trails

