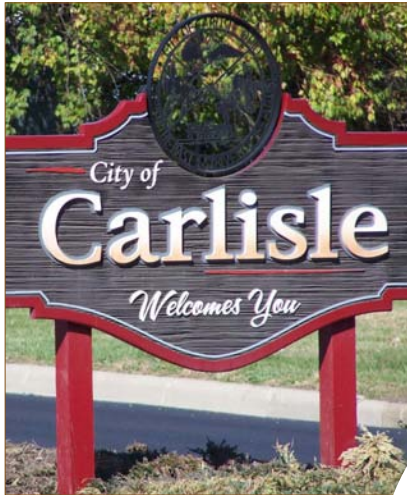
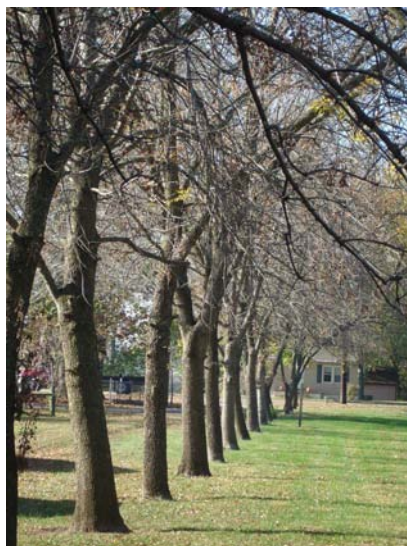


City of Carlisle Parks Master Plan



*Creating a Vision
For the Future*



February, 2011

City of Carlisle

Parks and Recreation Master Plan 2011

Acknowledgements

City Council

Mayor Tim Humphries
Deputy Mayor Scott Boschert
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Councilman Chad Johnson
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Executive Summary

Parks play an important role in our lives. The City of Carlisle has recognized the need to develop its first Parks Master Plan so that a coordinated effort is made to improve the parks, plan for the future, and enhance the quality of life in Carlisle for generations to come.

Roscoe Roof Park is a tremendous asset to the community. Because of its prominence, it makes sense that a comprehensive concept site plan should be completed first and is included in this document. The comprehensive plan for Roscoe Roof Park provides the city with a road map to follow for desired capital improvement items, locations, priorities and potential cost estimates. The site plan can then be utilized for fundraising efforts and presentations.

After a thorough inventory and analysis of existing parks, some unfortunate facts were realized. It was determined that most, if not all, of the existing playground equipment should be removed from all of the existing parks. Much of the existing equipment is approaching 50 years old. Most play equipment does not meet current accessibility and safety standards. Most play areas did not contain the necessary safety surfacing to protect from falls. It would behoove the city to remove all non-compliant and broken playground pieces. If certain playground apparatus were left in place, broken and worn items should be repaired and safety surfacing should be installed. Exploring the installation of modular playground apparatus at Roscoe Roof Park, Lions Park and Cook Park is an economical way to provide a lot of play value to the community inexpensively.

Cook Park serves part of the Carlisle population but is not doing it effectively because of the configuration of the park and the quality of the amenities. Permanent access to Cook Park must be addressed prior to spending funds on park improvements. Additional property acquisition is worth considering for additional access and recreational opportunities.

Lions Park contains old play apparatus which must be removed or brought up to compliant safety standard. The ball field is in good condition but the entrance and parking lot need improvement. Additional property acquisition is worth considering for additional access and increased recreational opportunities.

Tapscott Community Center is a resource that should become a priority. A comprehensive site plan should be developed for this location as soon as funds

allow. The location of this property makes it an important part of the “gateway to Carlisle” and therefore should be a focus for development. There is tremendous potential for rental revenue as well as serving as a gateway improvement. Connections from this facility to the Marathon Station and river are important and could be viewed as an economic development tool. Adjacent property acquisition should be considered for park revitalization and the gateway creation.

The park signage throughout the park system was random or non-existent. Establishing uniform signage gives the city to establish brand recognition throughout the system. It is highly advisable to create signage throughout the system that is representative of the way you want the community to perceive the parks. Uniform signage will portray an attractive, refreshing and professional image of not only the park but also the city.

The master plan encourages the City of Carlisle and the Park Board to work with all youth organizations, home owners associations, businesses and private citizens to establish partnerships, user agreements and collaborations that will enhance the quality of the park system.

The park master plan intends to only provide a framework for guiding the community to make informed decisions now and in the future. Each of the parks will require a conceptual plan in the future at a point in time determined by the City of Carlisle. The concepts presented herein are merely conceptual and are presented as ideas for implementation. It is recommended that any construction should be preceded with full construction documentation by licensed professionals, and the Parks Master Plan should be updated on a periodic basis, at least every five years.

The master plan urges the City of Carlisle to dedicate funding resources for the benefit of the implementation of this plan. Various funding sources and opportunities have been identified and are attached by reference for the City’s benefit.

City Goals and Purpose of Parks Master Plan

This Parks Master Plan defines the nature of future development of the existing City parks and serves as a guideline for future fund raising efforts and grant proposals.

This Parks Master Plan serves as an important component of the overall plan to organize and develop parks and to serve as a part of the blueprint and guide for development related decisions for the community as a whole. A significant amount of input from staff, Park Board and two public forums has been incorporated into the plan. A completed inventory of existing park land and equipment and analysis of inventory has been completed. Finally, a comprehensive schematic development and design plan for future use has been completed for Roscoe Roof Park. Tapscott Community Center, Lions Park and Cook Park evaluations and recommendations have been detailed in text format.



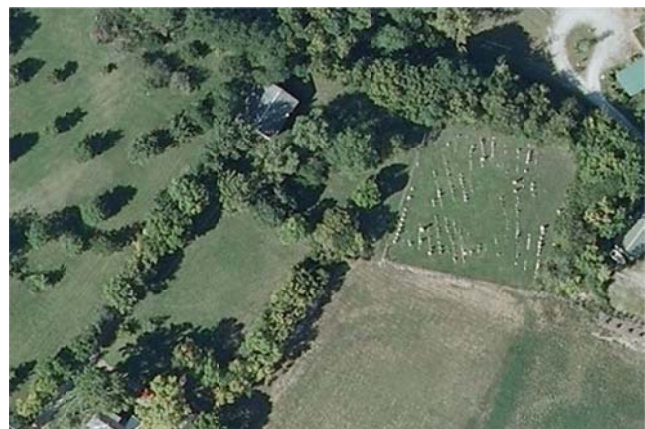
Roscoe Roof Park



Cook Park

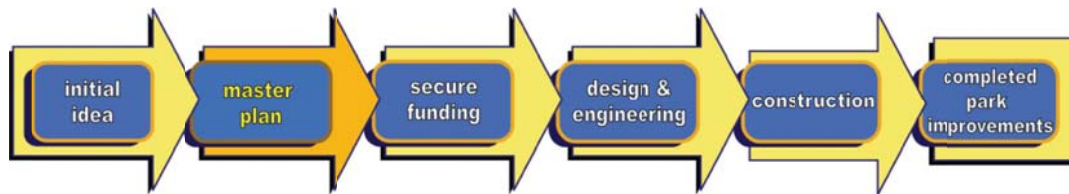


Lions Park



Tapscott Community Center

Master Planning Process



As shown in the graphic above, the completion of a park Master Plan is an early stage in the process of constructing new improvements and upgrading facilities. The goal of the master plan study is to develop a consensus for what facilities and improvements should be constructed within the parks, and to establish an estimate of probable construction costs that can be used for developing an implementation strategy. The Master Plan forms the basis of future design and phases of the project, when detailed design decisions are documented through the completion of construction drawings. Upon completion of these construction documents, the project can then be bid and constructed. It is important to consider that implementation of proposed improvements and upgrades will occur in phases over the coming years, as project funding is available. Phase I of the Carlisle Master Plan includes a concept design for Roscoe Roof Park including cost estimates. Phase I also includes a written inventory, analysis and recommendations for all existing park areas, future expansion initiatives and potential funding strategies.

The master plan derives its data from three different components:

1. Inventory and Site Analysis

A complete inventory and analysis of the existing site conditions for Roscoe roof Park, Cook Park, Lions Park and Tapscott Community Center was completed and graphical representations were prepared for analysis during staff and public meetings. Base mapping data was supplemented with information gathered by the consultants from several site visits over the course of the master planning process.

2. Kickoff Meeting

The professional design team met with City Officials and Staff as needed to refine the details for the best project approach for success. The Park Board and other key stakeholders were present to provide key input for the initial development of the plan. After a briefing on the parks and the master plan process, a Strength, Weaknesses, and Opportunities analysis was performed.

This provided direction and a framework for the master plan development. The analysis uncovered many of the issues, goals, and opportunities for each location.

3. Public Participation

Public participation is a key ingredient in the success of any community project. Public meetings are designed to inform the public of the project status; to receive input as to the desired facilities within the park; and address any questions, comments, or concerns relative to the proposed improvements throughout the park system. Once the Strength, Weakness and Opportunities analysis was completed by staff and the key stakeholders, the general public was invited to provide input on the plan. Public participation was completed three different ways. A second grade school classroom was involved in determining what the children most enjoyed at their public parks. Secondly, a public forum was held at the Municipal Building. Finally, input was gathered at a Park Board Spaghetti Dinner. Four stations (one for each City Park) were set up around the room and information was gathered from each person regarding strengths, weaknesses, opportunities and treats at each location.

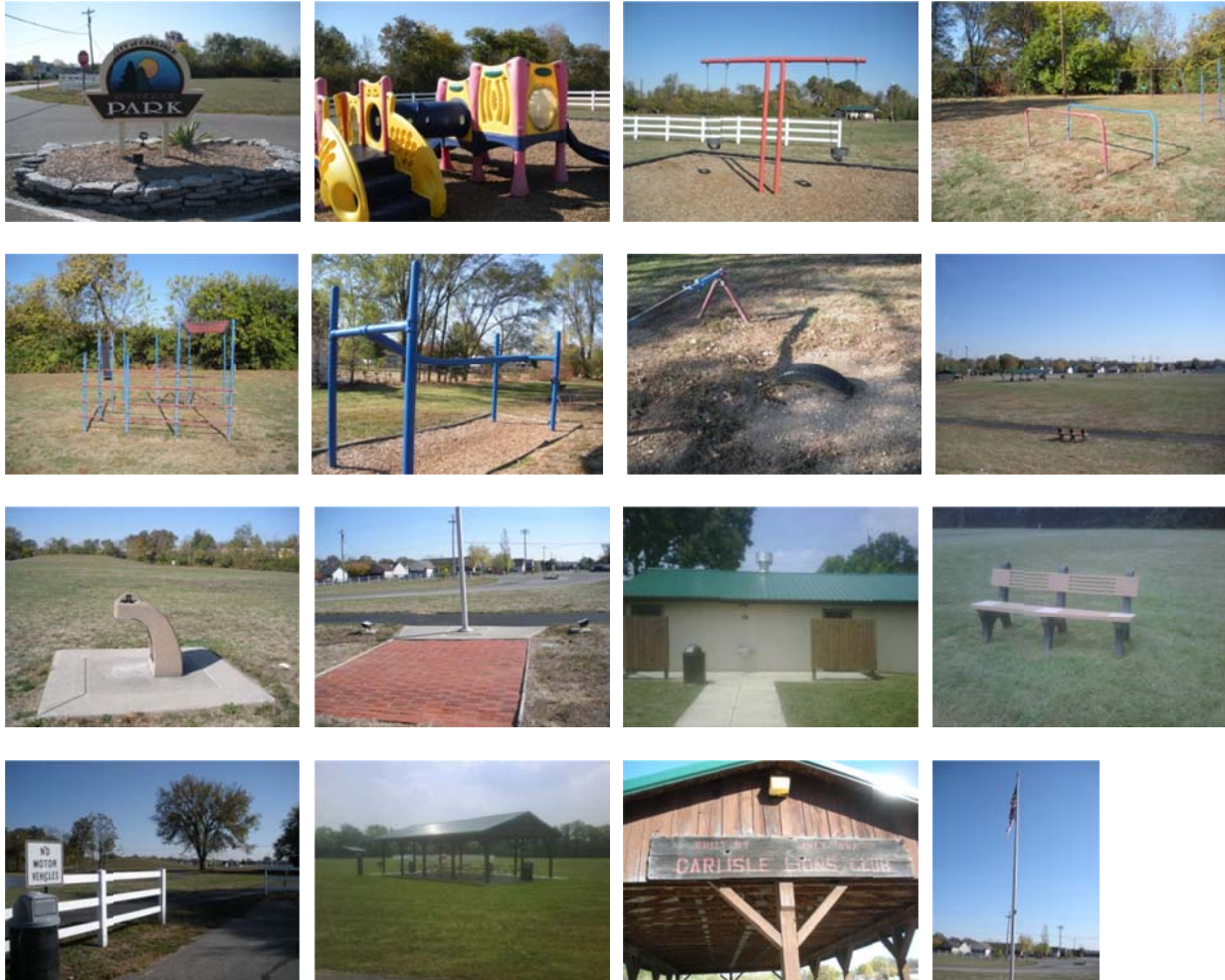
After the information gathering process was complete a complete plan was developed for facility recommendations for each of the four parks, land uses, future needs including land acquisitions, funding strategies and a comprehensive concept plan for Roscoe Roof Park. Probable estimates of construction costs for Roscoe Roof Park are included in the plan.



A class of 2nd graders at Alden R. Brown Elementary School created their own ideas for a playground and also voted on their favorite park ideas.

Roscoe Roof Park

Inventory and Analysis of Existing Conditions



Roscoe Roof Park is the largest city owned park within Carlisle. New roofs have been installed on the picnic shelters and restrooms giving them the look and feel of a new park amenity. The presence of graffiti was noted at two of the three shelters. Electricity, picnic tables, trash cans and grills were present at the two shelters near the parking lot and Stainless steel fixtures are installed on the interior of the restrooms which is desirable in a park setting. The walking path meanders throughout the park and appeared to be frequently used and is adequate condition. The newest play equipment appears to be about 10-15 years old and is beginning to show signs of aging. The oldest equipment dates back to the 1950's era and is completely non-compliant according to today's

playground standards. Recycled plastic park benches are abundant in the park and appear to be in good condition. However, because of the benches light weight, each one has been staked to the ground. A memorial brick pathway leads to a flag pole at the front of the park near the main entrance. Bricks have inscriptions of donors on them.

Strength, Weakness, and Opportunities Assessment

Strength Assessment: The size of the park and open spaces is a benefit that should be utilized and capitalized upon during the creation of a site specific plan. The fact that the park has two access points is a positive feature and can be used to eliminate some automotive congestion in and out of the park. The restrooms are constructed with modern amenities and stainless steel fixtures. The fixtures will last the city a long time if routinely maintained. The roof is a green metal roof that is attractive and should last longer than a traditional shingle roof. The green metal roof theme has been carried throughout the park at each picnic shelter. City water is available on site. The walking path is heavily used throughout the year. Electricity is available in the front of the park at the two shelters and the restroom building. The restroom building also serves as a maintenance storage room during the mowing season.

Weakness Assessment: The mound in the middle of the park divides the park into two distinct areas. The railroad tracks along the west side of the park are noisy and provide a barrier to and from neighboring residential developments. There is no electricity or lighting in the rear of the park. All of the play equipment in the park is outdated and much of it does not meet today's safety standards. The presence of lead paint on the old equipment is probable. Safety surfacing is generally non-existent under most of the play structures. When surfacing was present, the proper depths were generally not observed. Maintaining security at a park this size is a challenge. It was suggested to explore installation of security cameras.

Opportunity Assessment: Because most of the necessary utility infrastructure is present in the park, many opportunities for growth and re-development exist. The green roof theme on the shelters and restrooms adds a modern up-to-date look to the park that can be added to with more modern park amenities when funding becomes available. In 2011, Community Development Block Grant funds have been secured for the development of a playground in the park. This playground project can be utilized as a springboard to gain public approval and support for additional park infrastructure needs. Carlisle is known for the railroad and the schools. There is an opportunity to utilize the railroad theme at Roscoe Roof or perhaps carry the theme throughout the park system as a way to brand and tie them in with a city tradition. Because of the size of Roscoe Roof Park, many special events and additional recreational programming could take place. Additional youth programs, outdoor church services, art in the park,

National Night Out, wagon rides and Halloween Fest could all take place within Roscoe Roof Park once some renovations have been completed. The park is large enough to have different activity pods located throughout to include PAR Course, skate spot, amphitheater area, multiple playgrounds, memorial tree area, and a splash pad. There is an opportunity to utilize the existing memorial bricks around the flag pole as the beginning of a walkway that will lead to other features in the front of the park. Additional sales of bricks could be used as a revenue source to pay for additional park amenities.

Comments from the Public Input section included:

- Make Parking Lot Bigger.
- Have a "skate spot" location.
- Move the WWII monument stone back to Roscoe Roof Park.
- Add a Nature Center.
- Put a splash pad in the middle of the park.
- Add a gazebo for shade.
- Reseed some underutilized areas with prairie seed mixture to reduce maintenance, and add diversity and beautification areas.
- Move rear shelter.
- Add electricity to rear shelter.
- Tot lot location in rear part of park.
- Move shelter closer to the walkway in the rear of the park.
- Add a swimming pool.
- Re-locate white fencing from interior of park to perimeter of park area.

Outcomes and Recommendations





A quote for the concept playground was provided from David Williams and Associates for budgetary purposes. The quote included playground installation, delivery, safety surfacing, curbing, and play equipment designed for 5-12 year old children. Actual design and construction may vary.

Probable Estimate of Construction Costs-

Note: These figures are based on 2011 dollars. Since the estimate is based from a concept plan, actual pricing will vary according to design details prepared in final construction documents. Prior to applying for grants, it is recommended that these estimates are verified by construction professionals.

Phase I

New Playground (Excludes Labor)	\$ 39,000
Expert Construction Supervision	\$ 1,600
Construction Drawings	<u>\$ 3,900</u>
	\$ 40,600

Future Phases

Arboretum Trail and Memory Walk	\$ 7,000
Re-designed Entrance Sign and Landscaping	\$ 7,000
Re-designed Donor Brick Area	\$ 15,000
Future Triangle Skate Park	\$ 100,000
New Tot Lot Playground	\$ 35,000
Splash Pad	\$ 150,000
Future Hillside Re-sculpted and Play Features	\$ 18,000
Nature Exploration Trail	\$ 6,000
Covered Bridge and Rockscaping	\$ 20,000
Redesigned Parking Lot and Entrance	\$ 25,000
Native Prairie and Wildflower Area	\$ 6,000
Relocate Existing Shelter to New Location	\$ 7,000
Senior Par Course/ Fitness Trail	\$ 10,000
Miscellaneous Path Relocations	<u>\$ 15,000</u>
	\$ 421,000

SUMMARY TOTAL	\$ 461,600
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Cook Park

Inventory and Analysis of Existing Conditions



Cook Park is the smallest city owned park within Carlisle. It contains a half basketball court with wooden backboard, two bay swing set, three pieces of play apparatus and a small picnic shelter. A man-made levy called "Katie's Ditch" divides the park into two approximate equal sections. A park sign was not present. All of the playground apparatus was in poor condition and is considered non-compliant by today's standards. The picnic shelter was in adequate condition however, no picnic table was present at the time of the inventory. The shelter is extremely small and could only accommodate one picnic table. The park is bordered on three sides by residential developments and on one side by woods.

Strength, Weakness, and Opportunities Assessment

Strength Assessment: Cook Park is the only city park in the north side of Carlisle. It is currently serving the surrounding neighborhood. It is believed by the park board that neighbors and families would utilize this park if the recreational amenities were in better condition. The basketball court is used quite a bit. There is green space to the north giving the park giving the park a larger more native appearance.

Weakness Assessment: The largest weakness of the park appears that the City has no official vehicle access to the property. The levy in the middle of the park divides the park into two areas. It is impossible for any individual in a wheelchair to get to the other side of the levy. There is no dedicated parking for park users. All of the play equipment is non-compliant and there is no presence of safety surfacing. The truck play apparatus contains wood that is splintering.

Opportunity Assessment: Opportunities exist to allow legal access to the park by acquiring adjacent properties that are presently for sale. If the wooded area could be acquired by the City, a plethora of recreational opportunities would become available, including mountain biking, fitness and walking trails, wildflower trails, par course and parking.

Public Input

On November 29, 2010 a public meeting was held to discuss the preliminary concept designs for Roscoe Roof Park and the written Strengths, Weaknesses and Opportunities with the general public for Cook Park, Lion's Park and Tapscott community Center. Members of the Park Board, City Council, City staff and around ten members of the public showed up to comment on the plan. Additional public comment was gathered at a Park Board spaghetti dinner on Saturday December 4, 2010.

Participants were given post-it-notes and were asked to review the drawings and notes for the park and then use the post-it-notes to comment on the plan. All comments were captured by the master plan consultants and are included below.



Comments from the Public Input section included:

- Must acquire access to the park property.
- Create trails in the adjacent wooded area.
- Remove graffiti.
- Create an "all-in-one" playground with swings.
- This park has a dangerous perception by little children.
- Needs signage.
- The neighborhood has a lot of kids.
- Eliminate poison ivy.

- Children like the swings and monkey bars.
- Remove all equipment and turn into green space.
- Redevelop Cook Park in a new subdivision.
- Create four-wheeler trails.
- Create recreational baseball field across Katie's Ditch.
- Disc golf location.

Outcomes and Recommendations

After the strength, weakness, and opportunity analysis as well as the public hearings, it was clear that access is the most crucial component relating to the future of this park. Without a permanent access area or agreement in place, spending of resources on this property is not recommended. Because of the condition of the play equipment in the park, it is highly recommended that removal of the non-compliant equipment occur. The basketball court and small picnic shelter could remain. Once access can be secured, acquisition of adjacent wooded property is recommended. Adding a small modular piece of new play equipment with swings would be an economical solution. The long-range plan should encompass a complete concept plan for this park after access issues are resolved.

Lions Park

Inventory and Analysis of Existing Conditions



Lions Park is a wide open park almost completely consumed by a baseball field. The field is utilized by the community quite a bit and is considered an asset. The parking lot and driveway is gravel and in fair to poor condition. The turn from the road into the driveway is narrow and steep. There is a picnic shelter directly behind the baseball backstop. The shelter was in fair condition with noticeable graffiti. There was no picnic table present. Playground equipment was scattered along the perimeter of the park and is out-dated and non-compliant

by today's standards. Safety surfacing was not present under any of the apparatus. A noticeable trail around the perimeter of the park exists. A concrete pad is present in the park but no basketball or play apparatus is attached.

Strength, Weakness, and Opportunities Assessment

Strength Assessment: Baseball organizations still utilize the field for practices. The backstop and fencing appears to be in good shape. This is a large open park and a variety of recreational opportunities could co-exist at this location. A new residential development is being built adjacent to the property which may bring more interest in the redevelopment of this park.

Weakness Assessment: The play equipment is out of date and non-compliant by today's standards. There is not safety surfacing under any of the equipment. The equipment is located around the perimeter of the park making access to them difficult. A water well is on site but there is no water fountain. The basketball court is not being utilized. Perimeter fencing has been cut and encroachment in and out of the park is happening in the wooded area. The picnic table does not exist because of reports of frequent vandalism by burning. Graffiti is present in the shelter. The park sign appears old and neglected. The parking lot is in poor shape and the driveway from the road to the parking lot is steep and in poor shape.

Opportunity Assessment: Opportunities for park expansion exist by acquiring the adjacent wooded area. There is a pond that is nearby and it would provide a unique recreational amenity if acquired. There is adequate room for more play apparatus closer to the parking area and baseball field. Opportunities for collaboration with the neighboring residential development exist so not to duplicate recreational amenities but rather complement and share resources. There are also opportunities to work with the youth sports association in order to improve the condition of the field. There is plenty of room around the entire park to install a walking path. With very little effort, the driveway and parking areas could be improved.

Public Input

On November 29, 2010 a public meeting was held to discuss the preliminary concept designs for Roscoe Roof Park and the written Strengths, Weaknesses and Opportunities with the general public for Cook Park, Lion's Park and Tapscott community Center. Members of the Park Board, City Council, City staff and around ten members of the public showed up to comment on the plan. Additional public comment was gathered at a Park Board spaghetti dinner on Saturday December 4, 2010.

Participants were given post-it-notes and were asked to review the drawings and notes for the park and then use the post-it-notes to comment on the plan. All comments were captured by the master plan consultants and are included below.



Comments from the Public Input section included:

- Add new playground near parking.
- Add sports lights to ball field to increase play opportunities.
- Install a new sign.
- Improve the parking lot.
- Acquire wooded property and clean and develop trails.
- Remove dangerous equipment.
- Add benches and spectator seating.
- Consider installing a non-flammable picnic table.
- Add a walking trail around the perimeter.
- Add more baseball fields.

Outcomes and Recommendations

Because this park is utilized by athletic groups for baseball purposes, it is recommended that the baseball field remain in place and enhancements happen around that facility. In the interim, gravel can be added to improve the existing driveway and parking lot until an asphalt overlay is afforded. It is recommended that the City of Carlisle create uniform signage for the parks so that the citizens can easily identify a Carlisle park. It is also recommended that the current play apparatus is either removed, or brought up to a standard that is safe for children to play. A modular playground apparatus closer to the ball field and parking lot is recommended. Furthermore, a walking trail around the perimeter of the park would enhance the park and improve the quality of life for the park users. Establishing partnerships and cooperative agreements with youth organizations for use, maintenance issues and support of the plan is advisable. Acquisition of adjacent property and improved access from surrounding residential areas would be wise to provide a diverse recreational amenity for the citizens. The long-range plan should encompass a complete concept plan for this park once funds can be raised.

Tapscott Community Center

Inventory and Analysis of Existing Conditions



Tapscott Community Center property is 3.29 acres and contains a moderate size building, a historic cemetery and large open space to the south and west of the building. A nice grove of trees exists between the building and the cemetery. The cemetery appears to be in fair condition given the date of some monuments. The property is bordered by quarried property and state route 123 to the south; residential to the west; private quarry ponds and residential to the north; and a ready-mix site to the east.

Strength, Weakness, and Opportunities Assessment

Strength Assessment: The building has great potential for renovation to be utilized for recreational and rental purposes. Potential users are currently inquiring about the use of the space. Water and sewer access is nearby. Access from State Route 123 is a tremendous strength. This property could be used as a gateway attraction to the City of Carlisle. The City of Carlisle owns a parcel of property at 300 Central Avenue with is close to the Tapscott property. The two properties could be used in conjunction with additional acquisition to enhance the gateway. The property overlooks the private lakes. The cemetery is the oldest in Warren County.

Weakness Assessment: The roof of the building appears as if substantial work will need to be done to renovate. The interior of the building must have substantial work performed to make it a desirable recreational and rental attraction. Currently there is not city water and sewer at the location. Parking is currently on the grass. The access from State Route 123 is not easily seen. The farm fence between the building and cemetery is deteriorating.

Opportunity Assessment: Opportunities are abound for this property. The creation of a community gathering place and rental facility is something that Carlisle needs. The creation of a nicely landscape area with patios and a gazebo for wedding and receptions on site would be a benefit. There are opportunities to showcase a well maintained cemetery that has historical significance. Opportunities exist to develop walking access for the developing neighborhood. The building could be utilized for youth indoor recreational opportunities. This site could anchor one end of a "Central Avenue Gateway" into Carlisle. Architectural character and style of the building could be quite unique once the layers of siding and newer improvements have been removed.

Public Input

On November 29, 2010 a public meeting was held to discuss the preliminary concept designs for Roscoe Roof Park and the written Strengths, Weaknesses and Opportunities with the general public for Cook Park, Lion's Park and Tapscott community Center. Members of the Park Board, City Council, City staff and around ten members of the public showed up to comment on the plan. Additional public comment was gathered at a Park Board spaghetti dinner on Saturday December 4, 2010.

Participants were given post-it-notes and were asked to review the drawings and notes for the park and then use the post-it-notes to comment on the plan. All comments were captured by the master plan consultants and are included below.



Comments from the Public Input section included:

- Acquisition of adjacent property to provide additional road frontage, linkages to river and improvements to gateway.
- Work with private lake to utilize it as a public resource for boating and fishing.
- Host weddings and receptions at the site.
- Use property for haunted house during Halloween.
- Utilize side yard area for special events.
- Potentially hold railroad days there.
- Add outdoor activities such as shuffleboard, corn hole and horseshoes.
- Look for grants to acquire additional property and create a bicycle connection to the river.
- Explore special event alcohol permits to provide funding for park improvements.
- Connect to the Marathon Station and establish a river launch site.
- Add bicycle racks.
- Consider adding a historical plaque describing the cemetery.
- Add a shelter, gazebo and picnic tables.
- Add a parking lot.

Outcomes and Recommendations

It was very clear after the public input that establishing an attractive gateway along Central Avenue should become a priority and this park site should be utilized as one anchor and the Marathon Station should be utilized as another. Therefore, it is imperative to continue to work on acquisition and improvements along this corridor making this a priority of the park board and the city leadership. Furthermore, the general consensus was that the building contains dramatic potential for a revenue stream once renovated. Partnerships with adjacent neighborhood home owners associations for access to the site are recommended. The establishment of an agreement for use with the private lake association would be a recreational benefit to the city. Marketing and improving the historic cemetery will bring interest from historians and genealogy groups. It is recommended to have a specific site concept plan completed along with cost estimates for needed improvements. This specific plan will provide you with the tools you need to find funding for individual projects.

Funding Sources

Garnering community support for the master plan is the best way to begin to establish financial resources for individual projects. Showing the community that a well thought plan is in place will lend credibility to your fundraising effort. This plan encourages the City of Carlisle to establish a dedicated funding source for park capital improvement projects. That could be as simple as utilizing revenue generated from vending machines located in parks and throughout government buildings for park purposes. Considerations should also be given to the establishment of a parkland dedication ordinance for all new residential and commercial developments. The Park Board may also wish to consider establishing a non-profit parks foundation which works to raise funds for capital improvement projects through tax deductible donations, fund-raising efforts, and grants. Examples and by-laws for community foundations can be found at many adjacent cities. Special event permit fees for the rental of facilities should be considered. Special event alcohol sales for certain public events can also generate a significant revenue stream for the benefit of the parks. Once the City of Carlisle has a dedicated fund with an ample fund balance, matching grants can be sought.

A comprehensive list of grant opportunities has been compiled related to parks and recreational services. Not all of them will be applicable, but have been attached as a reference for use by the City of Carlisle as new opportunities present themselves to actualize many of the ideas and concepts presented in the Parks Master Plan.