



JOINT BOARD OF ALDERMEN/COMMUNITY LAND & RECREATION BOARD

Work Session Agenda

CITY OF PARKVILLE, MISSOURI

Wednesday, November 10, 2021 5:30 PM

City Hall Board Room

1. GENERAL AGENDA

A. Platte Landing Park Ballfield Project

2. ADJOURN

**CITY OF PARKVILLE
Policy Report**

Date: October 25, 2021

Prepared By:

Alysen Abel, Public Works Director

Reviewed By:

Joe Parente, City Administrator

ISSUE:

Platte Landing Park Ballfield Project

BACKGROUND:

In 2008, Platte County purchased the farm land, now known as Platte Landing Park (PLP), from the Kringle family. Since that time, several of Platte County's parks master plans have shown the area around Platte Landing Park with recreational fields.

On November 15, 2016, the Board of Aldermen adopted the 2016 Parks Master Plan which serves as a road map for the utilization, development and expansion of the City's parks system. The primary goal was to review the priorities of the riverfront park system and document a long-term strategy for development of the future parks system. The 2016 Parks Master Plan provided a concept plan for the PLP sports complex, consisting of four baseball diamonds and six multi-purpose fields with associated parking, concession and restroom amenities. The sports complex was conceptually designed around the proposed Section 1135 wetlands project.

The City hired McClure to integrate the Parks Master Plan conceptual design of the sports fields with the finalized design of the wetlands. During the November 13, 2019, meeting, members of the Community Land and Recreation Board (CLARB) discussed their vision for the future sports fields. A subsequent meeting was held with CLARB to discuss the layout and, based on that discussion and additional small committee meetings, the design consultant revised the sports field layout.

Since that time, staff has been reviewing the current parks capital budget, anticipated sales tax revenues, potential for donations and project financing. It has been determined that approximately \$2.5 million is available to fund the project through a combination of sales tax, donations and financing.

On September 7, 2021, the Board of Aldermen approved a professional services agreement with McClure Engineering for the design of the ballfields. Vireo was included as a subconsultant to McClure Engineering to provide public engagement services for the project.

The public engagement will include work sessions with the Board of Aldermen and CLARB and public meetings and community surveys to gather public input. There will be two rounds of public engagement associated with the project (1) to gather information related to the goals of the project; and (2) to collect feedback related to the design.

The November 10th work session will focus on a goal-setting type of exercise with the Board of

Aldermen and CLARB members. A public meeting will be held on Monday, November 15 at 5:00 p.m.

BUDGET IMPACT:

Approximately \$2.5 million of the Parks Sales Tax revenues is available for the design and construction of the PLP ballfields. Platte County has approved a Partnership Grant in the amount of \$1 million for the ballfield improvements. The total project budget for design and construction is \$3.5 million.

ALTERNATIVES:

1. Provide information to the consultant team related to the PLP ballfield project.
2. Postpone this item.

STAFF RECOMMENDATION:

Staff recommends collecting information from the Board of Aldermen and CLARB members during the work session and continue collecting information related to the ballfields from the community.

ATTACHMENTS:

1. Presentation



Platte Landing Park Engagement Joint CLARB/BOA Work Session



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Mat Eblen
Project Design Lead



Anthony DePriest
Project Design



Lindsay French
Engagement Lead



Laurie Brown
Engagement

PLATTE LANDING PARK

Throughout the design development process, sentiment was heard that the **melding of Platte Landing Park's passive recreation and proposed wetlands with the proposed active recreation elements could create a one-of-a-kind park experience not found anywhere in the region.**

“preservation of the natural environment is paramount while meeting future needs for recreation.”

Plans for this area of the riverfront parks include:

- **Wetland**
- Addition of **baseball fields and multi-purpose fields** serving such uses as soccer, football, and lacrosse.
- **Mobile concessions and restroom facilities** (recommended instead of permanent structures)
- **Centrally located Parking** (minimize infrastructure costs and provide access to central areas of the park).
- **Picnic areas and natural play elements**
- **Canoe lockers** (in response to feedback from the river paddling community.)

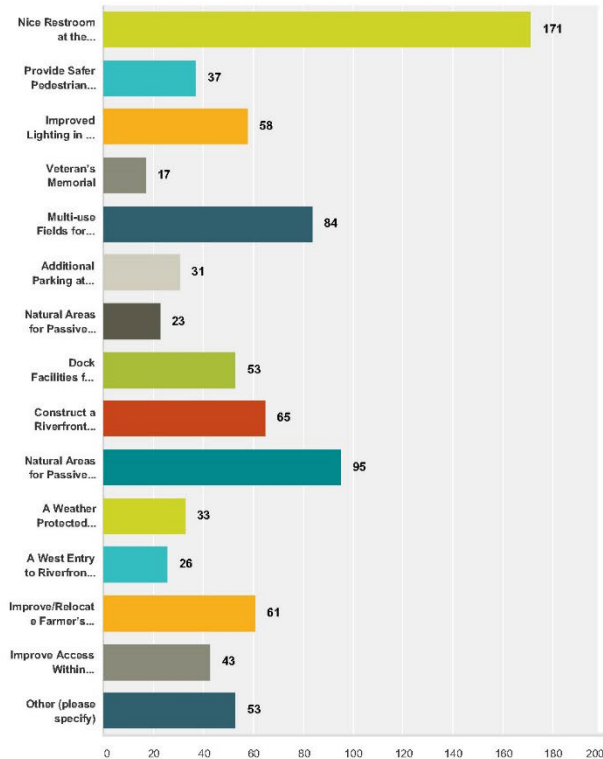


Enlargement of Proposed improvements to Platte Landing Park

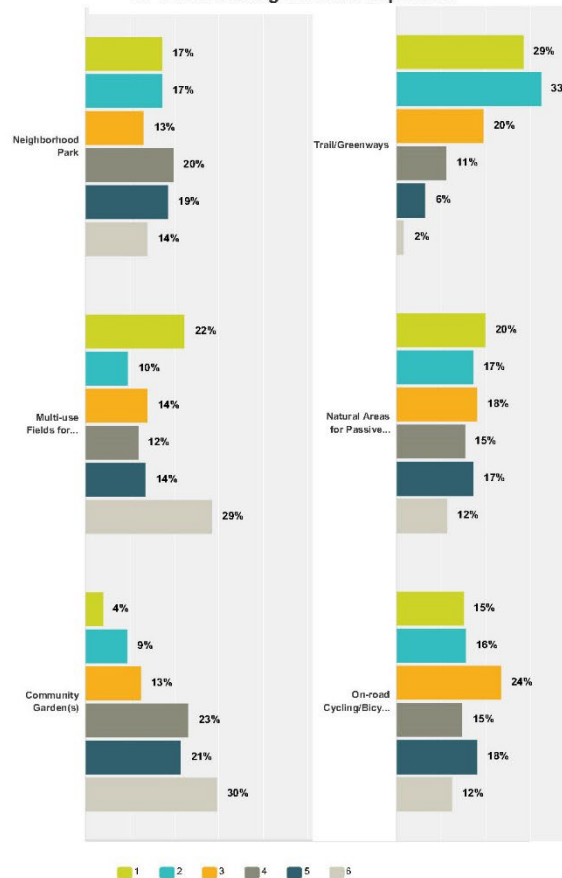


Q3 From the list below, please check the top 3 improvements you think are most important to the Riverfront Parks. If something you think is important is not on the list, please add it under other.

Answered: 283 Skipped: 3



Q4 Please indicate which TYPES of facilities would best serve your needs in order from 1 to 6 with 1 being the most important.



Q8 Recognizing that available funding is limited, please check the level of priority which should be given by the City for the following statements, #1 being high priority, #3 being low priority:

City of Parkville, MO's Parks Master Plan Survey

Fix up existing parks	47%	41%	13%	281
	122	106	33	
Improve un or underdeveloped parks	31%	50%	19%	248
	76	125	48	
Provide more events in the Riverfront Parks	35%	36%	29%	256
	89	93	74	
Provide more facilities and programs for younger children	31%	44%	26%	255
	78	111	66	
Provide more facilities and programs for teenagers and young adults	28%	43%	29%	251
	71	108	72	
Develop multi-use fields for community use at the Riverfront	36%	27%	37%	257
	92	79	96	
Buy more parkland in underserved areas	24%	37%	40%	250
	59	92	99	
Provide more facilities and programs for senior citizens	17%	45%	38%	250
	42	113	95	
Develop additional, smaller parks used by neighborhood residents	16%	36%	48%	250
	41	89	120	



PUBLIC COMMENTS

This is a re-run of Creekwood. City leadership is only going through the motions of 'listening' to the public.

My family & I can't wait for these. A welcome addition to PLP

Grant application originally focused on allocating millions of dollars toward an extremely low-priority amenity. According to one of the community dot exercises.

Just so you know, I don't think those of us who oppose this plan also oppose baseball or other activities for kids. I think we're just trying to face the negative realities of building something so large in THIS space.

overall footprint should be reduced during the design phase? I believe there are significant differences in accommodating youth sports fields vs adult competitive/tournament fields and current designs are typical for the latter.

What residents want in the park is passive recreation, natural setting and no additional parking. The Master Plan can be changed if we get enough public involvement.

I for one am glad the city has changed its position. Until now they planned to grow this complex well beyond the original idea of recreational fields

The "Master Plan" is an "Idea" that can be changed at any time

Taxpayer dollars should not be used to build a Sports Complex for a private business to use

Based on the raw data in the Appendix In the 2016 Master Plan, it leads me to believe the emphasis on baseball fields was guided by city officials. The most independent surveys show residents want walking, hiking and passive recreation, with no indication of baseball being important

Welch if city leaders plan to involve citizens in the planning process, especially since "it's been several months" (since it last was discussed at a board meeting) and that's something that's obviously very important to people right now."

Survey Comment: Soccer has 81 supportive comments (active recreation)

There are multiple high dollar projects that need to take precedent over a Sports Complex.
1. Farmer's Market
2. The Wetlands repairs
3. Handicap accessible playground equipment
4. Putting an observatory in the park

Traffic Improvements should be completed prior to Sports Complex development which if built will draw additional traffic into an already congested downtown/park area

Remains concerned about the planned project's impact on wildlife which utilize the adjoining wetlands during their annual migration

Discussions were had with parents who want their children to play close to home, do those undocumented personal conversations supersede the input from our taxpayers who greatly prefer investing money in other amenities — according to the Master Plan document?

Let's be clear, we flood. We have to plan for it as much as possible. That doesn't mean that we shouldn't continue to make improvements in our parks that serve Parkville and other regional guests.

In general, hearing more excitement from park goers





MESSAGING

Recreational
use of the
Riverfront

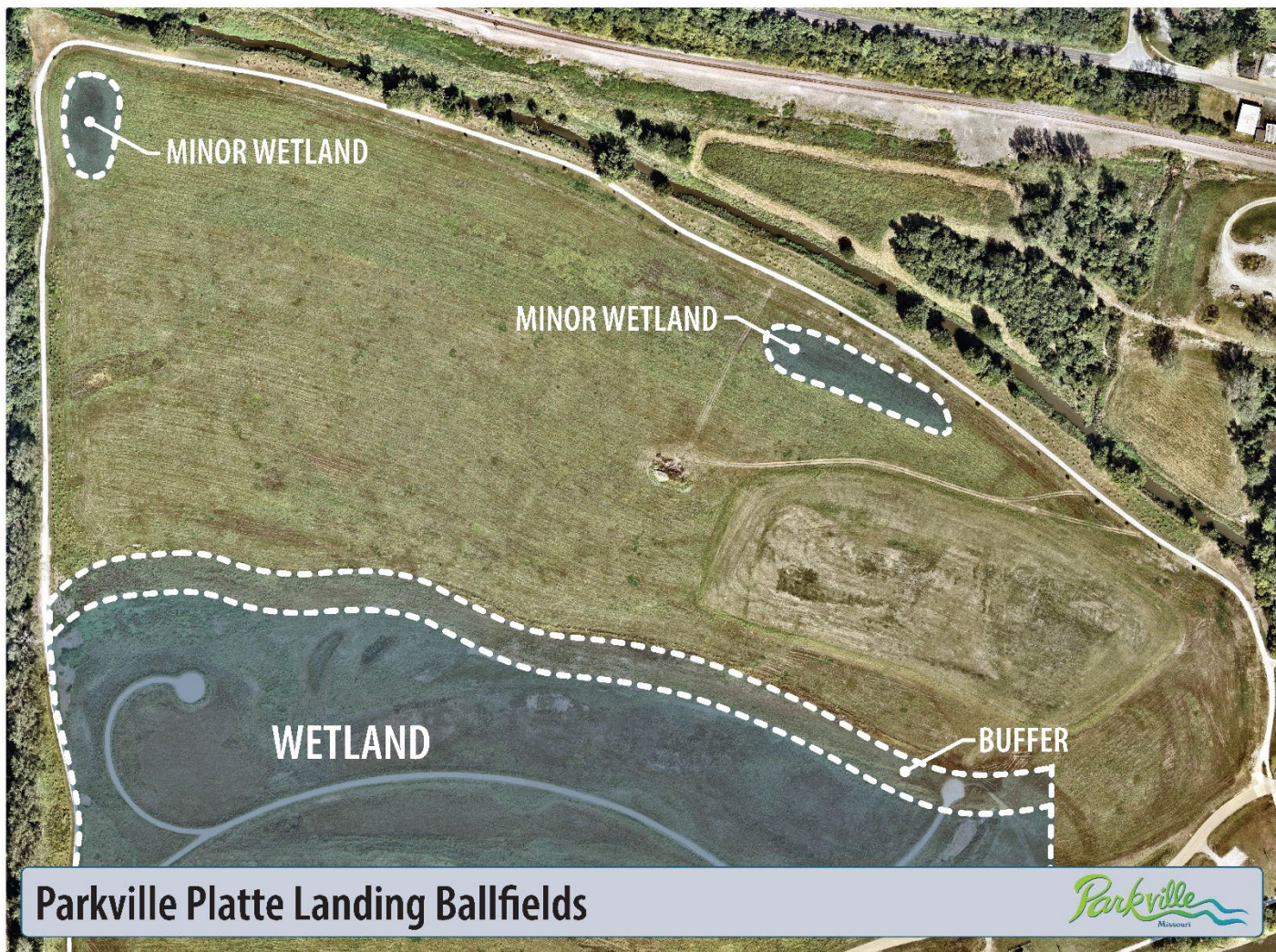
Potential
**Environmental
Impacts
& Benefits**

Balance
of Passive & Active
Recreation

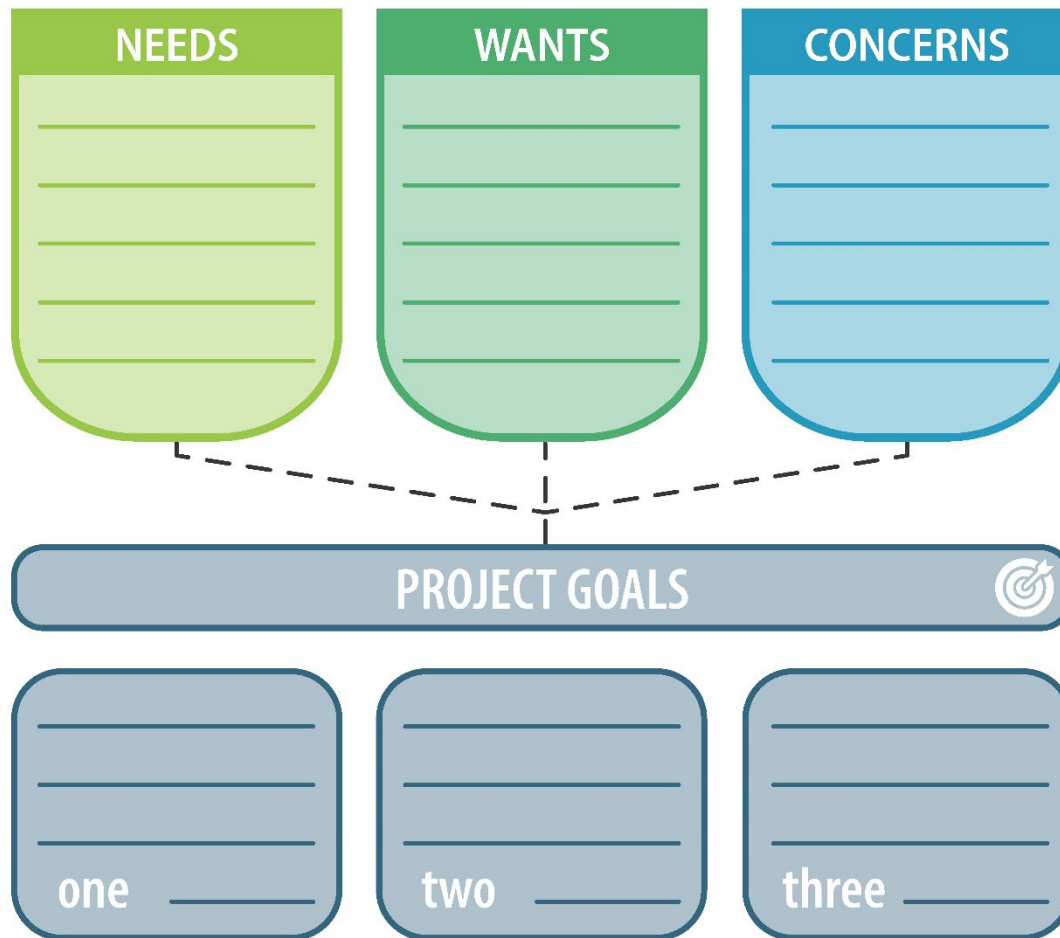
Stay **Informed
& Engaged**

Keeping Downtown's
'charm' while also
activating the Downtown





Project Area: Starting Fresh



vireo