

Memorandum

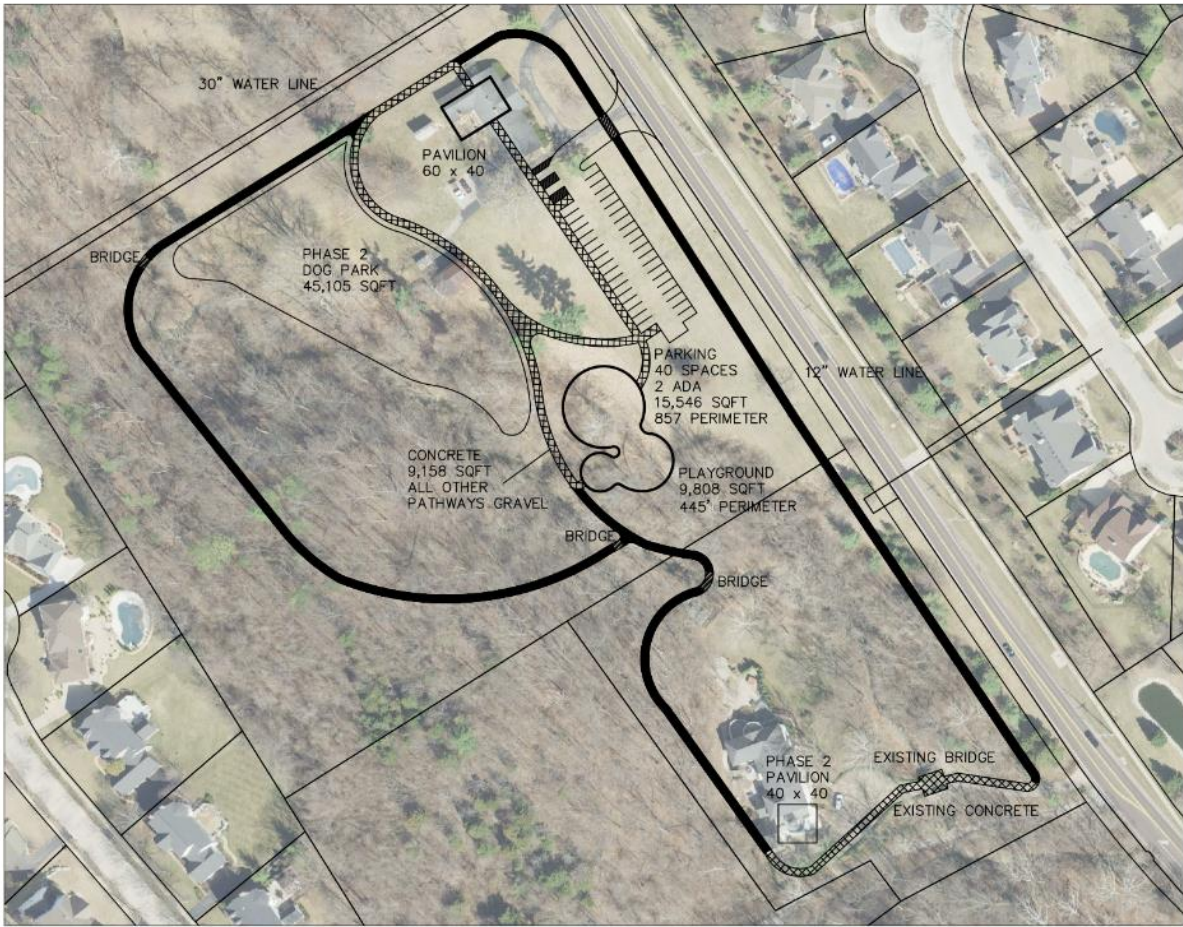
To: Mike Geisel, Director of Public Services, Acting City Administrator
From: Tom McCarthy
Director of Parks, Recreation and Arts
Date: 8/31/2016
Re: Schoettler Park Option



Mike, it has been asked of me to look at the property at 1859 and 1965 Schoettler Road as a new park opportunity. These two pieces of property, I feel, would make a nice addition to our wonderful park system, and it would also get us a nice, well-needed park in Ward III. The property at 1859 Schoettler Road is 9.55 acres and the list price is \$2,200,000. This property has a ranch house on it and a nice barn. The second property is at 1965 Schoettler Road and is 3.05 acres and is currently listed at \$490,000. This second piece of property abuts the property at 1859 Schoettler. Both of these properties have frontage along Schoettler Road. From my understanding, both owners are very interested in selling the property to the City for a park, and a reasonable offer would be strongly considered as the property has been listed for quite a while and they have had no real interest.

I have included in this memo a few pictures of the property, a map of the parcels, a few basic ideas for the park and some very rough budget numbers as requested. I completely understand the dollars are tight, but this could be purchased and then developed over time. I am fairly confident if I apply for a grant for development of the park through the Municipal Parks Grant process, I could receive the \$500,000 for the phase 1 development of the park in 2018. With the budget numbers below, this would give us a new park in the neighborhood of \$113,570 after the purchase of the property. Please keep in mind there would be the added time to professionally maintain the park added to the park maintenance budget. We think we are looking at an additional 35-40 man hours per week.

I would like to move this forward to the next Parks, Recreation and Arts Committee of Council for discussion if this meets your approval. As always, it would be great to sit down and discuss when you have time.



1859, 1965, 1967, 1969 Schoettler Rd. - Aerial Map



Schoettler Park (potential)

Phase 1 General cost

Demolition of two homes	\$ 30,000
Park sign	\$ 8,750
Pavilion I (40' X 60' Seats 75, tables, BBQ)	\$ 70,000
Concrete pad for pavilion (2400 sqft \$6.00)	\$ 14,680
Playground ADA compliant (3,300 sqft, City install)	\$170,000
Mulched Playground surface with drain and gravel base (3,300square feet)	\$ 22,000
Prefabricated Restroom (similar to Eberwein facility)	\$200,000
Parking (40 concrete spaces)	\$ 18,000
Lights and security cameras	\$ 10,000
Amenities, trash cans, dog waste stations, benches, signage, drinking fountains	\$ 15,000
Utilities, water, electric, sewer	\$ 15,000
7% contingency	<u>\$ 40,140</u>
Phase 1 General Total	\$ 613,570

Municipal Parks Grant potentially for 2018, \$500,000 which would make the City cost for the development of the new park in Ward III about \$113,570 after the land acquisition.

Phase II options for down the road

Second pavilion for 35 people

Parking

White gravel trail (6,870 linear feet x 6' wide)

3 small bridges (20' L x 5' W)

Irrigation for lawn and beautification elements

Dog Park



This is a picture of the restroom unit we have over at Eberwein Park. This would match nicely with the barn at 1859 Schoettler Road address.



Patterson-Williams



32' x 40' shelter

Chesterfield Park and Rec - Option 2

Chesterfield, MO August 5, 2016 MCST16CST2-1



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Chesterfield Park and Rec - Option 2

Chesterfield, MO August 5, 2016 MCST16CST2-2



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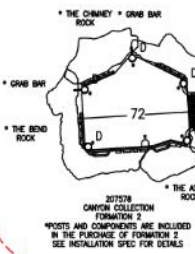
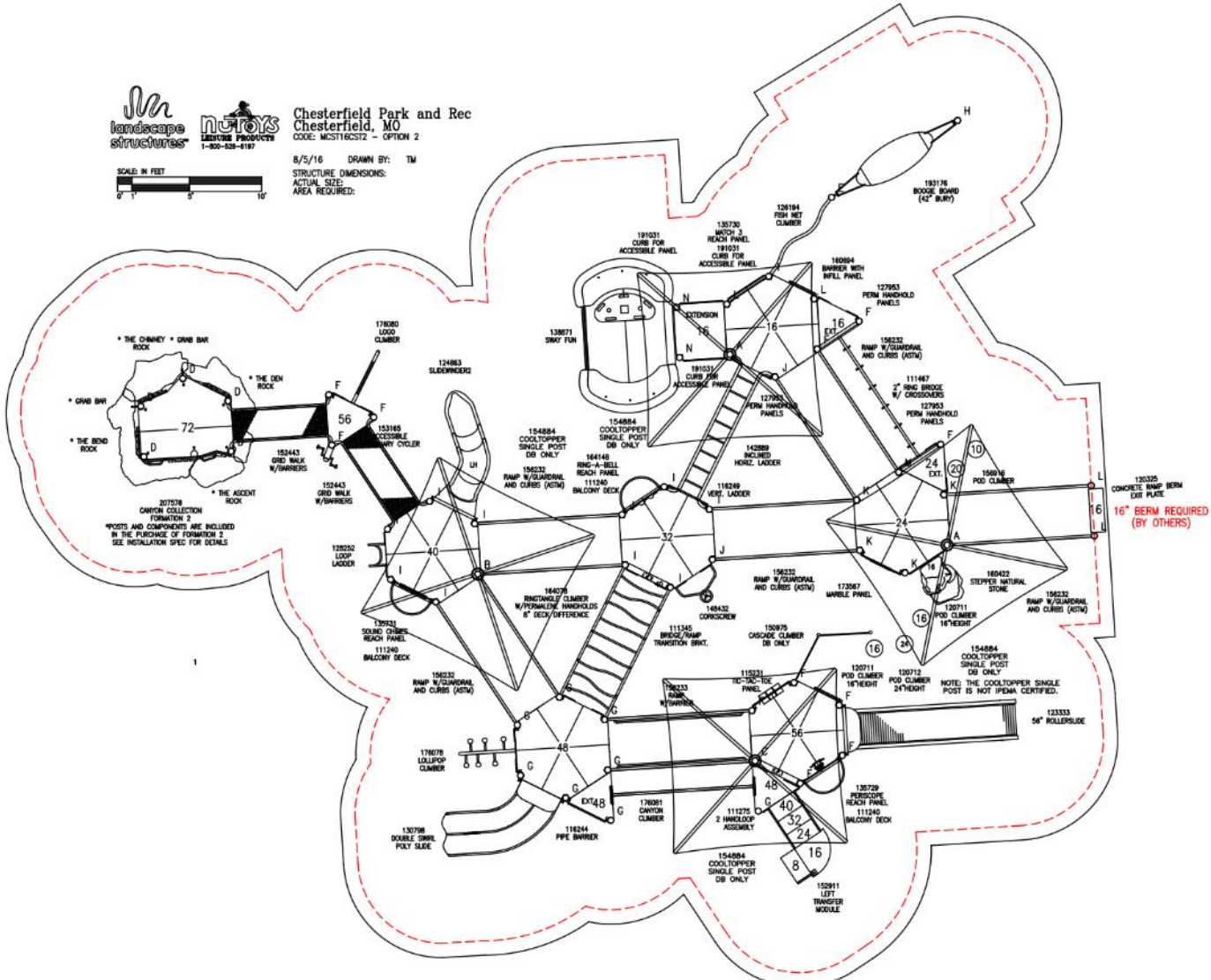
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Chesterfield Park and Rec
 Chesterfield, MO
 CODE: MST16CS1Z - OPTION 2

8/5/16 DRAWN BY: TM
 STRUCTURE DIMENSIONS:
 ACTUAL SIZE:
 AREA REQUIRED:



120325 CONCRETE RAMP BERM
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207578 CANYON COLLECTION FORMATION 2
 *POSTS AND COMPONENTS ARE INCLUDED IN THE PURCHASE OF FORMATION 2. SEE INSTALLATION SPEC FOR DETAILS.

NOTE: THE COOLTOPPER SINGLE POST IS NOT IPEDAA CERTIFIED.

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