

# CITY OF MANCHESTER, IOWA PARKS AND RECREATION MASTER PLAN



# ACKNOWLEDGEMENTS

## WITH SPECIAL THANKS TO:

The individuals who provided feedback to help generate the final recommendations of this document.

**PREPARED FOR:**  
**THE CITY OF MANCHESTER, IA**  
208 EAST MAIN STREET  
MANCHESTER, IA 52057



**PREPARED BY:**  
**MSA PROFESSIONAL SERVICES, INC.**



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Joe Dittrick | Ward 1 Council Member  
Bill Scherbring | Ward 3 Council Member  
Linda Schmitt | At-Large Council Member  
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City Clerk | Treasurer, Erin Learn  
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Deputy City Clerk, Laura Thomas  
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Street Superintendent, Jason Haight  
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Annette Lenz  
Melissa Coates  
Nick La Rosa  
Tim Egemo At-Large  
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## CHAPTER 1

INTRODUCTION

# INTRODUCTION

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## PLAN PURPOSE

Parks, recreation and trails are important elements in the quality of life for all communities. Not only do these elements provide a safe and healthy place to recreate, they also serve to beautify, protect the natural environment and influence the patterns of development in and around the community.

The City of Manchester realizes the importance and benefits its parks, open space and trail systems have on the City's character and quality of life and is committed to providing for the recreational needs of current and future residents. This plan intends to guide the continual improvement of the City's park, recreation and trail systems and maintain its eligibility for State and Federal park and recreation grants. This plan envisions a connected system of parks, open spaces and trails throughout Manchester, related to the City's natural resources, geography and neighborhoods.

The plan is also intended to be a support document and component of Manchester's Comprehensive Plan, as well as align Manchester with local and State initiatives to promote outdoor recreation. This plan along with the City's other long-range plans and development-related ordinances, will be used to implement and promote its parks and recreation program.

Specifically the plan provides:

- Information regarding demographic trends
- An inventory of existing park and recreational facilities,
- An analysis of parkland and recreational needs and demands,
- General policy direction regarding park, recreation, open space, bicycle, and pedestrian facility planning and maintenance,
- Recommendations for new and improving existing park, bicycle and pedestrian facilities, and
- Implementation strategies.

This plan identifies conceptual locations and recommendations for different types of parks, trails, natural areas, and recreational facilities. In nearly every case, more detailed planning, engineering, study, budgeting, and discussions will be necessary before decisions are made to actually acquire land or construct recreational facilities.



# PLANNING PROCESS

Recreation, bicycle, and pedestrian planning are essential components of long-range community planning in Manchester. For this project, the City contracted with MSA Professional Services, Inc. to assist with an update to its plans.

Early in the planning process Manchester facilitated a kick-off meeting and park tour to gather feedback on desired public park, trail, and recreational facilities. The plan content and format have been tailored to fit the needs of Manchester.

# THE ROLE OF PARKS, RECREATION & TRAILS

The benefits of parks go far beyond simply being spaces where people can recreate. Parks contribute to the physical and mental health of individuals and provide public safety, environmental, economic and social equity benefits to our communities. Recently, parks have come to the forefront of public health discussions. It is important to remember the benefits parks provide to the communities they serve.

Public parks are a unique amenity because they have the potential to be accessible to anyone in the community, regardless of age, gender, ability, socioeconomic status, race or ethnicity. Though we often find that disparities exist in the distribution and quality of parks and recreation amenities, many Parks and Recreation Departments across the U.S. are now rethinking how to engage and provide benefits to residents who do not currently have access to parks. If parks can be more inclusive, they have the potential to function as a nucleus of neighborhood activity, where residents can gather for social events, recreational activities, and meetings about local issues, increasing social interaction and creating an overall sense of community.



## COMMUNITY HEALTH

According to the National Recreation and Parks Association (NRPA), when individuals use green spaces, they have fewer health issues, improved blood pressure and cholesterol levels, and reduced stress—which leads to a lower incidence of depression and a greater ability to face problems. According to a report by the NRPA titled “The Economic Impact of Parks,” “Diabetic individuals taking 30-minute walks in a green space experienced lower blood glucose levels than spending the same amount of time doing physical activity in other settings. Thirty minutes of walking in nature resulted in larger drops in blood glucose than three hours of cycling indoors.”

## ECOLOGICAL HEALTH

While parks, forests and trails provide opportunities to improve the health of residents, they also contribute to the greater ecological health of the City. Parks are often tied together with environmentally sensitive areas such as wetlands, floodplains, surface waters, or significant woodlands which can include trails. These areas provide food and shelter for local wildlife and natural stormwater retention. Individual parks can provide important “rooms” of natural resource activity; however, they become even more functional when they can be linked together by environmental corridors, or “hallways.” Wildlife, plants, and water all depend on the ability to move freely within the environment from room to room.

## ECONOMIC PROSPERITY

Leisure time is an important component of everyone's lifestyle and increasingly people are choosing locations to live based on quality-of-life factors such as recreational amenities. The ability to retain or attract new residents has direct economic benefits to the City. For this reason, having a great park, recreation, and trail systems contributes directly to economic development. According to a study completed by the National Recreation and Parks Association and George Mason University, 72% of the 70 communities studied use parks and recreation images in their economic development materials. The study notes that parks and recreation contribute to economic development through business attraction, business retention and expansion and talent attraction. In addition, if a park system is designed with connections to regional destinations, it can serve to bring in additional visitors. This additional tourism can be a significant benefit to local businesses. The City's plan will align with regional and State plans to promote outdoor recreation in the greater area.



## CONNECTIONS

Connecting parks and recreational facilities to each other and the general population via trails is important to encourage safe, alternative modes of transportation. These paths can provide an important alternate means of traveling for those who prefer to bike for health or environmental reasons and for those who lack other means of transportation due to age, income or disability. Shared-use paths also provide important connections to public transit. According to the National Household Travel Survey conducted by the Federal Highway Administration, 85% of transit trips begin and end with walking and nearly one in six walking trips is made for the purpose of accessing public transit.

## INCREASED PARK USAGE

We are seeing increased usage of trails and parks that are forcing us to redesign common areas and improving pedestrian and bicycle flow to maintain social distancing. It is likely these shifts will impact parks into the future. Along with the design of park and recreation spaces, we are anticipating the way in which parks are funded is going to shift—there will likely be a more diverse set of funding sources and partnerships for park and recreation projects. A final anticipated impact is the fact that Parks and Recreation Departments are going to be prioritizing health equity and social justice in parks and programming.





## PLAN PROCESS:



**EXISTING CONDITIONS**



**IDENTIFY NEEDS**



**GOALS DEVELOPMENT**



**RECOMMENDATIONS**



**REVIEW**



**FINAL PLAN**

## MANCHESTER PARK PLANNING:

When people talk about the places they love in a community, parks are typically at the top of the list. Parks, trails, and recreational programs are essential to the physical, economic, environmental, and social health of cities and their residents. To ensure that Manchester's parks and trails system continues to meet community needs and offer these benefits, the City requested the assistance of MSA Professional Services Inc. to complete this Master Plan.

The purpose of the Master Plan is to guide the City of Manchester in maintaining and enhancing its parks, trails, and recreational opportunities as the community grows; it also provides insight into the existing conditions and specific recommendations for each of the City's parks and recreational spaces.

Prior to inventory and data collection, the Project Team met with City staff to establish objectives and expectations for the project.

One overarching goal of the Master Plan and drafting process was to communicate the importance of parks and recreation to people's quality of life. When our parks, open space, and trails are accessible and well-maintained, we are more likely to engage with our community and reap the numerous benefits that access to nature provides. When our parks thrive, we thrive.

02

A large outdoor swimming pool with a blue and white striped umbrella, water slides, and people swimming. The pool is surrounded by a concrete deck and has a blue and white striped umbrella in the foreground. In the background, there are several water slides and a lifeguard stand. The sky is clear and blue.

# CHAPTER 2

## DESCRIPTION OF MANCHESTER PARKS

# DESCRIPTION OF MANCHESTER PARKS



## COMMUNITY PROFILE

Understanding the history, culture and traditions of a community plays a key role in planning for the future, as these are the underlying principles that help shape a community, as do its people. This chapter presents a synopsis of the community based on its geography, demographic information and history. This information provides an understanding of the community that fosters the exploration of recreation trends in the City of Manchester which will in turn assist in the formulation of recommendations for park and recreation programs, amenities and services.



# MANCHESTER, IA COMMUNITY PROFILE

## 2020 Census Summary

Manchester City, IA  
Geography: Place



The 2020 Census data includes information on population and housing as well as detailed data on age, sex, race, Hispanic origin, household and family type, relationship to householder, group quarters population, housing occupancy, and tenure.

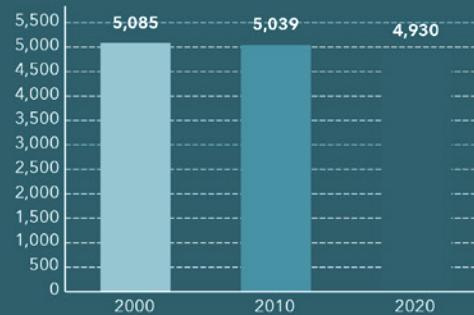
### KEY FACTS

<b>5,065</b> Total Population	<b>2,395</b> Housing Units	<b>1,046.9</b> Population Density	<b>2.21</b> Average Household Size	<b>2,228</b> Total Households	<b>16.9</b> Diversity Index
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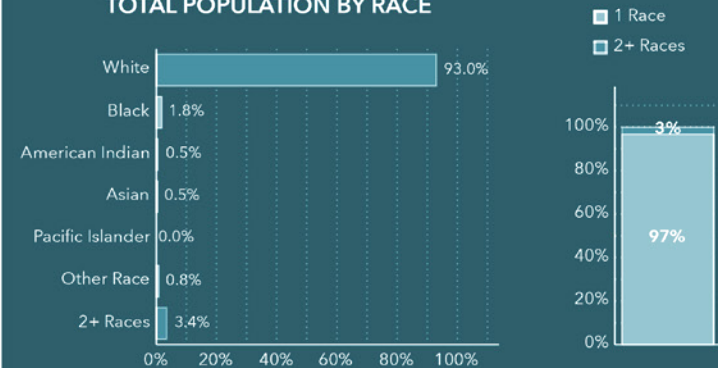
### 2010-2020 ANNUAL GROWTH RATE



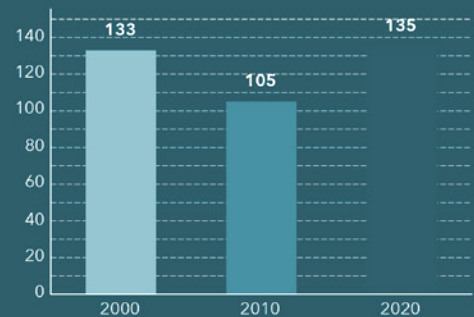
### HOUSEHOLD POPULATION



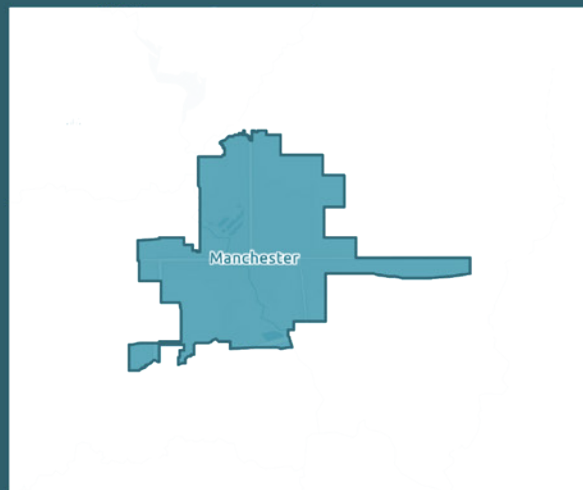
### TOTAL POPULATION BY RACE



### GROUP QUARTERS



POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older
Total	1,113	3,952
1 Race	1,044	3,849
White	981	3,731
Black	33	57
American Indian/Alaska Native	5	21
Asian	7	16
Pacific Islander	0	0
Some Other Race	18	24
2 or More Races	69	103



Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020).

# MANCHESTER, IA COMMUNITY PROFILE

## 2020 Census Summary

Manchester City, IA  
Geography: Place

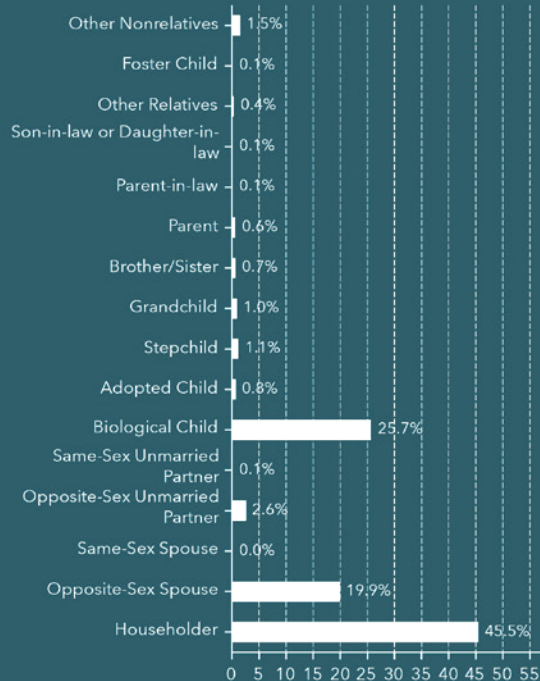


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### KEY FACTS

<b>5,065</b> Total Population	<b>2,395</b> Housing Units	<b>1,046.9</b> Population Density	<b>2.21</b> Average Household Size	<b>2,228</b> Total Households	<b>16.9</b> Diversity Index
----------------------------------	-------------------------------	--------------------------------------	---------------------------------------	----------------------------------	--------------------------------

### Population by Relationship



Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020).

HISPANIC POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older	Total
Total	31	78	109
1 Race	26	52	78
White	14	19	33
Black	0	0	0
American Indian/Alaska Native	1	11	12
Asian	0	3	3
Pacific Islander	0	0	0
Some Other Race	11	19	30
2 or More Races	5	26	31

NON-HISPANIC POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older	Total
Total	1,082	3,874	4,956
1 Race	1,018	3,797	4,815
White	967	3,712	4,679
Black	33	57	90
American Indian/Alaska Native	4	10	14
Asian	7	13	20
Pacific Islander	0	0	0
Some Other Race	7	5	12
2 or More Races	64	77	141

# MANCHESTER, IA COMMUNITY PROFILE

## 2020 Census Summary

Manchester City, IA  
Geography: Place



The 2020 Census data includes information on population and housing as well as detailed data on age, sex, race, Hispanic origin, household and family type, relationship to householder, group quarters population, housing occupancy, and tenure.

### KEY FACTS

<b>5,065</b> Total Population	<b>2,395</b> Housing Units	<b>1,046.9</b> Population Density	<b>2.21</b> Average Household Size	<b>2,228</b> Total Households	<b>16.9</b> Diversity Index
----------------------------------	-------------------------------	--------------------------------------	---------------------------------------	----------------------------------	--------------------------------

Households by Size	Number	Percent
Total Households	2,228	-
1-Person Household	816	37%
2-Person Household	805	36%
3-Person Household	250	11%
4-Person Household	192	9%
5-Person Household	121	5%
6-Person Household	29	1%
7+ Person Household	15	1%
Average Household Size	2.21	-

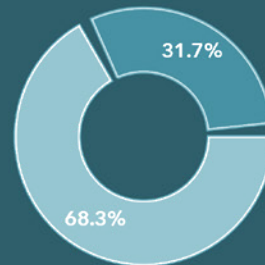
### Households by Type



- Married Couple (44%)
- Cohabiting Couple (6%)
- Male Householder: No Spouse (20%)
- Female Householder: No Spouse (30%)

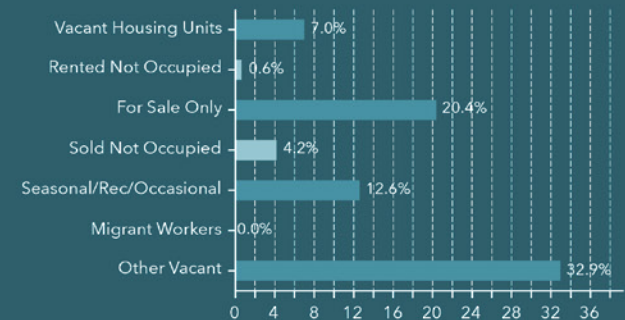
Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020).

### Total Housing Units by Occupancy

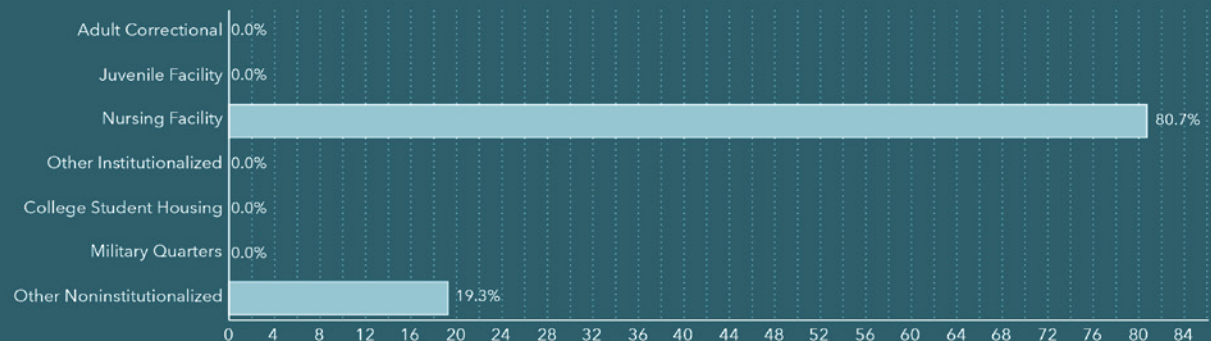


● Owner Occupied HUs ● Renter Occupied HUs

### Total Housing Units by Vacancy



### Group Quarters Population



# THE IMPORTANCE OF RECREATION

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Parks are often the most important and highly prized components of any community. They are sources of civic pride and are essential to the physical, economic, environmental, and social health of communities and their residents. Good planning is essential to a community's recreation system as it provides a means to meet the needs and wants of the community. As a plan is developed it is important to keep in mind the variety of benefits that parks and recreation add to the community.

## HEALTH



When residents and visitors have access to parks, trails, and recreation facilities, they exercise more and are generally healthier and happier. Additionally, increased exposure to natural areas that parks and open space provide has been linked to improved physical and mental health. Parks and trails encourage healthy, happy, active lifestyles and improve overall quality of life throughout a community.

## CULTURAL & SOCIAL



Parks have important social benefits. In a time when social media defines the interactions of many people, parks and recreational centers are places to meet, catch up with family members and friends, and feel like part of the larger community. As a focal point of neighborhoods, parks help develop connections between residents by providing a venue for community building gatherings, like school trips, festivals, and celebrations. Significant natural features, like the Maquoketa River and social gathering areas, have facilities and events for the enjoyment of all community members.

## NATURAL RESOURCES



Parks and open space provide environmental benefits. Natural and planned vegetative landscapes found in parks, preserves and open spaces improve air quality and water quality. These areas may also play a role in stormwater management and protecting the quality and vitality of natural areas.

## PROPERTY VALUES



Numerous studies have shown that close proximity and access to parks, trails, and open space has a positive impact on residential property values. Commercial property values can also be increased with proximity to recreational amenities, creating potential for these sites to act as catalysts for future growth and development. Access to recreational amenities helps fuel growth and investment in local economies.

## BEAUTIFICATION



Parks contribute to aesthetics of a community. Parkways, tree-lined streets, gardens, views of water bodies, public art, trails, and landscaped areas around town are all things that contribute to creating beautiful places to live, work, and play. Visitors often remember a place by its access to beautiful natural areas, contributing to a positive community image. Improved linkages should also connect community parks to other community nodes. Attractive, safe and well marked linkages make essential contributions to a community's livability and viability.



# PARKS AND OPEN SPACE STANDARDS

The definitions used in this plan are modified definitions used by the National Recreation and Park Association (NRPA). They are used to classify the existing recreation system and to guide plans for the future. They begin with the smallest and most intensely used and the proceed to largest and least used. Neighborhood and community parks are normally provided by municipalities. Larger recreation areas are normally provided by larger units of government or private enterprise.

## CLASSIFICATIONS

### Mini - Parks

Typically on a small lot (1/4 acre), located within a residential neighborhood. Usually have one facility and benches.

- Desirable size - 2 acres or less
- Acres/1,000 population: .25 to .5
- Service Area: 1/8 to 1/4 mile radius

### Neighborhood Playgrounds

Serves the needs of children 5-15 years old. It provides open fields, courts, shelter facilities, and play area. It should be within walking distance.

- Desirable size - 2-4 acres
- Acres/1,000 population: 0.5 - 1.5 acres
- Service Area: 1/4 to 1/3 mile radius

### Neighborhood Parks

This provides open space for all ages and enhances the overall environment. A natural location is ideal for this type, and it usually has tables, benches, paths, lights, and is walkable.

- Desirable size - 3-7 acres
- Acres/1,000 population: 5.0 -8.0 acres
- Service Area: 1 to 2 mile radius

### Community Play-fields

Serves the active needs of several neighborhoods. Includes more than a park such as a pool, community center, and fields for sporting events.

- Desirable size - 5 or more acres (15-40)
- Acres/1,000 population: 5.0 -8.0 acres
- Service Area: 1 to 2 mile radius

# NRPA CLASSIFICATIONS CONTINUED

## Community Parks

Intended to serve many neighborhoods. Tends to have woods, water features, trails, and picnic areas. Should be determined by the size of the population.

- Desirable size - 3-7 acres
- Acres/1,000 population: 5.0 -8.0 acres
- Service Area: 1 to 2 mile radius

## Special Purpose Parks

Created to take advantage of a natural or unusual feature, or to preserve areas and provide recreation. Golf course, marinas and boat ramps could be considered this.

- Desirable size - varies on function
- Acres/1,000 population: varies on function
- Service Area: varies on function

## Reservation and Preserves

Usually located outside of the urban area and include large tracts of land that have limited development. Usually provided by state, federal or county governments.

- Desirable size - varies on function
- Acres/1,000 population: varies on function
- Service Area: varies on function

## Greenbelts

Almost the same characteristics as the reservation or preserve; however it may be used to shape urban development. It could connect parks within an urban area.

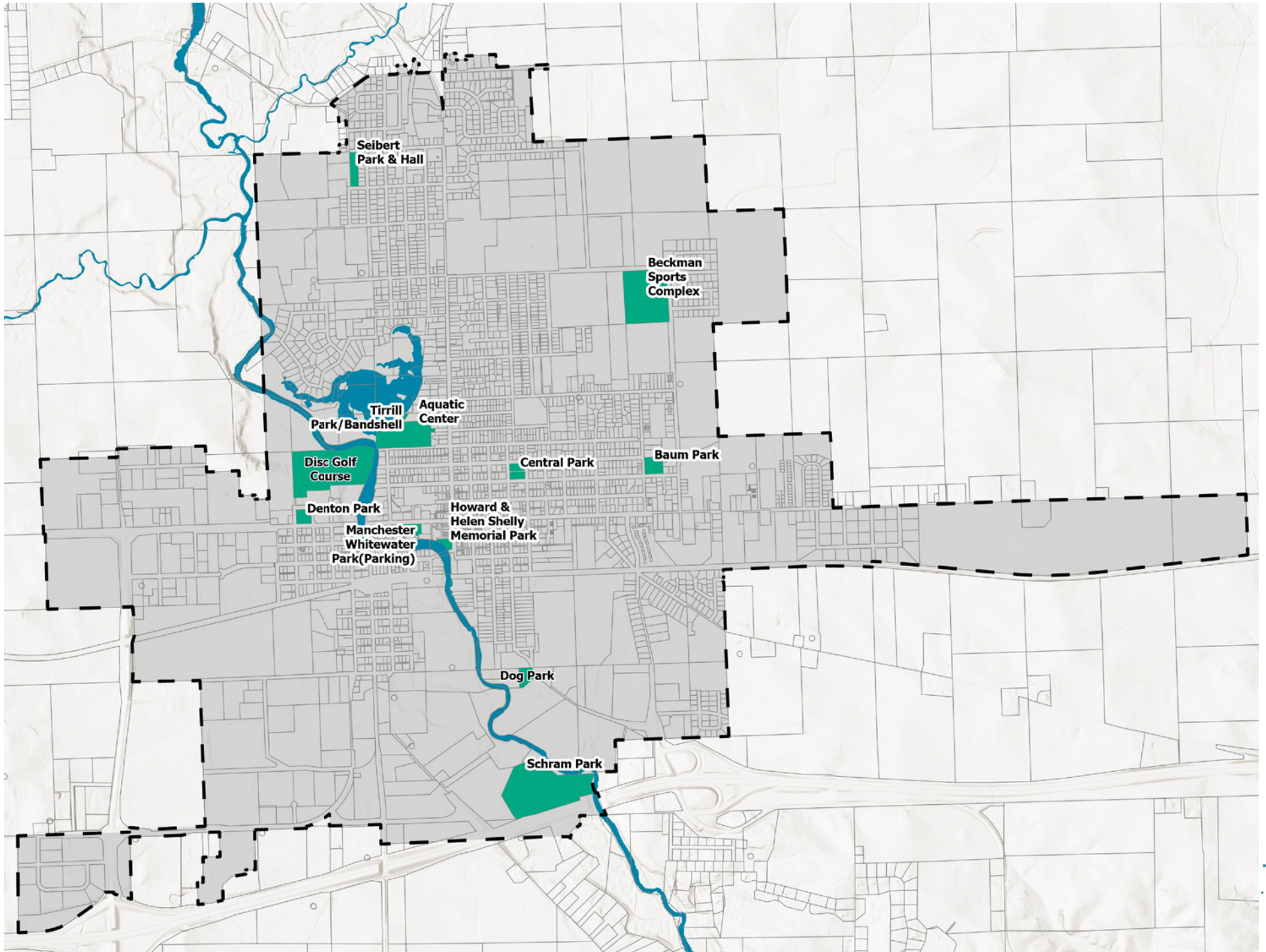
- Desirable size - varies on function
- Acres/1,000 population: varies on function
- Service Area: varies on function

## Waysides, Welcome Centers, Historic Markers

Special purpose parks designed to serve motorists. They are important to a tourist industry. Size and location depends on natural features.

- Desirable size - varies on function
- Acres/1,000 population: varies on function
- Service Area: varies on function

# MANCHESTER, IA PARKS



# BAUM PARK

## PARK FACTS:



Baum Park is located in between Anderson and Stiles Streets and has access to the Bikeway/Walkway which runs right through the center of the park.

Baum Park also provides a playground area, swing set, restrooms, picnic tables, a grill, and a basketball court hoops.

The open air shelter was destroyed by a tornado in 2023. Plans call for a new shelter and renovated restrooms in the future.

The east end of the park is home to the FREEDOM IS NOT FREE MEMORIAL. The beautiful granite walls and pillars are a testimonial honoring the courage, service and bravery of our service men and women in our community and across the nation. There is a new parking lot nearby which provides close easy access to the memorial and bikeway/walkway as well. Also located on the east side of the park is a Pollinator Garden that was planted in conjunction with students from the West Delaware Middle School to promote and provide pollinator plants for bees and butterflies.

### INITIAL RECOMMENDATIONS:

Potential future location for a splash pad (preferred at aquatic center), connect trail to new wetlands trail to the east, add new restrooms, and attached pavilion.


### PARK AMENITIES:

- |                |                        |
|----------------|------------------------|
| Memorial       | Parking                |
| Basketball     | Grill                  |
| Trail          | Fruit & Memorial Trees |
| Merry-go-round | Trash Receptacles      |
| Swings         |                        |
| Playground     |                        |
| Bridge         |                        |
| Lighting       |                        |
| Dog Waste Bags |                        |



# BAUM PARK SHELTER

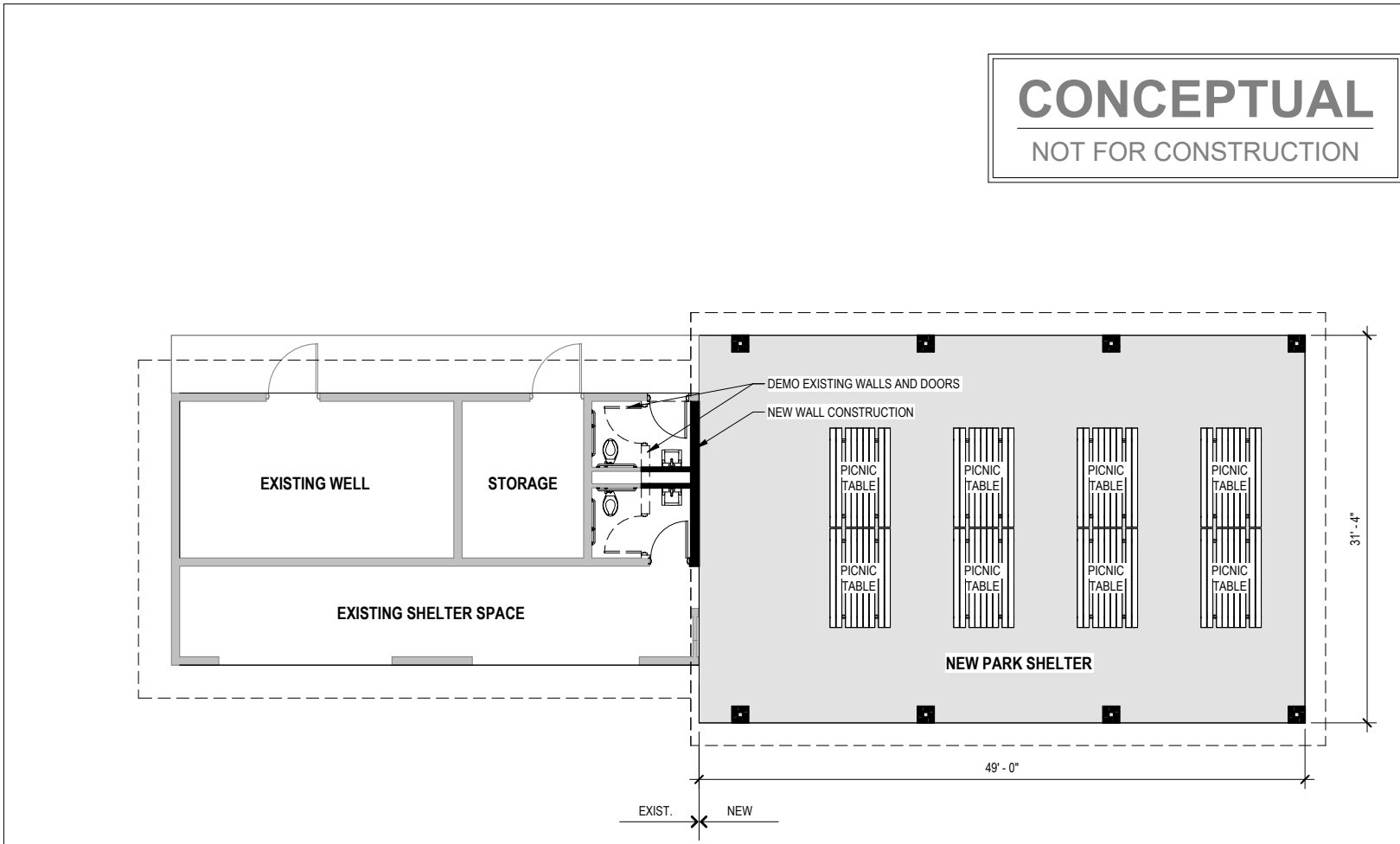



**1** SITE PLAN  
 1" = 40'-0"

**CONCEPTUAL**  
 NOT FOR CONSTRUCTION

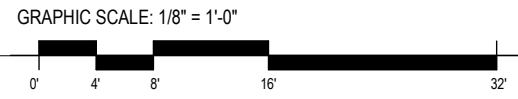
	108 N. FRANKLIN ST. MANCHESTER, IA 52057 PHONE: 563-327-5795 www.metricsarch.com
CITY OF MANCHESTER <b>BAUM PARK SHELTER</b>	
PROJECT NO: XX-XXX DATE: 07/12/2024	
SHEET SET: CONCEPTUAL DESIGN	
SHEET NAME: SITE PLAN	
SHEET NO: <b>A100</b>	
COPYRIGHT © 2024 - METRICS ARCHITECTURE, INC.	

# BAUM PARK SHELTER



**CONCEPTUAL**  
NOT FOR CONSTRUCTION

1 FLOOR PLAN  
1/8" = 1'-0"



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CITY OF MANCHESTER  
**BAUM PARK SHELTER**

PROJECT NO: XX-XXX

DATE: 07/12/2024

SHEET SET:  
CONCEPTUAL  
DESIGN

SHEET NAME:  
FLOOR PLAN

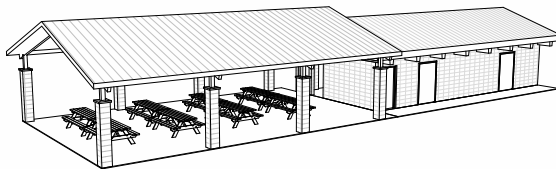
SHEET NO:  
**A200**

# BAUM PARK SHELTER

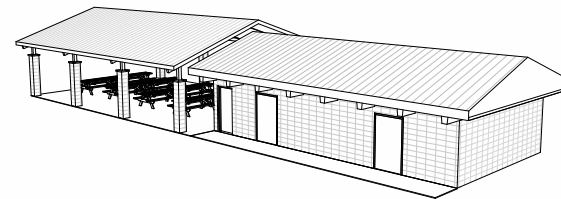


1 RENDERING

**CONCEPTUAL**  
NOT FOR CONSTRUCTION



2 PERSPECTIVE VIEW



3 PERSPECTIVE VIEW

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CITY OF MANCHESTER  
BAUM PARK SHELTER

PROJECT NO: XX-XXX

DATE: 07/12/2024

SHEET SET:  
CONCEPTUAL  
DESIGN

SHEET NAME:  
RENDERING

SHEET NO:  
A300

# CENTRAL PARK



## PARK FACTS:

Central Park is located along North Brewer and East Butler Streets. Central Park provides a playground area, shelter, restrooms, picnic area, lighted basketball and tennis courts and a skate park. In 2012, the City of Manchester committed \$150,000 to renovations at Central Park.

Additions include a new playground with rubber tile safety surfacing, new tennis courts and fences, as well as restroom, shelter and sidewalk renovations. Central Park is also the home of the Legacy Skate Park which is a nice concrete skate park that was built in 2013.

### INITIAL RECOMMENDATIONS:

Revamp park/courts and add pickleball courts, possibly keep one basketball court, if space allows.

### PARK AMENITIES:

Signage	(No Parking)
Basketball	Trash Receptacles
Tennis	
Playground	
Skate Park	
Tornado Slide	
Totem Pole	
Lighting	
Enclosed Restrooms	
Open Shelter	



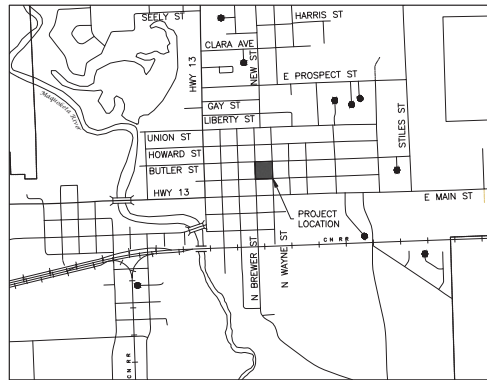
# CENTRAL PARK COURTS CONCEPT

SHEET NUMBER:  
1

INDEX OF SHEETS	
SHEET NUMBER	SHEET TITLE
1	TITLE
2	LEGEND
3	EXISTING CONDITIONS
4	COURTS LAYOUT
5	COURTS DETAILS

## CENTRAL PARK COURTS FOR CITY OF MANCHESTER MANCHESTER, IOWA

TBD  
DELAWARE COUNTY  
SEPTEMBER 2024



LOCATION MAP

OWNER/DEV	CITY OF MANCHESTER
ADDRESS	208 E. MAIN ST. MANCHESTER, IOWA 52057
P#	563.927.3636

CITY ADMINISTRATION	
MAYOR.....	CONNIE BEHNKEN
COUNCIL MEMBERS.....	JOE DITTRICK
	MARY ANN POYNOR
	BILL SCHERBRING
	BRYAN GRAY
	LINDA SCHMITT
CITY MANAGER.....	TIM VICK
CITY CLERK.....	ERIN LEARN
PARKS & RECREATION.....	DOUG FOLEY

UTILITY INFO. - CITY OF MANCHESTER, IA	
UTILITY TYPE	COMMON NAME
ELECTRIC	ALLIANT ENERGY
TELEPHONE	MEDIACOM, WINDSTREAM COMMUNICATIONS
GAS	BLACK HILLS ENERGY
CABLE	MEDIACOM, WINDSTREAM COMMUNICATIONS

(CONTRACTOR TO BE RESPONSIBLE FOR COORDINATING ANY ADJUSTMENTS TO BE MADE.)



ILLINOIS                      IOWA                      WISCONSIN

MANCHESTER, IOWA  
221 E. MAIN STREET, SUITE 301  
MANCHESTER, IA 52057  
P# (563) 927-2060

THE 2024 VERSION OF THE STATEWIDE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, ALSO KNOWN AS SUDAS (2024), PLUS FEHR GRAHAM SUPPLEMENTAL SPECIFICATIONS AND SPECIAL PROVISIONS SHALL APPLY TO CONSTRUCTION WORK ON THIS PROJECT.



CONCEPT



I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Ryan M. Wicks, P.E. \_\_\_\_\_ Date  
License Number 16341  
My license renewal date is December 31, 2025.  
Pages or sheets covered by this seal: All

ORIGINAL SET FOR PROJECT: TBD		DATE CREATED: SEPTEMBER 2024
REV. NO.	REVISIONS DESCRIPTION	DATE

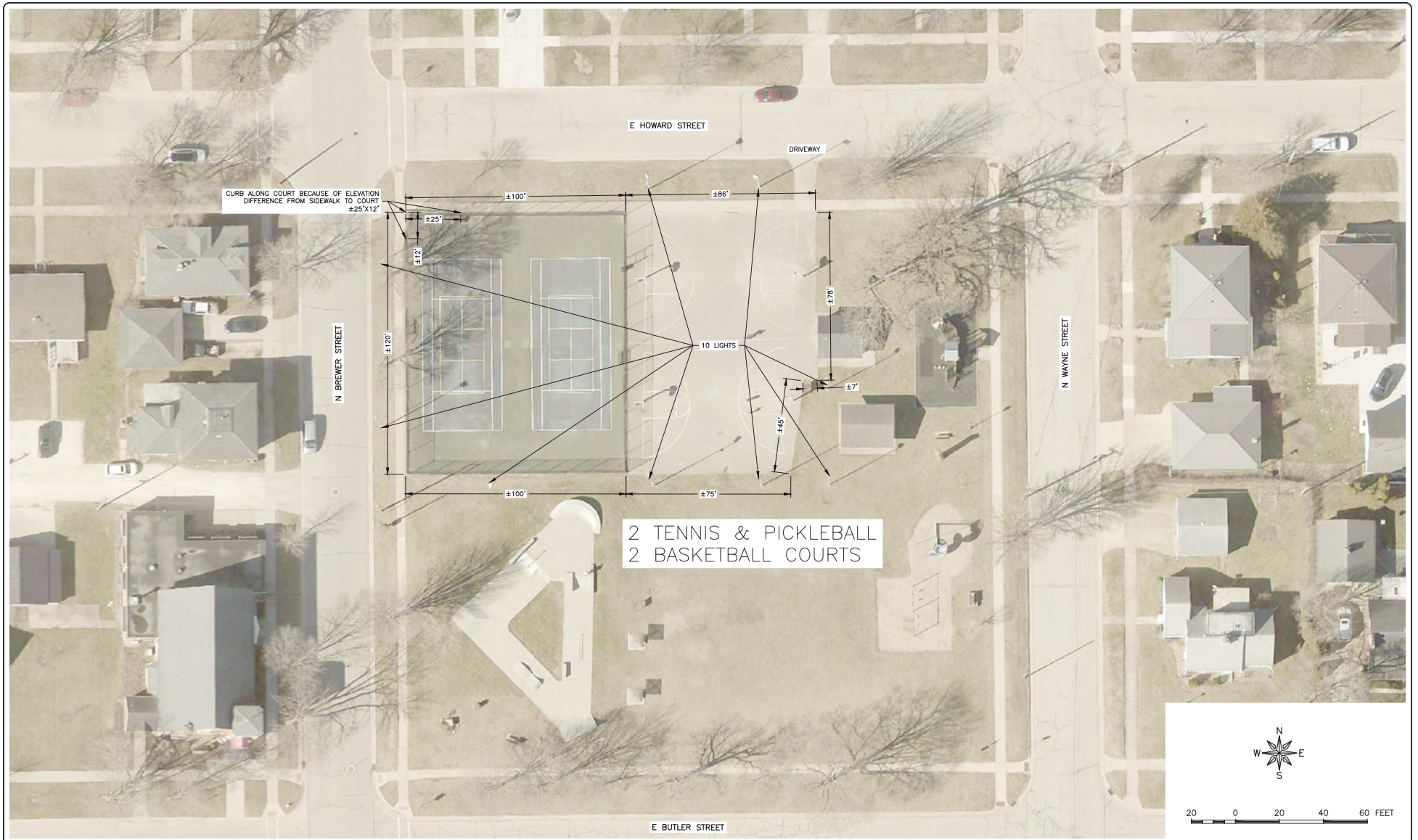


# CENTRAL PARK COURTS CONCEPT

ABBREVIATIONS		SYMBOLS		
<p>&lt; ANGLE ABC AGGREGATE BASE COURSE AC ACRE(S) ACI AMERICAN CONCRETE INSTITUTE AGR AGGREGATE AISC AMERICAN INSTITUTE OF STEEL CONSTRUCTION ALT ALTERNATE ARCH ARCHITECT ASHH ASPHALT ASTM AMERICAN SOCIETY OF TESTING AND MATERIALS B BALL VALVE BFP BACKFLOW PREVENTER BIT BITUMINOUS BLDG BUILDING BLK BLOCKING BM BENCHMARK BOT BOTTOM BOMT BASEMENT BV BUTTERFLY VALVE B-B BACK-TO-BACK OF CURB DIMENSION CL or C CENTERLINE C TO C CENTER TO CENTER C &amp; G CURB AND GUTTER CF CUBIC FEET CHD CHORD LENGTH CI CAST IRON PIPE CHK CHECK VALVE CLR CLEAR CMP CORRUGATED METAL PIPE CMU CONCRETE MASONRY UNIT CNT COUNTY CONC CONCRETE CONT CONTINUOUS C-B CENTERLINE TO BACK OF CURB DIMENSION CORD COORDINATE CU COPPER PIPING CTRS CENTERS CY CURB YARDS CS CORPORATION STOP D DEGREE OF CURVE DEP DEPRESSED DET DETAIL DIAG DIAGONAL DIM DIMENSION DI DUCTILE IRON PIPE DN DOWN DNSTR DOWNSTREAM DP DRAINAGE PIPE/STORM PIPE DWG DRAWING EAST EAST EJ EXPANSION JOINT EL ELEVATION EQ EQUIPMENT EQV EQUIVALENT EW EACH WAY EXP EXPANSION EX EXISTING EXT EXTERIOR E = EXTERNAL DISTANCE FDN FLOOR DRAIN FND FOUNDATION FE FIELD ENTRANCE FF FINISH FLOOR FIL FILLET FIN FINISH FL FLOW LINE FLR FLOOR FM FORCE MAIN FND FOUND FRNG FRAMING FTG FOOTING F-F FACE TO FACE GA GAUGE GI GALVANIZED IRON PIPE GRD GRADE GRS GRATING SUPPORT GRT GROUT GV GAS VALVE GHP GYPSUM HSE HOUSE HC HORIZONTAL CURVE HMA HOT MIX ASPHALT HNGR HANSER HORIZ HORIZONTAL H.P. HIGH POINT HW HOT WATER HWH HOT WATER HEATER I INERTIAL ID INSIDE DIAMETER INT INTERIOR INV INVERT ELEVATION; BASED ON BENCH MARK DATUM IP IRON PIPE JST JOIST L LATERAL LAV LAVATORY LAV LINAL FEET L.P. LOW POINT LT LEFT OF SURVEY BASE LINE MAX MAXIMUM ME MATCH EXISTING MH MANHOLE MIN MINIMUM MJ MECHANICAL JOINT MTL METAL N NORTH No. or # NUMBER NOM NOMINAL NTS NOT TO SCALE OC ON CENTER OD OUTSIDE DIAMETER OPNG OPENING OPP OPPOSITE PC POINT OF CURVATURE PCC PORTLAND CEMENT CONCRETE PFC POUNDS PER CURB FOOT PDP PERFORATED DRAIN PIPE</p>	<p>PE POLYETHYLENE PIPE PI POINT OF INTERSECTION PL PLATE PLG PLUG VALVE PLP POLYPROPYLENE PIPE PLYWD PLYWOOD PM PRINCIPAL MERIDIAN PR PRESSURE REGULATORS PRC POINT OF REVERSE CURVATURE PRESS PRESSURE PR, PROP PROPOSED PRV PRESSURE REDUCING VALVE PSF POUNDS PER SQUARE FOOT PSI POUNDS PER SQUARE INCH PSL PIPE SLEEVE PT POINT OF TANGENCY PLG PLUG VALVE PVC POLYVINYL CHLORIDE (PLASTIC) PIPE R RADIUS RDCR REDUCER RCCP REINFORCED CONCRETE CYLINDER PIPE RCP REINFORCED CONCRETE PIPE ROF ROOF DRAIN REINR REINFORCING REQD REQUIRED ROW RIGHT OF WAY RFTR RAFTER RND ROUND RR RAILROAD RRSP RAILROAD SPIKE RST RIGHT REMOVE AND REPLACE S SCHEDULE SB STREAM BED SCHED SCHEDULE SECTION SF SQUARE FEET SHR SHOWER SHT SHEET SHTG SHEATHING SP SANITARY PIPE SPA SPACING OR SPACES SPEC SPECIFICATION SQ SQUARE SS SANITARY SERVICE STA STATION STD STANDARD STL STEEL STRUCT STRUCTURAL T TANGENT TSC TOP BACK OF CURB TBM TEMPORARY BENCH MARK; BASED ON BENCHMARK DATUM TD TILE DRAIN THK THICK TR TREAD TY TYPE TYP TYPICAL U.O.N. UNLESS OTHERWISE NOTED UP UTILITY POLE UPSTR UPSTREAM UR URINAL USGS US GEOLOGICAL SURVEY VC VERTICAL CURVE VCP VITRIFIED CLAY PIPE VCT VERTICAL VOL VOLUME VPC VERTICAL POINT OF CURVATURE VPI VERTICAL POINT OF INTERSECTION VPRC VERTICAL POINT OF REVERSE CURVATURE VPT VERTICAL POINT OF TANGENCY W WEST WC WATER CLOSET WF WIDE FLANK WM WATER MAIN WMO WATER MAIN QUALITY WV WATER VALVE WGT WEIGHT WP WEATHER PROOF WS WATER SERVICE W/WF WELDED WIRE FABRIC W WITH W/O WITHOUT XP EXPLOSION PROOF</p>	<p><b>EXISTING</b> <b>CIVIL</b> <b>PROPOSED</b></p> <p>EXISTING R.O.W. RIGHT-OF-WAY LINE PROPOSED R.O.W.</p> <p>PROPERTY LINE CENTERLINE SETBACK LINE EASEMENT LINE SECTION LINE SECTION CORNER COORDINATE POINT ON GRID SYSTEM FOUND OR SET PROPERTY PIN RIGHT-OF-WAY MARKER BENCHMARK CONTOUR LINE SPOT ELEVATION (AT <math>\odot</math>) FENCE LINE SILT FENCE LINE CURB AND GUTTER TIP OUT CURB AND GUTTER SAWCUT, LIMITS OF PAVEMENT REMOVAL &amp; REPLACEMENT DECIDUOUS TREE W/ SIZE CONFEROUS TREE W/ SIZE TREE STUMP HEDGEROW BUSH OR SHRUB TREE LINE CONSTRUCTION LIMIT LINE SIGN (MULTIPLE POST, SINGLE POST, STREET SIGN) GUARD RAIL RAILROAD TRACKS BUILDING MAILBOX FLAGPOLE BOLLARD AIR CONDITIONER</p>	<p><b>EXISTING</b> <b>WATER</b> <b>PROPOSED</b></p> <p>WATER SERVICE WATER PIPE FIRE HYDRANT YARD HYDRANT WATER VALVE WITH BOX CURB STOP W/CURB BOX REDUCER WATER VALVE VAULT 11.25' BEND 22.50' BEND 45' BEND 90' BEND TEE CAP WATER METER SPRINKLER HEAD TRACER WIRE BOX</p>	<p><b>EXISTING</b> <b>UTILITY</b> <b>PROPOSED</b></p> <p>FIBER OPTIC LINE UNDERGROUND TV CABLE CABLE TV RISER PEDESTAL OVERHEAD UTILITY UNDERGROUND ELECTRIC ELECTRIC RISER PEDESTAL ELECTRIC MANHOLE UNDERGROUND TELEPHONE TELEPHONE RISER PEDESTAL TELEPHONE MANHOLE UTILITY POLE UTILITY POLE W/ METER UTILITY POLE W/ TRANSFORMER UTILITY POLE W/ LIGHT UTILITY POLE WITH GUY WIRE AND ANCHOR LIGHT (MAST MOUNTED) LIGHT POLE (SINGLE FIXTURE) YARD LIGHT GAS MAIN GAS METER GAS VALVE GAS STRUCTURE TRANSFORMER GENERATOR</p>
<p><b>HATCH PATTERNS</b></p> <p>EARTH - FILL EARTH - UNDISTURBED ROCK (GEOLOGICAL) STONE OR RIP RAP GRAVEL CONCRETE CONCRETE BLOCK ASPHALT PAVEMENT</p> <p>BRICK STEEL INSULATION (LOOSE/ BATT) INSULATION (RIGID) WOOD (ROUGH) WOOD (BLOCKING) WOOD (FINISH) DETECTABLE WARNING</p>		<p><b>EXISTING</b> <b>MISC</b> <b>PROPOSED</b></p> <p>SOIL BORING LOCATION AND NUMBER MONITORING WELL REVISION NUMBER OUTLINE OF DETAILED AREA SECTION NUMBER - SHEET WHERE SHOWN</p>	<p><b>EXISTING</b> <b>STORM SEWER</b> <b>PROPOSED</b></p> <p>STORM SEWER DRAIN TILE DITCH LINE (PAVED) DITCH LINE (UNPAVED) STORM MANHOLE CATCH BASIN STORM SEWER INLET STORM SEWER INLET - BEHIND CURB DOWNSPOUT CULVERT AND SIZE RCCP OR RCP EQRS (RCP) END SECTION METAL OR HDPE END SECTION FLOW DIRECTION</p>	<p><b>EXISTING</b> <b>TRAFFIC RELATED</b> <b>PROPOSED</b></p> <p>CONTROLLER MAST ARM ASSEMBLY AND POLE SIGNAL HEAD AND POST SIGNAL HEAD PEDESTRIAN HEAD PEDESTRIAN PUSH-BUTTON HAND HOLE DOUBLE HAND HOLE HAND HOLE OR JUNCTION BOX HEAVY-DUTY HAND HOLE EXISTING CONDUIT (LENGTH AND SIZE) PROP GALVANIZED STEEL OR PVC CONDUIT UPPER NUMERAL INDICATES LENGTH "T" INDICATES CONDUIT IN TRENCH "P" INDICATES CONDUIT PUSHED LOWER NUMERAL INDICATES SIZE AND TYPE LUMINAIRE ARROW - THROUGH, TURN LEFT ARROW - THROUGH ARROW - TURN LEFT ARROW - TURN RIGHT ONE DIRECTION TURN ONLY HANDICAPPED PARKING STALL TRAFFIC DETECTOR LOOP TRAFFIC CONTROL BOX</p>
<p><b>EXISTING</b> <b>SANITARY SEWER</b> <b>PROPOSED</b></p> <p>SANITARY SEWER SANITARY SEWER SERVICE SANITARY SEWER FORCE MAIN SANITARY CLEANOUT SANITARY MANHOLE WYE FITTING</p>		<p><b>EXISTING</b> <b>EROSION CONTROL</b> <b>PROPOSED</b></p> <p>EROSION CONTROL BLANKET TEMPORARY AND PERMANENT SEEDING AREA UNDISTURBED AREA STABILIZED CONSTRUCTION ENTRANCE SILT FENCE INLET PROTECTION TEMPORARY SEDIMENT TRAP CULVERT INLET PROTECTION ROCK OUTLET PROTECTION ROCK CHECK DAM - COURSE AGGREGATE ROCK CHECK DAM - RIP RAP DITCH CHECK</p>		

<p><b>FEHR GRAHAM</b> ENGINEERING &amp; ENVIRONMENTAL</p>	<p>ILLINOIS IOWA WISCONSIN</p>	<p>OWNER/DEVELOPER: CITY OF MANCHESTER 208 E. MAIN ST. MANCHESTER, IOWA 52057</p>	<p>PROJECT AND LOCATION: CENTRAL PARK COURTS MANCHESTER, IOWA</p>	<p>DRAWN BY: NML APPROVED BY: RMW DATE: SEPTEMBER 2024 SCALE: AS NOTED</p>	<table border="1"> <thead> <tr> <th colspan="3">REVISIONS</th> </tr> <tr> <th>REV. NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REVISIONS			REV. NO.	DESCRIPTION	DATE				<p>DRAWING: LEGEND</p> <p>SET TYPE: CONCEPT 04/25/25-Proposed-Manchester - Central Park Courts/Concept/01y LEGEND</p>	<p>JOB NUMBER: TBD</p> <p>SHEET NUMBER: 2</p>
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# CENTRAL PARK COURTS CONCEPT



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208 E. MAIN ST.  
MANCHESTER, IOWA 52057

PROJECT AND LOCATION:  
CENTRAL PARK COURTS  
MANCHESTER, IOWA

DRAWN BY: NML  
APPROVED BY: RWW  
DATE: SEPTEMBER 2024  
SCALE: AS NOTED

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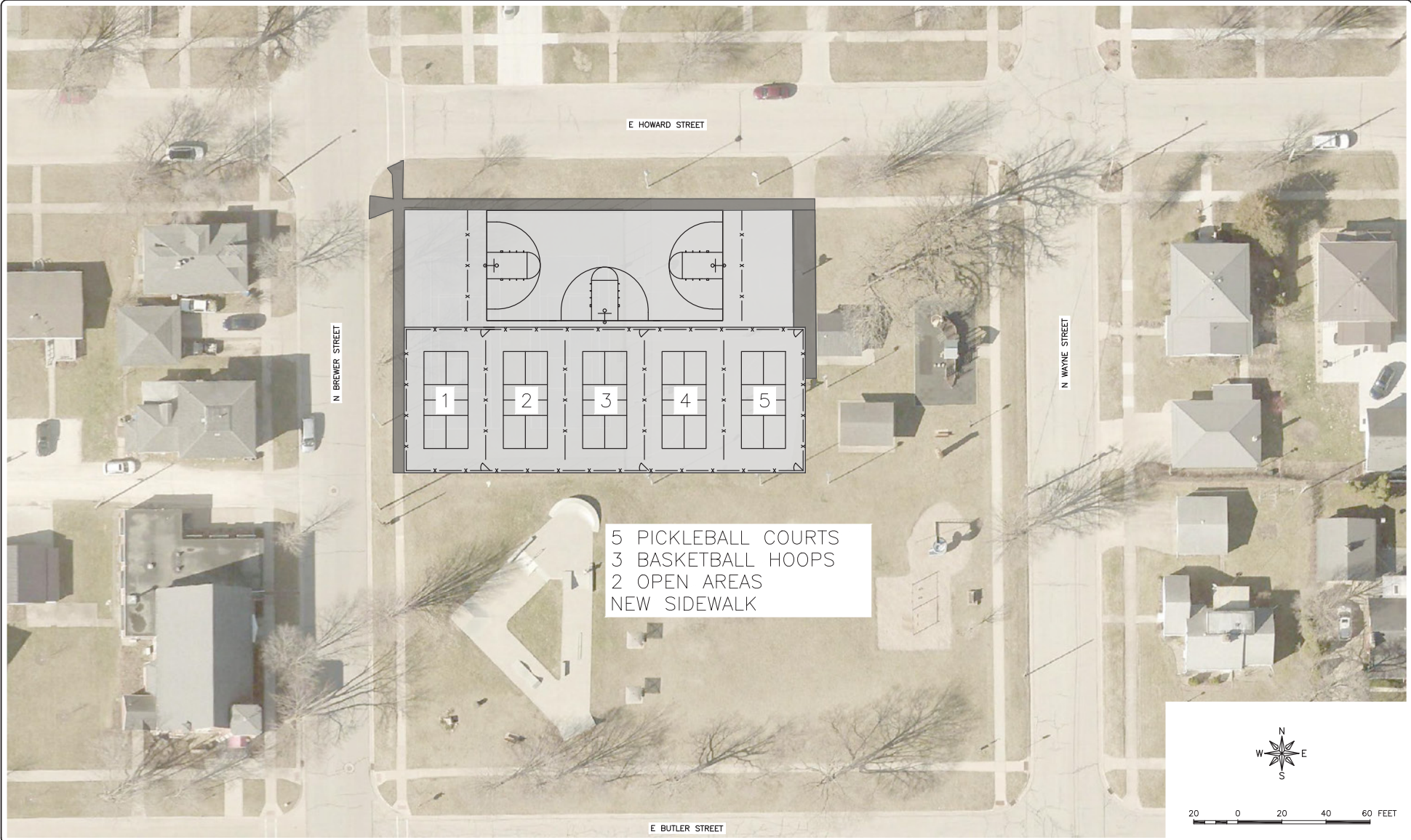
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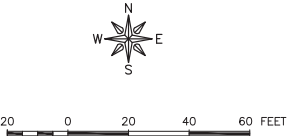
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# CENTRAL PARK COURTS CONCEPT



5 PICKLEBALL COURTS  
 3 BASKETBALL HOOPS  
 2 OPEN AREAS  
 NEW SIDEWALK



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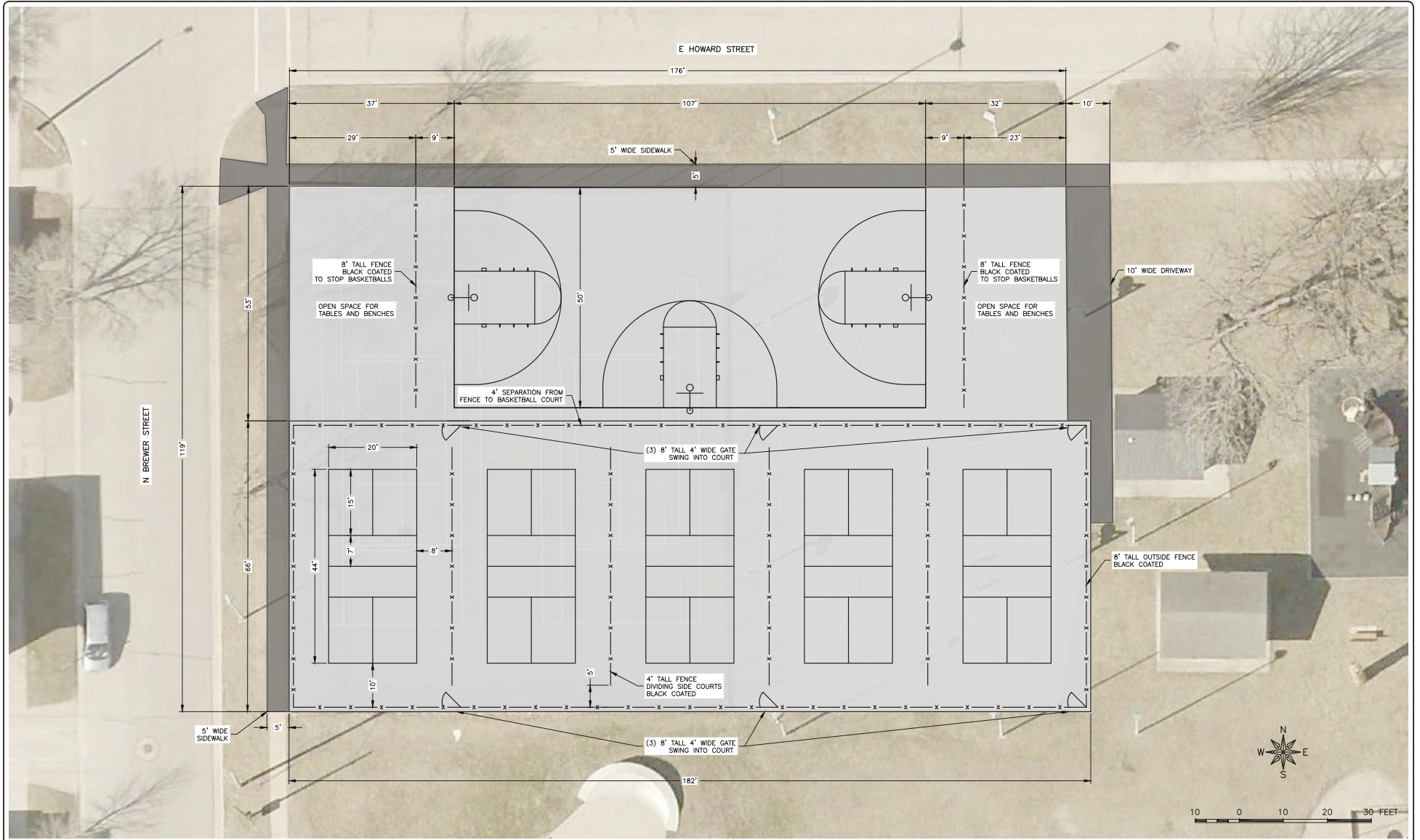
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JOB NUMBER:  
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SHEET NUMBER:  
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# CENTRAL PARK COURTS CONCEPT



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REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING:  
COURTS DETAILS

SET TYPE: CONCEPT  
©\2024\514\Projects\Manchester - Central Park Courts\Concept\5 COURTS DETAILS

JOB NUMBER:  
TBD

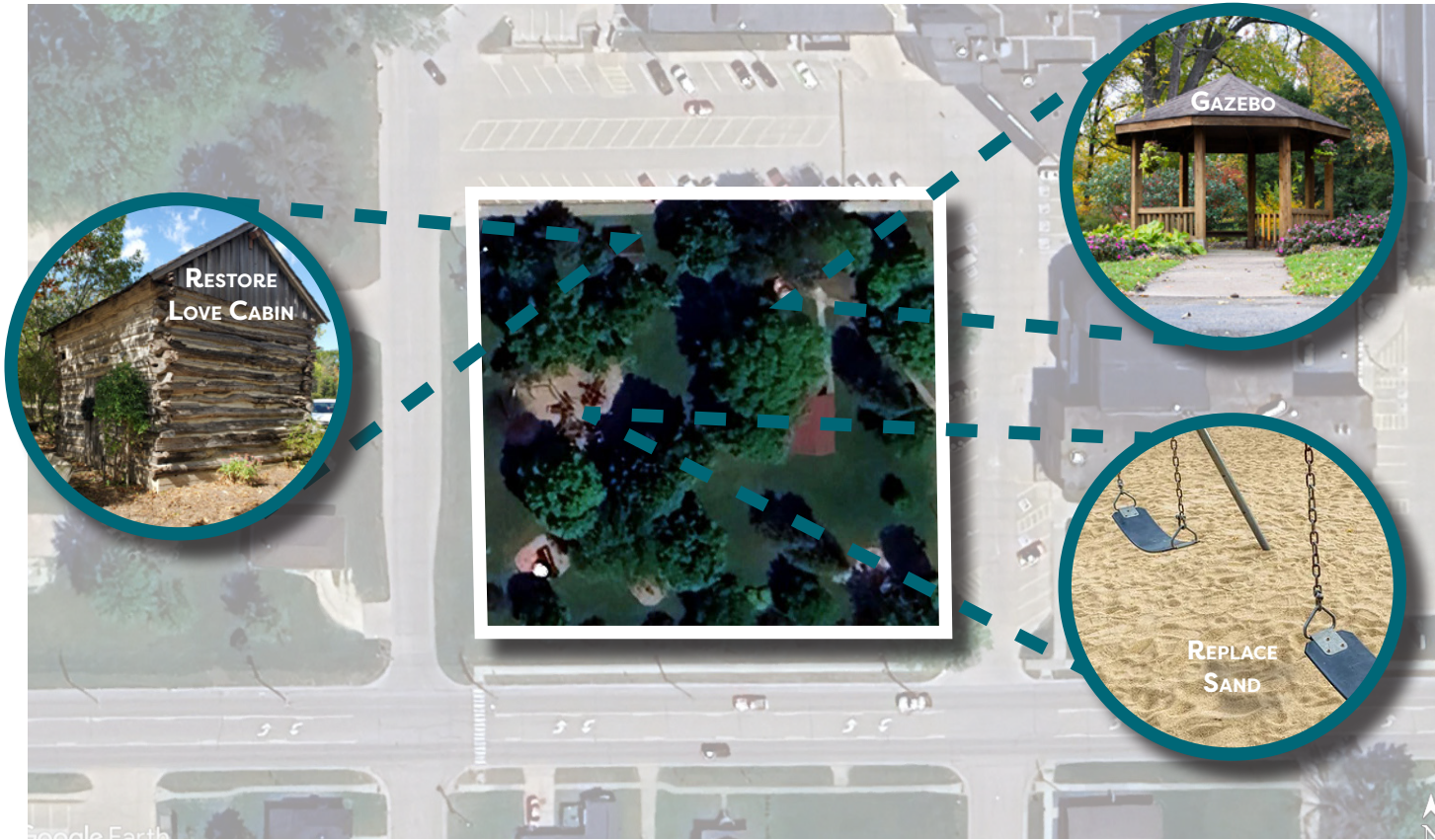
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# DENTON PARK

## PARK FACTS:

Denton Park is located along West Main Street and N 7th Street, next to Regional Medical Center. Denton Park provides a wonderful playground area, an open-air shelter, grills, and handicap-accessible restrooms. The shelter includes 6 tables that can seat up to 40 people.

Denton Park is also home to the “Love” Cabin. This cabin is the first known home, built in 1850, in Delaware County by Allan Love. Mr. Love was eventually involved in the surveying and platting of the City of Manchester. The Love Cabin was restored in 1996 and the beautiful landscaping that surrounds the cabin is compliments of the Delaware County Master Gardener’s.



### INITIAL RECOMMENDATIONS:

Add a gazebo or small pavilion on the old corn crib slab, replace sand below the playground surfaces, restore the Love Cabin.

### PARK AMENITIES:

- Signage
- Open air Shelters
- Restrooms
- Swings
- Playground
- Tire swing
- Tornado Slide
- Love Cabin
- Flag Pole
- Trash Receptacles

# DISC GOLF

## PARK FACTS:

A new disc golf course is giving residents of Manchester another recreational opportunity to enjoy the outdoors and get some exercise.

The course, located north of Regional Medical Center, has nine basket holes, cement tee pads and signage explaining each hole. Five of the holes are in the open, while four go through the woods, requiring a bit more precision from golfers.



### INITIAL RECOMMENDATIONS:

Add a map of the disc golf holes, plant trees around tee pads and holes in open field, pave the parking area.

### PARK AMENITIES:

Gravel Paving  
Disc Golf Hole Locations

# DOG PARK



## PARK FACTS:

Manchester Dog Park will be at 525 S. Brewer St., west of the city's compost site and wastewater treatment site.

Plans call for the fenced-in park to include signage, a parking area, water fountains for humans and dogs, a shelter, tables and benches.

While original plans called for the park to be open in the spring or summer of 2024, that timeline probably will be moved back.

### INITIAL RECOMMENDATIONS:

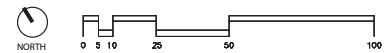
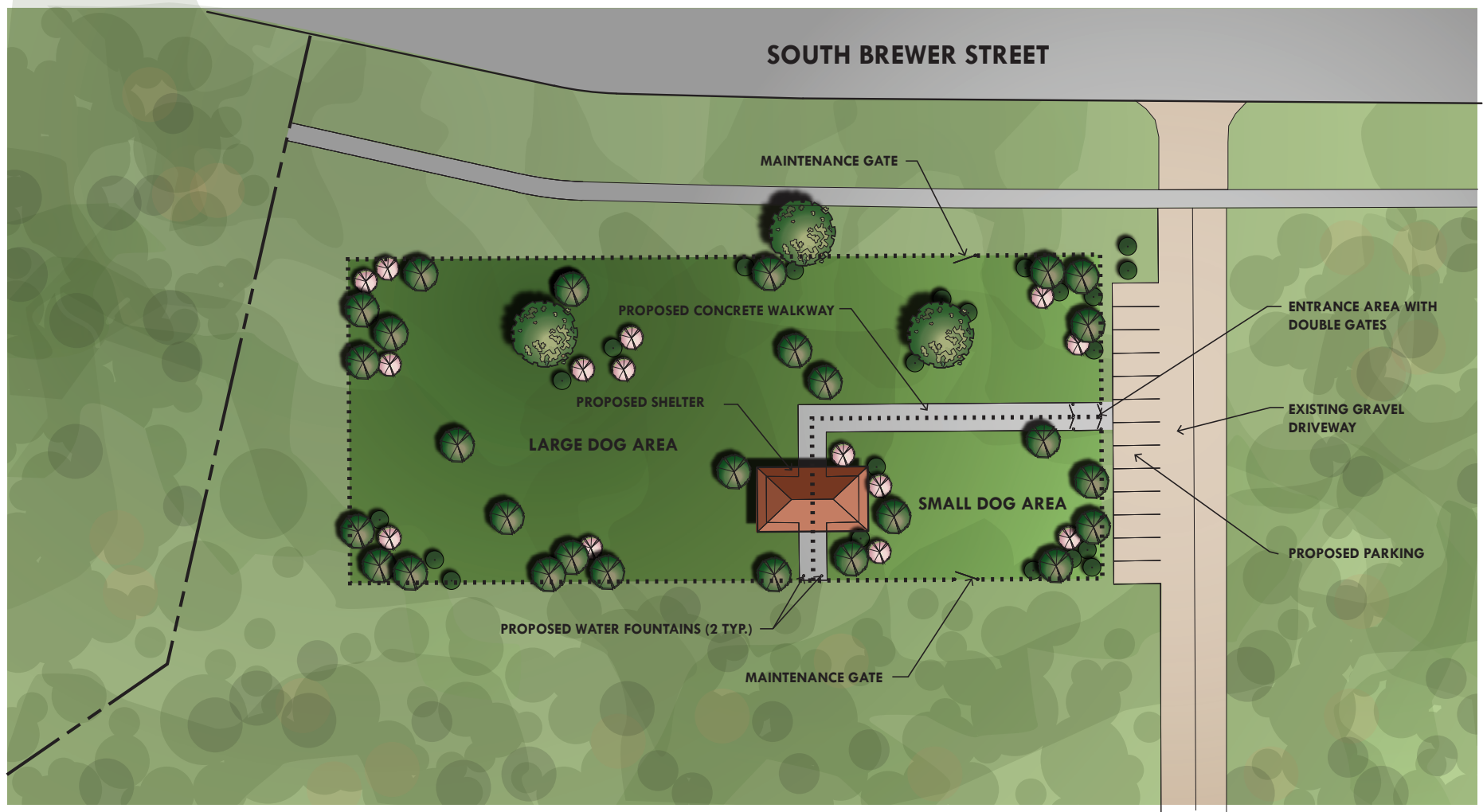
Add amenities, obstacles, fencing, double gate, and signage. Host a grand opening.

### PARK AMENITIES:

No amenities currently.



# DOG PARK RENDERING



# HOWARD & HELEN SHELLY MEMORIAL PARK

## PARK FACTS:

Redesigned and renovated in 2023, Shelly Park sits above the Maquoketa River and provides a scenic view of the White Water Park. The ADA accessible walkway winds the park and leads into the trail that runs along the river and up to Tirrill Park. The new park amenities include a shade structure, picnic tables, a kaleidoscope, beautiful landscaping and is lined with limestone blocks that are a perfect spot to sit and overlook the river.



### INITIAL RECOMMENDATIONS:

Lower the west end of the trail to allow stormwater to run into the river rather than get trapped behind it causing flooding issues, will also increase accessibility and view from the parking lot.

### PARK AMENITIES:

- Seating
- Limestone blocks
- Trail
- Plantings
- Electrical
- Shade Structure
- Trash Receptacles

# SCHRAM PARK



## PARK FACTS:

Located off of Highway 20 adjacent to XL Trailers, Schram Park features include: the Rotary Shelter, two boat ramps – one for accessing the Maquoketa River and one for accessing the pond. The pond is a “no wake lake”. Boats may utilize electric or trolling motors or kayaks, canoes etc. There is a 2/3 mile limestone trail around the pond.

Schram Park is home to the Hartwick Huskys Ski Team.

### INITIAL RECOMMENDATIONS:

Construct pedestrian bridge over the river near the existing boat ramp. Connect a trail from that bridge to the new dog park. Working with XL Trailers, create an overlook on the west side of the lake. Clean up the entire west bank of the lake, pave the trail with priority on the segment near the beach with the bleachers to minimize erosion issues. Place bleachers on a concrete pad. Add Signage.

### PARK AMENITIES:

- Lake Access
- Trail Loop
- Benches & Bleachers
- Boat Ramp
- Green Space
- Gravel Parking
- Grill
- Swings/Play Area
- Trash Receptacles
- Flag Pole

# SEIBERT PARK & MEMORIAL HALL

## PARK FACTS:

Seibert Park & Memorial Hall is located along Quaker Mill Drive and Hansel Street. Seibert Park includes a playground area, open green space/playing field, restrooms, shelter, grill, sand volleyball court and a basketball court. To reserve the shelter, please contact the City Office at 563-927-1118

Seibert Park is also home to Seibert Memorial Hall. The hall is an indoor heated/air-conditioned rental hall with kitchenette and restroom, and is available for family gatherings, parties or special events. The hall can accommodate up to 60(ish) people, and is directly accessible to Seibert Park.



### INITIAL RECOMMENDATIONS:

Replace the building with a similar sized one, with better flow. Separate the garage area out as a separate building located near a parking lot. Keep open space for soccer. Pave the existing parking lot, remove basketball court and create a new entrance with parking lot. Replace playground equipment. Move pavilion to new parking lot at new south entrance.

### PARK AMENITIES:

- Seibert Park Hall
- Green Space/Soccer
- Sand Volleyball
- Swings
- Open Air Pavilion
- Basketball
- Grill
- Horseshoes
- Picnic Tables
- Trash Receptacles/Dog Waste Bags

# TIRRILL PARK



## INITIAL RECOMMENDATIONS:

Replace the aquatic center on existing footprint, potentially add a splash pad to the south. Highlight the bandshell. Need to replace the culvert between the lake and the river. New sign. More swinging benches similar to at Whitewater Park. Consider dredging the lake in the long-term. Consider an urban fisheries grant through DNR.

## PARK AMENITIES:

- Pool
- Gazebo
- Fountain
- Pickleball and Tennis
- Lighting
- Playground
- Benches
- Open Air Shelter (2)
- Swings
- Bandshell
- Parking
- Trail
- Trash Receptacles
- Fire Place

## PARK FACTS:

Tirrill Park includes a nice playground area, two shelters, a bandshell, restrooms, one tennis and two Pickleball courts, grills, and fishing.

Canoe access to the Maquoketa River is located on the west end of the park, the bikeway/walkway runs through the center of the park and leads up to the Kramer Aquatic Center.

Individuals or groups may reserve the shelters and/or the bandshell. Reservations can be made by calling the City Office at 563-927-1118. Electricity is available at both shelters.

The Pickleball and tennis courts at Tirrill Park were newly built in 2022.

In 1997, the City of Manchester constructed a new Aquatic Center to replace the existing pool. Since its completion, the Aquatic Center has been a source of community pride. The facility is home to three water slides, zero-depth entry and a diving board. The Aquatic Center is open throughout the summer months and offers swim lessons and water aerobics classes.

# WHITewater / RIVERSIDE PARK

## PARK FACTS:

Reconstruction of the river began upstream of Marion Street and extended downstream toward the CN railroad bridge. Construction of the whitewater course included: removal of the existing Marion Street dam, construction of 6 “drop” features, development of spectator locations, and shoreline restoration and beautification.

The primary whitewater features are called “U structures”. These elements create waves or holes catering to recreational and freestyle kayakers and fishermen. Constructed using large, grouted rocks anchored into the bed and bank of the river, the structures have a gradual slope allowing for fish passage to the large pools located downstream of each feature. Construction of the course relied heavily on the addition of large rocks and anchor systems to channel the natural flow of the river so as to create rapid moving water in channels. The primary in-stream users are whitewater enthusiasts including kayakers, canoeists, rafters, tubers, swimmers and boogie board/surfers.



### INITIAL RECOMMENDATIONS:

Maintain and promote the park as much as possible.

### PARK AMENITIES:

- Parking
- Whitewater Access
- Boar Ramp
- Musical Playground
- Open Air Shelter
- Restrooms
- Trail
- Life Jacket Station

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# 03



## CHAPTER 3

### GOALS, OBJECTIVES, AND POLICIES



# GOALS, OBJECTIVES, AND POLICIES

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## OVERVIEW

Public parks are a unique amenity because they have the potential to be accessible to anyone in the community, regardless of age, gender, ability, socioeconomic status, race or ethnicity. Though we often find that disparities exist in the distribution and quality of parks and recreation amenities, many Parks and Recreation Departments across the U.S. are now rethinking how to engage and provide benefits to residents who do not currently have access to parks. If parks can be more inclusive, they have the potential to function as a nucleus of neighborhood activity, where residents can gather for social events, recreational activities, and meetings about local issues, increasing social interaction and creating an overall sense of community.

## PLAN OBJECTIVE

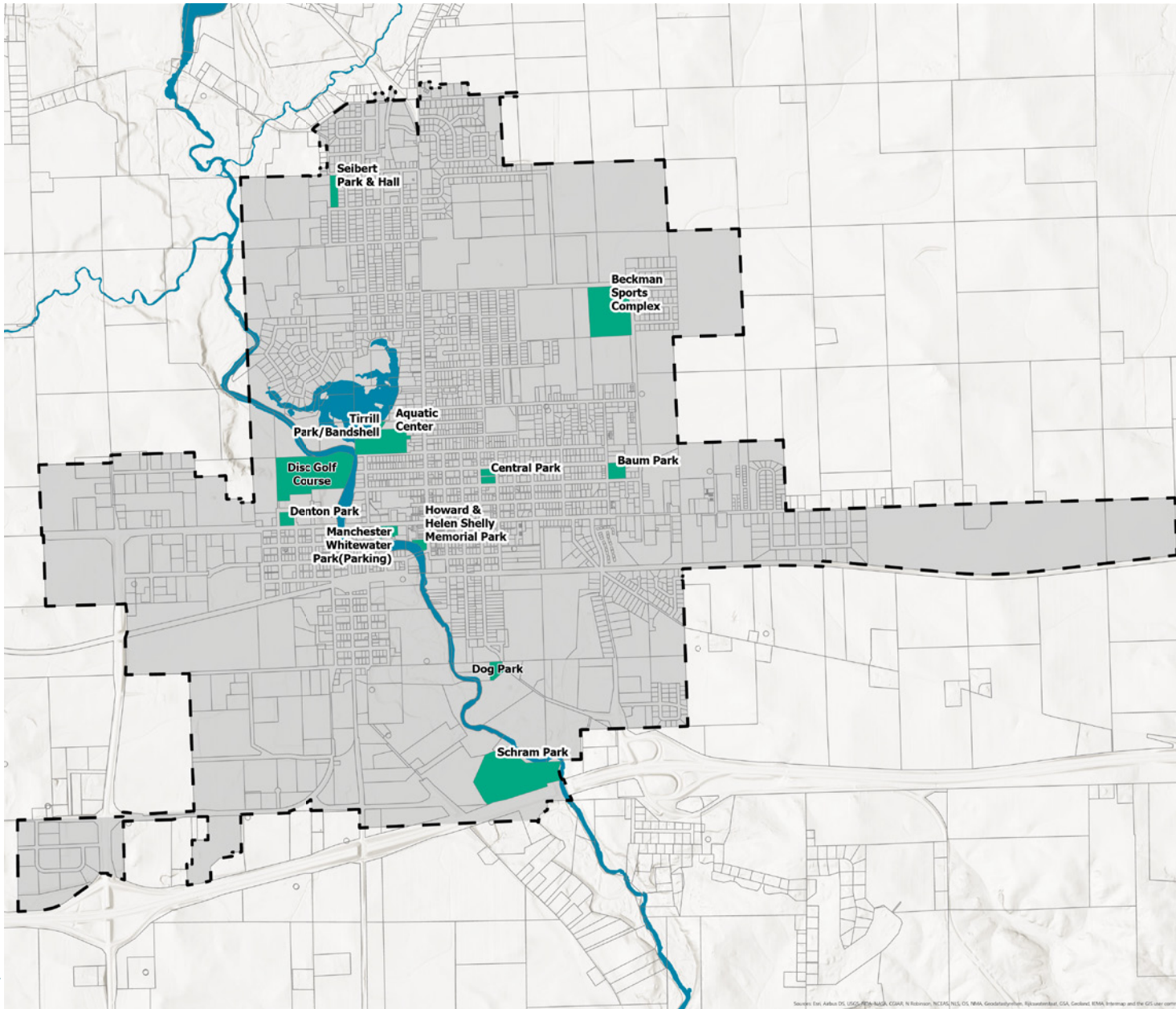
The objective of this plan is to develop a comprehensive, usable, living document that analyzes the existing conditions of the parks to establish an equitable and usable recreation system for visitors and current and future residents. The recommendations of this plan are divided into two major sections:

### (1) Existing park facilities

### (2) Desired future parks and recreation amenities



# EXISTING MANCHESTER PARKS MAP



## PARKS:

Baum Park

Central Park

Denton Park

Disc Golf

Dog Park

Howard and Helen Shelley  
Memorial Park

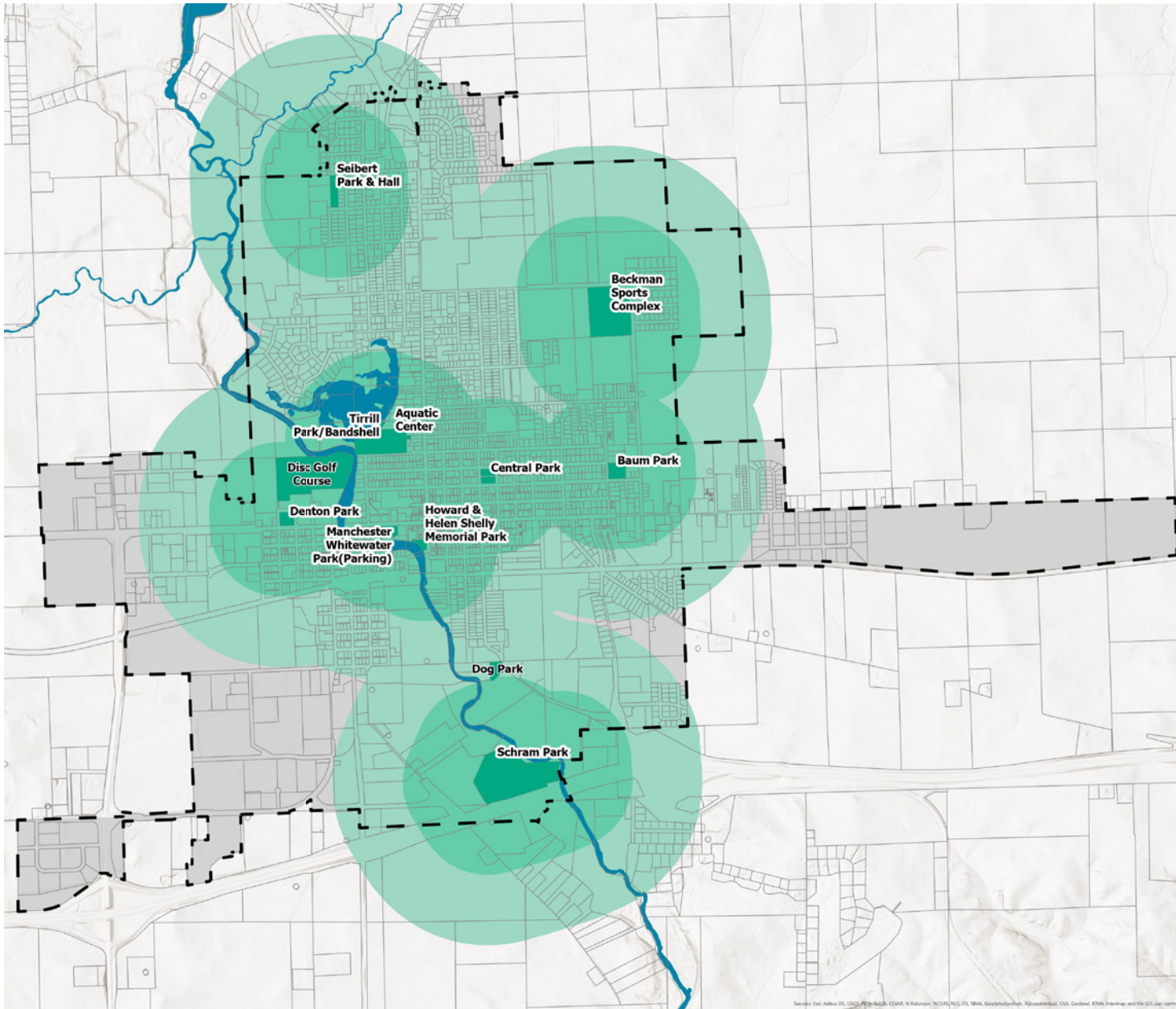
Schram Park

Seibert Park & Memorial  
Hall

Tirrill Park

Whitewater/Riverside Park

# MANCHESTER PARKS SERVICE AREAS



## PARKS:

Baum Park

Central Park

Denton Park

Disc Golf

Dog Park

Howard and Helen Shelley  
Memorial Park

Schram Park

Seibert Park & Memorial  
Hall

Tirrill Park

Whitewater/Riverside Park

# POTENTIALLY UNDERSERVED AREAS

## PARKS:

Baum Park

Central Park

Denton Park

Disc Golf

Dog Park

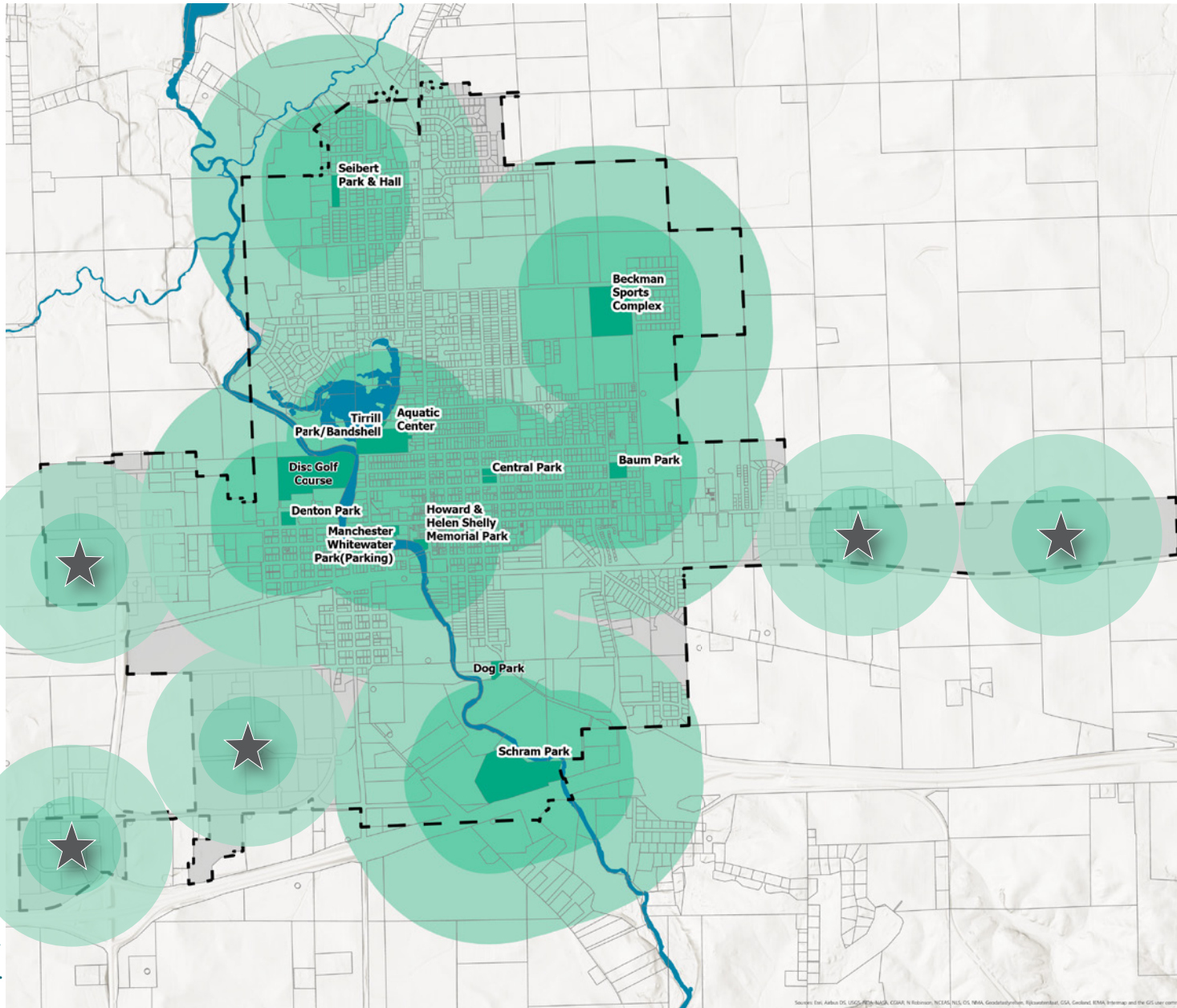
Howard and Helen Shelley  
Memorial Park

Schram Park

Seibert Park & Memorial  
Hall

Tirrill Park

Whitewater/Riverside Park



# EXISTING MANCHESTER TRAILS



# PROPOSED MANCHESTER TRAILS



# MANCHESTER PARK & RECREATION GOALS

## PLAN GOALS

This purpose of this plan is to guide development of subsequent parks, recreation, open space and bicycle and pedestrian facilities in Manchester. Goals are presented here as desired outcomes. Strategies include both actions and policy rules, meant to achieve the stated goals.

- Goal 1** Have safe access to quality park and recreational facilities, equipment, and programming regardless of income, age, race, ability or geographic location.
- Goal 2** Ensure that Manchester's parks and recreation system stays current to latest trends and is responsive to residents needs.
- Goal 3** Maintain an inclusive, high-quality and efficient parks and recreation system in Manchester by designing parks and open spaces to be inclusive and aesthetically pleasing.
- Goal 4** Coordinate park development efforts with other City departments, other units of government, School District, and athletic/recreational organizations.
- Goal 5** Promote Manchester's trail and recreational amenities.
- Goal 6** Provide adequate management and staffing levels to oversee the maintenance of park and open space lands and facilities.

# 04



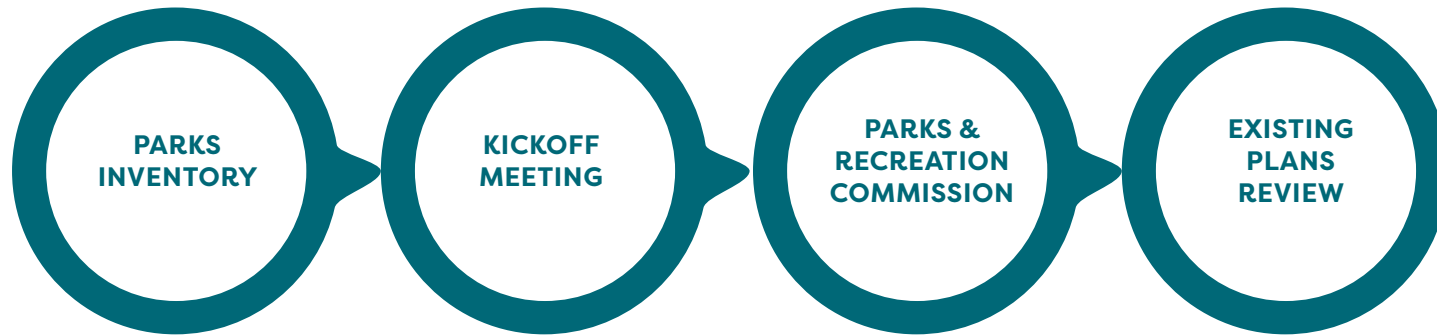
## CHAPTER 4

### ANALYSIS OF PARK NEEDS AND DEMANDS



# ANALYSIS OF PARK NEEDS AND DEMANDS

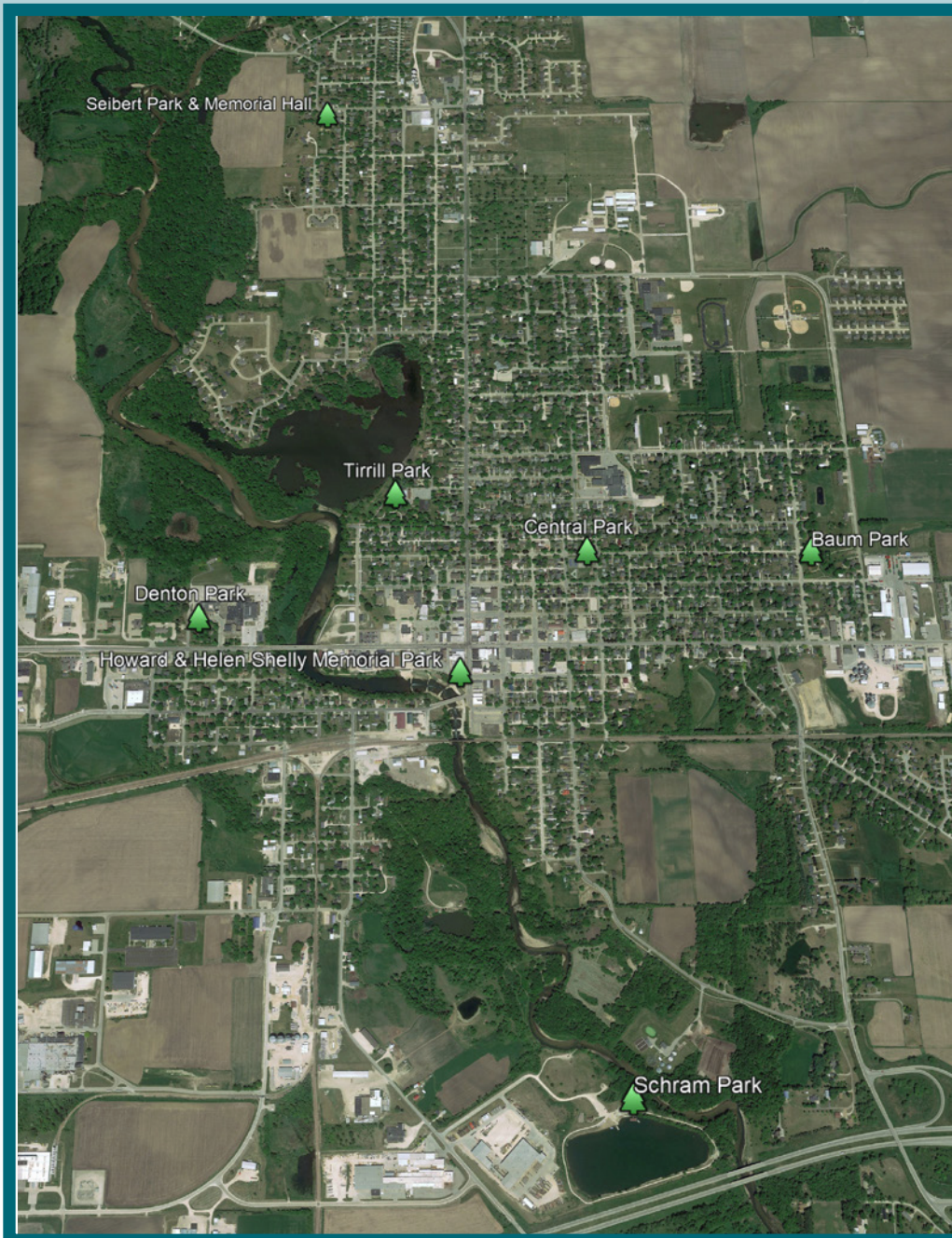
This chapter presents an analysis of how well the City's existing park and recreation facilities satisfy current needs. These findings are derived from the:



# PARKS INVENTORY

PARK AMENITIES	PARKS											
	Baum 301 Anderson St	Central 401 E Howard	Denton 900 W Main	Schram 120 Schram Dr	Seibert 508 Quaker Mill	Tirrill 149 W Union	Gazebo 500 N Franklin	Beckman Complex 901 E Acers	White Water Park 300 W Main	Shelly Park 201 S Franlin	Disc Golf 700 Park Dr	Dog Park 525 S Brewer
Address Amenities												
Reservable Shelter	x	x	x	x	x	2						
Open Shelter	x						x	3	x	x		
Picnic Tables	6 / 2	4	6	10	6	14 / 5	1		9	3		
Seats up to	30/16	32	48	80	48	100+ / 36	8					
Electricity	x	x	x	x		x	x	x				
Restrooms	x	x	x	x	x	x		x	x			
Grills	x	x	x	x	x	x						
Water/Hose bib	x	x	x	X	x	x	x	x	x	x		
Drinking Fountain	x					x		x	x	x		
Playground	x	x	x	x	x	x						
Basketball Hoop	2	4			2							
Swing Set	x	x	2	x	x	x						
Trail Access	x					x		x				
Open Green Space		x		x	x				x		x	
Baseball field								5				
Pickleball Court						x						
Tennis Courts						1						
Combo Tennis/Pickleball		2				2						
Boat Ramp				x								
Fishing				x		x	x		x	x		
Canoe Access				x		x	x		x			
Bandshell						x						
Nature/Unpaved Trail				x		x					x	x
Horse shoe pit					x							
Sand Volleyball					x							
Skate Park		x										
Aquatic Center						x						
Veterans Memorial	x											
Outdoor Shower									x			

# KICKOFF MEETING



## Notes:

At the Kickoff meeting we discussed all of the parks on the map, as well as the need to evaluate the Disc Golf Course, Dog Park, and Whitewater Park. Below are the comments on each park:

Baum Park – Pavilion was destroyed in the tornado. Desire for new pavilion with restrooms. Consider splash pad and trail connections.

Central Park – Desire for pickleball courts here. Discussed possibilities to reconfigure park elements to accommodate future pickleball.

Disc Golf Course - New and to be included in the planning process.

Dog Park - New and to be included in the planning process.

Denton Park – Discussed existing park elements and desire for a gazebo/pavilion.

Howard & Helen Shelly Memorial Park – Updates have been made to this park. Drainage/flooding concerns.

Schram Park – Desire for bridge and trail connection. Erosion issues along trail loop. Needs concrete under bleachers.

Seibert Park & Memorial Hall – Building needs to be replaced. Keep open space for soccer. Reconfigure park elements. Replace playground equipment.

Tirrill Park – Aquatic center updates are a priority. Desire for a splash pad here.

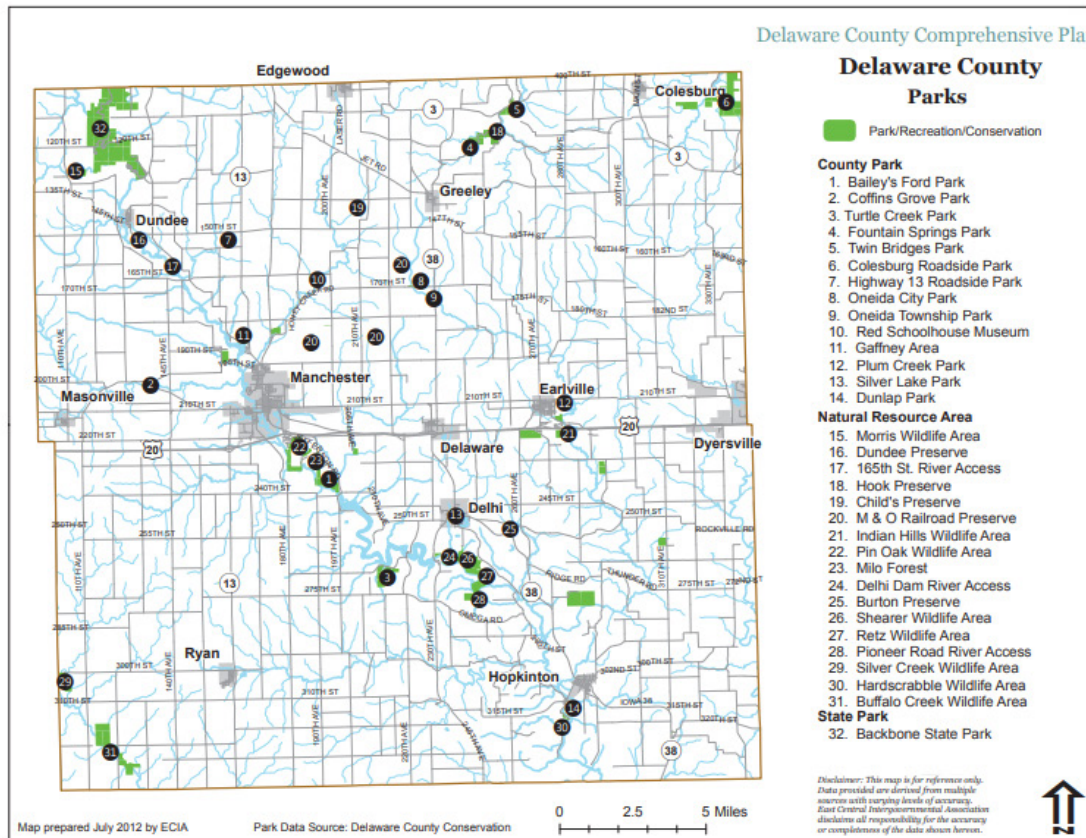
Whitewater Park – New and to be included in the planning process.

# EXISTING PLANS REVIEW

## DELAWARE COUNTY COMPREHENSIVE PLAN SUMMARY

### DELAWARE COUNTY COMPREHENSIVE PLAN

Map 11.1



The Parks, Recreational Facilities and Programs chapter of the Delaware County Comprehensive Plan notes the significance of parks and recreational facilities as they relate to social, health, economic, and environmental benefits.

It examines the County's existing park and recreational system relating to:

- Current levels of service in the existing park systems

- Gaps in service coverage

- An inventory of existing parks

- Park classification

- Geographic distribution

- Population Service Standards (NRPA)

Ultimately, Delaware County has a recreation goal to provide a safe park and recreation system that continues to meet the communities needs, and this plan strives to build upon that goal.

[https://delawarecountyzoning.iowa.gov/files/delaware\\_county\\_comprehensive\\_land\\_use\\_plan\\_98432.pdf](https://delawarecountyzoning.iowa.gov/files/delaware_county_comprehensive_land_use_plan_98432.pdf)

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# CHAPTER 5

## RECOMMENDATIONS



# OVERALL RECOMMENDATIONS

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This chapter presents an analysis of how well the City's existing park and recreation facilities satisfy current needs. Listed below are the recommendations that have been formulated that provide direction for implementation.



## ENHANCE PARK ACCESSIBILITY

To ensure that all community members have easy access to local parks and recreational areas.



## FOSTER PARK INNOVATION

Encourage a culture of creativity and innovation within the parks.



## PROMOTE HEALTH AND WELLNESS

Improve the physical and mental well-being of community members.



## PRESERVE AND ENHANCE NATURAL SPACES

Protect and beautify the natural spaces within the community.



## ENHANCE COMMUNITY PRIDE

Instill a sense of pride and belonging among community members.



## ENHANCE PARK ACCESSIBILITY

INCREASE THE NUMBER OF PARKS AND GREEN SPACES IN UNDER SERVED NEIGHBORHOODS.

IMPLEMENT ACCESSIBLE INFRASTRUCTURE SUCH AS SIDEWALKS AND BIKE LANES CONNECTING PARKS TO RESIDENTIAL AREAS.

DEVELOP A TRAILS PLAN THAT FACILITATES ACCESS TO PARKS, REDUCING RELIANCE ON PRIVATE VEHICLES.

Develop and maintain an inclusive parks and recreation system that enhances existing parks, creates new green spaces, and ensures easy access for all residents. This includes adding playgrounds, walking trails, and sports facilities to under served areas of the city, as well as regularly maintaining and improving existing parks.





## FOSTER PARK INNOVATION

ESTABLISH INNOVATIVE PARKS AND GATHERING SPACES THAT RESIDENTS AND VISITORS CAN TAKE PRIDE IN.

ORGANIZE REGULAR WORKSHOPS, PROGRAMS, AND EVENTS TO PROMOTE LEARNING AND IDEA EXCHANGE.

PARTNER WITH LOCAL BUSINESSES AND EDUCATIONAL INSTITUTIONS TO PROVIDE RESOURCES FOR PARK ENHANCEMENTS.

Establish innovation programs and partnerships with local businesses and educational institutions to improve parks. This could involve offering grants for startups, and organizing innovation challenges to encourage park enhancements in Manchester.



## PROMOTE HEALTH AND WELLNESS

ORGANIZE FITNESS AND WELLNESS PROGRAMS IN LOCAL PARKS, SUCH AS YOGA CLASSES, WALKING GROUPS, AND OUTDOOR EXERCISE STATIONS.

EDUCATE RESIDENTS ABOUT HEALTHY LIVING THROUGH WORKSHOPS, SEMINARS, AND PARKS AND RECREATION PROGRAMS.

COLLABORATE WITH COMMUNITY MEMBERS TO ENCOURAGE PLAY, FITNESS, EDUCATION AND PERSONAL CONNECTIONS FOR ALL AGES, INTERESTS AND ABILITIES.

Launch a city-wide health and wellness campaign to educate residents about healthy living and provide affordable access to healthcare services. This may include hosting health fairs, fitness classes, and collaborating with parks and recreation leaders to offer resources to improve the overall well-being of the community.



## PRESERVE AND ENHANCE NATURAL SPACES

LAUNCH COMMUNITY CLEAN-UP INITIATIVES TO REMOVE LITTER AND INVASIVE SPECIES FROM LOCAL PARKS AND NATURAL AREAS.

IMPLEMENT CONSERVATION PROJECTS TO PROTECT WILDLIFE HABITATS, PLANT NATIVE SPECIES, AND GREEN SPACES.

DEVELOP NATURE TRAILS AND EDUCATIONAL SIGNAGE TO INCREASE AWARENESS AND APPRECIATION OF LOCAL ECOSYSTEMS.

Implement a comprehensive natural spaces preservation strategy that focuses on conserving the unique natural areas within Manchester. This could involve stricter environmental regulations, protection of riverfronts, and the development of green corridors that connect existing natural spaces, allowing residents to enjoy the city's natural beauty while safeguarding its ecological health.



## ENHANCE COMMUNITY PRIDE

ORGANIZE REGULAR COMMUNITY EVENTS, CELEBRATIONS, AND FESTIVALS THAT SHOWCASE LOCAL CULTURE AND TALENTS.

SUPPORT PUBLIC ART PROJECTS, MURALS, AND BEAUTIFICATION EFFORTS TO ENHANCE THE VISUAL APPEAL OF THE COMMUNITY.

RECOGNIZE OUTSTANDING INDIVIDUALS AND COMMUNITY GROUPS WITH AWARDS FOR THEIR CONTRIBUTIONS TO THE COMMUNITY'S WELL-BEING AND VIBRANCY.

Create cultural and heritage preservation initiatives to celebrate the city's history, diversity, and cultural identity. This could involve public art installations, historical preservation projects, and community events that bring residents together, fostering a sense of pride and belonging in Manchester. Encourage residents to actively participate in shaping the city's identity and narrative.

# PARK IMPROVEMENT PRIORITIES

### Baum Park

- REBUILD OPEN AIR SHELTER
- EXTEND RESTROOMS WITH SHELTER ATTACHED
- TRAIL CONNECTION TO THE EAST

### Central Park

- ADD PICKLEBALL COURTS
- REVAMP BASKETBALL AND/OR TENNIS COURTS

### Denton Park

- ADD GAZEBO WHERE CORN CRIB WAS
- RESURFACE PLAYGROUND
- RENOVATE LOVE CABIN

### Disc Golf

- PAVE PARKING
- ADD TREES

### Dog Park

- ADD AMENITIES
- ADD OBSTACLES
- FENCE WITH DOUBLE GATE
- GRAND OPENING

### Howard and Helen Shelley Memorial Park

- LOWER TRAIL FOR BETTER VIEWS, ACCESSIBILITY, AND STORMWATER MANAGEMENT

### Schram Park

- ADD BRIDGE ACROSS RIVER
- PAVE LOOP TRAIL
- ADD ACCESS TO THE RIVER
- ADD SIGNAGE

### Seibert Park & Memorial Hall

- REPLACE BUILDING
  - PAVE PARKING
- NEW PLAY EQUIPMENT
- PRESERVE SOCCER AREA
- ADD COURT TO REPLACE BASKETBALL

### Tirrill Park

- POOL AND POOL HOUSE UPGRADES
- REPLACE CULVERT
- DREDGE/RESTORE LAKE
  - SIGNAGE
- REPLACE PLAYGROUND SURFACE

### Whitewater/Riverside Park

- MAINTAIN, PRESERVE, AND PROMOTE PARK

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# CHAPTER 6

IMPLEMENTATION



# IMPLEMENTATION

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One of the most important aspects of the Master Plan is the discussion on implementation. This section explores potential funding opportunities, discusses the value of establishing priorities, and suggests recommended monitoring methods. This plan also makes an appeal to public partners and citizen groups to provide oversight and to be actively involved in implementation. Residents, local government, the school district, law enforcement, healthcare, local businesses, developers, and other agencies will need to work together for Manchester's vision for its parks, trails, and open space system to be successful.

As previously described, the community has indicated that fixing what Manchester already has before investing in new attractions, is a primary goal. To achieve that goal, the City should begin by approaching improvement recommendations for priority parks. As these recommendations were determined at a master plan level, each project will require additional study, planning and design. Some of these projects will be within the capabilities of City staff, both on the design and implementation stages. However, more complex projects will likely require involvement from outside consultants.

The City is encouraged to start planning recommendations into the capital improvement budget. Selecting lower cost projects for immediate implementation will illustrate the City's willingness to put this master plan into action. It will demonstrate commitment to its objectives for implementing this plan and will set a positive course for fulfilling the goals defined by the community.

## ACTION PLAN

The Action Plan is designed as a guide to help Manchester community leaders prioritize opportunities and address issues within the City of Manchester and the surrounding area as it relates to parks and recreation. The desired vision for Manchester cannot be created over night. However, by incrementally implementing the recommendations within this plan, Manchester can achieve the desired outcomes set forth in this plan.

# POTENTIAL FUNDING SOURCES

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There are five broad funding sources available to help offset costs to complete the projects listed in this Plan, as described below.

**General Municipal Funding** – It is assumed that some general municipal funds/borrowing will be required to assist with the completion of projects or as a matching source for state or federal grants (e.g. wayfinding, signage, or park land acquisition).

**Special Assessments** – Particular projects that benefit individual properties (e.g. sidewalk/trail installations) could be funded through special assessments whereby the City recoups initial design and construction costs through increased real estate taxes on those properties for a set period of time.

**Private Donations** – Some of the projects could be partially or fully funded through private donations or public fundraising.

**State and Federal Grants** – There are many different state or federal grants that may be able to offset the costs of some of the identified projects. Only those programs most likely to award funding to Manchester are listed.

**Tax Increment Financing (TIF)** – Tax increment financing (TIF) is a program where the additional taxes generated from development in a TIF district would go towards specified public improvements in a community. This program helps minimize the impacts of new development on a community while improving the attractiveness of the City.

## **Funding and Other Resources Key**

CAT - Community Attraction and Tourism Program (ECIA)  
City - General Fund, Special Funds, TIF or Assessments  
HC - Hired Consultant  
IACPG - Iowa Arts Council Project Grant  
IFMA - Iowa Farmers Market Association  
ILRTF - Iowa Living Roadways Trust Fund  
KIB - Keep Iowa Beautiful Community Beatification Grant Program  
LWCF - Land and Water Conservation Fund  
PCRC - Pedestrian Curb Ramp Construction  
PIB - Paint Iowa Beautiful  
REAP - Resource Enhancement and Protection City Parks and Open Spaces  
TAP - Transportation Alternative Program  
TFK - Trees for Kids and Trees for Teens  
THF - Tony Hawk Foundation  
TIF - Tax Increment Finance  
TP! - Trees Please! (MidAmerican Energy)  
TSIP - Traffic Safety Improvement Program



# ACTION PLAN MATRIX

	<b>RECOMMENDATIONS</b>	<b>PRIORITY</b> Low-Med-High	<b>TIMEFRAME</b> Immediate (0-2 Years) Short-Term (2-5 Years) Long-Term (5+ Years)	<b>COST ESTIMATE</b> \$ (<\$50k) \$\$ (\$50-200k) \$\$\$ (\$200k+)
Baum Park				
	Consider a future splash pad			
	Connect trail to new wetlands trail to the east			
	Add new restrooms with an attached pavilion			
Central Park				
	Revamp Basketball and/or Tennis Courts and to add additional Pickleball Courts			
Denton Park				
	Add a gazebo or small pavilion on the old corn crib slab			
	Replace sand below the playground surfaces			
	Restore the Love Cabin			
Disc Golf Course				
	Pave the parking area			
	Add Trees			
Dog Park				
	Add amenities, obstacles, fencing, double gate, and signage			

# ACTION PLAN MATRIX

	Host a grand opening			
Howard & Helen Shelly Memorial Park	<b>RECOMMENDATIONS</b>	<b>PRIORITY</b> Low-Med-High	<b>TIMEFRAME</b> Immediate (0-2 Years) Short-Term (2-5 Years) Long-Term (5+ Years)	<b>COST ESTIMATE</b> \$ (<\$50k) \$\$ (\$50-200k) \$\$\$ (\$200k+)
	Lower the west end of the trail to allow stormwater to run into the river rather than get trapped behind it causing flooding issues			
Schram Park	<b>RECOMMENDATIONS</b>	<b>PRIORITY</b> Low-Med-High	<b>TIMEFRAME</b> Immediate (0-2 Years) Short-Term (2-5 Years) Long-Term (5+ Years)	<b>COST ESTIMATE</b> \$ (<\$50k) \$\$ (\$50-200k) \$\$\$ (\$200k+)
	Construct pedestrian bridge over the river near the existing boat ramp			
	Connect a trail from that bridge to the new dog park			
	Create an overlook on the west side of the lake			
	Clean up the entire west bank of the lake			
	Pave the trail with priority on the segment near the beach with the bleachers to minimize erosion issues			
	Place bleachers on a concrete pad			
Seibert Park & Memorial Hall	<b>RECOMMENDATIONS</b>	<b>PRIORITY</b> Low-Med-High	<b>TIMEFRAME</b> Immediate (0-2 Years) Short-Term (2-5 Years) Long-Term (5+ Years)	<b>COST ESTIMATE</b> \$ (<\$50k) \$\$ (\$50-200k) \$\$\$ (\$200k+)
	Replace the building with a similar sized one, with better flow.			
	Separate the garage area out as a separate building located near a parking lot			
	Pave the existing parking lot			
	Remove basketball court and create a new entrance with parking lot			
	Replace playground equipment			

# ACTION PLAN MATRIX

	Move the pavilion to new parking lot at new south entrance			
Tirrill Park	<b>RECOMMENDATIONS</b>	<b>PRIORITY</b> Low-Med-High	<b>TIMEFRAME</b> Immediate (0-2 Years) Short-Term (2-5 Years) Long-Term (5+ Years)	<b>COST ESTIMATE</b> \$ (<\$50k) \$\$ (\$50-200k) \$\$\$ (\$200k+)
	Replace the aquatic center on existing footprint			
	Potentially add a splashpad to the south			
	Replace the culvert between the lake and the river			
	Add a new sign			
	Add more swinging benches similar to at Whitewater Park			
	Consider dredging the lake in the long-term			
	Consider an urban fisheries grant through DNR			
Whitewater/Riverside Park	<b>RECOMMENDATIONS</b>	<b>PRIORITY</b> Low-Med-High	<b>TIMEFRAME</b> Immediate (0-2 Years) Short-Term (2-5 Years) Long-Term (5+ Years)	<b>COST ESTIMATE</b> \$ (<\$50k) \$\$ (\$50-200k) \$\$\$ (\$200k+)
	Maintain and promote the park as much as possible			

# CITY OF MANCHESTER, IOWA PARKS AND RECREATION MASTER PLAN

