

# Ripley Park Master Plan 2015-2019



The Ripley Park Master Plan 2015-2019 provides a flexible design concept for the future planning of the growth, development and renovation of Ripley Park for the next 5 years.



**City of Marceline, Missouri**

**116 N. Main Street USA**

**Marceline, MO 64658**

**[www.marcelinemo.us](http://www.marcelinemo.us)**

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## **1. Purpose:**

The purpose of the Ripley Park Master Plan 2015-2019 is to provide flexible design concept for the future planning of the growth, development and renovation of Ripley Park for the next 5 years.

## **2. Background:**

In the majority of Cities across the United States, a park located within the City's business district is a place of social gathering and interaction, and a venue for various forms of entertainment. It is also considered one of many economic development catalysts and is normally one of the first places seen by visitors. While the City and Recreation & Parks Board works hard to maintain a beautiful park in the center of Downtown Marceline, the park has not had a comprehensive investment in years. While it is understood that Ripley Park is a valuable asset to the City, many of the facilities are antiquated and have fallen into disrepair. More importantly, many of the facilities do not meet American Disability Act (ADA) requirements.

Work on conceptual planning for Ripley Park has been ongoing for many years. Prior to the inception of the Recreation and Parks Board, work was done by volunteer citizens and community organizations with approval by the City Council. Discussions about a parks plan predates the community involvement in the park pond, renewed plans began with the removal of a separate Parks Board and Recreation Board and the creation of a combined Recreation & Parks board to sustain both and yield greater synergy. This was a part of the broader plan from Recreation and Parks Board still in the developmental stages.

In the fall of 2013, through the summer of 2014, consideration was given to the removal of the Park Pond located in the northeast corner of the park, one of the many features in Ripley Park that has provided fond memories for generations of Marceline residents. Although the consideration was rescinded, there was a renewed interest in the park as a whole. Meetings between the Recreation & Parks Board, Downtown Marceline, Marceline Volunteer Fire Department and the City found consensus that changes to design and features were needed. In December of 2014, the Marceline City Council formally requested a long-range concept plan for the park, so that the resources of all parties concerned could be focused on the Park's revitalization.

### 3. Acknowledgements:

The Ripley Park Master Plan 2015-2019 is the product of collaboration between the Marceline Recreation & Parks Board, Downtown Marceline, the Marceline Volunteer Fire Department and the City of Marceline. The Ripley Park Master Plan 2015-2019 is a working document. It shall continue to be updated as required by City Staff in coordination with the Marceline Recreation & Parks Board. Any required changes will be approved by the Marceline City Council.

### 4. Principle and Plan Goals/Objectives:

To provide an attractive downtown signature park, incorporating both beautiful landscapes, and promoting quality, exciting public programming that would accommodate residents and visitors of all income levels, age groups and interests through:

- Increased Parks & Rec Programming
- Increased public event venues
- Presence of Art & Culture
- Education of City History (agriculture / railroad / Disney)
- Ensured ADA Compliance
- Best utilization of active and passive spaces
- Memorializing past City Veterans
- Increased accessibility, use and flow of crowds during large events
- Appropriate power and utility infrastructure for public events
- Appropriate lighting to provide safety and security during nighttime hours



### 5. Location:

Ripley Park is approximately 1 square city block located in the Marceline Business District, East of N. Kansas Avenue (Main Street USA), North of E. Ritchie Avenue, and South of E. California Avenue. To the northeast of the park is the Walt Disney Hometown Museum, with access via an unnamed road that borders the Burlington Northern Santa Fe (BNSF) Railroad.

## 6. History:

In 1898, the Santa Fe Railroad donated land to the City of Marceline for a park that was named after the president of the railroad, E.P. Ripley. It soon became the pride of the community and a favorite meeting spot. Ripley Park features a static display of an original Santa Fe 2546 steam locomotive and caboose, the Park Pond, concession stand and live performance stage.

Many annual events are held in and around Ripley Park, to include the annual ToonFest, Peanut Night, and Fourth of July Celebration. In addition, many Parks & Recreation Summer Programs and after-school activities are held in the Park for the children.

## 7. Considerations:

- **Current and future events** – design concept of the park takes into consideration current events such as the Independence Day celebration in which carnival rides are set up in and around the park. Enough space for the carnival and vendors must be retained in keeping with tradition and public expectations. Vendor booths are present at many events in the Park. The relocation of electrical utilities will be required to support power requirements for vendors at key locations. The relocation of the concession stand will allow for a “line-of-sight” to the live entertainment stage, with an unobstructed area between the concession stand and stage for audience seating.
- **Financing** – consideration was given to the financing of each renovation, and to the park as a whole. Project costs would include labor, material, and engineering/design. Limited funds, as well as manpower and scheduling, would make it impossible to complete the project in a single year, so the plan was presented as a 5-year plan, containing individual projects, which could be accomplished as funds are identified. Consideration was also given to the financial requirements of the Disney Sports Complex on the South side of Marceline. All parties agreed that both parks would be budgeted funds for major projects on a rotational basis, unless increased revenues allow for multiple project funding in a single fiscal year.

- **Manpower / Scheduling** – The City is limited in personnel and a majority of outdoor projects can only be accomplished during the spring/summer/fall months. Scheduling is also influenced by other time critical projects or daily department activities. Minor projects can easily be accomplished by civic organizations in collaboration with City staff.
- **Events Scheduling** – Many key City events occur in Ripley Park on an annual basis. Any major project / construction should be scheduled around these events as to not disrupt event activities or ambiance.
- **Utilities** – Many City utilities have been identified in the park that may need to be relocated to facilitate the major projects identified in this document to include the Park Pond water and drainage line, overhead power lines running through the center of the park, and underground wiring needed for electrical outlets and lighting enhancements.
- **Topography** – Although Ripley Park is generally flat, consideration must be given for stormwater drainage during periods of heavy rain. Engineering services may be required in advance of any major project undertaking.

## 8. Financial Resources:

- City Funds
- Grants
- Community Fundraising (Marceline Volunteer Fire Department, Downtown Marcelline, Marcelline Chamber of Commerce, Rotary, etc.)
- Donations

## 9. Identified Major Projects:

The following is a list of the major renovation / enhancement projects identified in the 5-year plan. Due to the scope of these projects, they must be scheduled and funded well in advance and to not conflict with other projects or scheduled special events in the Park.

- **Concession stand relocation and construction:** Under the direction of the Marcelline Volunteer Fire Department, the new concession stand would be constructed in the identified location in Exhibit A to the east of its current location. The old concession

stand would be removed to allow for a full view of the live performance stage. The new location would allow for direct access parking with loading and unloading area, and a large patio area to facilitate tables (with umbrellas if desired) and chairs. The kitchen area would have increased square footage with new equipment; new restrooms would meet ADA guidelines for public restrooms, and additional storage area.

The design of the new concession stand is still in progress, but there is interest in the potential for the design to resemble a small train depot. This design would be in keeping with the City's rich railroad heritage. The Marceline Fire Department will provide funding through fundraising efforts.

- **Playground Area:** A new playground area with seating for parents/guardians would be constructed directly to the west of the steam locomotive as shown in Exhibit A. The playground's theme would be determined by the Recreation & Parks Board and the City would be responsible for project construction. The City would provide funding for this project either directly or through the pursuit of grants.



*Playground theme ideas may be representative of Marceline's rich history, such as this railroad-style playground equipment.*

- **Basketball rotation/relocation and construction:** The current tennis courts would be converted to and rotated/relocated to the southeast corner of the park, east of the steam locomotive. A chain link, or similar style fencing would be constructed for safety considerations. The Recreation & Parks Board would be responsible for project coordination with funding made available by the City and/or other sources.
- **Utilities relocation and construction:** Many City utilities will require relocation prior to the concession stand, basketball courts and park pond projects. Specifically, the redirection of the Park Pond drain line, with a new valve near the Park Pond, will be required as a priority project. The City will be responsible for the engineering, construction, and funding of this and other utility projects.

- **Park Pond Enhancements / renovation:** The shape of Park Pond, as shown in Exhibit A, could be modified as design and features warrant. The project will consist of draining the pond, removing and disposing of silt, and repacking using clay. Other parts of this project consists of installation of a pump at the block located at the center of the pond, commissioning of a fountain sculpture, new steps at the southwest corner of the pond, and a new landscape surround.



*The scope of the Park Pond Project has yet to be determined, ranging from a gentle slope, to a retaining wall such as this pond in Boston, MA. slope.*

Downtown Marceline will be responsible for funding this project through fundraising activities and minor construction aspects. The City will assist Downtown Marceline directly on all aspects relating to electrical, water, and heavy equipment operations.

## 10. Identified Minor Projects:

The following is a list of minor enhancement / renovation projects that may be completed at any time during the 5-year plan, as long as they do not conflict with active major projects.

- Re-roofing of the Gazebo
- Uplighting and/or underlighting (Train engine, caboose, landscape)
- Renovation of current center fountain w/sculpture
- Construction of fountain in Park Pond
- Removal of old playground equipment
- Landscaping enhancements featuring annual flowering beds and shrubs
- Pedestrian Lighting Enhancements
- Strategic placement of electrical outlets

## 11. Project Responsibilities (Major Projects):

- **Concession Stand:**
  - Design/Engineering: Marceline Volunteer Fire Department
  - Funding: Marceline Volunteer Fire Department
  - Construction: TBD
  - Assist: City of Marceline, Marceline Parks & Recreation Board



- **Playground:**
  - Design/Theme: Marceline Recreation & Parks Board
  - Funding: City of Marceline (Direct or Grant Pursuance)
  - Construction: City of Marceline
  
- **Basketball Court:**
  - Design / Engineering: Marceline Recreation & Parks Board
  - Funding: City of Marceline
  - Construction: TBD
  
- **Utility Relocations:**
  - Design / Engineering: City of Marceline
  - Funding: City of Marceline
  - Construction: City of Marceline
  
- **Park Pond:**
  - Engineering / Utility Placement: City of Marceline
  - Funding: Downtown Marceline
  - Construction: Downtown Marceline
  - Assist: City of Marceline
  
- **Trees / Shrubbery:**
  - Funding: Downtown Marceline
  - Assist: City of Marceline

## 12. Project Responsibilities (Minor Projects):

- **Re-roofing of the Gazebo:** TBD (volunteer organization)
  
- **Uplighting and/or underlighting (Train engine, caboose, landscape):** City of Marceline
  
- **Renovation of current center fountain w/sculpture:** TBD



*A fountain constructed in the Park Pond, such as this example, would provide aeration for a healthier pond and inhibit algae growth.*

- **Construction of fountain in Park Pond:** Downtown Marceline
- **Removal of old playground equipment:** City of Marceline
- **Landscaping enhancements (annual flowering beds and shrubs):** Downtown Marceline
- **Pedestrian Lighting Enhancements:** City of Marceline
- **Strategic placement of electrical outlets:** City of Marceline
- **Repainting steam locomotive / caboose:** TBD (volunteer organization)

### 13. Proposed Timeline:

The following proposed timeline is flexible and can be modified or changed at any time based upon available resources, funding, and the desires of all parties concerned. This can be used for all parties to plan budgets, fundraising efforts and schedules.

Major Projects	2015	2016	2017	2018	2019
- Utility Relocations	✓				
- Concession Stand		✓			
- Basketball Court			✓		
- Playground				✓	
- Park Pond	✓	✓	✓	✓	✓
<b>Minor Projects</b>	✓	✓	✓	✓	✓

### 14. Trees and Shrubbery:

This Section of the Ripley Park Master Plan outlines tree planting, replacement, and landscape enhancements as provided by Tim Frevert, Community Forestry Consulting, in cooperation with Phil Sneed, Resource Forester, Forestry Division, Missouri Department of Conservation. The recommendations provided herein and shown in Exhibit C are intended to be a guide to providing the park with an aesthetically pleasing view for residents and visitors, but are subject to change and modification based on event placement and completion of other aspects of the Master Plan.

- **Objectives:**
  - Identify and evaluate existing trees; recommend management for them.
  - Create a balanced distribution of trees.
  - Complement park uses including existing and planned uses. Leave space for Fourth of July celebration.
  - Keep an open view through the grounds. Create interesting views into the park from perimeter streets.
  - Avoid conflicts with utility wires and underground utilities.
  - Create a better diversity of tree species. Use mainly natives.
  - Suggest management for new trees.
- **Existing Trees:** Existing park trees consist of a variety of species and sizes, mostly in good condition. Species include ash, cypress, pin oak, honeylocust, red maple, sugar maple, white oak, river birch, pagodatree, white pine, red cedar, Japanese maple, redbud, hophornbeam, flowering dogwood, plum, and white pine. Larger trees (10 to 28" diameter) are mostly in good to excellent condition. Some larger interior trees



<p>Most larger trees are in good condition. Only one honeylocust (left) is in poor condition. A much larger percentage of smaller trees (right) are damaged and in poor condition.</p>	<p>Trees have begun to grow over attached electric outlets and wires.</p>
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have electric outlets attached to their trunks. Smaller sized trees (3- 4" dia.) are not well represented and three are in poor condition due to injuries from mowing equipment. Very recently planted Japanese maple, plum, and flowering dogwoods on the far east side of the park are in good condition.

- **Existing Tree Recommendations:**

- Remove an 18" diameter honeylocust on the south side of the park near the Richie Street sidewalk which has a large trunk wound and is in poor condition.
- Remove two 3" dia. red maples near the northwest corner of the park which have large stem wounds and are in poor condition.
- Remove a 3" dia. hophornbeam near the center of the west quadrant which has a severe wound in the base of the trunk.
- Remove a 14" redcedar near the southwest corner of the park which is crowded by other trees and has a badly damaged top.
- Remove electric outlets and wires from trees and construct alternate access to electrical service.
- Continue to remove bottom branches from trees to provide adequate clearance for park uses. Refer to enclosures for details.

- **New Tree Recommendations:**

- Plant 22 large growing, deciduous trees (maples, oaks, blackgum, honeylocust, baldcypress, coffeetree) in location shown in Exhibit C.
- Begin a tree maintenance program to include watering for new trees, renewal of mulch, and routine pruning.

- **Tree List:**

Number Needed	Common Name	Scientific Name	Recommended Size
5	Fall Fiesta maple	<i>Acer saccharum</i> "Fall Fiesta"	1 ½" cal.
3	Autumn Splendor maple	<i>Acer saccharum</i> "Autumn Splendor"	1 ½" cal.

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3	Redpointe maple	<i>Acer rubrum "Redpointe"</i>	1 ½" cal.
2	shumard oak	<i>Quercus shumardii</i>	1 ½" cal.
2	swamp white oak	<i>Quercus bicolor</i>	1 ½" cal.
3	Skyline honeylocust	<i>Gleditsia triacanthos "Skyline"</i>	1 ½" cal.
2	Wildfire blackgum	<i>Nyssa sylvatica 'Wildfire'</i>	1 ½" cal.
1	bald cypress	<i>Taxodium distichum</i>	6-8 feet
1	Espresso coffeetree	<i>Gymnocladus dioicus 'Espresso'</i>	1 ½" cal.

Caliper = trunk thickness near groundline. 1 1/2" caliper trees should be approximately 10-12 feet tall, well branched. Trees may have balled and burlapped or container grown roots.

• **Tree Palette:**



Fall Fiesta maple



Autumn Splendor maple



Redpointe maple



shumard oak



swamp white oak



Skyline honeylocust



Wildfire blackgum



baldcypress



Espresso coffeetree

• **Alternate Species:**

- Commemoration maple
- Green Mountain maple
- Legacy maple

- bur oak
- hackberry
- sugarberry
- sweetgum
- Valley Forge elm

- **Approximate New Tree Costs (excluding removals):**

- 22 deciduous trees, 1 ½” caliper, balled and burlapped \$5000
- Installation \$1000

# RIPLEY PARK CONCEPTUAL PLAN

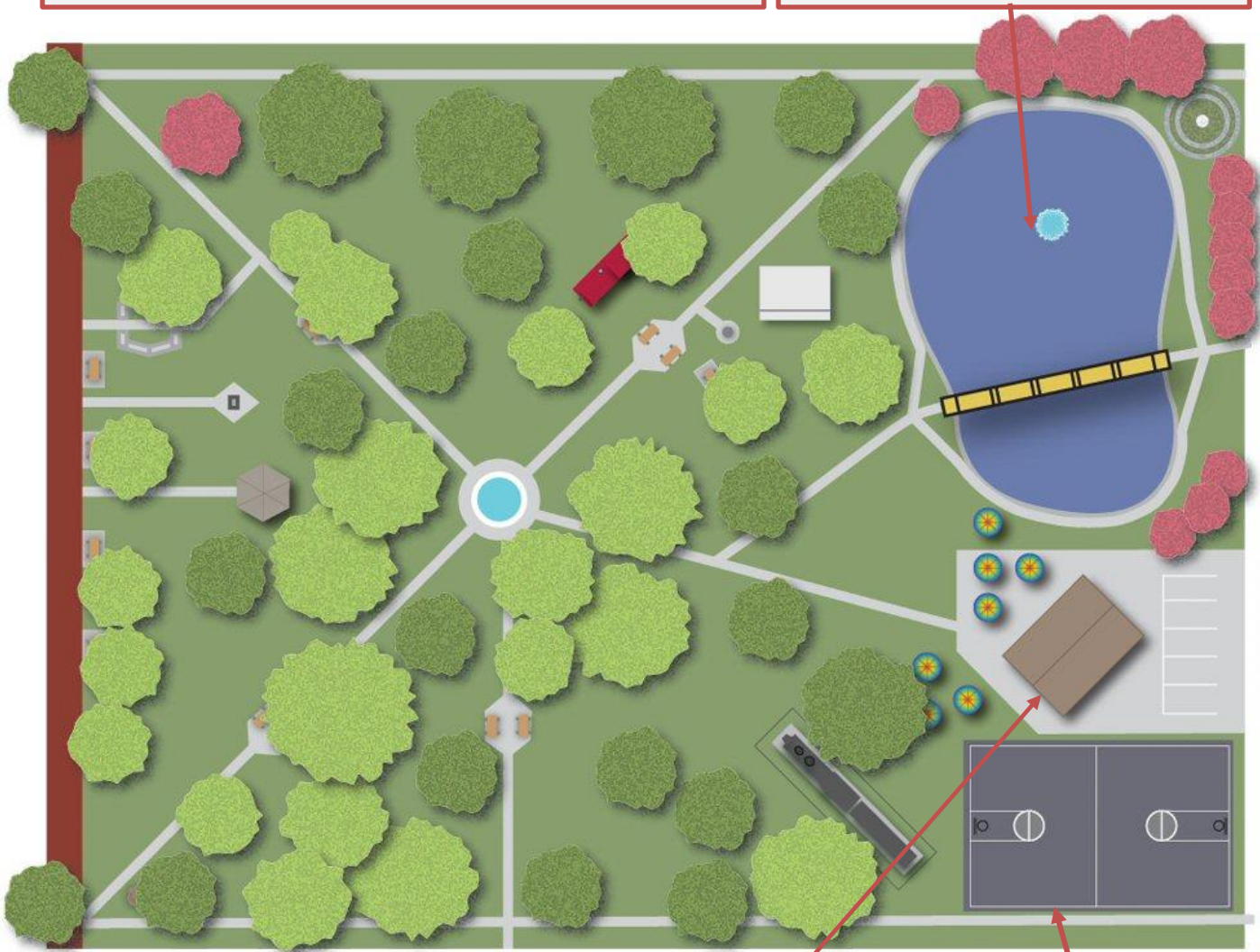
(Amended 02/16/2016)

## General Park Enhancements

- Water / Electric utilities relocation and construction
- Gazebo reroofing
- Center fountain renovation w/sculpture
- Landscape enhancements (flower beds & Shrubs)
- Lighting enhancements and electrical outlet installation
- Misc. including repainting train, up-lighting, new flagpoles

## Park Pond

- Bottom clean, clay refill, reinforced walls & lighted fountain completed in October 2015.
- Sidewalk surround, landscape and pedestrian bridge scheduled for completion in Summer of 2016.



## Trees

- Existing Trees



- Future Trees



## Concession Stand

- Increased square footage for cooking/serving
- Loading/unloading access
- Sun patio for tables/chairs
- ADA compliant restrooms

## Basketball Court

- Full court facility
- Containment fencing

Exhibit A

# RIPLEY PARK UTILITY LOCATIONS

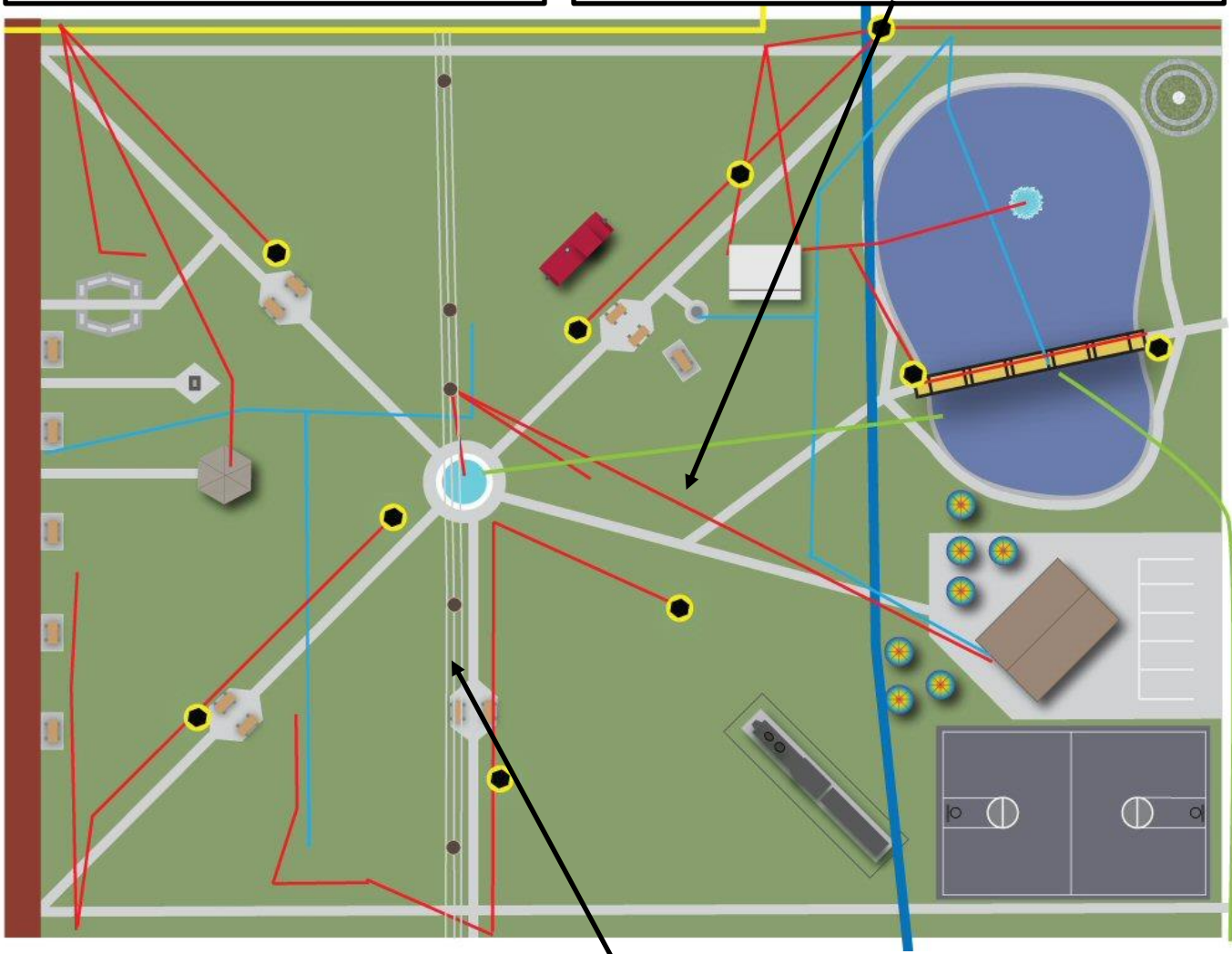
(Amended 02/16/2016)

## Legend

- Electric
- Water
- Sewer
- Drain Line

## Underground Electric Utilities

- Layout and design electric utilities to provide for additional pedestrian lighting enhancements and also to strategically locate power outlets throughout the park



## Overhead Power Lines

Reroute or bury current overhead power lines to provide an aesthetic look to the park.