



BUTLER PARK MASTER PLAN

CITY OF HOT SPRINGS, SOUTH DAKOTA

January 5, 2015



LANDSCAPE ARCHITECT:



BUTLER PARK MASTER PLAN

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This report is also available in electronic format from the author.

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Team

City of Hot Springs Parks and Recreation ad hoc Committee: Wes Grimes (Ward III), Craig Romey (Ward I), Kim Moir, Gerald Collogan and Cindy Donnell

Thanks to City of Hot Springs Mayor Don DeVries (2008-2014) and Mayor Cindy Donnell (2014-present) City Manager Harley Lux, Alderman Wes Grimes, Alderman Craig Romey, city engineer Tracy Bastian, city building inspector / code enforcement Scott Simianer, Alderman Georgia Holmes and everyone who participated in the project.

Special thanks to the Dawn Johnson, David Schnuty, the Hot Springs Pioneer Museum and the Fall River Historical Society

In memory of Harley Lux (1956-2014)



PARKS ASSESSMENT: PARKS AND RECREATION GOALS

This statement of commitment and overall goals for parks and recreation was developed by the committee to guide the public input sessions and relate the importance of outdoor recreation in Hot Springs.

The City of Hot Springs is committed to:

- Retain and Protect Cultural Assets
- Reinvest & Rehabilitate historic properties and /or features
- Encourage a variety of recreation facilities and opportunities
- Provide ADA Accessibility – in areas w/ high levels of pedestrian activity
- Offer safe, quality, unique recreational opportunities throughout the city

Hot Springs Park and Recreation Goals

- Maintain and improve upon the existing park system
- Improve upon and expand the Freedom Trail system
- Provide for ADA access to parks and recreational amenities
- Expand the park system if in the best interest of the community
- Provide park amenities based on the needs and values of the citizens of Hot Springs

Comprehensive Plan Goals for Community Recreation

- Obtain land in flood zone for public use
- Continue Revitalization of Evergreen Cemetery
- Obtain vacated railroad rights-of-way for the expansion of the Mickelson Trail to Minnekahta Junction as available



BUTLER PARK HISTORY

Hot Springs community health and recreation has a history as long as that of the city.

As early as 1881, city forefathers has a vision of creating a health spa town, capitalizing on the warm mineral springs that occurred throughout the valley near the Fall River. Spas with mineral waters had grown in reputation (and investor interest) throughout the world in this era for the healing or healthful benefits of the water and were generally patronized by the wealthy and growing middle class. Soaking and swimming in the mineral hot springs was referred to as 'taking a cure' or 'taking the waters'. For the respectable and genteel, spa towns were built to appeal to the needs and expectations of this well-heeled class of visitor, even on the western Frontier. Instead of the rustic wood and brick low-slung construction of most Black Hills towns, Hot Springs constructed its multi-story hotels from the locally available sandstone. Early photographs of the town show a number of elegant tall sandstone buildings, a bustling street with passenger rail cars, and public sidewalks and promenades. Hot Springs, like many spa towns became early vacation spots - taking the waters became a reason to have fun and 'recreate' with social peers. The vacation eventually became a middle class institution, and a time for physical, mental and spiritual self-improvement and entertainment.

By 1916 Hot Springs was hosting numerous regional events; Stock shows, baseball games, shooting exhibitions, races of all types - cars, motorcycles, horses and ponies, all on College Hill. In the early 1920's the resort town atmosphere attracted paper company baron F.O. Butler and his wife, Fanny, who would eventually become important civic leaders and philanthropists to the city of Hot Springs. Sometime between his arrival in 1924 and the deeding of the property to the City of Hot Springs in 1933, F.O. Butler acquired the racing grounds because of his interest in polo. Butler had purchased 1,000 acres of land in 1925 to establish a polo pony breeding ranch in the area.

In 1933, Mr. Butler conveyed the deed for the racing grounds property to the City of Hot Springs, by then already popularly known as Butler Park, "in order to insure the perpetuity of race meets and open air sports and a pleasure grounds for the citizens of Hot Springs, South Dakota", stipulating that the property be used "as a race track, open air sports and local pleasure grounds." Butler Park remained a race track, rodeo ground and location for open air sports, cultural events and entertainment until the mid-1970's when the park fell into disrepair and the grandstand was torn down. Changing economic and social times influenced the need for different open air sporting venues in Hot Springs. Rodeo grounds and race tracks gave way to baseball fields, tennis courts, playgrounds and soccer fields. The Hot Springs Public Library was constructed in 2007 on the southern side of Butler Park, and serves the community as a library, historical archive and community center. Today Butler Park remains of the most popular multi-use recreation facilities in the Black Hills.

QUIT CLAIM DEED RECORD No. 42

Hot Springs, South Dakota
July 5th, 1933.

For and City Council of the
City of Hot Springs, Fall River County,
South Dakota:

I, F. O. Butler, do hereby propose to convey or cause to be conveyed to the City of Hot Springs, South Dakota, by good and sufficient deeds of conveyance to the City of Hot Springs, South Dakota, all of my right, title and interest together with all right, title South Dakota, all of my right, title and interest together with all right, title and interest in and to the following real estate, situated in the City of Hot Springs, Fall River County, State of South Dakota, and heretofore known as the race tracks of Butler Park, and described as follows: Lots 1 to 7, inclusive, in Block 3; Lots 1 to 11, inclusive in Block 4; Lots 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 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Very Truly yours,
F. O. Butler
Hot Springs Polo and Amusement Association
By F. O. Butler.

State of South Dakota:
County of Fall River:
I, _____, Notary Public
do hereby certify that the foregoing is a true and correct copy of the original instrument recorded in my office on this 10th day of Aug. A. D. 1933 at 11:30 A.M. and duly recorded in Book 44 of Deeds on pages 598-599-600.

QUIT CLAIM DEED RECORD No. 43

QUIT CLAIM DEED

Hot Springs Polo and Amusement Association, a corporation and Frank O. Butler and Fannie Butler, husband and wife, grantors of Hot Springs, Fall River County, South Dakota, for and in consideration of the sum of One Dollar and other valuable considerations, convey and quit claim unto the City of Hot Springs, a municipal corporation, grantee, of Hot Springs, South Dakota, most entire, all interest in and to the following described real estate situated in the City of Hot Springs, Fall River County, South Dakota, and described as follows: Lots 1 to 7 inclusive in Block 3; Lots 1 to 11, inclusive in Block 4; Lots 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 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Very Truly yours,
Hot Springs Polo and Amusement Association
By F. O. Butler.

State of South Dakota:
County of Fall River:
I, _____, Notary Public
do hereby certify that the foregoing is a true and correct copy of the original instrument recorded in my office on this 9th day of August, 1933, before me, personally appeared Frank O. Butler, and Fannie Butler, husband and wife, known to me to be the persons who are described in, and who executed the within instrument, and acknowledged to me that they executed the same.

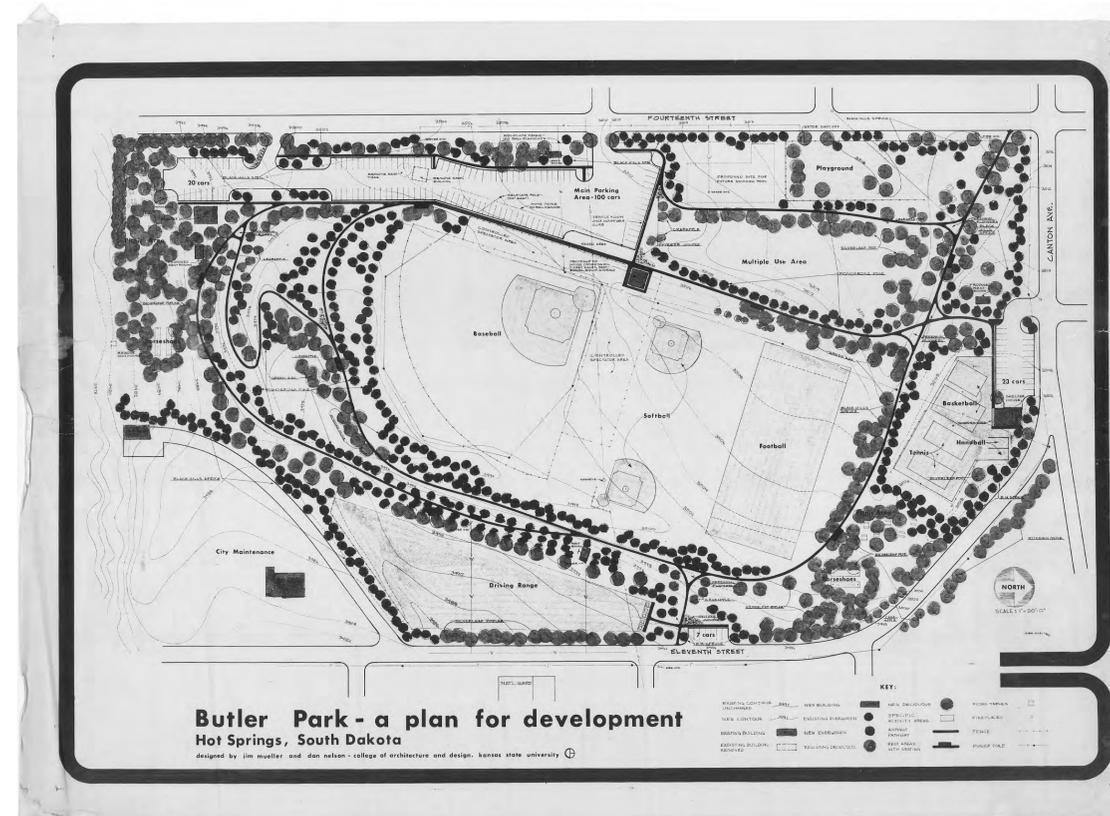
Clare B. Swindell, Notary Public
South Dakota.

The Original Deed with the stipulations that the City shall use the property for open air sports and pleasure grounds.

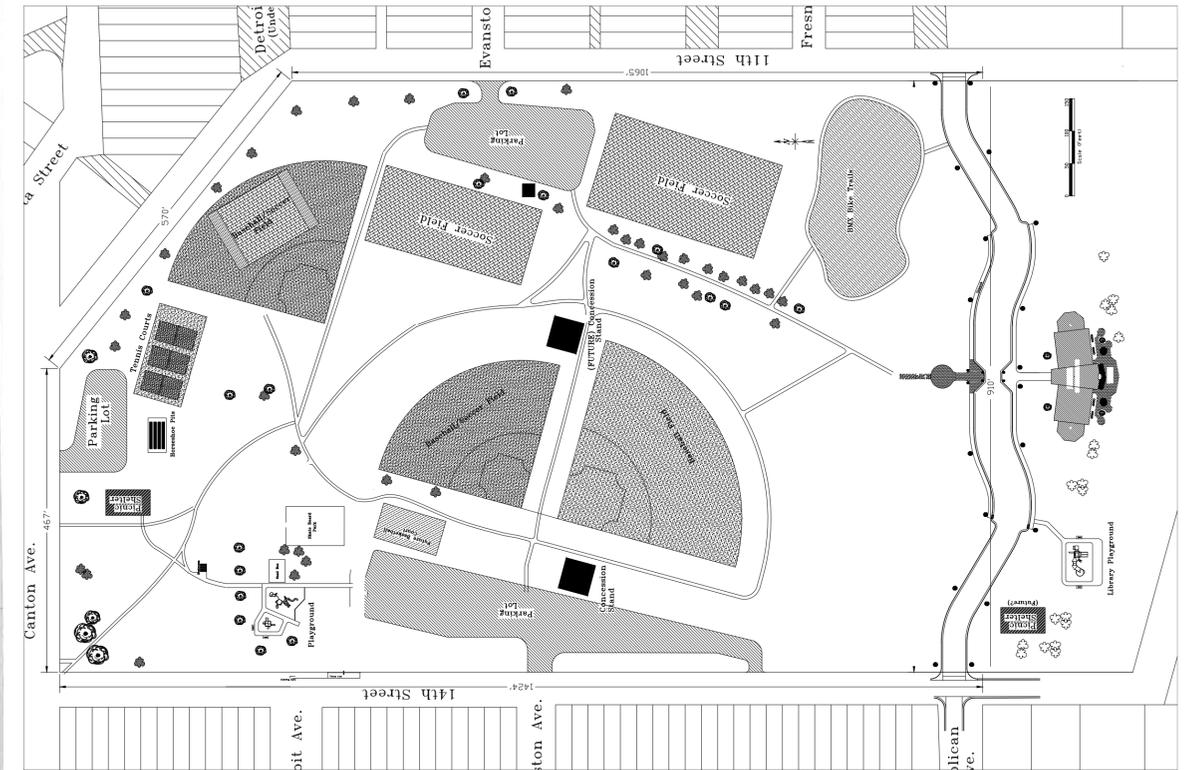


BUTLER PARK PLANNING HISTORY DOCUMENTS

Several historical documents were examined during this process.

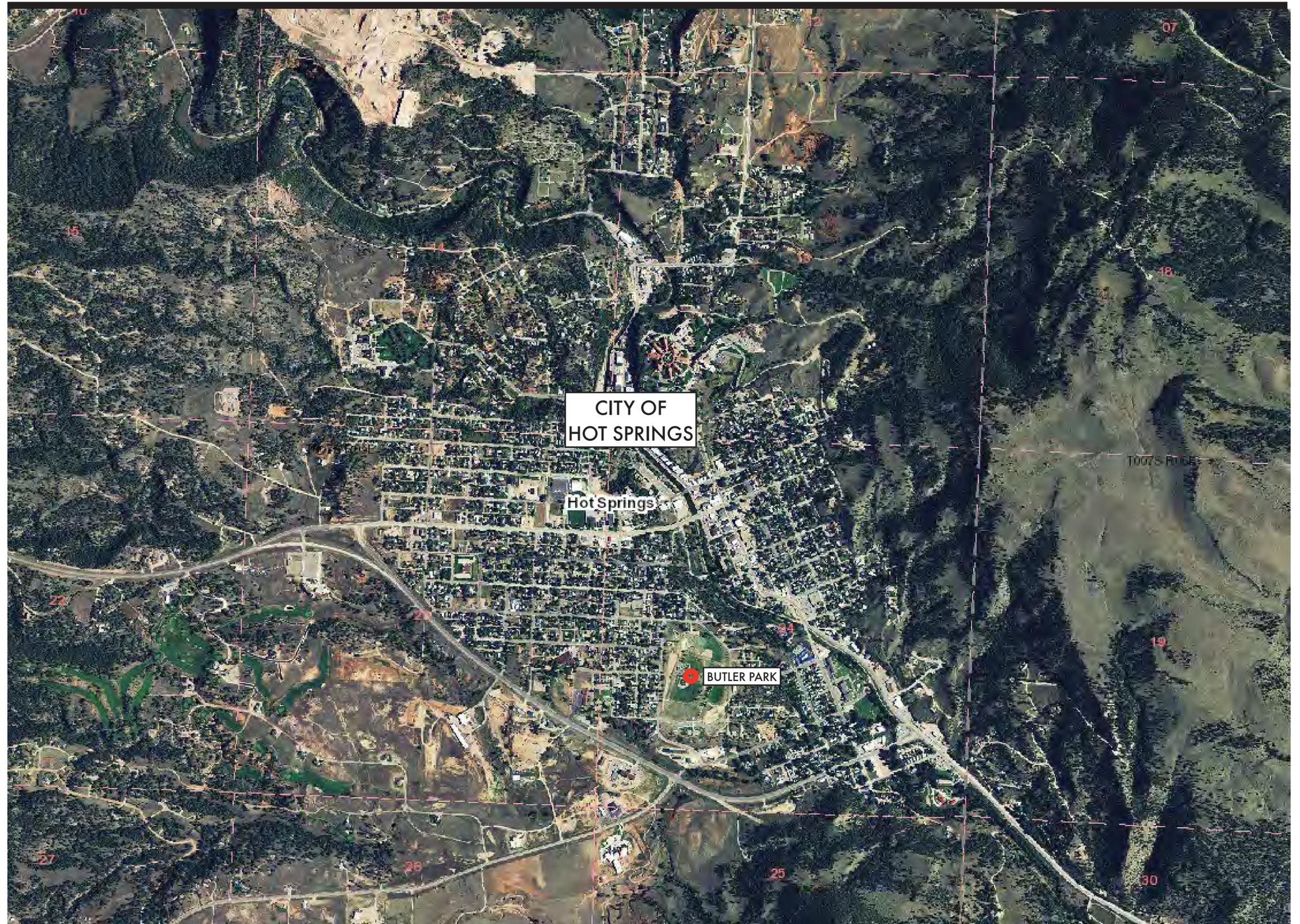


A Plan for Development by students Jim Mueller and Dan Nelson from the College of Architecture and Design at Kansas State University from 1970s (Date undetermined).



The City's CAD base for recent projects in the park from 2007.

BUTLER PARK ASSESSMENT



Butler Park

SITE INFORMATION

SIZE: 35.5ac
 ESTABLISHED: by 1916
 PARK PRIORITY RATING - #1 (adults) #2 (kids)

AMENITIES:

- (1) Baseball Field (w/ lighting)
- (1) Little League Field
- (1) Softball Field
- Soccer Fields
- 140'x240' (U12)
- (2) 100'x150' (U10) (one in Little League Outfield)
- 75'x90' (U8) (in Little League Outfield)
- 65'x80' (U6) (in Little League Outfield)
- Flag Plaza w/ textured paving
- 70'x120' Mud Pit (for Dakota Mud Run - seasonal event)
- East Parking Lot: up to 34 vehicles (10' spacing)
- West Parking Lot: up to 89 vehicles (10' spacing)
- North Parking Lot: up to 13 vehicles (10' spacing)
- 3,600 LF concrete paths (varying width)
- (2) Tennis + (1) Basketball Court (w /lighting)
- (4) Horseshoe pits
- (1) 60'x120' Skate Park
- (4) swing sets: (4) toddler seats, (14) strap seats on pea gravel surfacing
- 2-5 Play structure, engineered wood fiber safety surfacing
- (2) 5-12 Play structure, engineered wood fiber safety surfacing (1 at Library)
- Bike Racks, Benches, Picnic Tables
- Jenniges Memorial Drinking Fountain

SHELTERS:

- (3) Storage sheds & yard for baseball, soccer
- (3) Rest rooms - concession, soccer, playground area
- (3 Pairs) Dugouts + Bleachers
- (2) Picnic shelters
- Public Library

VEGETATION

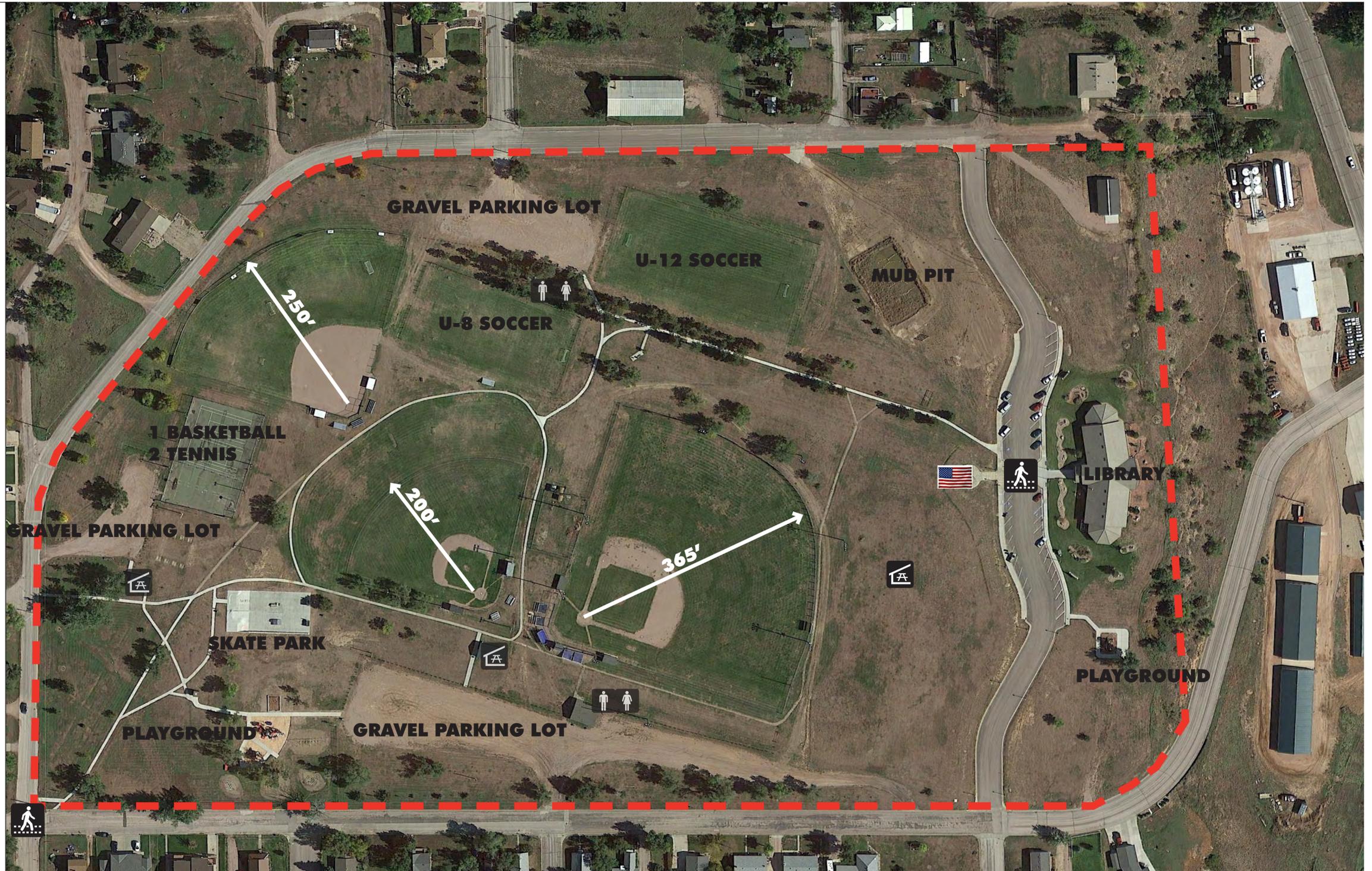
- Pine grove (approx. 50 trees)
- Irrigated and non-irrigated turf
- 70 + Street trees & Ornamental trees planted by local groups & parks staff

ADA ACCESSIBILITY NOTES:

- No ADA parking except at library
- Sidewalks too narrow for passing
- No accessible seating at ball fields
- Play equipment accessible, no access to swings



1950's or '60's
 photos courtesy of the Fall River Historic Society and Dawn Johnson





BUTLER PARK

SITE CHARACTER | FUTURE PLANS

Community Workshop Priorities (in order of priority):

- Recreation Center / Community Activity Center in old Armory
- Finish concrete sidewalk loop
- Improved bathrooms - open all year
- More trees / shade
- Volleyball Court
- Complete walking circuit connections to Freedom Trail
- Splash Pad
- High School soccer field
- Good basketball court by itself
- 1/2 cent sales tax for parks only
- paved parking lots
- doggie waste stations
- exercise stations
- New pedestrian entrance at west side of park, near playground
- Make field north of library prettier

Public Survey Comments (in order of most mentions)

- more playground equipment dispersed throughout the park - more for toddlers and handicapped
- bathrooms need much improvement, open in winter and more frequent maintenance
- All soccer fields together (relocate Mueller Center Field)
- more picnic tables in shade, trees, shelters, bbq
- Youth Center in old Armory
- better / wider sidewalks or trails
- splash pad
- trash cans near activity areas (near playgrounds)
- water bottle / dog watering fountain
- frisbee golf
- a place to legally have dogs off leash
- maintenance - weeds in lawns, trash
- more basketball courts
- expanded skate park
- rock climbing wall
- community gardens
- sand volleyball

PARK CONCEPT : COMMUNITY RECREATION

A community recreation park should meet a wide variety of recreational needs community-wide and regionally, from fields and courts for organized team sports to playgrounds and family gathering areas. Community recreation parks are normally 50-100 acres. Recommended amenities for this type of park include recreation fields, tennis, winter sports, picnic areas with barbecues, pavilion, walking trails, skate parks, multiple playgrounds for different age groups, parking areas and large turf and landscaped areas with a buffer between the park and neighborhood.

Butler Park currently meets many of these needs with existing amenities, making fairly good use of the 35 acres. Although the community has a mountain of ideas for the park, immediate needs rise to the top: rest room quantity, maintenance and availability, indoor recreation opportunities, complete walking circuits, picnic areas with shade, consolidated soccer facilities, and multiple issues that can be managed through better maintenance. Ideas for new amenities include a fountain splash pad, paved parking lots, additional playgrounds, a rock climbing wall and frisbee golf.



CLEAR NEEDS:

- Consolidate soccer fields
- Complete sidewalk loop
- Rest room improvements
- Reorganize and pave parking lots with designated ADA parking
- Resurface tennis courts / basketball court
- Architectural Assessment of the Armory for suitability for a community / youth recreation center



PROPOSED PLAN:

- Commit to improving the park with the priorities and assessed needs identified in this Butler Park Master Plan.
- Consolidate parcels within the park for simpler reference and to eliminate Rights of Ways within the park. City Staff is already at work on this effort.
- Obtain a site survey to help guide the site specific layout and designs of the many improvements
- Support the development of a Parks Foundation to lead the implementation of the proposed changes.
- Utilize the foundation to identify community leaders in the high interest stakeholder groups to confirm details of the implementation. These groups may also have funding opportunities specific to their users.





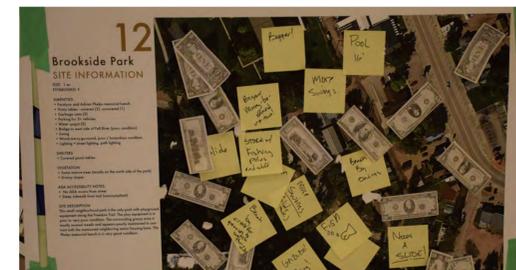
COMMUNITY PRIORITY SUMMARY

The following is the complete analysis of the community workshops showing common themes in community desire for Hot Springs Parks. Participants were asked to “spend” play money on their priority parks or amenities within the parks. We recorded how much they were willing to “spend” and the number of \$100 bills and used those totals to identify community preferences. Each participant was given \$136 in play money, one bill of each denomination. While not a perfect match, \$136 approximately matches the average amount of annual tax dollars an average home in Hot Springs pays towards Parks.

Park Name	“Spending”	# of \$100’s
Community Workshops		
1 - Butler Park	\$1,843	13
2 - Evans Plunge Grounds	\$1,239	10
3 - Upper Chautauqua Park	\$917	8
4 - Centennial Park	\$858	7
5 - Brookside Park	\$799	7
6 - School Street Park	\$576	3
7 - Lower Chautauqua Park	\$523	4
8 - River Walk Channel Park	\$521	2
9- Hot Brook Recreation Area	\$500	4
10 - Open Land	\$284	2
11 - Umiker Park	\$230	2
12 - Kidney Springs	\$187	1
13 - Freedom Trail	\$139	0
14 - Mueller Center Soccer Field	\$50	0
15- City Park	\$37	0
16 - Veteran’s Memorial	\$37	0
17 - Historic Depot Info. Center	\$27	0

Park Name	“Spending”	# of \$100’s
Kid’s Workshop		
1 - Evans Plunge Grounds	\$1,211	9
2- Butler Park	\$1,064	13
3 - School Street Park	\$644	3
4 - Centennial Park	\$500	4
5 - Brookside Park	\$435	3
6- Upper Chautauqua Park	\$418	3
7 - Lower Chautauqua Park	\$402	3
8 - Freedom Trail	\$127	1

Note: The Kid’s Workshop asked about a limited number of parks as there was a limited time and space to work with the kids. We selected the parks that they would be the most familiar with.



Community Priorities at Butler Park

- **Top Priority Parks** of the entire community combined are **Butler Park, Evans Plunge Grounds, Upper Chautauqua Park tied with Cold Brook Park, Centennial Park, and Brookside Park.**
- Evans Plunge Grounds and Butler Park are the top two of all groups.

The most popular and most used parks in the community are clear from the voting. While the children of the community have very creative ideas, they also are pragmatic – a soccer field at Butler Park and more and better rest rooms were mentioned by many kids, but they weren’t very interested on spending money on rest rooms when competing with more fun ideas like ziplines and rollercoasters.

BUTLER PARK: COMMUNITY DESIGNS



Methods

The public meetings allowed residents to create their own layout for Butler Park on an aerial plan with park features on magnetic backing. Each public meeting allowed for this method of interaction. The resulting plans were then photographed and used to illustrate the locations and types of amenities the community would like to see at Butler Park.

Butler Park Community Lessons

The following items summarize what we learned from helping people develop their designs and studying the results of those efforts:

- Kids like trees! Kids added a lot of trees to their plans, but generally did not carefully try

to fit things into the park. They were interested in the elements, but not the configuration.

- NOBODY reconfigured the ballfields! People felt that reorganizing the ballfields would be a waste of money and effort and they prefer the current layouts.
- Soccer fields were generally focused on the east and south areas.
- Utilizing the old Armory building for youth activities was a popular idea among all age groups.
- Other ideas included: dispersed and improved rest rooms, picnic shelters and grounds, etc.
- A number of people proposed a large outdoor pool.



Sample images from the Parks in the Park day above, and the Public Meeting below. Arrows on the plans show how people enter the park.





**ACTIVITY 1:
PARK DECORATOR**

THANKS FOR HELPING. HERE'S YOUR TASK:

1. Look at the aerial photograph of Butler Park and orient yourself to the existing conditions!
Got it?
2. Find the stack of magnetic cutouts!
Sort through the ones you think are important!
Have an idea not represented by the cutouts?
Draw your own using the available materials!
3. Arrange as many of the park amenities on the existing park in any configuration that makes sense to you and your group!
Try leaving some items in place! Remember the topography!
4. Find the Camera on a tripod!
Take a Picture of your park design.
5. Do it again! Take off the magnets and start again with a new idea.



Hey! This is fun!



Hosted by: TALLGRASS
Architects for the American West

BUTLER PARK: SAFETY AND ACCESSIBILITY

Methods

A visual survey for ADA compliance and safety was conducted at all parks. Where significant issues were present, measurements were taken to confirm the exact nature of the compliance or safety issue. Generally speaking the greatest ADA and safety concerns are in the playground areas of the parks. Critical measurements were taken of each piece of play equipment to determine whether the equipment met playground CPSC safety requirements. The 2010 Standards for Accessible Design were used to determine ADA requirements and the Handbook for Public Playground Safety published by the CPSC was used to determine playground safety requirements.

Butler Park General ADA Compliance - parking, access to amenities

Hot Springs Parks primarily are served by gravel parking lots entering mowed lawn areas. There is no striped or signed ADA parking. Amenities are accessed by 4' sidewalks in some locations.

General ADA Compliance - accessible routes

According to the ADA, an accessible route to play equipment must be provided that is "firm, stable and slip resistant" and must meet other ADA accessible routes criteria for slopes, obstructions, handrails, etc. The route doesn't necessarily have to be concrete, but all ways to get from parking or adjacent sidewalks to playgrounds must meet the accessible routes criteria.

- Sidewalk to playgrounds from parking lot has a 2" difference in elevation (<1/4" is allowed) If parking remains gravel, sidewalks must meet the gravel at grade.
- Sidewalks generally are four feet wide. ADA requires passing areas 60"x60" every 200' along pathways. Lawns adjacent to walks are generally firm and stable, but wider pathways would both improve access throughout the park and meet the intent of the law. The rule of thumb for companion walking call for a minimum 60" walkway.
- Neighborhood access is generally poor around the park because most streets do not have accessible sidewalks. The northwest corner at South 14th Street and Canton Avenue is the only location where sidewalks reach the street from the interior of the park.

Playgrounds

Butler Park playgrounds generally consist of several different unconnected play equipment areas surrounded by play surfacing with mowed grass between equipment areas. Butler Park has two newer play structures that appear to meet ADA and CPSC requirements. The new Butler Park play structures are surrounded by concrete sidewalks with level access from sidewalks to engineered wood fiber (EWF) play surfacing, which is an ideal ADA condition. Most other play structures and swings do not meet current CPSC requirements.

Pea gravel surfacing, under most of the play equipment, is NOT ADA compliant and has poor performance for impact attenuation.

- Butler Park swings have multiple safety or ADA issues - toddler and strap seats located in the same swing bay, swings too close to support structures, no ADA swings and pea gravel surfacing.

Surfacing

The swings have playground safety surfacing of pea gravel. Pea gravel is not an ADA compliant surfacing and in addition performs poorest for impact attenuation of all playground surfaces, according to studies by the National Program for Playground Safety. The pea gravel surfacing looks well maintained and is provided for the appropriate distance from the play structures. Depth was not measured, but the pea gravel was loose textured and flexible to the boundaries of required impact attenuation, indicating at least some significant depth.



A GOOD EXAMPLE OF SAFETY AND ACCESSIBILITY IN A PLAYGROUND

Playground ADA Compliance

ADA compliance must be part of the playground planning - all new playgrounds must be compliant with the 2010 ADA Standards for Accessible Design.

This includes:

- playground components
- playground surfacing
- and access to the playground area

An accessible route from the parking area to the playground must be provided that is stable, firm and slip-resistant.



The 2010 ADA Standards for Accessible Design (codified by the Americans with Disabilities Act), US Consumer Product Safety Commission (CPSC) and American Society for Testing and Materials (ASTM) are the regulatory bodies covering public parks, play equipment and site furniture.

The 2010 Standards for Accessible Design include provisions for historic sites and accessibility:

- (i) Alterations to historic properties shall comply, to the maximum extent feasible, with the provisions applicable to historic properties in the design standards specified in § 35.151 (c).
- (ii) If it is not feasible to provide physical access to an historic property in a manner that will not threaten or destroy the historic significance of the building or facility, alternative methods of access shall be provided pursuant to the requirements of § 35.150.

In addition new ADA rules for trail compliance are being proposed which will impact all pedestrian routes. Program accessibility will have to be addressed for all parks in Hot Springs. From the National Trails Training Partnership; Questions and Answers on proposed ADA trail guidelines:

"While the proposed accessibility guidelines address the special circumstances where designers and operators may not be able to achieve accessibility, they are encouraged to always provide access to the greatest extent possible. Departures from specific accessibility guidelines are permitted for any portion of the trail where compliance would:

1. cause substantial harm to cultural, historic, religious, or significant natural features or characteristics;
2. substantially alter the nature of the setting or the purpose;
3. require construction methods or materials that are prohibited by Federal, State, or local regulations or statutes;
4. not be feasible due to terrain or the prevailing construction practices."

BUTLER PARK: MASTER PLAN



Three alternative development scenarios were developed for the parks committee to evaluate and comment upon. Based upon those comments the final Master Plan represented on the following page was developed, reviewed, and finalized.

Elements of the Plan:

1. Centers Concept - In order to sort the primary park areas the park is conceptually divided into the logical different "Centers" of activity that naturally have developed in

the park. These are useful for discussing the different needs of the specific park users.

2. Program Concepts - Multiple program concepts have emerged that apply to the entire park and are outlined after the Park Centers are described. These are elements that could be started with or without all the Centers being improved.

3. Strategic Implementation - Some comments regarding implementation are also included following the Program Concept descriptions.





PARK SIGNS TO MATCH LIBRARY SIGN

FAMILY PLAYGROUND - PAVILLION, EXPANDED PLAYGROUND, SPRAY PAD, RESTROOM / CHANGING ROOM



EXPANDED SKATE PARK WITH TEEN HANG OUT AREA



DEMARKED PARKING LOT AND CONCESSION / PICNIC / RESTROOM / STORAGE STRUCTURE



COMBINED RESTROOM / CONCESSION / PICNIC SHELTER, BASEBALL PRESS BOX WITH STORAGE, NEW BATTING CAGE



SHADE TREES WITH PICNIC AREAS AND BENCHES



COMMUNITY WALKING LOOP

IMPROVED BALLFIELDS, SOCCER COMPLEX AND IRRIGATED UNPROGRAMMED OPEN SPACE



Butler Park Master Plan





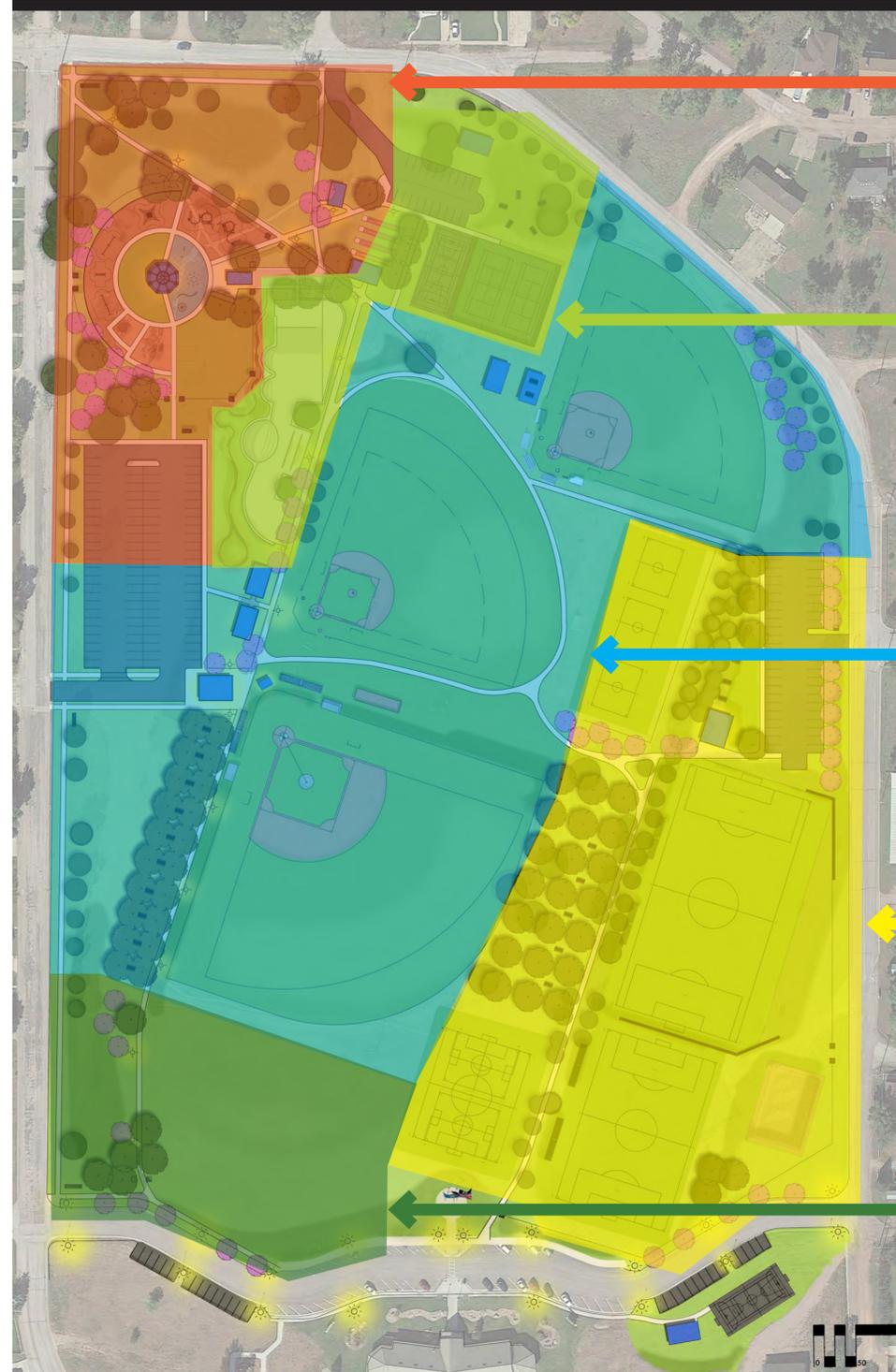
Butler Park
Master Plan



View from north west to the Family Center



PARK CENTERS CONCEPT



FAMILY CENTER

The Family Center is the southern Black Hills destination playground where families gather to play, picnic and splash. With convenient parking, rest rooms and changing area, a soft irrigated lawns, horseshoes, several picnic shelters and playground for every age, the entire family will find something to enjoy.

TEEN / COURT SPORTS CENTER

Teens love to have their own space in the center of all of the activity. Kids of all ages can skate, ride and hang out at the teen skate and sports center. Located near, but separate from the Family Center, this is a place specifically designed with teens in mind. Basketball, skateboarding, stunt biking and seeing / being seen is the purpose of this area. A special teen basketball court is also located near the library specifically at the request of the library staff.

BASEBALL / SOFTBALL CENTER

The existing baseball and softball fields are the core of Butler Park. Renovated batting cages, press box, multipurpose concession / rest room / picnic / storage shelter and circulation make this area an inviting, exciting and comfortable place to watch and play baseball and softball.

SOCCER CENTER

Bustling with activity every weekend during spring and fall soccer seasons, the Soccer Center can host up to seven simultaneous games at one time. A multipurpose structure houses a concession stand, rest room and picnic shelter serving the soccer center separately from the other park areas.

IRRIGATED UNPROGRAMMED SPACE

A great place to fly a kite, play frisbee, play a pick up football game with friends or picnic in the soft grass, the unprogrammed space can be used for any activity not already planned for in the park.

FAMILY CENTER

The northwestern corner of the park is the primary pedestrian entrance to the park from the surrounding neighborhoods.

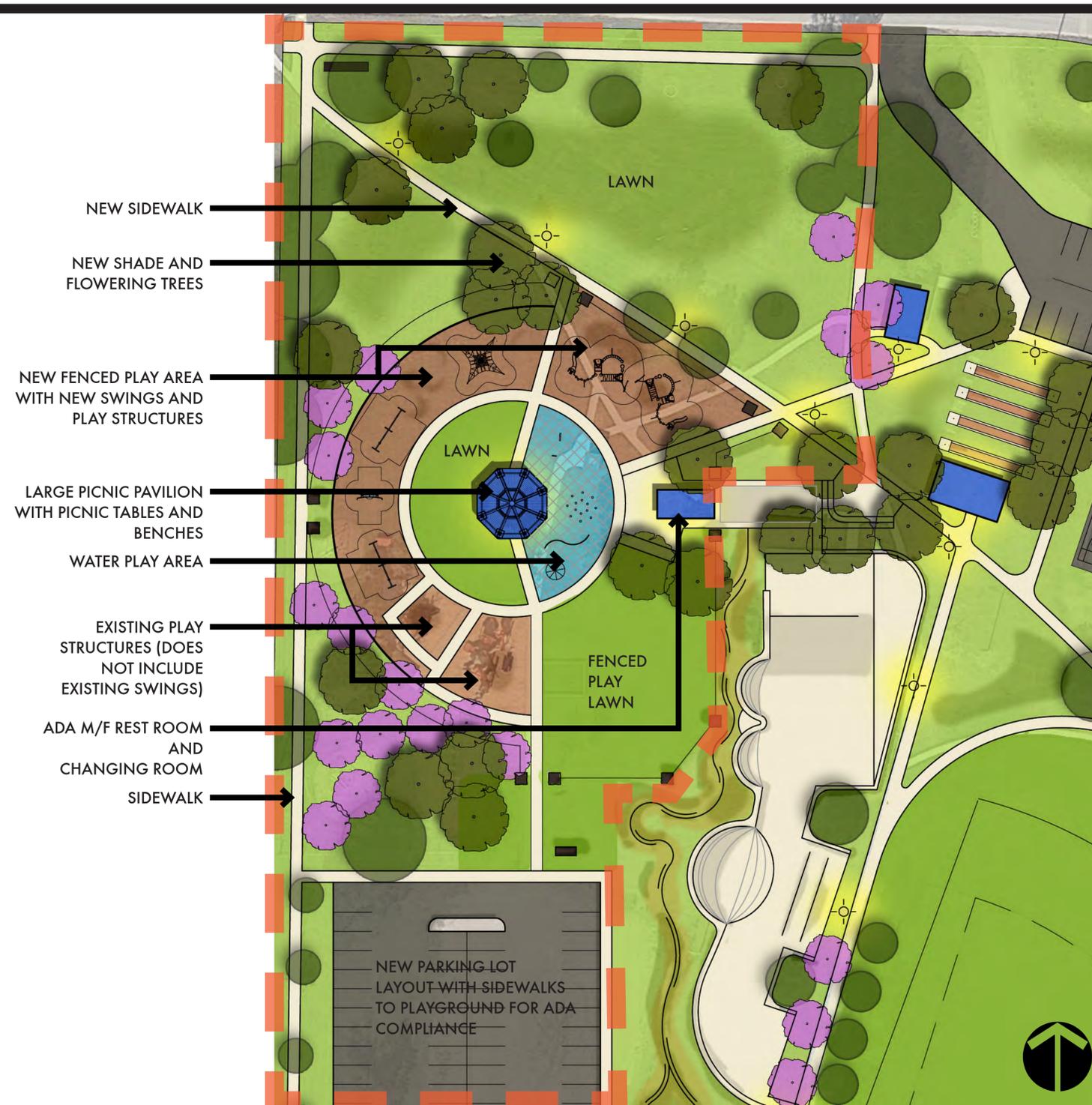
This area is a family friendly destination where small children can roam free and explore the many play activities. Parents and caretakers know that a fence keeps them from walking into the street or other parts of the park without exiting a gate. A diversity of play equipment keeps kids of all ages playing. The plan shows a redesign of the play area, retaining the existing new play equipment and sidewalks, removing the existing swings, and creating a circular path with new play features and swings around the outside, leaving the east for the lawn. A splash pad is integrated into the circular design of the play area, with a large picnic pavilion in the center.

The central picnic pavilion will be a regional destination for reunions, birthday parties and fun community events and is key to the success of this family center. It provides a shady location for parents and caretakers to watch their children play, provides a central location for picnic tables and will become a popular destination for birthday parties and family gatherings. The adjacent splash pad is built so the play events are removed in the winter and the splash area becomes a larger patio when not providing fun summer water events for play.

A new rest room with changing rooms is built adjacent to the splash pad. This building is open all year, is adjacent to the play area, and separates the play area from the Teen Center.

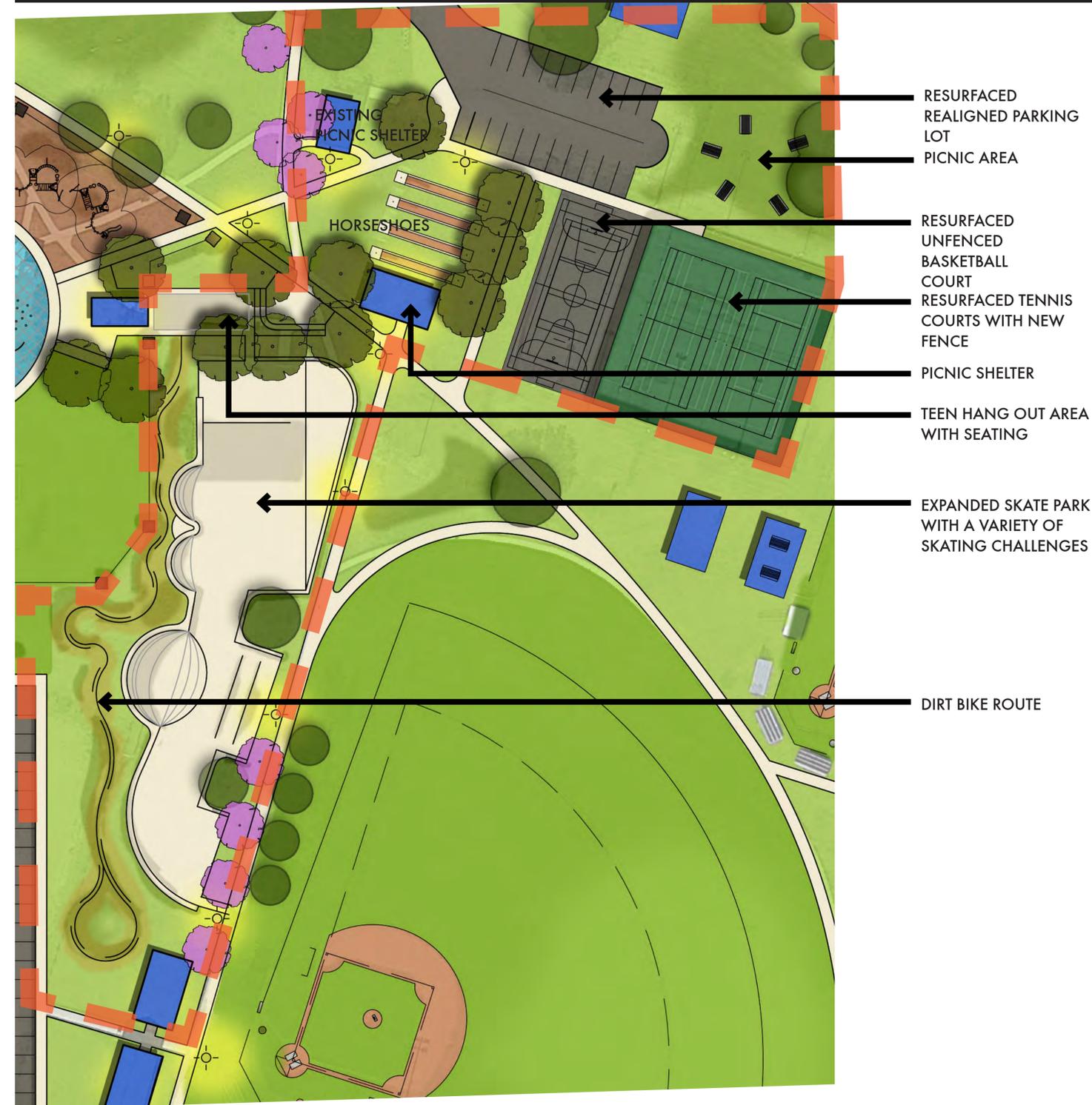
Lush lawns provide areas for kids to play and lay on the grass, while additional plantings around the outside of the spaces provide and increase the shade in the play areas.

Redesigned sidewalks run the length of the west side of Butler Park, connect the family center to both parking lots, and make better connections to other park amenities.





TEEN & COURT SPORTS CENTER



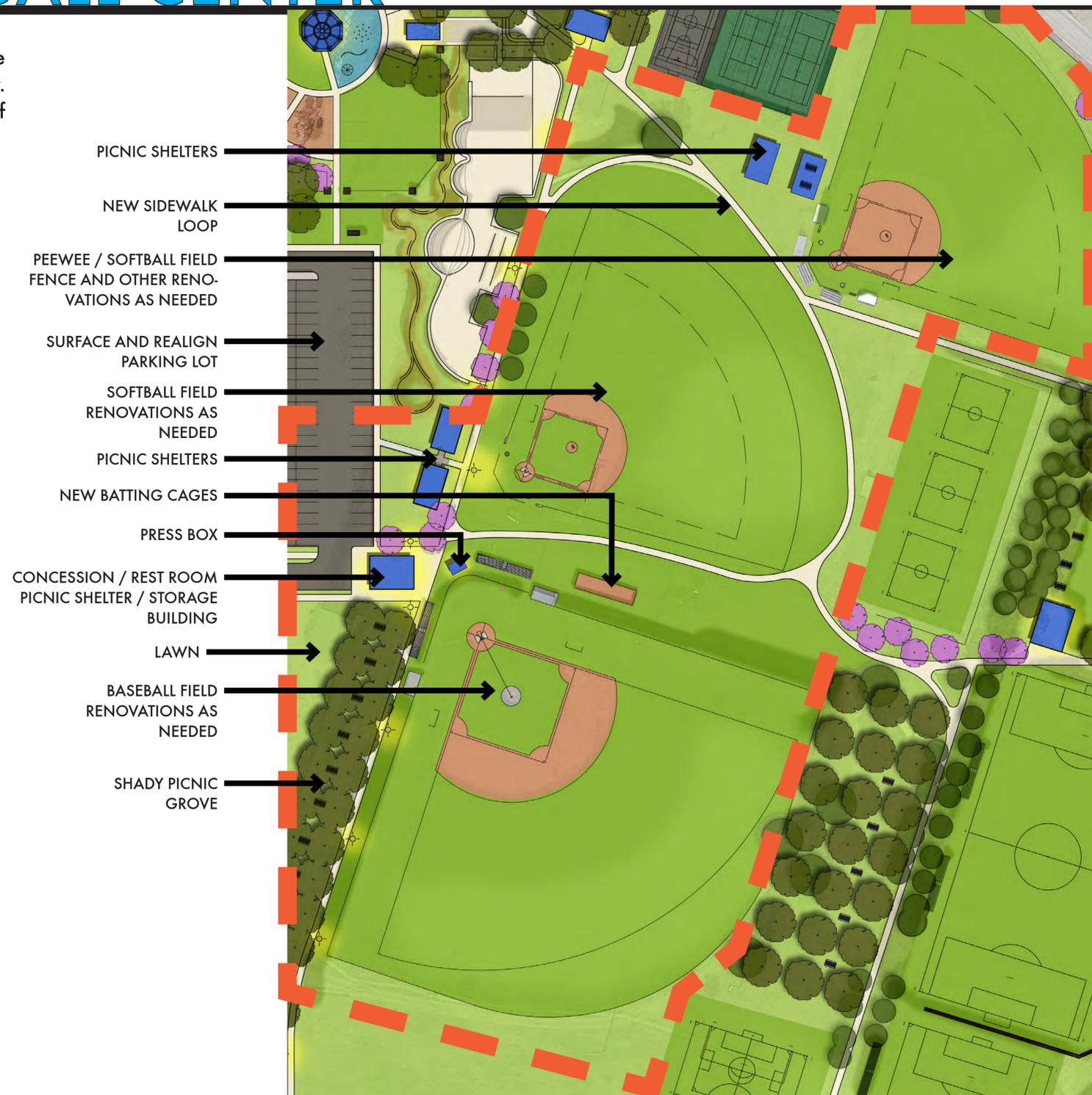
The existing skate park, horseshoes, basketball, and tennis courts provide the backbone for an improved Teen and Sports Center. The focus is to expand the function of the amenities as follows:

- Expand the skate park so it aligns with the path to the east and capitalizes on the grade changes to create shallow bowls and other more exciting and challenging skating features.
- Create a new teen hangout area behind the Family Center Rest room that includes big hang out benches, hammocks, chalkboard message board, wifi, a climbing dome and a short dirt bike loop. The idea is not to replace an indoor teen center, or have programmed events, but to make a spot that teens feel is specifically theirs to use.
- Resurface the tennis courts and provide a new fence. Resurface the basketball court as well, but do not include it within the fence. Add timed motion detecting court lights so that when activated, the lights remain on for 30 minutes of play time.
- Add a picnic shelter to the end of the horseshoe courts so that it is parallel to the line of play but directly overlooks the courts.
- Pave the parking lot and realign the access to the alley to the north. 21 parking spaces that are adjacent to the basketball court and a picnic area to the east would make this space a place to hang out on summer evenings.

BASEBALL & SOFTBALL CENTER

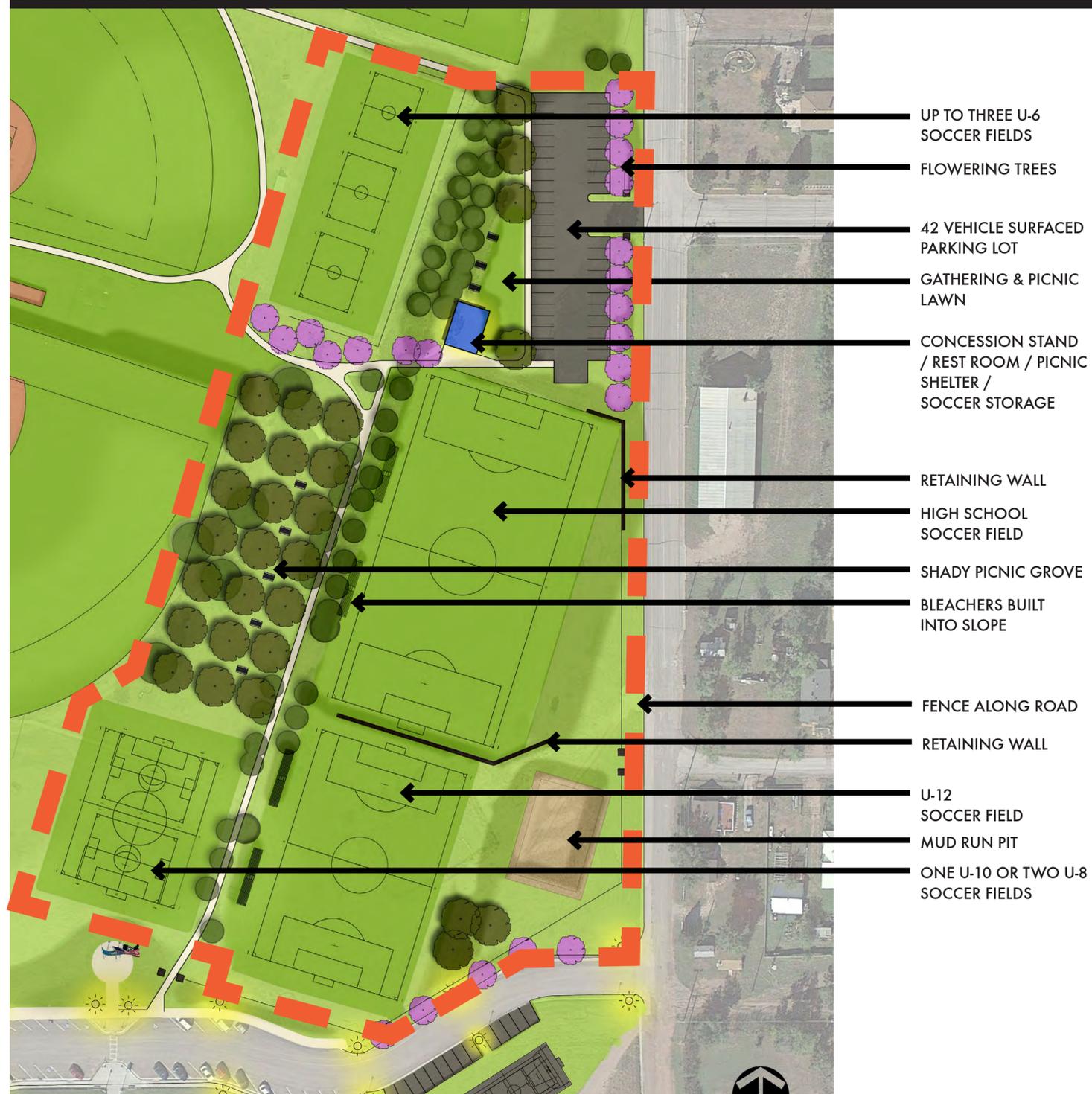
The existing ball field arrangement provides basic service to the baseball, softball and peewee leagues active in the community. Improving the existing facilities will provide another generation of life to these facilities. Recommendations are as follows:

- Realign and pave the west parking lot for 96 or more parking spaces. This parking lot is the primary park entrance for out of town visitors to the ball fields and play centers.
- Complete and enhance the existing sidewalk loops.
- Replace the existing concession building with a new combined concession, rest room, picnic shelter and storage building at the south east corner of the parking lot. This is the "Welcome Center" for the park and the center of activity on ball game days.
- The corridor between ball fields is redesigned to be easily cleaned and maintained to have clear sight lines toward the soccer fields and outfield areas.
- Rebuild the press box, including storage below to allow removal of the sheds in batting cage area. Remove weed trees and clean the areas of the sheds and batting cage. Repair the grandstands and the entrances to the main field.
- Replace or repair batting cage.
- Add one picnic shelter to the north (repair existing as needed) of the "Welcome Center" and two picnic shelters by the peewee field for shaded family spaces associated with the ball fields.
- Create a double row of trees to the west of the baseball field with picnic tables, barbecues and waste receptacles in the shade of the trees. In addition to the west lawn area, this area is intended to be used for picnicking during games. The lawn could also be a great location for outdoor movies in the park and other community events.





SOCCER CENTER



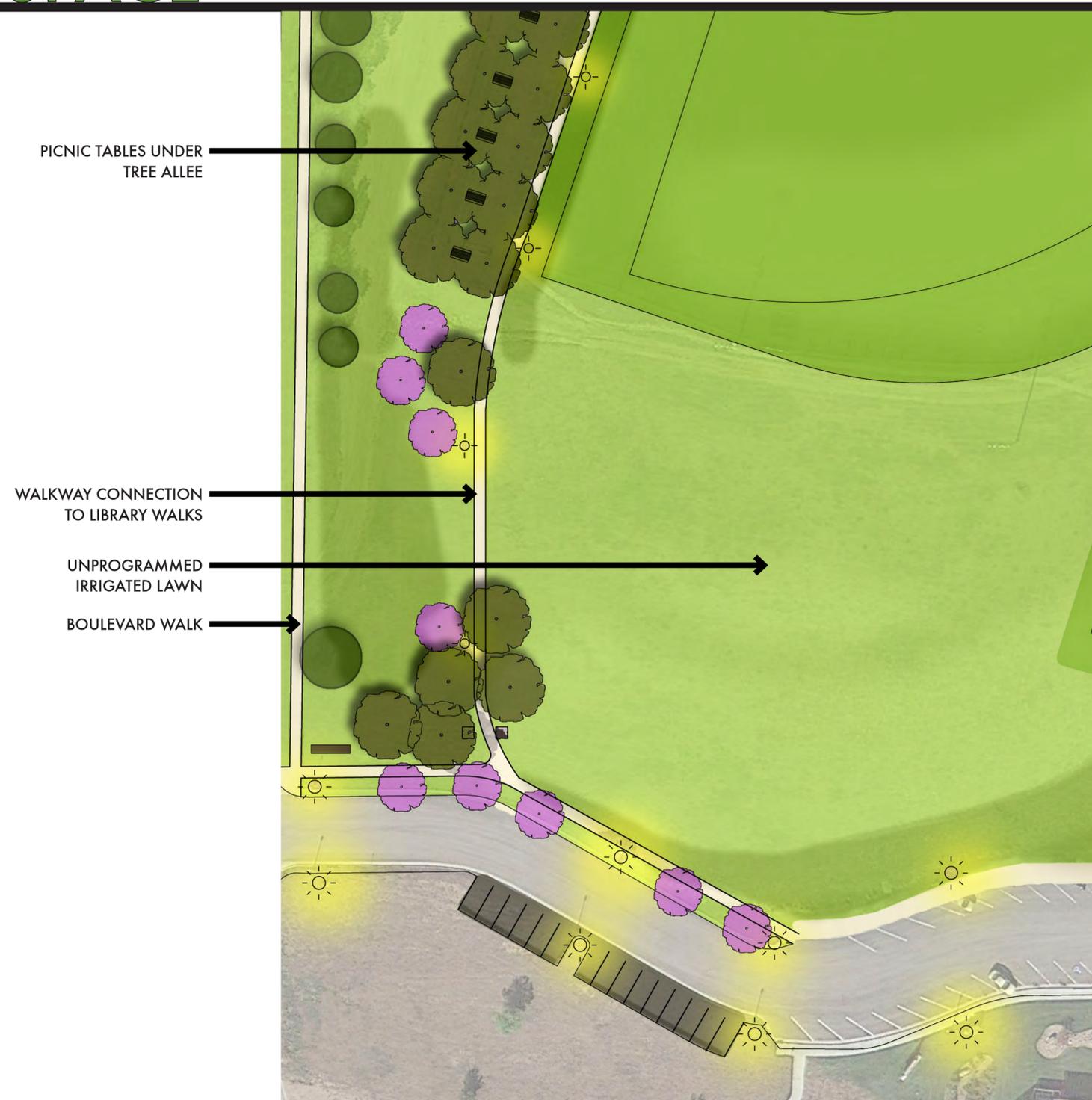
Moving the High School soccer field from the Mueller Center (to make way for a planned parking lot) makes Butler Park the Southern Hills' destination Soccer Center. This requires improving the existing infrastructure and is the only area of significant earthwork associated with this master plan. Grouping the soccer fields in this area of the park provides irrigation efficiency, ease of parking and access for patrons and allows fields to be aligned N-S as required.

- Surface and Realign the existing parking lot for 42 cars. This creates a wedge shaped lawn to the west of the lot for temporary tents and welcome activities for tournaments.
- Add a smaller version of the combination concession stand, rest room, picnic shelter, storage building next to the entrance walk.
- Lower and expand the largest existing soccer field (south of the parking lot) to meet minimum high school soccer field standards of 50 yards x 100 yards or 150'x300' with approximately 25-30' additional feet of level ground to the east for coaches and ball runoff before sloping to the road. These field dimensions are the same for U-14, U-16, and U-19. Two U-10 fields could be aligned east/west on this larger field if necessary.
- Two retaining walls will be necessary to create this larger field.
- New fencing will be added on the wall along South 11th Street that encloses this field, the U-12 field, and the mud pit. Appropriate gates should be added as the fence is only meant to keep balls and kids from rolling into traffic, not control access.
- Add the U-12 field (45 yards x 70 yards minimum, or 135' x 210') to the south, move the mud pit to the east.
- Add U-10 field west of the sidewalk.
- Improve the playing surface, fences and earthwork (for access) at the U-6 fields, designating three fields for play.
- Add a "bosque" or mass planting of trees on a grid to the west of the main field with picnic tables, barbecues and waste receptacles.

UNPROGRAMMED SPACE

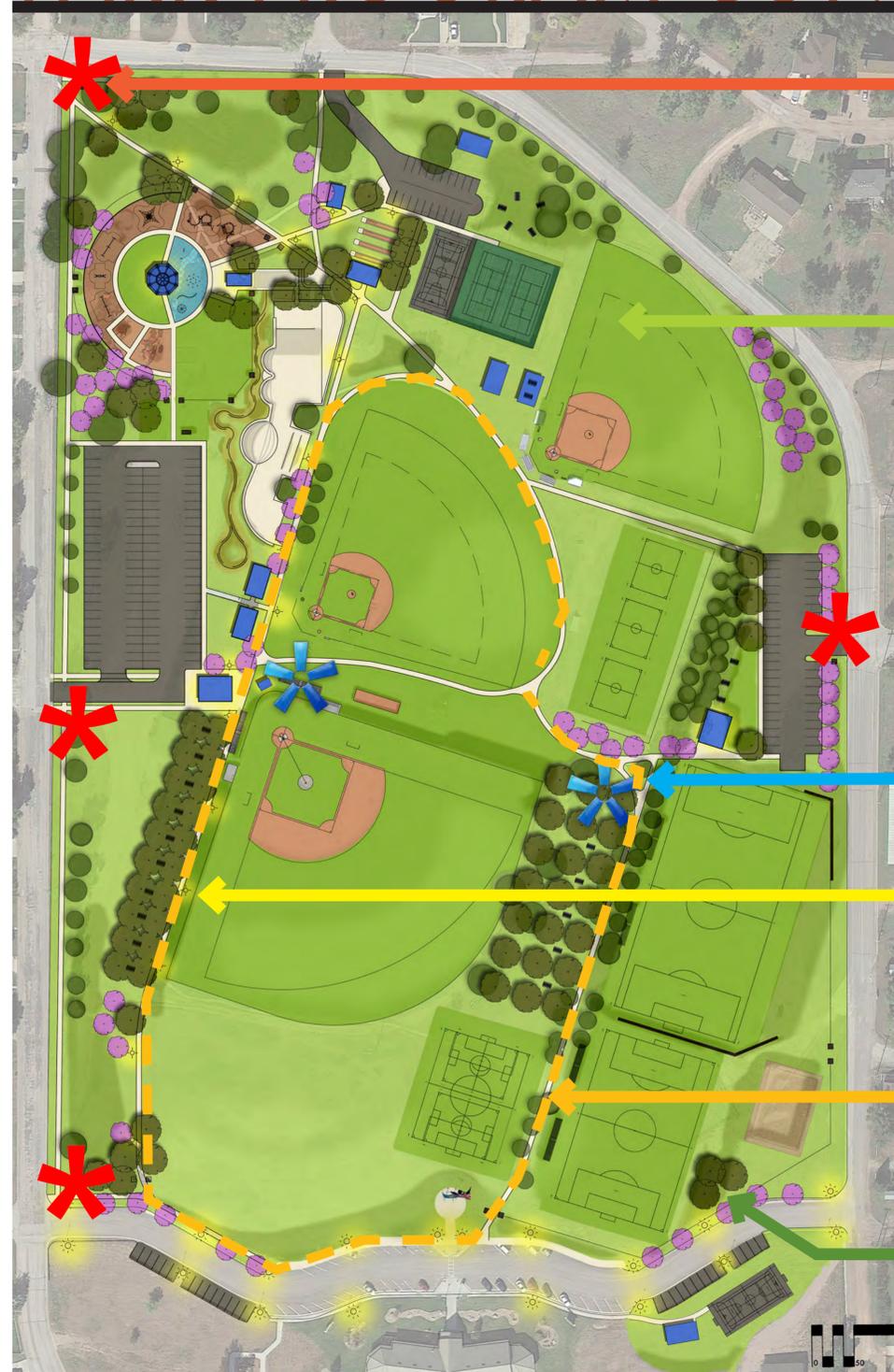
The south west portion of the park is reserved as “unprogrammed space,” meaning that no official use apart from grass is desired by the community for this area. (Note: many community member suggested placing the High School soccer field in this area, but a N-S alignment cannot be accommodated within the existing space.)

- Minor additional plantings will provide shade along a new walkway connection between the park and library.
- Irrigation should be added to this area.
- Recommended uses include kite flying, rc cars and copters, running, jumping, catch, pickup football and frisbee.
- While several uses were considered for this area (such as a swimming pool, dirt bike course, more soccer fields, and additional playground) none of these were deemed high enough priority by the community to be included at this time. When ideas come forward for this area they should be weighed against the value of having unprogrammed open space in the park.





PARK PROGRAM CONCEPTS



GATEWAY SIGNS

New Gateway Signs should be designed and installed at the four locations indicated on the plans. These signs might match the other new signs around town, but should be appropriately scaled to the park.

MASTER IRRIGATION PLAN

Implement a total park irrigation plan with at least the following provisions: Controller, remote control of valves, ET control, master valve, flow sensor, looped mainline, and sports field irrigation. Separate programs for dry park, play lawn, ball fields, and the open play field should be included to control the amount of water applied to each area type throughout the season. Provisions for tree and ornamental plantings should be included as well.

MEMORIALS

The existing memorials consist of drinking fountains (Norman Jenniges petrified wood fountain, John and Levi McDill Bench and fountain) and several benches with markings. Future donor memorials should be incorporated into the projects outlined in this Master Plan. Individual benches and the like are appropriate, but Centers and fields can also be named. The goal is to limit random pathways and sitting areas that are not part of the overall plan.

PARK LIGHTING

Solar path lighting with timed controls keeping the lights on until curfew are intended to connect the western north/south connection between the library and the corner of 14th Street and Canton Ave. After that time the lights would have motion sensors to indicate unauthorized access to the park. Parking lots are not to have lighting.

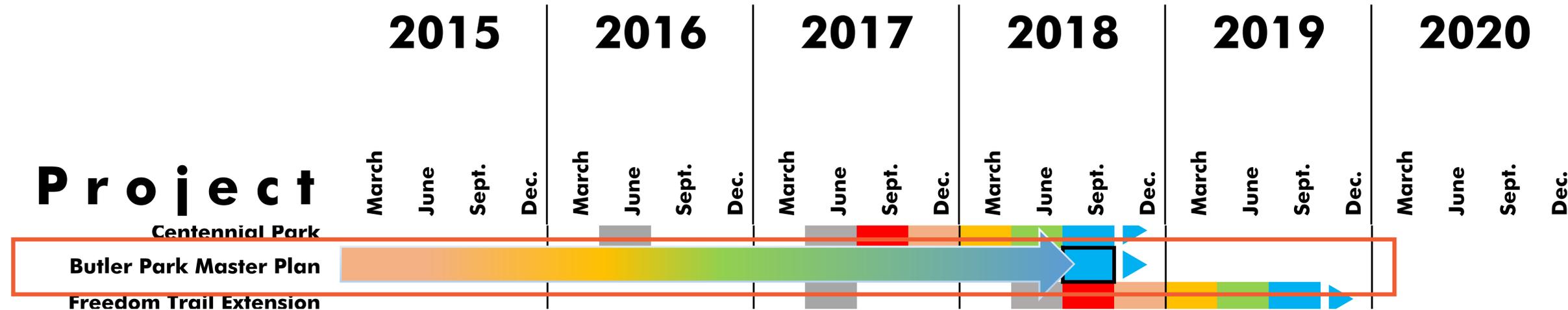
WALKING LOOP

Completing a walking loop is a high priority of the community. The central park loop provides a 1/2 mile walk. This includes widening existing paths to a 5' minimum width.

MASTER TREE PLANTING PROGRAM

Tree planting shown on the plan has specific purposes to create spaces to be used in conjunction with the larger adjacent programmed activities.

STRATEGIC IMPLEMENTATION



Development Strategy

The Needs Assessment set a reasonable target date of 2018 for the Butler Park Improvements. However, the "Centers" concept has been developed so that certain park improvements can be made asymmetrically, or according to their own schedule. Butler Park is a major priority for the community, so improvements should be pursued as aggressively as permitted by the financial constraints.

Recommended Paths to Implementation

The following planning steps are necessary to reach complete park redevelopment:

1. Master Plan - **Complete!**
2. Survey - a complete site survey allows the accurate development of future design plans and cost estimating.
3. Schematic Design and program verification - The stakeholders for each of the park's planned "Centers" should be involved in the final design and feature selection for those parts of the park. This will allow continued community involvement in the park's development.
4. Construction Documentation - the creation of bid ready documents ensures the improvements will be constructed according to code and applicable regulations. During this time opportunities for community groups and volunteer efforts are also identified by the community and design team, coordinated with the activity groups, scheduled to minimize conflict with the overall construction and planned out logistically. There are many opportunities for volunteer involvement in this project and they do NOT all rely on the overall planning moving forward.

5. Public Bid - A public bid allows fair competition and ensures a competitive price for the improvements.
6. Construction - The period of time where active construction takes place on the site.
 - A contractor will be responsible for installing improvements, and will be responsible for safety on the site during their construction period.
 - A City Project Manager will be responsible for coordinating the volunteer efforts with the contractor and making sure materials and supplies arrive on time. The project manager will act as the City's Project Representative during construction, making final decisions and responding to requests from the contractor for information.
 - The Project Designer will be responsible for Construction Observation, reviewing submittals by the contractor and ensuring compliance with the plans.

There are two clear paths for organizing the park feature development. Others may exist, but these are the direct routes to implementing these proposed improvements.

1. Center Development: Focus on developing each center, utilizing the stakeholders for each area to drive the extent and implementation of those improvements. The advantage is that improvements are focused in one area of the park with smaller incremental expenditures. The disadvantage is that it is easy to lose momentum with this approach.

2. Complete Development: Develop the complete project at one time. The advantage is that construction prices are usually better with a larger project and that there is only one project to manage. The disadvantage is that there is a large price tag to pay at one time.

The primary concern for either development plan is identifying funding and fund raising strategies through the city, through grants, and through opportunities identified by the parks foundation. The survey and Schematic Design are necessary to identify fund raising targets.



Notes

Thank you Hot Springs.

