



Wylie Park Master Plan

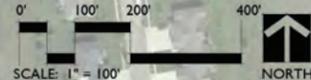
Aberdeen, South Dakota

May 20, 2019



CONFLUENCE

Confluence Project 18038



Introduction

Wylie Park is, and always has been, a destination for all ages, both citizens and tourists alike. Whether you come to spend the night at the campground, soak up some sun on the beach, or ride the Humpty Dumpty Roller Coaster in Storybook Land, Wylie Park is the premier regional destination for fun and festivities.

Over the years multiple planning studies have taken place and projects are in various stages of implementation. This Wylie Park Master Plan was completed to provide a clear and prioritized strategy to combine these studies into one implementable master plan.

The Wylie Park Master Plan looks at opportunities to strengthen existing assets within the park while also addressing current needs within a realistic budget and reasonable implementation schedule so that Wylie Park will remain a great destination for future generations to enjoy.

Table of Contents

Introduction and Table of Contents	2-3
General Park Improvements	4-6
Wylie Lake and Beach Area	7
Circle of Flags	8-9
Storybook Land Improvements	10-11
Maintenance Area & Camping Improvements	12-13
Camping Expansion	14-15
Zoo Improvements	16-17
Implementation & Funding Strategy	18-19
Cost Estimate	20
Long Term Expansion	21
Appendix	<i>PDF version only</i>
<i>Circle of Flags Master Plan</i>	
<i>TSP :: 2003</i>	
<i>Wylie Park Campground Expansion Project</i>	
<i>Wyss Associates Inc :: 2008</i>	
<i>Assessment Findings and Suggestions Report</i>	
<i>Destination Development International :: 2009</i>	
<i>Storybook Land & Land of Oz Master Plan</i>	
<i>International Theme Park Services International :: 2013</i>	
<i>Storybook Land Irrigation System Replacement Plans</i>	
<i>Confluence :: 2014</i>	
<i>Parking Lot Expansion Study</i>	
<i>Helms & Associates :: 2016 (Updated 2018)</i>	
<i>South Irrigation System Replacement Plans</i>	
<i>Confluence :: 2017</i>	
<i>Detailed Cost Estimate</i>	

Acknowledgements

The Aberdeen Parks, Recreation and Forestry Department would like to thank the many people who contributed to the success of Wylie Park.

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Legend

	Existing Structures
	Proposed Structures
	Existing Parking
	Proposed Parking
	Existing Walks
	Proposed Walks
	Gravel
	Existing Trees
	Proposed Trees

Summary of Improvements

1. Improve park gateway signage
2. Consider secondary entrance improvements and access road
3. Add pickleball courts
4. Add accessible sidewalks to shelters and park features
5. Complete parking lot expansion
6. Add curb and gutter and pave existing gravel parking lot
7. Add shade structures at existing Birdhouse playground plaza. Add phase 2 of 'destination' play structure
8. Replace tot play equipment
9. Renovate Birdhouse as three-season rental shelter
10. Complete maintenance area improvements
11. Develop new picnic area with playground
12. Complete park trail loop
13. Add fitness course
14. Add sprayground
15. Complete beach improvements
16. Continue campground expansion
17. Convert horseshoe courts to cornhole area
18. Complete Storybook Land Improvements
19. Complete Circle of Flags Improvements

General Park Improvements

Entrance & Wayfinding

The 2009 *Assessment Findings and Suggestions Report* by Destination Development International identified the gateway signage into Wylie Park as a priority for improvement. The theme selected for primary gateway signage should be continued throughout the park.

- Construct new primary entrance gateway signage at US 281
- Construct secondary signage near zoo entrance at US 281
- Create a consistent signage and wayfinding package that includes directional signage & light pole banners for both pedestrians and vehicles
- Entrance, wayfinding and interpretive signage at zoo
- Improve wayfinding signage at campgrounds

Recreation Enhancements

The following general recreation enhancements have been identified:

- Add second play tower and shade canopies at Birdhouse Playground area
- Consider renovation of the Birdhouse to serve as a three-season rental shelter
- Add spray park & splash pads in the beach area and at Storybook Land
- Add a fitness course area (a fitness course, or outdoor gym, consists of a path or course equipped with obstacles or stations distributed along its length for exercise, to promote health and wellness)
- Add two pickleball courts adjacent to the existing basketball court
- Continue ongoing replacement of playground equipment
- Add play equipment to serve the north campground area
- Convert the horseshoe courts to cornhole
- Continue improvements to the beach area to include adding shade structures, a cable play structure, and a sand volleyball court
- Continue the development of the Circle of Flags area



SECONDARY GATEWAY SIGN



Wylie Park gateway sign concepts

PRIMARY GATEWAY SIGN



install fitness course equipment along the recreational trail



add cornhole boards



construct Birdhouse Playground phase 2



improve picnic shelter accessibility throughout the park



add spray park & splash pads adjacent to the lake area



install shade canopies in various locations



add fitness course equipment

General Park Improvements

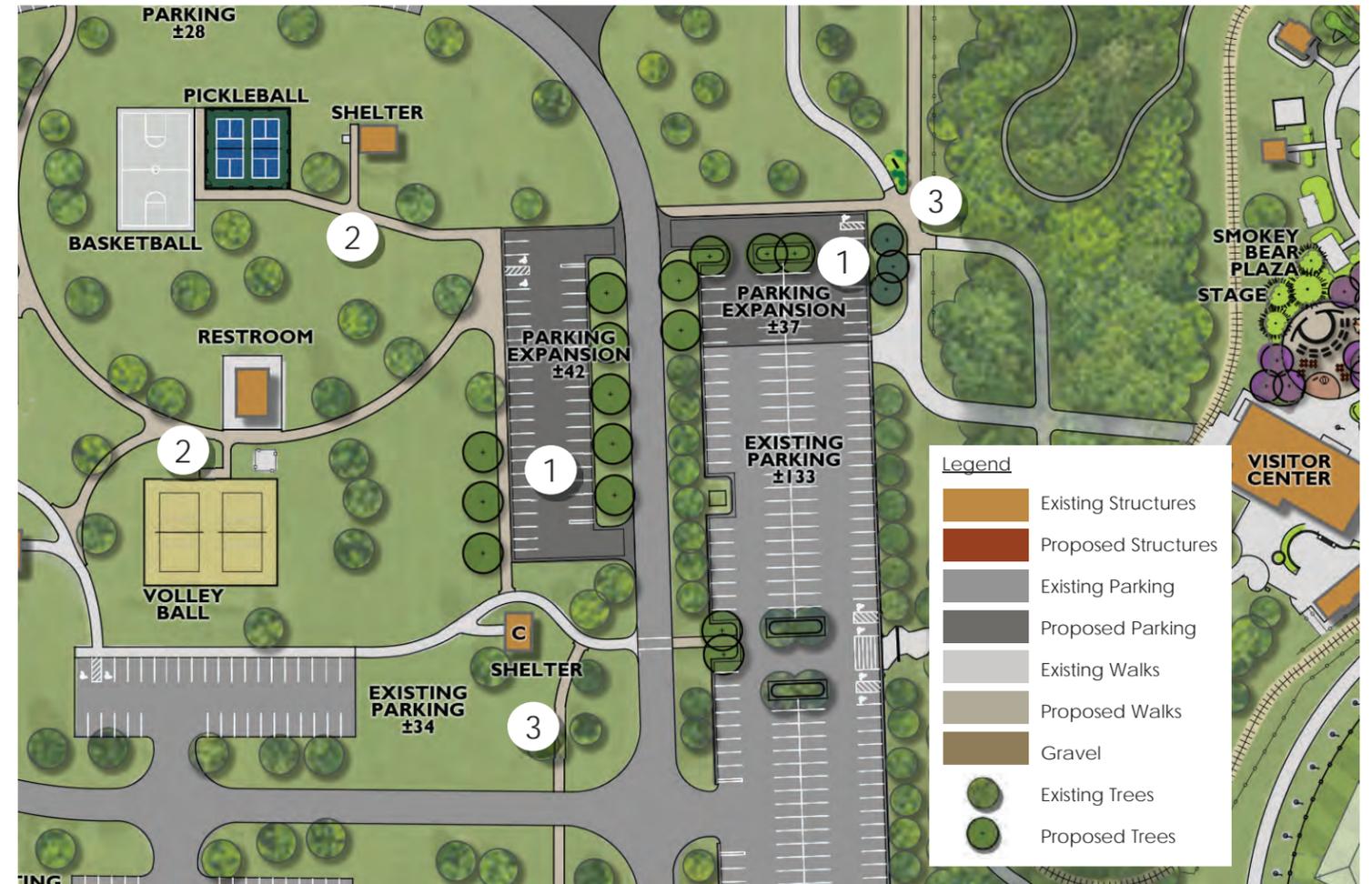
Parking & Accessibility

Weekends are especially busy at Wylie Park with Storybook Land parking at capacity and rental shelters in high demand. The following improvements have been identified to ease parking congestion and provide ADA accessible routes for park users.

- Install curb and gutter and pave parking adjacent to County Road 15
- Upgrade existing west parking lot by constructing curb and gutter and installing asphalt paving
- Create new parking lot north of the park maintenance shop
- Provide accessibility to picnic shelters and park recreation amenities throughout the park
- Expand existing Storybook Land parking opportunities by expanding the parking lot to the north and south and by developing a new parking lot to the west
- Add curb and gutter to west side of main Storybook Land parking lot

Miscellaneous Park Improvements

- Remove small building near pavilion and replace with bike storage building
- Pave the gravel service road on the west side of Storybook Land and incorporate a trail
- Replace the irrigation system in southern portion of Wylie Park and Storybook Land



1. Parking expansion
2. Add accessible sidewalks to shelters and park features
3. Add sidewalks to increase connectivity throughout the park



add bike storage building



increase accessibility throughout the park



construct two pickleball courts



replace irrigation system in southern portion of Wylie Park and Storybook Land

Wylie Lake and Beach Area

Wylie Lake is a man-made lake estimated at 8 to 10 feet in depth. An artesian well continually feeds the lake with cool water but water quality suffers, especially in late summer. Dredging to increase lake depth helps with water quality, but at a high financial cost.

Paddle boat, canoes, funyaks and kayak rentals are available from a rental building located adjacent to the harbor. The building and harbor are not readily visible to park visitors at the east end of the parking lot. Relocation of the building to a more visible location is not an option because it needs to be within close proximity to the harbor; moving the harbor is not financially viable. A new floating dock has recently been installed to improve visibility of rental watercraft but additional improvements could be made through eye catching signage and continued advertisement to campers and park visitors.

Use of the Wylie Park beach has dwindled in recent years and is attributed to the poor water quality of Wylie Lake and the opening of the new Aberdeen Aquatics Center in 2007.

Wylie Park Beach Improvements respond to the public's changing preferences for waterfront recreation. Today's swimmers increasingly prefer interactive play and water exhibits such as splash pads and spray parks, and also look for shaded areas to rest and relax while also protected from the sun.

Proposed enhancements could include a splash pad/spray park located within reasonable proximity to the beach. A lake bottom aerator, located out of reach from the general public, will improve water quality at a reasonable cost. Improved amenities could also include umbrellas or fixed shade structures as well as comfortable seating for visitors who do not care to sit on the sand.



1. Construct new bike rental concession building with storage to match historic architecture of the Pavilion
2. Remove poor condition existing storage building
3. Replace existing sand volleyball with splash pad
4. Add ornamental fence and landscape perimeter surrounding splash pad
5. Add shade structures and movable beach seating
6. Existing outdoor shower
7. Add cable play structure
8. Add beach volleyball
9. Improve signage at paddleboat and canoe rental area
10. Remodel building to serve as a changing facility
11. Improve quality of sand on beach
12. Install an additional fishing dock



add beach volleyball court



install shade structures and moveable seating



construct a splash pad



add climbing play equipment



add shade structures



1. Circle of Flags plaza
2. Develop event lawn (65,000SF)
3. Add shelters
4. Construct restroom/Ticket building
5. Entrance pergola
6. Secondary entrance
7. Develop drop off area
8. Portable event tent
9. Existing state flags display
10. Existing perimeter walkway
11. Add ornamental fencing
12. Develop service entrance
13. Upgrade zoo directional signage
14. Complete drainage improvements
15. Add freedom shrine with exhibit wall.

Legend

- Existing Structures
- Proposed Structures
- Existing Parking
- Proposed Parking
- Existing Walks
- Proposed Walks
- Gravel
- Existing Trees
- Proposed Trees

Circle of Flags

The Circle of Flags is envisioned as the premier outdoor event plaza and great lawn within the Aberdeen park system. Improvements address the need for a stage structure for concerts, events, or ceremonial gatherings in the great lawn area of the park.

Phase one of the Circle of Flags plaza as originally proposed in the 2003 master plan has been implemented. The next phase would be construction of shelters for large group picnics or special event rentals. Shelters may either be covered, open air structures or enclosed for three season use.

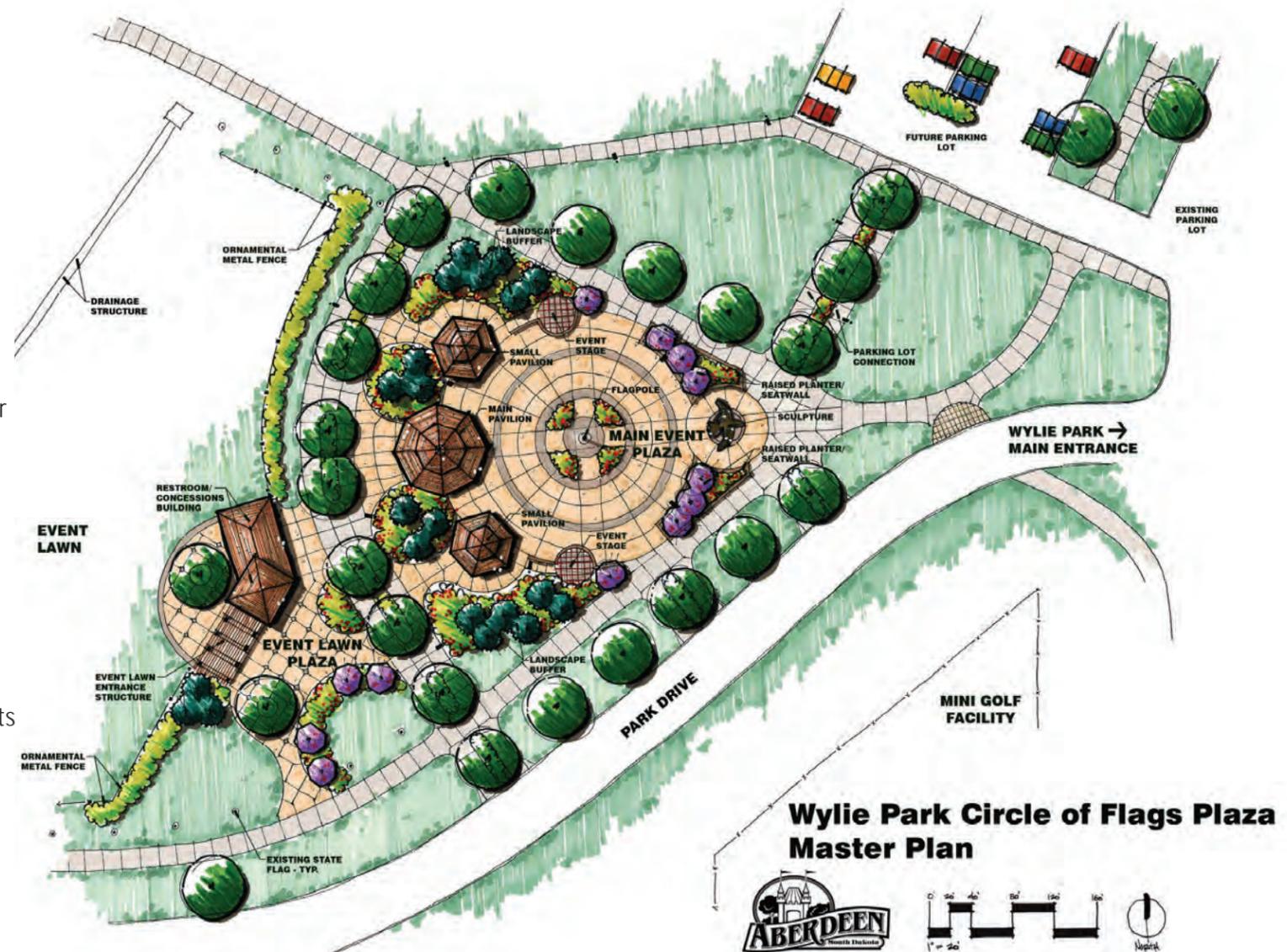
Great Lawn improvements include a fenced perimeter to accommodate events requiring control of access. The gated entrance structure includes space for a small ticket window as well as public restrooms.

Construction of a permanent stage should be considered but a temporary portable stage could be used. Access for stage equipment must be provided along with consideration for additional portable restroom facilities during large events.

Electrical upgrades should be considered to adequately supply power for special event lighting and audio/visual needs.

The Great Lawn area currently floods during heavy rain events and open valley gutters currently bisect the area. Substantial earthwork and storm sewer work will be required to divert stormwater prior to implementation of the project.

Capacity of the event lawn will be determined by Fire Code. For standing room only events capacity may allowed to be as high as 1 person per five square foot, provided adequate means of egress are provided. For informal lawn chair and blanket seating 15-20 square foot per person will provide a more comfortable experience with room to move. At these rates the 65,000 SF event lawn can be expected to accommodate up to 3,200 to 4,300 visitors.



Circle of Flags Master Plan (2003)



implement drainage improvements



construct performance stage



develop event lawn



construct picnic shelters



construct ticket booth/restroom building



1. Parking expansion
2. Parking expansion
3. Add curb and gutter to west side of existing parking lot
4. Existing walk connection to overflow parking
5. Smokey Bear plaza improvements
6. Remove trees to develop event lawn space
7. Future/overflow event lawn space
8. Replace existing gravel service drive with paved trail to provide full loop trail connection to zoo
9. Replace existing irrigation within Storybook Land
10. Develop Emerald City
11. Add family-oriented rides
12. Add spray ground

Legend

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Storybook Land Improvements

International Theme Park Services, Inc. (ITPS) was contracted in 2013 to develop a long-term master plan for Storybook Land and the Land of Oz. Since the plan was adopted, a number of special projects have been completed and improvements are ongoing. The continued implementation of this plan will enhance the visitor experience.

Many recommendations are focused on improved attractions such as addition of more family-oriented rides and completion of the Emerald City in the Land of Oz.

Other recommendations from the ITPS are related to park infrastructure, safety and visitor comfort.

- Incorporate shade structures
- Install public address system throughout Storybook Land and Land of Oz
- Replace irrigation system
- Incorporate signage at each display with nursery rhyme wording
- Update existing displays and exhibits
- Renovate the Smokey Bear picnic plaza area

In addition to the ITPS master plan, a need for additional event space has been identified as a site to host activities during the Storybook Land Festival and other major events. This will be a location where small temporary event tents can be erected without blocking traffic on the primary sidewalk system.

In 2019 a themed playground, 'Dorothy's Farmstead Playground', is planned for installation in the Land of Oz.

Storybook Land is one of Aberdeen's primary tourism generators and continued upgrades to the grounds and exhibits should be a priority to be implemented as funds allow.



Smokey Bear Plaza Renovation

1. Smokey Bear sculpture
2. Seat height wall
3. Landscape area
4. Plaza with benches, table seating and shade structures
5. Ornamental trees
6. Stage



add exhibit signage to displays



add light pole banners



install outdoor public address system



add family rides



add temporary event tent



expand event lawn



1. Remodel existing storage area within shop building to include expanded office, break room and restrooms
2. Construct equipment storage building
3. Remove underutilized ball field, replace with additional parking to serve the maintenance staff, campground and other park areas.
4. Maintain flexible use green space
5. Add camping cabins and service road
6. Construct accessible walkways to existing shelters and play features
7. Upgrade power service to existing RV camp sites

Maintenance Area

Service & Maintenance Area

With the large number of seasonal employees and maintenance equipment including mowers, utility carts and tractors, the existing maintenance shop is severely undersized. The following have been identified as priorities:

- Construct a new shop storage building to accommodate maintenance equipment and tools
- Expand the break room and office area in the existing shop, along with expanded restroom facilities that are code compliant
- Separate zoo functions from existing shop and break room

Camping Improvements

Camping as a hobby is enjoying a resurgence across America, and the Wylie Park campground is no exception. Campsites currently sell out on weekends and there's repeatedly a demand for additional RV camp sites, cabins and playground amenities.

Camping at Wylie Park is separated into the south campground, which holds 82 RV spots, and the north campground, planned by Wyss Associates in 2008. The first phase of developing the north campground was implemented in 2010 with construction of 23 RV spots and the construction of a restroom/shower building. Since 2010, five camping cabins have been added to the north campground. Total build out of the Wylie Park campground includes 187 RV spots. Existing sites with 30 amp power should be upgraded to 50 amp as camper size and corresponding power demand only continues to grow.

Camping cabins are also especially popular. There are currently 23 camping cabins in the park with plans to add 22 more, for a total build out of 45 cabins.



increase equipment storage



construct new storage building



expand tent camping area



add tent camping water



add tent camping charging stations



upgrade power at RV spots



1. Consider access road connection to secondary park entrance on Highway 281
2. Install service gate controlling access to the northwest storage area
3. Proposed cabins displace existing vet building
4. Add tent area with fire pits and community water/power locations
5. Add play area and picnic shelter with community fire pit
6. Relocate entrance gate to storage yard
7. Develop RV water and sewer station
8. Develop secondary camper check in location
9. Develop short term parking lane for check in
10. Turn lane
11. Shared fire pit at cabins

Legend

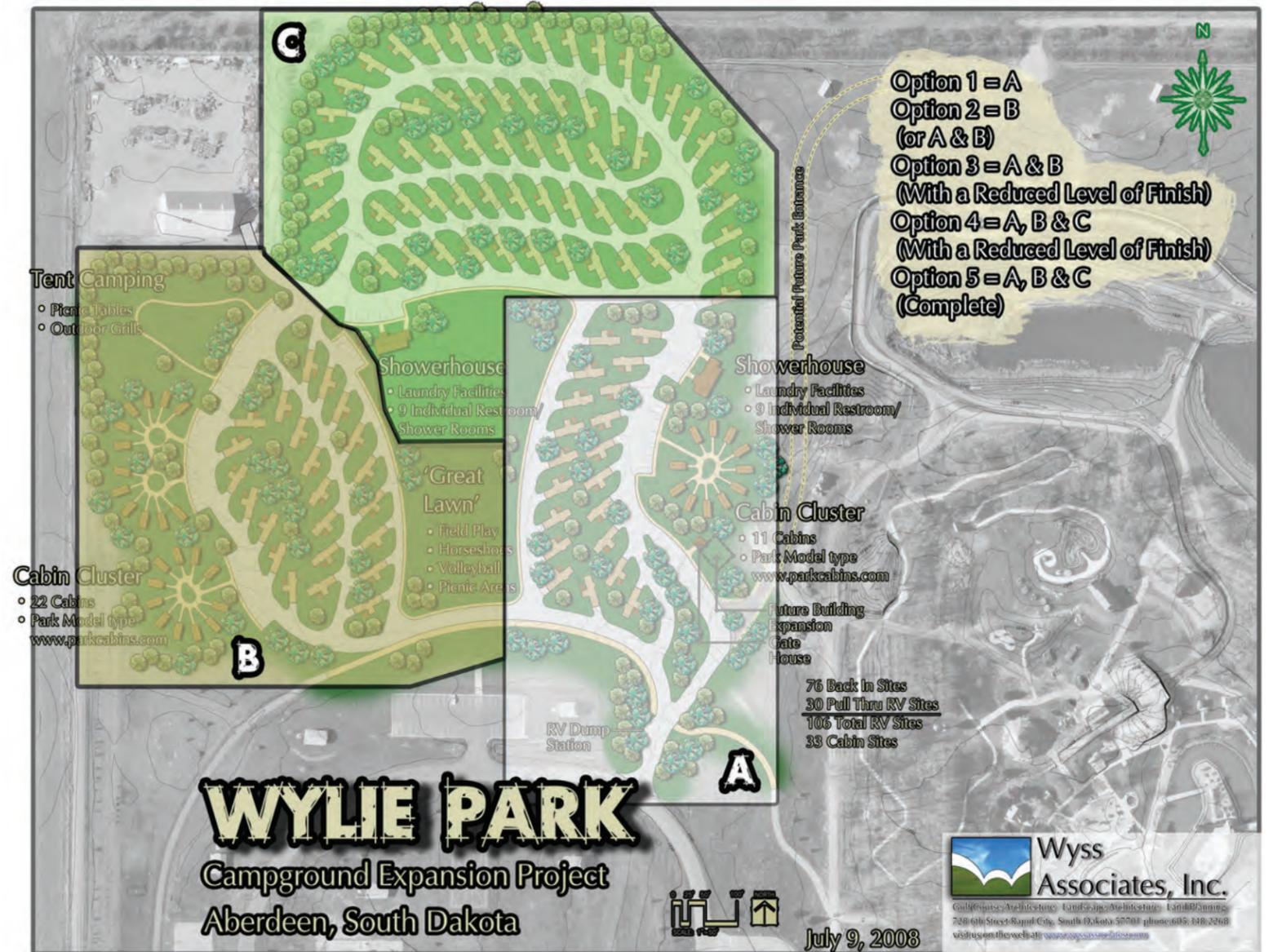
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Camping Expansion

Tent camping areas are confined to general lawn areas. Water should be available near tent camping areas and power should be provided as well, especially for charging electronic devices.

The south campground currently has two bath houses. One bath house has been constructed at the north campground, with plans for a second to be added in future expansion phases. It must be noted that the existing zoo vet building and associated holding pens will be displaced by the east camping expansion.

With the growth of the north campground additional services should be considered. These include a playground and picnic shelter to be located near the existing bath house. A second check-in location should also be considered to avoid a bottleneck at the existing Camping Lodge building.



campground expansion plan



provide additional rental cabins



expand RV camp sites



develop community fire pit



improve tent camping areas



develop campground playground and shelter



Legend

	Existing Structures
	Proposed Structures
	Existing Parking
	Proposed Parking
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	Gravel
	Existing Trees
	Proposed Trees

1. Improve zoo entrance signage
2. Add zoo map and wayfinding signage
3. Small animal exhibits
4. Zoo entrance plaza with nature play and shade structures
5. Improve interpretive information at each animal exhibit
6. Install wayfinding signage
7. Add secondary signage for Wylie Park and zoo
8. Improve overlook observation areas with themed sculpture and interpretive exhibit
9. Improve access drive with connection to storage area and camping
10. Vet building and holding pens
11. Double fence used to move animals to vet area
12. Improve prairie dog exhibit and develop picnic plaza with shade structures
13. Consider adding a train stop to improve access to wildlife exhibits
14. Replace existing gravel service drive on east side of Storybook Land with paved trail to provide full loop trail connection to Storybook Land

Zoo Improvements

The Wylie Park Zoo currently consists of a collection of hoofstock animals native or adapted to the Great Plains region. A need to expand the large animal exhibits is not anticipated but the addition of small animal exhibits would be a way to provide increased visibility for the zoo area and increase interaction between animals and visitors.

Animal exhibits are currently fairly inaccessible to Wylie Park visitors. Exhibits are visible to train riders but there is not a train station to stop at the zoo. The park trail system passes through the zoo but directional signage for the zoo is limited. Vehicles can access the zoo overlooks from the north overlook entrance off of Hwy 281 but the existing viewing overlooks should be improved.

Consider improved pedestrian access to the zoo from the south parking lot, including highly visible signage. Suggested improvements include thinning existing trees in the shelter belt and providing new small native animal exhibits as well as a demonstration area with good line of sight and easy walking distance for visitors of all abilities. Additional signage should be provided within the small animal area to indicate the hoofstock exhibits to encourage further visitor exploration.

Zoo signage at the north overlook entrance should be improved. Viewing overlooks along US Highway 281 could be accentuated with large animal sculptures that are visible to vehicles on the highway as well as interpretive exhibits at the viewing stations.

A collection of prairie dogs can provide active on-going interest and excitement, and this would be a good location to add a small picnic plaza with shade structures to use as a resting point or picnic spot. A train station at this location should be considered as a possible way to draw more traffic to the zoo.

In general, colorful interpretive signage with photos should be improved at each

animal exhibit to clearly identify each animal, interesting facts, habitat and native range. Coordinate with South Dakota education science standards to provide information of value to teachers and field trips.

The existing vet building and associated animal pens will need to be relocated in order to accommodate future camping expansion. This is an excellent opportunity to provide a facility with water and sewer services that can be utilized as a home for all animal care and feeding needs.



enhance zoo visibility



add wayfinding and directional signage



add educational interpretive signage



add interactive interpretive signage



develop prairie dog picnic plaza

Implementation & Funding Strategy

A long-term multi-year approach will be utilized in implementing the master plan consisting of many phases. Implementation of the various improvements outlined in the plan will be costly but there are a number of funding sources available to assist in funding the projects. The funding alternatives available to implement the master plan are outlined below.

1. City Budget

City Ordinance 04-04-04 established a second penny sales tax to provide a funding source to meet the City's major capital improvements. The City Council allocates funds annually for special projects and a portion of these funds could be allocated for a variety of projects outlined in the Wylie Park Master Plan.

2. Promotion Funds

The City Council allocates funds annually through the Promotion Fund for special projects or activities. Wylie Park and Storybook Land have been the recipient of promotion funds over the years and funds could be allocated in the future to assist in funding projects outlined in the master plan.

3. Revenue Bonds

The City Council has approved the issuance of revenue bonds on two occasions for campground expansion. In 2000, revenue bonds in the amount of \$225,000 were issued for the development of 25 RV sites. The revenue bonds for the first issuance will be paid off in 2019. In 2010, a revenue bond in the amount of \$580,000 was issued for the development of the first phase of campground expansion in the northwest area of the park which included developing 25 RV sites, 2 camping cabins and constructing a new restroom/shower building. The revenue bond will be paid off in 2025. With City Council approval additional revenue bonds could be considered to assist in funding additional campground expansion.

4. Campground Profits

The Wylie Park campground is operated through an Enterprise Fund and all expenses are paid from the fund and all revenue collected through operation of the campground are deposited into the fund. The Wylie Park campground is extremely popular with over 3,500 camping parties visiting the campground in 2018. The net profits from operating the campground have been reinvested to fund campground improvements and expansion. A portion of the net profits from campground operations have been earmarked for the revenue bond payments and other profits have been used for additional improvement projects such as adding more camping cabins. It is anticipated that profits from the campground will continue to grow as fees are increased and more RV sites and camping cabins are added.

5. Storybook Land Concession Stands/Gift shop/Ride Profits

The Park Board has entered into agreements with the Sertoma Club to operate two food concessions, Visitor Center Gift Shop, rides along with other miscellaneous areas of operation with the understanding that all net profits from the operations will be reinvested into the development of Storybook Land and the Land of Oz. The net profits have funded many special projects including paying for the new visitor center, adding new rides, sidewalk and bridge replacement, adding the shade structure in the castle, and renovating castle picnic plaza to name a few. Over the years the net profits from all operations have grown to nearly \$250,000 per year. These profits will continue to grow as new family orientated rides are added to the park and other revenue generating ventures are pursued.

Implementation & Funding Strategy

A continuation of the funding alternatives available to implement the master plan are outlined below.

6. Grant Funding

In the coming years there will be opportunities to pursue grant funding for projects included in the master plan. Over the years the department has received grant funding provided through the Land and Water Conservation Fund administered through the National Park Service for outdoor recreation projects. The department has received grant funding through the Recreation Trail Program administered through the South Dakota Game Fish and Parks for trail development and maintenance. Additional grant opportunities are likely to be available in the coming years to assist in funding the master plan.

7. Sponsorship and Donations

Wylie Park and Storybook Land have been the recipient of many donations and sponsorships over the years. The Sertoma Club has partnered with the Parks, Recreation and Forestry Department for over 40 years to solicit sponsorship and donations for the ongoing development of Storybook Land and the Land of Oz and this partnership will continue in the future. Sponsorships and donations have also been received for many projects throughout Wylie Park. Every effort will be made to continue to seek sponsorships and donations to fund portions of the park improvements under consideration.

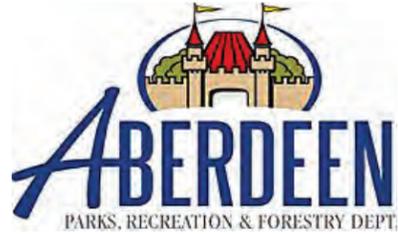
8. Public/Private Partnerships

Over the years the Parks, Recreation Department has developed successful public/private partnerships including the Thunder Road and Thunder Mountain Go Kart and mini golf operations. In addition, John Kerston has operated Roll-Out, an inline skate and bicycle concession which rents in-line skates, bicycles, fyncycles, peddle go-karts, 3 wheel choppers and tandem bicycles. Jim Reeb operates a food concession, Hole in One which is located adjacent to the beach. The department will pursue other public/private partnerships when opportunities arise if they expand the recreational opportunities within the park and they provide a service that is better offered by a private operator.

The Wylie Park Master Plan is a vision for the future. The continued development of Wylie Park will result in many benefits for the citizens of Aberdeen and the surrounding area. Funding the various improvements outlined in the master plan will be a challenge but with the utilization of the long-term multi-year approach and the utilization of the various funding alternatives, success in implementing the plan be accomplished.



Cost Estimate



WYLIE PARK MASTER PLAN COST ESTIMATE May 20, 2019

COST ESTIMATE SUMMARY

GENERAL PARK IMPROVEMENTS		\$ 3,203,999
General/Irrigation Replacement		\$ 125,000
Entrance Signage & Wayfinding		\$ 303,000
Gateway Signage - Primary	\$ 106,000	
Gateway Signage - Secondary	\$ 33,000	
Wayfinding Signage	\$ 164,000	
Recreation Enhancements		\$ 594,550
Birdhouse Playground Equipment Improvements	\$ 314,500	
Birdhouse Shelter Renovation	\$ 92,500	
Fitness Course	\$ 93,800	
Pickleball Courts (2)	\$ 85,750	
Convert Horseshoes Area to Cornhole Courts	\$ 8,000	
Parking & Walkway Enhancements		\$ 1,733,249
Install Curb and Gutter & Pave Parking Adjacent to County Rd 15	\$ 234,164.00	
Asphalt Overlay of West Parking Lot (in NW Picnic Area)	\$ 107,585.00	
Parking Expansion at former Ballfield, North of Maintenance Area	\$ 247,550.00	
Accessible Walks to Picnic Shelters & Recreation Amenities	\$ 101,000.00	
Complete Storybook Land West Park Trail Loop - 10' wide	\$ 49,800.00	
Complete North Perimeter Loop Park Trail - 10' wide	\$ 145,150.00	
Prairie Dog Picnic Plaza	\$ 147,500.00	
Entrance Plaza & Small Animal Exhibits	\$ 700,500.00	
Service Area Improvements		\$ 448,200
South Service Area	\$ 388,400	
North Storage Yard	\$ 59,800	
WYLIE LAKE AND BEACH AREA		\$ 975,900
Spray Park	\$ 708,000	
Beach	\$ 106,900	
Boat Rental Kiosk	\$ 10,000	
Expanded Restroom & Changing Facilities	\$ 75,000.00	
Bike Rental Facilities	\$ 52,000.00	
Lake Bottom Aerator	\$ 8,000.00	
Additional Fishing Dock	\$ 16,000.00	

CIRCLE OF FLAGS		\$ 1,872,850
Earthwork & Drainage		\$ 498,500
Utilities	\$ 200,000	
Earthwork	\$ 298,500	
Structure and Walkway Improvements		\$ 1,374,350
Performace Stage & Infrastructure	\$ 250,000.00	
Accessory Structures	\$ 903,750.00	
Walkways	\$ 93,600.00	
Seeding, Irrigation & Landscape	\$ 127,000.00	
Freedom Shrine		\$ -

STORYBOOK LAND IMPROVEMENTS		\$ 1,431,451
General		\$ 655,100
Irrigation Replacement	\$ 295,000	
Shade Structures	\$ 19,500	
General Attraction Updates & Expansions	\$ 250,000	
Event Lawn	\$ 25,000	
Spray Park	\$ 65,600	
Signage & Wayfinding		\$ 135,500
Wayfinding Signage	\$ 135,500	
Parking & Walkway Enhancements		\$ 448,151
Install Curb and Gutter @ West Edge of Existing Lot	\$ 47,128.00	
North Parking Expansion	\$ 126,157.00	
South Parking Expansion	\$ 91,476.00	
West Parking Expansion	\$ 179,130.00	
Accessible Walks to Picnic Shelters & Recreation Amenities	\$ 4,260.00	
Smokey Bear Plaza Renovation		\$ 192,700
Plaza Renovation	\$ 192,700	

CAMPING IMPROVEMENTS & EXPANSION		\$ 3,523,572
Existing Southwest Campground		\$ 210,948
Camping Cabins	\$ 101,400	
Tent Camping Parking	\$ 8,050	
Utility Improvements	\$ 82,000	
Pond Improvements	\$ 19,498	
Campground Expansion		\$ 3,312,624
Complete Implementation of 2008 Camping Expansion Master Plan	\$ 2,849,594	
Campground Playground	\$ 157,000	
East Access Road	\$ 306,030	

ZOO IMPROVEMENTS		\$ 441,550
Signage & Wayfinding		\$ 50,650
Wayfinding Signage	\$ 50,650	
Service Improvements		\$ 390,900
Vet Building	\$ 390,900.00	

TOTAL		\$ 11,449,322
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Long Term Expansion

Existing Wylie Park land area will be fully developed upon master plan implementation. Will public demand and future park needs warrant continued expansion at Wylie Park? Or, should Wylie Park be considered 'complete' and future park development resources be directed to other locations within the park system? These are difficult questions with answers that are well beyond the scope of this study.

If public consensus dictates continued expansion of Wylie Park, logical directions for expansion would be to either the north or west. Discussions should be had with land owners to gauge interest in selling property or options for future purchase.

A community wide park assessment, programming and master planning process would help determine needs and how they could be met by future expansion of Wylie Park.

West Expansion

Strengths:

- Strong connection to existing park infrastructure, vehicle circulation and camping
- Possible future connection from County Road 15 or 385th Avenue

Weaknesses:

- No direct access to County Road 15 or US Highway 281
- Connection to County Road 15 will require coordination with farmstead owner

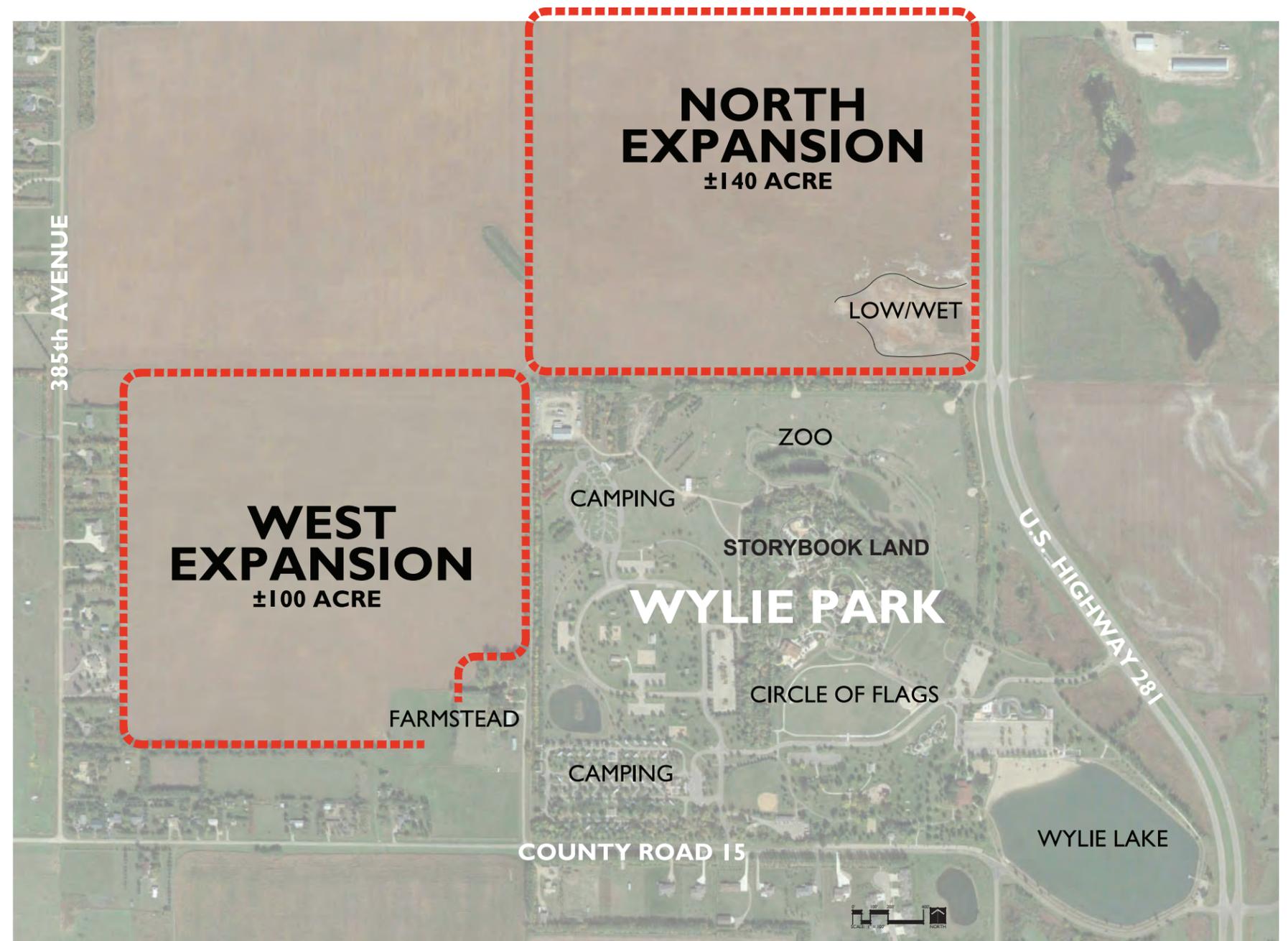
North Expansion

Strengths:

- Larger land area
- Direct connection to secondary park entrance on Highway 281

Weaknesses:

- Zoo separates the expansion area from the main park
- Low/wet area is present at the southeast corner of the parcel



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