

APRIL 2026

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# Land and Water Conservation Fund



Grant Application For:  
**City of Parkston**  
**Parkston Pond Restroom Facility**

## **Parkston Park Restroom Facility - LWCF Application Information for Online Submission 2026**

### **General Information**

**Name:** Parkston Pond Restroom Facility

**Location:**

Section:18 Township: 99 Range: 60

Coordinates: -97.978 43.393

**Applicant Information:** City of Parkston

Address: 207 W. Main St, PO Box 490, Parkston, SD 57366

UEI: DXLXXJL3N3M8

2020 Census Population: 1,567

**Contact Details:**

City Finance Office: Jessica Semmler

Mayor: Tim Semmler

### **Park Information:**

Park Name: East Park

Address: E Main St

+4 zip code: 57366

Acres: 16

Deeded to City: (date) March 1939

Prior LWCF funding? No

### **Utilities & Easements**

Overhead utility lines? No

Easements? No

### **Project Timeline**

Project Begin: Spring 2027

Project End: August 2027

### **Culture and History**

**CCC/WPA Resources?** The gun club structure is suspected to be a WPA Structure, but there is no sign indicating so. It is adjacent to this project area, but it is not included in the project area or scope.

**Facilities older than 50 years adjacent to or within the project area?**

Older Restroom, Grandstands at ball field, gun club building, and thrower shelters

**Who?**

**Who will benefit from this project? –**

East Park serves residents and visitors of all ages, and this project will significantly improve access, comfort, and capacity for everyone who uses the space. The park is heavily utilized throughout the year, especially in the summer when more than 200 baseball games are played, including by two amateur town teams based in Parkston. Children, youth, and teenagers rely on the playgrounds, pool, and ballfields, while high school and adult athletes compete at the historic Pond field.

Families, adults, and seniors attend major community events such as the AmphiThursday Summer Concert Series, which attracts over 400 people each week, and visitors also use the Veterans Memorial, picnic shelters, courts, Gun Club, and future camping sites. The new ADA-compliant restroom facility will double the size of the existing structure and provide accessible stalls and showers, directly addressing needs for increased restroom capacity during high-attendance events, improved accessibility for individuals with disabilities and seniors, and better accommodations for families with young children and residents who depend on free or low-cost recreation.

By expanding restroom availability and ensuring safe, clean, inclusive access, this project strengthens the entire Parkston community and supports ongoing efforts to enhance recreation, tourism, and the overall visitor experience.

**Community Impact and Geographic Reach**

East Park serves the City of Parkston and its immediate residential population, but its true reach extends far beyond city limits. As a regional recreation hub, it attracts visitors from across Hutchinson County and southeast South Dakota for youth sports, tournaments, outdoor concerts, and community events. Residents of all ages benefit consistently: children and teens participate in baseball, softball, swimming, and playground activities; adults and families attend weekly amphitheater concerts and tournaments; and seniors and veterans regularly visit the Veterans Memorial and public gatherings.

With more than 200 baseball games played each summer and frequent large-scale events, the park serves thousands over the course of a season. Parkston was also recently

awarded the state legion baseball tournament for late summer 2027, which will bring eight teams from across South Dakota for four to five days. These visitors will contribute to the local economy through meals, fuel, lodging, and rental homes, and the community hopes to make a strong impression to support future event hosting. The new ADA-compliant restroom facility is a critical component in accommodating these crowds and advancing equitable access for individuals with disabilities, seniors, families with young children, and rural residents.

Overall, this project strengthens daily usability for Parkston residents while enhancing the region's capacity to host major events and support tourism, solidifying East Park as both a community and regional asset.

## **What?**

### **Describe the Project Scope and Proposed Action**

The City of Parkston will construct a new 27-by-40-foot ADA-compliant restroom addition on the west side of "The Pond" baseball field that will replace the current restroom. The new facility will be directly attached to the existing concession stand rather than as a standalone structure. This project enhances and expands restroom capacity while creating a cohesive, integrated facility that matches the look and materials of the current concessions building, using steel siding and a shingled roof for a unified appearance within East Park's established layout.

The new addition will include a women's restroom with an ADA-compliant stall, three additional stalls, and two sinks; and a men's restroom with an ADA-compliant stall, one additional stall, two urinals, and two sinks. Between the two restroom entrances, a large central storage area will provide secure space for equipment and supplies. There will also be a covered entry for both restrooms, as extra protection from the elements.

This effort continues a multi-year transformation of East Park, where the city, local nonprofits, athletic groups, and residents have collectively invested nearly \$300,000 in beautification, baseball upgrades, and construction of a permanent amphitheater. Alternatives such as maintaining the current restroom, relying on pool locker rooms, or using portable toilets were considered but dismissed due to insufficient capacity, lack of ADA compliance, site limitations, and operational challenges. The new integrated restroom addition is the final infrastructure piece needed to support East Park's growing role as a regional recreation and event destination.

### **Public Access and Recreation**

East Park in Parkston is fully open to the public and designed as a year-round community recreation space, with accessible entry points, on-site parking, paved pedestrian routes, and clear connections between major amenities, including the ballfields, amphitheater, playgrounds, pool, picnic shelters, courts, Veterans Memorial, and open green space. All events - youth sports, tournaments, community gatherings, and the popular summer concert series - are open to the public and provided free or at low cost, ensuring broad community access.

The new 1,080-square-foot ADA-compliant restroom facility will further strengthen accessibility by addressing one of the park's primary barriers to comfortable use: limited and outdated restroom infrastructure. The building will include accessible stalls, compliant door widths and sinks, and a covered, barrier-free entry that offers weather protection and a clear, welcoming point of access for visitors attending games, concerts, and other gatherings. Increased stall capacity will reduce wait times during high-attendance events, while a rear garage entrance to the storage and mechanical room allows staff to maintain the facility without disrupting visitors. Together with existing amenities, the new restroom facility ensures East Park remains a safe, convenient, and inclusive destination for individuals and families of all ages and abilities, supporting both everyday recreation and the large community and regional events that define the park's role in southeastern South Dakota.

### **Accessibility Compliance**

The new East Park restroom is fully ADA-compliant. It provides barrier-free walkways, level entry, and adequate maneuvering space at all doors. Inside, both restrooms include ADA-compliant stalls and sinks. Overall, design ensures safe, independent, and inclusive use for people of all abilities.

### **Environmental Sustainability and Longevity**

The new restroom facility in Parkston has been designed with long-term durability, efficiency, and environmental stewardship in mind, ensuring responsible use of public resources and extending the life of the investment. The structure will use high-quality, low-maintenance materials, including a stud-frame building set on a reinforced concrete floor to prevent moisture intrusion and protect interior walls from wear. Exterior panels were selected for their durability and resistance to rot, pests, and South Dakota's harsh weather conditions. Water-efficient plumbing fixtures, including modern toilets, urinals, and sinks, will reduce water consumption compared to older systems, and concentrating restroom services in a permanent structure reduces reliance on portable restrooms that require chemical treatment, frequent servicing, and transportation. A dedicated

mechanical and storage room allows maintenance staff to service building systems without interrupting public use, supporting preventative maintenance, and extending equipment lifespan. By constructing a permanent, high-quality facility rather than depending on temporary or out-dated solutions, the city is minimizing waste, reducing recurring costs, and protecting environmental resources. These design choices ensure the restroom will remain functional, resilient, and cost-effective for decades, enhancing the quality and sustainability of recreation at East Park.

## **Where?**

### **Site Characteristics and Desirability**

East Park is an especially suitable and appealing site for public outdoor recreation because it combines well-maintained natural space with high-use facilities that draw residents and regional visitors throughout the extended summer months. The park's signature feature, The Pond baseball field, hosts more than 200 games each season and brings in teams, families, and spectators from surrounding communities. Expansive green space, mature trees, and scenic surroundings create a welcoming environment, while amenities such as the amphitheater, playgrounds, pool, picnic shelters, courts, and the Veterans Memorial are connected by paved, accessible pathways that make the park easy to navigate for visitors of all ages and abilities.

The chosen location for the new restroom addition, attached to the existing concession stand on the west side of The Pond, further strengthens the site's appeal. Adding this bathroom facility as an addition to a building already in use and in good condition preserves open space, avoids disrupting recreation areas, and creates a unified facility that fits naturally into the park's established layout. It also places restrooms exactly where they are needed most during games, tournaments, and concerts. The main factor that currently detracts from the recreation experience is the outdated and limited restroom capacity, which strains the site during large events. Addressing this need will significantly enhance comfort, safety, and overall visitor experience, ensuring East Park and The Pond remain leading destinations for community recreation and regional gatherings.

### **Relationships to other projects and community planning**

The new restroom facility at East Park fits directly into Parkston's broader community development, recreation, and economic vitality plans. In recent years, Parkston has intentionally invested in making East Park the centerpiece of community life, beginning with a city-led beautification effort and followed by major improvements supported by local partners, including upgrades to The Pond baseball field, construction of a permanent amphitheater by the Commercial Club, installation of irrigation, and expanded

programming such as the AmphiThursday concert series. These projects reflect a coordinated, long-term effort among the city, nonprofit organizations, athletic associations, and residents to enhance the quality of life and attract regional visitors.

As park use has grown through tournaments, concerts, and expanded amenities, community discussions at City Council meetings and civic group gatherings have consistently identified restroom capacity and ADA accessibility as the missing component needed to complete the park's transformation. This project fills that gap and protects the community's previous park investments by ensuring the park can handle growing visitor numbers and long-term development. The restroom addition also advances economic development goals by improving Parkston's ability to host tournaments, large events, and future camping, which increases visitor spending and strengthens the community's reputation as a welcoming destination. In every way, the project is a strategic infrastructure investment that supports Parkston's broader plan to enhance recreation, encourage tourism, promote inclusivity, and continue to "Put the Park" in Parkston for generations to come.

### **Existing and Planned Uses**

The recreation area is for recreation and public use. There are no known conflicts with LWCF requirements.

## **Why?**

### **Project Needs and Goals**

The new restroom facility at East Park is needed because park usage has grown significantly, while restroom infrastructure on the side of the park with The Pond baseball field has not kept pace. That area currently has only one small, outdated restroom. In recent years, the City of Parkston, local athletic groups, and civic organizations have invested heavily in park beautification, baseball improvements at The Pond, irrigation upgrades, and construction of a permanent amphitheater, all of which have increased daily recreation and expanded East Park's role as a regional event destination. Yet restroom access remains strained and inconvenient during baseball games, tournaments, and the AmphiThursday concert series, where more than 400 people may attend in one evening, and the existing facility lacks sufficient ADA accessibility. Without expanded capacity, future tournaments, concerts, and planned camping opportunities could be limited, affecting community engagement and economic impact.

The goals of this project are to increase restroom capacity for high attendance events and daily use, ensure full ADA compliance so individuals of all abilities have safe and dignified access, enhance visitor comfort to support tourism and repeat attendance, and protect

prior park investments by providing infrastructure that supports long-term growth. This project is a community priority because East Park is the heart of local recreation, serving youth athletes, families, seniors, and regional visitors. It has become even more of a priority since the City of Parkston learned that they have been awarded the 2027 Amateur Baseball Tournament, which will bring hundreds of people to the park over just a few days. By addressing this fundamental infrastructure need, the city ensures the park remains welcoming, functional, and capable of supporting recreation, community pride, and economic vitality for years to come.

### **Outdoor Recreation Benefits**

The new restroom facility at East Park will provide both immediate and long-term benefits for outdoor recreation by improving access, comfort, and usability for all visitors. In the short term, families, youth athletes, and concertgoers will have access to a larger, ADA-compliant restroom on the side of the park where most events take place, reducing wait times and eliminating the inconvenience of relying on outdated facilities or restrooms located far across the park. The accessible design allows individuals with disabilities and families with young children to fully enjoy games, tournaments, concerts, and daily recreation, while the building's durable materials and dedicated storage area make maintenance more efficient for staff.

In the long term, the facility's strong construction and functional layout will serve generations of park users and support the continued expansion of recreation in Parkston. By providing reliable and accessible restrooms, the project strengthens East Park's ability to host tournaments, multi-day events, and future camping, which enhances visitor experience, supports tourism, and encourages repeat attendance. These improvements ensure East Park remains a welcoming, functional, and vibrant recreation hub for both the community and the surrounding region for many years to come.

### **SCORP Priorities and Local Planning Alignment**

The 2023 SCORP strongly supports the need for this project, as it emphasizes the importance of high-quality outdoor recreation spaces and the facilities that make them accessible. SCORP survey data shows that some of the most frequently enjoyed activities in South Dakota include picnicking, playground use, lawn games, and outdoor festivals, and that spending time outdoors with family and friends is a primary motivator. East Park hosts all of these activities, and the new restroom facility directly improves visitor comfort, access, and safety, which SCORP identifies as essential components of a desirable and community-building recreation space.

This project aligns with SCORP Strategy 1, which calls for providing diverse, year-round recreation opportunities for people of all ages, abilities, and economic backgrounds. While the restroom is not a recreation activity on its own, it is essential infrastructure that allows families, youth athletes, seniors, and individuals with disabilities to fully participate in the many activities East Park offers. Its ADA-compliant design directly supports inclusive access.

The project also aligns with SCORP Strategy 2, which emphasizes maintaining and improving existing parks and outdoor facilities. Nearly \$300,000 has already been invested in East Park through beautification, ballfield upgrades, irrigation, and amphitheater construction. The new restroom addition supports and protects these improvements by ensuring the park has the infrastructure needed to accommodate today's usage and future growth.

In addition, the project supports SCORP Strategy 6, which encourages communities to prioritize outdoor recreation to improve health and quality of life. Events like Amphitheater and frequent baseball tournaments draw hundreds of people into the park and promote outdoor engagement at no or low cost. An updated, accessible restroom makes these events more comfortable, welcoming, and sustainable.

Local planning mirrors these statewide priorities. Community discussions, needs assessments, and ongoing park investments have consistently identified improved restroom capacity as a top priority and the missing piece needed to complete the park's long-term vision.

### **Public Involvement and Planning**

This project reflects several years of coordinated planning and community-driven improvements in East Park. The initial momentum began when the City of Parkston completed a major beautification project for the park. Soon after, the baseball association raised funds to upgrade "The Pond" baseball facility, increasing the park's use. As community events grew, the Parkston Commercial Club identified the need for permanent infrastructure and successfully fundraised for the amphitheater. Together, these improvements highlighted the park's expanding role as a community gathering space and the need for an updated, accessible restroom facility.

The project has been regularly discussed at recent City Council and local athletic and civic group meetings, providing opportunities for resident input. In April, the city also posted the grant application on its website for public review and comment, ensuring transparency and broad access for community members who could not attend meetings.

Feedback from park users, athletic groups, event organizers, and residents consistently emphasized the need for improved amenities to support increased activity. This input directly reinforced that a new restroom facility is the next logical step in East Park's development.

## **How?**

### **Describe the planning process that led to the development of this proposal.**

The development of this proposal is the result of several years of collaborative planning and community investment in East Park. Following the City's beautification project, upgrades to "The Pond" baseball facility and the fundraising for a permanent amphitheater demonstrated the park's growing role as a community hub and elevated the need for improved amenities. The restroom project has been shaped through public input and feedback from residents, athletic groups, event organizers, and community organizations. This feedback consistently identified a modern, accessible restroom as the next priority for supporting expanding park activities.

The City of Parkston applied for LWCF grant funds for this project in 2025, but the project was not chosen. In 2026, they decided to change the proposed project from a standalone bathroom facility to one that is attached to the existing concession stand. This way, it has a better flow with the current facilities and utilizes some infrastructure already in place.

### **Cost Estimates**

The project budget was developed using reliable, locally informed cost data to ensure it is both accurate and financially responsible. The city consulted the local co-op lumber company, which has a long history of providing dependable cost estimates for municipal projects. Their current pricing for materials and basic building components formed the foundation of the cost estimate. Additional information was drawn from recent contractor quotes, historical costs from comparable park improvements, and standard pricing used by the city for labor and installation.

To keep the project reasonable while still meeting the park's needs, the planning team selected sustainable, durable, and basic building models and materials. This approach ensures long-term functionality without unnecessary cost escalation.

Because the local share of the project will come from community donations and City funds, the budgeting process emphasized financial responsibility.

### **Management and Operations**

The City of Parkston will own and operate the facility in East Park. They will work with the Parkston Baseball Association to make sure the facility is kept clean and maintained. The association will also have access to the storage portion of the facility.

**Budget and Funding**

- Total Project Cost: \$173,523
- LWCF Funds Requested: \$86,750
- Local Share: \$86,773

**Project Budget (detailed items):**

<b>Budget Description Item</b>	<b>Amount</b>
Materials and Labor	\$170,523
Level III Archeological Survey	\$3,000
TOTAL:	\$173,523

**Non-LWCF Funds Committed to Date:**

Source(s) of Funds:

- City Funds & Donations

**Budget Readiness:**

Are sufficient funds available to begin the project if awarded?

- Yes - "anticipated but not secured," - the city has to officially approve the budget money needed beyond the donations that may come in.

**Need for Grant Funding: Describe the applicant's need for grant funding and explain what would happen to the project if an award is not made.**

If the grant funding is not awarded, the City of Parkston will be in a difficult situation. With the state amateur baseball tournament coming to town at the end of summer 2027, city officials and other community organizations are eager to provide a great experience for the hundreds of people who will be coming through the park for several days. The City has committed to helping provide funds, but they are not able to pay for the entire project on their own.



# PROPERTY OWNERSHIP DOCUMENTATION

DEED RECORD No. B-E

WARRANTY DEED—Short Statutory Form

The Parkston Commercial Club, a corporation
of Hutchinson County, State of South Dakota, Grantor
for and in consideration of One Dollar

GRANTS, CONVEYS AND WARRANTS TO the City of Parkston, South Dakota DOLLARS,
of Parkston, South Dakota, Grantee.

the following described real estate in the County of Hutchinson, in the State of South Dakota:
Lots "A", "B" and "C" of Out Lot Sixty-seven (67) in Section Eighteen (18), Township
Ninety-nine (99) Range Sixty (60), West of the 5th.P.M., containing Sixteen acres.

The above conveyance being in performance of trust as between said Grantor and said
Grantee, as said grantor acquired title to said premises for the benefit of said grantee.

Dated this 3rd day of March, 1939

Attest: L.J.Trentz--Secretary-Treasurer
The Parkston Commercial Club
of Parkston, South Dakota.
By L.J.Schlingen--President

STATE OF SOUTH DAKOTA,
County of Hutchinson ss.



On this 3rd day of March in the year 1939
before me Wm. H. Glynn a Notary Public, within and for said
County and State personally appeared L.J.Schlingen and L.J.Trentz,

President and Secretary-Treasurer, respectively of the
Parkston Commercial Club, a corporation that is
known to me to be the person who described in and who executed the within and fore-
going instrument, and acknowledged to me that he executed the same-- such
corporation executed the same.

Wm. H. Glynn
Notary Public.

My Commission Expires, 19-- County,

STATE OF SOUTH DAKOTA, County of Hutchinson, ss.
Filed for record this 20 day of April, A. D. 1939, at 9 o'clock A.M., and
recorded in Book B-E of Deeds, on page 212.

By WM. F. D. ACKERMANN Register of Deeds.

A.A.Untereiner and J.F.Untereiner

of Hutchinson County, State of South Dakota, Grantors
for and in consideration of One Thousand Fifty and no/100 DOLLARS,

GRANTS, CONVEYS AND WARRANTS TO Leonard J. Hohn, Grantee.
of Dimock, South Dakota, P. O.;

the following described real estate in the County of Hutchinson, in the State of South Dakota:
Lots Seven (7) and Eight (8) of Block Thirteen (13) in the Town of Starr, now Dimock,
South Dakota.

The said grantors covenant that they nor any member of their families have at any time
occupied the said premises or any part thereof, and that they nor any member of their
families have at any time claimed the said premises or any part thereof as a homestead.

(I.R.Stamps \$1.50Pd.)

Dated this 18th day of April, 1939

A.A.Untereiner

J.F.Untereiner

STATE OF SOUTH DAKOTA,
County of Hutchinson ss.



On this 18th day of April in the year 1939
before me Wm. H. Glynn, a Notary Public, within and for said
County and State personally appeared A.A.Untereiner and J.F.Untereiner

known to me to be the person who described in and who executed the within and fore-
going instrument, and acknowledged to me that they executed the same.

Wm. H. Glynn
Notary Public.

My Commission Expires, 19-- County,

STATE OF SOUTH DAKOTA, County of Hutchinson, ss.
Filed for record this 20th day of April, A. D. 1939, at 9 o'clock A.M., and
recorded in Book B-E of Deeds, on page 212.

By WM. F. D. ACKERMANN Register of Deeds.

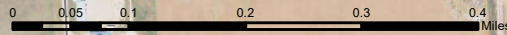
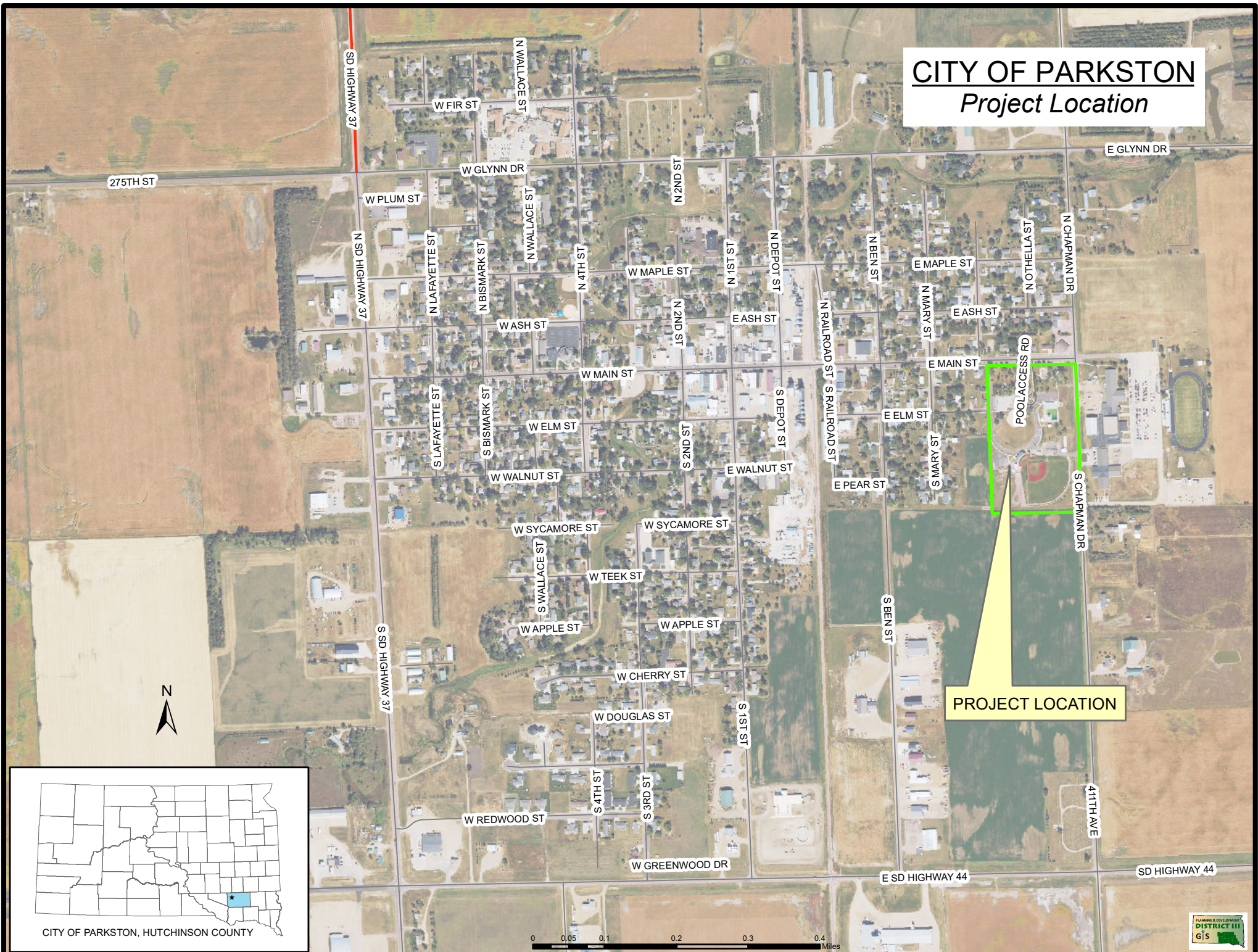


# COLOR MAPS

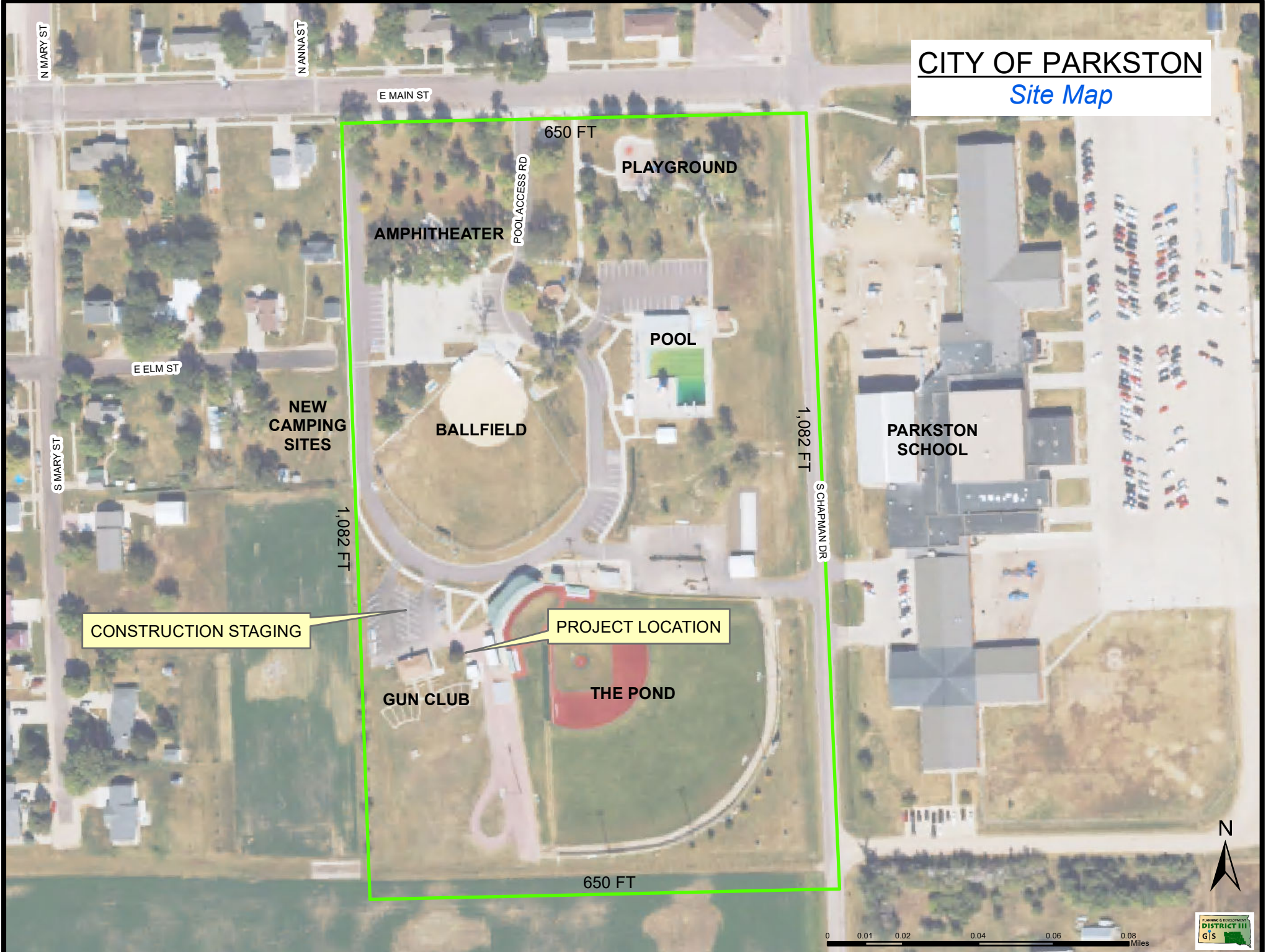
- VICINITY MAP
- SITE LOCATION MAP

# CITY OF PARKSTON

## Project Location



**CITY OF PARKSTON**  
*Site Map*



N MARY ST

N ANNAST

E MAIN ST

650 FT

PLAYGROUND

AMPHITHEATER

POOL ACCESS RD

POOL

E ELM ST

NEW  
CAMPING  
SITES

BALLFIELD

1,082 FT

PARKSTON  
SCHOOL

S MARY ST

1,082 FT

S CHAPMAN DR

CONSTRUCTION STAGING

PROJECT LOCATION

GUN CLUB

THE POND

650 FT



0 0.01 0.02 0.04 0.06 0.08 Miles





# PROJECT PLANS

Drawn By: Ashley Gunzberg  
 Title: Design  
 Date: 10/1/2020  
 Project Name: Parkston Pond Bathrooms  
 File Path: Parkston Pond Bathrooms  
 Date Revised: March 31, 2020


  
 Parkston Pond Bathrooms  
 PO Box 167, 117 West Ave. Sikeston, MO 65750  
 Phone: (636) 521-4226  
 Fax: (636) 521-4225  
 Website: www.parkstonpondbathrooms.com

Scale: As indicated  
 Drawing No: A1  
 Revision No: 1  
 Date: 10/1/2020  
 Project Name: Parkston Pond Bathrooms

