



MEMORANDUM

Date: August 15, 2007
To: City of Roeland Park, Kansas
From: Patti Banks Associates
Re: Nall Park Master Plan

CHAPTER 1: INTRODUCTION

The Master Plan for Nall Park builds around a “nature” concept. When discussed with the Parks Committee and the public during the Nall Park Walking Trail project and with the Steering Committee and public during the master plan process, a majority of those in attendance expressed their desire that nature be the primary focus. This included not only the preservation of existing natural elements such as plants and animals but also the quiet and peacefulness perceived when in and among nature.

PURPOSE

The Nall Park Master Plan provides a vision and design to guide the development, phasing and funding of the park over the next 20 years. The Plan fits Nall Park into the framework of regional trail connections and the natural environment. It attempts to link the park to other communities to the south and east and to the Johnson County Turkey Creek Streamway Trail to the north and west. It will also attempt to preserve and/or enhance natural features and processes. The Steering Committee’s guidance molded the plan and helped move it successfully through the adoption process.

LOCATION

Nall Park is a 10.9 acre park located in Roeland Park, Kansas. It consists primarily of Oak savanna and woodland on moderate to steep slopes. Refer to the Natural Resource Inventory in the appendix. The park does not have a segregated park entrance but is accessed from Nall Avenue at its’ northern terminus. The park property is bounded by Johnson County Wastewater and Nall Avenue on the west, I-35 on the north, the Boulevard Apartments and the Roeland Park Community Center on the east, and residential on the south.

PLAN DIRECTION

A Steering Committee, appointed by the City, made up of representatives of the Roeland Park Parks Committee guided the Nall Park Master Plan Project Team in the development of the Plan. Patti Banks Associates lead the Project Team.

PROCESS

The 3-month planning process began with the kick-off meeting in May of 2007 and concluded with the Roeland Park City Council approval of the Plan in August 2007. A table of the major elements of the process follows:

Nall Park Master Plan Schedule	
Activity	Date
Project kick-off meeting at City Council	May 7, 2007
Inventory and data collection	
Steering committee mtg. / Workshop #1 "Walk-in-the-Park"	June 9, 2007
Develop 2 draft concepts	
Steering committee mtg. / Workshop #2	July 5, 2007
Develop draft master plan and memorandum	
Steering committee mtg. / Workshop #3	July 31, 2007
Develop draft plan revisions	
Present to City Council	Insert date, 2007
Develop and submit final master plan and memorandum	Insert date, 2007

Issues Raised During Planning Process: Even though there were multiple Steering Committee and public meetings over the 3-month Nall Park planning process, there was little controversy. This is because the key issue in park design—what would be the essential nature of the park—was resolved early in the Master Planning process. The vision for the park as a nature park, as opposed to highly active recreation area, evolved out of the environmental issues related to the site. Surrounding residential areas, public facilities and concerned citizens all had a stake in improved storm-water and environmental management that was compatible only with creative low intensity development. The Steering Committee recognized this and effectively “steered” the project in the right direction at the outset.

All of those participating in the process agreed on the less intense Master Plan alternative that had heavy emphasis on protecting existing tree cover and vegetation, restoring habitat and educating the public. Comments at meetings tended to relate to priorities, as discussed in Chapter 4, to maintenance and security, and to keeping the Parks’ low intensity. The last chapter of this document particularly relates to management and maintenance of the park and should address some of these concerns.

The two program elements that raised the most concern and discussion were the dog off-leash area and the connection to the Boulevard Apartments. Concerns related to the off-leash area included size, noise, smell and wear and tear on the site. Concerns related to the Boulevard Apartments included noise and safety. In both cases, however, it was determined that the program elements had overall support and thus were included in the Master Plan. Please see Appendices B, C and D for comments received at Workshops #1, #2 and #3.

Natural Resource Inventory: PBA believes that natural resource identification and preservation is an important role of public open space. The natural resource inventory, in addition to the inventory of existing facilities, is instrumental to arriving at an environmentally responsible plan. The inventory

serves as the framework around which the parks and open space plan is built. Existing resources are identified and open space corridors linking resources emerge through the process. These become priority areas for future park and open space development. In addition, protection of these resources allow for the natural treatment of stormwater within watersheds resulting in double duty of facilities, always an admirable result when appealing to the taxpayer.

REMAINDER OF REPORT

The remainder of this report is in four chapters:

- The planning context for the Nall Park Master Plan including related plans and the Natural Resources Inventory;
- The Master Plan recommendations with a review of the two primary alternatives considered, and the recommended Master Plan and cost estimates;
- Implementation approaches including project prioritization, construction resources, and potential volunteer projects; and finally
- Recommendations regarding land management, operations and maintenance.

CHAPTER 2: PLANNING CONTEXT

REGIONAL CONTEXT

As identified during the Walking Trail project, Nall Park can build on a framework of trails, parks, and regional planning. Not only a jewel in the rough and centrally located in the Kansas City metropolitan area, the park can offer a unique stop for not only residents of Roeland Park and surrounding communities but for users of the regional trails system. Depending on their route, people from far and wide could one day end up passing and stopping at Nall Park.

NATURAL RESOURCES INVENTORY

Another part of the planning framework that provides structure for the Nall Park Master Plan is the Natural Resources Inventory. Refer to the appendix for the full inventory.

TRANSPORTATION CONTEXT

Vehicular Access: Although arterial (18th Street Expressway, Johnson Drive) and even more traffic intensive streets (Interstate-35) will border Nall Park, vehicular access will be limited to Nall Avenue and Jim Bill Rod. Nall Avenue dead-ends at the north end of the park prior to I-35. This, coupled with the design of the park with less intensive natural resources and educational uses, will mean fewer automobiles.

Walkability: Transportation choices may be increased by providing for direct, continuous, safe, pleasant, and secure pedestrian options throughout the City, including Nall Park. Pedestrian access should be improved along Nall Avenue to connect the park to the surrounding neighborhoods, schools and other public facilities. Connections to the Community Center are also encouraged and desired by the Steering Committee and public. Potential pedestrian access is limited to the north and directly to the west at the Johnson County Wastewater plant.

Key Nall Park Walkability Factors: The most important factors in assuring the future walkability of the Nall Park vicinity are:

- The design or redesign of Nall Avenue to include a sidewalk on the east side, at the minimum, buffered from traffic;
- The provision for safe pedestrian crossings across Nall Avenue from the west and potentially
- Securing pedestrian connections to adjacent neighborhoods

CHAPTER 3: MASTER PLAN RECOMMENDATIONS

The completed Nall Park will preserve and restore a portion of Roeland Park to a state where the prime users are native wildlife and birds with access to native vegetation in various habitats. The Park design will also help to provide natural stormwater management, connections for pedestrians, and mostly passive recreation. Humans will experience the park as observers and learners, although the park will provide some low intensity recreational uses such as the walking trail, small playground components, dog off-leash area and an open lawn area for lawn games. This chapter describes the final phases of the master planning process: review of alternatives, selection of preferred option, and the Master Plan. Out of this process came certain Principles for Design that guided the final design.

PARK VISION

During Steering Committee #1 the Project Team conducted a “headline” exercise to determine the visions and expectations of the Steering Committee for the project and the final outcome. The group was asked to write a newspaper or magazine headline introducing the post Master Plan Nall Park to the public. Below are some of their headlines. The entire list can be found in the appendix.

“Nall Park Makes Roeland Park an Even More Inviting Area in Which to Live.”

“Roeland Park Embraces Wildlife at Nall Park.”

“Roeland Park Reveals its Hidden Treasure!”

“Off-leash Dog Park Opens in Northeast Johnson County in Roeland Park.”

“Roeland Park’s Newly Redesigned Nall Park Offers Quiet Green Space in Northeast Johnson County Core.”

KEY QUALITIES TO SUCCESSFUL PUBLIC PLACES

While creating the master plan, the project team used the following guide to begin to transform Nall Park into a successful public place.

Access:

- Make the place easy to get to.
- Connected neighborhoods and nearby destinations.
- Maintain visibility into and through the place.
- Maintain access to, and circulation through, the place.

- Make the place walkable and convenient.
- Locate amenities for patron convenience.

Comfort and Image:

- Generate the perception of a safe and clean place.
- Infuse character, charm, walkability, cleanliness, safety, culture.
- Provide places to sit, rest, and relax.

Uses and Activities:

- Activities and uses are the building blocks of the place.
- Aim for variety, uniqueness, and sustainability.

Sociability:

- Provide ways for people to meet and greet their neighbors.
- Boost their affiliation with the neighborhood or community.
- Belonging instills pride of ownership and care-taking.
- Set up places to sit and enjoy conversations.

GOALS

- Include a clear system of park signage including monument signs, information kiosks, trail signs, distance markers and interpretive signage. Monument signage is needed at each end of the park on Nall Avenue.
- Reduce parking at Nall Avenue. Overflow parking can be found at the Community Center site.
- Make the park more of a nature preserve than a sports venue. Design the park to be more passive than active.
- Improve the link to the Community Center.
- Reduce parking at the Community Center and add raingardens.
- Program more events in the park (i.e. Roefest dogwalk, art show, etc.).
- Be environmentally responsible with materials. Use recycled products.
- Enhance the overall park condition.
 - Make the restrooms and fountains operational.
 - Improve amenities.
 - Renovate the bathroom and shelter.
 - Improve maintenance and upkeep.
 - Trim, thin and/or clear tree cover to improve the health of the trees and understory vegetation.
- Improve the sense of park safety.
 - Add lighting to park if feasible.
 - Add play surfacing to playground.
 - Replace play equipment.
 - Add blue light safety stations.
- Add park program and amenities to the existing site. The following received the top votes during the dot polling at Steering Committee / Public Workshop #1.
 - Trail connection to Community Center (12 votes)
 - Trail connection from dead-end walking trail back to loop trail (9 votes)

- Drinking fountain / spigot / basin for animals (8 votes)
- Dog off-leash area (7 votes)
- Operational restroom (6 votes)
- Raingardens throughout to treat stormwater (5 votes)
- Martin houses / bat houses for bird watching and to control insects (5 votes)
- Updated play equipment (4 votes)
- Horseshoe court (4 votes)
- Improved security (4 votes)
- Overlook (4 votes)
- Memorial to fallen soldier (3 votes)
- Wildflower meadows (2 votes)
- Interpretives of plants and animals (2 votes)
- Renovated picnic shelter (1 vote)
- Sculpture and/or sculpture gardens (1 vote)
- Rose garden / other gardens (1 vote)
- Signage / information kiosks (1 vote)
- Sidewalk on Nall (1 vote)

Others:

- Native plants providing food and cover for wildlife and birds.
- Regional trail connection to the north.
- Connect to the Boulevard Apartments.
- Wetland area for food and cover. Include small park bridge.
- Add bocce and horseshoe courts.
- Add "NO OUTLET" sign on Nall Avenue south of park.

PRINCIPLES FOR DESIGN

- Master plan for the park with health, safety, and welfare of the park user in mind.
- Design with ecological sensitivity and retain vegetative cover to provide shelter for birds and wildlife, restore and maintain the woodland, and create learning opportunities for the community.
 - Minimize and control erosion. Use the existing topography to provide views of recreation and natural areas while minimizing the erosion potential of the soils, especially within the dog off-leash area and other areas with steep topography.
 - Protect existing trees where possible, including selective thinning to enhance the ecosystem and improve the understory vegetation.
 - Restore the woodland by eliminating invasive species such as honeysuckle and euonymous.
 - Identify opportunities to create, incorporate, and promote use of native plantings.
- Provide connections to adjacent neighborhoods, roadways and other public facilities.
- Provide passive and active uses for park users.
- Improve the overall appearance and safety of the park.

ALTERNATIVE CONCEPTS CONSIDERED

During June and July 2007, the Project Team presented two alternative concepts to the Steering Committee and the general public. The favorite in the Steering Committee / Workshop #2 meeting was Option A, the less intensive, more natural alternative. However, program elements from Concept B were also desired and incorporated into the plan. Comments from each meeting and workshop helped refine the concepts to become the final Master Plan.

Features Common to Both Concepts: Both concepts preserved the major natural features of the land and proposed the following:

- Park entry signage at the north and south
- Regional trail connections and plaza w/ signage, bike rack, water fountain, etc. at the focal area of the site, near the parking
- Do not disturb newly constructed walking trail
- Renovate existing restroom and shelter
- Install raingardens at CC parking lot and north of the Nall Avenue cul-de-sac
- Restore memorial to fallen soldier

Concept A "Nature" description (see figure below):

- No dog off-leash area
- Festival space at cul-de-sac
- Reduce parking – overflow parking at CC
- Play components separate
- Recycle wall and concrete pad to construct performance stage
- Restore woodland
- Park bridge – BMP plantings (native grasses and wildflowers)
- Primitive trail to CC
- No connection to Boulevard Apts.
- Primitive connection from dead-end to loop
- Stay on park property
- Interpretive elements for plants and animals

Concept A



Concept B “Human Nature” description (see figure below):

- No dog off-leash area
- Dog off-leash area on south 2 acres
- BMP's and raingardens at cul-de-sac
- Consolidate parking
- Play structure
- Overlook or perch into woodland, including performance area
- Primitive trails in woodland, including woodland room with theater
- Wetland / retention pond
- Accessible path to CC
- Paved connection to Boulevard Apts.
- Access Boulevard Apartment property for trails
- Paved connection from dead-end to loop

DRAFT



MAPPING SESSION

Following the presentation of Concepts A and B, the Steering Committee and public had the opportunity to participate in a dot polling exercise to help the project team better understand their preferences towards aesthetics, quality, and look and feel. To review the complete results of this poll, see Appendix C. The polling exercise was preceded by a mapping session in which the two concepts were evaluated and the following feedback was provided to the project team. For an entire listing of comments see Appendix C.

1) Concept A

- a) The park is not right for festivals or events due to odor issues. Perhaps use another City space.
- b) The parking, restroom, shelter, and play area are a good focal point for the regional trail connection and plaza.
- c) People prefer primitive trail connection from dead-end trail back to loop.
- d) People prefer the primitive trail connection to the CC. Preservation of existing trees is important.
- e) There are varying opinions concerning the dog off-leash. Is it too small or too harsh for the terrain? Most do not prefer the off-leash area.
- f) People prefer the park bridge over the boardwalk.
- g) People prefer a dry rain garden/BMP over a retention pond.
- h) Separate play elements preferred.

2) Concept B

- a) Dog off-leash area: watering station would be good. Rotation of acreage makes sense. It will help bring people to park. Steep slopes will lead to erosion and runoff. Odor is a concern.
- b) Public access is important, including a connection to the Boulevard Apartments. Discuss dedication of the apartment property to the City for use as parkland and trails.
- c) The overlook is desirable. There could be great views from this area and it would improve safety.
- d) One group preferred a small retention pond over a BMP, but express desire to control mosquitos. The other group preferred a BMP over a small retention pond. The pond would be more high maintenance. Is the boardwalk appropriate? Couldn't this money be used elsewhere?
- e) Having a connection from the park to the Community Center is more important than an accessible connection. Stairs could be considered as a more direct route as opposed to switchback trails.
- f) People like the woodland room theater.

DRAFT MASTER PLAN

The 3rd Workshop for the Nall Park Master Plan took place on July 31, 2007 at the Nall Park shelter. The agenda this evening included a review of what we heard during Workshop #2 in early July, an overview and discussion of the Draft Master Plan, and a voting exercise for "What Comes First" in the implementation process.

The Draft Master Plan below is the result of feedback received during Workshop #2 and consists of program elements from each of the previous Concepts A and B, above.

For complete results of the Draft Master Plan discussion at Workshop #3, please refer to Appendix D.

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MASTER PLAN CONCEPT SELECTED

The final Master Plan, shown below, is the result of the master plan and public involvement process for Nall Park including the discussions and exercises of Workshops #1, #2 and #3. On **insert date**, the Roeland Park City Council approved this Plan.

INSERT FINAL MASTER PLAN HERE FOLLOWING CITY COUNCIL APPROVAL

Key Concept - Nature

The Nall Park Master Plan builds around the concept of nature. The primary occupants of the park will be native wildlife, birds, insects and plants. People will come next in line. Careful management of the park means that the site will become more of an asset—clearer, cleaner and healthier with better water quality and increased safety. Nearby neighbors, school children, and nature lovers will visit the park. They will take away solitude and contentment but not leave behind much evidence of their visits.

Design Comments: The nature park concept for Nall Park drove the design and planning of facilities and attractions. The following are descriptions of the resulting Master Plan after studying the existing terrain, vegetation, stormwater issues and amenities.

ENTRIES

South: The Plan makes the primary entry welcoming and accommodating for visitors with park signage on Nall Avenue and two parking lots offering 32 parking spaces (including two handicap spaces).

North: Entering the park from the north via the regional trail will give park users a unique perspective. Park signage matching the Nall Avenue signage would be included.

East: Coming from the east, via the Community Center, visitors will experience the park first from an overlook then will navigate down and into the park site.

West: From the west and through Mission visitors will come upon the park site from Jim Bills Road.

Design comments: Visitors currently do not feel an “arrival” at the park until they reach the restroom and large parking area. By creating an entry portal with signage and plantings further south at Nall Avenue visitors will now be welcomed much earlier and the park will also have a larger impression.

SIGNAGE

Monument signage: Monument signage is to be located at the southern park extremity on Nall Avenue and on the north property line as seen from the regional trail. These signs could be made of natural elements such as wood and native stone or from concrete and metals. The sign may include the name of the Park and text or logos to signify City ownership.

Information kiosks or signs: These signs are to be placed near the main parking lot at the regional trail plaza and at the Community Center entry to the park site. Information may include park maps, trail information, City postings, etc.

Trail signage: These signs may include trail maps, trail etiquette, and distance markings. Current users of the walking trail expressed that distance markings would help them to determine how far they had walked or run.

Interpretive signage: Interpretive signs can be placed throughout the site to educate and inform park users of plants, animals, natural resources, etc. Using text and/or graphics, this signage can teach the importance of restoring native habitats, the migrating patterns of songbirds, or how to build a butterfly garden.

Design Comments: It will be important to design and compare all park signage components as a family of materials, colors and graphics to create cohesive and attractive signs that compliment the park theme "nature." Planting materials may also be used to compliment the signage and further develop them.

PARKING

The main parking area near the restroom facility has not been affected by the master plan; however, the parking lots to the south have been reconfigured or removed to create one lot near the new dog off-leash area. This lot will offer 7 parking spaces, 1 handicap space and stair access to the off-leash entry gate. The removal of the smaller lot will add acreage to the overall park area and will simplify patrol of the park.

JOHNSON COUNTY WASTEWATER ACCESS

Access to the sanitary sewer easement has been provided from Nall Avenue to the paved walking trail. This access will be paved in concrete due to the frequency with which the easement is accessed and to minimize land disturbance. It would be difficult to successfully grow planting materials.

CIRCULATION

Walking Trail: The existing walking trail that was constructed in 2006 and 2007 is proposed to be modified only where new trails tie in.

Primitive or Nature Trails: Nature trails will be surfaced with wood-chip mulch and are less costly than concrete or asphalt. They are also narrower than a shared-use bike trail, look and feel more natural, are a softer surface to walk on and will act as a method of erosion control.

Stair access: As a more direct option for connecting the walking trail to the Community Center, stairs can be constructed up the slope. These steps can be constructed of concrete or with timbers.

Asphalt paving: Asphalt paving will be used in several areas to create a durable, smooth pedestrian surface. These surfaces include the 10' wide regional trail connections, access to the park overlook, and the connection to the Boulevard Apartments from the existing dead-end walking trail.

Concrete paving: Although more expensive than asphalt paving, concrete will be used in several areas to create a durable, smooth, more refined pedestrian surface. These surfaces include the regional trail plaza, the walks to the shelter and restrooms, access to the dog off-leash area, and the walks at the Community Center. The walks at the Community Center will be important in connecting the indoor areas to the park below.

REGIONAL TRAIL PLAZA

This plaza will be designed around the existing raingarden and will be graded to drain into this garden. It is intended that the raingarden be incorporated into the overall design of the plaza and could be an interpretive opportunity. The plaza will be paved with either

concrete, colored concrete or pavers. This area will also include a bike rack, information or trail signage and a water fountain for park or trail users.

RESTROOM AND SHELTER

The existing restrooms and shelters would receive a face-lift. This may include the use of new materials such as roofing and timbers, lighting, electrical, paint, fixtures.

DOG OFF-LEASH

The dog off-leash area is currently proposed to be an alternate park amenity for the southern 2 acres of the site adjacent to Nall Avenue. The Steering Committee and public have also requested that another City property be studied for this amenity. In response to public and steering committee comments, it is proposed that the total acreage could be divided into two separate off-leash areas and only one would be operational at a time. Rotating in this manner may limit the over-usage of one area while the other is being used.

Site amenities include a containment area for leashing and unleashing, benches and a watering station for both pets and their owners. With the challenge of rotating two off-leash areas and to save costs, the master plan calls for a containment area and watering station located to serve either off-leash area, whichever is operational. Benches will be placed throughout each off-leash area for rest and relaxation. Due to the topography and tree cover, a loop trail or walking path is not planned.

The following is a list of the benefits and challenges of building an off-leash dog area in Nall Park:

Benefits

- 1) Provides for another user group and amenity for the community
- 2) Provides a clean, safe environment for exercising dogs
- 3) Additional park users may increase park safety
- 4) Tree massings provide shade for users

Challenges

- 1) Steep terrain
- 2) Paws will damage groundcover and encourage erosion and run-off – groundcover is already in poor condition under tree canopy
- 3) Noise increase for residents to the east
- 4) Odor may increase if users are not responsible for cleaning up after their pets
- 5) Size – at less than two total acres, each off-leash area when divided will become less than an acre. Along with steep topography and number of trees, the minimal size will limit the activities that can be performed.
- 6) Further reduces park acreage left undisturbed and natural. This area is currently an oak savanna ecosystem needing maintenance.
- 7) There will be annual costs associated with maintaining the area.

To assist in the decision making process of whether or not to construct a dog off-leash area, the City may wish to determine if one is needed. The City can gather statistics on the dogs and people in their community such as:

How many dogs would use a dog park?
What are the demographics of the people in your city?
Who currently uses City parks and who doesn't?
Downplay the "dog factor" and emphasize people issues.

PARK OVERLOOK

The Park Overlook will offer a performance, presentation and gathering area as well as an elevated deck projecting out and into the woodland. This deck will be ideal for bird watching and soaking up nature. The main structure may be a pergola so that performances can be viewed from 360 degrees. It is anticipated that the pergola and deck be constructed of timbers, metals and recycled products for low maintenance requirements.

LAWN GAMES AREA

This area will be re-graded to be a flat turf area. It may be used for horseshoe and bocce courts as well as additional lawn seating for the Park Overlook performance space.

PLAY AREA

Although not of high priority to the Steering Committee or public, the play area will remain similar to what it is today. Rather than create one or two large play areas with play structures, individual play components will be installed to take advantage of existing component footprints, topography and tree cover. The play components will consist of safe, natural and/or sculptural pieces as well as adventure equipment in further developing the nature theme.

COMMUNITY CENTER OVERLOOK

The Community Center Overlook will consist of an elevated platform from the steep slopes below. The overlook will be accessed from the paved walks leading to and from the Community Center and will provide views to the walking trail and BMP / raingarden area below. In order to create this view, selective thinning of existing trees will need to take place. By creating this Overlook and view to the area below, park safety and aesthetics will be increased.

SITE AMENITIES

Park amenities throughout the site, such as benches, bicycle racks, trash receptacles, and shelters will make the visitor experience more convenient, relaxing and social. These amenities will be fabricated using recycled and low maintenance materials where possible. At the Woodland Theater the seating and stage could be built from fallen logs or stumps. The tree canopy can be utilized for overhead cover.

If desired, updated and new lighting can be used to improve park safety and usability. Lighting can consist of low maintenance and low energy fixtures placed at the park sign,

parking lots, restrooms, shelter, regional trail plaza and Community Center Overlook. Lighting for other amenities may be considered such as the walking trail or lawn games area.

WOODLAND RESTORATION

Although costly, removing the invasive species of honeysuckle and euonymus from the wooded ravine would be critical to creating a healthy woodland ecosystem. Currently the invasives have taken over the ravine and shade out more desirable plant species.

A large portion of the woodland ravine is own by the Boulevard Apartments. Whether or not this area is restored or if trails within the woodland connect to the Boulevard Apartment will be determined in the future. Decisions will need to be made regarding acquisition or dedication of this property.

WOODLAND THEATER

The Woodland Theater will be located on a flat landing near the bottom of the woodland ravine. The theater will be constructed mostly of natural materials found on site such as logs and stone. It will consist of a performance area and seating catering to wildlife, plant and natural resource presentations for school children, boy and girlscout troops, and nature lovers.

BMP'S AND RAINGARDENS

BMP's and raingardens will be key to storm-water and water quality management and are a priority of this Master Plan. They will capture and filter storm-water, increase on-site infiltration, reduce run-off and provide water to plants and animals. They are currently proposed through-out the site. Please refer to Concept C.

The BMP/raingarden below the Community Center Overlook will not only capture a large amount of run-off from southern residences and the Community Center parking lots but will also act as an amenity to the park. This feature may consist of a pond, wetland or raingarden with wetland plantings, native grasses, tree cover and other vegetation, a park bridge, nature trails, interpretives and bird watching habitat. If a small retention pond is feasible, it may also include a solar powered fountain to circulate the water for aeration and to reduce stagnation.

For purposes of stormwater BMP planning, the catchments contributing to the Nall Park Master Plan and the area below the Community Center were delineated, as shown below. Using the shortcut method as described in the APWA 5600 stormwater BMP manual the volume of runoff was estimated for each catchment. For the larger 27 acre catchment an estimated area of 0.85 acres at 3 feet deep are needed to store the runoff volume generated from the water quality storm event (1.4" of rainfall). For the smaller 9 acre catchment an estimated 0.25 acres at 3 feet deep are need to store the runoff volume generated from the water quality storm event. The volumes estimated for the two catchments could be stored with a single facility, several facilities, site specific BMP's, or a combination of the above.



CHAPTER 4: IMPLEMENTATION

This chapter is concerned with what it takes to actually build the Park—potential funding sources, what happens first, and how volunteers can help build and maintain the park. The final chapters will introduce phasing and costs for constructing the Nall Park Master Plan improvements.

PROJECT PRIORITIES

The Plan recommends priorities based on 1) City funding, 2) results of the “What Comes First?” rating at the July 31, 2007 Workshop #3, and 3) requirements for efficiencies in construction.

POTENTIAL FUNDING OPPORTUNITIES

At the present time it is assumed that all future Master Plan improvements will be funded by the City of Roeland Park, Kansas. On August 6, 2007 the City Council adopted the 2008 budget which proposed \$100,000 for enhancements to Nall Park. These funds will need to include design and engineering, equipment, labor and materials and will implement the top priorities as described below and as determined by the City. With the exception of year 2008, future City funding is unknown at this time.

Funding sources may also include Johnson County, Kansas, Johnson County Parks & Recreation, in-kind and cash donations, small grant funds, fund raisers and volunteer activities. In particular, grant monies may be available through the Mid-America Regional Council (MARC), the Department of Natural Resources, and/or the Kansas Department of Health and Environment for water quality improvements such as the BMP / wetland water feature at the back of the park.

COMMUNITY PRIORITIES

At Workshop #1, attendees rated dozens of individual park elements from most important to least. The following is a list of plan elements in order of the meeting attendees' priority.

- 1) Trail connection to Community Center
- 2) Trail connection from dead-end walking trail back to loop trail
- 3) Drinking fountain / spigot / basin for animals
- 4) Dog off-leash area
- 5) Operational restroom
- 6) Raingardens throughout to treat stormwater
- 7) Martin houses / bat houses for bird watching and to control insects
- 8) Updated play equipment
- 9) Horseshoe court
- 10) Improved security
- 11) Overlook
- 12) Memorial to fallen soldier
- 13) Wildflower meadows
- 14) Interpretives of plants and animals
- 15) Renovated picnic shelter
- 16) Sculpture and/or sculpture gardens
- 17) Rose garden / other gardens
- 18) Signage / information kiosks

19) Sidewalk on Nall

Others:

- o Native plants providing food and cover for wildlife and birds.
- o Regional trail connection to the north.
- o Connect to the Boulevard Apartments.
- o Wetland area for food and cover. Include small park bridge.
- o Add bocce and horseshoe courts.
- o Add "NO OUTLET" sign on Nall Avenue south of park.

The "What Comes First?" exercise from Workshop #3 was intended to capture the priorities of the Steering Committee and the public for the phasing and budgeting of future improvements at Nall Park. The first priority elements for those attending Workshop #3 were:

- 1) Access to the Community Center.
- 2) Dog off-leash area.
- 3) Retention pond/BMP area feature.

Those elements receiving the most votes overall, regardless of ranking, included:

- 1) Dog off-leash area.
- 2) Access to the Community Center and the overlook at the Community Center.
- 3) Retention pond/BMP area feature.

For the complete results of the "What Comes First?" exercise please see Appendix D.

PRIORITIES FOR EFFICIENCY

The community listed the trail connection to the Community Center and a trail connection from the existing dead-end walking trail back to the loop trail as the highest priorities at Workshop #1. However, as shown above from Workshop #3, access to the Community Center and the dog off-leash area were ranked highest. Funds allocated for park improvements in 2008 should first be reserved for these two amenities. Implementation of other enhancements may apply to future funds, construction efficiencies, or volunteer projects.

Construction Efficiencies

The construction process itself offers several opportunities to make park funds go further than they normally may, especially when improvements may not be completed in tandem. First, there may be enhancements that, although of differing priorities, are located close together and can be improved at the same time. This may reduce mobilization costs and disturbance of the site at different times. Second, depending on the construction processes, pairing improvements requiring the same equipment, materials and expertise may reduce mobilization and labor costs. And third, the contractor is a great resource in looking at alternative methods and materials to efficiently complete the job.

Volunteer Projects

Volunteer projects can make a difference in the implementation of the Nall Park Master Plan. Volunteer projects that can help construct and maintain Nall Park follow. They are in order by level

of difficulty and general location. All projects, with the exception of picking up trash in the park, would require some supervision and training.

General [The following ratings are from 1-5; 1 is a low level of difficulty and 5 requires a higher level of skills and tools].

- 1 - Overall clean-up of park
- 1 - Maintenance of raingardens
- 2- Installing plant materials
- 2 - Building bird feeders / houses
- 3 - Hauling and spreading woodchips for nature trails
- 3 - Building gardens
- 3 - Laying out woodchip trails
- 3 - Constructing bird-watching areas
- 4 - Construction of a raingarden
- 4 - Construction of Woodland Theater, building seating, tree clearing
- 5- Thinning out invasive or undesirable species
- 5 - Trail building
- 5 - Reforesting, preventing habitat fragmentation

CHAPTER 6: OPINION OF COSTS

The following table provides costs corresponding to the preceding text. The estimate includes design and construction costs and is for budgeting purposes only.

Nall Park Master Plan

Opinion of Probable Costs

August 15, 2007

Item	Quantity	Unit	Unit Price	Cost
Phase 1: Access to Community Center				
2 Start-up and mobilization	1	LS	\$ 5,000.00	\$ 5,000.00
3 Erosion and sediment control, clearing and grubbing, earthwork	1	LS	\$ 15,000.00	\$ 15,000.00
4 Nature trail to overlook, wood mulch	1	LS	\$ 1,500.00	\$ 1,500.00
5 Steps (railroad tie) with handrail	1	LS	\$ 7,500.00	\$ 7,500.00
6 Concrete walks at Community Center	450	SY	\$ 36.00	\$ 16,200.00
7 BMPs / raingardens at Community Center	1	LS	\$ 15,000.00	\$ 15,000.00
			Sub-total	\$ 60,200.00
Phase 2: Dog Off-leash Area				
11 Start-up and mobilization	1	LS	\$ 9,500.00	\$ 9,500.00
12 Removal of existing structures, maintenance of traffic, erosion and sediment control, clearing and grubbing, earthwork, water service	1	LS	\$ 25,000.00	\$ 25,000.00
13 Fencing, 6 foot cedar	1700	LF	\$ 24.00	\$ 40,800.00
14 Containment area	1	Each	\$ 2,500.00	\$ 2,500.00
15 Stair access and pavement	1	LS	\$ 10,000.00	\$ 10,000.00
16 Watering station - ADA w/ pet fountain	1	Each	\$ 5,500.00	\$ 5,500.00
17 Benches	6	Each	\$ 1,200.00	\$ 7,200.00
18 Litter receptacles	3	Each	\$ 1,200.00	\$ 3,600.00
19 Parking Lot				
20 Asphalt	167	SY	\$ 42	\$ 7,014.00
21 Precast concrete curbstops	1	Each	\$ 100	\$ 100.00
22 Striping	1	LS	\$ 1,500	\$ 1,500.00
23 Retaining walls	460	SFF	\$ 50	\$ 23,000.00
24 Signage	1	LS	\$ 1,500	\$ 1,500.00
			Sub-total	\$ 137,214.00
			Total Phase 1	\$ 197,414.00
Phase 2: BMP / Raingarden Site Feature				
29 Start-up and mobilization	1	LS	\$ 14,000.00	\$ 14,000.00
30 Temporary construction entry, removal of existing structures, erosion and sediment control, clearing and grubbing, earthwork	1	LS	\$ 25,000.00	\$ 25,000.00
31 BMP / Raingarden	1	LS	\$ 80,000.00	\$ 80,000.00
32 Includes solar fountain and plantings				
33 Park bridge	1	LS	\$ 35,000.00	\$ 35,000.00
34 Nature trail, includes footbridges	1	LS	\$ 25,000.00	\$ 25,000.00
35 Concrete trail, 5 foot width, ADA access to bridge	210	SY	\$ 36.00	\$ 7,560.00
			Sub-total	\$ 186,560.00
Phase 3: Overlook at Community Center				
38 Start-up and mobilization	1	LS	\$ 7,600.00	\$ 7,600.00
39 Temporary construction entry, erosion and sediment control, clearing and grubbing, earthwork, electrical service	1	LS	\$ 20,000.00	\$ 20,000.00
41 Overlook	1	LS	\$ 75,000.00	\$ 75,000.00
			Sub-total	\$ 102,600.00
Monument Signage				
45 Start-up and mobilization	1	LS	\$ 3,200	\$ 3,200.00
46 Electrical	1	LS	\$ 5,000	\$ 5,000.00
47 Nall, at south end of park	1	LS	\$ 15,000	\$ 15,000.00
48 Nall, at north end of park	1	LS	\$ 15,000	\$ 15,000.00
49 Landscaping	1	LS	\$ 5,000	\$ 5,000.00
			Sub-total	\$ 43,200.00
			Total Phase 3	\$ 145,800.00
Phase 4: Restroom and Shelter Area				
53 Start-up and mobilization	1	LS	\$ 14,500.00	\$ 14,500.00
54 Removal of existing structures, maintenance of traffic, erosion and sediment control, clearing and grubbing, earthwork, infrastructure and utilities	1	LS	\$ 25,000.00	\$ 25,000.00
55 Regional trail plaza	1	LS	\$ 18,000.00	\$ 18,000.00
56 Includes pavement, bike rack, benches, signage, water fountain, trash receptacle				
57 Renovation of restroom	1	LS	\$ 30,000.00	\$ 30,000.00
58 Renovation of shelter	1	LS	\$ 15,000.00	\$ 15,000.00
59 Concrete walk access to restroom and shelter	180	SY	\$ 36.00	\$ 6,480.00
60 Play components, 6 separates	1	LS	\$ 80,000.00	\$ 80,000.00
61 Includes mulch play surfacing				
62 Landscaping	1	LS	\$ 5,000.00	\$ 5,000.00
			Sub-total	\$ 193,980.00
Phase 5: Woodland Theater and Trails				
66 Start-up and mobilization	1	LS	\$ 9,200.00	\$ 9,200.00
67 Temporary construction entry, clearing and grubbing	1	LS	\$ 5,000.00	\$ 5,000.00
68 Woodland theater, informal	1	LS	\$ 25,000.00	\$ 25,000.00
69 Nature trail, wood mulch	1	LS	\$ 10,000.00	\$ 10,000.00
70 Woodland restoration, remove invasives	1	LS	\$ 75,000.00	\$ 75,000.00
			Sub-total	\$ 124,200.00
Regional Trail Connection South				
74 Start-up and mobilization	1	LS	\$ 2,200.00	\$ 2,200.00
75 Maintenance of traffic, erosion and sediment control, clearing and grubbing, earthwork	1	LS	\$ 12,000.00	\$ 12,000.00
76 10' Wide asphalt	800	SY	\$ 18.00	\$ 14,400.00
			Sub-total	\$ 28,600.00
			Total Phase 5	\$ 152,800.00
Phase 6: Park Overlook				
80 Start-up and mobilization	1	LS	\$ 8,500.00	\$ 8,500.00
81 Temporary construction entry, erosion and sediment control, clearing and grubbing, electrical service	1	LS	\$ 15,000.00	\$ 15,000.00
82 Overlook	1	LS	\$ 90,000.00	\$ 90,000.00
			Sub-total	\$ 113,500.00
Paved Access to Boulevard Apts. (asphalt)				
86 Start-up and mobilization	1	LS	\$ 1,000.00	\$ 1,000.00
87 Removal of existing structures, erosion and	1	LS	\$ 10,000.00	\$ 10,000.00
88 Asphalt trail, 8 foot width	72	SY	\$ 18.00	\$ 1,296.00
			Sub-total	\$ 12,296.00
Regional Trail Connection North				
92 Start-up and mobilization	1	LS	\$ 1,500.00	\$ 1,500.00
93 Maintenance of traffic, erosion and sediment	1	LS	\$ 12,000.00	\$ 12,000.00
94 10' Wide asphalt	173	SY	\$ 18.00	\$ 3,114.00
			Sub-total	\$ 16,614.00
			Total Phase 6	\$ 142,410.00
Phase 7: General Improvements				
99 Start-up and mobilization	1	LS	\$ 11,500	\$ 11,500.00
100 Removal of existing structures, maintenance of traffic, erosion and sediment control, clearing and grubbing, earthwork, water service	1	LS	\$ 17,000	\$ 17,000.00
101 Johnson County WW access	34	SY	\$ 36.00	\$ 1,224.00
102 BMPs / raingardens at cul-de-sac	1	LS	\$ 15,000.00	\$ 15,000.00
103 Oak savanna restoration	1	LS	\$ 25,000.00	\$ 25,000.00
104 Lawn games area	1	LS	\$ 35,000.00	\$ 35,000.00
105 Includes turf, retaining wall, 3 paved courts				
106 General park landscaping	1	LS	\$ 50,000.00	\$ 50,000.00
107 Includes native grasses and wildflowers, raingardens				
			Sub-total	\$ 154,724.00
			Total Phase 7	\$ 154,724.00
			Total	\$ 1,173,688.00
			20% Contingency	\$ 234,737.60
			Grand Total	\$ 1,408,425.60
			Design / Engineering (8%)	\$ 112,674.05
			PROJECT TOTAL	\$ 1,521,099.65

Notes:

- The above Opinion of Probable Costs is based on the Master Plan for budgeting purposes only. It is in no way intended as a guarantee of construction costs.
- The above Opinion of Probable Costs does not include right-of-way or land acquisition costs.

APPENDIX A - NATURAL RESOURCE INVENTORY

The following are notes and recommendations from the natural resource inventory conducted at Nall Park on Monday June 4, 2007.

The two things you notice first when you enter the park are the incredible number of trees, especially oaks, and the steepness of the topography. Both of these features contribute greatly to the type and condition of understory vegetation, the erosion and bare soil problems, and the overall usability of the park for recreational activities. The park has the general appearance of an oak savanna that is succeeding into oak-hickory woodland.

The park can generally be divided into three vegetatively distinct areas: the central park with oaks and mowed turf grass; the southeast park with a large patch of cool season grasses (fescue, brome, and orchard grass) and a variety of wildflowers (wild petunia, snakeroot, and fleabane daisy); and the stream corridor along the east side of the park. The stream corridor consists of a mix of trees (oak, hickory, basswood, sycamore, cottonwood, hackberry, and elm); shrubs and vines (dogwood, gooseberry, redbud, Virginia creeper, green briar, and poison ivy); and woodland wildflowers (wild ginger, jack-in-the-pulpit, wingstem, and stinging nettle). There are three exotic, invasive species of plants present within the stream corridor: shrub or amur honeysuckle, euonymus (winter creeper), and multiflora rose. The honeysuckle is most prevalent in the southeast and stream corridor and so dense in some areas; it has successfully shaded out almost all other understory vegetation.

Within the central park area there is a playground, paved walking trail, large picnic shelter, restroom facilities, and a rain garden. Other park amenities include benches, picnic tables, and charcoal grills.

Recommendations

- Given the steep topography and the numerous oak trees present, consider thinning out some of the trees to allow sunlight to reach the understory, then revegetate the understory with native grasses and wildflowers common to oak savannas (short grass prairie plants). The native grasses and wildflowers will help stabilize the soils on these slopes and would reduce the long term maintenance of these areas within the park.
- Many of the trees within the park need to be pruned up to remove hazardous limbs and improve the health and appearance of the trees. Dead trees should be removed. Most of the trees in the southeast area are dead or dying and covered with Virginia creeper and/or poison ivy vines. These trees should be removed as they are a potential hazard.
- Any trees planted in the park should be native to the area given the emphasis of the area on oaks and other native Kansas trees.
- In areas where shade is prevalent, shade tolerant grasses and wildflowers should be planted to provide stable ground cover.
- An extensive, long term effort will be needed to manage the exotic, invasive plants. Honeysuckle should be removed on the southeast end of the park. Removal of honeysuckle and euonymus from the stream corridor will require more time and effort which should be gauged against other needs and priorities for the park.

APPENDIX B - STEERING COMMITTEE / WORKSHOP MEETING #1

STEERING COMMITTEE

VISION EXERCISE

"Roeland Park's First Annual Outdoor Art Fair in Nall Park is a Complete Success."

"Nall Park Makes Roeland Park an Even More Inviting Area in Which to Live."

"Roeland Park Embraces Wildlife at Nall Park."

"Nature Prevails in Nall Park!"

"Roeland Park Opens Nall Park – Community Center Connecting Trail. City Officials Hope to Link to Streamway Trails."

"The Natural Diversity of a Restored Nall Park Welcomes all Residents of Northeast Johnson County."

"Hidden Treasure Rediscovered! Nall Park!" / "Nature's Treasure Free to All!" / Peaceful, Serene, Natural Setting within Sight of Downtown Skyline." / "Roeland Park Reveals its Hidden Treasure!"

"Walk with the Animals." / "Walk with Nature." / "Get Primitive in the City." / "Wild Kingdom in the City."

"Roeland Park Enjoys High-use Hidden Jewel."

"Nall Park Created for the Future Citizens of Roeland Park with Respect for those of the Past."

"Nall Park: Termination for Walking Trail."

"Off-leash Dog Park Opens in Northeast Johnson County in Roeland Park."

"Roeland Park's Newly Redesigned Nall Park Offers Quiet Green Space in Northeast Johnson County Core."

"User-friendly Park Allows Access to Quiet Nature Space."

"A Healthy Fun Place for the Whole Family."

PARK PROGRAM BRAINSTORMING SESSION / COMMENTS

- a) Odor (Wastewater plant)
- b) Cul-de-sac storm drainage
- c) Safety / visibility
- d) Bike connection from Community Center
- e) Number of dead trees
- f) Missing dedication sign

- g) Naming of park
- h) Animal control
- i) Restrooms locked
- j) Improve security, visibility, and public use
- k) Overlook / perch
- l) Trail connection from dead-end to loop
- m) Memorial
- n) Regional trail connection from loop to north
- o) Bat houses
- p) Sidewalk connection along Nall
- q) Drinking fountain, spigot, pet station
- r) Community Center
- 1. Capture drainage from parking lot
- 2. Trail connection to park
- 3. Open views to park below

PUBLIC MEETING / WORKSHOP

REPORT OUT AND DISCUSSION FROM WALK-IN-THE-PARK

- a) Likes / dislikes / comments
 - 1. Less of a playground or sports venue and more of a nature preserve.
 - 2. Improve link to Community Center.
 - 3. Reduce parking at CC and add raingardens.
 - 4. More events in park (i.e. Roefest dogwalk, art show, etc.).
 - 5. Environmental responsibility with materials. Recycled products.
 - 6. Grills are under-used.
 - 7. Reduce activity in park. Activities can be in new park.
 - 8. Is cul-de-sac necessary for fire trucks?
 - 9. People prefer natural stonework.
 - 10. Move concrete tubes from play area to dog park.
 - 11. Move existing fence back to original location near culvert pipes.
- b) Park condition
 - 1. Restrooms and fountains need to be operational.
 - 2. Improve amenities.
 - 3. Replace or renovate bathroom. How is it structurally / functionally.
 - 4. Volunteer work for maintenance.
 - 5. Trim, thin or clear tree cover. Tree removal is ok.
 - 6. Play equipment is outdated.
 - 7. Overall maintenance issues.

DOT EXERCISE

Prior to concluding the Walk-in-the-Park, each person attending was given three (3) colored dots in which to place on their preferred park program element or activity listed on a piece of paper. The following are the results of their voting.

- 1) Shelter
- 2) Pavilion / pergola

- 3) Bandstand
- 4) Restroom (6 votes)
- 5) Picnic shelter (1 vote)
- 6) Play equipment (4 votes)
- 7) Primitive hiking trail
- 8) Wetland
- 9) Raingarden (5 votes)
- 10) Fountain
- 11) Interactive fountain
- 12) Sprayground
- 13) Sculpture / sculpture garden (1 vote)
- 14) Wildflower meadow (2 votes)
- 15) Open play lawn
- 16) Rose garden / other gardens (1 vote)
- 17) Frisbee golf
- 18) Horseshoe court (4 votes)
- 19) Bocce court
- 20) Archery range
- 21) Dog off-leash area (7 votes)
- 22) Parking
- 23) Signage / information kiosk (1 vote)
- 24) Interpretives (2 votes)
- 25) Overlook (4 votes)
- 26) Trail connection from dead-end back to loop trail (9 votes)
- 27) Trail connection north from loop, at Nall
- 28) Memorial (3 votes)
- 29) Martin houses / bat houses (5 votes)
- 30) Trail connection to Community Center and Pergola (12 votes)
- 31) Sidewalk on Nall (1 vote)
- 32) Drinking fountain / spigot / basin for animals (8 votes)
- 33) Security (4 votes)

APPENDIX C - STEERING COMMITTEE / WORKSHOP MEETING #2

DRAFT CONCEPTS OVERVIEW

- 1) Similarities
 - a) Park entry signage
 - b) Regional trail connections and plaza w/ signage, bike rack, water fountain, etc.
 - c) Do not disturb newly constructed trail
 - d) Renovate existing restroom and shelter
 - e) Raingardens at CC parking lot and cul-de-sac
 - f) Memorial to fallen soldier

- 2) Concept #1 "Nature" description
 - a) No dog off-leash area
 - b) Festival space at cul-de-sac
 - c) Reduce parking – overflow parking at CC
 - d) Play components separate
 - e) Recycle wall and concrete pad to construct performance stage
 - f) Restore woodland
 - g) Park bridge – BMP plantings (native grasses and wildflowers)
 - h) Primitive trail to CC
 - i) No connection to Boulevard Apts.
 - j) Primitive connection from dead-end to loop
 - k) Stay on park property
 - l) Interpretive elements for plants and animals

- 3) Concept #2 "Human Nature" description
 - a) No dog off-leash area
 - b) Dog off-leash area on south 2 acres
 - c) BMP's and raingardens at cul-de-sac
 - d) Consolidate parking
 - e) Play structure
 - f) Overlook or perch into woodland, including performance area
 - g) Primitive trails in woodland, including woodland room with theater
 - h) Wetland / retention pond
 - i) Accessible path to CC
 - j) Paved connection to Boulevard Apts.
 - k) Access Boulevard Apartment property for trails
 - l) Paved connection from dead-end to loop

DOT EXERCISE

Following review of the draft concepts each person attending was given sixteen (16) colored dots in which to place on various images. These images were hung on the walls and included items such as materials, architecture, landscaping, play equipment and art. By doing so the project team hoped to capture their preferences towards aesthetics, quality, and look and feel. The following are the results of their voting.

- 1) Shelters / pavilions / gazebos

- a) Open shelters with stone and unpainted timbers (8 votes)
 - b) Gazebos and pavilions (1 vote)
- 2) Play equipment
- a) Adventure equipment, made from timbers (6 votes)
 - b) Modern equipment, non-traditional (1 votes)
 - c) Play structure (14 votes)
 - d) Natural or sculptural elements, rock forms (10 votes)
- 3) Dog off-leash area
- a) Entry enclosure for leashing (3 votes)
 - b) Water station (3 votes)
 - c) Agility or trials area (2 votes)
 - d) Trails, seating, lawn (2 votes)
 - e) All of the above (1 votes)
- 4) BMP's / Raingardens
- a) On-street / parking BMP's (1 votes)
 - b) On-site detention / retention with wildflowers and grasses (6 votes)
- 5) Theaters / performance areas
- a) Outdoor amphitheatres (2 votes)
 - b) Outdoor performance area with tensile canopy (1 votes)
 - c) Primitive outdoor theater in woods (7 votes)
- 6) Boardwalks
- a) Curvilinear timber boardwalk (4 votes)
 - b) Timber boardwalk w/o railing (2 votes)
 - c) Timber boardwalk w/ railing (2 votes)
- 7) Trails / paths
- a) Mowed paths (1 votes)
 - b) Woodchip paths (7 votes)
 - c) Narrow asphalt paths (2 votes)
- 8) Accessible ramps w/ stairs
- a) Concrete pavement w/ retaining walls, stair access and railings (1 votes)
- 9) Overlooks / rest areas
- a) Structure with canopy (6 votes)
 - b) Overlook w/o canopy (0 votes)
- 10) Public art
- a) Modern art (2 votes)
 - b) Nature based art (7votes)
- 11) Festivals
- a) Colorful event space for music, food, art, etc. (4 votes)
- 12) Lawn games
- a) Bocce and horseshoe court (5 votes)

13) Signage

- a) Stone monument sign (3 votes)
- b) Stone monument sign w/ black letters (1 votes)
- c) Steel type monument sign with landscaping (1 votes)
- d) Stone pillars, timber fencing boundaries (5 votes)
- e) Interpretive panels, signs, markers (5 votes)
- f) Trail signage (1 votes)

14) Gardens

- a) Rose gardens, perennial gardens (6 votes)

15) Landscaping

- a) Native grasses and wildflowers (3 votes)
- b) Oak savanna (5 votes)

16) Bridges

- a) Cor-ten steel bridge (2 votes)
- b) Timber bridge (5 votes)

MAPPING SESSION

1) Concept A

- i) Access control along north property boundary.
- j) Improve park safety.
- k) Park not right for festivals, perhaps use Carpenter Park. How much of this area belongs to Mission? The materials should tie into the theme.
- l) People like the regional trail plaza.
- m) People prefer the regional trail close to Nall.
- n) The parking, restroom, shelter, and play area are a good focal point for the regional trail connection.
- o) People prefer primitive trail connection from dead-end trail back to loop.
- p) People prefer the primitive trail connection to the CC. Preservation of existing trees is important.
- q) Some varying opinions concerning the dog off-leash. Is some better than none? Most do NOT want the off-leash area.
- r) People prefer the park bridge over the boardwalk.
- s) People prefer a dry raingarden/BMP over a retention pond.
- t) Lighting would be desirable if not for the expense.
- u) Separate play elements preferred.
- v) Opening up ravine to use would improve safety.
- w) Federal grant for restroom. What can we do?
- x) Would public art be a vandalism issue? What about accessibility and lighting?

2) Concept B

- g) Are gates needed at the park entry?
- h) Dog off-leash area: watering station would be good. Rotation of acreage makes sense. It will help bring people to park. Steep slopes will lead to erosion and run-off. Odor is a concern.

- i) There may be better regional trail connections to the north further down the slope in the woodland.
- j) Public access is important. Will it be difficult to work out an agreement with the Boulevard Apartments? Would this be too connected? Too public? **Discuss dedication of the apartment property to the City for use as parkland and trails with the Boulevard Apartment owners.**
- k) Opening up back of park would be good for security purposes.
- l) The overlook is desirable. There could be great views from this area. Improves safety.
- m) One group preferred a small retention pond over a BMP, but express desire to control mosquitos. The other group preferred a BMP over a small retention pond. Wouldn't the pond be high maintenance? Is the boardwalk appropriate? Couldn't this money be used elsewhere?
- n) One group mentioned that accessibility to the CC from the park is important. The other group expressed that it is not as important as simply having the connection. Perhaps the existing connection could be improved. Stairs could be considered as a more direct route as opposed to switchback trails.
- o) Overall desire for variety, low-maintenance planning, and informative signage.
- p) Entry signage is a good idea.
- q) A regional trail plaza is a good idea. Should it be closer to parking, restrooms and shelter?
- r) The play equipment is a lower priority.
- s) Do not redesign cul-de-sac for programmable space. Why have festivals and events if you cannot treat the Joco Wastewater odor issue?
- t) The park better lends itself to passive uses.
- u) People prefer the lawn game area over the amphitheater.
- v) People like the woodland room theater.
- w) Access the Boulevard Apts.

APPENDIX D - STEERING COMMITTEE / WORKSHOP MEETING #3

DRAFT MASTER PLAN DISCUSSION

- 1) There was a concern with the sidewalk along Nall Avenue to 49th Street. It was mentioned prior to the meeting that this was Mission's property. This will need to be verified and resolved prior to implementation.
- 2) To construct the overlook at the Community Center, tree thinning and/or removal may be required. There was the desire that removal be kept to a minimum. The root systems are holding the soil at these steep slopes. Selective thinning is preferred.
- 3) Visibility into the park is very important. Tree thinning would be acceptable.
- 4) Various concerns were raised about the dog off-leash area such as:
 - a) How often the two areas would need to be rotated?
 - b) Can the number of dogs be limited?
 - c) How can the area be maintained? Ideas ranged from "adopt a dog park" to creating memberships.
 - d) Are there other feasible locations for the off-leash area? Within the park options include the lawn games area, the entire park, or the area near the walking trail dead-end.
 - e) Could a mobile off-leash area be considered? The area would be relocated when the current area is worn.
 - f) Could the off-leash area be installed and if it is determined to be negatively impacting the site then removed?
 - g) Is there a better location within Roeland Park or near-by for a dog park?
- 5) It is important that the BMP / Raingarden feature is attractive, especially if visible from the overlook at the Community Center. The public does not want a "dry pond." The feature would be sized and designed based upon hydraulic studies of the site, particularly the stormwater run-off from the Community Center parking lots and the Birch Street cul-de-sac.

"WHAT COMES FIRST?" EXERCISE

Following the presentation and discussion of the Draft Master Plan, the attendees completed a "What Comes First?" exercise. In this exercise they were asked to look at a number of park program elements and vote, from 1 to 3, for their favorites. The results have been quantified below and represent priorities for future phasing and funding.

First Priority

- 1 Monument signage, Nall landscaping, parking
- 0 Sidewalk / regional trail connection to 49th Street
- 2 Restroom and shelter area - renovation, accessibility, playground safety, regional trail plaza
- 7 Access to Community Center
- 0 Access to Boulevard Apts.
- 3 Retention pond / BMP area – trail, pond, landscaping
- 0 Woodland theater and trails
- 6 Dog off-leash area
- 2 Community Center Overlook

- 0 Park Overlook
- 0 Regional trail north
- 0 Other

Second Priority

- 3 Monument signage, Nail landscaping, parking
- 2 Sidewalk / regional trail connection to 49th Street
- 2 Restroom and shelter area - renovation, accessibility, playground safety, regional trail plaza
- 1 Access to Community Center
- 0 Access to Boulevard Apts.
- 2 Retention pond / BMP area – trail, pond, landscaping
- 3 Woodland theater and trails
- 4 Dog off-leash area
- 4 Community Center Overlook
- 0 Park Overlook
- 0 Regional trail north
- 0 Other

Third Priority

- 3 Monument signage, Nail landscaping, parking
- 2 Sidewalk / regional trail connection to 49th Street
- 1 Restroom and shelter area - renovation, accessibility, playground safety, regional trail plaza
- 1 Access to Community Center
- 0 Access to Boulevard Apts.
- 3 Retention pond / BMP area – trail, pond, landscaping
- 2 Woodland theater and trails
- 4 Dog off-leash area
- 3 Community Center Overlook
- 4 Park Overlook
- 0 Regional trail north
- 0 Other

Additionally, there were a number of single votes cast for "Other." They are listed here:

- a) Path to close the loop.
- b) Nature park.
- c) Loop trail.
- d) Incorporate rain garden establishment with landscaping class through Parks & Recreation. These are becoming more popular.