



Canter Way Park

Introduction

Canter Way Park is mini park slightly over two acres in size located at 10400 Canter Way on the west edge of the city. The shape of the park stretches from canter way down into the surrounding single family and multifamily housing providing multiple access points for residents adjacent to the park.

The main entry to the park, located on Canter Way, provides off street parking for approximately 15 cars, an open lawn area with tree lined edges and a set of swings. Beyond this open, fairly level, space the park narrows briefly and slopes down to the lower acre and a half of park.

The lower section of the park includes two tennis courts that are closed due to poor condition, a practice ballfield with dirt infield and fence backstop, and open lawn area. The edges of the park vary between fenced and open, and wooded and clear.

Community Input

During the planning process input from the community and staff was obtained to assist in the review of the existing conditions and development of recommendations. Examples of input received focusing on Canter Way Park are listed below. A full copy of all input received is included in the appendix of this report.

- Possible dog park / skate park location
- Community garden
- Needs playground
- Volleyball / Basketball courts
- Swimming pool at tennis court location
- Walking path around the park
- Tennis courts are not needed
- Ballfield used very little, is not needed





Canter Way Park – Existing Site

Design Intent

Recommendations for Canter Way Park are intended to improve the park for residents and visitors while maintaining the passive recreation focus of the park due to the proximity to surrounding residential development and limited parking. These recommendations are also intended to reduce the maintenance needs within the park. Improvements to accessibility within the park and identity creation with signage and landscape are intended to enhance the park experience for all users, and alert people to the presence of a City of Overland park.

Recommendations

General

- Identify and selectively prune existing mature trees and other plant material
- Existing swings, tennis courts, backstop and dirt infield are removed in this proposed master plan.
- All pavilions, walks, playgrounds and other improvements should meet ADA standards.

Park Entry and Parking

- New pavement and striping for approximately 14 parking spaces including ADA spot(s).
- Entry plaza and concrete walk along parking lot to provide accessible route and direct park visitors to the park entry.
- Ornamental fencing with entry gate and brick or stone piers along Canter Way to create a sense of entry into the park.
- Entry sign adjacent to parking visible from Canter Way.

Pavilion and Playground

- Park pavilion for approximately 50 people located at the terminus of the entry walk. This pavilion should include electrical service for outlets and a security light. The pavilion should be located along the park loop walk and adjacent to the playground.





- While a restroom is not desired in this park at this time, if the community needs were to change, a restroom could be incorporated into a larger pavilion structure at this location. The location of this pavilion is ideal for security and maintenance.
- New playground should include 2-5 year old and 5-12 year old play structures along with swings providing belt swings and bucket swings. Playground should be located along the park loop walk adjacent to the new pavilion.
- ADA compliant engineered wood fiber playground surfacing should be used with a concrete header or walk to contain the surfacing along all edges adjacent to lawn areas.
- Playground area should include seating along the park trail and concrete header or walk.
- An ADA compliant drinking fountain should be provided at the pavilion and playground area.

Loop Trail / Park Amenities



- An eight feet wide asphalt loop trail along the perimeter of the park will link amenities and provide a passive recreation opportunity. This trail provides an upper loop at the north end of the park (500 lf.) and a lower loop at the south end of the park (1,000 lf.).
- Incorporate art into the park at high visibility locations along the trail. These can occur where the loops meet, or at the extents of the park to create a destination along the trail and encourage walkers to complete full loops along the trail.
- Fitness stations are added along the trail. These stations provide locations for additional recreation and exercise along the south loop for users of all ages.
- Pedestrian entries along the south loop provide entries to the park for neighboring residents. These entries incorporate the entry pier and fencing details used at the main entry along Canter Way, but on a smaller, pedestrian scale. The remainder of the park boundaries, where not fenced by adjacent property owners, should be left open for access to the park buffered with landscape or ornamental fencing.



Landscape Enhancements

- Landscape along the parking lot and at the park signage will enhance the park entry. More intense landscaping should occur at these locations due to the high visibility. Additional landscape enhancements within the park should be kept at a minimum to reduce maintenance.
- Planting of canopy and flowering trees near the pavilion and playground should provide shade and seasonal color at these locations.
- Additional landscape buffers may be added along the park property line near the pavilion and playground to provide screening for adjacent residential property if desired. Landscape buffers may also be used along the south trail loop for visual and physical screens of adjacent property.
- Planting along the loop trails should occur occasionally to provide shade, color and visual screening. Locations where landscape enhancements may be used for shade and color may include, but are not limited to, seating areas, fitness stations, or art locations.
- Native landscape areas within the southern half of the park reduce mowed lawn and provide a passive recreation amenity within the park. These areas include a low growing mix of native grasses and wildflowers and are defined by the loop trail. Native landscape areas provide year round color and interest and will attract wildlife to the park. Foot trails, bird houses and interpretative signage are just a couple of amenities that can be incorporated into the native areas.
- Open play lawn areas are provided in two locations. A lawn area is shown in the north half of the park, within the loop trail, adjacent to the playground and pavilion. A larger lawn area is provided in the center of the south portion of the park between two native landscape areas.

The following pages contain the final master plan design for Canter Way Park and a cost opinion for the implementation of these recommendations.



Canter Way Park – Proposed Site





Cost Opinion

The following information provides a general pre-engineering opinion of probable construction costs for the implementation of Canter Way Park Master Plan. Costs are based on the year 2010 construction unit costs and are subject to fluctuation in the market place. This information is to be used in conjunction with the master plan for future use in planning budgets for funding applications, project design and project implementation.

1 Park Entry & Parking

Item	Quantity	Unit	Unit Cost	Subtotal
Parking Lot (Asphalt Paving & Striping)	3,600	sf	\$4.50	\$16,200.00
Concrete Curb and Gutter	360	lf	\$16.00	\$5,760.00
Entry Walk (5' Wide Concrete)	1,600	sf	\$6.00	\$9,600.00
Fence and Corner Piers (Along Canter Way)	1	al	\$20,000.00	\$20,000.00
Vehicle Entry Signage	1	al	\$5,000.00	\$5,000.00
General Site Grading	1	al	\$1,000.00	\$1,000.00
Subtotal				\$57,560.00

2 Shelter & Playground

Item	Quantity	Unit	Unit Cost	Subtotal
Shelter (28' Diameter with Electric)	1	ls	\$75,000.00	\$75,000.00
Playground Equipment (1 for 2-5 Yrs & 1 for 5-12 Yrs)	1	ls	\$140,000.00	\$140,000.00
Play Surfacing (Fibar for 2 Playgrounds)	3,000	sf	\$2.50	\$7,500.00
Drinking Fountain	1	ea	\$7,500.00	\$7,500.00
General Site Grading	1	ea	\$3,500.00	\$3,500.00
Subtotal				\$233,500.00

3 Trail Walks / Park Amenities

Item	Quantity	Unit	Unit Cost	Subtotal
Loop Walks (8' Wide Asphalt)	2,100	lf	\$32.00	\$67,200.00
Pedestrian Entry Feature (3 Total)	1	al	\$15,000.00	\$15,000.00
Fitness Stations	4	ea	\$2,500.00	\$10,000.00
Sculpture (2 Pieces)	1	al	\$10,000.00	\$10,000.00
Demolition (Tennis Courts, Swings, Backstop)	1	al	\$7,500.00	\$7,500.00
General Site Grading	1	al	\$7,500.00	\$7,500.00
Subtotal				\$117,200.00

4 Landscape Enhancements

Item	Quantity	Unit	Unit Cost	Subtotal
Entry Sign Landscape	1	al	\$15,000.00	\$15,000.00
Pedestrian Entry Landscape (3 Total)	1	al	\$3,000.00	\$3,000.00
Native Area (Plugs)	30,200	sf	\$3.50	\$105,700.00
Open Lawn (Sod)	9,800	sy	\$3.65	\$35,770.00
General Park Landscape Enhancements	1	al	\$10,000.00	\$10,000.00
Subtotal				\$169,470.00

KEY

ea. - each
 lf. - linear foot
 ls. - lump sum
 sf. - square foot
 al. - allowance
 sf./f - square foot of wall face
 cy. - cubic yard
 sy. - square yard
 N.I.C. - not in contract
 Cal. - caliper

Subtotal:		\$577,730.00
10% General Conditions		\$57,773.00
15% Construction Contingency		\$86,659.50
Overall Construction Subtotal:		\$722,162.50
12% Design Fee		\$86,659.50
Grand Total:		\$808,822.00

* Cost Opinion does not include site utilities.

* Cost Opinion includes general grading costs only based on total squarefootage for each development area.