



## Legion Park

### Introduction

At five and a half acres in size Legion Park is classified as a mini park. It is located North of Midland Boulevard on West Milton Avenue which dead ends in the park. Set back from Midland the developed section of the park is located behind the American Legion Hall.

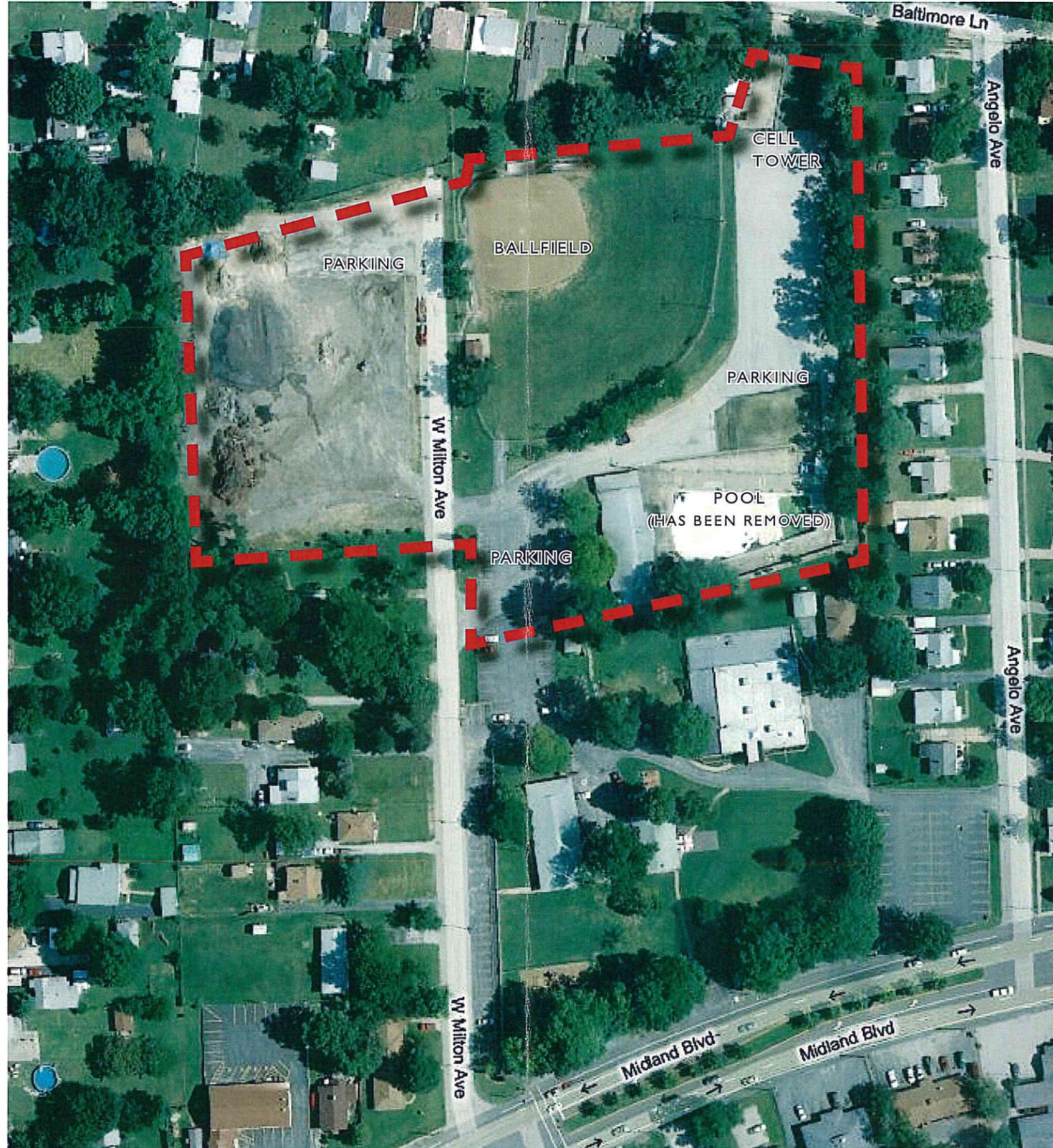
The park contains one lighted ballfield with dugouts, bleachers and a restroom. The outdoor community pool was located in this park, south of the ballfield, but has been removed and is now a lawn area. A leased cell tower is located within the park property with access off Baltimore Lane. Parking is provided in the old community pool lot, and in an asphalt lot west of Milton Avenue. The remainder of the park property located west of Milton is cleared but undeveloped. A playground for the park is located on Legion Hall property at the intersection of Midland and Milton approximately 500 feet south of the park property. This playground is fenced for safety along Midland and contains dated equipment and pea gravel surfacing.

The topography of the park property slopes from north to south. While overall this slope is fairly consistent, there is a steep slope from the ballfield down to the parking lot on the east side of the park. The park is bordered by residential development on three sides with the south boundary split between residential west of Milton and the Legion Hall east of Milton. The residential boundaries have vegetation buffer and typical setbacks.

### 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 Legion Park are listed below. A full copy of all input received is included in the appendix of this report.

- Possible water park or new pool location
- Sand volleyball courts
- Beginner level skate park
- Popular ballfields, used for leagues
- Replace playground and move into park property
- Incorporate parking lot into park area



Legion Park – Existing Site

## **Design Intent**

Recommendations for Legion Park are intended to create an organized park facility with a focus on active recreation. While the overall demand for competition level baseball and softball fields has decreased there is still a need for fields in the parks system, and with the existing field and vegetated buffer it is recommended Legion Park remain an athletics focused park.

Enlarging the existing field and adding a second smaller field will create a single destination for baseball and softball. Facilities including concessions, pavilion, restroom, storage and a small maintenance building will help support the fields. These improvements, and those for Myers Park, will allow Overland to consolidate athletic fields within two parks. This will simplify use and maintenance, and allow lower use ballfields in other parks to be removed and the space reprogrammed.

Additional amenities including loop walking trail, sand volleyball, a second pavilion and moving the playground into the park provide additional recreation opportunities for visitors, and compliment the athletic fields. Reconfiguring the entry and expanding the parking will be necessary to support these amenities, and will create a sense of entry to 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

- Existing playground at Milton and Midland is removed in this proposed plan.
- Existing ballfield and support facilities are removed and relocated in this plan.
- All pavilions, walks, playgrounds and other improvements should meet ADA standards.

### Park Entry and Parking

- Parking is located near the entry, on the south side of the park.
- A central drop-off creates a sense of entry to the park. Two parking lots providing approximately 55 parking spaces adjacent to this entry and drop-off.
- Eight feet wide concrete walks provide accessible routes from the parking lots to the main entry and ballfields. These walks also connect to the loop trail providing access to all park amenities.
- Main park entry sign is located on W. Milton. Since the park is located back off of Midland additional directional signage for park should be located on Midland.

### Ballfield Complex

- Renovate and rotate existing field to provide 250' foul lines and 275' to center field with a skinned infield. This larger field will provide more versatility as a youth practice and game field. Removal of the pool parking lot and significant grading of this area will be required to enlarge the field and provide appropriate safety zones.
- A new 175' foul line youth practice and game field is added on the west side of the park, adjacent to the large field and central gathering space.
- Fields are fenced, lighted and irrigated to allow for high level of use and assist in maintenance and recovery. With the consolidation of fields in the parks system this will be important for scheduling and long term maintenance.
- Fields include permanent covered dugouts and bleachers. These items will enhance the user experience and defined locations will assist in maintenance and allowing for necessary footings and pads.
- Central gathering space located between the two ballfields and adjacent to the drop-off creates an entry to the athletic amenities within the park. This area contains a paved plaza space, bleacher seating and a pavilion with covered seating, concessions, restroom and storage.





### Loop Trail / Park Amenities

- An eight feet wide asphalt loop trail along the perimeter of the park links all the park features and creates a passive recreation amenity for park users. The loop trail is approximately 0.3 mile in length and along with vegetation, will provide a buffer between the ballfields and neighboring residential properties.
- Along the loop trail south of the large ballfield (old pool site) is a node of amenities consisting of a pavilion, playground and sand volleyball courts. Located adjacent to the east parking lot visitors can access these amenities separate from the ballfields.
- Park pavilion for approximately 40 people is located along the loop trail between the playground and sand volleyball courts. The pavilion should include electrical service for outlets and security light, and an ADA compliant drinking fountain.
- An expanded paving area at the pavilion provides a location for a sprayground / splash pad in the park.
- 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 perimeter walk or header to contain the surfacing along all edges.
- Playground area should include seating along the park trail and concrete walk/header.
- Two lighted sand volleyball courts are provided on the east side of the pavilion. These courts should meet regulation standards for league play to allow for possible programming of youth and adult leagues in the park.

Maintenance Area

- Located in the northeast corner of the park is a tenth of an acre area with vehicular access from Baltimore Avenue that is currently leased for a cell tower. This area should be planned for a future park maintenance facility. A small maintenance building with storage and equipment parking would support the athletic fields and volleyball courts with access to the loop trail for internal park circulation.

Landscape Enhancements

- Park entry landscape should draw visitors in from Midland and soften the visibility of the ballfields and center pavilion area as you enter the park.
- Landscape at park entry signage on Milton and Midland should provide seasonal color and year round interest. These locations may require a higher level of maintenance than the remainder of the park due to its importance and visibility. Size and style of the landscape will be dependent on the size and style of the entry signage.
- Landscape within the parking lots should provide shade and visual interest while breaking up the visual impact of large areas of paving.
- Landscape at the drop-off and central pavilion space should include a mix of canopy trees, flowering trees and shrubs/perennials to provide shade and visual impact identifying the drop-off and entry from the parking lots.
- Native shade and flowering trees along the perimeter of the ballfields will help define the space and buffer the surrounding park areas and views from adjacent properties.
- Planting of canopy and flowering trees near the pavilion, playground and sand volleyball should provide shade and seasonal color.
- Buffer landscape should be added at the maintenance facility to soften the transition and view to adjacent residential properties.





- Additional landscape buffers may be added along the park property line to provide separation for adjacent residential property if desired. Landscape buffers may also be used along the south park boundary to better define the edge of the park from the Legion Hall property.
- Planting along the loop trails should occur occasionally to provide shade, color and visual screening. Locations where landscape enhancements may be used for screening, shade and color may include, but are not limited to seating areas, behind the ballfields, or along the park edges.

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



Legion Park – Proposed Site

SWT Design





### **Cost Opinion**

The following information provides a general pre-engineering opinion of probable construction costs for the implementation of Legion 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)	15,200	sf	\$4.25	\$64,600.00
Drive Isles (Asphalt Paving)	7,400	sf	\$4.00	\$29,600.00
Concrete Curb and Gutter	715	lf	\$16.00	\$11,440.00
Drop-Off (Concrete Paving)	1,000	sf	\$6.00	\$6,000.00
Walk at Parking Lot (8' Wide Concrete)	3,200	sf	\$6.00	\$19,200.00
Vehicular Entry Signage	1	al	\$5,000.00	\$5,000.00
General Site Grading	1	al	\$6,000.00	\$6,000.00
			<b>Subtotal</b>	<b>\$141,840.00</b>

**2 Ballfield Complex**

Item	Quantity	Unit	Unit Cost	Subtotal
275' Field (with Fence, Dugouts, Lights)	1	ls	\$275,000.00	\$275,000.00
175' Field (with Fence, Dugouts, Lights)	1	ls	\$165,000.00	\$165,000.00
Ballfield Irrigation (both fields)	1	al	\$125,000.00	\$125,000.00
Concrete Paving at Plaza	9,000	sf	\$6.00	\$54,000.00
Shelter (Concession Stands, Restrooms, Storage, Drinking Fountain)	1	al	\$325,000.00	\$325,000.00
Bleachers (Aluminum)	2	ea	\$3,000.00	\$6,000.00
Demolition (backstop, restroom, parking lot)	1	al	\$15,000.00	\$15,000.00
General Site Grading	1	al	\$7,500.00	\$7,500.00
			<b>Subtotal</b>	<b>\$972,500.00</b>

**3 Loop Trail / Park Amenities**

Item	Quantity	Unit	Unit Cost	Subtotal
Loop Walks (8' Wide Asphalt)	1,400	lf	\$32.00	\$44,800.00
Park Pavilion (24' Diameter) with drinking fountain	1	ea	\$75,000.00	\$75,000.00
Playground Equipment (1 for 2-5 Yrs & 1 for 5-12 Yrs)	1	al	\$150,000.00	\$150,000.00
Play Surfacing (Fibar for 2 Playgrounds)	4,000	sf	\$2.50	\$10,000.00
Perimeter Walk at Playground (5' Wide Concrete)	1,250	sf	\$6.00	\$7,500.00
Lighted Sand Volleyball Courts (2 Total)	1	al	\$20,000.00	\$20,000.00
General Site Grading	1	al	\$5,000.00	\$5,000.00
			<b>Subtotal</b>	<b>\$312,300.00</b>

**4 Service Area**

Item	Quantity	Unit	Unit Cost	Subtotal
Signage at Service Entry	1	al	\$6,000.00	\$6,000.00
Entry Drive & Parking (Asphalt)	2,600	sf	\$4.50	\$11,700.00
Service Building (Approximate 450 S.F.)	450	sf	\$125.00	\$56,250.00
General Site Grading	1	al	\$500.00	\$500.00
			<b>Subtotal</b>	<b>\$74,450.00</b>

**5 Landscape Enhancements**

Item	Quantity	Unit	Unit Cost	Subtotal
Entry Sign Landscape (Milton & Service / Baltimore)	1	al	\$15,000.00	\$15,000.00
Parking Lot Landscape	1	al	\$20,000.00	\$20,000.00
Ball Field / Plaza Landscape	1	al	\$25,000.00	\$25,000.00
Playground / Volleyball Area Landscape	1	al	\$25,000.00	\$25,000.00
General Site / Loop Trail Landscape	1	al	\$50,000.00	\$50,000.00
Service Buffer Landscape	1	al	\$15,000.00	\$15,000.00
			<b>Subtotal</b>	<b>\$150,000.00</b>

**KEY**

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

<b>Subtotal:</b>	<b>\$1,651,090.00</b>
10% General Conditions	\$165,109.00
15% Construction Contingency	\$247,663.50
<b>Overall Construction Subtotal:</b>	<b>\$2,063,862.50</b>
12% Design Fee	\$247,663.50
<b>Grand Total:</b>	<b>\$2,311,526.00</b>

\* Cost Opinion does not include site utilities.

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