



Mort Jacobs Park

Introduction

Jacobs Park is a 10.5 acre Neighborhood Park located in the Northwest corner of the city at the intersection of Krem Avenue and Clarendon Avenue. The wooded topography is the dominate feature of this park. The park slopes from the north and south edges to a creek that divides the park. Cleared of underbrush a majority of the park is maintained as mowed lawn under a dense tree canopy. Erosion is an issue along the creek and wooded hillsides within the park.

In addition to the natural features the park contains several amenities to support the program activities and day use of the park. A majority of these amenities area located at the north end of the park. Two architecturally unique pavilions provide space for events and picnics, and are located in close proximity to the parking lot located along Clarendon Avenue. A playground is located near the intersection of Clarendon and Krem, and a storage building with public restrooms is centrally located between the playground and pavilions. South of the creek, near the top of the slope, are a small parking area and a bay of swings. The park has an asphalt trail running north and south that connects to Thorpe Avenue at the south end of the park. This walk is narrow, in poor condition and built on steep slopes in several locations.

Jacobs Park is home to the parks department day camp activities and is located adjacent to Buder Elementary School, creating opportunities to be a recreation and education destination within the parks system.

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

- Identify the park entry
- Outdoor classroom opportunity
- Disc golf
- Possible dog park
- Address erosion on hillside and along creek



Mort Jacobs Park – Existing Site



Design Intent

Recommendations for Mort Jacobs Park are intended to create a park that supports the existing programming, provides opportunities for additional programming, and enhances the passive recreation opportunities provided by the natural features of the property. Recommendations focus on addressing erosion and safety issues within the park while looking to reduce maintenance and create unique amenities that will bring a variety of people into 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

- Topography challenges in this park will make providing fully accessible walks difficult. Efforts should be made to provide accessible routes from parking lots to all pavilions, restroom, outdoor classroom and playgrounds.

Park Entry and Parking

- Jacobs Park does not have a defined entry. As a result, creating identification for the park is critical to alerting visitors that they have arrived at the park.
- The intersection of Krem Avenue and Clarendon Avenue is a high visibility corner of the park and should contain a highly visible park sign.
- Parking is not located in one central location, but distributed into three locations around the park. These locations provide a total of 40 parking spaces in off-street parking lots. Each of the three parking lots should have a park entry sign to inform park visitors. These locations are:

Krem Avenue – replace the existing parking pad with a 14 space parking lot closer to the south park boundary.

Clarendon Avenue – replace the existing head in parking along Clarendon with a 16 space off street parking lot.

Decker Avenue – remove dead end and fencing and extend Decker into the park creating a 10 space parking



lot that will also create a circle turnaround.

Pavilions and Playgrounds

- Existing pavilions at the north end of park are architecturally unique and blend with the park setting. They should be evaluated and repaired as needed.
- A new park pavilion for approximately 40 people is located near the new parking lot and playground at the south end of the park. The pavilion should include electrical service for outlets and security light, and an ADA compliant drinking fountain. This pavilion will provide a picnic area on this side of the park and can serve as the starting point for the disc golf course.
- The existing playground near the corner of Krem and Clarendon is in good condition and location within the park. Improvements to this playground should include accessible walks and connections between the play structure and swings as well as accessible surfacing in the play areas. If the playground is replaced concrete walks or headers should be used define the edges of the playground and retain the play surfacing.
- A new playground near the pavilion and parking lot on the south side of the park should include a unique play piece, complement the existing playground and be sited to take advantage of the tree line backdrop along the south park boundary. Climbing rocks and ropes or themed play components are examples.

Loop Trail / Park Amenities

- An eight feet wide asphalt loop trail and internal trail system will link amenities and provide a passive recreation opportunity. The trail system should connect to the existing sidewalks along Clarendon and Krem filling in voids in these walks and replacing sections in disrepair. The perimeter loop totals 0.4 mile in length.
- Internal loops within the park are located on each side of the creek connecting at three new bridge crossings. These loops provide a variety of walking experiences and will define areas of native planting and mowed lawn within the park.



- Incorporate art into the park at high visibility locations along the trail and within the native landscape areas. These can occur where the loops meet, or at the extents of the park to encourage walkers to complete full loops and create a destination along the trail.
- Major pedestrian entries should be developed at the existing entry along Thorpe and at the intersection of Krem and Clarendon. Additional pedestrian entries occur along existing walks at the corners of the park and will tie into the loop trail system. Major pedestrian entries should include similar design details, paving, signage and landscape to identify the park boundary.

Thorpe Avenue - Entry should be enhanced to create a visually stronger entry to the park. Moving the trail entry further east, off the property line, will allow for a larger fencing and entry sign detail, and provide space for a paved plaza and additional landscape enhancements.

Intersection of Clarendon and Krem – This intersection should be a pedestrian gateway to the park. Access to the park from Buder Elementary and a large residential neighborhood east of the park should be at this corner. Intersection improvements should include pedestrian crossing devices including painted crosswalks, signage and connections to the loop trail. Aesthetic improvements should include similar elements as those at Thorpe, fencing, signage, paved plaza and landscape.

- An outdoor classroom is located on the hillside below the existing playground facing south to the creek. Set along the loop trail within the existing tree cover the classroom will provide a gathering space for summer camp and other parks department events, and encourage organizations and surrounding schools to use the park. Seating can be defined or informal on the hillside with a small platform or pavilion at the bottom of the hill. With the improved drainage channel and creek behind and along this space it will provide an attractive backdrop and education opportunity.
- With the length, tree cover and topography of the park a 9-hole disc golf course is laid out along the perimeter of the park within the loop trail. Disc golf courses are a popular activity with park users of all ages, and are



particularly attractive to tweens and teens who can be over looked in recreation design. These courses are low impact and low maintenance within the park and blend into the park setting.

Landscape Enhancements

- A tree inventory and assessment should be performed within the park. This study will provide the parks department with an overall picture of the condition of the trees in the park and allow for the development of a replacement/reforestation plan. This condition assessment will also identify any pruning or removal that will need to occur for safety immediately or prior to improvement implementation. The health of existing trees should also impact the final design of improvements projects. Removing healthy trees should be avoided if possible.
- More intense landscaping should occur at entries to parking lots and at pedestrian entries due to high visibility. Additional landscape enhancements within the park should be kept at a minimum to reduce maintenance.
- Planting of understory flowering trees within the park should be designed to provide seasonal color.
- Planting along the loop trails should occur occasionally to provide color and visual screening. Locations where landscape enhancements may be used for color and/or buffer may include, but are not limited to seating areas, art locations, creek and drainage edges and along street boundaries of the park. These landscape areas should not completely obstruct views into the park for security.
- Native landscape areas are recommended within the interior of the park to reduce mowed lawn and erosion on the hillsides. Planting should include a low growing mix of native woodland plants in areas defined by the loop trail. Native landscape areas will provide year round interest and attract wildlife to the park. Foot trails, bird houses, art and interpretative signage are just a couple of amenities that can be incorporated into these areas.
- The existing creek and drainage channels on the lawn hillsides show signs of moderate to extensive erosion. Creek bank stabilization and erosion control landscape



enhancements are recommended in these locations along with natural stone outcrops to reduce water flow, reestablish the creek banks and create wildlife habitat along the creek edge.

- Coordination with MSD may be required for improvements to the creek.

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



Mort Jacobs Park – Proposed Site





Cost Opinion

The following information provides a general pre-engineering opinion of probable construction costs for the implementation of Jacobs 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
Krem Ave. Parking Lot (Asphalt Paving & Striping)	3,800	sf	\$4.25	\$16,150.00
Krem Ave. Concrete Curb and Gutter	225	lf	\$16.00	\$3,600.00
Clarendon Ave. Parking Lot (Asphalt Paving & Striping)	5,200	sf	\$4.25	\$22,100.00
Clarendon Ave. Concrete Curb and Gutter	225	lf	\$16.00	\$3,600.00
Decker Ave. Parking Lot (Asphalt Paving & Striping)	6,600	sf	\$4.25	\$28,050.00
Decker Ave. Concrete Curb and Gutter	300	lf	\$16.00	\$4,800.00
Vehicular Entry Signage	3	ea	\$5,000.00	\$15,000.00
General Site Grading	1	al	\$6,000.00	\$6,000.00
			Subtotal	\$99,300.00

2 Shelter & Playgrounds

Item	Quantity	Unit	Unit Cost	Subtotal
Improvements to Existing Shelters (2 Total)	1	al	\$25,000.00	\$25,000.00
Improvements to Existing Resrooms	1	al	\$10,000.00	\$10,000.00
Shelter at Krem Ave. Parking Lot (30' with Electric, Water)	1	al	\$75,000.00	\$75,000.00
Accessible Connections at Playground (6' Wide Concrete Walks)	720	sf	\$6.00	\$4,320.00
Playground at Krem Ave. Parking Lot	1	ls	\$50,000.00	\$50,000.00
General Site Grading	1	al	\$1,500.00	\$1,500.00
			Subtotal	\$165,820.00

3 Loop Trail / Park Amenities

Item	Quantity	Unit	Unit Cost	Subtotal
Loop Walks (8' Wide Asphalt)	3,600	lf	\$32.00	\$115,200.00
Pedestrian Bridge (8' Wide)	3	ea	\$25,000.00	\$75,000.00
Pedestrian Entries with Signage (Thorpe and Intersection of Krem and Clarendon)	2	ea	\$5,000.00	\$10,000.00
Sculpture (3 Total)	1	al	\$15,000.00	\$15,000.00
Outdoor Classroom (Grading, Stage, Seating, Signage)	1	al	\$50,000.00	\$50,000.00
Disc Golf (9 Hole)	1	al	\$15,000.00	\$15,000.00
General Site Grading	1	al	\$7,500.00	\$7,500.00
			Subtotal	\$287,700.00

4 Landscape Enhancements

Item	Quantity	Unit	Unit Cost	Subtotal
Parking Lot Entry Signage Landscape	3	ea	\$2,500.00	\$7,500.00
Buffer Landscape	1	al	\$10,000.00	\$10,000.00
Native Area	7,000	sy	\$3.50	\$24,500.00
Creek and Drainage Enhancements / Erosion Control	1,000	lf	\$30.00	\$30,000.00
Tree Canopy Maintenance	1	al	\$25,000.00	\$25,000.00
Outdoor Classroom Landscape	1	al	\$5,000.00	\$5,000.00
General Park Landscape Enhancements	1	al	\$15,000.00	\$15,000.00
			Subtotal	\$117,000.00

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:	\$669,820.00
10% General Conditions	\$66,982.00
15% Construction Contingency	\$100,473.00
Overall Construction Subtotal:	\$837,275.00
12% Design Fee	\$100,473.00
Grand Total:	\$937,748.00

* Cost Opinion does not include site utilities.

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