



## **Norman Myers Park**

### **Introduction**

Myers Park is a seven acre neighborhood Park located on the east side of the city on Midland near Interstate 170. The park is bordered by residential properties on the west and south, Midland Boulevard on the north, and Millet Drive on the east. Relatively flat and open this park is considered by many to be the destination park within the Overland Park system. Myers Park is home to many community events throughout the year and contains two ballfields with an overlay soccer field that are in high demand as practice fields and for community events. A large pavilion is located at the west end of the fields with a playground adjacent to the pavilion. A cinder walking track circles the fields, pavilion and playground and separates these amenities from a single loaded parking lot for approximately 50 cars that runs along the north side of the park.

West of the parking lot and walking track is a small park building that is currently used for storage and provides restrooms and a drinking fountain for park users. An open, wooded lawn area is located south of the building and west of the walking track. This space is used during community events in the park, but feels separated from the rest of the park at other times.

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

- Include a soccer field.
- Dog park at southwest corner of the park.
- Wildflower area at northeast corner of the park.
- Barbecue pits and picnic tables.
- Sound barrier along south boundary of the park.
- More trees along the parking lot.
- Update the existing park building.
- Trail and pavilion are very popular.
- This is the main park for festivities and the fair.



## Design Intent

Recommendations for Myers Park are intended to enhance the existing amenities provided within the park while increasing accessibility and safety for park users. Modifications to the existing parking lot, central pavilion, playground, loop trail, and ballfields are the focus of these recommendations.

As discussed in Legion Park, the demand for baseball and softball fields has decreased significantly in recent years. Consolidating fields within the parks system will increase efficiency for scheduling fields and parks maintenance. The existing fields in Myers Park are typically the first to be reserved as practice space and along with Legion Park will provide the formal ballfields within the parks system.

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 and large pavilion are removed and replaced in this proposed plan.
- All chainlink fencing over 4' high should be removed along the perimeter of the park unless requested to remain by residents. Lower, residential scale, fencing (4' high max) should replace taller fence in these locations.
- All pavilions, walks, playgrounds and other improvements should meet ADA standards.

### Park Entry and Parking

- Parking lot is enlarged to the south allowing a two-way drive and full bay of parking increasing the parking capacity from 50 spaces to around 100 parking spaces.
- Stretching the length of the park's north boundary the parking lot is divided into two bays by a central drop-off. The drop-off will provide a location to turn around when driving through the parking lot, and will soften the visual impact from Midland. Sidewalks along the south side of the parking lot will provide direct access to the drop-off





and paved entry plaza.

- Due to the size of the parking lot it is recommended that permeable paving is used for the parking stalls and drop-off with a concrete header and asphalt or concrete paving for the drive aisle. This will reduce the amount of surface runoff from the parking lot and minimize the storm drainage improvements required. Maintaining the asphalt or concrete drive aisle will reduce the cost of the parking lot improvements and will require less maintenance than pavers for this use.
- Due to the high profile location along Midland and the role of Myers Park as the destination for most community events, signage and architectural entry features would be appropriate at the park entries or in the void created along Midland at the drop-off.

Pavilions and Playground



- A new main park pavilion for approximately 120 people is located south of the parking lot near the center of the park. The pavilion should include electrical service for outlets and security light, and an ADA compliant drinking fountain. Due to the demand for this pavilion space and use during community events one or more barbeque pits may be located near this pavilion.
- This pavilion is located along the main entry walk from the parking lot and should include an oversized concrete plaza space for additional seating or staging during large events. This plaza space would be a location for a splash pad if desired within the park.
- A second smaller pavilion or gazebo for approximately 25 people is located in the wooded area at the west end of the park. This pavilion will provide a small picnic location within the park and continue to serve as the location for the beer garden and other destinations during community events. The pavilion should include electrical service for outlets and security light as well as water service with hose bib for cleaning the pavilion pad.
- A new playground is located in this central gathering space adjacent to the pavilion and loop walk. The new playground should include 2-5 year old and 5-12 year old play structures and swings. A concrete walk is





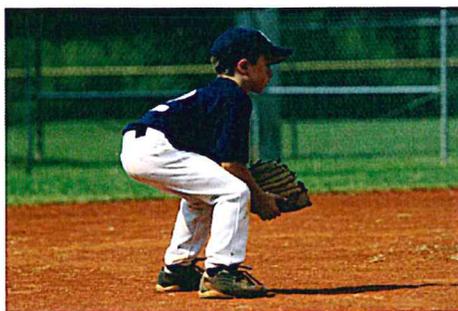
located along the perimeter of the playground area(s) for circulation and to provide locations for seating. This walk will also retain the surfacing and create a maintenance edge between the playground and lawn areas.

- Improvements should be made to the existing building within the park currently used for storage, and provides restrooms and a drinking fountain for park users. An analysis and evaluation of this structure should be performed to identify necessary improvements for use as a public building. This structure should continue to house the restrooms, but may be able to better support community events and daily programming within the park.

### Ballfields



- The two existing practice fields with soccer overlay are to remain within the park due to the high demand for this space. The east field remains as is, but the west field has been flipped so the backstop is now located in the southwest corner of the field area, and the field has been moved further west from its current location. This alignment will move both skinned infields to the south side of the park creating a larger open event lawn in the center of the park.
- Fields are fenced at the backstop and past the dugouts, lighted for baseball/softball and soccer use and the existing irrigation should be modified for the changes made to the field orientation. With the consolidation of fields in the parks system these fields will remain in high demand and the irrigation will be important for scheduling and long term maintenance.
- Fields include permanent dugout benches with concrete pads to assist in maintenance and preventing wear at the bench locations. Soccer benches and any bleacher seating should be removable if used.



### Loop Trail

- An eight feet wide asphalt loop trail that circles the ballfields and west park pavilion links all the park features and creates a passive recreation amenity for park users. This trail, along with vegetation, will provide a buffer between the ballfields and the central



pavilion, playground and parking lot. The loop trail is approximately 0.35 miles in length.

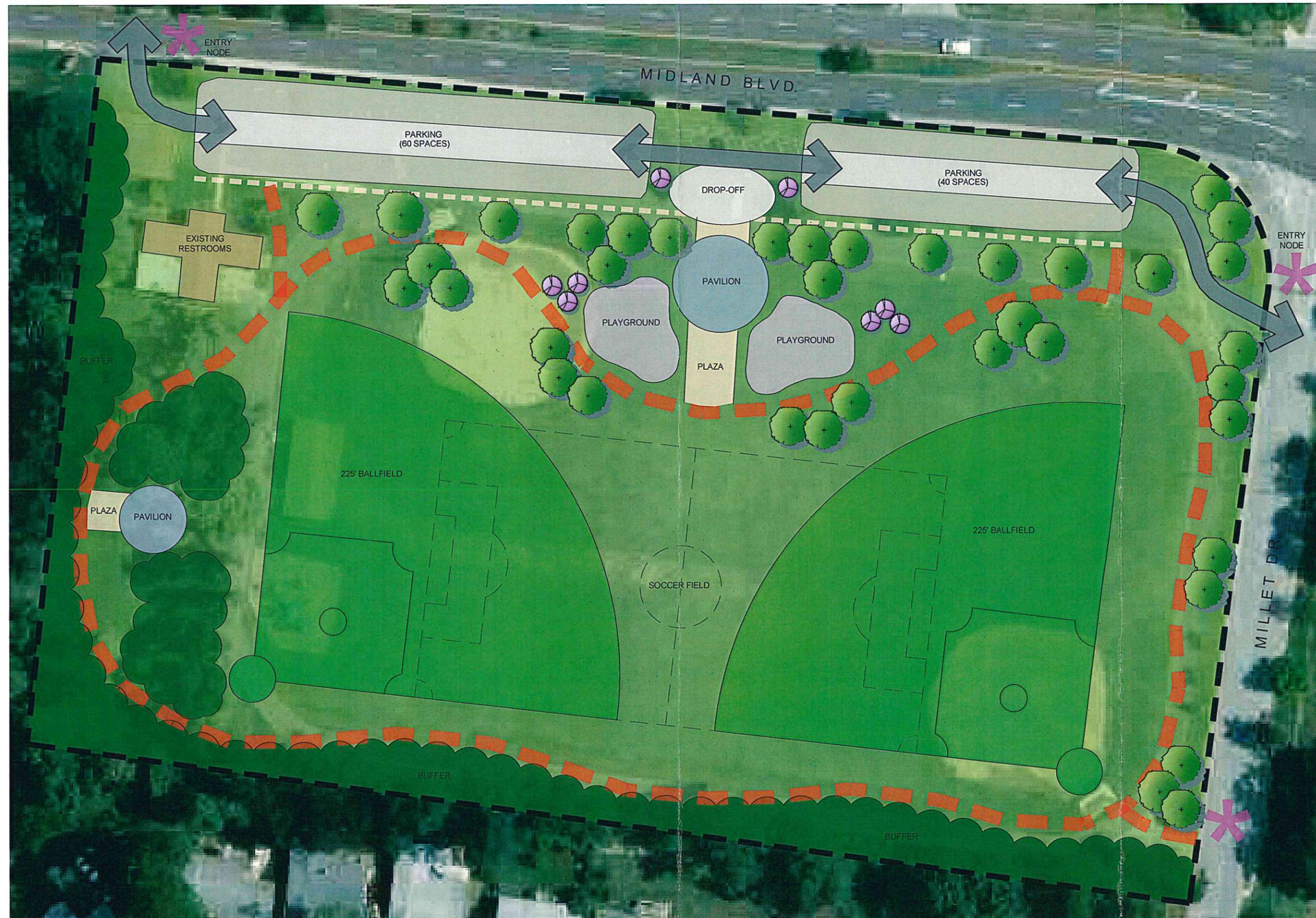
- The loop trail includes connections to the parking lot and a pedestrian entry to the park at the southeast corner from Millet Drive.

Landscape Enhancements

- Park entry landscape should alert visitors to the park entry as they approach on Midland, and accent the park signage so it is visible to motorists. 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.
- Parking lot landscape along Midland should provide seasonal color and year round interest while buffering the visual impact of the parking lot. This location may also require a higher level of maintenance than the remainder of the park due to its importance and visibility.
- Landscape within and along the south side of the parking lot should provide shade and visual interest while breaking up the visual impact of large areas of paving from within the park. Appropriate trees and ground level plans should be selected for the site conditions and to prevent screening of views for motorists.
- 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.
- Planting of canopy and flowering trees near the pavilion and playground should be designed to provide shade and seasonal color.
- Simple improvements to the perimeter landscape at the existing park building to increase the aesthetics of the building due to its location at the entry to the park. The landscape should not require a high level of maintenance unless significant improvements are made to the building justifying a more intense landscape.

- Native shade and flowering trees along the perimeter of the ballfields will help define the space and buffer the surrounding park areas and views adjacent properties.
- Buffer landscape may be required along the south park boundary with improvements to the ballfields and possible increase in use with lighting and consolidation of fields within the parks system.
- Additional canopy and flowering trees added at the east end of the park will help create a visual and physical edge to the park.
- 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, at pedestrian entries or along the park edges.

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



Norman Myers – Proposed Site





### **Cost Opinion**

The following information provides a general pre-engineering opinion of probable construction costs for the implementation of Myers 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 (Permiabale Pavers)	25,600	sf	\$14.00	\$358,400.00
Concrete Header	800	lf	\$16.00	\$12,800.00
Drive Isles (Asphalt Paving)	6,700	sf	\$4.25	\$28,475.00
Concrete Curb and Gutter	1,125	lf	\$16.00	\$18,000.00
Drop-Off (Permiabale Pavers)	1,900	sf	\$14.00	\$26,600.00
Sidewalk at Parking Lot (5' Wide Concrete)	2,600	sf	\$6.00	\$15,600.00
Vehicle Entry Signage	2	ea	\$5,000.00	\$10,000.00
General Site Grading	1	al	\$5,000.00	\$5,000.00
			<b>Subtotal</b>	<b>\$474,875.00</b>

**2 Shelters & Playgrounds**

Item	Quantity	Unit	Unit Cost	Subtotal
Concrete Walk / Plaza	2,000	sf	\$6.00	\$12,000.00
Shelter Pad	3,800	sf	\$6.00	\$22,800.00
Central Pavilion (48' Diameter with Electric, Drinking Fountain)	1	al	\$150,000.00	\$150,000.00
Lower Pavilion (20' Diameter)	1	al	\$60,000.00	\$60,000.00
Playground Equipment (1 for 2-5 Yrs & 1 for 5-12 Yrs)	1	ea	\$140,000.00	\$140,000.00
Play Surfacing (Fibar for 2 Playgrounds)	5,400	sf	\$2.50	\$13,500.00
Perimeter Walk at Playground (6' Wide Concrete)	2,500	sf	\$6.00	\$15,000.00
Existing Restroom and Building Improvements	2,000	sf	\$125.00	\$250,000.00
General Site Grading	1	al	\$2,500.00	\$2,500.00
			<b>Subtotal</b>	<b>\$665,800.00</b>

**3 Ball Fields**

Item	Quantity	Unit	Unit Cost	Subtotal
225' Field with Soccer Overlay (with Lights - 2 Total)	2	ea.	\$150,000.00	\$300,000.00
			<b>Subtotal</b>	<b>\$300,000.00</b>

**4 Loop Trail**

Item	Quantity	Unit	Unit Cost	Subtotal
Loop Trail (8' Wide Asphalt)	2,000	lf	\$32.00	\$64,000.00
Pedestrian Entry Feature at Millet Dr.	1	al	\$5,000.00	\$5,000.00
General Site Grading	1	al	\$2,500.00	\$2,500.00
			<b>Subtotal</b>	<b>\$71,500.00</b>

**5 Landscape Enhancements**

Item	Quantity	Unit	Unit Cost	Subtotal
Parking Lot & Drop-Off Landscape	1	al	\$15,000.00	\$15,000.00
Pedestrian Entry Landscape	1	al	\$2,500.00	\$2,500.00
General Park Landscape	1	al	\$10,000.00	\$10,000.00
			<b>Subtotal</b>	<b>\$27,500.00</b>

**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

<b>Subtotal:</b>	<b>\$1,539,675.00</b>
10% General Conditions	\$153,967.50
15% Construction Contingency	\$230,951.25
<b>Overall Construction Subtotal:</b>	<b>\$1,924,593.75</b>
12% Design Fee	\$230,951.25
<b>Grand Total:</b>	<b>\$2,155,545.00</b>

\* Cost Opinion does not include site utilities.

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