

Woodson Park

Introduction

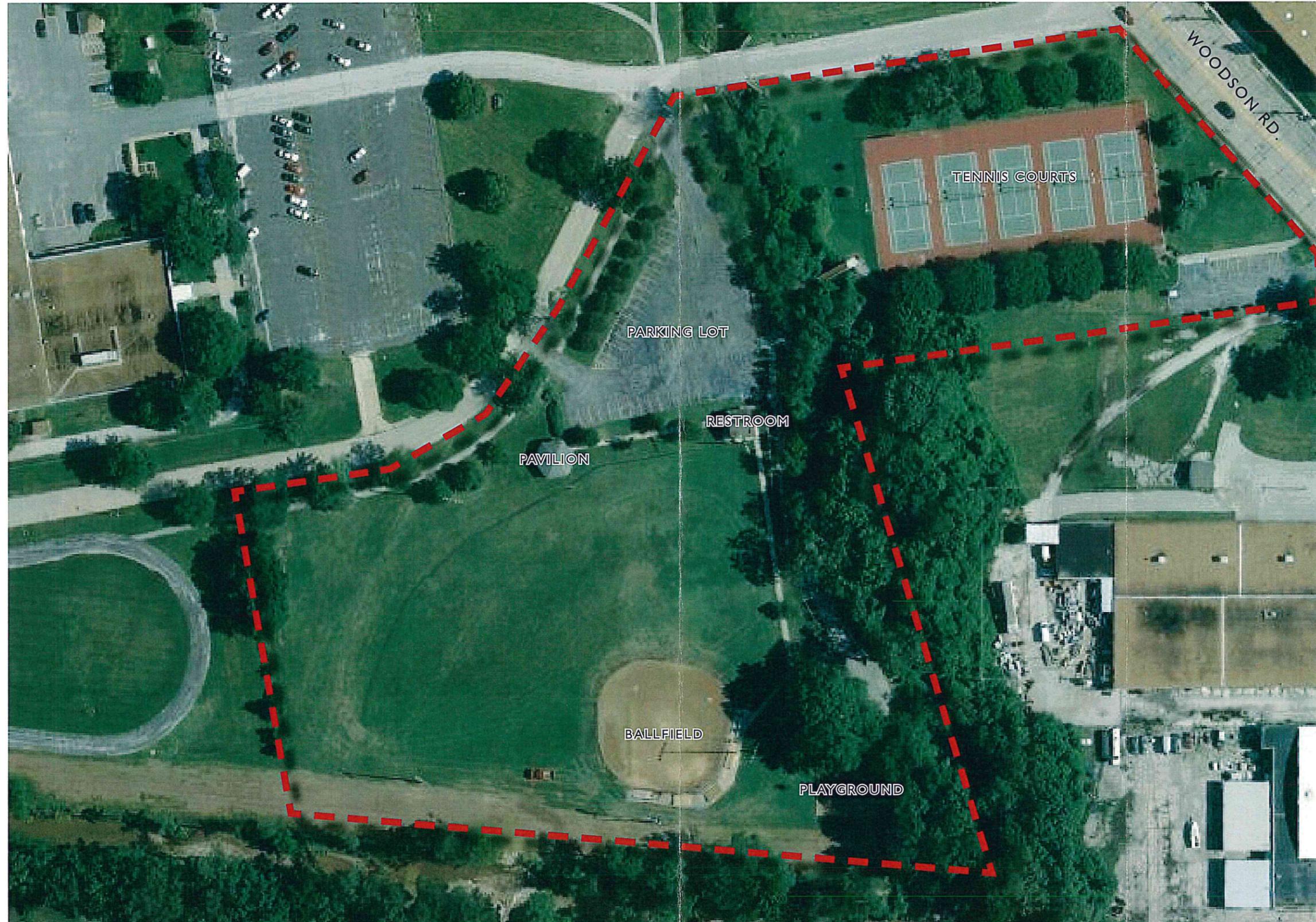
Woodson Park is a 6.5 acre Neighborhood Park located on the south edge of the city at 1655 Woodson Road. The parking lot entrance is located on Pickering Drive. It is the only city park located south of Page Avenue and is bordered by industrial and institutional land uses. This location and opportunities for shared parking with adjacent properties makes the park an ideal setting for the annual Easter egg hunt and Fourth of July fireworks, but limits pedestrian accessibility to the park. Residents need a reason to visit the park and most will drive to Woodson Park.

The park is divided into two sections by a tree lined creek that joins a creek running along the south property line of the park. Two acres of the park are located east of the creek and contain five tennis courts that were rebuilt in 2010. This section of the park abuts Woodson Road. West of the creek is the vehicular entry and parking lot. This area of the park includes a picnic pavilion, restroom building, lighted ballfield, and playground. A paved trail links the park amenities and provides a bridge crossing of the creek.

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

- Existing soccer field is not needed.
- Park is used for community events - Easter Egg Hunt and Fourth of July.
- Park is not located near residential areas of the city.
- Sand volleyball courts..
- Possible connection to Greenways project.
- Open field for organized events - Scottish Games.
- Unused Metro track located within the park.
- Needs better signage.
- Tennis courts newly rebuilt with Parks Grant.



Woodson Park – Existing Site



Design Intent

Recommendations for Woodson Park are intended to create a destination park for the City of Overland. Amenities included in this park are intended to draw visitors of all ages to the park while allowing existing event programming to remain in the park.

The location of this park adjacent to industrial and institutional development allows for the development of recreation amenities that would not be compatible with residential neighbors. Improvements along Woodson Road and Pickering Drive are intended to enhance the park experience and alert people to the presence of a City of Overland park.

Recommendations

General

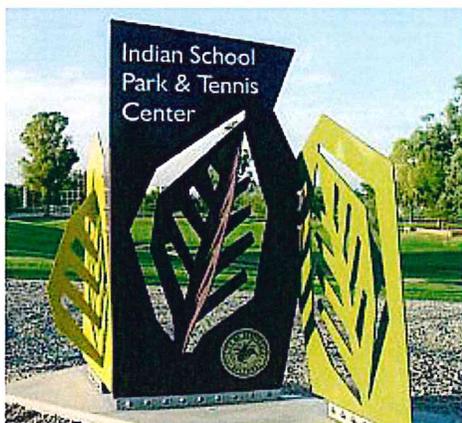
- Existing playground and large pavilion are removed and replaced in this proposed plan.
- Existing ballfield is removed from the park in this proposed plan.
- All pavilions, walks, playgrounds and other improvements should meet ADA standards.

Park Entry and Parking

- Existing parking lot is adequate for day use of the park. Restriping of the parking lot is needed.
- A new entry sign and architectural element at the intersection of Woodson and Pickering will create visual interest and alert drivers to the park location.
- A new entry sign and architectural element at the parking lot entry along Pickering will create visual interest and alert drivers to the parking lot entry. Signage and architectural elements should be consistent at all locations. Scale of items may change depending on size and location of the entry.

Pavilions and Playground

- A new park pavilion for approximately 80 people is located at the west end of the parking lot. This pavilion will be easily accessible from the parking lot and provide views of all amenities on the west side of the park. The





pavilion should include electrical service for outlets and security light as well as an ADA compliant drinking fountain.

- A smaller pavilion for approximately 30 people is located near the southeast corner of the park. This pavilion will be associated with the destination playground and should include design details that reflect the theme of the playground. This pavilion should engage the playground and overlook the creek south of the park. The pavilion should include electrical service for outlets and security light as well as an ADA compliant drinking fountain.
- A destination playground in the southeast corner of the park will provide a recreation opportunity not found elsewhere in the parks system, bringing people to the park. This playground should be designed for children of all ages and provide access for all levels of physical abilities. Examples of destination playground are:

Natural Play - utilizes landforms, sculpture, water, plants and malleable materials to create a play environment that engages children and stimulates their senses.

Themed Play - play structures and design elements that are custom for Woodson Park and would not be found in other Overland Parks.

Inclusive Play - designed to exceed accessibility standards and provide a play experience that allows children of all abilities to fully participate and create independence.

- Due to the size of the play area surfacing should be wood fiber with the exception of an inclusive playground. Inclusive playgrounds should use poured in place surfacing or rubber tiles.
- The destination playground should incorporate landscape into the play experience.

Dog Park

- With a large open lawn area and location away from significant residential development Woodson Park is the recommended location for this community desired amenity. The dog park is located at the west end of the park and consists of two six feet high fenced areas with entry gates and signage for separating large and small



dogs. It is not recommended that the large dog area be smaller than half an acre with an acre preferred, and the small dog area be no smaller than a quarter acre.

- Associated amenities including entry plaza space, small shade structures, benches, water, and landscape should be provided in the design of the dog park.

Loop Trail and Amenities

- An eight feet wide internal asphalt loop trail system will link amenities and provide a passive recreation opportunity. The trail system will link the park areas on both sides of the creek and connect to the existing sidewalk along Pickering Drive. The loop trail is approximately one half mile in length.
- An internal loop in the heart of the park will create a central lawn adjacent to the pavilion, destination playground and dog park. This 0.75 acre lawn provides space for existing and future events including the annual Easter Egg hunt and Fourth of July celebration as well as concerts or field games. It will provide an open play lawn for daily park use.
- A new bridge crossing at the creek should provide an accessible path over the creek to the tennis courts since the parking at the courts has been removed with the tennis court renovation.
- A pedestrian connection to the park from Woodson is located along the loop on the east side of the creek. This entry point should include signage and landscape to create a gateway to the park. Design elements including signage, architectural elements and landscape should be consistent at all pedestrian entries.

Landscape Enhancements

- More intense landscaping should occur at park entries, within the parking lot and at pedestrian entries due to high visibility.
- Planting island should be created within the parking lot and planted with canopy trees and understory. These planting islands and additional trees along the perimeter of the parking lot will provide shade and seasonal color while breaking up the expanse of paving within the



parking lot.

- Canopy and flowering trees should be used to provide shade and seasonal color at the pavilion and along the outside of the walk creating the open central lawn.
- Planting at the dog park should provide shade and seasonal interest, but care should be given to selecting plants that will not be harmful to the dogs and can tolerate the conditions in a dog park.
- Planting at the destination playground should be incorporated in the play experience and provide year round interest and sensory experiences. Care should be given to selecting plant material that will not be harmful to children and can tolerate the conditions within a playground environment.
- 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, at the tennis courts, and along the perimeter of the park. These landscape areas should not completely obstruct views into the park for security.
- Additional landscape buffer may be added around the dog park to screen views from the dog park into highly active areas of the park including the destination playground and along Pickering Drive. This screening will help prevent dogs from becoming over stimulated by activity in these areas.

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



Woodson Park – Proposed Site

SWT Design





Cost Opinion

The following information provides a general pre-engineering opinion of probable construction costs for the implementation of Woodson 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 Entries

Item	Quantity	Unit	Unit Cost	Subtotal
Vehicle Entry Signage at Woodson	1	al	\$5,000.00	\$5,000.00
Vehicle Entry Signage at Parking Lot	1	al	\$5,000.00	\$5,000.00
			Subtotal	\$10,000.00

2 Shelters & Playgrounds

Item	Quantity	Unit	Unit Cost	Subtotal
Demolition of Existing Ballfield and Associated Elements	1	al	\$7,500.00	\$7,500.00
Central Shelter (40' Diameter - Drinking Fountain, Electric)	1	al	\$125,000.00	\$125,000.00
Destination Play Shelter (30' Diameter, Drinking Fountain, Electric)	1	al	\$100,000.00	\$100,000.00
Destination Playground	1	al	\$250,000.00	\$250,000.00
Destination Playground Surfacing (Fibar)	10,000	sf	\$2.50	\$25,000.00
Playground Area Site Grading	1	al	\$7,500.00	\$7,500.00
			Subtotal	\$515,000.00

3 Dog Park

Item	Quantity	Unit	Unit Cost	Subtotal
6' Ht. Vinyl Coated Chainlink Fencing	1,200	lf	\$35.00	\$42,000.00
3' Wide Access Gates	2	ea	\$700.00	\$1,400.00
6' Wide Double Service Gates	2	ea	\$1,000.00	\$2,000.00
6' Wide Concrete Walks	325	lf	\$42.00	\$13,650.00
Amenities (Water Fountains, Play Equipment, Etc)	1	al	\$30,000.00	\$30,000.00
Shade Structure (200 sf)	2	ea	\$20,000.00	\$40,000.00
			Subtotal	\$129,050.00

4 Loop Trail & Amenities

Item	Quantity	Unit	Unit Cost	Subtotal
Loop Trail (8' Wide Asphalt)	3,400	lf	\$32.00	\$108,800.00
Sidewalk (6' Wide Concrete)	1,400	sf	\$6.00	\$8,400.00
New Pedestrian Bridge	1	al	\$65,000.00	\$65,000.00
General Site Grading	1	al	\$5,000.00	\$5,000.00
			Subtotal	\$187,200.00

5 Landscape Enhancements

Item	Quantity	Unit	Unit Cost	Subtotal
Entry Landscape (Woodson & Parking Lot)	1	al	\$7,500.00	\$7,500.00
Pedestrian Entry (Woodson)	1	al	\$2,500.00	\$2,500.00
Open Lawn Grading & Sod	1	al	\$15,000.00	\$15,000.00
Destination Playground Landscape Area	1	al	\$25,000.00	\$25,000.00
General Park Landscape Enhancements	1	al	\$10,000.00	\$10,000.00
			Subtotal	\$60,000.00

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

Subtotal:	\$620,000.00
10% General Conditions	\$62,000.00
15% Construction Contingency	\$93,000.00
Overall Construction Subtotal:	\$775,000.00
12% Design Fee	\$93,000.00
Grand Total:	\$868,000.00

* Cost Opinion does not include site utilities.

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