



Wild Acres Park

Introduction

Wild Acres Park is a ten acre Neighborhood Park located on the west edge of the city at 10400 Midland Boulevard at the intersection of Ashby Road. A former seminary this park has been maintained as a passive recreation amenity and nature preserve for the community.

The main entry to the park is located on Ashby Road and provides access to the existing upper parking and park structures. A second entry is located on the ramp to Midland and provides access to the lower parking lot with access to the lake.

Several of the existing building are currently used by the city including the gymnasium and a police substation located in the house east of the gymnasium. The remaining buildings are closed to the public with some space used for storage.

The rolling tree covered park topography drains to a three acre fishing lake located near the center of the park. This lake is a destination within the park, but water quality is an issue at this time. In addition to the lake the park contains dense vegetated wilderness refuge areas along the south and east edges, cemetery, and a butterfly garden with gazebo near the lake parking lot. A paved loop trail circles the park east of the existing buildings and provides access the amenities within the park.

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

- Create an outdoor wedding location.
- Water quality is an issue.
- Additional restroom(s) needed within the park.
- Hiking trails.
- No new development.
- Amphitheater location.



Wild Acres Park – Existing Site

Design Intent

Recommendations for Wild Acres Park are intended to enhance the passive recreation and preservation focus of the park while planning for opportunities to incorporate a reuse of the existing seminary buildings into the park experience. Further study of the existing buildings will be required prior to making any recommendations regarding removal or reuse of the seminary buildings. This study is not included in this report.

Improving the safety, accessibility and visibility of the park internally and from Ashby and Midland will benefit all park users and encourage more visitors to the park.

Recommendations

General

- While some changes are shown to existing buildings on site as part of this concept design, no recommendations are made for reuse or removal of these buildings. The buildings will require further assessment and evaluation prior to recommending possible uses.
- All pavilions, walks, playgrounds and other improvements should meet ADA standards.

Park Entry and Upper Parking

- The master plan maintains the existing park entry/exit on Ashby Road. A new entry sign and architectural element at this location will create visual interest and alert drivers to the park entry location.
- A second entry/exit is proposed further south on Ashby providing multiple points of entry and egress if the existing buildings are reused for community or private events. This entry should include a new entry sign and architectural element to match the new features at the existing entry.
- All chainlink fencing should be removed from the perimeter of the park. If a physical barrier is desired ornamental fencing with piers and gates at vehicular entries should be used to provide a more aesthetic and inviting appearance along Ashby Road.



- Parking for approximately 60 vehicles is divided into three separate lots providing access to the existing buildings while preserving existing trees and reducing the visual impact of the parking within the park.

Lower Parking

- The lower parking lot is accessed from the entry on Ashby. The existing entry from the on ramp to Midland Boulevard has been removed for safety reasons and to allow for a vegetative buffer to be added along the north park edge.
- The drive should be wide enough for two cars to pass and meander through the open wooded hillside as it approaches the lower parking lot.
- The lower parking lot has been enlarged to accommodate approximately 50 vehicles and includes a drop-off and turn around at the east end of the parking lot.
- To reduce the impact of the parking lot on the natural park setting and minimize infrastructure improvements the parking spaces and drop-off should use permeable paving with a concrete header and an asphalt drive aisle.
- All chainlink fencing should be removed from the perimeter of the park. If a physical barrier is desired ornamental fencing with piers should be used to provide a more aesthetic and inviting appearance along Midland Boulevard.

Perimeter Loop Trail and Amenities

- The proposed plan for Wild Acres contains an eight feet wide asphalt perimeter loop trail. Perimeter Approximately one half mile in length this trail partially follows the existing paved trail on the east and south sides of the park. The perimeter loop will provide access to the parking lots, existing site buildings, cemetery and other proposed amenities within the park. A pedestrian connection to the park from Midland Boulevard is located along this loop in the northeast corner of the park.
- Thinning of the underbrush at the northwest corner of the park will be required for the development of this loop trail and pedestrian connection to Midland Boulevard.





Boardwalk along Water Edge

- Seating areas should be located along this trail taking advantage of views within the park.
- Additional trail connections link this loop to the lake edge loop creating a series of loops within the park.
- The existing 1904 World’s Fair replica bridge is in a state of disrepair. This bridge will require repairs or replacement if pedestrian or service vehicular traffic will use the bridge on a daily basis. Further study of the bridge and its condition will be required to determine the age of the structure and extent of repairs or replacement necessary.
- A composting restroom facility is located near the lower parking lot. This restroom facility will replace a portable restroom facility currently located along the trail. With limited existing utilities and rolling topography in this area of the park a composting restroom will provide an economical and sustainable solution to replacing the portable restroom.
- Further study of the existing structures on site should identify potential locations for public restrooms within these buildings in close proximity to the loop trails.
- The chain link fencing at the cemetery should be replaced with six feet high ornamental fencing with stone columns and gated entry for aesthetics and to protect this amenity.

Lake and Lake Edge Improvements

- The existing lake serves as a recreation amenity within the park, but also serves a functional purpose collecting site drainage. Balancing these uses and addressing water quality issues and erosion are the goals for the lake improvements.
- Lake conditions should be studied further to see if dredging the lake would be beneficial to maintaining water quality due to significant sedimentation of the lake from runoff and erosion.
- A lake loop trail is approximately one quarter mile in length and follows along the lake edge. Amenities along this trail include access to the existing overlook, bridge crossings at the west end of the lake and a boardwalk at the east end of the lake. The walk will provide access to



the lake edge in locations, and will create a boundary for the improved aquatic landscape zone along the lake.

- Two 8' wide pedestrian bridges will allow the lake loop trail to cross the drainage channels at the west end of the lake, and provide visitors controlled access to the water.
- A 6' wide boardwalk along the lake edge will provide visitors controlled access to the water and enhance the park trail system.
- Additional trail connections link this loop to the perimeter loop creating a series of loops within the park.

Amphitheater



- Overlooking the lake on the hillside near the east end of the lake this amenity will provide a location for summer concerts or plays, school events, or events associated with reuse of the existing buildings. A natural bowl is formed on the hillside in this location, and would require the clearing of underbrush while maintaining the existing trees.
- The amphitheater would include a small stage or pavilion structure on the south edge of the lake with electrical service and water.
- Seating can be on the lawn hillside, or more formal seating from logs, stone or concrete can be provided for event viewers. This space will also provide a location for daily park users to sit and spend time overlooking the lake from the shaded hillside.

Maintenance Area



Existing Park Building along Trail

- A maintenance facility for this park is proposed in the existing seminary maintenance building located along the perimeter loop trail on the south side of the park. This facility would include a building with office space, storage for materials and equipment, restrooms, exterior storage bins and exterior parking for equipment and vehicles.
- Additional study and assessment of the building will be required to determine if this use is feasible and the extent of repairs and modifications required to meet the needs of the parks department.



Lake Edge Landscape

Landscape Enhancements

- Landscape enhancements within this park are intended to continue the focus on this park as preservation of natural features while providing passive recreation and community space.
- 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 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 vehicular and pedestrian entries to the park due to high visibility.
- Landscape enhancements within the parking lots should provide shade and season color while breaking up the visual impact of the pavement within the park.
- A garden event area is shown with the possible reuse of the buildings on site. This concept shows the removal of the house and drive on the east side of the gymnasium to develop this garden space overlooking the loop walk and lake.
- The existing native meadow should be extended across the lower parking lot to the north edge of the park inside a vegetative buffer of evergreen, canopy and flowering trees.
- Areas of the wooded hillsides within the park should be identified for establishment of native wooded understory. This low growing native plant material will reduce the amount of mowing required within the park, provide year-round interest and create wildlife habitat. These native woodland meadows will also assist in improving water quality by reducing mowing and application of fertilizers along with slowing and absorbing runoff.
- 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, park edges and maintenance area. These landscape areas should not completely obstruct views into the park for security.

- Establishing a riparian landscape transition zone with native boulder outcrops along the drainage channels to the lake and lake edge will assist with erosion control and water quality by slowing and filtering runoff before it enters with lake.
- An irregular water edge with rock outcrops, and aquatic planting pockets will encourage wildlife access to the water while deterring geese from landing in the lake.
- The use of boulder outcrops can provide access to the water edge and deter continued erosion of the lake edge.
- Coordination with the Missouri Department of Conservation and MSD may be required for any modifications to the lake edge and water quality improvements.

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



Wild Acres Park – Proposed Site





Cost Opinion

The following information provides a general pre-engineering opinion of probable construction costs for the implementation of Wild Acres 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 & Upper Parking

Item	Quantity	Unit	Unit Cost	Subtotal
Improved Ashby Entry	1	al	\$15,000.00	\$15,000.00
New Ashby Entry	1	al	\$20,000.00	\$20,000.00
Parking Lot (Asphalt Paving and Striping)	15,000	sf	\$4.25	\$63,750.00
Drive Isles (Asphalt Paving)	15,600	sf	\$4.00	\$62,400.00
Concrete Curb and Gutter	900	lf	\$16.00	\$14,400.00
Vehicular Entry Signage	2	ea	\$6,000.00	\$12,000.00
General Site Grading	1	al	\$5,000.00	\$5,000.00
			Subtotal	\$192,550.00

2 Lower Parking

Item	Quantity	Unit	Unit Cost	Subtotal
Demolition (Existing Parking, Entry Drive and Walks)	1	al	\$7,500.00	\$7,500.00
Parking Lot (Permiabile Pavers)	14,000	sf	\$14.00	\$196,000.00
Drive Isle (Asphalt Paving)	10,080	sf	\$4.25	\$42,840.00
Concrete Header	500	lf	\$16.00	\$8,000.00
Concrete Curb and Gutter	800	lf	\$16.00	\$12,800.00
Drop-Off (Permiabile Pavers)	2,500	sf	\$14.00	\$35,000.00
General Site Grading	1	al	\$3,500.00	\$3,500.00
			Subtotal	\$305,640.00

3 Loop Trail / Amenities

Item	Quantity	Unit	Unit Cost	Subtotal
Loop Walks (8' Wide Asphalt)	3,500	lf	\$32.00	\$112,000.00
Replace Existing Bridge	1	al	\$325,000.00	\$325,000.00
Composting Restroom at Lower Parking Lot	1	al	\$100,000.00	\$100,000.00
Pedestrian Entry Feature Midland Blvd.	1	ea	\$5,000.00	\$5,000.00
Cemetery Enhancements	1	al	\$15,000.00	\$15,000.00
General Site Grading	1	al	\$5,000.00	\$5,000.00
			Subtotal	\$562,000.00

4 Lake / Lake Edge Improvements

Item	Quantity	Unit	Unit Cost	Subtotal
Loop Walks at Lake Edge (8' Wide Asphalt)	1,900	lf	\$32.00	\$60,800.00
Pedestrian Bridges (8' Wide - 2 Total)	1	ls	\$75,000.00	\$75,000.00
Boardwalk (5' Wide)	180	lf	\$625.00	\$112,500.00
Riparian Landscape Edge (10' Wide)	1,800	lf	\$42.00	\$75,600.00
Drainage Channel Landscape Improvement (10' Wide)	450	lf	\$35.00	\$15,750.00
Water Quality Improvement	1	al	\$25,000.00	\$25,000.00
General Site Grading	1	al	\$7,500.00	\$7,500.00
			Subtotal	\$372,150.00

5 Amphitheater

Item	Quantity	Unit	Unit Cost	Subtotal
Underbrush Clearing and Grading	1	al	\$10,000.00	\$10,000.00
Stage Shelter (with Electric)	1	al	\$75,000.00	\$75,000.00
Landscape Buffer	1	al	\$15,000.00	\$15,000.00
			Subtotal	\$100,000.00



6 Maintenance Area

Item	Quantity	Unit	Unit Cost	Subtotal
Renovation of Existing Building (will require assessment of building to determine more accurate cost)	1,500	sf	\$100.00	\$150,000.00
Heavy Duty Asphalt Pavement	4,000	sf	\$4.00	\$16,000.00
Security Fence (8' High, Vinyl Coated Chain Link)	400	lf	\$45.00	\$18,000.00
			Subtotal	\$184,000.00

7 Landscape Enhancements

Item	Quantity	Unit	Unit Cost	Subtotal
Entry Sign Landscape and Park Edge - Ashby	1	al	\$10,000.00	\$10,000.00
Parking Lot and Park Edge Landscape - Lower Lot / Midland	1	al	\$15,000.00	\$15,000.00
Expanded Native Area (Plugs)	10,000	sf	\$3.50	\$35,000.00
Park Edge Landscape Enhancements	1	al	\$25,000.00	\$25,000.00
			Subtotal	\$85,000.00

Subtotal:	\$1,801,340.00
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10% General Conditions	\$180,134.00
15% Construction Contingency	\$270,201.00

Overall Construction Subtotal:	\$2,251,675.00
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12% Design Fee	\$270,201.00
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Grand Total:	\$2,521,876.00
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- * Cost Opinion does not include site utilities.
- * Cost Opinion does not include any work on or around the existing park structures with the exception of the maintenance building.
- * Cost Opinion includes general grading costs only based on total squarefootage for each development area.

KEY

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|-------------------|----------------------------------|
| 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 |