



SECTION
4.

**Final Parks Master Plans
and Cost Opinions**

These recommendations will help the City of Overland improve the existing parks system and meet the needs and desires of the community during the next 10-15 years. During this time the City should be aware of opportunities that will assist the Parks Department in meeting the goals of this plan. This includes budgeting and outside funding sources for improvements as well as acquisition of land to expand existing parks or create new parks. This plan builds on the 2000 Comprehensive Plan for the City of Overland that identified a bike and pedestrian trail system throughout the city. While the scope of this plan does not include recommendations for trails consideration should be given to updating the 2000 trails plan.

.Further design development, construction documents, contract documentation will be required as recommendations are identified for implementation. With park improvements may also come the need for additional maintenance or staffing. These items should be taken into consideration when preparing budgets and implementation plans.

To ensure the best possible results during future phases of design and implementation the City should strive for a collaborative effort from landscape architects, architects, engineers and artists. This partnership with the City will provide a continuity and integrity to the future development, and result in the quality parks system and image desired by the City of Overland.

Initial recommendations were presented and reviewed with the community and staff during the planning process. The recommendations presented in the following section are final recommendations that have been revised based on the input received from the community and staff during the review of the initial recommendations

Design recommendations on the following pages are presented in the following order:

- Future Park Development
- Existing Park Enhancements



FUTURE PARK DEVELOPMENT

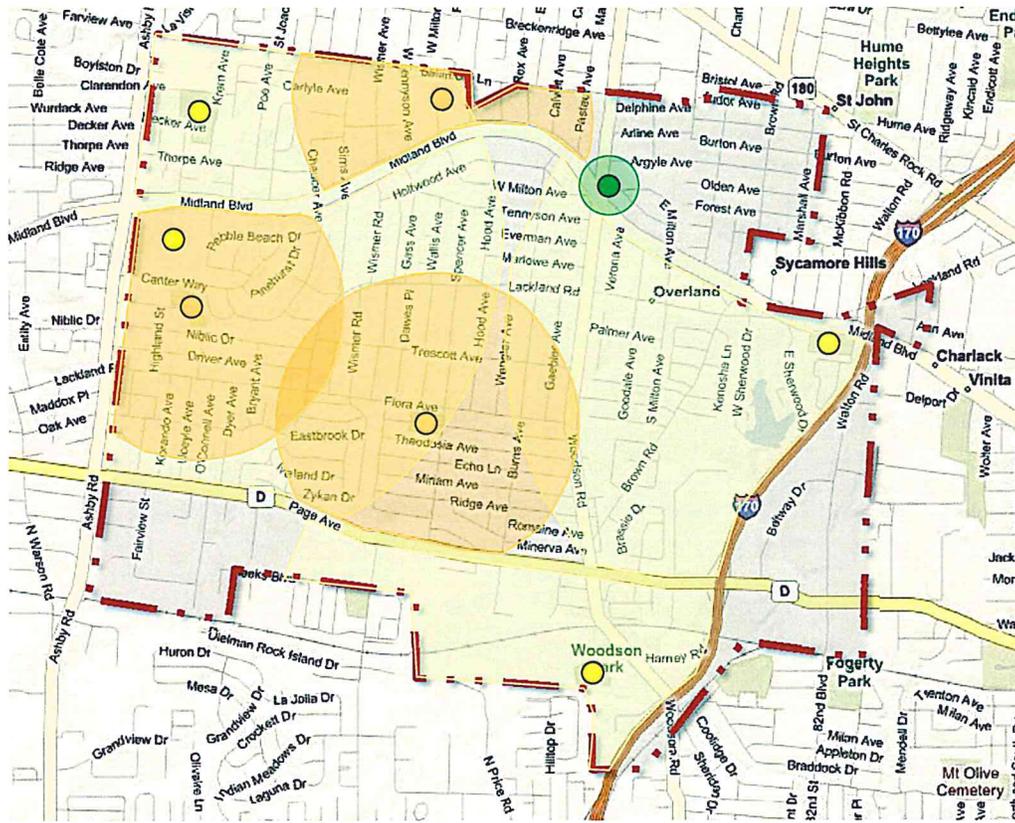
While the focus of the City of Overland is on improving the recreation opportunities provided within the existing parks system the population based analysis has indicated that additional parkland could be added to the parks system if the opportunity and need presented itself. These standards identify a total of 107 additional acres distributed among two park types, Pocket Parks (4.5 acres) and Community Parks (102.4 acres).

The maps on the following page illustrate walkable service areas for the existing parks based on standard service areas for park classification type. The maps also identify areas of the city that are currently outside the walkable service area of the existing parks.

To present a walkable assessment of the parks system the service area for each park is terminated at major boundaries within the city that would restrict pedestrian access or create safety concerns for pedestrian access to the parks. In Overland these boundaries include major roads such as Midland, Page and Interstate 170.

The areas of the city not covered by service areas of the existing parks are locations where the City of Overland should look to add parks if the opportunity presents itself.

These areas are only a point of reference for the City for future land acquisition and planning. Many additional factors will determine the need, number, size and location of any additional parks. Adequate property for parks, identified recreation needs and funding opportunities are factors that will influence any future growth of the Overland Parks System. Existing St. Louis County parks, neighboring community parks, public schools and outside service providers should also be accounted for when planning future improvements as they provide recreation opportunities to the community, but with limited or no control by the City of Overland.

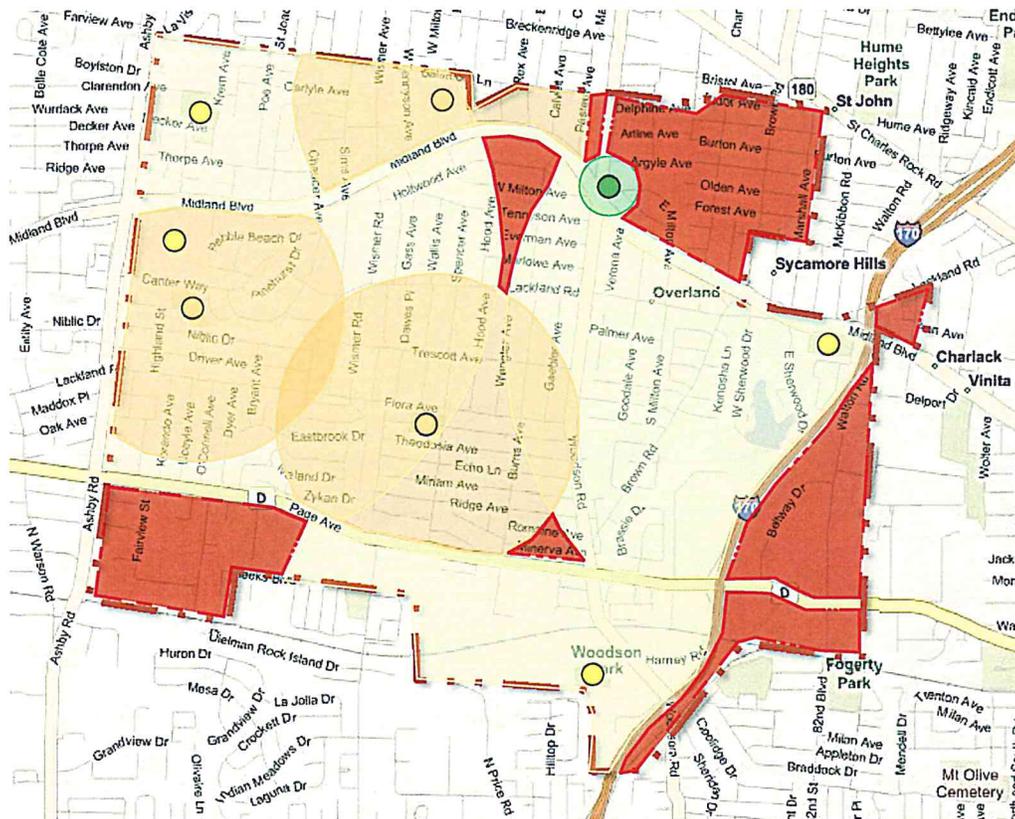


Park Service Areas

- **Pocket Park**
1/10 th mile service area
- Erickson Plaza
- **Mini Park**
½ mile service area
- Canter Way Park
- Legion Park
- Brooks Park
- **Neighborhood Park**
1 mile service area
- Jacobs Park
- Myers Park
- Woodson Park
- Wild Acres Park



Overland Park Service Areas



Park Service Areas

- **Pocket Park**
1/10 th mile service area
- Erickson Plaza
- **Mini Park**
½ mile service area
- Canter Way Park
- Legion Park
- Brooks Park
- **Neighborhood Park**
1 mile service area
- Jacobs Park
- Myers Park
- Woodson Park
- Wild Acres Park
- **Area outside existing park service areas**



Under Served Areas of Overland



Recommendations for future park types and locations are:

Pocket Parks – Pocket Parks or small play lots up to 1 acre in size have the potential to be located in existing residential or commercial areas providing appropriately scaled recreation and socialization opportunities throughout the city. These parks would be walkable destinations for surrounding residents and compliment larger parks throughout the city.

Potential locations for Pocket Parks in residential areas of the city that are currently not within a walkable service area of the existing parks are:

- West of Woodson Road and South of Midland Boulevard
- West of Woodson Road and North of Page Avenue
- Northeast of the intersection of Woodson Road and Midland Boulevard

Community Parks – Potential locations for future community parks are identified by larger areas within the city that currently are not within the walkable service area of the existing parks. These locations tend to be in more heavily industrial or commercial areas of the city with the exception being in the northeast corner of the city. These parks would be walkable destinations for surrounding residents and provide a variety of recreation opportunities including destination amenities not found elsewhere in the parks system.

Potential locations for Community Parks that are currently not within a walkable service area of the existing parks are:

- Southwest Corner of the City – West of Deilman and South of Page Avenue
- East of I70
- Northeast Corner of the City – North of Midland Boulevard and East of Woodson Road



EXISTING PARK ENHANCEMENTS

Public and staff input identified significant support for a focus on improving the existing parks. The following plans and recommendations for each of the parks address concerns and goals for the parks system identified during the planning process. They are intended to maximize the recreation value of each park, and meet the present and future needs of park users. The plans enhance the existing recreation amenities in each park, expand amenities available within the parks system and add to the overall quality of the parks system.

Two park properties are not included in this recommendations plan. These are Erickson Plaza and the Community Center. Erickson Plaza is a quarter acre Pocket Park located at the intersection of Woodson Road and East Milton Avenue. The park was under construction and opened to the public during this planning process. This park property is included in the parkland inventory and standards analysis, but as a new park, was not included in the enhancement recommendations.

The community center is located at 9225 Lackland Avenue east of Woodson Road. The focus of this master plan is on outdoor recreation and evaluation of the existing park properties. As a result indoor program analysis, staffing analysis and a physical analysis of the building are not included in this report. It is critical to recognize the important role played by the recreation center in the overall parks system. Evaluations of the building and programming should be a priority for the Parks Department as funding permits. Through this planning process it has become apparent to the design team that there may be physical and space allocations issues with this building that need further examination. An evaluation of the roof was recently completed and identified issues with the roof structure and leaks. In addition, the building itself provides opportunities for renovation or repurposing of indoor recreation spaces to better meet the desires of the community. As a result of these observations it is recommended that a structural and programming analysis of the community center be performed.

The following pages contain recommendations and plans for each of the existing parks along with pre engineering cost opinions for the proposed improvements. The parks are presented in the following order: Canter Way, Legion, Mort Jacobs, Norman Myers, Robert Brooks, Woodson and Wild Acres.