



**AGENDA
PLANNING COMMISSION
CITY OF ROELAND PARK, KANSAS
4600 W 51ST STREET
NOVEMBER 19, 2024 6:00 PM**

- I. Roll Call**
- II. Approval of Minutes**
 - A. Approve Minutes from the July 16, 2024 Planning Commission Meeting.
- III. Public Hearing**
- IV. Action Items**
- V. Discussion Items**
 - A. Update on Current Projects
 - B. Annual Comprehensive Plan Review
- VI. Other Matters Before the Planning Commission**
- VII. Adjournment**

Item Number: II. Approval
of Minutes



City of Roeland Park
Action Item Summary

Submitted By:

Jennifer Jones-Lacy, Assistant City Administrator Director of Finance

Committee/Department: Administration

Title: Approve Minutes from the July 16, 2024 Planning Commission Meeting.

Item Type: Presentation

Recommendation:

Recommend Approval of the Minutes from the July 16, 2024 Planning Commission Meeting.

Details:

The Minutes for the last Planning Commission meeting are attached.

Fiscal Impact	
Amount of Request:	
Budgeted item?	Budgeted Amount:
Line Item Code/Description:	

Additional Information

Diversity Equity & Inclusion Lens

What are the implications to intersectionality?

- Does this item benefit all racial groups?
- Does this item benefit Community for All Ages?
- Does this item exclude or disproportionately impact any social identities? If yes, what populations and why?
- What (if any) social determinants of health are impacted by this item?
- What (if any) are the unintended economic and environmental impacts of this item?
- How has the impacted community been involved?
- How will the program be communicated to all stakeholders?

ATTACHMENTS:

1. Planning.7.16.24

PLANNING COMMISSION MINUTES
CITY OF ROELAND PARK, KANSAS
4600 W 51st Street, Roeland Park, KS 66205
July 16, 2024, 6:00 P.M.

The Roeland Park Planning Commission met in a joint meeting with the Governing Body on May 21, 2024, at 6:05 p.m.

Commissioners Present: Lisa Brunner, Vice Chair
Mark Kohles
Joe Kmetz
Macrina Abdouch

Commissioners Absent: Darren Nielsen, Chair
Josey Shaw
Haile Sims

Staff Present: Jennifer Jones-Lacy - Assistant City Manager/Finance Director
Wade Holtkamp - Building Inspector
Alex Felzien - City Attorney
Chris Shires/Confluence - Consultant

I. ROLL CALL

Commissioner Brunner called the meeting to order. Ms. Jones-Lacy called the roll noting that Commissioners Nielsen, Shaw, and Simms were absent. In addition to Ms. Jones-Lacy, staff present were Building Inspector Wade Holtkamp, City Attorney Alex Felzien, and the City's consultant from Confluence, Chris Shires.

II. Approval of Minutes

1. Approve Minutes from May 21, 2024, Planning Commission meeting

MOTION: COMMISSIONER KOHLES MOVED AND COMMISSIONER ABDOUCH SECONDED TO APPROVE THE PLANNING COMMISSION MEETING MINUTES OF MAY 21, 2024, AS PRESENTED. (THE MOTION CARRIED 4-0.)

III. Public Hearing

Christopher Shires with Confluence provided an overview of the Zoning Code sections that have changed. took the feedback from several joint Planning Commission/Council meetings in April and May and updated the language in the following sections of Chapter 16 - Zoning and Subdivision Regulations:

- Article 2 - Definitions
- Article 4 - Zoning Districts

- Article 6 - Accessory Uses and Structures
- Article 9 - Sign Regulations
- Article 10 - Landscaping & Screening
- Article 14 - Subdivision Regulations

Those revisions are attached for review and approval by the Planning Commission. Chris will also provide a brief presentation summarizing any updates from the latest joint meeting on this topic that took place on May 21st.

City staff published a notice to hold a public hearing to receive feedback on the Zoning Code updates in the Legal Record. After the Planning Commission Chair opens the public hearing, takes public comment, and closes the hearing, the Commission can vote to recommend the Council adopt the proposed changes, or make changes prior to making that recommendation. After the recommendation moves to Council, the Council can adopt the changes via ordinance as recommended by Planning, make an amendment and override the recommended changes via a 2/3 majority vote, or remand the decision back to the Planning Commission with recommendations for revisions.

The Planning Commissioners did not have any follow-up questions for Mr. Shires.

Vice Chair Brunner opened the public hearing for discussion of the Chapter 16 Zoning Code.

There were no questions or comments from the public.

Vice Chair Brunner closed the public hearing.

Ms. Jones-Lacy assured the Commission that all the changes recommended by Planning Commission and City Council that were previously discussed in the joint meetings were incorporated into the draft code that is before the commission.

IV. Action Items

MOTION: COMMISSIONER BRUNNER MOVED AND COMMISSIONER KHOLES SECONDED TO RECOMMEND APPROVAL TO THE PROPOSED CHANGES TO THE CODE REVISIONS AS PRESENTED & RECOMMENDED TODAY. (THE MOTION CARRIED 4-0.)

V. Discussion Items

1. Review Zoning Code Updates

VI. Other Matters Before the Planning Commission

1. August 20th Planning Commission Meeting

Ms. Jones-Lacy stated that the City Council Meeting originally planned for August 19th has been moved to August 20th due holding the public hearing to adopt the budget, which now

conflicts with the regularly scheduled Planning Commission meeting. She recommended cancelling the Planning Commission meeting for August due to not having any specific business to discuss and no pending applications.

The Commission agreed.

VII. Adjournment

MOTION: COMMISSIONER KHOLES MOVED AND COMMISSIONER BRUNNER SECONDED TO ADJOURN THE MEETING. (THE MOTION CARRIED 4-0.)

The meeting adjourned at 6:18 p.m.

Item Number: V. Discussion
Items



City of Roeland Park
Action Item Summary

Submitted By:

Jennifer Jones-Lacy, Assistant City Administrator Director of Finance

Committee/Department: Administration

Title: Update on Current Projects

Item Type: Action Item

Recommendation:

For informational purposes only.

Details:

Staff wants to provide updates on development on the following sites in Roeland Park:

- 47th and Mission
- The Rocks Development @ Roe Parkway and Roe Lane
- Expansion of TIF 3 boundaries
- Community Center Phase 2
- Mission Road Improvements
- Nall Park Master Plan: Plan is attached.
- Nall Avenue Improvements: Nall Avenue, 51st to 58th is showing signs of street deterioration. Segments north of 51st have base failure. Sections south of 51st have some fair areas. North of 51st there are sections that are poor. MARC's regional bike route has this street as a route through Roeland Park so we intend to include bike user infrastructure in the project. This project will include a 2 mill and overlay of the street, bike infrastructure, and spot curb/sidewalk repair with ADA Ramp improvements. Improvements are set to take place in 2025.

Fiscal Impact	
Amount of Request:	
Budgeted item?	Budgeted Amount:
Line Item Code/Description:	

Additional Information

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- How has the impacted community been involved?
- How will the program be communicated to all stakeholders?

ATTACHMENTS:

1. Nall Park Master Plan

Nall Park Master Plan

City of Roeland Park, KS
September 2024



Nall Park Master Plan
City of Roeland Park, KS



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Acknowledgments

City of Roeland Park

Anthony Marshall, Park and Recreation Superintendent

Parks and Tree Committee

Matthew Lero (Council)

Tom Madigan (Alt Council)

Russell McCorkle

Jaime Davis

Linda Thornbrugh

Sarah Martin (Chair)

Judy Hyde

Linda Heinen

Mallorie Hurlburt

Lamp Rynearson Staff

Dan Miller, P.E., Civil Design Group Lead

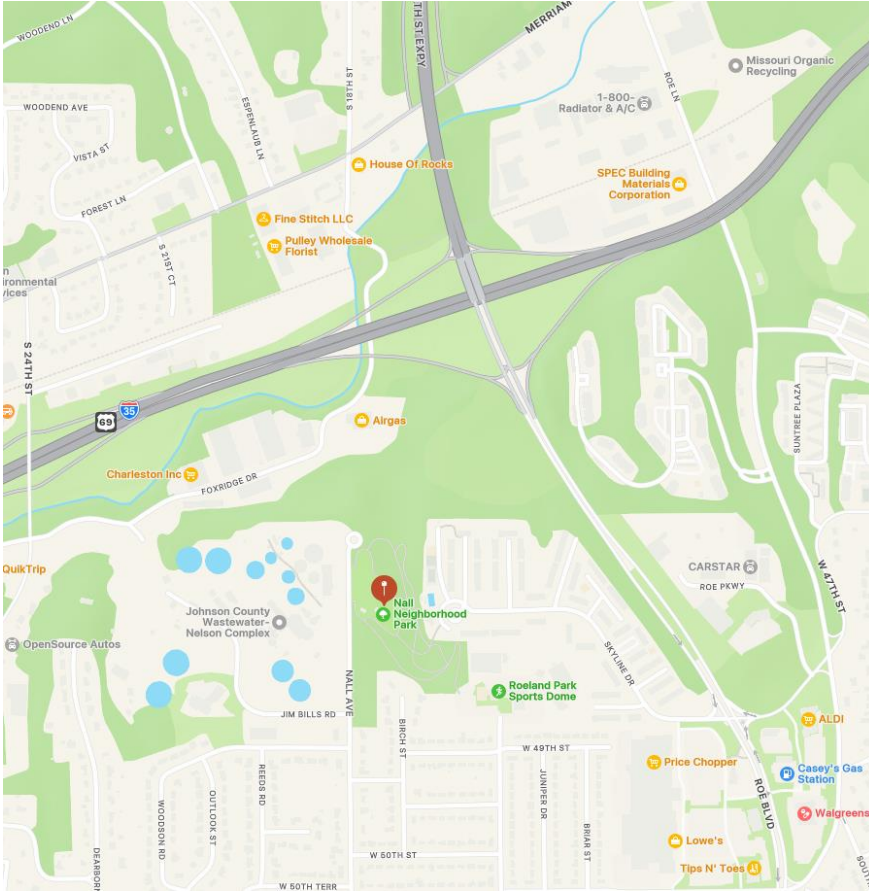
Greg Van Patten, P.E., Project Manager

Jacob Kophamer, PLA, Senior Landscape Architect

Jeff Spiehs, AICP, Senior Planner

Nall Park Background

Nall Park is located in the northwest corner of Roeland Park, Kansas. It is on the east side of Nall Avenue and sits just north of 48th Street. The park sits adjacent to neighborhood residential to the south, Nelson Wastewater Treatment Facility to the west, The Boulevard Apartments and the Roeland Park Community Center to the east and Kansas City, KS to the north.



Nall Park opened in 1973 and was dedicated in honor of Charles L. Hoskins, a Roeland Park resident who was reported “Missing in Action” during the Vietnam War.

Existing Conditions

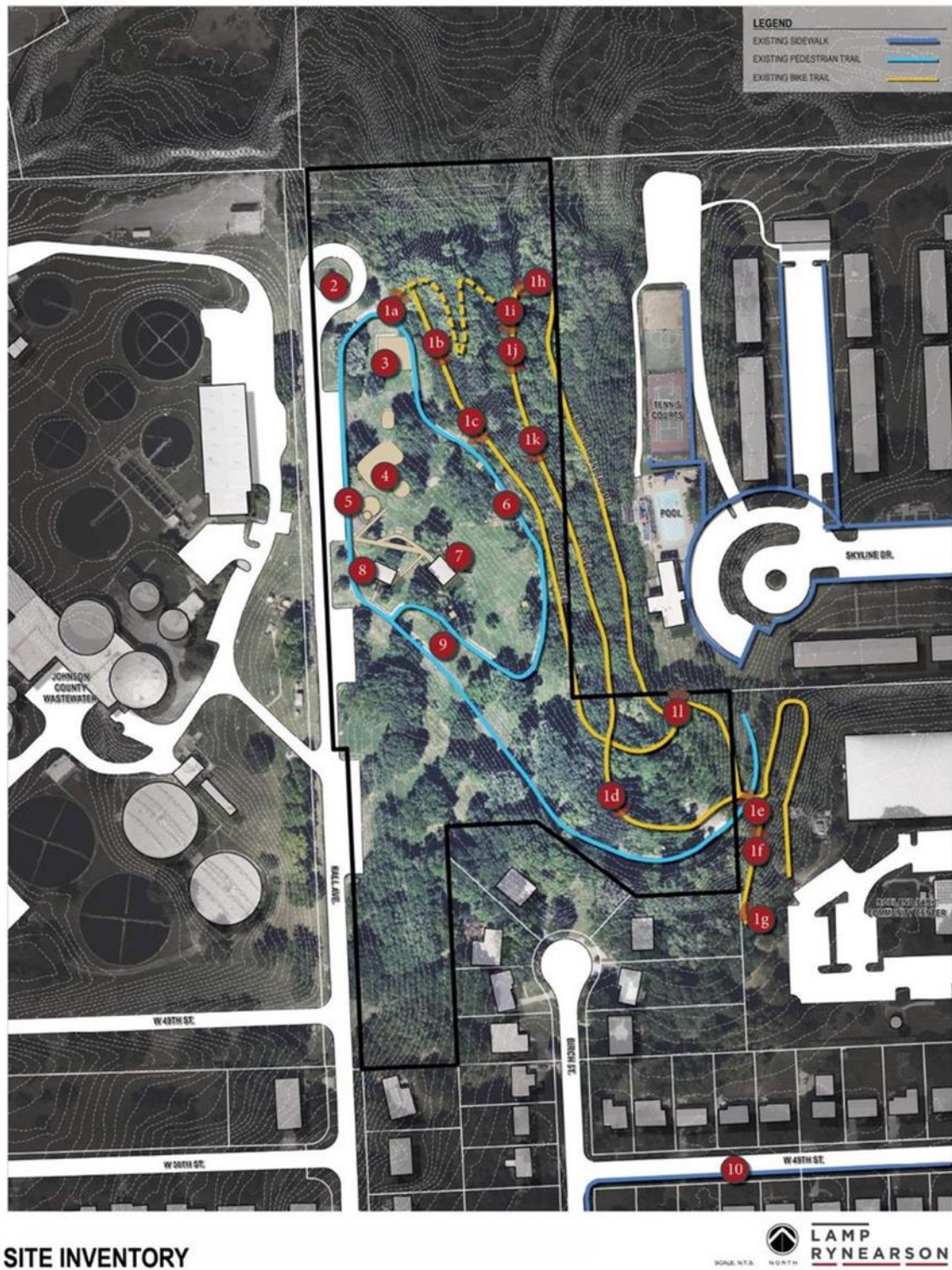
Nall Park is 13.6 acres and is accessed via Nall Avenue and a mix of natural surface and paved trails from the Roeland Park Community Center. Parking can be found along Nall Avenue once inside the park. Currently, the park features grills, a picnic shelter, “ga ga” ball court, play structures, restrooms, walking trails, and two mountain biking trails. The mountain biking trails are located in an easement on the adjacent Boulevard Apartments property.



Location and Connections



Site Inventory



SITE INVENTORY

Site Inventory

- 1 A-L-Bike/Hike Trail
- 2- Circle Drive at Nall Ave
- 3-Ga-Ga Ball
- 4-Playground Equipment
- 5-Sidepath
- 6-Walking Trail and Pad
- 7-Pavilion
- 8-Restrooms
- 9-Picnic Area
- 10-Neighboring Sidewalk

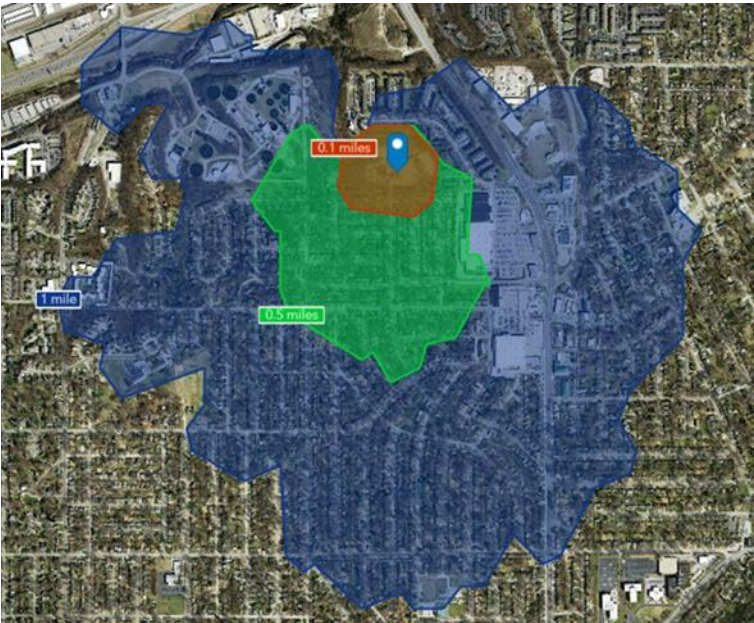


SITE INVENTORY

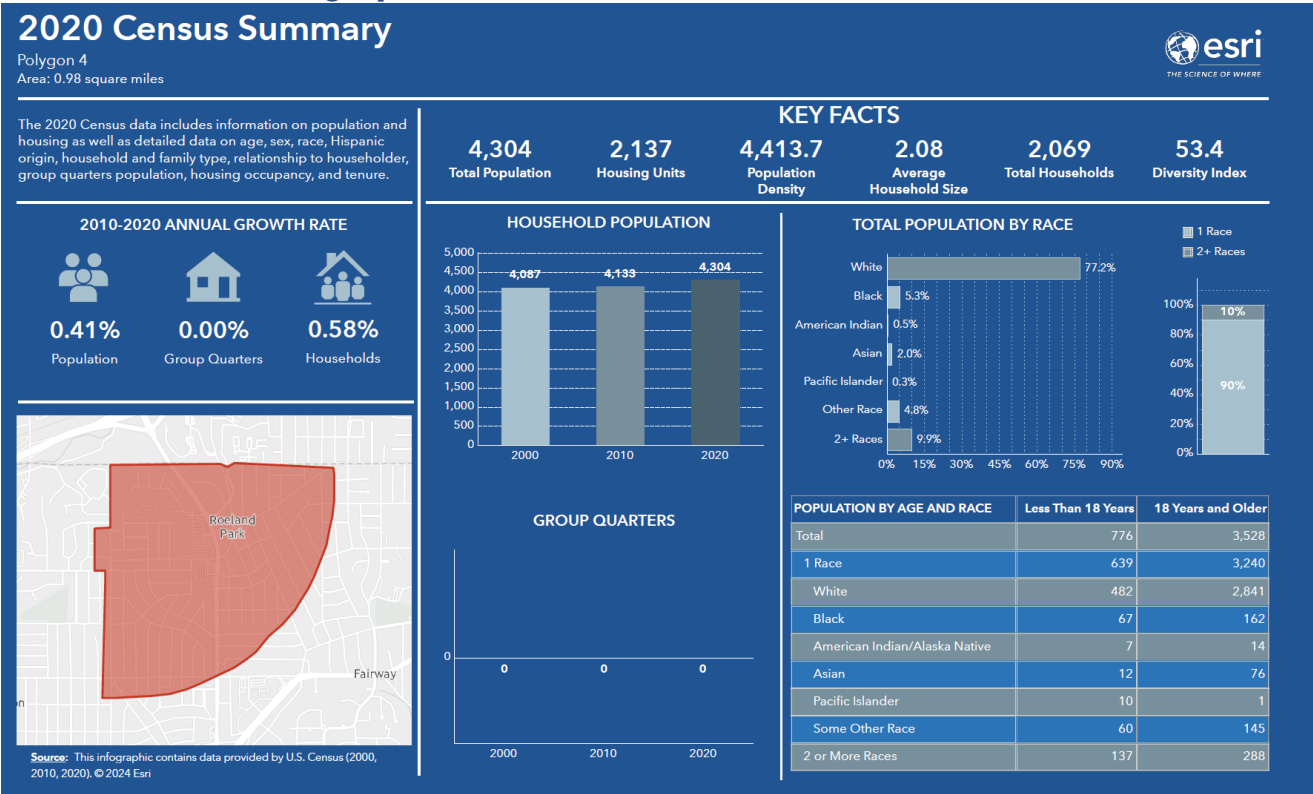
**LAMP
RYNEARSON**

Surrounding Neighborhood and Demographics

The image represents a 1 mile walk-shed from Nall Park.



Roeland Park Demographics



Nall Park and Roeland Park Community Center



Nall Park



Park Planning Process

Park Committee Framework Session

In November of 2023, Lamp Rynearson kicked off the planning of Nall Park with the Roeland Park & Tree Committee with a design framework session.

The park's master plan has been carefully developed to create a vibrant, sustainable, and inclusive space that serves the community. The design framework centers around five key principles: Sustainability, Accessibility, Awareness and Connection, Options for Older Kids, and ensuring the park is Fun, Educational, and Challenging. Each principle has been integrated into the overall design to foster a welcoming environment for visitors of all ages while preserving the natural beauty and ecology of the park.

Sustainability

The park will be a model of ecological responsibility and sustainability. Key sustainable practices include:

- **Green Infrastructure:** Incorporating permeable surfaces, rain gardens, and bioswales to manage stormwater and reduce runoff.
- **Native Landscaping:** Using native and drought-tolerant plant species to minimize water usage and create habitats for local wildlife.
- **Energy Efficiency:** Integrating solar-powered lighting and energy-efficient park amenities to reduce carbon emissions and operational costs.
- **Waste Management:** Promoting recycling throughout the park with clearly labeled receptacles and educational signage to encourage sustainable practices among visitors.

Accessibility

The park will be fully accessible to individuals of all abilities, ensuring that everyone can enjoy its features. This includes:

- **Universal Design Principles:** Pathways, play structures, and seating areas will be designed to accommodate users of all physical abilities, including wheelchair-accessible routes and surfaces.
- **Inclusive Play Areas:** Playgrounds will feature sensory-rich equipment and tactile experiences, offering accessible and engaging play options for children with disabilities.
- **Transportation Access:** Clear signage and connections to the park, as well as ample parking for vehicles, including spaces reserved for people with disabilities, will make the park easy to access for all.
- **Internal Wayfinding:** Cohesive signage throughout the park to provide ease of connection to all amenities and educational opportunities.

Increased Awareness and Connection

The park will foster a deep sense of awareness and connection with nature and the community by:

- **Educational Signage:** Signage placed throughout the park will highlight local ecology, wildlife habitats, and sustainability efforts. This will increase awareness of environmental stewardship.
- **Community Programming:** The park could offer a range of educational and interactive programs such as nature walks, outdoor classrooms, and workshops on sustainability and conservation.
- **Gathering Spaces:** Community gathering areas, such as picnic shelters, outdoor meeting spots, and event spaces, will promote social connection and engagement among park-goers.

Increase Options for Older Kids

To ensure the park appeals to a wider range of age groups, particularly older kids, new and innovative features will be introduced, including:

- **Adventure Playgrounds:** Play spaces designed for older children with elements such as climbing walls, zip lines, and obstacle courses to provide physically challenging and stimulating activities.
- **Enhanced Mountain Bike Experience:** The park will expand the mountain bike trails by providing new beginner courses, pump tracks, skill building features, and fix it stations tailored to the interests and abilities of older children and teenagers.

Fun, Educational, and Challenging

The park will combine fun with educational opportunities and physical challenges to inspire curiosity and active participation. Features include:

- **Challenging Play Structures:** Age-appropriate climbing structures, balance courses, and rope climbs to challenge children physically while encouraging problem-solving and cooperative play.
- **Outdoor Classrooms:** Spaces for schools or groups to hold outdoor lessons where children can learn about the environment in a hands-on way while connecting with nature.

Committee Park Evaluation

Committee members were asked to walk through the park and evaluate the three zones. In each zone, the evaluation consisted of three sections. The committee composite scores are reflected on the following image

COMFORT & IMAGE	1 (POOR)	2	3	4 (GOOD)
Overall attractiveness			X	
Feeling of safety		X		
Cleanliness/quality of maintenance			X	
Comfort, places to sit				X
ACCESS & LINKAGES	1 (POOR)	2	3	4 (GOOD)
Visibility from a distance	X			
Ease of walking to this place	X			
Clarity of information/signage		X		
SOCIABILITY	1 (POOR)	2	3	4 (GOOD)
Ease of gathering here in a large group			X	
Opportunity for volunteer work				X
Sense of pride & ownership		X		
Presence of children & seniors			X	

Results

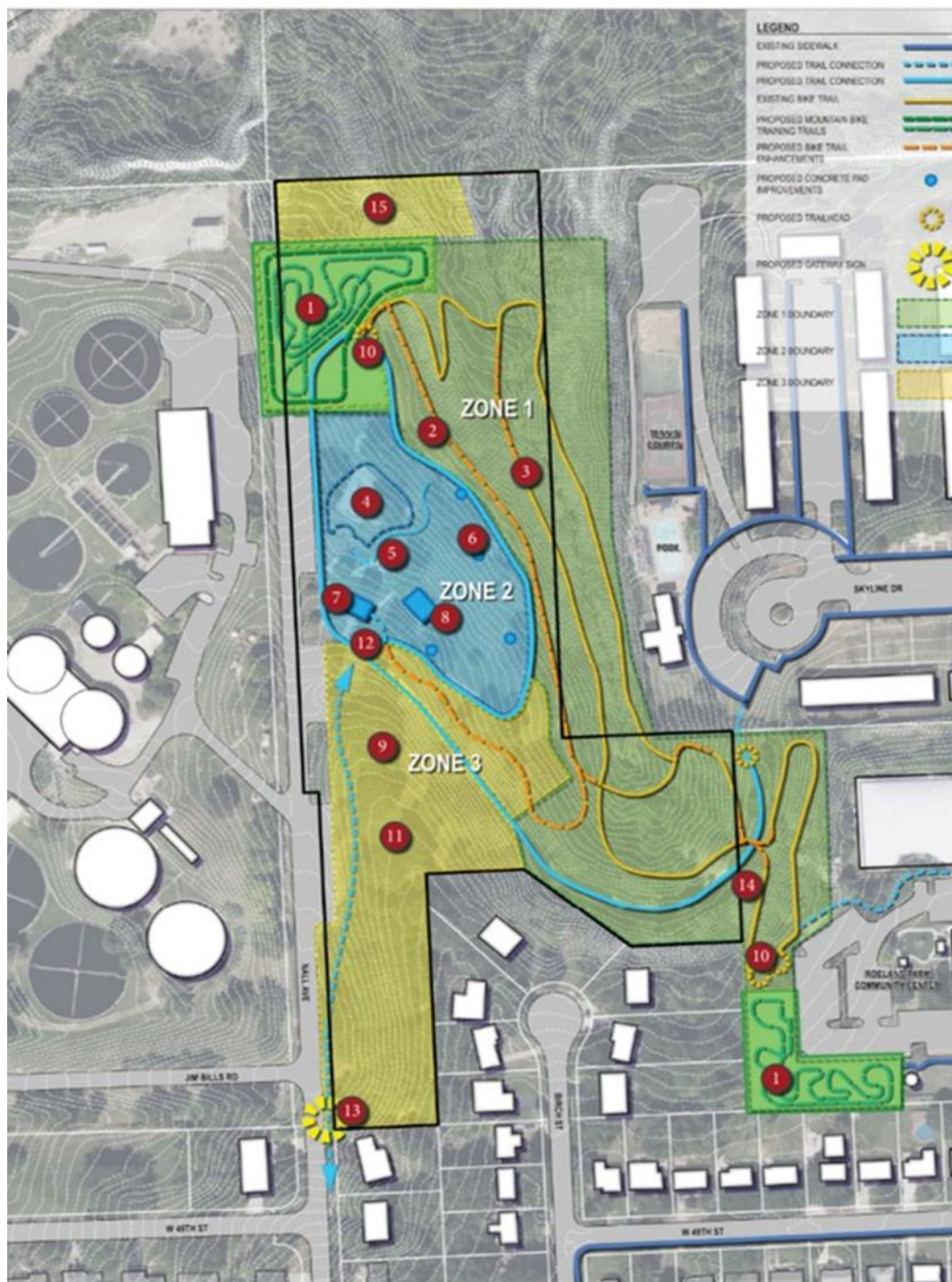
The evaluation results showed that the northern section of the park received the poorest ratings, as it lacked a feeling of safety, portions of the park lacked visibility from a distance, and there was a lack of signage throughout the park. Sections of the evaluation that scored favorably were comfort, places to sit, opportunities for volunteer work, and the presence of children and seniors.

Concept Development

Two design concepts were presented to the public and the Park and Tree Committee. Both concepts included many of the same features and zones.

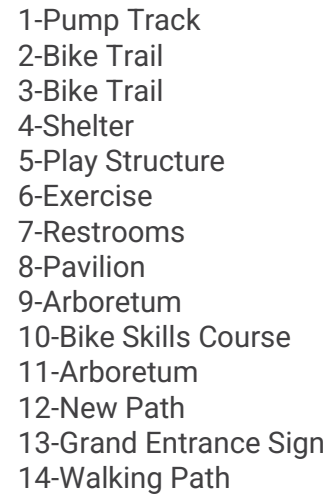
Concept One includes a dog park on the north side using the Evergy easement.

Concept One Site Proposed Improvements



- 1-Pump Track
- 2-Bike Trail
- 3-Bike Trail
- 4-Shelter
- 5-Play Structure
- 6-Exercise
- 7-Restrooms
- 8-Pavilion
- 9-Arboretum
- 10-Bike Skills Course
- 11-Arboretum
- 12-New Path
- 13-Grand Entrance Sign
- 14-Walking Path
- 15-Dog Park

Concept Two Proposed Site Improvements



City of Roeland Park, KS | Nall Park Master Plan 15

Community Engagement

Design Workshops



NALL PARK WORKSHOP

Your input is invaluable as we seek to enhance and improve our much loved outdoor spaces.

WORKSHOP 1
APRIL 24
Nall Park Pavilion
3:00 PM - 7:30 PM

WORKSHOP 2
APRIL 25
Nall Park Pavilion
11:00 AM - 1:00 PM

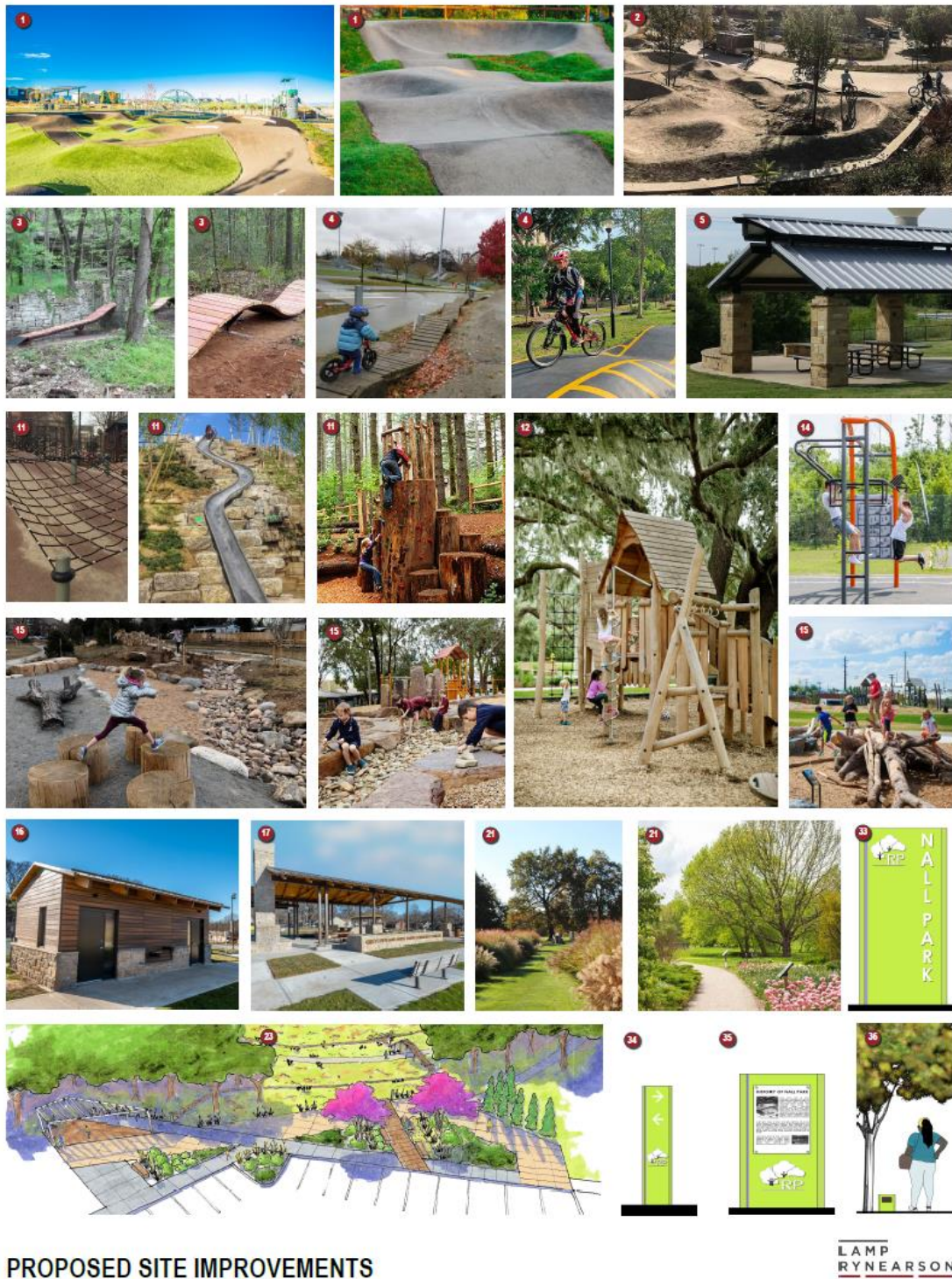
WORKSHOP 3
APRIL 25
Nall Park Pavilion
5:00 PM - 7:00 PM

ROELAND PARK
est. 1981

The poster features a green background with white text. At the top right, there is a logo for Roeland Park, KS, featuring two stylized trees and the text 'ROELAND PARK est. 1981'. Below the logo, there is a photo of a park pavilion. The main text 'NALL PARK WORKSHOP' is in large, bold, white letters. Below it, a smaller line of text reads 'Your input is invaluable as we seek to enhance and improve our much loved outdoor spaces.' The bottom section of the poster is divided into three columns, each representing a workshop. Each column has a title 'WORKSHOP 1', 'WORKSHOP 2', or 'WORKSHOP 3', a date 'APRIL 24' or 'APRIL 25', and a location and time 'Nall Park Pavilion' followed by the time range. At the bottom of the poster, there is a photo of three people at a workshop. A man in a wheelchair is on the left, a woman is in the center holding a clipboard, and a man is sitting on a bench on the right. They are all looking at a display board that shows various park design ideas.

In April of 2023 over two days, three workshops were held to gather public feedback on the park design and amenities they would like to see in Nall Park.

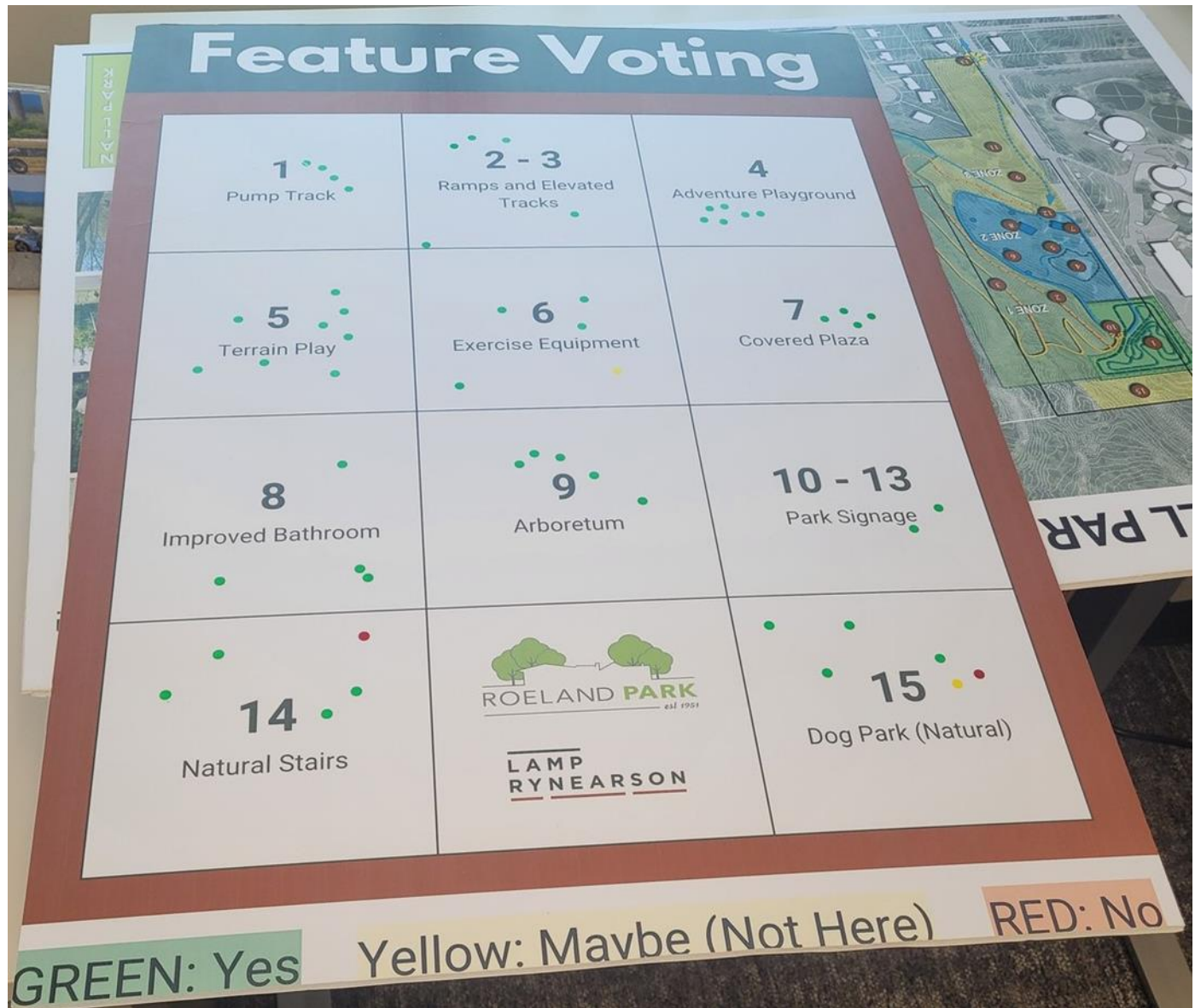
Proposed Site Improvements



The adventure play, arboretum, hill slides, and new signage received the most positive feedback. The community expressed interest in improving sidewalks, trails, and creating connection to the community center. The design team consistently heard feedback from the public that they wanted to see more features for older children such as improved mountain bike trails, adventure play, and a pavilion with programming for older children. Nall Park would be the only park in Roeland Park that would have features specifically for older children.

Around 30 people attended the workshops. During the workshops that were held outdoors, it was observed that the park had 6 runners and walkers, 6 people relaxing or picnicking, 21 dog walkers, 5 children playing and 6 participants in a youth fitness program.

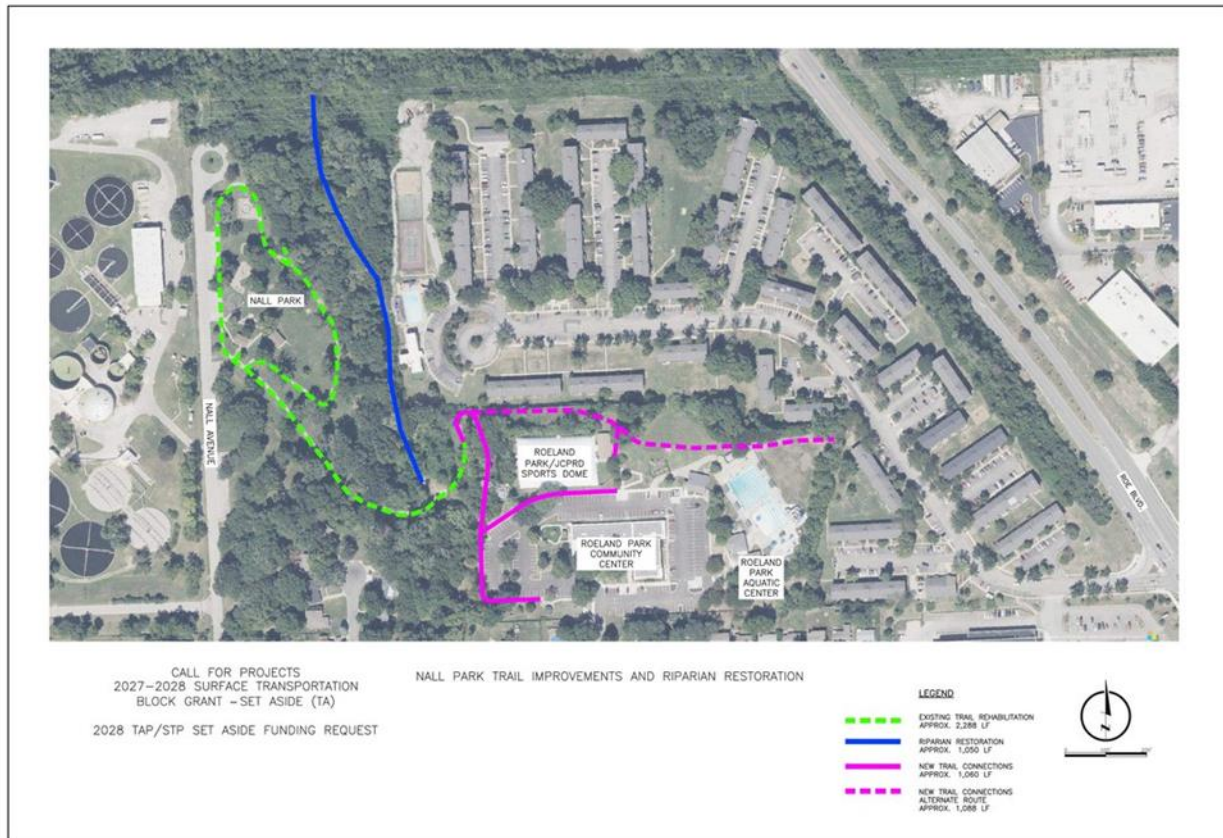
In late July at “R” Park, the design team had a booth to survey attendees of the “Concert at the Park” series. Participants were asked to mark which park features of the Nall Park Plan they liked, didn’t like, or had no preference. In total, 50 people voted that they liked the features, 1 voted no to the dog park and natural stairs and 2 voted maybe to the dog park.



Trail Coordination

The final item in the planning phase was to coordinate trail improvements. The City of Roeland Park is currently applying for a Surface Transportation Block Grant through the Mid-American Regional Council and working with Prairie Sailor Company on trails that connect the park to the community center.

Nall Park Trail Improvements and Riparian Restoration Exhibit



Final Park Design

The Nall Park Master Plan creates a dynamic, multi-faceted space that promotes adventure, education, and community development through nature-based and recreational activities. With a focus on blending active play, environmental learning, and community programming the park will serve as a hub for both local residents and visitors seeking outdoor experiences that challenge, educate, and inspire.

The park design accomplishes the goals set during the Design Framework session with the Park and Tree Committee.

- Sustainability
- Accessibility
- Increase Awareness and Connection
- Increase options for older children
- Fun, Educational, Challenging

Through green infrastructure, enhanced trails, trailhead plaza, grand staircase, and the arboretum, Nall Park will become a destination park for all ages, residents of Roeland Park, and residents of the Kansas City metropolitan area.

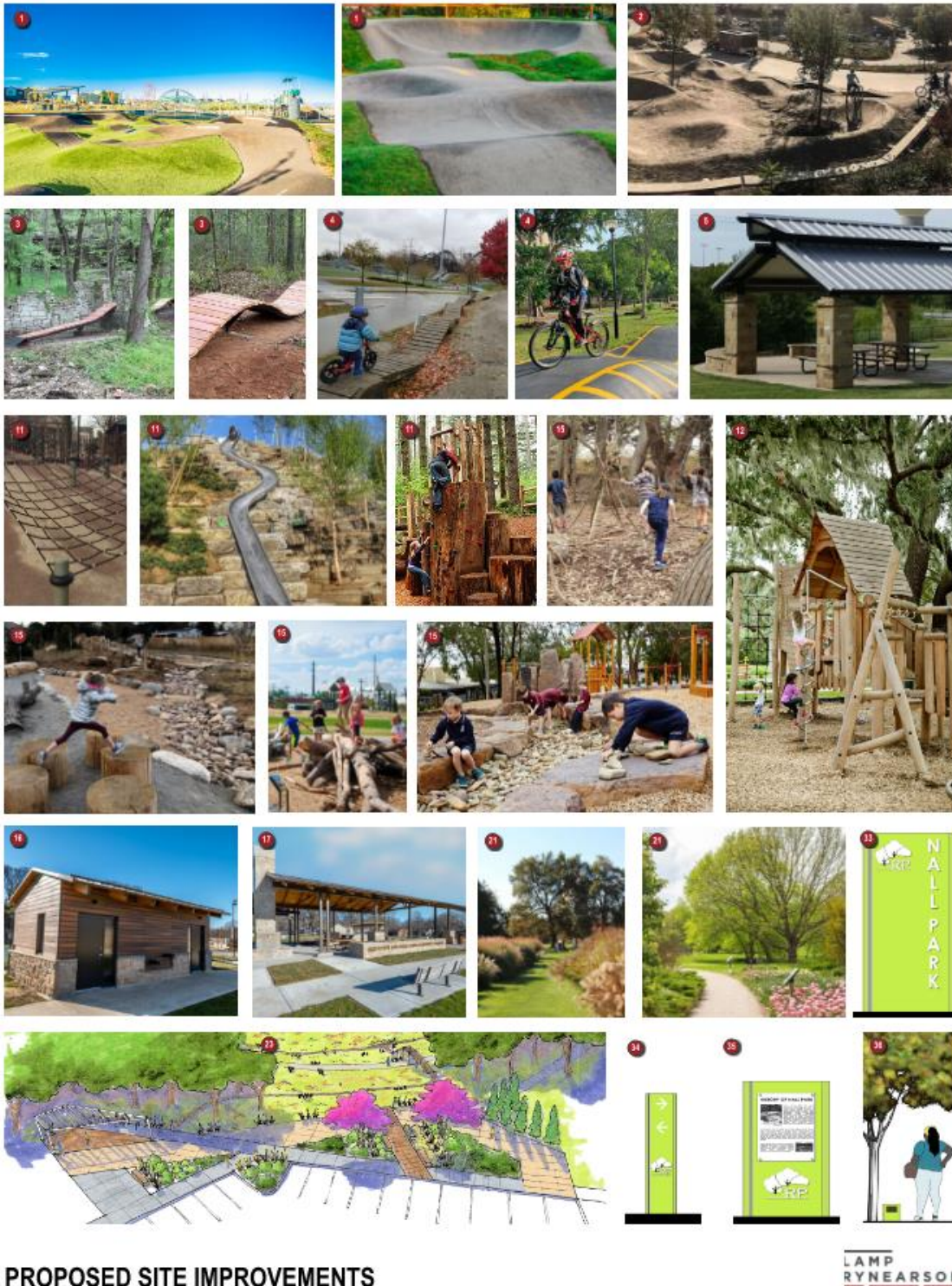
Proposed Site Improvements Exhibit



PROPOSED SITE IMPROVEMENTS



Proposed Site Improvements Exhibit



- 1-Pump Track
- 2-Skills Track
- 3-4 Skills Track
- 5-Shelter
- 11-Hillside Climb, Slide
- 12-Play Structure
- 15-Natural Play Structures
- 16-Updated Restrooms
- 17-Pavilion
- 21-Arboretum
- 23-Trailhead Plaza
- 33-Park Signage
- 34-Wayfinding
- 35-Educational Signage

PROPOSED SITE IMPROVEMENTS

Zone 1: Active Recreation and Community Connection



This zone is designed to foster active recreation, community engagement, and seamless connectivity between the park and the adjacent community center. The area features a pump track, pavilion, enhanced mountain bike trails, and the Nall Park Trailhead Plaza, while also addressing the need for accessibility and effective circulation across a challenging landscape.

Pump Track

At the heart of this zone is two different bike features. A dynamic pump track designed for riders of all ages and skill levels. This purpose-built track will feature a series of rollers, banked turns, and jumps, allowing cyclists to navigate the course using body momentum rather than pedaling. This pump track will be located in the northwest section of the park. The second feature is the skill-building course. The skill-building course will be intended for beginner riders and will be located near the trailhead plaza. Its high visibility will attract users of the community center due to its proximity.

- **Encourage Active Recreation:** Providing a fun, engaging space for cyclists and BMX enthusiasts to hone their skills and promote a healthy, active lifestyle.
- **Foster Inclusivity:** Accommodating both beginners and experienced riders, the track will be designed with multiple difficulty levels to ensure accessibility for all.
- **Minimize Environmental Impact:** The pump track will be constructed using eco-friendly materials and will integrate seamlessly into the natural landscape, ensuring minimal disruption to the surrounding environment.

Pavilion

A pavilion will serve as a multipurpose space for community gatherings, events, and rest for park visitors. The pavilion will be designed to offer:

- **Flexible Use:** The pavilion will host a variety of activities, from mountain bike events to social events to educational programs and outdoor classes.
- **Shelter and Amenities:** The pavilion will provide shade, seating, and weather protection. It will also include nearby bike racks, water fountains, and restrooms, supporting visitors' comfort and convenience.
- **Community Hub:** This pavilion will act as a focal point within the zone, bringing people together and offering a prime location for informal meetups, events, or organized group activities.

Improved Mountain Bike Trails

Enhancements to the mountain bike trails will improve the overall biking experience by offering:

- **Diverse Terrain:** Trails will be designed to provide a variety of challenges, including technical features for experienced riders and smoother paths for those seeking a less intense ride.
- **Sustainable Design:** Trail improvements will focus on erosion control and sustainable trail building techniques to preserve the natural environment while ensuring long-term durability.
- **Expanded Network:** The trails will be part of a connected network that integrates with the pump track, providing a cohesive experience for mountain bikers as they explore the park's rugged terrain.

Nall Park Plaza Exhibit

The plaza will serve as a welcoming entry point and gathering area for visitors before they embark on biking, hiking, or recreational activities. Features include:

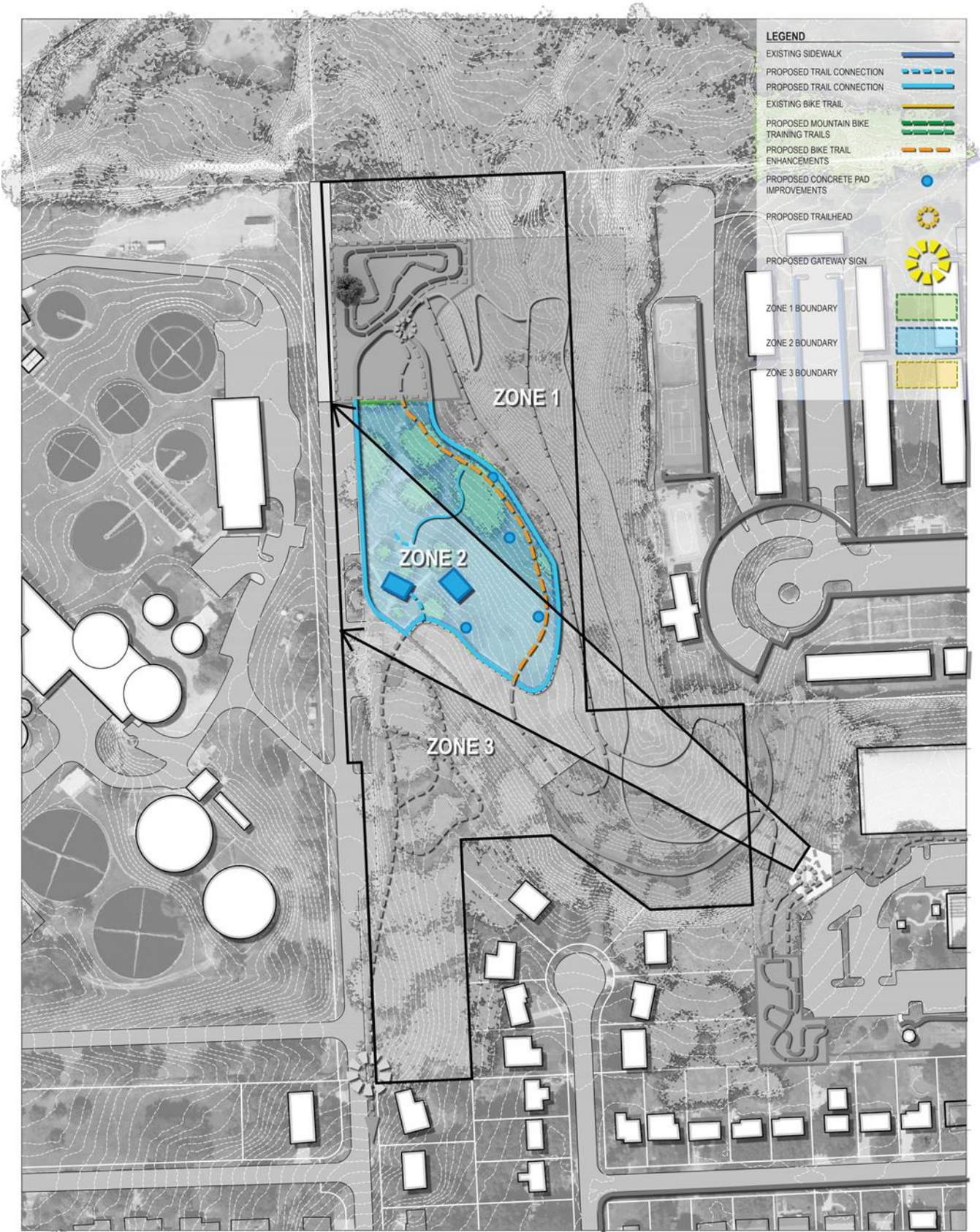
- **Wayfinding and Information:** Clear signage, maps, and seating areas will be provided, helping visitors navigate the park's network of trails and learn about available amenities.
- **Bike-Friendly Amenities:** Bike repair stations and ample bike parking will cater to cyclists, making the trailhead plaza a hub for those participating in biking activities.
- **Plaza Design:** The plaza will feature attractive landscaping, seating, and gathering areas, providing a space for visitors to relax and socialize before or after their outdoor adventures.

Connection to Community Center

This zone will create a critical link between the community center and the park, enhancing accessibility and encouraging greater use of park facilities by residents and visitors. Key features include:

- **Visibility and Awareness:** With the addition of the Nall Park Plaza, increased user visibility of the park will occur. Currently, it is difficult for visitors of the Roeland Park Community Center to be aware that Nall Park is within walking distance. A staircase was considered to serve as a connection to the park. However, the staircase's maintenance and safety concerns would counter the park plan's goals and therefore would not be proposed. The Nall Park Plaza will invite visitors to the new paved trails and connect the park to the community center.
- **Paved trails:** Paved trails will be constructed to ensure that visitors of all abilities can easily traverse the hill. These trails will feature slopes, durable surfaces, and appropriate rest areas.

Zone 2: Adventure Nature Park & Active Play Area



At the heart of this zone is the Adventure Nature Park, a dynamic play area that blends natural elements with adventure-based activities. This space encourages imaginative play, physical challenge, and exploration by integrating natural materials and rugged terrain. The park will feature:

- **Nature-Inspired Play Structures:** Elements such as logs, boulders, tree stumps, and climbing nets will be used to create a natural, interactive landscape that fosters creativity and adventurous play.
- **Ecological Integration:** The design will preserve and enhance the surrounding natural environment, allowing children and families to interact with nature while learning about local wildlife and ecosystems.
- **Varied Terrain:** Slopes, climbing walls, and balance beams made from natural materials will offer different levels of challenge, accommodating children of all abilities and encouraging cooperative play.

Embankment Slide

A key feature of the Adventure Nature Park will be the embankment slide, a thrilling and unique attraction that integrates seamlessly into the hillside. The slide will provide:

- **Exciting Play Experience:** The embankment slide will offer a safe but exhilarating downhill ride, encouraging children to climb and explore the hillside before experiencing the fun descent.
- **Natural Design:** Built into the natural slope of the hill, the slide will blend with the landscape, minimizing environmental disruption while offering a visually appealing feature that invites exploration.
- **Durable and Safe Construction:** Constructed with safety in mind, the embankment slide will use durable, environmentally friendly materials that withstand weather conditions and heavy use, while adhering to all safety regulations.

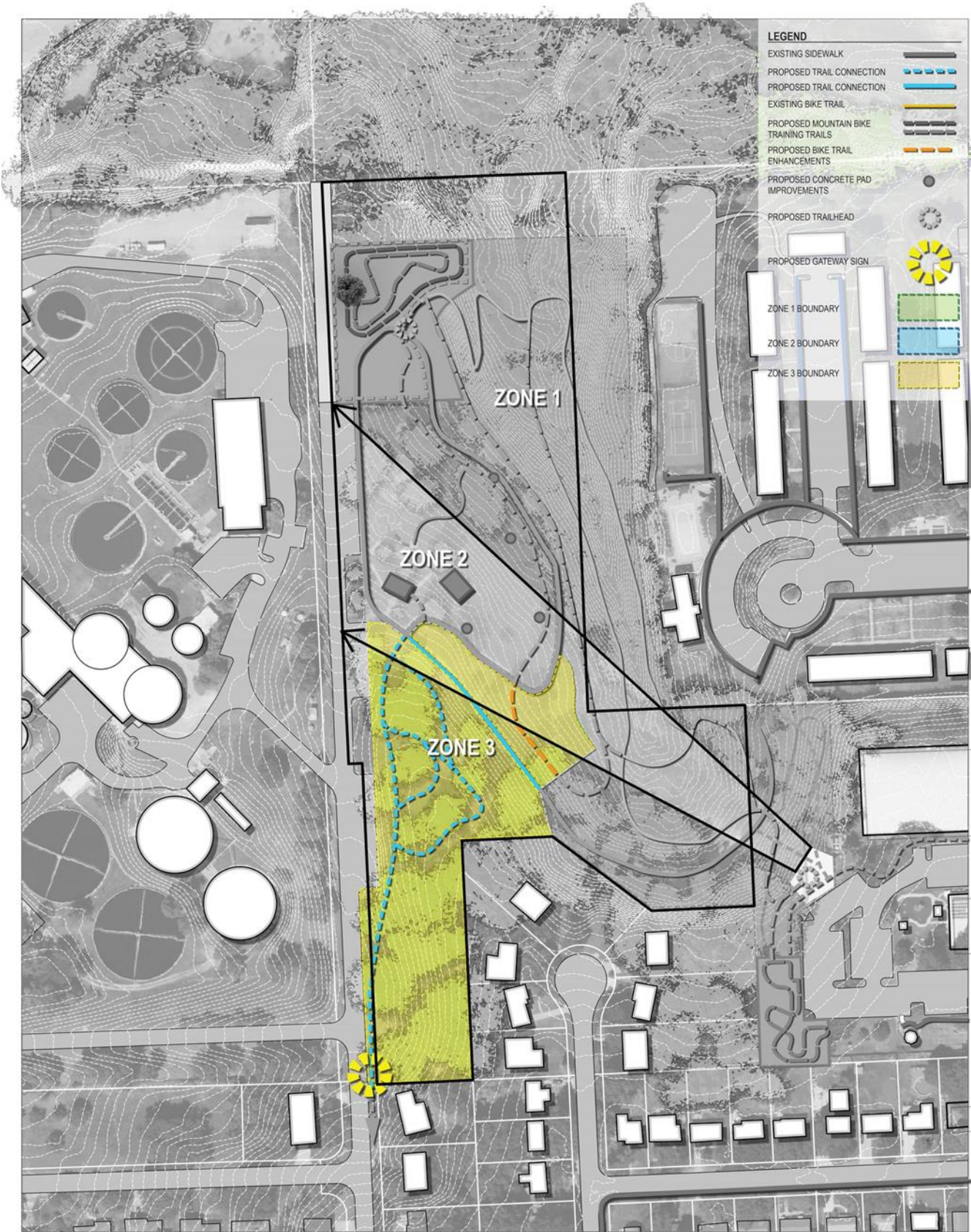
Hillside Rope Climb

Adjacent to the embankment slide will be a hillside rope climb, offering a challenging and engaging way for children to scale the hill. This feature will:

- **Promote Physical Fitness:** The rope climb will develop strength, coordination, and balance as children pull themselves up the hill, offering a physically engaging and adventurous activity.
- **Multi-Level Challenge:** Different sections of the rope climb will vary in difficulty, making it accessible to a wide range of ages and abilities while encouraging confidence and problem-solving.
- **Integration with the Landscape:** Like the embankment slide, the rope climb will be carefully integrated into the natural slope of the hill, creating an organic play feature that complements the surrounding environment.

Benches and rest areas will also be placed nearby for recovery and relaxation.

Zone 3: Arboretum and Educational Nature Trails



Arboretum

At the core of this zone is the arboretum, a curated collection of trees and plants designed to educate and inspire visitors. The arboretum will:

- **Diverse Plant Collection:** Feature a wide variety of native and non-invasive species, offering an immersive experience that highlights the region's biodiversity and seasonal changes.
- **Educational and Conservation Focus:** Serve as an educational resource, teaching visitors about tree species, their roles in ecosystems, and the importance of conservation efforts to preserve these natural resources.
- **Serene Atmosphere:** Designed to promote relaxation and mindfulness, the arboretum will include peaceful walking paths, shaded seating areas, and scenic views, making it an ideal space for quiet reflection and connection with nature.

Nature Trails

The zone will feature a network of nature trails that wind through the arboretum and surrounding landscape, offering visitors opportunities to explore and engage with nature. These trails will:

- **Accessible Pathways:** Paved trails will be constructed to ensure visitors can access the nature features throughout the park and arboretum.
- **Immersive Experience:** Meander through different ecological zones within the arboretum, offering varying experiences from dense woodlands to open meadows, encouraging visitors to explore the park's diverse habitats.
- **Sustainable Design:** Trails will be constructed using environmentally friendly materials, with attention to minimizing erosion, runoff, and environmental disturbance while maintaining the natural integrity of the landscape.

Educational Signage

Strategically placed educational signage throughout the arboretum and along the nature trails will provide visitors with informative and engaging content. These signs will:

- **Highlight Plant and Wildlife:** Offer detailed information about the trees, plants, and wildlife found within the arboretum, including species identification, historical uses, and their ecological importance.
- **Focus on Environmental Themes:** Educate visitors about larger environmental topics such as biodiversity, climate change, conservation, and the importance of native plants and habitats.
- **Interactive Elements:** Some signage may include QR codes or other interactive features that allow visitors to access additional multimedia content, such as videos, audio guides, or digital field guides.

Wayfinding Signage

Clear and effective wayfinding signage will be placed throughout the zone to help visitors navigate the arboretum and trail system. The signage will:

- **Ease of Navigation:** Include directional markers, distance indicators, and maps, guiding visitors through the zone and connecting them to other areas of the park.
- **Consistent Design:** Maintain a cohesive and aesthetically pleasing design that complements the natural setting while ensuring clarity and visibility for all visitors.
- **Multilingual and Accessible:** Include multilingual options and use of universally recognized symbols, ensuring the information is accessible to a diverse audience, including non-English speakers and individuals with visual impairments.

Grand Entrance Signs

Grand entrance signs will mark the main access points to the arboretum and surrounding trails, creating a welcoming and memorable first impression for visitors. These signs will:

- **Prominent and Inviting:** Reflect the park's natural beauty and ecological focus, using natural materials like wood and stone to integrate seamlessly into the landscape.
- **Informative:** Include the arboretum's name, key park information, and possibly a map of the trails and features, setting the tone for the educational and serene experience visitors can expect.
- **Cultural and Ecological Reflection:** Incorporate elements that highlight the area's cultural or ecological significance of the area, whether through design motifs or brief historical or environmental facts.

Implementation Plan

Project Phasing Cost Estimate

PROPOSED IMPROVEMENT	CONSTRUCTION COST
PHASE 1 SET THE SCENE	\$999,257.60
PHASE 2 EXPAND ACCESS	\$1,237,126.55
PHASE 3 ARBORETUM	\$454,300.00
DESIGN FEES ENGINEERING DESIGN FEES, TESTING, AND CONSTRUCTION ADMINISTRATION	\$500,000.00
TOTAL CONSTRUCTION COST	\$3,190,684.15

** Trail features and pump tracks specified by American Ramp Company. Play equipment and shelter specified by Crouch Recreation. Estimates based on 2024 pricing.*
*** All landscape beds and native seed to have an irrigaiton system designed and installed.*

PHASE 1 - SET THE SCENE

	ITEM DESCRIPTION	ITEM QUANTITY	UNIT	ITEM COST
9	ADA ADVENTURE PARK SIDEWALK	3,000	SF	\$18,000.00
10	BOULDER RETAINING WALLS	250	LF	\$62,500.00
				
11 a	DOUBLE SWING	1	EA	\$14,000.00
				
11 b	EMBANKMENT SLIDE	2	EA	\$35,000.00
				
11 c	CAROUSEL WITH SEATS	1	EA	\$14,000.00
				
11 d	DOUBLE ZIPLINE	1	EA	\$36,000.00
				
11 e	HILLSIDE ROPE CLIMB	1	EA	\$3,000.00
				

* Trail features and pump tracks specified by American Ramp Company. Play equipment and shelter specified by Crouch Recreation. Estimates based on 2024 pricing.
 **All landscape beds and native seed to have an irrigaiton system designed and installed.

Nall Park - Phase 1 Cost Estimate Roeland Park, KS



PHASE 1 - SET THE SCENE

	ITEM DESCRIPTION	ITEM QUANTITY	UNIT	ITEM COST
11 f	HILLSIDE NET CLIMB	1	EA	\$5,000.00
				
11 g	BOULDER AND TREE STUMP CLIMBING WALL	1	EA	\$15,000.00
				
12	LARGE PLAYGROUND FEATURE	1	EA	\$300,000.00
				
13	ENGINEERED WOOD FIBER PLAY SURFACE	650	CY	\$15,600.00
15	CONSTRUCT NATURE PARK FEATURES (STREAM BED, LOG CLIMBERS, FOREST AREA, BOULDERS, NATURE CONSTRUCTION ZONE, ETC.	1	LS	\$75,000.00
				
16	RENOVATE EXISTING BATHROOM	1	LS	\$35,000.00
17	UPDATE EXISTING SHELTER	1	LS	\$15,000.00
18	PLANT BED WITH HARDWOOD MULCH	5,000	SF	\$7,500.00
19	DECIDUOUS TREE	15	EA	\$9,000.00
20	CONCRETE TRAIL AT COMMUNITY CENTER	6,100	SF	\$36,816.00
31	CLEARING AND GRUBBING IN SIGHT LINE BETWEEN PARK AND COMMUNITY CENTER	1	LS	\$20,000.00
32	NATIVE SEED IN CLEARING	2	AC	\$30,000.00

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**All landscape beds and native seed to have an irrigation system designed and installed.

Nall Park - Phase 1 Cost Estimate

Roeland Park, KS



PHASE 1 - SET THE SCENE

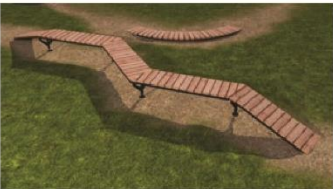
	ITEM DESCRIPTION	ITEM QUANTITY	UNIT	ITEM COST
33	PRIMARY ENTRY SIGN 	1	EA	\$15,000.00
34	WAYFINDING SIGNAGE 	10	EA	\$25,000.00
35	INFORMATIONAL SIGNAGE 	2	EA	\$7,000.00
	EARTHWORK	1	LS	\$100,000.00
	10% CONTINGENCY			\$90,841.60
ESTIMATED CONSTRUCTION COSTS				\$999,257.60

* Trail features and pump tracks specified by American Ramp Company. Play equipment and shelter specified by Crouch Recreation. Estimates based on 2024 pricing.
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Nall Park - Phase 1 Cost Estimate
Roeland Park, KS



PHASE 2 - EXPAND ACCESS

	ITEM DESCRIPTION	ITEM QUANTITY	UNIT	ITEM COST
1	BEGINNER SKILLS COURSE   	1	EA	\$200,000.00
2	PUMP TRACK B - ADVANCED COURSE  	1	EA	\$600,000.00
3 a	MOUNTAIN BIKE TRAIL FEATURE - SNAKE 	1	EA	\$8,700.00
3 b	MOUNTAIN BIKE TRAIL FEATURE - A-FRAME 	1	EA	\$1,500.00
3 c	MOUNTAIN BIKE TRAIL FEATURE - ROLLER 	1	EA	\$3,000.00
3 d	MOUNTAIN BIKE TRAIL FEATURE - ZIG ZAG 	1	EA	\$10,000.00

* Trail features and pump tracks specified by American Ramp Company. Play equipment and shelter specified by Crouch Recreation. Estimates based on 2024 pricing.
 **All landscape beds and native seed to have an irrigaiton system designed and installed.

PHASE 2 - EXPAND ACCESS

	ITEM DESCRIPTION	ITEM QUANTITY	UNIT	ITEM COST
4	CONCRETE UNDULATING BEGINNER BIKE TRAIL	6,600	SF	\$66,000.00
				
5	24'X34' SHELTER	1	EA	\$50,000.00
				
6	TURF SEED	1	EA	\$1,500.00
7	REMOVE PAVEMENT	611	SY	\$3,360.00
8	GRAVEL ACCESS ROAD	80	TN	\$2,400.00
23	ENHANCED PARK ENTRY PLAZA AT COMMUNITY CENTER <i>enhanced concrete, shade structure, stone benches, bike repair station, bike racks, Landscape Beds</i>	1	LS	\$90,700.00
				
24	BLOCK RETAINING WALL	250	LF	\$62,500.00
				
	EARTHWORK	1	LS	\$25,000.00
	10% CONTINGENCY			\$112,466.05
ESTIMATED CONSTRUCTION COSTS				\$1,237,126.55

* Trail features and pump tracks specified by American Ramp Company. Play equipment and shelter specified by Crouch Recreation. Estimates based on 2024 pricing.
** All landscape beds and native seed to have an irrigation system designed and installed.

PHASE 3 - ARBORETUM

	ITEM DESCRIPTION	ITEM QUANTITY	UNIT	ITEM COST
21	CONCRETE TRAILS AT ARBORETUM	30,000	SF	\$180,000.00
				
25	PARK BENCHES	6	EA	\$16,500.00
				
26	TRASH RECEPTACLES	6	EA	\$21,000.00
				
27	DECIDUOUS TREES	30	EA	\$18,000.00
28	EVERGREEN TREES	10	EA	\$6,000.00
29	PRUNE EXISTING TREES	80	HR	\$4,000.00
30	WILDFLOWERS AND NATIVE PLANTING GARDEN IN ARBORETUM	100,000	SF	\$125,000.00
36	ARBORETUM SIGNAGE	35	EA	\$17,500.00
				
	EARTHWORK	1	LS	\$25,000.00
	10% CONTINGENCY			\$41,300.00
ESTIMATED CONSTRUCTION COSTS				\$454,300.00

* Trail features and pump tracks specified by American Ramp Company. Play equipment and shelter specified by Crouch Recreation. Estimates based on 2024 pricing.
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Item Number: V. Discussion
Items



City of Roeland Park
Action Item Summary

Submitted By:

Jennifer Jones-Lacy, Assistant City Administrator Director of Finance

Committee/Department: Administration

Title: Annual Comprehensive Plan Review

Item Type: Presentation

Recommendation:

To review the Roeland Park Moving Forward 2040 Comprehensive Plan as statutorily required. Staff does not recommend any changes at this time.

Details:

According to K.S.A. 12-747(d), at least once per year, the Planning Commission shall review or reconsider the comprehensive plan and may propose amendments, extensions or additions to the plan. The current Comp Plan was adopted in September 2020. The City engaged Chris Shires with Confluence to provide a full update to the Comprehensive Plan previously adopted in 2012. In addition to the Comp Plan, the Council also wanted to incorporate Residential Design Guidelines and Universal Design Standards in the adopted plan. Planning for the update started in 2019 and was delayed due to the pandemic but was adopted on September 8, 2020. [The full plan can be found here.](#)

The 2025 Budget includes \$10,000 to hire a consultant to assist with a basic Comprehensive Plan update. The Planning Commission would be integral to this review role and will assist in suggesting changes to the plan as it exists today. Because of this review, staff does not have any specific recommendations for changes at this time. We would, however, encourage the Planning Commission to discuss and consider any changes as laid out in the future land use map and strategic visioning maps, which are attached for reference.

Fiscal Impact	
Amount of Request:	
Budgeted item?	Budgeted Amount:
Line Item Code/Description:	

Additional Information

Diversity Equity & Inclusion Lens

What are the implications to intersectionality?

- Does this item benefit all racial groups?
- Does this item benefit Community for All Ages?
- Does this item exclude or disproportionately impact any social identities? If yes, what populations and why?
- What (if any) social determinants of health are impacted by this item?
- What (if any) are the unintended economic and environmental impacts of this item?
- How has the impacted community been involved?
- How will the program be communicated to all stakeholders?

ATTACHMENTS:

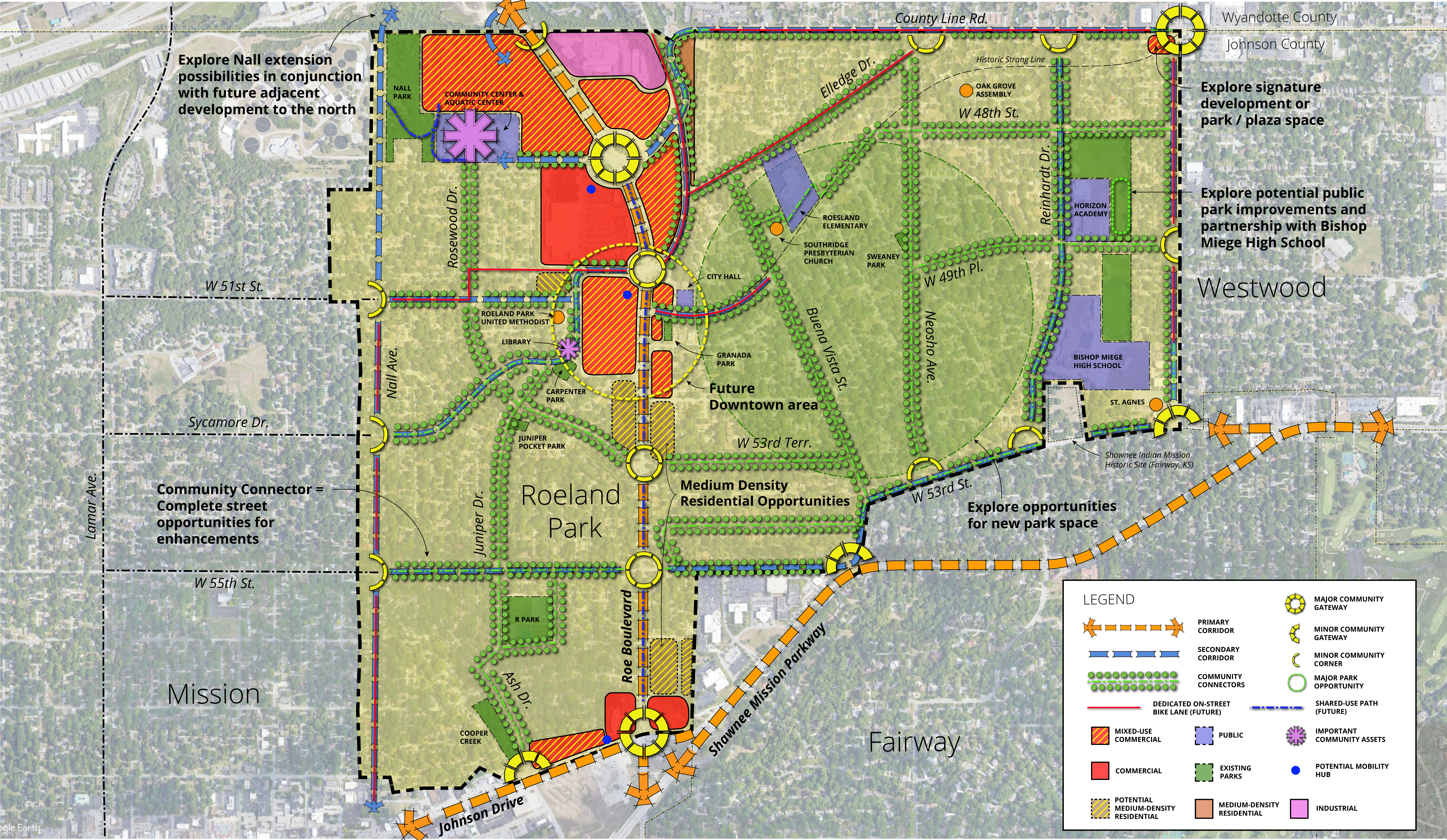
1. Future_Land_Use Map
2. Strategic Opportunities Map

Future Land Use Map

September 2020

CONFLUENCE

City Council Adoption Date: 09-08-2020



Strategic Opportunities Map

September 2020

CONFLUENCE

City Council Adoption Date: 09-08-2020