

Platte Purchase Park

Master Plan Report

Platte County Parks and Recreation
Kansas City, Missouri Parks and Recreation
Clay-Platte Baseball League, Inc.



July 17, 2003





Platte Purchase Park Master Plan

July 17, 2003

Prepared for:

Platte County Board of Commissioners

Kansas City, Missouri Board of Parks and Recreation Commissioners

In cooperation with:

Clay-Platte Baseball, Inc. and Northland Girls Softball

Submitted by:

Patti Banks Associates

Bucher Willis Ratliff

Akin Gorden Cowger

K & K Environmental

Acknowledgements

Platte County Commissioners

Betty Knight, Presiding Commissioner

Michael Short, First District Commissioner

Steve Wegner, Second District Commissioner

Platte County Park Board

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Diza Eskridge

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Nelsie Sweeney

Kansas City Board of Parks and Recreation Commissioners

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Timothy O. Kristl

Bob Lewellen

William “Bill” M. Washington

Cici Rojas

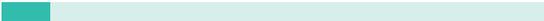
Platte Purchase Park Steering Committee

Greg McPherson – Platte County R-III School District

Tom Jacobs – Clay Platte Baseball League, Inc.

Dyana Cundiff – KCI Neighborhood Association

Nelsie Sweeney – Platte County Park Board



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Chapter 1. Project Introduction

Purpose

The purpose of this plan is to provide a guide for the design, development, phasing and funding of Platte Purchase Park over the next 20 years. This master plan is based on a framework of adopted plans, an intensive examination of the site's cultural and natural resources, and the informed involvement of the community.

Location

Platte Purchase Park is located in east central Platte County, Missouri. The 140-acre park is located west of Platte Purchase Drive between NW 100th and NW 105th Streets, within the city limits of Kansas City, Missouri (See Figure 1.1) The current Park entrance is on NW 100th Street. A future connection with Shoal Creek and Tiffany Springs Parkways is planned for the Park.

Partnership for Plan Preparation

The *Platte Purchase Park Master*

Plan is the result of a partnership between the Platte County Board of Commissioners and the Kansas City, Missouri Board of Parks and Recreation Commissioners in cooperation with Clay-Platte Baseball League, Inc., a not-for-profit corporation involved in the organization and management of athletic events and activities.

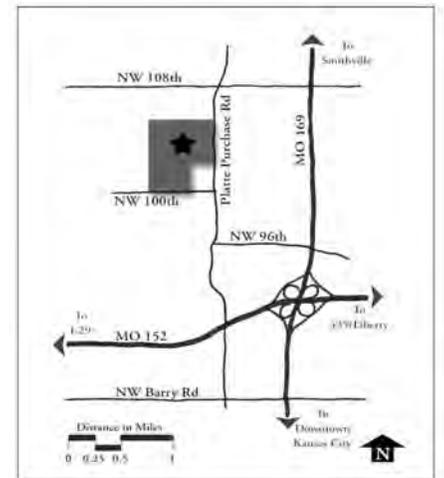


figure 1.1 Location Map

In August 2002, the Platte County Board of Commissioners signed a Memorandum of Understanding with the Kansas City Board of Parks and Recreation Commissioners that included the following agreements:

- ◆ That the Board will purchase from the County 60 acres of the existing Platte Purchase Park property, subject to City Council approval, to meet the City of Kansas City Missouri's open space requirement; the name Platte Purchase Park will be retained for the combined park;
- ◆ That the County and the Board

will share the cost for and jointly develop a park master plan for the combined Platte Purchase Park property;



figure 1.2 Project Sign

- ◆ That the County and the Board will cooperatively create a Platte Purchase Park Master Plan Steering Committee to provide input and direction on the master plan development.
- ◆ That the County and the Board will jointly seek and secure resources for the development and implementation of the Master Plan;
- ◆ That the County and the Board will enter into a formal agreement for the operation and maintenance of Platte Purchase Park.
- ◆ That the County and the Parks Board incorporate an agreement with the Clay-Platte Baseball League Inc. for operation and management of athletic events and activities on existing fields and will give Clay-Platte the opportunity to do the same on future athletic fields; and
- ◆ That the County and the Board will meet at least annually to coordinate on issues regarding Platte Purchase Park.

The agreement between Platte County and the Clay-Platte Baseball League, Inc. dealt with the 20 acres on which the original ball fields are located and an additional 40 acres on which additional ball fields could be built. The general terms of the agreement were as follows:

- ◆ That Clay-Platte would be the operator/manager of the athletic fields for the purpose of conducting athletic events and activities, and would maintain, operate, and program athletic events and activities in that area;
- ◆ That the sports fields, but not the existing concession stand, would be available for public use when there are no athletic events or activities scheduled;
- ◆ That Platte County anticipated spending approximately \$250,000 in 2002 for improvements to the property and would spend additional amounts in future years. These amounts would address safety improvements needed for insurance, along with the development of four new softball fields and the enhancement of existing fields and improvements. It was agreed the County would

consult with Clay-Platte about the improvements;

- ◆ That Clay-Platte would have the right of first refusal should the County decide to sell the property;
- ◆ That Clay-Platte would have a schedule of reasonable rental fees mutually agreed upon with the County; and
- ◆ That the identification sign at the entrance would include acknowledgement of Clay-Platte Baseball League, Inc. and Northland Girls Softball.

Overview of Planning Process and Plan Content:

The Platte Purchase Park master planning process began in response to the adoption of the **Platte County Park Master Plan** in 2000. Among other recommendations, the County's Park Master Plan called for:

- ◆ Seeking citizen support for a funding mechanism of large parks, open space, trails and recreation facilities;
- ◆ Pursuing partnerships to leverage services;

- ◆ Preserving unique natural beauty; and
- ◆ Constructing recreation facilities to meet citizen demand.

In August 2000, a major element of the plan was implemented when voters in Platte County passed a one-half cent sales tax dedicated to parks and recreation and stormwater control. The County was able to use proceeds from this tax to move forward on the acquisition, planning and development of Platte Purchase Park.

The County/City partnership hired the Project Team in the fall of 2002 to develop the plan. Project team members are:

- ◆ Patti Banks Associates: project leader, planning, and landscape architecture
- ◆ Akin, Gordon and Cowger: civil engineering, utility research and traffic engineering



figure 1.3 Softball Player

- ◆ Bucher Willis and Ratliff Corporation: public involvement and landscape architecture
- ◆ K and K Environmental: cultural and historic resources

The planning process included:

- ◆ An investigation of natural, historic and cultural resources on site;
- ◆ A review of the planning framework including previous plans and community surveys and focus groups; and
- ◆ A community involvement process designed to refine recommendations for the Platte Purchase Park site.

The community involvement process included a steering committee, two community meetings, a focus group meeting, a newsletter, and presentations to the Northland Chamber of Commerce, County and City officials, the Kansas City Parks Development Committee, and to the Kansas City Board of Parks and Recreation Commissioners, Platte County Park Board and Platte County Commission.

The Kansas City, Missouri Park Board approved the Master Plan on June 3, 2003. The Platte County Park Board reviewed the Master Plan and recommended it for adoption on June 24, 2003. The Platte County Commission adopted the Master Plan on July 17, 2003.

The following chapters provide additional detail about the project site, the planning process, and the Master Plan Vision, and recommendations on phasing and funding resources.



figure 1.4 Exploring the Trail

Chapter 2. Project Site and Planning Context

Historic Context:

The great bend of the Missouri River, unchanged since ancient times, served originally as a continental highway and was elemental to the occupation of Platte County. Platte County was inhabited by prehistoric peoples, as indicated today by earthworks and village sites and an assortment of items from their tool kits.

When French and Spanish explorers arrived in the early 1700's, they encountered the Osage, Kansa and Omaha tribal people. The Kansa or Kaw, known as "The People of the South Wind," were the primary occupants of the area comprising the Platte County of today.

Other tribal peoples used the Missouri as a thoroughfare, including such neighboring tribes as the Ioway, the Sauk and Fox, the Missouris, the Otoe, the Omaha and the Osage.

On the heels of the explorers and traders came the military and the naturalists in the early 1800's. The naturalists' notes and accounts pertaining to natural

resources of the region are among the earliest credible accounts of the future Platte County. They also recorded attributes of the varied tribal peoples inhabiting the region.

The Kansa ceded their claims to the land in a 1825 treaty in return for an annual annuity of \$3,500 for 20 years, with an additional consideration of livestock and "such implements of agriculture as the Superintendent of Indian Affairs may think necessary. . . ." The vacated lands were to be used for the resettlement of tribes removed from their homelands elsewhere. Not until the Platte Purchase Treaty of 1836 were the lands of Platte County officially opened to Euro-American settlement.

Settlers and land speculators, encouraged by generous land laws, rushed to Missouri and settled on land with easy access to the Missouri River. Settlers came from slave-holding states of Kentucky, Tennessee, Virginia and further south, in such numbers that areas of Mis-

"It is indeed difficult to reflect on the major cultural events transpiring in the history of the United States without acknowledging that Platte County was in no small way affected by these events. Manifest Destiny, religious revivalism, episodic bouts of social upheaval, Indian removal, industrialization, slavery, the War Between the States, the Mexican War and many, many more such events left their indelible mark on the county. The story of Platte County is a remarkable story."

Mark W. Kelly, J.D.



figure 2.1 Platte Purchase Parkland

“Platte County, Missouri, situated as it is within the great bend of the Missouri River in the central lowlands of the American continent, was superbly situated so as to witness the occupation of that continent by mankind; Native Americans in the first instance followed in time by the Euro-Americans...The first intrusion into the central continent by Euro-Americans found the country inhabited, certainly not a wilderness in the strictest sense of the word.”

Mark W. Kelly, J.D.

souri where they settled became known as “Little Dixie”.

Little biographical material is retrievable about most of these immigrants to Platte County except perhaps a name, a record of land purchase, an agricultural census or a tombstone engraving. The name of the original patentee of the site of the future Platte Purchase Park, Ulysses Marshall, is known from 1846. Other than a name, the site has yielded little evidence of its history except a pre-historic flint fragment, an old cistern, and fragments of dishware from an early home site.

Site Features:

The 140 acre site, located west of Platte Purchase Road between NW 100th and NW 105th Street, is mostly vacant except for a 20-acre area at the southwest corner of the park that contains 9 ball fields operated by the Clay-Platte Base-

ball League, Inc.

Crop fields are located on the north, west and south sides of the property, with two single-family residences at the southeast edge of the property.

Two major tributaries (streams at the top of the watershed) of Second Creek run through the property from southeast to northwest, joining near the edge of the property. Several small ponds are located along the tributaries.

The larger tributary along the north edge has a relatively intact riparian corridor (streamside vegetated area) but has a substantial amount of exposed and incised stream bank caused by stormwater runoff from adjoining fields.

The second tributary is the most disturbed in terms of the hydrologic and vegetative community and has more problems from runoff and dumping of garbage.

There are two small pond/wetland complexes in the northeast section of the property.

The central portion and northeast edge of the property were terraced in the late 1990's and cultivated for crop fields, the most recent crop being soy beans.

The property's dominant soil is loess, a fine-grained silt material deposited by wind. The site is located in the driest climate in the state.

The slopes are gentle, except near the Second Creek tributaries, and most of the soils are highly erodible. There are erosion gullies along the edges of crop fields and creeks, and new ones forming within the fields, showing that terracing may have slowed, but did not control the effects of stormwater runoff.

The vegetation on top of the terraces and at the edge of fields represents neither a healthy nor diverse plant community.

History of Ownership:

The Clay-Platte Baseball League, Inc. was the original owner of the existing ball fields at the southwest corner of Platte

Purchase Park. They obtained an option on an additional 20 acres for the purpose of building softball fields. The County purchased the original 20 acres from the Baseball League, plus its option on the 20 additional acres and an additional 100 acres for a total 140 acres. As part of the Memorandum of Agreement described in Chapter 1, the Kansas City Parks Board has agreed to purchase 60 of those 140 acres as part of its contribution to the project.



figure 2.2 Metal Fragments from Former Homesite within Park.

Cultural Resource Evaluation of the Site:

The Phase I Cultural Resource Survey prepared pursuant to Section 106 of the National Historic Preservation Act (NHPA) during September and October of 2002, determined that based on the results of the investigation: **“it is unlikely the proposed Platte Purchase Park Master Plan implementation will**

result in adverse effects on the cultural resources of Missouri.”

The consultant, K & K Environmental LLC, therefore recommended that the project be permitted to proceed with design and construction, with the qualification that deeply buried cultural resources may always be exposed by trenching or extensive below-grade excavation during construction. If

professional archaeological surveys in the vicinity. There is no Archaeological Survey of Missouri (ASM)-recorded on or in the vicinity, nor any National Register of Historic Places (NRHP) nor NRHP-eligible properties located on or within a one-mile radius of the project. There are no listed landmarks located on or adjacent to the project site. A literature search found evidence of a structure on site in 1907. Field investigation and shovel tests turned up fragments from an early homestead: dishware, piping, metal hardware, limestone/concrete fragments, etc. Because mechanized farming had disrupted the area, the investigators could not determine the exact location of the structure.



figure 2.3 Crockery Fragments from Former Homesite within Park.

that were to happen, the recommendation is that all construction activity cease until a 36 CFR 61-qualified professional archaeologist examines the buried cultural resources and notifies the Missouri Department of Natural Resource Historic Preservation Program.

Records and Literature Review:

The review showed that there had not been any previous NHPA Section 106 cultural resources investigation nor any

Archeological Investigation:

Investigators walked the entire length of the Second Creek Tributary examining gravel bars and exposed, recently eroded banks looking for relative cultural artifacts. Waterway areas and drainage ar-

areas are the most likely locations for signs of prehistoric and early historic occupation. No signs were found despite excellent surface visibility. After the visual survey, investigators conducted shovel tests, excavation by screening, and backfilling at locations deemed likely to have potential for revealing the presence of buried cultural materials. **The archaeological investigation failed to produce evidence indicative of a significant prehistoric or early historic occupation.**

Natural Resource Evaluation of the Site:

The natural resource assessment was based on aerial photographs, topographic maps, soil survey maps and an onsite assessment. The evaluation looked at the following natural features:

- ◆ **Slopes and Soils** to help highlight areas prone to erosion and less suitable for development. The study categorized slopes by soil type.
- ◆ **Vegetative Cover** to determine during the development planning

stage the sensitive areas for protection. The study assessed current land use to provide a preliminary inventory of current vegetation including trees, shrubs and herbaceous plants.

- ◆ **Watersheds and Riparian Zones** to incorporate them in the management of natural stormwater runoff as well as provide valuable corridors for wildlife. The assessment examined the well-vegetated areas along streams.



figure 2.4 Park Wetland

Natural Resource Considerations for Planning and Development:

The following recommendations were based on the evaluation of the site. The final configuration of the Master plan responds to these recommendations:

- ◆ **Protection and management of the riparian corridors is one of the primary objectives of the Park Master Plan.** These corridors provide stream (and water quality) protection, stormwater management opportunities, areas for recreational



figure 2.5 Fishing at Dusk

trails, wildlife corridors and wildlife viewing opportunities. Increasing widths of these corridors maximizes their functions. Buffers should be a minimum of 100 ft. on each side. Any addition to the vegetation of the corridors should be of similar native species. Native shrubs are used to transition from woodland to grassland ecosystems.

- ◆ **Re-create the pond/wetland system that previously existed along the second tributary.** This pond/wetland system can provide recreational opportunities for trails, bird watching, and possibly fishing. It can also function as a major component of the stormwater management system for much of the park.
- ◆ **Protect loess soils by carefully planning uses and locations for these uses.** Utilize the existing topography to provide views of recreation and natural areas while minimizing the erosion potential of the soils.
- ◆ **Provide a well-vegetated buffer between the ballfields, existing and new, and the pond/wetland complex.**
- ◆ **Identify opportunities to in-**

corporate and promote use of native plantings within the landscapes. Native Plantings can assist with stormwater management, provide recreational opportunities, minimize water usage and maintenance, and limit problems with native wildlife like white-tailed deer.

Framework of Adopted Plans

The Platte County Board of Commissioners and the Kansas City Board of Park and Recreation Commissioners adopted a memorandum of understanding to begin the Platte Purchase Park master planning process. The recommendation to pursue planning for Platte Purchase Park came out of recommendations in the *Platte County Parks Master Plan* adopted by the County Board of Commissioners in 2000. The County plan says that the County will achieve its vision in part by:

- ◆ Knowing and responding to the needs of its citizens
- ◆ Preserving and enhancing the county's unique natural beauty

and rich history

- ◆ Developing multi-purpose land uses and programs
- ◆ Practicing the fiscal responsibility and environmental stewardship the citizens expect

The vision also states that the County will strive to utilize all of the resources in the county which can contribute to the success of the vision by aggressively pursuing partnerships, out-sourcing, and sponsorship opportunities.

The following strategies from the plan relate to the implementation of the vision and the development of the Platte Purchase Park:

Action Strategy 1: Convey the Vision and seek citizen support for a funding mechanism of large parks, open space, trails and recreation facilities.

In August, 2000, the citizens of Platte County voted for a half cent sales tax, the proceeds of which will help to fund, in part, the development of the park.

Action Strategy 3B: Embrace a partnership philosophy to leverage services with other providers:

a) to support primacy objective of acquiring land; b) to develop, maintain and operate parks, open space, trails and facilities.

Pursuant to this Action Strategy, the County signed a memorandum of agreement with the Kansas City Board of Parks and Recreation Commissioners to jointly fund the preparation of a master plan for Platte Purchase Park, and further agreed for the Kansas City Parks Board to purchase 60 acres of the Park, and for the County and Parks Board to enter into a formal operations and management agreement. The two groups further agreed to recognize and continue existing agreements with the Clay-Platte Baseball League, Inc. to operate the ball fields.

Action Strategy 3C: Implement a management program to protect



"The vision of Platte County Parks and Recreation is to enhance the quality of life for all of its citizens by providing one of the premier county parks systems in the region."

-Vision Statement, Platte County, Missouri

physical and natural assets. This strategy is about good stewardship of natural resources, land and facilities. The development and recommendations of the **Platte Purchase Park Master Plan** were built on an assessment of natural resources and environmental stewardship.

FOCUS Kansas City Northland Plan

The **FOCUS Kansas City Plan** is Kansas City's Strategic and Comprehensive plan adopted by City Council in 1997, which guides all development and redevelopment decisions in Kansas City, Missouri. The **FOCUS Northland Plan** is one of seven component plans of FOCUS prepared through the efforts of a 35 person Work Team and a 50 person Community Advisory Team, and guided by an overall **FOCUS Kansas City Plan** Steering Committee. Protecting the natural environment and current character of the Northland are fundamental to the plan. FOCUS Plan recommendations particularly relevant to the **Platte Purchase Park Master Plan**, and addressed by the Master Plan are:

Action Strategy 7: Construct recreation facilities to meet citizen demand.

This strategy relates to following up on the results of the citizen survey where new parks, pools, trails, community centers and athletic fields were identified as high priority needs. The **Platte Purchase Park Master Plan** follows this recommendation for trails and athletic fields, and suggests additional projects based on input specific to Platte Purchase Park.



figure 2.6 T-Ball Slugger

- ◆ **Protect sensitive natural resources such as stream corridors, floodplains, woodlands, and steep slopes:** The FOCUS Plan says that natural resources contribute greatly to the charac-

ter of the Northland, are highly valued by Northlanders, and are critical to environmental functions such as flood control, water quality, and wildlife habitat. The FOCUS Plan goes on to say that these resources should be fully inventoried to inform future decision-making regarding land use, development, and preservation and actions taken to ensure that natural resources are integrated into the fabric of the Northland as it develops.

- ◆ **Implement a comprehensive parks and open space system, structured around parks and recreational facilities; greenways; and environmentally sensitive resources:** The FOCUS Plan says that establishment of an interconnected system of parks, greenways and other open spaces, implemented through coordinated public and private action, will help provide an organizing framework for the future development of the Northland. The basic structure for such a system is set by the KCMO Parks and Recreation Department's 1993 *Plan for Parks, Recreation, Boulevards, and Greenways* and the 1991 *Metro Green* study.

Kansas City, Missouri: A Plan for Parks, Recreation, Boulevards and Greenways

One hundred years after the first Parks plan, Kansas City's *Plan for Parks, Recreation, Boulevards and Greenways* measured the needs of the area in which Platte Purchase Park is located, Line Creek North (Area T), and found that the area needed a Community Park of at least 80 acres, that should

contain 5 tennis courts, six ball diamonds and two football or soccer fields. The Master Plan for Platte Purchase Park includes ball diamonds and an open soccer field, and is large enough to add additional facilities in the future should there continue to be community need.

Platte Purchase Park is located close to the proposed extension of the boulevard system for Kansas City, Missouri. Shoal Creek Parkway may pass north and



figure 2.7 Waiting in the Outfield



west of the site and intersect with Line Creek Parkway and Tiffany Springs Parkway along Northwest 100th Street. Consideration should be given to locating the proposed Shoal Creek Parkway closer to the park or acquiring additional property to connect the park to the parkway system which is also the MetroGreen Corridor connection.

Chapter 3. Planning Process

Overview of Public Involvement:

Public involvement in planning for Platte Purchase Park started with involvement in the *Platte County Parks Master Plan* and with a comparison of recent consumer surveys regarding two other large parks in Kansas City's Northland, Hodge Park and Tiffany Springs Park, and the Recovery Action Program (RAP) survey, which was for the city as a whole. Within the framework of the adopted plans and previous community involvement, community input was then targeted to Platte Purchase Park using a steering committee, public meetings and a focus group to refine the uses and services most needed in that particular park.

Related Involvement from Recent Park Planning: *Platte County Parks Master Plan*

The County Plan says that the County will achieve its vision in part by knowing and responding to the needs of its citi-

zens. In order to understand citizen needs, the County conducted a visioning process using individual interviews and focus groups. The results that relate to the Platte Purchase Master Plan are that:

- ◆ It should create a mix of land use to include recreational activities, natural preservation and tourism opportunities. Waterways and trails (walking, hiking, biking and bridle) were recurring themes for ways to connect parks.
- ◆ The most needed facilities are shelters, trails, and sports fields. Those involved in the visioning felt that it was appropriate for private developers to create partnerships and build on public lands.

Some additional suggestions from public meetings include:

- ◆ Multi-use trails
- ◆ Green grass and trees
- ◆ Softball fields



figure 3.1 Open Field Play

- ◆ Natural habitats

In response to a question about which facilities were most needed, the respondents again mentioned facilities for organized sports as well as hiking and biking trails.



figure 3.2 Softball Girls

To supplement the individual interviews, focus group results, and input from public meetings, the County conducted a statistically valid citizen telephone survey during the

Platte County Parks master planning process to determine the public's interest in developing new recreational facilities. The community responded as follows:

- ◆ The four most important outdoor facilities to members of the households based on the sum of the top three choices given by respondents were:
 - √ Walking and biking trails (40%)
 - √ Playgrounds for children (33%)
 - √ Hiking trails (29%)

- √ Neighborhood Parks (27%)

- ◆ The majority of residents supported working with athletic associations and other private organizations in Platte County to develop recreation programs and facilities for persons of all ages.
- ◆ Most residents supported working with cities in Platte County to maximize parks and recreational facilities for Platte County.

Comparing Consumer Surveys: Hodge Park, Tiffany Springs Park, Recovery Action Program (RAP)

In the last two years park planners completed three consumer surveys that have implications for the planning of Platte Purchase Park. Two were for individual large parks: Hodge Park and Tiffany Springs Park, and the third, the Recovery Action Program (RAP) survey, was for the city as a whole. The 800-acre Hodge Park is located northeast of the intersection of I-435 and Hwy 152. Tiffany Springs Park, with 838 acres, is located southwest of the Kansas City In-

ternational Airport. Although the 140-acre Platte Purchase Park is not as large as Hodge or Tiffany Springs, it is large enough to incorporate a wide variety of programs and facilities. The following compares results of the three surveys:

- ◆ Over 50 percent travel less than 10 minutes to reach a park. In the case of Hodge Park, over 50% travel less than 5 minutes to reach the park. This has implications for Platte Purchase Park where most of the residential population is to the south.
- ◆ Respondents to all three surveys enjoy recreational activities that involve sports, exercising, being outside, trail usage, crafts, and the arts.
- ◆ Trails (hiking/walking and biking), play grounds, restroom facilities, and shade trees were among the most frequently mentioned needed facilities.
- ◆ Grants were the preferred method of funding for respondents of both the Hodge Park and RAP surveys, although almost $\frac{3}{4}$ of the citywide respondents to the RAP survey thought user fees were an appropriate funding mechanism.

- ◆ When respondents listed their top five favorite activities, “Walking” came out on top by a substantial margin in both the Tiffany Park and Hodge Park surveys.

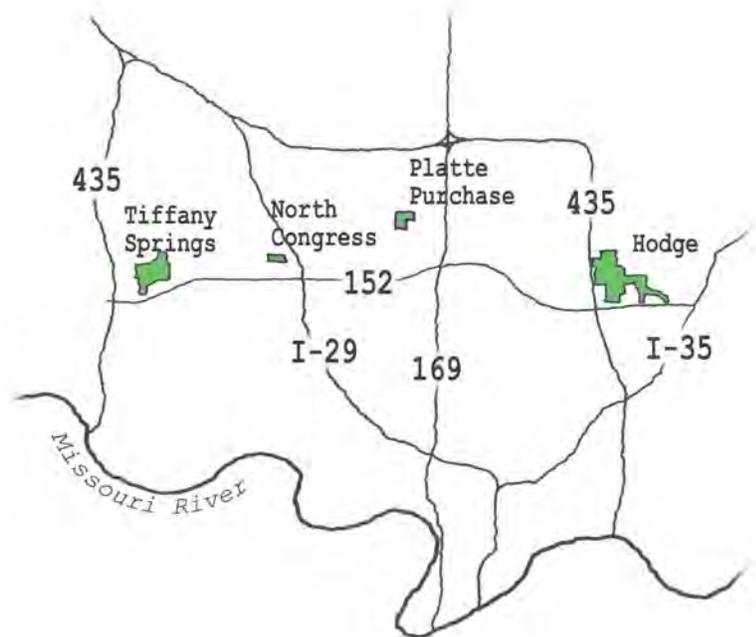


figure 3.3 Map of Area Parks

Planning Schedule:

Direct community involvement in the development of the *Platte Purchase Park Master Plan* has taken place since November 2002. The general schedule was as follows:

Planning Schedule for Platte Purchase Park:

Data Inventory	Fall, 2002
1 st Steering Committee Meeting	November 15, 2002
1 st Public Meeting	December 10, 2002
Focus Group Meeting	December 17, 2002
2 nd Steering Committee Meeting	December 19, 2002
Development of Conceptual Alternatives	January, 2003
Newsletter	Early January, 2003
2 nd Public Meeting	January 28, 2003
First Draft of Preferred Alternative	February, 2003
Kansas City Parks Development Committee Presentations	February 27, March 27, 2003
Review by Northland Chamber Regional Parks and Recreation Committee	February 25, May 27, 2003
Review by County and City officials	Early March, 2003
3 rd Steering Committee Meeting	April 11, 2003
Plan Refinement	April and May, 2003
Approval by KC Board of Parks and Recreation Commissioners	June 3, 2003
Final Steering Committee Meeting	June 15, 2003
Platte County Parks Board Recommended Adoption	June 24, 2003
Adopted by Platte County Board of Commissioners	July 17, 2003

Direct Involvement: Steering Committee

The Platte County Commission and the Kansas City Parks Board jointly selected a four-person steering committee as follows:

- ◆ Greg McPherson – Platte County R-III School District
- ◆ Tom Jacobs – Clay-Platte Baseball League, Inc.
- ◆ Dyana Cundiff –KCI Neighborhood Association
- ◆ Nelsie Sweeney – Platte County Parks Board and District 2 Public Improvements Advisory Committee (PIAC) Representative

The role of the steering committee was to receive technical and community input, to develop parameters for planning decisions, to assist with the development of conceptual alternatives, and to recommend a preferred alternative for the **Platte Purchase Park Master Plan** to the Kansas City Board of Parks and Recreation Commissioners and to the Platte County Board of Commissioners for their final approval. At their November meeting, the

Project Team gave the Steering Committee members an overview of the master plan process and expectations of the committee. The Steering Committee set the public meeting and recommended focus group members and a focus group meeting date.



figure 3.4 Public Open House Participants

They commented on the planning needs for the park as follows:

- ◆ Results of current community surveys regarding parks should be included as input.
- ◆ Access (street widths, conditions, intersections, location of entrances) and utilities (lack of water and sewer) are issues.
- ◆ Quality of life and environment are important and should be protected; architecture should “blend in.”
- ◆ Sanitary facilities are lacking in the park and should be included in the plan.
- ◆ Lighting, safety and security is important for the park.
- ◆ Development should be in phases.
- ◆ Need family activity, biking and



figure 3.5 *Swing of the Bat*

jogging.

The Steering Committee met again in

December after the first

public open house and

the focus group meet-

ing to review the results

of those meetings and

to confirm the ranking

on what should be in-

cluded in the park de-

velopment program. The Steering Com-

mittee recommended that the preliminary

development program for Platte Purchase

Park should include:

- ◆ 30% to 40% of the land area reserved for open space, including areas for conservation, fishing and informal recreation areas.
- ◆ Road, parking and utility improvements
- ◆ Trails
- ◆ Shelters with BBQ areas and support facilities
- ◆ Playgrounds
- ◆ Four additional softball fields

In April, the Steering Committee re-

viewed the process and decisions to date,

reviewed and critiqued the preferred al-

ternative, and discussed plan elements and

phasing.

Direct Involvement: Public Meetings

Two public open houses were held at

key points in the process. At the Decem-

ber 10 meeting at Barry School, approxi-

mately 30 people, mostly residents near

the park, attended. The format of the

December meeting was an open house

with the participants circulating among

four stations, facilitated by the project

team, County and City parks department

staff. Open house participants learned

about the Master plan process and the role

of the sponsors, an inventory of existing

conditions (site features, elevation, hydro-

logy, soils, vegetation), and park develop-

ment ideas with opportunities to com-

ment at each station.

The comments at the meeting related

to preferred uses, access and utilities, park

design, and ways to improve communication about the plan. When it came to uses, participants said that they wanted girls softball fields, but did not want only sports fields in the park. They suggested a variety of low intensity, conservation type uses such as:

- ◆ Walking Trails
- ◆ Fishing areas
- ◆ Open Space and Natural Areas

They also suggested uses that would appeal to children, families, and senior citizens:

- ◆ Shelters with BBQ areas
- ◆ Playgrounds
- ◆ Family activity areas

The participants commented on the need to address access and utilities so as to handle traffic, add sanitary facilities, and provide security. They also had comments on park design and facilities, including the need for:

- ◆ Restrooms and Concessions
- ◆ Improved parking
- ◆ Lighted ball fields

- ◆ Park signage

At the second public meeting, attendees reviewed and commented on three conceptual alternatives, the details of which are found in Chapter 4, Master Plan Vision. They recommended combining Conceptual Plan Options 2 and 3 to reach the Preferred Alternative.



figure 3.6 Park Wildlife

Direct Involvement: Focus Group, December 17, 2002

The focus group, including people from the neighborhood, the Department of Conservation, and the Police Department, met immediately after the first public meeting with representatives from the Project Team, Platte County Parks, Kansas City Parks and the Steering Committee. Their role was to clarify existing issues related to park development, to help interpret comments from the public, and to begin to prioritize park development goals. They commented on the need to

coordinate with other plans and other recreational facilities, and prioritized im-

provements by vote in the

following order:

- ◆ Trails and Road/Parking Improvements
- ◆ 30% to 40 % for Open Space
- ◆ Shelters with BBQ areas



figure 3.7 Ready for the Game

- ◆ Family Activities and Conservation Areas
- ◆ Fishing
- ◆ Playgrounds
- ◆ Signage

The focus group did not include the four new girls softball fields in the voting since construction of the fields is a contractual agreement between Clay-Platte Baseball League, Inc. and Platte County.

Direct Involvement: Newsletter

The Project Team distributed a one-page newsletter in January 2003 to neighbors in the general vicinity of the Park that provided a status report on the pro-

cess and recommendations to date and an invitation to the January 28 public open house.

Kansas City Park Development Committee:

The Project Team met with Kansas City's Development Committee, a Parks and Recreation Department staff committee that reviews design and development proposals affecting park property in Kansas City, Missouri. At the first meeting on February 27, the team presented the three design options and talked about the Preferred Alternative. At the second meeting on March 25, the Project Team presented a revised preferred alternative based on earlier input. At the third meeting on May 29th, 2003, the Development Committee recommended the plan go before the board.

Kansas City Board of Parks and Recreation Commissioners Review:

The Project team presented the pro-

posed Platte Purchase Master Plan to the Board on June 3, 2003, who unanimously approved it by Resolution No. 25838.

Review by Platte County Commission:

The Platte County Commission reviewed the Master Plan in a workshop with the County Park staff on June 5, 2003.

Review by Platte County Parks Board

The Platte County Parks Board took a tour of the park and reviewed the master plan on June 17, 2003. On June 24, 2003, the Parks Board recommended the Master Plan for adoption.

The Platte County Commission adopted the Master Plan on July 17, 2003.



figure 3.8 Team Huddle



Chapter 4. Master Plan Vision

INTRODUCTION

The master plan will guide the Platte Purchase Park development over the next 10 to 20 years and is flexible enough to allow for future improvements as needed by the community. This chapter describes the results of the last three phases of the master planning process: review of options, selection of the preferred alternative, and the Master Plan. During the planning process described in Chapter 3, the community reviewed three site design options for the Park and recommended a Preferred Alternative that was most like Option #2 as described in the following pages. The Steering Committee, the Northland Chamber Regional Parks and Recreation Committee, and County and City officials, reviewed and refined the Preferred Alternative. After the Project Team refined the Master Plan from the Preferred Alternative, the Plan was ap-



figure 4.1 Platte Purchase Park Master Plan

proved by the Kansas City Board of Parks and Recreation Commissioners, the Platte County Park Board and the Platte County Board of Commissioners.

REVIEW OF OPTIONS:

The following section describes the three options built on the natural and cultural resources review, the Steering Committee review, public meetings and focus group meeting input.

Features common to all options:

The following features were common to all three alternatives:



figure 4.2 Play Structure

- ◆ Access to NW 100th Street moved 250 feet east of existing entrance; new access to Platte Purchase Drive. Potential for access to new Shoal Creek Parkway at the northwest corner of the property in the future.

- ◆ 4 softball fields added, no reduction in the current number of other youth ball fields;
- ◆ Three wetland areas along tributaries and a native prairie grass area,
- ◆ Screen plantings on east side next to residential properties,
- ◆ Trails, shelters, and playgrounds;

Option #1 Special Features:

Features unique to Option 1 are as follows:

Access: Internal roadways close to southeast boundaries of property; internal traffic to ball fields distributed by a roundabout; 600 foot cul-de-sac provides

access to open playfields and shelter area in northwest corner of property; access to Platte Purchase Drive 850 feet south of 108th Street/Shoal Creek Parkway

Location of Ball Fields: Two additional ball fields added to existing complex at southwest corner of property, location of new softball fields to be immediately east of existing complex on the edge of the south tributary of Second Creek

Natural Features: Reduces south tributary natural area. Adds a detention pond at southeast corner of property; natural area, including large area of native prairie grass with overlook consolidated in northwest corner of the property

Relation to Adjacent Development: New softball fields close to existing single family residences.

Option # 2 Special Features:

Features unique to Option 2 are as follows:

Access: Internal roadways farthest toward northwest boundaries of property; roundabouts at both south and east entrances; access to Platte Purchase Road approximately 105th Street; 350 foot cul-de-sac going due south from the internal access road to service an open playfield and shelter.

Location of Ball Fields: Ball fields at existing complex at southwest corner of property remain close to their current configuration, and location of new softball fields to be to the northeast of existing complex on the south side of the internal access road.

Natural Features: Riparian corridors along tributaries remain intact, with the size of the largest pond/wetland expanded. Native prairie grass areas, for the most part, follow edges of riparian corridors and wetlands with an overlook toward the northwest corner of the property.

Relation to Adjacent Development: All activity areas moved away from

existing single-family residences.

Option # 3 Special Features:

Features unique to Option 3 are as follows:

Access: Internal roadways almost bisect the west and east sides of the property midway but serve a

large open space in the center of the property for potential future development; access to Platte Purchase Drive in the vicinity of 105th Street

Location of Ball Fields: Ball fields in existing complex at southwest corner of property reconfigured into two clusters. Location of new softball fields to be closest to the northwest corner of the property and the intersection of the two tributaries of any of the options. New softball fields to be located to the northwest of the internal access road.

Natural Features: Riparian corridors along tributaries remain mostly intact. Substantial native prairie grass areas



figure 4.3 Park Festivities

are located to the east and southeast of the new softball fields. There is no provided overlook area.

Relation to Adjacent

Development: All activity areas moved away from existing single-family residences.



figure 4.4 Trail Use

SELECTION OF PREFERRED ALTERNATIVE

The community reviewed and commented on the three alternatives and then recommended a Preferred Alternative that was most like Option 2. From Option 3, they liked the “T” intersections into the main roads, and the reconfiguration of the existing ball fields. The reconfiguration of ball fields was dropped in later versions due to cost.

The **positive aspects** of the Preferred Option finally approved are:

- ◆ Restores 1998 pond
- ◆ Locates ball fields along ridgeline with expanded grading of girls softball fields that could also be

used for adult softball in the future

- ◆ Provides the best grading solution
- ◆ Allows for future expansion to the northwest and southeast
- ◆ Leaves northeast corner for family activities
- ◆ Provides for future loop road through the park
- ◆ Expands lake area
- ◆ Buffers active uses from surrounding developments
- ◆ Allows for common maintenance area based on layout
- ◆ Provides passive trail connection between the two complexes

MASTER PLAN

DESIGN PRINCIPLES

The overall development program of Platte Purchase Park was based on the following design principles:

- ◆ Design with ecological sensitivity and retain stream corridors and vegetative cover to provide opportunities for passive recreation.
- ◆ Retain existing ball fields and de-

- ◆ Develop four new girls softball fields
- ◆ Retain 30 to 40 percent of the park as open space for passive use family areas such as shelters, playgrounds, native grass areas, trails and boardwalks.
- ◆ Provide for community type activities such as fishing, wildlife viewing and open play fields.

THE FOLLOWING SECTIONS DESCRIBE MAJOR PARK ELEMENTS:

Softball fields: The four new fields will be developed as regulation-sized girls fast pitch softball fields with outfield fences at 210 feet. The overall area would be graded to accommodate 300-foot outfield fences, laying the foundation for an adult softball program should the demand present itself. The dugout areas will have covered roofs or shade structures to shield the players from the sun and foul balls. Each of the fields will accommodate two sets of bleachers that hold 50 to 100 spectators. Initially, the complex will utilize the central composting toilet/shelter building until the construction of the future con-

cession/restroom facility. Nearby there will be shelters and playgrounds to allow for family or team gatherings.

Composting Toilets:

The two composting toilet buildings will consist of four stalls per building, two stalls for males and two for females. A dedicated room to hold a water cistern and pump will provide potable water until utilities are extended to the site. The composting process requires installation of a holding tank to receive liquid waste that is later hauled

away from the site. Clivus Multrum Inc., manufacturer of composting systems, recommends at a minimum a 1,000 gallon holding tank for each building. Larger size tanks would reduce the number of trips and maintenance cost for waste removal. The approximate size of the



figure 4.5 Softball Fields



figure 4.6 Composting Toilets



figure 4.7 Shelter and Playground

buildings will be 40 feet wide by 80 feet long.

Playgrounds: Playgrounds for family activities will also be accommodated within the park.



figure 4.8 Open Play Area



figure 4.9 Native Grass Area



figure 4.10 Overlook Plaza

Two sizes of playgrounds—large and small—will be used throughout the park in key locations next to shelters and ball fields. All playgrounds will be ADA accessible and have a hard surface walkway leading to them.

Open Play Area: An open play area is located within the center of the park and is designed to accommodate family uses. Activities that can occur within the space include practice areas for teams, kite flying,

family event or festivals. This area will be maintained as a turfgrass lawn.

Park Shelters: There will be two sizes

of shelters that can accommodate large and small groups. All shelters will have hard-surface pads and be ADA accessible.

Concession/Restroom Facilities:

Concession/restroom facilities within the park are designed to accommodate a concession area, men’s and women’s restrooms, an umpires changing room on the second floor and a small storage area for each of the complexes. These facilities will be installed once water lines and sewer lines are extended to the site. The architectural character of these buildings should follow architecture styles located throughout the county using a combination of brick and stone or timber frame construction.

Native Grass Areas: Native grass areas are located throughout the park and serve a dual purpose: reducing maintenance for the park department and attracting wildlife for park patrons. The native grass areas also could assist the park department in management of geese around the ponds.

Overlook Plaza: The Overlook Plaza is designed to be an open-air wood structure that provides views onto the lower native grass plain. It is a passive space where park patrons can sit and enjoy the native grass prairie, trails and woodlands.

Observation Area: The observation area is located at the high point of the site and is designed to be an informal point within the park where patrons can view the entire park. Large boulders or limestone rocks will be placed at the top as casual seating areas.

Trails and Boardwalks: An extensive series of trails and boardwalks is located throughout the park. These trails will be an aggregate limestone screening surface. Interpretive signage would be installed at key locations to describe the environs and high points to park patrons along the way. Wooden boardwalks would provide key linkages through the woodland system and access over the creek bed.

Ponds and Wetlands: An important part of the park's development is the res-

toration of a system of ponds and wetlands that exist on the site. The master plan incorporates restoring this system to manage both storm water runoff and also to capture any sediment runoff from surrounding developments. The plan proposes improv-

ing the dam and enlarging the largest pond on the site to accommodate recreational fishing. The edges of this pond will be lined with native grasses to control the goose population with openings to identify areas for fishing. The

smallest pond located at the south was restored in 1998 and can also accommodate recreational fishing. Located between these two ponds is a wet woodland that fluctuates

throughout the year from dry to wet con-



figure 4.11 Observation Area



figure 4.12 Boardwalk



figure 4.13 Waterfront Trail

dition. Woodland tree species in this area are diverse and represent one of the site's most important features. There are two



figure 4.14 Youth Baseball Fields



figure 4.15 Tee Posts

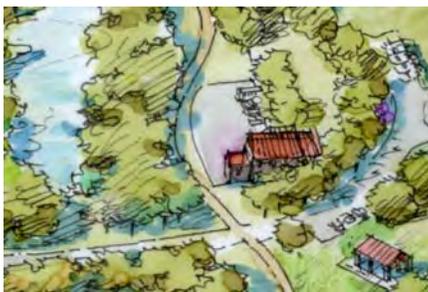


figure 4.16 Central Maintenance

smaller ponds located on the northeast corner of the site that currently serve as habitat for migrating waterfowl.

Park Identification:

Identifying the park to the community is an important component of the park's design. Large signs will be located at the park's entry points and will designate the park's name and project partners. The signs will be well designed and landscaped to set the stage for the overall park experience.

Interior Park Road and Parking:

An interior park road is designed as a part of the master plan to provide two points of access: one from Northwest

100th Street and one from Platte Purchase Drive, as suggested through the public process. This road will provide access to large internal parking lots that serve the softball complex and the youth baseball complex. Both parking lots for the ball complexes can be gated to control the parking lot use when fields are not in use. People going to the baseball fields can also use the passive parking opportunities (small parking lots) along the interior road and can parallel park along the entire park drive. The interior road will allow patrons to reach park features conveniently from parking. Trees will line the interior park drive and provide shade while framing the interior drive, as illustrated on the Master Plan. Wooden tee posts (see figure 4.15) will be used to keep vehicles along the road and out of the other park spaces.

Youth Baseball Fields: The existing youth baseball complex will be upgraded to provide a higher level of field utilization and more opportunities for picnicking or gatherings before and after games.

Centralized Maintenance: A centralized maintenance facility is to be located close to the center of the park to house maintenance operations for the park. A small metal building 40 feet wide by 80 feet long is proposed for equipment storage. A one to two-acre maintenance yard is also included next to the building. A fence will be provided around the maintenance yard and should be designed to be attractive, while obscuring the contents of the yard and providing security.

Infrastructure and Utilities Overview: Provision and cost analysis of domestic water, sewerage disposal, electrical power, major stream crossing, and traffic impacts are based on the construction of 13 ball fields of varied sizes and a schedule of four games on each field from Sunday through Friday and eight games per field on Saturdays. For water and sewer usage, Akin, Gordon and Cowger Consulting Engineers (AGC) based their projections upon information obtained from the City of Lee's Summit Legacy

Park, which is a similarly sized and recently constructed ball complex.

Water: The Platte Purchase Park area is not served by a public water supply. According to the study conducted by AGC, the projected monthly water usage for the baseball fields is 112 gallons per game, per field, or a total of 191,000 gallons of water per month during the 4-month season. AGC's report noted three options by which the park could be served by potable water:

- ◆ **Extend the City of Kansas City, Missouri's public water lines to the site:** The Water department is anticipating the development of the Barry Town Residential tract that would bring water services to 96th Street and Platte Purchase Road (0.75 miles from the Park) by 2006. Due to the limited demand and seasonal usage of water by the park complex, the extension of the public water line system solely for park use does not appear to be the most viable solution because of potential stagnation and other



*figure 4.17 Example
Fresh Water Holding
Tanks*

water quality issues.

- ◆ **Install holding tanks and haul water to the site:** Costs would include installing a series of tanks,



figure 4.18 Example
Composting Toilet
Building

contracting with a private hauler for water, maintenance of the tanks and pumps plus periodic testing of the water. Peak usage for the average Friday, Saturday and Sunday combined would be around 23,000 gallons, requiring minimum storage need of 24,000 gallons with the tanks filled on Friday afternoon and refilled on Monday. Estimated costs would be \$18,000 for installation, plus a monthly water bill of \$5,730 during the ball season, with additional costs for testing and maintenance.

- ◆ **Install a water well on site:** This option includes drilling at least one well on site and installing holding tanks and pumps to serve the needs of the park. The Missouri Department of Natural Resources has indicated that wells in this area have the potential of producing from 5 to 10 gallons of water per minute with an estimated well depth of 100 feet. This would equal approximately 5,000 to 10,000 gallons of water per week, per well, though private drillers feel there is a potential for

a well of more than 10 gallons of water per minute in the 140-acre site. This still is not enough to cover the need in peak season with one well. The initial cost of a well system would be \$20,000, including exploratory holes, installation of one well, float controls, pumps and regulators, and holding tanks. Operating costs would be minimum but routine maintenance and certified testing would be required.

Sewage Disposal: Estimates of sewerage needs are based on usage of the 13 ball fields during the 4 month playing season. There are 4 options by which the park can be served:

- ◆ **Pump sewage to the nearest public facility:** A lift station and a force main of 9,000 feet would be required to connect to the nearest public sewer. Due to the seasonal operation of the park facility, a force main of this length is not a viable option.
- ◆ **Install holding tanks and haul to approved disposal facility:** A minimum of 24,000 gallons of holding capacity would be required to accommodate all weekend activities. The estimated installed cost of the tanks and alarm is \$17,000. The estimated

monthly sewage disposal fee would be \$28,650.

- ◆ **Install on site treatment facility:** Due to soil conditions and flow rates many on-site facilities are not appropriate for Platte Purchase Park. The Missouri Department of Natural Resources has indicated that a discharging sand filter bed treatment facility would be an acceptable alternative. The system would discharge the treated sewage to the stream at the northwest corner of the property. The cost of installation would be \$35,000, and the cost of annual testing, reporting, start up, shut down and operating costs is \$8,000/year.
- ◆ **Install a composting toilet system in combination with the above:** This system could potentially reduce water demand by one third because they do not require water to flush. A minimum of 8 toilets, for a total cost of \$42,000 including toilet fixtures, would be required to cover the restroom facility needs. Sewage from lavatories, water fountains, floor drains and concession stands will need to be disposed of by alternate methods. Estimate costs for disposal of these wastes are:

Holding Tanks and Haul

Installation \$12,000
Monthly Hauling Fee \$19,500

Sand Filter System

Installation \$26,000
Yearly Fees & Costs \$ 7,000



figure 4.19 Wetland

Electrical Power:

Kansas City Power and Light is serving the park facility although Aquila power company presently has the franchise north of NW 100th Street. It is possible that Aquila and KCPL could reach a cooperative agreement that would allow KCPL to continue to provide electricity to the facility either directly or through Aquila.

Stream Crossing: The internal park service road will cross an intermittent stream at the northeast corner of the park.

- ◆ Assuming the area around the park will fully develop in the future and basing the crossing needs on a 10-year storm, a 9 foot

diameter corrugated metal pipe or equivalent 60 square foot opening would be required.

- ◆ The estimated cost of a 60 feet long arched corrugated metal pipe with an approximate opening of 60 square feet and a minimum cover of 3 feet, which appears to fit the proposed location, would be \$250/foot installed for a total culvert cost of \$15,000.



figure 4.20 Runback

- ◆ This crossing will likely require a U.S. Army Corp of Engineers permit and a Missouri Department of Natural Resources 401 Water Quality Permit. It is reasonable to assume that the stream crossing will be permitted.

TRANSPORTATION:

Vehicles: The Park is to be served by two entrances, one on NW 100th Street, which is designated by the Kansas City Public Works Department as a Collector Street, and a second on Platte Purchase Drive, which is designated in Kansas City, Missouri's **Major Street Plan** as a Secondary Arterial. As a Collector Street, NW 100th is designed to carry between

1,500 and 5,000 vehicles per day with a design width of 60 to 80 feet. A Secondary Arterial such as Platte Purchase Drive is designed to carry 5,000 to 10,000 vehicles per day, with a design width of 80 feet. Existing traffic along NW 100th Street and Platte Purchase Drive reaches its peak during the times the existing youth baseball complex is in operation. During the public input process, neighbors to the park raised concerns about the capacity of the roadways to handle more cars with the development of the 140-acre park. Based on preliminary analysis, it appears that the 13 ballfields would generate close to 50 trips per hour peak during a 10-hour period on Saturday, when use would be at its peak. This would be divided equally between the NW 100th Street entrance and the Platte Purchase Drive entrance.

Neither Platte Purchase Drive nor NW 100th Street is improved to City standards. To do so would require additional right-of-way, paving, curbs and sidewalks.

A review of many existing parks in Kansas City which are similar in size and facility types shows that similar unimproved road sections provide adequate access. Improvements to these roads should occur when more development surrounds the site. As a part of the initial park development, right hand turn lanes into the park could be developed to accommodate some of the traffic concerns.

Public Transit: The nearest bus route is # 229, the Tiffany Springs MetroFlex. The nearest access is at Tiffany Springs Parkway just east of I-29.

Bicycles: Neither street is a designated bicycle route.

Walkability: The **Kansas City Walkability Plan** was adopted by the Kansas City Council in April 2003 as a guide for increasing transportation choice in Kansas City by providing for direct, continuous, safe, pleasant and secure pedestrian options throughout the City. The Plan adopted a Pedestrian Level of Service for various areas of the city where

walking is particularly important. A Level of Service is a measurement technique used to evaluate the transportation system. When a Traffic Impact Analysis is required of a project, a Pedestrian Impact Analysis is also required for the development site and for all surrounding areas within ¼ mile radius of the site. If this is required at some point for Platte Purchase Park, the Park would come under the required level of service for Schools/Parks/Community Centers/Libraries as follows:

Directness	C
Continuity	B
Street Crossings	B
Visual Interest & Amenity	C
Security	B

Directness is a measure of how far the pedestrian would have to go out of the way to get to a destination. Continuity measures whether pedestrian pathways

are provided. Street Crossings measure how easy it is for a pedestrian to cross a street. Visual Interest and Amenity for the Park and surroundings would mean that it should be functionally operational with some protection from the elements (trees) and an occasional resting place. Security relates to visibility for the pedestrian and separation from the street by at least 5 feet. The design of the NW 100th Street and Platte Purchase Drive would be of special interest in terms of securing the future walkability of the area.

Chapter 5. Implementation

Park Development Goals

The implementation of the park master plan should occur over time with the following six development goals that are listed in order of priority for action. These goals set the framework for the development of Platte Purchase Park over the next 10 to 20 years.

Park Development Goal No. 1: New Softball Field Development

Estimated Total Cost for Goal No.1:

\$2.6 million *

The first development goal centers on construction of the new softball fields and access from Platte Purchase Drive. The Goal includes development of the following:

- ◆ Construction of four softball fields and all associated grading and seeding;
- ◆ Installation of ball field fencing, bleachers and dugouts, scoreboards;



Figure 5.1: Park Development Goal #1

- ◆ Construction of the first section of the interior park access road with an entrance from Platte Purchase Drive;
- ◆ Installation of composting toilets and water cistern at both the youth baseball complex and the softball complex;
- ◆ Installation of Park signage.



Figure 5.2: Park
Development Goal #2



Figure 5.3 Park
Development Goal #3

No. 2: Family Area Development

Estimated Total Cost for Goal No.2:

\$ 0.7 million

The second development goal addresses the northeast corner of the Park that has been designed as the area for passive family recreation. Improvements in this area would include:

- ◆ Shelters, playgrounds, trails, and boardwalks to serve the area;
- ◆ Minor grading, seeding, and landscaping;
- ◆ Addition of small head-in parking areas in bump-outs along the interior park road near the family recreation area.

Park Development Goal No. 3: Concession/ Restrooms and Utility Extensions

Estimated Total Cost for Goal No.3:

\$2.2 million

The third development goal will consist of:

- ◆ Development of Concession/ Restroom Areas;

- ◆ Additional site grading;
- ◆ Minor upgrades to the softball complex infrastructure; and
- ◆ Utility extensions to the site, when the surrounding area develops such that infrastructure connections are feasible.

Park Development Goal No. 4: Northwest Quadrant Natural Area and Overlook

Estimated Total Cost for Goal No.4:

\$1.3 million

The fourth development goal primarily addresses projects in the northwest quadrant of the park site. It includes:

- ◆ Construction of overlook feature;
- ◆ Construction of trails and boardwalks;
- ◆ Tree planting, seeding with native grasses, site seeding;
- ◆ Construction of additional playgrounds and shelters;
- ◆ Expansion of the interior park road to serve the softball complex;
- ◆ Construction of a temporary connection between the softball



Figure 5.4: Park Development Goal #4

complex parking lot to complete a loop road around the softball complex;

- ◆ Construction of additional small head-in parking areas in bump-outs along the interior park road;
- ◆ Construction of improvements to the softball complex parking, including a lighted parking lot.



Figure 5.5: Park Development Goal #5

Park Development Goal No. 5: Lake/Ponds/Wetlands Reconstruction

Estimated Total Cost for Goal No.5:

\$1.6 million

The fifth development goal primarily addresses restoration of waterways and streamside vegetated areas along the southern tributary of Second Creek. It consists of:

- ◆ Grading of both large and small ponds;
- ◆ Construction of dam;
- ◆ Installation of lake aeration system;

- ◆ Grading and seeding of open play field to the southeast of the new softball complex;
- ◆ Extension of trails and boardwalks;
- ◆ Seeding areas and landscaping with native prairie grasses;
- ◆ Construction of observation area on the southeastern boundary of the Park;
- ◆ Construction of shelters, playgrounds;
- ◆ Installation of interpretive signage;
- ◆ Construction of a small pavilion within the Little League fields complex located in the existing baseball complex;
- ◆ Construction of additional small head-in parking area in bump-out along the interior park road;

Park Development Goal No. 6: Upgrade of Existing Ball Fields

Estimated Total Cost for Goal No.6:

\$4 million

The sixth development goal addresses improvements needed at the existing youth baseball field complex. It consists of:

- ◆ Construction of improvements to existing youth baseball complex including dugouts, field improvements, scorekeepers huts and batting cages;
- ◆ Installation of ball field lighting;
- ◆ Constructing improved concrete walks within the existing baseball complex;
- ◆ Construction of maintenance building and yard;
- ◆ Completion of interior park access road from softball fields to NW 100th Street;
- ◆ Construction of additional small head-in parking area in bump-out along the interior park road;
- ◆ Extension of trails and boardwalks;
- ◆ Development of additional park shelters and playgrounds;
- ◆ Planting of native grasses and seeding;
- ◆ Planting of trees and landscaping;
- ◆ Expansion of parking; and
- ◆ Installation of lighting for parking lots.



Figure 5.6: Park Development Goal #6



Chapter 6. Funding Resources

Environmental Protection Agency (EPA) 319 Grant

Potential Use

Water quality management, specifically storm water runoff

Program

The Section 319 NPS Implementation Grant Program focuses funding on water quality information and education, innovative pollution prevention practices, or remediation of an existing water quality problem or site. Funding is provided through the U.S. Environmental Protection Agency and the Missouri Department of Natural Resources. The goal of the grant program is to provide citizens with the knowledge and ability to improve their common land-use practices and to protect water quality.

Eligibility/Requirements

- ◆ Eligible organizations include local governments, educational institutions, and not-for-profit

organizations.

- ◆ Each project can last up to four years.
- ◆ Projects must include non-point source pollution information, education, prevention, or correction of pollution impacts.
- ◆ Research or activities required under National Pollutant Discharge Elimination System (NPDES) are not eligible for 319 funding.

Benefits

- ◆ Awards typically range from \$5,000 to \$400,000.
- ◆ They require a non-federal match of at least 40 percent of the project total.
- ◆ Matching support can be project specific, in-kind contributions, such as use of equipment and volunteers.

Approval Process

The non-point source pollution control (319) grant program follows a cycle that depends on the federal budget. Although the federal fiscal year begins Oc-

tober 1 of each year, the amount of Section 319 funds may not be certain until later.

Contact

Becky Shannon or Colleen Meredith

Missouri Department of Natural
Resources

PO Box 176

Jefferson City, MO 65102

Phone: (573) 751-7428

Fax: (573) 526-6802

nrshanb@mail.dnr.state.mo.us

website: www.dnr.mo.gov/wpscd/

wpcp/nps/index.html

National Wild Turkey Federation

Potential Use

Restoration/preservation of streams/riparian areas to provide wild turkey habitat

Programs

Each state/provincial chapter has established a Wild Turkey Super Fund Projects Committee to initiate, develop and approve Super Fund projects. Projects may be recommended to the Committee by local chapters, the state wildlife agency, other state, provincial or federal agencies or individual NWTFF members. Committees meet on a regular basis to evaluate and approve funds for projects based on the wild turkey management needs of the state.

Eligibility/Requirements

- ◆ All landowners are eligible to submit a proposal of need through the contact person.
- ◆ A meeting will need to be

coordinated through the contact person to determine eligibility

Benefits

Wild Turkey Super Fund money is spent on habitat and management projects that benefit wild turkeys and other wildlife and on projects that educate people about wildlife conservation, hunter safety, and our hunting heritage. Projects generally fall into the following general categories: conservation education of women and youth, purchase of management equipment, habitat enhancement, support of hunting heritage, hunter safety, land acquisition, wild turkey research, wild turkey restoration, wild turkey management, and reward programs

Approval Process

Information can be obtained through the National Wild Turkey Federation contact person.

Contact

Brandon Houck

Regional Wildlife Biologist,

National Wild Turkey Federation

3869 Road E

Allen, Kansas 66833

Phone (620) 443-5906

Fax (316)443-5906

bhnwtf@hotmail.com

Stream Stewardship Trust Fund – Missouri Conservation Heritage Foundation

Potential Use

Restoration efforts for stream corridors

Program

Sponsored by the Missouri Conservation Heritage Foundation. Compared to traditional stream mitigation alternatives, the Stream Stewardship Trust Fund provides attractive benefits to both developers and Missouri's aquatic resources. This new mitigation option strives to efficiently address adverse stream impacts while working to provide additional flexibility for the regulated public. In the past, permit applicants and agency regulators complying with Section 404 of the Clean Water Act had limited viable alternatives for lessening or mitigating adverse impacts to stream systems. The Stream Steward-

ship Trust Fund is an in-lieu-fee option that helps streamline mitigation requirements while ensuring appropriate compensation is earmarked for stream restoration, enhancement, and/or preservation.

Eligibility/Requirements

- ◆ All landowners are eligible to submit a proposal of need to the contact person.
- ◆ A meeting will need to be coordinated through the contact person to determine eligibility.

Benefits

Provides funding for stream restoration, enhancement, and/or preservation

Approval Process

Information can be obtained through MDC Contact person.

Contact

Ruth Wallace

Urban Watershed Conservationist



Missouri Dept. of Conservation

4750 Troost Ave.

Kansas City, MO 64110-1728

Ph: 816/759-7300 ext. 2233

wallar2@mdc.state.mo.us

Community Assistance Program (CAP)

Potential Use

Restoration/Preservation of bodies of water such as lakes and ponds

Program

Provides assistance in improving aquatic habitat for municipal and county projects in exchange for public access.

Eligibility/Requirements

- ◆ Municipal and county projects are eligible
- ◆ A meeting will need to be coordinated through the contact person to determine eligibility.

Benefits

Supplies funding for improvements to bodies of water, provided that the property then be open to public use and fishing. The body of water can then be managed by the Missouri Department of Conservation and stocked with fish if appro-

priate.

Approval Process

Information can be obtained through the Missouri Department of Conservation contact person.

Contact

Jake Allmon

Missouri Department of Conservation
(Liberty MDC Office)
816-792-8622

Land and Water Conservation Fund Act (LWCF)

Potential Use

Funds to assist in development of recreational amenities to meet the demands of the citizens.

Program

Provides assistance in preserving, developing and assuring accessibility to all citizens such quality and quantity of outdoor recreation resources as may be available and are necessary. Act provides funds for planning, acquisition and development of land and water facilities. A maximum grant amount of \$150,000 is allowed for LWCF projects. This amount is based on the legislative appropriation. LWCF grants reimburse up to 45% of the cost for land acquisition, development or renovation/restoration projects. Expenses incurred before a project agreement is signed cannot be reimbursed. The exception to this rule is the cost of planning

and design.

Eligibility/Requirements

- ◆ Municipal and county projects are eligible

Benefits

Grant is eligible for the acquisition of land, development of facilities, or renovation of existing facilities for outdoor recreation, accessible to the general public for perpetuity.

Approval Process

Applications are scored by content and project feasibility by the Grant Management Section (GMS) of the Division of State Parks. They are then ranked by score and presented to the State Inter-Agency Council for Outdoor Recreation (SIACOR) for recommendation to the National Park Service (NPS). The NPS reviews the applications and makes the final decision on which projects will receive the grants.

Contact

Application forms:

Missouri Department of Natural
Resources/Missouri State Parks
[http://www.mostateparks.com/
grantinfo.htm](http://www.mostateparks.com/grantinfo.htm)

Application assistance:

Grant Management Section of the
Division of State Parks
573-751-0848



Chapter 7. Park Maintenance

Platte Purchase Park, once complete, will house thirteen ball diamonds, six playgrounds, two concession buildings, eleven picnic shelters, two restroom facilities, and roads and trails that will benefit from regular maintenance. The following pages detail the recommended facilities maintenance for Platte Purchase in terms of scheduled inspection activity, expected labor costs and overall estimated maintenance expenditure.

SHELTERS Calendar

Year-round

Tasks

Roof Visually inspect the roofs of the shelters for leaks and missing or damaged shingles on a monthly basis.

Structure Check the support columns for damage monthly. Look for vandalism/graffiti each week.

Concrete Pad Inspect concrete pads for settling and cracking once a year.

Crew

Park Manager

CONCESSION, RESTROOM, MAINTENANCE FACILITIES Calendar

Year-round

Tasks

Roof Inspect the roof for damaged shingles and leaks monthly.

Structure Look for settling and cracking in the foundation monthly. Concrete floors should be examined yearly for settling and cracking. Check for graffiti and vandalism on the structure, windows and doors weekly. Exterior paint should be inspected yearly for cracking and peeling.

Crew

Maintenance Worker I

PARKING LOTS Calendar

Year-round

Tasks

Surface Remove debris and trash

from parking lots daily. Perform a monthly inspection of the parking surface looking for wear, cracks and pot holes. Re-stripe the lots yearly if necessary.

Crew

Maintenance Worker I

TRAILS

Calendar

Year-round

Tasks

Surface Remove debris and trash daily. On a weekly basis, inspect the surface of the trails for wash-outs and erosion. Groom the surface as necessary. Fill bare spots and low areas as needed each month.

Clearance Prune trees and shrubs to proper clearance along trails each year.

Crew

Maintenance Worker I

BALL FIELDS

Calendar

Ongoing through the softball/baseball season – Typically April through October

Infield Tasks

Inspection A monthly inspection should be performed for wear and tear on fences, backstops, foul poles, bleachers and dugouts.

Maintenance Empty trash receptacles each day as necessary. Other daily maintenance is broken down into three categories: infield renovation, general grooming and grooming after a rain event.

Infield renovation: On a daily schedule, rebuild each infield crown as necessary with soil-sand mix, rebuild the batter's box with clay mix and groom the field and strip for play.

General grooming: Groom field prior to the first game of the day. Set bases and stripe the field. Rebuild the batter's box with clay mix.

After a rain event: Remove water from the field. Apply drying agent in problem areas only. Groom the field and strip for play.

Outfield Tasks

Mowing Spring and summer season, keep turf mowed to a 2½-3½” height. This usually requires a weekly or more frequent mowing schedule. In fall, adjust the mowing height to average 2-2½”.

Soil Testing Each year, conduct a soil test to determine proper nutrient requirements.

Fertilizing Fertilize fescue turf areas according to the recommendations of the soil test and as follows:

1st Application: 1st week of Sept.

2nd Application: Mid-October

Aerating Perform a deep tine aeration once yearly in fall. Be sure to aerate prior to fall fertilization. Core aerate once in early spring and once in fall.

Overseeding Overseed fescue lawns in the fall with sports turf seed mix.

Crew

Maintenance Worker I

PLAYGROUNDS Calendar

Year-round

Tasks

Inspection Check loose material play surfaces daily for low spots and worn areas and replenish mulch as needed. Look for worn or broken playground equipment parts, check stability of steps, rails and platforms, and look for graffiti on a weekly basis. Every month, check the play surface edge restraints and solid surface play areas for damage including divots, rips and tears.

Maintenance Clean play areas of debris and trash, emptying trash receptacles daily. Hose off play equipment weekly as needed.

Crew

Park Manager

Maintenance Worker I

FESCUE LAWNS

Calendar

During growing season – Typically
March through October

Tasks

Mowing Spring and summer season, keep turf mowed to a 2½-3½” height. This usually requires a weekly or more frequent mowing schedule. In fall, adjust the mowing height to average 2-2½”.

Soil Testing Each year, conduct a soil test to determine proper nutrient requirements.

Fertilizing Fertilize fescue turf areas according to the recommendations of the soil test and as follows:

1st Application: 1st week of Sept.

2nd Application: Mid-October

Aerating Perform a deep tine aeration once yearly in fall. Be sure to aerate prior to fall fertilization. Core aerate once in early spring and once in fall.

Overseeding Verticut lawns to be overseeded. Fill in the low areas and ruts with topsoil. Overseed fescue lawns in

the fall with drought tolerant turf. Spread a topdressing of hay and water the seedling frequently.

Crew

Maintenance Worker I

TREES

Calendar

Year round

Tasks

Inspection Inspect all trees monthly for disease, insects and damaged branches, treating as necessary.

Annual Pruning Prune all early flowering trees immediately after flowering. Prune all other deciduous trees in early winter. Prune all evergreen trees, except Pines in the month of March.

Watering Water all recently planted trees as necessary to get them established within the landscape, and water all trees in times of drought as necessary.

Crew

Maintenance Worker I

SHRUBS

Calendar

Year round

Tasks

Inspection Inspect all shrubs monthly for disease, insects and damaged branches, treating as necessary.

Seasonal Pruning Prune all shrubs periodically according to species and nursery industry standards. Prune to thin and shape shrubs maintaining their natural character. Do NOT prune shrubs into a tight ball.

Watering Water all recently planted shrubs as necessary to get them established within the landscape, and water all shrubs in times of drought as necessary.

Crew

Maintenance Worker I

NATIVE GRASS AND WILDFLOWERS

Calendar

June through September

Tasks

Year One Maintenance:

1. Mow to 6"-10" when plants reach a minimum of 1 foot during the growing season.

2. Weed Control: Mowing should keep annual Weeds down. Spot spray weeks using Round-Up before first mowing.

Monitoring:

Monitor for invasive weeds such as: velvet leaf, brome grass, Johnson grass, crown vetch, clover, prickly lettuce, etc.

Evaluation and Remediation:

1. Cover crop should be growing within 2 weeks of planting.

2. Seedlings spaced 1-6 inches apart in drill rows.

3. Native grass seedlings may only be 4-6 inches tall.

4. If there is a flush of growth from invasive weeds, mow more frequently.

5. Fill in and reseed rills caused by erosion in May through July.

Year Two Maintenance:

1. Mow to 6"-10" when plants reach

minimum of 1 foot during the growing season.

2. Weed Control: Periodic mowing should keep annual weeds down. Spot spray or manually remove invasive weeds.

3. Some sites may not require as much maintenance the second year, depending upon growth of native grasses.

4. Mow to 6" and remove thatch in late February/early March to remove mature top growth.

Monitoring:

Monitor for invasive weeds such as: velvet leaf, brome grass, Johnson grass, crown vetch, clover, prickly lettuce, etc.

Evaluation and Remediation:

1. Cover crop will not be present unless winter wheat was used in a fall planting.

2. Grasses should be forming clumps 1-6 inches apart in drill rows, but still remain short.

3. Some wildflowers should be blooming (black-eyed susans, bergamot, etc)

4. If there is a flush of growth from invasive weeds, mow site again.

5. Fill in and reseed rills caused by erosion (May-July)

Year Three Maintenance:

1. Spot mow only if necessary to control weeds.

2. Weed Control – Spot spray or manually remove invasive weeds.

3. Sites usually require little maintenance the third year.

4. Mow to 6" and remove thatch in late February/early March to remove mature top growth.

Monitoring:

1. Monitor for invasive weeds such as: velvet leaf, brome grass, Johnson grass, crown vetch, clover, prickly lettuce, etc.

Evaluation and Remediation:

1. Planting should begin looking like an established prairie with mature grasses and wildflowers.

2. Fill in and reseed rills caused by erosion (May-July)

Long-Term Maintenance:

1. Mowing – Yearly mowing (late February/early March) to remove mature top growth. Removal of prairie hay is recommended.

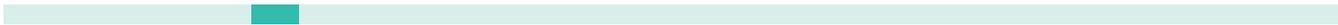
2. Weed Control – Spot spray or manually remove invasive weeds.

3. Burning, if allowed, on a 3-5 year rotation, alternating spring and fall if possible. Top growth may be cut and removed to reduce combustibles.

4. Burning two years in a row will significantly “clean up” rough-looking sites.

Crew

Maintenance Worker I



Appendix

Natural Resource Inventory
Cultural Resource Inventory
Maintenance Schedule
Maintenance Cost Matrix