

# Nall Park Master Plan

City of Roeland Park, KS  
Adopted by Council 11-4-24

LAMP  
RYNEARSON



Nall Park Master Plan  
City of Roeland Park, KS



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# Acknowledgments

City of Roeland Park

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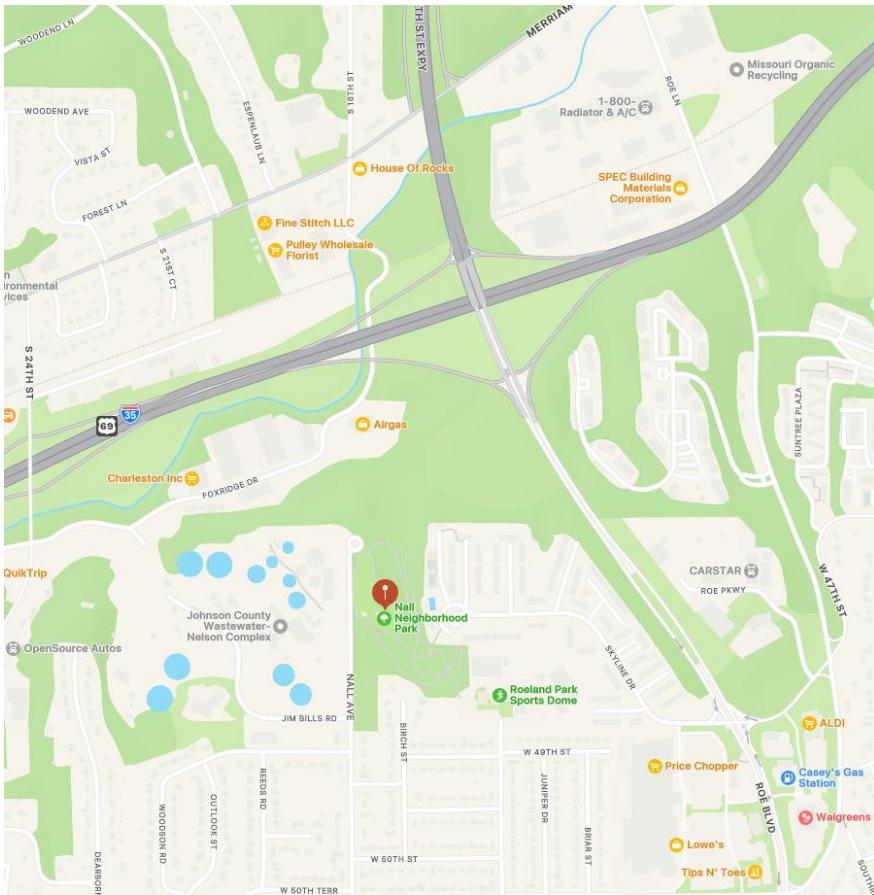
Greg Van Patten, P.E., Project Manager

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# 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.



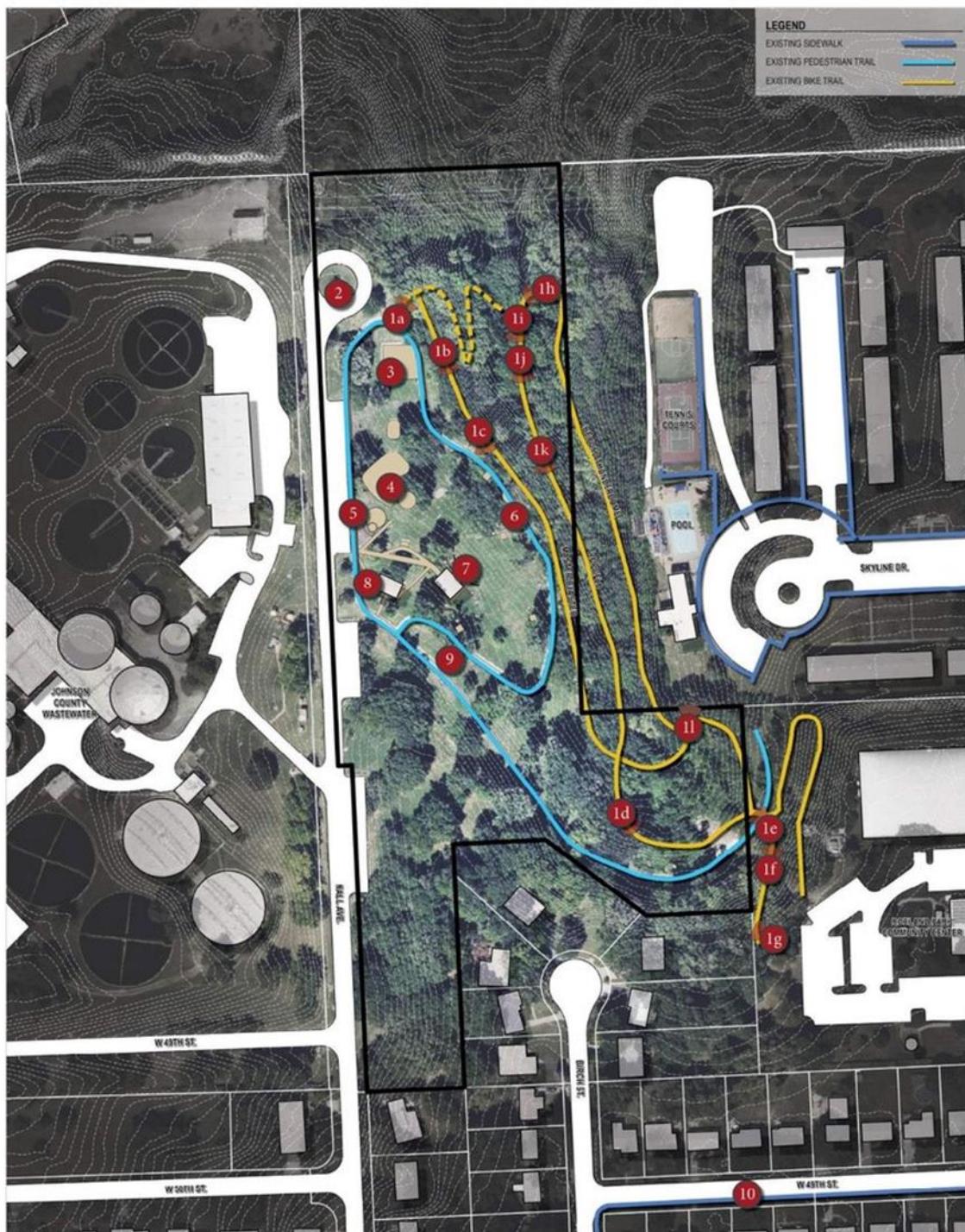
## ***Location and Connections***



## 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

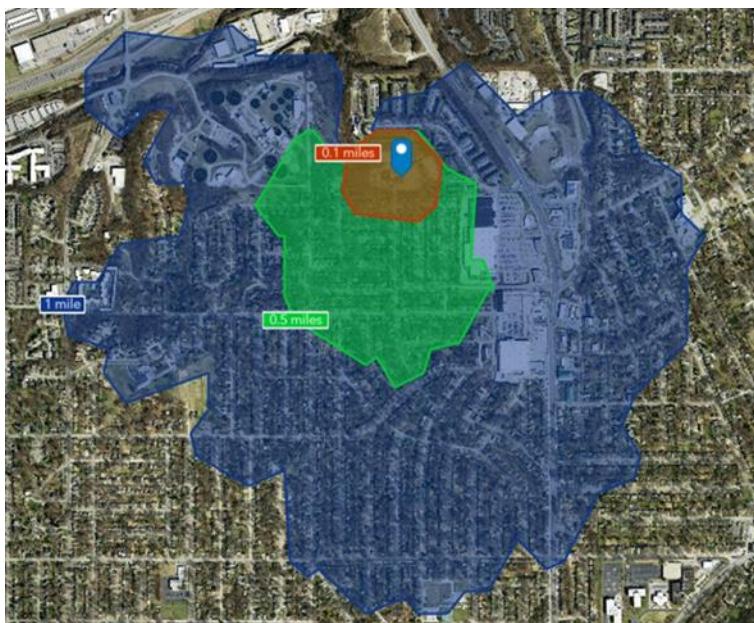


**SITE INVENTORY**

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# Surrounding Neighborhood and Demographics

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



## Roeland Park Demographics

### 2020 Census Summary



Polygon 4  
Area: 0.98 square miles

The 2020 Census data includes information on population and housing as well as detailed data on age, sex, race, Hispanic origin, household and family type, relationship to householder, group quarters population, housing occupancy, and tenure.

#### 2010-2020 ANNUAL GROWTH RATE



0.41%

Population



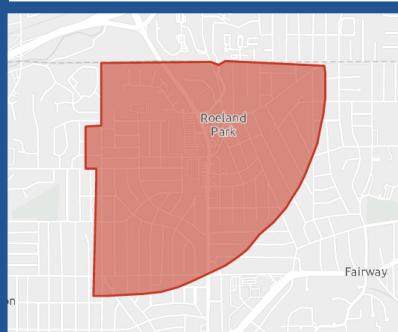
0.00%

Group Quarters



0.58%

Households



Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020). © 2024 Esri

#### KEY FACTS

4,304  
Total Population

2,137  
Housing Units

4,413.7  
Population Density

2.08  
Average Household Size

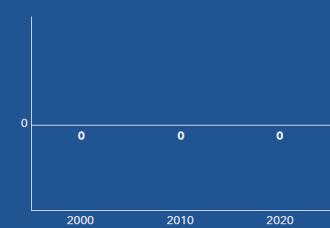
2,069  
Total Households

53.4  
Diversity Index

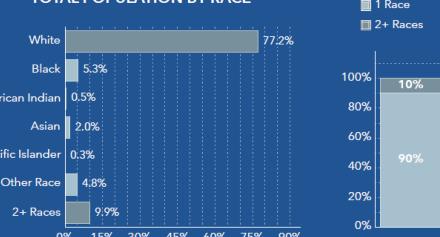
#### HOUSEHOLD POPULATION



#### GROUP QUARTERS



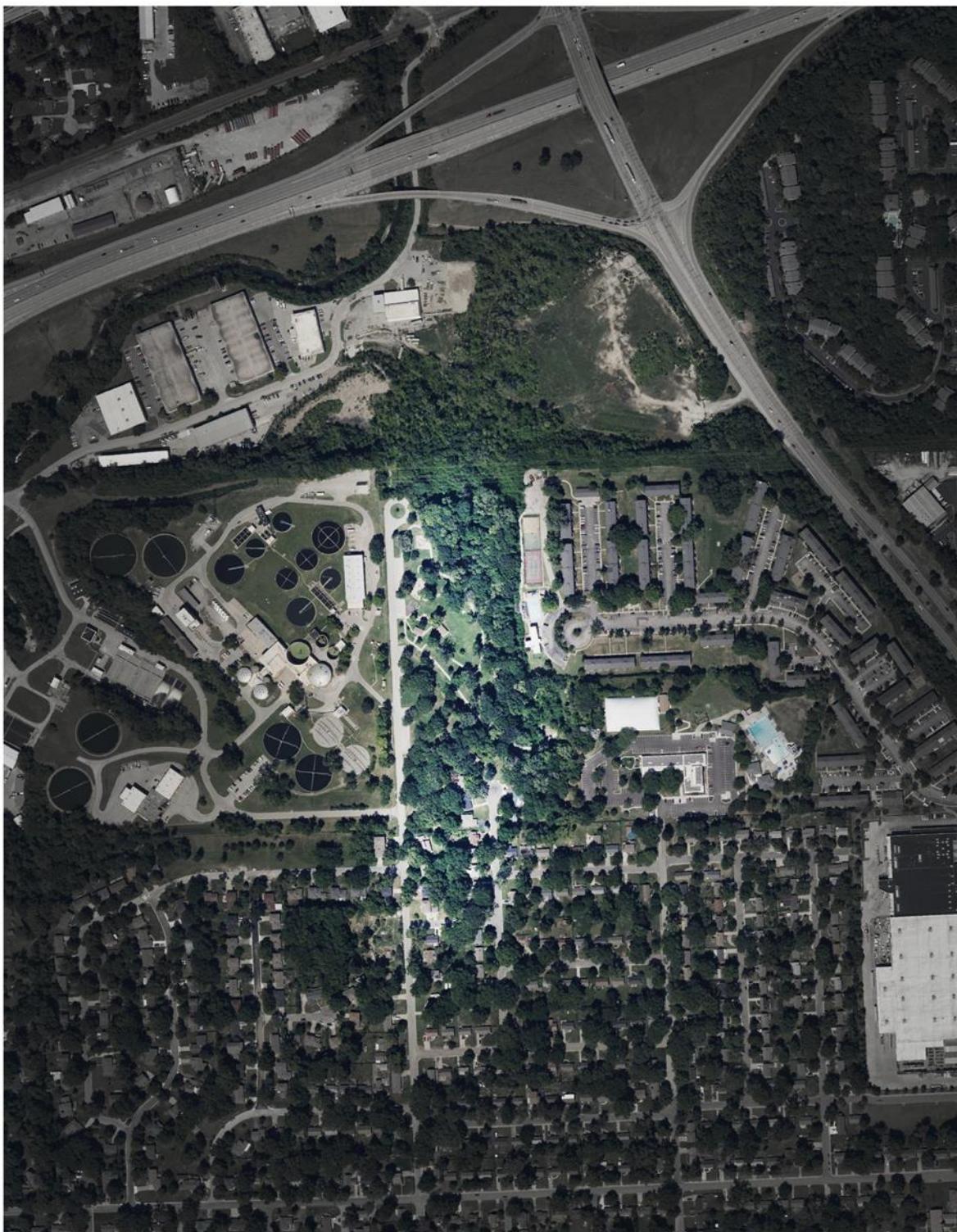
#### TOTAL POPULATION BY RACE



#### POPULATION BY AGE AND RACE

	Less Than 18 Years	18 Years and Older
Total	776	3,528
1 Race	639	3,240
White	482	2,841
Black	67	162
American Indian/Alaska Native	7	14
Asian	12	76
Pacific Islander	10	1
Some Other Race	60	145
2 or More Races	137	288

## *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		

SOCIALITY	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

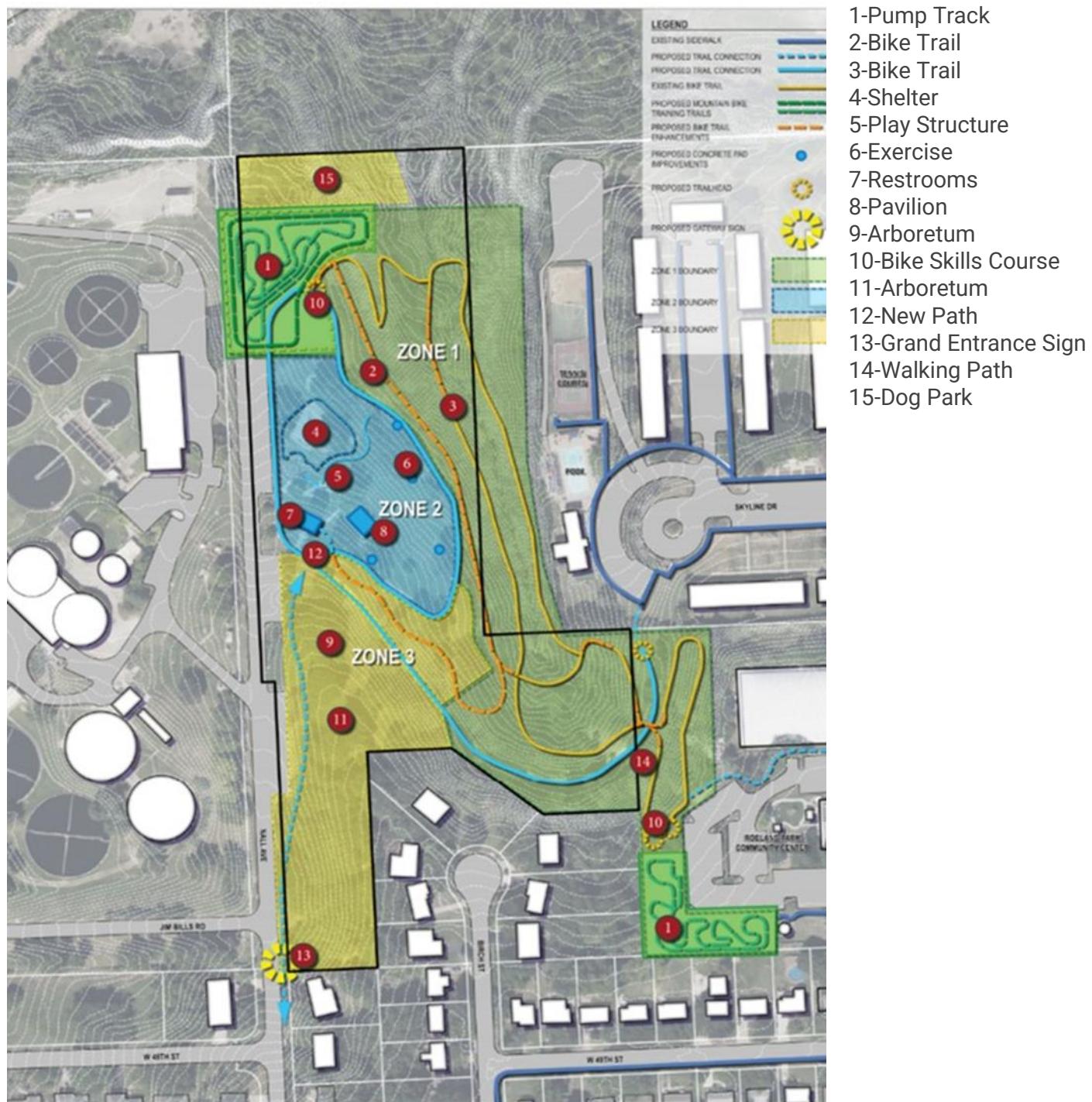
The evaluation results showed that the northern section of the park received the poorest ratings, as it lacked a feeling of safety, portions of the park lacked visibility from a distance, and there was a lack of signage throughout the park. Sections of the evaluation that scored favorably were comfort, 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.

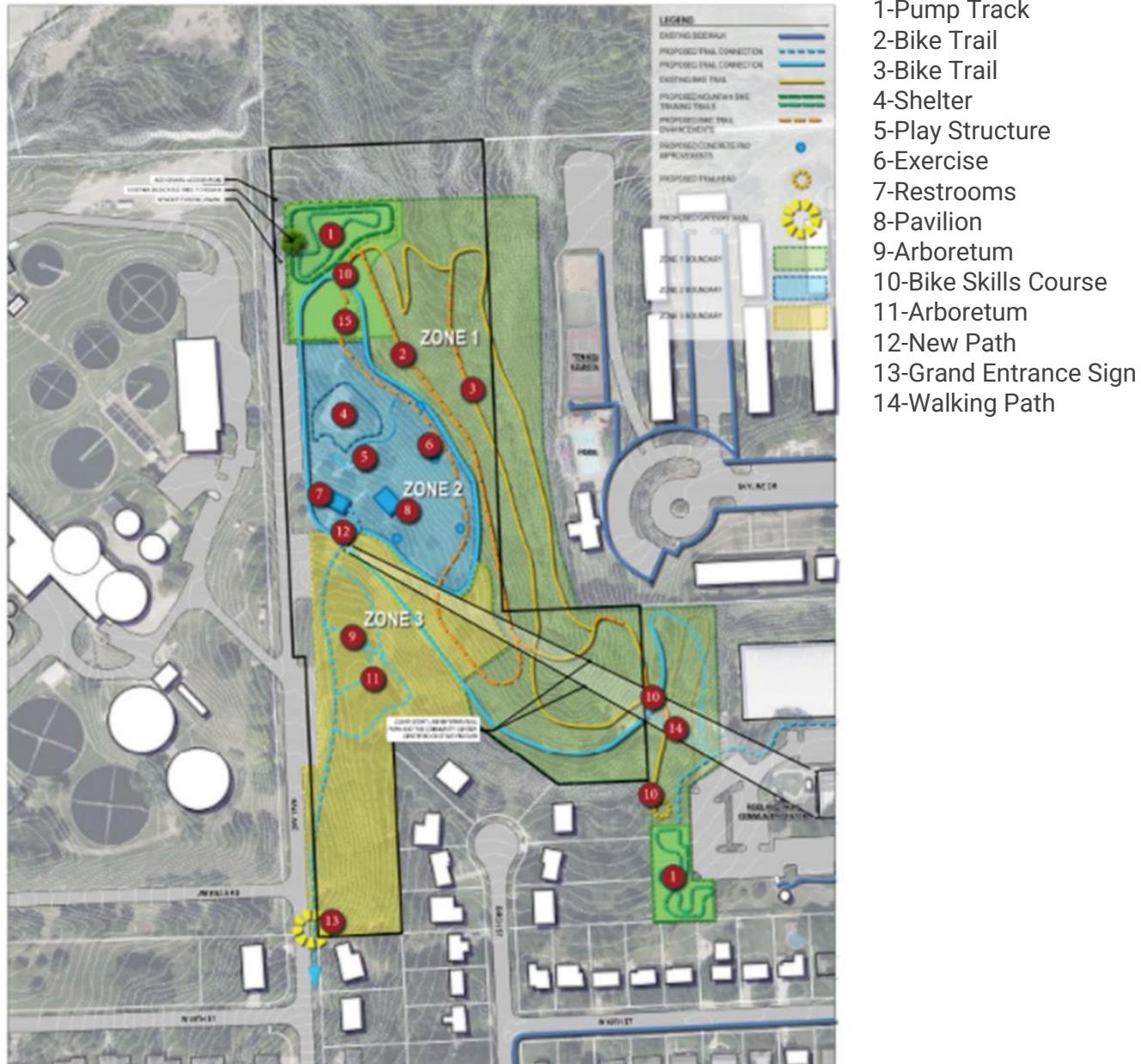
Concept One includes a dog park on the north side using the Evergy easement.

## Concept One Site Proposed Improvements



Concept Two removes the dog park and builds a connection between the Roeland Park Community Center and the arboretum in Zone 3 and the walking trails of Zone 2.

## Concept Two Proposed Site 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

Both concepts were presented to the public during design workshops and shared with members of Roeland Park City Council.

# 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

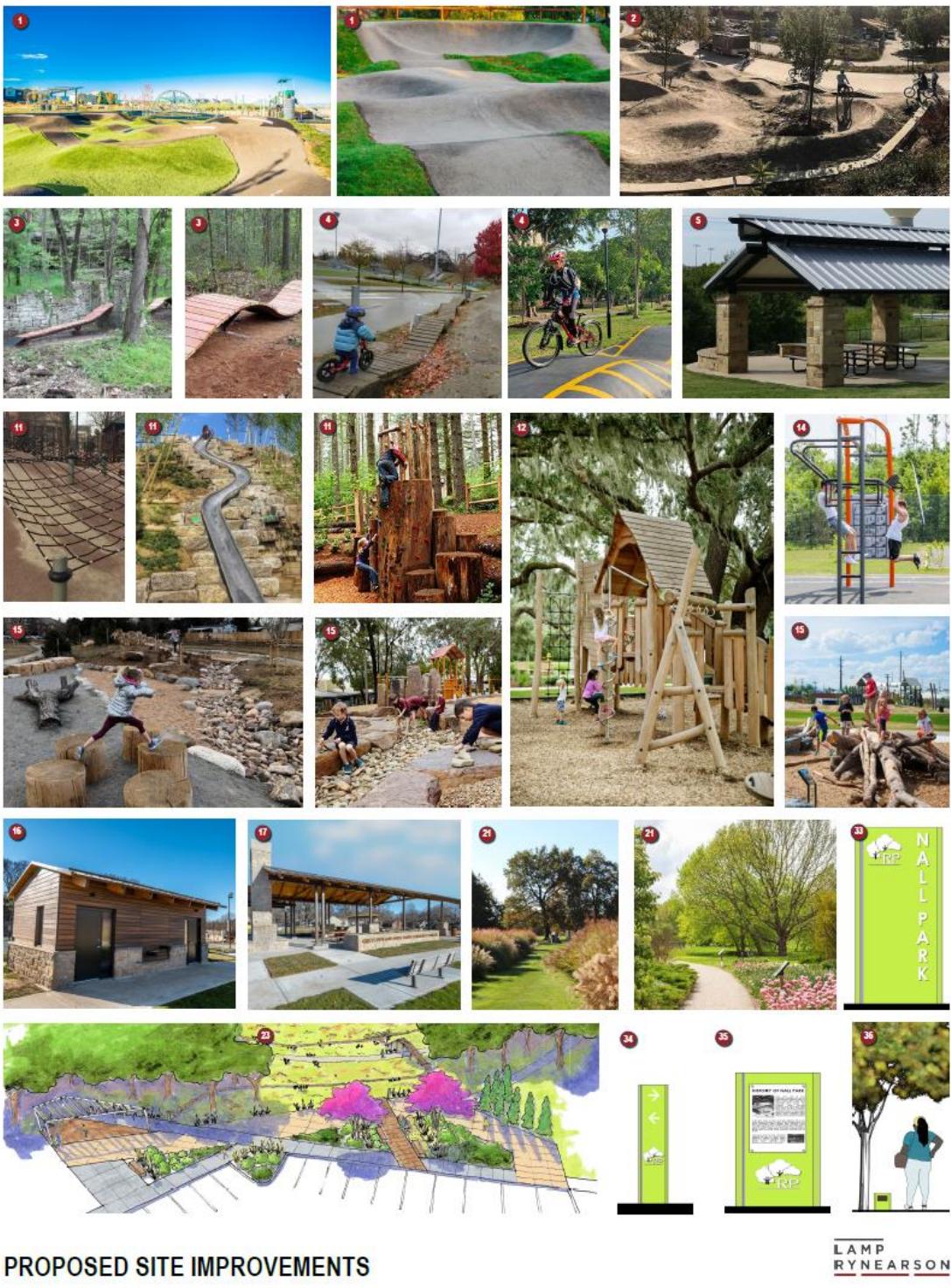
**WORKSHOP 2** **APRIL 25** Nall Park Pavilion 11:00 AM - 1:00 PM

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

Three people are gathered under a pavilion. A man in a dark t-shirt and cap sits in a chair, a woman in a black t-shirt and blue jeans stands, and another man in a dark t-shirt sits on a bench. A display board with photos is visible in the background.

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***



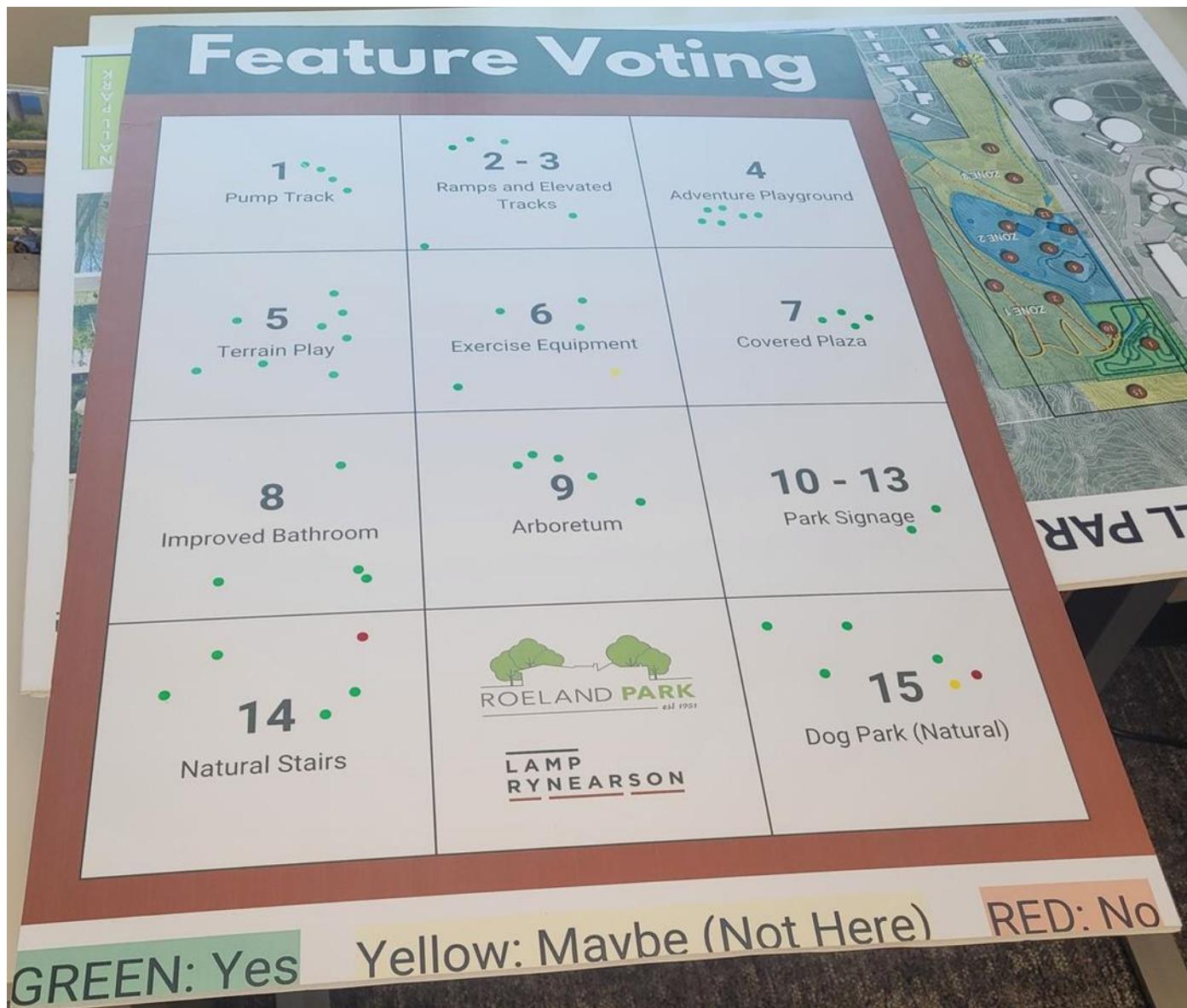
## PROPOSED SITE IMPROVEMENTS

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.

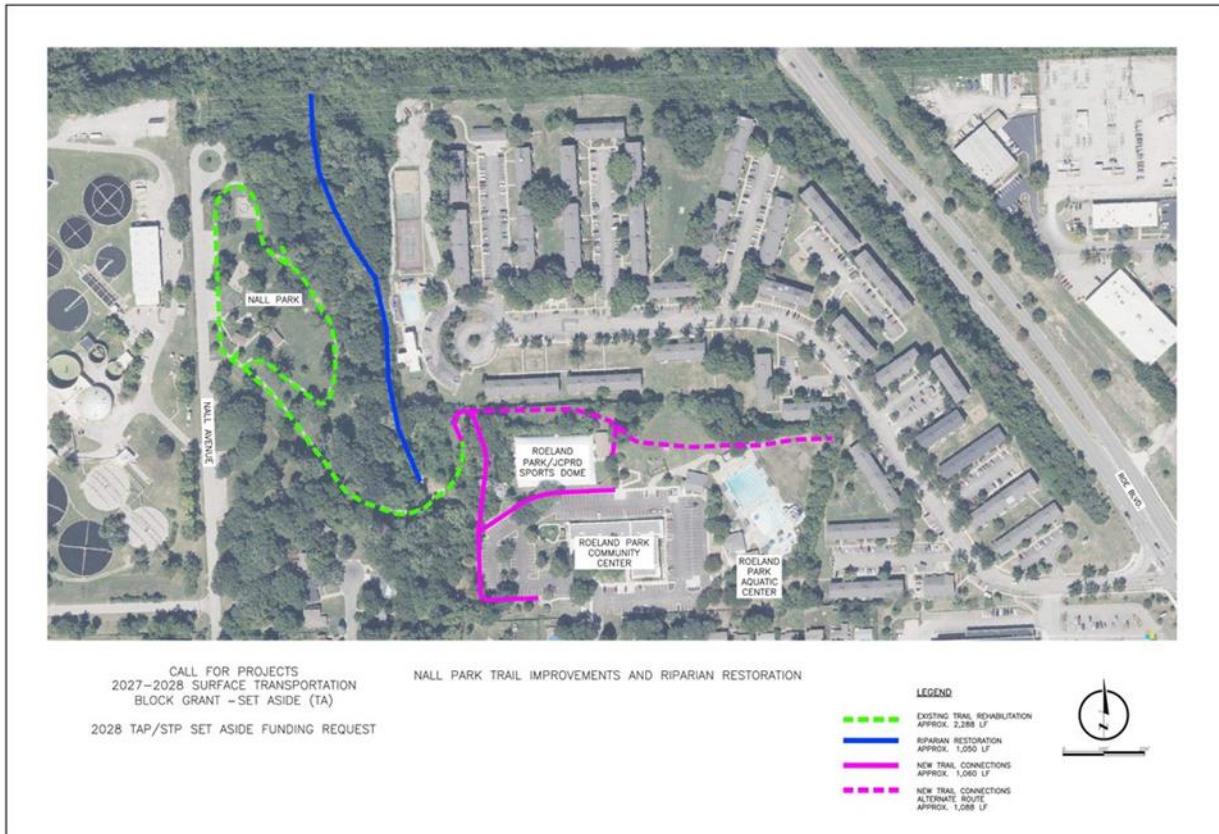
In late July at "R" Park, the design team had a booth to survey attendees of the "Concert at the Park" series. Participants were asked to mark which park features of the Nall Park Plan they liked, didn't like, or had no preference. In total, 50 people voted that they liked the features, 1 voted no to 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

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## Proposed Site Improvements Exhibit



### PROPOSED SITE IMPROVEMENTS

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# 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 are 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.

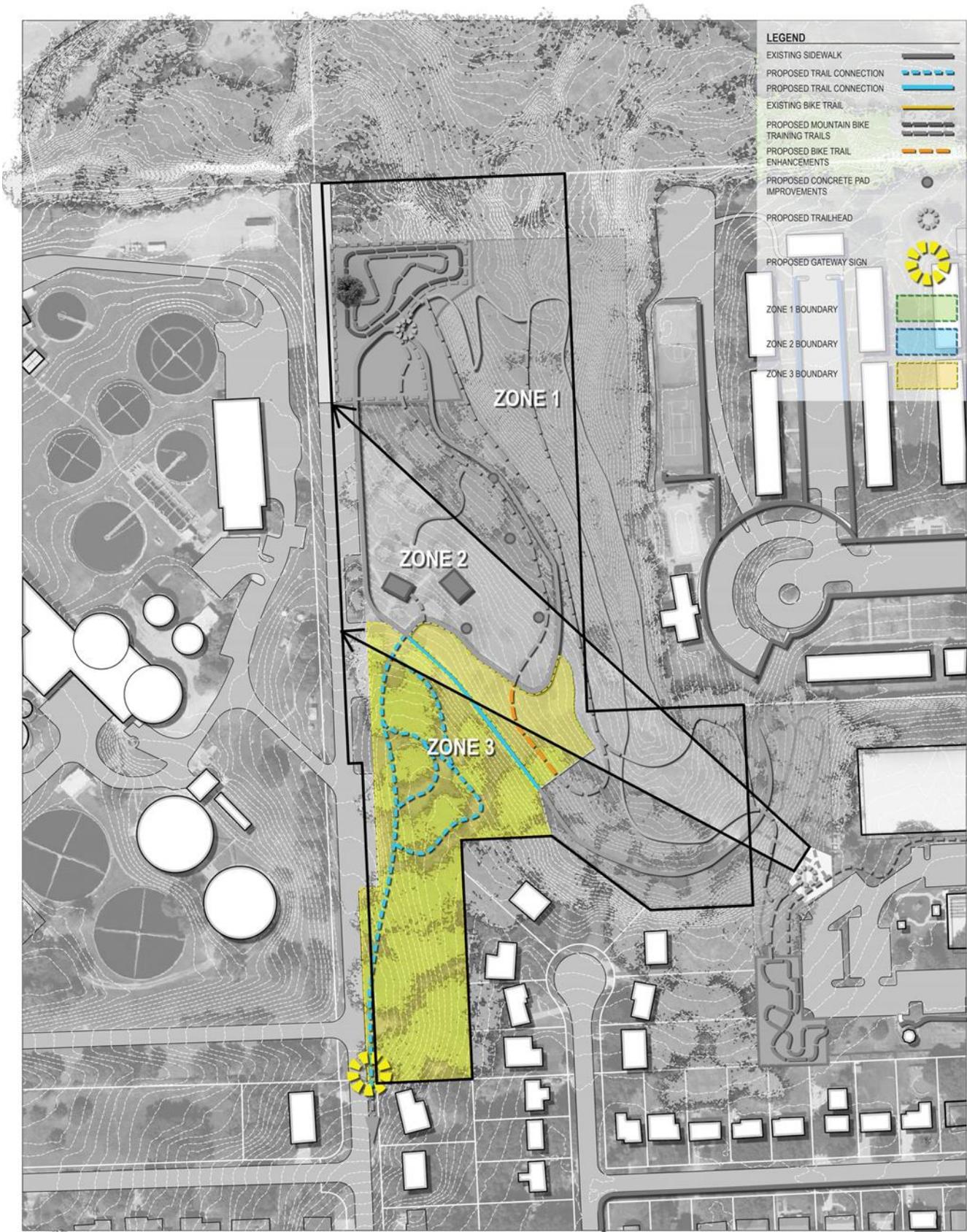
## Hillside Rope Climb

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

\* 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.

## Nall Park - Overview of Costs

Roeland Park, KS



## 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
			

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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

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## 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	

\* 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.

## Nall Park - Phase 1 Cost Estimate

Roeland Park, KS

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## 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 10% CONTINGENCY	1	LS	\$100,000.00 \$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.  
\*\* All landscape beds and native seed to have an irrigation system designed and installed.

## Nall Park - Phase 1 Cost Estimate

Roeland Park, KS

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## 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 irrigation system designed and installed.

## Nall Park - Phase 2 Cost Estimate

Roeland Park, KS

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## 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

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**Nall Park - Phase 2 Cost Estimate**  
Roeland Park, KS

**LAMP  
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## 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 10% CONTINGENCY	1	LS	\$25,000.00 \$41,300.00

ESTIMATED CONSTRUCTION COSTS  
\$454,300.00

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**Nall Park - Phase 3 Cost Estimate**  
Roeland Park, KS

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