



## PIAC REQUEST 2024

### ORGANIZATION

Primary: Roanoke Park Conservancy (DISTRICT 4)

**SUPPORTERS:** Coleman Highlands Neighborhood, Roanoke Neighborhood Association, Volker Neighborhood Association, Valentine Neighborhood Association

**REQUEST CATEGORY:** Park Improvement

**PARKS:** Roanoke Park and Karnes Blvd

**PROBLEM LOCATION:** Roanoke Park – Volker Spring, Basketball Court, and Throughout Park

### POTENTIAL NON-CITY FUNDING SOURCES

Missouri Department of Conservation Community Conservation Grant Native Planting and Education Sign (Future): **\$8,000**

Roanoke Parks Conservancy (Planting and Educational Signage Overlooking Spring): **\$8,000**

Roanoke Parks Conservancy/Urban Trail Company (Trail Building): **In-Kind \$1,500**

Kissick Construction (Earthwork, Clearing, Grubbing, Erosion Control, Construction Staking): **In-Kind \$10,000 Value**

Roanoke Park Conservancy + Neighborhood Volunteers (Weeding/Watering): **In-Kind Maintenance \$4,000 Value**

### REQUEST DESCRIPTION

This year's funding continues to focus on increasing activity and enhancing unique natural features in Roanoke Park and prioritizes a new area, Volker Spring. Here we intend to deter undesirable activities including drug use, violent activities, unhoused camping, and dumping that are occurring adjacent a play swing, nature trails, and sledding hill. Because of the unique spring that flows from Volker, we feel this provides a unique and inclusive play opportunity for all ages and abilities, especially younger children and teens in Kansas City's urban core. Another request is replacement of the Park's deteriorating asphalt court and goal with a new concrete court and goal. Restoration and reconstruction of the most deteriorated portions historic masonry walls and pillars throughout the park is our other request for 2024.

Priority #1 – Volker Spring: This project focuses on natural enhancements and outdoor play experiences in a highly visible portion of the park along Karnes on the westside of the park. Near this area unhoused campus, drug use, and fires are an ongoing issue. Currently, the area lacks activities outside of lone swing, nature trails, and winter sledding. We propose the addition of a boardwalk and spring overlook, with signage, that leads into a naturally flat area where log scrambles, boulders, net climbers, and stumps entertain kids will surrounding hammocks and seating accommodate caretakers and everyone else wanting to enjoy the health benefits of nature.

Priority #2 – Basketball Court: This well-used court is in need of refresh. We request a slightly larger footprint for a half court and higher strength goal to reduce the need to replace. It appears the current court is asphalt which is cracking at the edges. Sports court surfacing matching the tennis/pickleball courts would be great.

Priority #3 – Stone Wall/Pillar Restoration: Ask most park visitors about why Roanoke charms them, they will likely say the nature and the stone. Historic photographs of these stone walls and pillars so the appreciation of these elements decades ago. We suggest they are vibrant to the framework and backbone of the park. If left to further deteriorate it will only get more costly to repair or slowly disappear overtime. We request a starting amount to address collapsed or collapsing portions.

### 2022 PIAC FUNDING REQUEST

Priority #1 – Volker Spring: \$250,000

Priority #2 – Basketball Court: \$75,000

Priority #3 - Masonry Restoration Up To \$50,000 (Initial Request)



Landscape Design Cost Opinion

Numbers based upon Revised Site Plan dated August 30, 2024

1 Site Demolition & Preparation

Item	Quantity	Unit	Unit Cost	Subtotal
Clearing and Grubbing	1	LS	\$2,500.00	\$2,500.00
Fine grading	3,600	SF	\$0.20	\$720.00
Contractor Construction Staking	1	LS	\$1,500.00	\$1,500.00
Erosion Control	1	LS	\$2,000.00	\$2,000.00
			<b>Subtotal</b>	<b>\$6,720.00</b>

A Play

2.1 Play (Earthscape)

Item	Quantity	Unit	Unit Cost	Subtotal
Log Pile 8.2 (White Oak)	1	EA	\$23,349.42	\$23,349.42
Single Hammock (Standard)	2	EA	\$6,699.83	\$13,399.66
Double Hammock (Standard)	1	EA	\$13,449.66	\$13,449.66
Installation				\$20,079.50
EWF	800	SF	\$3.75	\$3,000.00
Freight - Shipped and Delivered	1	EA	\$7,000.00	\$7,000.00
			<b>Subtotal</b>	<b>\$80,278.24</b>

2.2 Play (Duncan & Grove)

Item	Quantity	Unit	Unit Cost	Subtotal
Net Tunnel No.1 Robinia (Timber In-Ground)	1	EA	\$14,911.43	\$14,911.43
Stepping Pole No.2 Robinia / Stilts (Timber In-Ground)	5	EA	\$745.71	\$3,728.55
Climbing Ramp Sawn (Base Plate)	1	EA	\$7,952.86	\$7,952.86
Stepping Stump (Timber In-Ground)	10	EA	\$198.57	\$1,985.70
Stepped Balance Log Robinia (Timber In-Ground)	1	EA	\$2,485.71	\$2,485.71
Installation				\$12,425.70
EWF	580	SF	\$3.75	\$2,175.00
Freight - Shipped and Delivered	1	EA	\$8,000.00	\$8,000.00
			<b>Subtotal</b>	<b>\$53,664.95</b>

3 Site Furnishings

Item	Quantity	Unit	Unit Cost	Subtotal
Rosetta Stone Stair	10	LF	\$500.00	\$5,000.00
Limestone Seatwalls / Boulders	12	LF	\$225.00	\$2,700.00
Wood Lounge Platforms	0	SF	\$125.00	\$0.00
Fire Pit	0	LS	\$1,200.00	\$0.00
Fire Pit Seating	1	EA	\$300.00	\$300.00
			<b>Subtotal</b>	<b>\$8,000.00</b>

4 Concrete Trail

Item	Quantity	Unit	Unit Cost	Subtotal
Concrete Path - 5' W x 4" THK	165	LF	\$65.00	\$10,725.00
Grading/Restoration	1	AL	\$2,000.00	\$2,000.00
			<b>Subtotal</b>	<b>\$12,725.00</b>

5 Planting

Item	Quantity	Unit	Unit Cost	Subtotal
Grading/Restoration	1	AL	\$2,000.00	\$2,000.00
Seeding	1	AL	\$700.00	\$700.00
Shade Trees (2.5" Cal)	2	EA	\$750.00	\$1,500.00
Ornamental Trees (8' H)	3	EA	\$500.00	\$1,500.00
			<b>Subtotal</b>	<b>\$5,700.00</b>

B Entry

6 Access

Item	Quantity	Unit	Unit Cost	Subtotal
Wood Stringer/Beam Bridge - 8' W	59	LF	\$490.00	\$28,910.00
Nature Trail	1	AL	\$1,500.00	\$1,500.00
Karnes Blvd Crossing Improvements	1	LS	\$15,000.00	\$15,000.00

<b>Subtotal</b>	<b>\$45,410.00</b>
-----------------	--------------------

**8 Stream Overlook**

<b>Item</b>	<b>Quantity</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Subtotal</b>
Wood Deck	1	LS	\$3,000.00	\$3,000.00
Educational Signage	1	EA	\$4,000.00	\$4,000.00
			<b>Subtotal</b>	<b>\$7,000.00</b>

<b>Sub total:</b>	<b>\$219,498.19</b>
4% Mobilization	\$10,974.91
8% General Conditions	\$17,559.85
12% Construction Contingency	\$21,949.82
<b>Grand Total:</b>	<b>\$269,982.77</b>

KISSICK IN KIND	<b>\$10,000.00</b>
RPC	<b>\$9,500.00</b>
<b>Project Total:</b>	<b>\$250,482.77</b>

Note: The above is NOT a final cost estimate. It is an Order of Magnitude Costs based on Master Plan.  
Assume price escalation of 3% per year from time of cost opinion

KEY

- |                   |                                  |
|-------------------|----------------------------------|
| ea. - each        | sf./f - square foot of wall face |
| lf. - linear foot | cy. - cubic yard                 |
| ls. - lump sum    | sy. - square yard                |
| sf. - square foot | N.I.C. - not in contract         |
| al. - allowance   | Cal. - caliper                   |
|                   | Ht. - height                     |



August 14, 2024

PIAC Committee,

Along with the Coleman Highlands and Volker neighborhoods, we in the Roanoke Neighborhood fully support the Roanoke Park Conservancy's PIAC request for funding of developing a nature play area near the sledding hill and updating the basketball court.

We continue to be impressed with the transformation the Roanoke Park Conservancy has led to improve and elevate Roanoke Park over the past ten years. Our residents - young and old - use and enjoy the park everyday and these proposed improvements will be a welcome addition to our 38-acre jewel.

Parks are important public spaces for the health and vibrancy of a city, and our Roanoke neighborhood homeowners have been energized by the positive impact the improvements to Roanoke Park have made in midtown Kansas City.

Thank you for your consideration of this request.

Sincerely,

ROANOKE NEIGHBORHOOD BOARD OF DIRECTORS

  
Kristin Litrell  
President

*Valentine Neighborhood Association* \_\_\_\_\_  
reach us at [valentineneighborhood@gmail.com](mailto:valentineneighborhood@gmail.com)

August 16, 2024

Dear PIAC Representatives,

We in the Valentine Neighborhood consider ourselves lucky to have Roanoke Park as an important amenity for our residents, and to have the Roanoke Park Conservancy constantly working to better the park. We use the area on a daily basis and fully support this year's funding request for Volker Spring enhancements, renovating the basketball court, and repairing the historic walls that border the park.

The improvements that have been made to Roanoke Park over the past decade have improved the quality of life in our neighborhood. Kansas City's park system makes our city a great place to live, work and play. We are proud that Roanoke Park has become even more of a jewel in the system thanks to the Conservancy's good work.

Thanks for your previous support and for your consideration of this year's request.

Sincerely,

Mary Jo Draper, Secretary

On behalf of the Valentine Neighborhood Association Board



August 12, 2024

Our proximity to Roanoke park is part of what makes Coleman Highlands such an inviting place to live. The more resources that are put into maintaining and improving the park, the greater that value becomes to the surrounding neighborhoods as well as enhancing the overall attractiveness of our urban core.

Roanoke Park Conservancy has worked hard for many years to create and improve park trails as well as ameliorate wildlife habitats through reducing invasive plant species and creating environments like the Coleman Spring pond. They have assisted in improving the playgrounds, park lighting, and so many other things that have made the park a more beautiful and enjoyable place.

Roanoke park is one of our larger city parks and includes many features that require ongoing improvement and maintenance. Even though the Conservancy has already done a tremendous amount of work to enhance the park, there's still much that needs to be done to increase its usability. The Coleman Highlands Neighborhood wholeheartedly supports the request for PIAC funds for the following projects proposed by Roanoke Park Conservancy:

- **Improvements to the south meadow.** This area is across from Westport Roanoke Community Center and is one of the most-used areas of the park.
- **Additional pedestrian lighting.** This will improve park safety and usability.
- **Stamped concrete path next to the windy path.** Currently, park visitors have carved their own "desire path" next to the winding path in the south meadow, which has been a drainage and accessibility issue.
- **Water play features.** With increasingly hot summers, free water play features for kids and families in our city parks are increasingly more important — allowing families to enjoy the outdoors and stay cool. The nearest splash pad to our neighborhood is a very tiny one over in South Westside, with the next nearest one being in Gillham park. Having a water play area adjacent to our neighborhood would be a huge asset.

- **Drainage improvements for tennis/pickleball courts.** The courts are in a low-lying area of the park, so drainage has long been an issue. Improving this situation would help make the courts more usable throughout the year.

We hope that the benefits of these improvements to the surrounding communities will be considered and the Conservancy's PIAC funding request will be granted.

Sincerely,

The Coleman Highlands Neighborhood Association

Stacey Kenyon, President

Brian Gustafson, Treasurer

Uzziel Pecina, Secretary

Sonya Andrews, Board Member

Merritt Benz, Board Member

Stephen Caruso, Board Member

Cathie Chesen, Board Member

Pam Gilford, Board Member

Brian McMillan, Board Member

Shrilon Ortiz, Board Member

Javier Perez, Board Member

Joe Potter, Board Member

Matt Turley, Board Member



Volker Neighborhood Association  
[www.VolkerKCMO.org](http://www.VolkerKCMO.org)

August 30, 2024

Re: Roanoke Park Conservancy PIAC request

Dear PIAC Committee Members,

The Volker neighborhood would like to formally indicate our support for the Roanoke Park Conservancy's 2023 PIAC request to fund Roanoke Park enhancements.

Roanoke Park is a treasured asset for Volker neighborhood residents as well as residents of nearby neighborhoods in Coleman Highlands, Roanoke and Valentine. The park is frequented by all ages enjoying the Karnes playground, sporting facilities, and other amenities.

This year's RPC PIAC request will add enhancements and beautification to the Volker Spring area. This natural spring is adjacent to a "hot spot" for drug use, fires, and unhoused camps, many of which are near resident backyards. The improved visibility and attraction of a small spring pond and recreation area should activate this untapped natural space as well as discourage undesirable activity.

We believe the park and surrounding neighborhoods will be improved with these enhancements and encourage you to fund this investment in our community.

Best regards,

Volker Neighborhood Association

By: 

Patrick Faltico  
Treasurer  
Volker Neighborhood Association