



# Water Tower Park

Redevelopment planning meeting Dec 16<sup>th</sup>, 2024

# Thank You For Joining Us

## Staff Introductions

- Mark Hecker: Assistant Director Parks & Recreation
  - Pat Hennessey: Parks Operations Manager
  - Tyler Fike: Horticulture and Forestry Manager
  - Caroline Bridgwater : MSO Project Manager
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- Luis Ruiz: Director of Parks and Recreation
  - Porter Arneill: Assistant Director Parks & Recreation
  - Roger Steinbrock: Communications Manager

# Timeline

- 2022 - \$125,000 was allocated in the City's 2022 Capital Improvement Plan (CIP) for reconstruction of Water Tower Park
- June 2022: Due to construction delays with the water tower, Water Tower Park was not ready for redevelopment in 2022, and the funding was reallocated elsewhere with plans to submit a new CIP item in future years.
- March 2023: Public engagement continues, including a public survey and neighborhood planning meeting to inform the development of a new Capital Improvement Project for the park
- May 2023: Community discussion of play structures, funding sources, and park layout
- Summer/Fall 2023 Final Park Concept Plan
- Fall 2024: If approved, park improvements will begin after the water tower construction has been completed
- Project was funded as a 2025 CIP project at \$185,000

# 2023 Meeting Recap

## Primary Considerations

- Maintain the character of the park, especially the simplicity.
- Proximity of the park to Hillcrest Elementary and its playground.
- Proximity to the University and its Students
- Play features that are compact but still appeal to a large range of ages
- Minimizing the amount of noise and artificial light

# 2023 Meeting Recap

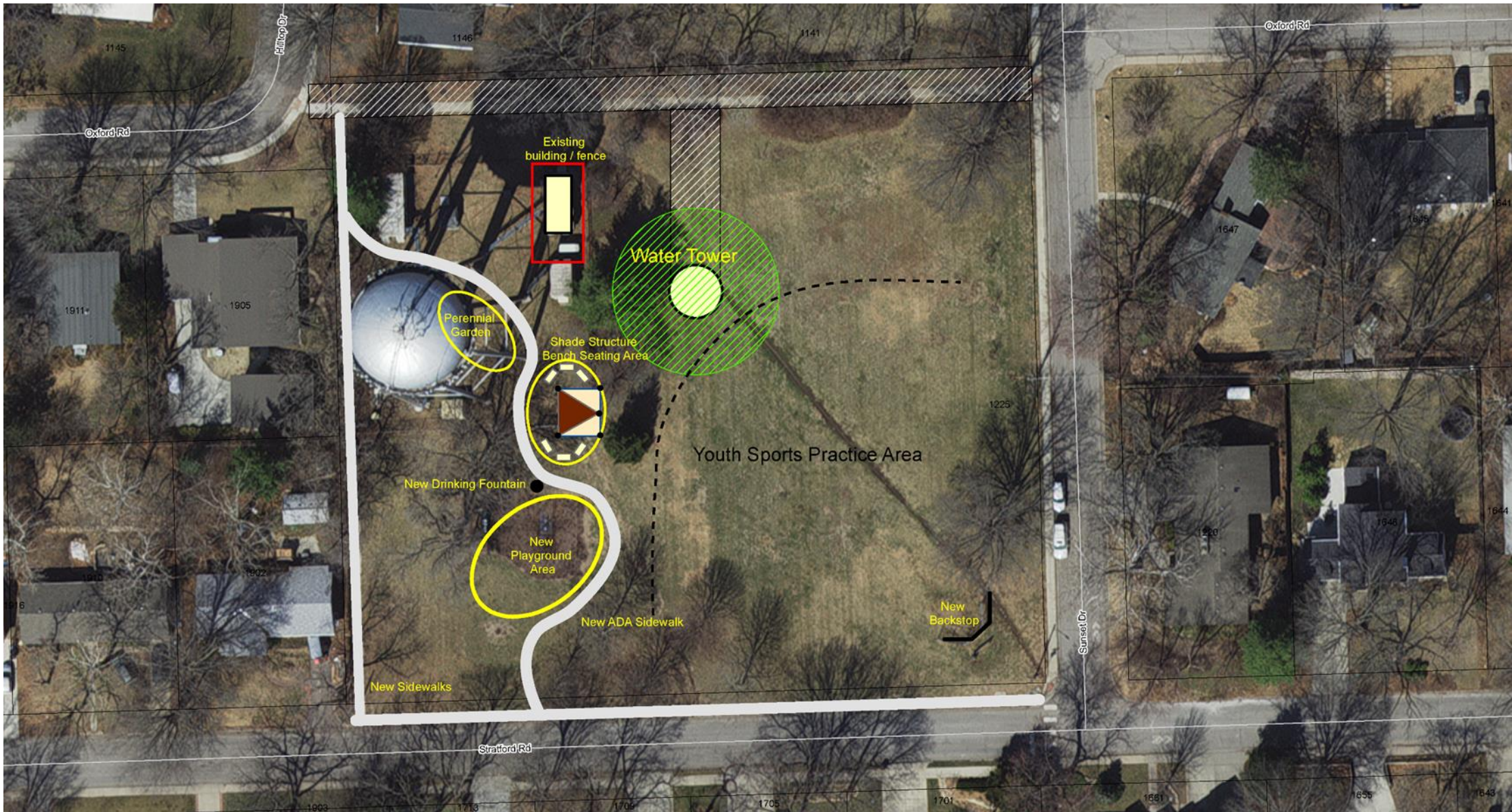
- Playground Equipment
- Backstop
- Pollinator Garden
- Benches and Seating
- Park Trees and Landscaping
- Sail Shade Structure
- Dog Waste Station
- Historic Markers
- Water Fountain (with dog bowl option)

Playground Equipment	\$65,000
Playground Surfacing	\$40,000
Sidewalks	\$30,000
Perennial / Pollinator Garden	\$7,000
Park Tree	\$5,000
Seating Area / Benches	\$8,000
Shade Sail Structure	\$30,000

Estimated  
Project  
Budget  
\$185,000



# Park Layout





Southwest corner of the park looking North





Southeast corner of the park looking north





Northeast corner of the park looking West





Northwest corner of the park looking East





# Northwest corner of Park looking South





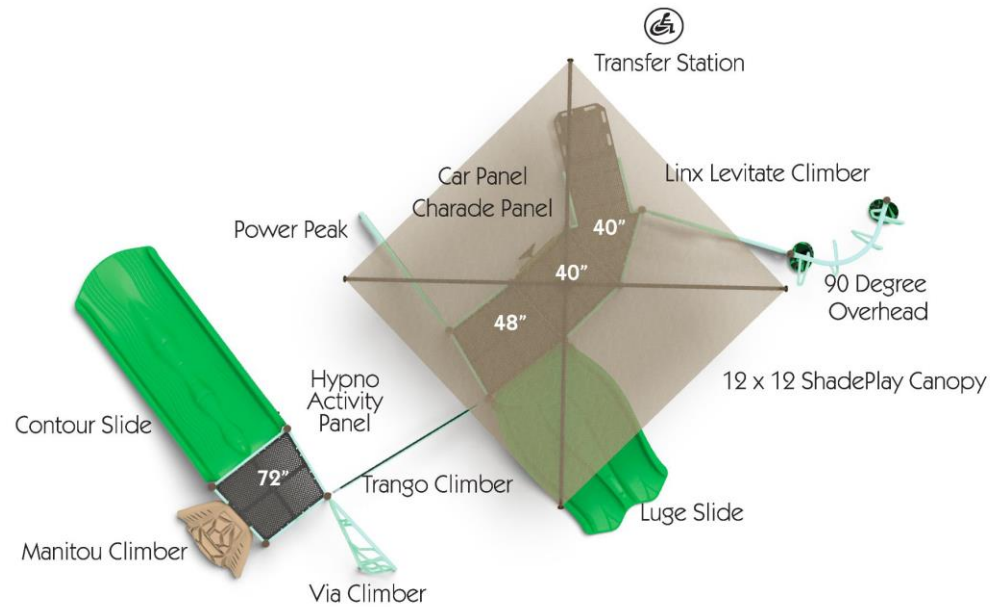
# Playground Priorities

- Compact
- Simple
- Multi-age appropriate
- Quiet

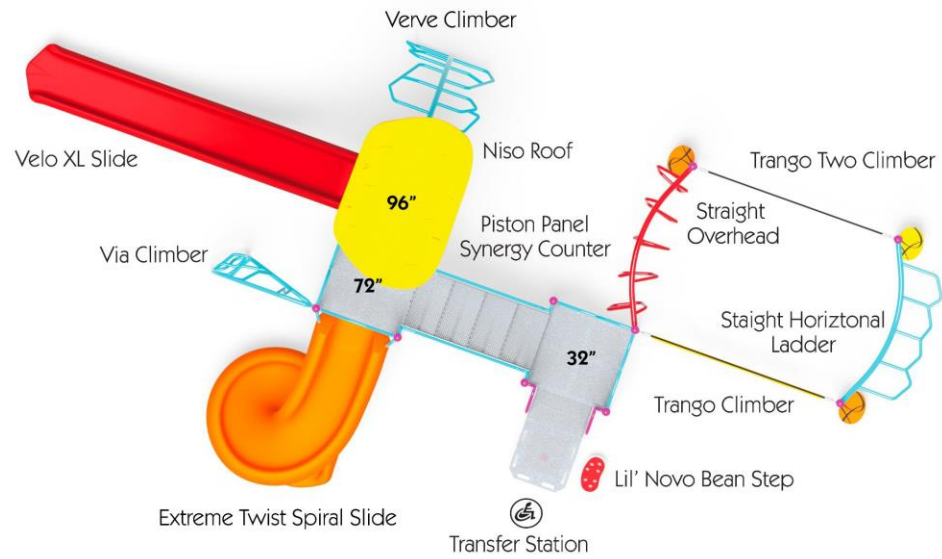




# Playground Option 1



# Playground Option 2

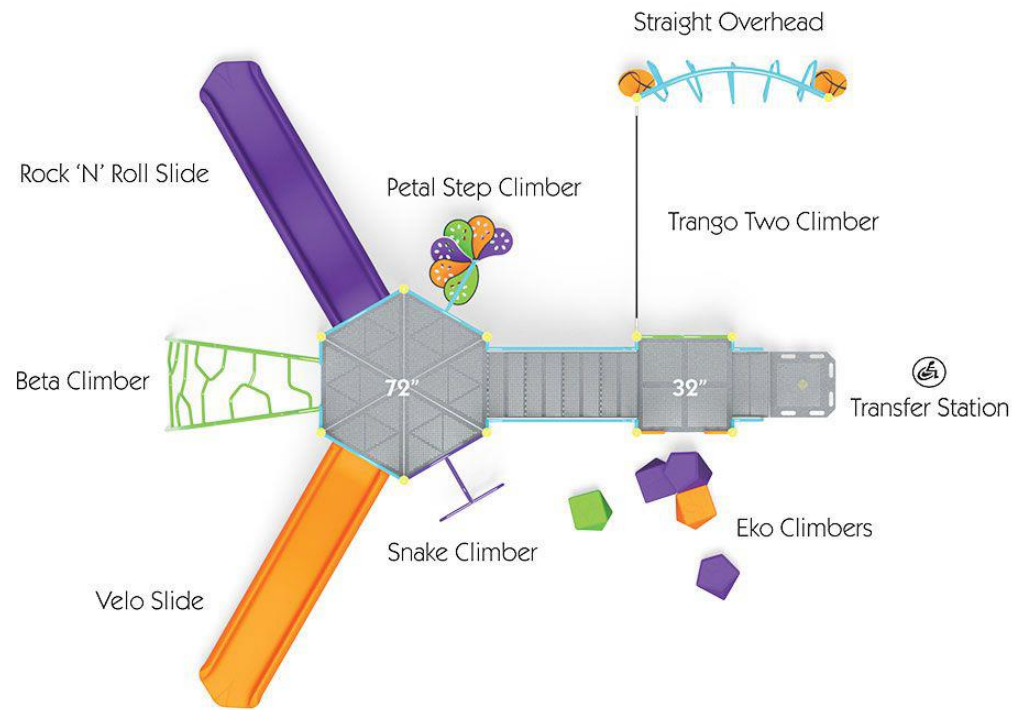


# Playground Option 3





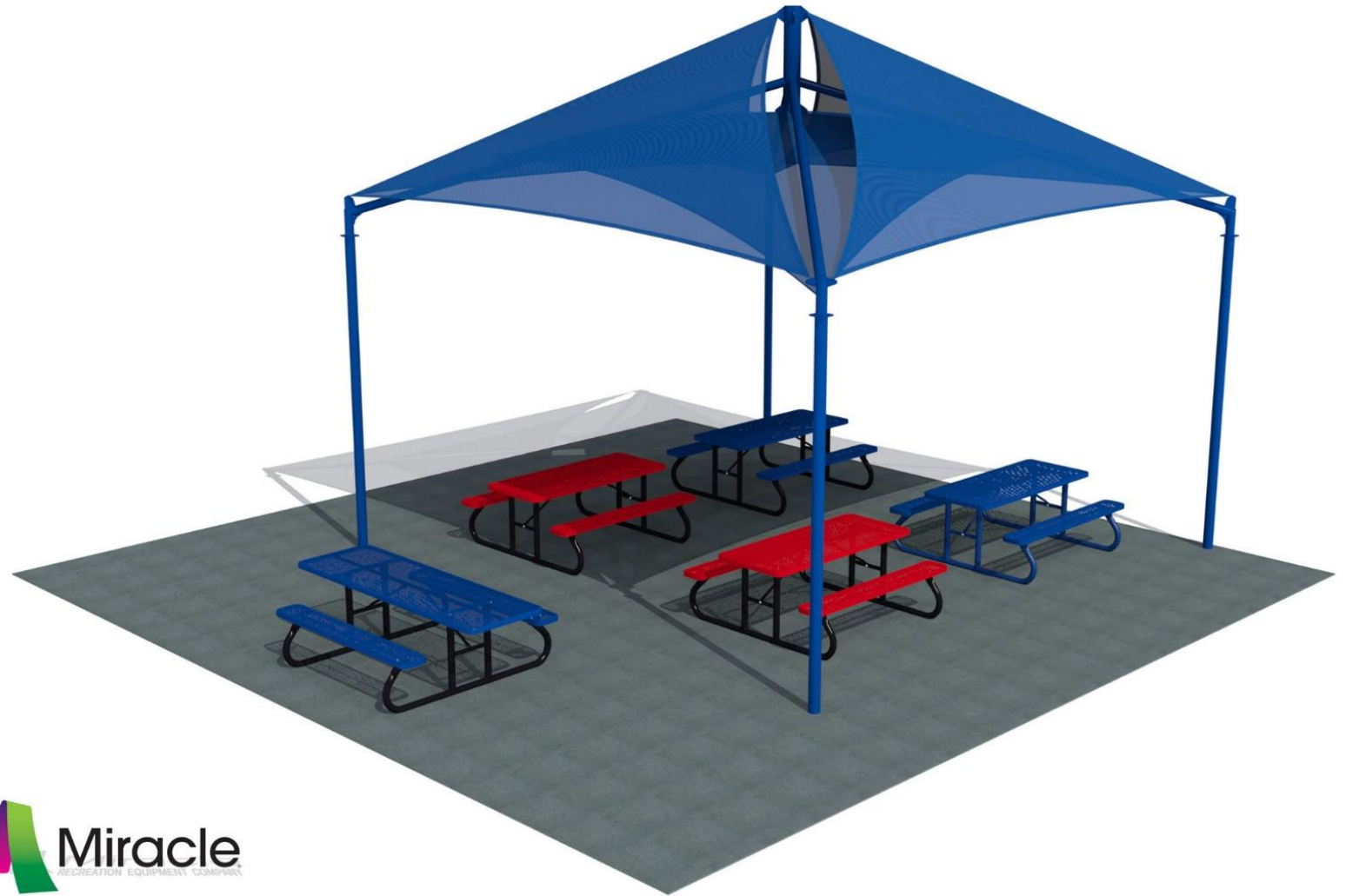
# Playground Option 4



# Playground Option 5



Shade  
Structure  
Option 1





Shade  
Structure  
Option 2



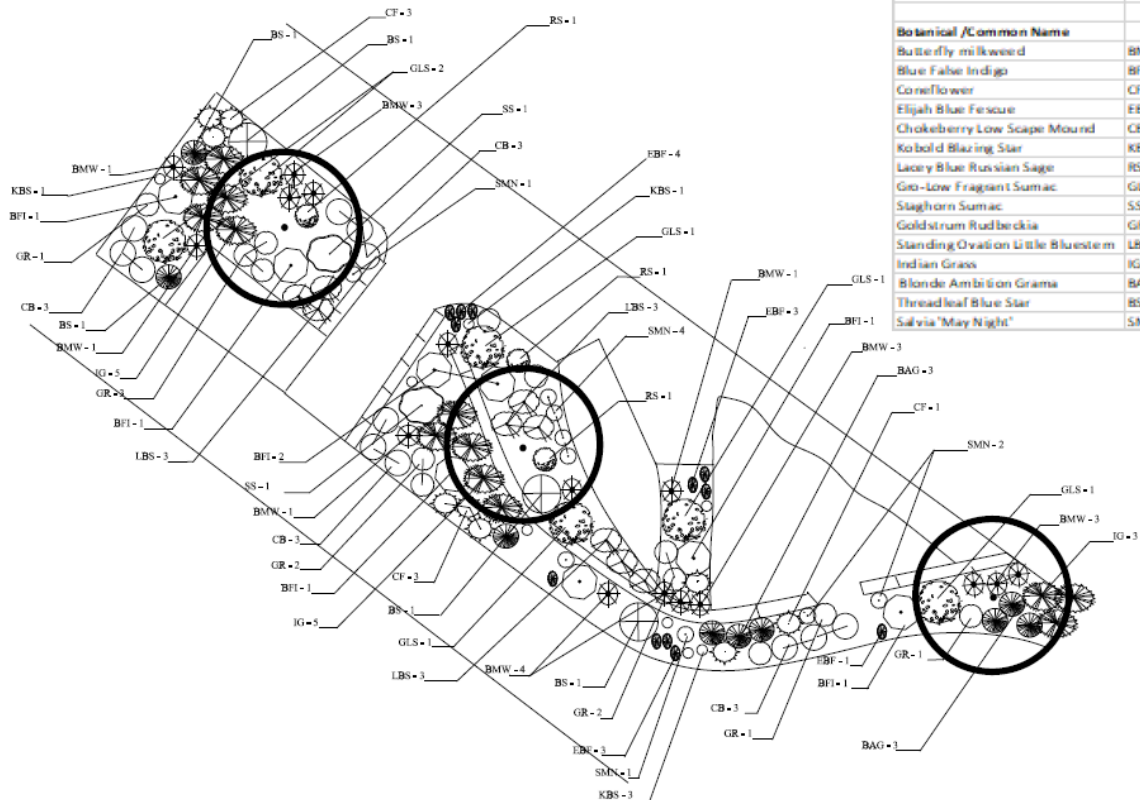


# Perennial / Pollinator Garden





# Perennial Garden



Santa Fe Depot Plant List		
Common Name	Abbreviat	CAL
Red bud		2" Cal
Botanical /Common Name		Size
Butterfly milkweed	BMW	1 gal
Blue False Indigo	BFI	1 gal
Cornflower	CF	1 gal
Elkhart Blue Fescue	EBF	1 gal
Chokeberry Low Shrub	CB	2 gal
Kobold Blazing Star	KBS	1 gal
Lacey Blue Russian Sage	RLS	1 gal
Low Fragrant Sumac	GS	2 gal
Staghorn Sumac	SS	5 gal
Goldstrum Rudbeckia	GR	1 gal
Standing Ovation Little Blue stem	LB	1 gal
Indian Grass	IG	1 gal
Blonde Ambition Gramma	BAG	1 gal
Threadleaf Blue Star	BS	1 gal
Salvia 'May Night'	SMN	1 gal



Drinking Fountain \$4,000- \$9,000 each

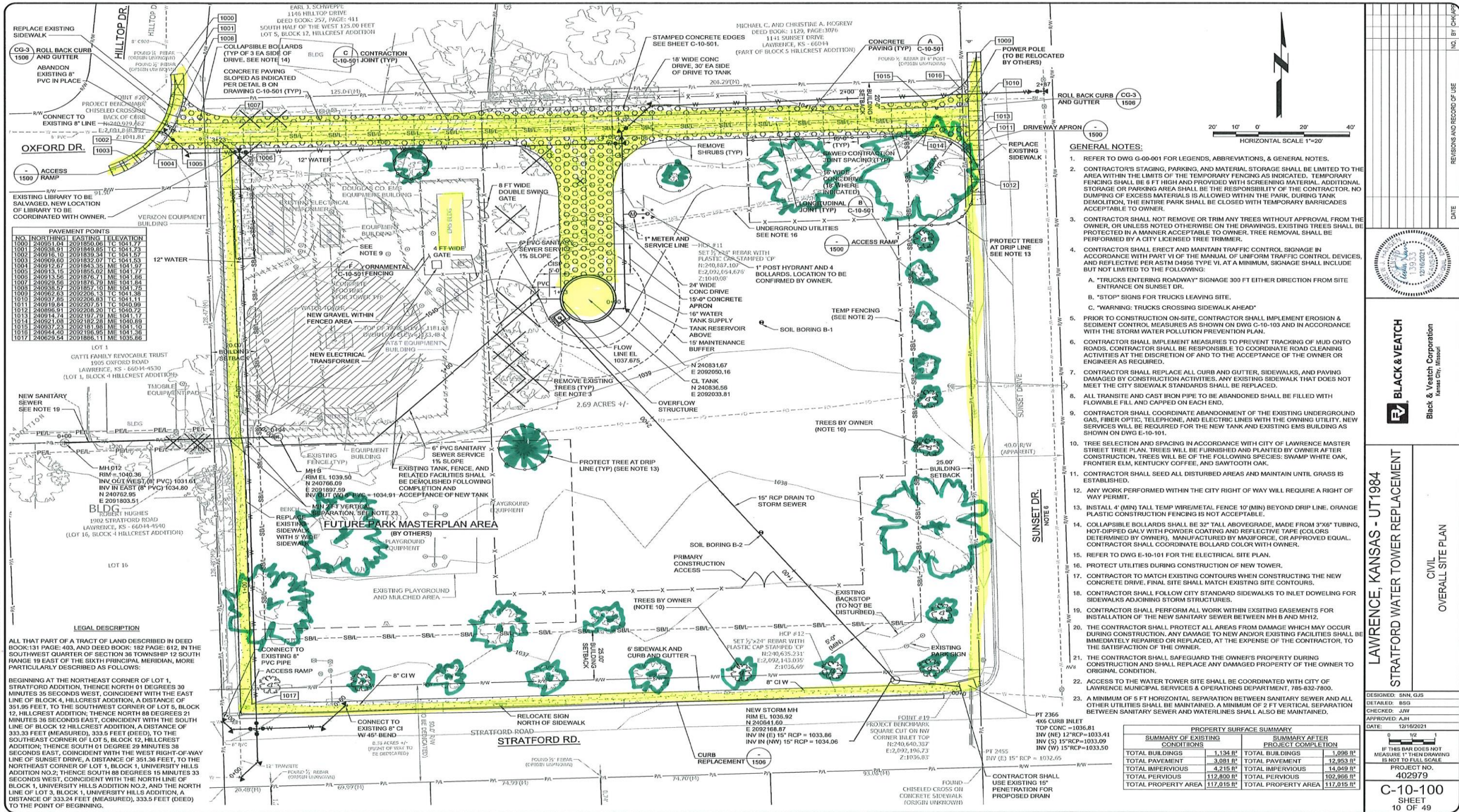




# Benches \$1,500 - \$2,500 Each







ALL THAT PART OF A TRACT OF LAND DESCRIBED IN DEED BOOK 131 PAGE 403, AND DEED BOOK 182 PAGE 812, IN THE SOUTHWEST QUARTER OF SECTION 36 TOWNSHIP 12 SOUTH RANGE 19 EAST OF THE SIXTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1, STRATFORD ADDITION, THENCE NORTH 01 DEGREES 30 MINUTES 35 SECONDS WEST, COINCIDENT WITH THE EAST LINE OF BLOCK 4, HILLCREST ADDITION, A DISTANCE OF 351.95 FEET, TO THE SOUTHWEST CORNER OF LOT 5, BLOCK 12, HILLCREST ADDITION; THENCE NORTH 88 DEGREES 21 MINUTES 36 SECONDS EAST, COINCIDENT WITH THE SOUTH LINE OF BLOCK 12 HILLCREST ADDITION, A DISTANCE OF 333.33 FEET (MEASURED), 333.5 FEET (DEED), TO THE SOUTHEAST CORNER OF LOT 5, BLOCK 12, HILLCREST ADDITION; THENCE SOUTH 01 DEGREE 29 MINUTES 38 SECONDS EAST, COINCIDENT WITH THE WEST RIGHT-OF-WAY LINE OF SUNSET DRIVE, A DISTANCE OF 351.36 FEET, TO THE NORTHEAST CORNER OF LOT 1, BLOCK 1, UNIVERSITY HILLS ADDITION NO. 2; THENCE SOUTH 88 DEGREES 15 MINUTES 33 SECONDS WEST, COINCIDENT WITH THE NORTH LINE OF BLOCK 1, UNIVERSITY HILLS ADDITION NO. 2, AND THE NORTH LINE OF LOT 3, BLOCK 1, UNIVERSITY HILLS ADDITION, A DISTANCE OF 333.24 FEET (MEASURED), 333.5 FEET (DEED) TO THE POINT OF BEGINNING.

- GENERAL NOTES:**
- REFER TO DWG G-00-001 FOR LEGENDS, ABBREVIATIONS, & GENERAL NOTES.
  - CONTRACTOR'S STAGING, PARKING, AND MATERIAL STORAGE SHALL BE LIMITED TO THE AREA WITHIN THE LIMITS OF THE TEMPORARY FENCING AS INDICATED. TEMPORARY FENCING SHALL BE 8 FT HIGH AND PROVIDED WITH SCREENING MATERIAL. ADDITIONAL FENCING OR PARKING AREA SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. NO DUMPING OF EXCESS MATERIALS IS ALLOWED WITHIN THE PARK. DURING TANK DEMOLITION, THE ENTIRE PARK SHALL BE CLOSED WITH TEMPORARY BARRICADES ACCEPTABLE TO OWNER.
  - CONTRACTOR SHALL NOT REMOVE OR TRIM ANY TREES WITHOUT APPROVAL FROM THE OWNER. OR UNLESS NOTED OTHERWISE ON THE DRAWINGS. EXISTING TREES SHALL BE PROTECTED IN A MANNER ACCEPTABLE TO OWNER. TREE REMOVAL SHALL BE PERFORMED BY A CITY LICENSED TREE TRIMMER.
  - CONTRACTOR SHALL ERECT AND MAINTAIN TRAFFIC CONTROL SIGNAGE IN ACCORDANCE WITH PART VI OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, AND REFLECTIVE PER ASTM D4956 TYPE VI. AT A MINIMUM, SIGNAGE SHALL INCLUDE BUT NOT LIMITED TO THE FOLLOWING:  
A. "TRUCKS ENTERING ROADWAY" SIGNAGE 300 FT EITHER DIRECTION FROM SITE ENTRANCE ON SUNSET DR.  
B. "STOP" SIGNS FOR TRUCKS LEAVING SITE.  
C. "WARNING: TRUCKS CROSSING SIDEWALK AHEAD"
  - PRIOR TO CONSTRUCTION ON-SITE, CONTRACTOR SHALL IMPLEMENT EROSION & SEDIMENT CONTROL MEASURES AS SHOWN ON DWG C-10-103 AND IN ACCORDANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN.
  - CONTRACTOR SHALL IMPLEMENT MEASURES TO PREVENT TRACKING OF MUD ONTO ROADS. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ROAD CLEANING ACTIVITIES AT THE DISCRETION OF AND TO THE ACCEPTANCE OF THE OWNER OR ENGINEER AS REQUIRED.
  - CONTRACTOR SHALL REPLACE ALL CURB AND GUTTER, SIDEWALKS, AND PAVING DAMAGED BY CONSTRUCTION ACTIVITIES. ANY EXISTING SIDEWALK THAT DOES NOT MEET THE CITY SIDEWALK STANDARDS SHALL BE REPLACED.
  - ALL TRANSITE AND CAST IRON PIPE TO BE ABANDONED SHALL BE FILLED WITH FLOWABLE FILL AND CAPPED ON EACH END.
  - CONTRACTOR SHALL COORDINATE ABANDONMENT OF THE EXISTING UNDERGROUND GAS, FIBER OPTIC, TELEPHONE AND ELECTRIC LINES WITH THE OWNING UTILITY. NEW SERVICES WILL BE REQUIRED FOR THE NEW TANK AND EXISTING EMS BUILDING AS SHOWN ON DWG E-10-101.
  - TREE SELECTION AND SPACING IN ACCORDANCE WITH CITY OF LAWRENCE MASTER STREET TREE PLAN. TREES WILL BE FURNISHED AND PLANTED BY OWNER AFTER CONSTRUCTION. TREES WILL BE OF THE FOLLOWING SPECIES: SWAMP WHITE OAK, FRONTIER ELM, KENTUCKY COFFEE, AND SAWTOOTH OAK.
  - CONTRACTOR SHALL SEED ALL DISTURBED AREAS AND MAINTAIN UNTIL GRASS IS ESTABLISHED.
  - ANY WORK PERFORMED WITHIN THE CITY RIGHT OF WAY WILL REQUIRE A RIGHT OF WAY PERMIT.
  - INSTALL 4" (MIN) TALL TEMP WIRE/METAL FENCE 10' (MIN) BEYOND DRIP LINE. ORANGE PLASTIC CONSTRUCTION FENCING IS NOT ACCEPTABLE.
  - COLLAPSIBLE BOLLARDS SHALL BE 32" TALL ABOVEGRADE, MADE FROM 3"x6" TUBING, HOT-DIPPED GALV WITH POWDER COATING AND REFLECTIVE TAPE (COLORS DETERMINED BY OWNER). MANUFACTURED BY MAXIFORCE, OR APPROVED EQUAL. CONTRACTOR SHALL COORDINATE BOLLARD COLOR WITH OWNER.
  - REFER TO DWG E-10-101 FOR THE ELECTRICAL SITE PLAN.
  - PROTECT UTILITIES DURING CONSTRUCTION OF NEW TOWER.
  - CONTRACTOR TO MATCH EXISTING CONTOURS WHEN CONSTRUCTING THE NEW CONCRETE DRIVE. FINAL SITE SHALL MATCH EXISTING SITE CONTOURS.
  - CONTRACTOR SHALL FOLLOW CITY STANDARD SIDEWALKS TO INLET DOWELING FOR SIDEWALKS ADJOINING STORM STRUCTURES.
  - CONTRACTOR SHALL PERFORM ALL WORK WITHIN EXISTING EASEMENTS FOR INSTALLATION OF THE NEW SANITARY SEWER BETWEEN MH B AND MH12.
  - THE CONTRACTOR SHALL PROTECT ALL AREAS FROM DAMAGE WHICH MAY OCCUR DURING CONSTRUCTION AND DAMAGE TO NEW AND/OR EXISTING FACILITIES SHALL BE IMMEDIATELY REPAIRED OR REPLACED, AT THE EXPENSE OF THE CONTRACTOR, TO THE SATISFACTION OF THE OWNER.
  - THE CONTRACTOR SHALL SAFEGUARD THE OWNER'S PROPERTY DURING CONSTRUCTION AND SHALL REPLACE ANY DAMAGED PROPERTY OF THE OWNER TO ORIGINAL CONDITION.
  - ACCESS TO THE WATER TOWER SITE SHALL BE COORDINATED WITH CITY OF LAWRENCE MUNICIPAL SERVICES & OPERATIONS DEPARTMENT, 785-832-7800.
  - A MINIMUM OF 5 FT HORIZONTAL SEPARATION BETWEEN SANITARY SEWER AND ALL OTHER UTILITIES SHALL BE MAINTAINED. A MINIMUM OF 2 FT VERTICAL SEPARATION BETWEEN SANITARY SEWER AND WATERLINES SHALL ALSO BE MAINTAINED.

PROPERTY SURFACE SUMMARY			
SUMMARY OF EXISTING CONDITIONS		SUMMARY AFTER PROJECT COMPLETION	
TOTAL BUILDINGS	1,134 B <sup>2</sup>	TOTAL BUILDINGS	1,090 B <sup>2</sup>
TOTAL PAVEMENT	3,981 B <sup>2</sup>	TOTAL PAVEMENT	12,953 B <sup>2</sup>
TOTAL IMPERVIOUS	4,215 B <sup>2</sup>	TOTAL IMPERVIOUS	14,069 B <sup>2</sup>
TOTAL PERVIOUS	112,800 B <sup>2</sup>	TOTAL PERVIOUS	102,966 B <sup>2</sup>
TOTAL PROPERTY AREA	117,015 B <sup>2</sup>	TOTAL PROPERTY AREA	117,015 B <sup>2</sup>

REVISIONS AND RECORD OF USE

DATE

NO.

BY

CHKD

DESIGNED: SNN, GJS

DRAWN: BEG

CHECKED: JNY

APPROVED: A.H.

DATE: 12/16/2021

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE

PROJECT NO. 402979

C-10-100

SHEET 10 OF 49

BLACK & VEATCH

Black & Veatch Corporation

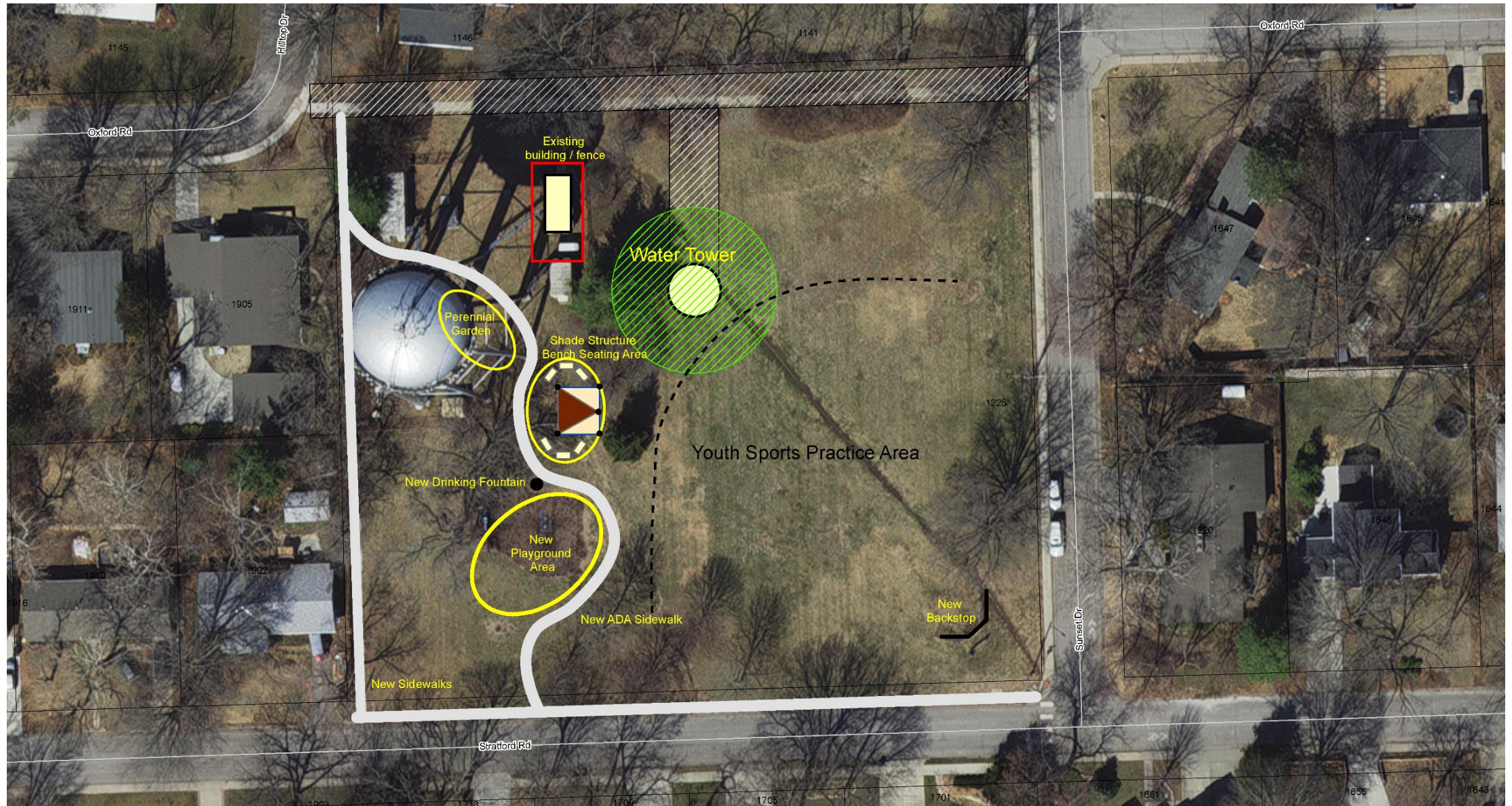
Kansas City, Missouri

CIVIL

OVERALL SITE PLAN



# Park Layout





Playground Equipment	\$65,000
Playground Surfacing	\$40,000
Sidewalks	\$30,000
Perennial / Pollinator Garden	\$7,000
Park Tree	\$5,000
Seating Area / Benches	\$8,000
Shade Sail Structure	\$30,000

Estimated  
Project  
Budget  
\$185,000





# Water Tower Park

Redevelopment planning meeting Dec 16<sup>th</sup>, 2024

# Notes from our December 16<sup>th</sup> Meeting

- Add \$30,000 to the playground budget by eliminating the proposed shade structure.
- Redraw proposed sidewalk to exit the park at the NW corner
- Look at moving perennial / pollinator bed to area near existing building ( maybe add shrubs next to fence )
- Look at pricing higher quality benches and tables as budget allows
- Drinking fountain to include bottle filler, ADA fountain and dog water bowl.
- Replace backstop with similar size fence
- Look at adding electric near the large spruce tree in the center of the park
- Develop a program that would allow donor recognition plaques to be installed on donated benches, tables, drinking fountains.
- Next meeting late January / early February



Playground Equipment	\$85,000
Playground Surfacing	\$50,000
Sidewalks	\$30,000
Perennial / Pollinator Garden	\$7,000
Park Tree	\$5,000
Seating Area / Benches	\$8,000
Shade Sail Structure	\$0

Revised  
Budget After  
December  
16<sup>th</sup> meeting

Project  
Budget  
\$185,000