

An aerial photograph of Marlborough Park, showing a dense canopy of trees with vibrant autumn foliage in shades of yellow, orange, and green. A paved road curves through the lower portion of the image. In the background, a residential neighborhood with houses and a school building is visible under a clear sky.

MARLBOROUGH PARK IMPROVEMENT PLAN



KANSAS CITY
Parks & Recreation

APPROVED OCTOBER 8, 2024 as Park Board Resolution 32654

Acknowledgments

Thanks to all who participated in this process to inform a future for this park that prioritizes the needs of nearby residents, enhances the resilience of its environmental resources, and attracts more Kansas Citians to experience this beautiful park. In addition to a rich public engagement process (see Appendix C for details), a big thank you to the committed members of the Advisory Committee, listed below, for their guidance throughout the planning process, as well as their assistance in communicating with their networks and communities to share information about the process and encourage public participation.

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Chapter 1: Executive Summary



Community Celebration, guided walk

Executive Summary

Purpose

The 18-acre Marlborough Park is the largest of four parks and numerous green spaces in Marlborough neighborhoods, but is the least used by the residents. The KCMO Parks and Recreation Department added this park to its citywide parks system in 1981. Originally, Marlborough Park was 12.25 acres and was heavily wooded. A conceptual plan for the park was drawn with resident input in 1986 including a playground, trail, sled run and five entry points. The last 5.75 acres were added in 1993. Over the last 10 years the Marlborough Community Coalition has applied for PIAC funds to improve the park with a parking lot, picnic shelter, and grill as well as the funding for this Improvement Plan. The park is a uniquely immersive natural space in the park system, and remains heavily wooded, with three stream channels running through it, and steep topography. This is the first improvement plan to assess environmental stabilization and conservation priorities for the park as well as operation and maintenance strategies, and amenity improvements desired by the community. The KCMO Parks Department worked closely with the Marlborough Community Coalition and Marlborough East Neighborhood to create a planning process to meet all three organizations' goals:

- Create a coordinated, holistic, community-guided strategic capital improvement plan for the whole park
- Create a Connectivity Plan to improve access, safety, and programs between neighborhoods and amenities within the park
- Create an Operations and Maintenance Plan for improving capacity and consistency for parks maintenance
- Create a Conservation plan for improving health and resilience of natural resources in the park

Process

The multidisciplinary consultant team intertwined informed community engagement throughout the analysis and design process. The Marlborough Park Improvement Plan process employed a multi-layered community engagement approach that included establishing a diverse Advisory Committee representative of the communities and organizations connected to Marlborough Park; Community Liaison canvassing; Monthly Honeysuckle Removal Work Days; Online Surveys; a Project Website, and three Public Meetings advertised throughout the surrounding neighborhoods. There were over 375 touch points across 18 events, surveys, and meetings.

The three phase planning process began with establishing an understanding of historic and current conditions through data collection, field studies, Parks Department conversations, and community conversations. During phase two, alternative concept designs were developed for the park that preserves the natural features, while restoring the health and function of the streams and creating more accessible paths and uses throughout the park based on the data collected and feedback received during phase one. Feedback on these options were gathered from the neighbors, user groups, and City Departments. During phase three, the conceptual designs were refined and cost estimates were assembled; the Parks-facing tools and deliverables (Operation and Maintenance plan, and Environmental Conservation Plan) were crafted in addition to the Improvement Plan with design concepts and cost estimates.

Outcomes

The planning process brought to light the Community's priorities for Marlborough Park in the context of the social and environmental challenges that surround it. Increased safety of the park is the first priority. Activation of the park by a variety of regular users is seen as the primary way to increase safety. Trails are the most widely used amenities in Kansas City parks, and when designed to be accessible to all ages and mobility needs they can attract new users from the neighborhood, and create easy connections through the park. Clearing invasive plant species is another primary way to increase safety through visibility and access. This environmental conservation strategy already has a strong group of community volunteers.

The final concept design for park, approved by the community, creates clearer access and circulation, activities for all ages specific to local interests, and conservation strategies to restore the health of the waterways and forest. Through intentional phasing of improvements and community programming, this special park in the heart of the neighborhood can become safer and welcoming - providing residents and visitors a connection to nature and recreation that is truly unique to this place of three streams, rocky outcroppings and mature trees

During the final phase of the planning process, the Parks and Recreation Department proposed phasing development in \$1-1.5 million increments that will be aligned with the community priorities and ongoing community development projects, as well as prioritizing safety and sustainability for Marlborough Park. Please read on for more information about findings and outcomes from the committed Kansas City community dedicated to the improvement of Marlborough Park.

Chapter 2: Background



Aerial image, fall 2022, looking north west from south central area in park

Purpose and Goals of the Planning Process

The mission of Kansas City Missouri Parks and Recreation Department (the Parks Department) is to improve the quality of life, health, and wellness of our community by providing socially equitable, community-driven programming and environmentally sound natural resource management.

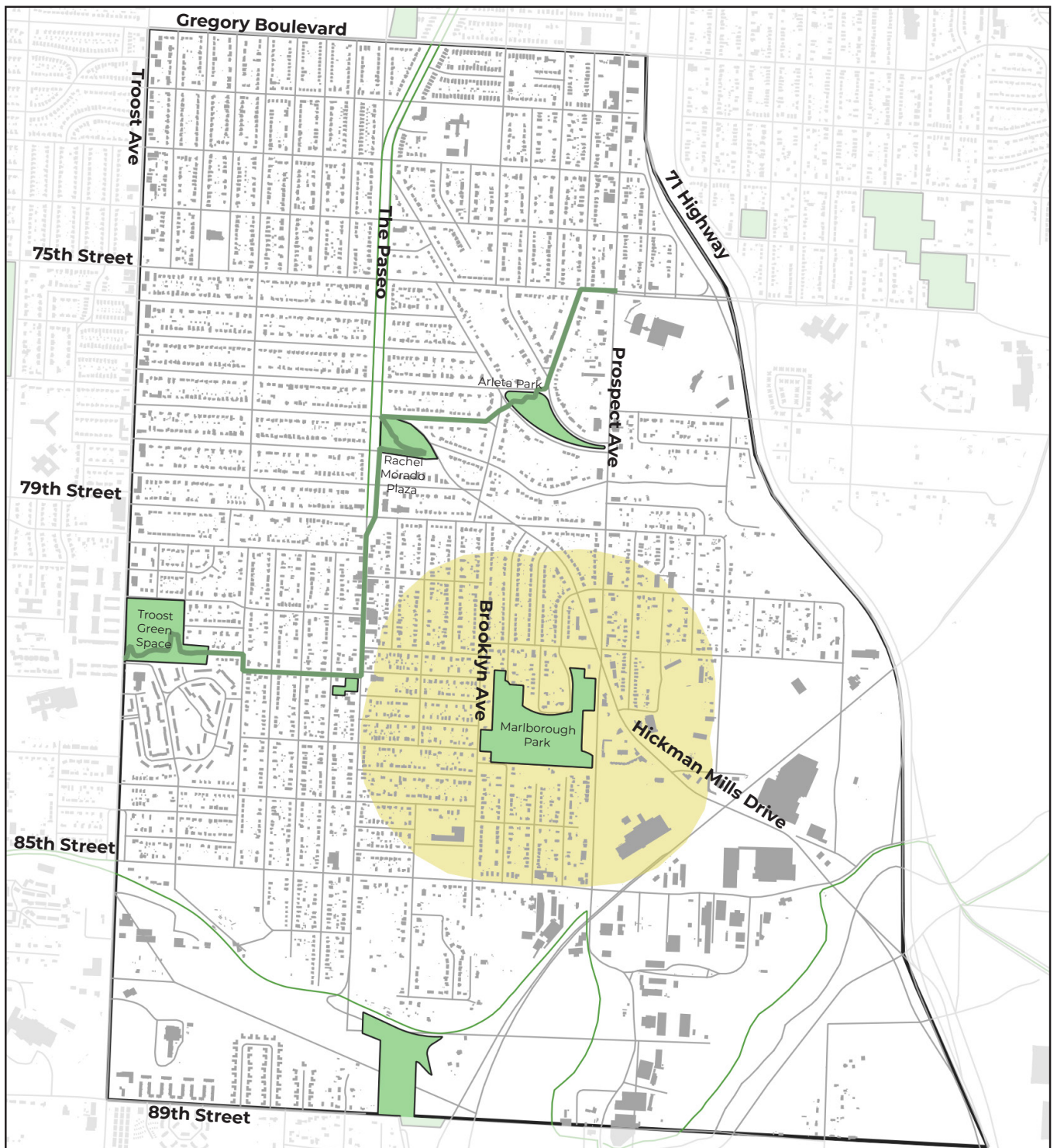
The Parks Department recently asked the KCMO voters to pass a bond to fund deferred maintenance and improvements throughout the parks system. The voters responded with a resounding “Yes!” They are also undertaking a system-wide asset evaluation and strategic planning process, an aquatics facility study, and several individual Park Improvement Plans. This funding, information, and community engagement will set in motion a process to equitably and strategically address how the parks system can better meet the needs of Kansas City communities and use their time and dollars in the ways it matters most.








The Marlborough Community Coalition applied to the City for Public Improvement Advisory Committee (PIAC) funding in 2020 to create a plan for Marlborough Park, the largest and least improved park in the Marlborough neighborhoods. This application was approved by the 5th District Councilmembers and in Fall 2021 a Request for Proposals was issued by the Parks Department for a scope of work that includes a Master Plan for the project area, an Environmental Conservation Plan, and an Operation & Maintenance Plan accompanied by a cost estimate and phasing strategy.

The full Conservation Plan and Operations and Maintenance Plan can be found as Appendices A and C to this Master Plan Document. (See links on Table of Contents)

The consultant was selected by the Parks Department and the Marlborough Community Coalition in partnership, and together they created the following goals for the park planning process:

- Engage and empower the community around the Park’s assets and challenges to find integrated holistic solutions for improved facilities, uses and programs, and community partnerships to care for and improve the park.
- Determine an actionable management and conservation plan and begin to implement it during the planning process.
- Connect surrounding investments in roads, bike lanes, trails, and development to more directly impact the Park.
- Develop a priority funding request list for improvements



- | | | |
|--|--|--|
|  KCMO Parks |  Roads |  Marlborough Green Walk |
|  Structures |  Bike Lanes |  Marlborough Community Coalition Boundary |
|  Buffer around Marlborough Park | | |



Brief History

At the turn of the 20th century, the region known as Marlborough had no legal boundaries but was generally considered the area between Troost and Prospect from 79th to 85th. It was a village of working people, most of whom were employed in Kansas City. In the 1920s the neighborhood boasted a dry goods store, two drug stores, and a grocery store at 81st and The Paseo (then called Woodland). Land in the Marlborough area was subdivided into different neighborhoods, known as Marlborough Gardens, Marlborough Grove, Marlborough Hill, and Marlborough Plaza. From 1922 to 1924 there were 29 cases of typhoid fever from drinking water from a damned up spring in the Marlborough Park area, into which drained the sewage of the community.

Development expanded with the arrival of street cars in the early 1930s. The trolley had a station at 85th and Prospect and served the area until being phased out with the arrival of buses in the late 1930s. By the 1940s the area saw a rapid growth of business with a strip of stores, theaters, a barbershop, and gas stations on The Paseo at 80th. In 1947, Marlborough became part of Kansas City; the city annexed the area between state Line and Indiana from 77th to 85th.

The annexation of Marlborough spurred a change in demographics; in an interview for a story titled “Resilient Marlborough” issued by South Town Magazine, a resident described the effects of social changes as a “transition from a predominantly older population to a younger one, a broader racial mix, and a larger mix of single-parent families.”

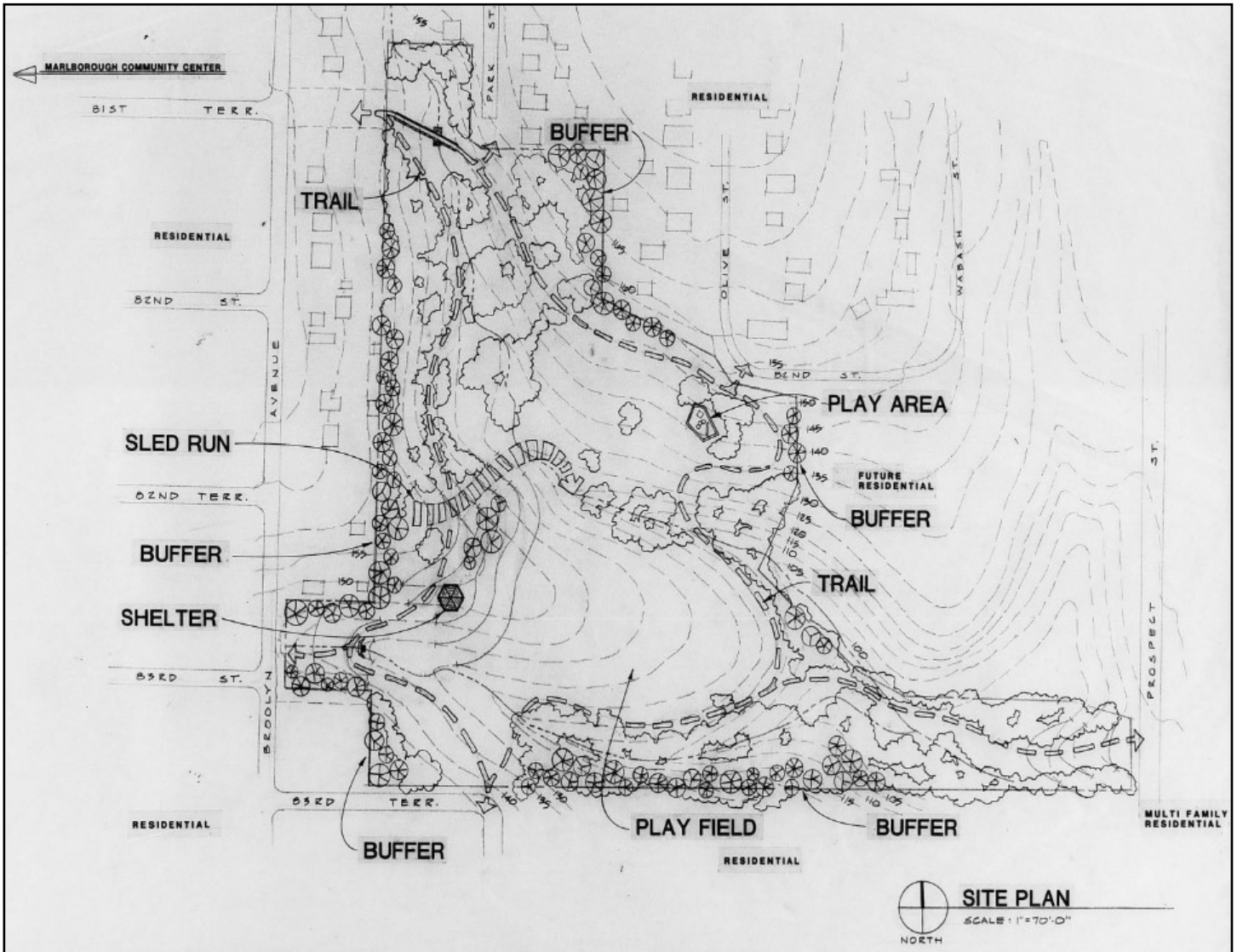
Connection to the area decreased in 1957 with the closing of the Dodson trolley car along Paseo Boulevard to E. 85th Street. Trolley Track Trail is a present-day rails-to-trails project now maintained by the KCMO Public Works that provides a walking and biking path from Brush Creek near the Plaza all the way to the historic Dodson terminus. The Fairyland amusement park was just north of this area but closed in 1977 after severe storms hit the area.

Marlborough Park is an 18-acre park in Kansas City, Missouri. It is located in the South Park District and is part of the 5th Council District. The original 12.25 heavily wooded acreage was purchased by the KCMO Parks Department in 1981 and enlarged to its current acreage in 1993. This land had been platted for a subdivision but was never developed.

After the Parks and Recreation department purchased the park, plans to improve the park were spawned from a neighborhood community meeting in 1986 when park officials asked residents to make suggestions. The park was renamed Marlborough Park at that time. Using \$47,500 in sales tax funding, Parks and Recreation crews cleared and seeded many areas of the park. Additional improvements planned for Marlborough park included a trail around the park, a shelter house, a sled run, and additional landscaping as well as a playground, grills, and picnic tables. The park had five access points:

- Two on Brooklyn
- Prospect
- Olive
- 83rd and Park

Marlborough Community Coalition secured PIAC funds in 2010 for a parking lot and shelter, and in 2020 for a community-guided master plan process. Marlborough Park currently has one shelter with a seating capacity of 24 people. It also has one grill and a water fountain. Today the park is in need of environmental restoration and active programming to make the park safer and usable for the community. Its distinct topography and forested areas could provide opportunities as a unique destination for Marlborough residents to enjoy nature and active recreation experiences close to home.



Ecological Context

This is an excerpt from the Conservation Plan. For the full plan see Appendix A.

Landscape Setting, Geology & Soils

Marlborough Park is located in the Wooded Osage Plains ecoregion, whose native rolling plains host a greater proportion of southwestern plants and animals and more diverse streamside woody vegetation than the Loess Flats and Till Plains to the north.

Topography of this region also tends to be smoother than the till plains of 40a. Marlborough has been developed for so long that the soils today are considered urban.

Watershed Context and Water Features

Marlborough Park is located in the Lower Missouri-Crooked watershed (Hydrologic Unit Code 10300101), which encompasses over 1,727,453 acres and stretches across Kansas, and Missouri. Within the larger basin, the site is in the Brush Creek-Blue River subshed, which is 37,867 acres. The park encompasses the confluence of three small waterways into a low wetland condition that is a locally exceptional habitat for aquatic organisms and amphibians.

Originally, the land of Marlborough Park supported stable channels and a stable valley ecosystem with wetlands and streams. Farming likely changed the way the landscape handled the hydrology, directing more water towards streams. With suburban development, the system became much more flashy and episodic.

Historic Vegetation & Disturbance Regime

Many of the surrounding houses and neighborhoods of Marlborough Park were already constructed in 1934, so the native systems have been converted to urban uses for over a century. Historic vegetation in the vicinity of Marlborough Park varied with landforms and soil types.

The potential natural vegetation is a mosaic of oak hickory woodland and bluestem prairie. These systems are neither treeless prairie nor dense forest, but instead an open vegetation community with grasses, prairie wildflowers, and scattered oak trees and shrubs. Historically, trees covered no more than 30% of the landscape. According to the National Vegetation Classification System Vegetation Association (NatureServe, 2010), typical species include widely spaced bur oak, swamp white oak, post oak, American hazelnut, prairie willow and wild plum, shrubs, and a ground flora of grasses such as big bluestem, little bluestem, Indiangrass, switch grass, and eastern gamagrass, and a wide variety of prairie wildflowers.

The savanna and forest- woodland types formed along a spectrum, with varying tree species and densities according to the landform. Savanna systems are maintained by intermittent disturbance, such as fire or grazing, which reduce the woody plant cover. Without such disturbance, they eventually densify into forests with 100% canopy cover.

Current Ecological Assets and Conditions

Existing Vegetation

The modern forest cover of Marlborough Park includes a mix of hardwood species dominated by maples and oaks with Ohio buckeye (*Aesculus glabra*), Eastern black walnut, (*Juglans nigra*), and Box elder (*Acer negundo*). American Persimmon (*Diospyros virginiana*) and Pawpaw (*Asimina triloba*) are present in the understory, but it is dominated by invasive Japanese honeysuckle, which is choking out native species. The herbaceous layer at the Park is primarily mowed turfgrass. Areas of native and non-native grasses and forbs are relatively small and tend to be in wetter areas. There are some healthy communities of facultative and obligate wetland plants at the confluence of the three drainages.

Topography and Waterways

Two ephemeral drainages that have been repurposed as stormwater channels enter the park at the northwest (Reach A) and northeast (Reach B) corners. They converge with a larger flow (Reach C) that shows up in the National Wetland Inventory and crosses the park west to east in the southern quadrant.

Although each of these waterways is receiving piped stormwater from the surrounding neighborhoods, the topography suggests that they have always been seasonal streams that would dry up annually during dry periods. Where these three converge, there is a wetland whose drainage is impeded by rip rap and transit pathways, creating a durable wet area that provides amphibian habitat and foraging opportunities for birds and small mammals.

Wildlife & Connectivity

Habitat connectivity is one of the core landscape ecology principles that supports natural processes, such as seed dispersal, and contributes to a site's climate resilience. Key characteristics of high-quality habitat and connectivity include patch size, context, and condition. Marlborough Park's isolation from nearby floodplains and forested areas compromise its potential as a wildlife resource, but common urban wildlife including raccoons, foxes, and birds use the site.



Three waterways: Reach A, B and C



Reach B rubble on the hill to Prospect



Reach C as it enters the forested section

Challenges and Opportunities

The 18-acre Marlborough Park is the largest of four parks and numerous green spaces in Marlborough neighborhoods, but is the least known to the residents. In door-to-door surveys of those who live within a quarter-mile of the park, many were not familiar with it as a public park, but as a heavily wooded area where camps of unhoused individuals live. As noted in the Conservation Plan, invasive plant species are dominating the understory of the woodland which makes visibility a challenge and it is also difficult to access and keep clean.

The majority of parcels directly adjacent to the park are vacant and the land use on the east side of the park is primarily Industrial. These factors mean that there are not many people who have a regular view of activity in the park. This lack of visibility and population are often contributing factors to an increase in undesirable activities in parks and neighborhoods. Illegal dumping occurs regularly on the periphery of the park, and several incidents of violent and non-violent crime have been reported. These challenges of public safety inform part of the approach to the improvement plan.

The steep topography, waterways and woodlands are unique opportunities for a more immersive experience in nature as compared to the other green spaces in Marlborough. With a focus on environmental conservation practices, increasing visibility, and programming the park to increase use by several different user groups, there is great likelihood of Marlborough becoming a new neighborhood asset while addressing community safety and health.

Public input on desired amenities for the park have included trails, gathering spaces, and play areas in the park as well as increasing connections to and from this park. Good wayfinding and clear pathways that connect the GreenWalk from the park at 81st and Troost to the pocket park on Paseo and north to Rachel Morado and Arleta Parks, could also extend east to connect Marlborough Park. Increasing the number of entry points, similar to the original plan for the park also creates clearer more accessible entry and views to the park from the east, west, and north sides of the park. Increasing safe pathways on Prospect for walking and biking can create a full loop trail around the park and also connect south to the Trolley Track Trail and farther yet to the Blue River Trail system for biking. Some also advocated for creating clear wayfinding to the Swope Park trails from Marlborough.

The committed volunteers who assist the Parks Department as Park Ambassadors have spent many work days cleaning Marlborough Park. As Marlborough Community Coalition establishes the Marlborough Conservancy, additional support for maintenance, culturally inclusive community programming, and fundraising will improve the value of the public green spaces, including Marlborough Park.

Relevant Demographic Information

The median income of the neighborhood is \$38,987. That is 57% of the City's median income.

About 5% of residents are Hispanic, 20% are White, the majority (72%) are Black.

Attracting new residents:

Over the past 10 years the population has increased slightly (about 4%) - this is significant because in recent decades the neighborhood had been consistently seeing a decrease in residents.

Focus on active transportation (walking and biking):

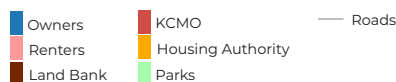
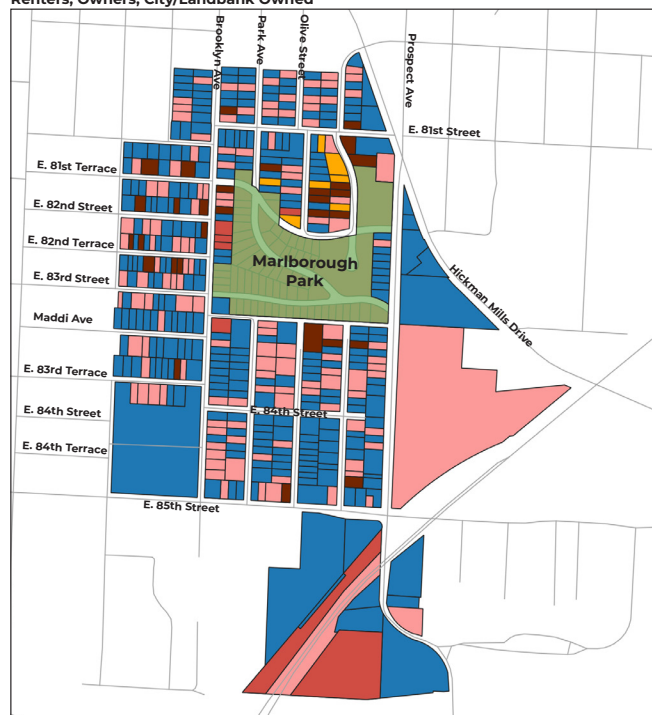
There are 504 households in the neighborhood that do not have a car for their household. (13% of all households)

Focus on health and active living:

There are 1,207 residents without health insurance. That is 12.4% of the neighborhood.

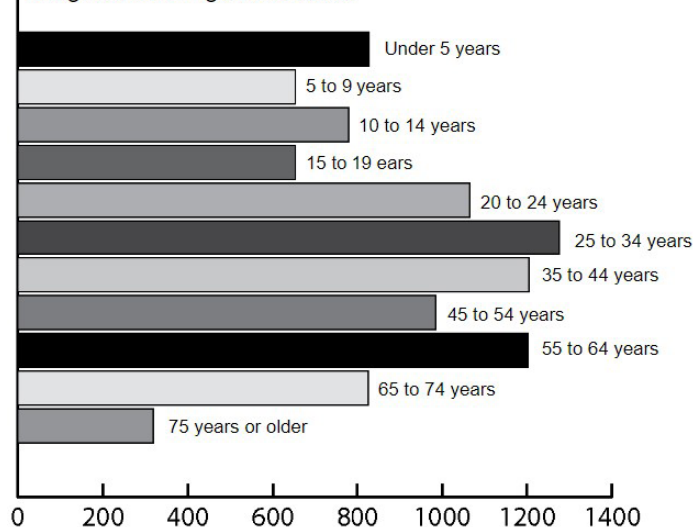
Marlborough Park Adjacent Ownership

Renters, Owners, City/Landbank Owned



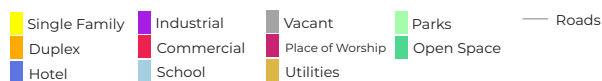
Ownership

Neighborhood Age Breakdown



Marlborough Park Adjacent Ownership

Land Use



Land Use

Planning Process

This planning process for Marlborough Park was designed to provide public-facing tools that document the rich community conversations and the resulting community-guided design and priorities for park improvement. The process also developed Parks Department-facing tools and documentation for their internal teams to use. (See Appendices A-C for the Conservation Plan, Engagement Details, and Operation and Maintenance Plan).

In accordance with the goals of the Marlborough Park Plan, the process is rooted in informed engagement with residents and park users about the value and needs of the park as well as actionable solutions for its near term improvement.

Goals:

- Engage and empower the community around the Park's assets and challenges to find integrated holistic solutions for improved facilities, uses and programs, and community partnerships to care for and improve the park.
- Determine an actionable management and conservation plan and begin to implement it during the planning process.
- Connect surrounding investments in roads, bike lanes, trails, and development to more directly impact the Park.
- Develop a priority funding request list for improvements

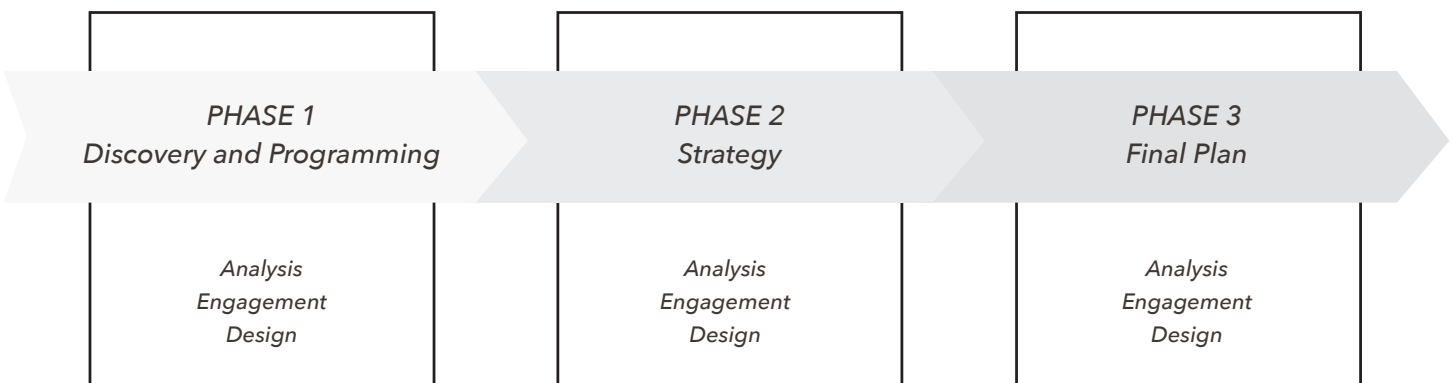
The 12-month long planning process was organized in three phases:

Phase 1 Discovery and Programming (4 months)

Phase 2: Strategy (4 months)

Phase 3: Final Plan (4 months)

Each phase included an iterative cycle of analysis, community engagement, design. The multidisciplinary consultant team worked closely with the Parks Department and the Community Leadership Team to provide expertise in urban planning, engagement, landscape architecture, green infrastructure, ecology, and conservation practices.



Phase One

During phase one, the team collected data on history, existing park conditions, demographics, infrastructure, a topographic survey, drainage, natural resource assets and ecological threats. These elements are critical to developing a plan that is both aspirational and focused on attainable goals. During phase one, multi-layered community engagement began with establishing a diverse Advisory Committee to represent the residents and organizations connected to Marlborough Park. This committee was comprised of 14 individuals including representatives from the Marlborough neighborhoods, representatives from local environmental conservation organizations, and representatives from City Departments. The purpose of this committee was to provide guidance at the milestones of the planning process and to advise on the larger community engagement process. As a body of community leaders, this committee also assisted with outreach on public meetings and providing information and surveys to their communities throughout the process.

Beginning in the first phase of the planning process, and continuing throughout all three phases, meetings with City Department staff were held to inform the planning process with detailed input and data on ongoing city projects and plans. Information gathered from these conversations was integrated into the mapping of the park assets, infrastructure, challenges, and planned projects. The team also attended two neighborhood association meetings to inform residents on the process, share the project website (marlboroughparkplankc.com), and encourage participation in the upcoming park activities, public meetings, and surveys.

At the first Advisory Committee meeting (9.1.22), the analysis of data was shared for feedback and goal setting. The Advisory Committee provided input on what would make this process successful including, addressing safety concerns and illegal dumping, attracting more people to the Park and the process, and connecting the park to a larger trail system. The Advisory Committee also weighed in on suitable uses and priorities for the park such as walking trails and trailheads or additional entry points, clearing views of the park and access to all of the interesting features

such as rock outcroppings and streamways. As the meeting adjourned the Committee had outreach materials in hand to begin inviting neighbors to the first public meeting and two familiarization events in the park: iNaturalist Training, and a Honeysuckle Removal work day.

The iNaturalist Training was facilitated by Heartland Conservation Alliance and showed participants how to use the iNaturalist app on their phones to identify and catalog plant species in the park to create a local resource. The honeysuckle work day in October led to the establishment of a monthly work day through the fall, winter, and spring. The Parks Department led these work days in collaboration with the Marlborough Community Coalition Project Coordinator, and provided tools, herbicide, and training in the responsible use of the herbicide.

The first public event was a Community Workshop held at The Borough (10.20.22). Dinner was served during an introductory presentation and then the attendees organized into three groups facilitated by the consultant team to create park design options using maps, park amenity cut-outs to scale, imagery, and yarn to represent pathways. Common themes across the three groups included enhancing the environmental health and safety while keeping it wild and rugged, and activating the park for a wide variety of users. There were a number of disc golfers in attendance who were enthusiastic about the possibilities in this park and offered to volunteer for honeysuckle work days, and to galvanize the disc golf community around a new course at this park.

After this public event the Consultant Team created an online survey to receive additional input on the same materials and questions presented at the event. The team also identified and trained two community liaisons to go door-to-door in the quarter-mile area closest to the park and survey residents about future uses in the park. The responses received were similar to input received at the Community Workshop (See Appendix B for further details on the results of the survey).

Phase Two

During phase two, alternative concept designs were developed based on the data collected and feedback received during phase one. The second Advisory Committee milestone meeting provided guidance on the concept designs and priorities for improvements that should occur first. There was consensus on the concept that had the widest variety of active recreation amenities in keeping with previous input to attract as many different park users as possible. As they discussed updates to the concept and prioritization, they asked about funding sources and synergies between projects that could pave the way for additional investment. Trails and disc golf had support as priorities especially given the volunteer base for disc golf and its relationship to clearing invasive species for informal pathways. The group advised taking one concept design to the next public meeting with clear diagrams showing all features and costs. Establish expectations for how long implementation usually takes.

The concept design was refined based on the Advisory Committee feedback and additional information garnered from survey data and City infrastructure data. The concept was presented as a whole as well as broken out into distinct elements of Trails, Amenities, and Conservation strategies. This event was an Open House held at the Marlborough Community Center Gymnasium (2.16.23).

Community members could come anytime between 5-7p to provide feedback to the Consultant Team about the Design Concepts as well as connectivity strategies to and from the park. Participants were also asked to vote on prioritized improvements. Trails were the most highly prioritized.

An online survey as well as door-to-door survey by the community liaisons was launched directly after this public event to garner additional input.

Phase Three

During phase three the design and cost estimate was refined, the operation and maintenance plan was drafted with care and safety zones, and the conservation plan was drafted including strategies for the restoration of the streamways, woodland, and turf transition.

The final Advisory Committee meeting (5.2.23) provided input on the final design concept, including how safety and maintenance are addressed, as well as phase 1 projects for the General Obligation bond funding. The Committee also weighed in on the format of the final Community Celebration event and additional feedback on sports courts needed.

The third and final public event was a Community Celebration (5.20.23) held outdoors at Marlborough Park. In addition to final design materials and costs presented, the consultant team received feedback on preferred sports court uses. Lunch was provided and planned activities got the community observing and enjoying the park, including:

- a scavenger hunt
- guided nature tours
- a pilot disc golf course
- a plein air painting class
- and a native plant give-away

Chapter 3:

Planning for Improvement



Community Celebration at Marlborough Park

Improving Marlborough Park

This planning process included opportunities for the community to learn about the Park's health and care, while participating in a community design process to create the park they imagine.

Design Concept Alternatives

Community Workshop

The close collaboration between the Parks Department and Marlborough community leadership set the stage for a community-led design process facilitated by the engagement focused consultant team. The first public meeting was a Community Workshop (10.20.22) where the residents and enthusiastic stakeholders, used the kit-of-parts provided to design Marlborough Park. The consultant team provided guidance on topography and ecological conservation practices that allowed the community to create feasible design concepts.

Each of the community teams at the workshop also described the community priorities of their designs to connect people, improve safety, and activate this beautiful natural space, while conserving it and improving its health. Several residents prioritized nature education programming opportunities as well.

Before the Community Workshop adjourned, community members also provided feedback on the look and feel of potential amenities in the park to guide the consultant team in their next steps of design.

Advisory Committee Selection for Refinement

The consultant team brought two concepts back to the Advisory Committee based on the input and design ideas discussed at the Community Workshop. One was more focused on Activities and the other was more focused on Passive enjoyment of the park and its natural resources. The concepts and amenities were tailored to the topography of the site, including an natural amphitheater, hillslides, and stream crossings, as well as the placement of a disc golf course.

While facets of both concepts appealed to the Committee, they leaned toward Concept 1: Active Recreation. This concept incorporates the most community feedback, and provides opportunities for the widest audiences. It's also possible to include some of the nature-based programming, education and environmental stewardship opportunities that are shown in the second concept as community capacity for programming the park grows.

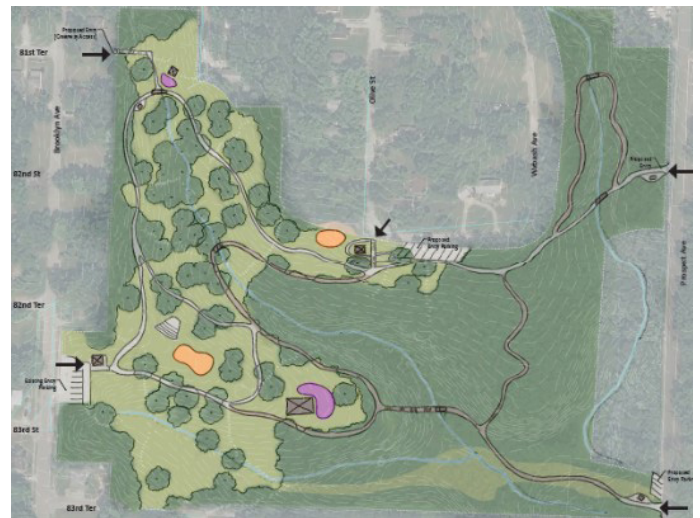
Meanwhile an online survey and door-to-door survey were underway. Once the results of all public engagement on desired uses, and concerns were analyzed, the consultant team moved forward with refinements to Concept 1 for the Community Open House.



Existing Conditions Photos



Existing Conditions Map



Concept 2: Passive Recreation

- Amphitheater/Outdoor Classroom
- Large Picnic/Event Area
- Small Picnic Areas (2 total)
- Large Playground
- Small Playground
- Accessible Paved Trail (.57 mile)
- Nature Trail (.53 mile)
- Edible Landscape Gardens (2)
- Trailheads (3 total)
- 12 additional parking spaces
- Ecological Restoration
- Signage and Site Furnishings
- Water Fountain, WiFi, Cameras

Estimate: \$4,000,000.00





Concept Refinement and Prioritization

The following graphics show the refined concept design for Marlborough Park for public input. The individuals who came to the initial Community Workshop, the Advisory Committee, as well as all Marlborough residents were invited to give feedback on the design.

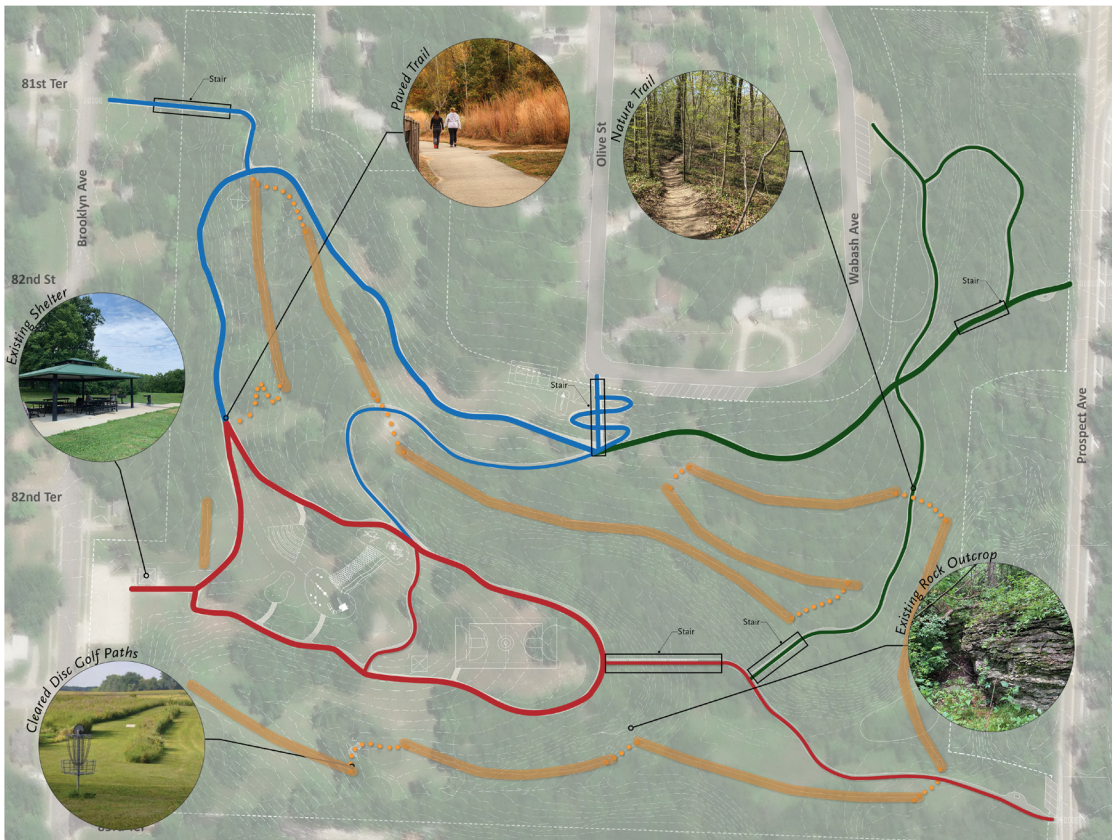
The design is overlaid on the image of the land, the topography lines, and the stream corridors to give context to the placement of trails and amenities. The trails are designed to maximize accessibility while conserving the natural resources. Most amenities are located on the flattest areas of the park, with the amphitheater and hillplay elements using the natural contours of the land. Five entrances are shown with additional parking on Prospect and Olive at new trailheads.

In addition to an in-person Open House event at the Marlborough Community Center an online survey and door-to-door survey with the community liaisons

was launched to assure maximum participation and familiarity with the process and the park.

Participants were also asked to prioritize which elements of the park improvements to build first, to inform the phasing strategy and budget. (See the Cost estimate pp 44-47 for phasing and budget.) The majority of community members prioritized the red trail section first, then blue, then green. For amenities, the majority prioritized Disc Golf first, then the Olive Node, then Hilltop Play, the Dog Park, the Amphitheater for early implementation, with the Pavilion, Sports Courts and Splash pad being prioritized for later phases.





OPTION A

- Accessible Trail - \$170,000
- Accessible Trail Lighting - \$100,000
- Nature Trail - \$3,400
- Stairs - \$24,000
- Prospect Parking - \$14,400
- Prospect Lighting - \$16,000
- 1 Entry Sign - \$8,000
- 2 Wayfinding Signs - \$2,000
- 1 Trailhead - \$20,000
- Furnishings - \$18,000
- 1 Water Crossing - \$4,500

TOTAL: \$515,000

OPTION B

- Accessible Trail - \$195,000
- Accessible Trail Lighting - \$110,000
- Nature Trail - \$2,500
- Stairs - \$32,000
- 3 Wayfinding Signs - \$3,000
- 1 Shelter - \$45,000
- Furnishings - \$15,000
- 1 Water Crossing - \$4,500

TOTAL: \$567,000

OPTION C

- Accessible Trail - \$88,000
- Accessible Trail Lighting - \$50,000
- Trail Lighting near Dog Park - \$28,000
- Nature Trail - \$5,200
- Stairs - \$12,000
- 3 Wayfinding Signs - \$3,000
- 1 Trailhead - \$20,000
- 1 Water Crossing - \$4,500

TOTAL: 180,000

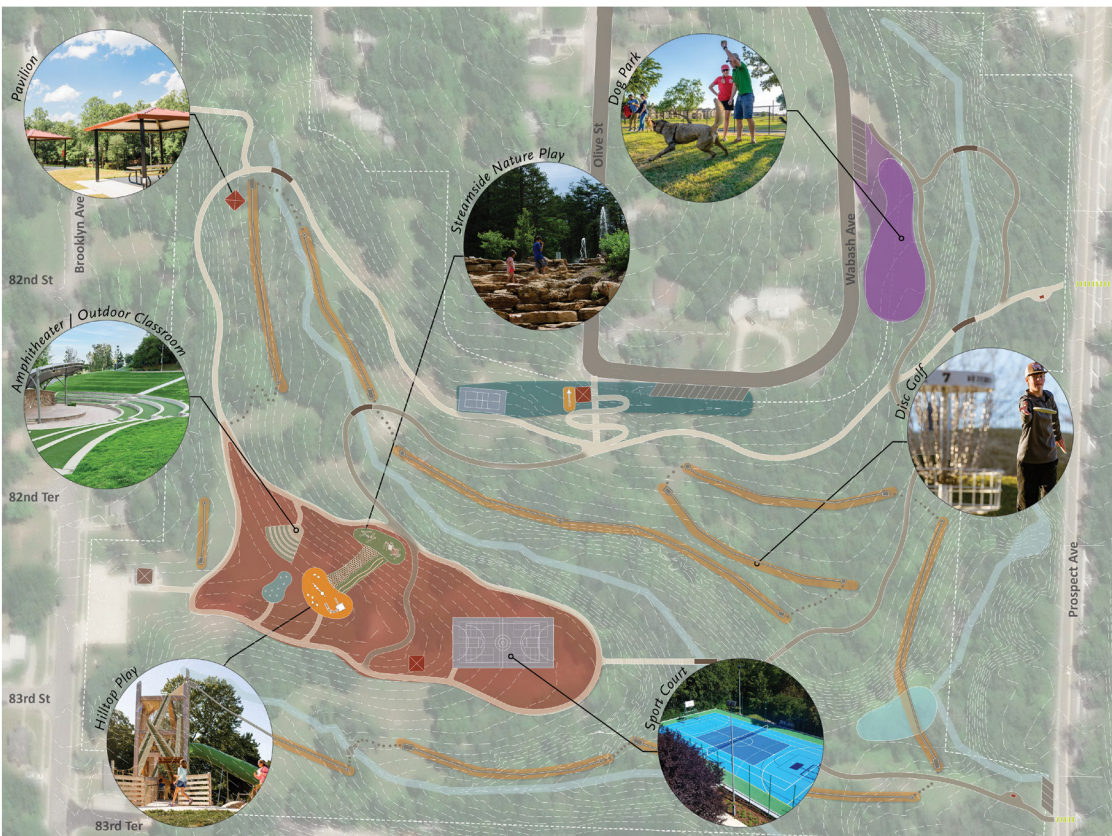
OPTION D

- Nature Path - \$3,500

Potential for Volunteer Assistance

* Total Costs include 20% Mobilization and Contingency Fees

Trails



BROOKLYN ENTRY NODE

Hilltop Nature Play Total - \$485,000

- Hill Climbing Amenities - \$125,000
- Streamside Nature Play - \$185,000
- Amphitheater - \$105,000

Hillside, Stream Play + Amphitheater Total: \$415,000

- Multi-Use Sport Court - \$345,000
- Pavilion - \$170,000

Sport Court + Pavilion Total: \$515,000

Splash Pad Total - \$385,000

*GRAND TOTAL: \$1,800,000

OLIVE ENTRY NODE

- Hill Play - \$115,000
- Parking - \$40,000
- Lighting - \$50,000
- Pickleball Court - \$75,000
- Pavilion - \$70,000

*TOTAL: \$350,000

DOG PARK

- Dog Park Furnishings - \$40,000
- Fencing - \$115,000
- Parking - \$40,000
- Lighting - \$50,000

*TOTAL: \$245,000

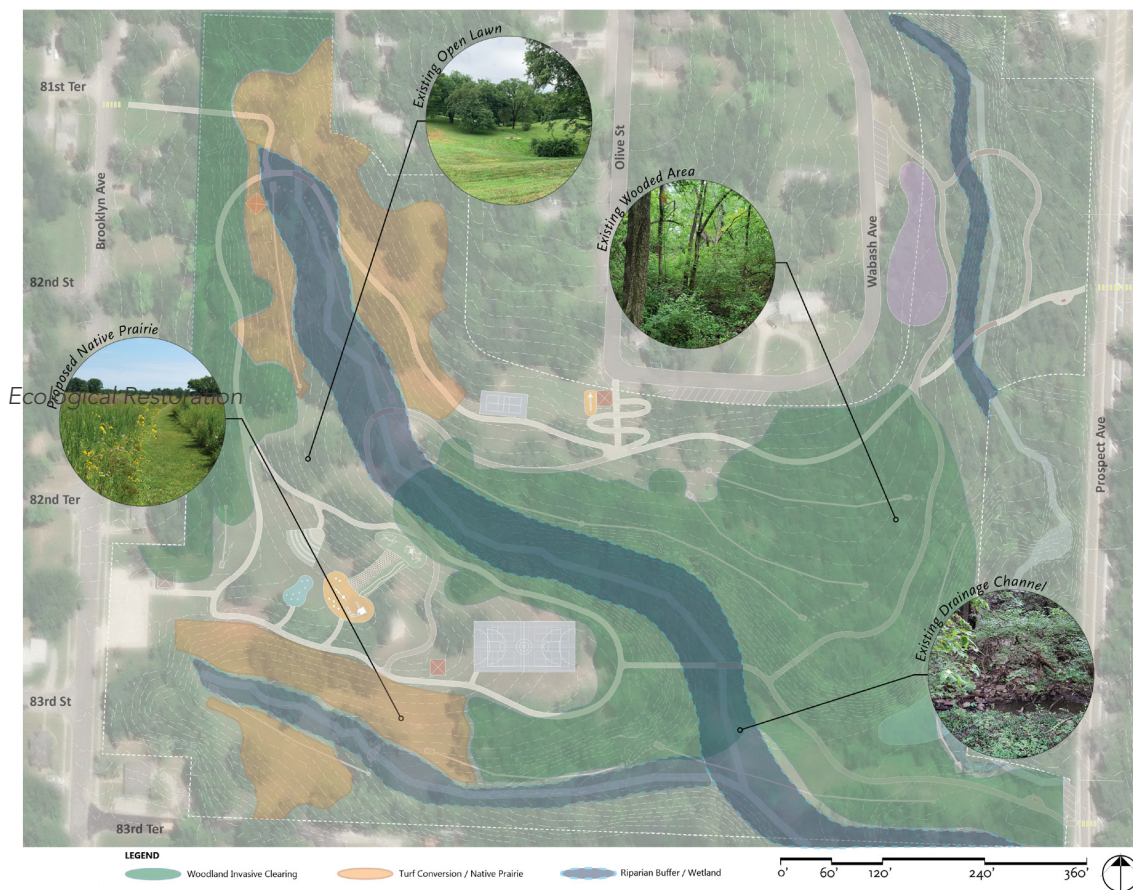
DISC GOLF

- 9 Disc Golf Baskets - \$18,000
- 9 Concrete Pads - \$10,000

*TOTAL: \$28,000

* Total Costs include 35% Mobilization and Contingency Fees

Amenities



WOODLAND INVASIVE CLEARING

Many issues in Marlborough Park such as visibility, safety, ecological health, and water quality relate to the presence of invasive honeysuckle on the site. The planning team, together with KCMO Parks; the Marlborough Community Coalition; and Heartland Conservation Alliance, have hosted several honeysuckle removal events in the park to tackle this problem. More events are planned; however, the plan indicates the extent to which continued management of the woodland areas will be needed to prevent the return of honeysuckle and ensure the park remains a delightful place to gather and recreate.

ANTICIPATED COST: \$80,000

TURF CONVERSION TO NATIVE PRAIRIE

KCMO Parks is pursuing a goal to reduce turf grass in city parks by 5% by 2025. The conversion of turf grass to native landscapes such as prairies reduces the operations and maintenance burden of Parks staff while providing benefits such as improved pollinator habitat, better stormwater management, and increased visual appeal for park users. While these native landscapes take some time to establish, the benefits multiply over the long term.

ANTICIPATED COST: \$75,000

RIPARIAN BUFFER

The stream areas in the park are currently experiencing issues such as dumping and erosion. Initial efforts include the cleanup of glass and debris within the waterways while grant funding is pursued to stabilize and restore the waterways. Riparian buffers are recommended management zones that limit park development and activity near the streams to reduce impact to waterway health. These buffers will take on a more naturalistic character, providing benefits to water quality, reducing erosion, and creating habitat.

ANTICIPATED COST: \$110,000

Connectivity

The Final Concept

For the final phase of refinements to the design, the consultant team walked the site with an advisor from the Missouri Department of Conservation for thoughts on funding and partners, as well as a City Forester to confirm the trail design strategy to conserve the health of as many trees as possible. The civil engineering team member weighed in on the final trail alignment for slope confirmation and the design was completed in information modeling software for greatest accuracy.

The Parks Department reviewed the final design concept, budget, phasing, operation and maintenance draft, and the conservation plan draft. They also provided the GO Bond criteria and scoring for the Phase 1 strategy. This criteria places an emphasis on increasing connectivity to community resources, improving access to public transportation, and increasing accessibility for all abilities. The Parks Department also weighed in on operation and maintenance capacity. In general, the community preferences for first phase projects were supported by the Parks Department in consideration of their capacity and departmental priorities. Following is the high level description of the recommended first phase:

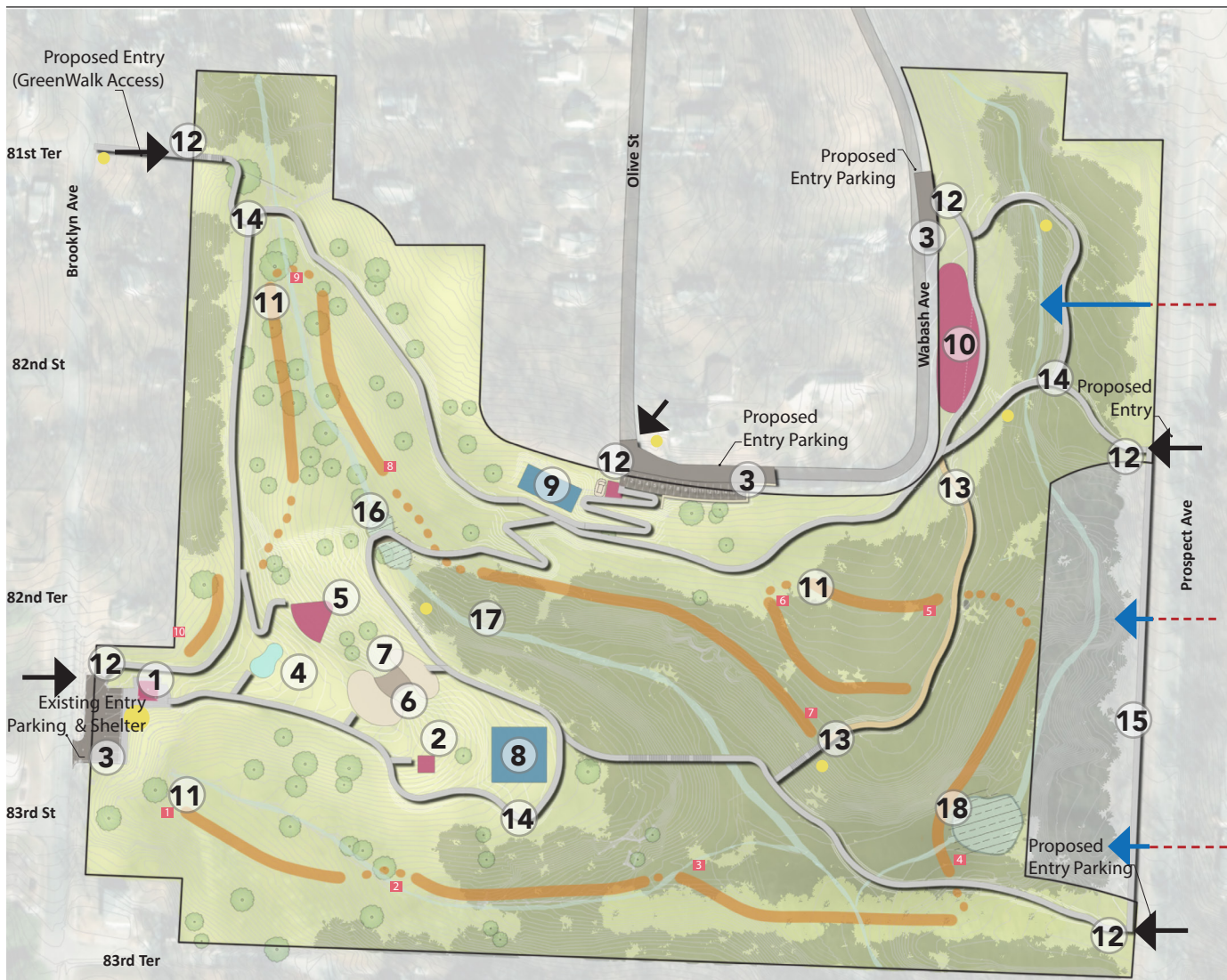
- Environmental Conservation recommendations
- West Trail
- Disc golf
- Olive Node
- Signage

See the cost estimate on pages 46-51.

In the final dialogue with the Advisory Committee about the design and phasing recommendations, the group weighed in on the strategy to increase safety at the park through design, programming and partners. The Advisory Committee agreed that the final design addresses increasing safety through:

- Clearing the views and sight lines
- Regular activities and programming to increase use
- Diversity of uses
- Designating areas clearly so visitors and Parks staff can call in locations of needs
- Implementing lighting after daytime activities are established

On the following pages the holistic approach of the design and implementation is described for each of the major elements, starting with the foundation in environmental conservation (See Appendix A for the full Conservation Plan, and Appendix C for the full Operation and Maintenance Plan)



LEGEND

- Signage Location
- Park Entry
- Disc Golf Holes
- Existing Storm Sewer

0' 60' 120' 240' 360'



CONCEPTUAL DESIGN

QUICK FACTS

- .91 miles of paved accessible trail
- .85 miles of nature trail
- 10 full length disc golf holes
- 2 sport courts
- 6,500 sq ft of play area
- 3 additional covered shelters

KEY

1. Existing Shelter
2. Small Shelter with Hillside
3. Parking
4. Splash Pad
5. Amphitheater
6. Hilltop Nature Play
7. Hilltop Stream Play
8. Sports Court
9. Pickleball Court
10. Dog Park
11. Disc Golf
12. Trailhead
13. Nature Trail
14. Accessible Walking Path
15. Prospect Ave. Sidewalk Project
16. Stream Crossing Improvements
17. Urban Stream Conservation Projects
18. Constructed/Enhanced Wetland Project

COST AND PHASING

Phase 1:

- Ecological Conservation (except for prairie conversion): \$187,000
- West Loop Trails and lighting: \$653,000
- West signage and site furnishings: \$61,000
- Olive Node amenities: \$443,000
- Disc golf and nature trails: \$76,000

Phase 1 total: \$1,420,000

Phase 2:

- Ecological Conservation: \$234,000
- Paved trails, connectivity, and lighting: \$968,000
- Prospect parking area: \$41,000
- Signage and furnishings: \$68,000
- Nature trails and pathways: \$7,000
- Brooklyn Nature Playscape: \$590,000

Phase 2 total: \$1,908,000

Phase 3:

- Brooklyn sports courts and pavilion: \$320,200
- Amphitheater + Outdoor classroom: \$99,000
- Dog Park: \$308,000
- Streamside Playscape: \$185,000
- Splash Pad: \$449,000
- Additional walk connections: \$203,000

Phase 3: \$1,564,200

GRAND TOTAL: \$4,892,200



— Woodland Invasive Clearing
 — Turf Conversion / Native Prairie
 — Riparian Buffer / Wetland



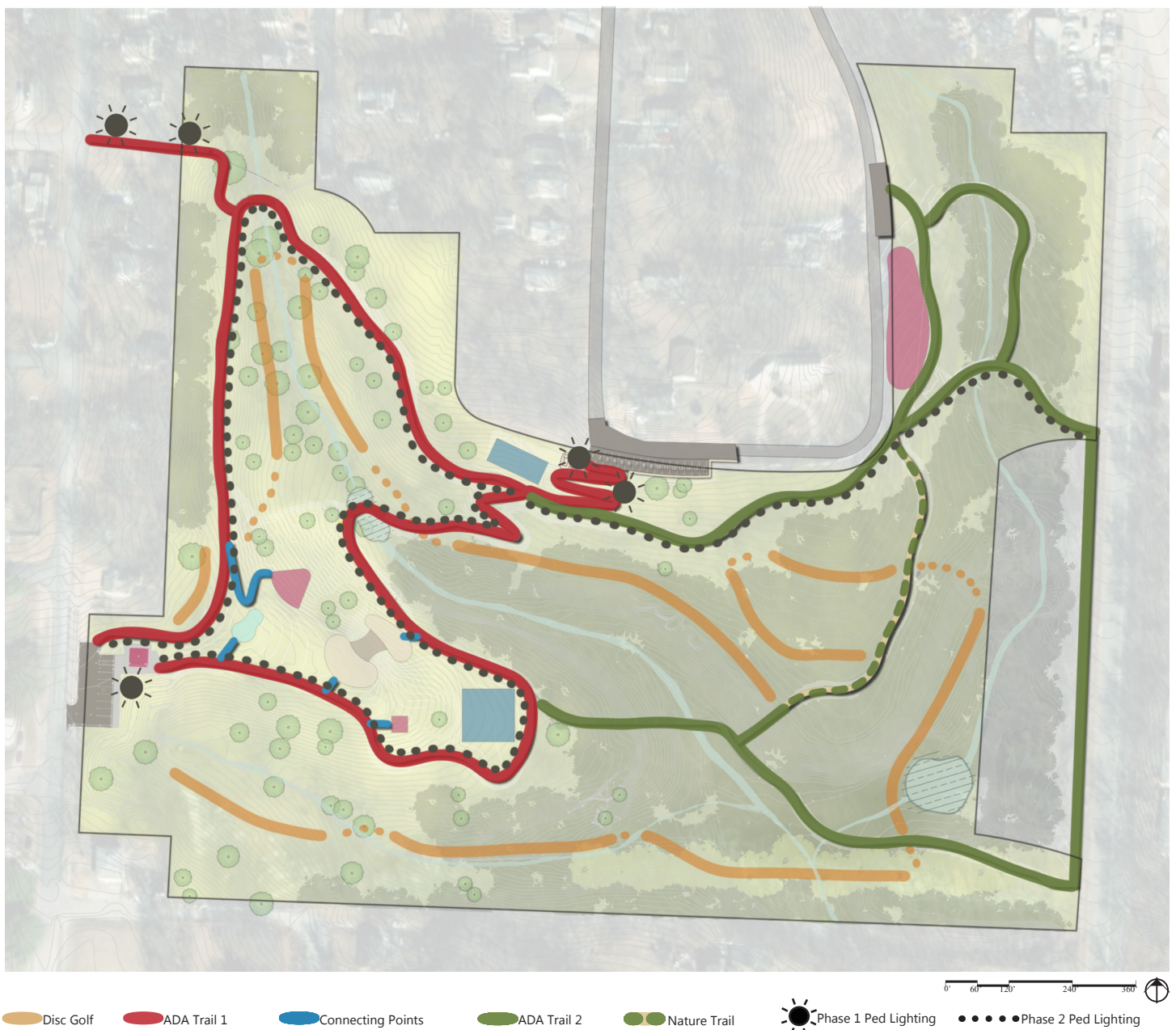
Environmental Conservation

This parkland is at the confluence of three streams. The approach to the conservation plan includes:

- Understanding the native vegetation
- Understanding the shape and status of the original waterways
- Looking for opportunities to support the native vegetation and waterways

The implementation of the conservation plan will focus on restoring health while increasing park safety for neighbors and users in the following ways:

- Prioritize control of invasive species and replanting with a diverse palette of hardy natives for visibility and ecological value
- Reduce need for mowing by identifying opportunities for turf conversion to native plantings and lower mowing frequency
- Emphasize stream clean up and controlling stormwater upstream
- Be aware of flow volume, water quality, and erosion for grant opportunities



Trails

Trails are often the first new amenity in an improved park. Accessible walking and biking trails create opportunities for people of a wide variety of ages and abilities to enjoy the park together. The design of the trail loops and segments also increase visibility across the park, and connect to the streets surrounding the park.

The majority of Marlborough Park’s trails are designed to be accessible to everyone, whether in a wheelchair, stroller, or on foot. A few segments of the eastern trails (shown in a narrower line weight and designated Nature Trail) navigate steep hills and are not wheelchair accessible.

Marlborough Park’s connected trails are defined in three different areas of the park. By establishing these subzones of the park, reporting issues of cleanliness and safety can be streamlined and more easily managed by the KC Parks crews and neighborhood volunteers.



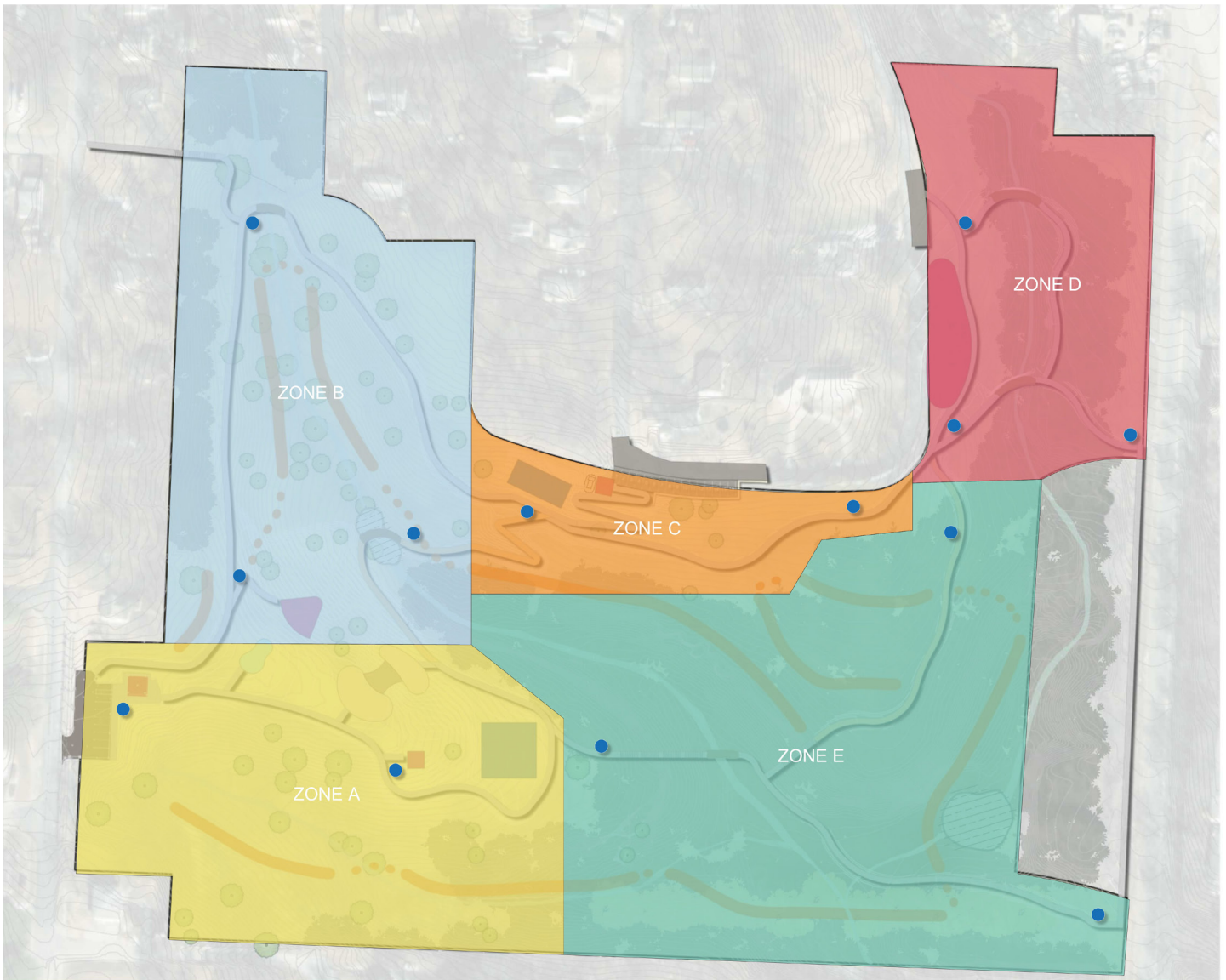
Amenities

The amenities shown in this concept design are directly based on feedback from the community. The design and placement of the amenities is carefully considered to:

- Maximize visibility
- Minimize conflicts with steep hills, so as to be as accessible to as many people as possible
- Prioritize ease of maintenance on the first phase of improvements

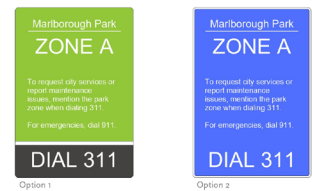
The selection of a wide variety of park amenities is also intentional to attract a wide variety of park users, both from the neighborhood and visitors who are interested in the specific uses such as a disc golf course and the dog park. Similar to the trail network, these improvements are shown as zones or nodes, to streamline reporting of issues relating to cleanliness and safety.

New trash receptacles will also be placed in locations easy for KC Parks crews to reach and in plain view of park visitors. Building a regular volunteer base for park cleanup and care will be essential to the success of Marlborough Park for the long term.



Zone Diagram

See Appendix C: Operation and Maintenance Plan for addition information on zone designations for maintenance and safety initiatives.



Example signage options for indicating maintenance zones. These options convey the intent of signage only and are not final designs. Signage should conform with KCMO Park and Recreation standards.

- Legend**
- 311 Signage Location

Final Feedback

As the community celebrated together at the final public gathering of this process, the consultant team collected additional feedback to make sure that this plan reflected what they had been telling us they wanted. The community said “Yes!” and look forward to seeing this implemented as quickly as possible. Many youth were excited for the possibility of having a gathering space for programs, gathering, and playing in nature.

The team collected input on the community’s ideas for sports courts that would get the most use. Many expressed interest in a flexible hard surface that could be used for basketball, futsal, pickleball, or roller skating, and others thought that a small skate park/pump track would be a new amenity in the neighborhood that would get alot of use. Comments also showed a great deal of support for an outdoor classroom for community programming.



Chapter 4:

Implementing the Plan



Volunteer Honeysuckle cleanup day in Marlborough Park

What Comes First?

Some projects related to the Marlborough Park Improvement Plan are already underway with invasive species removal and educational park programming, but you may wonder, “How long will it take to implement this plan?”

Most park plans take at least 10 years to fully implement. Starting the implementation of a large urban park plan begins with a strategy that builds on community priorities and existing assets. Every step of the implementation process must involve the surrounding neighborhoods and stakeholders in their use of the spaces and growing the state of health and vibrancy of this park through their involvement.

Not only does ongoing engagement empower the community members and increase quality of life through greater use of these public spaces, but it also increases a sense of ownership, stewardship, and pride of place. The community members become partners with the Parks Department in making this the inspiring parkland they want it to be - Safe, Clean, Environmentally Healthy, Connected, and Active.

Each step forward, small or large, should show a clear connection to the big community vision for Park, and create growing momentum through involvement and investment.

As the community and partners think big, Marlborough Park is in a key location to connect to several trail systems including Trolley Track, Blue River, and Swope Park so this plan to improve connectivity within the park could just be the beginning of a wider connectivity plan!

The Marlborough Community Coalition is working to establish a Marlborough Conservancy which will continuously improve the value of City and Coalition owned public green spaces, including the GreenWalk and the portion of the Trolley Track Trail between Troost and Prospect, as ecological and socially sustainable assets contributing to the health of the Marlborough community and the city’s environment overall.

In the pursuit of establishing the Marlborough Conservancy, the Marlborough Community Coalition invited a group of conservation experts to join an Environmental Advisory Board (EAB) that established a baseline for conservation efforts in each of Marlborough’s parks and green spaces, and recommendations for the first five years of improvements. The EAB agreed that the priority for Marlborough Park should be to eliminate the honeysuckle. The first year of conservation, education, and engagement recommendations are below:

- Continue removing invasive species—honeysuckle and ailanthus (Tree-of-Heaven).
- Consider hosting a community Arbor Day event in April (City event will be in Loose Park) MDC could offer free tree seedlings for giveaway.
- Consider applying for CommuniTree to plant trees along creek and elsewhere in park where the Improvement Plan does not have future infrastructure; this would require someone to water the trees and possibly protect from wildlife damage.
- Consider applying for MDC Community Conservation cost-share for any of the following: invasive species removal, riparian plantings, turf conversion to prairie
- CCF Neighborhood Rising Fund could pay for memorial replacement.
- Potential community engagement: arboretum, walnut tree tapping, forest bathing/walk events, short courses on trees at community center by MDC.

Iterative Cycle of Implementation



Cost Estimate

Based on Preferred Concept as of 5/22/23

Phase 1

Ecological Restoration

Item	Quantity	Unit	Unit Cost	Subtotal
Honeysuckle Removal/ Woodland Restoration	250,000	sf	\$0.40	\$100,000.00
Waterway Restorations Reaches A & C	37,750	sf	\$1.00	\$37,750.00
Subtotal				\$138,000.00
35% Fees, Mobilization, Contingencies				\$49,000.00
Total				\$187,000.00

Paved Trails and Park Connectivity:

Item	Quantity	Unit	Unit Cost	Subtotal
6" Concrete Pavement (7' wide accessible walk)	3,035	lf	\$130.00	\$394,550.00
Trailhead Surfacing	150	sf	\$12.00	\$1,800.00
Trailhead Furnishing	1	al	\$3,000.00	\$3,000.00
Pedestrian Lighting	5	ea	\$5,500.00	\$27,500.00
Northwest Stair	50	lf	\$300.00	\$15,000.00
North Stair	55	lf	\$300.00	\$16,500.00
Permatrak Water Crossing Reach A	20	lf	\$1,200.00	\$24,000.00
Subtotal				\$483,000.00
35% Fees, Mobilization, Contingencies				\$170,000.00
Total				\$653,000.00

Signage and Site Furnishings:

Item	Quantity	Unit	Unit Cost	Subtotal
Benches	3	ea	\$2,000.00	\$6,000.00
Picnic Tables	3	ea	\$1,500.00	\$4,500.00
Trash Receptacles	9	ea	\$1,000.00	\$9,000.00
O+M Zone Signage	6	ea	\$1,000.00	\$6,000.00
Wayfinding Signage	2	ea	\$1,000.00	\$2,000.00
Trailhead Signage	1	ea	\$7,000.00	\$7,000.00
Entry Signage	1	ea	\$10,000.00	\$10,000.00
Subtotal				\$45,000.00
35% Fees, Mobilization, Contingencies				\$16,000.00
Total				\$61,000.00

Olive Node:

Item	Quantity	Unit	Unit Cost	Subtotal
Surfacing	500	sf	\$20.00	\$10,000.00
Furnishings	1	al	\$10,000.00	\$10,000.00
North Court	2,100	sf	\$30.00	\$63,000.00
Earthwork for Court	1	al	\$10,000.00	\$10,000.00
Small Shelter	1	ea	\$45,000.00	\$45,000.00
Concrete Pad for Shelter	700	sf	\$16.00	\$11,200.00
Shelter Furnishings	1	al	\$8,000.00	\$8,000.00
6" Asphalt Paving (north parking, E 82nd)	3000	sf	\$18.00	\$54,000.00
Parking Lot retaining wall (north parking, E 82nd)	100	lf	\$200.00	\$20,000.00
Parking Lighting	2	ea	\$8,000.00	\$16,000.00
Landscaping	1	al	\$5,000.00	\$5,000.00
Subtotal				\$327,200.00
35% Fees, Mobilization, Contingencies				\$115,000.00
Total				\$443,000.00

Disc Golf and Nature Trails:

Item	Quantity	Unit	Unit Cost	Subtotal
Disc Golf - Concrete Pad	10	ea	\$2,000.00	\$20,000.00
4' Nature Trail (Disc Golf Paths)	3,500	lf	\$4.50	\$15,750.00
Disc Golf Bucket	10	ea	\$2,000.00	\$20,000.00
Subtotal				\$55,750.00
35% Fees, Mobilization, Contingencies				\$20,000.00
Total				\$76,000.00

Phase 1 Total: \$1,420,000.00

NOTE: Opinion of probable cost based on master plan level pricing. Assume minimum of 3% escalation for each year beyond 2023.

KEY

ea. - each
lf. - linear foot
ls. - lump sum
sf. - square foot
al. - allowance

sf./f - square foot of wall face
cy. - cubic yard
sy. - square yard
N.I.C. - not in contract
Cal. - caliper
Ht. - height

Phase 2

Ecological Restoration

Item	Quantity	Unit	Unit Cost	Subtotal
Turf to Prairie Conversion	80,000	sf	\$1.50	\$120,000.00
Honeysuckle Removal/ Woodland Restoration	0	sf	\$0.40	\$0.00
Waterway Restorations Reach C and wetland	52,250	sf	\$1.00	\$52,250.00
Subtotal				\$173,000.00
35% Fees, Mobilization, Contingencies				\$61,000.00
Total				\$234,000.00

Paved Trails and Park Connectivity:

Item	Quantity	Unit	Unit Cost	Subtotal
6" Concrete Pavement (7' wide accessible walk)	1,776	lf	\$130.00	\$230,880.00
Trailhead Surfacing	300	sf	\$12.00	\$3,600.00
Trailhead Furnishing	1	al	\$5,000.00	\$5,000.00
Pedestrian Lighting	53	ea	\$5,500.00	\$291,500.00
South Stair - Peninsula	120	lf	\$300.00	\$36,000.00
South Stair- Nature Trail connection	50	lf	\$300.00	\$15,000.00
Permatrak Water Crossing Reaches A+B	50	lf	\$1,200.00	\$60,000.00
Prospect Ave Sidewalk Connection	575	lf	\$130.00	\$74,750.00
Subtotal				\$717,000.00
35% Fees, Mobilization, Contingencies				\$251,000.00
Total				\$968,000.00

Signage and Site Furnishings:

Item	Quantity	Unit	Unit Cost	Subtotal
Benches	2	ea	\$2,000.00	\$4,000.00
Picnic Tables	5	ea	\$1,500.00	\$7,500.00
Trash Receptacles	5	ea	\$1,000.00	\$5,000.00
O+M Zone Signage	7	ea	\$1,000.00	\$7,000.00
Wayfinding Signage	2	ea	\$1,000.00	\$2,000.00
Trailhead Signage	2	ea	\$7,000.00	\$14,000.00
Entry Signage	1	ea	\$10,000.00	\$10,000.00
Subtotal				\$50,000.00
35% Fees, Mobilization, Contingencies				\$18,000.00
Total				\$68,000.00

Brooklyn/Peninsula Nature Playscape:

Item	Quantity	Unit	Unit Cost	Subtotal
Surfacing	2,700	sf	\$20.00	\$54,000.00
Furnishings	1	al	\$10,000.00	\$10,000.00
Play Equipment	1	al	\$300,000.00	\$300,000.00
Climbing Hill Play Equipment	1	al	\$50,000.00	\$50,000.00
Climbing Hill Surfacing	900	sf	\$20.00	\$18,000.00
Landscaping	1	al	\$5,000.00	\$5,000.00
Subtotal				\$437,000.00
35% Fees, Mobilization, Contingencies				\$153,000.00
Total				\$590,000.00

Nature Trails and Informal Pathways:

Item	Quantity	Unit	Unit Cost	Subtotal
4' Nature Trail (Hiking)	1,000	lf	\$4.50	\$4,500.00
Subtotal				\$5,000.00
35% Fees, Mobilization, Contingencies				\$2,000.00
Total				\$7,000.00

Prospect Parking Area:

Item	Quantity	Unit	Unit Cost	Subtotal
6" Asphalt Paving (southeast parking, Prospect Ave.)	1	al	\$20,000.00	\$20,000.00
Parking Lighting	1	ea	\$10,000.00	\$10,000.00
Subtotal				\$30,000.00
35% Fees, Mobilization, Contingencies				\$11,000.00
Total				\$41,000.00

Phase 2 Total: \$1,908,000.00

NOTE: Opinion of probable cost based on master plan level pricing. Assume minimum of 3% escalation for each year beyond 2023.

KEY

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sf./f - square foot of wall face
cy. - cubic yard
sy. - square yard
N.I.C. - not in contract
Cal. - caliper
Ht. - height

Phase 3

Brooklyn Node Sports Court and Pavilion

Item	Quantity	Unit	Unit Cost	Subtotal
Peninsula Sports Court	4,200	sf	\$35.00	\$147,000.00
Earthwork - Sports Court	1	al	\$15,000.00	\$15,000.00
Furnishings	1	al	\$10,000.00	\$10,000.00
Small Shelter	1	ea	\$45,000.00	\$45,000.00
Concrete pad for shelter	760	sf	\$16.00	\$12,160.00
Shelter Furnishings	1	al	\$8,000.00	\$8,000.00
Subtotal				\$237,200.00
35% Fees, Mobilization, Contingencies				\$83,000.00
Total				\$320,200.00

Amphitheater + Outdoor Classroom:

Item	Quantity	Unit	Unit Cost	Subtotal
Amphitheater Stone Seatwalls	225	lf	\$170.00	\$38,250.00
Amphitheater Earthwork	1	al	\$20,000.00	\$20,000.00
Amphitheater Lighting + Electrical	1	al	\$10,000.00	\$10,000.00
Dual Purpose Stage/ Classroom Concrete Paving	250	sf	\$16.50	\$4,125.00
Subtotal				\$73,000.00
35% Fees, Mobilization, Contingencies				\$26,000.00
Total				\$99,000.00

Streamside Playscape:

Item	Quantity	Unit	Unit Cost	Subtotal
Surfacing	1,700	sf	\$10.00	\$17,000.00
Play Equipment	1	al	\$100,000.00	\$100,000.00
Furnishings	1	al	\$12,500.00	\$12,500.00
Landscaping	1	al	\$7,500.00	\$7,500.00
Subtotal				\$137,000.00
35% Fees, Mobilization, Contingencies				\$48,000.00
Total				\$185,000.00

Dog Park:

Item	Quantity	Unit	Unit Cost	Subtotal
Fencing	600	lf	\$160.00	\$96,000.00
Site Cleanup - Glass and Waste Removal	1	al	\$15,000.00	\$15,000.00
Turf and Soils Restoration	8,000	sf	\$1.50	\$12,000.00
Lighting	1	al	\$30,000.00	\$30,000.00
Water Fountain	1	al	\$10,000.00	\$10,000.00
Tap Water Line	1	al	\$5,000.00	\$5,000.00
Water Line	60	lf	\$20.00	\$1,200.00
6" Asphalt Paving (Northeast Parking, Wabash)	1800	sf	\$18.00	\$32,400
Parking Lighting	2	ea	\$8,000.00	\$16,000.00
Misc Furnishings	1	al	\$10,000.00	\$10,000.00
Subtotal				\$227,600.00
35% Fees, Mobilization, Contingencies				\$79,660.00
Total				\$308,000.00

Splash Pad:

Item	Quantity	Unit	Unit Cost	Subtotal
Concrete Surfacing	1,000	sf	\$12.00	\$12,000.00
Play Equipment	1	al	\$300,000.00	\$300,000.00
Furnishings	1	al	\$12,500.00	\$12,500.00
Water Line	120	lf	\$18.00	\$2,160.00
Tap Water Line	1	al	\$5,000.00	\$5,000.00
Subtotal				\$332,000.00
35% Fees, Mobilization, Contingencies				\$117,000.00
Total				\$449,000.00

Walk Connections (Outside Park):

Item	Quantity	Unit	Unit Cost	Subtotal
81st Street (Brooklyn to Community Center)	1	al	\$150,000.00	\$150,000.00
Subtotal				\$150,000.00
35% Fees, Mobilization, Contingencies				\$53,000.00
Total				\$203,000.00

Phase 3 Total: \$1,564,200.00**Grand Total: \$4,892,200.00****NOTE:**

Opinion of probable cost based on master plan level pricing. Assume minimum of 3% escalation for each year beyond 2023.

KEY

ea. - each

lf. - linear foot

ls. - lump sum

sf. - square foot

al. - allowance

sf./f - square foot of wall face

cy. - cubic yard

sy. - square yard

N.I.C. - not in contract

Cal. - caliper

Ht. - height

Funding Sources

Diverse funding sources are available for this work, and community partners are committed to improving Marlborough Park.

General Obligation (GO) Bond funds can come through the Parks Department to each Council District and must be shared equitably. Marlborough Park scores well on the criteria list for GO Bond funding. Federal and state funding sources are also important to coordinate with the Parks Department.

Federal and National Funding Sources

Outdoor Recreation Legacy Partnership Program (Dept of Interior, Land & Water Conservation Fund)

Grant range: \$300,000 - \$10,000,000

Purpose: Parks in urban and economically disadvantaged neighborhoods

Potential uses: Design & build of improvements

Supporting Healthy Aging Through Parks and Recreation (National Recreation and Park Association + CDC)

Potential uses: Trails, benches, and e-bike share stations

State Funding Sources

Missouri Department of Conservation Community Conservation and Forestry Cost-Share

Purpose: Environmental conservation

Potential uses: Conservation and restoration projects throughout the park including invasive species eradication and aquatic resource management

Missouri Section 319 non-point source subgrants (Dept of Natural Resources,)

Purpose: Planning, and implementation of practices that control, reduce or manage non-point source pollution

Potential uses: Woodland and wetland restoration projects

Missouri Conservation Heritage Foundation

Purpose: Forest, fish and wildlife

Potential uses: Conservation and restoration projects throughout the park including invasive species eradication

Philanthropic Funding Sources

National:

The Conservation Fund, "Parks with Purpose"

Purpose: Community-centered approach to working with residents to transform and restore blighted, inner city properties into vibrant new parks.

National Fish and Wildlife Foundation, Urban Waters Restoration Grant Program

Purpose: Address water quality issues in priority watersheds, such as erosion due to unstable streambanks, and pollution from stormwater runoff.

Andrew Mellon Foundation, Humanities in Place

Purpose: Supports projects and programs with a place-based focus that promote greater access, interaction, and exchange of stories and experiences toward a fuller appreciation and understanding of a wider variety of our histories, narratives, and expression.

The Funders Network, Partners for Places & GREEN

Purpose: Enhances local capacity to build equitable and sustainable communities in the U.S.

Potential uses: Environmental conservation and climate change related strategies (50% match required)

Local:

Sunderland Family Foundation

Purpose: Supports organizations for capital-building projects as well as organizations that commit to building just and equitable communities

Kemper Foundation

Purpose: Supports causes and non-profit organizations advancing three focus areas: education, health, and community development.

Hall Family Foundation

Purpose: Supports programs that are innovative and strive to create systemic solutions to community needs. Specific impact areas include growing minds, KC spirit, and prospering communities. "Fortify Regional Assets organizations that profoundly shape the culture, economic opportunity, health, and vibrancy of the Greater Kansas City area for all people."

Bloch Family Foundation

Purpose: Supports efforts in the areas of post-secondary business and entrepreneurship education, healthcare, social services, visual and performing arts, and the Jewish community.