

Leland Municipal Campus Master Plan Leland, NC

September 2017



Site Analysis

The Leland Municipal Campus is located at 102 Town Hall Dr. in Leland, North Carolina between Village and Old Fayetteville roads. The area currently owned by the Town of Leland that makes up the campus site totals 16.58 acres. Future property acquisitions as proposed in the plan would bring the total area to 20.75 acres. On the northwest side of Town Hall Drive, the current campus includes the 8.5-acre Leland Municipal Park, the former Leland Town Hall and the Brunswick Center at Leland, which opened in early 2017 and is operated by Brunswick Senior Resources. On the southeast side of Town Hall Drive, the campus totals 5.43 acres and includes the Leland Town Hall and Police Headquarters, the Leland Community Garden, the Friends of the Leland Library Magnolia House and a shed used by the Town's Operations Department. The future campus development area totals 4.18 acres and currently houses several privately-owned residential structures and outbuildings.

The Leland Municipal Park is the current flagship facility of Leland Parks and Recreation and is the most centrally located Parks and Recreation facility in the Town. Existing amenities include a 0.6-mile paved multi-use path/trail; a fit trail stretch station; playground equipment that accommodates 2-5 year olds and 5-12 year olds; a gazebo; an outdoor, uncovered stage; picnic tables; benches; pet waste stations; a large open/free play green space; public restrooms; and the 2,100 sq. ft. Leland Recreation Building. Free wireless Internet access is also available at the Park.

As a largely developed site, there are no naturally occurring wetlands within the project area. Soils are largely sandy and drain well. Stormwater for the site is handled in a series of dry detention basins and constructed wetlands that outfall to the ditches along Old Fayetteville and Village Roads. Approximately a third of the Municipal Park and half of the areas for acquisition remain wooded.

Site Analysis Documentation



Leland Municipal Park



Municipal Park



Town Hall Drive (From Village Rd.)



Town Hall Drive (Old Fay. Rd. Side)



Property for Acquisition



Future Development Site



Property for Acquisition

Description of Recreational Needs

The acquisition of additional lands and proposed park development meets numerous Town goals and objectives as determined by public input and outlined in various Town plans.

The revised *2016 Leland 2020 Master Plan* identifies the Municipal Campus as being in the Town's Gateway District where investment in redevelopment is a top priority and infill development is encouraged. The plan also encourages a walkable environment where citizens can easily access the public services they need. Recommendations A-10 and A-11 of the plan encourage the Town to coordinate the location, scale, and use of parks and open space, and encourage active recreation and transportation options to improve health. By siting a park with numerous amenities within the overall Municipal Campus, this plan meets many of the needs identified in the *Leland 2020 Plan*.

The draft *2016-2021 Leland Parks, Recreation and Open Space (PROS) Master Plan* includes a community needs assessment and makes specific recommendations for the Municipal Park based on survey results. Recommendations include the following: expansion of the existing playground structure; installation of a splash pad; placement of fitness trail stations along the existing walking trail; demolition and replacement of the existing Recreation Building; construction of a covered bandstand/amphitheater; construction of an outdoor basketball court; construction of a dog park; reconstructed community garden; construction of a lighted tennis/pickleball court; additional park amenities such as benches, lighting and a water fountain; and expansion of parking areas.

The *2009 Comprehensive Bicycle Plan for Leland, NC* highlights the importance of safe biking routes and connectivity throughout the Town, particularly to parks and recreation facilities. The Municipal Campus is located along the Old Leland Loop route as designated in the plan. The Town's *2016 Pedestrian Plan* also notes the importance of connectivity and designates the Municipal Campus as a "hub" or destination point where people desire to walk to for recreation and services.

Program Description and Physical Needs

The Leland Municipal Campus Master Plan proposes an expansion of the current campus to create a central hub of civic activity and services that will meet the public's desire for additional recreation amenities and public facilities.

The area currently owned by the Town of Leland that makes up the campus site totals 16.58 acres and includes land on both the north and south sides of Town Hall Drive. The plan proposes the acquisition of two adjacent residential parcels totaling just over four acres, bringing the total area to 20.75 acres. The acquisition of these parcels will provide ownership of properties on both sides of Town Hall Drive for the road's entirety, thus creating a unified design.

The inclusion of trails, path connections and sidewalks throughout the project will provide the opportunity for users to create their own "loops" of varying distances, thus adding variation to the paths and helping people lengthen their exercise routes and be exposed to more of the park.

At completion, the proposed park will provide an extraordinary recreational opportunity for Leland residents containing:

- Multi-Use Trails totaling 6,300 linear feet for walking, jogging, biking, dog walking, etc.
- Covered Amphitheater
- Splash Pad
- Dog Park (Small Dog and Large Dog Areas)
- Veterans' Memorial
- Restroom Building/Picnic Shelter/Pavilion
- Various Picnic Shelters and Picnic Areas
- Expanded Accessible Playground for Ages 2-5 and 5-12
- Natural Play Area
- Fitness Stations along the Trail
- Multi-Purpose Lawn for Open Play
- Multi-Purpose Field for Athletics
- Covered Multi-Purpose Pavilion
- Outdoor Basketball Courts
- Expanded Community Garden
- Municipal Services Building
- Expanded Parking
- Site Furnishings

The Town plans to provide roadway access, parking and utility infrastructure for these facilities. The Town will provide and/or consult with a firm(s) for the design and permitting assistance for these facilities.

Project Costs

All of the land for the project except for two parcels totaling just over four acres is currently owned by the Town of Leland. The remaining two properties have been appraised at \$494,000 and \$496,000 respectively and would need to be acquired by the Town to complete the project as planned.

The scope of the plan and associated costs result in a proposal for a phased design. The plan contains five areas for phasing:

Area 1 consists of the current Leland Municipal Park and is expanded to include the site of the former Leland Town Hall. Improvements would include the Amphitheater, Splashpad, Expanded Accessible Playground, Restroom Building/Picnic Shelter/Pavilion, Dog Park, Veterans Memorial, Natural Play Area, Multi-Use Trail, and Expanded Parking. The total cost for Area 1 is estimated at \$2,798,559.

Area 2 consists of an area on the south side of Town Hall Drive adjacent to the current Town Hall parking area. Improvements would include a Covered Multi-Purpose Pavilion,

Outdoor Basketball Courts, Municipal Services Building, Picnic Shelter and Expanded Parking. The total cost for Area 2 is estimated at \$3,137,740. Please note this cost does not include property acquisition.

Area 3 consists of an area on the south side of Town Hall Drive adjacent to Village Road. Improvements would include a Multi-Purpose Field for Athletics, an Expanded Community Garden, Picnic Shelter/Restroom Building, Expanded Community Garden and Multi-Use Trail. The total cost for Area 3 is estimated at \$512,300. Please note this cost does not include property acquisition.

Area 4 consists of the expanse of Town Hall Drive from the Town Hall parking lot entrance to Village Road. Improvements would include the inclusion of on-street parking and sidewalk along both sides of Town Hall Drive where like amenities are not currently provided. The total cost for Area 4 is estimated at \$966,039.

Area 5 consists of the extension of Perry Avenue from its current end to connect to Old Fayetteville Road. Improvements include on-street parking. The total cost for Area 5 is estimated at \$796,113.

Reference the Leland Municipal Campus Master Plan and Opinion of Probable Cost document provided herein for further explanation.

Public Involvement

Beyond previous Town planning and surveying efforts, the Town of Leland hosted a public input session on April 18, 2017 to discuss and receive comments on the proposed Leland Municipal Campus Master Plan (See the Public Involvement Summary). In this meeting, Town of Leland Operations Director, Niel Brooks, presented the plan to the public and solicited comments about the park. The park plan was well received and a series of questions and answers resulted in park planners updating the draft park master plan. Another public meeting was held on April 26, 2017 when the Leland Parks and Recreation Board reviewed the plan. Comments received at this meeting were also incorporated in the draft plan.

In addition to the public meetings, the Town posted the draft plan on the Town's web site and invited public comment. Staff received comments via e-mail as a result of that public input component. All public comments were addressed and considered by the planning team before finalizing the Leland Municipal Campus Master Plan.

The following items can be found in the support documentation:

- Leland Municipal Campus Park Master Plan
- Leland Municipal Campus Phasing Plan
- Leland Municipal Campus Order of Magnitude Costs (Areas 1-5)
- Leland Municipal Campus Master Plan Public Involvement Summary

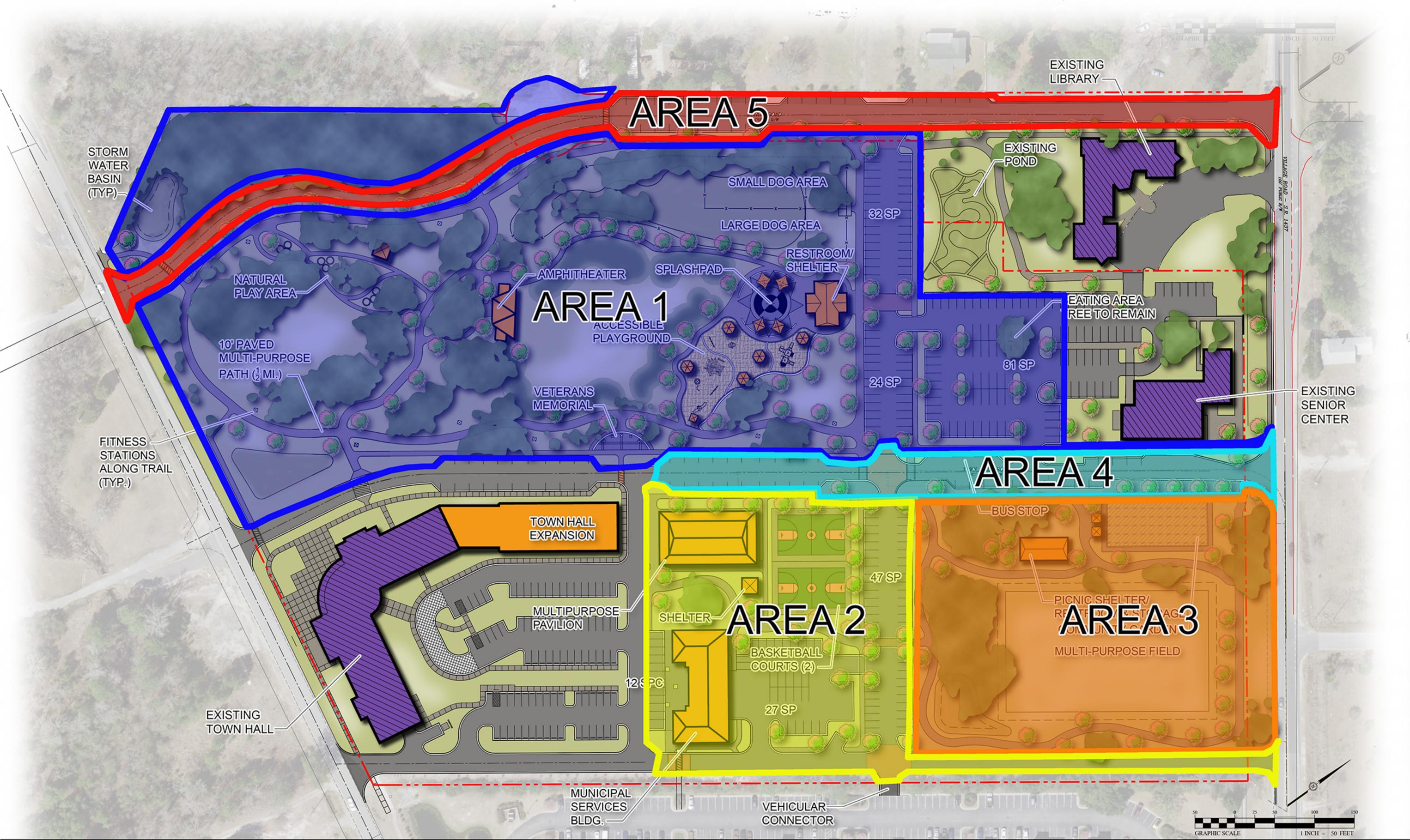


LELAND MUNICIPAL CAMPUS MASTER PLAN

FOR
TOWN OF LELAND, NORTH CAROLINA

May, 2017





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OPINION OF PROBABLE COST - AREA 1**Leland Municipal Campus Master Plan****Leland, North Carolina****July 2017****Revision 1****Prepared by McGill Associates, PA**

	ITEM	QTY.	UNITS	UNIT COST	TOTAL
1	Mobilization	1	LS	\$72,778	\$72,778
2	Construction Surveying	1	LS	\$15,000	\$15,000
3	Grading	1	LS	\$30,000	\$30,000
4	Demolition	1	LS	\$75,000	\$75,000
5	Restroom & Shelter Building	1	LS	\$250,000	\$250,000
6	Accessible Playground	1	LS	\$350,000	\$350,000
7	Natural Play Area	1	LS	\$75,000	\$75,000
8	Spash Pad	1	LS	\$400,000	\$400,000
9	Veterans Memorial	1	LS	\$100,000	\$100,000
10	Ampitheater	1	LS	\$150,000	\$150,000
11	Fitness Stations	9	EA	\$10,000	\$90,000
12	Shelter (small)	1	LS	\$35,000	\$35,000
13	Dog Area	1	LS	\$17,000	\$17,000
14	Landscape	1	LS	\$75,000	\$75,000
15	Site Furniture	1	AL	\$25,000	\$25,000
16	Stormwater Pond	1	LS	\$75,000	\$75,000
17	Stormwater Control	1	LS	\$27,000	\$27,000
18	Aggregate Base Course	2,588	TON	\$30	\$77,640
19	Asphalt Base Course SF.9.5A	680	TON	\$120	\$81,600
20	Asphalt Trail	277	TON	\$120	\$33,240
21	24" Curb and Gutter	1,560	LF	\$25	\$39,000
22	HC Ramp	8	EA	\$2,000	\$16,000
23	4" Concrete Walk	2,113	SY	\$60	\$126,780
24	Concrete Edge Restraint	215	LF	\$25	\$5,375
25	Pavers - Heavy Duty	2,600	SF	\$28	\$72,800
26	Erosion Control	1	LS	\$20,000	\$20,000
27	Seeding	1	LS	\$8,000	\$8,000
28	Sanitary Sewer	1	LS	\$11,000	\$11,000
29	Domestic Water	1	LS	\$12,000	\$12,000
30	Electrical Service	1	LS	\$30,000	\$30,000
31	Lights	50	EA	\$2,000	\$100,000
32	Signs & Erection	5	EA	\$300	\$1,500
33	Pavement Markings	1	LS	\$2,000	\$2,000
34	Irrigation	1	LS	\$12,500	\$12,500
	CONSTRUCTION SUBTOTAL				\$2,498,713
	Surveying, Planning, Engineering, and Construction Management	1	LS	\$0	\$299,846
	AREA 1 SUBTOTAL				\$2,798,559

OPINION OF PROBABLE COST - AREA 2**Leland Municipal Campus Master Plan****Leland, North Carolina****July 2017****Revision 1****Prepared by McGill Associates, PA**

	ITEM	QTY.	UNITS	UNIT COST	TOTAL
1	Mobilization	1	LS	81,599	\$81,599
2	Construction Surveying	1	LS	15,000	\$15,000
3	Grading	1	LS	30,000	\$30,000
4	Demolition	1	LS	75,000	\$75,000
5	Clearing & Grubbing	1	LS	15,000	\$15,000
6	Multi-purpose Pavilion	1	LS	600,000	\$600,000
7	Shelter (small)	1	LS	35,000	\$35,000
8	Municipal Services Building	1	LS	1,300,000	\$1,300,000
9	Fencing and Gate at MS Bldg.	1	LS	20,800	\$20,800
10	Basketball Courts	2	EA	50,000	\$100,000
11	Landscape	1	AL	25,000	\$25,000
12	Site Furniture	1	AL	10,000	\$10,000
13	Stormwater Control	1	LS	12,000	\$12,000
14	Aggregate Base Course	2,080	TON	30	\$62,400
15	Asphalt Base Course SF.9.5A	732	TON	120	\$87,840
16	24" Curb and Gutter	3,140	LF	25	\$78,500
17	HC Ramp	9	EA	2,000	\$18,000
18	4" Concrete Walk	1,425	SY	60	\$85,500
19	6" Concrete Drive	53	SY	75	\$3,975
20	Pavers - Heavy Duty	2,405	SF	28	\$67,340
21	Erosion Control	1	LS	12,500	\$12,500
22	Seeding	1	LS	1,500	\$1,500
23	Sanitary Sewer	1	LS	13,000	\$13,000
24	Domestic Water	1	LS	6,000	\$6,000
25	Electrical Service	1	LS	20,000	\$20,000
26	Lights	12	EA	2,000	\$24,000
27	Signs & Erection	3	EA	300	\$900
28	Pavement Markings	1	LS	700	\$700
36	Irrigation	1	LS	6,000	\$6,000
	CONSTRUCTION SUBTOTAL				\$2,801,554
	Surveying, Planning, Engineering, and Construction Management	1	LS	12%	\$336,186
	AREA 2 SUBTOTAL				\$3,137,740

OPINION OF PROBABLE COST - AREA 3**Leland Municipal Campus Master Plan****Leland, North Carolina****July 2017****Revision 1****Prepared by McGill Associates, PA**

	ITEM	QTY.	UNITS	UNIT COST	TOTAL
1	Mobilization	1	LS	\$15,369	\$15,369
2	Construction Surveying	1	LS	\$6,000	\$6,000
3	Grading	1	LS	\$20,000	\$20,000
4	Demolition	1	LS	\$100,000	\$100,000
5	Clearing & Grubbing	1	LS	\$15,000	\$15,000
6	Picnic Shelter & Restroom	1	LS	\$150,000	\$150,000
7	Garden Structures	1	LS	\$20,000	\$20,000
8	Multi Purpose Field	1	LS	\$15,000	\$15,000
9	Landscape	1	AL	\$10,000	\$10,000
10	Site Furniture	1	AL	\$3,000	\$3,000
11	Stormwater Pond	1	LS	\$75,000	\$75,000
12	Aggregate Base Course	100	TON	\$30	\$3,000
13	Asphalt Base Course SF.9.5A	170	TON	\$120	\$20,400
14	Village Road Sidewalk Connector	300	LF	\$33	\$9,900
14	Erosion Control	1	LS	\$15,000	\$15,000
15	Sprigging	1	LS	\$10,000	\$10,000
16	Sanitary Sewer	1	LS	\$6,000	\$6,000
17	Domestic Water	1	LS	\$8,000	\$8,000
18	Electrical Service	1	LS	\$10,000	\$10,000
19	Lights	5	EA	\$2,000	\$10,000
20	Irrigation	1	LS	\$6,000	\$6,000
	CONSTRUCTION SUBTOTAL				\$527,669
	Surveying, Planning, Engineering, and Construction Management	1	LS	12%	\$63,320
	AREA 3 SUBTOTAL				\$512,300

OPINION OF PROBABLE COST - AREA 4**Leland Municipal Campus Master Plan****Leland, North Carolina****September 2017****Revision 2****Prepared by McGill Associates, PA**

	ITEM	QTY.	UNITS	UNIT COST	TOTAL
1	Mobilization	1	LS	\$112,505	\$112,505
2	Construction Surveying	1	LS	\$5,000	\$5,000
3	Grading	1	LS	\$80,000	\$80,000
4	Demolition	1	LS	\$76,000	\$76,000
5	Landscape	1	LS	\$8,000	\$8,000
6	Stormwater Control	1	LS	\$50,000	\$50,000
7	Aggregate Base Course	1,576	TON	\$30	\$47,280
8	Asphalt Base Course SF.9.5A	535	TON	\$120	\$64,200
9	24" Curb and Gutter	1,635	LF	\$30	\$49,050
10	4" Concrete Walk	720	SY	\$60	\$43,200
11	Pavers - Light Duty	12,850	SF	\$20	\$257,000
12	Erosion Control	1	LS	\$10,000	\$10,000
13	Seeding	1	LS	\$8,000	\$8,000
14	Electrical Service	1	LS	\$10,000	\$10,000
15	Lights	20	EA	\$2,000	\$40,000
16	Signs & Erection	1	EA	\$300	\$300
17	Pavement Markings	1	LS	\$2,000	\$2,000
	CONSTRUCTION SUBTOTAL				\$862,535
	Surveying, Planning, Engineering, and Construction Management	1	LS	12%	\$103,504
	AREA 4 SUBTOTAL				\$966,039

OPINION OF PROBABLE COST - AREA 5**Leland Municipal Campus Master Plan****Leland, North Carolina****September 2017****Revision 2****Prepared by McGill Associates, PA**

	ITEM	QTY.	UNITS	UNIT COST	TOTAL
1	Mobilization	1	LS	\$92,715	\$92,715
2	Construction Surveying	1	LS	\$8,000	\$8,000
3	Grading	1	LS	\$100,000	\$100,000
4	Demolition	1	LS	\$137,000	\$137,000
5	Clearing & Grubbing	1	LS	\$15,000	\$15,000
6	Landscape	1	LS	\$15,000	\$15,000
7	Stormwater Control	1	LS	\$50,000	\$50,000
8	Curb and Gutter	3,022	LS	\$30	\$90,660
9	Aggregate Base Course	1,500	TON	\$30	\$45,000
10	Asphalt Base Course SF.9.5A	932	TON	\$120	\$111,840
11	Erosion Control	1	LS	\$11,000	\$11,000
12	Seeding	1	LS	\$10,000	\$10,000
13	Electrical Service	1	LS	\$10,000	\$10,000
14	Lights	6	EA	\$2,000	\$12,000
15	Signs & Erection	2	EA	\$300	\$600
16	Pavement Markings	1	LS	\$2,000	\$2,000
	CONSTRUCTION SUBTOTAL				\$710,815
	Surveying, Planning, Engineering, and Construction Management	1	LS	12%	\$85,298
	AREA 5 SUBTOTAL				\$796,113

Leland Municipal Campus Master Plan Public Involvement Summary

Master Plan Review Public Meeting - April 18, 2017; 6 pm

- Pickleball Courts – Should be able to be used for volleyball and tennis
- Veteran Memorial
 - Bricks with community veteran names
 - Include photos of local veterans
 - Include First Responders
- Concession Agreement for Park
 - Parking Spots for Food Trucks with electricity
- Electrical availability throughout
- Place local schools and groups can hold fundraisers (picnic shelter?)
- Need Wi-fi throughout
- Consider Alternative Energy Options
 - Solar Lighting
 - Recharging Stations (cell phones, cars, etc.)
- Need good lighting throughout park
- Safety Station (Emergency Phone)
- Individual Hoop Area (Shooting Area Only – not full court, handicapped/special needs accessible)
- Skating Area for street hockey/rollerblading
- Lots of seating areas at playground/splash pad
- Partnerships with County
 - County to provide some funding?
 - Pet Groups/Businesses for Dog Park
- Amenities such as benches, waste stations, filling stations
- Bike Fixing Station
- Consider Farmer's Market Area/Pavilion
- Possibly including too many things in a small area? Possibly spread out among more land (Perry Ave.)
- Need walking paths from Village Rd. Commercial Area to Campus
- Bocce courts, bike racks
- What will happen to Friends of the Library?

Master Plan Review – Leland Parks and Recreation Board Meeting -April 26, 2017; 6 pm

- Path should be lighted at night
- Consider need for water fountains and barbecues at the picnic shelters.
- Depending on the type of acts at the amphitheater they may need more vehicular access to that back road for unloading equipment.
- In general all liked the design.

Other Comments

John Carter e-mail

- I especially like the addition of the amphitheater, removal of the old Town Hall, and replacement of the existing activities building with the splash pad and shelter.
- Consider some sort of permanent but semi-natural structure to enhance viewing of the stage area, but nothing that would obstruct views from further out in the field. This will help create a more intimate feel for the performers and audience who wish to sit close to the stage. I'm envisioning poured concrete tiers with grass on top of each tier. In order to keep from obstructing views from the rear, these might need to be stepped down toward the stage below the natural grade, but that could create draining and maintenance issues.
- I like the fact there is a natural play area in addition to the more traditional playground
- I like that the large oak tree behind old town hall will be kept and incorporated into an otherwise stark parking lot.
- I like the blend of geometry/symmetry and organic forms in the western corner of the campus
- Consider extending fitness stations all the way around the multi-purpose path
- Consider putting the dog parks in the treed area in the far western corner of the property instead of right next to the splash pad
- I like the addition of the through-street parallel with Village Road.
- I like that the perimeter roads will connect through to Fayetteville and Village Roads
- Need to ensure proper truck access to the amphitheater for larger acts with equipment
- I DO NOT think a vehicular connection into the parking lot of the adjacent apartment complex is necessary, appropriate, or even wanted.
- Ensure that storm water ponds (4 of them by my count) are properly graded, landscaped, and maintained to ensure visual appeal and safety. Would it be possible to turn these into a more functional "rain garden" or biofilter or constructed wetland?
- Also consider such functional landscapes (e.g., bioswales, vegetative strips) to manage runoff from roads and parking areas
- In the "block" with the pickle ball, basketball, and municipal services building, I am having trouble envisioning that three-dimensionally. I am concerned that having a (pole-barn) covered pickle ball courts at such a major "intersection" on the campus (right across from the park and Town Hall) could be odd. Maybe swap the pickle ball courts and community garden? I don't guess I have a good solution but I wanted to point out that concern.
- Consider turning the future municipal services building 90 degrees to keep the campus as open as possible, provide more buffer between the campus and the apartments, and maintain vehicular flow between the Town Hall and multi-purpose field parking areas.
- Consider roof-top solar panels on all new buildings
- I am a bit concerned that the full vision of this plan depends on the acquisition of private property in the eastern corner of the campus. The multi-purpose field and community garden are important parts of the plan that could be delayed by many years.

Jamie Schrum e-mail

- The Leland Campus Plan is lovely. The new playground and amphitheater should be enjoyed by all.
- I was wondering if there is any plan for a community pool? There are so many folks in Leland who don't have access to a pool. Learning to swim is a great skill for people of all ages. Water safety is important, especially for us folks who like to visit the beach and spend time by the river.

Nicole Whiteside e-mail

- It would be great to include an outdoor seating/learning area by the library for special activities, school groups or just simply reading outside
- The dog park, although enclosed, is too close to where children will be playing and will potentially be a constraint during large events. Perhaps moving the dog area more towards Old Fayetteville Road would be more appealing.
- It doesn't seem like there is enough open space around and in front of the amphitheater. Leland is growing and our events are only going to get bigger.
- The natural play area may be better suited on the other side of the amphitheater, more towards where the dog park is on the plan, among the trees. The reason I mention this is that it is nice to have children in similar areas knowing that they tend to go back and forth between playgrounds/splash areas and that it will be hard for parents to see children if they are at an event (for example a concert) at the amphitheater
- Lastly, while I know that pickleball is very popular, perhaps the 'covered pickleball court' could have more uses than just pickleball. For example, there are no covered tennis courts at all in the area and this space could also serve as a covered rental space for family reunions, town events, etc. I think a multi-use covered court space (even though there are picnic shelters) may be a better long term choice for the town.

Below are the comments and revisions addressed in the plan based on public comment

Comments

- Include Electrical Hook-up for Food Trucks and /or Festival Vendors
- Follow up on thoughts for Inline Skating Rink
- Include a unit cost for a small picnic shelter in the cost estimate.
- Consider food truck parking at either the parallel spaces along Village Road near the amphitheater and the parking near the Splash Pad

Revisions

- Change 'Covered Pickleball Courts' to ' Multipurpose Pavilion'
- Remove rendered Pickleball Courts and replace with Shelter
- Add Shade Structures and Seating to Playground

- Add low berm around the open lawn at amphitheater to provide separation from surrounding areas. The intent is not to hide this area but rather to define the space with separation using the berm and landscaping
- Add note to fitness stations related to them being 'around the park'
- Relocated the 'Small Dog Area' closer to Perry Ave.
- Add a 10'x10' shelter near the Natural Play Area.
- Widen a short section of sidewalk across from Town Hall near the existing stormwater pond from 5' to 10'
- Take out the seating area shown at the amphitheater
- Extend the Town Hall addition to the existing structure and eliminate the breezeway
- Add two speed tables along the connector alley between Village Road and Old Fayetteville Rd.
- Change the 2 basketball courts to be incorporate 1 regulation size court.
- Add a connector trail that ties the splash pad and amphitheater and adjacent to the dog park. Show a landscape buffer between the dog park and this trail connector.