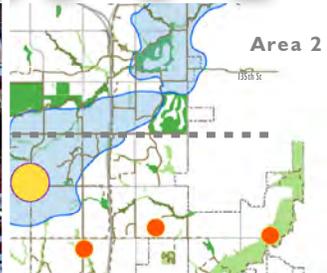


CITY OF

# overland park

COMPREHENSIVE PARK  
SYSTEM MASTER PLAN



MAY 2013



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in association with  
ETC Institute | Ballard\*King Associates, Ltd. | Schlagel & Associates, P.A.

# acknowledgements

The City of Overland Park greatly appreciates the efforts of numerous City officials, staff, professionals and residents who have contributed to this Plan. The efforts of caring citizens will continue to enable the success of our community's park system.

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# 1 introduction and plan overview

The Comprehensive Park System Master Plan (Parks Master Plan) marks an exciting milestone for the City of Overland Park in the evolution of its park system. Though Overland Park has been investing in and providing stewardship of parks and greenways since its establishment as a City, this document is the first-ever comprehensive plan for parks. The Parks Master Plan is based on extensive involvement from the public, reflecting the voices of numerous Overland Park residents and employees.

With this plan, Overland Park has a road map to guide investments in the park system over the next twenty years, further advancing Overland Park's position as a nationally recognized livable city<sup>1</sup>. It provides the tools for Overland Park to continue efforts to create healthy neighborhoods, and to work hand-in-hand with residents to strengthen community social fabric, build identity and connect the city with greenways.

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1 Money Magazine, Best Places to Live 2012 (and three other times since 2006)

## OVERLAND PARK'S VISION

Overland Park's system of well designed and maintained parks, greenways and recreation facilities are central elements to the community's well being, active lifestyles and identity.

These places and the experiences they offer provide wide ranging benefits for residents and visitors, while preserving green space and strengthening the local economy.

### THE VISION FOR THE PARK SYSTEM

Throughout the park system planning effort, Overland Park residents and employees made it clear how much they valued the parks, greenways and recreation resources the City already has in place, and how central these resources are to Overland Park's identity. People also articulated many ideas about how the system could evolve into an even more vital component of Overland Park's livability, health, and economic competitiveness. Many people contributed to the development of the park system vision, participating over the course of the planning project.

### PLAN PURPOSE

The purpose of this Parks Master Plan is to advance the community's vision for the park system by:

- Documenting the existing system and the planning process;
- Presenting a Park System Concept that implements the vision and builds on Overland Park's past efforts;
- Identifying future park and facility needs as Overland Park grows and evolves;
- Providing recommendations for each existing park and major facility;
- Discussing approaches to operating and sustaining the system;



ABOVE:  
Monet Garden

- Providing criteria to prioritize recommendations and projects in the coming years; and
- Presenting an implementation plan.

## PLAN DEVELOPMENT PROCESS

The Parks Master Plan was developed in four phases, as depicted in Figure 1. Overland Park provided opportunities for the public to weigh in during each phase.

### Phase I - Where Are We Now?

Phase I provided a foundation for the planning process by documenting the condition of the existing park system, and getting feedback from the public and other entities on the strengths and challenges of the existing system.

### Phase II - Where Do We Want To Be?

In Phase II, the planning team designed and hosted a variety of public involvement activities to identify community preferences and desires. These preferences were then incorporated into the technical analysis of needs, influencing the analysis factors. The results of these assessments were documented in two Needs Assessments documents, one addressing the broader park system and the other specifically addressing aquatics facilities. Also in Phase II, the planning team crafted a draft vision that captured the Phase 1 themes and incorporated the results of a public visioning workshop.

## Phase III - How Do We Get There?

Building on the work of Phases I and II, the planning team began developing recommendations and plan elements in support of the community's vision. Throughout this phase, the project's Steering Committee, Technical Advisory Committee, City staff and the general public were all involved in refining the plan elements.

## Phase IV - Documentation And Adoption

In the final phase, the full draft Comprehensive Parks System Master Plan was refined through the City's adoption process, including public, Planning Commission and City Council review.

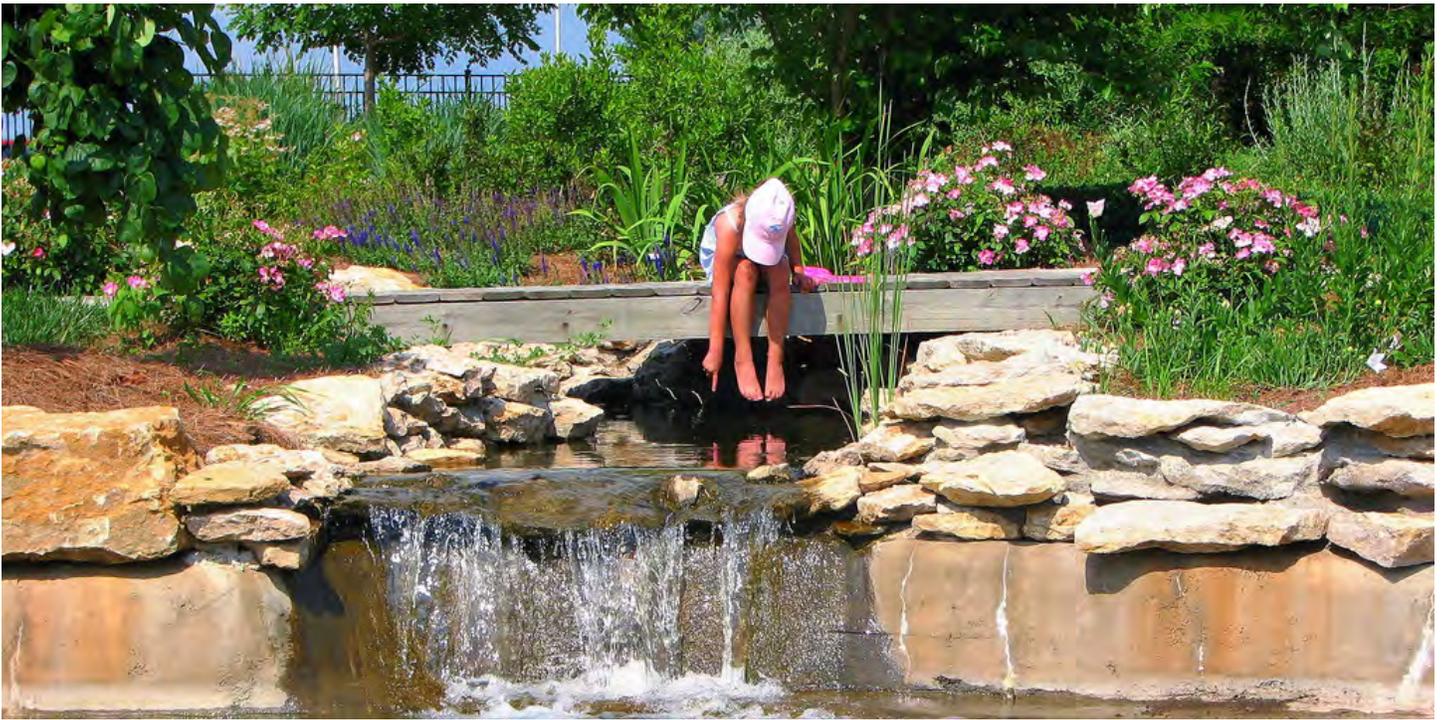
Figure 1: Plan Development Process

## PUBLIC INVOLVEMENT METHODS



Public involvement activities were planned to maximize participation in the planning process and get representation from all areas of Overland Park. These activities took place from March 2012 through October 2012, with additional public hearings occurring during Phase IV.

- **Steering Committee:** The Steering Committee was a 12 person public advisory committee, including representatives from City Council, Planning Commission, Blue Valley and Shawnee Mission School Districts, Johnson County Park and Recreation District, the Citizen's Advisory Council on Parks and Recreation and citizens of Overland Park. The Committee provided guidance to the planning team on community priorities. The Steering Committee met four times during the process, and members helped encourage public participation. Committee members also reviewed material and provided feedback to the planning team.
- **Technical Advisory Committee (TAC):** Four TAC meetings were held over the course of the planning process. The TAC consisted of 13 representatives from multiple City departments, including Recreation



ABOVE:  
Xeriscape Garden

Services, Park Services, Public Works, Facilities Management, Current Planning, Community Services, Fire Department and Police Department.

- **Project Webpage:** A project webpage was hosted by the City for the duration of the planning process. The webpage provided access to online questionnaires, current events and reports developed throughout the planning process. This page also provided the City's project manager contact information and a means for public comments.
- **Focus Groups and Interviews:** Focus groups and one-on-one interviews were conducted to get in-depth feedback from specific stakeholders. A focus group with business community representatives provided insights into how parks, recreation and greenways make Overland Park attractive to businesses and developers. A focus group with Parks Citizens Advisory Council members provided a chance for this highly informed group to highlight key issues and opportunities for the planning team. In addition, a series of interviews was conducted with the Park Directors of adjacent communities (Leawood, Lenexa, Merriam, Olathe, Prairie Village), the Arts and Parks Foundation, Johnson County Park & Recreation District staff and representatives of the Blue Valley Recreation Commission. Each of these recreation providers gave an overview of their own agency's focus, as well as their views on areas of need. The focus groups and interviews were conducted in Phases 1 and II.



ABOVE:  
Arboretum flowers

- Online Questionnaire I: The first questionnaire was available online through the City's website from April 3rd to May 21st, 2012, during Phase 1. A total of 844 people responded, answering 20 questions related to parks and recreation services and providing comments. Respondents were geographically distributed from throughout the City, confirmed through an analysis of respondent ZIP codes. This high level of response was achieved by sending out emails with a questionnaire link to the City's contact lists, publicizing the questionnaire through newsletters, and by the efforts of Steering Committee members and neighborhood groups.
- Community Recreation Survey: The recreation survey was designed to obtain statistically valid results from households throughout Overland Park. Conducted in Phase II, the survey was mailed to a random sample of 2,000 Overland Park households and garnered 410 responses, providing the targeted reliability of results.
- Aquatics Workshop: During Phase II, an Aquatics Workshop (June 5th, 2012) was held to get specific input on swimming pool and aquatics. A total of 25 people signed in. After a presentation on aquatic facility development and operations trends, there was a facilitated group discussion regarding issues, needs, concerns and expectations for the provision of aquatic facilities within Overland Park. The discussion was followed by a second presentation providing a preliminary assessment of the City's aquatic facilities. After the second presentation, workshop

participants worked in small groups to consider the financial impacts of various aquatic facility choices. This input was factored in the Aquatic Facility Needs Assessment, also conducted during Phase II.

- **Community Vision Workshop:** A Visioning Workshop on June 7th, 2012 was designed to provide a hands-on opportunity for giving feedback and contributing to the vision. A total of 20 participants signed in. The results of this workshop, including small group map exercises and the large group discussion, were combined with survey and questionnaire I results and used to develop the vision. Results were also factored into the Recreation Needs Assessment.
- **Online Questionnaire II:** The second questionnaire was available online through the City's website from September 6th to September 28th, 2012, during Phase III. Participants were asked to provide feedback on the park system concept, respond to a series of images related to the design and character of the future park system, and answer specific questions regarding planning recommendations in one of three planning areas. Publicized using the same methods as Questionnaire I, the City received 896 responses.
- **Public Open House:** During Phase III, a public open house was held to gather public input on draft elements of the Comprehensive Park System Master Plan. The open house took place on September 20th, 2012, with 55 participants signing in. After a brief presentation participants were asked to provide their feedback on the aquatics facility recommendations, the park and facility site recommendations, community and neighborhood park prototype designs and the design quality and character of the future park system.
- **Email Comments:** Throughout the planning process, members of the public provided written comments via email. These were tracked and considered by the planning team, Planning Commission and City Council.

Through these opportunities, more than 2,300 points of contact with the public provided valuable feedback that shaped the direction of this Plan, and demonstrated the commitment of the community to its system of parks, greenways and recreation.



# 2

## park system needs

A key component of the planning process was an evaluation of the existing park system and its condition, a review of other planning efforts, and a detailed needs assessment that factored public preferences into a technical analysis. This chapter summarizes the results of these assessments, which have led to the recommendations contained in Chapters 3 and 4.

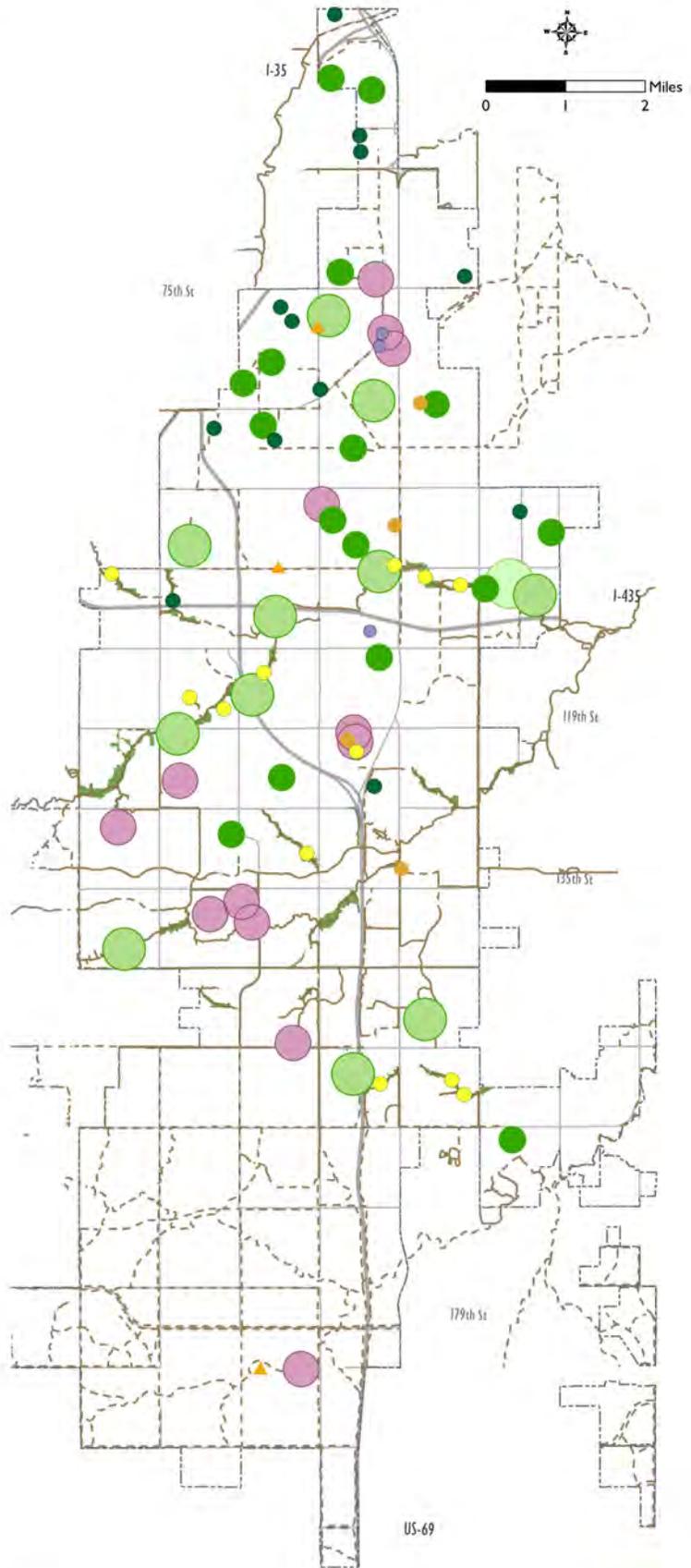
### EXISTING SYSTEM

Today, Overland Park owns over 2,434 acres of park land and maintains an additional 506 acres of other public land. The City's parks serve different functions, and are categorized into seven classifications. The system is illustrated on the following page (Existing Park System). Included in the park land acreage is the City's interconnected system of greenways, where residents enjoy miles of trails. These areas also offer important natural benefits related to flood mitigation and wildlife habitat. Table 1 summarizes the total park land acreage by park classification.

## Existing Park System

*This map represents the generalized locations of existing park facilities*

-  Undeveloped Park
-  Other Public Land
-  Civic Green or Square
-  Play Park
-  Greenway with Play Park
-  Neighborhood Park
-  Sub-Community Park
-  Community Park
-  Special Use Site
-  Greenway
-  Future Trail Linkage in Greenway Linkages Plan
-  Existing Multi-use Trail
-  Interstate/Highway
-  Thoroughfare
-  City Limits



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## COMPREHENSIVE PARK SYSTEM MASTER PLAN

### Parks and Recreation



Table 1: Park Land Summary

CLASSIFICATION	ACRES
Community Parks	41.0
Sub-Community Parks	294.9
Neighborhood Parks	161.2
Play Parks	16.5
Civic Greens or Squares	5.0
Special Use Sites	938.2
Greenways with Play parks	231.3
Greenways without Play Parks	423.4
Undeveloped parks	322.6
Other public lands	505.9
Total	2,940.2

Within the park lands, there are a variety of recreation facilities and features such as playgrounds, sports fields and picnic shelters. Overland Park also has two community centers and seven swimming pools (one indoor and six outdoor pools). A detailed inventory of the system is contained in Appendix A. A full-size detailed map of the existing park system is available in Appendix B. Appendix C defines each park classification and its function within the system.

## PARK AND FACILITY ASSESSMENT

Parks and recreation facilities can be designed to serve different audiences, geographic areas and population sizes. Parks should provide the types of amenities they are designed for and facilities should match the park setting in which they are located. There are three levels of recreation scale found in Overland Park.

Table 1: Park Land Summary

SCALE	SERVICE AREA	SUPPORTING FUNCTION
NEIGHBORHOOD	Individual Neighborhoods	Casual, short-duration use
COMMUNITY	Multiple Neighborhoods	Competition, advanced user groups, may be fee-based
SPECIALITY	City and/or Region-wide	One-of-a-kind facilities

Overall, the review of the existing system revealed that neighborhood-focused parks in particular would benefit the system by appealing to a wider group of users. The existing neighborhood parks tend to have similar basic features and facilities, including standard post and deck playgrounds that target only younger children, and very few features that help strengthen neighborhood identity.

A capacity and design quality analysis took into account each park’s size and classification, the function of the park and the park condition. This analysis revealed that the majority of the City’s neighborhood and sub-community/community parks only partially fulfill the function of their given park classification. In comparison, the City’s special use sites have high design quality and include many features and elements that make them stand out.

The City’s golf courses, the Deanna Rose Children’s Farmstead, the Overland Park Soccer Complex, and the Arboretum and Botanical Gardens all are considered special use sites. While this Parks Plan focuses on the neighborhood- and community-focused parks and facilities, Overland Park has an impressive portfolio of top tier attractions within the special use sites that enhance community identity, generate revenue, have a positive economic impact and represent “state of the art” capital improvements.

A specific study of Overland Park's swimming pools was conducted as part of the planning effort. The assessment indicated that the City has some potentially difficult decisions to make regarding the long-term management of its aquatic facilities. All of the City's pools were built between 1965 and 1994; three were renovated between 1999 and 2003, extending the lives of these pools by an additional 15 to 20 years. The financial assessment of the swimming pools revealed that though there has been investment in the swimming pools, only Tomahawk Ridge Pool is operating without a subsidy.

### Other recreation providers

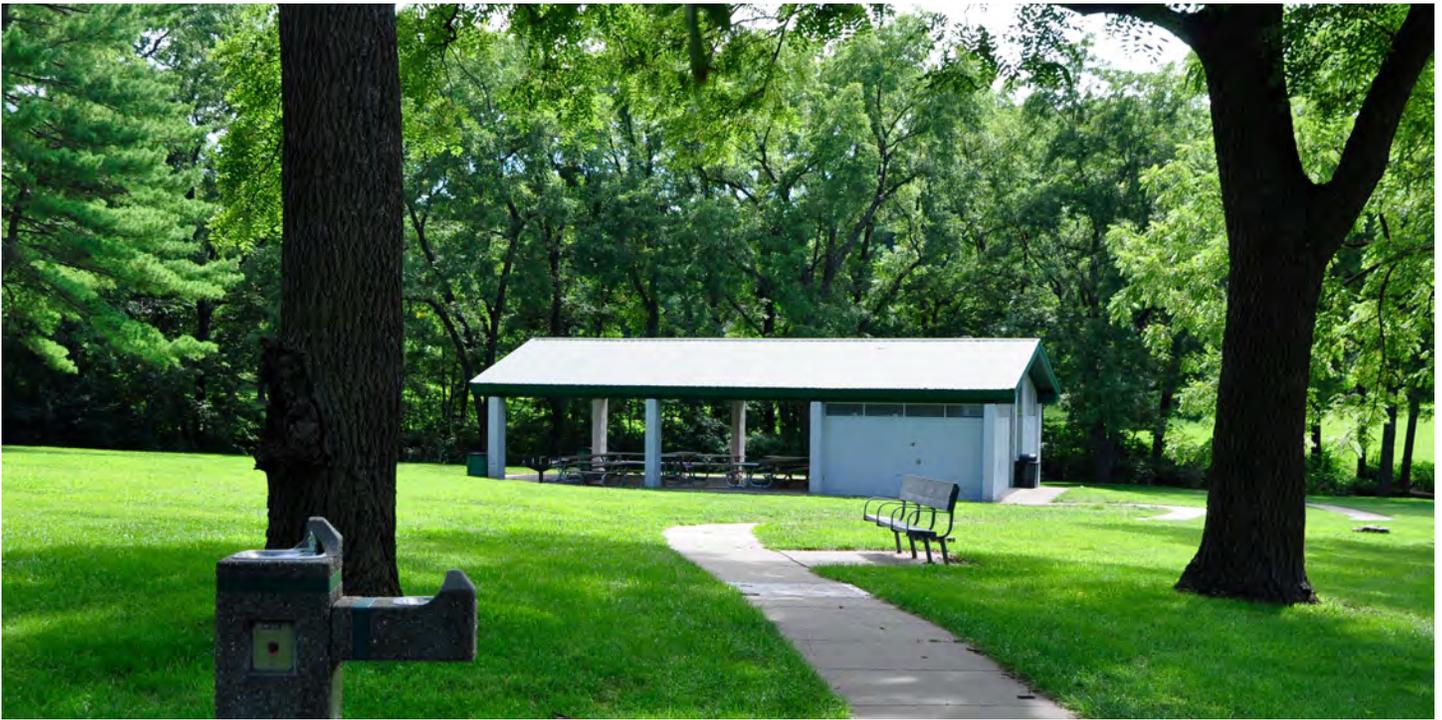
The City of Overland Park is one of several entities providing the community with parks and recreation services. Overland Park has taken the approach that they cannot and should not attempt to be the sole source of parks and recreation services; acknowledging that no one agency or governmental unit can fill this role, that the City is growing at a rate that requires multiple providers, that the capital and operational costs are simply too high, and that there are other providers present in the market that are better positioned for certain roles. In accordance with this position, Overland Park has left the provision of larger regional parks to Johnson County, but has collaborated with the County to make sure that community need for this type of park is being addressed.

Other significant providers of services include the neighboring cities, the Blue Valley Recreation Commission (which serves a portion of Overland Park), and other non-profit and private organizations. Public input during the planning process indicated the public is aware of and appreciates the efforts of Overland Park to coordinate with other providers. The needs assessment conducted for the Parks Plan factored in the role of other providers, to ensure that services are not duplicated and that public resources are used efficiently.

## KEY NEEDS

There were several key needs identified during the planning process that set the direction of the system-wide vision and goals. The Recreation Needs Assessment (Appendix D) and Aquatic Facility Needs Assessment Study (Appendix E) provide the full reports addressing the detailed assessments of needs.

- New parks and close-to-home recreation. More opportunities for recreation and nearby places to play are needed. Survey respondents indicated a need for more neighborhood parks (65 percent of respondents) and community parks (54 percent of respondents).



ABOVE:  
Picnic shelter at Antioch Acres Park

Results from the Community Vision Workshop also supported a system of community parks spread throughout the City. The geographic analysis conducted during the project highlighted gaps in close-to-home recreation opportunities.

- More trails and trail-related access. Sixty-eight percent of survey respondents want more walking and biking trails. Questionnaire results and input from the Community Vision Workshop also show that trail-related activities such as walking and biking are some of the most popular activities in Overland Park, and that new walking and biking trails would have the highest level of support when it comes to funding priorities. An assessment of Overland Park's planned trail enhancements indicated that building the system as already planned would provide access throughout the community. This planning effort underscored the importance of advancing the trails plans that are already underway, and highlighted the need for better access to the trail system.
- Additional opportunities for children and youth. The public identified a City-wide need for places for children to learn and play. Outcomes from the public outreach process suggested a need for recreation programs that target youth, introduce kids to the outdoors, and promote healthy lifestyles at an early age.
- Greater variety. New and varied parks and amenities are needed throughout the system. Creative play areas that are engaging and fun, and wild places where children can interact with nature are all desired



elements of the park system. Based on feedback from the Community Vision Workshop, places like the children’s area at the Arboretum are needed to create a more varied park system. Workshop participants stressed a need to “break out of the box” to create more diverse park experiences. Neighborhood and sub-community parks need to vary in the design and type of play elements provided to accommodate a variety of activities and ages of users.

- More places to gather. Residents of Overland Park value parks as places to gather for neighborhood and family events. Public gathering spaces are needed in underdeveloped portions of existing parks and in underserved areas of the City. Picnic areas, shelters, and shade structures can provide gathering places.
- Maintenance of existing resources. Results from the questionnaire supported maintenance of existing parks and facilities as a top priority. Survey respondents are also more willing to pay for improvements to existing facilities. Survey results show that people feel parks are well maintained, and residents are satisfied with the overall value provided by City park and recreation services. Nearly all survey respondents (96 percent) rated the physical condition of parks as either “excellent” or “good.”
- Access to nature. Unstructured places to experience nature are needed throughout the City. This is a priority common to all input received from the public. Improved access to nature benefits the types

ABOVE:  
Play area at Quivira Park

of activities and outcomes that residents value most such as walking, bicycling and increasing opportunities for youth to learn about the natural environment.

- Special use areas. According to the survey and Community Vision Workshop, Overland Park's special use areas are popular and additional special places like the Arboretum and Farmstead are also needed. Some of these facilities are important revenue-generating tools for the City. Based on a number of factors, including the City budget, special use areas are important to attracting users and strengthening the park system's role in economic development.

## GEOGRAPHIC ANALYSIS

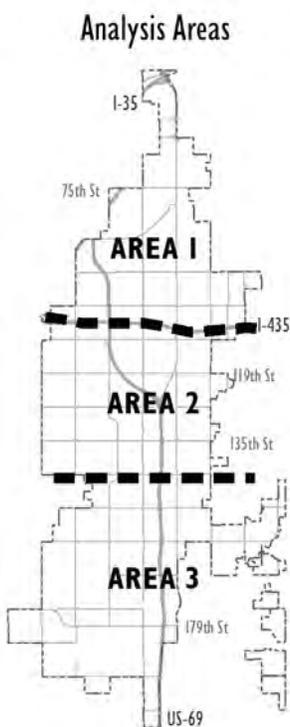
Overland Park's transportation and development pattern has resulted in three unique regions of the City, all with different levels of access to park land and facilities. The Recreation Needs Assessment includes a geographic analysis, organized by the three geographic areas that reflect unique development patterns. These include: Area 1 (north of I-435), Area 2 (between I-435 and 143rd Street), and Area 3 (south of 143rd Street).

The geographic analysis provided an assessment of the experiences people prioritized in the public input, whether people can get to the system easily, and whether there are barriers that, if removed, would allow the system to serve people more effectively. The experiences analyzed were the close-to-home recreation opportunities prioritized by the public: access to trails, play for children, opportunities for exercise and sport, and experiences with nature.

### Area 1

North of I-435, the City is mostly built out. This area contains many of the City's oldest parks, with a traditional system of neighborhood parks and limited trails.

- Park distribution. Area 1 is currently well served by neighborhood and sub-community/community parks within a one-mile service area. As residential development density increases and improvements along Metcalf Avenue are completed through the Vision Metcalf Plan, additional neighborhood parks will be needed.
- Trail access. Area 1 currently has limited access to trails, but with the implementation of the Vision Metcalf Plan and the Greenway Linkages Plan access to trails will improve. Because of the lack of off-street trails, the connections recommended in these two plans are especially important.



- Play for children. There are gaps in access to areas provided by the City for children to play. In many cases, these gaps are or could be supplemented by facilities provided by other organizations such as school districts.
- Exercise and sports. There is a need for practice and formal sports field space. Use of school facilities could fulfill the need for practice field space, if access could be secured.
- Experiences with nature. Area 1 lacks access to greenways north of 95th Street now and will continue to lack access in the future. This area of the City is fully developed, and does not have the stream corridors found in other areas of Overland Park. The existing parks could be redesigned to include more "naturalized" areas to fill this need.

## Area 2

Between I-435 and 143rd Street, there are multiple greenways and special use sites, but with fewer neighborhood parks. Within Area 2, there are also several gaps in the greenway and trail system, and some neighborhoods have limited access to nearby parks.

- Park distribution: Area 2 currently has uneven access to neighborhood parks with gaps in access in the low- to medium-density housing areas. Additional parks serving a neighborhood park function will be needed in the future. However, this area of the City is well served by community/sub-community parks.
- Trail access. This area of the City has the most developed segments of trail located within the greenway corridors. Gaps in access exist north of 119th Street.
- Play for children. Gaps exist in this area of the City and there is a need for additional play areas, especially for residential neighborhoods when Home Owners' Association (HOA) facilities are not provided.
- Exercise and sports. This area of the City is well served by formal sports fields, but is lacking in informal practice space.
- Experiences with nature. This area of the City has the highest level of access to greenways. Filling in some trails gaps would enhance access to nature even more.

### Area 3

South of 143rd Street, there is greater opportunity for park system expansion as the City develops. Because this area of the City has experienced the lowest level of development, the assessment of gaps in park experiences is based on the anticipated level of development identified within the City's current Comprehensive Plan.

- Park distribution. Area 3 has many existing gaps in access to neighborhood and sub-community/community parks. The number of parks needed in the future is dependent on the density of housing development. The higher the density of development the greater the need for parks.
- Trail access. As Area 3 develops, the implementation of the Greenway Linkages Plan will ensure access to the trails system.
- Play for children. There are currently few City-maintained playgrounds in this area, and multiple playgrounds will be needed in the future. HOAs or new school sites could help meet playground needs if planned for.
- Exercise and sports. There are currently two soccer fields and no informal fields in this area of the City. New parks developed in Area 3 should incorporate formal and informal sports fields.
- Experiences with nature. Where trails have already been built, Area 3 has access to nature. The Comprehensive Plan indicates a greenway corridor that will span west to east and connects to the Arboretum. With the implementation of the Comprehensive Plan and the Greenway Linkages Plan, this area of the City will be well served by access to greenways in the future.

### AQUATICS FACILITIES NEEDS

The Aquatics Facility Needs Assessment noted that the City of Overland Park has six outdoor pools that are operated on a seasonal basis and one indoor pool located in the Matt Ross Community Center. The following aquatics facility needs were identified.

- Many of the existing outdoor aquatic facilities are in need of a major remodel or outright replacement. The improvements made at three sites extended their life. However, the outdoor pools are anticipated to require major investment within the next 20 years.
- There is a need for a better distribution of outdoor aquatic facilities across the community. Overland Park's public pools are concentrated in Area 1.

- Many of the existing outdoor pools have overlapping market areas. As an example, the overlap between the service area for Young's and Marty is nearly 45% of the market while it is almost 25% between Bluejacket and Stonegate. Over the last ten plus years, the overall attendance of outdoor pools has not changed.
- There are multiple other public and private swimming pool providers in Overland Park. The City needs to coordinate its aquatic facilities and services with the other providers in the area.
- Future outdoor aquatic facilities will need to be more operationally cost effective. The City's outdoor pools operate at a substantial financial loss with the exception of Tomahawk Ridge which mostly breaks even.
- The City's aquatic centers need to have a stronger recreational orientation. Most of the existing pools do not have the recreational appeal that draws increased usage and revenue.
- Another indoor aquatic center is needed in the southern portion of the community.

There are two possible options that are available to meet the demands for future aquatic needs. A major decision-point is which philosophy Overland Park will choose for providing aquatic facilities and services in the future: a neighborhood approach (similar to what exists in Area 1) or a community approach, (larger, recreationally oriented regional pools). The City's operational expectation for financial performance of aquatics facilities (both indoor and outdoor) should be a major factor in determining the service provision philosophy, as should the role of other providers.

## RECREATION FACILITY NEEDS

In addition to assessing recreation facilities geographically, the needs assessment evaluated specific recreation opportunities that can build the recreational variety now lacking in the neighborhood and community/sub-community parks, and the facilities need to support them. Table 2 provides a summary of recreation facility needs in the City. The table summarizes the scale that each facility type should be designed to fulfill. A description of each facility need follows.



ABOVE:

Picnic structure at Founders' Park

Table 2: Recreation Facility Needs and Scale

FACILITY TYPE	FACILITY SCALE
Community Gardens	Neighborhood
Destination Playgrounds	Specialty
Nature Play Areas	Neighborhood/Community/Specialty
Picnic Shelters	Neighborhood/Community
Off-leash Dog Areas	Community
Skate Parks and Skate Elements	Neighborhood/Specialty
Spraygrounds	Neighborhood/Community
Bike Pump Tracks	Neighborhood/Community
Disc Golf	Community
Community Center	Community
Ice Arena	Specialty
Aquatics Facilities	Community/Specialty



- **Community Gardens.** Overland Park has a successful community garden (all plots are filled), and there was a need expressed for additional gardening locations or plots. Overland Park should identify additional potential locations for community garden sites within the park system and in conjunction with other public facilities to be ready to meet community garden needs. All sites should have a minimum of six hours of sunlight during the growing season, water service and parking for gardeners.
- **Destination Playground.** New destination playgrounds would address a number of priorities expressed by the public as well as be on

trend with the current direction of recreation. Destination play areas should be located within a community, sub-community park and/or in conjunction with the Arboretum.

- Nature Play Areas. There is a need for nature play in addition to or as an alternative to traditional playground equipment in neighborhood parks throughout the City. These will help diversify the play experiences in Overland Park, create identity, and can also introduce a means of experiencing nature in areas of the City that currently lack this opportunity.
- Picnic Shelters. Because most reservable shelters are located in northern area of the City, there is a need for shelters that can accommodate group gatherings elsewhere. There is also a need for an improved picnic shelter configuration for Overland Park: A higher design quality neighborhood scale and community scale shelter should be defined, but the standards should allow a variety of finish details based on individual park or neighborhood character and preferences. When existing shelters are slated for replacement, the new shelter type should be used.
- Off-leash Dog Areas. Off-leash areas and dogs in parks received substantial public comment, with mixed opinions. There is a need to explore further whether providing desired off-leash experiences is feasible within the park system, including considering whether establishing off-leash hours at some parks is a viable option. In the interim, this need can be fulfilled through other providers, such as the large-scale off-leash areas provided by Johnson County.
- Skate Parks and Skate Spots. There is an expressed need for more places to skateboard. While smaller skate spots in neighborhood parks can fulfill some of this demand, an additional skate park in a community or sub-community park will be needed to complete the system.
- Spraygrounds. As stated in the Aquatic Facility Needs Assessment Study, spraygrounds are recommended as features to incorporate at both indoor and outdoor aquatic facilities, and as an option for sites where pools might be closed. Spraygrounds should be considered for inclusion in neighborhood, community and sub-community parks. The City should also consider developing a more elaborate interactive fountain within a community park or civic square.
- Bike Pump Tracks/Skills Areas. There is a need for more places for biking and places for youth to play, build skills and exercise. Bike pump tracks and skills courses are fun and low-cost places to fulfill this need, and are becoming increasingly more common in park systems throughout the





country. A new bike area should be added in an under-used portion of an existing community or sub-community park, especially in one of the areas of the City with limited access to trails. In the future, pump tracks should be considered as a potential site program element in community and sub-community parks. These facilities can be built and maintained by users groups or volunteers and require minimal investment.

- Disc Golf. There is a need to add a 9 or 18-hole disc golf course in a sub-community or community park, working in conjunction with local disc golf advocates to establish the best location.
- Community Centers. There is a need to add a new community recreation center in the south, using the same model of facility design as that used for the Matt Ross Community Center. This type of center provides more recreation options, supports more types of activities, and is more operationally efficient than smaller neighborhood-scale recreation buildings.
- Indoor Ice Arena. While feedback from the public has suggested a need for such a facility, further financial evaluation is needed to determine if this specialty resource could meet financial goals. Ice arenas, similar to pools, are almost always subsidized, with user fees providing only a fraction of funding needs when the total cost of ownership is considered.

## RECREATION PROGRAMMING NEEDS

Recreation programming provides residents to exercise and stay healthy. Based on public input, residents are generally satisfied with recreation programs and activities provided by the City. Yet, with other providers offering different recreational opportunities, the City may need to consider new roles in recreation programming in different areas of town or for specific target populations.

### Staffing assistance

As Overland Park grows its programs to keep up with the population additional administrative staff will be needed, with more supervisors and management staff capacity.

### Community-wide special events

According to the survey and online questionnaire, residents participate in City-wide special events more than any other activity, and many respondents felt that they would like to see more events and special activities.

## Field scheduling issues

There is a need to improve how field scheduling is managed. Each public entity schedules its own facilities, following its own set of priorities. Currently, there is heavy competition for field use, especially for practice times. A number of leagues report having difficulty finding a time to practice and that smaller and newer organizations have difficulty obtaining use of facilities.

## Outdoor and nature-oriented programming

Though trail-related activities are some of the most popular in the City, there are few options for outdoor recreation programs such as hiking, mountain biking and climbing. Programs that connect people with nature are also lacking, especially for youth. With the high level of interest in these types of activities, there is a need for new outdoor programming.

## Opportunity for areas outside of district boundaries

Blue Valley Recreation Commission recreation programming is at capacity. This means that residents who live outside of the district boundary are unable to sign up for programming. As a result, some residents of Overland Park (those outside the Blue Valley Recreation Commission boundary) have fewer program options available, which indicates that there is a need for other providers, including potentially Overland Park, to fill the gap.

## Program diversity

When people were asked what recreation program is most needed or most needs to be enhanced, youth sports, fitness programs, nature-based programs and special events all were ranked near the top of the list. The need for more hockey and ice skating rink time and programming was also noted, and that the closure of the privately-operated rink has impacted these programs negatively.

## Flexible use areas

Unlike single purpose facilities, a flexible-use area such as an open turf field or public plaza can be programmed for a range of activities or be used for a wide variety of self-directed activities. There is a need for additional flexible use areas in parks to support a greater range of self directed and programmed recreation activities.

## MAINTENANCE NEEDS

The Parks and Forestry Division is responsible for maintaining and improving parks, recreational areas, public grounds, street islands and easements, and all facilities located on these sites. Feedback from public outreach indicated that maintenance of existing parks is a top priority. Residents also discussed their overall satisfaction with the condition of Overland Park's existing parks and facilities. Yet, maintenance staff are faced with high demands and reduced resources. In 2012, the division was responsible for a total of 1,460 acres of park land, as well as 337 acres of street islands and easements. To improve park system maintenance and sustain a high level of care into the future, there are three key needs that should be addressed.

### Restructuring maintenance goals and operations

City-wide goals are held at a high level each year, even though there has been decreasing funding and fewer staff responsible for maintaining roughly the same number of park acres. The impact of maintenance needs from new parks will only add to the existing workload. During the future budget cycle, the City will need to address maintenance workload goals and consider more realistic targets and performance measurements as well as consider increasing the maintenance budget. Similarly, the strategy for maintenance operations will need to be refined based on changes to maintenance goals.

### Evaluating management of beautification areas

The Parks and Forestry Division is struggling to keep up with maintenance of the City's street islands and easements. The ratio of maintained acres to staff has increased, and some islands have been redesigned to require a higher level of effort without an increase in staff. At the same time, maintenance staff is still responsible for care of the City's 1,460 acres of park land. To continue to provide the quality the public expects, the Parks and Forestry Division will need additional resources to care for the increased beautification area workload. Lower maintenance designs for these areas could also be considered.

### Preparing for aging facilities

Many recreation facilities such as playgrounds and picnic shelters are approaching the end of their functional lifespan. As a result, the City will be faced with a need to repair or replace these features around the same time.



# 3

## park and facility recommendations

This chapter presents recommendations to meet park and facility needs and achieve Overland Park’s vision for the future of its park system. The park system concept and goals describe how the park system will grow and flourish. The recommendations provide direction on improvements to existing parks, priorities for future parks and facilities, and recommendations for trails and greenways.

### PARK SYSTEM CONCEPT AND GOALS

The Park System Concept (following page) depicts the envisioned park system, providing illustrative guidance for future development. Accompanying the concept diagram is a set of goals that provides further guidance for the physical system. A full size Park System Concept is available in Appendix F.

**Goal 1.** Tailor the park and recreation system based on the surrounding land use patterns and context. Overland Park’s linear nature and development patterns mean that there are distinct needs



ABOVE:

*A picnic at Maple Hills Park*

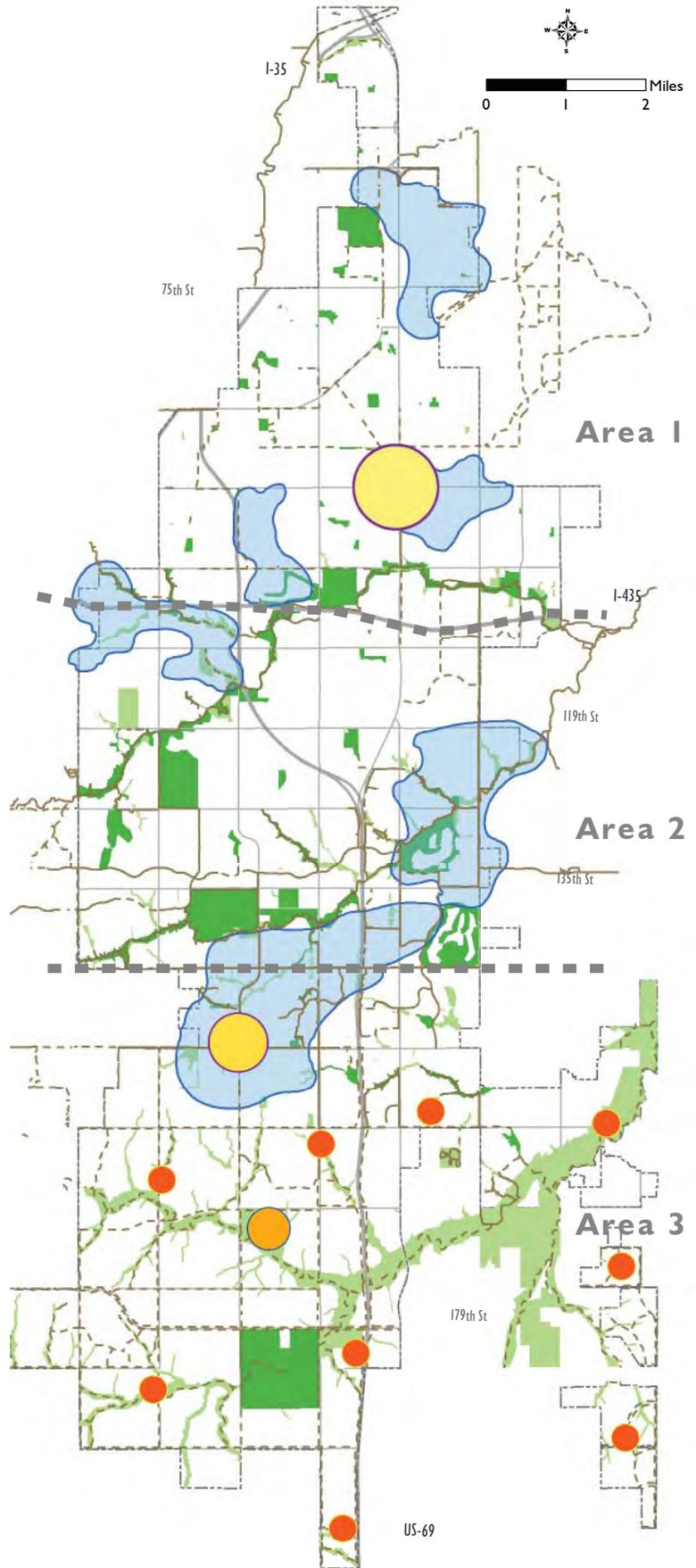
in different areas of the City, and the need for a context-responsive approach to parks and recreation. This means putting the right park in the right place.

- Goal 2.** Overland Park will focus on increasing the recreation potential of existing sites, adding strategic opportunities and recreation features that fill gaps in service, and enhancing neighborhood livability.
- Goal 3.** Overland Park will make careful additions to the park system. There are areas within Overland Park that lack parks or facilities, and where new parks are needed.
- Goal 4.** Diversify play experiences. Parks should offer recreational variety, allowing for different kinds of experiences, and should be unique from other nearby parks.
- Goal 5.** Create a connected network of parks and greenways. Overland Park will continue to expand on the interconnected system of greenways, implement the Greenway Linkages Plan, and to further increase connectivity. No park should stand alone – all parks should be linked to the network.
- Goal 6.** Continue to pursue specialized recreation opportunities that help meet other City goals. Overland Park has a portfolio of outstanding specialized recreation sites, and should continue to pursue these opportunities when they arise and when a business plan demonstrates their financial viability.

## Park System Concept

*This map is for illustrative purposes only. The actual locations of the proposed parks have not been determined.*

-  General Area for Future Signature Park Site
-  General Area for Future Community Park Site
-  General Area for Future Sub-Community Park Site
-  General Area for Future Neighborhood Park Site
-  Future Trail Linkage in Greenway Linkages Plan
-  Existing Multi-use Trail
-  Park Opportunity Area Identified in Recreation Needs Assessment
-  Proposed Public Park, Recreation and Open Space Identified in the Comprehensive Plan
-  Existing Parks System
-  Interstate/Highway
-  Thoroughfare
-  City Limits



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Any inquiries should be directed towards Overland Park. Planning and Development Services Department GIS Division, 8500 Santa Fe Dr, Overland Park, Kansas 66212 (913) 895-6190 Fax (913) 895-5013 www.opkansas.org



1. Connection to greenway
2. Court options:
  - Tennis
  - Basketball
  - Volleyball
  - Bocce Ball
3. Skate spot
4. Picnic shelter
5. Creek access and nature play
6. Bench
7. Swings
8. Plaza/gathering area
9. Parking
10. Parallel parking
11. Restroom
12. Younger children's play area
13. Older children's play area
14. Multi-use turf area
15. Park sign
16. Picnic table
17. Storm water planter

## RECOMMENDATIONS FOR FUTURE PARKS

New parks are needed to fulfill the park system concept and goals 3 and 5. For all new parks, the public voiced the need for well-designed parks that function as neighborhood and City-wide assets.

### Add new parks

The Park System Concept (previous page) illustrates potential areas for new park sites. The map shows this in two ways: 1) opportunity areas in the older fully-developed areas of the City, and; 2) circles in newer areas of the City that are not fully built out. The proposed public park, recreation and open spaces identified in the City's Comprehensive Plan are also depicted on the map. The following describes the areas illustrated on the Park System Concept. A full-size map is included as Appendix F of this plan.

- **Add neighborhood parks in Area I.** The geographic analysis conducted in the Recreation Needs Assessment identified some gaps in neighborhood park access in Area I. Gaps in neighborhood park access are residential areas outside of a 1-mile service area in low- to medium-density residential development and outside a ½-mile service area in medium- to high-density residential development. There are four 'Park Opportunity Areas' identified in Area I. These areas reflect gaps in access to neighborhood parks. As ownership of property changes and redevelopment occurs in these areas, Overland Park should proactively seek new neighborhood parks. Each of the Park Opportunity Areas (1-4)

ABOVE:

*Neighborhood Park Prototype*



**ABOVE:**

*Playground*

*Nature play*

*Open space*

**BELOW:**

*Shaded play area*

*Picnic shelter*

*Benches*

shown on the Park System Concept (Appendix F) represents a need for a new neighborhood park.

- **Add neighborhood parks in Area 2.** The geographic analysis identified three gap areas of neighborhood park access in Area 2. Each of the Park Opportunity Areas (4 - 6) shown on the Park System Concept represents the need for a neighborhood park in the future. As with Area 1, Overland Park should proactively seek to meet neighborhood park needs in these identified areas.
- **Add neighborhood parks in Area 3.** In the newest and least built-out area of the City, the housing densities identified for future development indicate the eventual need for up to nine neighborhood parks in the future. 'Park Opportunity Area #6' represents the current need for a neighborhood park in this area. If the opportunity to develop a community park in this area becomes available, the community park identified as CP-I (Appendix F) could also serve as a neighborhood park to adjacent residents.
- **Add new community/sub-community parks in Area 3.** The geographic analysis identified gaps in community/sub-community park access in Area 3. Within this area, future residents will be outside a 2- to 3-mile service area distance to community/sub-community parks. Based on the analysis, one community park and one sub-community park should be developed to meet future growth in Area 3. The two general locations for these sites are identified by the circles labeled CP-I and SCP-I on the Park System Concept (Appendix F).



1. Maintenance area
2. Children's play area
3. Multi-use turf area
4. Restroom building
5. Trail head info kiosk
6. Family picnic area
7. Large group picnic area
8. Sand volleyball
9. Park sign
10. Parking (300 spaces)
11. Drop-off areas
12. Basketball
13. Tennis courts
14. Restroom/cession
15. Viewing mound
16. Multi-use sports fields
17. Parallel parking (35)

ABOVE:

*Community Park Prototype*

## Create well-designed parks

- **Use the park prototype plans to design future community and neighborhood parks.** The intent of the park prototypes depicted in this Plan is to serve as a guide for the design of new community and neighborhood parks. The prototype shows how desirable elements of these parks should fit within a given area, how these elements relate to one another, and how the surrounding context should be integrated with the park.
- **Design and develop a signature park to spur economic development.** A signature park is a community centerpiece and showcase, the “go-to” place for visitors, and a source of pride for residents. This type of park is one-of-a-kind, combining public art with large public gathering spaces and attractions for all ages. Extensive research has shown that well-designed parks, such as a signature park, can spur reinvestment into surrounding neighborhoods and increase the value of surrounding properties (thus increasing property taxes). Parks of this type are suited in areas where denser, more walkable neighborhoods are desired, as they generate more foot traffic and a related demand in retail and commercial space. Because many of the City’s special-use sites are located in Area 2, the City should consider designing and developing a new signature park in Area I shown on the Park System Concept (SIG-I) that will serve to increase recreation opportunities while bolstering the local economy.



**ABOVE:**

*Playground*

*Nature play*

*Sports field*

*Interactive fountain*

**BELOW:**

*Picnic shelter*

*Trail sign*

*Nature play*

*Trailhead*

The current reinvestment along Metcalf Avenue through the Vision Metcalf Plan is a prime opportunity for the City to invest in a signature park. In particular, the area between 95th and 99th streets lacks access to park land and should be considered development of a signature park. Connections to the greenway system should be a priority for this new park, with safe and convenient street crossings and access to trails.

### RECOMMENDATIONS FOR NEW AND ENHANCED FACILITIES

Throughout the plan development process, community members expressed the need for more variety, focusing on opportunities for youth, exercise, health and ways to experience nature. Based on this need, new and existing parks should be designed to offer recreation variety, creating experiences with wide-ranging benefits. New facilities include both traditional facilities such as play areas, swimming parks and sports fields, as well as alternative options such as nature play and community gardens.

#### Expand places to play for children

- **Add new and varied play areas and equipment.** New and rebuilt play areas should be distinct from nearby play areas, and should offer more active play and seating areas for caregivers. Where two play areas are in close proximity, consider investing in a single, more interesting playground rather than keeping both. More types of equipment, including climbers, spinners, and disk swings, should be incorporated.



ABOVE:

*The Overland Park Soccer Complex*

- **Add nature play elements in existing parks.** Nature play elements should be added to existing parks. The City should consider nature play in addition to or as an alternative to traditional playground equipment in neighborhood parks throughout the City. Overland Park should also consider testing out a nature play area within a greenway as a pilot project. This would be a lower maintenance and more context sensitive solution than placing manufactured equipment in the greenway setting.
- **Develop destination play areas.** Consider developing at least three destination play areas, one in each of the analysis areas. Destination play areas are designed around a common theme, usually inspired by the location, providing play opportunities that are hands-on, physically challenging and/or educational. Destination play areas should be located in the signature park or in community/sub-community parks.

### **Add new sports fields**

- **Add sports fields in neighborhood parks.** New informal fields should be added throughout the City, and should be considered wherever adequate level ground is available. Informal fields should be designed into new neighborhood and community/sub-community parks, and added to existing parks to fill gaps.

- **Continue to coordinate with other providers for scheduling field use.** Many of the gaps in sports fields can be improved by relying on other providers such as local school districts and Blue Valley Recreation Commission. The City should continue to coordinate with these partners for use and scheduling of sports fields, and seek to enhance school district relationships to provide better community access.
- **Secure practice space.** The greatest organized sports need is for practice space, especially for Area I of Overland Park. The City should seek out additional field space, especially for practice, and be ready to secure public access to any school sites considered for closure or repurposing.

### Improve opportunities to experience nature

- **Integrate natural processes.** Reveal and enhance nature and natural processes through the use of native plants and by using stormwater management as a functional and aesthetic park feature.
- **Add nature play elements.** Develop nature play areas where appropriate to allow children and all ages to interact with nature.
- **Provide interpretive signage.** Provide signage and facilities to support environmental education and interpretation, including information on wildlife in developed parks and natural areas, particularly at points of interest such as trailheads, waterfront sites, viewpoints and sensitive areas.
- **Increase access.** Build pathways within existing parks and natural areas to increase access to and interaction with natural areas, where appropriate.

### Develop new outdoor facilities

- **Identify locations to add community gardens.** Identify additional opportunities for community garden sites within the park system and in conjunction with other public facilities. All sites should have a minimum of six hours of sunlight during the growing season, water service and parking for gardeners. Maintenance access is also needed to bring in mulch, compost and other materials each year.
- **Add skate parks and skate elements.** Consider adding another skate park at a community or sub-community park, and offer skate spots as an option for neighborhood parks.



ABOVE:

*Pools at Young's Park*

- **Add spraygrounds.** Spraygrounds should be considered for inclusion in neighborhood, community and sub-community parks. The City should also consider developing a more elaborate interactive fountain within a community park or civic square. (See the Aquatics Facilities recommendations for more on spraygrounds.)
- **Develop flexible use areas.** Spaces for special events, different types of classes, programs and activity practices should be added throughout the City. Unlike purpose-built facilities, a flexible-use area such as an open turf field or public plaza can be programmed for a range of activities.
- **Build a bike pump track or bike skills course.** Consider adding a bike pump track or skills course in an underused portion of an existing community or sub-community park, especially in one of the areas of the City with limited access to trails. These facilities dirt tracks are low cost and relatively easy to build and maintain. Pump tracks build bike handling skills while providing a great way to exercise. Unlike a BMX track or bike jump track, riders bike single file, using a system of banked turns and dirt mounds to “pump” their bikes around the track. Skills courses use dirt, boulders, logs and other materials to create a training route.
- **Consider adding a disc golf course.** Consider adding an 18-hole disc golf course in a sub-community or community park, working in conjunction with local disc golf advocates to establish the best location.



- **Construct a regional outdoor aquatics center.** Consider building an outdoor regional aquatics center on a site south of 151st Street. This facility would have a variety of recreational features including a zero-depth-entry pool, interactive play features, slides, lazy river and other amenities. Support amenities such as a bath house, concessions area, shade structures and party area would also have to be included.

### Consider new indoor facilities

- **Design a new indoor community center.** Consider adding a new community recreation center with an indoor pool in one of the future community/sub-community parks in Area 3. A new community center should be designed using the same process as the highly successful Matt Ross Community Center.
- **Complete a feasibility study for an indoor ice arena.** Consider completing a feasibility study and business plan to determine if this specialty resource could meet financial goals. This type of facility could also be considered as an element in the recommended new indoor community center.

### Improve aquatics facilities

- **Adopt a regional model of public pools.** Over time, the City of Overland Park should adopt a regional philosophy for providing aquatic facilities and services to the community by:
  - Converting Young’s Pool to a regional facility with a focus on competitive and lap swimming. Improvements should be made to the facility to ensure that the competitive elements are state of the art, the bath house can adequately serve the facility and an improved kid’s pool is constructed, along with other general recreationally-focused amenities (slides, play structure, etc.).
  - Renovating Tomahawk Ridge Aquatic Center and expanding it to serve as a regional aquatic facility with more recreationally-focused amenities added. These include interactive features, a larger young kids’ area, multiple slides, lazy river and possibly a Flow Rider or other similar amenity. The bath house and concessions area should also be improved and expanded. The open area at the south end of the facility should be replaced by aquatic features.

- Building a new regional aquatic center on a site south of 151st Street. This facility would have a variety of recreational features including a zero-depth-entry pool, interactive play features, slides, lazy river and other amenities. Support amenities such as a bath house, concessions area, shade structures and party area should also be included.
- **Build an indoor pool as part of a larger recreation center in the southern portion of Overland Park.** The aquatics center would have a strong recreational orientation but would have a different appeal than the Matt Ross Community Center. The new outdoor regional aquatic center could also be built on the same site.
- **Pursue partnerships.** Investigate partnerships with other organizations (public, non-profit and even private) to develop and manage aquatic facilities in the future. These types of partnerships must be beneficial to the City and ultimately serve the needs of the general public.
- **Phase-out some other pools over time.** Over time, several pools should be phased out as they reach the end of their useful life. Only minimal improvements (basic mechanical and life safety issues) should be made to these pools in the interim. As an option to physically closing existing pools, the City should investigate if any other organizations would be interested in operating the facilities with no operational or maintenance obligation by the City. Liability issues may make this difficult.
  - Roe Pool would be closed within the next 1-2 years, given its projected life.
  - Marty Pool would be closed within 3-5 years, given its projected useful life.
  - Bluejacket Pool would remain open until its useful life comes to an end (10 years).
  - Stonegate would continue to operate until its useful life comes to an end (20 years or more).
- **Develop a pool decommissioning plan for each pool to be closed.** Prior to the closure of a pool, develop plans to replace the pool with new park features. Include public input into the design and planning process. Develop the plan in the year before scheduled closure, budgeting for this effort, and include implementation funding in the capital budget so that the pool is removed and the new improvements are made the next building season after closure.
- **Add spraygrounds.** Consider replacing the existing closed pools with spraygrounds. These should each be different in design and potentially serve different age groups.



**ABOVE:**

*Entrance sign to Corporate Woods  
Founders' Park*

- **Aim to increase public access to school pools.** With the number of competitive pools that are provided by the school districts, the City should not build an indoor competitive pool. However, the City should work to increase public access to school pools as part of its effort to enhance school district collaboration.

### **Use green design and development best practices**

- **Integrate energy and resource efficiency.** All new recreation facilities should be designed and constructed using green design and development practices. New facilities should be designed for energy efficiency, water conservation and to minimize impacts to the natural environment.
- **Minimize stormwater runoff.** Use best practices for sustainable landscapes that minimize surface water runoff.
- **Consider renewable energy in facility design.** Incorporate renewable energy opportunities, particularly solar photovoltaic and solar thermal (hot water), where appropriate to reduce future operating costs.
- **Achieve industry standards for green practices.** Follow the Guidelines and Performance Benchmarks established by the Sustainable Sites Initiative (a certification program developed by the American Society of Landscape Architects). Identify a park property to be used as a pilot for implementing this standard.

## RECOMMENDATIONS FOR EXISTING PARKS

The condition of the City's existing parks is important to residents. To further the vision, the City will need to invest in upgrades to many parks. Park enhancements will serve to meet Goals 1, 2, 3 and 4, fulfilling the potential that is present in the existing park system. The following recommendations are based on an assessment of park capacity and design quality completed during the Recreation Needs Assessment (Appendix D) and information provided by City staff. Recommendations are organized by category.

### Reevaluate existing master plans

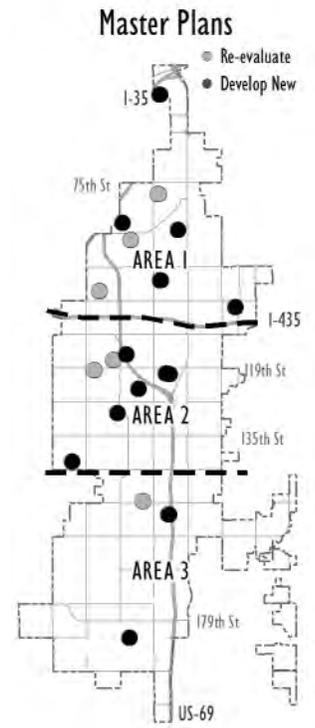
Some parks have existing master plans that should be reevaluated and revised in accordance with the recommendations in this Parks Plan. These parks include:

- Bluejacket Park
- Cross Creek Park
- Highland View Park/Center
- Quivira Park
- Strang Park
- Young's Park

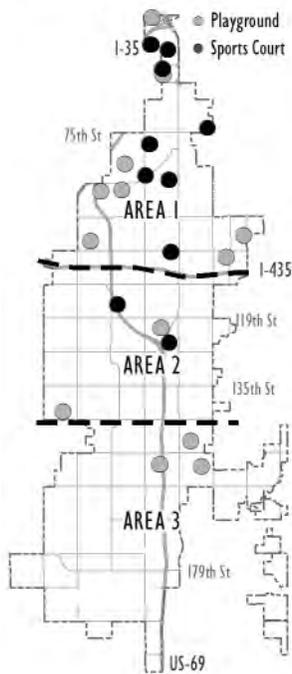
### Develop new master plans

Several larger and well-used parks lack variety, and don't have a cohesive design. At the same time, there is a need for new and emerging recreational facilities and several areas of the City lack access to these opportunities. Park master plans should be developed for the City's community park (Roe Park) and the sub-community and neighborhood parks listed below. Each master planning process should include public participation and consider recreation trends, unique community desires, and site-specific opportunities to provide new or expanded recreation experiences. It should also integrate community values which include opportunities for youth and health and fitness, while considering long-term maintenance needs.

- Amesbury Lake Park
- Crosby Kemper Farm
- Hickory Hills Park
- Indian Valley Park
- Kensington Park
- Kingston Lake Park
- Maple Hill Park
- Park Maintenance Headquarters
- Pinehurst Estates Park
- Roe Park
- South Lake Park
- Tomahawk Ridge Park
- Windham Hill Park



## Playgrounds & Courts



Planning for the Crosby Kemper Farm property should be prioritized, building on the arboretum master planning effort underway at the time of the Parks Plan adoption. In the short-term, the City should develop an interim use plan to identify what temporary or permanent uses can occur without interfering with desired future uses. This will also help prevent unauthorized use of the park for OHV, parties and other unplanned uses. In conjunction with future master planning, the City should fund an architectural re-use study to assess the potential for re-using and/or restoring the existing buildings, and determine which, if any, buildings can be reused.

### Replace playgrounds

Most of the City's existing playgrounds are composed of a typical post and deck system which does not challenge older youth and does not contribute to park identity. Playgrounds require periodic replacement, as they age as and new safety requirements are put in place. The following playgrounds should be replaced within the next five years (based on the City's capital replacement schedule). As the City replaces these playgrounds, the elements should be diversified to include swings, net climbers, spinners, and other more varied manufactured play equipment. Nature play and other types of play experiences should also be incorporated.

- Amesbury Lake Park
- Bluejacket Park
- Brown Park
- Crestview Park
- Green Meadows Park
- Hickory Hills Park
- Indian Creek Recreation Center
- Kingston Lake Park
- Lexington Park
- Linwood Park
- Regency Lake Park
- Roe Park
- Sapling Grove
- South Lake Park
- Strang Park
- Westbrooke Park

### Resurface existing sports courts

Overland Park has sports courts available for basketball, tennis and roller hockey. To be in playable condition, court surfaces should be smooth without cracks and painted lines should be clearly visible. Court resurfacing should be conducted at the following parks.

- City Hall
- Hickory Hills Park
- Indian Creek Recreation Center
- Indian Valley Park
- North Park
- Prairie View Park
- Robinson Park
- South Lake Park
- W. Jack Sanders Justice Center
- Young's Park

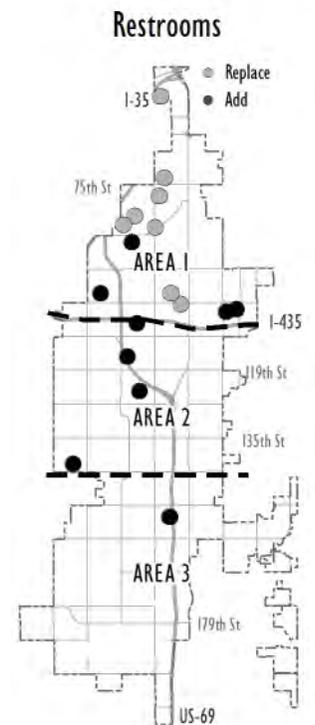
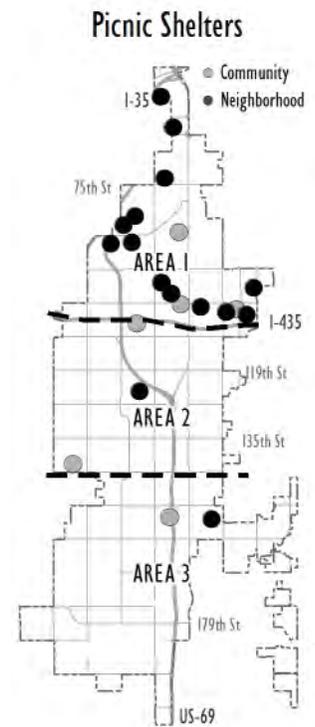
### Replace/add shelters

Overland Park's shelters are aging. The past approach to shelters was to provide serviceable, cost-effective structures in neighborhood, sub-community and community parks. The renewed approach to shelters should fall in line with the community's identified interest in a higher design quality and in having accessible places to gather. Shelters should be designed based on individual park or neighborhood character and preferences and should fit the scale of the parks in which they are located. Larger structures with greater design detail and features should be provided in larger community and sub-community parks, while shelters in smaller parks can be smaller and more basic in design. Shelters should be replaced at the following parks:

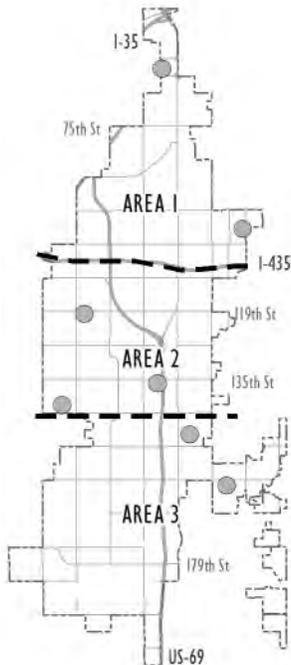
- Amesbury Lake Park
- Antioch Acres Park
- Brookridge Park
- Corporate Woods Founders' Park
- Crestview Park
- Foxhill North Park
- Green Meadows Park
- Hickory Hills Park
- Indian Creek Recreation Center
- James Place Park
- Kensington Park
- Kingston Lake Park
- Linwood Park
- Maple Hill Park
- Nall Park
- Pinehurst Estates Park
- Roe Park
- Sapling Grove
- South Lake Park
- Strang Park
- Westbrooke Park

### Replace restrooms

Many existing restrooms are outdated and in need of replacement. Though they are serviceable, the state of the restrooms garnered many public comments. A standard design should be applied throughout the system and be scaled up or down depending on the size of the site. The restroom structure at Clocktower Plaza and the Farmers' Market Plaza



### Improve Access



is the recommended approach. The standard restroom design should allow some customization to reflect context, include single occupancy restrooms, and be designed with energy-efficient fixtures. Materials should be selected for durability and design consistency. Restroom structures should be distinct from picnic shelters, not contained in combined structures. Parks with the highest priority for restroom replacement are:

- Antioch Acres Park
- Brookridge Park
- City Hall
- Hickory Hills Park
- Indian Creek Recreation Center
- Maple Hill Park
- Sapling Grove
- Young's Park

### Add restrooms

Parks that attract a high level of community use or attract users for extended time should have restrooms. Following the recommendations outlined in the Park Classifications and Design Guidelines, restrooms should be added to the following parks, using the newly updated standard restroom design.

- Amesbury Lake Park
- Bluejacket Park
- Corporate Woods Founders' Park
- Indian Valley Park
- Kingston Lake Park
- Nall Park
- Roe Park
- Strang Park

### Improve existing park entrances and access

Park entrances are important elements of site design, providing a gateway and creating identity. Formal entrances also discourage traffic where it is undesirable, reducing impacts on landscaping and adjacent neighbors. Landscaping, lighting, and park entrance signs are all effective ways to formalize entrances. Parks should have clear and accessible entrances from a public street, pathway and/or off-street parking areas. In most cases, entrances must be suitable for maintenance and emergency vehicles. Improved entrances and access should be provided for the following parks.

- Amesbury Lake Park
- Crestview Park
- Linwood Park
- Quivira Park
- Regency Lake Park
- Wilderness Lake Park

## Add sports fields to existing sites

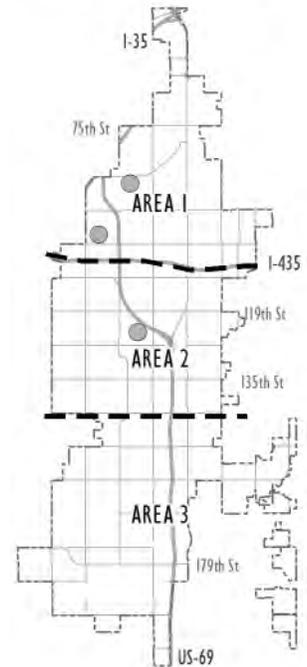
As identified in the Recreation Needs Assessment there is a need for a mix of formal and informal fields for soccer and other sports needing rectangular field space. However, many existing parks have space constraints, making the addition of new sports fields challenging. Where practicable, new fields should be added in underserved areas of the City within existing parks. Underdeveloped areas of existing parks should also be redesigned to accommodate these features. Sports fields should have a slight crown to allow for drainage with a level surface. Turf should be even and maintained to reduce wear spots. Strang Park, Bluejacket Park, and Kensington Park appear to have space for fields.

## Improve existing parking lot surfaces

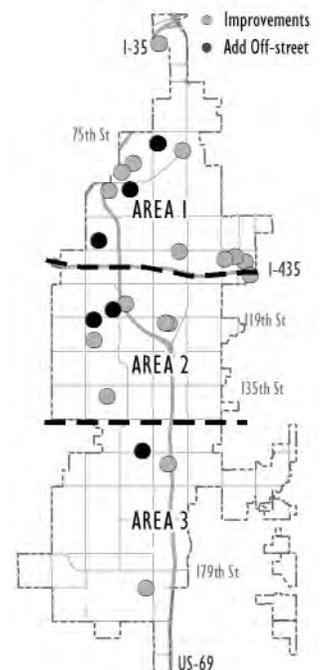
One of the most common issues throughout the park system is the condition of off-street parking areas. The City has a schedule for parking lot improvement, which should continue to be updated annually to reflect completed projects and areas where improvements are still needed. Once updated, the schedule should be reevaluated, prioritizing resurfacing for lots that are in the poorest condition and that receive the greatest use. The condition of all lots should be periodically monitored and needed repairs should be scheduled for maintenance. Parking area surfaces should be smooth and free of defects, such as cracking or warping, that will create safety issues. Curbs should be intact and painted markings should be clearly visible. Parking lots at the following parks should be improved:

- Bluejacket Park
- Farmers' Market Plaza
- Foxhill North Park
- Foxhill South Park
- Hickory Hills Park
- Indian Creek Recreation Center
- Indian Valley Park
- Kingston Lake Park
- Maple Hill Park
- Nall Park
- Overland Park Arboretum
- Quivira Park
- Roe Park
- Sapling Grove
- St. Andrews Golf Course
- Strang Park
- Sykes/Lady Overland Park Golf Course
- Tomahawk Ridge Park
- Westbrooke Park
- Young's Park

## New Sports Fields



## Parking Lots





**ABOVE:**

*The Deanna Rose Children's Farmstead*

### **Add off-street parking**

Popular parks require adequate parking, especially those that attract users from across Overland Park. The number of spaces and location of the parking area should be based on park scale and integrated into the park design. The following parks would benefit from the addition of off-street parking.

- Amesbury Lake Park
- Kensington Park
- Summercrest Park
- Windham Hill Park

### **Develop a replacement program for artificial turf fields**

The City maintains 12 artificial turf fields located at the Overland Park Soccer Complex. These fields were all built at the same time and will need replacement within the next five to seven years. Due to the high cost of replacing the fields, the City should develop a program to phase replacement, targeting the replacement of two or more fields per year starting in five years.

### **Update the ADA Transition Plan and make access improvements**

Based on the assessment of the park system, most parks had recreation facilities with accessibility barriers; mainly inaccessible playgrounds without ramps to the play area. The City has worked to remove these barriers over the course of the planning process. Priority ADA

improvements include providing an accessible path of travel through each site, linking all facilities; adding accessible amenities such as picnic tables, water fountains, restrooms and benches; and ensuring that accessible safety surfacing is provided at all renovated play areas. In addition, ADA guidelines should be considered in all master planning and park planning efforts.

## **RECOMMENDATIONS FOR TRAILS AND GREENWAYS**

Trails, greenways and trail-related activities such as walking, jogging and bicycling are popular in Overland Park and connectivity is central to the envisioned future. The built system of pathways is well used and there is a need to complete the system and meet the goal of creating a connected network. Further development of Overland Park's trail and greenway system will help fill gaps in underserved areas. Along with implementation of the Greenway Linkages Plan, the City should also include strategies for improving coordination, wayfinding and multi-modal connections.

### **Implement the Greenway Linkages Plan**

When developed, the future trail system identified in the Greenway Linkage Plan should meet the need for nearly all areas of the City. Though the Plan may not be the single answer to improving greenways, it presents important guidance for creating a more robust system. Using the plan as a model, the City has the ability to leverage the interconnected trail and greenway system as a major attraction, a recreation resource and a transportation asset.

### **Identify utility corridors for greenway and trail expansion**

Overland Park has several public utility corridors that can double as public trail corridors and improve connections, as suggested in previous planning efforts. The City should carefully examine these corridors and consider the potential of a trail project to provide connections while improving the aesthetics of the corridor. The City should work with neighbors early in the process to uncover potential issues and opportunities along these corridors.

### **Integrate flood mitigation into greenway design**

Overland Park's greenways play an important role in mitigating flood damage and improving water quality. Because most of the City's greenway system follows along creeks and waterways, greenways should be designed to accommodate floodwater during rainy seasons, while also designed for passive recreation and non-motorized connections. Greenways should be wide enough to maximize stormwater mitigation potential and be designed to include changes in topography to slow water. Impervious surfaces should

be minimized in greenways and native plantings or landscapes that will help absorb runoff and associated pollutants should be used.

### **Improve safety issues and missing connections**

Some safety issues and gaps in trail connectivity will still exist after implementation of the Greenway Linkages Plan. This is especially the case for major street and highways crossings such as those along Highway 69 and I-435. Safer crossings across busy streets and intersections should be a key consideration when creating new streets and pathways or redesigning those that are already built. The City should continue to address these issues based on priority and available funding. High priorities improved pedestrian and bicyclist crossings across Highway 69 and I-435 and an improved connection between the Coffee Creek Trail and Arboretum.

### **Collaborate with other departments**

Development of the trail and greenway system will require close collaboration with other departments. Parks, transportation, and public works representatives, as well as utility providers and other agency staff, should work closely to identify a process for moving the Greenway Linkages Plan forward.

### **Create a wayfinding system**

Create a comprehensive wayfinding system that is recognizable and understandable to all users. The system of signs should indicate where greenways and trailheads are located, distances between destinations, and safety and educational information. It should include a consistent design theme and call for signs that are durable and easy to maintain.

### **Develop primary and secondary trailheads**

Trailheads should be added throughout the trail network to provide access points and encourage use of the trail system. Both primary and secondary trailheads should be provided and should conform to a consistent design theme. Primary trailheads function as the main entrance for a trail and include restrooms and designated parking. Secondary trailheads provide additional access to trails and do not include restrooms. Trailheads should be incorporated into existing and proposed parks and added as stand-alone facilities where trail access is needed.

### **Consider multi-modal connections**

Locate trailheads near transit stops, off-street parking areas, and safe crossings to promote connections to other transportation modes. Coordinate efforts with the Safe Bicycle Use Outreach Project.



# 4 operations and service recommendations

Feedback from the public overwhelmingly noted that parks are well maintained and residents appreciate the care given to existing parks. Yet, continued upkeep of parks and updates to facilities will require a renewed commitment to funding maintenance. Improvements and additions to the system will also require new policies and management initiatives.

## **PARK AND GREENWAY DEVELOPMENT RECOMMENDATIONS**

Overland Park needs a refreshed set of policies and programs to strengthen future park and greenway development and sustain investments.

### **Adopt a function-based park classification system**

Overland Park's approach to park services should be based on providing different park types that serve specific functions, following the classifications presented in this plan. This diverse system is based on providing convenient access and maximizing benefits to the public by preventing duplication of services.



ABOVE:

*Children at the Arboretum*

### **Base improvements on design guidelines**

The recommended design guidelines contained in this plan should be used as the basis for all future park master plans and park improvements. The design guidelines provide direction for each of the park types, describing parameters for park size, access and types of resources.

### **Develop criteria and guidelines for land transfer**

The City has limited guidance when land is transferred to the City for use as a potential park. Using the design guidelines as a base, the City should develop criteria for land transfer and dedication that specify the condition and stipulations for the land and transfer. Along with the design guidelines, the criteria should consider environmental constraints as well as any needed or outstanding improvements. The City should not accept land that does not meet its criteria.

### **Develop policy for land dedication**

Overland Park already requires the dedication of greenways or access easements, but there is no provision for park land dedication as a condition of new development approval. Land dedication is an effective tool for securing needed park land based on anticipated growth caused from new development. Such a policy should be carefully developed and implemented, and be based on the present cost of developable park land.

## **Improve integration and management of parks in floodplains**

Several City parks are located entirely or partially within the 100-year floodplain. Parks, especially greenways, play an important role mitigating floodwater when designed and managed for this purpose. Developed portions of parks should be outside of floodplains to minimize damage to public property. This is especially the case south of I-435, where parks are inundated with flood debris, and high water causes extensive damage to park structures. For developed parks and recreation facilities, the City should seek land outside of floodplains, and restrict developed portions of new parks from being located within floodplains. At those existing sites with recreation facilities in the floodplain, the facilities with a high cost to get back online should be prioritized for relocation. Sites entirely within the floodplain without recreation features, such as Hanover Park, should be repurposed for flood management. New additions to the greenway and trail system should be designed to anticipate periodic flooding. Flood mitigation projects should coincide with new trail construction, integrating these two uses to be compatible.

## **Leverage opportunities for land banking**

Land banking is an effective tool for securing and/or protecting properties until they become profitable to sell. Land banking is currently permitted in Kansas as a way to improve distressed properties and has been successfully used for buying and selling residential properties in Overland Park. The process is governed by the City's Land Bank Board of Trustees which has the authority to acquire or convey property. Along with the goal of generating revenue from the sale of property, land banking is also an effective way of consolidating or assembling disparate pieces of land, either for creating a larger parcel for public benefit or for creating a more desirable site for sale and redevelopment. The City's land bank can be leveraged to help forward goals of the Parks Plan in two ways:

- Identify and acquire fragmented parcels in developed portions of the City with the goal of assembling properties for a future park site, and;
- Identify and acquire larger properties in undeveloped areas of the City for future sale when land becomes more valuable, or for use as a public park when surrounding properties develop.

## **Refine Parks Citizens Advisory Council policies**

The Parks Citizens Advisory Council (CAC) will play an important role championing implementation of the Comprehensive Park System Master Plan. Parks CAC recommendations impact residents across the

entire City and should have representation from different interests and neighborhoods. Consideration should be given to revise term limits to ensure that board positions are periodically rotated. To maintain a degree of stability, term limits should also be adjusted so that half of the seats are set to expire while the other half is still serving.

### **Track costs of park and recreation land and facilities separately from other responsibilities**

The Parks and Forestry Division is responsible for maintaining publicly-owned lands, including a number of sites that provide minimal recreation benefit but that are important for other reasons. The resources required by these other sites should be tracked separately so that the total operational cost for each program type (e.g., parks and recreation, beautification) can be identified and the return on investment evaluated.

### **Publicize the economic benefits of the system**

Many residents are already aware of the wide range of benefits that parks provide. A campaign to promote the economic benefits offered by parks and recreation can serve to expand the park constituency and foster economic development. The program should be based on the observance of local trends, as well as the existing and growing body of research that relates the availability of parks to increases in the local economy and increased property values. The Proximate Principle is one example that can serve as a model for documenting the economic benefits of parks. When applied to park benefits, this example illustrates that properties located proximate to a park or open space typically have a higher market value, and consequently pay more property taxes than comparable properties located elsewhere.

### **Build an art in parks program**

Working with the assistance of the Arts & Recreation Foundation, and following direction of the Public Art Master Plan, the Parks and Forestry Division should build opportunities and options for increasing art in parks. The City already has a number of sculptures integrated into parks. Additional options for integrating art further into the park system include integrating artists into design teams for parks, play areas, signage and other site elements; temporary art installations in parks or along the greenway system; street beautification and art along or in streets and trails; and providing a program to commission local artists to design pieces for display throughout the system.



ABOVE:

*Indian Creek Park*

### **Implement a facility replacement program**

The Parks and Forestry Division already does a commendable job repairing or replacing facilities as they age. Further implementing a facility replacement program for park assets such as sports fields and playgrounds will aid system management and help with setting an annual budget to replace facilities on a scheduled basis to ensure that these facilities remain at high level of quality.

### **PARTNERSHIPS AND COLLABORATION RECOMMENDATIONS**

Though the City is the primary provider of parks, the recreation system is composed of many different providers and supporters. To meet system-wide goals, the City must make a concerted effort to secure and sustain partnerships, relying on existing relationships and seeking out new and alternative supporters. New strategies should also be used to strengthen the resilience of the park system while increasing opportunities for park users.

### **Continue to build a range of partnerships to complete the system**

The starting point for the partnerships strategy should be based on a deliberate recognition of existing supporters. This will serve to strengthen existing connections and create additional incentive for would-be

partners. There are currently a number of partners that work with the City to provide options for residents. Regional and district partners such as Johnson County and school districts, and local arrangements with churches, libraries and sports leagues should all be maintained to maximize programming opportunities. The Parks and Forestry Division should also seek to formalize existing relationships to build certainty for facility use and scheduling.

### **Work with local school districts to acquire surplus land**

The City should work towards developing an agreement with the local school districts to allow Overland Park the first right of purchasing surplus school property. This would allow the City to have adequate time to find and secure needed resources to purchase land that is desirable, and preserve open space and recreation facilities that the community relies upon.

### **Encourage co-location of public facilities**

The Parks and Forestry Division should encourage and facilitate co-location of public facilities. For example, fire stations can be co-located next to or within parks, with a design that includes accessible restrooms and meeting rooms, while providing convenient park access. Overland Park already has a proven example of the community garden located on library grounds.

### **Promote inter-departmental collaboration**

Because the Parks and Forestry Division is responsible for maintaining so much public land, maintenance and operation needs for each planned addition should be projected so that operating impacts can be accounted for in capital project decisions. In addition, community priorities such as completion of the greenway linkages will require the efforts of multiple departments. Projects benefit from a multi-disciplinary team; in the long run, successful plans and projects incorporate a wide range of perspectives.

### **Continue collaboration with the Arts & Recreation Foundation.**

The City should continue collaborating with the Arts & Recreation Foundation to facilitate their role in supporting recreation, arts, education, nature and culture. In addition to the three established friends groups (Arboretum, Farmstead and Arts), the City should continue to encourage the Foundation's work throughout the system.

### **Participate in the Superpass program**

The City should join the Superpass program, a pass allowing participants to use the outdoor pools of other neighboring cities in addition to their own. This would extend the available number and type of recreational facilities, allowing residents of Overland Park with a pass to have access to facilities provided by partnering agencies.

## **RECREATION PROGRAMMING RECOMMENDATIONS**

A number of the opportunities for partnerships or collaborative efforts noted above are directed towards improved recreation services and programs for all residents. With multiple partners and providers in the region, Overland Park should pursue its niche in recreation programming.

### **Continue serving as facility provider**

Overland Park's niche is its role providing high-quality places to play and recreate. Facilities such as sports fields benefit the community and can be used by a range of users and providers. The City should continue to invest in its parks and recreation facilities and allow continued use by both City-sponsored programs and events and activities offered by other providers.

### **Increase community-building opportunities through public events**

Recreation programs offered by the City should be expanded to increase opportunities for residents to interact and gather. Events such as the Farmers' Market and Music in the Park are the types of occasions that strengthen neighbor relations and create a community identity. The City should continue to collaborate with a range of partners to put on public events. This strategy is cost effective and reduces demand on City resources.

### **Provide affordable options for recreation**

While most residents have a variety of recreation options and providers to choose from, Overland Park should ensure the availability of a variety of low cost or free activities for its residents. There are many premium options, but far fewer options for those with lower discretionary income.

### **Update field scheduling policies**

The highest demand for field use is for practice times. The City should coordinate with programming providers to improve field scheduling and use of facilities, especially ensuring space is provided for leagues that do not have dedicated use of fields and for emerging sports.



ABOVE:

*Music in the Park*

### **Improve service for areas outside of Blue Valley Recreation Commission boundaries**

Some areas of the City are outside the Blue Valley Recreation Commission's boundary and have fewer recreation program options. Residents of these areas rely on the City for access to recreation programming. As a pilot program Overland Park should offer expanded programming or collaborate with other providers to serve these areas.

### **Replicate the existing model of indoor programming activities in new growth areas**

The Matt Ross Community Center is a popular and well-managed facility that should serve as a model for new growth areas. The City should provide another large-scale recreation center in the southern area of the City with an indoor regional pool, designing the facility and its programming based on a market analysis and business plan.

### **Increase promotion of Overland Park's recreation resources**

Overland Park is modest about promoting its efforts in parks and recreation, and should promote its resources, partnerships and programs to a higher degree. This will help increase participation and also inform people about the benefits that are being created with their tax dollars.

### **Assign staff to serve as a volunteer coordinator**

A volunteer coordinator can serve as the point person for filling open opportunities and assigning volunteers, working in coordination with and enhancing established volunteer groups. The volunteer coordinator can help manage opportunities available within the City as well as channel the needs of providers throughout the area.

### **Develop a volunteer project needs database**

A volunteer project database should be developed to serve as a clearinghouse for City-wide volunteer opportunities. Enlisting the help of interested community members is one of the best ways to extend the City's financial resources while promoting the sense of ownership that volunteerism can provide. The database can be administered by the new volunteer coordinator.

### **Expand outdoor recreation programming**

Increase the number of programs that connect people with nature, especially for youth. Many outdoor activities, such as walking, jogging and biking are already popular in Overland Park, yet there are few formalized classes and activities to advance understanding and build skill. Emerging and/or alternative classes such as recreation "boot camp" using the trail system and classes oriented towards environmental education/awareness are also needed.

### **Measure on-going performance**

Division managers should conduct regular review of program performance, including participation data and user satisfaction. Results should be used to periodically review and adjust program offerings.

## **MAINTENANCE RECOMMENDATIONS**

The level of care and upkeep of City parks and facilities is a major strength in Overland Park. Maintenance of existing assets is important to residents and input received throughout the planning process verified how well the City cares for its parks. Several operations and management changes will be necessary to fulfill the vision and continue the high level of maintenance that residents value.

### **Revise maintenance effectiveness measures**

The City Budget outlines nine effectiveness measures within the Parks and Forestry Cost Center that establish guidelines for park and facility maintenance. For 2012, the target was 90 percent of residents rating

the measures as good or very good. Table 3 (following page) provides a summary of the recommended changes to maintenance effectiveness measures for the Parks and Forestry Cost Center.

Table 3: Recommended Maintenance Effectiveness Measures for Parks and Forestry

EXISTING MEASURE	PROPOSED MEASURE CHANGE	EXISTING GOAL	PROPOSED GOAL CHANGE
Adjacent property owner satisfaction (city and contract crews)	Remove. Satisfaction of neighbors and users should be equal.	% good or very good	Remove
Quality of turf	No change	% good or very good	% satisfied
Mowing frequency	Remove. Mowing frequency will be different among sites and should not be a measure.	% good or very good	Remove
Trash pick-up frequency	No change	% good or very good	% satisfied
Condition of amenities	No change	% good or very good	% satisfied
Signage	Remove. Signage should be addressed under "condition of amenities" and "damage and vandalism response."	% good or very good	Remove
Damage and vandalism response	No change	% good or very good	% satisfied
Patrol	Remove. Relocate to Police Department.	% good or very good	Remove
Overall quality	No change	% good or very good	% satisfied

During the next budget cycle, the program goal for this division will need to be updated to reflect the recommended changes in maintenance. The City should also consider revising how performance is measured in all other park-related cost centers. One way to clarify the measurement is to ask residents to choose between satisfactory and unsatisfactory. Asking residents to "grade" park maintenance as "good" or "very good" can be arbitrary and subjective, whereas the proposed change leaves less room for interpreting maintenance quality.

### **Prioritize maintenance resources for parks and recreation facilities**

Parks and Forestry staff are tasked with maintaining 337 acres of beautification areas (street islands and easements) throughout the City. The City should prioritize maintenance resources for areas where the public receives the most benefit. While Parks and Forestry should continue to maintain beautification sites, parks and recreation facilities should receive greater attention and resources.



**ABOVE:**

*Historic carriage house at  
Sante Fe Commons Park*

### **Implement transitioned edge treatments**

Develop and implement edge treatments to improve the management of the areas where traditional park features intersect with greenways/natural areas. An identified transitional edge zone from lawn to grassland or shrubs, then to creek corridor or wetlands will facilitate maintenance, reduce overall maintenance costs in the medium to longer term, and improve habitat.

### **Establish a tree monitoring and replacement program**

Establish a tree health monitoring protocol throughout the park system and develop tree replacement plans for existing parks. Some park sites have mature trees that contribute greatly to the park system's character. Residents have identified trees and shade as important park elements. Tree replacement plans should be developed and implemented so that young trees are planted and become established before older trees die off.

### **Continue to prioritize staff education and professional development**

Maintenance staff already has a solid base of knowledge in providing park maintenance. The Parks and Forestry Division should continue to emphasize proper training, and provide staff development and training opportunities.



ABOVE:

*Basketball court at City Hall Park*

### **Emphasize capital projects that reduce current operating costs**

Operations funding is, and will likely continue to be, stretched. Capital projects that can reduce operating costs should be high priority. An example of this is a centralized, computerized climate control system which allow heat and cooling to be turned on at remote sites from a centralized location, reducing staff “windshield time.” Other possibilities are projects that reduce or eliminate turf maintenance, including mowing strips and alternative lawn surfaces (ecolawn) where grass is not adding to the essential functions of the park.

### **Continue work tracking**

Tracking of the variety, quantity and quality of maintenance tasks performed should continue to be a regular activity of supervisors in the field. Of particular importance are the hours spent at the different types of sites being maintained. At a minimum, time should be tracked for developed park sites, rights-of-way and medians. Careful tracking of the actual amount of staff time and other resources going to any one type of site will be critical to calibrating the tiered maintenance system and ensuring that each type of park site is getting the intended amount of attention and investment.

## MAINTENANCE PLAN

The Maintenance Plan provides the framework for making informed decisions about maintenance responsibilities and resource allocation. The Maintenance Plan is based on four primary needs for park system care. These include:

- Providing the right level of care for the different types of parks and recreation facilities in the system based on park use and maintenance complexity.
- Maintaining parks and recreation facilities for the public's use and enjoyment.
- Conducting turf, horticultural and tree care for the City's public rights-of-way and easements.
- Responding to safety issues, natural hazards and some invasive species control in undeveloped sites and natural areas.

### Maintenance Services and Tiers

Based on these needs, the proposed Maintenance Plan features two components. Maintenance Services are the range of tasks conducted at each park site. Maintenance Tiers are the extent of park maintenance operations and the different scales and intensity conducted at each site and recreation facility.

- **Maintenance Services.** There are several types of maintenance services that are needed within each tier. These include:
  - Grounds: turf care (mowing, seeding, fertilizing, irrigation, aeration), leaf blowing and trash removal. Currently, the City contracts for mowing turf at some public facilities and most street islands and public easements.
  - Invasive vegetation/weeds: monitoring and treatment of invasive plants and weed removal.
  - Horticulture: care for areas of maintained landscaping in parks and public spaces.
  - Urban forestry: tree inspection and care for park and street trees.
  - Trails: inspection, cleaning, resurfacing and repairs, erosion control, bridge and railing repair.

- Facilities and amenities: inspection and cleaning of public structures, buildings, play equipment, restrooms, signs, fences and gates.
  - Parking areas: inspection, cleaning and minor re-striping/markings and sealing of off-street parking areas.
- **Maintenance Tiers.** The proposed maintenance system involves four tiers that range from low to high maintenance intensity. Each tier is based on the amount of use that occurs at park sites and the operational needs of recreation facilities. Sites that receive the greatest use or have a more complex range of maintenance needs, such as larger community parks and special use sites, will require site-specific maintenance plans to guide site-specific needs. Table 4 provides an overview of recommended maintenance services by maintenance tier. The table and related descriptions that follow should serve as a general guideline for establishing a higher level of staff understanding for park system maintenance. Though the maintenance tiers describe general maintenance tasks, the following terms and definitions are used to describe parameters for maintenance frequency:
    - Occasionally: One or more times a year.
    - Periodically: Multiple times a month or monthly.
    - Routinely: Multiple times a week or weekly.
    - Frequently: One or more times a day.

Table 4: Maintenance Services and Tiers

Maintenance Service Type	MAINTENANCE TIERS AND SERVICE FREQUENCY			
	Undeveloped/ Natural Areas (Tier I)	Base Level (Tier II)	Enhanced (Tier III)	Intensive (Tier IV)
Grounds	Periodically	Periodically/ Occasionally	Routinely/ Periodically	Routinely
Invasive vegetation/weeds	Occasionally	Periodically	Frequently	Routinely
Horticulture	-	Periodically	Frequently	Routinely
Urban forestry	Respond when reported	Periodically	Periodically	Routinely
Trails	Respond when reported	Routinely	Routinely	Routinely
Facilities and amenities	Occasionally	Routinely	Routinely	Frequently
Parking areas	Occasionally	Periodically	Periodically	Routinely



ABOVE:

*Bridge at Hickory Hills Park*

### Undeveloped/Natural Areas (Tier I)

Undeveloped/natural areas exist as stand-alone sites or portions of developed parks. While undeveloped areas are slated for future development and are held in an undeveloped state temporarily, natural areas are reserved for the specific purpose of protecting sensitive natural areas or habitat conservation. Both areas have very different maintenance requirements from active-use parks. Most of the City's greenways and some public rights-of-way and easements are maintained at this level.

For budgeting and goal-setting purposes, undeveloped/natural areas should be kept in their undeveloped and/or natural state. Some natural area sites will benefit from a greater level of natural resource management. This includes removal and control of invasive vegetation, re-planting with native species, erosion control and other measures. At this level, maintenance should be focused on promoting public safety, controlling the spread of invasive species and addressing ecosystem health.

- **Grounds:** Periodically maintain the edge of trails and structures where needed. All other areas should be left in a natural state with no mowing, trimming, fertilization or irrigation.
- **Invasive vegetation/weeds:** Occasionally control invasive vegetation and conduct brush reduction to reduce fire risk when needed.
- **Horticulture:** Not applicable.



ABOVE:  
*Brookridge Park*

- **Urban forestry:** Eliminate hazardous and dead trees when reported and promote a healthy urban forest.
- **Trails:** Respond to safety-related concerns when reported. Perform monthly safety inspection.
- **Facilities and amenities:** Maintain perimeter occasionally.
- **Parking areas:** Inspect, clean and repair occasionally.

### Base Level (Tier II)

Tier II maintenance includes all of the services that keep the City’s parks and facilities looking great. Neighborhood parks, play parks, and some sub-community parks are maintained at this level. Most of the City’s public rights-of-way and easements are also maintained at this level. Recreation facilities in these parks, such as playgrounds, trails and paved courts, require a base level of maintenance. Grounds maintenance, horticultural and facility care are conducted routinely. All other services are provided periodically as needed. At this level, responsibilities should be increased during the growing season and periods of peak use.

- **Grounds:** Mow and edge turf areas, clean leaves and debris periodically. Seed, fertilize and aerate occasionally. Inspect and adjust irrigation systems monthly or as needed.

- **Invasive vegetation/weeds:** Inspect and control periodically.
- **Horticulture:** Prune, weed and install organic mulch periodically. Replace plants as needed.
- **Urban forestry:** Periodically inspect, remove and prune trees as necessary.
- **Trails:** Routinely inspect and respond to safety-related concerns.
- **Facilities and amenities:** Routinely inspect, repair and clean public structures and restrooms.
- **Parking areas:** Periodically inspect and clean as needed. Conduct minor re-striping/marketing and sealing as needed.

### Enhanced (Tier III)

This level of maintenance is for parks that receive a higher level of use than those maintained under the Tier II level. Parks maintained under this tier also feature a greater variety of recreation facilities such as picnic shelters, sports fields and larger play areas. This type of maintenance is generally used for community and sub-community parks and civic greens or squares. Grounds and horticultural maintenance should be conducted more often than at the Tier II level, and should be done consistently throughout the year.

**Grounds:** Mow turf areas and edge sidewalks and pathways routinely. Seed, fertilize and aerate turf on a regular basis. Inspect and adjust irrigation systems monthly or as needed.

**Invasive vegetation/weeds:** Inspect and treat frequently.

**Horticulture:** Inspect frequently. Prune shrubs as necessary year-round. Install organic mulch, weed and replace plants as needed.

**Urban forestry:** Periodically inspect, remove and prune trees as necessary.

**Trails:** Routinely inspect, clean and repair minor cracks.

**Facilities and amenities:** Conduct routine inspection and cleaning of public structures. Repair as needed.

**Parking areas:** Periodically inspect and clean. Conduct periodic re-striping/marketing and sealing as needed.

### Intensive (Tier IV)

The highest level of maintenance, the intensive tier, is for parks that receive the most use, with maintenance-intensive recreation facilities such as sports fields complexes, skate parks and community centers. Nearly all maintenance services are conducted on a routine to frequent basis.

Depending on the season and site, some parks will require maintenance multiple times a day. This type of maintenance is used for special use areas, some community parks and civic greens or squares.

- **Grounds:** Mow turf areas and edge sidewalks and pathways routinely. Fertilize and aerate turf on a regular basis and inspect and adjust irrigation systems monthly or as needed.
- **Invasive vegetation/weeds:** Conduct routine inspection and control.
- **Horticulture:** Inspect routinely. Prune shrubs as necessary year-round. Install organic mulch routinely, weed and replace plants as needed.
- **Urban forestry:** Conduct routine inspections and prune/remove trees as necessary.
- **Trails:** Inspect and clean routinely. Repair minor cracks year-round.
- **Facilities and amenities:** Conduct frequent inspection and cleaning of public structures. Repair as needed.
- **Parking areas:** Inspect and clean routinely. Conduct minor re-stripping/ marking and sealing as needed.

### **Integrating the Maintenance Plan**

Table 5 provides an overview of recommended maintenance tiers by park type and related recreation facilities. The table shows how the proposed maintenance tiers can be integrated with the existing maintenance intensity practiced by the City. As shown in the table, most parks are maintained under an Intensity II-III level. However, this assumes that all parks included in this level require the same degree of maintenance. Some higher-profile parks such as some community parks require a higher degree of maintenance and are currently receiving the same level of maintenance as some lower-profile neighborhood parks.

Table 5: Maintenance Comparison by Levels and Park/Facility Type

PROPOSED		EXISTING	
Maintenance Level	Related Park/Facility	Maintenance Level	Related Park/Facility
Undeveloped/Natural Areas (Tier I) Keeping sites in their natural or undeveloped state while promoting public safety	<ul style="list-style-type: none"> <li>Greenways</li> <li>Undeveloped sites</li> <li>Some beautification sites</li> <li>Natural areas within developed parks</li> </ul>	Intensity VII <ul style="list-style-type: none"> <li>No mowing, weed control and periodic trash removal.</li> </ul>	Undeveloped sites
Base Level (Tier II) Keeping parks looking great through routine and preventative maintenance.	<ul style="list-style-type: none"> <li>Neighborhood parks</li> <li>Play parks</li> <li>Most beautification sites</li> <li>Some sub-community parks</li> </ul>	Intensity IV-VI <ul style="list-style-type: none"> <li>Periodic mowing and trash pick-up.</li> </ul>	Easements and islands
Enhanced (Tier III) Providing a higher level of maintenance for parks that receive more use and have greater variety.	<ul style="list-style-type: none"> <li>Most community/sub-community parks</li> <li>Most civic greens or squares</li> <li>Athletic fields</li> </ul>	Intensity II and III <ul style="list-style-type: none"> <li>Routine mowing and frequent trash pick-up. Protection of natural areas.</li> </ul>	Sports fields (Intensity II) Most neighborhood, community and sub-community parks
Intensive (Tier IV) Providing the highest level of maintenance on a daily basis for parks that are highly visible and receive heavy use.	<ul style="list-style-type: none"> <li>Special-use sites and pools</li> <li>Some civic greens or squares</li> <li>Some community parks</li> <li>Some beautification sites</li> </ul>	Intensity I <ul style="list-style-type: none"> <li>Frequent mowing and weed control and routine trash removal.</li> </ul>	Some special-use sites and pools Some civic greens or squares

Based on this framework, the Parks and Forestry Division should conduct additional review of current maintenance operations to identify which sites should be placed under each maintenance tier. Upon assigning park sites to maintenance tiers, staff should identify more detailed maintenance tasks and levels for each maintenance tier to reflect site-specific needs. This includes developing maintenance routes based on proximity to other parks in a rotation, focusing on efficiency and on reducing duplication of service.



# 5 Plan Implementation

This chapter outlines the strategies and level of investment necessary to achieve the City’s envisioned future park system. It presents the list of capital projects needed to improve existing system assets and the new sites and facilities that will be necessary to accommodate future growth. Included are prioritization criteria to guide the timing of these projects, and implementation measures and a funding strategy for carrying out the plan.

## **CAPITAL PROJECTS LIST**

The Capital Projects List presents the projects needed to fulfill the system-wide goals and vision. Tables 6 and 7 list the capital projects recommended in Chapter 3, including project costs for planning and budgeting purposes. As defined by the City budget, a capital project is a project that constructs, expands or acquires a City asset, including infrastructure, facilities or large equipment. Table 6 indicates which planning area the project resides in and provides information on the type of project.



ABOVE:

*Farmers' Market Pavilion*

The project types are based on the nature of recommendations proposed for a site, and include:

- **Planning and Design:** Reevaluating existing and developing new park master plans.
- **Acquisition:** Purchasing park land.
- **Development:** Construction of park land or recreation facility.
- **Renovation Scale:** Total cost of renovations. These include: Minor renovations that will create a minimal level of park disruption and require a low level of resources (\$); moderate renovations that will create a moderate level of park disruption and require a moderate level of resources (\$\$); and major renovations that will create a high level of park disruption and require a higher level of resources (\$\$\$).

Total range in costs for all improvements recommended for existing parks is \$30 to \$36 million. Costs for completing new park and recreation facilities envisioned in the park concept are provided in Table 7. This includes costs for a new signature park, community and sub-community park and new neighborhood parks. As shown in Table 7, total costs for adding new parks include a low and high range. This is due to cost differences of available land. Costs are based on the average sale prices of land sold in Overland Park between 2009 and 2012, with an average cost per square foot of \$1 for residential land and \$14 for commercial land. While lower costs may be more likely in the near future, the high

range may be more applicable as land prices increase and the City waits to acquire new park land in the more distant future. Though these amounts may seem out of reach of the City's resources, the projects will occur at different periods, over the span of many years and will only be possible if funding or other resources are in place. Overland Park's proven ability to gain public support for completing major projects, such as the Matt Ross Community Center, exemplifies the City's potential to build the future system.

The Capital Projects List is an ongoing document that requires periodic updates and revisions to take into account changing community needs and the projected revenue determined during each budget process. Projects identified in this list will ultimately be considered for the City-wide, five-year Capital Improvement Program.

### PROJECT PRIORITIZATION CRITERIA

Each project recommended in the Capital Projects List (Tables 6 and 7) will serve to fulfill part of the vision of the City's future park system. Not all of these projects can be completed within the CIP's five-year time frame. Because the number of projects and total costs exceed the City's resources, projects should be ranked and prioritized based on a set of evaluative criteria.

The comments obtained during public outreach for this Parks Plan helped determine general community priorities and preferences. Using this feedback, prioritization criteria have been developed to help identify priority projects to implement when funding is available. The criteria should be used as discussion topics when reviewing the merits of individual projects, or when funding or other resources present themselves. Projects that more closely meet the intent of these criteria should rise to the top of the list, while those that do not should be moved lower in the queue and considered at a later date, or when additional resources are made available. Projects should be prioritized if they:

- **Fill gaps in park and recreation needs.**  
Projects that fill gaps in the existing system should be given a higher priority, based on the Park System Concept presented in this Parks Plan.
- **Increase recreational variety and enhance park experiences.**  
Projects that add variety to existing parks and that create new and enhanced recreational opportunities should be given a higher priority.
- **Connect parks and greenways.**  
Projects that improve safe connections between parks and link greenways should be prioritized.

Table 6: Capital Project List - Existing Parks

Park and Facility Type	Planning Area			Project Type								
	Area 1	Area 2	Area 3	Planning & Design	Acquisition	Development	Renovation Scale	Reevaluate Existing Master Plan	Develop Architectural Reuse Study	Develop New Master Plan	Improve Existing Park Access	Replace Playground 1 - 5 years
<b>COMMUNITY PARKS</b>												
Roe Park	•			X			\$\$\$			X		X
<i>Total Community Parks</i>												
<b>SUB-COMMUNITY PARKS</b>												
Amesbury Lake Park		•		X		X	\$\$\$			X	X	X
Bluejacket Park	•			X		X	\$\$\$	X				X
Corporate Woods Founders' Park		•					\$\$					
Foxhill North Park	•						\$\$					
Indian Creek Recreation Center	•						\$\$\$					X
Indian Valley Park		•		X			\$\$\$			X		
Kingston Lake Park			•	X			\$\$\$			X		X
Quivira Park		•		X			\$	X			X	
Regency Lake Park			•				\$\$				X	X
South Lake Park	•			X			\$\$			X		X
Young's Park	•			X			\$\$\$	X				
<i>Total Sub-Community Parks</i>												
<b>NEIGHBORHOOD PARKS</b>												
Antioch Acres Park	•						\$\$					
Brookridge Park	•						\$\$					
Cherokee Park	•											
Hickory Hills Park	•			X			\$\$			X		X
Kensington Park		•		X		X	\$\$			X		
Linwood Park	•						\$\$				X	X
Maple Hill Park	•			X			\$\$			X		
Nall Park	•						\$\$					
North Park	•						\$					
Osage Park	•											
Pinehurst Estates Park	•			X			\$			X		
Sapling Grove	•						\$\$					X
Strang Park	•			X			\$\$	X				X
Summercrest Park		•		X		X	\$					
Wilderness Lake Park			•				\$				X	
Windham Hill Park		•		X		X	\$			X		
<i>Total Neighborhood Parks</i>												
<b>PLAY PARKS</b>												
Brown Park	•						\$					X
City Hall	•						\$					
Crestview Park	•						\$\$				X	X
Empire Estates Park	•											

Site Recommendations											Planning Level Costs	
Replace/Add Shelter Community Scale	Replace/Add Shelter Neighborhood Scale	Replace Restrooms	Add Restrooms	Improve Parking Lot Surface	Add Off-Street Parking	Resurface Sports Courts	Add Formal Sports Fields	Add Informal Sports Fields	Renovate Aquatics Facility <sup>1</sup>	Decommission Aquatics Facility <sup>2</sup>	Low	High
X			X	X						X	\$ 1,860,000	\$ 1,890,000
											<b>\$ 1,860,000</b>	<b>\$ 1,890,000</b>
X			X		X						\$ 1,795,000	\$ 1,810,000
			X	X				X		X	\$ 1,495,000	\$ 1,495,000
X			X								\$ 950,000	\$ 950,000
	X			X							\$ 325,000	\$ 325,000
X		X		X		X					\$ 1,270,000	\$ 1,410,000
			X	X		X					\$ 1,105,000	\$ 1,260,000
X			X	X							\$ 1,485,000	\$ 1,500,000
				X							\$ 330,000	\$ 330,000
											\$ 310,000	\$ 310,000
X						X					\$ 455,000	\$ 610,000
		X		X		X			X		\$ 3,890,000	\$ 6,030,000
											<b>\$ 13,410,000</b>	<b>\$ 16,030,000</b>
	X	X									\$ 475,000	\$ 475,000
	X	X									\$ 475,000	\$ 475,000
											\$ -	\$ -
	X	X		X		X					\$ 715,000	\$ 865,000
	X		X		X			X			\$ 820,000	\$ 830,000
	X										\$ 255,000	\$ 255,000
	X	X		X							\$ 545,000	\$ 555,000
	X		X	X							\$ 675,000	\$ 675,000
						X					\$ 20,000	\$ 160,000
											\$ -	\$ -
	X										\$ 95,000	\$ 105,000
	X	X		X							\$ 675,000	\$ 675,000
	X		X	X			X				\$ 965,000	\$ 1,020,000
					X						\$ 100,000	\$ 100,000
											\$ 30,000	\$ 30,000
					X						\$ 120,000	\$ 130,000
											<b>\$ 5,965,000</b>	<b>\$ 6,350,000</b>
						X					\$ 100,000	\$ 100,000
							X				\$ 20,000	\$ 160,000
	X										\$ 255,000	\$ 255,000
											\$ -	\$ -

Table 6: Capital Project List - Existing Parks

Park and Facility Type	Planning Area			Project Type								
	Area 1	Area 2	Area 3	Planning & Design	Acquisition	Development	Renovation Scale	Reevaluate Existing Master Plan	Develop Architectural Reuse Study	Develop New Master Plan	Improve Existing Park Access	Replace Playground I - 5 years
Gregory Meadows Park	•											
Kessler Park	•											
Louisburg Square Park	•											
Oak Park	•											
Prairie View Park	•						\$\$					
Robinson Park	•						\$\$					
W. Jack Sanders Justice Center		•					\$					
Westbrooke Park	•						\$\$					X
<b>Total Play Parks</b>												
<b>CIVIC GREENS OR SQUARES</b>												
Clocktower Plaza	•											
Molamphy Park		•										
Santa Fe Commons	•											
<b>Total Civic Greens or Squares</b>												
<b>SPECIAL USE SITES</b>												
Deanna Rose Children's Farmstead		•										
Farmers' Market Plaza	•						\$\$					
Highland View Park/Center			•	X			\$	X				
Marty Park	•						\$\$					
Matt Ross Community Center	•											
Overland Park Arboretum			•				\$\$					
Overland Park Soccer Complex		•					\$\$\$					
St. Andrews Golf Course		•					\$\$					
Stonegate Park	•						\$\$					
Sykes/Lady Overland Park Golf Course		•					\$\$					
Tomahawk Ridge Community Center		•										
Tomahawk Ridge Park		•		X			\$\$\$			X		
Westlinks Golf Course		•										
<b>Total Special Use Sites</b>												
<b>GREENWAYS</b>												
<b>Greenways with Play Park</b>												
Brittany Park		•										
Cobblestone Park		•										
Creekside Park			•									
Cross Creek Park		•		X				X				
Green Meadows Park			•				\$					X
James Place Park	•						\$					
Lexington Park		•					\$					X
Nall Hills Park	•											
Pinehurst West Park		•										
Rosehill West Park	•											

Site Recommendations											Planning Level Costs	
Replace/Add Shelter Community Scale	Replace/Add Shelter Neighborhood Scale	Replace Restrooms	Add Restrooms	Improve Parking Lot Surface	Add Off-Street Parking	Resurface Sports Courts	Add Formal Sports Fields	Add Informal Sports Fields	Renovate Aquatics Facility <sup>1</sup>	Decommission Aquatics Facility <sup>2</sup>	Low	High
											\$ -	\$ -
											\$ -	\$ -
											\$ -	\$ -
											\$ -	\$ -
						X					\$ 20,000	\$ 160,000
						X					\$ 20,000	\$ 160,000
						X					\$ 20,000	\$ 160,000
	X			X							\$ 250,000	\$ 250,000
											\$ 685,000	\$ 1,245,000
											\$ -	\$ -
											\$ -	\$ -
											\$ -	\$ -
											\$ -	\$ -
				X							\$ -	\$ -
				X							\$ 500,000	\$ 500,000
											\$ 20,000	\$ 20,000
									X		\$ 100,000	\$ 100,000
											\$ -	\$ -
				X							\$ 500,000	\$ 500,000
											\$ 1,512,000	\$ 1,512,000
				X							\$ 500,000	\$ 500,000
									X		\$ 100,000	\$ 100,000
				X							\$ 650,000	\$ 650,000
											\$ -	\$ -
				X					X		\$ 3,700,000	\$ 5,750,000
											\$ -	\$ -
											\$ 7,582,000	\$ 9,632,000
											\$ -	\$ -
											\$ -	\$ -
											\$ -	\$ -
											\$ 7,000	\$ 7,000
	X										\$ 175,000	\$ 175,000
	X										\$ 75,000	\$ 75,000
											\$ 100,000	\$ 100,000
											\$ -	\$ -
											\$ -	\$ -
											\$ -	\$ -

Table 6: Capital Project List - Existing Parks

Park and Facility Type	Planning Area			Project Type								
	Area 1	Area 2	Area 3	Planning & Design	Acquisition	Development	Renovation Scale	Reevaluate Existing Master Plan	Develop Architectural Reuse Study	Develop New Master Plan	Improve Existing Park Access	Replace Playground 1 - 5 years
Shannon Valley Park		•										
Windham Creek Park		•										
<b>Total Greenways with Play Parks</b>												
<b>Greenways without Play Park</b>												
Beth Torah Park		•										
Deerbrook Park			•									
Fairway Woods Park		•										
Forest Creek Park		•										
Foxhill South Park		•					\$					
Hawthorne Valley Park		•										
Nottingham Downs Park		•										
Nottingham Forest Park		•										
Nottingham South Park		•										
Oak Park (greenway)	•											
Pinehurst East Park	•											
Rosehill East Park	•											
South Creek Park		•										
Tomahawk Valley Park		•										
Valleybrooke Park		•										
Wellington Park			•									
Westgate Park		•										
127th Street Linkages		•										
133rd Street Linkages		•										
137th Street Linkages		•										
139th Street Linkages		•										
141st Street Linkages		•										
156th Street Linkages			•									
Brandon Place Linkage		•										
Community Park Greenway Linkages		•										
Conser Linkages	•	•										
Corporate Woods Linkage		•										
Deer Creek Linkage		•										
Edgewater Linkages			•									
Lamar Linkages		•	•									
Miller's Woods Linkage		•										
Nieman Linkages		•										
US 69 Linkages		•	•									
Wellington Linkages			•									
<b>Total Greenways without Play Parks</b>												
<b>UNDEVELOPED PARKS</b>												
Antioch Square Park	•											
Crosby Kemper Farm			•	X			\$		X	X		



Table 6: Capital Project List - Existing Parks

Park and Facility Type	Planning Area			Project Type								
	Area 1	Area 2	Area 3	Planning & Design	Acquisition	Development	Renovation Scale	Reevaluate Existing Master Plan	Develop Architectural Reuse Study	Develop New Master Plan	Improve Existing Park Access	Replace Playground 1 - 5 years
Hanover Park	•											
<b>Total Undeveloped Parks</b>												
<b>OTHER PUBLIC LAND</b>												
Brookridge Square	•											
Glenwood Square	•											
Park Maintenance Headquarters		•				X	\$			X		
Tomahawk Cemetery		•										
<b>Total Other Public Land</b>												
<b>Total Existing Parks</b>												

Notes:

The costs used in the table are based on general estimates and based on 2012 dollars and should not be used for budgeting purposes. Costs will change over time, due to inflation, escalations in materials costs and fluctuations in land costs.

<sup>1</sup>Costs include renovating existing pools to recommended outdoor aquatics facility.

<sup>2</sup>Costs include pool decommissioning. Pools are recommended to be phased out over time (1 to 20 years or more).

Site Recommendations											Planning Level Costs	
Replace/Add Shelter Community Scale	Replace/Add Shelter Neighborhood Scale	Replace Restrooms	Add Restrooms	Improve Parking Lot Surface	Add Off-Street Parking	Resurface Sports Courts	Add Formal Sports Fields	Add Informal Sports Fields	Renovate Aquatics Facility <sup>1</sup>	Decommission Aquatics Facility <sup>2</sup>	Low	High
											\$ -	\$ -
											\$ 80,000	\$ 130,000
											\$ -	\$ -
											\$ -	\$ -
											\$ 50,000	\$ 100,000
											\$ -	\$ -
											\$ 50,000	\$ 100,000
											\$ 30,014,000	\$ 35,759,000

Table 7: Capital Project List - New Parks and Facilities

Park and Facility Type	Project Type				Planning Level Costs	
	Planning & Design	Acquisition <sup>2</sup>	Development <sup>3</sup>	Project Scale	Low	High
<b>NEW PARKS<sup>1</sup></b>						
Signature Park	X	X	X	\$\$\$	\$ 6,661,200	\$ 27,511,000
Community Park	X	X	X	\$\$\$	\$ 5,161,200	\$ 26,011,000
Sub-Community Park	X	X	X	\$\$\$	\$ 3,015,000	\$ 12,274,200
Neighborhood Park	X	X	X	\$\$\$	\$ 1,367,800	\$ 4,709,200
<b>NEW RECREATION FACILITIES</b>						
Outdoor Aquatics Facility	X	X	X	\$\$\$	\$ 8,000,000	\$ 12,000,000
Sprayground	X		X	\$\$	\$ 250,000	\$ 500,000
Indoor Recreation and Aquatic Center	X	X	X	\$\$\$	\$ 30,000,000	\$ 35,000,000
Greenway Access/Trailhead	X	X	X	\$	\$ 12,000	\$ -
Destination Play Area	X		X	\$\$	\$ 500,000	\$ 1,000,000
Play Areas	X		X	\$	\$ 200,000	\$ 350,000
Nature Play Areas	X		X	\$	\$ 230,000	\$ 300,000
Formal Sports Fields	X		X	\$	\$ 125,000	\$ 180,000
Informal Sports Fields	X		X	\$	\$ 75,000	\$ -
Community Gardens	X		X	\$	\$ 100,000	\$ -
Skate Elements	X		X	\$	\$ 100,000	\$ 150,000

Notes:

The costs used in the table are based on general estimates and based on 2012 dollars and should not be used for budgeting purposes. Costs will change over time, due to inflation, escalations in materials costs and fluctuations in land costs.

<sup>1</sup>All costs associated with new community and neighborhood parks are based on the designs depicted in the Park Prototype plans.

<sup>2</sup>Land costs are based on the average sale price per square foot of recently sold land throughout Overland Park between 2009-2012. The low cost is based on the average cost of residential property, or \$1/sq.ft. The high cost is based on the average cost of commercial property, or \$14/sq.ft. Data provided by Shaner Appraisals, Inc.

<sup>3</sup>The costs to build new parks include prices for land acquisition, planning and development. Park development includes all necessary utilities (water, sewer and electrical power).



**ABOVE:**

*Entrance sign to Roe Park*

- **Promote active living, health and wellness**  
Projects that will encourage and sustain healthy lifestyles and active living should be given a high priority.
- **Improve operations and maintenance efficiency.**  
Projects that improve maintenance efficiency or that will reduce life-cycle costs should be given a high priority.
- **Make use of alternative funding tools and/or partnerships,**  
Projects that have potential to be funded through grants, donations or partner contributions should receive higher priority than projects without other funding opportunities.
- **Provide maximum return on investment.**  
Projects that provide the most benefit for the least amount of resources should be prioritized. Alternatively, projects that are costlier, meet a localized need, or serve fewer users should be assigned a lower priority.
- **Further existing priorities or recommendations.**  
Projects already called out in existing site master plans, or that have already been identified as having support by the community should be given a high priority.

## IMPLEMENTATION STEPS

There are several implementation steps that will turn recommendations to actions, while providing the City with the tools and information needed to build and sustain the future park system. These strategies respond to the recommendations outlined in previous chapters, developed to achieve the plan concept goals. Together, all implementation steps will be necessary to maximize the City's ability to implement the Parks Plan. The strategy for implementing the Parks Plan is based on the following ten-step approach.

### **1. Prioritize “quick wins” (low cost, high impact projects) to make immediate progress on plan implementation.**

Potential quick wins to pursue over the next two years include:

- Complete the Roe Park pool decommissioning plan and implement improvements
- Build a Nature Play area
- Complete 2 playground replacement at 2 neighborhoods parks.
- Opportunistically complete trail extensions and fill gaps
- Acquire and develop a neighborhood park in Area 3
- Add a restroom to Kingston Lake Park.
- Improve at least one field area to support soccer use.
- Replace one shelter with the new standard shelter.
- Add a new type of recreation feature to a park (e.g., bike skills course, sprayground, bocce court)
- Convene a meeting with Shawnee Mission School District to discuss public access to school sites and the future use of surplus school sites. If possible, secure a Memorandum of Understanding to address these areas.

### **2. Maximize exposure and use of the Park System Master Plan.**

Once adopted, the Park System Master Plan will be the single most important tool for achieving the desired system. However, it will be up to City staff, decision makers, residents and advocates to keep the Parks Plan and its recommendations moving forward. The Parks Plan should serve as a reference when discussing new development projects and function as an inspirational resource when advocating for

new park projects. The Parks Citizens Advisory Committee should annually review the list of capital projects and recommendations and should measure successes, basing goals and objectives on unfunded projects and untouched recommendations.

### **3. Implement the Greenway Linkages Plan and build the system of trails.**

The Greenway Linkages Plan establishes the roadmap for the connected system of greenways and trails throughout the City. Like the Parks Plan, it will be up to the City to keep the Linkages Plan and its recommendations moving forward. Building the system will require significant resources. There are a number of potential partners to help implement the plan. For example, Earth Riders Trails Association (Kansas City) is a recreational trails advocacy group to help build trails throughout the Midwest. Federal grant funding through the Recreational Trails Program is also a proven funding tool for completing the greenway system.

### **4. Prioritize projects and update the list annually.**

The Capital Projects List provides the recommended park and recreation improvement projects that will create the desired future system. Using the prioritization criteria listed in this chapter, the City should periodically review the capital projects and rank each project according to how well it meets the identified criteria. Each year, as conditions, preferences and funding opportunities change, the City should readdress the project list and re-prioritize the project queue.

### **5. Add prioritized park projects to the City's CIP.**

To be eligible for City funding, park capital projects must be added to the City-wide Capital Improvement Program. To be included in the City's Capital Improvement Program, a project must meet specific cost thresholds detailed in the City budget.

### **6. Update zoning ordinances to accommodate parks.**

Public parks and recreation facilities are currently not an outright permitted use in most commercially-zoned districts and higher-density residential districts. As a result, permitting for future parks and park improvements may be restricted, or will become time consuming, costly and challenging. The City should allow parks as a permitted use in most of these zones through an update to the Unified Development Ordinance.



ABOVE:

*Arboretum picnic shelter*

## **7. Create a land dedication ordinance.**

The City currently requires land dedication or public easement only when a new subdivision is planned on or near the planned greenway system. A new ordinance should be crafted that requires park land dedication for all new residential development. Such an ordinance should be based on the number of proposed units and persons per unit, multiplied by the minimum required area of land established by the City. The ordinance should allow developers to pay a fee in lieu of land, where the required ratio is based on the average cost of a developable acre of land. It is critical that the ordinance, dedicated land and/or fees go directly to serve/pay for the impacts caused by the new development and be received prior to final approval.

## **8. Develop a park land design and transfer ordinance.**

The existing development ordinance does not specify the condition or design of parks to be transferred to, designed, and/or maintained by the City of Overland Park. Based on the Design Guidelines contained in the Parks Plan, the City should develop a new parks development ordinance that details how land is to be designed, developed and transferred for use as a public park.

## **9. Develop a strategic framework for the Parks and Forestry Division.**

During implementation of the Parks Plan, the Parks and Forestry Division will be faced with tough decisions and will need a strategy for sustaining park operations. A strategic framework for division operations will provide a detailed guide to help base the decision-making process, especially during times of limited funding. The framework would help staff and division managers understand long-term goals and specific objectives of the division to keep things running smoothly and effectively.

## **10. Create a “Support the Parks” campaign.**

The Arts Division does a great job of promoting its mission through a targeted marketing campaign and through its sponsored events. The City should also develop a marketing campaign that highlights the importance of its partners and funding sources, especially the State Liquor Tax, for its contribution to the parks system and for getting things done. The campaign will provide the level of awareness and “buzz” needed to garner support for future funding measures and for attracting new partners and sponsors.

## **11. Monitor plan implementation and update as needed.**

Similar to the Capital Projects List updates, parks staff should periodically monitor how well the Parks Plan is being implemented and whether needs are changing, and decide if new strategies are needed to keep Parks Plan implementation moving forward. Interactive display boards at community events, online questionnaires and a suggestions box at public buildings are some of the ways the City can solicit feedback on needed refinements and/or updates to the Parks Plan. On an annual basis, the Parks Board should convene to measure the status of Parks Plan recommendations, making adjustments to the Capital Projects List as needed.

## FUNDING STRATEGY

Existing sources of revenue to pay for parks and recreation services are the City's General Fund and the State Liquor Tax. However, long-term reliance on these sources is unsustainable and unreliable for supporting needed improvements and additions to the park system. Finding adequate funding to pay for the desired park system requires a strategic approach, maximizing use of existing sources and leveraging new and alternative resources and partnerships. The funding strategy includes resources that can be leveraged for capital projects and park system operations and maintenance, and comprises strategies to:

- Maximize use of General Fund;
- Consider a tax levy for park acquisition and maintenance;
- Create a park system development fee;
- Leverage partnerships and community support;
- Increase potential of private contributions;
- Target grant opportunities;
- Create a greenway development fund;
- Continue to operate special-use sites as self-supporting or revenue-generating entities; and
- Develop a parks foundation.

### Maximize use of General Fund

The City's past budgeting system does a great job of tracking the performance of different City divisions. As is the case with many divisions, a large percentage of the Parks and Forestry budget stems from the City's General Fund. Maximizing how resources from this fund are used will free-up funding for other needs and help offset the need to draw on other sources of funding. General Fund support can be used for capital projects and park system operations and maintenance.

The City should implement a comprehensive set of strategies to achieve this end, drawing on recommendations contained in the Parks Plan. Some of these strategies include:

- Implementing the recommended Maintenance Plan;
- Improving work and cost tracking;
- Revising maintenance effectiveness measures;



**ABOVE:**

*Interpretive signage and playground at  
Sapling Grove Park*

- Leveraging partnerships and volunteerism;
- Prioritizing maintenance resources; and
- Prioritizing projects that reduce operating costs.

### **Consider a tax levy for park acquisition and maintenance**

A tax levy is one of the most common and proven tools for creating a dedicated and permanent source of funding for the park system. Overland Park already relies on property and sales taxes through the General Fund to fund the majority of the park system. Some communities have a special sales tax to fund parks and recreation. For example, Olathe charges 1/8 cent sales tax for this purpose. With a renewed focus on parks and recreation and adoption of a new Park Plan, the community may be willing to support a new tax levy to pay for the envisioned park system. The Recreation Survey suggests that residents are would be supportive of such a measure to help pay for system maintenance and desired improvements.

### **Create a park impact fee**

Overland Park should leverage the potential of development resources to help pay a fair share of impacts to the system. Currently, developer sources account for 0% of the total contribution to park capital projects.

A park impact fee is a one-time assessment on new development to cover a portion of the cost for providing new parks, trails and natural areas as a result of the development. A fee can also be applied to the square footage



ABOVE:

*Flying a kite at Maple Hills Park*

of new commercial development. The fee can be used in conjunction with a new land dedication ordinance (combined), or as a stand-alone tool for paying for new parks and facilities. To be defensible, the fee should be carefully calculated based on the impact of new development and anticipated growth, and tied to needs expressed in the Parks Plan. Neighboring cities, including Leawood and Lenexa, charge park impact fees.

### **Leverage partnerships and community support**

Volunteer labor is a great way to extend limited resources. Property owners, advocacy groups, school groups, homeowners' and neighborhood associations and businesses are all potential partners that can help build and care for the park system. While some projects require design and construction expertise, unskilled labor can be used for some types of construction, routine and periodic maintenance, and even as volunteer program staff. Skilled labor should be allowed on certain projects where the City may lack the necessary expertise.

Some facilities such as bike pump tracks, disc golf courses and community gardens can be entirely designed, built and maintained by volunteers, clubs and advocacy groups. It is important that all volunteer projects will require City approval, management and oversight. As such, use of volunteer labor should be weighed against available City staff capacity for management. The recommended volunteer coordinator should be responsible for advertising and coordinating volunteer projects.

For Overland Park’s extensive greenway system, the City should also consider an “Adopt-a-Greenway” program where volunteers can sign up to care for segments of greenway. Participants of this program can be responsible for trash pick-up, landscaping and pruning, and wildlife enhancement projects. At the same time, this is a great way to build support and ownership of the City’s greenway and trail system.

### **Increase potential of private contributions**

Cash contributions from private organizations can add up when successfully managed. The program must be thoughtfully designed so that potential contributors can see the results of their donations. Options to purchase benches, playground equipment, trees and other items are great ways to show that donations are making a difference. The program should also be prepared for larger endowments for playgrounds, picnic structures or entire parks. The City should seek contributions from estates and trusts and have the resources needed to accommodate more complex transactions.

Donor-funded projects should be held to the same standards as all other projects. In general, donor-initiated projects should be prioritized, as well as those with strong political support and close alignment with the institutional mission. To encourage donations, the City can develop a gift catalogue with a menu of potential items that can be purchased. It will be important to consider existing policies regarding naming rights as part of this program.

### **Target grant opportunities**

Grant funding is an effective way to fund park improvements, both for capital projects and system maintenance and operations. With public funding becoming increasingly tight in most jurisdictions, grants are also becoming more competitive. Most grants require a matching contribution, as well as staff time for project and funding oversight. Overland Park should consider targeting only those grant opportunities with a proven track record in funding parks and recreation facilities. For example, the Recreational Trails Program is continued through the most recent federal transportation initiative, MAP-21. Similar to years past, Kansas is set to receive around \$1.15 million in trail-related funding.

Other grant opportunities include federal sources such as the Land and Water Conservation Fund grants and U.S. Department of Agriculture’s Conservation Reserve Program and Wetlands Reserve Program grants for park development and habitat and conservation-related projects.

The National Recreational Trails Program is a great resource for trail-related projects. There are also private grants, such as those administered through REI and the World Wildlife Fund, that can be used to improve access to recreation and improve wildlife habitat.

### **Create a greenway development fund**

The City should consider establishing a greenway development fund to help complete the network of greenways and trails. In the Kansas City area (Jackson County), a recent bill allows for the creation of a greenway and trails district. Based on the bill, the district can be funded by a 1/10 cent sales tax. The district is governed by a board appointed by the county and cities within the county. St. Louis also recently passed a similar bill to fund its trail and greenway development.

The fund can also be designed as a trust for land acquisition and development. The trust can be administered by an advocacy group or commission, responsible for overseeing donations, municipal general funds and grants. The development fund is useful when public agencies are unsuccessful or have limited support in acquiring land.

### **Continue to operate special-use sites as self-supporting or revenue-generating entities**

The park and recreation system generated a total of \$9.1 and \$9.3 million between 2010 and 2011, and is budgeted to generate \$10.2 million for 2012. This represents an approximate increase in revenue of 6.7 percent for the three-year time period. Special-use facilities should continue to be designed to meet specific business plan goals and targets, and should generally be self-supporting. Some sites such as the soccer complex should strive to be more self-sufficient. Other popular sites such as the Arboretum can be successful in revenue-generating activities, through sources such as arts and cultural events, reservations for weddings and private groups, and concessions (the Garden Café).

### **Develop a parks foundation**

A new parks foundation can be a valuable asset that can raise money and garner support for development and stewardship of the park and recreation system. As an example, Overland Park's Arts & Recreation Foundation is a non-profit organization that supports development and promotion of the several special-use sites in the City, including the Arboretum and Farmstead. A parks foundation can leverage its non-profit status to make the most of tax-deductible donations, and can use its independence from the City to put on a range of fundraising events.

There are many successful examples of parks foundations which increase the value of partnerships. In New York City, New York, the City Parks Foundation identifies under-served parks and galvanizes support for park improvements. The group then assembles community leaders to identify resources for completing projects. In Kansas City, Kansas, the Wyandotte County Parks Foundation seeks out partners to help fund public projects and has successfully leveraged sponsors for completion of an environmental learning center at a county park.

## CONCLUSION

Residents of Overland Park are proud of their City's well-maintained parks and recreation facilities and expect that additions to the system will receive this same high level of care. Looking to the future, residents voiced the desire for a park system that is better distributed and more diverse. Improvements are needed in many existing parks, and new parks and facilities will be required to fulfill system-wide goals. Opportunities for youth of all ages and places and programs that promote healthy and active living will be part of this future vision.

To reach this vision, the City will have to keep the Parks Master Plan progressing forward. The Parks Master Plan should be used as a resource and guide, as well as a source of inspiration for developers, potential supporters, City staff and decision makers. Creative and forward thinking policies will need to be adopted to allow recommendations to be achieved. New programs will require wide-ranging support, while completion of capital projects will require alternative sources of funding. Establishing new partnerships and building stronger relationships among park supporters will help bridge the gap between need and implementation.

It will also be crucial to check-in with the community and assess changing priorities and needs to keep the plan relevant and realistic. Above all, the City must communicate the importance and benefits of the park system to sustain the level of interest and support needed to fulfill the vision. By working toward a common vision, Overland Park's park and recreation system will continue to be a source of pride for residents. Improvements to existing parks and additions to the system will create new and lasting experiences, reinforcing the role of the park system as the center of community life.

# OVERLAND PARK COMPREHENSIVE PARK SYSTEM MASTER PLAN

May 2013

## Appendix A: Park System Inventory

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Updated 8.20.2012					OUTDOOR SPORTS COURTS & FIELDS								OTHER RECREATION					OTHER SUPPORT AMENITIES						TRAILS			GOLF					SWIMMING FACILITIES								
Park Classification	Existing Master Plan	Acres	Flood Plain Acres	Percent Floodplain	Basketball - Half	Basketball - Full	Tennis Courts	Roller Hockey	Sand Volleyball	Soccer	Softball/ Baseball	Playground	Open Grassy Area	Lake	Fishing Pier	Skate Park	Concessions	Restroom	Picnic Facilities	Picnic Shelter	Reservable Available	Off-Street Parking	Bus Parking	Multi-use Trail	Internal Pathway	Golf 9-hole Par3	Golf 18-hole	Golf Clubhouse	Golf Driving Range	Paved Cart Path	Swimming Pool	25-50m Swimming Area	Wading Training Pool	Diving Area	Special Aquatics Facility	Bathhouse/ Changing Area				
Corporate Woods Linkage		0.5	0.5	1.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Deer Creek Linkage		5.0	3.5	0.7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Edgewater Linkages		1.6	0.0	0.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Lamar Linkages		3.2	0.1	0.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Miller's Woods Linkage		2.1	0.8	0.4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Nieman Linkages		2.2	0.0	0.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
US 69 Linkages		34.8	3.6	0.1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Wellington Linkages		4.6	0.0	0.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	3	423.4	267.7	63.2%	-	-	-	-	1	-	-	-	-	-	-	-	-	-	4	2	-	12	-	33	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	7	654.7	444.3	67.9%	-	-	-	-	2	-	-	13	-	-	-	-	-	-	9	8	-	12	-	45	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
<b>UNDEVELOPED PARKS</b>																																								
Antioch Square Park		0.5	0.0	0.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Crosby Kemper Farm		321.7	44.0	0.1	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hanover Park		0.5	0.5	1.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	322.6	44.5	13.8%	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	19	2,434.2	892.1	36.6%	11	5	30	1	6	23	13	55	18	6	7	1	11	18	44	42	14	3,608	3	70	35	4	2	2	2	3	7	7	6	4	3	7	7			

<b>OTHER PUBLIC LANDS**</b>																																							
Administrative Sites		40.1			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Brookridge Square		0.4			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Glenwood Square		0.5			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscaping Areas		107.5			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Multi-use Trails (10' wide outside of park land)		53.0			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Park Maintenance Headquarters		11.0			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Street Medians and Islands		214.2			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Streetside Maintenance		79.0			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tomahawk Cemetery		0.4			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	505.9			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	19	2,940.2			11	5	30	1	6	23	13	55	18	6	7	1	11	18	44	42	14	3,608	3	70	35	4	2	2	2	3	7	7	6	4	3	7	7		

\*\* Acreage derived from a mix of City GIS data and City maintenance documents.

<b>TRAILS</b>		Miles																																							
Multi-use Trails		73.1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
<i>Bike Hike Trails: Indian Creek &amp; Tomahawk</i>		18.7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<i>Other Multi-use Trails</i>		54.4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Internal Pathways		17.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
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# OVERLAND PARK COMPREHENSIVE PARK SYSTEM MASTER PLAN

May 2013

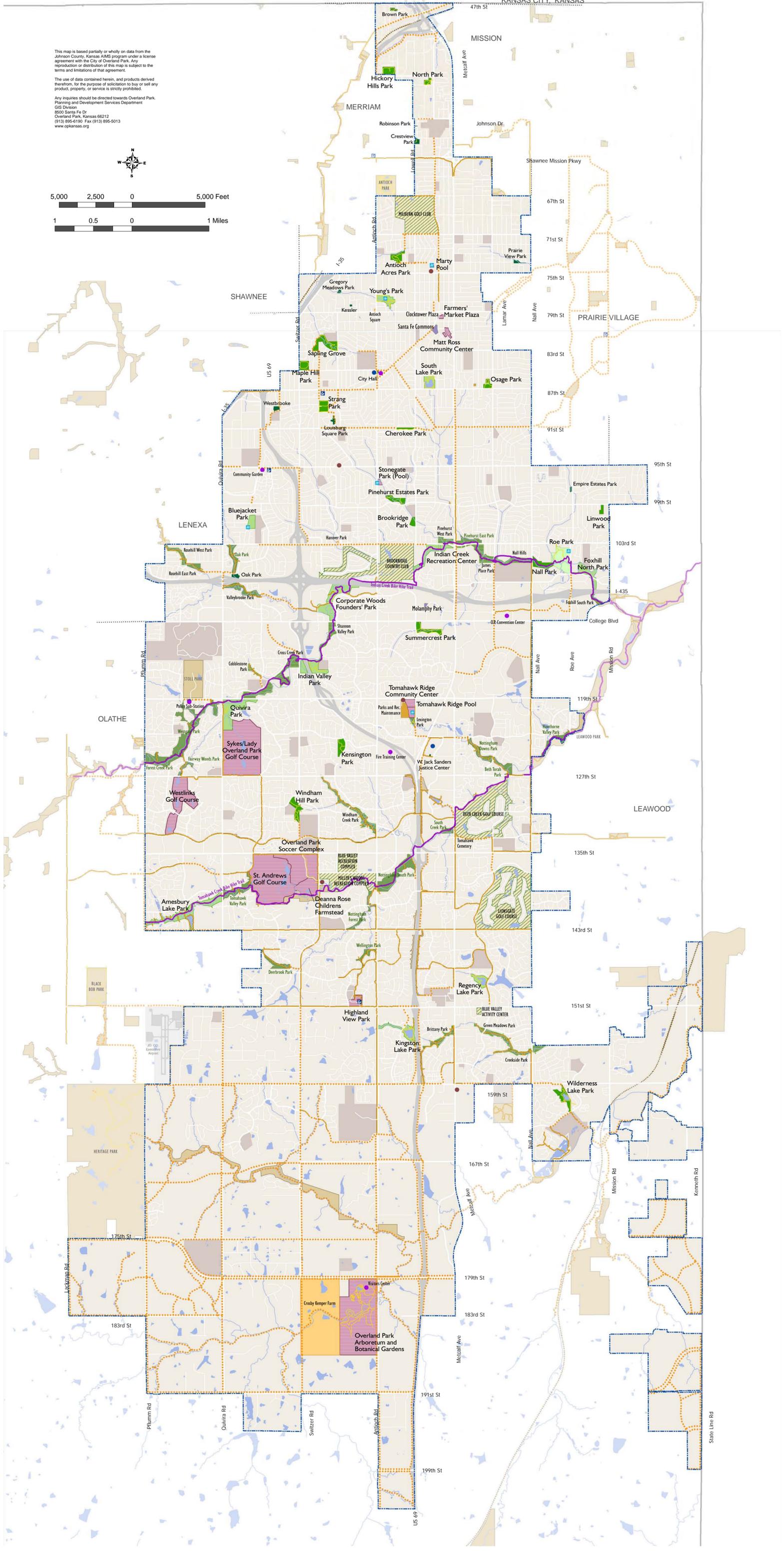
## Appendix B: Existing Park System

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Any inquiries should be directed towards Overland Park Planning and Development Services Department  
GIS Division  
8500 Santa Fe Dr  
Overland Park, Kansas 66212  
(913) 895-6190 Fax (913) 895-5013  
www.opkansas.org



Park Classifications	Other Lands	Facilities	Trails	Geographic Elements
Community Park	Other Public Land	Outdoor Pool	Bike Hike Trails	City Limits
Sub-Community Park	Private Special Use Site	Library	Other Multi-use Trails	Adjacent City
Neighborhood Park	Other Jurisdiction Public Park/Greenway	Fire Station	Internal Pathway	Railroad
Play Park	Greenway	Police Station		Streams
Civic Green or Square	Greenway with Play Park			Water Body
Special Use Site	Undeveloped Park			
Greenway				
Greenway with Play Park				
Undeveloped Park				
	Other Jurisdiction Public/Semipublic Community Use Facility			
	School			
	College			

# OVERLAND PARK **COMPREHENSIVE PARK SYSTEM MASTER PLAN**

May 2013

## Appendix C: Park Classifications & Design Guidelines

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## Appendix C: Park Classifications & Design Guidelines

Design guidelines provide recommended direction for park design and development. Guidelines include an intent statement, size and access considerations, minimum resources that should be provided and additional and conflicting resources to consider.

- **Intent:** Defines the overall purpose and function when particular guidelines are in conflict or are impracticable.
- **Size and Access:** Provides the minimum and/or maximum park size parameters and guidelines for access.
- **Minimum Resources:** Identifies the basic resources that should be provided.
- **May Include Additional Resources:** Identifies resources that are also appropriate if there is space, funding, or community interest.
- **Does Not Include Conflicting Resources:** Identifies resources that are not compatible with a classification's function.

### Community/Sub-Community Parks

**Intent:** Provide opportunities for active recreation, organized play and large-group recreation opportunities in a location that can accommodate increased traffic and demand, while also providing space for socializing, relaxing, and gathering in large and small groups. Also serves the neighborhood park function for nearby residents.

#### Size and Access:

- Minimum developable area:
  - Community park - 35 acres.
  - Sub-community park - 15 acres.
- Access:
  - Main park entry should front on a collector street or thoroughfare.
  - Secondary access points or trail connections are desirable from a local residential street.

#### Minimum Resources:

- Park identification sign.
- Playground or designed play features (may include nature play).
- ADA-compliant internal pathway system, including looped walking path.
- Sport court(s): basketball, tennis, volleyball or other court.
- Level turfgrass lawn area at least 20,000 sf in size.
- At least one shaded group picnic area (shelter structure, canopy or shade trees).
- Site furnishings (benches, picnic tables, trash receptacles, bike rack, etc.).
- For community parks, one or more practice or game sports fields must be provided (baseball, soccer, cricket, football, rugby, softball, multi-purpose).<sup>1</sup>

---

<sup>1</sup> Exception for sub-community park.

- Shade trees.
- Restrooms.
- Off-street parking sized to accommodate uses at the park.
- Water and sanitary service.

**May Include Additional Resources:**

- Sports field or complex.
- Other active recreation resources (BMX course or facility, croquet court, disc golf course, fitness stations, horseshoe pit, skateboard park, etc.).
- Interactive water feature/sprayground.
- Swimming pool (outdoor).
- Community center or building.
- Community center with swimming pool (indoor).
- Community garden.
- Fishing lake.
- Stage/amphitheatre.
- Other facilities or resources with communitywide draw.
- Upgraded utility service to support special events.
- Lighting.
- Natural areas.
- Soft surface trails.
- Trailhead.
- Maintenance facility/yard.
- Concessions or vendor space.

**Does Not Include Conflicting Resources:**

- Floral plantings, except at entry signs or when limited to small planting beds.

## Neighborhood Parks

**Intent:** Neighborhood parks are a combination playground and park, designed primarily for non-supervised, non-organized recreation activities. They are intended to serve nearby residents, providing flexible places for play, socializing, relaxing, and recreating.

### Size and Access:

- Minimum park size five acres, minimum 2 developable acres.
- Property faces the front facades of adjacent development on at least two sides.
- Access from local residential street.

### Minimum Resources:

- Park identification sign.
- Playground or designed play features (may include nature play).
- ADA-compliant internal pathway system.
- At least one picnic table and one bench.
- Perimeter path or sidewalks.
- Water service.
- Level turfgrass lawn area at least 50' x 50'
- Site furnishings (trash receptacles, bike rack, etc.).
- Shade trees.
- At least one active recreation resource (see “May Include Additional Resources” list).
- On-street parking. If on-street parking is unavailable, off-street parking should be provided.

### May Include Additional Resources:

- Informal sports fields (baseball/softball backstop soccer practice, multi-purpose).
- Sports courts (e.g., basketball court, tennis court, volleyball court).
- Other small-scale active recreation resources (skate spot, horseshoe pits, bocce court,).
- Community garden.
- Shelter, shade structure or gazebo.
- Lighting.
- Restroom.
- Sanitary service.
- Off-street parking.
- Trailhead.

### Does Not Include Conflicting Resources:

- Destination facilities or resources with citywide draw.
- Sports complexes.
- Full-service recreation centers.
- Swimming pools (indoor or outdoor).
- Floral plantings (annuals, perennials, display gardens).

## Play Parks

**Intent:** Provide close-to-home places to play for children living nearby. Play parks are oriented for nearby residents providing space for socialized, relaxing, and picnicking.

### Size and Access:

- Minimum 0.5 acre developable land.
- Property faces front facades of adjacent development.
- Access from local residential street or trail.

### Minimum Resources:

- Park identification sign.
- Playground or designed play features (may include nature play).
- ADA-compliant internal pathway system where practicable.
- At least one picnic table and one bench.
- Site furnishings (trash receptacles, bike rack, etc.).

### May Include Additional Resources:

- Water service.
- Level turfgrass lawn area at least 50' x 50'.
- Trailhead.
- Shade trees.
- If space permits, sports courts (basketball court, tennis court, volleyball court) or small-scale active recreation resource (skate spot, bocce court, etc.).
- Off-street parking.

### Does Not Include Conflicting Resources:

- Destination facilities or resources with citywide draw.
- Formal sports fields.
- Sports complexes.
- Full-service recreation centers.
- Swimming pools (indoor or outdoor).
- Floral plantings (annuals, perennials, display gardens).

## **Civic Greens or Squares**

**Intent:** These small parks provide public space for public gathering, socializing, rest and relaxation. They may be situated in residential, business, commercial or office areas, and their character (green or more hardscape square) will depend on their context.

### **Size and Access:**

- Maximum size five acres, minimum size 10,000 sf.
- Property is highly visible from adjoining public streets, and faces side or front facades of adjacent development.

### **Minimum Resources:**

- Park identification sign.
- ADA-compliant access.
- Water service.
- Paved area of sufficient size to accommodate projected volume of use.
- Benches and seating areas.
- Site furnishings (trash receptacles, bike rack, etc.).
- Lighting.

### **May Include Additional Resources:**

- Lawn areas.
- Interactive water feature/fountain.
- Shelter, shade structure or gazebo.
- Stage or amphitheatre.
- Upgraded utility service for special events.
- Concessions or vendor space.
- Restrooms.
- Sanitary service.
- Shade trees.
- Off-street parking.

### **Does Not Include Conflicting Resources:**

- Single-purpose features requiring fencing or precluding shared use of space.
- Formal sports fields.
- Sports complexes.
- Full-service recreation centers.
- Swimming pools (indoor or outdoor).
- Arboretum or botanical garden.

## **Special Use Sites**

**Intent:** Special use sites include stand-alone single-purpose or special-purpose sites, usually designed to serve a citywide audience. Their size varies depending on the special use.

### **Size and Access:**

- Size depends on the type of use proposed. Site size should be adequate to accommodate facility and associated features.
- Location criteria should be defined through the market study and business plan prepared for the facility.
- Access should be provided from a collector or thoroughfare, or as recommended by a traffic study conducted for the special use.

### **Minimum Resources:**

- Park identification sign.
- Primary specialized facility and required support facilities, as determined through market study.
- Restrooms.
- Off-street parking.

### **May Include Additional Resources:**

- Water service.
- Sanitary service.
- Concessions or vendor space.
- Retail space.
- Additional special use facilities and features that support the primary special use.
- Maintenance facilities/yard.

### **Does Not Include Conflicting Resources:**

- Any feature, use or resource that conflicts with the designated special use.

## **Greenways**

**Intent:** Greenways are linear open spaces set aside for public use that provide a connection between two or more locations, following natural areas (running adjacent to a stream or the base of a bluff) or those developed by man (running adjacent to a street or fence line). Greenways can protect creek and stream corridors and provide vegetated buffers that preserve habitat and improve water quality. Greenways contain the City's bike and hike trails.

### **Size and Access:**

- Size is dependent on corridor length and width.
- Access is provided from trailheads and connector pathways. Where greenways containing bike and hike trails cross public streets, crossing treatments should be provided, including undercrossings where appropriate.

### **Minimum Resources:**

- Multi-use bike and hike trail.
- Greenway/trail identification signage.
- Site furnishings (trash receptacles, benches, bike rack, etc.).

### **May Include Additional Resources:**

- Water service.
- Sanitary service.
- Trailhead.
- Wayfinding signage.
- Off-street parking.
- Soft surface trails.
- Picnic areas.
- Play structures.
- Shelter, shade structure or gazebo.
- Restrooms.
- Lighting.
- Interpretive signage.

### **Does Not Include Conflicting Resources:**

- Any resource that conflicts with the trail use.

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# OVERLAND PARK COMPREHENSIVE PARK SYSTEM MASTER PLAN

May 2013

## Appendix D: Recreation Needs Assessment

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PARKS AND RECREATION

# Recreation Needs Assessment

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*Comprehensive Park System Master Plan*

August 10, 2012

Prepared by:



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## Introduction

The Recreation Needs Assessment is a tool to make informed decisions about future park and recreation improvements in Overland Park. The needs identified in this report will provide a basis for system-wide recommendations for improvements related to park acquisition and development, reinvestment, recreation facility design and programming.

Until recently, most cities have relied on population-based standards, applying those standards to derive a statement of park lands needs. This approach is limited as it addresses quantity but not the distribution of parks and facilities, access to them, and the quality of experience they provide. This Needs Assessment is designed to provide a more nuanced and realistic look at needs by evaluating the system from several different perspectives. This document provides key findings, organized into the following sections:

- Geographic Analysis
- Capacity and Design Quality
- Recreation Facilities
- Programming

## Geographic Analysis

Through the use of GIS<sup>1</sup>, we can look critically and realistically at the park system, evaluating the geographic distribution of park lands, facilities and services. The distribution of services is assessed through an analysis of service areas<sup>2</sup>. The service area for parks is influenced by a number of factors: the built environment (housing density, perceived safety, enjoyability), the variability of the user (age, physical ability, desire), and the attractiveness or function of the particular park or activity; all of these variables play a role in the perception of accessibility of a recreation opportunity.

## Mapping Analysis

The findings for the geographic analysis are organized into three general regions, reflecting the different development patterns exhibited there: Area 1 (north of I-435), Area 2 (between I-435 and I43<sup>rd</sup> Street), and Area 3 (south of I43<sup>rd</sup> Street).

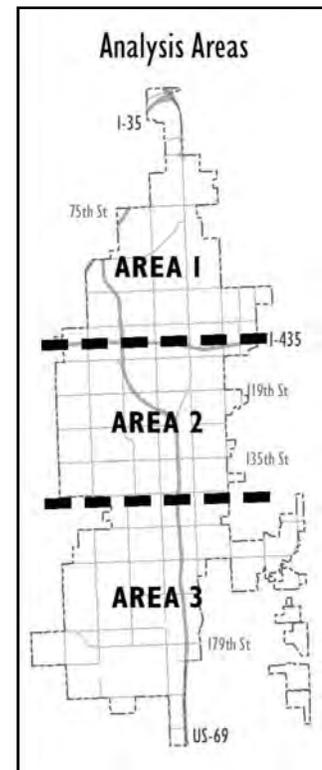


Figure 1: Analysis Areas

<sup>1</sup> A geographic information system (GIS) integrates hardware, software, and data for capturing, managing, analyzing, and displaying all forms of geographically referenced information. <http://www.esri.com/what-is-gis/overview.html>

<sup>2</sup> Service areas are geographic areas from which park services attract visitors or customers.

## Analysis Considerations

For this geographic analysis, there are three main components: gaps in service, housing density and pedestrian service barriers.

### *Gaps in Service*

The analysis of gaps in service is conducted using GIS and the City's street and trails network data to simulate the path of travel for pedestrians, bicyclists and motorists<sup>3</sup>. Note that the mapping of service areas for future land uses is limited to the use of the existing roadway network, since the future roadway alignments have not been integrated into GIS. For each type of recreation facility a service area is determined by mode of travel. For example, access to a close-to-home recreation opportunity is assessed based on the ease of reaching it on foot or by bicycle. Those areas that lack access to the specified facility or feature within the desired distance are considered to have a gap in service. The following are the underlying assumptions for service areas by mode of travel:

- **Pedestrian** – Often, pedestrian service areas are assessed at distances of a  $\frac{1}{4}$  and  $\frac{1}{2}$  mile; the distance people are willing to walk to transit (five to ten minutes)<sup>4</sup>. However, the Overland Park's existing transportation network and lower density housing development patterns make the  $\frac{1}{4}$  mile service area infeasible. Therefore, the smallest distance evaluated for Overland Park is  $\frac{1}{2}$  mile.
- **Bicycle** - Bicyclist service areas are typically assessed at a distance of one to three miles. Traveling three miles on a bicycle takes roughly the equivalent amount of time it takes for a pedestrian to walk a one mile.
- **Motorist** - Motorist access is assessed at a distance determined appropriate for the market reach and draw of the facility, and the time the motorist trip takes. For example, a community park with a signature recreation facility may draw people from a three to five mile service area.

### *Housing Density*

To reflect the needs of different areas and provide greater equity in allocating parks and recreation resources, existing and planned densities need to be factored in. The City's Comprehensive Plan distinguishes between five residential land use densities:

- High Density: 16.5 - 43 units per acre
- Medium-High Density: 12.5 - 16.5 units per acre
- Medium Density: 5 - 12.5 units per acre
- Low Density: 1 - 5 units per acre
- Very Low Density: one acre or more per unit

---

<sup>3</sup> This is done using ESRI's Network Analyst™ extension.

<sup>4</sup> <http://www.walkinginfo.org/transit/access.cfm>

As an example, a neighborhood park in a “Very Low Density” area would have about 1,500 people in its ½ mile service area, whereas the same neighborhood park in a Medium Density area would have about 18,000 people in its service area (if the development potential were maximized). This hypothetical example illustrates why factoring in density is important, so that park and recreation resources are distributed effectively and equitably.

To simplify the analysis, the City’s five comprehensive plan density categories are collapsed into three categories: Very Low Density, Low to Medium Density and Medium to High Density. Map 1: Comprehensive Plan Residential Land Use Densities illustrates the existing residential densities and the three consolidated categories of housing densities for existing and future development<sup>5</sup>.

### Service Area Assumptions

After factoring in the analysis considerations described above, the following minimum service areas are used to evaluate Park Distribution and Park Experience for Overland Park:

*Table 1: Service Area Distance by Residential Land Use Density*

Land Use Type	Density	Minimum Service Area*
Medium to High Density Residential	12.5 - 43 units per acre	½ - ¾ mile
Low to Medium Density	1-12.5 units per acre	½ - 1 mile
Very Low Density	1 acre or more per unit	2 miles

*\*When pedestrian access is evaluated, the specified pedestrian barriers are factored into the analysis.*

### Pedestrian Service Barriers

For all park users not using an automobile, a variety of physical, natural and perceptual barriers can limit access to parks. Roadways can provide access to parks, but busy roads can also hinder crossing to park sites, especially when considering safety for young park users and those with mobility concerns. Barriers for pedestrians in Overland Park include interstates and highways. Therefore, the analysis presumes that pedestrians are unlikely to cross these roadways to get to parks.

Barriers identified for examining existing conditions include: I-435, US-69, intersections with an average daily traffic (ADT) count equal to or greater than 14,409<sup>6</sup>, and segments of street thoroughfares that have no sidewalk or trail available. Barriers identified for examining future conditions include the same as the existing barriers except for the ADT counts located within the

<sup>5</sup> In addition to the five housing densities, there is an additional residential zone, planned residential neighborhood, which encompasses low density through high density in the current comprehensive plan, the density for these zones is yet to be determined, but can range from low to high density.

<sup>6</sup> This is based on the distribution of the City's ADT (average daily traffic) counts. 14,409 and above is greater than 1.5 standard deviations or the top 9.2 percent of ADT.

Vision Metcalf Plan area. The assumption is that with the implementation of the plan, the pedestrian barriers will be improved.

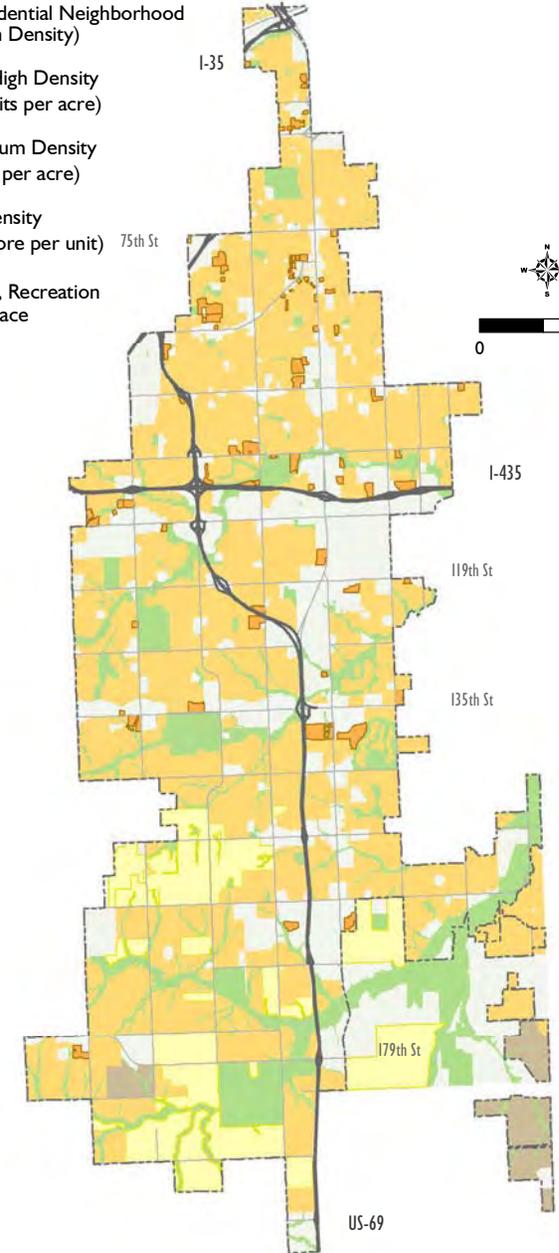
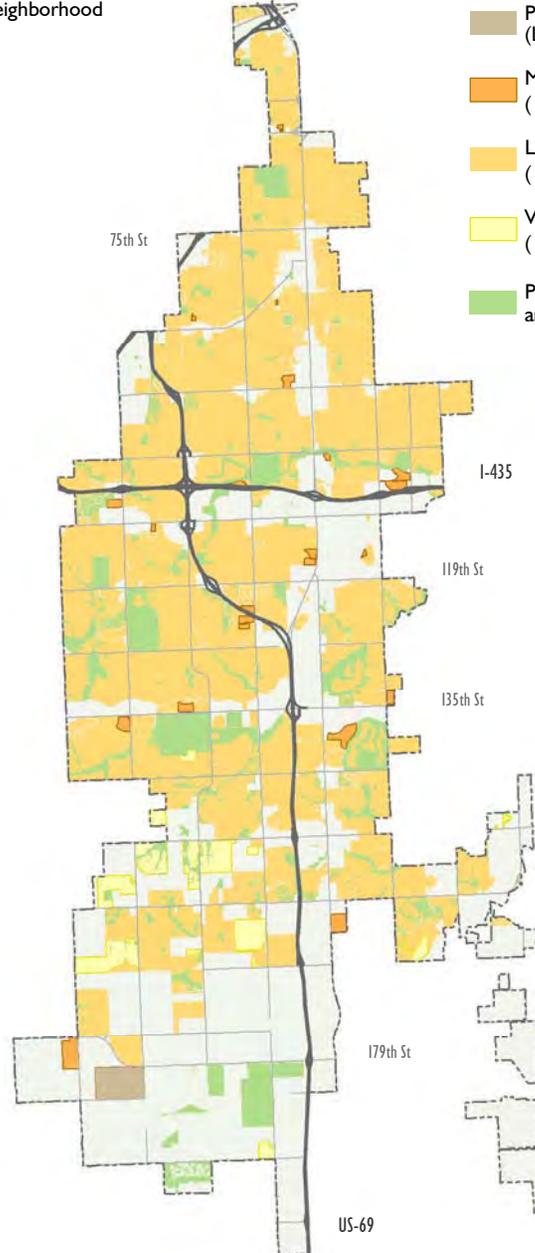
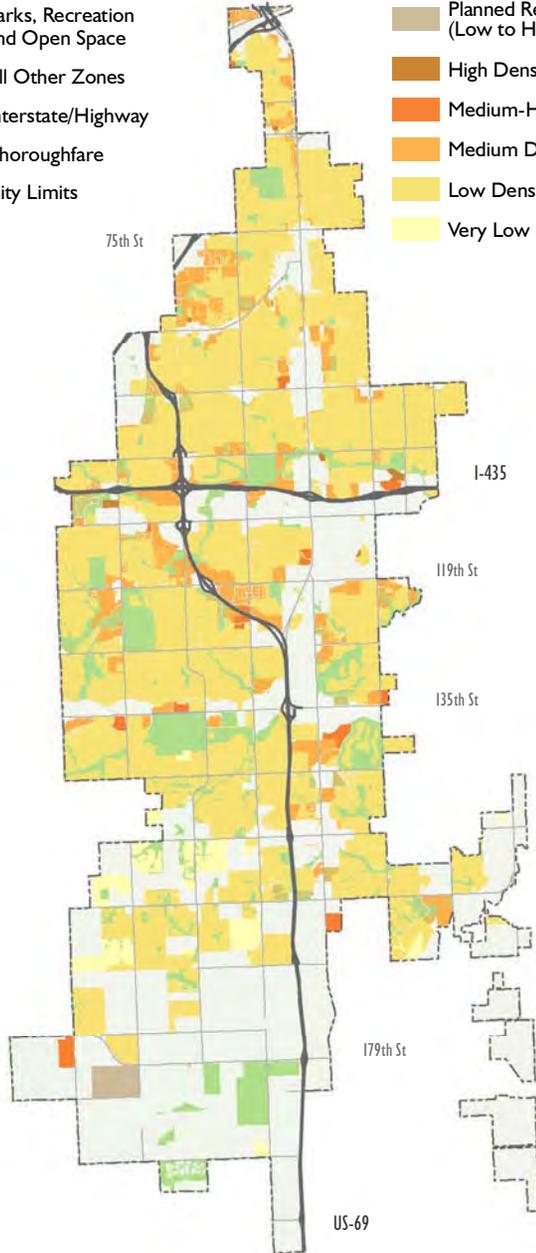
### Existing Housing Densities

### Consolidated Existing Housing Densities

### Consolidated Future Housing Densities

- Parks, Recreation and Open Space
- All Other Zones
- Interstate/Highway
- Thoroughfare
- City Limits
- Planned Residential Neighborhood (Low to High Density)
- High Density
- Medium-High Density
- Medium Density
- Low Density
- Very Low Density

- Planned Residential Neighborhood (Low to High Density)
- Medium to High Density (12.5 - 43 units per acre)
- Low to Medium Density (1 - 12.5 units per acre)
- Very Low Density (1 acre or more per unit)
- Planned Parks, Recreation and Open Space



## Park Distribution

The park distribution analysis examines whether residential areas within Overland Park are within a reasonable travel distance of neighborhood, sub-community and community parks. These three park types have the most commonly used amenities and provide the broadest range of recreation activities for all ages. In addition, there was substantial feedback from the public about the distribution and availability of these types of parks, including perceived imbalances. Service areas for these parks are defined for each classification based on the intended use of the park.

### *Neighborhood Parks<sup>7</sup>*

Neighborhood parks are a combination playground and park, designed primarily for non-supervised, non-organized recreation activities. They are intended to serve nearby residents. This analysis includes all 16 neighborhood parks and the 12 community/sub-community parks within the City. Community and sub-community parks have the potential to serve as neighborhood parks for those nearby, so are also considered. The minimum service areas, as shown in Table 1, are applied with pedestrian service barriers integrated into this analysis.

## Existing Service Gaps

Map 2: Existing Access to Neighborhood Parks depicts the four service area distances from neighborhood parks and community/sub-community parks, noted as yellow dots, that serve the neighborhood park function and the pedestrian service barriers.

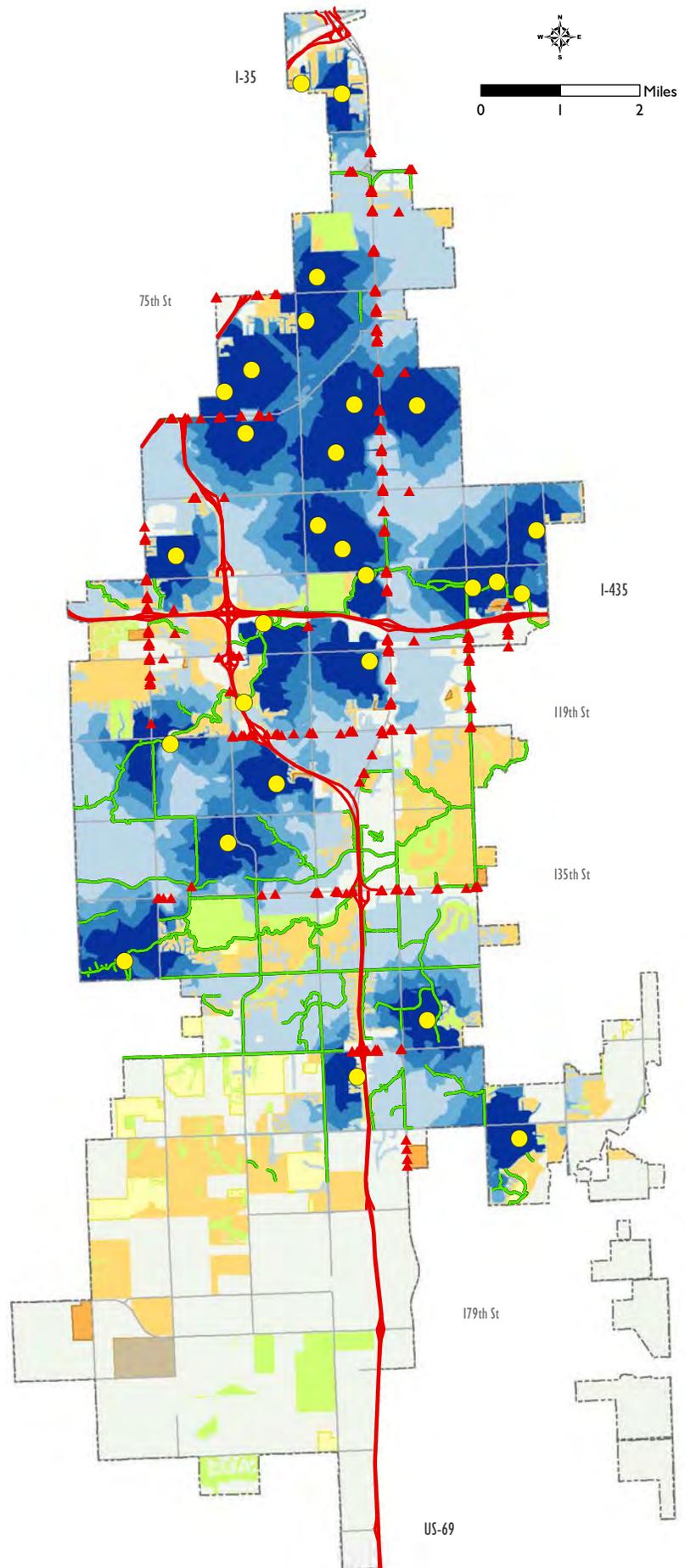
- **Area 1:** Area 1 is nearly fully served within ½ and one mile service area of neighborhood park. The gaps within the one mile service reach are located in areas with low to medium density and are currently served within a two mile service area (very low density service area).
- **Area 2:** This area has intermittent neighborhood park access within a one mile service area. Access to neighborhood parks is less consistent than in area one, with more gaps in access in the low to medium density neighborhoods.
- **Area 3:** This area has multiple service area gaps. This can be attributed to the disconnected street network and low density development pattern. It is possible the homes located along Quivira Road, to the east of Heritage Park, use this park as a neighborhood park in both very low and low to medium density neighborhoods.

---

<sup>7</sup> HOA park facilities were not inventoried or assessed for this analysis. As the City looks to redevelop, develop or acquire new parks these types of resources will need to be assessed on a site by site basis.

## Map 2: Existing Access to Neighborhood Parks

- Neighborhood Park
- Pedestrian Impedance
- Interstate/Hwy Barrier
- Multi-use Trail
- 1/2 Mile Service Area
- 3/4 Mile Service Area
- 1 Mile Service Area
- 2 Mile Service Area
- Medium to High Density (12.5 - 43 units per acre)
- Low to Medium Density (1-12.5 units per acre)
- Very Low Density (1 acre or more per unit)
- Planned Residential Neighborhood (Low to High Density)
- Parks, Recreation and Open Space
- All Other Zones
- Thoroughfare
- City Limits



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## Future Service Gaps<sup>8</sup>

Map 3: Future Access to Neighborhood Parks depicts the four service area distances from neighborhood parks and community/sub-community parks, with the barriers located within the Vision Metcalf Planning Area removed and the future trail access points included. Map 3a: Future Access to Neighborhood Parks illustrates the future service areas by residential housing density. Within all map analysis areas, gaps in access are improved with the implementation of the Greenway Linkages Plan.

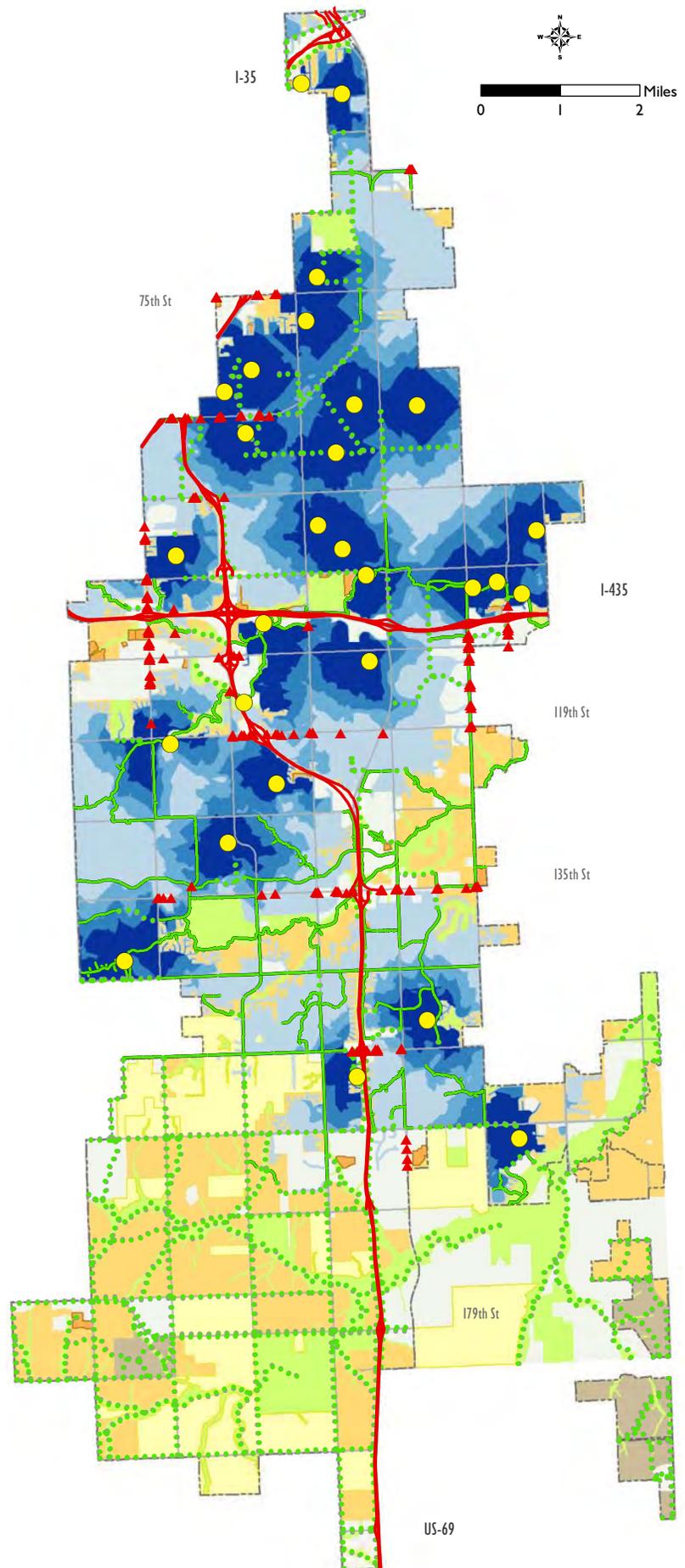
- **Area 1:** Improvements to Metcalf Avenue will improve access to neighborhood parks. Looking at the anticipated residential development density and service areas, gaps in service exist in low to medium density areas north of 75th Street, along US-69 and along 95th Street east of Metcalf.
  - Three to four additional parks serving a neighborhood park function would be required to meet the desired service distance.
- **Area 2:** Gaps in service area will exist east of US-69 north of 143rd and south of 119th St, west of US-69 between 135th Street and 143rd Street, and west of Quivira Road north of 135th Street
  - Two to three additional parks serving a neighborhood park function would be required to meet the desired service distance.
- **Area 3:** Gaps in service area are throughout Area 3 of the City for both very low and low to medium density residential.
  - Four to five parks serving a neighborhood park function would be required to meet the desired service distance.

---

<sup>8</sup> The analysis of future access is limited by the availability of data since development is only anticipated and has not yet occurred. For example, the roadway network is not expanded into the future land use areas, limiting the ability to assess connectivity.

## Map 3: Future Access to Neighborhood Parks

- Neighborhood Park
- ▲ Pedestrian Impedance
- Interstate/Hwy Barrier
- ⋯ Future Multi-use Trail
- Multi-use Trail
- 1/2 Mile Service Area
- 3/4 Mile Service Area
- 1 Mile Service Area
- 2 Mile Service Area
- Medium to High Density (12.5 - 43 units per acre)
- Low to Medium Density (1-12.5 units per acre)
- Very Low Density (1 acre or more per unit)
- Planned Residential Neighborhood (Low to High Density)
- Planned Parks, Recreation and Open Space
- All Other Zones
- Thoroughfare
- City Limits



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## Back of Map 3: Future Access to Neighborhood Parks

### Very Low Density Residential 2-Mile Service Area

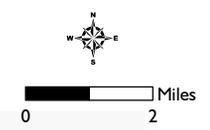
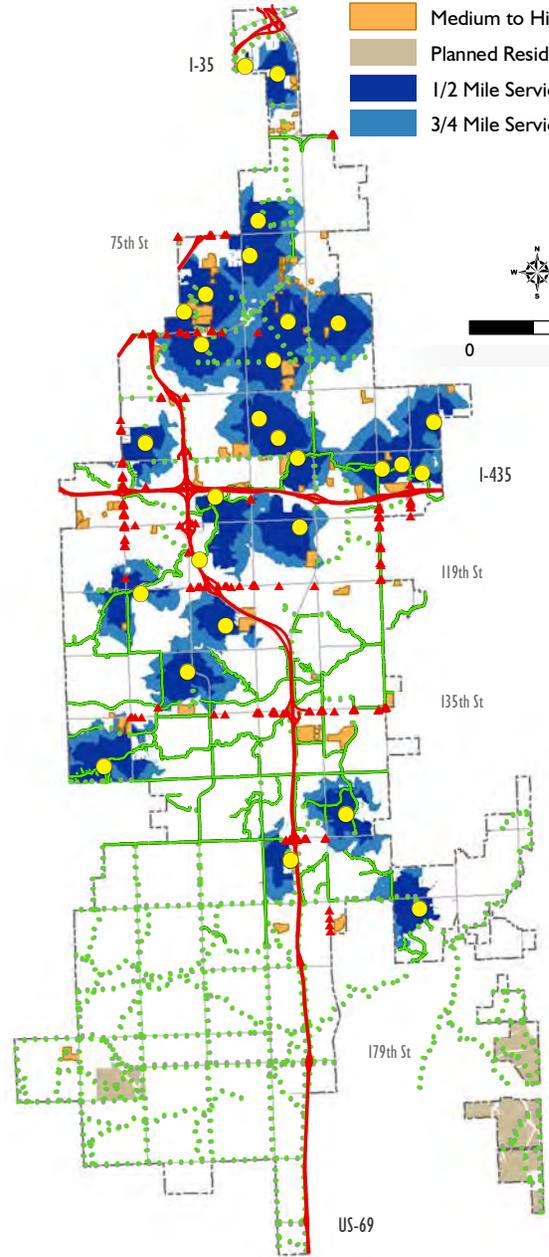
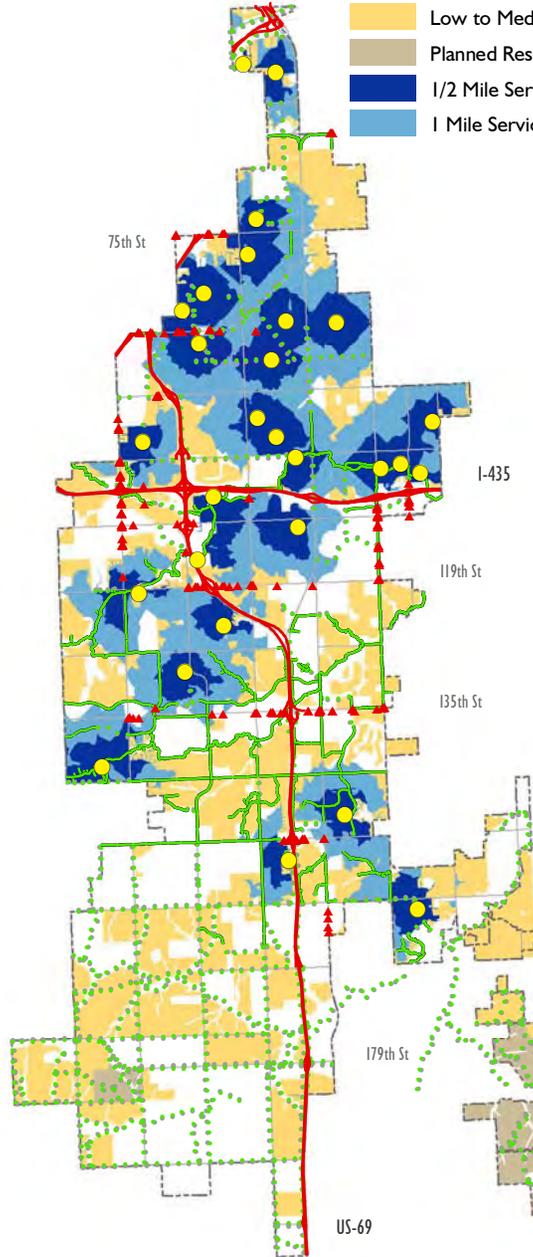
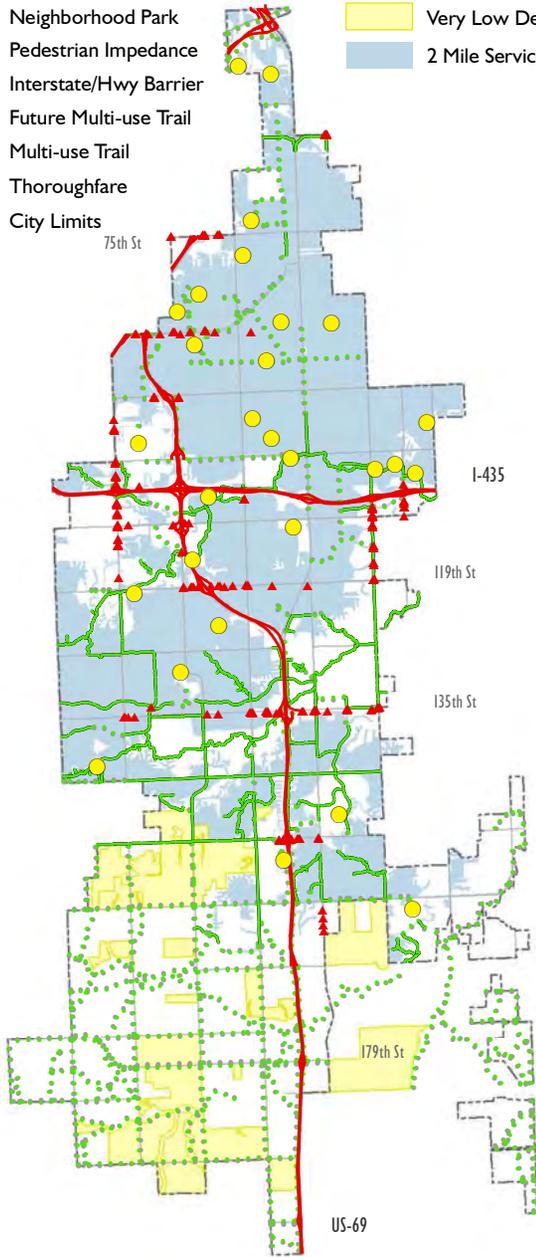
### Low to Medium Density Residential 1/2-1 Mile Service Area

### Medium to High Density Residential 1/2-3/4 Miles Service Area

- Neighborhood Park
- ▲ Pedestrian Impedance
- Interstate/Hwy Barrier
- ⋯ Future Multi-use Trail
- Multi-use Trail
- Thoroughfare
- City Limits

- Very Low Density
- 2 Mile Service Area
- Low to Medium Density
- Planned Residential
- 1/2 Mile Service Area
- 1 Mile Service Area

- Medium to High Density
- Planned Residential
- 1/2 Mile Service Area
- 3/4 Mile Service Area



## *Community/Sub-Community Parks*

Community/sub-community parks provide active recreation and passive recreation opportunities. These parks attract people from a farther distance than the neighborhood that spend a longer amount of time at the park sites. This analysis includes the one community and 11 sub-community parks. Since these parks draw people in from a greater distance, the analysis assumes people will access the parks using bicycles and motorists, with the service distances of two and three miles assessed. No service barriers are incorporated.

### **Existing and Future Service Gaps**

Map 4: Existing Community/Sub-Community Park Access and Future Housing Density depicts the two service area distances from community/sub-community parks, noted as yellow dots.

- **Area 1:** This area is well served by community/sub-community parks. North of 75th Street is served by a neighborhood park where there isn't convenient access to community/sub-community parks
  - This area is well served and no additional parks are needed.
- **Area 2:** The gaps in access are focused around the Deer Creek Golf Course and the Street Andrews Golf Course, which result in disconnected roadway access and the gap in access.
  - This area is well served by community/sub-community parks and no additional parks are needed.
- **Area 3:** This area of the City currently has two sub-community parks that serve the existing residential areas within a two to three mile service area: Regency Lake and Kingston Lake Parks. A large portion of Area 3 will lack access to community/sub-community parks in the future.
  - Two to three parks serving a community/sub-community park function would be required to meet the desired service distance.

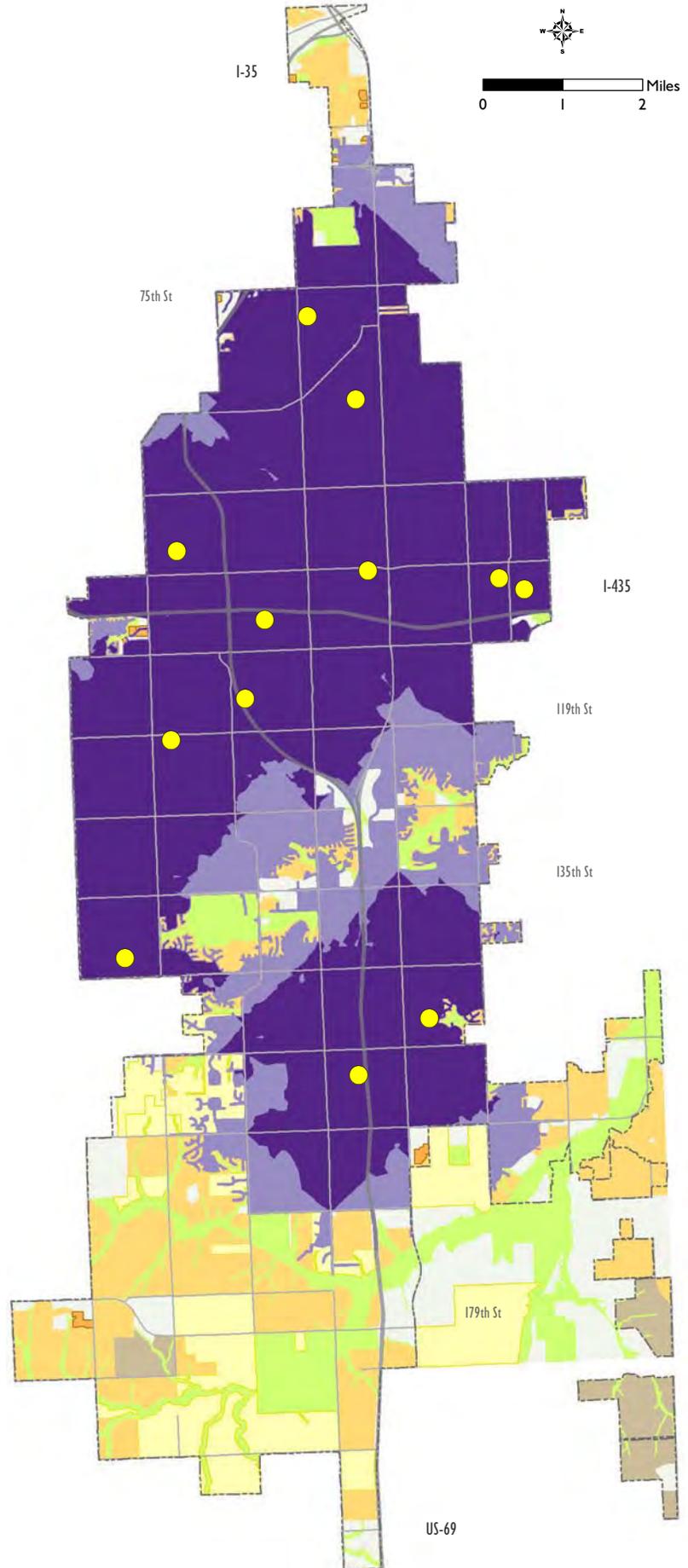
## Map 4: Existing Community/ Sub-Community Park Access and Future Housing Density

- Community/Sub-Community Park
- 2 Mile Service Area
- 3 Mile Service Area
- Medium to High Density  
(12.5 - 43 units per acre)
- Low to Medium Density  
(1-12.5 units per acre)
- Very Low Density  
(1 acre or more per unit)
- Planned Residential Neighborhood  
(Low to High Density)
- Planned Parks, Recreation and Open Space
- All Other Zones
- Interstate/Highway
- Thoroughfare
- City Limits

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## Park Experiences

Parks provide a wide range of outdoor experiences from highly active and programmed activities to more individual-focused and unstructured activities, such as walking or jogging. Through the public involvement process, four major needs for close-to-home recreation opportunities surfaced: access to trails, play for children, opportunities for exercise and sports, and experience with nature.

### *Access to Trails*

Trails provide for a range of activities and in Overland Park's greenways and allow access to nature, which is also valued by the public. Overland Park has a well developed trails network, with formal trailheads and more informal entrances, such as trail connections, accessible curb ramps and signage that make them easy and safe to reach. This analysis assesses access to existing and planned trails using the pedestrian and bicycle service distances<sup>9</sup>.

### Existing Service Gaps

Map 5: Existing Access to Trails depicts existing access to trails for pedestrians, including access barriers. For this analysis, pedestrian barriers are applied.

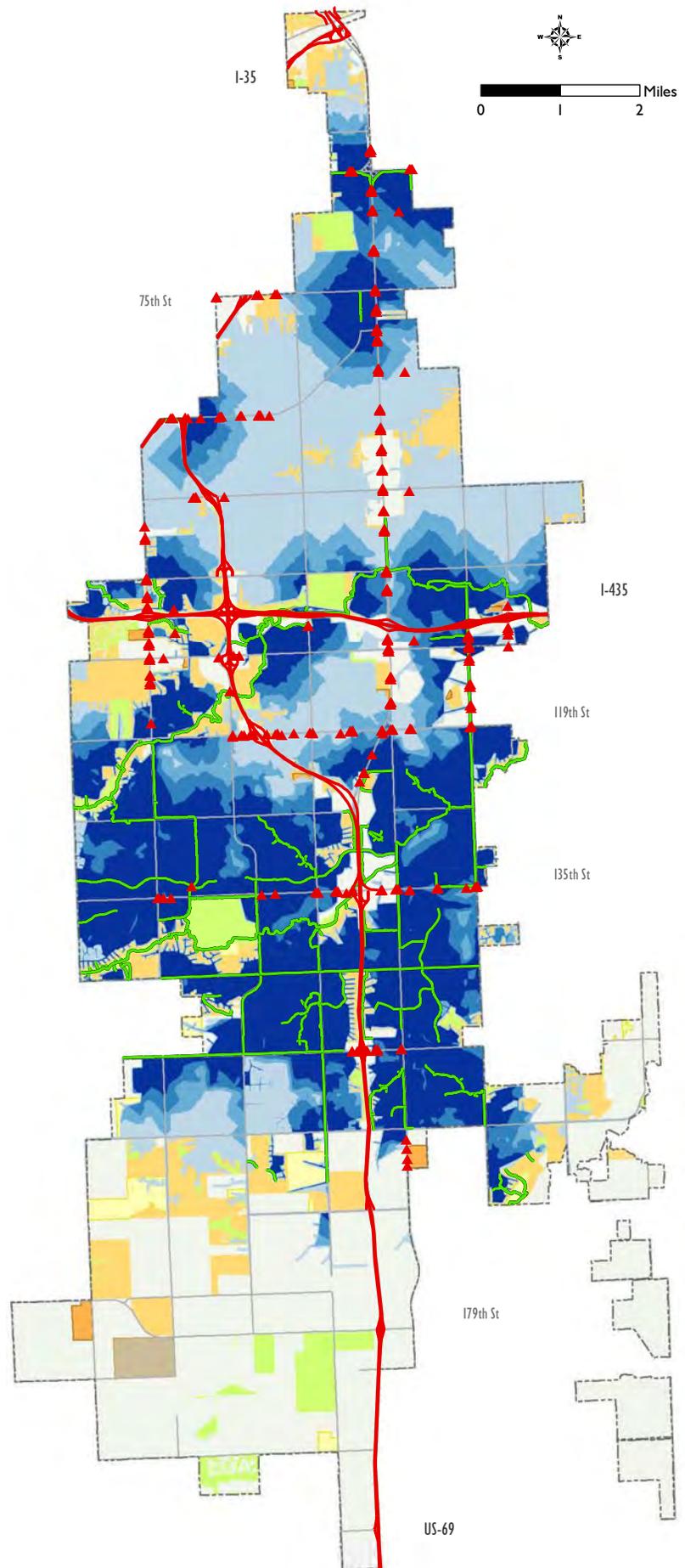
- **Area 1:** This area has limited access to trails. The longest and most continuous segment of trail is located along 103rd Street and east of Metcalf Avenue.
- **Area 2:** This area of the City has the most developed segments of trail located within the greenway corridors. Area two has gaps in access north of 119th Street.
- **Area 3:** Gaps in access to trails exist south of 159th Street and east of Nall Avenue.

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<sup>9</sup> Identified in the Greenways Linkage Plan. Access points were derived using the City's trails GIS data and extracting the end points.

## Map 5: Existing Access to Trails

- ▲ Pedestrian Impedance
- Interstate/Hwy Barrier
- Multi-use Trail
- 1/2 Mile Service Area
- 3/4 Mile Service Area
- 1 Mile Service Area
- 2 Mile Service Area
- Medium to High Density (12.5 - 43 units per acre)
- Low to Medium Density (1-12.5 units per acre)
- Very Low Density (1 acre or more per unit)
- Planned Residential Neighborhood (Low to High Density)
- Parks, Recreation and Open Space
- All Other Zones
- Thoroughfare
- City Limits



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## Future Service Gaps

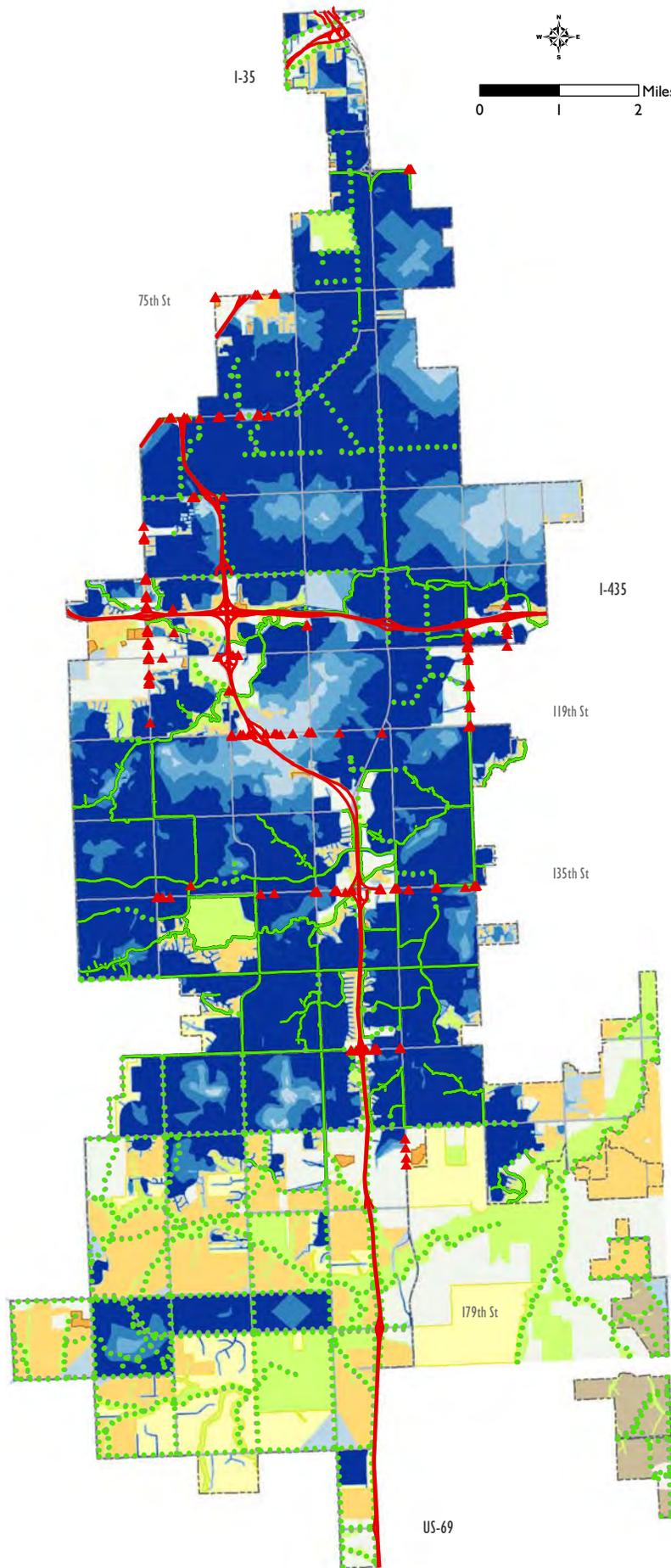
Map 6: Future Access to Trails depicts existing and future access to trails for pedestrians, including access barriers. Map 6a: Future Access to Trails illustrates the future service areas by residential housing density. Within all map analysis areas gaps in access are improved with the implementation of the Greenway Linkages Plan.

- **Area 1:** Planned trails and the implementation of the Vision Metcalf Plan will improve access to trails in this portion of the City. A gap will still exist east of Nall Avenue and north of 103rd Street in a low to medium density residential area.
- **Area 2:** Planned improvements will increase access in this area of the City. The medium to high density developments south of I-435 and west of Quivira Road and the area east of US-69 around 119th Street will still have a gaps in access.
- **Area 3:** Area 3 will have improved access in all areas of development with the implementation of the Greenway Linkages Plan.

If developed, the future trail system identified in the Greenways Linkage Plan should meet the need for nearly all areas of the City, with the few identified gaps noted above.

## Map 6: Future Access to Trails

- ▲ Pedestrian Impedance
- Interstate/Hwy Barrier
- ⋯ Future Multi-use Trail
- Multi-use Trail
- 1/2 Mile Service Area
- 3/4 Mile Service Area
- 1 Mile Service Area
- 2 Mile Service Area
- Medium to High Density (12.5 - 43 units per acre)
- Low to Medium Density (1-12.5 units per acre)
- Very Low Density (1 acre or more per unit)
- Planned Residential Neighborhood (Low to High Density)
- Planned Parks, Recreation and Open Space
- All Other Zones
- Thoroughfare
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Back of Map 6: Future Access to Trails

### Very Low Density Residential 2-Mile Service Area

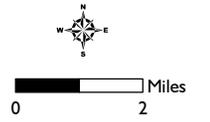
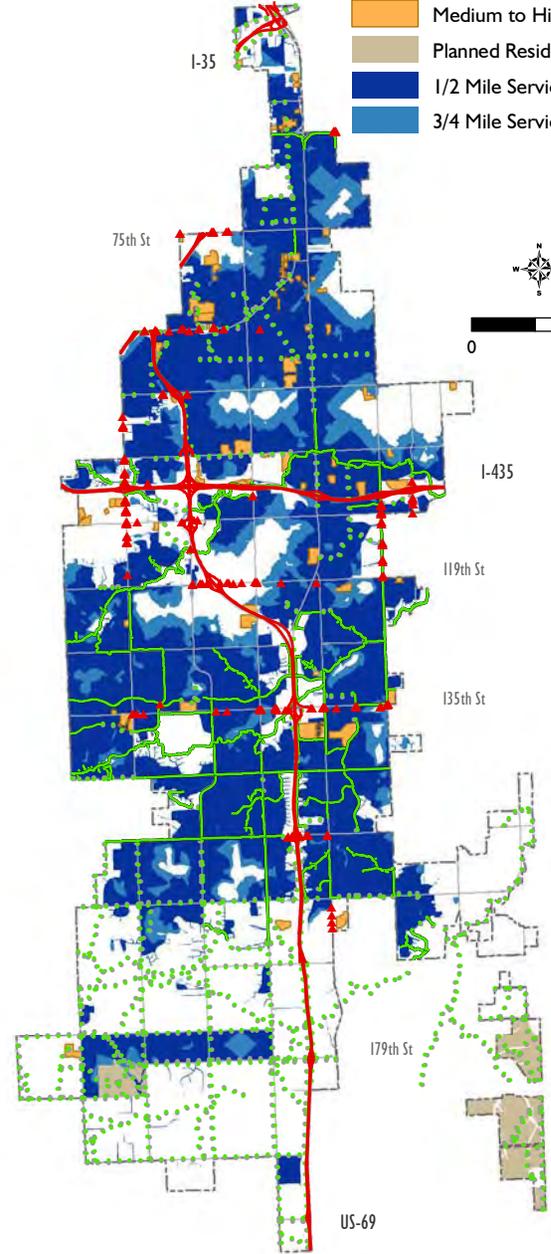
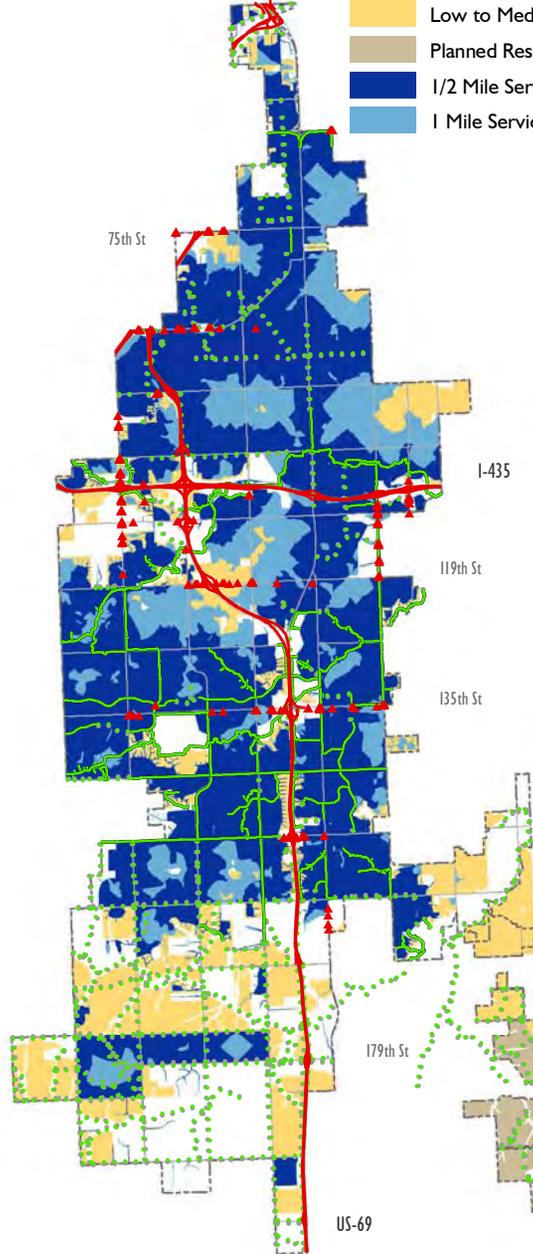
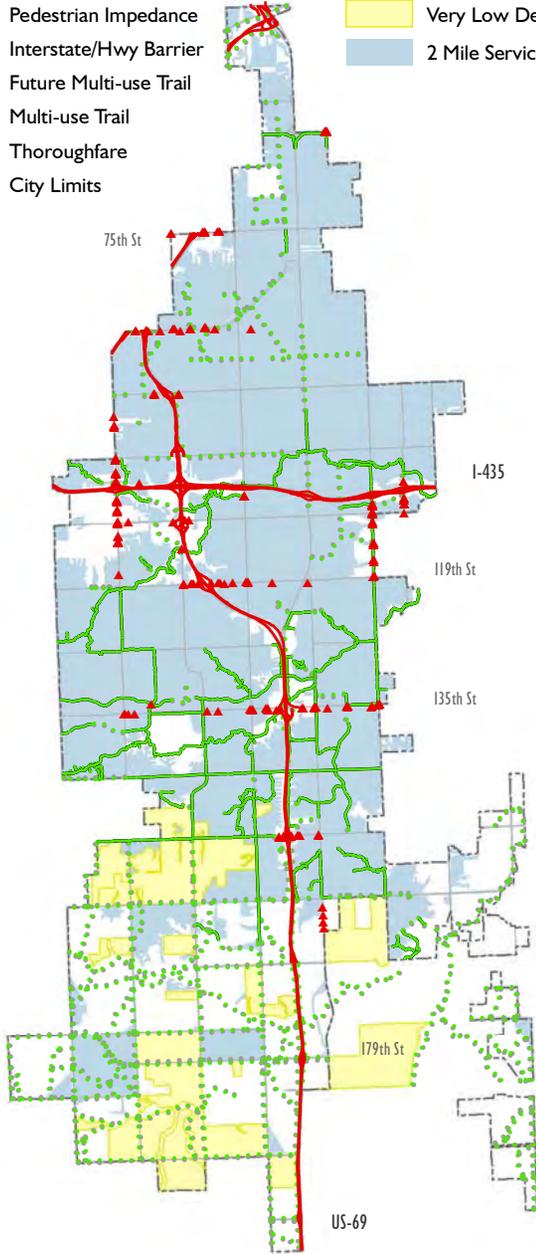
### Low to Medium Density Residential 1/2-1 Mile Service Area

### Medium to High Density Residential 1/2-3/4 Miles Service Area

- ▲ Pedestrian Impedance
- Interstate/Hwy Barrier
- ⋯ Future Multi-use Trail
- Multi-use Trail
- Thoroughfare
- City Limits
- Very Low Density
- 2 Mile Service Area

- Low to Medium Density
- Planned Residential
- 1/2 Mile Service Area
- 1 Mile Service Area

- Medium to High Density
- Planned Residential
- 1/2 Mile Service Area
- 3/4 Mile Service Area



## Existing and Future Bicycle Access

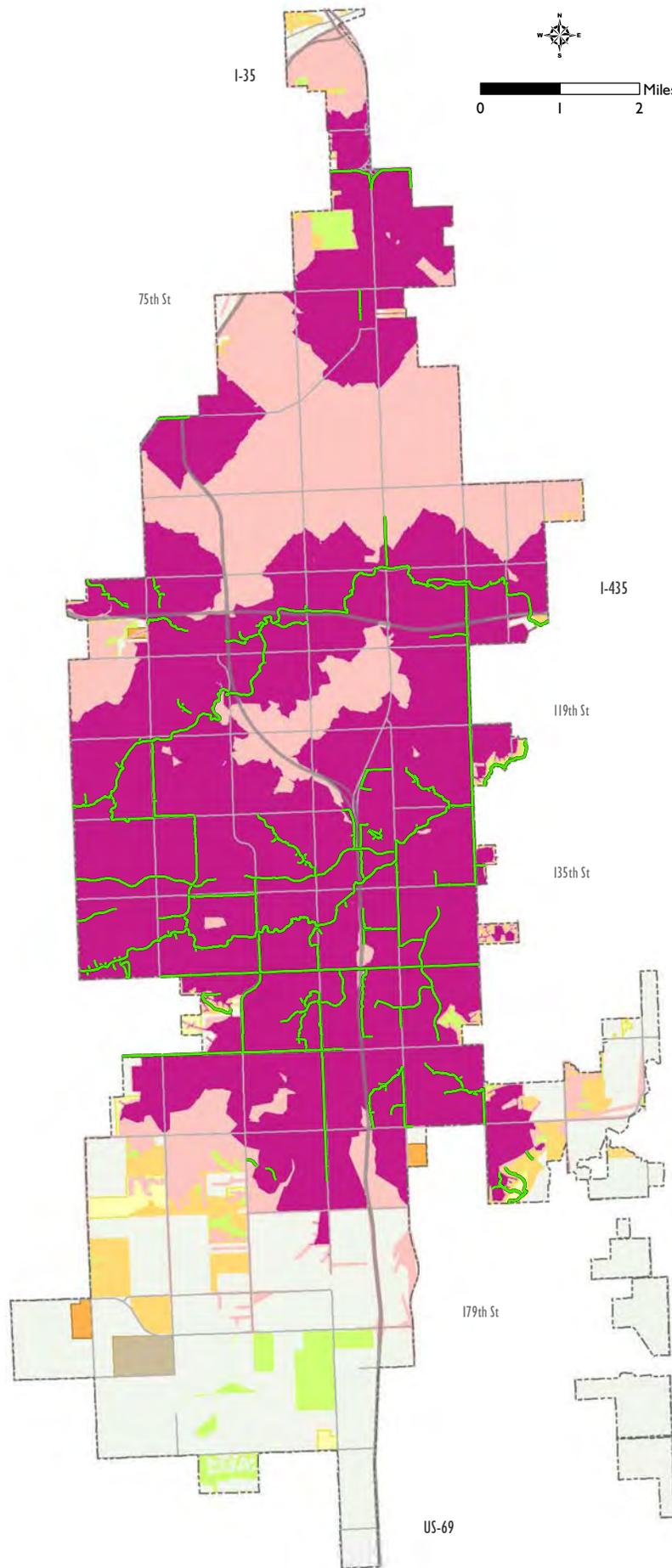
Map 7: Existing Bicycle Access to Trails and Map 8: Future Bicycle Access to Trails depict existing access and future access to trails for bicyclists within a one to three mile service area.

- **Area 1:** This area is served by the three mile service area under the existing conditions. Implementation of the Greenway Linkages Plan will result in improved access to trails, so that most of the area will have access within one mile.
- **Area 2:** This area of the City is well served within a one mile service area under the existing condition. In the future, access will improve with the continued development of the trails plan.
- **Area 3:** Access to the trails system is currently limited in area three. An extensive system of trails is planned for this area. If the trail system is expanded as development occurs, this area of the City will be served well by the one mile service area.

If developed, the future trail system identified in the Greenways Linkage Plan should meet the need for nearly all areas of the City.

## Map 7: Existing Bicycle Access to Trails

-  Multi-use Trail
-  1 Mile Service Area
-  3 Mile Service Area
-  Medium to High Density (12.5 - 43 units per acre)
-  Low to Medium Density (1-12.5 units per acre)
-  Very Low Density (1 acre or more per unit)
-  Planned Residential Neighborhood (Low to High Density)
-  Parks, Recreation and Open Space
-  All Other Zones
-  Interstate/Highway
-  Thoroughfare
-  City Limits



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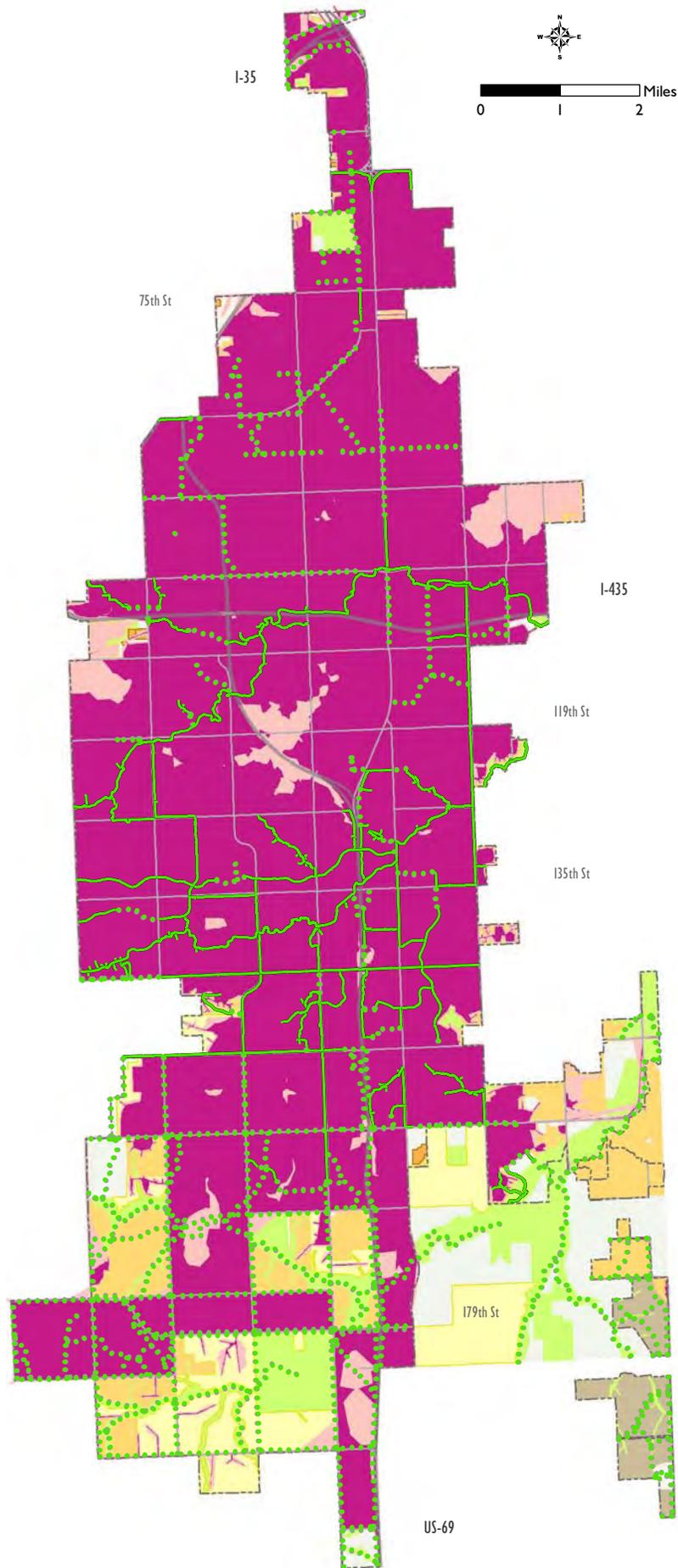
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## Back of Map 7: Existing Bicycle Access to Trails

## Map 8: Future Bicycle Access to Trails

- Future Multi-use Trail
- Multi-use Trail
- 1 Mile Service Area
- 3 Mile Service Area
- Medium to High Density (12.5 - 43 units per acre)
- Low to Medium Density (1-12.5 units per acre)
- Very Low Density (1 acre or more per unit)
- Planned Residential Neighborhood (Low to High Density)
- Planned Parks, Recreation and Open Space
- All Other Zones
- Interstate/Highway
- Thoroughfare
- City Limits



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## *Play for Children*

Play happens in many formal and informal settings. In this case, play for children is defined as space or features that are designed specifically to encourage playful interactions for children. Examples include developed play structures, play areas (groupings of slides, swings, platforms and other manufactured play equipment) and spraygrounds/interactive water features. Another type of play experience not currently available in Overland Park is nature play, which encompasses a spectrum from designated “it’s okay to play<sup>10</sup>” areas to naturalistic playgrounds.<sup>11</sup>

## **Existing Service Gaps**

The pedestrian service area for playgrounds assesses the need for close to home recreation opportunities for young park users, applying a one mile service area to the inventory of playgrounds in Overland Park. Map 9: Existing Access to Playgrounds depicts existing access to playgrounds and includes pedestrian barriers.

- **Area 1:** Currently, there are several areas lacking nearby access to playgrounds. This includes Shawnee Mission Parkway (along Metcalf Avenue), 99<sup>th</sup> Street (east of Metcalf Avenue), and directly northeast of the I-435, US-69 interchange.
- **Area 2:** Area 2 has several gaps in service. Nearly the entire length of Pflumm Road to the west, and Nall Avenue to the east lack nearby access to playgrounds. Most of the gaps are located in medium to high density areas, with one medium to high density area lacking access south of I 35th Street and east of Metcalf Avenue.
- **Area 3:** In this area, there are few City-maintained playgrounds. There are gaps present west of US-69 and south of I 43rd Street.

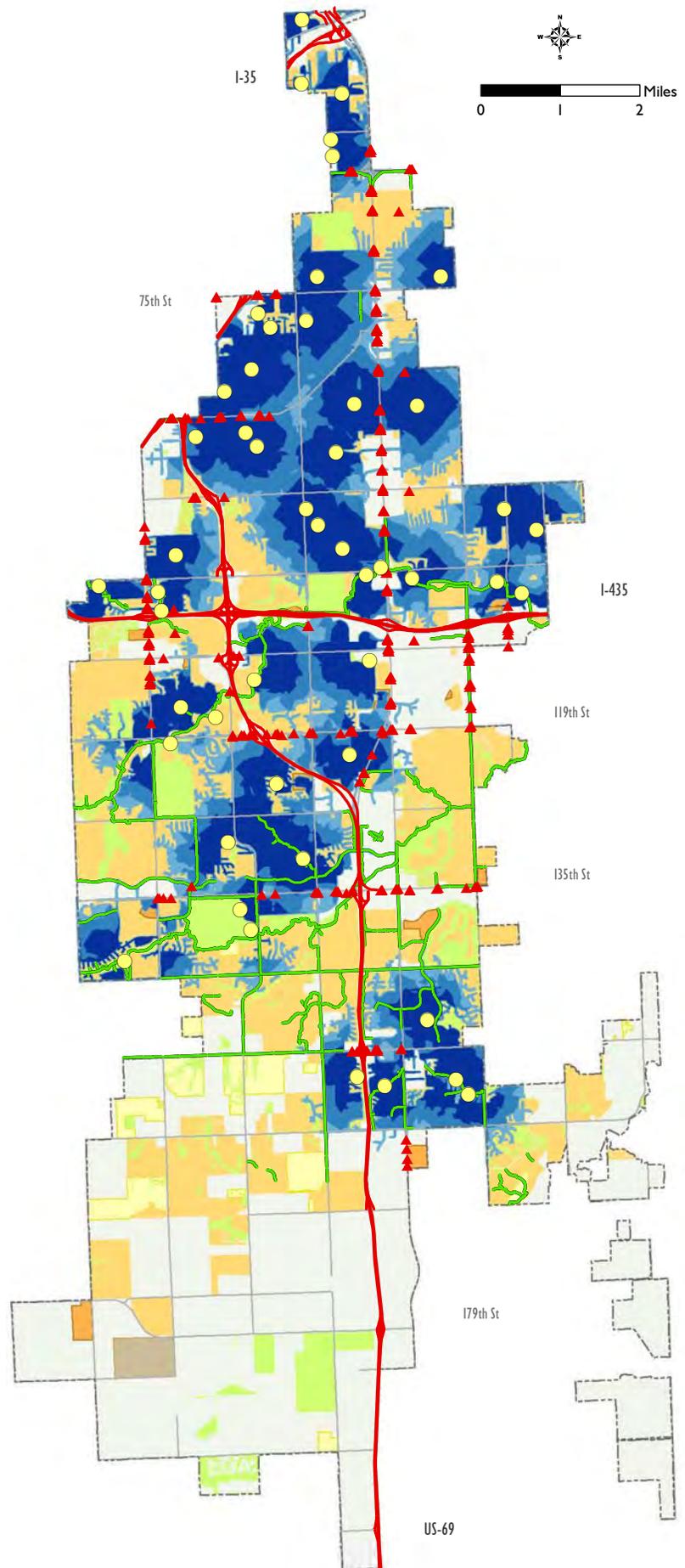
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<sup>10</sup> <http://www.forestry.gov.uk/website/forestry.nsf/byunique/inf-d-7p4fqk>

<sup>11</sup> While greenways and natural areas can support play such as exploration and interaction with nature (digging, hiding, climbing, splashing in a creek, skipping rocks, walking or biking off-trail, etc.), there are no formally designated or designed nature play areas in Overland Park.

## Map 9: Existing Access to Playgrounds

- Playground
- ▲ Pedestrian Impedance
- Interstate/Hwy Barrier
- Multi-use Trail
- 1/2 Mile Service Area
- 3/4 Mile Service Area
- 1 Mile Service Area
- Medium to High Density (12.5 - 43 units per acre)
- Low to Medium Density (1-12.5 units per acre)
- Very Low Density (1 acre or more per unit)
- Planned Residential Neighborhood (Low to High Density)
- Parks, Recreation and Open Space
- All Other Zones
- Thoroughfare
- City Limits



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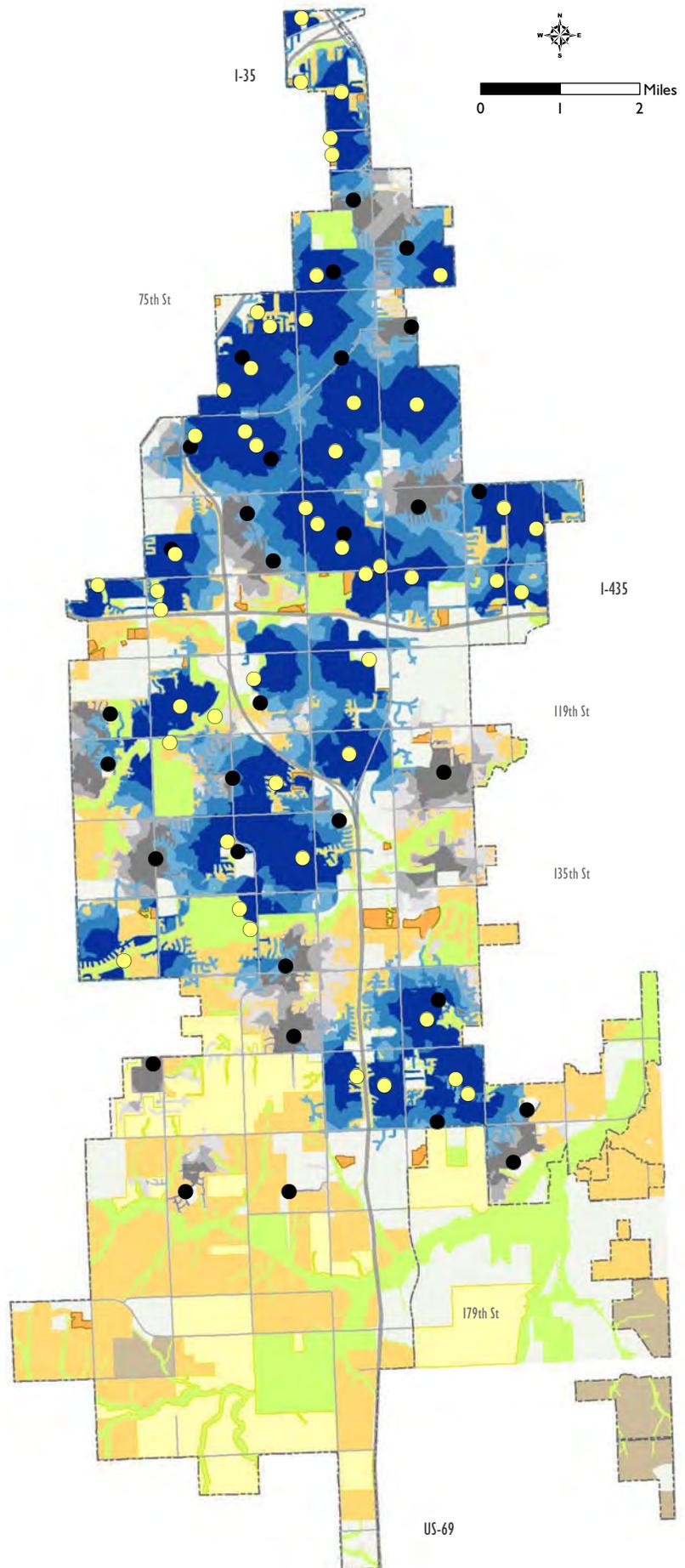
## Future Service Gaps

Maps 10 and 10a: Future Access to Playgrounds illustrate future access to playgrounds with pedestrian barriers. Access to additional recreation facilities such as those provided by the school district and home owner associations (HOAs) can improve future gaps in service. Based on available school playground data, the future service gaps analysis includes the use of school playgrounds. The service area distances for public elementary schools use the same distances as those used for City-owned facilities. The results suggest that gaps in the play for children opportunities provided by the City might be fulfilled by the availability of school playgrounds in the future.

- **Area 1:** Conditions will remain similar to what exists today with gaps north of 75th Street and along US 69 west of Antioch Road. School playgrounds increase access to play in the underserved areas of the City.
  - If the school facilities are considered and HOAs do not provide play areas, the City would need two playgrounds to fill the gaps in the desired service distance.
- **Area 2:** There will continue to be gaps in access to playgrounds in this area of the City. Access to school playgrounds improve access to these facilities, but there are still gaps in low to medium and medium to high density areas of the City.
  - To meet the desired service distance, three to five playgrounds would be required if HOAs have not provided a facility.
- **Area 3:** New low to medium and medium to high density development in this area will require additional playgrounds. School playgrounds improve access in some areas but gaps still exist.
  - To meet the desired service distance, five to seven playgrounds would be required if HOAs or new schools do not provide a facility.

## Map 10: Future Access to Playgrounds

- Playground
- School Playground
- ▲ Pedestrian Impedance
- Interstate/Hwy Barrier
- ⋯ Future Multi-use Trail
- Multi-use Trail
- 1/2 Mile Service Area
- 3/4 Mile Service Area
- 1 Mile Service Area
- 1/2 Mile School Service Area
- 3/4 Mile School Service Area
- 1 Mile School Service Area
- Medium to High Density (12.5 - 43 units per acre)
- Low to Medium Density (1-12.5 units per acre)
- Very Low Density (1 acre or more per unit)
- Planned Residential Neighborhood (Low to High Density)
- Planned Parks, Recreation and Open Space
- All Other Zones
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Back of Map 10: Future Access to Playgrounds

### Very Low Density Residential 1/2-1 Mile Service Area

### Low to Medium Density Residential 1/2-3/4 Mile Service Area

### Medium to High Density Residential 1/2-3/4 Miles Service Area

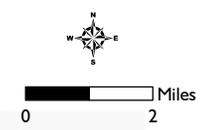
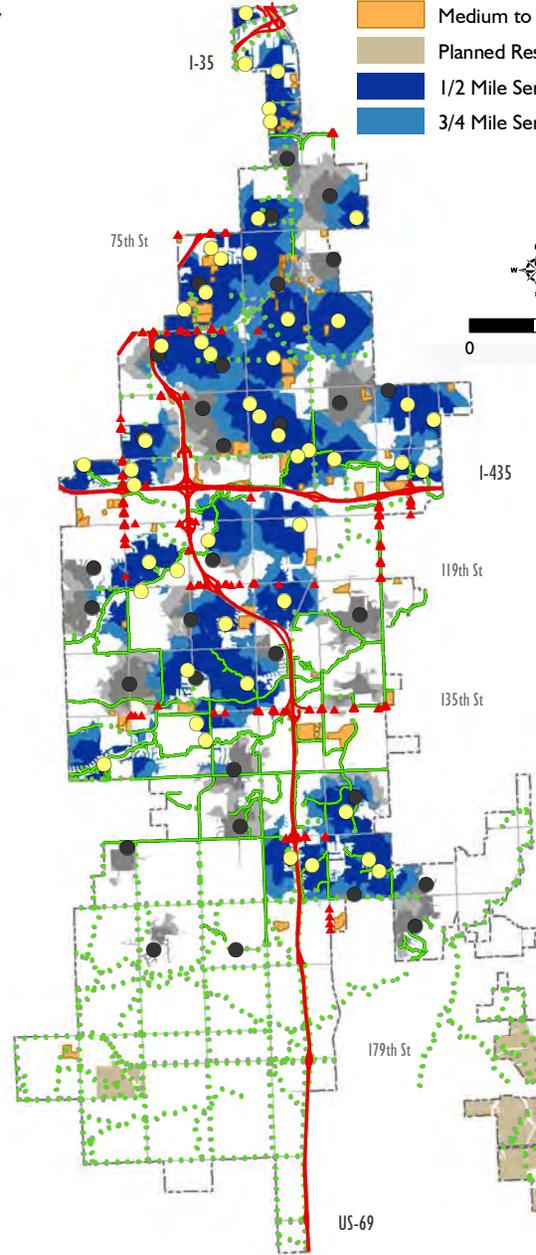
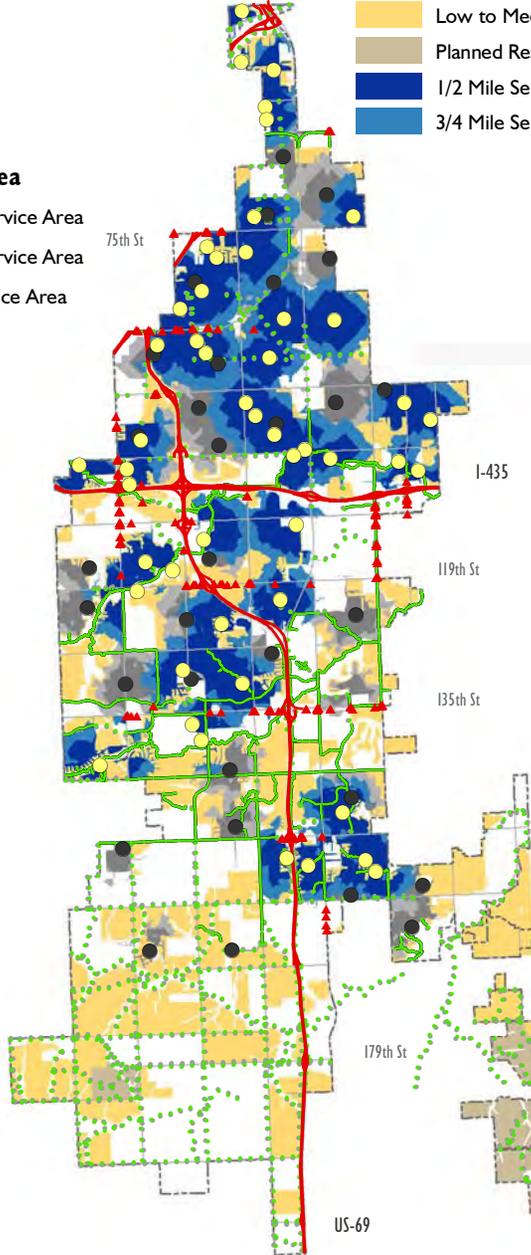
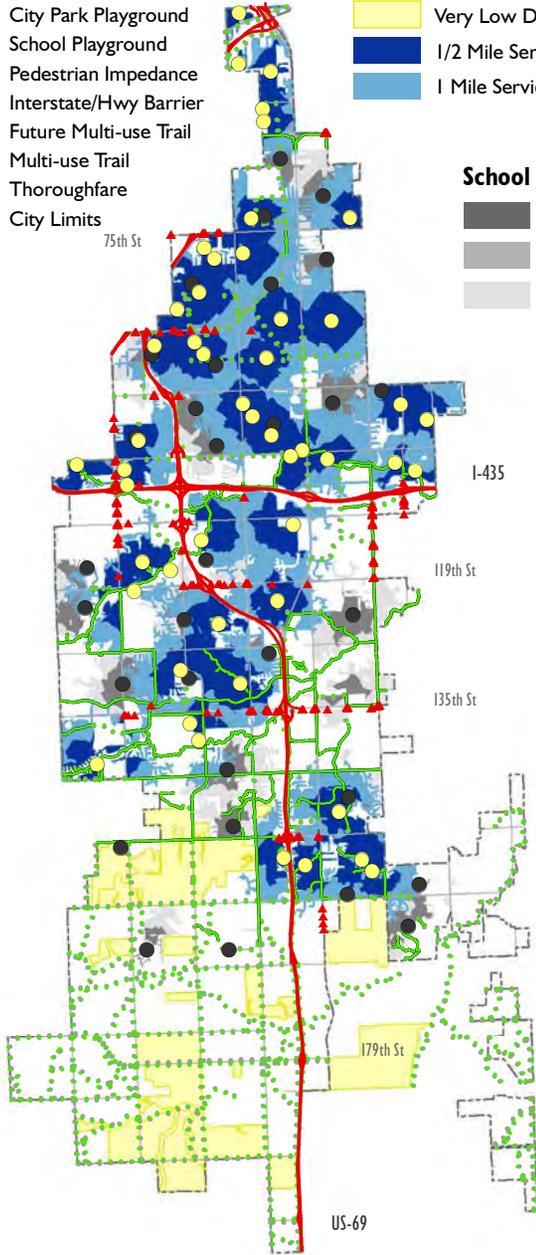
- City Park Playground
- School Playground
- ▲ Pedestrian Impedance
- Interstate/Hwy Barrier
- ⋯ Future Multi-use Trail
- Multi-use Trail
- Thoroughfare
- City Limits

#### School Service Area

- 1/2 Mile Service Area
- 3/4 Mile Service Area
- 1 Mile Service Area

- Low to Medium Density
- Planned Residential
- 1/2 Mile Service Area
- 3/4 Mile Service Area

- Medium to High Density
- Planned Residential
- 1/2 Mile Service Area
- 3/4 Mile Service Area



## Exercise and Sports

Exercise and sports can encompass a broad range individual, group or team activities that support general health, individual fitness goals, competition or teamwork. These activities can be supported by a range of facilities—from trails to informal practice sports fields— that help people enhance or maintain their overall physical fitness, health and wellness. For the purpose of this analysis, we are focusing on field sports, and specifically space for soccer and other sports requiring “rectangular” fields (e.g., lacrosse). Public involvement indicated that baseball and softball needs are overall adequately met for both practice and game space (as long as the inventory of school fields remains intact), but that there is a shortage of space for practice space for soccer. The distribution of formal soccer fields is assessed, as is the availability of informal field space.

Informal fields (practice field space) was defined by users as a relatively level turfgrass area for running practice drills. For this analysis, parks with a minimum size of a ½ acre level grassy area, the area that could accommodate U10 soccer practice game or ½ a field for U11 soccer, was used to examine informal field space. Formal soccer fields and inventoried spaces that meet the informal sports fields criteria are listed below..

### Formal Fields

- Overland Park Soccer Complex
- Highland View Park\*
- Nall Park
- Hickory Hills Park
- Indian Valley Park
- Roe Park

### Informal Fields

- Bluejacket Park
- Linwood Park
- Strang Park
- Summercrest Park

*\* Use of Highland View Park fields could change in the future*

For this analysis, the motorist service area of three to five miles is used. In addition, service areas to elementary and middle schools, which contribute to the local sports field inventory, are shown to identify areas where gaps in the service provided by the City might be fulfilled by the availability of school fields.

### Formal Fields Service Gaps

Formal rectangular fields are maintained at a standard to meet the needs for league and tournament game play. The City maintains 21 of this type of field, at five locations. Map 11: Formal Sports Fields in City Parks illustrates the three to five mile service area for these parks.

- **Area 1:** Area one has fields at two neighborhood parks Hickory Hills with two fields and Nall Park with three fields. Nearly all of area one of the City has access to these fields within a five mile service area.

- An additional formal field site north of 95th Street and south of Shawnee Mission Parkway would increase access within a three mile service area.
- **Area 2:** This area has fields at Indian Valley sub-community park with one field, and the Overland Park Soccer Complex special use site with 12 fields. All of Area 2 has access to formal sports fields within a three to five mile service area.
  - This area is well served and no additional field sites are needed.
- **Area 3:** Area 3 has two fields at the Highland View special use site. The areas without access to City fields are located adjacent to Johnson County's Heritage Park, with 18 soccer fields.
  - Two additional sites with formal fields in this area will increase access as this area develops.

### Informal Fields Service Gaps

Map 12: Informal Sports Fields in City Parks illustrates the three to five mile service area to the five parks with inventoried informal field space. There may be other parks where informal field space can be designated to fill gaps in service.

- **Area 1:** This area has informal fields at three parks: Strang, Bluejacket and Linwood Parks. The area south of Shawnee Mission Parkway has access to an informal field within a three to five mile service area.
  - An additional informal field site north of 75th Street would improve access in the future.
- **Area 2:** This area is served by one informal field at Summercrest Park. West of Switzer Road and south of 135th Street is not within the three to five mile service area of these fields.
  - Two to three informal field sites would improve access in this area of the City.
- **Area 3:** There are no informal fields available within the City's parks in this area.
  - Three to four informal fields would improve access in this area of the City as it develops.

### School Fields

As noted, school fields are very important in Overland Park, especially for organized sports practice. Map 13: Public Elementary and Middle School Sports Fields illustrates the three to five mile service for sports fields, and assumes that all fields will be available for public use after regular school hours.

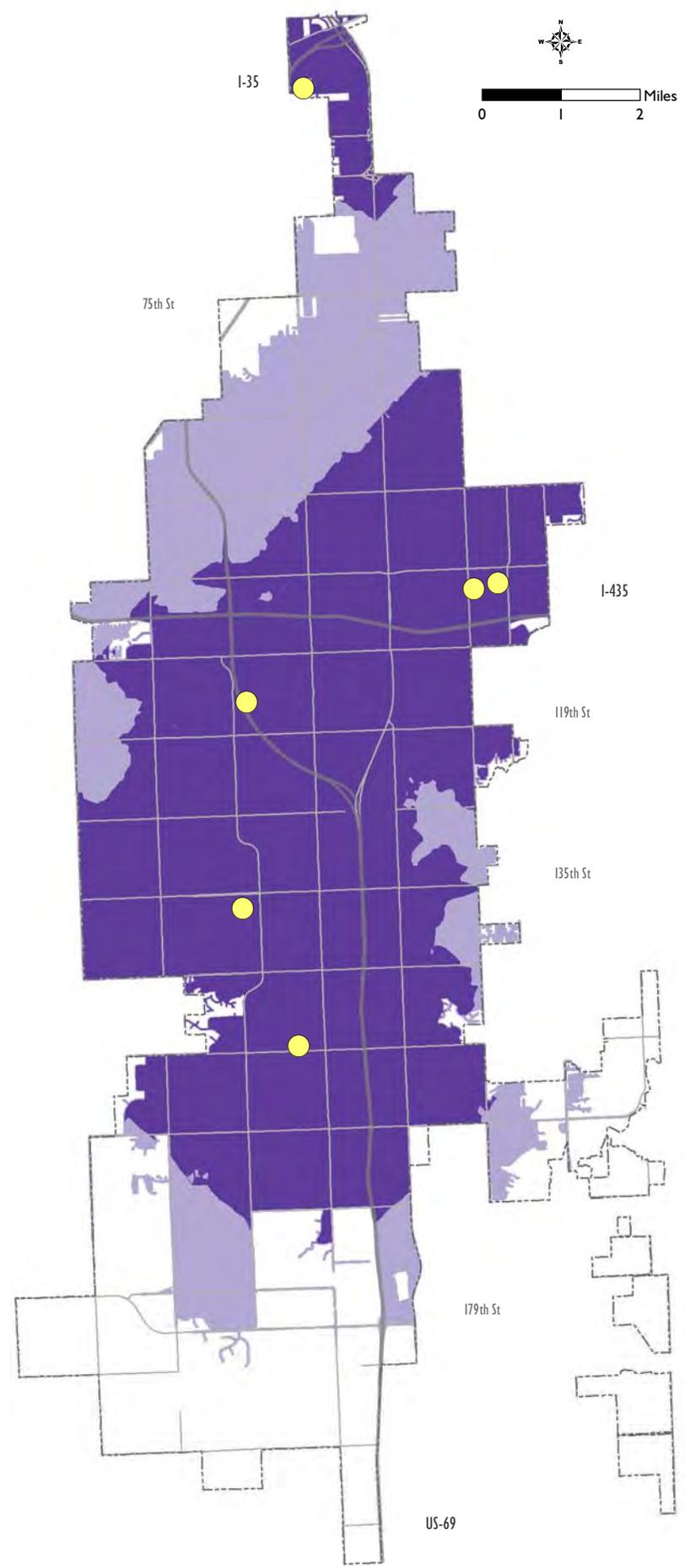
- **Overall:** If all the rectangular fields or ball field outfields available on the elementary and middle school properties are considered, nearly all of the City has access to an informal

field for practice. This analysis indicates that the school inventory has the potential to meet practice needs if the sites were available for sports group use, but does not reflect the current availability, which varies from site to site.

## Map 11: Formal Sports Fields in City Parks



- Formal Field
- 3 Mile Service Area
- 5 Mile Service Area
- Interstate/Highway
- Thoroughfare
- City Limits



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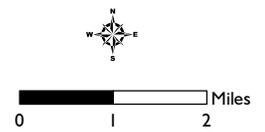
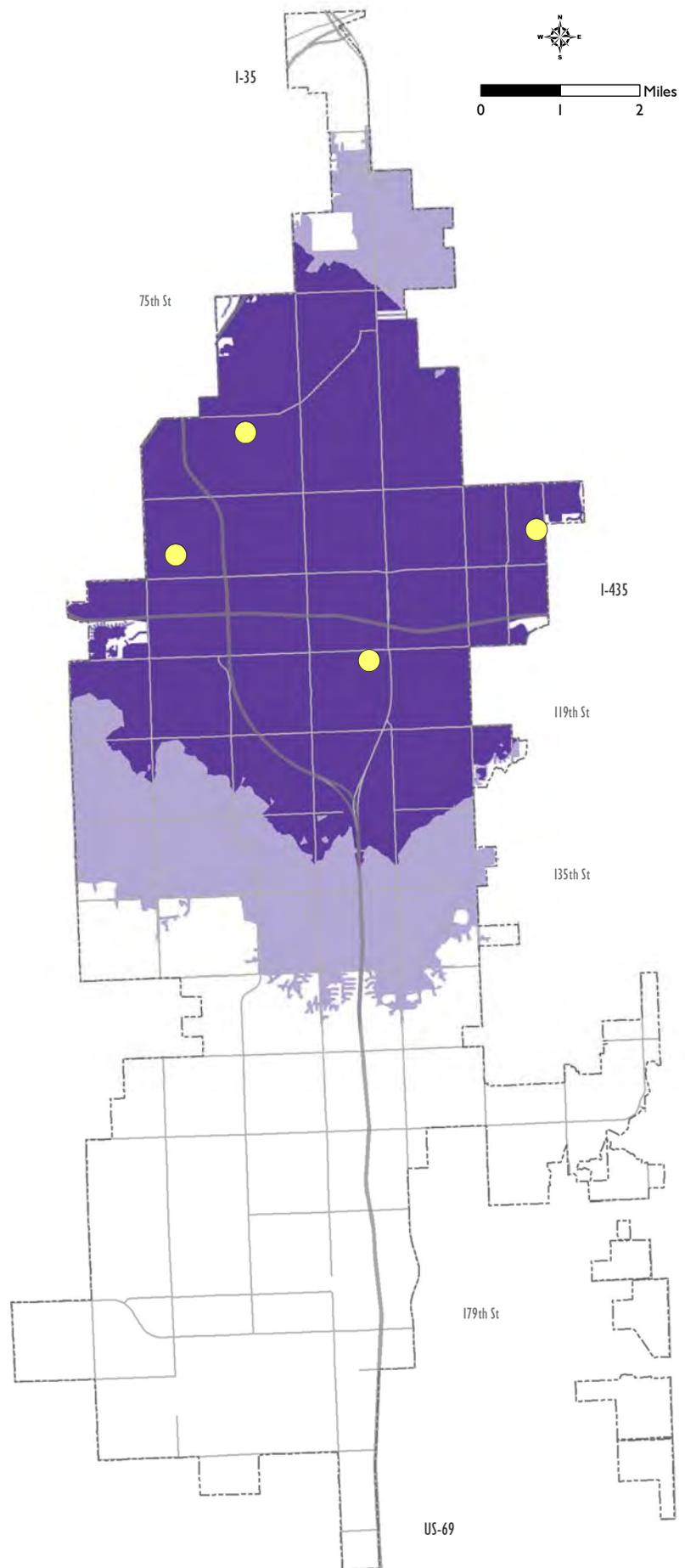
## Map 12: Informal Sports Fields in City Parks

-  Informal Field
-  3 Mile Service Area
-  5 Mile Service Area
-  Interstate/Highway
-  Thoroughfare
-  City Limits

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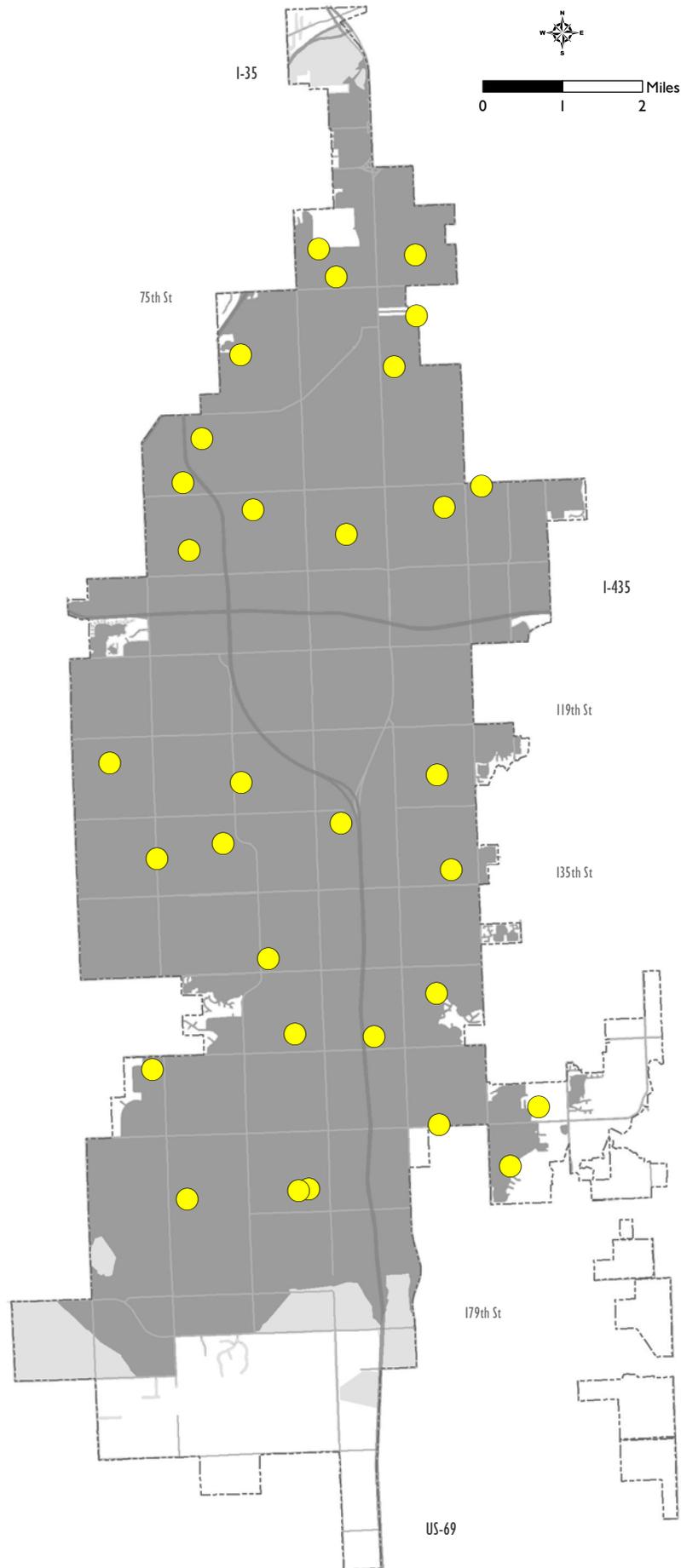
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## Map 13: Public Elementary and Middle School Sports Fields



- School
- 3 Mile Service Area
- 5 Mile Service Area
- Interstate/Highway
- Thoroughfare
- City Limits



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## *Experience Nature*

Experiencing nature focuses on the opportunity to feel removed from the built environment, to come into direct contact with woodlands, creeks or natural features, or to observe birds and wildlife. Park systems can provide a wide range of possibilities to experience nature—from bird watching in a creek corridor to exploring a native planting area within a developed park. During the public outreach process, residents voiced an overall need for more opportunities to connect with nature.

For this analysis, the City's greenways, excluding the greenway linkages, are assumed to serve as locations for experiencing nature.<sup>12</sup> For this analysis the ½ and two mile service areas are used to assess the availability of these spaces across the parks system.

### **Existing and Future Service Gaps**

Map 14: Existing and Future Access to Greenways illustrates the existing and future access to greenways with a ½ mile and two mile service area.

- **Area 1:** This area of the City lacks access to greenways north of 95th Street now and in the future. This area of the City is fully developed, and does not have the creek corridors and resources found in other areas of Overland Park.
- **Area 2:** This area of the City has the highest level of access to greenways now and in the future.
- **Area 3:** This area of the City is served in the areas where trails have been built. The Comprehensive Plan land uses indicate a greenway corridor that would span west to east and connects to the Arboretum. With the implementation of the Comprehensive Plan and the Greenway Linkages Plan, this area of the City will be well served by access to greenways.

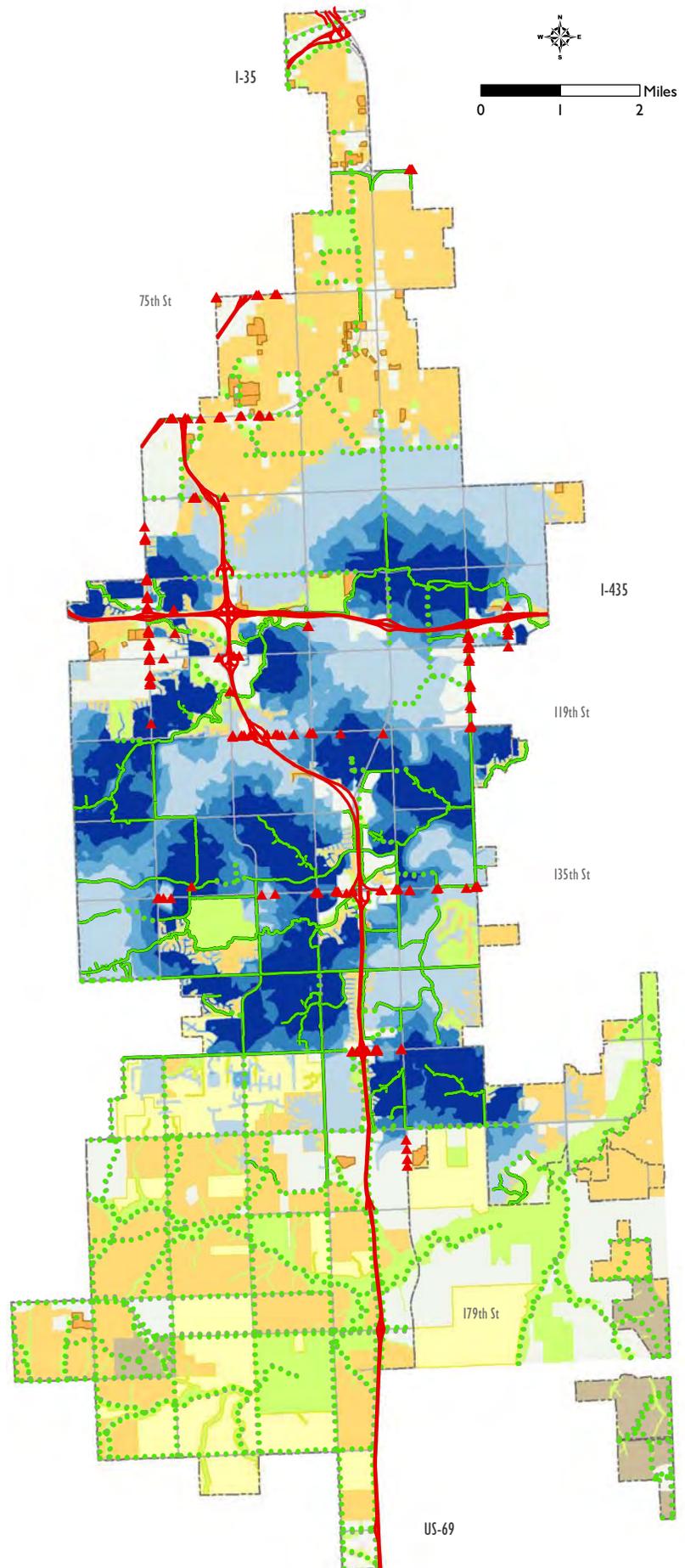
The City has a need for additional greenways or other natural areas. In area one, experiencing nature would have to be supported through alternative means, such as providing a natural feature or naturalized area within a more traditional neighborhood or community park. The Johnson County Park & Recreation District maintains an inventory of parks with areas that provide some experiences with nature. Shawnee Mission Park, a 1,250 acre regional park located off Renner Road and 87th Street, is home to the 120 acre Shawnee Mission Lake, nature trails and picnic areas. Thomas S. Stoll Park, a 79 acre county sub-regional park located at 119th Street and Rosehill Road, provides a shared use trail system that meanders past a small fishing area and dog park. Some future park sites are planned to the southeast areas of the City, which may provide more opportunities for Overland Park residents to experience nature.

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<sup>12</sup> Since the Overland Park Arboretum and Botanical Gardens is a special use site and will become a fee for use site in 2013, it is not considered for this analysis.

## Map 14: Existing and Future Access to Greenways

- ▲ Pedestrian Impedance
- Interstate/Hwy Barrier
- ⋯ Future Multi-use Trail
- Multi-use Trail
- 1/2 Mile Service Area
- 3/4 Mile Service Area
- 1 Mile Service Area
- 2 Mile Service Area
- Medium to High Density (12.5 - 43 units per acre)
- Low to Medium Density (1-12.5 units per acre)
- Very Low Density (1 acre or more per unit)
- Planned Residential Neighborhood (Low to High Density)
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## Capacity and Design Quality

The design and character of a park affects the experiences of the park user and the capacity of activities the site can accommodate. The capacity and design quality analysis takes into account each park’s size and classification, the function of the park by its classification and the park evaluations conducted during Phase I of the planning process. Guidelines for each park classification are included in Appendix A: Park Design Guidelines. The guidelines include size and access criteria, minimum resources to be provided in parks of that classification, additional resources that are suitable for and compatible with the classification, and conflicting uses that should not be provided at that type of park.

Organized by park classification and presented in tabular form, the Capacity and Design Quality Evaluation (Table 2) assesses whether each park meets the guidelines for its classification, presents an overall evaluation of the site based on the field visits (Appendix B: Parks Tour Evaluation), and notes needs by site. Column headings are:

- **Acres** – Size of the park. Italicized text indicates a park smaller than the minimum desired size.
- **Includes Minimum Resources** - Does the park have the minimum resources as identified? If yes, the table is shaded. If the minimum resources are partially provided, the cell has a diagonal slash, a blank cell indicates that the minimum resources are not satisfied.
- **Includes Additional Resources** - Does the park have any additional resources? If yes, the cell is shaded.
- **Potential Conflicting Use** - Are there conflicting resources at the park, as identified in the guideline? An “X” indicates that there are conflicting resources.
- **Overall Evaluation** – This is an overall evaluation score for the park that is a compilation of resource and conflict evaluations and the site visits. The scores are iconic for ease of readability. The evaluation key is as follows: ● = satisfies evaluation criteria, ◐ = partially satisfies criteria, ○ = does not satisfy criteria.
- **Additional Resources** – Lists the specific additional resources for sites that have them.
- **Evaluation Comments** – Provides specific comments on needed resources, conflicting uses, and condition issues.

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## PARKS AND RECREATION

Table 2: Capacity and Design Quality Evaluation

Park Classification	Acres	Includes Minimum Resources	Includes Additional Resources	Potential Conflicting Use	Overall Evaluation	Additional Resources	Evaluation Comments
<b>COMMUNITY PARKS</b>							
Roe Park (Pool)	41.0	/		X	●	Swimming pool. Trails connecting to Foxhill and Nall Parks. Permanent portable toilets.	The location and arrangement of different recreation facilities needs improvement. The majority of the park is located in a floodplain. There are no bathrooms outside of the pool area for park users or for the sports fields. Parking lot needs repairs: alligator cracking and edges breaking off. For information on aquatics facilities, see the report completed by Ballard*King.
<b>SUB-COMMUNITY PARKS</b>							
Amesbury Lake Park	56.8	/			○	Stocked fishing lake. Connected to the Tomahawk Creek Bike Hike trail (not a trailhead).	No parking available. No main park entry, park entrance is between homes and there is a need for improved access. The park is also prone to flooding. No restrooms.
Bluejacket Park (Pool)	9.9	/			●	Swimming pool.	Park is below minimum suggested acreage. Tennis court needs resurfacing. No restrooms. Lacks practice or game sports fields. Need ADA pathway to play structure. For information on aquatics facilities, see the report completed by Ballard*King.
Corporate Woods Founders' Park	52.0	/			●	Linked to the Indian Creek Bike Hike Trail (not a trailhead).	Reservable picnic shelter. Shelter needs updating. Lacks active recreation facility. No restrooms. No children's play area.
Foxhill North Park	20.7	/			●	Linked to the Indian Creek Bike Hike Trail (not a trailhead).	Parking lot degraded: potholes and alligator cracking. Portable toilet available.
Indian Creek Recreation Center	24.7	/			●	Linked to the Indian Creek Bike Hike Trail (not a trailhead).	Tennis court needs repair. Roof is in need of replacement. Parking lot has some water ponding. Reservable picnic shelter.

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## PARKS AND RECREATION

Table 2: Capacity and Design Quality Evaluation

Park Classification	Acres	Includes Minimum Resources	Includes Additional Resources	Potential Conflicting Use	Overall Evaluation	Additional Resources	Evaluation Comments
<b>SUB-COMMUNITY PARKS</b>							
Indian Valley Park	23.5	/		X	○	-	Adjacent to school with playground. Linked to the Indian Creek Bike Hike Trail (not a trailhead). Roller hockey surface needs repair. No Restrooms.
Kingston Lake Park	21.5	/			○	Stocked fishing lake with piers.	No restroom. Need ADA pathway to play structure.
Quivira Park	43.3	/			○	-	Most of the property is inaccessible for recreational use. Lacks practice or game sports fields. Reservable picnic shelter.
Regency Lake Park	13.7	/			○	Stocked fishing lake with piers.	Park is below minimum suggested acreage. No restroom.
South Lake Park	14.4	/		X	○	Stocked fishing lake with piers.	Park is below minimum suggested acreage. Playground and basketball court in need of repair.
Youngs Park (Pool)	14.5	/		X	○	Swimming pool.	Park is below minimum suggested acreage. Volleyball court and restrooms need updating. Park features the City's only competitive swimming pool. For information on aquatics facilities, see the report completed by Ballard*King..

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## PARKS AND RECREATION

Table 2: Capacity and Design Quality Evaluation

Park Classification	Acres	Includes Minimum Resources	Includes Additional Resources	Potential Conflicting Use	Overall Evaluation	Additional Resources	Evaluation Comments
<b>NEIGHBORHOOD PARKS</b>							
Antioch Acres Park	10.8				●	Restrooms and picnic shelter.	Shelter needs replacement. ADA accessibility issues.
Brookridge Park	4.5				●	Restrooms and picnic shelter.	Does not meet minimum suggested acreage. Shelter needs updating. Water pools around playground. ADA accessibility issues.
Cherokee Park	3.5				●	-	Does not meet minimum suggested acreage.
Hickory Hills Park	10.0				●	Sports fields. Reservable picnic shelter. Restrooms.	Soccer field located in baseball outfield. Shelter in need of updating or replacement.
Kensington Park	11.5				●	Picnic shelter.	Meets goals and objectives of current comp plan. Facilities in good condition.
Linwood Park	3.1				○	Backstop.	Does not meet minimum suggested acreage. No entry facing the street with pathway. Need ADA accessible route to play area. Poorly sited. Six parking stalls available per lease agreement with the adjacent property.
Maple Hill Park	9.2				●	Ball field. Restrooms and picnic shelter.	Formal ball field limits use of park for other uses.
Nall Park	13.5				○	Soccer fields. Trailhead links to Indian Creek Bike Hike trail.	No playground or picnic area. Park function is for soccer fields and trailhead. Pavement surface needs updating and parking lot is insufficient for the demand at this site. Sanitary available.
North Park	3.9				●	Sanitary available.	Does not meet minimum suggested acreage. Wood bridge, and playground edging needs replacement. Single tennis court, also faces east-west.

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## PARKS AND RECREATION

Table 2: Capacity and Design Quality Evaluation

Park Classification	Acres	Includes Minimum Resources	Includes Additional Resources	Potential Conflicting Use	Overall Evaluation	Additional Resources	Evaluation Comments
<b>NEIGHBORHOOD PARKS</b>							
Osage Park	6.5	/			○	Restrooms and picnic shelter.	Lacks active recreation resource.
Pinehurst Estates Park	9.6	/			○	-	Lacks active recreation resource. No ADA access to playground. Sanitary available.
Sapling Grove	20.5	/			○	Interpretive signage. Restrooms and picnic shelter.	No active recreation resource.
Strang Park	10.7	/			○	Educational information on rail line. Restrooms and picnic shelter.	Need ADA pathway to play structure.
Summercrest Park	13.1			X	●	Soccer field. Lake access. Restrooms and picnic shelter.	Potential conflict with open grassy field for formal game field sports.
Wilderness Lake Park	16.9	/			○	Stocked fishing lake.	No playground or active recreation resource.
Windham Hill Park	14.0	/			○	Picnic shelter.	Trails connect park to most elements and adjacent school properties. No ADA access to playground.

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## PARKS AND RECREATION

Table 2: Capacity and Design Quality Evaluation

Park Classification	Acres	Includes Minimum Resources	Includes Additional Resources	Potential Conflicting Use	Overall Evaluation	Additional Resources	Evaluation Comments
<b>PLAY PARKS</b>							
Brown Park	1.7				○	-	Amenities need updating.
City Hall	0.3				○	Basketball court. Off-street parking. Restroom.	Restroom needs repair.
Crestview Park	2.3	/			○	-	Need ADA pathway to play structure. Amenities need updating.
Empire Estates Park	1.0	/			○	-	Need ADA access into play area. Poor location of playground (near busy road).
Gregory Meadows Park	1.0	/			○	Drinking fountain.	Need ADA pathway to play structure and drinking fountain.
Kessler Park	0.4				●	Basketball court. Open grassy	All new park facilities.
Louisburg Square Park	2.1	/			○	-	Need ADA pathway to play structure.
Oak Park	2.7	/			○	-	Need ADA pathway to play structure.
Prairie View Park	2.2				○	Basketball court.	Need ADA access into play area. Creek runs through park site.
Robinson Park	0.3				●	Basketball court.	-
W. Jack Sanders Justice Center	0.2				●	Basketball court. Off-street parking.	-
Westbrooke	2.4				○	Off-street parking.	Playground not intended for older children. Curb replacement needed. Water and sanitary available.
<b>CIVIC GREENS OR SQUARES</b>							
Clocktower Plaza	0.2				●	Small water feature not meant for play.	-
Molamphy Park	1.0				○	Sculpture fountain. Drinking fountain.	Picnic area is secluded and sited adjacent to garbage dumpsters.
Santa Fe Commons	3.8				●	Site of Overland Park Historical Society offices. Restrooms.	-

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Table 2: Capacity and Design Quality Evaluation

Park Classification	Acres	Includes Minimum Resources	Includes Additional Resources	Potential Conflicting Use	Overall Evaluation	Additional Resources	Evaluation Comments
<b>SPECIAL USE SITES</b>							
Deanna Rose Children's Farmstead	31.6				●	Concessions and exhibits.	Fee for use area. Adjacent to Overland Park Soccer Complex, St. Andrews Golf Course and the Tomahawk Creek Bike Hike trail.
Farmers Market Plaza	1.6				●	Vendor space.	Location is adjacent to Clocktower Plaza. Serves as a parking area when not used for the farmers market.
Highland View Park	11.6				○	-	No park signage. No restroom or site furnishings. Adjacent to Johnson County Library. Soccer fields are an interim use.
Marty Pool	1.7			Not evaluated by MIG		Concessions.	Shares parking with the America Legion through an official agreement. For information on aquatics facilities, see the report completed by Ballard*King.
Matt Ross Community Center	5.2				●	-	-
Overland Park Arboretum and Botanical	297.1				●	Bus parking. Concessions. Maintenance area.	Model train exhibit, sculptures, botanical displays and gardens.
Overland Park Soccer Complex	91.4				●	Bus parking. Concessions.	Soccer and ball fields, tennis courts, basketball, playground and skate park.
St. Andrews Golf Course	187.4				●	Concessions.	18-hole course. Clubhouse. Driving range.
Stonegate Park (Pool)	2.3				●	Concessions.	For information on aquatics facilities, see the report completed by Ballard*King.
Sykes/Lady Overland Park Golf Course	211.8				●	Concessions.	9-hole Par 3 and 18-hole course. Clubhouse. Driving range.
Tomahawk Ridge Community Center	8.2				●	Bus parking.	Korean War Veterans Memorial. Cardio weight room, gymnasium and exercise rooms, game room and art gallery.
Tomahawk Ridge Park (Pool)	7.7			Not evaluated by MIG		Concessions.	Adjacent to Tomahawk Ridge Community Center. For information on aquatics facilities, see the report completed by Ballard*King.
Westlinks Golf Course	80.6				●	Concessions.	9-hole Par 3

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## PARKS AND RECREATION

Table 2: Capacity and Design Quality Evaluation

Park Classification	Acres	Includes Minimum Resources	Includes Additional Resources	Potential Conflicting Use	Overall Evaluation	Additional Resources	Evaluation Comments
<b>GREENWAYS w/PLAY PARKS</b>							
Brittany Park	15.3				○	Sand volleyball court.	Need ADA pathway to play structure. Needs improved signage at access points. Park shelter planned.
Cobblestone Park	4.9				○	-	Need ADA pathway to play structure. Park shelter planned.
Creekside Park	19.8				●	-	-
Cross Creek Park	54.6				○	-	Need ADA pathway to play structure from the street right-of-way.
Green Meadows Park	18.0				●	Picnic shelter.	-
James Place Park	16.1				○	Gazebo.	Need ADA pathway to play structure. Gazebo is due for a replacement.
Lexington Park	3.9				○	-	Need to adjust ramp slope into the play structure.
Nall Hills	28.0				○	-	Need ADA pathway to play structure from the street right-of-way. Water and sanitary available.
Pinehurst West Park	8.6				○	-	Need ADA pathway to play structure from residential area.
Rosehill West Park	11.8				○	-	Two play structures on this site. Need ADA access into play structure near west entry.
Shannon Valley Park	17.5				○	Picnic shelter.	Need ADA pathway to play structure. Water service is available.
Windham Creek Park	32.7				○	-	Need ADA pathway to play structure.

## Recreation Facilities

The *Park, Facility and Program Analysis* completed for Phase I of the planning process provided an overview of the recreation facilities in Overland Park's system. The guidelines contained in Appendix A: Park Design Guidelines and the geographic analysis in this document discuss the provision of several core recreation facilities. A separate analysis of aquatic recreation facility needs is underway, and will be presented under separate cover.

In this section, the need for new recreation facilities or new types of recreation facilities is discussed, further evaluating ideas proposed during the Phase I public involvement process. For each type of recreation facility a summary of recreation trends and public input is presented, a facility scale is suggested, and order of magnitude of investment rating is identified and the overall findings are presented.

## Facility Scale

Recreation facilities can be designed to serve different audiences, geographic areas and population sizes. Three scales of recreation facility are found in Overland Park, defined as follows:

- **Specialty Resources:** Specialty resources serve the broadest geographic or population base. These are one-of-kind, draw from a large market area, and are state-of-the-art. Overland Park's specialty resources are often located in a special use site, and are usually designed to meet a specific business plan and financial target.
- **Community Resources:** Community resources are developed at a size and scale to serve multiple neighborhoods. This scale of facility can support competition, more advanced user groups, and may be fee-based.
- **Neighborhood Resources:** Neighborhood resources are smallest in scale, designed for casual, short-duration use.

## Order of Magnitude Investment

Levels of investment, as rated in this section, are as follows.

- **Low:** Costs to construct the facility are relatively low and will involve minimal City resources time. However, facilities at this level can sometimes also be built by community groups or volunteers. At this level, operations and maintenance costs are also low and do not necessarily need to be the responsibility of the City. Initial investment and three years of operations will be \$100,000 or less.
- **Medium:** Costs to construct the facility are higher and will require dedicated funding to be built, operated and maintained. At this level, some operations and maintenance will need to be the City's responsibility. Initial investment and three years of operation will be \$100,000 to \$1 million.

- **High:** Costs will be significant and will require a feasibility study. These facilities are resource intensive, with an initial cost of \$1 million or more, and require significant annual funding to operate, maintain and reinvest.

## Facilities by Type

The facilities discussed in this section are the following:

- Community Gardens
- Destination Playgrounds
- Nature Play
- Picnic Shelters
- Off-leash Dog Areas
- Skate Parks and Skate Elements
- Spraygrounds
- Bike Pump Tracks
- Disc Golf
- Community Center
- Ice Arena

## Community Gardens

Community gardens are places where the public can lease garden plots for growing and harvesting food. Places to garden and grow fruits and vegetables require fenced areas with at least six hours of sunlight, water service, and good, clean soil. Individual plot maintenance is typically provided by volunteers, and construction is also sometimes provided by volunteers or non-profit groups. Overland Park recently established a community garden site, located in conjunction with a library. There are no community gardens within the park and greenway system.

- **Recreation Trends and Public Input:** The community garden in Overland Park immediately filled to capacity. According to community questionnaire results, gardening has one of the highest participation rates in the City. In addition, activities that introduce youth to the outdoors and to the natural environment are the types of activities deemed important according to public input.
- **Facility Scale:** A community garden is a neighborhood resource.
- **Magnitude of Investment:** Low.
- **Findings:** Using the successful community garden as a model, Overland Park should identify additional opportunities for community garden sites within the park system and in conjunction with other public facilities. All sites should have a minimum of six hours of sunlight during the growing season, water service and parking for gardeners.

## *Destination Playgrounds*

A destination playground offers a unique experience for children as well as adults, designed around a specific theme or activity. Play structures and art pieces can be designed based on a common history, famous event, or landscape found in Overland Park. A destination play area is generally 1/3 to 1/2 acre in size, and is custom-designed based on the local context. This type of play area offers enough complexity and interest for long visits (two or more hours). Because destination playgrounds serve as a community landmark, they can attract visitors from around the region and have positive impacts on the local economy.

- **Recreation Trends and Public Input:** As noted in the discussion of nature play, a destination playground would address a number of priorities expressed by the public as well as be on trend with the current direction of recreation. The popularity of the Deanna Rose Farmstead is an indicator that there is high demand for hands-on, signature experiences for youth and families in Overland Park.
- **Facility Scale:** Destination playgrounds are a specialty resource.
- **Magnitude of Investment:** Medium to high. The capital cost of a destination play area will drive the magnitude of investment. Size is a significant factor in capital cost.
- **Findings:** Overland Park should consider a destination play area for its park system, locating it at a community or sub-community park or at the Arboretum.

## *Nature Play*

Nature play areas support informal play to allow for access, exploration and interaction that connect children to the natural environment. Nature play environments can be based on an array of creative designs, ideas and materials. This can include use of built structures, such as climbing rock walls and boulders or crossing wooden bridges; the use of natural materials and loose parts; or designating an area away from sensitive natural resources where digging and playing are permitted.

- **Recreation Trends and Public Input:** There has been a strong increase nationally in connecting youth and children with the outdoors, especially since the publication of a book called *Last Child in the Woods - Saving our Children from Nature Deficit Disorder*, by Richard Louv. Coupled with this interest is increased awareness of the issue of youth health and increased obesity rates and a recognition of the need for more active play. As previously noted, providing recreation for youth and experiencing nature are important to City residents, who also identify creating positive and fun environments for youth as one of the most important benefits of the parks system. Play for children is also an activity people want to see close to home, and discussions at public meetings centered on the need for more interesting and diverse play environments for children.

- **Facility Scale:** Nature play areas are neighborhood resources. Larger, more elaborate nature play areas can be community or specialty resources – these would be considered “destination play area” with a nature theme.
- **Magnitude of Investment:** Low (for a neighborhood resource scale).
- **Findings:** Consider nature play in addition to or as an alternative to traditional playground equipment in neighborhood parks throughout the City. These will help diversify the play experiences in Overland Park, can help create identity, and also be a way of introducing a means of experiencing nature in areas of the City that currently lack access. Overland Park should also consider testing out an “It’s Okay to Play” area within a greenway as a pilot project.

### *Picnic Shelter*

Picnic shelters provide cover from the elements while picnicking. They can be ordered “off-the-rack” or be custom-designed. They range in size from small shelters, providing covered picnicking for small groups (one to two picnic tables), all the way up to large shelters accommodating 100 or more. Some medium and large shelters incorporate electrical service, lighting, and even sinks/water service. Barbecues may be incorporated.

- **Recreation Trends and Public Input:** Places to gather are important to residents. The City currently has several picnic shelters which are aging and in need of repair.
- **Facility Scale:** Picnic shelters are neighborhood or community resources, and both scales should be provided in a park system the size of Overland Park’s.
- **Magnitude of Investment:** Medium to low, depending on scale of facility.
- **Findings:** Most of the City’s existing picnic shelters are old and out of date; many have exceeded their functional lifespan. The City should consider approving new picnic shelter designs that can be used to update shelters in the poorest condition. Shelters should be designed around consistent and accessible design elements, while allowing for variety based on individual park or neighborhood character and preferences. Shelters should also be designed based on scale, built with greater detail and features for larger, community and sub-community parks, while shelters in smaller parks should have more basic features and design elements. Another finding is that most reservable shelters are located in northern area of the City and there are limited options for large group gatherings elsewhere.

### *Off-leash Dog Areas*

Off-leash dog areas are formally designated, fenced enclosures, usually with double gates, dog waste stations, water, trash receptacles, seating and even covered areas for dog owners. Another option is to designate a specific area within a park, unfenced and away from playgrounds, sports fields and courts, for specific hours of off-leash use. However, a new off-leash dog area in the

City should be fully enclosed, with all necessary supporting infrastructure (i.e. restrooms and water) to account for the number of users it will likely draw. All off-leash dog facilities should be sited to avoid impacts on surrounding properties, as well as environmental impacts on fish and wildlife, water quality and noise. Johnson County currently offers large off-leash dog areas to serve area residents.

- **Recreation Trends and Public Input:** Overland Park has no off-leash areas within the park system. Johnson County offers off-leash areas at several regional parks in and near Overland Park. Public involvement in Overland Park indicates that residents love taking their dogs out for fun and exercise, and have strong interest in securing more off-leash areas within the City. During the site evaluations, the planning team observed dogs off-leash at several park sites though this activity is not allowed.
- **Facility Scale:** Off-leash dog facilities are a community resource.
- **Magnitude of Investment:** Low to medium.
- **Findings:** Allow Johnson County to continue its role as the provider of large scale off-leash areas. Overland Park should explore further whether providing desired off-leash experiences is feasible within the park system, including considering whether establishing off-leash hours at some parks is a viable option.

### *Skate Parks and Skate Elements*

Skate parks vary in size and style, with 10,000 to 20,000 sq. ft. for a typical full-size, dedicated facility. The most favored skate parks are concrete, and incorporate features to support multiple styles of skating (bowls and street skating). Bikes can also be accommodated, if the facility is designed to avoid damage. Multiple skill levels, from beginners to the most advanced, are accommodated in a skate park. Skate elements, or skate spots, include one or two smaller features, such as a concrete box or a rail for grinding. These are usually targeted for beginners and engage them for less than an hour. Skate elements should be designed to minimize conflict with other park users, with facilities that are fun, but that minimize collisions, property damage, large crowds and loitering. All skate facilities should be located in highly visible locations.

- **Recreation Trends and Public Input:** Nationwide, skateboarding has experienced sustained popularity. Youth participate, and adults have continued to skate, including introducing their children to the sport.
- **Facility Scale:** A skate park is a community resource, and skate spots are neighborhood resources. Some communities have opted to build a skate park at the specialty resource scale, to attract X Games-style events and competitions.
- **Magnitude of Investment:** Medium for a skate park. Low for a skate spot.
- **Findings:** Overland Park should consider adding another skate park at a community or sub-community park, and offer skate spots as an option for neighborhood parks.

## *Spraygrounds*

Spraygrounds are interactive, non-standing water features that provide a place to play in water. These features are designed to be barrier free, allowing users to run through and play in spraying or jetted water. Off-the-rack spray features are widely available. Another option is the interactive fountain, which includes jets within a plaza area that can be turned off or on. Both types require pump and filtration systems that are either located subsurface, or housed in an adjacent structure.

- **Recreation Trends and Public Input:** In warmer months, places to cool off are in high demand in Overland Park and other places with hot summers. There have been many public comments about diversifying the types of recreation experiences available in Overland Park's system.
- **Facility Scale:** Most spraygrounds are neighborhood resources, while interactive fountains are community resources.
- **Magnitude of Investment:** Medium. Spraygrounds need less investment, whereas interactive fountains will be more costly.
- **Recommendation:** As stated in Ballard\*King's *Aquatic Facility Needs Assessment Study* spraygrounds are recommended as features to incorporate at both indoor and outdoor aquatic facilities, and as an option for sites where pools might be closed. Spraygrounds should be considered for inclusion in neighborhood, community and sub-community parks. The City should also consider developing a more elaborate interactive fountain within a community park or civic square.

## *Bike Pump Tracks*

A bike pump track is a dirt surfaced track that allows cyclists to exercise while learning bike handling skills and having fun. Tracks range in size from small, ½ acre tracks, to larger tracks consisting of up to two acres. However, small tracks can be just as challenging as larger ones. Multiple berms and dirt mounds allow riders to use momentum and “pump” their bikes through turns to complete loops without pedaling. Unlike BMX tracks, pump tracks are designed for single file use, and are not intended for jumping.

- **Recreation Trends and Public Input:** Bicycling is one of the most popular activities in Overland Park. However there are currently few locations for mountain biking or off-road cycling.
- **Facility Scale:** A bike pump track is a neighborhood or community resource, depending on size and design. A large, single facility would function as a community resource while multiple, smaller facilities would function as a neighborhood resource.
- **Magnitude of Investment:** Low.
- **Findings:** Bike pump tracks are a popular and low cost way to introduce opportunities for biking and skill building within existing parks and as part of new parks. These facilities

can be built and maintained by users groups or volunteers and require minimal investment. However, many people are unfamiliar with them. The City should consider adding a bike pump track in an under-used portion of an existing community or sub-community park, especially in one of the areas of the City with limited access to trails. In the future, pump tracks should be considered as a potential site program element in community and sub-community parks.

### *Disc Golf*

To play disc golf, players throw discs or Frisbees at a series of targets over a course of varying lengths, with the goal of hitting the target or hole. Most courses use suspended baskets for holes and feature tee pads and signage. Fairway widths range between 20 to 40 feet and courses can be 9 or 18 holes. Distances between holes are generally 250 feet. Courses can use existing topography and natural features such as shrubs or trees to make the course more challenging.

- **Recreation Trends and Public Input:** Disc golf has grown in popularity across the country, and is becoming increasingly popular in Overland Park. Disc golf can be played by a wide range of age groups and ability levels. It is also cost effective and requires minimal maintenance.
- **Facility Scale:** A disc golf course is a community resource.
- **Magnitude of Investment:** *Low.*
- **Findings:** The City should consider adding an 18-hole disc golf course in a sub-community or community park, working in conjunction with local disc golf advocates to establish the best location.

### *Community/Recreation Center*

Community centers are public buildings that provide space for multiple activities, programs and events. In Overland Park, community centers offer specialized recreation opportunities such as the pools and exercise studios at Matt Ross. These facilities can support indoor health and fitness activities such as volleyball, basketball and fitness classes, as well as classes and recreation programming.

- **Recreation Trends and Public Input:** There are currently two community centers in Overland Park: Matt Ross and Tomahawk Ridge. Both meet the recreation trend of a full-service, multi-generational facility offering recreation, health, wellness and social engagement. According to public input, environments for youth and indoor health and fitness activities are important to the community. The City's existing facilities are well used. There is also an expressed need for more gym and indoor tennis space.
- **Facility Scale:** Community centers should be scaled as community resources, as are both Matt Ross and Tomahawk Ridge. This type of center provides more recreation

options, supports more types of activities, and is more operationally efficient than smaller neighborhood scale recreation buildings.

- **Magnitude of Investment:** High. Capital costs are high, as are ongoing operating costs. Recreation centers can be designed to maximize their ability to be self-sustaining, the direction Overland Park has taken with its other centers.
- **Findings:** Both existing centers are within the range of City goals for performance. However, their market areas do not serve all of Overland Park, and there appears to be demand for additional recreation center-based services. Based on these findings, Overland Park should consider adding a new community recreation center in the south, using the same model of facility design as that used for Matt Ross.

### *Ice Arena (indoor)*

An indoor ice arena features single or multiple refrigerated ice rinks that can range in size between 90x50 feet to 200x85 feet. In some cases, an indoor ice arena is a feature within a large, full-service recreation center. Depending on scheduling and size, ice arenas can accommodate multiple types of ice-related activities, including figure skating, hockey and curling, as well as recreational skating. These facilities can also be reserved for public events and private rentals. While indoor rinks can be operated year-round, seasonal activities such as ice hockey generally run from fall to late spring.

- **Recreation Trends and Public Input:** Ice skating and ice hockey are popular recreational activities in Overland Park. Based on public input, opportunities for ice related activities are desirable. There are currently no City-owned indoor ice arenas available, and a private arena recently closed.
- **Facility Scale:** An ice arena is a specialty resource and would attract users region-wide, depending on the size and scheduling of the facility.
- **Magnitude of Investment:** High. High capital cost and ongoing operating costs are also significant. Indoor ice arenas are costly primarily due to refrigeration and cooling infrastructure. The facility will also be staff-intensive, which would include a management team and operations, maintenance and repair staff.
- **Findings:** While feedback from the public has suggested a need for such a facility, a business plan would be needed to determine if this specialty resource could meet financial goals. Ice arenas, similar to pools, are almost always subsidized, with user fees providing only a fraction of funding needs when the total cost of ownership is considered. Overland Park could consider adding an ice arena to its recreation facility offerings, but should only do so if the arena can at minimum pay for itself fully (including capital reinvestment) as other specialty resources do, or generate positive revenue.

## Recreation Programming

This analysis outlines the range of existing and desired program types, identifies providers in the community and nearby areas, and identifies key findings related to service gaps. These gaps present opportunities for the City to improve and modify program offerings, based on the types of programs offered by other providers. The next phase of the planning process will refine opportunities and set direction for future recreation programs.

### Existing Recreation Programs

Existing recreation programming was described in the *Park, Facility and Program Analysis*. Table 4 provides an overview of recreation programming in Overland Park, highlighting the types of programs available and the types of populations these programs serve. The table and summary of the existing status is provided here as a foundation for discussing potential programming needs.

#### *Public Agencies*

In Overland Park, recreation programming is primarily provided by the City, Blue Valley Recreation District and Johnson County Parks & Recreation District.

- **City of Overland Park.** The Parks and Recreation Department provides opportunities for youth and adults, focusing on arts and music, fitness and aquatics. There are limited activities oriented towards seniors and people with disabilities. City sponsored programs are held at the Matt Ross and Tomahawk Ridge community centers. In addition, the Overland Park Soccer Complex is used for soccer games and tournaments.
- **Blue Valley Recreation District.** The Blue Valley Recreation District offers a traditional list of classes and programs such as aquatics and sports leagues, and has begun adding new options such as disc golf, rugby and enrichment classes. Their programs serve a wide range of age groups and abilities. Blue Valley Recreation District programming is held at facilities throughout the City. These include schools, private facilities and businesses and district-owned facilities such as the Blue Valley Recreation Activity Center and Blue Valley Recreation Complex.
- **Johnson County Park & Recreation District.** The Johnson County Park & Recreation District provides programs for a range of ages and abilities. Programs provided by the district include aquatics, camps, childcare, fine and performing arts, fitness and health, outdoor oriented activities, special events and activities for seniors. The district conducts these programs at regional parks and senior centers, including senior programming in the Matt Ross Community Center.

#### *Other Providers*

There are several private and non-profit organizations that offer recreation programming and serve as a community resource. There are nine youth sports associations, as well as the Jewish Community Center and YMCA. Private fitness centers and recreation facilities for martial arts,

hockey and skating also add variety for specialization. Churches are also available and provide social services and support, camps and special events. Finally, Overland Park's private golf courses offer golf programming.



## Public Involvement Findings

According to results of the questionnaire, respondents are satisfied with recreation programs and activities provided by the City, with 84 percent selecting “satisfactory,” “very good” and “excellent.” Similarly, the *2012 Community Interest and Opinion Survey* also indicates that recreation programs are mostly meeting need. When asked what recreation program is most needed or needs to be enhanced, youth sports, fitness programs, nature-based programs and special events all ranked at the top of the list according to the questionnaire and survey. Outcomes from meetings with focus groups and the Park Master Plan Steering Committee also indicate that field scheduling, use of school facilities and recreation facility capacity and convenience for programming are problematic.

## Key Findings

As shown in Table 3, between the City’s Parks and Recreation Department, Blue Valley Recreation Commission and Johnson County Park & Recreation District, residents of Overland Park have several options for recreation programming. Yet, conversations with the community revealed several issues with current offerings, and gaps in service. Based on what we heard from the public involvement process, there are several key findings with implications for recreation programming needs.

- **Field scheduling issues:** Currently, there is heavy competition for field use, especially for practice times. A number of leagues report having difficulty finding a time to practice and that smaller and newer organizations have difficulty obtaining use of facilities.
- **Use of school sites and closure:** Many sports programs operate using school facilities. Yet with several school sites closing, there may be a decrease in available facilities used for programming.
- **Outdoor recreation programming:** While trail related activities are some of the most popular in the City, there are few options for outdoor recreation programs such as hiking, mountain biking and climbing. Programs that connect people with nature are also lacking, especially for youth. With the high level of interest in these types of activities, this is a programming area with potential for Overland Park.
- **Capacity of Blue Valley Recreation Commission programming:** District recreation programming is at capacity and residents that live outside of the district boundary are unable to sign-up for programming. This means that some residents of Overland Park (those outside the Blue Valley boundary) have fewer program options available, which indicates that there is a need for other providers to fill the gap.
- **Hockey and ice skating.** Many residents identified a need for more hockey and ice skating rink time and programming. The closure of the privately operated rink has impacted these programs negatively.

- **Indoor programming space.** Indoor activities are popular in Overland Park and there is a desire for additional indoor programming space in a community center type facility, especially in underserved areas.
- **Flexible use areas.** Spaces for special events, different types of classes, programs and activity practices are needed throughout the City. Unlike purpose-built facilities, a flexible use area such as an open turf field or public plaza can be programmed for a range of activities.

## Conclusions and Policy Directions

The Recreation Needs Assessment identifies gaps in service and outlines the desired elements of the City's parks and recreation system. Based on these findings, several new parks, recreation facilities and supporting policies will be needed to meet future demands.

### Park Land

Overland Park's transportation and development pattern has resulted in three unique regions of the City, all with different access to park land. The extent of these service gaps is based on the distances pedestrians, bicyclists and motorists are willing to travel, along with housing density and barriers to pedestrian access. Based on the geographic analysis and the design guidelines analysis, there is a need for upgrades and redevelopment of many existing parks, as well as the acquisition of new park land.

- **Neighborhood Parks.** Overland Park's neighborhood parks are mostly in partial conformance with the recommended design guidelines. Several of these parks do not meet the minimum size range and lack basic amenities. New neighborhood parks will be needed in each of the different City regions to meet future demand.
- **Community/Sub-Community Parks.** Overland Park's one community park, Roe Park, and the 11 sub-community parks are also in partial conformance with the guidelines due to needed upgrades, access issues, condition of parking surfaces and missing amenities. New community/sub-community parks are needed in the southern region of the City.
- **Play Parks.** There are 12 play parks in the City, most of which partially comply with the design criteria. Better ADA access entrances to the playgrounds are needed, and the age and condition of some playground equipment does not meet targets. To meet future demand, new playgrounds will be needed in all regions of the City.
- **Civic Greens or Squares.** Overland Park's civic greens or squares feature the minimum recommended facilities and include additional amenities such as fountains and sculptures. Additional civic greens or squares should be centrally located in clusters of commercial and residential development.
- **Special Use Sites.** The City's special use sites mostly comply with the guidelines. Additional evaluation of the City's aquatics facilities will be provided as a separate analysis.
- **Greenways with Play Parks.** The City's greenways with play parks only partially comply with the guidelines due to poor or non-existent ADA access to playgrounds.

## Park Experiences

During the public involvement process, four major park experience needs were identified. The geographic analysis of the facilities that support these facilities identified some gaps in the service.

- **Access to Trails.** While there are several existing gaps in the trail system and pedestrian barriers to accessing the trails network, the development of the Greenways Linkage Plan should meet the need for nearly all areas of the City.
- **Play for Children.** Several new playgrounds or play areas are needed throughout the City to meet future demand. Schools and HOAs add to the number of existing resources. However, opportunities from other providers are not certain and could change in the future.
- **Exercise and Sports.** There are different types of sports fields needed in the City's three analysis areas. When combined with area schools, the City is well served with access to informal fields for practice. Both formal and informal fields should be added to increase access to sports and exercise.
- **Experience Nature.** City-wide, there is a need for additional access to natural areas. This need can be met, in part, through completion of the future greenway system as well as natural areas in new parks.

## Recreation Facilities

Overland Park provides a solid system of traditional recreation facilities. Most parks feature a combination of picnic facilities, ball fields, pathways and playgrounds. While these facilities serve the needs of many residents, the Recreation Needs Assessment findings indicate that more variety is needed. New recreation facilities with greater variety, range in facility scale and investment are also needed. Some, such as bike pump tracks or nature play areas, are less costly and can be added to most existing parks. While others, such as a new community/recreation center or an ice arena, are more costly and will need additional study to determine financial feasibility and location and design suitability.

## Recreation Programming

City residents are fortunate to have great overall access to recreation programming in most areas. There is excellent coordination of services between the City and Johnson County Park & Recreation District. While programs and activities provided by the Blue Valley Recreation Commission are popular, the district's boundary excludes some areas of the City. Residents living outside of the district's boundary need greater choices for programming and it will be important for the City to identify ways to increase access to recreation opportunities in these areas.



# Appendix A: Park Design Guidelines

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*Comprehensive Park System Master Plan*

August 10, 2012

Prepared by:



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## Appendix A: Park Design Guidelines

Design guidelines provide recommended direction for park design and development. Guidelines include an intent statement, size and access considerations, minimum resources that should be provided and additional and conflicting resources to consider.

- **Intent:** Defines the overall purpose and function when particular guidelines are in conflict or are impracticable.
- **Size and Access:** Provides the minimum and/or maximum park size parameters and guidelines for access.
- **Minimum Resources:** Identifies the basic resources that should be provided.
- **May Include Additional Resources:** Identifies resources that are also appropriate if there is space, funding, or community interest.
- **Does Not Include Conflicting Resources:** Identifies resources that are not compatible with a classification's function.

### Community/Sub-Community Parks

**Intent:** Provide opportunities for active recreation, organized play and large-group recreation opportunities in a location that can accommodate increased traffic and demand, while also providing space for socializing, relaxing, and gathering in large and small groups. Also serves the neighborhood park function for nearby residents.

#### Size and Access:

- Minimum developable area:
  - Community park - 35 acres.
  - Sub-community park - 15 acres.
- Access:
  - Main park entry should front on a collector street or thoroughfare.
  - Secondary access points or trail connections are desirable from a local residential street.

#### Minimum Resources:

- Park identification sign.
- Playground or designed play features (may include nature play).
- ADA-compliant internal pathway system, including looped walking path.
- Sport court(s): basketball, tennis, volleyball or other court.
- Level turfgrass lawn area at least 20,000 sf in size.
- At least one shaded group picnic area (shelter structure, canopy or shade trees).
- Site furnishings (benches, picnic tables, trash receptacles, bike rack, etc.).
- For community parks, one or more practice or game sports fields must be provided (baseball, soccer, cricket, football, rugby, softball, multi-purpose).<sup>1</sup>

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<sup>1</sup> Exception for sub-community park.

- Shade trees.
- Restrooms.
- Off-street parking sized to accommodate uses at the park.
- Water and sanitary service.

**May Include Additional Resources:**

- Sports field or complex.
- Other active recreation resources (BMX course or facility, croquet court, disc golf course, fitness stations, horseshoe pit, skateboard park, etc.).
- Interactive water feature/sprayground.
- Swimming pool (outdoor).
- Community garden.
- Fishing lake.
- Stage/amphitheatre.
- Community center or building.
- Other facilities or resources with community-wide draw.
- Upgraded utility service to support special events.
- Lighting.
- Natural areas.
- Soft surface trails.
- Trailhead.
- Maintenance facility/yard.
- Concessions or vendor space.

**Does Not Include Conflicting Resources:**

- Floral plantings, except at entry signs or when limited to small planting beds.

## Neighborhood Parks

**Intent:** Neighborhood parks are a combination playground and park, designed primarily for non-supervised, non-organized recreation activities. They are intended to serve nearby residents, providing flexible places for play, socializing, relaxing, and recreating.

### Size and Access:

- Minimum park size five acres, minimum two developable acres.
- Property faces the front facades of adjacent development on at least two sides.
- Access from local residential street.

### Minimum Resources:

- Park identification sign.
- Playground or designed play features (may include nature play).
- ADA-compliant internal pathway system.
- At least one picnic table and one bench.
- Perimeter path or sidewalks.
- Water service.
- Level turfgrass lawn area at least 50' x 50'.
- Site furnishings (trash receptacles, bike rack, etc.).
- Shade trees.
- At least one active recreation resource (see “May Include Additional Resources” list).
- On-street parking. If on-street parking is unavailable, off-street parking should be provided.

### May Include Additional Resources:

- Informal sports fields (baseball/softball backstop, soccer practice, multi-purpose).
- Sports courts (e.g., basketball court, tennis court, volleyball court).
- Other small-scale active recreation resources (skate spot, horseshoe pits, bocce court).
- Community garden.
- Shelter, shade structure or gazebo.
- Lighting.
- Restroom.
- Sanitary service.
- Off-street parking.
- Trailhead.

### Does Not Include Conflicting Resources:

- Destination facilities or resources with citywide draw.
- Sports complexes.
- Full-service recreation centers.
- Swimming pools (indoor or outdoor).
- Floral plantings (annuals, perennials, display gardens).

## Play Parks

**Intent:** Provide close-to-home places to play for children living nearby. Play parks are oriented for nearby residents providing space for socialized, relaxing, and picnicking.

### Size and Access:

- Minimum 0.5 acre developable land.
- Property faces front facades of adjacent development.
- Access from local residential street or trail.

### Minimum Resources:

- Park identification sign.
- Playground or designed play features (may include nature play).
- ADA-compliant internal pathway system where practicable.
- At least one picnic table and one bench.
- Site furnishings (trash receptacles, bike rack, etc.).

### May Include Additional Resources:

- Water service.
- Level turfgrass lawn area at least 50' x 50'.
- Trailhead.
- Shade trees.
- If space permits, sports courts (basketball court, tennis court, volleyball court) or small-scale active recreation resource (skate spot, bocce court, etc.).
- Off-street parking.

### Does Not Include Conflicting Resources:

- Destination facilities or resources with citywide draw.
- Formal sports fields.
- Sports complexes.
- Full-service recreation centers.
- Swimming pools (indoor or outdoor).
- Floral plantings (annuals, perennials, display gardens).

## **Civic Greens or Squares**

**Intent:** These small parks provide public space for public gathering, socializing, rest and relaxation. They may be situated in residential, business, commercial or office areas, and their character (green or more hardscape square) will depend on their context.

### **Size and Access:**

- Maximum size five acres, minimum size 10,000 sf.
- Property is highly visible from adjoining public streets, and faces side or front facades of adjacent development.

### **Minimum Resources:**

- Park identification sign.
- ADA-compliant access.
- Water service.
- Paved area of sufficient size to accommodate projected volume of use.
- Benches and seating areas.
- Site furnishings (trash receptacles, bike rack, etc.).
- Lighting.

### **May Include Additional Resources:**

- Lawn areas.
- Interactive water feature/fountain.
- Shelter, shade structure or gazebo.
- Stage or amphitheatre.
- Upgraded utility service for special events.
- Concessions or vendor space.
- Restrooms.
- Sanitary service.
- Shade trees.
- Off-street parking.

### **Does Not Include Conflicting Resources:**

- Single-purpose features requiring fencing or precluding shared use of space.
- Formal sports fields.
- Sports complexes.
- Full-service recreation centers.
- Swimming pools (indoor or outdoor).
- Arboretum or botanical garden.

## **Special Use Sites**

**Intent:** Special use sites include stand-alone single-purpose or special-purpose sites, usually designed to serve a citywide audience. Their size varies depending on the special use.

### **Size and Access:**

- Size depends on the type of use proposed. Site size should be adequate to accommodate facility and associated features.
- Location criteria should be defined through the market study and business plan prepared for the facility.
- Access should be provided from a collector or thoroughfare, or as recommended by a traffic study conducted for the special use.

### **Minimum Resources:**

- Park identification sign.
- Primary specialized facility and required support facilities, as determined through market study.
- Restrooms.
- Off-street parking.

### **May Include Additional Resources:**

- Water service.
- Sanitary service.
- Concessions or vendor space.
- Retail space.
- Additional special use facilities and features that support the primary special use.
- Maintenance facilities/yard.

### **Does Not Include Conflicting Resources:**

- Any feature, use or resource that conflicts with the designated special use.

## Greenways

**Intent:** Greenways are linear open spaces set aside for public use that provide a connection between two or more locations, following natural areas (running adjacent to a stream or the base of a bluff) or those developed by man (running adjacent to a street or fence line). Greenways can protect creek and stream corridors and provide vegetated buffers that preserve habitat and improve water quality. Greenways contain the City's bike and hike trails.

### Size and Access:

- Size is dependent on corridor length and width.
- Access is provided from trailheads and connector pathways. Where greenways containing bike and hike trails cross public streets, crossing treatments should be provided, including undercrossings where appropriate.

### Minimum Resources:

- Multi-use bike and hike trail.
- Greenway/trail identification signage.
- Site furnishings (trash receptacles, benches, bike rack, etc.).

### May Include Additional Resources:

- Water service.
- Sanitary service.
- Trailhead.
- Wayfinding signage.
- Off-street parking.
- Soft surface trails.
- Picnic areas.
- Play structures.
- Shelter, shade structure or gazebo.
- Restrooms.
- Lighting.
- Interpretive signage.

### Does Not Include Conflicting Resources:

- Any resource that conflicts with the trail use.

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# Appendix B: Parks Tour Evaluation

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*Comprehensive Park System Master Plan*

August 10, 2012

Prepared by:



Assistance provided by Schlager & Associates

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## Appendix B: Parks Tour Evaluation

The Parks Tour Evaluation provides an evaluation of Overland Park’s park system. Early in the process, the project team conducted a park tour with City staff. During the tour the presence or absence of facilities and their condition were evaluated. In addition ADA access to play areas was noted. The rating system is a three point scale for each element where a rating of one is the highest score and three is the lowest. The evaluation included the following eight elements.

- Playgrounds
- Paved courts
- Sports fields
- Pathways/trails
- Signage
- Site furnishings
- Park structures (restrooms, picnic shelters, etc.)
- Parking areas

Table B-I provides a summary of the inventory scoring.

### Playgrounds

1	In good condition: no drainage issues; 0-10% material deterioration safety surfacing with a border at the site.
2	In fair condition: drainage issues; 10-25% material deterioration; minor compliance issues.
3	In poor condition: drainage issues; 25% or greater material deterioration; needs repair or replacement (but workable).

*Accessibility for People with Disabilities:*

- Does the accessible path of travel connect to the play area? If one is not available an automatic score of two is given even if the facility condition is good.

### Paved courts

1	In good condition: no cracks in surfacing; fencing is functional, free of protrusions, and free of holes/passages; painting and striping are appropriately located, whole, and uniform in color.
2	In fair condition: hairline cracks, surfacing required; fencing has minor protrusions, or holes/passages that do not affect game play; painting and striping have flaking or color fading.
3	In poor condition: large horizontal cracks, surfacing required; fencing has large protrusions, holes/passages or defects; painting and striping are patchy and color has faded dramatically.

## Sports fields

1	In good condition: thick grass with few bare spots; few depressions; no noticeable drainage issues, proper slope and layout; fencing if present is functional, free of protrusions, and free of holes.
2	In fair condition; grass with bare turf areas in high-use locations, some drainage issues in overuse areas, slope is within one percent of proper field slope, infields have grading problems (bump) at transition to grass and have no additive, may not have proper layout and/or orientation, fencing if present has minor protrusions, or holes/passages that do not affect game play.
3	In poor condition; bare areas throughout the year, uneven playing surface that holds water in certain places, drainage issues, slopes not uniform and/or more than one percent from proper field slope, improper layout and/or orientation; fencing has large protrusions, holes/passages or defects.

## Pathways/trails

1	In good condition; surface generally smooth and even; proper width and material for type of pathway; proper clearances; minimal drainage issues.
2	In fair condition; uneven surfaces in places; some drainage issues; some cracking; narrow widths in some places.
3	In poor condition; uneven surfaces; inadequate width; significant cracking or heaving; clearance issues.

## Signage

1	In good condition; a signage system for the site, appropriate signs, no damaged signs.
2	In fair condition; multiple signage system within one site, a few damaged signs (0-10%), need maintenance.
3	In poor condition; multiple signage systems within one site, signs that are not legible from a reasonable distance, some damaged signs (10-25%), old logos, deteriorated materials, no signage.

## Site furnishings

Site furnishings include benches, picnic tables, bicycle racks, waste receptacles, drinking fountains, and other outdoor furnishings.

1	In good condition; not damaged; free of peeling or chipped paint; consistent throughout park. Trash receptacles, drinking fountain, picnic tables, benches on paved surface.
2	In fair condition; 0-20% furnishings are damaged and require replacing parts; some peeling or chipped paint; furnishings are not consistent, but are operational.
3	In poor condition; 20% or more are damaged and require replacing parts; significant peeling or chipped paint; multiple styles within park site require different maintenance.

**Park structures (Restrooms, picnic shelters, etc.)<sup>1</sup>**

1	In good condition; roof has no leaks; floor shows little sign of wear; finishes are fresh with no graffiti or vandalism; all elements are in working order.
2	In fair condition; roof shows signs of wear but is structurally sound; floor shows some wear; finishes show some wear with some marks or blemishes.
3	In poor condition; roof leaks or otherwise needs repair; floor show significant wear and is difficult to maintain; finishes are dull or discolored, have graffiti, or are not easily maintained; some elements not working or in need of repair (e.g., non-functioning sink).

**Parking areas**

1	In good condition; paving and drainage do not need repair; pavement markings clear; pathway connection provided to facility; proper layout.
2	In fair condition; paving needs patching or has some drainage problems; has wheel stops and curbs.
3	In poor condition; surfaces (gravel, asphalt, or concrete) needs repair; uneven grading; limited signage; no delineation for vehicles.

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<sup>1</sup> Swimming pools not reviewed during parks tour. Covered in future separate analysis conducted by Ballard\*King & Associates.

## Sports fields

1	In good condition: thick grass with few bare spots; few depressions; no noticeable drainage issues, proper slope and layout; fencing if present is functional, free of protrusions, and free of holes.
2	In fair condition; grass with bare turf areas in high-use locations, some drainage issues in overuse areas, slope is within one percent of proper field slope, infields have grading problems (bump) at transition to grass and have no additive, may not have proper layout and/or orientation, fencing if present has minor protrusions, or holes/passages that do not affect game play.
3	In poor condition; bare areas throughout the year, uneven playing surface that holds water in certain places, drainage issues, slopes not uniform and/or more than one percent from proper field slope, improper layout and/or orientation; fencing has large protrusions, holes/passages or defects.

## Pathways/trails

1	In good condition; surface generally smooth and even; proper width and material for type of pathway; proper clearances; minimal drainage issues.
2	In fair condition; uneven surfaces in places; some drainage issues; some cracking; narrow widths in some places.
3	In poor condition; uneven surfaces; inadequate width; significant cracking or heaving; clearance issues.

## Signage

1	In good condition; a signage system for the site, appropriate signs, no damaged signs.
2	In fair condition; multiple signage system within one site, a few damaged signs (0-10%), need maintenance.
3	In poor condition; multiple signage systems within one site, signs that are not legible from a reasonable distance, some damaged signs (10-25%), old logos, deteriorated materials, no signage.

## Site furnishings

Site furnishings include benches, picnic tables, bicycle racks, waste receptacles, drinking fountains, and other outdoor furnishings.

1	In good condition; not damaged; free of peeling or chipped paint; consistent throughout park. Trash receptacles, drinking fountain, picnic tables, benches on paved surface.
2	In fair condition; 0-20% furnishings are damaged and require replacing parts; some peeling or chipped paint; furnishings are not consistent, but are operational.
3	In poor condition; 20% or more are damaged and require replacing parts; significant peeling or chipped paint; multiple styles within park site require different maintenance.

# OVERLAND PARK

K A N S A S

## PARKS AND RECREATION

Park Classification	Playgrounds	Playground ADA Issue	Paved Courts	Sports Fields	Pathway/Trails	Signage	Site Furnishings	Park Structures	Parking Areas
<b>COMMUNITY PARKS</b>									
Roe Park (Pool)	2		1	2	2	1	3	2	2
<b>SUB-COMMUNITY PARKS</b>									
Amesbury Lake Park	1		-	-	2	3	2	1	-
Bluejacket Park	2	•	3	-	2	1	2	-	1
Corporate Woods Founders' Park	-		-	-	2	1	1	2	1
Foxhill North Park	2		-	1	2	1	2	2	2
Indian Creek Recreation Center	2		2	-	3	1	2	2	1
Indian Valley Park	-		3	2	3	2	2	-	2
Kingston Lake Park	2	•	-	-	2	1	2	2	2
Quivira Park	2		-	-	2	1	2	1	1
Regency Lake Park	2		-	-	1	1	2	2	2
South Lake Park	3		2	-	2	2	2	2	1
Youngs Park (Pool)	2		2	1	2	1	2	3	2
<b>NEIGHBORHOOD PARKS</b>									
Antioch Acres Park	1	•	2	-	1	1	2	3	1
Brookridge Park	2	•	2	-	2	1	2	3	-
Cherokee Park	1		1	-	1	2	2	-	-
Hickory Hills Park	2		3	2	2	2	2	2	3
Kensington Park	1		1	-	2	1	2	1	-
Linwood Park	2	•	-	3	3	3	2	-	-
Maple Hill Park	1		-	1	2	1	2	3	2
Nall Park	-		-	2	2	2	2	-	2
North Park	1		1	-	1	2	2	-	1
Osage Park	1		-	-	1	1	1	1	-
Pinehurst Estates Park	2	•	-	-	2	2	1	-	-
Sapling Grove	2		-	-	2	2	2	3	1
Strang Park	2	•	2	-	2	2	2	2	2
Summercrest Park	1		-	2	2	2	2	2	2
Wilderness Lake Park	-		-	-	2	3	1	-	-
Windham Hill Park	2	•	-	-	2	2	2	1	-

# OVERLAND PARK

K A N S A S

## PARKS AND RECREATION

Park Classification	Playgrounds	Playground ADA Issue	Paved Courts	Sports Fields	Pathway/Trails	Signage	Site Furnishings	Park Structures	Parking Areas
<b>PLAY PARKS</b>									
Brown Park	2		-	-	2	2	2	2	-
City Hall	-		1	-	-	-	1	3	2
Crestview Park	2	•	-	-	1	2	2	3	-
Empire Estates Park	3	•	-	-	2	2	2	-	-
Gregory Meadows Park	2	•	-	-	-	2	2	-	-
Kessler Park	1		1	-	-	1	1	1	-
Louisburg Square Park	2	•	-	-	-	2	-	-	-
Oak Park	2	•	-	-	2	2	-	-	-
Prairie View Park	2	•	2	-	1	2	2	2	-
Robinson Park	1		3	-	2	2	2	-	-
W. Jack Sanders Justice Center	-		2	-	3	-	-	-	2
Westbrooke	3		-	-	-	1	2	3	1
<b>CIVIC GREENS OR SQUARES</b>									
Clocktower Plaza	-		-	-	1	1	1	-	-
Molamphy Park	-		-	-	2	2	2	2	-
Santa Fe Commons	-		-	-	3	2	2	2	2
<b>GREENWAYS w/PLAY PARK</b>									
Brittany Park	2	•	-	-	2	2	2	1	-
Cobblestone Park	2	•	-	-	1	2	2	1	-
Creeside Park	1		-	-	1	2	2	-	-
Cross Creek Park	2	•	-	-	2	2	2	-	-
Green Meadows Park	1		-	-	2	2	2	2	-
James Place Park	2	•	-	-	2	2	2	3	-
Lexington Park	2	•	-	-	2	2	2	-	-
Nall Hills	2	•	-	-	2	2	2	-	-
Pinehurst West Park	2	•	-	-	2	2	2	-	-
Rosehill West Park	2		-	-	-	-	-	-	-
Shannon Valley Park	2	•	-	-	2	2	2	2	-
Windham Creek Park	2	•	-	-	2	2	2	-	-

# OVERLAND PARK **COMPREHENSIVE PARK SYSTEM MASTER PLAN**

May 2013

## Appendix E: Aquatic Facility Needs Assessment Study

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# Aquatic Facility Needs Assessment Study

## Final Report

September 5, 2012



In association with:



**BALLARD\*KING**  
& ASSOCIATES LTD

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# ASSESSMENT OF EXISTING FACILITIES

## *Overland Park Aquatic Facility Needs Assessment*



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### **Section I – Assessment of Existing City Aquatic Facilities**

The City of Overland Park has six outdoor pools that are operated on a seasonal basis and one indoor pool that is located in the Matt Ross Community Center. The following is a brief assessment of each of these existing aquatic facilities.

#### ***Physical Condition***

##### Outdoor Aquatic Facilities

*Marty Pool* – This pool is located at 74<sup>th</sup> and Conser and was constructed in 1994. The main pool has a large zero depth entry that slopes to a traditional lap pool, there is also a family water slide that serves this pool as well. In addition, the facility has a small youth pool with a tropical fish slide plus a separate shaded sand area.

##### Positives:

- Park-like setting.
- Abundance of green space within the boundaries of the facility.
- Adequate parking.
- Easy to locate.
- Zero depth entry makes facility accessible for almost everyone who could attend.
- Shared parking

##### Negatives

- Proximity to Young's Pool.
- There are not a great deal of features that would appeal to children 8 years of age and older.
- The pool decks are spalling and cracking and the youth pool is hard to operate and maintain.
- There are sewer and electrical issues that must be dealt with on a regular basis.

*Young's Pool* – Built in 1968 and renovated in 2003, this heated pool is located at 77<sup>th</sup> and Antioch. The facility features the City's only 50 meter pool plus another zero depth entry pool with five lap lanes. There is also a 31 ft. slide tower with a drop slide and a circular slide as well as a small youth pool with water sprays and a whale slide. With the strong competitive orientation of this facility it acts more like a regional facility.

##### Positives:

- Only 50M pool in the Overland Park inventory.

# ASSESSMENT OF EXISTING FACILITIES

## Overland Park Aquatic Facility Needs Assessment



- Slides and diving boards make the facility more appealing to the 8+ year old age brackets.
- While there is not a great deal of green space within the boundaries of the facility fence, it does reside in a park setting which would allow for potential expansion of the facility.
- Also, the presence of the park setting would allow for more of a destination park with active, passive and aquatic components.

### Negatives:

- A major portion of the 50 meter pool tank itself is still original dating back to 1968.
- Facility configuration makes it one of the more staff intensive facilities in the inventory.
- Locker rooms, concessions and changing areas need to be replaced.
- Proximity to Marty Pool.
- The small size and lack of amenities at the youth pool is a problem.
- The pool's mechanical systems are in good working order but there are on-going sewer, plumbing and electrical problems at the facility.

Marty Pool



Young's Pool



*Stonegate Pool* – The pool is at 97<sup>th</sup> and Antioch and was totally rebuilt in 2009. It has 7,100 square feet of water with a 22 foot water slide, 25 meter lap lanes with a 1 meter diving board, zero depth area, and a small youth pool.

As the newest pool in the City and being only four years old, it is in good condition with no deficiencies.

### Positives:

- Newest facility and the mechanical system is probably one of the more efficient in the inventory.
- Location on a main north/south thoroughfare within Overland Park

# ASSESSMENT OF EXISTING FACILITIES

## *Overland Park Aquatic Facility Needs Assessment*



- 
- Very nice concession area and bathhouse which includes environmentally friendly lighting and fixtures in the bathhouse.

### Negatives:

- The site the facility is located on is maxed out with the pool, single basketball hoop, playground and parking. There is no ability to expand the facility beyond its current capacity.
- It is located next to a main thoroughfare of the community that provides challenges because of noise, dirt, and debris.

*Bluejacket Pool* – Located at 101<sup>st</sup> and Bond, this facility was constructed in 1971 and renovated in 1999. The main pool is heated and features a zero depth entry, jet bench seat, 15 foot water slide, three meter and one meter diving boards. There is also a 25 meter lap lane available. The facility has a small youth pool with zero depth entry and a youth deck slide.

Despite the renovation in 1999, over three quarters of the facility is still 1971 vintage.

### Positives:

- Large body of water which allows for increased bather load.
- Some of the components appeal to the 8+ year old age group.
- Location within a park setting and adjacency to a school create unique program opportunities.

### Negatives:

- While located in a park setting it is positioned within a neighborhood which does not allow for exposure to a main thoroughfare in the community.
- There are large areas of open water with no real recreational appeal.
- The City of Lenexa has opened a new facility within relative close proximity which may impact annual attendance.
- While the filtration system is high rate sand and appears to be in good working order the piping in the pump room is cast iron and will need replacement at some point.
- The backwash tank is too small to adequately support the filters and results in a limited backwash cycle. This causes the filters to not be fully cleaned.

# ASSESSMENT OF EXISTING FACILITIES

## *Overland Park Aquatic Facility Needs Assessment*



Stonegate Pool



Bluejacket Pool



*Roe Pool* – The pool is located at 104<sup>th</sup> and Roe. It opened in 1969 and has never been renovated. This is an L shaped lap pool with a small slide, climbing wall and a 1 meter diving board. There is also a very small youth pool. This facility is the oldest pool in the City's inventory and is need of being closed or replaced.

### Positives:

- The D.E. filtration system once up and running maintains great water clarity and quality.
- The department has done a great deal to keep the facility online and functional.

### Negatives:

- While the pool is located in a park setting, the bulk of the park (except the pool itself and the adjacent tennis courts) is in a flood plain.
- Of all of the facilities, this one serves the smallest population within a service area.
- Very few play features that would attracts families with children.
- The pool tank itself leaks, is spalling in places, and the gutters are falling apart and are not level.
- The pool decks slope to the pool which does not meet current code.
- The pool building does not meet basic City codes, has sewer, electric and plumbing problems, and the chlorine and chemical storage areas need to be separated.
- The pool is impacted by periodic flooding due to storm water runoff on the east side.

*Tomahawk Ridge Aquatic Center* – Situated at 119<sup>th</sup> and Lowell, this is the largest of the City's outdoor pools and was built in 1992. The pool has a large zero depth entry area, 25 meter lap lane, 3 meter and 1 meter diving boards, and two slides. There is also a zero depth youth pool with fountains and an elephant slide and a large sand play area.

# ASSESSMENT OF EXISTING FACILITIES

## *Overland Park Aquatic Facility Needs Assessment*



**Positives:**

- This pool has the greatest amount of green space within the fenced boundaries of the facility.
- Locker room, changing rooms and concessions are in good operational order.
- Given where the growth of the community is headed and the sheer footprint of the facility this has the greatest potential for significant expansion.
- There is adequate parking to accommodate current use and it is located within reasonable proximity to a main thoroughfare of the community increasing curb appeal.

**Negatives:**

- While this facility has the greatest amount of space is does not have a large number of amenities that would attract families with kids older than 8 years of age.
- Facility operates off of a high rate sand filter which is undersized.
- The main pool wall in the diving well has been moving which is causing leaks and other structural issues.

Roe Pool



Tomahawk Ridge



**Table A - Age of Outdoor Pools**

Pool	Constructed	Renovated
Marty	1994	
Young's	1968	2003
Stonegate	1965	2009
Bluejacket	1971	1999
Roe	1969	
Tomahawk Ridge	1992	

# ASSESSMENT OF EXISTING FACILITIES

## *Overland Park Aquatic Facility Needs Assessment*



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### Indoor Aquatic Facilities

*Matt Ross Community Center* – Located on Marty Street, the center opened in 2007. The aquatic center aspect of the facility has four separate pools. The leisure pool has a zero depth entry area, an 18 foot tall slide, a lazy river, a water bucket drop and other interactive features. There is also a 4 lane, 25 meter lap pool, a small physical therapy pool, and a 12 person hot water spa. There are also two party rooms that are located just off of the leisure pool.

#### Positives:

- Due to the young age of the facility, it is in relatively good physical condition.
- The four separate pools allow for different water temperatures and uses to occur within the same facility.

#### Negatives:

- There is considerable rusting in the mechanical room and the therapy pool needs to have its liner replaced.
- Water quality has suffered because of high mineral content of the raw water.
- There are issues with the air quality and off gassing of chemicals.

Matt Ross Community Center



#### Summary:

- Despite the maintenance efforts of the City, due to the overall age of the outdoor pools, the physical condition of most of the facilities is deteriorating. Stonegate is in good condition since it is relatively new and Young's is in fair condition (with the exception of

# ASSESSMENT OF EXISTING FACILITIES

## Overland Park Aquatic Facility Needs Assessment



the main building and the age of the concrete in the 50 meter pool). Yet the fact is that the four other pools (Marty, Bluejacket, Roe, and Tomahawk Ridge) will each come to the end of their useful life around the same time.

- There are new aquatics requirements in place the will require other upgrades to the aquatic facilities. These include the Virginia Graeme Baker Act (the City's pools are currently compliant), Americans with Disabilities Act, and the eventual adoption of national operational standards.
- Only Bluejacket and Young's pool are heated.
- Many of the older pools do not have the aquatic amenities that people demand at this time. Even Tomahawk Ridge with its large footprint lacks many of the features that are now found at comparable facilities.

### *Operational Performance*

The financial performance of the outdoor pools for 2010 and 2011 are shown below along with the attendance figures and subsidy per use.

**Table B - 2010 Financial Performance of Outdoor Pools**

Pool	Expenditures	Revenues	Difference	Attendance	Subsidy/per
Marty	\$120,140	\$60,843	(\$59,297)	13,358	\$4.44
Young's	\$239,460	\$171,370	(\$68,089)	37,514	\$1.82
Stonegate	\$184,001	\$142,186	(\$41,815)	34,428	\$1.21
Bluejacket	\$182,237	\$123,125	(\$59,112)	30,708	\$1.92
Roe	\$105,401	\$44,083	(\$61,318)	8,536	\$7.18
Tomahawk Ridge	\$254,750	\$255,142	\$392	54,367	-\$0.01
Total	\$1,085,989	\$796,749	(\$289,240)	178,911	\$1.62
Admin/Misc.	\$147,304	\$14,000			
<b>Adjusted Total</b>	<b>\$1,233,293</b>	<b>\$810,749</b>	<b>(\$422,544)</b>	<b>178,911</b>	<b>\$2.36</b>

# ASSESSMENT OF EXISTING FACILITIES

## *Overland Park Aquatic Facility Needs Assessment*



**Table C - 2011 Financial Performance of Outdoor Pools**

Pool	Expenditures	Revenues	Difference	Attendance	Subsidy/per
Marty	\$141,596	\$64,949	(\$76,647)	13,103	\$5.85
Young's	\$245,155	\$204,793	(\$40,362)	36,007	\$1.12
Stonegate	\$200,037	\$103,146	(\$96,891)	32,938	\$2.94
Bluejacket	\$191,343	\$128,567	(\$62,776)	31,004	\$2.02
Roe	\$127,108	\$42,475	(\$84,633)	9,425	\$8.98
Tomahawk Ridge	\$242,576	\$257,306	\$14,730	52,832	-\$.28
Total	\$1,147,815	\$801,236	(\$346,579)	175,309	\$1.98
Admin/Misc.	\$181,352	\$10,538			
<b>Adjusted Total</b>	<b>\$1,329,167</b>	<b>\$811,774</b>	<b>(\$517,393)</b>	<b>175,309</b>	<b>\$2.95</b>

**Table D - 2007-2011 Average Financial Performance of Outdoor Pools**

	Expenditures	Revenues	Difference	Attendance	Subsidy/per
Total	\$1,278,340	\$782,784	(\$495,556)	175,268	\$2.83

**Note:** The expenditure numbers are for direct costs only and do not include any bond payments.

**Table E – Ten Year Outdoor Pool Attendance Numbers**

Pool	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Marty	17,378	11,249	14,333	16,966	14,798	13,688	12,130	13,358	13,103	14,618
Young's	68,461	43,516	57,095	57,519	53,307	45,404	26,706	37,514	35,993	33,143
Stonegate	14,233	7,003	10,357	11,454	9,321	6,887	31,960	34,428	32,938	31,764
Bluejacket	46,521	32,150	42,781	44,052	40,154	39,824	30,701	30,708	25,831	30,553
Roe	14,462	6,835	8,386	8,810	9,112	8,928	9,887	8,536	9,420	10,064
Tomahawk	78,374	53,098	71,535	71,152	60,971	56,823	51,519	54,367	52,446	53,499
<b>Total</b>	<b>241,432</b>	<b>155,855</b>	<b>206,492</b>	<b>211,959</b>	<b>189,670</b>	<b>173,562</b>	<b>164,912</b>	<b>180,921</b>	<b>171,742</b>	<b>175,653</b>
<b>Average</b>	<b>39,905</b>	<b>25,642</b>	<b>34,081</b>	<b>34,992</b>	<b>31,277</b>	<b>28,592</b>	<b>27,151</b>	<b>29,819</b>	<b>28,289</b>	<b>28,940</b>

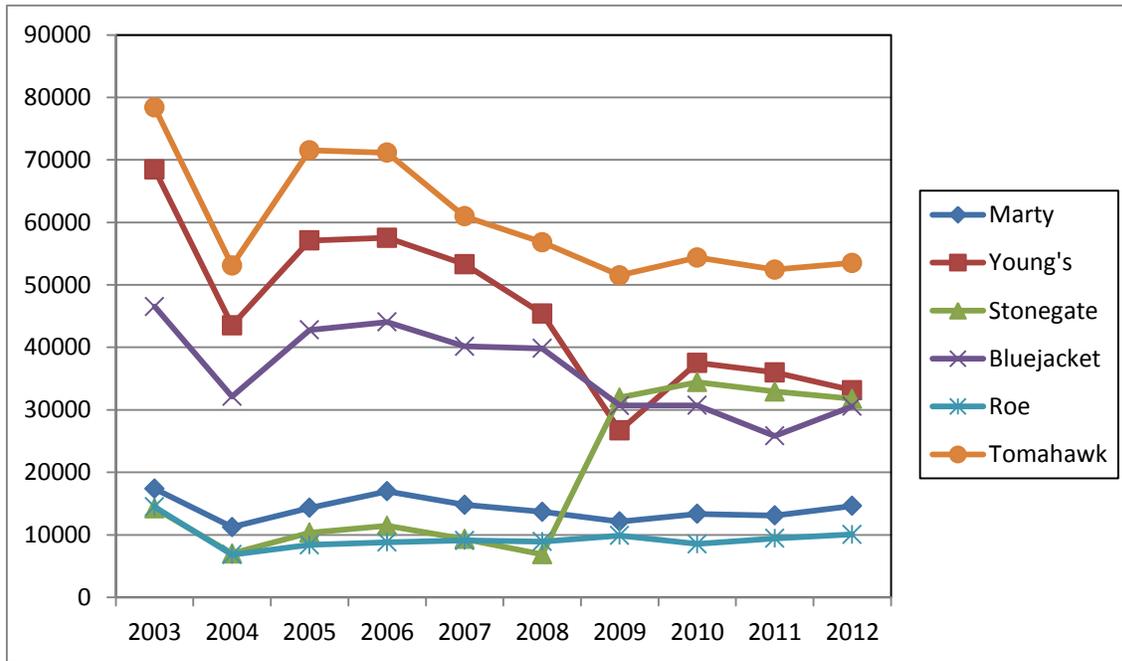
**Note:** Young's pool was renovated in 2003 and the new Stonegate pool opened in 2009.

# ASSESSMENT OF EXISTING FACILITIES

## Overland Park Aquatic Facility Needs Assessment



**Chart A – Ten Year Outdoor Pool Attendance**



**Note:** Young's pool was renovated in 2003 and the new Stonegate pool opened in 2009.

**Summary:**

- The City's outdoor pools operate at a substantial financial loss with the exception of Tomahawk Ridge which basically breaks even.
- Attendance at the pools varies considerably from a low number at Roe to a high number at Tomahawk Ridge.
- Over the last ten years the overall attendance numbers at the outdoor pools has varied considerably but there has been a noticeable downtrend, especially in recent years.
- The subsidy level per visit among the outdoor pools also varies from a high at Roe to a low (no subsidy) at Tomahawk Ridge.

# ASSESSMENT OF EXISTING FACILITIES

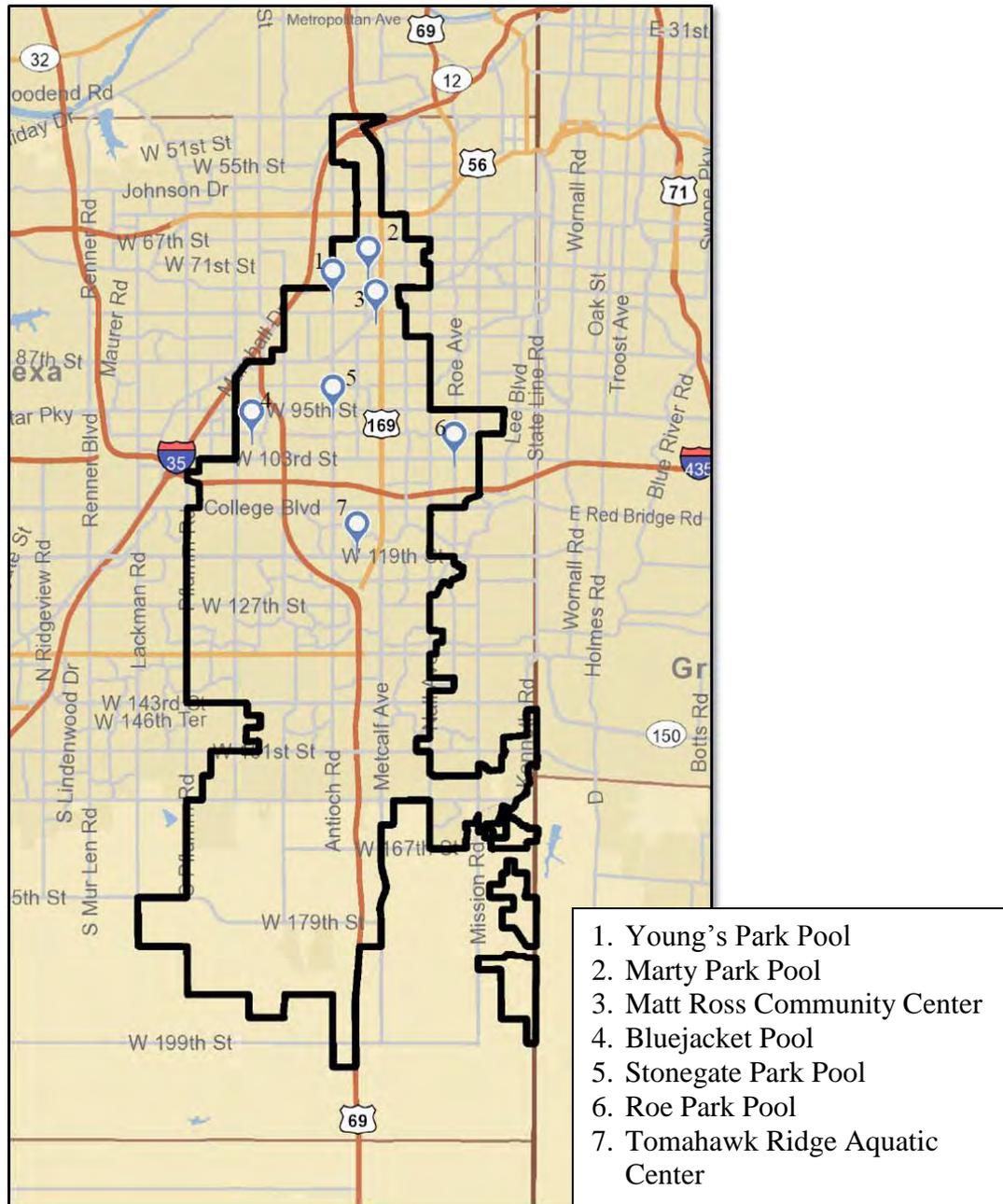
## Overland Park Aquatic Facility Needs Assessment



### Identification of Market Area

The following maps identify the location for the existing City of Overland Park outdoor pools as well as the indoor aquatics area at the Matt Ross Community Center.

### Map A - Overland Park Aquatic Facilities



# ASSESSMENT OF EXISTING FACILITIES

## *Overland Park Aquatic Facility Needs Assessment*



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The existing City of Overland Park aquatic facilities are grouped in the northern portion of the city with only Tomahawk Ridge located south of I-435. This leaves a large portion of the community with no City Aquatics Center in their area while the facilities in the northern portion of the community actually serve some of the same areas.

### ***Ability to Service the Aquatic Needs of the Area***

Currently the City's aquatic facilities, when they are considered independent of other providers, are only doing an adequate job serving the residents of Overland Park. Some of the concerns include.

- Many of the City's aquatic facilities are older and in need of significant upgrades. This situation will only get worse in the coming years. This is particularly true for Roe and Marty but also for major portions of Young's and Bluejacket pools that are still original. This will require a substantial future capital investment by the City.
- It is significant that four of the outdoor pools will come to the end of their useful life at about the same time (Young's, Marty, Bluejacket and Tomahawk Ridge). Roe pool is already at this point. This will require a number of pools to be renovated or replaced at the same time, further increasing the capital requirements of the City.
- Several of the pools have very low attendance levels, most notably Marty and Roe. That brings into question the need to continue to operate these facilities.
- Five of the six outdoor aquatic facilities are located in the Area 1 of Overland Park. Many of these facilities overlap in their service areas. Tomahawk Ridge is the only City facility located south of I-435 (Area 2).
- There is only one indoor aquatics center (Matt Ross Community Center) operated by the City and it is located in the northern portion of the community. There is not a City of Overland Park indoor aquatic facility outside of Area 1 (below I-435).
- Most of the pools do not have the recreational appeal that draws increased usage and revenues to the pools.
- As a result of over lapping markets and the lack of amenities outdoor aquatic facilities operate with a high financial subsidy.

# MARKET ASSESSMENT

## *Overland Park Aquatic Facility Needs Assessment*



### **Section II – Market Assessment**

The following pages examine the demographic characteristics of the Overland Park aquatics market as well as the role of other providers in the area. From this, an identification of the aquatic market strengths and weaknesses has been completed.

#### *Demographic Characteristics*

**Table F - City of Overland Park Demographics**

	Overland Park
Population	
2010	173,372
2011	175,265
2016	187,483
Households	
2010	71,443
2011	72,199
2016	77,639
Families	
2010	45,516
2011	46,168
2016	49,252
Median Income	
2011	\$77,881
2016	\$88,928
Swimming % Participation	20.1%
Swimming Population	
2010	31,627
2011	32,010
2016	34,233
Swimmer Days	
2010	1,250,081
2011	1,265,219
2016	1,353,106

**Swimming %** - the percentage of the City’s population that participates in swimming.

**Swimming Population** – number of individuals in the City that participate in swimming more than once a year.

**Swimmer Days** – number of times all of the individuals within the City will swim during a year (one swimmer day equals one person swimming one time in a 24 hour period).

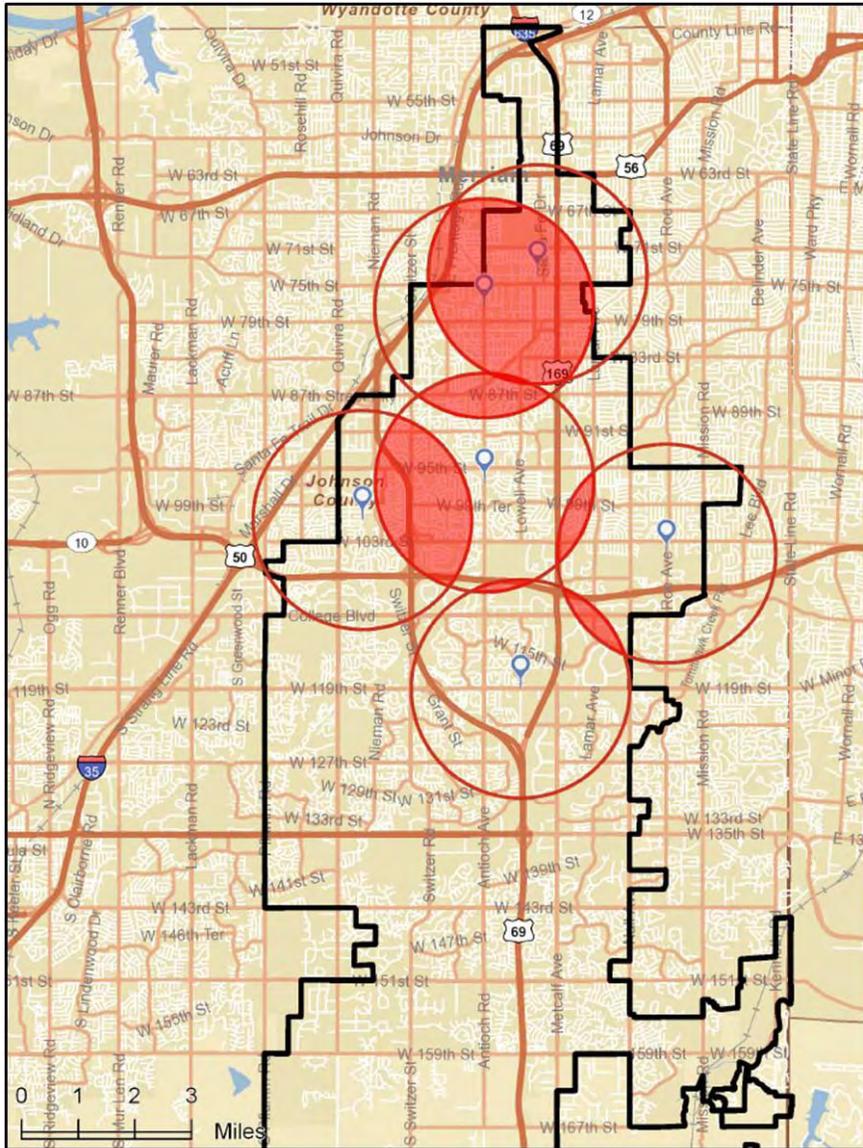
# MARKET ASSESSMENT

## Overland Park Aquatic Facility Needs Assessment



**Aquatic Facilities:** Below the demographic characteristics of the basic service areas for the existing City of Overland Park aquatic facilities are examined.

**Map B - Overland Park Outdoor Aquatic Facilities - 1.5 Mile Service Area (neighborhood size)**



The service areas for the outdoor pools have been established based on a 1.5 mile radius of the site. This represents a typical service area for a more neighborhood based aquatic facility. It is evident that there is a great deal of overlap of market areas between the different outdoor pools.

# MARKET ASSESSMENT

## *Overland Park Aquatic Facility Needs Assessment*



As an example, the overlap between the service areas for Young’s and Marty is nearly 45% of the market while it is almost 25% between Bluejacket and Stonegate.

Below is an examination of the demographic characteristics of each of the outdoor pool’s market areas.

**Table G – Outdoor Pool Demographics**

	Young’s	Marty	Bluejacket	Stonegate	Roe	Tomahawk
Population						
2010	26,817	25,248	25,489	27,943	16,137	22,141
2011	26,949	25,275	25,424	27,997	16,273	22,268
2016	28,840	26,717	26,358	29,475	17,247	23,527
Households						
2010	12,406	11,773	10,936	12,194	7,100	9,925
2011	12,476	11,797	10,918	12,233	7,162	9,973
2016	13,334	12,526	11,362	12,912	7,662	10,623
Families						
2010	6,459	6,346	6,738	7,507	4,645	5,744
2011	6,487	6,350	6,730	7,525	4,698	5,786
2016	6,839	6,645	6,932	7,852	4,978	6,095
Median Income						
2011	\$50,123	\$51,995	\$62,298	\$59,507	\$78,008	\$82,773
2016	\$58,046	\$59,945	\$77,332	\$75,140	\$90,350	\$94,698
Swimming %	15.9%	15.9%	16.0%	15.9%	17.0%	17.3%
Swimming Part.						
2010	3,875	3,614	3,717	4,053	2,543	3,549
2011	3,899	3,662	3,620	4,066	2,563	3,606
2016	4,065	3,877	3,751	4,287	2,726	3,776
Swimmer Days						
2010	32,668	29,808	30,885	33,167	18,461	27,623
2011	32,870	30,200	30,083	33,277	18,608	28,060
2016	34,273	31,971	31,170	35,085	19,787	29,388

It should be noted that Tomahawk Ridge, with its southern most location in the City, draws users from a much broader area than what is shown with the 1.5 mile radius. This is reflected in the

# MARKET ASSESSMENT

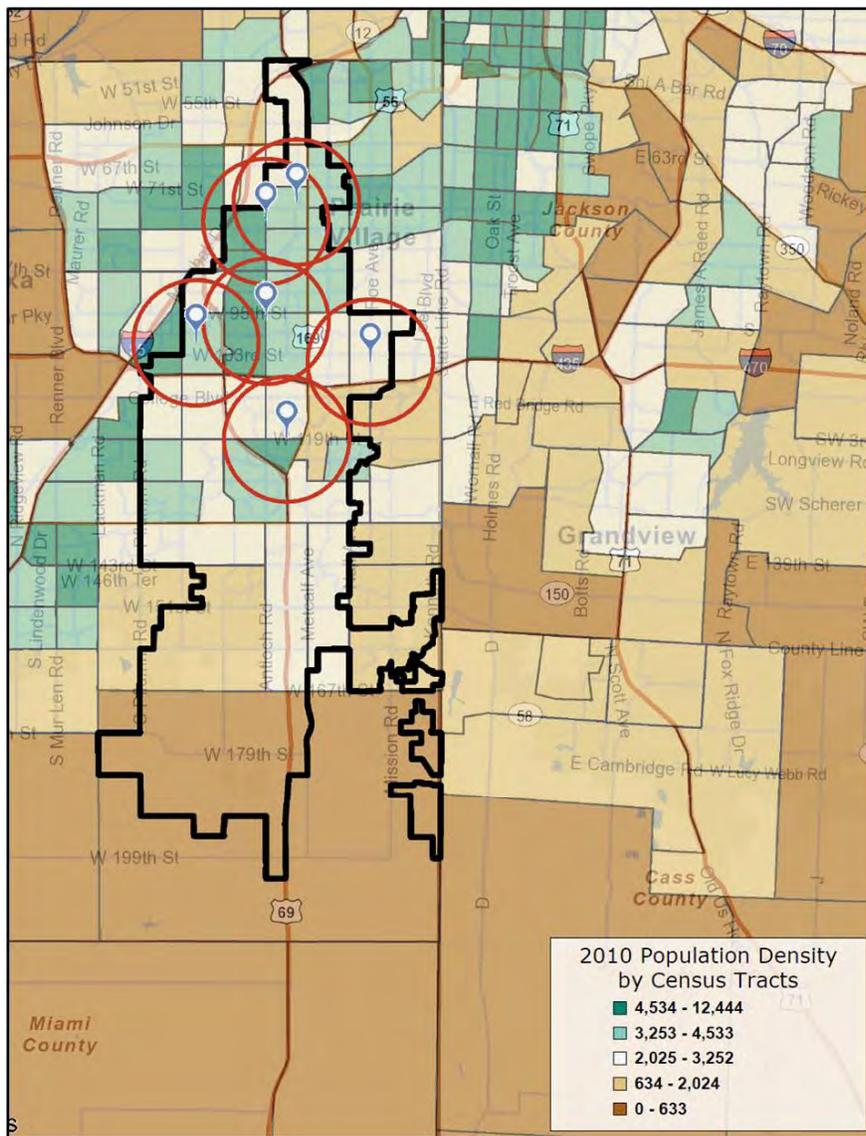
## Overland Park Aquatic Facility Needs Assessment



higher attendance numbers at this facility. Most of the other facilities, with the exception of Roe, serve a market area of approximately 25,000 although there is substantial overlap from other facilities. Marty and Young's share approximately 16,000 residents while Bluejacket and Stonegate share approximately 10,400.

The graphic below charts the location of the City of Overland Park's outdoor pools over a population density map. It is significant that the existing pools are located in the more highly dense areas of the community.

**Map C - Overland Park Outdoor Aquatic Facilities and Population Density**



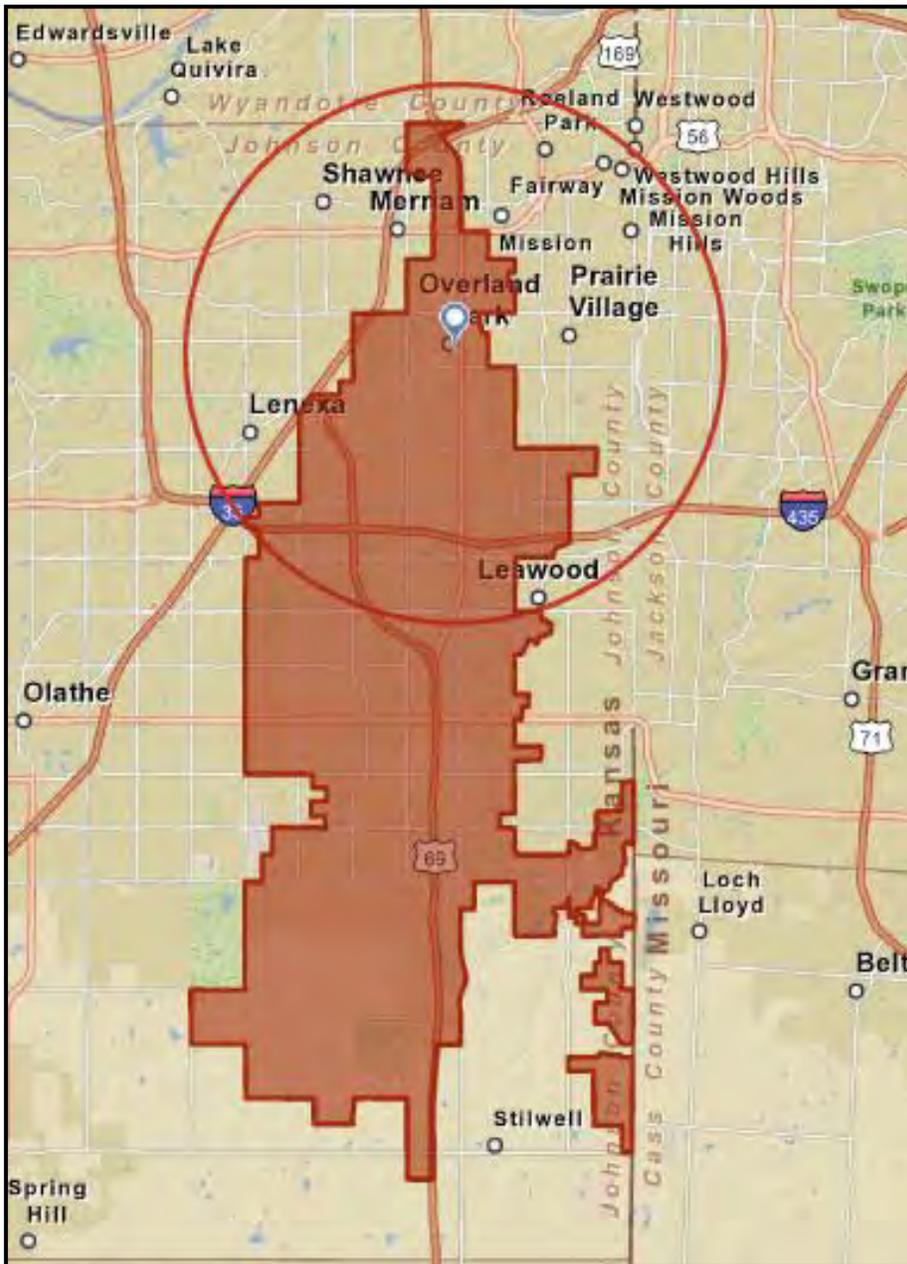
# MARKET ASSESSMENT

## *Overland Park Aquatic Facility Needs Assessment*



In addition to looking at the market for the City's outdoor pools, a demographic analysis of the indoor aquatic center at the Matt Ross Community Center was also completed. The market was based on a five mile service area, realizing that the facility also draws users from considerably south of this area as well.

**Map D - Matt Ross Community Center Market Area**



# MARKET ASSESSMENT

## *Overland Park Aquatic Facility Needs Assessment*



**Table H – Matt Ross Community Center Demographics**

	Matt Ross -5 Mile Area	Matt Ross- 5 mile O.P. Only
Population		
2010	253,952	88,536
2011	255,383	88,991
2016	268,725	94,136
Households		
2010	113,019	39,712
2011	113,742	39,954
2016	119,993	42,472
Families		
2010	66,131	22,936
2011	66,563	23,069
2016	69,457	24,249
Median Income		
2011	\$59,253	\$58,518
2016	\$71,768	\$71,641
Swimming % Participation	15.9%	15.9%
<b>Swimming Participants</b>		
2010	36,334	12,860
2011	36,592	12,942
2016	38,583	13,737
<b>Swimmer Days</b>		
2010	294,481	105,733
2011	296,575	106,411
2016	312,711	112,775

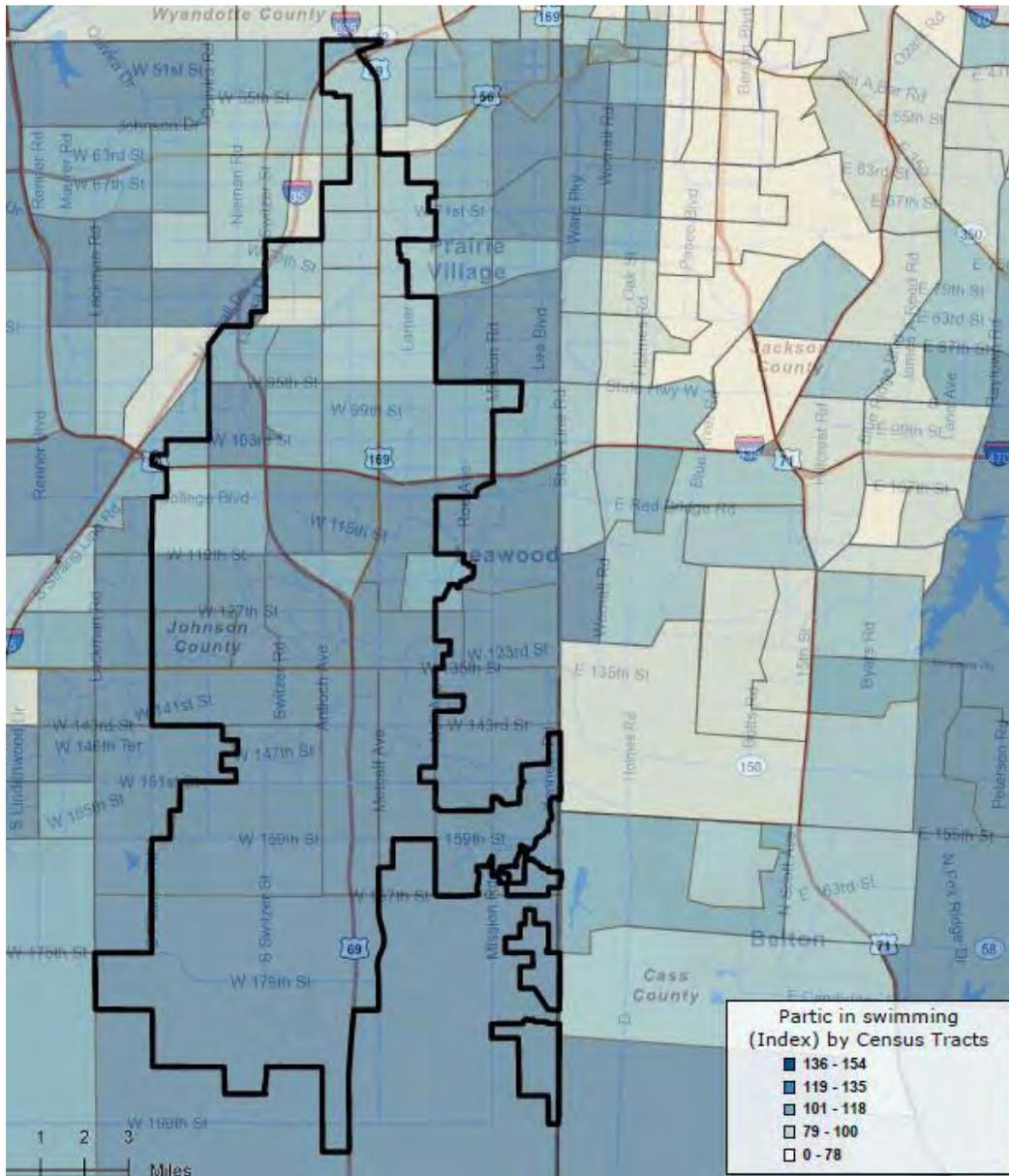
Not surprisingly the Matt Ross Community Center and its aquatic center serve a large population base in the City of Overland Park and beyond. There are also a significant number of swimmer days available (one person swimming one time in a 24 hour period) in the area as well.

# MARKET ASSESSMENT

## Overland Park Aquatic Facility Needs Assessment



### Map E – Adult Participation in Swimming by Block Group



This map indicates that the greatest concentration of adult swimmers is in the southern portion of Overland Park. It should be noted that there is a higher density of adults swimmers in the southern end of the City.



---

***Role and Market of Other Aquatic Providers***

It is recognized that there are a number of other aquatic providers located in Overland Park proper or in communities within the immediate area. Each of these facilities serves a role in the aquatics market.

**Outdoor Aquatic Providers**

The communities that border Overland Park all have significant outdoor aquatic facilities. Many of these are frequented by Overland Park residents. Some of the more prominent facilities include the Leawood Aquatic Center, the new Flat Rock Creek Pool in Lenexa, and Black Bob Pool in Olathe. All of these facilities have a strong recreational orientation. In addition there are also outdoor aquatic centers in Prairie Village, Mission, Merriam, Roland Park, Shawnee and Fairway.

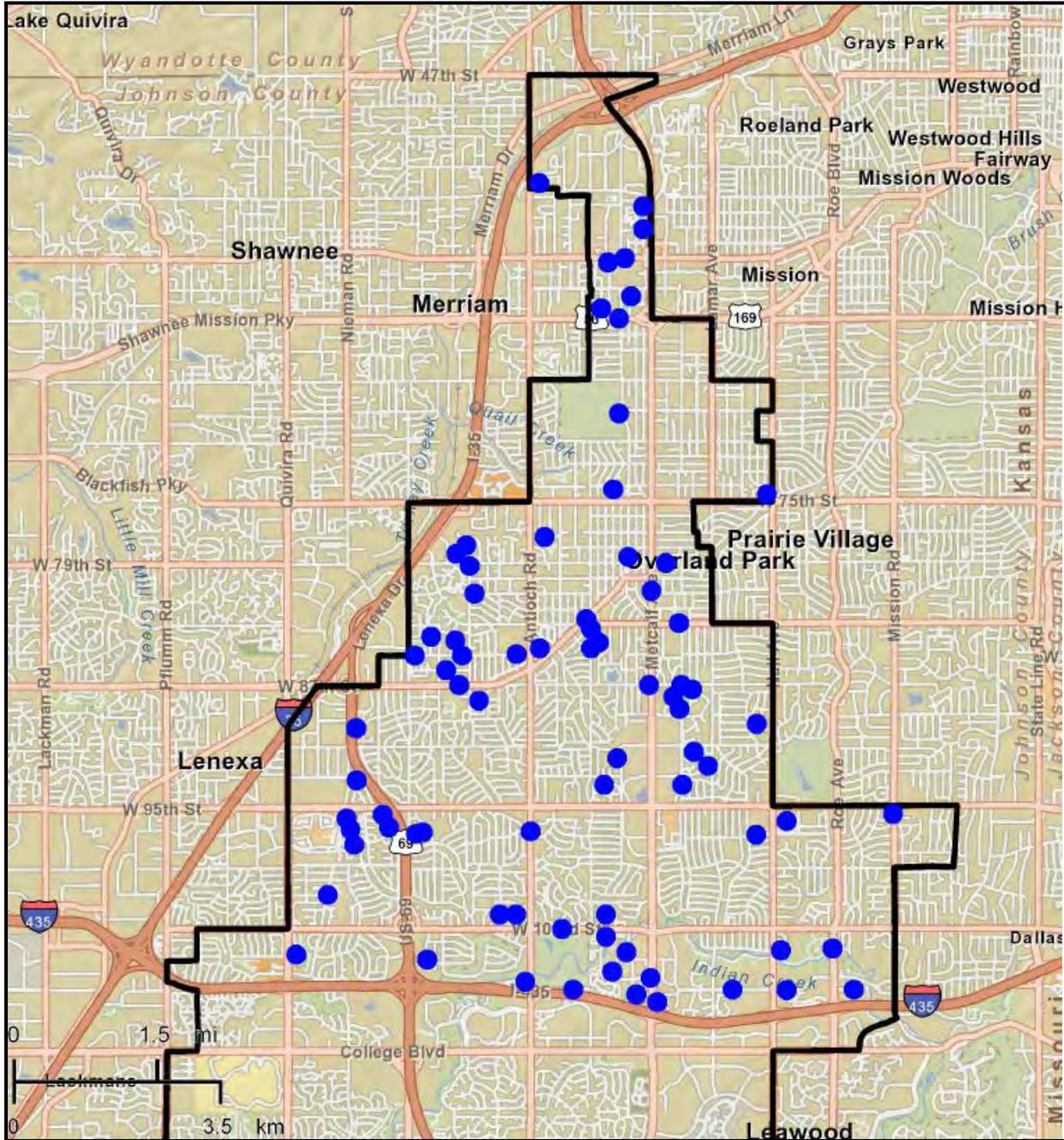
Besides the many public pools there are nearly 175 condominium, apartment and HOA (Homeowner Association) pools in Overland Park and many of these are significant facilities. Area 1 (north of I-435) of the City has 77 such facilities, Area 2 (I-435 to 143<sup>rd</sup> St.) has 73 private pools, and Area 3 (south of 143<sup>rd</sup> St.) has 24. However, it should be noted that access to these facilities is limited to the residents and a large percentage of the housing areas in the City does not have access to these types of pools.

# MARKET ASSESSMENT

## Overland Park Aquatic Facility Needs Assessment



**Map F - Area 1 Condominium, Apartment and HOA Pools**



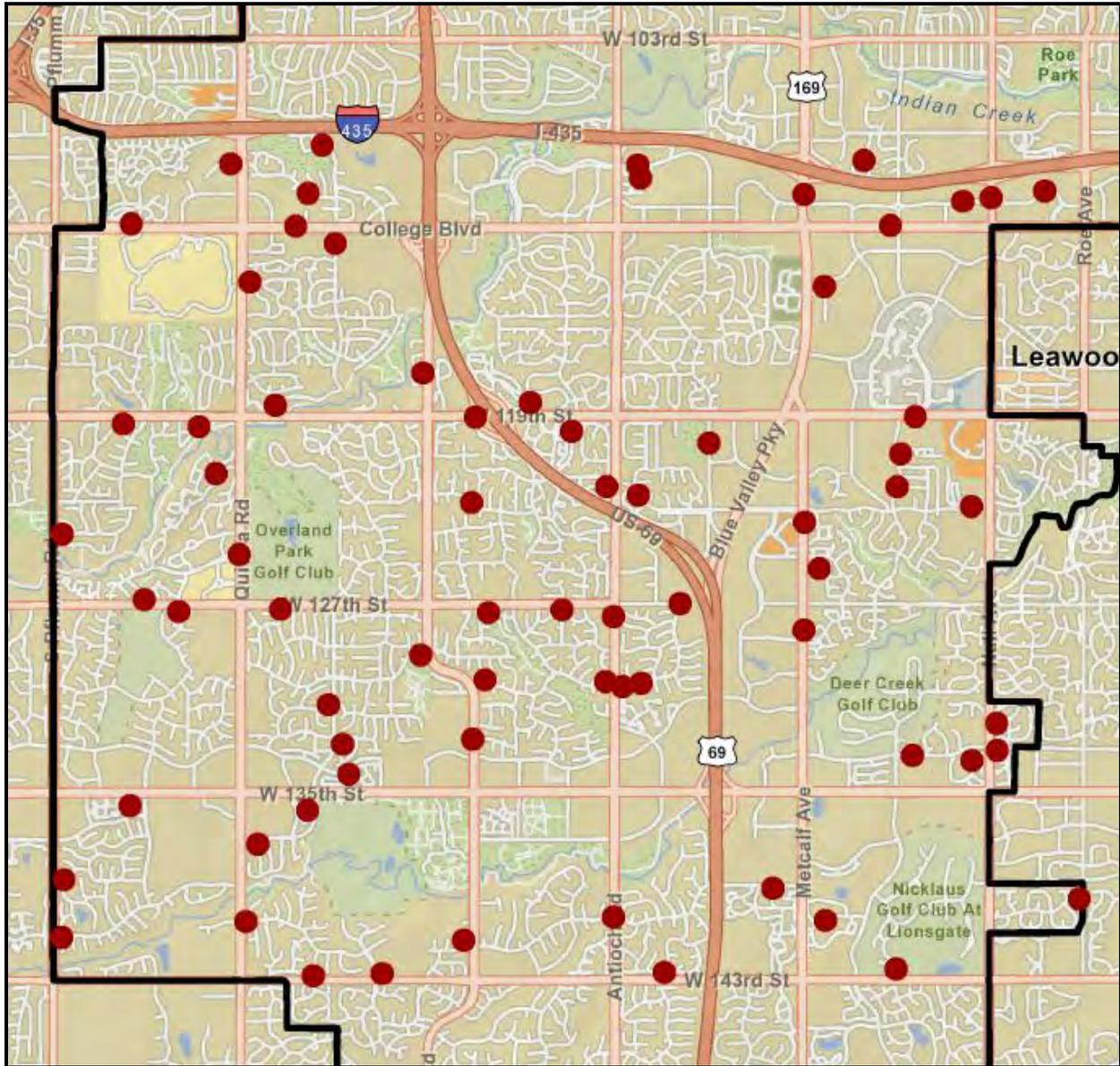
There are a total of 77 private pools in Area 1.

# MARKET ASSESSMENT

## Overland Park Aquatic Facility Needs Assessment



### Map G - Area 2 Condominium, Apartment and HOA Pools

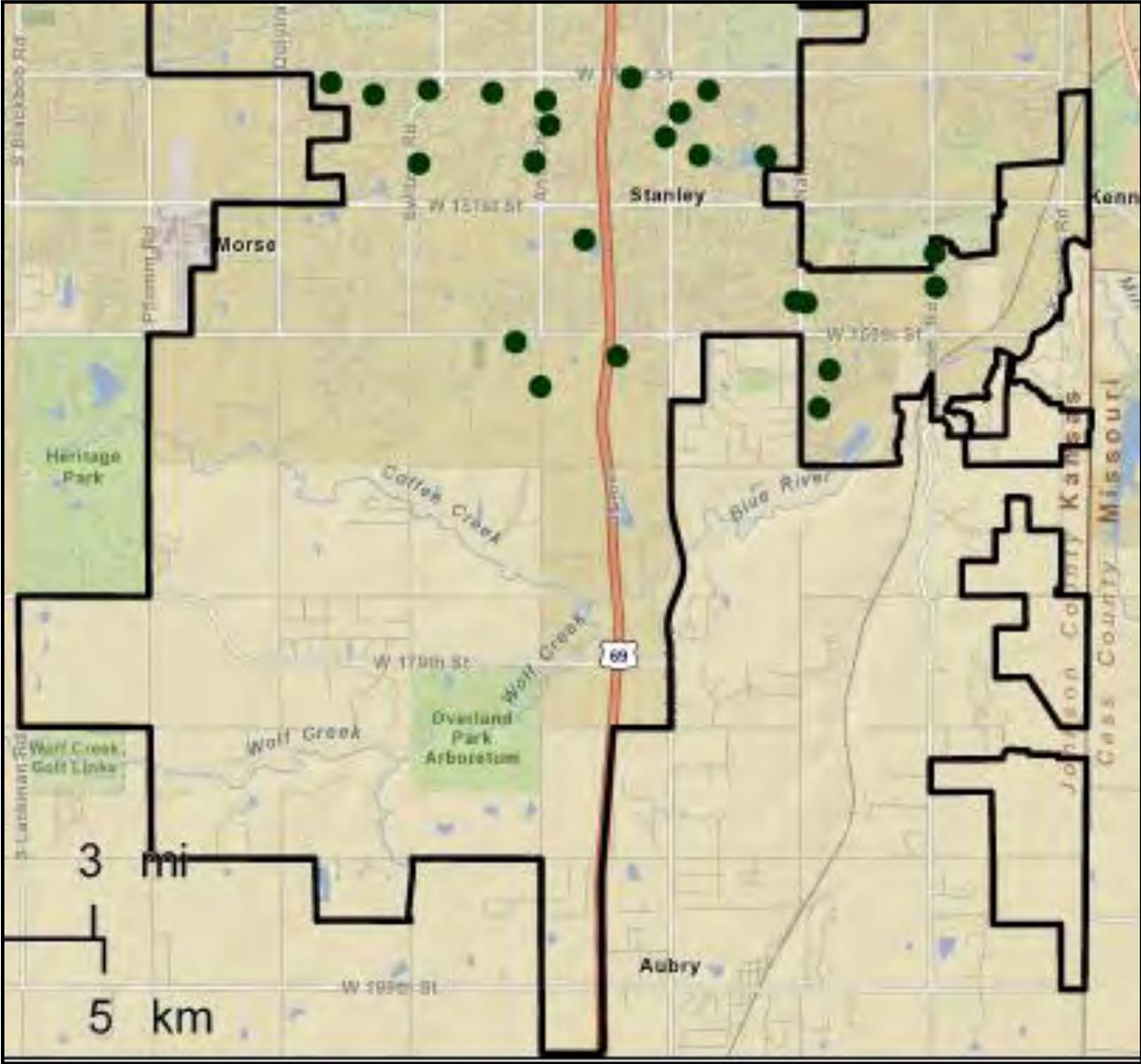


There are a total of 73 private pools in Area 2.

**MARKET ASSESSMENT**  
*Overland Park Aquatic Facility Needs Assessment*



**Map H - Area 3 Condominium, Apartment and HOA Pools**



There are a total of 24 private pools in Area 3.

# MARKET ASSESSMENT

## *Overland Park Aquatic Facility Needs Assessment*



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There are also a number of large commercial water parks (Oceans of Fun, Super Splash, and Schlitterbahn) that are located in the greater Kansas City area. Despite their size and draw these facilities serve very different markets than public aquatic centers.

### **Indoor Aquatic Providers**

Both the Shawnee Mission School District and the Blue Valley School District have competitive pools in their high schools. This results in eight such pools that are physically located in Overland Park proper. While there is limited public access to these pools they do serve much of the competitive aquatic needs of the area.

The Blue Valley Recreation Commission has a relatively new indoor pool that is primarily a teaching and therapy pool with little recreational appeal. Located just to the north of Overland Park is the Sylvester Powell Community Center in Mission. This public facility has a significant recreationally oriented pool.

The non-profit sector includes several facilities that have significant indoor aquatic centers. The Jewish Community Center has both an indoor and outdoor pool as does the Paul Henson YMCA in Prairie Village. Both of these facilities have high user fees that cover not only pool use but the rest of the facility as well.

Much like the non-profit providers, many of the private health clubs in Overland Park and the surrounding area also have indoor aquatic centers. Two of the more substantial clubs include Life Time Fitness in the southern portion of Overland Park and the Prairie Life Center located just north of I-435. Both of these clubs have extensive indoor and outdoor aquatic areas with strong fitness and recreational sports orientations. However they each require memberships to the facility in general to use the pools.

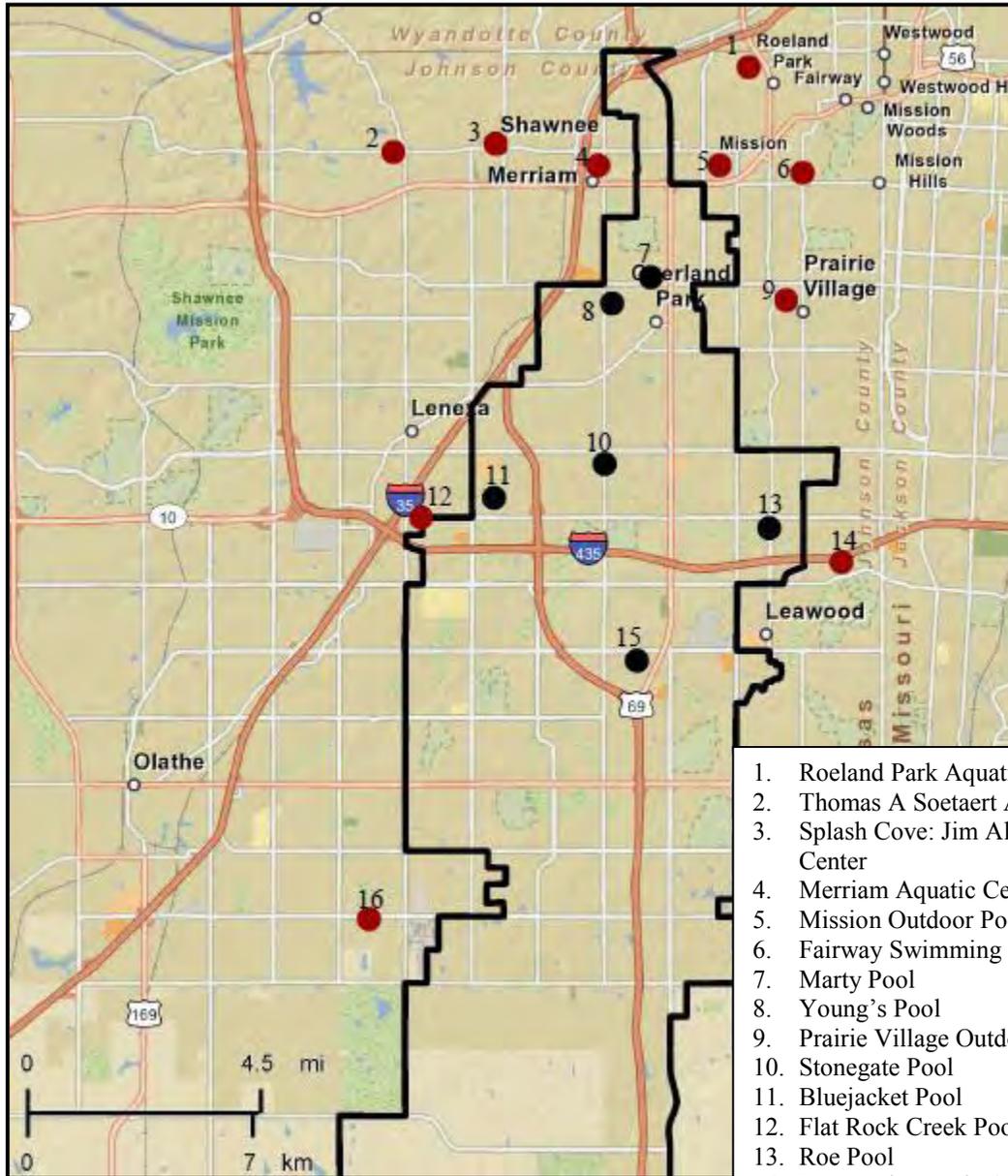
The next four pages have maps that plot the location of the major outdoor aquatic centers (minus the condominium, apartment and HOA pools), the indoor aquatic facilities and outdoor and indoor pools together. In addition the final map shows the location of the aquatic facilities over the top of a population density map. This indicates that the greater concentration of facilities is located in the more highly populated areas of the City and surrounding area.

# MARKET ASSESSMENT

## Overland Park Aquatic Facility Needs Assessment



**Map I - Outdoor Aquatic Facilities**



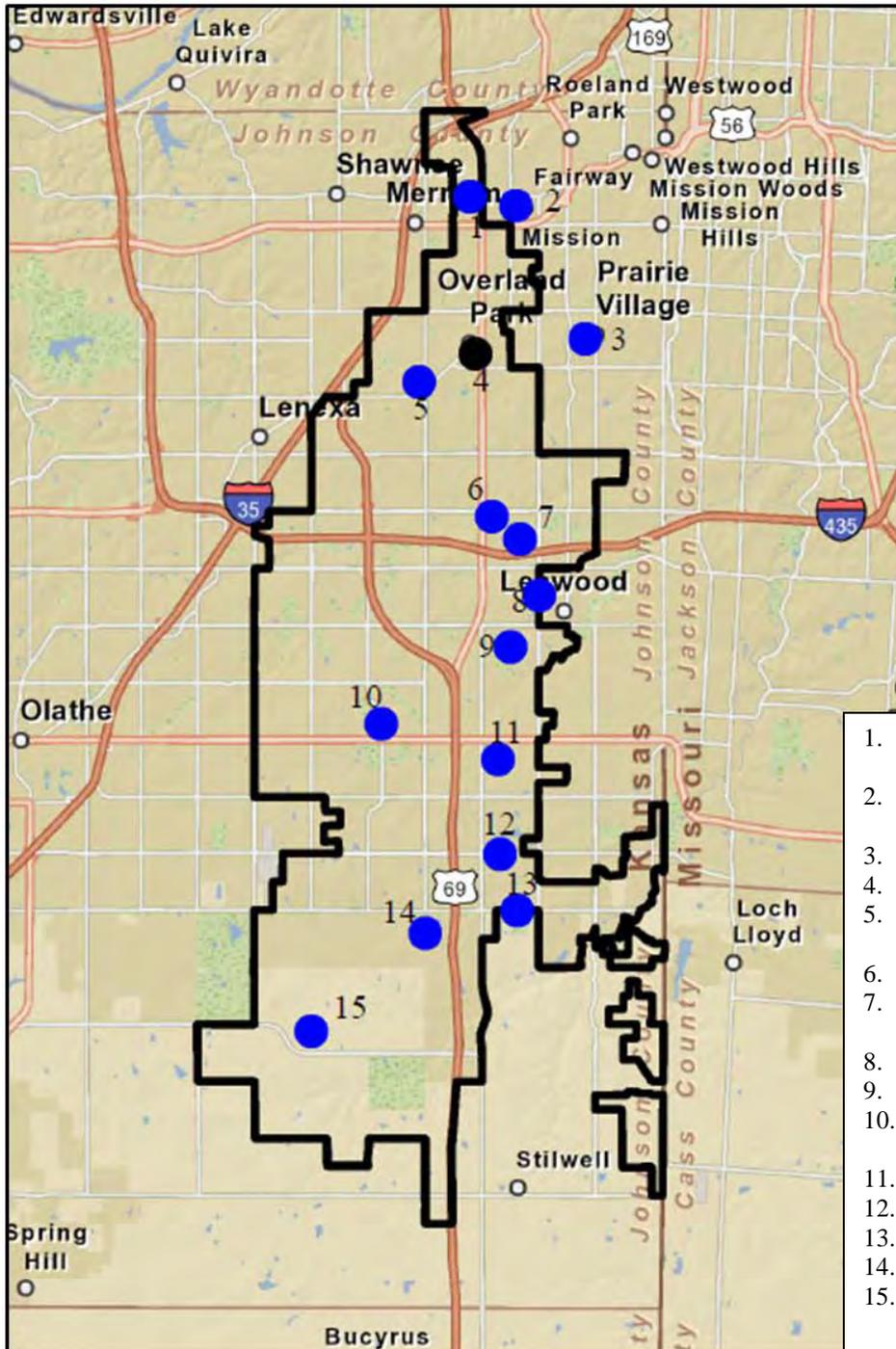
- 1. Roeland Park Aquatic Center
- 2. Thomas A Soetaert Aquatic Center
- 3. Splash Cove: Jim Allen Aquatic Center
- 4. Merriam Aquatic Center
- 5. Mission Outdoor Pool
- 6. Fairway Swimming Pool
- 7. Marty Pool
- 8. Young's Pool
- 9. Prairie Village Outdoor Pool
- 10. Stonegate Pool
- 11. Bluejacket Pool
- 12. Flat Rock Creek Pool
- 13. Roe Pool
- 14. Leawood Aquatic Center
- 15. Tomahawk Ridge Aquatic Center
- 16. Black Bob Pool

# MARKET ASSESSMENT

## Overland Park Aquatic Facility Needs Assessment



**Map J - Indoor Aquatic Facilities**



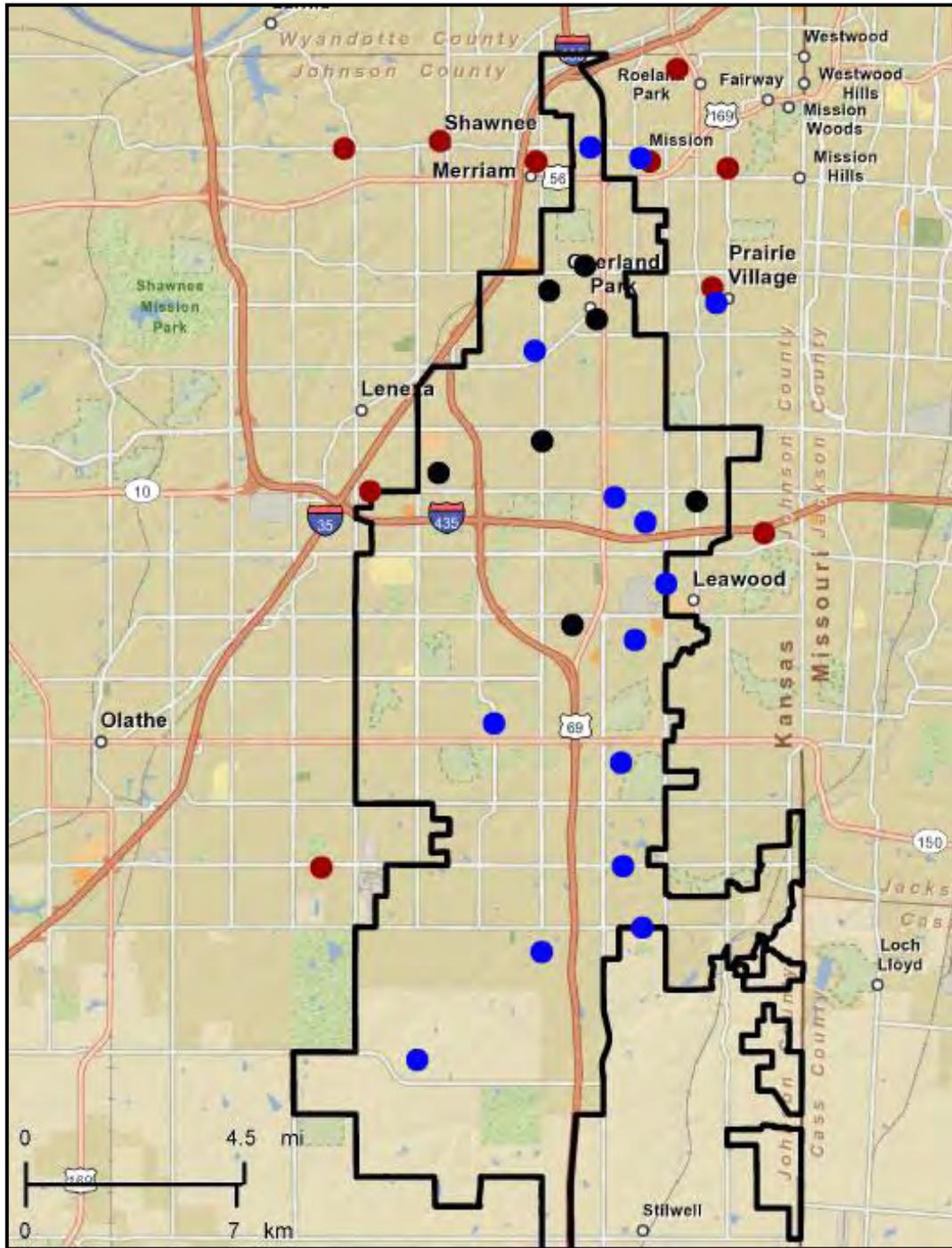
1. Shawnee Mission North High School
2. Sylvester Powell Community Center
3. Paul Henson YMCA
4. Matt Ross Community Center
5. Shawnee Mission West High School
6. Prairie Life Center
7. Shawnee Mission South High School
8. Jewish Community Center
9. Blue Valley North High School
10. Blue Valley Northwest High School
11. Life Time Fitness
12. Blue Valley Activity Center
13. Blue Valley High School
14. Blue Valley West High School
15. Blue Valley Southwest High School

# MARKET ASSESSMENT

## Overland Park Aquatic Facility Needs Assessment



**Map K - Indoor & Outdoor Facilities Map Overlay**  
(City facilities in black, outdoor in red and indoor in blue)

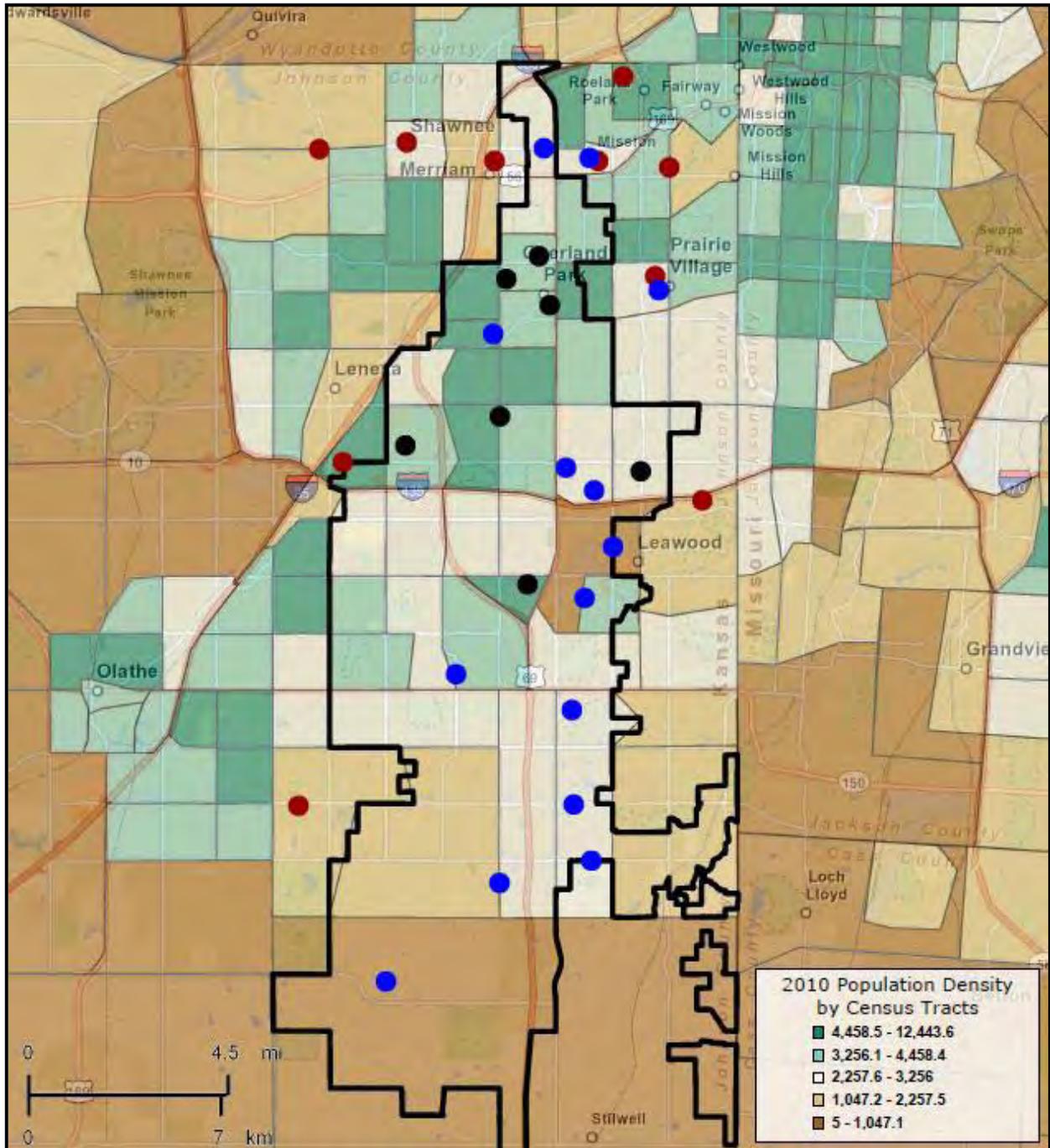


# MARKET ASSESSMENT

## *Overland Park Aquatic Facility Needs Assessment*



**Map L - Aquatic Facilities Map Overlaid by Population Density**



# MARKET ASSESSMENT

## *Overland Park Aquatic Facility Needs Assessment*



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### ***Aquatic Facility Trends***

Aquatic centers or swimming pools are usually developed on three levels.

*Neighborhood* – smaller pools that are designed to serve specific neighborhoods. The bather load is often less than 500. A usual standard is 1 per 25,000. These amenities in the past have been provided by cities but now are usually built and maintained by a developer or HOA next to a small neighborhood park.

*Regional/Community* – larger pools that serve a specific region within a community or an entire community. These vary in size and amenities (competitive to recreational) and can range from a bather load of 700 to over 1,500. They are developed as part of a community park. A usual standard is 1 per 50,000 population.

*Metro Area* – these are large water parks that are designed to serve a significant geographic area. They usually contain an expansive recreational pool but can also have a strong competitive focus. Bather loads are 1,500 or more. These are often developed through a partnership with other organizations or the private sector. They would be located in a regional park or as a stand-alone facility. A usual standard is 1 per 250,000 or more.

Aquatic facilities in the past were developed in larger communities on a neighborhood basis, with smaller rectangular pools being the norm. However, the expense of building, maintaining and operating this type of pool has become cost prohibitive resulting in the development of larger regional/community pools. Many communities with neighborhood pools have been closing and replacing these facilities with the larger family oriented aquatic centers.

Without doubt the hottest trend in aquatics is the leisure pool concept. This idea of incorporating slides, lazy rivers (or current channels), fountains, zero depth entry and other water features into a pool's design has proved to be extremely popular for the recreational user. The age of the conventional pool in most recreational settings is virtually obsolete. Leisure pools appeal to the younger kids (who are the largest segment of the population that swims) and to families. These types of facilities are able to attract and draw larger crowds and people tend to come from a further distance and stay longer to utilize such pools. This all translates into the potential to sell more admissions and increase revenues. It is estimated conservatively that a leisure pool can generate up to 30% more revenue than a comparable conventional pool and the cost of operation while being higher, has been offset through increased revenues. Of note is the fact that patrons seem willing to pay a higher user fee with this type of pool than a conventional aquatics facility. While most outdoor leisure pools have the ability to break even operationally, most all indoor leisure pools still cannot cover their cost of operation from user fees.

# MARKET ASSESSMENT

## *Overland Park Aquatic Facility Needs Assessment*



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Despite the recent emphasis on recreational swimming the more traditional aspects of aquatics (including competitive swimming, water polo, synchronized swimming, diving, lessons/instruction, and aqua fitness) remain as a part of most aquatic centers. The life safety issues associated with teaching children how to swim is a critical concern in most communities and competitive aquatic programs continue to be important.

Another trend that is growing more popular in the aquatic's field is the development of a raised temperature spa in an indoor facility that can be used for relaxation and socialization. This has been effective in bringing in swimmers who are looking for a different experience and non-swimmers who want the advantages of warm water in a different setting. The development of natural landscapes have enhanced this type of amenity and created a pleasant atmosphere for adult socialization.

In certain indoor facilities, there is also been the development of true therapy pools that can be used for medical rehabilitation as well as serve as a location for low level exercise classes and adaptive swim lessons. To be successful this amenity usually needs to have a strong medically based partner.

The multi-function indoor aquatic center concept of delivering aquatics services continues to grow in acceptance with the idea of providing for a variety of aquatics activities and programs in an open design setting that features a lot of natural light, interactive play features and access to an outdoor sun deck. The placing of traditional instructional/competitive pools, with shallow depth/interactive leisure pools and a spa, in the same facility has been well received in the market. This idea has proven to be financially successful by centralizing pool operations for recreation service providers and through increased generation of revenues from patrons willing to pay for an aquatics experience that is new and exciting. Indoor aquatic centers have been instrumental in developing a true family appeal for community-based facilities. The keys to success for this type of center revolve around the concept of intergenerational use in a quality facility that has an exciting and vibrant feel in an outdoor like atmosphere.

The family oriented outdoor water park concept has also gained in popularity by providing for a variety of interactive aquatics activities and programs in a park setting that features a lot of grass, shade structures, sand play areas and natural landscapes. This idea has proven to be financially successful with most outdoor aquatic centers being able to cover their operating costs with revenues generated by the facility itself. This has occurred by increasing the generation of revenues from higher user fees and increased use and attendance based on stronger market appeal.

A new concept is the spray ground, where a number of water spray features are placed in a playground setting where there is no standing water but the water is treated and recirculated much like a pool. This provides a fun yet safe environment where drowning is not a concern and

# MARKET ASSESSMENT

## *Overland Park Aquatic Facility Needs Assessment*



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lifeguards are not necessary. While most spray grounds are outdoor amenities, they are now being integrated into indoor facilities as well. In many communities outdoor spray grounds have replaced older traditional neighborhood pools as they are less expensive to build and to operate.

Also changing is the orientation of indoor aquatic centers from stand-alone facilities that only have aquatic features to more of a full-service recreation center that has fitness, sports and community based amenities. This change has allowed for a better rate of cost recovery and stronger rates of use of the aquatic portion of the facility as well as the other “dry side” amenities.

Swimming is third nationally behind only “exercise walking” and “exercising with equipment” in popularity of sports and leisure activities, meaning that there is a significant market for aquatic pursuits.

Even with strong rates of swimming participation, the focus of swimming has changed from an activity that was oriented around competitive aquatics with deeper and colder water to a more recreational approach that emphasizes shallow, warm water, socialization and interactive play. Consistent use of an aquatic’s facility by families and young children is dependent in large part on the leisure amenities.

Below are listed a number of sports activities and the percentage of growth or decline that each has experienced nationally over the last 10 years (2001-2010).

# MARKET ASSESSMENT

## *Overland Park Aquatic Facility Needs Assessment*



**Table I – National Activity Trend (in millions)**

Sport/Activity	2010 Participation	2001 Participation	Percent Change
Exercise Walking	95.8	78.3	22.3%
Exercise w/ Equipment	55.3	43.9	26.0%
<b>Swimming</b>	<b>51.9</b>	<b>54.8</b>	<b>-5.3%</b>
Aerobic Exercising	38.5	26.3	46.4%
Workout @ Club	36.3	26.5	37.0%
Running/Jogging	35.5	24.5	44.9%
Weight Lifting	31.5	23.9	31.8%
Basketball	26.9	28.1	-4.3%
Soccer	13.5	13.9	-2.9%
Baseball	12.5	14.9	-16.1%
Tennis	12.3	10.9	12.8%
Softball	10.8	13.2	-18.2%
Volleyball	10.6	12.0	-11.7%
Skateboarding	7.7	9.6	-19.8%
Hockey (ice)	3.3	2.2	50.0%

- 2010 Participation:** The number of participants per year in the activity (in millions) in the United States.
- 2001 Participation:** The number of participants per year in the activity (in millions) in the United States.
- Percent Change:** The percent change in the level of participation from 2001 to 2010.

# MARKET ASSESSMENT

## Overland Park Aquatic Facility Needs Assessment

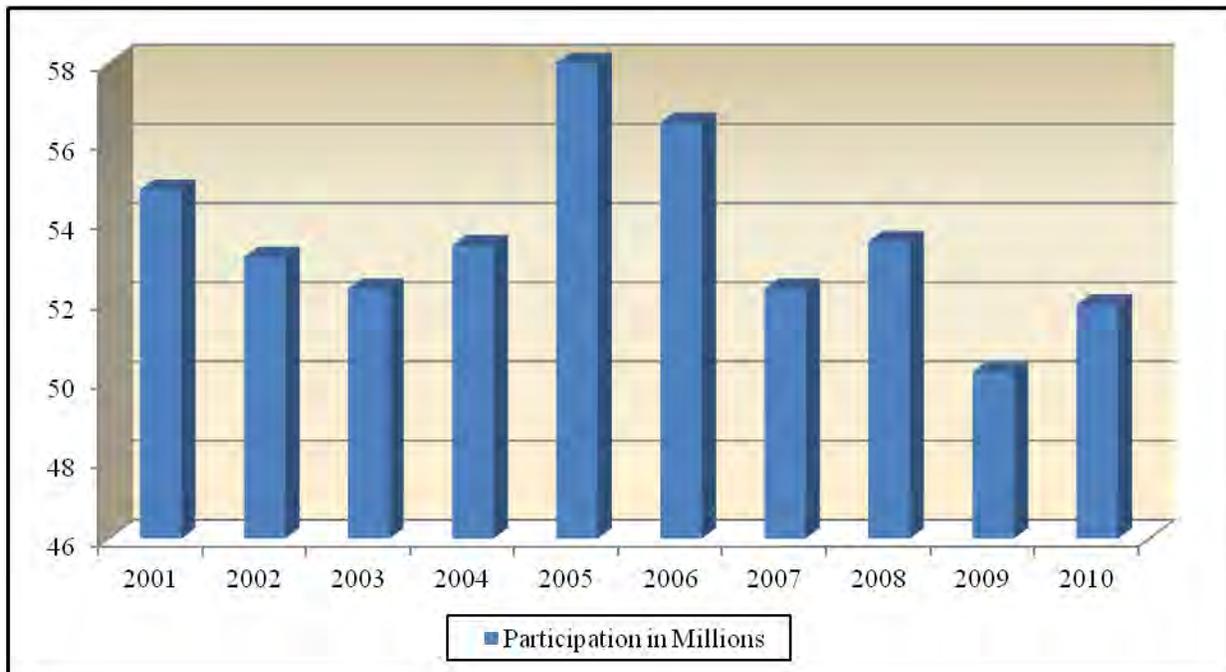


Below is listed the growth or decline in swimming that has occurred nationally over the last 10 years (2001-2010).

**Table J – Swimming Participation (in millions)**

Year	Total Participation
2001	54.8
2002	53.1
2003	52.3
2004	53.4
2005	58.0
2006	56.5
2007	52.3
2008	53.5
2009	50.2
2010	51.9

**Chart B – Swimming Participation (in millions)**





### **Aquatic Facilities Market Orientation**

Based on the aquatic trends and typical aquatic needs within a community, there are specific market areas that need to be addressed with aquatic facilities. These include:

- 1. Leisure/recreation aquatic activities** - This includes a variety of activities found at leisure pools with zero depth entry, warm water, play apparatus, slides, seating areas and deck space. These are often combined with other non-aquatic areas such as concessions and birthday party or other group event areas.
- 2. Instructional programming** - The primary emphasis is on teaching swimming and lifesaving skills to many different age groups. These activities have traditionally taken place in more conventional pool configurations but should not be confined to just these spaces. Reasonably warm water, shallow depth with deeper water (4 ft. or more), and open expanses of water are necessary for instructional activities. Easy pool access, a viewing area for parents, and deck space for instructors is also crucial.
- 3. Fitness programming** - These types of activities continue to grow in popularity among a large segment of the population. From aqua exercise classes, to lap swimming times, these programs take place in more traditional settings that have lap lanes and large open expanses of water available at a 3 1/2 to 5 ft. depth.
- 4. Therapy** – A growing market segment for many aquatic centers is the use of warm, shallow water for therapy and rehabilitation purposes. Many of these services are offered by medically based organizations that partner with the center for this purpose. This must occur indoors.
- 5. Competitive swimming/diving** - Swim team competition and training for youth, adults and seniors requires a traditional 6 to 10 lane pool with a 1 and/or 3 meter diving boards at a length of 25 yards or 50 meters. Ideally, the pool depth should be no less than 4 ft. deep (7 is preferred). Spectator seating and deck space for staging meets is necessary. This market is usually relatively small in number but very vocal on the demands for competitive pool space and time.
- 6. Specialized uses** – Activities such as water polo and synchronized swimming can also take place in competitive pool areas as long as the pool is deep enough (7 ft. minimum) and the pool area is large enough. However these are activities that have small participant numbers and require relatively large pool areas. As a result it may be difficult to meet the needs of all specialized uses on a regular basis.

# MARKET ASSESSMENT

## *Overland Park Aquatic Facility Needs Assessment*



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**7. Social/relaxation** - The appeal of using a spa area for relaxation has become a primary focus of many aquatic facilities. This concept has been very effective in drawing non-swimmers to aquatic facilities and expanding the market beyond the traditional swimming boundaries. The use of natural landscapes and creative pool designs that integrate the social elements with swimming activities has been most effective in reaching this market segment.

**8. Special events/rentals** - There is a market for special events including kids birthday parties, corporate events, community organization functions, and general rentals to outside groups. The development of this market will aid in the generation of additional revenues and these events/rentals can often be planned for after or before regular hours or during slow use times. It is important that special events or rentals not adversely affect daily operations or overall center use.

Specific market segments include:

**1. Families** - Within almost any market, an orientation towards family activities is essential. The ability to have family members of different ages participate in a fun and vibrant facility is essential.

**2. Pre-school children** - The needs of pre-school age children need to be met with very shallow or zero depth water which is warm and has play apparatus designed for their use. Interactive programming involving parents and toddlers can also be conducted in more traditional aquatic areas as well.

**3. School age youth** - A major focus should be to meet the needs of this age group from recreational swimming to competitive aquatics. The leisure components such as slides, fountains, lazy rivers and zero depth will help to bring these individuals to the pool on a regular basis for drop-in recreational swimming. The lap lanes provide the opportunity and space necessary for instructional programs and aquatic team use.

**4. Teens** - Another aspect should be meeting the needs of the teenage population. Serving the needs of this age group will require leisure pool amenities that will keep their interest (slides) as well as the designation of certain “teen” times of use.

**5. Seniors** - As the population of the United States and the Overland Park area continues to age, meeting the needs of an older senior population will be essential. A more active and physically oriented senior is now demanding services to ensure their continued health. Aqua exercise, lap swimming, therapeutic conditioning and even learn to swim classes have proven to be popular with this age group.

# MARKET ASSESSMENT

## *Overland Park Aquatic Facility Needs Assessment*



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**6. Special needs population** - This is a secondary market, but with the A.D.A. requirements and the probable existence of shallow warm water and other components, the amenities are present to develop programs for this population segment. Association with a hospital and other therapeutic and social service agencies will be necessary to enhance this market.

**7. Special interest groups** - This is a market that needs to be explored to determine the use potential from a variety of groups. These could include swim teams (and other aquatic teams), school district teams, day care centers and social service organizations.

### *Identification of Market Strengths and Weaknesses*

Based on the information gathered regarding the demographics of Overland Park plus the presence of other providers, the following summarizes the market strengths and weaknesses.

#### Strengths

- The City of Overland Park has a large population base with over 175,000 residents that converts to a possible 1,250,000 swimmer days (one person swimming once in a 24 hour period). The population is expected to continue to grow at a reasonable pace for the next five years.
- The Area 1 portion of the community (north of I-435) is currently well served by both indoor and outdoor pools that are operated by the City.
- There are a significant number of other aquatic providers that are located in the City and the immediate surrounding area. This is a major plus for the southern area of the community which has fewer public facilities.
- Condominium, apartment and HOA pools are prominent in many areas of Overland Park.
- There are a substantial number of indoor competitively focused aquatic facilities throughout the City that are being provided by the school districts.
- The vast majority of the population density is in Area 1 of Overland Park which in turn has the greatest number of aquatic facilities that are provided by the City.
- The City has adopted a regional concept for providing indoor aquatics facilities.

# MARKET ASSESSMENT

## *Overland Park Aquatic Facility Needs Assessment*



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### Weaknesses

- City aquatic facilities are bunched in the northern area of the City, leaving the southern areas underserved.
- Many of the City pools have overlapping service areas resulting in lower use numbers.
- While there are a large number of other aquatic providers in the Overland Park area, many have limited availability to the general public. This includes the HOA pools and school district facilities.
- The greatest concentration of adult swimmers is in the southern area of the community where there are the fewest number of City aquatic facilities.
- The City has provided outdoor pools on a neighborhood basis which requires more facilities and a much higher cost to build and operate. This is also resulted in gaps in service in the southern portion of Overland Park.
- Many of the City's outdoor pools have limited recreational appeal.
- The overall popularity of swimming is showing a decline.

# COMMUNITY NEEDS AND EXPECTATIONS

## *Overland Park Aquatic Facility Needs Assessment*



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### **Section III – Community Needs and Expectations for Aquatics**

To gain public input regarding the citizens of Overland Park's needs and expectations for aquatic facilities in the community, a number of public input mechanisms were utilized. This included a meeting with the Citizens Advisory Council on Parks and Recreation and a public Aquatics Workshop both of which were held on June 5, 2012. Also as part of the parks and recreation master plan process, a statistically valid survey of residents was completed in the spring of 2012.

The goal of the public input process was to generate answers to the following basic questions:

1. How should the renovation or construction of additional aquatic facilities be funded?
  - Tax increase
  - Reallocation of existing resources
  - Combination
  - No tax dollars should be used for aquatic facilities
  
2. How should operating costs for any renovated or new aquatic facilities be funded?
  - User fees
  - Tax increase
  - Combination
  - No new facilities are needed
  
3. What are your priorities for aquatic facilities in Overland Park?
  - A. Renovate existing facilities
    - Build new facilities in areas that are currently under served
    - Do not renovate or build new facilities
  
  - B. Outdoor aquatic facilities
    - Indoor aquatic facilities
    - Combination
    - Do not renovate or build new facilities
  
  - C. Recreationally focused facilities
    - Competitive focused facilities
    - Do not renovate or build new facilities

The following is a brief summary of the information that was gathered from these sources.

# COMMUNITY NEEDS AND EXPECTATIONS

## *Overland Park Aquatic Facility Needs Assessment*



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### *Citizens Advisory Council*

The Council identified the following issues associated with providing aquatic facilities and programs in the future.

- The City needs to adopt more of a regional approach to providing outdoor pools.
- There is concern with the high annual operating subsidy that is required to operate all of the outdoor pools.
- With the age of a number of the outdoor pools a significant capital budget will be needed in the future to renovate or replace these facilities.
- Any new indoor pools should be built with a recreation center and ideally should include an outdoor pool as well.
- Other providers of aquatic facilities in the area will need to be considered for a role in providing aquatic services in the future.
- School district pools need to be more available for community use.

### *Aquatics Workshop*

At this session, which was attended by approximately 20-30 individuals, general aquatic trends were reviewed as was the current status of City of Overland Parks pools and the role of other providers. Once this was completed, the attendees were divided into four small groups to determine the future direction of aquatic facilities in the City.

As part of this process they were asked to consider the following:

- Capital and operational requirements
- Indoor vs. outdoor
- Regional vs. neighborhood pools
- Competitive vs. recreational pools

Once there had been discussion among the group then they were asked to fill out the following matrix representing the consensus of the group and report the findings to the rest of the attendees.

# COMMUNITY NEEDS AND EXPECTATIONS

## Overland Park Aquatic Facility Needs Assessment



**Table K - Overland Park Aquatic Facilities-Worksheet**

	Do Nothing	Neighborhood Based	Regional	Combination	Other Providers
Impact	When pools fail they are closed No new pools are added	Will require much higher capital and operational funding	Will centralize aquatics in a few facilities Capital and operational costs will be lower	Some aquatic amenities are neighborhood based and others are regional. Costs could be the highest	This should be provided by other public, non-profit or private facilities in the area
<b>Outdoor Pools</b>					
Recreation pools					
Competitive pools					
Spray Ground					
<b>Indoor Pools</b>					
Recreation pools					
Competitive pools					
Therapy pools					
<b>Other</b>					

The results of this process indicated the following:

- Outdoor Pools
  - Recreational pools should be provided on a neighborhood basis.
  - Competitive pools should be regionally focused.
  - Spray grounds had no clear direction.

# COMMUNITY NEEDS AND EXPECTATIONS

## *Overland Park Aquatic Facility Needs Assessment*



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- Indoor Pools
    - There was consensus that all types of indoor pools (recreational, competitive, and therapy) should be provided on a regional basis.
  - Funding
    - Capital funding for future aquatic facility improvements or new centers should be provided by a combination of tax increases and reallocation of existing resources.
    - Operations funding should come primarily from user fees with only a small amount from tax funding.
  - Priorities
    - There was no consensus on which was more important, to renovate existing facilities or build new, or a combination of both.
    - There was also no definitive answer on what was more important, indoor or outdoor aquatic facilities.
    - There was consensus that both recreationally and competitive focused aquatic facilities should be developed.

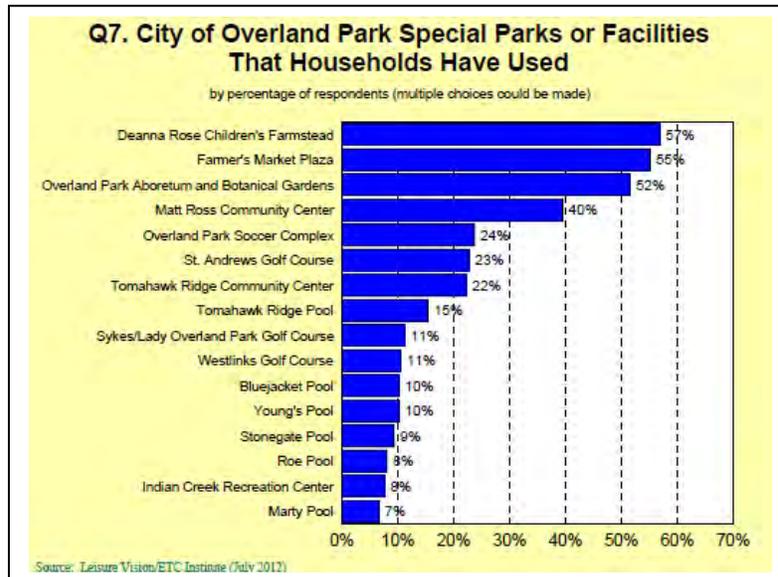
### *Survey*

As part of the parks and recreation master plan process, Leisure Vision, a professional survey company, completed a statistically valid survey of Overland Park residents in the spring of 2012. A total of 2,000 surveys were sent to random households in the City and 410 surveys were returned. A number of the questions that were asked in the survey had a direct relationship to aquatics. The following is a brief summary of the findings.

- Only 14% of the respondents indicated that they used the City's outdoor aquatic facilities in the last 12 months.
- Parks or special facilities that households have used included relatively high use rates for the Matt Ross Community Center and the Tomahawk Ridge pool but much lower rates for other pools (see below).

# COMMUNITY NEEDS AND EXPECTATIONS

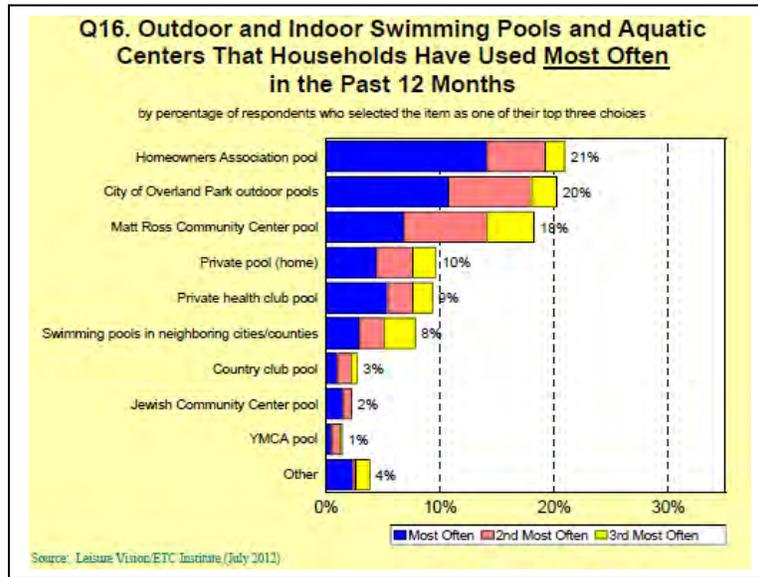
## Overland Park Aquatic Facility Needs Assessment



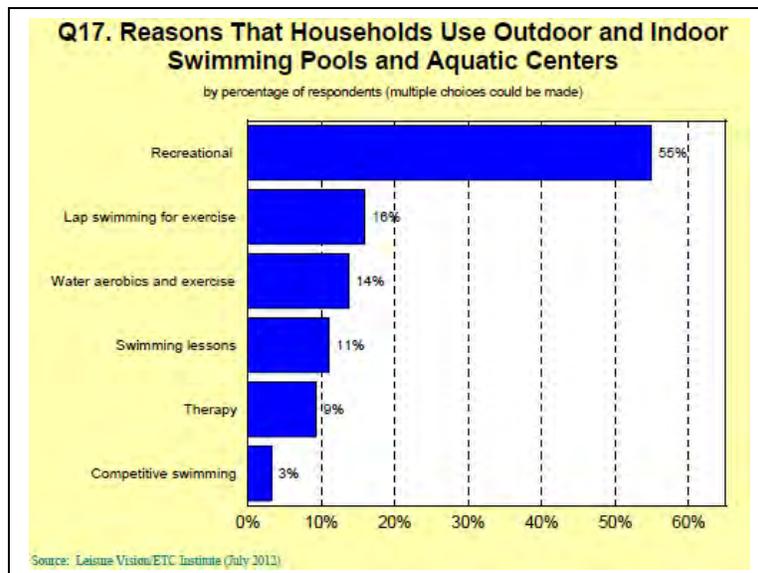
- In terms of “need” for parks and recreation facilities, aquatic facilities were not in the top five ranked responses.
- Regarding “most important” parks and recreation facilities outdoor pools ranked 5<sup>th</sup> at 18%. Indoor swimming pools ranked 11<sup>th</sup> at 11%.
- Swimming lessons and water exercise programs do not rank very high in “need” “most important” or “participate in”.
- City facilities rank high in the aquatic centers that households have used most often in the last 12 months. The importance of HOA pools is also clearly shown.

# COMMUNITY NEEDS AND EXPECTATIONS

## Overland Park Aquatic Facility Needs Assessment



- The primary reason that households use swimming pools is for recreational purposes with virtually no use for competitive swimming.

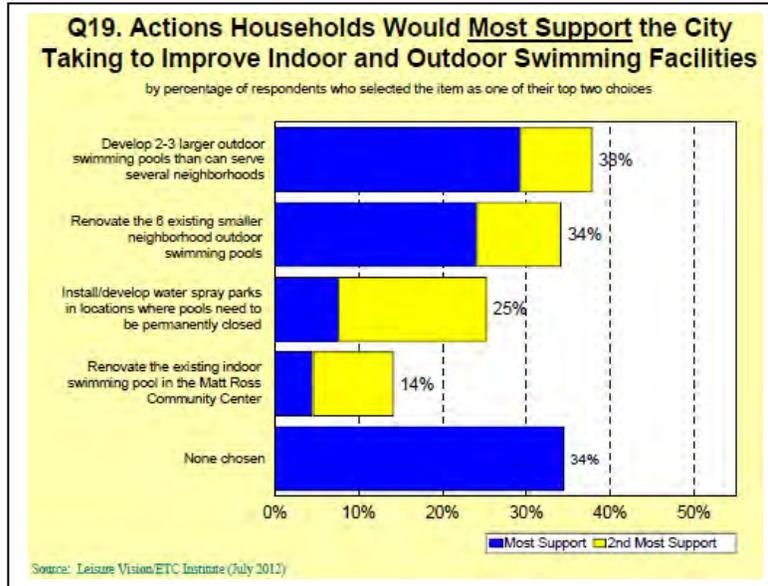


# COMMUNITY NEEDS AND EXPECTATIONS

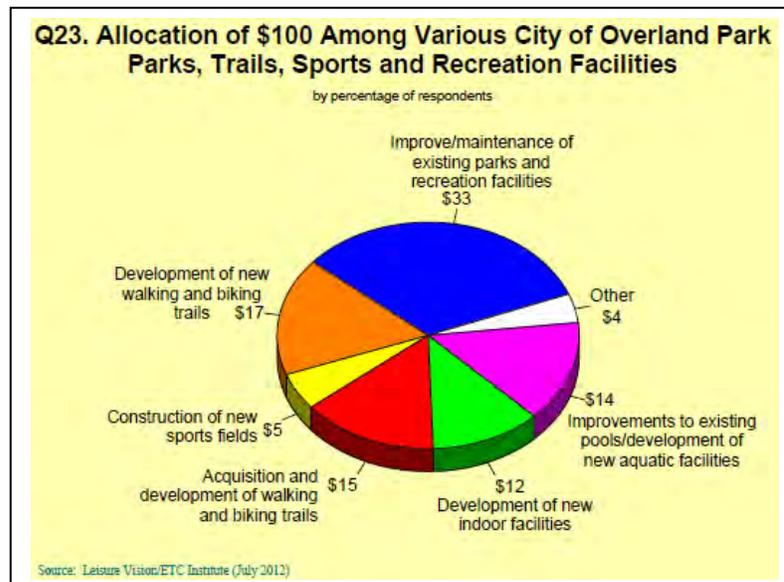
## Overland Park Aquatic Facility Needs Assessment



- Actions that households would most support the City taking to improve aquatic facilities varies considerably.



- When allocating \$100 for parks and recreation improvements in the City, aquatic facilities ranked fourth at \$14.



# COMMUNITY NEEDS AND EXPECTATIONS

## *Overland Park Aquatic Facility Needs Assessment*



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### *Summary of Community Input*

When the three primary sources of public input regarding the City of Overland Park's aquatic needs and expectations are analyzed, the following are the general conclusions. It should be noted that the information gathered from the survey carries the most weight as it has the greatest number of returns and is the only statistically valid source of information.

- The Citizens Advisory Council has concerns over the financial realities of renovating/building new and operating City aquatic facilities in the future.
- People are not ready to let go of the neighborhood concept for outdoor pools.
- Indoor aquatic facilities should be provided using the regional approach.
- There is no clear direction regarding the priority of renovating vs. building new outdoor aquatic facilities.
- Recreational swimming is the most important usage for pools and competitive swimming is of much less importance.
- The existing City pools do not generally receive strong use from the public with the exception of the Matt Ross Community Center aquatic area and Tomahawk Ridge.
- Aquatic facility improvements/construction of new centers is only a medium priority at best.

# DEMAND ANALYSIS SUMMARY

## *Overland Park Aquatic Facility Needs Assessment*



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### **Section IV – Demand Analysis Summary**

The following section details specific recommendations for the future direction of aquatic facilities and services in the City of Overland Park.

#### ***Identified Future Aquatic Needs***

As a result of the information that was gathered during the aquatic facility needs assessment process the following needs have been identified.

- Many of the existing outdoor aquatic facilities are in need of a major remodel or outright replacement.
- There is a need for a better distribution of outdoor aquatic facilities across the community.
- Many of the existing outdoor pools have overlapping market areas.
- Future outdoor aquatic facilities will need to be more operationally cost effective.
- The City needs to coordinate its aquatic facilities and services with the other providers in the area. This includes other public providers as well as private facilities.
- The City's aquatic centers need to have a stronger recreational orientation.
- There needs to be another indoor aquatic center in the southern portion of the community.

There are a number of possible options that are available to meet the demands for future aquatic needs. However in order for this to occur the City of Overland Park must first develop a philosophy for providing aquatic facilities and services in the future. This philosophy must identify if the City is going to have a neighborhood or regional approach to providing aquatic facilities, the operational expectation for facilities (both indoor and outdoor), and the role of other providers.

Possible General Options Include:

*Status Quo* – Under this scenario the City would continue with its current aquatic facilities and would make decisions on the future of each pool on an individual basis when renovation or replacement is required.

# DEMAND ANALYSIS SUMMARY

## *Overland Park Aquatic Facility Needs Assessment*



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### Impact:

- The existing pools are maintained at their current status. No new pools (indoor or outdoor) are built.
- The capital costs for renovations and expansions will be significant over time. Operational costs will continue to rise and the overall annual subsidy will continue to increase as well.
- The service areas for the existing outdoor pools will continue to overlap resulting in continued inefficient use of resources.
- The southern area of the City will remain underserved.
- This option is much more reactionary and does not have the benefit of any type of a long range plan.

*Neighborhood Outdoor/Regional Indoor* – With this approach the City commits to continue to build outdoor pools on a neighborhood basis and indoor aquatics facilities using a regional approach.

### Impact:

- The existing outdoor pools are basically maintained at their current status but there is a strong effort to reduce overlap in service areas by gradually closing some pools (Marty and Roe) when they reach the end of their useful life.
- In the southern portion of the City new neighborhood pools are developed using the 1.5 mile service area criteria. This results in another 3-4 outdoor pools being built over the next 10-15 years. The new pools should have a very strong recreational orientation.
- Indoor pools are provided on a regional basis requiring the development of an indoor facility in the southern portion of Overland Park. This pool would have a strong recreational orientation.
- The capital costs for renovations of existing outdoor pools will be significant (even with the possible closing of Marty and Roe). Substantial capital funding will be needed to build 3-4 new outdoor pools. An indoor pool will also have to be funded as part of a community recreation center.
- There will be some operational cost savings with the existing pools if Marty and Roe are closed but there will be a significant cost increases associated with adding the new pools.

# DEMAND ANALYSIS SUMMARY

## *Overland Park Aquatic Facility Needs Assessment*



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Overall the annual operating subsidy would increase from its current level when the new outdoor pools are brought on line.

- This option minimizes the role and importance of HOA pools in the southern area of the community.
- The service areas for the existing outdoor pools will be corrected somewhat with the closing of Marty and Roe.
- The southern area of the City will be strongly served with both outdoor and indoor pools.
- This option provides the greatest level of service to the citizens of Overland Park but it is not cost effective from a capital or operational standpoint.

*Neighborhood/Regional Outdoor and Regional Indoor* – This approach recognizes that the northern and southern areas of the City are not the same and a different approach to providing outdoor aquatic centers is necessary. In the north, the neighborhood concept remains while in the south a regional concept is utilized. Indoor aquatic facilities are provided using a regional approach.

#### Impact:

- The existing outdoor pools north of I-435 are basically maintained at their current status but there is a strong effort to reduce overlap in service areas by closing Marty and Roe when they reach the end of their useful life.
- In the southern area of the community, the City expands and adds amenities to Tomahawk Ridge to make it a regional facility and a new regional outdoor aquatic center is built south of 151<sup>st</sup>. This results in a renovation of one pool and the construction of another over the next 10-15 years. The renovated/new pools should have a very strong recreational orientation.
- Indoor pools are provided on a regional basis requiring the development of an indoor facility in the southern portion of Overland Park. This pool would have a strong recreational orientation.
- The capital costs for renovations of existing outdoor pools will be significant (even with the closing of Marty and Roe). Additional capital funding will be needed to renovate Tomahawk Ridge and build another regional outdoor pool. An indoor pool will also have to be funded as part of a community recreation center.

# DEMAND ANALYSIS SUMMARY

## *Overland Park Aquatic Facility Needs Assessment*



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- There will be some operational cost savings with the existing pools when Marty and Roe are closed and the renovated Tomahawk Ridge Aquatic Center and new regional aquatic center should operate on at least a break even basis. Overall the annual operating subsidy should decrease between \$75,000 and \$100,000 from its current level.
  - This option realizes the role and importance of HOA pools in the southern area of the community and the fact that neighborhood pools are not needed in this area.
  - The service areas for the existing outdoor pools will be corrected somewhat with the closing of Marty and Roe.
  - The southern area of the City will be adequately served with both outdoor and indoor pools.
  - This option provides a level of service to the community based on the market variations in different sections of the City. This is more cost effective from a capital and operational standpoint.

*Regional Outdoor and Regional Indoor* – This scenario recognizes that aquatic facilities in the City of Overland Park must be more cost effective while still meeting the needs of the community. Both outdoor and indoor aquatic facilities are provided using a regional approach.

### Impact:

- The existing outdoor pools north of I-435 are combined and closed in an effort to move to a regional approach for outdoor aquatic facilities. Marty and Roe are closed as quickly as possible. Bluejacket is utilized to the end of its useful life (no improvements greater than \$50,000 should be contemplated) but not renovated or replaced. Stonegate continues to operate due to the fact that the pool is relatively new. Young's pool is renovated and expanded (more recreational swimming amenities) to serve as a regional facility in the northern portion of the community.
- In the southern area of the community, the City expands and adds amenities to Tomahawk Ridge to make it a regional facility and a new regional outdoor aquatic center is built south of 151<sup>st</sup>. This results in a renovation of one pool and the construction of another over the next 10-15 years. The renovated/new pools should have a very strong recreational orientation.
- Indoor pools are provided on a regional basis requiring the development of an indoor facility in the southern portion of Overland Park. This pool would have a strong recreational orientation.

# DEMAND ANALYSIS SUMMARY

## *Overland Park Aquatic Facility Needs Assessment*



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- The capital costs for renovations to Young's and Tomahawk Ridge outdoor pools will be significant but not as great as continuing to renovate all the other outdoor pools. Additional capital funding will be needed to build another regional outdoor pool. An indoor pool will also have to be funded as part of a community recreation center.
  - There will be operational cost savings when Marty and Roe are closed and when Bluejacket is eventually shuttered. The renovated Young's Pool should have a better cost recovery rate and the Tomahawk Ridge Aquatic Center and the new regional aquatic center should operate on at least a break even basis. Overall the annual operating subsidy should decrease between \$100,000 and \$150,000 from its current level.
  - This option realizes that providing aquatic facilities on a neighborhood basis is not economically wise and that other providers (HOA's, neighboring community pools, etc.) have a role in meeting the aquatic needs of Overland Park residents.
  - There are no longer overlapping service areas for the City's aquatic facilities.
  - The City will be adequately served with both outdoor and indoor pools.
  - This option provides a level of service to the community based on being the most cost effective from a capital and operational standpoint.

### ***Recommended Approach***

Based on all the information gathered as part of this study, Ballard\*King & Associates recommends that the City adopt the Regional Outdoor and Regional Indoor option with some slight variations.

- The City of Overland Park must adopt a regional philosophy for providing aquatic facilities and services to the community. It is acknowledged that this will take some time to fully implement.
- It must be recognized that there are other providers of aquatic facilities in the area and their role in serving the swimming needs of the community are still important. This includes the many HOA pools, school district pools, other indoor and outdoor facilities in neighboring communities, the Blue Valley Recreation Commission's indoor pool, and the other non-profit and private providers. The City does not have to serve all the aquatic needs of the entire community by themselves.
- The City should investigate partnerships with other organizations (public, non-profit and even private) to develop and manage aquatic facilities in the future. These types of

# DEMAND ANALYSIS SUMMARY

## *Overland Park Aquatic Facility Needs Assessment*



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partnerships must be beneficial to the City and ultimately serve the needs of the community in general.

- Commit to building three regional outdoor pools in the City.
  - Young's Pool is converted to a regional facility with a focus on competitive and lap swimming. Improvements are made to the facility to ensure that the competitive elements are state of the art, the bath house can adequately serve the facility and an improved kid's pool is constructed along with other general recreationally focused amenities (slides, play structure, etc.).
  - Tomahawk Ridge Aquatic Center is renovated and expanded to serve as a regional aquatic facility with more recreationally focused amenities added. This includes interactive features, larger young kid's area, multiple slides, lazy river and possibly a Flow Rider or other similar amenity. The bath house and concessions area are also improved and expanded. The open area at the south end of the facility is replaced by aquatic features.
  - A new regional aquatic center is built on a site south of 151<sup>st</sup>. This facility would have a variety of recreational features including a zero depth entry pool, interactive play features, slides, lazy river and other amenities. Support amenities such as a bath house, concessions area, shade structures and party area would also have to be included.
- The City builds an indoor pool as part of a larger recreation center in the southern portion of Overland Park. The aquatics center would have a strong recreational orientation but would have a different appeal than the Matt Ross Community Center. The new outdoor regional aquatic center could also be built on the same site.
- The other existing outdoor pools are phased out over time. Only minimal improvements (basic mechanical and life safety issues) are made to these pools.
  - Roe Pool is closed within the next 1-2 years.
  - Marty Pool is closed with 3-5 years.
  - Bluejacket Pool remains until its useful life comes to an end (10 years).
  - Stonegate continues to operate until its useful life comes to an end (20 years or more).

# DEMAND ANALYSIS SUMMARY

## *Overland Park Aquatic Facility Needs Assessment*



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- As an option to physically closing existing pools, the City should investigate if any other organizations would be interested in operating the facilities but with no operational or maintenance obligation by the City. Liability issues may make this difficult.
  - Consider replacing the existing closed pools with spray grounds. These should each be different in design and serve potentially different age groups.
  - With the number of competitive pools that are provided by the school districts, the City should not build an indoor competitive pool. However, the City should work to increase public accessibility to school pools.
  - It is recognized that if the City continues to grow in population, an additional regional outdoor aquatic center may be necessary in the long term future in Area 3 (south of 143<sup>rd</sup> St.) of the community.



# OVERLAND PARK COMPREHENSIVE PARK SYSTEM MASTER PLAN

May 2013

## Appendix F: Park System Concept

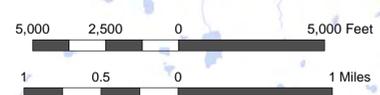
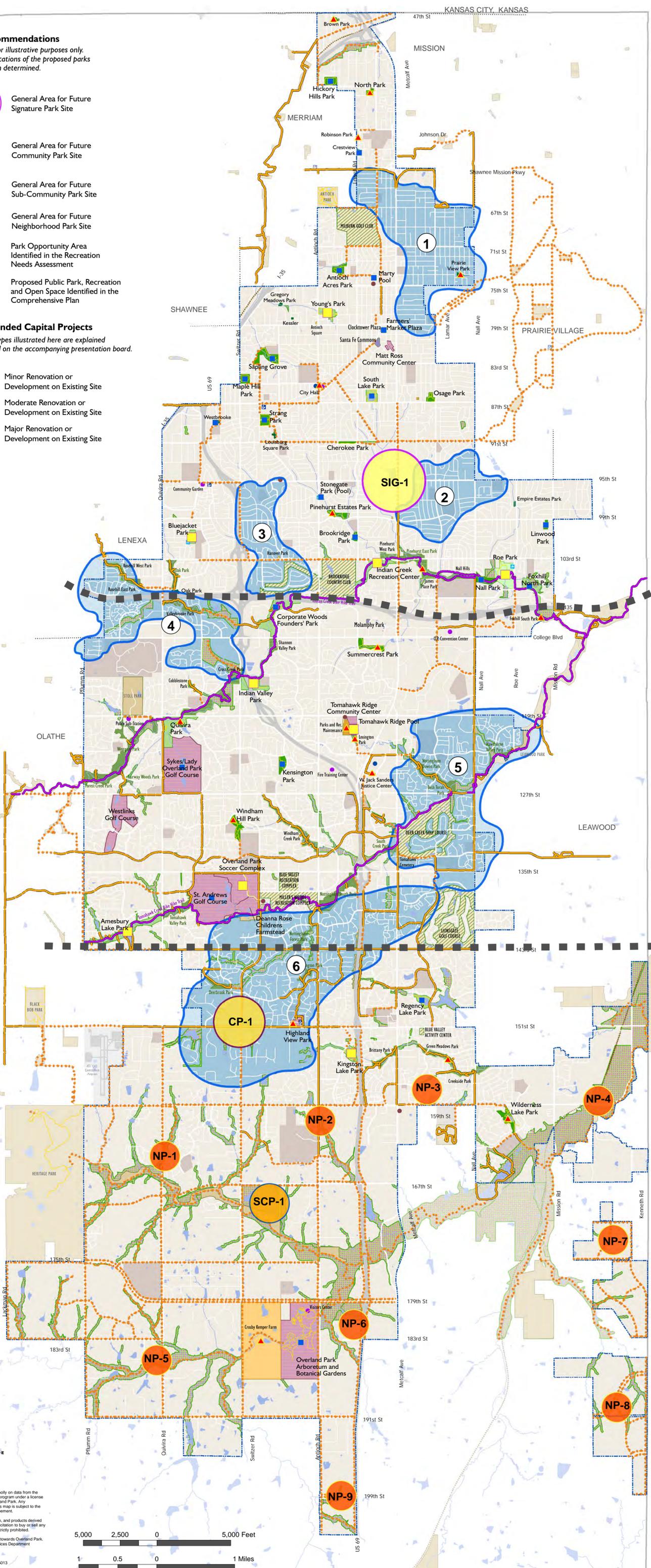
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**Park Recommendations**  
This map is for illustrative purposes only. The actual locations of the proposed parks have not been determined.

- General Area for Future Signature Park Site
- General Area for Future Community Park Site
- General Area for Future Sub-Community Park Site
- General Area for Future Neighborhood Park Site
- Park Opportunity Area Identified in the Recreation Needs Assessment
- Proposed Public Park, Recreation and Open Space Identified in the Comprehensive Plan

**Recommended Capital Projects**  
The project types illustrated here are explained in more detail on the accompanying presentation board.

- Minor Renovation or Development on Existing Site
- Moderate Renovation or Development on Existing Site
- Major Renovation or Development on Existing Site



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GIS Division  
8500 Santa Fe Dr  
Overland Park, Kansas 66212  
(913) 895-6190 Fax (913) 895-5013  
www.oparks.org

Park Classifications	Other Lands	Facilities	Greenway Linkages Plan	Geographic Elements
<span style="display: inline-block; width: 15px; height: 15px; background-color: #90EE90;"></span> Community Park	<span style="display: inline-block; width: 15px; height: 15px; background-color: #FFD700;"></span> Other Public Land	<span style="display: inline-block; width: 15px; height: 15px; background-color: #ADD8E6;"></span> Outdoor Pool	<span style="display: inline-block; width: 15px; border-bottom: 2px solid purple;"></span> Bike Hike Trails	<span style="display: inline-block; width: 15px; border: 1px dashed blue;"></span> City Limits
<span style="display: inline-block; width: 15px; height: 15px; background-color: #90EE90;"></span> Sub-Community Park	<span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black; background-color: #FFFACD;"></span> Private Special Use Site	<span style="display: inline-block; width: 15px; height: 15px; background-color: #ADD8E6;"></span> Library	<span style="display: inline-block; width: 15px; border-bottom: 2px solid orange;"></span> Other Multi-use Trails	<span style="display: inline-block; width: 15px; border: 1px dotted black;"></span> Adjacent City
<span style="display: inline-block; width: 15px; height: 15px; background-color: #3CB371;"></span> Neighborhood Park	<span style="display: inline-block; width: 15px; height: 15px; background-color: #D2B48C;"></span> Other Jurisdiction Public Park/Greenway	<span style="display: inline-block; width: 15px; height: 15px; background-color: #FF0000;"></span> Fire Station	<span style="display: inline-block; width: 15px; border-bottom: 2px dotted orange;"></span> Future Trails Linkage	<span style="display: inline-block; width: 15px; border-bottom: 1px dashed brown;"></span> Railroad
<span style="display: inline-block; width: 15px; height: 15px; background-color: #008000;"></span> Play Park	<span style="display: inline-block; width: 15px; height: 15px; background-color: #F5DEB3;"></span> Other Jurisdiction Public Facility	<span style="display: inline-block; width: 15px; height: 15px; background-color: #0000FF;"></span> Police Station	<span style="display: inline-block; width: 15px; border-bottom: 2px solid yellow;"></span> Internal Pathway	<span style="display: inline-block; width: 15px; border-bottom: 1px solid blue;"></span> Streams
<span style="display: inline-block; width: 15px; height: 15px; background-color: #8A2BE2;"></span> Civic Green or Square	<span style="display: inline-block; width: 15px; height: 15px; background-color: #F5DEB3;"></span> School			<span style="display: inline-block; width: 15px; height: 15px; background-color: #ADD8E6;"></span> Water Body
<span style="display: inline-block; width: 15px; height: 15px; background-color: #800080;"></span> Special Use Site	<span style="display: inline-block; width: 15px; height: 15px; background-color: #F5DEB3;"></span> College			
<span style="display: inline-block; width: 15px; height: 15px; background-color: #008000;"></span> Greenway				
<span style="display: inline-block; width: 15px; height: 15px; background-color: #008000;"></span> Greenway with Play Park				
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