

# Revised Goals for Gardner Parks and Recreation

This section of the Update addresses existing and future parks and recreation needs within the City. Planned improvements are recommended as a direct result of what has not yet been accomplished in previous Parks Plans and Updates, what updated improvements can be made based on the site visit and field inventory, and locations of facilities that could connect missing links in Gardner’s overall park system.

## Current Priorities for Gardner

The following priorities are recommended for the City of Gardner:

- Locate potential sites for, and build a Community Center
- Expand Gardner’s existing greenway and trail system
- Acquire additional parkland at a rate of approximately 37 acres per year

- Improve and maintain existing facilities
- Provide additional amenities to meet projected demand

### *Community Center*

The addition of a Community Center has been discussed since the 2002 Park System Master Plan was written. The 2004/2005 Update created a cost analysis for a proposed Community Center but did not choose a preferred location. The overall cost estimate given for a 50,000 square foot building was approximately \$15.4 million. The 2004/2005 Update included the following possible features:

- 3 full-size basketball courts
- Elevated track
- Weight room and Cardio room
- Classrooms/Multi-Purpose space, and Kitchen
- Game room and Media room
- Office space, Storage
- Daycare
- 250-stall parking lot (totaling \$375,000)

### Updated Amenities Expectations

For the 2009 Update, the Steering Committee participated in a voting exercise to vote on amenities that could be incorporated into a new Community Center. Shown in the table below is the updated list of priorities as a result of the voting exercise.

#### Community Center Voting Exercise Results – Stakeholder Meeting 04/02/09

- The greatest amount of money was allocated toward a new basketball court/volleyball court/gymnasium.
- The second-highest priority was an indoor track, which could be elevated over the gymnasium.
- The third-highest priority was the addition of a weight room and cardio room.
- Next, members would like to see a 25-yard competitive pool for diving and races, followed by a recreational pool.
- The sixth-highest priority was a racquetball court, followed by a multi-sports room or social space.
- Other amenities of approximately equal priority included a 25-yard pool, a childcare facility, a game room/teen area, an aerobics room, and a place for outdoor special

events, and a senior citizens area/multi-purpose room.

- There was little to no interest in allocating money toward a rock-climbing wall or an indoor stage.

Since an additional swimming pool/aquatic center is needed by 2020 to meet the future demand, it was recommended that this amenity (indoor and/or outdoor) be incorporated into the new Community Center.

Likewise, the addition of basketball and volleyball courts into the Community Center gymnasium would help meet future demand. This is especially important now that the Gardner School District has switched from the Frontier sports league to the East Kansas League (EKL) which supports more sub-varsity teams than Frontier. More teams will reduce the amount of open time in the school district gymnasiums which previously accommodated practices of outside groups.

Although the Senior Citizens Area/Multi-Purpose room ranked lower on the list of Steering Committee’s priorities, it is more cost-effective to add this type of amenity within the new Community Center rather than building a new structure. Many local community centers do have a Senior Citizens area for gathering, games, and other events.

## Community Center Priorities

### Steering Committee Voting Results

Rank	Amenity Type	Money Allocated by Respondent #												Totals
		1	2	3	4	5	6	7	8	9	10	11	12	
1	Basketball/volleyball/gym	\$ -	\$ 25.00	\$ 35.00	\$ 40.00	\$ 40.00	\$ 15.00	\$ 40.00	\$ 35.00	\$ -	\$ -	\$ 25.00	\$ 10.00	\$ 265.00
2	Weight/cardio	\$ -	\$ 12.50	\$ 30.00	\$ -	\$ -	\$ 20.00	\$ 25.00	\$ 25.00	\$ -	\$ -	\$ 40.00	\$ 25.00	\$ 177.50
3	Indoor track	\$ 20.00	\$ 25.00	\$ 20.00	\$ 20.00	\$ 20.00	\$ 40.00	\$ 20.00	\$ 7.50	\$ -	\$ -	\$ -	\$ -	\$ 172.50
4	25 yard competitive pool & diving	\$ 45.00	\$ 25.00	\$ -	\$ -	\$ -	\$ -	\$ 10.00	\$ -	\$ 20.00	\$ -	\$ 10.00	\$ -	\$ 110.00
5	Recreation pool	\$ -	\$ -	\$ 10.00	\$ -	\$ -	\$ -	\$ -	\$ 25.00	\$ 35.00	\$ -	\$ -	\$ -	\$ 70.00
6	Aerobics room	\$ 15.00	\$ -	\$ -	\$ 15.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10.00	\$ 30.00	\$ 70.00
7	25 yard pool	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20.00	\$ -	\$ -	\$ -	\$ 20.00	\$ -	\$ 25.00	\$ 65.00
8	Racquetball Court	\$ 10.00	\$ -	\$ -	\$ 15.00	\$ 15.00	\$ -	\$ -	\$ -	\$ -	\$ 20.00	\$ -	\$ -	\$ 60.00
9	Childcare area	\$ -	\$ -	\$ 5.00	\$ 10.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20.00	\$ 15.00	\$ 10.00	\$ 60.00
10	Other: Multi-sports room/Social spaces	\$ -	\$ 12.50	\$ -	\$ -	\$ 10.00	\$ 5.00	\$ -	\$ -	\$ 30.00	\$ -	\$ -	\$ -	\$ 57.50
11	Game room/teen area	\$ -	\$ -	\$ -	\$ -	\$ 15.00	\$ -	\$ -	\$ -	\$ -	\$ 20.00	\$ -	\$ -	\$ 35.00
12	Outdoor special events	\$ 10.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20.00	\$ -	\$ -	\$ 30.00
13	Senior citizens area/multi-purpose/arts and crafts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5.00	\$ 7.50	\$ 10.00	\$ -	\$ -	\$ -	\$ 22.50
14	Rockwall	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5.00	\$ -	\$ -	\$ -	\$ 5.00
15	Indoor stage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	<b>Totals</b>	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	

Because needs and desires of the community change over time, it is the study team’s recommendation that the City conduct a survey (as a part of the bi-annual citizen survey) to determine the amenities most desired by the community at this time.

### *Size and Cost*

A comparison of other regional community centers cost, size, and amenities can be found in the Appendix. Based upon this comparison, a community center more in-line with the amenities now expected would be sized at approximately 90,000 square feet, with an anticipated cost of \$17-25 million, depending upon final program.

### *Location*

The Steering Committee and study team also discussed potential locations for Gardner’s new Community Center. It was determined that a new Community Center could be located at the County Fairgrounds property if the Fairgrounds should choose to relocate, as well as any of the potential Community Park sites, which are discussed later in this section and shown on the *Potential Future Community Parks* map on page 39.

### *Feasibility*

It is recommended that the City conduct a feasibility study and citizens survey to determine what is best for Gardner in terms of community center size, funding and upkeep.

### ***Greenways and Trails***

It is recommended that Gardner expands its existing greenway and trail system where missing linkages occur, and update current trail guidelines. The updated trail guidelines are

included in a later section of this Update. The following improvements are recommended:

- Complete subdivision extensions where needed. This is to be constructed by the developer and maintained by the home owner’s association as a part of the neighborhood’s common areas.
- Link open space corridors with parks, housing, schools, and services where appropriate.
- Complete greenway:
  - » Extension from Santa Fe Trail to Brookside Park, to future MetroGreen corridor.
  - » Segment from Moonlight Elementary School to Bull Creek watershed.
  - » Corridor from Gardner to Edgerton along U.S. 56 or Bull Creek.
  - » Construction as follows the Gardner Trail Master Plan Map
- Develop a bicycle and pedestrian pathway plan related to greenways and arterials/collectors as a part of the City’s Transportation Master Plan
- Coordinate acquisition and development of greenways/streamways with Johnson County Parks and Recreation Department.
- Continue to acquire land for and construct the Kill Creek Trail

### ***Acquire Additional Parkland***

To meet the JCPRD MAP 2020 demand of 12 total acres of municipality-developed parkland/1,000 population, the City needs to acquire an additional 205 acres, or approximately 20.5 acres of parkland per year from 2009-2020. This parkland can

be utilized for future neighborhood parks, community parks and sports complexes, a new Community Center, and for future greenways and trails. The series of four maps shown on pages 33-39 explore existing conditions, and opportunities to acquire parkland for potential park development.

The base data identifies the recorded final plats, existing parks, existing and potential school locations, and potential trails. The environmental vulnerability values for the maps depict optimal locations to preserve and develop. The lighter shades of grey indicate areas that are presently built-out and areas most suitable for development. The darkest shades of grey indicate areas that should be preserved due to their vulnerability (i.e. stream buffers or floodplains) but would potentially be suitable for parkland development.

The *Existing Neighborhood Parks and 1/4-1/2 Mile Service Area* map on page 33 highlights existing neighborhood parks and identifies both a 1/4-mile (NRPA standard) and 1/2-mile (City standard) service area radius around each park. Similarly, the *Existing Community Parks and 1-Mile Service Area* map on page 37 highlights existing community parks and identifies a 1-mile service area radius around each park.

Page 35 shows the *Potential Future Neighborhood Park Locations and Service Area Concept* map. Page 39 shows the *Potential Future Community Park Locations and Service Area Concept* map. In addition to showing existing conditions and park locations, this map illustrates areas where potential neighborhood parks and community parks may be located, in addition to potential historic sites or trail interpretation. Each potential neighborhood park site is sized at approximately 5 acres.

These locations do not include future parks platted for residential subdivisions that would be maintained by homeowners associations.

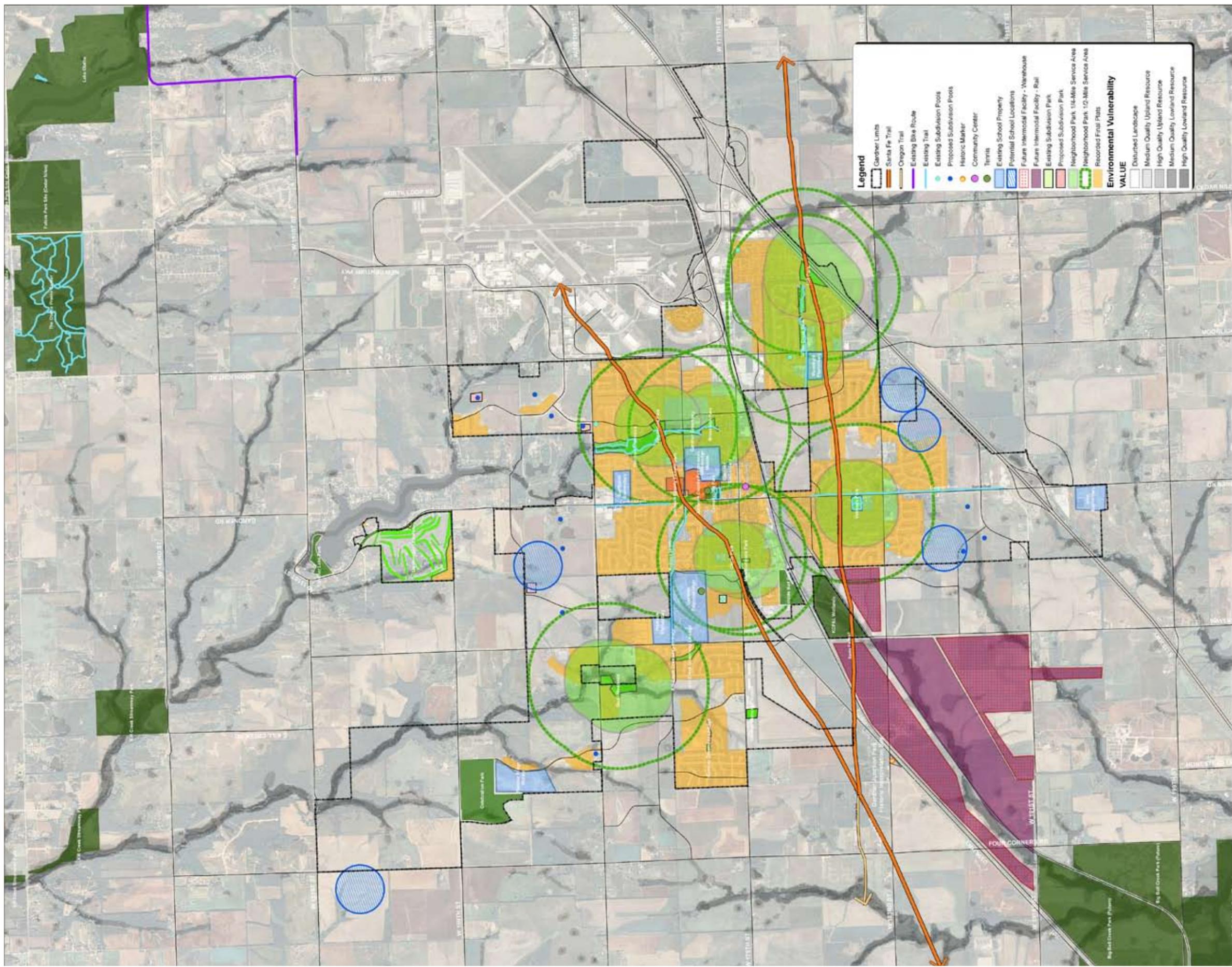
The minimum desired size for a community park is 20-50 acres, with an additional 40 acres if a sports complex may be located within the park. Therefore, each potential community park is sized at approximately 50 acres although the park could reach 90 acres or more if a sports complex is desired at that particular location. Any of the potential community park sites may include the addition of a new Community Center.

### ***Improve and Maintain Existing Facilities***

The fourth priority for Gardner is to improve and maintain its existing facilities. Improvements and opportunities to reduce maintenance and increase security were recommended in the *Existing Parks and Facilities* matrix and listed on page 25.

### ***Additional Amenities to Meet Current and Projected Demand***

Addition of park and recreation facilities and amenities to meet current and future demands as discussed on pages 17-23.



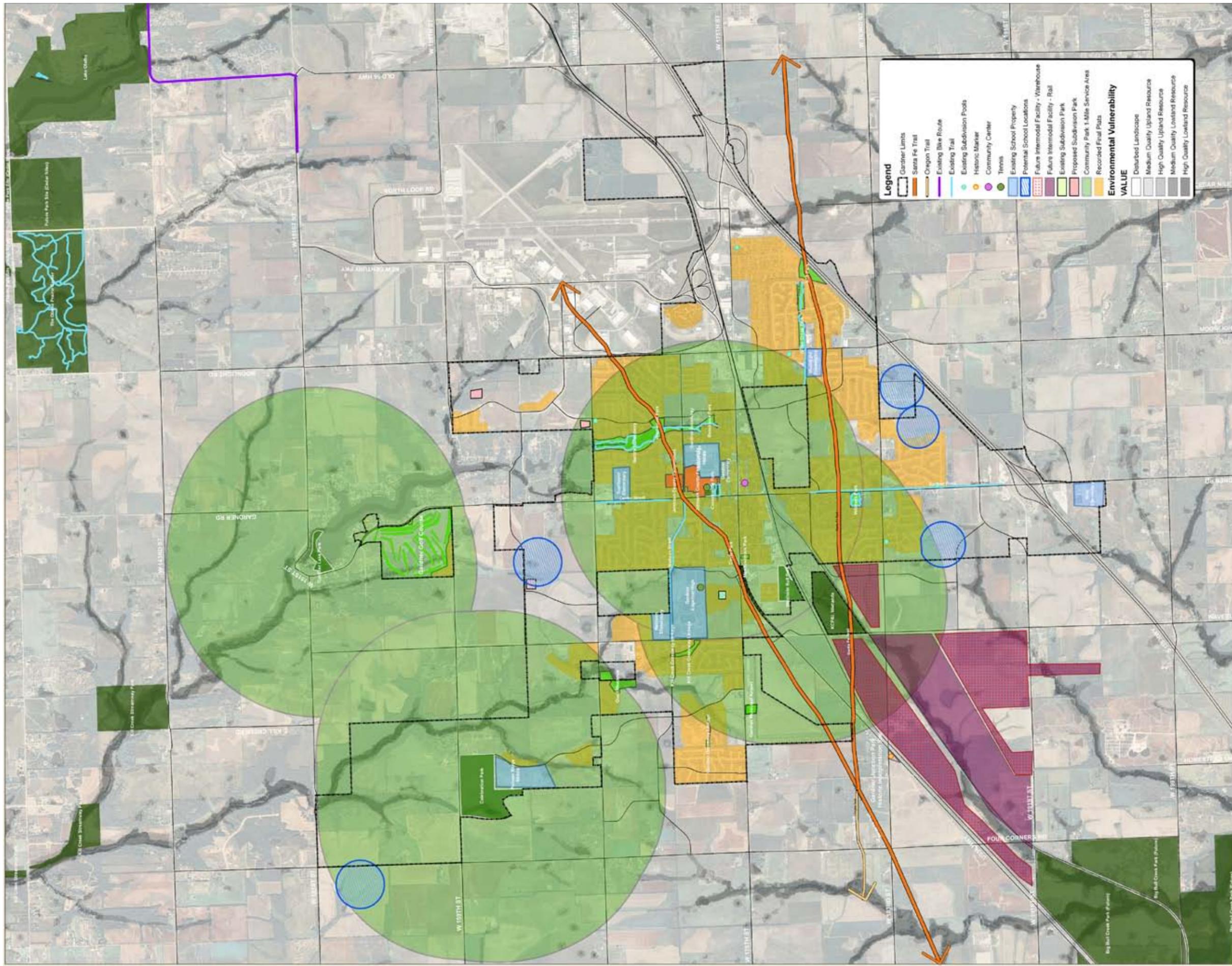
Existing Neighborhood Parks and 1/4-1/2 Mile Service Area  
 Gardner Park System Master Plan - 2009 Update



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Existing Community Parks and 1-Mile Service Area  
**Gardner Park System Master Plan - 2009 Update**

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